

24 Chester St Historic Alteration

Materials and Color specifications

Siding and Trim:

Primed finger-jointed CVG cedar clapboards

Fiberglass historic wood gutter and downspouts to match existing

Paint: Sherwin Williams high quality exterior paint

Option1:

Siding: Orange paint color family (Persimmon, Subdued Sienna or similar)

Trim: Zurich White, Aquitaine or similar

Option 2:

Siding: Green paint family (Green Onyx, Clary Sage or similar)

Trim: Tumbling Sage, Dover White or similar

24 Chester St Historic Alteration Permit request:

1. Repair/replace and repaint clapboard
2. Repair/replace roof deck flooring

Narrative

Home Inspection prior to purchase in summer 2024 strongly recommended repair and repainting of the exterior clapboard to prevent damage to the structural elements. The Seller (Esme Marshall) indicated that she had received approval from Somerville Historic Preservation but had not implemented the work.

The proposed work is as follows:

1. Removal and replacement of siding at east elevation starting at side porch continuing to southwest elevation left corner at kitchen bay windows
2. Replacement of corner boards and water table at elevations (Item #1)
3. Clapboards to be pre-primed vertical grain cedar
4. Replacement of miscellaneous boards at roof deck
5. Exterior painting of body, wood trims, deck flooring, metal railings, new awning
 - a. Power wash or hand sand entire exterior
 - b. Sand, caulk gaps, fill nail holes
 - c. Sherwin Williams high-quality paint – historic color to be chosen
 - d. Trims - spot primer and two coats of paint
 - e. Body – full coat of primer and two coats of pain
 - f. Window frame - spot primer and two coats of paint



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

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 24 Chester Street
PERMIT NUMBER: HP25-000037
OWNER: Adria Warren
OWNER ADDRESS: 24 Chester St, Somerville, MA 02144
APPLICANT: Adria Warren
APPLICANT ADDRESS: 24 Chester St, Somerville, MA 02144
DECISION: *Conditional* Certificate of Appropriateness
DECISION ISSUED: August 12, 2025

CITY CLERK'S OFFICE
SOMERVILLE, MA

2025 SEP - 3 P 3:3

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the **Local Historic District** property at **24 Chester Street**.

SCOPE OF WORK

- Repair, replace, and repaint clapboard
- Repair and replace roof deck flooring

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 **24 Chester Street**, the proposal meets the following criteria set out in *Design Guideline A.1. Exterior Walls, a-d., and D. Porches, Steps, Trim and other Exterior Architectural Elements 1*, which read(s) as follows:

II. Specific Guidelines

A. Exterior Walls

1. *Wood Siding: clapboards, shingles, board and batten, etc.*
 - a. *Retain and repair original or later important material whenever possible.*
 - b. *Retain and repair, when necessary, replace deteriorated material which matches as closely as possible.*
 - c. *Invest in quality paint and proper preparation.*
 - d.

D. Porches, steps, trim and other exterior architectural elements

1. *Retain and repair porches and steps that are original or later important features, including such items as railings, balusters, columns, posts, brackets, roofs, ornamental ironwork and other important decorative items. If new pieces are needed, they should match as closely as possible the style, shape, scale and materials of the old. Avoid replacing wood posts and railings with metal ones, or wood porch decks with concrete.*

2.

Due to the description of the work, the in-kind replacement of materials, and the provisions set forth in the Historic District Ordinance (HDO) and related Design Guidelines, the Applicant is granted a ***Conditional Certificate of Appropriateness***.

The Conditions attached to this Certificate are as follows and must be followed by the Applicant/Owner:

CONDITIONS

1. The Applicant shall obtain all necessary permits for this project through the Inspectional Services Department (ISD) and must attach this Certificate to any other such permit applications.
2. This Certificate is for the above-described work only. Any changes to this proposal must be requested by submitted an new application to Citizenserve for a Historic Alteration.
3. Approved work must commence within one year of issuance of this Certificate. If work does not commence within one year, the Applicant/Owner is required to submit an application for a Historic Alteration through Citizenserve and request that the Certificate be re-issued.

Eric Parkes, *Chair*
Dick Bauer
Ryan Falvey

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