



City of Somerville

HISTORIC PRESERVATION COMMISSION

Tufts Administration Building, Suite 211, 167 Holland Street, Somerville MA 02144

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 21 College Hill Road
PERMIT NUMBER: HP26-000046
OWNER: Johnathan Nyberg
OWNER ADDRESS: P.O. Box 292, Arlington MA, 02476
APPLICANT: Ferrante Construction
APPLICANT ADDRESS: 274 North Road, Bedford MA, 01730
DECISION: Certificate of Appropriateness
DECISION ISSUED: August 4, 2026

2026 AUG 10 P 3:44

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 21 College Hill Road.

SCOPE OF WORK

- The Applicant proposes to add a backyard cottage to an LHD property.

DETERMINATION

The HPC held a public hearing on August 4, 2026. Present and sitting at the hearing were Commission members: Chair Eric Parkes, Vice-Chair Robin Kelly, Denise Price, and Ryan Falvey. At the hearing, they voted 4-0 to grant a Conditional Certificate of Appropriateness to add a backyard cottage to an LHD property. 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 21 College Hill Road, 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, material 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 now, 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.*

Due to the description of the work, the relevant plan set, and images of the property submitted by the Applicant, and the provisions set forth in the Historic District Ordinance (HDO) and related Design Guidelines, the Applicant is granted a **Certificate of Appropriateness**.

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.
- 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 reissuance 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 Planning Preservation for their review to determine if the changes come under the purview of the HPC.
4. The design feedback from the HPC will be included in the final design, including the horizontal band between the first and half-story of the backyard cottage will be revised to mimic the main structure, the skirting around the front entry shall be revised to not be lattice, and the foundation will be revised to not be plain concrete. Plans will be submitted to Planning Staff for approval.

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



Robin Kelly, *Vice-Chair*
Denise Price
Ryan Falvey

Eric Parkes, *Chair*