City of Somerville

HISTORIC PRESERVATION COMMISSION

Tufts Administration Building, Suite 211, 167 Holland Street, Somerville MA 02144

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS:	**23 Chester Street**
PERMIT NUMBER:	HP26-000071
OWNER:	Brown, Jason & Tamara A Trustees
OWNER ADDRESS:	23 Chester Street, Somerville, MA 02144
APPLICANT:	Rebel Builders LLC – Juan Barrios
APPLICANT ADDRESS:	332 2md Ave, #2, Waltham, MA 02451
DECISION:	Certificate of Appropriateness
DATE OF VOTE:	October 20, 2026
DECISION ISSUED:	October 26, 2026

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

- Replacement of two double hung windows on the first floor with casement windows.
- Replacement and enlargement of one window on the second floor.

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 and item C: Windows and Doors* which read(s) as follows:

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.*
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 or materials or elements is necessary, it should be based on a 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.*

On a motion made by Vice Chair Kelly, seconded by Denise Price, the commission voted 4-0 to grant the Applicant a Conditional Certificate of Appropriateness. Due to the description of the work, the images of the windows, and materials submitted by the Applicant, the provisions set forth in the Historic District Ordinance (HDO) and related Design Guidelines, the Applicant is granted a **Conditional Certificate of Appropriateness.**

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 submitting a new application to Citizen Serve for a Historic Alteration.
3. Approved work must commence within one year of issuance of this Certificate. If work does no commence within one year, the Applicant/Owner is required to submit an application for Historic Alteration through Citizen Serve and request that the Certificate be re-issued.

4. The windows on the first floor will be double hung windows . The Applicant will send the proposed window selection to Planning Staff for their review and approval.

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



Robin Kelly, *Vice-Chair*
Ryan Falvey
Denise Price

_____
Eric Parkes, *Chair*