



City of Somerville
HISTORIC PRESERVATION COMMISSION

City Hall, 93 Highland Ave Somerville MA 02143

CERTIFICATE OF APPROPRIATENESS

2026 SEP 23 P 2:34

PROPERTY ADDRESS: 15 Adams Street
PERMIT NUMBER: HP26-000048
OWNER: Catherine and Eric Haines
OWNER ADDRESS: 15 Adams St Unit #2
APPLICANT: Just Woodcraft Inc.
APPLICANT ADDRESS: 12 Harrington Road, Cambridge MA 02140
DECISION: Certificate of Appropriateness
DECISION ISSUED: September 23, 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 15 Adams Street.

SCOPE OF WORK

- New rear condenser and replacement of existing 2nd and 3rd floor HVAC systems that will include two vents that will penetrate the roof

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 15 Adams Street, the proposal meets the following criteria set out in *Design Guideline Section II, Specific Guidelines B: Roofs* which read(s) as follows:

7. Utility equipment, such as television antennae, air conditioners, solar collectors and other mechanical units should be restricted to the rear of the property or on portions of the roof that are not visible from a public way. If no other placement is possible, air conditioning and other cooling units on street facades should be of the slim-line type or set flush with the surface of the building and painted the same color as the window trim

Staff have determined that the roof penetration and utility equipment will be done at the rear of the house and roof and will not be visible from the public way.

Due to the description of the work, the images of the plans 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**.

CONDITIONS

1. The Applicant shall obtain all necessary permits for this project through the Inspectional Services Department (ISD). The Applicant must upload a copy of this Certificate to any 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 for which this Certificate must commence within one year of issuance. If work does not commence within one year, the Applicant/Owner shall be required to apply for this Certificate to be re- issued

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



Eric Parkes, *Chair*

Robin Kelly, *Vice-Chair*
Dick Bauer
Ryan Falvey
Denise Price
DJ Chagnon, *Alternate*