



2011 DEC -5 P 12:14

CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

HISTORIC PRESERVATION COMMISSION

December 5, 2011

Abriam Barker, Contractor
c/o Danielle Bennett & David Hanauer
Urbanica 50 Condominium Trust, Unit 4
50 Bow Street
Somerville, MA 02143

RE: HPC 11.098 – 50 Bow Street, Somerville, MA

Dear Ms. Bennett and Mr. Hanauer,

At their regular meeting on Tuesday, November 15, 2011, the Somerville Historic Preservation Commission voted unanimously (7-0) to grant a **Certificate of Appropriateness** to:

1. Remove 1 existing double-hung, insulated glass window on the 1st floor north front facade; and
2. Replace with a Marvin® Ultimate double-hung, magnum insulated window as specified in the application
3. Subject to the conditions that:
 - a. The companion window in the pair also be replaced with the same Marvin® Ultimate double-hung magnum insulated window, and
 - b. The applicants supply the SHPC with a copy of the condominium documents showing their authority to make the changes for which the permits were requested.

The Commission noted that this decision is considered a precedent setting decision for the 50 Bow Street building. Therefore the Commission expects that any other owners in the condominium building wishing to replace their current windows in the future will be required to install windows with the same manufacturer, style, details, and materials, so long as they are available, in order to maintain the consistency of the overall historic facade. Under the Somerville Historic Preservation Ordinance, each owner will still need to have their windows reviewed and approved by the SHPC before purchasing and installing them.

While 3 of the remaining 4 windows to be replaced are partially visible from the public right of way, and it is arguable whether the 4th window is also visible, the details of the



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windows are not. Therefore the Commission also voted unanimously (7-0) to issue a **Certificate of Appropriateness** for those windows, to

4. Remove 4 existing double-hung, insulated glass windows on the 1st floor west side and rear elevations; and
5. Replace them with 4 Marvin® Ultimate double-hung, double-pane, magnum insulated windows.
6. Subject to the condition that the applicants supply the SHPC with a copy of the condominium documents showing their authority to make the changes for which the permits were requested.

The Commission based its decision on your application and presentation at the hearing, Staff recommendations, comments from the public and Alderman at Large Bruce Desmond, photographs of the building, discussion and recommendations of individual SHPC members, as well as on the Commission's adopted Design Guidelines for Historic Districts.

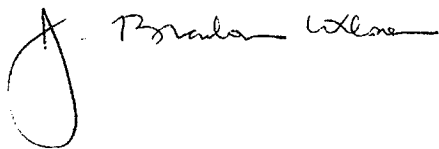
This letter is your formal notification of the issuance of the requested certificates from the Somerville Historic Preservation Commission. Please note that the Certificates of Appropriateness granted here are valid for one year from the date of this letter and must be re-validated by the Commission if substantial work has not been completed by the end of this period.

These Certificates are also conditioned on providing the SHPC with a copy of the condominium documents showing your authority to make the changes for which the permits were requested. It is noted that the Master Deed and Declaration of Trust have been provided, but that Section 7(c) of the Master Deed requires an owner to have written approval of the Trustees of the Urbanica 50 Condominium Trust, which has not been provided to date.

Please take this letter to the Inspectional Services Department when you apply for a building permit. If you have any questions about these certificates, please feel free to contact us at (617) 625-6600 x 2500.

Good luck with your work!

Sincerely,



J. Brandon Wilson,
Executive Director
Somerville Historic Preservation Commission

Cc: Paul Nonni, Sr. Bldg. Inspector, Inspectional Services Division
John Long, City Clerk
Michael Glavin, Executive Director, OSPCD
Kristi Chase, Preservation Planner