



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

THOMAS F GALLIGANI JR  
EXECUTIVE DIRECTOR

PLANNING DIVISION  
HISTORIC PRESERVATION

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

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**Site:** 192 Central Street

**Case:** HPC.ALT 2023.20

**Applicant:** Heladio Salgado

**Owner:** Guy Morllo

**Legal ad:** *The Applicant seeks a Certificate of Appropriateness to replace wood gutters with aluminum gutters.*

**HPC Meeting Date:** June 20, 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.1880 Second Empire building known as the Downer Rowhouses. 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 Applicant proposes the following:

- Replace existing wood gutters and downspouts with aluminum gutters and downspouts .

## **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.

### **B. Roof**

The most relevant portion of this Design Guideline 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.*

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

The Applicant proposes removing all existing wood gutters and downspouts at 192 Central Street and replacing them with 240 ft of aluminum gutters, and downspouts in the same location as the existing gutters and downspouts. The proposed replacement will be a 5" K Style .032-gauge aluminum gutter and a 3 x 4" aluminum downspout. The gutters will be Victorian Grey and the downspouts will be Russet Red.

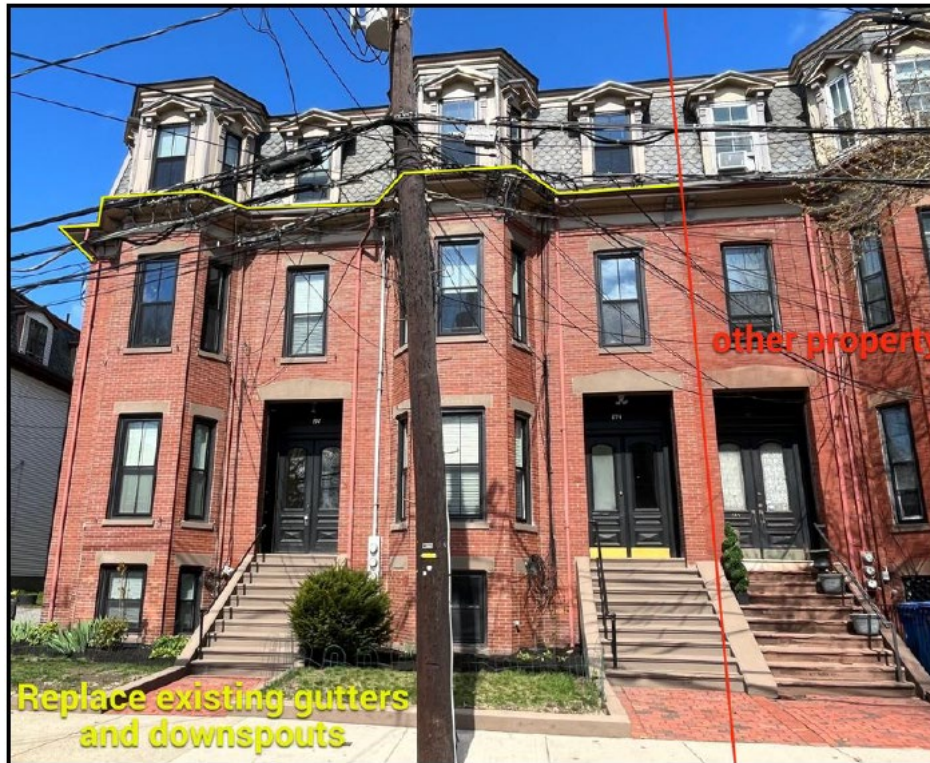
(Continued on next page.)



*Above: Material specification for proposed galvanized aluminum gutter, and proposed color specifications*



**Photos specifying location os gutters to be replaced:**







**Preservation Planning Assessment:**

A building of this period would have had wood gutters. These wood gutters would have been lined with lead or zinc or, if unlined, would have had to be treated regularly with linseed oil.

Should the HPC decide to approve the aluminum gutters and downspouts, Preservation Planning recommends that a condition to the approval be added that requires the gutters and downspouts to be wrapped to match the portion of the building of which they lay against. This would ensure that the new gutters and downspouts would stand out less.

**III. 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 gutter replacement at 192 Central St.

**IV. RECOMMENDED CONDITION**

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. 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.
3. 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 signoffs/COs.
4. Gutters and downspouts shall be the same color as the portion of the house against which they rest.
5. Gutters and downspouts shall be placed in the same location as existing gutters.
6. Gutters and downspouts shall have the same dimensions as existing gutters
7. The plan set shall incorporate the materials, details, and design aspects set forth in this condition set.
8. The Applicant shall contact Preservation Planning at [historic@somervillema.gov](mailto: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.

Hanna Bahia

[RB Farina Roofing](#)

5/11/2023 | 4 Photos



# Photo report - 192 Central St • Somerville, MA 02145

# Section 1



1



Project: Guy Morllo  
Date: 4/25/2023, 10:11am  
Creator: Tiago Pereira

2



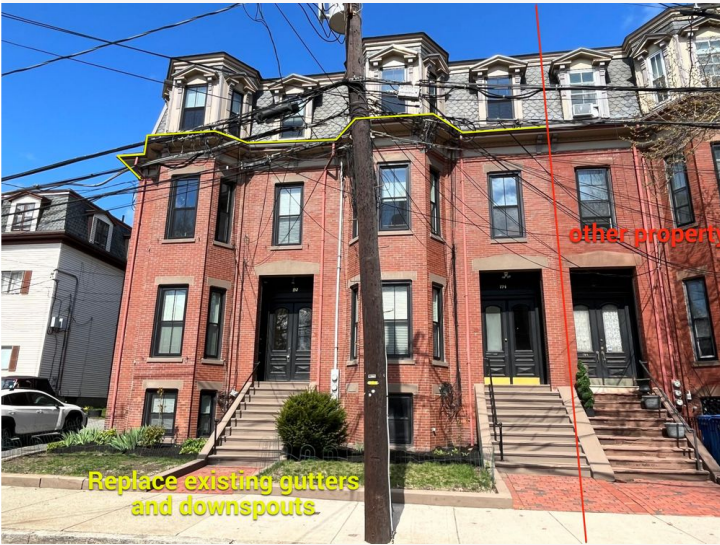
Project: Guy Morllo  
Date: 4/25/2023, 10:11am  
Creator: Tiago Pereira

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Project: Guy Morllo  
Date: 4/25/2023, 10:11am  
Creator: Tiago Pereira

4



Project: Guy Morllo  
Date: 4/25/2023, 10:12am  
Creator: Tiago Pereira



# Ryan Seamless Gutter Systems, Inc.



## Ryan Building Products

- Complete on-site gutter supply
- Outlet holes cut at no charge
- Full line of matching accessories
- We do not install gutters

- All Gutters are .032 gauge Aluminum
- 5" Gutters available in All Colors
- 6" Gutters available as indicated \*
- Matching 24" Trim Coil in All Colors
- Downpipes & Elbows available in All Colors

Hi-Gloss White\*

Royal Brown\*

Musket Brown

Dark Bronze\*

Classic Cream\*

Sandtone

Wicker\*

Cameo\*

Almond\*

Desert Sand\*

Pebblestone Clay\*

Victorian Grey\*

Harbor Grey\*

Charcoal Grey

Terra Bronze

Russet Red

Black\*

Evergreen

Copper\*

Color reproductions are as accurate as possible.

Material samples are available on request.



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SMV.131
<b>Historic Name:</b>	Downer Rowhouses
<b>Common Name:</b>	
<b>Address:</b>	192-200 Central St
<b>City/Town:</b>	Somerville
<b>Village/Neighborhood:</b>	Winter Hill
<b>Local No:</b>	1035; 122
<b>Year Constructed:</b>	c 1880
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Row House; Second Empire
<b>Use(s):</b>	Multiple Family Dwelling House; Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	SMV.AY: Somerville Multiple Resource Area
<b>Designation(s):</b>	Local Historic District (3/11/1985); Nat'l Register Individual Property (9/18/1989); Nat'l Register MRA (9/18/1989)
<b>Building Materials(s):</b>	Roof: Slate Wall: Brick; Granite; Stone, Cut



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, October 15, 2014 at 5:51: PM



NRMRA/IND 9/18/89

LHD - 3/11/85 (IC)  
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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
10 BOYLSTON STREET  
BOSTON, MA 02116

MHC# 1035

AREA

FORM NO.

AY Winter Hill 122131

PI - Winter  
USGS-BOSTON  
SECT A

Town Somerville MRA



Address 192-200 Central Street

Historic Name Downer rowhouses

Present multifamily residence

Original 5-unit apartment row

DESCRIPTION

ca. 1830

Source map research

Style Second Empire

Architect unknown

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

Exterior Wall Fabric brick/granite

Outbuildings none

Major Alterations (with dates) none

Condition good

Moved no Date n/a

Acres less than one acre

Setting The apartment row located on a residential street, abuts a church on Broadway, a major Somerville thoroughfare.

JTM REFERENCE Z E N 19 - 327/170 - 4695/520

USGS QUADRANGLE Boston North

SCALE 1:25,000

Recorded by Betsy Friedberg, Preservation Planner

Organization Mass. Historical Commission

Date May 1986

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

192-200 Central Street, a well-preserved Second Empire style apartment row, retains integrity of location, design, materials, workmanship, feeling, and association, and fulfills Criterion C of the National Register of Historic Places on the local level.

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

192-200 Central Street is a five-unit Second Empire-style brick row. The steep, straight-edged roof line indicates that it was built during the final years of that style's popularity. The overall proportions of the building are tall and narrow. Notable features include the full height, polygonal bays, recessed entrances, and boldly projecting cornices. The building also retains a scallop-shingled slate roof and projecting dormers with bracketed supported broken pediments.

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

Like its neighbor, 55 Adams Street (see map) 192-200 Central Street was built ca. 1880 by local real estate broker and Winter Hill resident Cutler Downer. Brick rowhouses began to be built for middle class residents in prestigious neighborhoods such as Winter Hill in the late 19th century.

**BIBLIOGRAPHY and/or REFERENCES**

Hopkins, G. M. Atlas of the City of Somerville, 1884

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Broadway

SMV.131

