



City of Somerville
HISTORIC PRESERVATION COMMISSION

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

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 52 Powder House Blvd
PERMIT NUMBER: HP25-000058
OWNER: Vanita Wagner
OWNER ADDRESS: 52 Powder House Blvd Unit 1, Somerville, MA 02144
APPLICANT: Same as owner
APPLICANT ADDRESS: Same as owner
DECISION: **Conditional** Certificate of Appropriateness
DECISION ISSUED: June 30, 2025

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the **Local Historic District property** at **52 Powder House Blvd.**

SCOPE OF WORK

- Replacement of rear wood stairs with composite material with the same footprint.

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 **17 Summit Street**, the proposal meets the following criteria set out in *Design Guideline Section A.2. D. Porches, steps, trim and other exterior architectural elements* 1. which read(s) as follows:

1. *Retain and repair porches and steps that are original or later important features, including such items as railings, balusters, columns, posts, brackets, roofs, ornamental ironwork and other important decorative items. If new pieces are needed, they should match as closely as possible the style, shape, scale and materials of the old. Avoid replacing wood posts and railings with metal ones, or wood porch decks with concrete.*

Due to the description of the work, the in-kind replacement of materials, and the provisions set forth in the Historic District Ordinance (HDO) and related Design Guidelines, the Applicant is granted a **Conditional Certificate of Appropriateness**.

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

CONDITIONS

1. The Applicant shall obtain all necessary permits for this project through the Inspectional Services Department (ISD). The Applicant must upload a copy of this Certificate to their BUILDING PERMIT application and obtain any necessary division/department sign-offs.
2. The work described in the Scope of Work section of this decision constitutes the approved materials, style, detail, and practices to be used. Conditions set forth in this condition set are additional requirements.
3. 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.

4. 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. Failure to seek approval for changes may delay final sign-offs/Cos.
5. 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

Robin Kelly, *Vice-Chair*
Denise Price
DJ Chagnon, *Alt.*