



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: 47 Columbus Ave

Case: HP24-000107

Applicant: David Dinklage and
Dominique Stassart

Owner: Same as Applicant

Legal Ad: *The Applicant seeks a
Certificate of Appropriateness to alter a
LHD property by replacing wood gutters.*

HPC Meeting Date: November 19, 2024



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 subject is the c.1882 Italianate style residence known as the Phillip Eberle House. This property is located within in the Prospect 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.

- The replacement of wooden gutters and fascia with fiberglass.

II. FINDINGS

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. 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.

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

Applicant Proposal: The Applicant proposes to replace rotting and leaking wooden gutters with fiberglass gutters meant to look like traditional wood. The replacement is necessary because linings would not suffice, per the advice of multiple experts.



Portion of existing gutters

FiberGutter Standard Profiles

FiberGutter is an exact representation of the traditional Boston Wood Gutter profile and has been approved in multiple historic district commissions throughout the United States.

FiberGutter features a UV protected, resin impregnated white finish to complement your home and lightweight yet strong fiberglass construction.

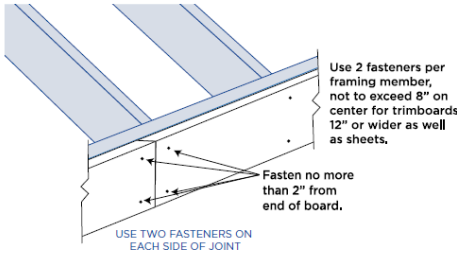
All standard 4x5 and 4x6 FiberGutter Profiles are manufactured in 16', 24' and 40' lengths



Replacement gutter specs

The Applicant also proposes to replace the fascia with a cellular PVC from AZEK Trim and Moulding products. The Applicant writes in their narrative that cortex screws will be used to minimize PVC movement relative to the wood, as this has been a concern of the Commission in the past.

- 3/8" and 1/2" AZEK Sheet products are not intended to be ripped into trim pieces. These profiles must be glued to a substrate and mechanically fastened.
- AZEK BEADBOARD AND COLUMN WRAP FASTENING CONSIDERATIONS
(Use one of the following):
- #7 trim screw
- 16 gauge T-nail
- 15 gauge round head (for 1/2" Beadboard only)
- Fasteners should be a minimum of 1 1/2" in length



Replacement fascia specs

Finally, the Applicant states that any replacement downspouts will be corrugated aluminum and will match the house color.

Preservation Planning Assessment:

The proposed replacement gutters will be visible from a public way. Pursuant to the Design Guidelines

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.

The Applicant states that multiple experts were consulted, and the consensus was that the gutters could not be preserved as wood, given the extent of rot and leaking. Per their narrative, the replacement fiberglass gutters and fascia will look like traditional wood, and they will be painted to match house colors. This is aligned with the Design Guidelines' references to exterior treatments being compatible with the integrity and character of the original structure.

Also aligned with the above excerpt from the Design Guidelines, the downspouts will be painted to match house colors, creating minimal visual impact.

III. FINDINGS & VOTE

When brining the matter to a vote the HPC must state their findings and reasons on why they take their position.

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 a 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 prior to their implementation may delay final sign-offs/COs.
4. Gutters and fascia should match the existing materials' colors, and the downspouts should be painted to match the house color against which the downspout is mounted.
5. The Applicant shall contact Preservation Planning a minimum of 15 business days prior to arranging for a final inspection from ISD. Preservation Planners or their designee shall issue a sign-off upon completion of the project that it was executed in accordance with the Certificate of Appropriateness.

Contact shall be made at the following email address ONLY:

historic@somervillema.gov

The Applicant must provide before and after photos of the project area in the email as .JPG attachments. The attachments cannot be embedded in the body of an email

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.243
Historic Name:	Eberle, Phillip House
Common Name:	
Address:	47 Columbus Ave
City/Town:	Somerville
Village/Neighborhood:	Prospect Hill;
Local No:	
Year Constructed:	C 1882
Architectural Style(s):	Italianate;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	SMV.AW
Designation(s):	Local Historic District (10/31/1989);
Building Materials:	Wall: Wood; Wood Clapboard; Foundation: Brick;
Demolished	No



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) under the subject heading "MHC Forms."

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

This file was accessed on: Tuesday, October 29, 2024 at 2:36 PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

LHD 10/31/89 (10)
PI- PROSPECT
USGS - BOST, N
SECT B

AREA

FORM NO.

Prospect
Hill

243

SOMERVILLE

47 Columbus Avenue

ic Name Phillip Eberle

Present residential

Original residential

PTION

1882-1884

maps / deeds

Italianate - gable end

ect

Exterior Wall Fabric clapboard

Outbuildings

Major Alterations (with dates)

Condition good

Moved Date

Acreage 3544 sq. ft.

Setting North side of Columbus, below
Prospect Hill Park, northeast corner
of Prospect Hill Ave. late 19th century
residential neighborhood

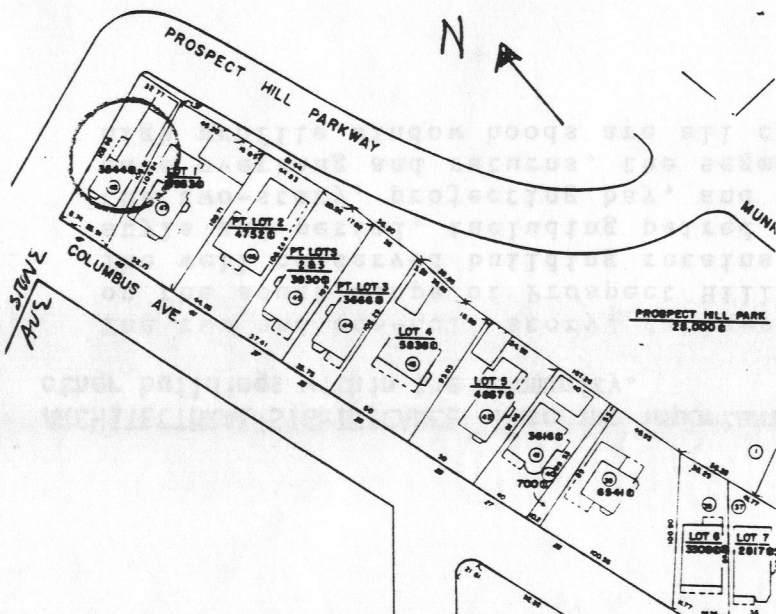
Recorded by Gretchen G. Schuler

Organization Somerville Historic
Preservation Commission

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

The two and one-half story, gable-end, Italianate dwelling is well situated on the south slope of Prospect Hill near the entrance to the 1903 Park. The well conserved building retains architectural detail reminiscent of the style and period, including paired brackets at the cornice of the house, the two-story, projecting bay, and the enclosed entrance porch. The wide eave overhang and returns, the segmental arched gable peak window, and the high profile window hoods are all characteristics of the Italianate style.

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

Prospect Hill, one of the most substantial residential neighborhoods of Somerville, evolved throughout the late 19th century. Prior to that it was an agricultural community of farms. Columbus Avenue, once known as Warren Avenue, ran from Walnut to Bonner Street until the 1870s when it was continued through Bonner property to Washington Street. Its proximity to Union Square, a center for commercial and transportation activity made it a desirable place to live. Columbus Avenue was and is half way to the top of Prospect Hill and only a few blocks from Highland Avenue where the civic center of Somerville was by the mid to late 1800s.

This property was part of Artemus C. Richardson's land, which he had acquired from the Bonner Estate (the part on which his house, #41 Columbus Avenue) and from the Stones (this lot and #45 Columbus) who owned large areas of land on the south side of Prospect Hill. In 1882 Richardson sold this lot to Phillip Eberle who built the house and lived here by 1884. Eberle had been one of the major investors in the 1869 Masonic Block in Union Square and maintained a boot and shoe shop in that building. Eberle also contributed to the commercial development of Union Square when he built the brick 1884 Eberle Building also in Union Square.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("Richardson", land only), 1884 ("Eberle"), 1895 ("Phillip Eberle")
2. City Directories, 1870s-1890s.
3. Registry of Deeds, Middlesex County: Book 1604 Page 241.