



City of Somerville
HISTORIC PRESERVATION COMMISSION

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

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 12 Pleasant Ave
PERMIT NUMBER: HP25-000039
OWNER: SCLT Community Land LLC
OWNER ADDRESS: 337 Broadway, Somerville, MA 02145
APPLICANT: Benjamin Balwin
APPLICANT ADDRESS: 337 Broadway, Somerville, MA 02145
DECISION: **Conditional** Certificate of Appropriateness
DECISION ISSUED: June 23, 2025

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the **Local Historic District property** at **12 Pleasant Ave.**

SCOPE OF WORK

- Replacement and repair of all windows

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 **12 Pleasant Ave**, the proposal meets the following criteria set out in *Design Guideline A.1. Exterior Walls, a-d., Section C. Windows and Doors* which read(s) as follows:

C. Windows and Doors

2. Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

Due to the description of the work, the in-kind replacement of materials, 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). The Applicant must upload a copy of this Certificate to their BUILDING PERMIT application and obtain any necessary division/departments sign-offs.
2. The work described in the Scope of Work section of this decision constitutes the approved materials, style, detail, and practices to be used. Conditions set forth in this condition set are additional requirements.

3. 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 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.
4. 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.
5. The Applicant shall contact Preservation Planning a minimum of 15 business days prior to arranging for a final inspection from ISD. Preservation Planners or their designee shall issue a sign-off upon completion of the project that it was executed in accordance with the Certificate of Appropriateness.

Contact shall be made at the following email address ONLY:

historic@somervillema.gov

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*
Dick Bauer
Ryan Falvey

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