



City of Somerville
HISTORIC PRESERVATION COMMISSION
Tufts Administration Building, Suite 211, 167 Holland Street, Somerville MA 02144

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 46 Mount Vernon Street
PERMIT NUMBER: HP26-000011
OWNER: William Kuang
OWNER ADDRESS: 46 Mount Vernon Street, Somerville MA, 02146
APPLICANT: William Kuang
APPLICANT ADDRESS: 46 Mount Vernon Street, Somerville MA, 02146
DECISION: **Conditional** Certificate of Appropriateness
DECISION ISSUED: July 21, 2026

CITY CLERK'S OFFICE
SOMERVILLE, MA
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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

- The applicant seeks a Certificate of Appropriateness to alter a previously approved rear addition and add a new backyard cottage to a Local Historic District Property.

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:

- 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.*
- 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.*
- 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 obtained approval to construct a two-story rear addition and egress stairs on January 13, 2026. This proposal reduces the size of the addition by six feet. The applicant additionally proposes a backyard cottage at the rear of the property.

Due to the description of the work, the images of the proposed alterations and plans for the addition and backyard cottage 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:

- 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.
5. The applicant shall submit final choice of brick material for the walkway to the backyard cottage for Preservation Planning staff approval prior to the issuance of a building permit.
6. The applicant shall provide staff with a set of detailed drawings for the window and corner board trim for the backyard cottage for approval prior to the issuance of a building permit.

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



Eric Parkes, *Chair*

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