



City of Somerville
HISTORIC PRESERVATION COMMISSION
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 23 Chester Street
PERMIT NUMBER: HP25-000086
OWNER: Jason Brown
OWNER ADDRESS: 23 Chester Street Somerville, MA 02144
APPLICANT: FAS Roofing Inc. - Moacir Filh
APPLICANT ADDRESS: 40 Canal Street #3 Medford MA 02155
DECISION: Certificate of Appropriateness
DECISION ISSUED: October 1, 2025

2025 OCT -1 A 9:15
CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the Local Historic District property at 23 Chester Street

SCOPE OF WORK

- Replace rubber roof on front porch and rear slope of roof
- Install insulation board on the front porch to direct water to drains
- Replace rotted wood gutters in-kind.

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 23 Chester Street, the proposal meets the following criteria set out in *Design Guideline Section I, General Approach, Item E* and *Section II, Specific Guidelines, Section B, Item 4* which read(s) as follows:

- E. *Whenever possible, new materials should match the material being replaced with respect to their physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is discouraged.*
4. *Preserve the architectural features that give the roof its distinctive character, such as cornices, gutters, iron filigree, cupolas, dormers and brackets. Downspouts should be inconspicuously located and should be painted to match the color of the siding.*

The applicant proposes to replace existing rubber roof with new rubber roof, which is an in-kind replacement of non-original material. The proposed insulation board on the roof of the porch will not be visible from the right-of-way. The wood gutters are proposed to be replaced in-kind with wood,

Due to the description of the work, the proposed materials, the images of the work areas submitted by the Applicant, and the provisions set forth in the Historic District Ordinance (HDO) and related Design Guidelines, the Applicant is granted a **Certificate of Appropriateness**.

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

Eric Parkes, *Chair*
Dick Bauer
Ryan Falvey

Robin Kelly, *Vice-Chair*
Denise Price
DJ Chagnon, *Alt.*