



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

**CERTIFICATE OF APPROPRIATENESS**

**PROPERTY ADDRESS:** 73 Columbus Ave  
**PERMIT NUMBER:** HP25-000074  
**OWNER:** Fernando Leon  
**OWNER ADDRESS:** 73 Columbus Ave, Somerville, MA 02143  
**APPLICANT:** Jacob DeVries  
**APPLICANT ADDRESS:** 45 Kearney Road, Needham, MA 02494  
**DECISION:** Certificate of Appropriateness  
**DECISION ISSUED:** September 3, 2025

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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 73 Columbus Ave.

**SCOPE OF WORK**

- In-kind replacement of asphalt shingles, EPDM (rubber) roof material, and copper valley on roof.
- Replacement of aluminum downspouts
- No slate shingles to be removed.

**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 73 Columbus Ave, the proposal meets the following criteria set out in *Design Guideline Section II, Specific Guidelines, B. Roofs, Items 2, 3, and 4*, which read as follows:

2. Retain the original roof covering whenever possible. If the property has a slate roof, conserve the roof slates. Slate is a near-permanent roofing material, and deterioration is generally caused by rusted roofing nails.
3. Whenever possible, replace deteriorated roof covering with material that matches the old in composition, color, size, shape, texture and installation detail.
4. Preserve the architectural features that give the roof its distinctive character, such as cornices, gutters, iron filigree, cupolas, dormers and brackets. Downspouts should be inconspicuously located and should be painted to match the color of the siding.

The Applicant has stated explicitly in their submitted narrative that no slate shingles are to be removed. All roofing materials to be removed shall be replaced in-kind: asphalt shingles, rubber roof, copper valley, and aluminum downspout. New aluminum downspouts shall be painted to match color of siding.

Due to the description of the work, the images of the proposed work areas submitted by the Applicant, and the provisions set forth in the Historic District Ordinance (HDO) and related Design Guidelines, the Applicant is granted a **Certificate of Appropriateness**.

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.*