



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: 12 Aldersey Street

Case: HPC.ALT 2021.26

Applicant: Lara & Vladimir Jaugust

Owner: Lara & Vladimir Jaugust

Proposal: *Exterior alterations*

HPC Meeting Date: May 18, 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.1869 Second Empire detached house known as the Stephen G. Hammond House. This property is located approximately the fourth parcel on the southwestern tercile of Aldersey Street and Walnut Street 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 Applicant proposes to restore the historic portico, please see attached Form B for photo reference. and are listed under their relevant Design Guideline category:

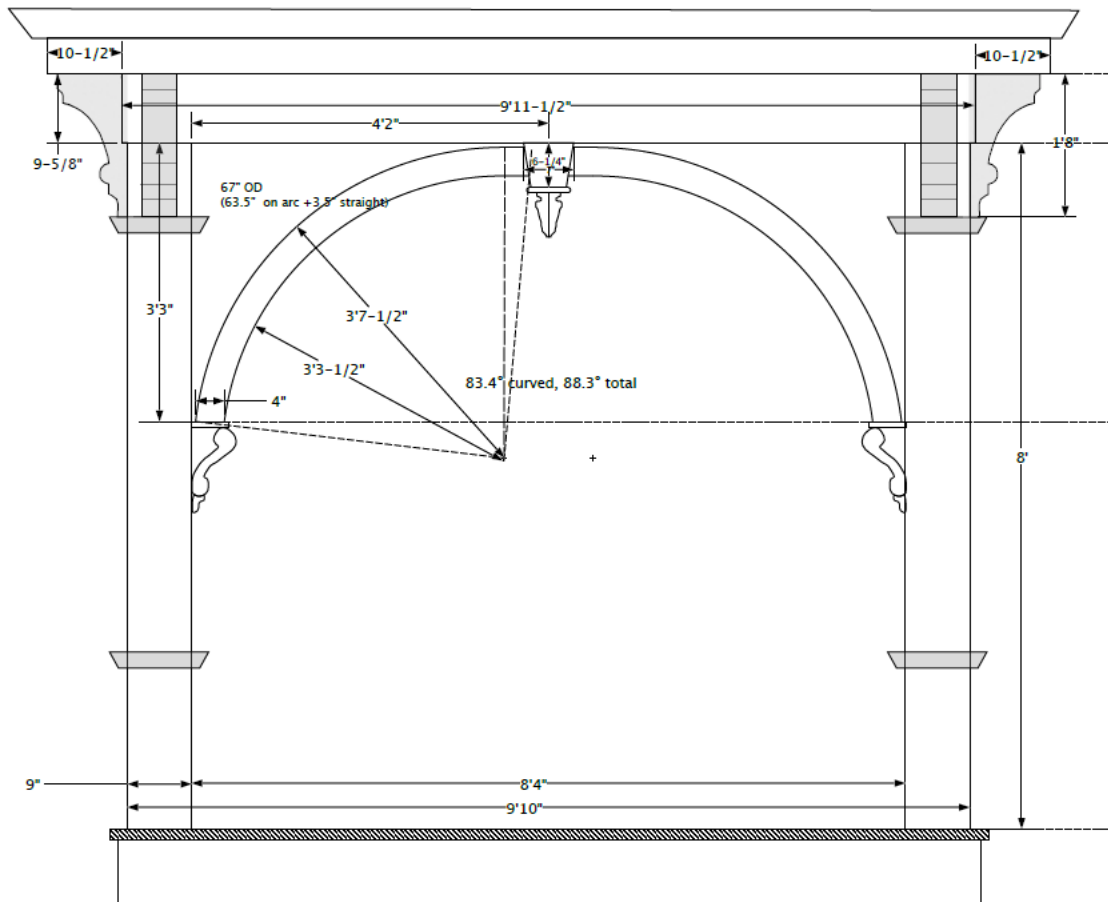
- Rehab and rebuild portico as necessary to original design
- Decorative details will be constructed of wood
- Portico ceiling and landing to be constructed from mahogany
- Columns to be made of wood, wrapped in Azek and then painted
- Secure portico to residential structure using ledger board and bolts

II. ASSESSMENT OF PROPOSAL

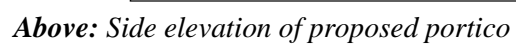
The HPC must make findings based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and associated Design Guidelines. The portions of the regulations that are applicable to the proposed alterations are discussed below.

D. Porches, steps, trim and other exterior architectural elements

The Applicant proposes restoring and replacing the front portico. This work includes the decorative arches, brackets, columns, ceiling, and landing. Submitted plans for the portico depict the replacement of architectural elements that were previously altered or removed, such as the brackets and half arch trusses. Images of the historic portico and proposed dimensions of the columns, trusses, and brackets are provided below and are also appended to this staff report that fall under the HPC's review purview.



Above: Front elevation of proposed portico



Preservation Planning Assessment:

The most relevant portion of this Design Guideline is as follows:

Retain and repair porches and steps that are original or later important features, including such items as railings, balusters, columns, posts, brackets, roofs, ornamental ironwork and other important decorative items. If new pieces are needed, they should match as closely as possible the style, shape, scale and materials of the old. Avoid replacing wood posts and railings with metal ones, or wood porch decks with concrete.

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

Portico

The applicant proposes to fully restore the portico back to the original design and appearance. The existing front portico has been altered from the original as depicted in the historic photograph. The current portico is supported by 4" x 4" free-standing posts on the front and engaged chambered posts with brackets. The free standing posts in the front of the portico are altered replacements of the original posts. The open brackets on the side elevation of the portico are missing the pendant. Original brackets are missing. The front entrance of the portico is missing the decorative half arch trusses. The sides of the portico are each missing one half arch truss. 20th Century wood railings were added to either side of the entry.

Submitted plans for the portico depict the replacement of architectural elements that were previously altered or removed, such as the brackets, open brackets, and half arch trusses. Proposed plans also depict the removal of the wood railings added in the 20th Century.

Current photographs provided by the applicant show that some elements of the current portico are original to the structure and look like they can be repaired rather than replaced. Though the applicant states that the portico is to be retained and restored as necessary, the plans do not specify which elements will be restored and which are to be replaced, however Staff has proposed a condition to address these items.

VI. FINDINGS & VOTE

When bringing the matter to a vote the HPC must state their findings and reasons on why they take their position. Staff presents the associated project components again below:

D. Porches, steps, trim and other exterior architectural elements

- Rehab and rebuild portico as necessary to original design
- Decorative details will be constructed of wood
- Portico ceiling and landing to be constructed from mahogany
- Columns to be made of wood, wrapped in Azek and then painted
- Secure portico to residential structure using ledger board and bolts

VII. 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 zoning compliance/building permit.
2. The Applicant/Owner shall obtain all relevant building permits through Inspectional Services Department (ISD) and any other required departments/agencies.
3. 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.
4. 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 sign-offs/COs.
5. Original columns, cornices, brackets, trusses, and frieze found to be in good condition shall be retained and re-used *in situ* with replacement wood installed where necessary to replace damaged or rotten columns, brackets, cornice, trusses, and frieze.
6. Columns, cornice, brackets, trusses, frieze and similar detailing shall be painted wood.
7. Columns shall be molded to include cimbra detailing along the shafts.
8. Single brackets shall be installed along the lower cornice line.
9. Existing 20th Century portico balustrades and railings shall be removed.
10. Portico decking and ceiling shall be wood.
11. The plan set shall be updated to incorporate the materials, details, and design aspects set forth in this condition set. The updated plan set shall be submitted to Preservation Planning for their review and approval prior its submission to ISD.
12. Once the updated plan set is approved by Preservation Planning, the Applicant/Owner shall upload that approved plan set to ISD.
12. 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.



ORIGINAL DESIGN

Front Porch to be rehabilitated to match.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.1142
Historic Name:	Hammond, Stephen G. - Lovering, Joseph House
Common Name:	Brodil, William F. House
Address:	12 Aldersey St
City/Town:	Somerville
Village/Neighborhood:	Prospect Hill
Local No:	73-A-006
Year Constructed:	
Architect(s):	
Architectural Style(s):	Second Empire
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.BF: Aldersey - Summit Historic District
Designation(s):	Local Historic District (3/4/2003)
Building Materials(s):	Roof: Asphalt Shingle Wall: Asbestos Shingle; Vinyl Siding; Wood 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>)

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."

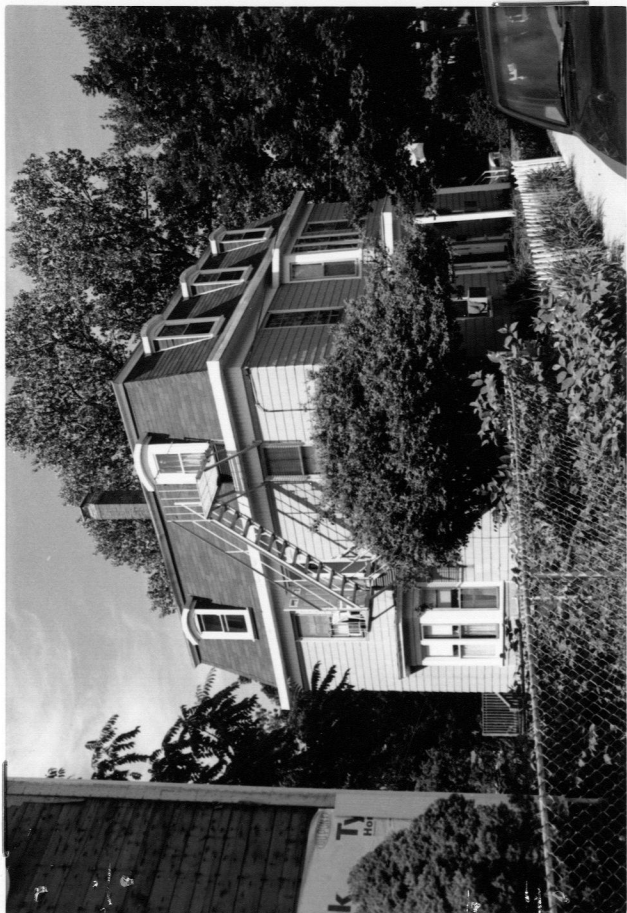
Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Monday, September 21, 2015 at 11:06 AM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION



or natural feature. Label streets including route numbers, if any.
Circle and number the inventoried building. Indicate north.

SEE ATTACHED MAP

RECEIVED

JUN 25 2003

MASS. HIST. COMM

Recorded by Gretchen G. Schuler

Organization Somerville Historic Preservation Commission

Date (month / year) June 2002

Assessor's Number USGS Quad Area(s) Form Number

73-A-006

Boston
North

1142

Town SOMERVILLE

Place (neighborhood or village) Prospect Hill

Address 12 Aldersey Street

Historic Name Stephen G. Hammond House

Uses: Present multi-family residential

Original single-family residential

Date of Construction 1869

Source deed/subdivision plan

Style/Form Second Empire

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim asbestos shingles/vinyl trim

Roof asphalt

Outbuildings/Secondary Structures none

Major Alterations (with dates) siding, windows, fire escapes

Condition fair to good

Moved ☒ no ☐ yes Date n/a

Acreage 11,506 sq. ft.

Setting South side of Aldersey Street, in a late nineteenth century residential neighborhood of predominately large former single-family dwellings (many converted to multiple units), opposite one of the oldest houses on Prospect Hill. Low picket fence in front. Lot slopes to rear. Driveway on east or left side.

BUILDING FORM

☒ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

ARCHITECTURAL DESCRIPTION

☐ see continuation sheet

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

This large, three-bay, three-story, Second Empire house is situated close to the sidewalk on the south side of Aldersey Street adjacent to a similar house, 14-16 Aldersey Street. The lot drops off steeply to the south so that the rear elevation is four stories with a full raised basement. The building, which now is divided horizontally into multiple dwelling units, consists of the main block with Mansard roof, an open entrance porch and a second-story oriel surmounted on the roof of the porch. The building has been covered with asbestos shingles and the slate roof has been replaced with asphalt shingles. Architectural trim also has been covered with vinyl. The entrance porch is carried by 4" x 4" free-standing posts (replaced alteration) on the front and engaged chamfered posts (attached to the house) with open brackets that have only the block of a drop pendant remaining (the pendant is missing). This remnant of trim conveys a sense of the detail that once adorned this substantial house. The centered entrance has a paneled door with half-side lights. Over the entrance porch is a wide oriel with two windows on the front and a single narrow one-over-one on each side. Other windows have two-over-two sash. There are three segmental arched dormers on the main façade and two on each of the side elevations. One chimney protrudes from the roof on the east slope of the Mansard roof. Both side elevations have metal fire escapes reaching to the third story with doors to apartments at the second and third floor levels.

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.

Prospect Hill, the highest Somerville area overlooking Boston, became a desirable place for merchants and Boston businessmen to settle from the mid-nineteenth century. Prior to that, the area was in agricultural use. From the 1840s some development occurred on Prospect Hill and by the late 1860s and early 1870s subdivision plans laid out by real estate investors and successful merchants shaped the residential neighborhoods of today. Aldersey Street was laid out in a plan of house lots drawn up by Quincy A. Vinal (1826-1904) in 1868. (Plan Book 15, Plan 64) The Plan, dated November 12, 1868, showed seven lots on the Plan of Building Lots in Somerville owned by Quincy A. Vinal. Aldersdey Street ran from Walnut Street on the east to a long north-south strip of land on the west owned by the Heirs of Robert Vinal, which was part of a 104-building lot plan dated 1869 (Plan Book 16B, Plan 67). This house was built on Lot #3 almost immediately after the subdivision was drawn up. Quincy A. Vinal had purchased the land in 1849 and lived from ca. 1850 at 9-11 Aldersey Street (MHC #1136) in one of the first houses built in the immediate neighborhood. His father, Robert Vinal had settled in Somerville in 1824 in the Bow Street area and owned large tracts of land on Prospect Hill. Quincy Vinal's brother, Robert A. Vinal, a prominent resident of Somerville also lived on the hill at the corner of Walnut and Aldersey streets in a property that no longer is extant. The street name, Aldersey, was a family name – the middle name of Robert A. Vinal, Jr. as well as his and Quincy Vinal's father.

This dwelling was built on a lot that had been purchased in 1869 by Ira Hill and Edwin Bacon, two well known real estate investors in this area. In 1870 they were responsible for the subdivision plan that laid out Summit, Pleasant and Grand View avenues as well as part of Vinal Avenue. Hill and Bacon purchased this lot as well as the large lot of 17-19 Aldersey Street in early 1869 and then built the houses, both in the Second Empire style.

INVENTORY FORM CONTINUATION SHEET

Town
SOMERVILLE

Property Address
12 ALDERSEY ST.
Area(s) Form No.

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

	1142
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Hill and Bacon had purchased this lot from Vinal for \$2000. They sold the lot with the house to Stephen G. Hammond for \$9000, who in turn sold to Joseph Lovering in 1872 for \$10,000. Lovering had died by 1877 and his widow, Eliza remained at 12 Aldersey until her death. In 1893 the property was sold by the trustee under Joseph Lovering's will to William F. Brodil for \$5900. The value of this property is interesting to note, however, it is not known if this was a trend in the area or whether the drop in value is singular to this lot and house which retained its full square footage throughout these transactions. Brodil had lived in Somerville and worked as a tailor or a tailor's cutter in Boston. Other Brodils in Somerville also were tailors. The family lived here into the 1930s. Later residents were Mary E. and Mary F. Schouler, teacher and housewife. From the 1870s to the 1940s the directories never showed multiple families living at this address.

This property, the adjacent house at 14-16 Aldersey, and the one across the street at 17-19 Aldersey all were built soon after Aldersey Street and the lots were laid out in Quincy A. Vinal's 1868 plan. Each displays the Second Empire style with similar architectural elaboration common to the style and period of development. The first owner of the lots of this house and 17-19 Aldersey Street was Ira Hill who had the houses built prior to selling the properties to the first residents. Adorinan Taylor, who purchased 17-19 Aldersey Street was a known carpenter and builder and may have worked on both properties as well as 14-16 Aldersey Street. The segmental arched dormers on this house and the Taylor house are similar and the placement, size and scale of the second-story oriels on this house and the Fenno house next door also are similar.

BIBLIOGRAPHY and/or REFERENCES

☒ *see continuation sheet*

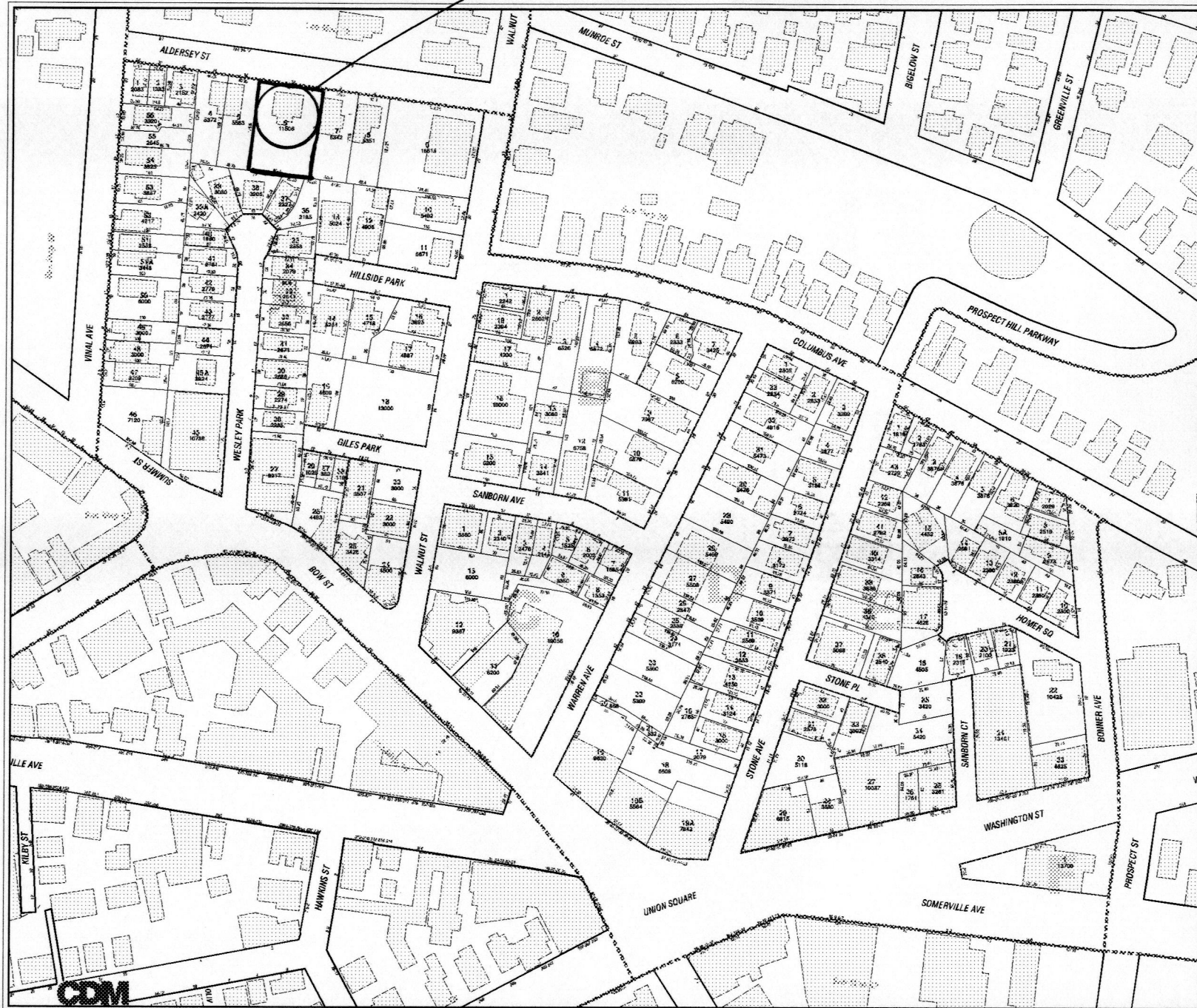
Landscape Research. Beyond the Neck. Cambridge: MA 1982.
Middlesex South Registry of Deeds: Deeds
Somerville City Directories. 1871-72 through 1930.
Somerville Public Library: Local History Room, Vertical Biography Files.

Maps:

Bromley, George. Atlas of the City of Somerville. Philadelphia, 1895.
Hopkins, G.M. and Co. Atlas of the City of Somerville, Massachusetts. Philadelphia, 1874.
Hopkins, G.M. and Co. Atlas of the City of Somerville, Massachusetts. Philadelphia, 1884.
Middlesex Registry of Deeds, So. Dist. Cambridge, MA. Plan of Building Lots in Somerville owned by Quincy A. Vinal, Nov. 12, 1868. Plan Book 15, Plan 64, Plan Book 16B, Plan 67.

12 Aldersey Street

SMV.1142

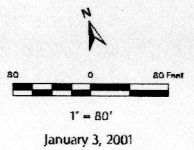
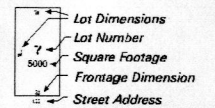


City of
Somerville
Massachusetts



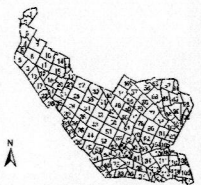
Assessors Map

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



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 general locations of cardinal boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Community Property Address
SOMERVILLE 12 ALDERSEY ST.

Area(s) Form No. 1142

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☒ Eligible **only** in a historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Gretchen G. Schuler
The criteria that are checked in the above sections must be justified here.

The Stephen Hammond House is eligible for National Register listing as part of an Aldersey Street Historic District on Prospect Hill. Although altered it is an example of the variety of houses built in these 1868 and 1869 subdivisions so that it contributes to the understanding of the development of Prospect Hill as a late nineteenth century neighborhood for businessmen and professionals as well as craftsmen. It retains its form, massing, and roof shape and is similar to two other houses on the street.





