



23 Chester St,
Somerville, MA 02144

Historical review presentation

Narrative Description:

Goal: The project is a minor interior renovation due maintenance

Basement:

The project features a basement portion refinish, insulation of perimetral wall and window replacement.

Second floor:

Replacement of a door and window on the porch.

The window replacements on this project are not visible from the street.

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Somerville Historic Districts

4/10/2017

Ward	Address	Street	Historic Name	Building Style	Construction Date	Local Historic District (LHD) Name	LHD	National Register	NR HD Name	Neighborhood	LHD Designation Year	Map	Block	Lot	Map-Block-Lot	MHC Preservation Restriction
6	20 Chester Street		K.W. Chapman House	Second Empire	1873	Chester Street LHD	L	N		Davis Square	1985, 1989	26	H	8	26H8	
6	23 Chester Street		Perry-Page House	Colonial Revival/Second Empire	1867	Chester Street LHD	L	N		Davis Square	1985, 1989	22	E	5	22E5	
6	24 Chester Street		Alonzo Smith House	Italianate	1857	Chester Street LHD	L	N		Davis Square	1985, 1989	26	H	1	26H1	
6	27 Chester Street		Bacon, Clifton House	Queen Anne	1885	Chester Street LHD	L	N		Davis Square	1989	22	D	18	22D18	

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Basement

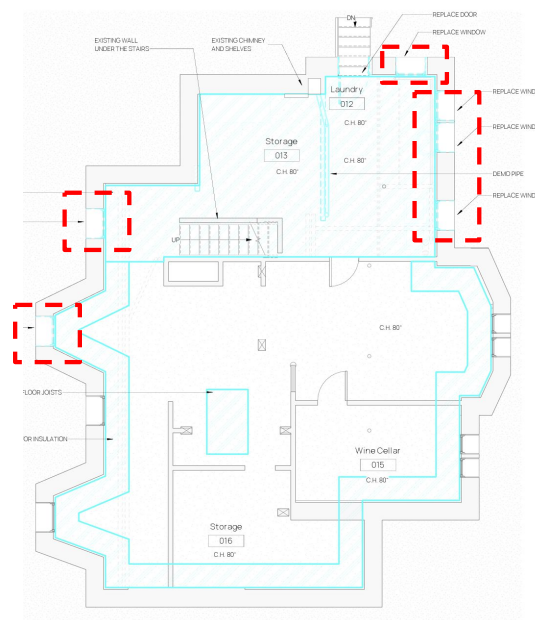


Windows are not visible from street
Behind fence

Orchard St

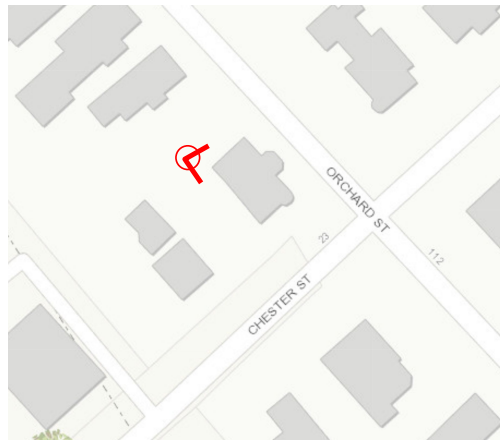
Back yard

Side yard



Orchard ST

Chester ST



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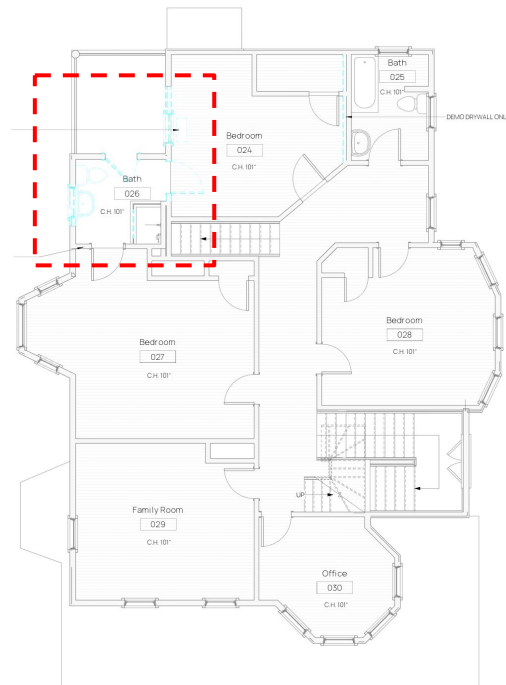
Second floor

- 1 windows to be replaced
- 1 door to be relocated
- Siding patching to match existing color and material

This work is required due performance issues and maintenance

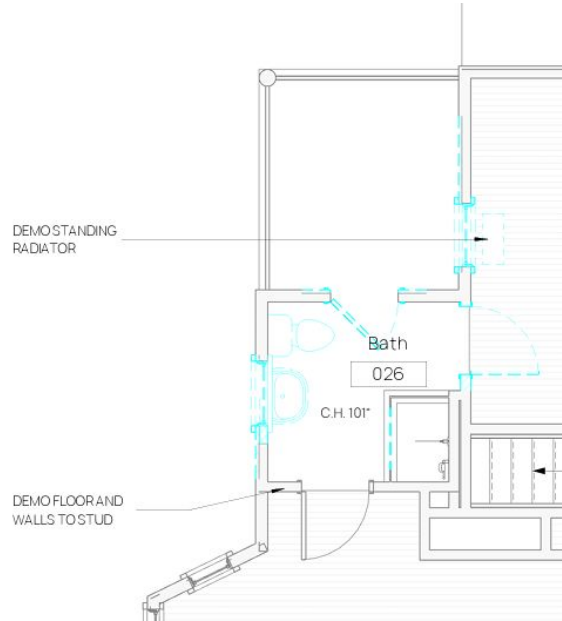
NEW WINDOWS PROPOSED

Pella® Lifestyle Series Windows
Wood windows
Matching existing house character
Matching color
All exterior window trim to be preserved, restored or match

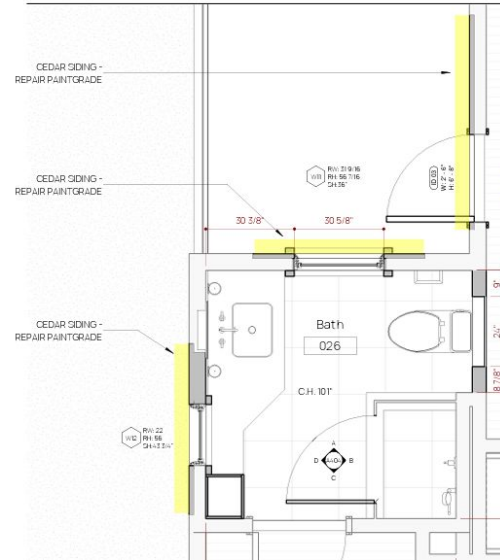


Historical review presentation

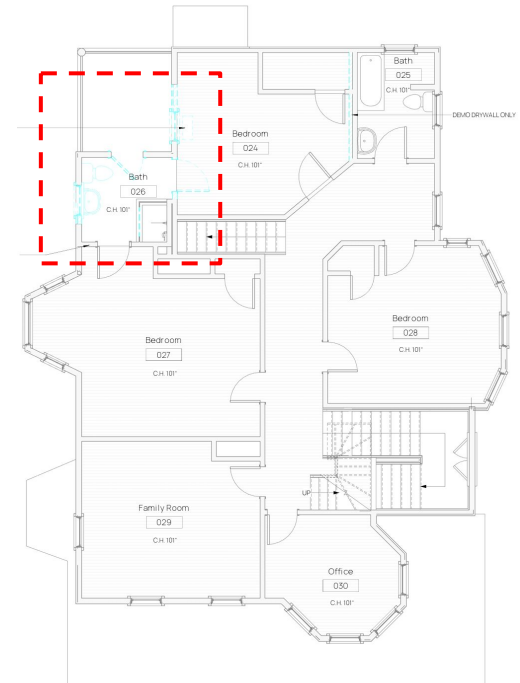
Second floor



Existing Bathroom
Second floor



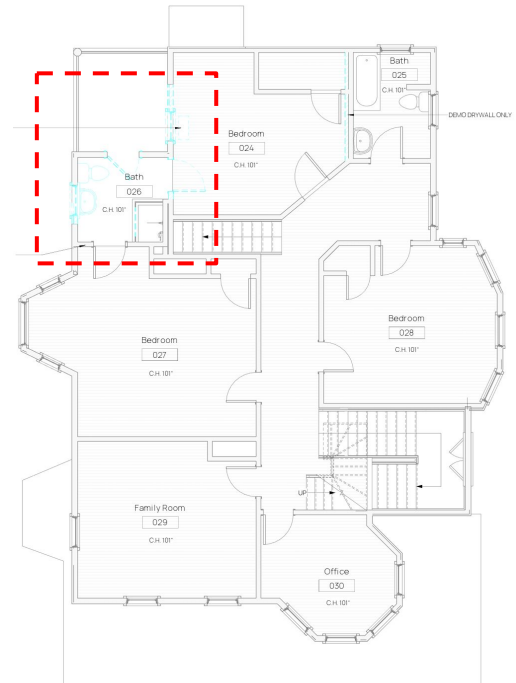
Proposed Bathroom
Second floor



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Second floor



Windows and door are not visible from street

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SOMERVILLE HISTORIC PRESERVATION COMMISSION DESIGN GUIDELINES

C. Windows and Doors

1. Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.

Our work is to replace windows were they are.
Repair and match existing trim
We are enlarging 1 window on bathroom upstairs but not to
fit stock, sash, door or ac

2. Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

We will keep original trim and repair all existing window
elements
In case they cannot be repaired, the work will match the
original



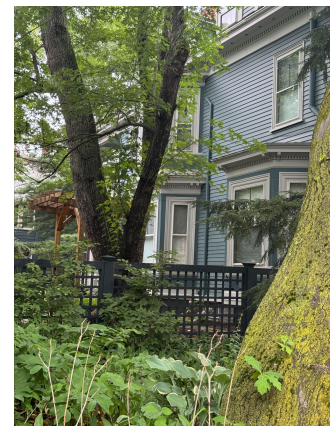
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Material specifications:

Siding repairs

Cedar siding to match existing color



Window replacement basement (not visible to street)

Pella 250 Series

<https://www.pella.com/shop/windows/250-series/sliding-windows/>



White

PELLA 250 SERIES SLIDING WINDOW SPECS & INSTALL DETAILS

- Auto-locking hardware available for added convenience and peace of mind
- Large and unique factory-mulled window combinations arrive ready for installation
- Performance class and grade R25-R50 and STC of 25 for dual-pane windows and 28 for triple-pane windows
- Available in sizes from 21-1/2" x 11-1/2" to 120" x 72" in the West region and 21-1/2" x 11-1/2" to 108" x 62" in the East region
- Installation options include Block Frame, Integral Fin, Fin with J-Channel¹¹, Flush Flange¹⁰, 5/8" Flange Frame¹¹

Window replacement second floor (not visible to street)

Pella Lifestyle Series

- Color to match existing (White)

<https://www.pella.com/ideas/windows/lifestyle-series/>



Wood

- The most customizable designs, bringing natural beauty and warmth.
- The best limited lifetime warranty for wood windows.¹⁹

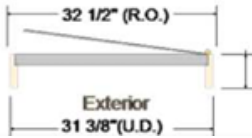
Shop Wood Windows

PELLA LIFESTYLE SERIES CASEMENT WINDOW SPECS & INSTALL DETAILS

- #1 performing wood window for the combination of energy, sound and value¹⁶
- Performance rating of R20-CW50 and STC of 31-37 with optional triple-pane glazing
- Dual-pane and triple-pane casements available in operable sizes up to 35" x 73"; non-venting options also available
- Installation options include Steady Set, Fold-out Fin, Block Frame, and EnduraClad Exterior Trim/Brickmould

Door replacement Second floor (not visible to street)

Fiberglass door White



EXT

SU EXTERIOR DOOR UNIT

ID03

FIBERGLASS DOOR, SGL, RH, IS, 2-6, 6-8 HGT,
ES6-684 LE-2, SGL BORE & 218 DBLT BORE, PREP JAMB
FOR DBLT, SQUARE RADIUS HINGE, BB PLATED HINGE,
5-1/4, COMPOSITE PRIMED FRAME, WHITE COMPRESSION
WS, WHITE CORNER SEALS, *ALUM COMP MILL SILL*, NO
CASING, 3-1/2 HORNS