



City of Somerville

HISTORIC PRESERVATION COMMISSION

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

Eric Parkes

Chair

Robin Kelly

Vice-Chair

Dick Bauer

Ryan Falvey

Colin Curzi

Denise Price

DJ Chagnon, Alt.

ADDRESS: 77 Perkins Street

CASE: HPC.ALT 2023.32

APPLICANT: Shane & Ryan, 77 Perkins St, Somerville, MA, 02145

OWNER: Same as Applicant

DETERMINATION: *Conditional* **CERTIFICATE OF APPROPRIATENESS (CA)**

DECISION DATE: July 18, 2023

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the proposal **for replacing windows** as-submitted for **the Local Historic District (LHD) property at 77 Perkins Street**.

SUMMARY OF PROPOSAL

- Replace the ten windows on the front elevation and right elevations.

DETERMINATION

The applicable portion of the *Design Guidelines* is **C. "Windows & Doors"**

The HPC voted 4-0 to approve the request for a Certificate of Appropriateness for the replacement of ten windows on the front and side elevations. In their discussion, the HPC discussed the merits of replacing early replacement wood windows. The HPC also discussed that the windows should match the style and color of the architectural style.

The HPC then voted 4-0 to grant a **CONDITIONAL CERTIFICATE OF APPROPRIATENESS (CA)**.

The following conditions apply. Failure to comply with this Certificate and the conditions added thereto may result in delays to final sign-offs, removal of incongruous/inappropriate materials or incongruously/inappropriately-designed replacement features, CO, or other changes/ delays.

93 Highland Avenue

Somerville, MA 02143

(617)-625-6600 ext.2500

www.somervillema.gov

historic@somevrrillema.gov

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. Replacement windows shall be wood, six-over-six, sash windows and be true divided-light.
4. Replacement windows shall not present a warped or mirrored reflection.
5. Replacement windows shall not be tinted.
6. 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.
7. 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.
8. 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.

Submitted:



Wendy Sczechowicz
Preservation Planner, Zoning & Preservation
