



City of Somerville
HISTORIC PRESERVATION COMMISSION

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

CERTIFICATE OF APPROPRIATENESS

NOV 19 P 3:13

PROPERTY ADDRESS: 52 Powder House Blvd
PERMIT NUMBER: HP25-000089
OWNER: Vanita Wagner
OWNER ADDRESS: 52 Powder House Blvd Unit 1, Somerville, MA 02144
APPLICANT: Same as owner
APPLICANT ADDRESS: Same as owner
DECISION: *Conditional Certificate of Appropriateness*
DECISION ISSUED: November 19th, 2025

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 **52 Powder House Blvd.**

SCOPE OF WORK

- Foundation repairs to garage, in-kind replacement of garage doors, and interior renovation of the interior of the garage.
- The applicant also requested approval for an interior Tesla charger; interior work such as this does not require HPC 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 52 Powder House Blvd, the proposal meets the following criteria set out in Design Guideline A. Exterior Walls, 1. Wood Siding and 2. Masonry, which read(s) as follows:

II. SPECIFIC GUIDELINES

A. Exterior Walls

1. Wood Siding: clapboards, shingles, board and batten, etc.

- a. Retain and repair original or later important material whenever possible.
- b. Retain and repair, when necessary, replace deteriorated material which matches as closely as possible.
- c. Invest in quality paint and proper preparation.
- d. Synthetic siding (aluminum, vinyl, artificial stone or brick) is prohibited because it severely compromises the appearance and integrity of old buildings. In those rare instances where, for reasons of hardship, synthetic siding is approved, the new siding must reproduce the dimensions of the original, including its relationship to corner boards, window trim and other architectural details, all of which must be retained. The application for a Certificate of Hardship must include precise installation specifications supplied by an expert.

2. Masonry

- a. Wherever possible, original masonry and mortar should be retained.
- b. Original mortar should be duplicated in composition, color, texture, joint size, joint profile and method of application.
- c. Deteriorated masonry should be repaired and replaced with material which matches as closely as possible the original.
- d. When masonry is cleaned, only the gentlest methods should be used. Sandblasting is not permitted because of its environmental impact, and because it changes the visual quality of the masonry and accelerates deterioration. Test patches should always be carried out well in advance of cleaning (including, if possible, exposure to all seasons.)
- e. Because the application of waterproofing or water repellant coatings can accelerate the deterioration of masonry, it should be done only to solve a specific, small-scale problem.
- f. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

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 by the Historic Preservation Commission (HPC):

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

Robin Kelly, *Vice-Chair*
Denise Price