City of Somerville

HISTORIC PRESERVATION COMMISSION

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

CERTIFICATE OF APPROPRIATENESS

2026 AUG 20 P 7:14

CITY CLERK'S OFFICE
SOMERVILLE, MA

PROPERTY ADDRESS:	**46 Mount Vernon Street**
PERMIT NUMBER:	HP26-000058
OWNER:	William Kuang
OWNER ADDRESS:	46 Mount Vernon St, Somerville, MA 02145
APPLICANT:	William Kuang
APPLICANT ADDRESS:	46 Mount Vernon St, Somerville, MA 02145
DECISION:	***Conditional*** Certificate of Appropriateness
DATE OF VOTE:	August 18, 2026
DECISION ISSUED:	August 20, 2026

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the Local Historic District property at 46 Mount Vernon Street.

SCOPE OF WORK

- The Applicant seeks a Certificate of Appropriateness to alter an LHD property by replacing 21 wood windows with aluminum clad windows.

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 46 Mount Vernon Street, the proposal meets the following criteria set out in *Design Guideline Section I, General Approach and item C: Windows and Doors* which read(s) 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. *Wherever possible, repair and retain original or later important window elements such as sash, lintels, 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.*

On a motion made by Vice Chair Kelly, seconded by Mr. Chagnon, the commission voted 4-0 to grant the Applicant a Conditional Certificate of Appropriateness. Due to the description of the work, the images of the windows, and materials 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/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.
2. 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 reissuance 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 Preservation Planning for their review to determine if the changes come under the purview of the HPC.

4. The applicant shall provide Planning Staff with close-up photos to determine if the existing windows are a modern-replacement. If Planning Staff determines that the windows are historic replacements, the Applicant shall return to the HPC for further review.
5. Should the vinyl windows on the structure be considered for replacement, regardless of the window material this change will be considered a commission level review.

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

Robin Kelly, *Vice-Chair*
Ryan Falvey
DJ Chagnon, *Alt.*

Eric Parkes, *Chair*