



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

**CERTIFICATE OF APPROPRIATENESS**

**PROPERTY ADDRESS:** 9 Brastow Avenue  
**PERMIT NUMBER:** HP26-000032  
**OWNER:** Luo Jerome & Meosky Nell  
**OWNER ADDRESS:** 9 Brastow Avenue, Somerville, MA 02143  
**APPLICANT:** Artisans Homes and Renovations  
**APPLICANT ADDRESS:** 172 Cottage St, Everett, MA 02149  
**DECISION:** **Conditional** Certificate of Appropriateness  
**DECISION ISSUED:** August 3, 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 9 Brastow Avenue.

**SCOPE OF WORK**

- To rebuild the existing rear deck in the same location, there are no proposed changes to the existing configuration.

**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 **9 Brastow Avenue**, the proposal meets the following criteria set out in *Design Guideline Section II, Specific Guidelines items D. 1. Porches, steps, trim and other exterior architectural elements* which read(s) as follows:

1. Retain and repair porches and steps that are original or later important features, including such items as railings, balusters, columns, posts, brackets, roofs, ornamental ironwork and other important decorative items. If new pieces are needed, they should match as closely as possible the style, shape, scale and materials of the old. Avoid replacing wood posts and railings with metal ones, or wood porch decks with concrete.

At the HPC meeting on July 21, 2026, sitting and present members were Chair Eric Parkes, Vice-Chair Robin Kelly, Members Denise Price and Alternate Member DJ Chagnon. The applicant explained that there is a safety concern with the current stage of the rear deck, therefore they would like to rebuild it to address the structural integrity issues while maintaining as much as the original aspect of the deck. The Commission discussed if [possible to reuse the existing lattice and other elements of the deck rather than substitute them and mentioned that paintable composite materials are preferred over vinyl. Following this discussion the HPC voted unanimously (4-0) to approve the application.

Due to the description of the work and the materials 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 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.
4. The lattice must not be replaced with vinyl.

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



*Eric Parkes, Chair*

Robin Kelly, *Vice-Chair*

Denise Price

DJ Chagnon, *Alt.*