City of Somerville

HISTORIC PRESERVATION COMMISSION

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

CERTIFICATE OF APPROPRIATENESS

2026 OCT 21 P 3:56
CITY CLERK'S OFFICE
SOMERVILLE, MA

PROPERTY ADDRESS:	**15 Adams Street**
PERMIT NUMBER:	**HP26-000063**
OWNER:	Catherine and Eric Haines
OWNER ADDRESS:	15 Adams St. Unit 2, Somerville MA 02145
APPLICANT:	Justin Santolucito- Just Woodcraft Inc.
APPLICANT ADDRESS:	12 Harrington Rd. Cambridge MA 02140
DECISION:	**Conditional Certificate of Appropriateness**
DECISION ISSUED:	October 20, 2026

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

- The Applicant seeks a Certificate of Appropriateness to alter an LHD property by demolishing and reducing the size of the deck

DETERMINATION

At the HPC meeting on October 20, 2026, sitting and present members were Chair Eric Parks, Vice-Chair Robin Kelly, Members Denise Price and Ryan Falvey. The Applicant explained that the porch was not original to the building and in its current state is not safe for use. The HPC agreed that the reduced deck size was more consistent with the historic period. At the hearing, they voted 4-0 to grant a Conditional Certificate of Appropriateness to demolish and reduce the size of the deck.

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, D. Porches, steps, trim, and other exterior architectural elements, item I* 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.*

Due to the description of the work, the plan set, and the images of the proposed project 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) 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 no 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*
Denise Price
Ryan Falvey