



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

HISTORIC PRESERVATION COMMISSION

KRISTENNA CHASE, *PRESERVATION PLANNER*
SARAH WHITE, *PLANNER & PRESERVATION PLANNER*

Case #: HPC 2019.017
Date: April 16, 2019

Recommendation: Conditional Approval

PRESERVATION STAFF REPORT

Site: 8 Aldersey Street

Applicant Name: Judith Klausner
Applicant Address: 8 Aldersey Street, Unit 3
Owner Name: same as above
Owner Address: same as above

Petition: Judith Klausner, Owner, seeks permission from the Somerville Historic Preservation Commission (HPC) to erect a shed at the end of the driveway

HPC Hearing Date: April 16, 2019



8 Aldersey Street – Google 2018

I. PROJECT DESCRIPTION

1. **Subject Property:** See Form B for details.
2. **Proposal:** The Applicant proposes to add a small garage/utility/storage building at the end of the driveway. It will be a small 6' x 12' gable ended building with painted wood siding. The building will have double doors and a small windows. See https://jamaicacottageshop.com/wp-content/uploads/2017/12/6x12Nantucket_2017.pdf?x74439
The owner plans to use the building for storage of artists' materials.

II. FINDINGS FOR NEW ADDITIONS



1. New additions should not disrupt the essential form and integrity of the property and should be compatible in size, scale, material and character of the property and its environment. Where possible, new additions should be confined to the rear of the house.
2. It is not the intent of these guidelines to limit new additions to faithful copies of earlier buildings. New designs may also evoke, without copying, the architecture of the property to which they are being added, through careful attention to height, bulk, materials, window size, and type and location, and detail. A building should not, however, be altered to an appearance that predates its construction.
3. New additions or alterations should be done in a way that, if they were to be removed in the future, the basic form and integrity of the historic property would remain intact.

Staff Findings: The HPC has no Guidelines for accessory buildings. Staff found that the proposed accessory building would not impact the historic building. Its location at the end of the driveway and visible from a distance from both Aldersey Street and Walnut Street would have minimal impact on the perception of the historic district. The shed is essentially a temporary structure easily removable from the site. The form of the shed is simplified traditional form and would not convey a false sense of historical development. Staff finds that new accessory structures that are not based on historic precedent, including garages and sheds, should be constructed in rear yards and should be unobtrusive. The building should be painted to relate to the color scheme of the house.

III. RECOMMENDATION

Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, Staff recommends A Certificate of Appropriateness for the new ADA ramps and entry with the following conditions:

1. All appropriate building permits shall be obtained prior to the start of any work.
2. A 6' x 9' "Nantucket" storage shed may be erected at the end of the driveway in the parking area assigned to Unit #3 on side way from the lot line.
3. The shed shall be painted to match the color scheme of the house.
4. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.





Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.1143
Historic Name:	Vinal, Quincy A. - Tead, Rev. Edward Sampson House
Common Name:	Miley, Lucy House
Address:	8 Aldersey St
City/Town:	Somerville
Village/Neighborhood:	Prospect Hill
Local No:	73-A-007
Year Constructed:	c 1880
Architect(s):	
Architectural Style(s):	Italianate
Use(s):	Boarding House; Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture; Literature; Religion
Area(s):	SMV.BF: Aldersey - Summit Historic District
Designation(s):	Local Historic District (03/04/2003)
Building Materials(s):	Roof: Slate Wall: Vinyl Siding; Wood; Wood Clapboard 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: Monday, August 13, 2018 at 4:18: PM

FORM B – BUILDING



nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection 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-007

Boston
North

1143

Town SOMERVILLE

Place (neighborhood or village) Prospect Hill

Address 8 Aldersey Street

Historic Name Quincy A. Vinal – rental property

Uses: Present single-family residential

Original multi-family residential

Date of Construction ca. 1880

Source map/directories

Style/Form Italianate

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim new wood clapboards/wood trim

Roof slate

Outbuildings/Secondary Structures none

Major Alterations (with dates) siding in process of being stripped, some vinyl windows – in progress (Summer 2002)

Condition fair to good

Moved ☒ no ☐ yes Date n/a

Acreage 6342 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. Sloping lot. Chain link fence in front at sidewalk edge. Trimmed evergreens in front of front bay. 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 L-plan front-gabled house with a projecting centered two-story bay rises from a brick foundation, has been stripped of siding with only the sheathing and some old clapboards revealed, and retains its slate roof. The house is two and one-half stories with a two-story polygonal bay on the front gable over which there is a single attic window in the gable peak, an entrance in the side wing and a partially built porch within the L formed by the front-gabled block and the side wing. Over the partially built porch are partially constructed exterior stairs to reach a boarded over second-story opening on the east side. The entire west side and the gable peak of the side ell are covered with vinyl siding while clapboards are exposed on the sides of the gabled wing. The historic features that presently remain are the boxed and raking cornice with wide returns, the Italianate paired cornice brackets, and the two-over-two sash found on the first and second story windows. The third-story dormers have been replaced with vinyl windows. A new water table and one corner board have been applied. A single chimney rises at the ridge of the main block. The lot drops off substantially at the rear exposing the raised brick basement.

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, that was part of a 104-building lot plan dated 1869. This house was built on Lot #2 by 1884. 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.

Quincy A. Vinal owned this large lot into the twentieth century during which time it was rental property lived in by non-family members. When the street and lots were laid out in 1868 this lot was part of a larger Lot 2 which had 11,693 square feet. Only a small barn or shed was on the lot according to the 1874 map. By 1884 this house had been built on the western side of the lot and the eastern side had two outbuildings only. First known resident of this house was the Reverend Edward Sampson Tead (b. 1852) and family. Tead was the pastor at the Prospect Hill Congregational Church from 1884 until 1901, but lived here into the 1910s. He had been born in Jamaica Plain and studied at Amherst, Yale Divinity and Andover Theological Seminary before becoming pastor in Cumberland Mills, Maine. Tead was called to the Prospect Hill Church from the Maine post. The Prospect Hill Congregation had been organized in 1874 and was first housed on Warren Avenue. Tead was the pastor during when the congregation decided to build the new edifice on the corner of Bow and Walnut streets. The Romanesque style building, which is extant, was designed by Henry S. McKay. Tead had five

INVENTORY FORM CONTINUATION SHEET

Town
SOMERVILLE

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

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

1143

children, one of whom probably was Donald Tead who published a weekly church bulletin called "The Prospect" in the 1890s. The bulletins were published from this home address.

Later residents were more transient and there were some years in which this house may have served as a boarding house. For instance in the mid 1920s there were up to five seemingly unrelated persons living here who worked in several trades.

As with 6 Aldersey Street this house was rental property for the Vinals and did not leave Vinal ownership until the late 1940s when both 6 and 8 Aldersey Street were sold by trustees or by the bank. This house was purchased by Lucy Miley in 1948 and her deed, which came from Guardian Deeds and probates because the property had been split among many estates, sheds light on a Vinal family mystery. The title for this house was tied to the estates of Quincy A. Vinal, his wife, his daughters, including one married daughter – Sarah Vinal Keene and her heirs, and one son who is not referenced in Vinal's 1904 obituary, which only noted his wife and seven daughters. Attached to this 1948 deed is an affidavit from an attorney, Frank W. Kaan, who stated that he knew that Quincy A. Vinal (d. July 14, 1904) and Augusta S. Vinal (d. March 7, 1910) had a son "who is known in various probates in the said Middlesex County as Quincy Peirce Vinal, Percy Vinal, Quincy Percival Vinal, and Quincy Pierce Vinal, all the same one who was presumed to be dead but later appeared and was fully accepted as the son of Quincy A. Vinal and Augusta S. Vinal." In fact this accounts for the Quincy P. Vinal who is listed as living at 9 Aldersey Street – the family homestead – in the early 1940s and was 82 years old in 1942.

The 1940s deeds are the first indication of two separate lots for 6 and 8 Aldersey Street because they remained in the estates of the family members from the times of construction until the 1940s and both served as rental property.

BIBLIOGRAPHY and/or REFERENCES

☒ *see continuation sheet*

Landscape Research. Beyond the Neck. Cambridge: MA 1982.

Middlesex South Registry of Deeds: Deeds including affidavit in Book 7254, Page 325.

Somerville City Directories. 1871-72 through 1930.

Somerville Public Library: Local History Room, Vertical Biography Files and Prospect Hill Congregational Church box – "The Prospect".

Maps:

Bromley, George. Atlas of the City of Somerville. Philadelphia, 1895.

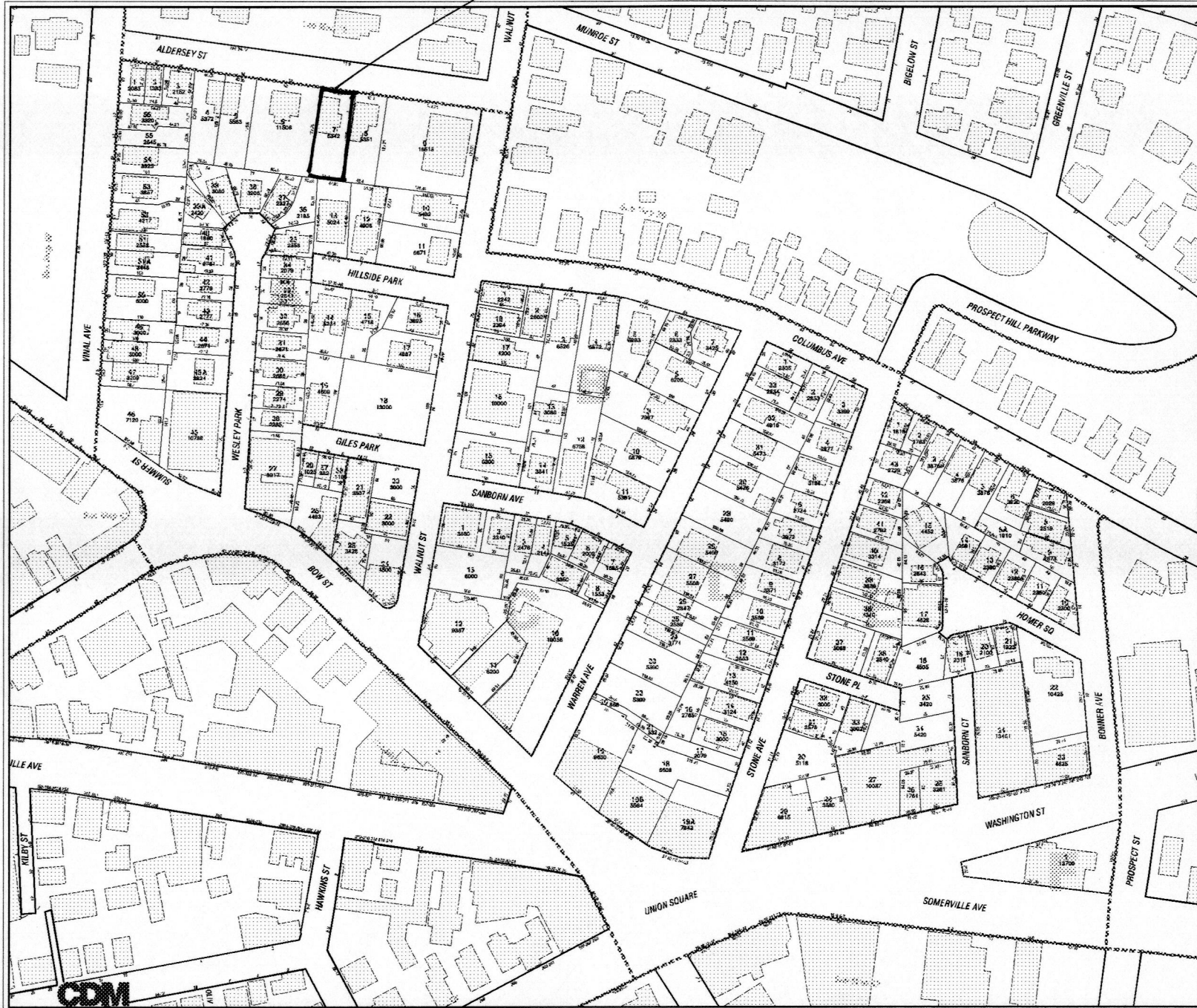
Hopkins, G.M. and Co. Atlas of the City of Somerville, Massachusetts. Philadelphia, 1874.

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.

8 Aldersey Street

SMV.1143

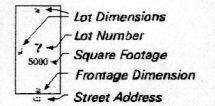


City of
Somerville
Massachusetts



Assessors Map

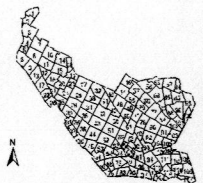
- Parcel Boundary
- Block Boundary
- ~~~~ Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



1" = 80'
January 3, 2001

Source: Right-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 directions of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



73

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

Community Property Address
SOMERVILLE 8 ALDERSEY ST.

Area(s) Form No. 1143

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.

This house built by Quincy A. Vinal for rental property could be referred to as the Reverend Edward S. Tead House for the long time occupancy of an important local figure. It is eligible for the National Register of Historic Places as part of an Aldersey Street district for its representation of the variety of dwellings built here following the 1868 subdivision and for its interesting association with the Vinals as well as an important figure in the Prospect Hill Church, the Rev. Edward S. Tead.