



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY
DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

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

Site: 6 Aldersey Street

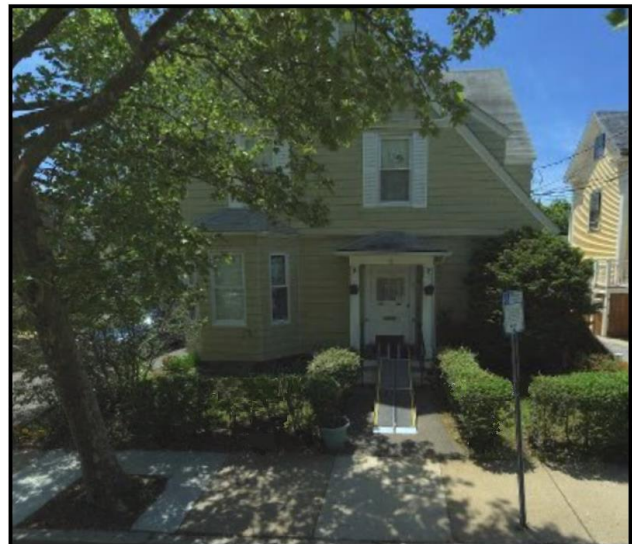
Case: HPC.ALT 2021.64

Applicant: Mario Sousa

Owner: Teresa McCusken

Legal Ad: *Alterations to an existing deck*

HPC Meeting Date: January 25, 2022



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.1895-1899 Victorian building known as the Quincy A Vinal House. This property is approximately within 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 the following;

- Installation of a roof over the rear deck measuring 6' 6" high, extends 12', and 14' wide.
- A rubber roof will be placed atop the new deck roof
- Replacing railing posts from 4"x4" posts to 6"x6" posts to support the roof

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.

A. Installation of rear deck

The applicable Somerville LHD Design Guidelines is **B. "Roofs"**

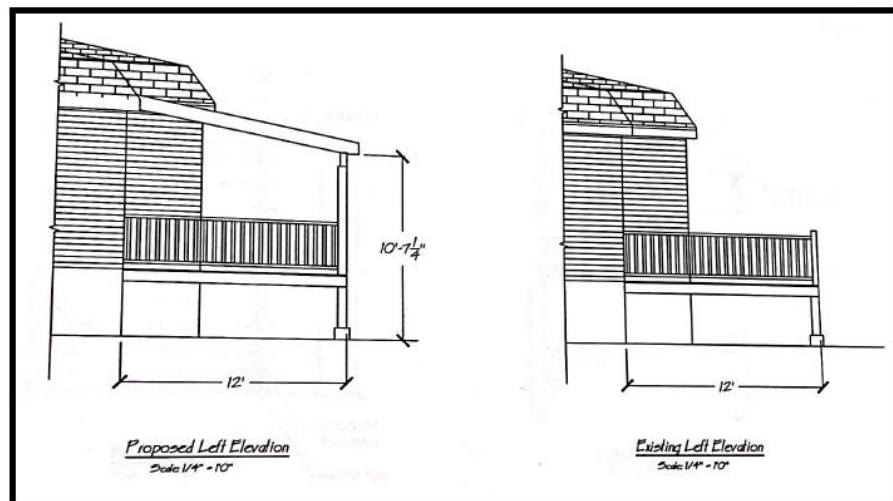
Because portions of this proposed roof deck are visible from the public way the HPC has purview over these features and the materials used.

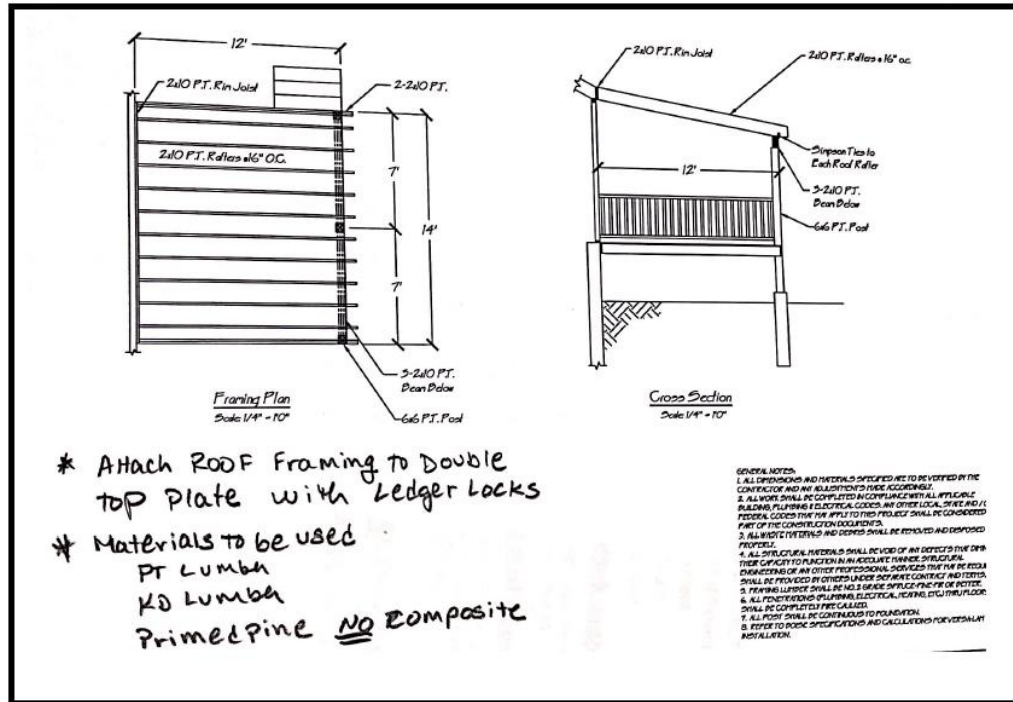
Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

Applicant Proposal

The Applicant proposes to install a roof over the existing rear deck. The new roof structure will be made of Radiata pine framing and measures 6' 6" high, extends from the building 12', and is 14' wide. Current posts along the deck will be changed from 4"x4" to 6"x6" to support the new roof. The beams along the roof will measure 2"x10"12" and fasten to the wall with a rim joist. The roof will be covered with GenTite black rubber.

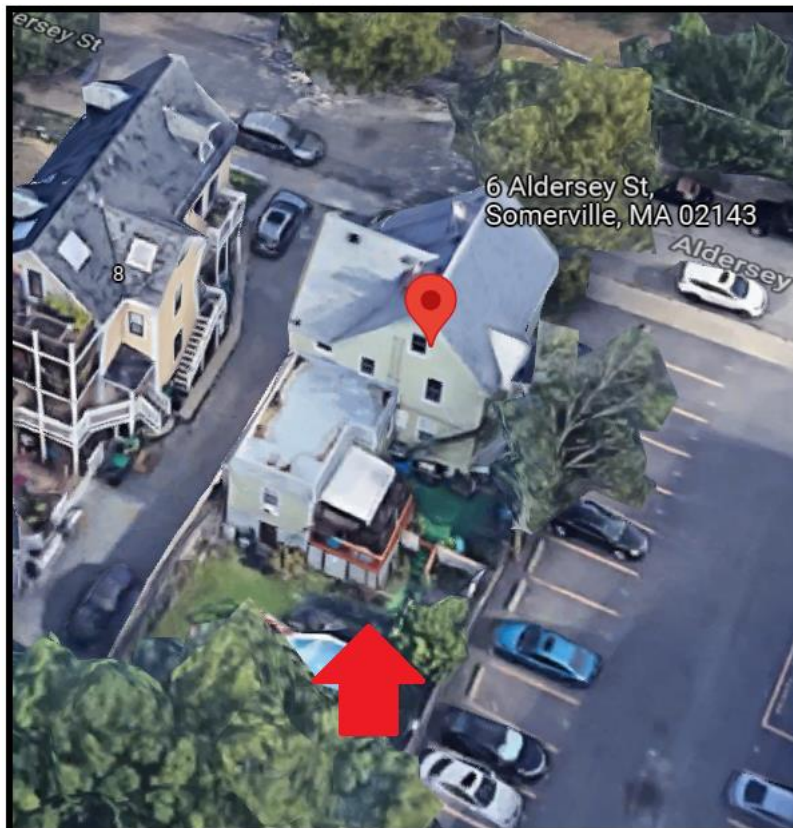
Right: Existing and proposed elevation for the roof deck at 6 Aldersey





Above: Plan of proposed roof framing with notes from the Applicant.

The proposed roof is to replace a previous roof that was destroyed by a fallen tree in March of 2020. Since the deck roof was removed in 2020 the Owner has had an awning in place.



Above: Google Satellite view of 6 Aldersey St



Above: Street view of the rear deck at 6 Aldersey St

Preservation Planning Assessment:

The current deck is placed on the left side of the house of a later rear addition at 6 Aldersey. The rear addition is to the right of the structure, with the rear deck not proceeding past the left elevation of the original structure. These factors mean that the original structure partially obscures the deck from the right-of-way; however, it is still visible.

III. FINDINGS & VOTE

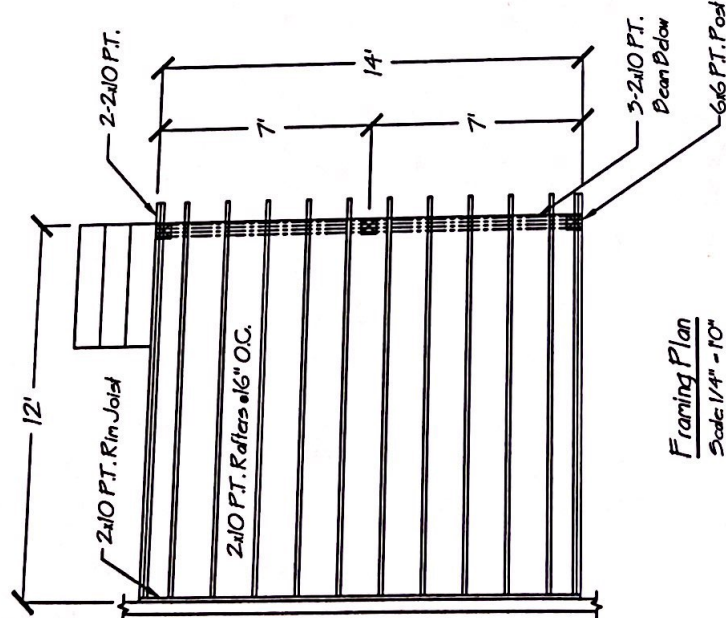
When bringing the matter to a vote the HPC must state their findings and reasons on why they take their position.

IV. RECOMMENDED CONDITION

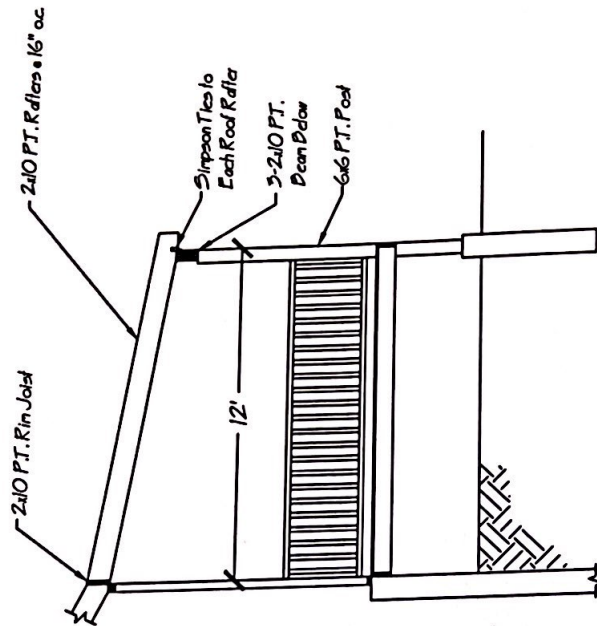
Preservation Planning recommends the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for this project:

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.
4. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department with a copy to preservation Planning at least fifteen (15) business days in advance of a request for a final inspection.
5. 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.



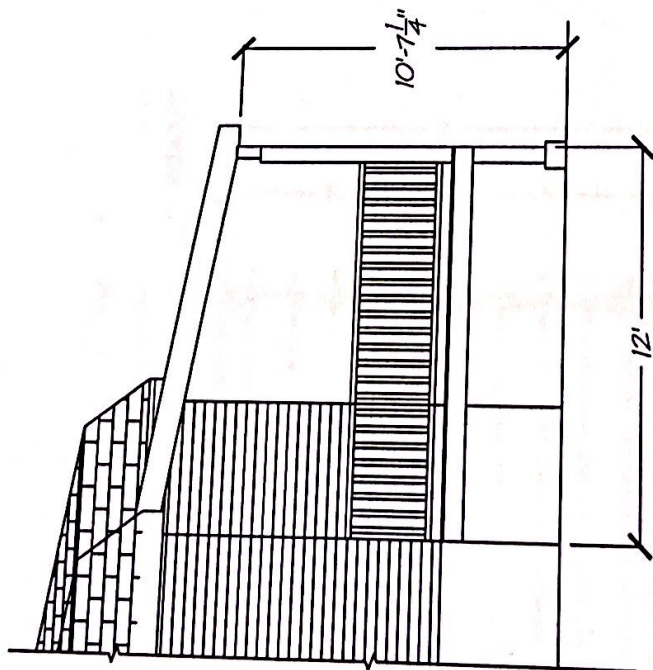
Framing Plan
Scale: 1/4" = 10"



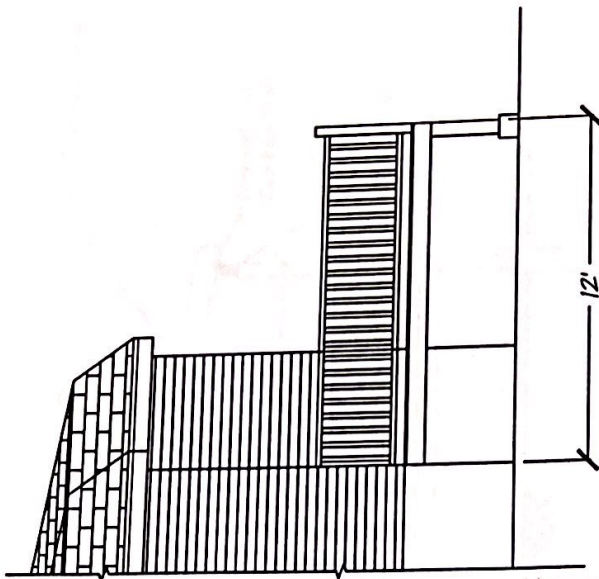
Cross Section
Scale: 1/4" = 10"

- * Attach ROOF Framing to Double top Plate with Ledger Locks
- * Materials to be used
 - PT Lumber
 - WD Lumber
 - Primed Pine NO Composite

GENERAL NOTES:
 1. ALL DIMENSIONS AND MATERIALS SPECIFIED ARE TO BE VERIFIED BY THE CONTRACTOR AND ANY ADJUSTMENTS MADE ACCORDINGLY.
 2. ALL WORK SHALL BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE BUILDING, PLUMBING & ELECTRICAL CODES, ANY OTHER LOCAL, STATE AND / OR FEDERAL CODES THAT MAY APPLY TO THIS PROJECT SHALL BE CONSIDERED AS PART OF THE CONSTRUCTION DOCUMENTS.
 3. ALL WASTE MATERIALS AND DEBRIS SHALL BE REMOVED AND DEPOSITED OF PROPERLY.
 4. ALL STRUCTURAL MATERIALS SHALL BE VOID OF ANY DEFECTS THAT DIMINISH THEIR CAPACITY TO FUNCTION IN AN EXCLUSIVE MANNER. STRUCTURAL ENGINEERING OR ANY OTHER PROFESSIONAL SERVICES THAT MAY BE REQUIRED SHALL BE PROVIDED BY OTHERS UNDER SEPARATE CONTRACT AND TERMS.
 5. FRAMING LUMBER SHALL BE NO. 2 GRADE SPURCE-PINE-FIR OR BETTER.
 6. ALL PENETRATIONS (PLUMBING, ELECTRICAL, HEATING, ETC.) THRU FLOORS SHALL BE COMPLETED PRIOR TO INSTALLATION.
 7. ALL POSTS SHALL BE CONTINUOUS TO FOUNDATION.
 8. REFER TO ROOF SPECIFICATIONS AND CALCULATIONS FOR VERBAL AND INSTALLATION.

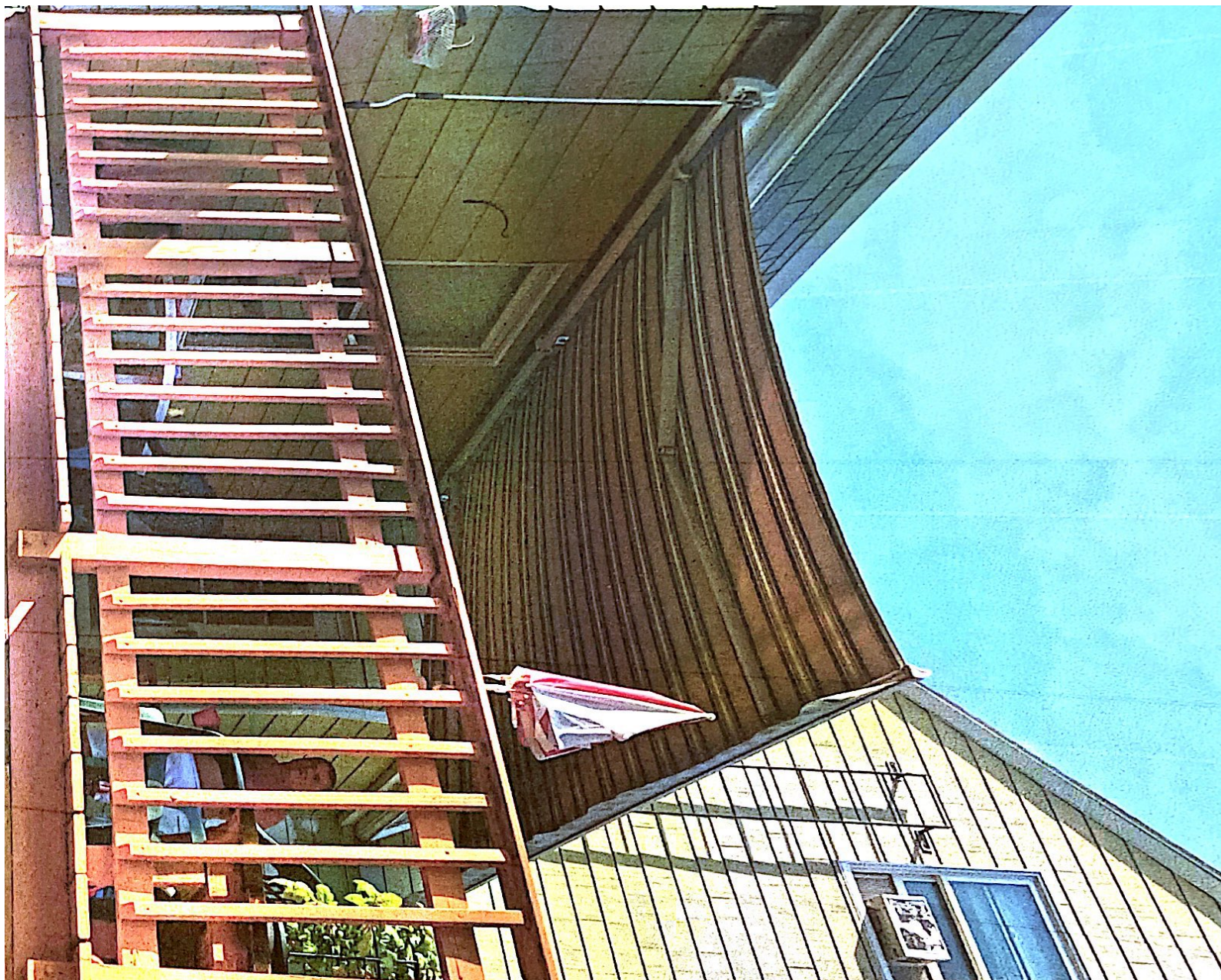


Proposed Left Elevation
Scale: 1/4" = 10"



Existing Left Elevation
Scale: 1/4" = 10"

PROJECT NAME:	6 Aldrey Street Somerville, MA 02143
DRAWN FOR:	Mario Sousa
DRAWN BY:	DKB
	11/20/2021
	PAGE: 1 OF 2





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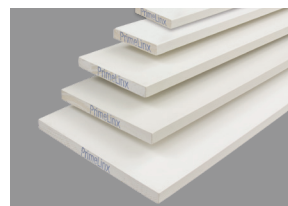
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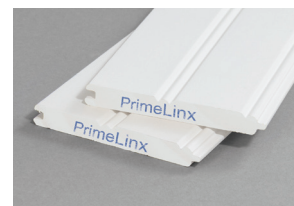
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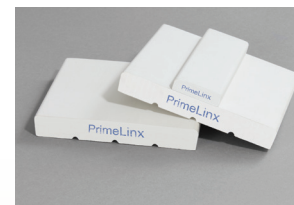
Trim Boards



Edge & CB



V-groove



Flat Jamb

	PrimeLinx® PRIMED TRIM BOARDS	Other products
100% Radiata Pine	✓	?
Primed and ready to paint	✓	?
Minimal Sanding Required	✓	X
Moisture Resistant	✓	?
Available in a variety of widths and lengths	✓	?
Manufactured to BlueLinx North American standards	✓	X
Suitable for multiple applications	✓	X
Preferred species for millwork producers	✓	?
More dent resistant compared to other species	✓	?
No unpleasant odors	✓	?
Excellent nail and screw holding properties	✓	?
Industry Leading Finish	✓	X
Special Exterior Glue during FJEG process	✓	X
Superior smooth finish of Jesso primed products	✓	?
Protective barrier placed between every layer of product	✓	X
Every shipment is inspected for quality	✓	X
End stamped with your guarantee of PrimeLinx quality	✓	X
Grown and harvested from sustainable tree farms	✓	?



07/18

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Description

GenTite LT Rubber Roofing (Black) is a non-reinforced, single-ply EPDM membrane.

Installation

GenTite LT Rubber Roofing is intended to be installed in adhered roofing systems. Refer to current GenTite Application Instructions for additional information.

Substrate Preparation

Substrates must be clean, dry, smooth and free of sharp edges, fines, loose or foreign materials, oil, grease, or other materials which may damage the membrane. All rough surfaces which could damage the membrane shall be repaired to provide a smooth substrate. All surface voids greater than ¼" (6.35 mm) wide shall be properly filled with an acceptable material.

Product Data

Name	Thickness	Color	Size	Weight	Item #
GenTite LT	60 mil (1.52 mm)	Black	10' x 25' (3 m x 7.6 m)	100.5 lb (46 kg)	W59GT10125LT
			10' x 50' (3 m x 15.2 m)	201 lb (92 kg)	W59GT10030LT
			10' x 100' (3 m x 30.5 m)	402 lb (182 kg)	W59GT61010LT

Storage

Store in original, unopened packaging, away from sources of punctures and physical damage. Assure that structural decking will support the loads incurred by the material stored on rooftop. The deck load limitation should be specified by the project designer.

Precautionary Data

- Take care when moving, transporting or handling to avoid sources or physical damage.
- Waste products such as petroleum products, greases, animal fats and oils (mineral and vegetable) should be isolated from the membrane.
- Refer to the Safety Data Sheet (SDS) for additional precautionary data prior to use.



Typical Properties

Property	ASTM Standard	Units	Performance Minimum
Thickness, minimum, 60 mil (1.52 mm)	D 412	in (mm)	0.054 (1.37)
Tensile Strength, minimum	D 412	psi (MPa)	1305 (9.0)
Dynamic Puncture Resistance	D 5635	---	pass
Static Puncture Resistance	D 5602	---	pass
Elongation – ultimate, minimum	D 412	%	300
Tensile Set, maximum	D 412	%	10
Tear Resistance, minimum	D 624	lbf/in (kN/m)	150 (26.27)
Brittleness Point, maximum	D 2137	°F (°C)	-49 (-45)
Ozone Resistance, no cracks	D 1149	---	pass
Heat Aging:			
Tensile Strength – min psi (MPa)	D 412	psi (MPa)	1205 (8.3)
Elongation, ultimate minimum	D 412	%	200
Tear Resistance, minimum	D 624	lbf/in (kN/m)	125 (21.9)
Linear Dimensional Change, maximum	D 1204	%	±1.25
Water Absorption, weight change, maximum	D 471	%	+8 (-2)
Factory Seam Strength, minimum	D 816	lbf/in (kN/m)	50 (8.8)
Weather Resistance:			
Visual inspection	G 151	---	pass
PRFSE, minimum	G 151	%	30
Elongation, ultimate minimum	G 155	%	200

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.1144
Historic Name:	Vinal, Quincy A. - Cheever, Albert House
Common Name:	Soule, H. Austin House
Address:	6 Aldersey St
City/Town:	Somerville
Village/Neighborhood:	Prospect Hill
Local No:	73-A-008
Year Constructed:	c 1895
Architect(s):	
Architectural Style(s):	Queen Anne
Use(s):	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; Wood; Vinyl Siding 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

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Monday, August 17, 2015 at 11:16 AM

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 73-A-008 USGS Quad Boston North Area(s) BF Form Number 1144

Town SOMERVILLE

Place (neighborhood or village) Prospect Hill

Address 6 Aldersey Street

Historic Name Quincy A. Vinal - rental house

Uses: Present single-family residential

Original single-family residential

Date of Construction 1895-1899

Source map/directories

Style/Form Queen Anne

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim asbestos shingles/wood and vinyl trim

Roof asphalt

Outbuildings/Secondary Structures none

Major Alterations (with dates) siding, windows

Condition fair to good

Moved ☒ no ☐ yes Date n/a

Acreage 5351 sq. ft.

Setting South side of Aldersey Street near Walnut 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. Low privet hedge in front at sidewalk edge. Driveway on east or left side adjacent to parking lot for apartment building on corner lot.

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 wide front gabled house with an off-center entrance rises from a brick foundation, has been covered with asbestos shingles and has an asphalt roof, probably replacing an earlier slate roof. The house plan consists of the main block with a large cross gable wing on the west side, a two-story projecting square bay on the east side, and a two-story rear ell that is built into the slope of the lot. The two-bay, main façade has a slightly off-center entrance marked by a small hipped entrance porch carried by wide tapered Craftsman-style squared columns or posts on bases rising from a wood deck that is reached by wood steps with iron railing. The paneled entrance door has a large horizontally rectangular light. To the left of the entrance porch is a single-story projecting bay with one-over-one sash. To the right of the entrance the corner is cut out so that the end of the front gable is supported by a turned post with a segmental arched decorative cornice. The irregular fenestration pattern on the west side includes a six-over-two sash. There is steeply pitched shed roof dormer in front of the big cross gable element on the west side also. The two-story projecting bay on the east side is topped by a gable over an open second-story porch. The first story of the bay is glazed.

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. Aldersey 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 strip was part of a 104 building lot plan dated 1869. (Plan Book 16, Plan 67) This house was built on part of Lot #2 of the 1868 Plan, after 1895 according to maps and directories. Quincy A. Vinal had purchased a two and three-quarters-acre parcel 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 continued to be owned by Quincy A. Vinal into the twentieth century so that only the directories can assist in determining when the house was built. 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 a house had been built on the western side of the lot (now 8 Aldersey Street) and two small barns or sheds were on this side of the lot. This house did not appear on the 1895 map. First known resident of this house was Albert Cheever (d. 1913), a civil engineer, who lived here by 1899 until his death. Thus it is assumed that the house was built between 1895 and 1899 by Vinal as investment property. Cheever worked for the Boston and Maine railroad and for a short period before he died was the superintendent of the Fitchburg division of the B & M Railroad. His widow, Mrs. Josephine Cheever, remained in the house until 1919. In the 1920s another engineer, H. Austin Soule, and his family lived in this dwelling.

INVENTORY FORM CONTINUATION SHEET

Town
SOMERVILLE

Property Address
6 ALDERSEY ST.

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

Area(s) Form No.

1144

When Quincy A. Vinal died in 1904 and his wife, Augusta S. Vinal in 1910 it is likely that this house along with 8 Aldersey became part of their daughters' estates and remained as rental property until the 1940s when the last of Vinal's children died. (See 8 Aldersey Street MHC #1143 for information on estates of Vinal's children.) The property was sold by the Somerville Savings Bank which held the deed in the late 1940s.

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 of Land of Vinal Heirs, 1869. Plan Book 16B, Plan 67.

6 Aldersey Street

SMV.1144

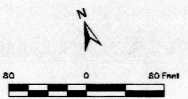
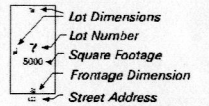


City of
Somerville
Massachusetts



Assessors Map

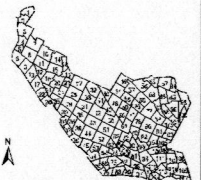
- Parcel Boundary
- Block Boundary
- ~~~~ Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



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.



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

Community Property Address
SOMERVILLE 6 ALDERSEY ST.

Area(s) Form No. 1144

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 Albert Cheever House for the long time occupancy of the Cheever family. 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, important family in shaping this neighborhood.