



City of Somerville
HISTORIC PRESERVATION COMMISSION

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

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 36 Beacon Street
PERMIT NUMBER: HP25-000071
OWNER: 36 Beacon LLC
OWNER ADDRESS: 831 Beacon Street, #425, Newton, MA 02459
APPLICANT: 36 Beacon LLC/David Cameron
APPLICANT ADDRESS: 831 Beacon Street, #425, Newton, MA 02459
DECISION: **Conditional** Certificate of Appropriateness
DECISION ISSUED: October 21, 2025

This decision summarizes the findings made by the Historic Preservation Commission (HPC) on their designee regarding the Local Historic District property at 36 Beacon Street.

SCOPE OF WORK

- Construct a rear egress stair with a change of material from original approval

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 36 Beacon Street, the proposal meets the following criteria set out in *Design Guideline Section I, General Approach and Section E: New additions, items 1 & 3* which read(s) as follows:

1. *New additions should not disrupt the essential form and integrity of the property and should be compatible in size, scale, material, and character of the property and it's environment. Where possible, new additions should be confined to the rear of the house.*
3. *New additions or alterations should be done in a way that, if they were to be removed in the future, the basic form and integrity of the historic property would remain intact.*

At the HPC meeting on October 21, 2025, sitting and present members were Chair Eric Parkes, Vice-Chair Robin Kelly, Dick Bauer (*Member*) and DJ Chagnon (*Alt*). Members Ryan Falvey and Denise Price were absent. The Commission deliberated the application and found that the proposed change of materials from those originally approved in case (HPC.ALT 2020.36) meets the above-mentioned Local Historic District (LHD) Design Guidelines. that the HPC approved, with conditions, that the newel posts, balusters, and handrails of the rear stair structure would be either white vinyl, wood, or black metal meets the above HDO guidelines. The HPC voted 4-0 to approve the change in materials.

Therefore due to the description of the work, the images of the structure submitted by 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**.

CONDITIONS:

1. All relevant permits shall be obtained from the Inspectional Services Department (ISD) prior to the start of work.
2. The applicant shall file this Certificate with the Inspectional Services Department (ISD) by uploading it to the Citizenserve permitting portal with their application for a building permit.

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3. Any changes made to this project shall be submitted in the form of a new application with accompanying documentation through the City's online permitting portal for review and approval by the HPC.
4. Work shall commence within one year of the date of approval for this Certificate. If work does not commence within one year, these approvals shall expire. The applicant must then submit an application to the HPC requesting re-approval of the project.
5. Trex shall be used for deck flooring.
6. Pressure treated wood shall be used for deck framing and shall be painted.
7. Handrails shall be white vinyl, wood, or black metal.
8. Balusters shall be white vinyl, wood, or black metal.
9. Newel posts shall be white vinyl, wood, or black metal.

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

Eric Parkes, *Chair*
Dick Bauer

Robin Kelly, *Vice-Chair*
DJ Chagnon, *Alt*,