



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

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 42 Spring Street
PERMIT NUMBER: HP26-000078
OWNER: Eleanor Schmidt
OWNER ADDRESS: 42 Spring Street, Somerville MA, 02143
APPLICANT: Garth Goldstein
APPLICANT ADDRESS: 490 Broadway #4, Somerville, MA 02145
DECISION: Conditional Certificate of Appropriateness
DECISION ISSUED: September 18, 2026

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the Local Historic District property at 42 Spring Street.

SCOPE OF WORK

- Installation of a mini-split condenser at the rear of the property (not visible from any public way).

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 42 Spring Street, the proposal meets the following criteria set out in *Design Guideline Section I, General Approach and item 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.

Due to the description of the work, the images of the proposed condenser location, and site plan. 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

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 Citizen Serve 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 Historic Alteration through Citizen Serve and request that the Certificate be re-issued.

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

Eric Parkes, Chair

Robin Kelly, Vice Chair
Dick Bauer
Denise Price
Ryan Falvey
DJ Chagnon, Alt.