



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

**CERTIFICATE OF APPROPRIATENESS**

2025 JAN 23 A 8:55

PROPERTY ADDRESS: 76 Columbus Ave  
PERMIT NUMBER: HP25-000052  
OWNER: T&K Mechanical  
OWNER ADDRESS: 394 Washington St, Quincy, MA 02169  
APPLICANT: Jesa Damora and John Bailes  
APPLICANT ADDRESS: 76 Columbus Avenue, Somerville, MA 02143  
DECISION: **Conditional** Certificate of Appropriateness  
DECISION DATE: January 20, 2026

76 COLUMBUS AVE  
SOMERVILLE, MA

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the **Local Historic District property at 76 Columbus Ave.**

**LEGAL AD**

- The Applicant seeks a Certificate of Appropriateness to alter an LHD property by installing a new HVAC system

**SCOPE OF WORK**

- The Applicant is proposing the installation of three HVAC systems and their associated parts with the following descriptions along the right elevation of the home:
  - System 1 – Multi-Zone Heat Pump System (42,000 BTU).
  - System 2 – Multi-Zone Heat Pump System (48,000 BTU)
  - System 3 – Compact Multi-Zone Heat Pump System (24,000 BTU)

**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 76 Columbus Ave, the proposal, relative to the replacement of the gutters and downspouts, the proposal meets the following criteria set out in Section II, B. Roofs, item 7, which reads:

*7. Utility equipment, such as television antennae, air conditioners, solar collectors and other mechanical units should be restricted to the rear of the property or on portions of the roof that are not visible from a public way. If no other placement is possible, air conditioning and other cooling units on street facades should be of the slim-line type or set flush with the surface of the building and painted the same color as the window trim.*

At their January 20, 2026 meeting, the Historic Preservation Commission (HPC) discussed the proposal. The Commission stated the equipment was well hidden on the property and would not detract from the historic nature of the home. The HPC voted 4-0 in favor of granting the requested Certificate of Appropriateness.

Due to the nature of the proposal, 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/Owner shall file this 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 does not commence within one year of the HPC's date of determination, this Certificate shall expire, and the Applicant will need to 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. 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.
4. The Applicant shall contact Preservation Planning at [historic@somervillema.gov](mailto:historic@somervillema.gov) a minimum of 15 business days prior to any final ISD site visit so that Preservation Planning or their designee can confirm if the project was completed according to HPC approvals.

As part of this communication, 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*  
Denise Price  
Ryan Falvey

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