



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

CERTIFICATE OF APPROPRIATENESS 28 P 1:20

PROPERTY ADDRESS: 67 Walnut Street
PERMIT NUMBER: HP26-000035
OWNER: Ralph Vettters & Bryan Simmons
OWNER ADDRESS: 67 Walnut Street Somerville, MA 02143
APPLICANT: Ralph Vettters & Bryan Simmons
APPLICANT ADDRESS: 67 Walnut Street Somerville, MA 02143
DECISION: *Conditional* Certificate of Appropriateness
DECISION ISSUED: July 28, 2026

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 67 Walnut Street.**

SCOPE OF WORK

- Seven (7) non-original windows with wooden mullions and muntin exteriors to be replaced with the same type of grid patterns 2 over 2 plan with extruded aluminum painted Essex green.

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 instance of **67 Walnut Street**, the proposal meets the following criteria set out in Design Guidelines Section C, Windows and Doors, 1 & 2, which are read as follows:

1. *Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.*
2. *Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.*

Due to the description of the work, the images 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.

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



Eric Parkes, Chair
Dick Bauer
Ryan Falvey

Robin Kelly, *Vice-Chair*
Denise Price
DJ Chagnon, *Alt.*