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

HISTORIC PRESERVATION COMMISSION

December 26, 2012

Monique Cole & Dr. David Bell
57 Columbus Avenue
Somerville, MA 02143

RE: **HPC 12.118 – 57 Columbus Avenue, Somerville, MA**

Ms. Cole & Dr. Bell,

The Historic Preservation Commission (HPC) received your application (dated October 26, 2012) for a Certificate for alterations to a Historic District Property. After a meeting with your architect, a review of the application, and a site visit, Staff made a determination under Sections 6.d.1 of the Somerville Historic District Ordinance that the proposal to replace most windows with Pella Architect series aluminum clad 2/2 windows; remove enclosed rear porch; replace with permanent addition and true foundation; relocate door and windows on addition and rear of the building; shorten 1 window on west side rear ground floor; and install leaded glass window on west side second floor are within the jurisdiction of the Commission and is subject to their review.

Therefore, the proposed changes specified above have been reviewed by the HPC at their hearing on Wednesday, December 18, 2012 and they determined that a Certificate of Appropriateness will be appropriate for and compatible with the preservation and protection of the historic district is in accordance with the Somerville Historic District Ordinance Section 6.d.1, *Commission Powers and Duties*, which states, "[i]f the Commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the historic district, the Commission shall cause a certificate of appropriateness to be issued to the applicant." The HPC found that the proposed changes would not significantly alter the character of the Columbus Avenue, Warren Avenue Local Historic District and that the new windows were an upgrade from the existing replacement windows meeting HPC Guidelines.

In accordance with the above proposal, the HPC grants a Certificate of Appropriateness to the Applicants, Monique Cole & Dr. David Bell.

This Certificate of Appropriateness is contingent upon the following conditions:

1. Replace all replacement windows with Pella Architect series aluminum clad true divided light 2/2 windows;



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2. Remove enclosed rear porch;
3. Replace with permanent addition and true foundation;
4. Relocate door and windows on addition and rear of the building per plans by James Block dated 25 October, 2012;
5. Install a hood over the relocated rear door with the design to be reviewed by Staff;
6. Shorten 1 window on west side rear ground floor; and
7. Install leaded glass window on west side second floor with the design to be reviewed by Staff.

The Commission also made a determination that repair of the existing windows in the bay and the reconstruction of the chimney with appropriately soft mortars are exempt from review by the HPC due to being categorized under ordinary maintenance, repair, or replacement in accordance with the Somerville Historic District Ordinance Section 10, Limited Coverage, which states, "Nothing in this ordinance shall be construed to prevent the ordinary maintenance, repair, or replacement of any exterior architectural feature within a historic district which does not involve a change in design, material, color or the outward appearance thereof ..."

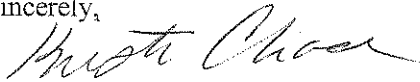
This Certificate of Non-Applicability is contingent upon the following condition:

8. Repair existing damaged windows on east side bay; and
9. Reconstruct chimneys with mortar consistent to the existing in color, texture, tooling, and vapor permeability to the existing.

This letter shall serve as a Certificate of Appropriateness and a Certificate of Non-Applicability for the work described above. This Certificate is granted upon the condition that the work authorized herein is commenced within one year after the date of issue. If the work authorized by this Certificate is not commenced within one year after the date of issue, or if work is suspended in significant part for a period of one year after it has begun, this Certificate shall expire.

Please take this letter to the Inspectional Services Department when applying for a building permit.

Sincerely,



Kristi Chase
Preservation Planner
Historic Preservation Commission
Office of Strategic Planning & Community Development

Cc: Paul Nonni, Sr. Building Inspector, Inspectional Services Division.
George Proakis, Director, Planning Division
J. Brandon Wilson, Executive Director, Historic Preservation Commission
John Long, City Clerk