



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

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

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: August 01, 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 .

Background: This item was continued from the June 20th HPC meeting at the request of the Historic Preservation Commission so that the Applicant could provide additional information. In their discussion the Commission requested the applicant provide additional photographs of the current building and gutters. **The additional requested photos are attached to this report.**

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 originally proposed 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 would be a 5" K Style .032-gauge aluminum gutter and a 3 x 4" aluminum downspout. The gutters would be Victorian Grey and the downspouts would be Russet Red.

Pursuant to the discussion at the June 20th HPC meeting, the Applicant has conveyed that they are willing to do a wood Duragutter gutter, though their preference would still be for aluminum gutters from a cost perspective.

(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 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.



To whom it may concern:

Hope everyone is doing well. As the Commission requested, Farina went back to the building to take more photos of the existing gutter. In the link below you will find a photo report for the building with new photos. As you can see the rear section of the building already has K-style aluminum gutters installed in some sections. The front of the building has all wood gutters.

Photo Link Report: <https://app.companycam.com/galleries/4SR7XMQZ>

I'm wondering if we could get away by replacing the front and left side gutters (street view) using wood or a similar aluminium profile like <https://www.duragutter.com/> ?

And we could use the regular .32 gauge K- Style aluminum gutter on the back of the property only?

We are asking for a combination in order to reduce costs.

Please lmk your thoughts and feel free to reach me here if you have any questions or concerns.

Respectfully,

RB Farina Roofing
1319 Mass. Avenue, Arlington MA
(781) 648-5446













Existing aluminum
gutters



Multiple area using
existing K-Style gutters





Front is all wood gutter











Proposed wood gutter or
similar aluminum profile









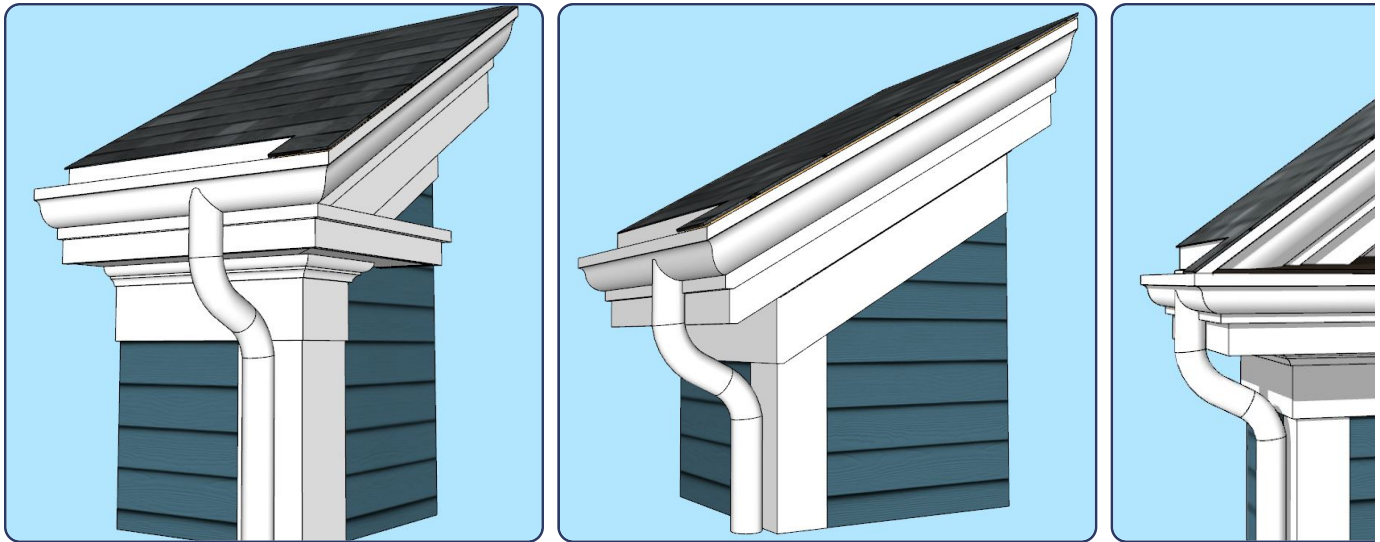


Proposed K-style .032
gauge



DURAGUTTER is the strongest, easiest to install, architecturally correct gutter available.

Classic and Modern Gutter Profiles: Precision-engineered for durability and ease of installation.



From Classic to Modern, any architectural detail can be achieved with Duragutter



Duragutter on This Old House™

Duragutter was pleased to be selected by This Old House for their Victorian restoration project. The goal was to restore some of the original trim details that had been removed over the years.

We used the OG profile gutter to seamlessly connect to the rake molding that goes up the gable ends of the house. The video explains traditional gutter/cornice details, and shows how the system works.

Strongest Gutter on the Market

Watch as we drive a truck over it without any effect. This means that neither falling tree branches, ice dams, or people on ladders can damage the gutter.

New Video

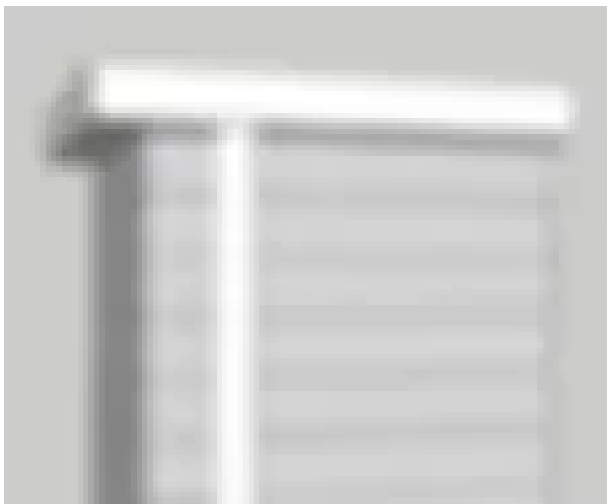
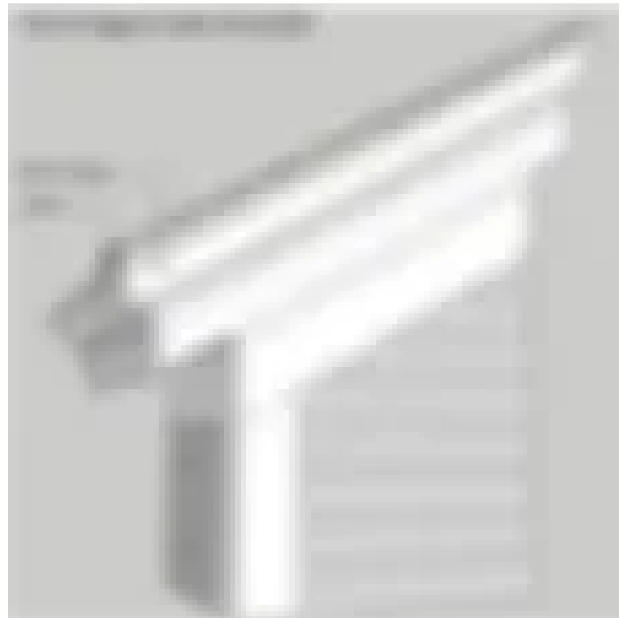
It's so strong that it needs no internal support brackets. This makes installation and cleaning a breeze, although with the snap-in leaf guard it will rarely (if ever) need cleaning.

Gutters are one of the most visible elements of a home, defining the roof against the sky. Choose a gutter that enhances the beauty of your home and will last a lifetime.

Classic Details Reengineered

Duragutter is an exact replica of a traditional wood gutter, yet carries more than twice the volume of water.

On many Colonial and Victorian house styles, the traditional wood gutter elegantly mitered into the rake molding. While beautiful, this detail was poorly designed leading to rotten gutters and rakes. The detail has been impossible to replicate with standard aluminum or fiberglass gutters. The Duragutter OG profile is specifically engineered to restore this detail.

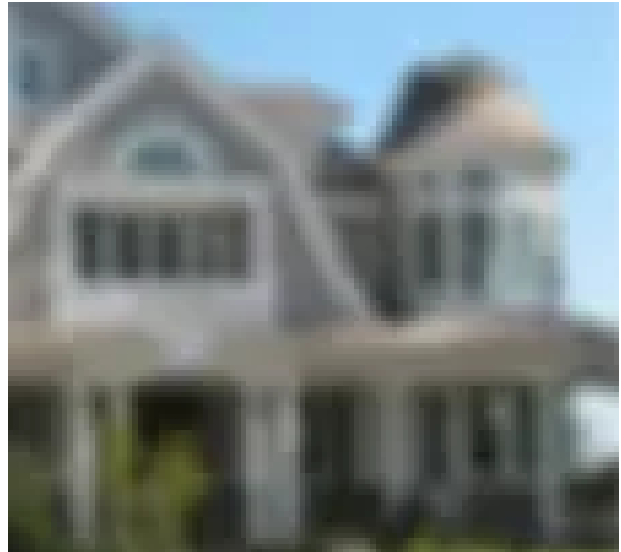


A Clean, Modern Look

The Modern profile provides a blank slate for your design creativity. It can be used as a bold detail, or recessed to look like a standard fascia. It can also be hidden (built-in) to create a traditional or modern trough gutter for roofs and/or roof decks.

Perfect Curves without Facets

Duragutter can be bent to almost any radius. Whether you have a curved wall, turret, or undulating form, we can produce a smooth curve to enhance your architecture. Duragutter produces a seamless curve, unlike the faceting common to copper gutters, and is a fraction of the cost.



Prevents Ice Dams

Typical gutters can actually cause leaks inside the house from ice dams. Ice dams form when snow on the roof and in the gutter freezes. Heat loss from inside the house melts the ice on the roof, but not the ice in the gutter, which extends beyond the heated area. The melted ice water on the roof cannot flow off the roof because of the ice dam in the gutter, so it flows backward up the roof until it finds its way inside the house.

Duragutter has a channel on the top backside that a piece of metal flashing locks into. This flashing extends up the fascia and under the roofing. This creates a waterproof barrier that prevents water from entering the house.

Easy, Fast, Strong

Duragutter is a precision engineered system that uses aluminum keys to connect and align segments. Unlike standard aluminum gutters, all Duragutter components are in the same plane, creating a seamless look that mimics wood gutters. The installation is simple and fast, with none of the complexity and mess of fiberglass gutters.

Simple, Strong Connections

We Help You Get It Right

Frame to Finish Sequence

Whether traditional or contemporary, getting the details right can be hard. To make it easier, we have created twelve 3D models covering details for our three gutter profiles. On the products page, scroll through the images to find the detail that matches your design. You can click on any detail to see the model, which you can rotate and view to see the framing and finish. In addition, you can download .pdf and .dwg files showing the exact construction details. You can even print out full size drawings to use as templates.



PN: 10774536

info@duragutter.com

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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



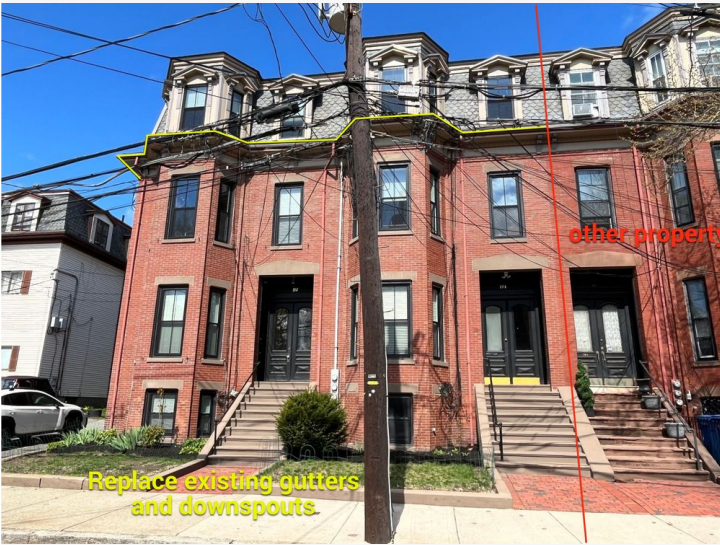
Project: Guy Morllo
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Creator: Tiago Pereira

3



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

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

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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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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 122/131

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



Massachusetts Cultural Resource Information System

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Recorded by Betsy Friedberg, Preservation Planner

Organization Mass. Historical Commission

Date May 1986

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Broadway

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