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OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT  
JOSEPH A. CURTATONE  
MAYOR

*HISTORIC PRESERVATION COMMISSION*

October 23, 2012

Laurentzi & Gorka Brabo  
Lalo Development LLC  
311 Highland Avenue  
Somerville, MA 02144

Re: **HPC 12.097 – 23 Porter Street, Somerville, MA**

Dear Mr. Brabo,

The Historic Preservation Commission (Commission) received your application for an alteration to a Historic District Property on August 29, 2012. After a review of the application and a site visit, Staff made a determination that the proposal to replace all existing windows in existing historic building; relocate and install new windows; install new doors; and remove bulkhead and replace with door are within the jurisdiction of the Commission and are subject to their review. Therefore, the proposed changes specified above have been reviewed by the Commission at their hearings on Wednesday, September 19, 2012 and Thursday, October 18, 2012.

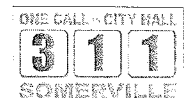
In accordance with the Somerville Historic District Ordinance Section 6.d.1, *Commission Powers and Duties*, which states, “[i]f the Commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the historic district, the Commission shall cause a certificate of appropriateness to be issued to the applicant”, the Commission voted unanimously (6-0 and 5-0) to grant a **Certificate of Appropriateness** to the Applicant, Lalo Development LLC, owners contingent upon the following conditions:

1. Replace 12 existing windows on the original *circa* 1852 section of the historic building with 2/1 Pella Architect® series wood/wood windows with no low emission coated glass, a 1” reveal, and 5/8” putty muntin;
2. Replace existing 6/6 windows on the enclosed porch with Harvey Majesty® series to match windows;
3. Relocate only as indicated and install new 2/1 Harvey Majesty® series windows to match on the remainder of the windows on the house per plans; and
4. Install new doors as per plans.



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The Commission based its decision on your application and presentation at the hearing, Staff recommendations, photographs of the house, plans A.03, A.04, A.05, A.06 and A.07 dated November 23, 2010 and revised August 22, 2012 by Antonelli Design Studio, letter by structural engineers Roome & Guarracino, LLC dated September 19, 2012, discussions and recommendations of the Commission members, and the Commission's adopted Design Guidelines for Historic Districts. The Commission gave especial attention to the oldest portion of the building close to the street.

Further the Code states that only an "alteration to the physical appearance or architectural feature visible from a public way" is subject to review by the Historic Preservation Commission (section 7-17) and further states that "Nothing in this ordinance shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior feature within the historic district that does not involve a change in design, material, color or the outward appearance thereof..." (section 7-24). Contingent upon the above conditions, this letter shall also be considered to be a **Certificate of Non-Applicability** for the work noted below:

5. Remove bulkhead and replace with door as per plans (not visible);
6. Repair and replace window casings to match existing; and
7. Repair paneling on central bay per paint shadows revealed by the removal of the clapboard.

23 Porter Street is applicable for a Certificate of Appropriateness under Section 6.d.1 of the Somerville Historic District Ordinance. Therefore, your proposal was reviewed by the Historic Preservation Commission on September 19, 2012 and October 18, 2012. The Commission determined that the Certificates noted above will be appropriate for and compatible with the preservation and protection of the historic district. **This letter shall serve as Certificates of Appropriateness and Non-Applicability for the work described above.** These Certificates are granted upon the condition that the work authorized herein is commenced within one year after the date of issue. If the work authorized by these Certificates 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, these Certificates shall expire.

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

Sincerely,



Kristi Chase  
Preservation Planner

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