

ADDRESS: 2010 EDISON**APPLICATION NO: #23-8479****HISTORIC DISTRICT: BOSTON-EDISON****APPLICANT: CLIFFORD TERRY****OWNER: DEBORAH VINSON****DATE OF STAFF SITE VISIT: 7/18/2023****DATE OF PROVISIONALLY COMPLETE APPLICATION: 7/10/2023****SCOPE: REPLACE BUILT-IN/BOX GUTTERS WUTH HUNG GUTTERS****EXISTING CONDITIONS**

Erected ca. 1920, 2010 Edison is a two-story, single-family dwelling which is located in the Boston-Edison Historic District. The home features a side-gabled, central mass with a rear, intersecting hipped-roof wing. Classical Revival decorative detailing includes front-gabled dormers with wood pilasters and classical broken pediment detailing in the gable ends top the roof at the building's primary elevation, eave returns at the roof's side gables, the wood frieze board at the roof-wall junction, and the dentilated cornice (frieze and soffit) at the front elevation eaves. A five-window bay at the building's front elevation, first story also features a pedimented wood surround which is topped with a wood cornice. The original built-in/box gutter system with metal downspouts and historic-age metal collector boxes remains at the front elevation. Conventional modern hung, metal gutters with aluminum downspouts are located at the side elevations. Exterior walls at stories one and two are clad with red brick while lapped wood siding is located within the gable ends. Windows are the original double-hung wood units. Louvered wood shutters flank the windows at the front elevation, second story.



Current appearance. Staff photo taken on 7/18/2023

PROPOSAL

Per the submitted building permit application/Historic District Commission Project Review Request form and scope of work, the work is proposed as following:

- Install new 5" K-style aluminum, post-hung gutters while removing/covering built-in gutters
- Replace the existing non-historic, hung aluminum gutters and downspouts at the side elevations with new aluminum gutters and downspouts
- Paint wood trim elements and wood siding white to match existing color.
- Replace all areas of rotted wood

STAFF OBSERVATIONS AND RESEARCH

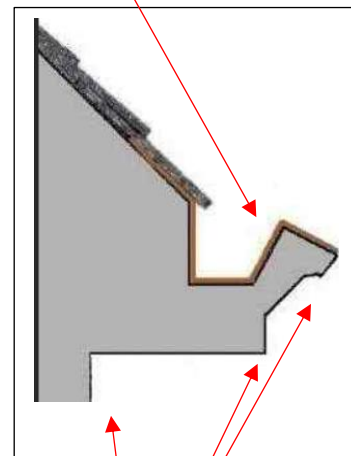
- Please see the below photos to note that the building retains its original built-in/box gutter system and historic metal box collectors at the front elevation. Modern k-style hung gutters have been affixed to the eaves/fascia at the side elevations. It is staff's opinion that the existing wood eaves/cornice at the front elevation's roof (to include the original wood integrated/box gutter system, dentilated fascia, and soffit) is a distinctive character defining feature of the home as they display decorative detailing associated with the Classical Revival style. Built-in gutters, hidden from view. Are a purposeful design element intended to prioritize the home's classical architectural character and detail at the eaves.



Current appearance. Staff photo taken on 7/18 /2023

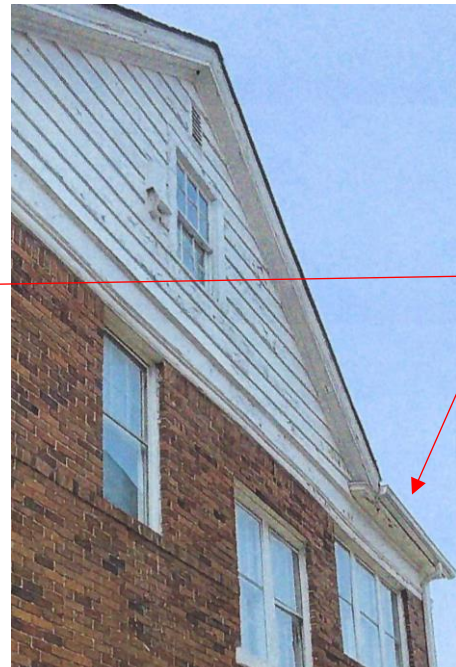
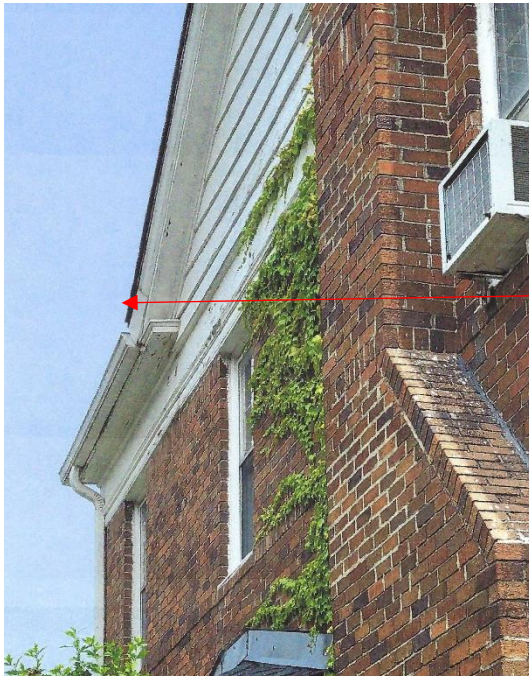
Original built-in /box gutters (not visible). See below section drawing

Section drawing showing hidden location of built-in gutters



Classical detailing

Original collector boxes



Non-historic hung aluminum gutters at side elevations

Applicant photos

- The applicant included several photos of homes within the 2000 block of Edison which have conventional K-style aluminum hung gutters. Staff did conduct a field visit and confirmed the applicant’s assertion that most of the homes in the near vicinity of 2010 Edison do have modern aluminum gutters.

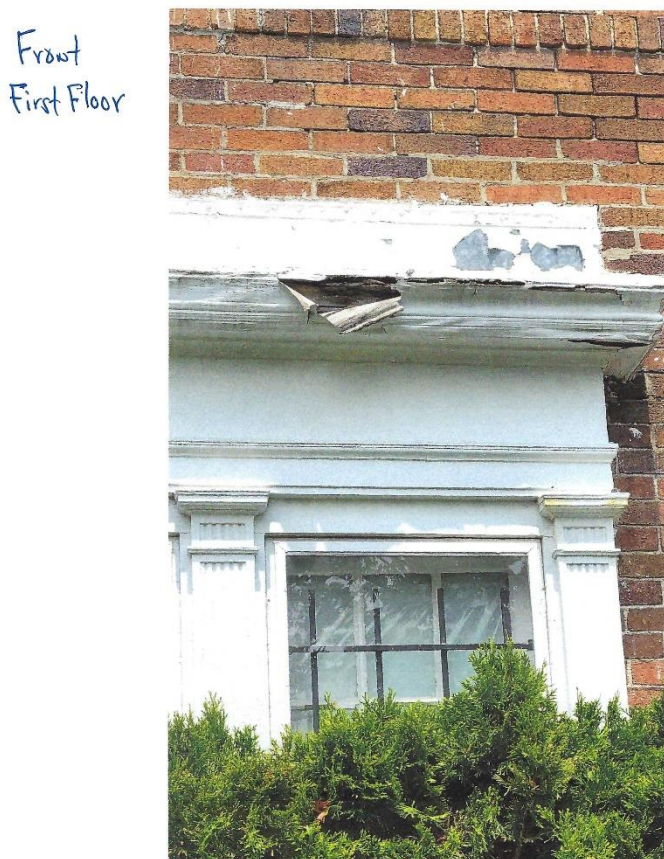
ISSUES

- As noted above, the submitted permit application and HDC Project Review Request Form states that the current project proposes to “replace wood cornice gutters with 5” aluminum.” The submitted material does not describe why the existing built gutters need to be replaced/the condition of the original gutters nor does it specifically outline the manner in which the original gutters at the front elevation will be “removed and replaced.” Staff therefore requested that the applicant provide the following information:
 - Detailed narrative scope of work outlining how the gutters will be installed. Specifically, how will the existing internal gutter system and existing cornice, soffit, and fascia be addressed? Will the existing gutters be covered with shingles, etc.?
 - Please be specific to note where each of the downspouts will be located at all four sides of the house. This can be indicated on the photos
 - Please provide manufacturer brochure re: the new gutters and downspouts
 - Please note why the existing gutters cannot be kept and repaired vs adding new gutters

Staff has yet to receive the above-requested information as of the date of this report’s completion. It is therefore unclear to staff if the original built-in gutters are deteriorated beyond repair/if repair is technically or financially infeasible. While maintenance of such systems is more complicated in that the copper or galvanized metal lining must be

maintained, they are nevertheless in active use on dozens of similar homes in Detroit Historic Districts. Allowing alteration of this feature would set a poor precedent, in staff's opinion. Staff is also unclear re: what elements of the existing historic gutter system will be removed and the specific manner in which the new gutters will be appended to the distinctive character-defining cornice/eaves at the front elevation.

- Although the application has not specifically outlined how the new gutters will be installed at the front elevation, it is clear to staff that they will be appended to eaves in such a manner that will obscure or possibly lead to the removal of portions of the decorative stepped wood fascia and will change the geometry of the distinctive character-defining eaves/cornice. It is therefore staff's opinion that the proposed installation of new gutters at the front elevation does not meet the Standards, as these elements are distinctive character-defining features.
- The submitted documents include a detail photo of the cornice of the bay window which is located at the front elevation, first story (see the below). As the specific locations of the new gutters and downspouts have not been indicated in the current application, staff is unclear if the applicant included this photo because he is seeking to install new hung gutters and downspouts at this location. It is staff's opinion that the location of new hung gutters in this location would not meet the Standards because the work would obscure or possibly lead to the removal of portions of the fascia and will change the geometry of the distinctive character-defining element.



Applicant photo of bay window cornice at front elevation, first story

- Note that the applicant has stated that they are seeking approval to “replace all rotted wood” prior to painting. However, the application does not specify how the wood will be replaced (what material, etc.) and an estimation of extent/areas of the wood replacement.

RECOMMENDATION

RECOMMENDATION # 1 Section 21-2-78. Determination of the Historic District Commission – DENIAL

The submission does not indicate that the original built-in gutters are deteriorated beyond repair/that their repair is technically or financially infeasible. Also, the proposed new K-style aluminum gutters proposed for installation at the front elevation will obscure or possibly lead to the removal of portions of the decorative stepped wood fascia and will change the geometry of the distinctive character-defining eaves/cornice. For these reasons, staff recommends that the Commission deny the issuance of a Certificate of Appropriateness for the installation of new gutters at the building's front elevation as the work does not meet the Secretary of the Interior's Standards for Rehabilitation, in particular Standards #s:

1. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
4. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

RECOMMENDATION # 2 Section 21-2-78. Determination of the Historic District Commission – CERTIFICATE OF APPROPRIATENESS

It is staff's opinion that the proposed painting of the wood siding and trim and new gutters and the side elevation's rear eave returns conform to the Elements of Design for the district and meet the Secretary of the Interior's Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of appropriateness these work items with the condition that the applicant provide staff with a more detailed description re: the areas of wood that will be replaced and the manner in which the wood will be replaced. If staff determines that any aspect of this work item does not meet the Standards, it will be forwarded to the Commission for review at a future monthly meeting.