



City of Somerville

HISTORIC PRESERVATION COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

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Chair

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Adam Wylie, *Alt.*

Secretary

Alan Bingham

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Ryan Falvey

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ADDRESS: 12 Adams Street

CASE: HPC.ALT 2021.31

APPLICANT: James Lockwood Construction Company, Inc., 12 Davis Ct,
Brookline, MA 02445

OWNER: Annette Mckee & Mike Mariani, 12 Adams St, Somerville, MA

DETERMINATION: *Conditional* **CERTIFICATE OF APPROPRIATENESS (CA)**

DECISION DATE: July 20, 2021

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the proposal ***for replacement of wood gutters and downspouts with Duragutter gutters and downspouts*** as-submitted for the **Local Historic District (LHD) property at 12 Adams Street.**

SUMMARY OF PROPOSAL

- The Applicant requested to replace the historic wood gutters and downspouts with new Duragutter or copper gutters and downspouts.

DETERMINATION

The applicable portions of the *Design Guidelines* is **B. Roofs**

The HPC voted 5-0 to approve the request for a Certificate of Appropriateness for Duragutter gutters. In their discussion, the HPC discussed the more historically accurate nature of Duragutter Gutters and downspouts over copper replacement gutters and downspouts. The HPC also discussed whether a round or oval downspout should be used and voted to allow round downspouts or oval if more volume is needed.

The HPC then voted 5-0 to grant a **CONDITIONAL CERTIFICATE OF APPROPRIATENESS (CA)**.

The following conditions apply. Failure to comply with this Certificate and the conditions added thereto may result in delays to final sign-offs, removal of incongruous/inappropriate materials or incongruously/inappropriately-designed replacement features, CO, or other changes/ delays.

93 Highland Avenue
Somerville, MA 02143
(617)-625-6600 ext.2500
www.somervillema.gov
historic@somervillema.gov

CONDITIONS

1. The Applicant/Owner shall file this 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.
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. Gutters and downspouts shall be replaced with Duragutter gutters and downspouts.
9. The applicant shall use round downspouts unless the downspout needs to hold more volume, in which case an oval downspout shall be used.
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.

Submitted:

Wendy Sczechowicz
Preservation Planner, Zoning & Preservation
