



City of Somerville  
**HISTORIC PRESERVATION COMMISSION**  
City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**CERTIFICATE OF APPROPRIATENESS**

PROPERTY ADDRESS: 15 Adams Street  
PERMIT NUMBER: HP23-000058  
OWNER: Catherine Haines  
OWNER ADDRESS: 15 Adams St, #2 Somerville MA 02145  
APPLICANT: Just Woodcraft Inc  
APPLICANT ADDRESS: 12 Harrington Rd, Cambridge, MA 02140  
DECISION: **Conditional** Certificate of Appropriateness  
DECISION ISSUED: February 20, 2024

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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 15 Adams Street.**

**SCOPE OF WORK**

- Alter existing window openings
  - Shorten two existing windows towards the rear on the second floor of the left elevation. The tops of these two windows are proposed to align with the top of the two new windows and the one existing to remain window.
  - Install two new windows on the second floor of the left elevation to align with the existing/remaining full length window to the right.

**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 **15 Adams St**, the proposal meets the following criteria set out in *C. Windows & Doors*, 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. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.*

-and-

*Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.*

The HPC voted 4-0 to **approve the alteration of window openings on the left elevation in accordance with Option A-1**. In discussing the application, the Commission discussed the two presented options for the windows and chose Option A-1 stating that it created a more harmonious appearance for the left elevation.

Due to the description of the work, 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 replace, alter and install windows on the left elevation that meets the specifications as stated in the Conditions below.**

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

### 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. New and replacement windows shall be aluminum clad wood, two-over-one double-hung sash windows with true divided light and a dark spacer bar.
4. New and replacement windows shall not present a warped or mirrored reflection.
5. New and replacement windows shall not be tinted.
6. The Applicant shall follow the windows as depicted in Option A-1.
7. 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.
8. 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.
9. 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](mailto: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*  
Denise Price  
Daniel Coughlin, *Alt.*