



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

**CERTIFICATE OF APPROPRIATENESS**

**PROPERTY ADDRESS:** 24 Warren Avenue  
**PERMIT NUMBER:** HP25-000095  
**OWNER:** Maryann Thompson  
**OWNER ADDRESS:** 20 Russell Street Cambridge, MA 02140  
**APPLICANT:** Emma Rose  
**APPLICANT ADDRESS:** 24 Warren Avenue Somerville, MA 02143  
**DECISION:** **Conditional** Certificate of Appropriateness  
**DECISION ISSUED:** November 13, 2025

CITY CLERK'S OFFICE  
SOMERVILLE, MA

2025 NOV 13 P 2:23

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the **Local Historic District property at 24 Warren Avenue.**

**SCOPE OF WORK**

- Replacement of garage rubber roof.

**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 instance of **24 Warren Avenue**, the proposal meets the following criteria set out in Design Guidelines Section I, General Approach, Item E, which are read as follows:

- E. Whenever possible, new materials should match the material being replaced with respect to their physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is discouraged.

The applicant proposes to replace existing rubber roof with new rubber roof, which is an in-kind replacement of non-original material.

Due to the description of the work, the images 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.**

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) and must attach this Certificate to any other such permit applications.
2. This Certificate is for the above-described work only. Any changes to this proposal must be requested by submitting a new application to Citizenserve for a Historic Alteration.
3. Approved work must commence within one year of issuance of this Certificate. If work does not commence within one year, the Applicant/Owner is required to submit an application for a Historic Alteration through Citizenserve and request that the Certificate be re-issued.

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