



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

*HISTORIC PRESERVATION COMMISSION*

KRISTENNA CHASE, *PRESERVATION PLANNER*  
SARAH WHITE, *PLANNER & PRESERVATION PLANNER*

**Case #:** HPC 2019.056  
**Date:** October 15, 2019

**Recommendation:** Unable to recommend

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**PRESERVATION STAFF REPORT**

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**Site:** 23 Chester Street

**Applicant Name:** Tamar & Jason Brown

**Applicant Address:** 23 Chester Street

**Owner Name:** same as above

**Owner Address:** same as above

**Petition:** Tamar & Jason Brown, Owners, seek permission from the Somerville Historic Preservation Commission (HPC) to install HVAC.

**HPC Hearing Date:** October 15, 2019

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**I. PROJECT DESCRIPTION**

**Subject Property:** See Form B for details. The building is located at the corner of Orchard and Chester Streets on a lot with mature vegetation.

**Proposal:** The Applicant proposes to add HVAC to the building using several different units. They investigated central air but there is no attic space in which to install ductwork so did not pursue that option. They also looked at the Unico cooling system but had concerns about its noise and effectiveness. The units would be painted to match the adjacent siding and blend with the building. See attached plans for details of the current plan.



*23 Chester Street – 2018 Google street view*

The ground floor unit B will be placed on the ground behind the bay and therefore not visible.



## **2nd FLOOR:**

C. FAMILY ROOM and OFFICE: Visible - located over front porch or on side of building above the bay.

Mitsubishi Wall Mounted 2-Zone System - 20,000 BTU Outdoor - 6k + 6k Indoor - 16.7 SEER

Model: [M2H20W06060000-A](#)

D. BEDROOM 1: Not visible, behind bay on left.

Mitsubishi - 9k BTU Cooling + Heating - M-Series Wall Mounted Air Conditioning System - 24.6 SEER

Model: [MZ-GL09NA](#).

E. BEDROOM 2: Visible - located facing Chester Street on ell, right side of building

Mitsubishi - 9k BTU Cooling + Heating - M-Series Wall Mounted Air Conditioning System - 24.6 SEER

Model: [MZ-GL09NA](#)

## **3rd FLOOR:**

F. MASTER BEDROOM: Not visible, over flat roof.

Mitsubishi - 9k BTU Cooling + Heating - M-Series Wall Mounted Air Conditioning System - 24.6 SEER

Model: [MZ-GL09NA](#)

## **II. FINDINGS FOR UTILITY EQUIPMENT**

**((under roofs.) this technology was not invented at the time the current guidelines were written in 1985))**

### **GUIDELINES**

*The placement of mechanical, electrical, and communications equipment can negatively affect the visual character of a historic property.*

1. Utility equipment, such as television antennae, air conditioners, solar collectors and other mechanical units should be restricted to the rear of the property or on portions of the roof that are not visible from a public way. If no other placement is possible, air conditioning and other cooling units on street facades should be of the slim-line type or set flush with the surface of the building and painted the same color as the window trim.

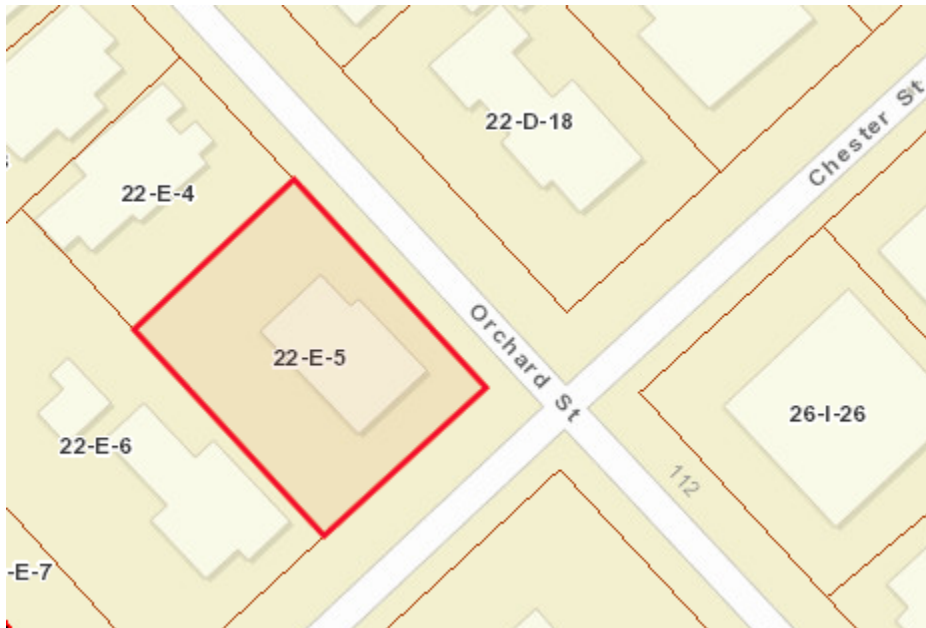
**Staff Findings:** The Applicants placed cardboard cutouts at the proposed locations of the equipment. These are flat not 3-dimensional. Staff found only two of the mini-split units would be visible from either street as indicated by the cutouts: one over the porch (the alternate location would have been more visible) and one on the second floor wing. These are wall mounted air conditioning systems which will be painted to match the building. See photos and plans below.

## **III. RECOMMENDATION**

***Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, the proposal meets the guidelines noted above.***

1. All appropriate building permits shall be obtained prior to the start of any work.
2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
3. All HVAC units may be installed and shall be painted to match the walls directly adjacent as indicted on the attached plans.
4. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.

A **Certificate of Non-Applicability** shall be issued for the HVAC units not visible from the right of way.



Unit C



[Enlarge Image](#)

Unit E





Second Floor Family Room & Office - C





Second Floor Family Room & Office – C Alternate location





Second Floor Bedroom 1 – D



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SMV.205
<b>Historic Name:</b>	Perry, John - Page, Lemuel House
<b>Common Name:</b>	
<b>Address:</b>	23 Chester St
<b>City/Town:</b>	Somerville
<b>Village/Neighborhood:</b>	Davis Square
<b>Local No:</b>	
<b>Year Constructed:</b>	1867
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Colonial Revival; Second Empire
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	SMV.AV: Chester Street Historic District
<b>Designation(s):</b>	Local Historic District (10/31/1989)
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Wednesday, August 14, 2019 at 4:08: PM

**FORM B - BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

LHD 10/31/89 (10)  
PI - DMS SQ  
USGS BOSTON  
SECTA

**AREA**

Davis  
Square

**FORM NO.**

205

SOMERVILLE

23 Chester Street

**ic Name** John Perry - 1868

Lemuel Page - 1872

**Present** residential

**Original** residential

**PTION**

1867 - 1868

deeds / maps

Second Empire / Colonial Reviv

**ect**

**Exterior Wall Fabric** clapboard

**Outbuildings**

**Major Alterations (with dates)**

**Condition** good

**Moved**                      **Date**                     

**Acreage** 8083 sq. ft.

**Setting** Southwest corner of Chester  
& Orchard, well maintained, tree-  
lined street of substantial single  
family dwellings

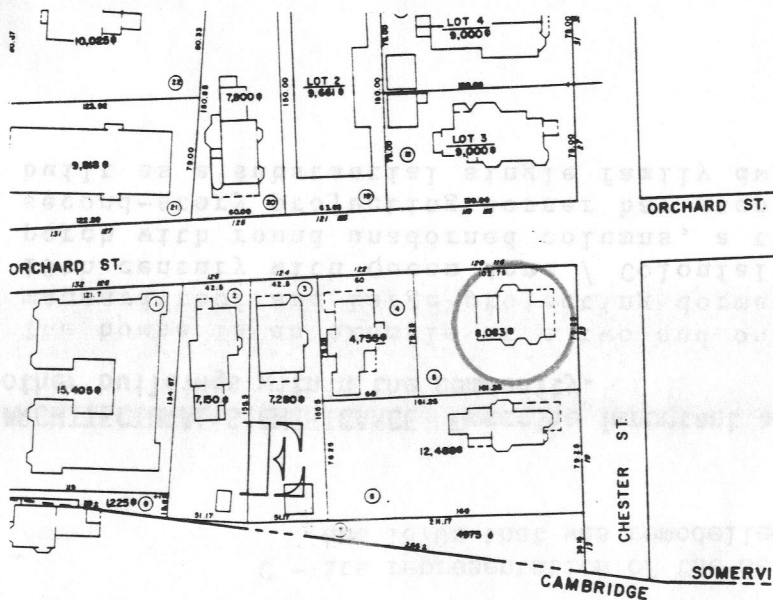
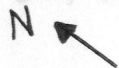
**Recorded by** Carol Zellie - 1980  
Gretchen G. Schuler - 1981

**Organization** Somerville Historic  
Preservation Commission

**Date** March, 1988



**Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north**



**UTM REFERENCE**

**USGS QUADRANGLE**

**SCALE**



**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The property is part of a district that is significant for:

- A - its association with the subdivision of land in the area, which was developed into a suburban residential area of Somerville.
- C - its representation of the Second Empire style popular in the 1860s and 1870s that was remodelled in the late 1890s or early 1900s.

**ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.**

The house is an example of a two and one-half story dwelling with a small mansard roof and large projecting dormers. Updating occurred in the late 19th century with Queen Anne / Colonial Revival details including a wrap porch with round unadorned columns, a two-story projecting side bay and a second-story projecting corner bay atop the wrap porch. The house was built as a substantial single family dwelling on a large corner lot.

**HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.**

Built on land what had been part of the Chester Kingsley Estate (after whom Chester Street was named), the house is representative of a late 19th century dwelling that underwent some architectural updating at the end of the 1800s. It also demonstrates the substantial single family dwellings that were built in the area for local and commuting business men and their families. Thus, the house is representative of the suburbanization of Somerville.

The land, on which this house was built, was part of a larger parcel sold by Chester Kingsley to Bradley C. Whitcher and Alonzo R. Smith in 1865. In 1867 Whitcher and Smith split their parcel and Whitcher retained this portion which he sold (with buildings according to the deed) immediately. The property changed hands two other times until it was purchased by Lemuel Page. Page, who is listed as a commission merchant working in Boston, owned and lived in this house until near the turn of the century.

**BIBLIOGRAPHY and/or REFERENCES**

1. Atlas of Middlesex County, Somerville; 1874 ("L. Page"), 1884 ("L. Page").
2. Directories of Somerville: 1870s, 1880s.
3. Registry of Deeds, Middlesex County, Book 954, Page 206; Book 1009, Page 506; Book 1032, Page 404; Book 1256, Page 361.





## HVAC Proposal Product Guide

### GROUND LEVEL:

#### A. INDOOR UNIT:

FAN COIL, 3.0T COMFORT MULTI-POISE STD ALL ALUMINUM SGL-PC  
model number:  
SKU FX4DNF037L00

#### B. OUTDOOR UNIT:

COMFORT 3-TON 16 SEER R410A AC CONDENSER (208/230V-1)  
model number:  
SKU 24ABC636A003

### 2nd FLOOR:

#### C. FAMILY ROOM and OFFICE:

Mitsubishi Wall Mounted 2-Zone System - 20,000 BTU Outdoor - 6k + 6k Indoor - 16.7 SEER  
Model: M2H20W06060000-A

#### D. BEDROOM 1:

Mitsubishi - 9k BTU Cooling + Heating - M-Series Wall Mounted Air Conditioning System - 24.6 SEER  
Model: MZ-GL09NA)

#### E. BEDROOM 2:

Mitsubishi - 9k BTU Cooling + Heating - M-Series Wall Mounted Air Conditioning System - 24.6 SEER  
Model: MZ-GL09NA)

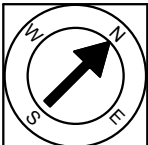
### 3rd FLOOR:

#### F. MASTER BEDROOM:

Mitsubishi - 9k BTU Cooling + Heating - M-Series Wall Mounted Air Conditioning System - 24.6 SEER  
Model: MZ-GL09NA)

23 Chester Street  
Somerville, MA 02144

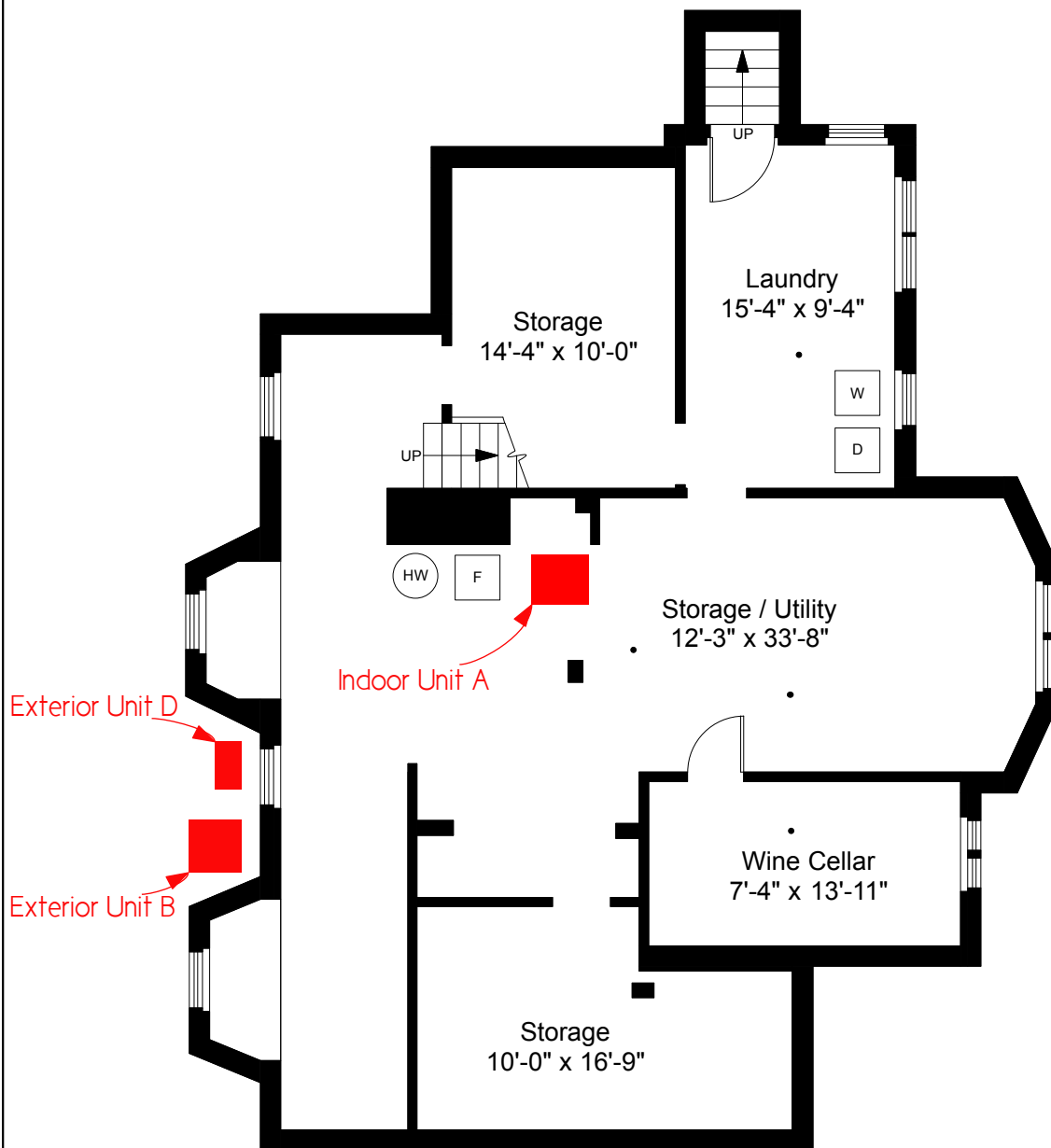
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Completed: October 2016

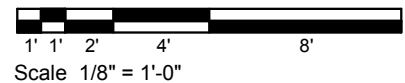
Note: Dimensions are not guaranteed and are provided for informational purposes only. Individual room dimensions are not used to calculate overall square footage.

  
NATIONAL  
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& PHOTOGRAPHY  
(800) 328-0217

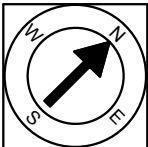


**Basement Plan**  
Ceiling Height = 6'-8"

23 Chester Street  
Somerville, MA 02144



4



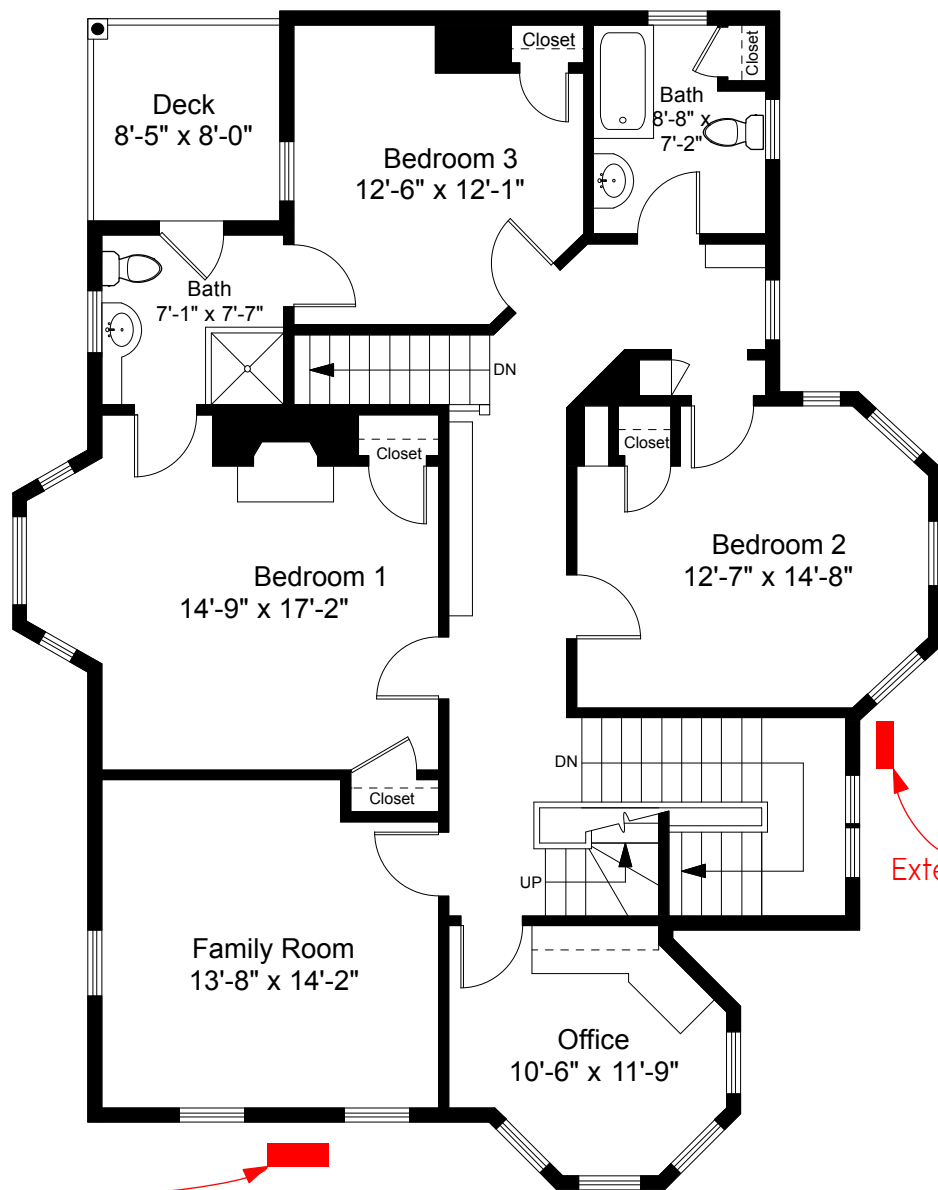
Completed: October 2016

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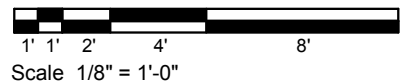




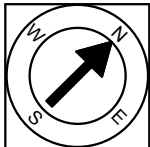


Second Floor Plan  
Ceiling Height = 8'-6"

23 Chester Street  
Somerville, MA 02144



2

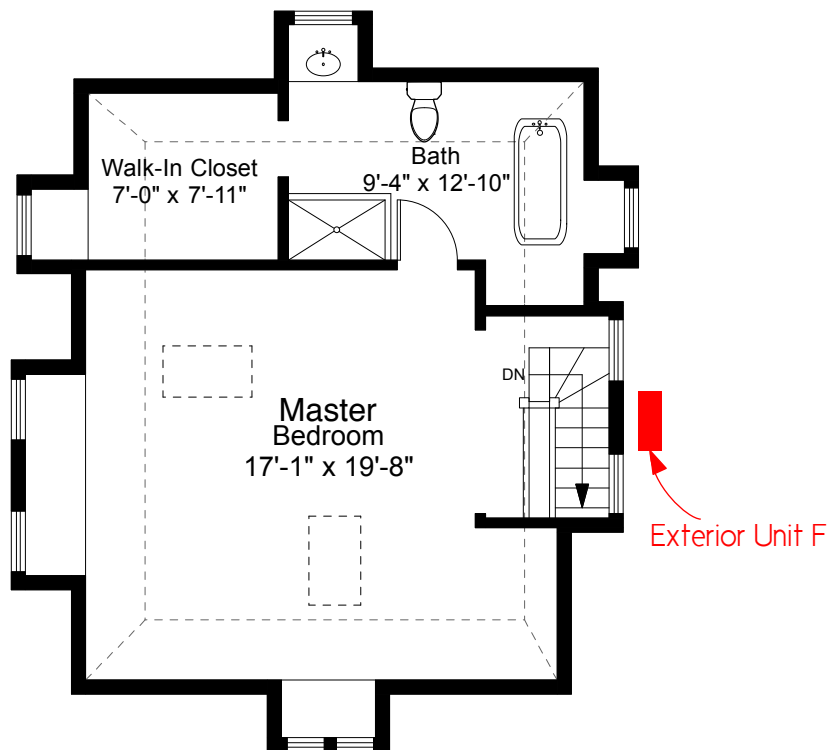


Completed: October 2016

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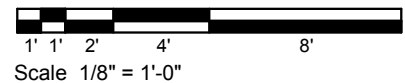
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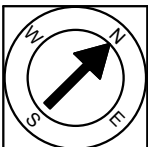


Third Floor Plan  
Ceiling Height = 9'-1"

23 Chester Street  
Somerville, MA 02144



3



Completed: October 2016

Note: Dimensions are not guaranteed and are provided for informational purposes only. Individual room dimensions are not used to calculate overall square footage.

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