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

Historic Preservation Commission

July 19, 2012

Jessica Braydon
Mary's Trust
P.O. Box 555
Somerville, MA 02143

Re: HPC 12.058 – 55 Columbus Avenue

Dear Ms. Braydon,

Because the request did not meet either the Commission's Guidelines for Alterations to Historic Structures or the conditions of hardship, the Somerville Historic Preservation Commission came to a **consensus** that they **could not issue a Certificate of Hardship (C/H)** at their regular meeting on July 17, 2012, for the following exterior work on your property:

1. Replace 18 wood windows with white vinyl Harvey replacement windows on sides and rear of the house.

Vinyl windows have very rarely been approved to replace original wood windows. Since repair and maintenance of windows is considered to be standard and ordinary procedure for all historic buildings, it is not considered to be a particular hardship. The Commission was not convinced that the cost of maintaining and repairing the historic windows was either as high or as difficult as was presented. They are willing to write a letter to explain the sustainability and efficiency of the original hardwood windows with well fitting storm windows for your grant application and to encourage the granting authority to develop a revolving fund to maintain historic windows.

However, because two windows in extremely poor condition are located on the already altered rear portion of the building, full replacement in-kind with hard wood would be too costly for the budget of your organization, and to make all the windows on the rear of the building more consistent, the Commission voted (4-3) to **grant a Certificate of Hardship** to:

2. Replace all 5 original windows on the rear kitchen ell with Marvin Ultimate double-hung wood windows with insulating glass and 7/8" SDL (simulated divided light) with dark bronze spacer bar and aluminum storm windows to match existing windows on the new addition.



Because the garage doors are not within the period of significance for the building, are less than 50 years old, and the proposed replacement is an upgrade from existing conditions, the Commission voted unanimously (7-0) to grant a **Certificate of Appropriateness** to:

3. Replace the wood and composite garage doors with Safeway Deluxe model #51 steel garage doors.

The Commission based its decisions on your application and your agent's presentation at the hearing, Staff recommendations, photographs of the building, discussion and recommendations of the Commission members, as well as upon the Commission's adopted Design Guidelines for Historic Districts.

This letter is your formal notification of the issuance of the requested Certificates. These Certificates are granted upon the condition that the work authorized herein is commenced within one year after date of issue. If the work authorized by these Certificates are not commenced within twelve months after the date of issue, or if work is suspended in significant part for a period of one year after the time of work is commenced, these Certificates shall expire and be of no further effect; provided that, for cause, one or more extensions of time, for periods not exceeding ninety days each, may be allowed in writing by the Chairman. Bring this letter to the Inspectional Services Department when you apply for a building permit as it is required for the application process. If you have any questions about this Certificate, please feel free to contact us at (617) 625-6600 x 2500.

Good luck with your work!

Sincerely,



Kristi Chase
Preservation Planner

Cc: John Long, City Clerk
Paul Nonni, Sr. Building Inspector, Inspectional Services Division
George Proakis, Director of Planning
J. Brandon Wilson, Executive Director
Dick Bauer, Chairman