



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

**CERTIFICATE OF APPROPRIATENESS**

2025 DEC 3 A 9:59

**PROPERTY ADDRESS:** 78 Sycamore Street

**PERMIT NUMBER:** HP25-000088

**OWNER:** Daniel Macheras

CITY CLERK'S OFFICE  
SOMERVILLE, MA

**OWNER ADDRESS:** 78 Sycamore Street, Apt 2 Somerville, MA 02143

**APPLICANT:** Same as owner

**APPLICANT ADDRESS:** Same as owner

**DECISION:** *Conditional Certificate of Appropriateness*

**DECISION ISSUED:** July 24, 2024 Re-issued December 2, 2025

The original CA issued on March 20, 2023, expired on March 20, 2024. It was then reissued again July 24, 2024, without the original scope-of work having commenced. Upon the written request of the applicant, Preservation Planning Staff may reissue an expired Certificate provided that the scope-of-work originally approved has not changed. The applicant, Daniel Macheras, has confirmed that the originally approved scope of work has not changed. Therefore, the Certificate of Appropriateness (CA) is hereby re-issued for the term of one (1) year.

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the in-kind replacement of the clapboard siding, front porch, rear porch and fire escape submitted for the Local Historic District property 78 Sycamore St.

**SCOPE OF WORK**

- Replace, in-kind, clapboard siding
- Replace, in-kind, front porch
- Replace rear porch & fire escape

**DETERMINATION**

Under the Somerville Historic Districts Ordinance, in-kind repair and replacement are allowed as long as specific conditions are met, pursuant to §10. Limited Coverage, of the Historic District Ordinance, as follows:

**§10. Limited Coverage:** Nothing in this ordinance shall be construed to prevent the ordinary maintenance, repair, or replacement of any exterior architectural feature within an historic district which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of this historic district ordinance.

Due to the description of the work submitted by the Applicant above and the provisions set forth, it has been determined by Preservation Planning Staff, the HPC's designee in these in-kind/replacement matters, that the Applicant is granted a CONDITIONAL CERTIFICATE OF APPROPRIATENESS (CA).

The following conditions apply. Failure to comply with this certificate and the condition[s] added thereto may result in delays to final sign-offs, removal of incongruous/inappropriate materials or incongruously/inappropriately-designed replacement features, and/or other changes/delays.

**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. Work for which this Certificate applies must commence within one year of issuance. If work does not commence within one year, the Applicant/Owner shall be required to apply for the Certificate to be re-issued.
4. 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 an email 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 (not embedded in the body of an email).

Issued by the Historic Preservation Commission (HPC):

Eric Parkes, <i>Chair</i>	Robin Kelly, <i>Vice-Chair</i>
Dick Bauer	Denise Price
Ryan Falvey	
DJ Chagnon, <i>Alt.</i>	