



City of Somerville

HISTORIC PRESERVATION COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

CERTIFICATE OF APPROPRIATENESS (*conditional*) 2024 FEB 23 P 12:04

PROPERTY ADDRESS: 22 Porter St, #2
PERMIT NUMBER: HP23-000059
OWNER: Dan Mikesch
OWNER ADDRESS: 22 Porter St, #2, Somerville, MA 02143
APPLICANT: Renewal by Andersen LLC
APPLICANT ADDRESS: 30 Forbes Rd, Northborough, MA 01532
DECISION: **Conditional** Certificate of Appropriateness
DECISION ISSUED: 02/06/2024

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the **Local Historic District property at 22 Porter St, #2.**

SCOPE OF WORK

- Replace ten windows; five of which are early replacement windows

DETERMINATION

Under the Somerville Historic Districts Ordinance (HDO) proposed alterations of Local Historic District (LHD) properties must conform to specific criteria set out in the *Design Guidelines*. In the instance of **22 Porter St, #2**, the proposal meets the following criteria set out in **Section C. "Windows & Doors"** of the *Design Guidelines*, which read(s) as follows:

Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

The HPC voted 5-0 to **approve the replacement windows**. In their discussions the Commission discussed whether the Applicant should repair the early replacement windows rather than replace them and if the merits of installing energy efficient windows. Ultimately the Commission decided to approve the replacement windows with the additional condition that the windows have a dark spacer bar and the exterior of the windows be white in color.

Due to the description of the work, and the discussion between the HPC and the Applicant, and the provisions set forth in the Historic District Ordinance (HDO) and related Design Guidelines, the Applicant is granted a **Conditional Certificate of Appropriateness to install windows that meet the specifications as stated in the Conditions below.**

The Conditions attached to this Certificate are as follows and must be followed by the Applicant/Owner:

CONDITIONS:

1. The Applicant/Owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the CitizenServe permitting portal with their application for zoning compliance/building permit.

2. This Certificate is valid for one year. If work has not commenced within one year of the HPC's date of determination, this Certificate shall expire, and the Applicant shall re-apply for re-issuance of this Certificate. Provided that no changes have been made to the proposal, this shall be a Staff-level re-issuance of the Certificate.
3. All replacement windows shall be composite six-over-six, double-hung sash windows and be true divided-lite.
4. Replacement windows shall utilize a dark spacer bar.
5. Replacement windows shall be white on the exterior.
6. Replacement windows shall not present a warped or mirrored reflection.
7. Replacement windows shall not be tinted.
8. Any changes to this proposal made prior to the commencement of work or in-the-field changes shall be submitted to Preservation Planning for their review to determine if the changes come under the purview of the HPC.
9. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department with a copy to preservation Planning at least fifteen (15) business days in advance of a request for a final inspection.
10. The Applicant shall contact Preservation Planning at **historic@somervillema.gov** a minimum of fifteen (15) business days prior to final ISD walk-through so that Preservation Planning or their designee can confirm if the project was completed according to HPC approvals.
11. The Applicant shall contact Preservation Planning a minimum of 15 business days prior to arranging for a final inspection from ISD. Preservation Planners or their designee shall issue a sign-off upon completion of the project that it was executed in accordance with the Certificate of Appropriateness.

Contact shall be made at the following email address ONLY:

historic@somervillema.gov

The Applicant must provide before and after photos of the project area in the email as .JPG attachments. The attachments *cannot* be embedded in the body of an email.

Issued on behalf of the Historic Preservation Commission (HPC):

Eric Parkes, *Chair*
Dick Bauer
Ryan Falvey
DJ Chagnon, *Alt.*

Robin Kelly, *Vice-Chair*
Colin Curzi
Denise Price
Daniel Coughlin, *Alt.*