



City of Somerville
HISTORIC PRESERVATION COMMISSION

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

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 46 Mount Vernon Street
PERMIT NUMBER: HP25-000022
OWNER: William Kuang
OWNER ADDRESS: 46 Mount Vernon Street, Somerville, MA 02145
APPLICANT: William Kuang
APPLICANT ADDRESS: 46 Mount Vernon Street, Somerville, MA 02145
DECISION: **Conditional** Certificate of Appropriateness
DECISION ISSUED: January 13, 2026

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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 46 Mount Vernon Street.

SCOPE OF WORK

- Construct a rear attached two-story addition with egress stairs.

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 46 Mount Vernon Street, the proposal meets the following criteria set out in *Design Guideline Section I, General Approach and item E: New Additions* 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, materials, and character of the property and its environment. Where possible, new additions should be confined to the rear of the house.*
2. *It is not the intent of these guidelines to limit new additions to faithful copies of earlier buildings. New designs may also evoke, without copying, the architecture of the property to which they are being added, through careful attention to height, bulk, materials, window size, and type and location, and detail. A building should not, however, be altered to an appearance that predates its construction.*
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.*

The applicant proposes to construct a two-story rear addition with egress stairs, with in-kind materials that match the original building. The stair structure is visible from the public way and the addition is stepped-back on both sides.

Due to the description of the work, the images of the property and plans 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/owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the Citizenserve permitting portal with their application for a building permit.
2. 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 the 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.
4. Square-cut balusters shall be used.

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

Eric Parkes, *Chair*
Dick Bauer
DJ Chagnon, *Alt.*

Robin Kelly, *Vice-Chair*
Denise Price