



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

THOMAS F. GALLIGANI, JR.
ACTING EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

ALTERATION OF A LOCAL HISTORIC DISTRICT (LHD) PROPERTY
STAFF REPORT

Site: 78 Sycamore Street, Apt 2

Case: HPC.ALT 2022.75

Applicant: Daniel Macheras

Owner: Same as Applicant

Legal Ad: *The Applicant seeks a Certificate of Appropriateness for the replacement of wood gutters with aluminum gutters.*

HPC Meeting Date: February 7, 2023



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with a professional assessment of alteration proposals made for Local Historic District (LHD) properties. These assessments are based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and the associated Design Guidelines. A Staff Report is not a determination/decision and does not represent findings. A staff report does not constitute authorization in any form.

I. PROJECT DESCRIPTION

Subject Property: The locus is the c.1714 Georgian style residence known as the Peter and Oliver Tufts House. This property is located within the Winter Hill neighborhood. A full description of the property is provided in the attached Form B survey held by the Massachusetts Historical Commission (MHC).

Proposal: The following scope is under the purview of the HPC.

- Replace non-original wood gutters with aluminum gutters.

II. ASSESSMENT OF PROPOSAL

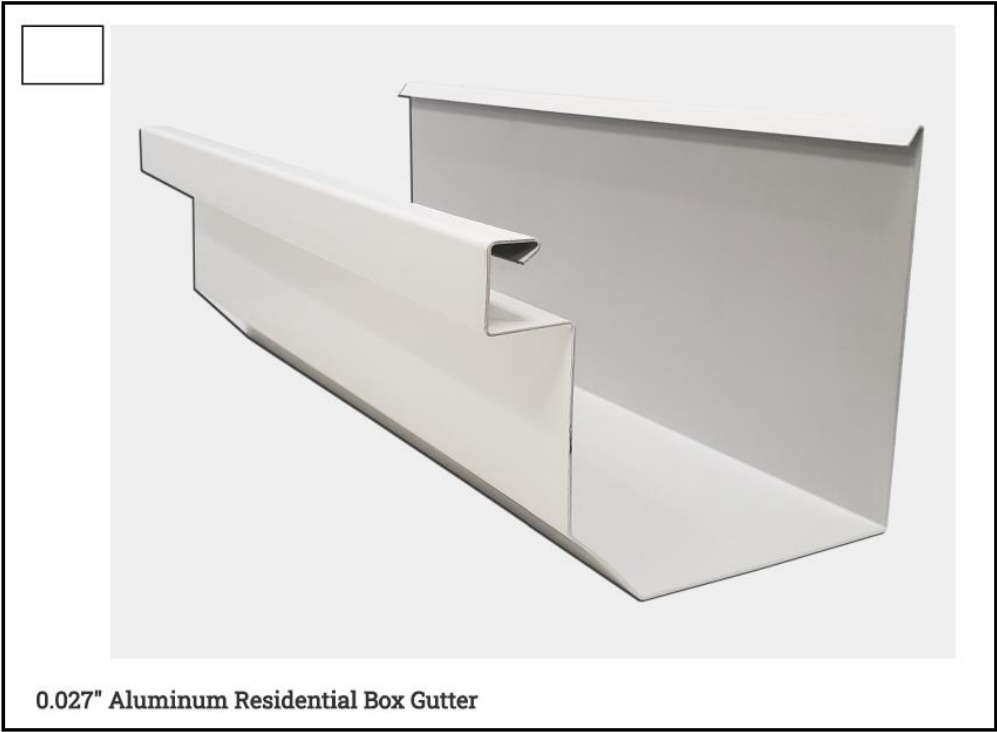
The HPC must make findings based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and associated Design Guidelines. The portions of the regulations that are applicable to the proposed alterations are discussed below.

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

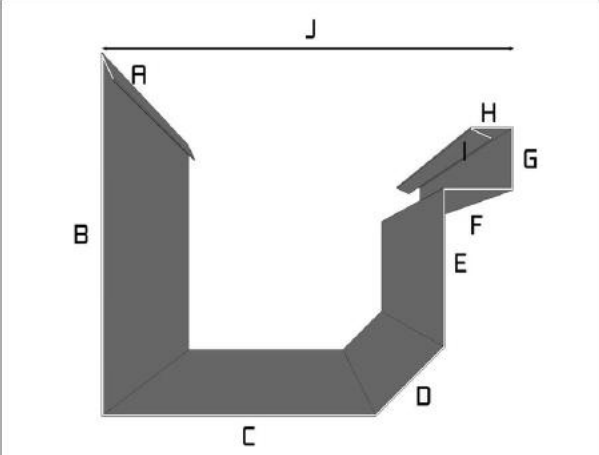
Applicant Proposal: The Applicant proposes to replace rotting wood gutters with aluminum gutters to match the existing aluminum downspouts. The current wood gutters proposed to be replaced are not original to the building.



Above: Photos of existing gutter rot at 78 Sycamore St




Above: Image of proposed gutter



	A	B	C	D	E	F	G	H	I	J	Stock
5"	0.39"	5.198"	3"	1.414"	2.324"	1"	0.975"	0.563"	0.319"	5"	15"
6"	0.39"	5.198"	4"	1.414"	2.324"	1"	0.975"	0.563"	0.319"	6"	16"
7"	0.39"	5.772"	4.75"	1.768"	2.647"	1"	0.975"	0.563"	0.319"	7"	18"
8"	0.39"	6.345"	5.5"	2.121"	2.970"	1"	0.975"	0.563"	0.319"	8"	20"

Available in 10' lengths only.
Materials: 0.027" Aluminum (5" only), Copper, Kynar (0.032" aluminum and 24 ga steel), Galvalume, Lcc and Zinc. Others upon request.




1310 E. Cornwallis Rd.
Durham, NC 27713
P: (919) 544-9057 F: 544-0598
info@kmm-sheetmetal.com - www.kmm-sheetmetal.com

Residential Box Gutter
Style D

REVISIONS
NO. BY DATE
1. 02/07/23 JMS
2. 02/07/23 JMS

ID 001



Royal Brown

Above: Manufacturer specs and color of proposed aluminum gutters

3

Preservation Planning Assessment:

A. Exterior Walls & B. Roofs

The most relevant portion of the Design Guidelines is as follows:

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.

-and-

Changes and additions to the property and its environment that have taken place over the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected (LATER IMPORTANT FEATURES will be the term used hereafter to convey this concept).

Due to the proposed elements being visible from the right of way, the HPC has purview over these features and the materials used.

The current wood gutters were installed in the late 20th century, and are not original to the building. Additionally, the current wood gutters have not been installed on the building long enough to have developed significance in its own right.

Staff would like to note that while the current wood gutters at 78 Sycamore St were later additions, wood gutters would have been appropriate for a building constructed in the 1700s. 78 Sycamore was constructed c.1714-1719, and gutter systems came into regular use on residential and non-residential buildings in the American colonies by c.1750. It would have been more than likely that wood gutters would have been installed on the building.

The current proposal conforms to the Design Guidelines in which the Applicant is not proposing to replace an original feature with a synthetic material, the integrity of the roof's shape shall be preserved, and the item being replaced (gutters) have not achieved historic significance. Additionally, new gutters will ensure the long-term stability and preservation of the roof by preventing water damage.

VI. FINDINGS & VOTE

When bringing the matter to a vote the HPC must state their findings and reasons on why they take the position that they do on the matter of the replacement of the current wood gutters with new galvanized gutters at 78 Sycamore Street.

IV. RECOMMENDED CONDITIONS

Preservation Planning recommends the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for this project:

1. The Applicant/Owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the CitizenServe permitting portal with their application for zoning compliance/building permit.

2. The gutters shall be painted to match the portion of the building against which they rest.
3. This Certificate is valid for one year. If work has not commenced within one year of the HPC's date of determination, this Certificate shall expire, and the Applicant shall re-apply for re-issuance of this Certificate. Provided that no changes have been made to the proposal, this shall be a Staff-level re-issuance of the Certificate.
4. Any changes to this proposal made prior to the commencement of work or in-the-field changes shall be submitted to Preservation Planning for their review to determine if the changes come under the purview of the HPC. Failure to seek approval for changes may delay final sign-offs/Cos.
5. The Applicant shall contact Preservation Planning at **historic@somervillema.gov** a minimum of 15 business days prior to final ISD walk-through so that Preservation Planning or their designee can confirm if the project was completed according to HPC approvals.



0.027" Aluminum Residential Box Gutter

☆☆☆☆☆ Write review

Store / Gutters / Residential Box Gutters

SKU GBOXD500 Estimated lead time: ~3-4 weeks

\$49.95

1 - Size

5" x 10'

2 - Color

Please choose ▾

Quantity:

Add to Cart

Save this product for later

Favorite

Share this product with your friends

Share

Tweet

Pin it

Product Details

Brand: K&M Sheet Metal

Shipping: This Item Requires a Skid and Freight Shipping.

Freight Delivery: Customer is responsible for unloading materials from the truck. *Residential delivery may be limited. Please Call before placing and order if your delivery address is difficult for a Semi-Truck to get to.

Aluminum Residential Box Gutter

Style D - Available in several colors. 0.027" Aluminum.

A Box Gutter profile designed for modern residences, that is very common and easily found in large industrial & commercial applications as well. The advantage of box gutters, is due to their shape, which allows for a much larger water carrying capacity.

Box Gutters are bent in a brake, and therefore are offered in 10' lengths. For this reason, these gutters can also be customized, with added roof flanges, for example.

Our profiles are made to **fit the K-Style and Box gutter hangers** we sell and will work with most K hangers. Please refer to the submittal to ensure this will work with your favorite hanger.

K&M also supplies [gutter guards / screens](#) for all gutter profiles we offer along with [all accessories needed for your gutter system](#).

Custom lengths, sizes and heavier gauges may be available. Please [contact us](#) for pricing.

Joining gutter lengths / seams

To put 2 lengths of gutter together, simply cut back the front bead / lip of the gutter 1" or more depending on your needs. Do the same for the hem in the back if present. Cut where needed to create tabs. Overlap the 2 lengths of the gutter and join them by [soldering if possible](#), or with [zip screws / rivets](#) and [sealer](#) if not.

Coupling pieces can be custom manufactured if needed. Keep in mind that using a coupling piece like a cover plate gives the appearance of 2 seams. Splice plates can also be manufactured. Unlike cover plates, these sit on the inside of the gutter, giving the appearance of one seam, like overlapping 2 gutter lengths.

Benefits of aluminum gutters

- Cost effective
- Ease to work with

Specifications

- Size: 5"
- Lengths: 10'
- Material Thickness: 0.027" Aluminum

Availability

- Made to order

+ Submittals & Downloads

— Color and Material Options

0.027" Aluminum Box Gutter Color Options



Black



Dark Bronze



Musket Brown



Royal Brown



Almond



Linen



Low Gloss
White (30°)



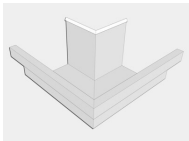
High Gloss
White (80°)

The most popular gutter colors in 0.027" aluminum are Dark Bronze and Low Gloss White

[Click here](#) for a full list of 0.027" aluminum colors

Other colors, materials and thickness may be available upon request. Colors displayed for reference only.
Please [click here](#) for a full selection of colors and materials offered.

You may also like



Aluminum 0.027"
Residential Box Gutter
Outside Miter



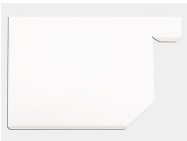
No reviews yet
\$42.95



Aluminum Hidden
Gutter Hanger - Clip
Without Screw



6 reviews
5" & 6"



Residential Box 0.027"
Aluminum Gutter Left
/ Right End Cap



No reviews yet
\$7.95



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ALTERATION OF A LOCAL HISTORIC DISTRICT (LHD) PROPERTY

Site: 78 Sycamore St

PROJECT DESCRIPTION

- 1.) Replace failing wood gutters with aluminum. Color to match building/existing downspouts.

Materials:

- manufacturer link: <https://www.kmsheetmetal.com/shop/0-027-Aluminum-Residential-Box-Gutter-p190074610>

	A	B	C	D	E	F	G	H	I	J	Stock
5"	0.313"	5.198"	3"	1.414"	2.324"	1"	0.875"	0.563"	0.313"	5"	15"
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P-(919) 544-8887 F- 544-8898
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Residential Box Gutter
Style D

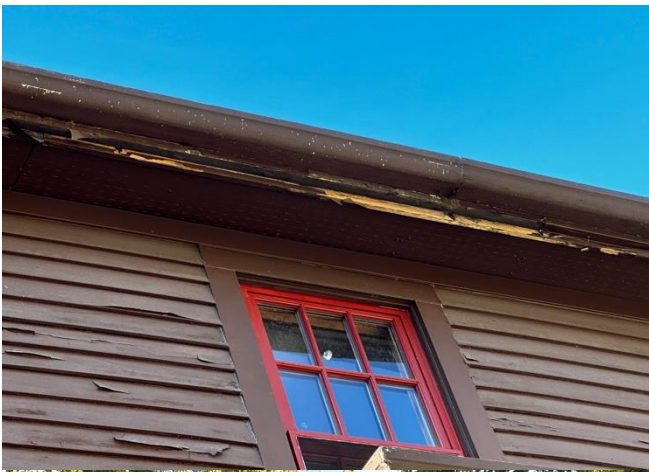
REVISIONS	
NO.	REMARKS
1	ORIGINAL ORDER FOR QUOTATION
2	
3	
4	
5	

1001



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- 2.) Replace exterior siding on entire building. Replace front porch. Replace rear deck/fire escape. No change in design. In-kind materials to be used. Existing paint color-matched.





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OLIVER TUFTS HOUSE
HEADQUARTERS OF
MAJ. GEN. CHARLES LEE
COMMANDING LEFT WING
OF AMERICAN FORCES

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.41
Historic Name:	Tufts, Peter and Oliver House
Common Name:	
Address:	78 Sycamore St
City/Town:	Somerville
Village/Neighborhood:	Winter Hill
Local No:	1073, 169, 49-C-9
Year Constructed:	c 1714
Architect(s):	
Architectural Style(s):	Colonial
Use(s):	Agricultural; Single Family Dwelling House
Significance:	Agriculture; Architecture
Area(s):	SMV.AY: Somerville Multiple Resource Area
Designation(s):	Local Historic District (03/11/1985); Nat'l Register MRA (09/18/1989); Nat'l Register Individual Property (09/18/1989)
Building Materials(s):	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.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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LHD - 3/11/85 (IC)
NRMRA/IND - 9/18/89
(IC)

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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA
AY

FORM NO.

169 41

PI-WINTER

USGS - BOST, N
SECT-B



Location Somerville
Address 78 Sycamore Street
Historic Name Peter & Oliver Tufts
House
Use: Present residential
Original residential
Description
Date 1714-1719
Source town histories
Style Georgian with Federal alteration

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

Architect none
Exterior Wall Fabric clapboard
Outbuildings none

Major Alterations (with dates) Italianate
doorhood, fenestration, late 19th c.

Condition good

Moved yes, on same lot Date 1892

Acreage less than one acre

Setting West side of Sycamore Street
among other residential properties of
mid to late 19th century, some new
apartment construction

Recorded by Gretchen G. Schuler

Organization Mass. Historical Commission

Date September, 1988

See Attached Assessor's Map

UTM REFERENCE 19 - 327/100 - 4695/100

USGS QUADRANGLE Boston North

SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Tufts House is one of only two extant 18th century houses in the Winter Hill area of Somerville. It is important architecturally and historically to the development of Somerville and representative of the transition from an agricultural to industrial community. The Tufts house retains integrity of design, materials, workmanship, feeling and association. It fulfills Criteria A and C of the National Register of Historic Places at the local level. The house fulfilled Exception B because its move was within the same lot. It was only moved back from the street.

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

The Peter/Oliver Tufts House displays its original form of a gambrel roof, two and one-half story, five-bay dwelling that has undergone some alterations. Although the house has been sheathed in shingles it is presently being rehabilitated with clapboards and fenestration of 6/6 sash. The house has a mid 19th century Italianate doorhood with heavily carved brackets.

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

Winter Hill, a 4000 foot drumlin in the north section of Somerville, was settled along Broadway (originally Winter Hill Road) and several rangeways extending south from Broadway. Only two 18th century houses survive in this area. Built ca. 1714, the Peter/Oliver Tufts House, so named to commemorate the 1787 to 1900s owners, occupied land set off to Elias Rowe in 1685. Peter Tufts bought the dwelling in 1778 and eventually acquired land comprising a farm extending as far west as Central Street and south of the Boston-Lowell Railroad tracks constructed in 1835. The house was situated close to the driveway which later became Sycamore Street and the house was moved to the rear of the present lot. The farm was used for grazing and farming. The Tufts family were active in establishing the early brick yards of Somerville, however, none were built in the immediate vicinity of Sycamore Street.

BIBLIOGRAPHY and/or REFERENCES

Draper, Martin, Map of Somerville, 1852
Somerville Historic Leaves, vol 1, April 1902. vol VIII, January 1910.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

NAIND/ma
9/18/89

LHD- 3/11/85

In Area no. <u>AY</u>	Form no. <u>49-C-9</u> <u>(41)</u>
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own Somerville

Address 78 Sycamore Street

name Oliver Tufts House

present use residence

present owner Alice G. MacKenzie

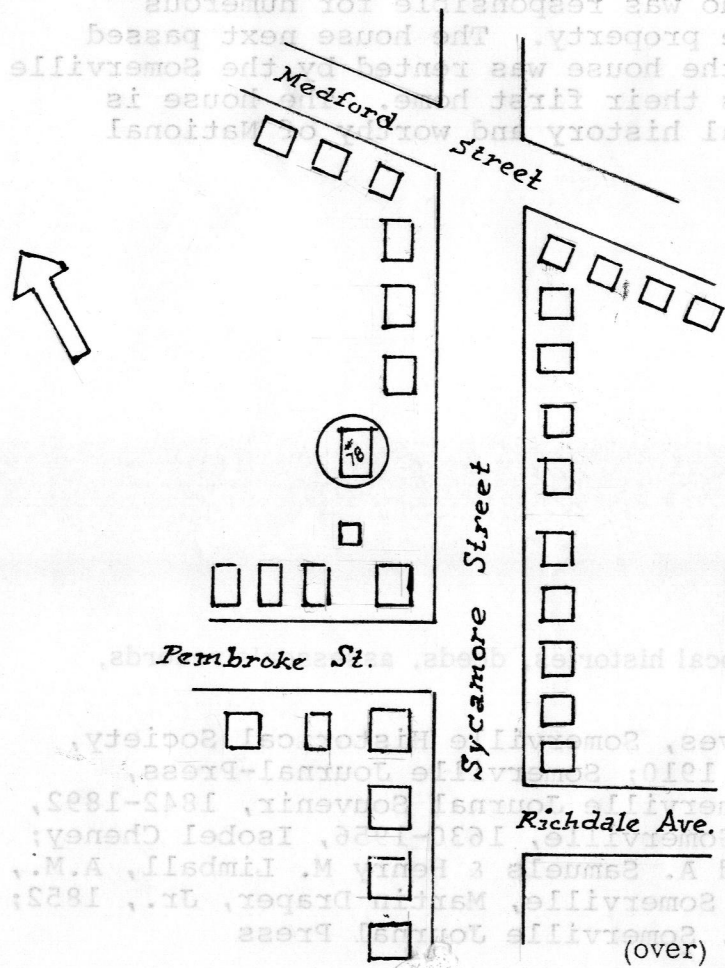
Description:

ate c. 1714

Source History of Tufts House

yle Federal

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Architect _____

Exterior wall fabric shingle (over clap-board)

Outbuildings (describe) _____

Other features Gambrel roof

Cornerboards removed; entrance altered; windows altered

Moved back from street Date 1892

5. Lot size: 4,363 sq.ft.

One acre or less - Over one acre _____

Approximate frontage 43.5

Approximate distance of building from street 38'

6. Recorded by M.A. Campbell, K. Tuttmann, W. Mulligan, J. Fitzmaurice
Office of Planning & Organization Community Development

Date September 22, 1978

RECEIVED

SEP 28 1978

MASS. HIST. COMM.

7. Original owner (if known) Nathaniel Matson

Original use residence

(MOVED - FWP Guide MASS 1937)

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

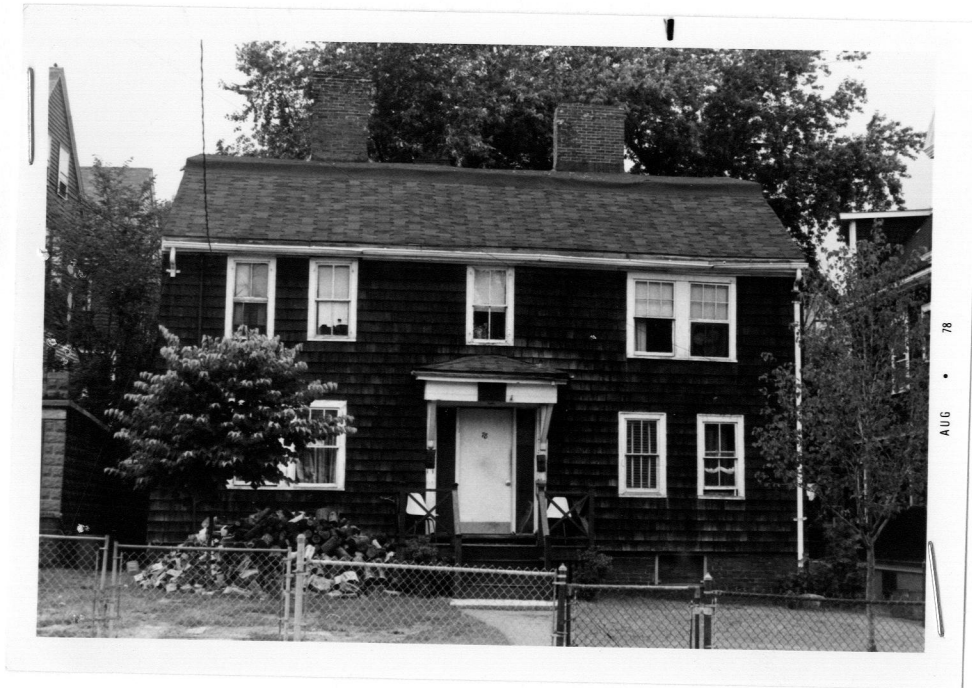
Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>XX</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	<u>XX</u>	Transportation	_____
Communication	_____	Political	_____		
Community development	_____				

9. Historical significance (include explanation of themes checked above)

The so-called Oliver Tufts House is one of the oldest houses in Somerville. It was erected between 1714 and 1719 by Nathaniel Matson. During the Revolutionary War it was unoccupied, and served as the headquarters for Major-General Charles Lee, commander of the left wing of the American Army, during the seige of Boston in 1775-76. In 1778 the house was bought from Matson by Peter Tufts, and subsequently went to his son John, who was responsible for numerous alterations and additions to the property. The house next passed to John's son Oliver. In 1898 the house was rented by the Somerville Historical Society and served as their first home. The house is significant in local and national history and worthy of National Registration.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Assessors' Records; Historic Leaves, Somerville Historical Society, Vol. I & VIII, April 1902 & Jan. 1910; Somerville Journal-Press, Centennial Edition 1842-1942; Somerville Journal Souvenir, 1842-1892, March 3, 1892; Brief History of Somerville, 1630-1956, Isobel Cheney; Somerville Past & Present, Edward A. Samuels & Henry M. Limball, A.M., 1897; Somerville Journal; Map of Somerville, Martin Draper, Jr., 1852; Somerville Centennial, 1872-1972, Somerville Journal Press



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