



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

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

Site: 50 Sargent Avenue

Case: HPC.ALT 2021.39

Applicant: John Murray

Owner: Same as applicant

Legal ad: *Replace wood gutters with
anodized metal gutters*

HPC Meeting Date: July 20, 2021



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.1870 Italianate building known as the Peabody Simmons 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 Applicant proposes the following;

- Replace existing wood gutters and with galvanized aluminum gutters



Above: Material specification for proposed galvanized aluminum gutter

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 replacing them with galvanized aluminum in the same location as the existing gutters and painting the gutters to match the structure.

Preservation Planning Assessment:

A house 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, Preservation Planning recommends that a condition to the approval be added that requires the gutters to be painted. A painted gutter (and downspout), one that is painted to match the portion of the house against which it rests will more closely approximate the look of a wood gutter.

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 50 Sargent Avenue.

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/Owner shall upload that approved plan set to ISD.
9. 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.

5" x 10'0" Zambelli Galvanized Steel Gutter



nbel

MASTERHAFT EP
\$42.53

- 1 +		Add to cart
Quantity Pricing		Price
1 - 9		\$42.53
10 - 24		\$41.14
25+		\$39.75

X

SKU: 43000016

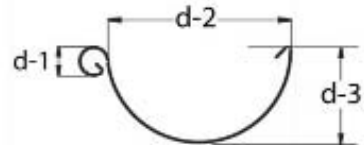
Categories: [Gutters-1](#), [Gutters-4](#)

Tags: [43000016](#), [galvanized](#), [half round gutter](#), [steel](#), [zambelli](#)

Description	Brand	Additional Information	Reviews (0)
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Description

Zambelli Galvanized Half Round Gutter is made from 24ga (0.24") G-120 Galvanized Steel. Our G-120 coating is 30% heavier and more durable than the standard G-90 coating.



Gutter Size	Dimension 'd-1'	Dimension 'd-2'	Dimension 'd-3'
5"	.67"	5"	3.125"
6"	.67"	6"	3.687"
7.6"	.875"	7.56"	4.50"









Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.1237
Historic Name:	Simmons, Peabody House
Common Name:	Pierce, J. G. - Dyer, Gilman C. House
Address:	50 Sargent Ave
City/Town:	Somerville
Village/Neighborhood:	Winter Hill
Local No:	71-B-24
Year Constructed:	c 1870
Architect(s):	Simmons, Peabody
Architectural Style(s):	Italianate
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.BZ: Thurston - Walnut Local Historic District
Designation(s):	Local Historic District (03/29/2011)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle Foundation: Brick



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>)

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

This file was accessed on: Sunday, July 11, 2021 at 1:51: PM

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

71/ B/ 24

Boston-North

SMV.1237

Town Somerville

Place (neighborhood or village) Winter Hill

Address 50 Sargent Avenue

Historic Name Peabody Simmons House

Use: Present Single-family residence

Original Single-family residence

Date of Construction c.1870-1873

Source Somerville City Directories and Atlases

Style/Form Italianate/ L-shaped

Architect/Builder Peabody Simmons, contractor (attributed)

Exterior Material

Foundation Brick

Wall Wood shingles

Roof Asbestos shingles

Outbuildings/Secondary Structures Barn

Major Alterations (with dates) Wood shingles replaced original clapboards at an undetermined date. The rear, one-story shed-roofed ell does not appear to be original. The roof deck atop the two-story ell appears to be of fairly recent vintage.

Condition Good

Moved ☐ yes ☒ no

Acreage 3500 Square feet

Setting Situated next to a large undeveloped yard. The house faces almost directly on the street. Two courses of granite blocks enclose the extremely narrow frontage.

Recorded by Edward W. Gordon

Organization Som.Historic Preservation Comm.

Date(month/day/year) 3/7/05

RECEIVED

OCT 10 2005

MASS. HIST. COMM



ARCHITECTURAL DESCRIPTION ☐ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Situated next to a large, undeveloped side yard, 50 Sargent Avenue retains its original siting, form and saw-cut elements. Despite changes to its fabric, the house represents a side hall plan, Italianate vernacular house that is typical of c. late 1850s to early 1880s single-family housing located in Somerville, Cambridge as well as Boston's outer neighborhoods. Possessing an L-shaped form, this house rises two stories from a brick basement to a gable roof with return eaves. Constructed of wood with wooden trim elements intact, the house's original clapboards were covered with wood shingles at an undetermined date. The main block measures three-bay-by-three bays. Projecting from the main block's rear wall is a two-story, two-bay-by-two-bay integral ell. A flat roof that supports a recently constructed porch encloses the ell. The rear wall of the two-story ell, in turn, is contiguous with a one-story, shed-roofed ell that probably represents a later addition.

The placement of the front door at the street gable suggests a side hall interior plan. A short flight of wooden steps leads to a front door that does not appear to be original. High, solid railings of fairly recent vintage enclose the steps. The front door is flanked by plain, vertical and horizontal boards, and is sheltered by a bracketed, typically Italianate-bracketed door hood. To the right of the entrance is a one-story polygonal bay with a bracketed cornice. In general, windows contain 1/1 double-hung replacement sash that replaced original 2/2 double-hung wood sash. Three standard size windows are ranged across the main facade's second story. A standard size window illuminates the attic. The main facade culminates in an attic with return eaves. The eaves are accented by saw cut paired brackets. The side walls exhibit string courses that separate the first and second stories.

HISTORICAL NARRATIVE ☐ see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

Built c.1870-1873, 50 Sargent Avenue was one of the first built within the area bounded by Broadway and Walnut, Medford and School Streets. Sargent Avenue and adjacent house lots were set out during the 1860s. The H. F. Walling Map of Somerville (1857) shows the future site of 50 Sargent Street as part of a large undeveloped tract bounded by Medford, School, Broadway and Walnut Streets. This house provides physical evidence of Somerville at the time of its incorporation as a city; a city transitioning from an agrarian economy with industries along the Fitchburg and Boston and Lowell Railroad lines to a densely built-up, overwhelmingly residential community.

50 Sargent Avenue was probably built by and for Peabody Simmons, contractor. He is first listed here in 1873 when Sargent Street was called Mills Street (the street's namesake was the Mills who owned 29-31 Avenue's lot in 1874 and apparently lived outside the City). By 1884, 50 Sargent Street was numbered 13 Mills Street and was owned by a J. G. Pierce, another landlord who evidently lived outside of Somerville. By 1895, the house was owned by Gilman C. Dyer, traveling salesman. Dyer is listed in 1890 at 156 Walnut Street. Dyer and his wife Mary lived here until at least the early 1900s. By 1910, Mary Dyer, widow of Gilman C. is listed at this address. From the late 1910s until the early 1920s, number 50 was the residence of Ida M. and Charles H. Thompson. By the late 1920s, Lillian F. and Clyde W. McDuffee are listed at this address. Mr. McDuffee was a machinist who lived here until the early 1940s.

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

Bromley, George, *Atlases of the City of Somerville*, 1895; 1900.

Draper, Martin, *Map of Somerville*, 1852.

Walling, H. F., *Map of Somerville*, 1857.

Hopkins, G. M., *Map of the City of Somerville*, 1874; 1884.

Mc Alester, Virginia & Lee. *Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Samuels, Edward A., *Somerville Past & Present*. Boston: Samuels & Kimball Company, 1897.

Somerville City Directories: 1869-70 to 1940.

Zellie, Carole, *Beyond the Neck: The Architecture and Development of Somerville, MA*, 1982, 1990.



Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Critical Statement form.



City of
Somerville
Massachusetts

Assessors Map

- Parcel Boundary
- Block Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

Lot Dimensions
Lot Number
Square Footage
Frontage Dimension
Street Address

80 0 80 Feet
1" = 80'
February 07, 2002

Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1993. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.

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