



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: 8 Aldersey Street

Case: HPC.ALT 2021.48

Applicant: HKF Construction

Owner: Judith Klausner

Legal Ad: *Installation of rear pergola*

HPC Meeting Date: September 21, 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.1880 Italianate building known as the Vinal Quincy A – Tead Rev. Edward Sampson 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 wooden pergola over the rear deck measuring 7' 6" high, extends 8' 4", and 6' wide.

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.

E. New additions

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

- 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.*
- 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.*

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 wood pergola over the existing rear deck. The pergola will be on the right side of the deck, and measures 7' 6" high, extends from the building 8' 4", and is 6' wide. The two support columns will be placed in the same location as the existing railing. The rafters will be fastened to the rear wall using a ledger with a joist hanger and have one structural support fastened to the right rear roof.

(Continued on next page.)

Preservation Planning Assessment:

The pergola extends over the right edge of the hipped roof; however, it is obscured from the front right-of-way by an existing dormer. The height of the gable roof as well as the height of the dormer both exceed the proposed height of the pergola. These factors mean that the pergola will be minimally visible from the right-of-way on Aldersey Street. The proposed work will be visible from the rear on Hillside Park.

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. The pergola shall be the same color as the portion of the house against which they rest.
5. 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.
6. 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.

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

COVER SHEET
& NOTES

PROJECT ADDRESS:
8 ALDERSEY ST
SOMERVILLE - MA

DRAWINGS PROVIDED BY:
NAYRA TAVARES SILVA
www.engarchdesign.com
projects@engarchdesign.com
Phone (617) 858 9788

DATE:

07/30/2021

SCALE:

NO SCALE

SHEET:

A-1



ENG ARCH DESIGN:
DESIGNER: NAYRA TAVARES SILVA
www.engarchdesign.com
projects@engarchdesign.com
Phone: (617) 858 9788
Address: 78 Donald St
Weymouth, MA

ABBREVIATIONS

ACT Acoustical Ceiling Tile	FT Foot	RO Rough Opening	DN Down	OPNG Opening
ADDN Additional	FTG Footing	S&R Shelf & Rod	DTL[S] Detail[s]	OPP Opposite Hand
ADJ Adjacent	FX Fixed	SAG Supply Air Grill	DWG[S] Drawing[s]	OPER Operable
ADJUST Adjustable	GA Gauge	SC Solid Core	EA Each	PAF Powder Actuated Fastener
AFF Above Finish Floor	GALV Galvanized	SCHED Schedule	EJ Expansion Joint	PL Plate
AL Aluminum	GWB Gypsum Wallboard	SCR Screen	ELEC Electrical	PLAM Plastic Laminate
ALT Alternate	H High	SECT Section	ENG Engineered	PLST Plaster
AP Access Panel	HB Hose Bib	SH Single Hung	EQ Equal, Equivalent	PLYWD Plywood
APP Appliance	HC Hollow Core	SIM Similar	EXG Existing	PNT[D] Painted[ed]
APPROX Approximate	HCAP Handicap	SL Slider	EXP Expansion	PR Pair
ARCHT Architect	HDWD Hardwood	SSTL Stainless Steel	EXT Exterior	PSL Parallel Strand Lumber
AWN Awning	HM Hollow Metal	ST Stucco	FD Floor Drain	PT Pressure Treated
BC Brick Course	HORIZ Horizontal	STD Standard	FDN Foundation	R Riser
BD Board	HOP Hopper	STL Steel	FE[C] Fire Extinguisher [Cabinet]	RAD Radius
BDBD Beadboard	HT Height	STN Stone	FEN Fence	RAG Return Air Grill
B/O Bottom of	HTR Heater	STRUCT Structural	FF Filter Fabric	RCP Reflected Ceiling Plan
BM Beam	INCAN Incandescent	T Thread	FIN Finish	RECP Receptacle
BSMT Basement	INSUL Insulated	T&G Tongue & Groove	FLR Floor	REF Refrigerator
CANT Cantilever	INT Interior	TBD To Be Determined	FLUOR Fluorescent	RES Resilient
CBB Cementitious Backer Board	IR Impact Resistant	TE Tempered	FP Fireplace	REQD Required
CBNT Cabinet	JT Joint	T/O Top Of		
CI Cast Iron	L Low	TYP Typical		
CJ Control Joint	LIN Linoleum	UNF Unfinished		
CL Center Line	LKG Looking	UNO Unless Noted Otherwise		
CLG Ceiling	LT Light	U/S Underside		
CLR Clear	LV Low Voltage	VCB Vinyl Cove Base		
CMU Concrete Masonry Unit	LVL Laminated Veneer Lumber	VCT Vinyl Composition Tile		
COL Column	MATL Material	VERT Vertical		
CONC Concrete	MAX Maximum	VIF Verify in Field		
CONT Continuous	MDO Medium Density Overlay	VTR Vent Through Roof		
CONTR Contractor	MIN Minimum	W/ With		
CPT Carpet	MFR Manufacturer	WD Wood		
CSMT Casement	MLDG Moulding	WDW Window		
CT Ceramic Tile	MO Masonry Opening	WG Wire Glass		
DEMO Demolition	MTD Mounted	WH Water Heater		
DBL Double	MTL Metal	WP Wall Paper		
DED Dedicated	N/A Not Applicable	WWF Welded Wire Fabric		
DF Drinking Fountain	NIC Not in Contract			
DH Double Hung	NTS Not to Scale			
DIA Diameter	O/A Overall			
DIMIS Dimension[s]	O/C On Center			

GENERAL NOTES

IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS GOVERN.

SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF HE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.

CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY OWNER/DESIGNER OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.

WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSION TO PROPOSED CONSTRUCTION ARE TO ROUGH FRAMING, UNLESS NOTED OTHERWISE

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEM ARE INDICATED ON ARCHITECTURAL DRAWINGS FOR COORDINATION ONLY.

DRAWINGS ARE FOR PERMITTING ONLY. HAVE NOT BEEN REVIEWED OR STAMPED BY A LICENSED ARCHITECT/PROFESSIONAL ENGINEER.

LIST OF DRAWINGS:

- A-1 COVER SHEET AND NOTES
- A-2 EXISTING FLOOR PLAN
- EXISTING EXTERIOR ELEVATION
- EXISTING ILLUSTRATIVE IMAGE
- A-3 PROPOSED FLOOR PLAN
- PROPOSED EXTERIOR ELEVATION
- PROPOSED TYPICAL SECTION
- A-4 CONSTRUCTION DETAIL
- PROPOSED ILLUSTRATIVE IMAGE

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

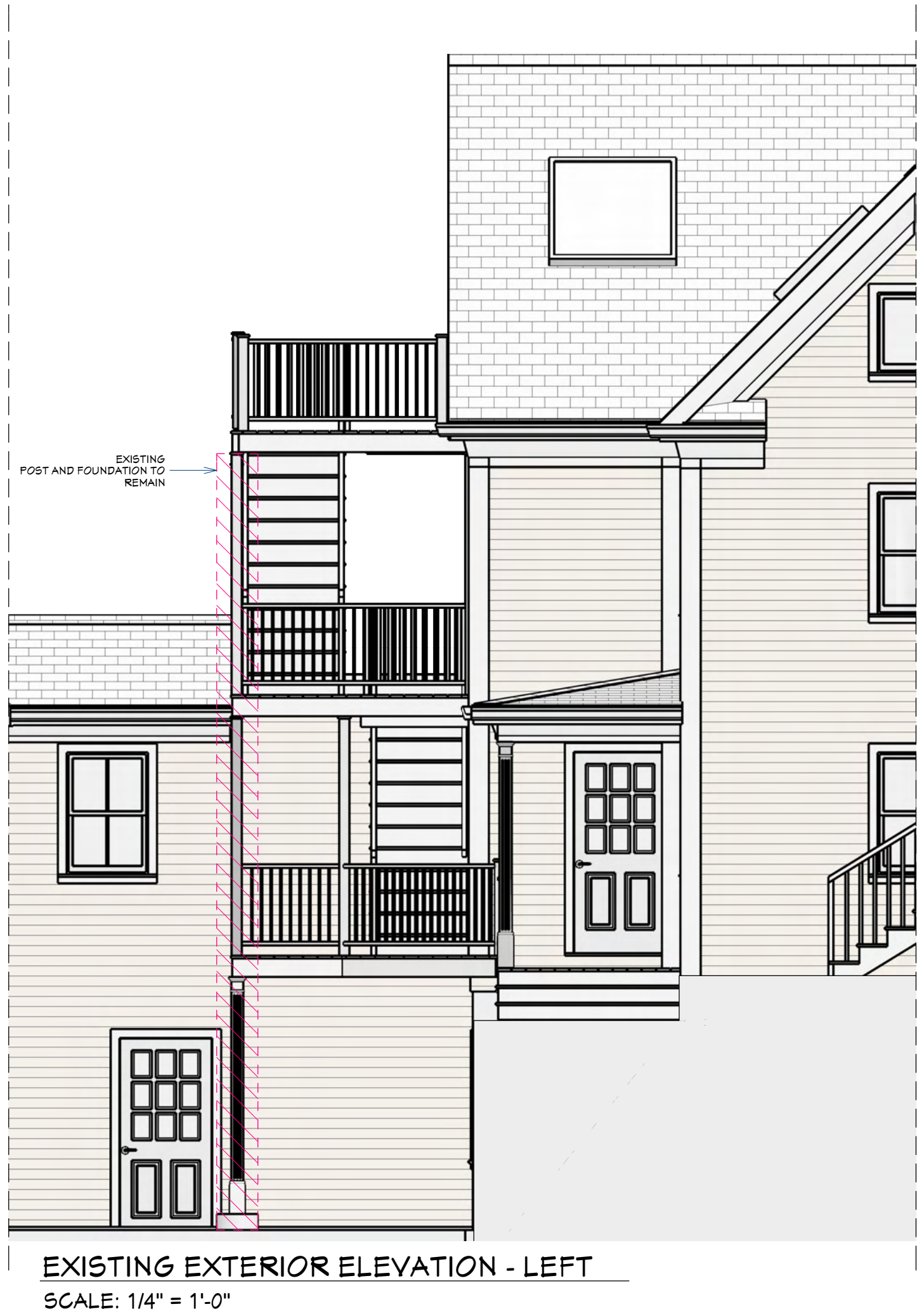
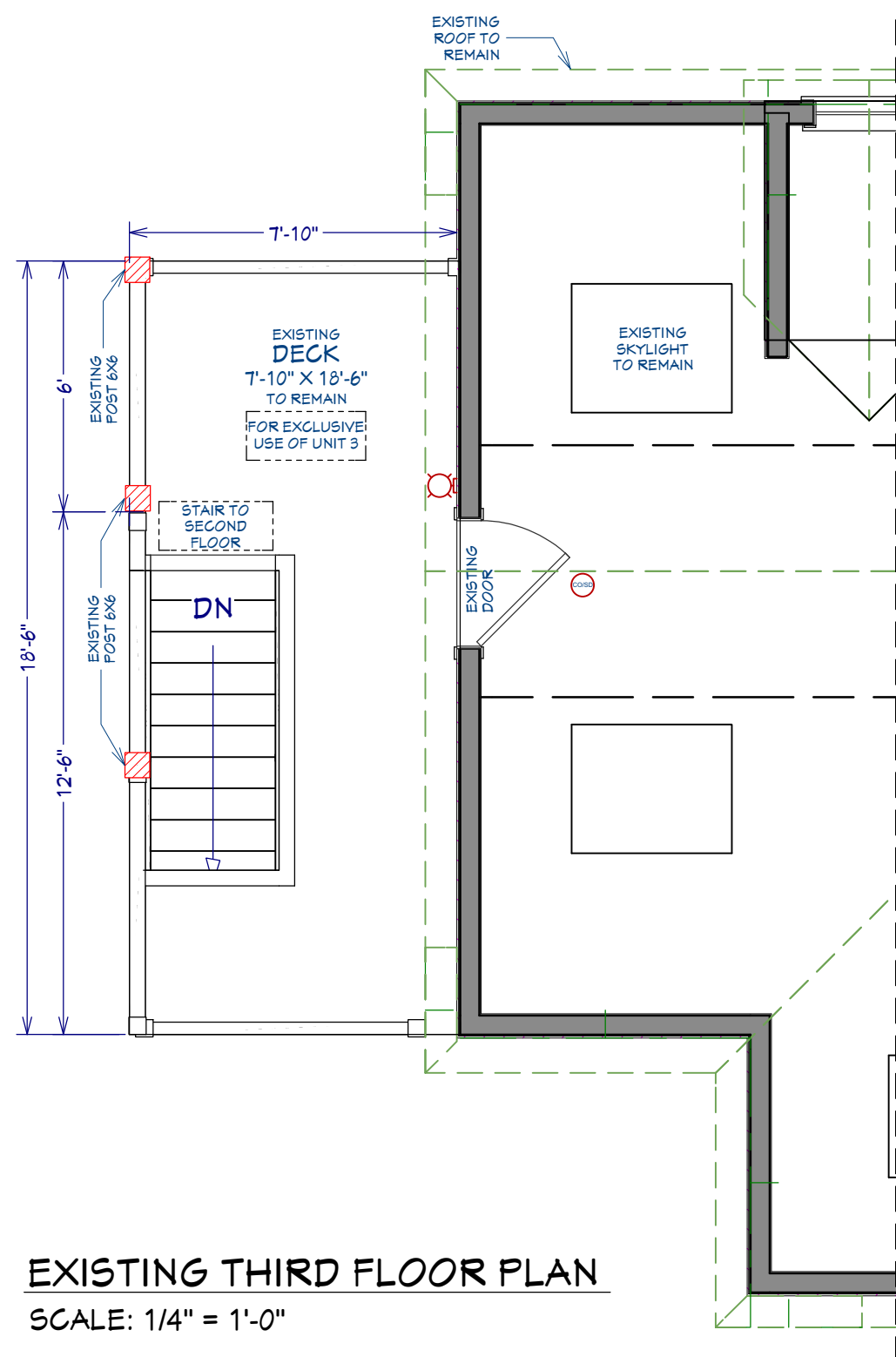
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

FINISH NOTES:

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

BASE BOARDS SHALLS BE 6" IN ALL ROOMS, UNO. FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.





John Karavolas



EXISTING
FLOOR PLAN &
ELEVATION

PROJECT ADDRESS:
8 ALDERSEY ST
SOMERVILLE - MA

DRAWINGS PROVIDED BY:
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Phone (617) 858 4783

DATE:
07/30/2021

SCALE:
INDICATED

SHEET:
A-2

REVISION TABLE	DESCRIPTION
NUMBER	DATE

PROPOSED
FLOOR PLAN &
ELEVATION

PROJECT ADDRESS:
8 ALDERSEY ST
SOMERVILLE - MA

DRAWINGS PROVIDED BY:
NAYRA TAVARES SILVA
www.engarchdesign.com
projects@engarchdesign.com
Phone (617) 858 4783

DATE:

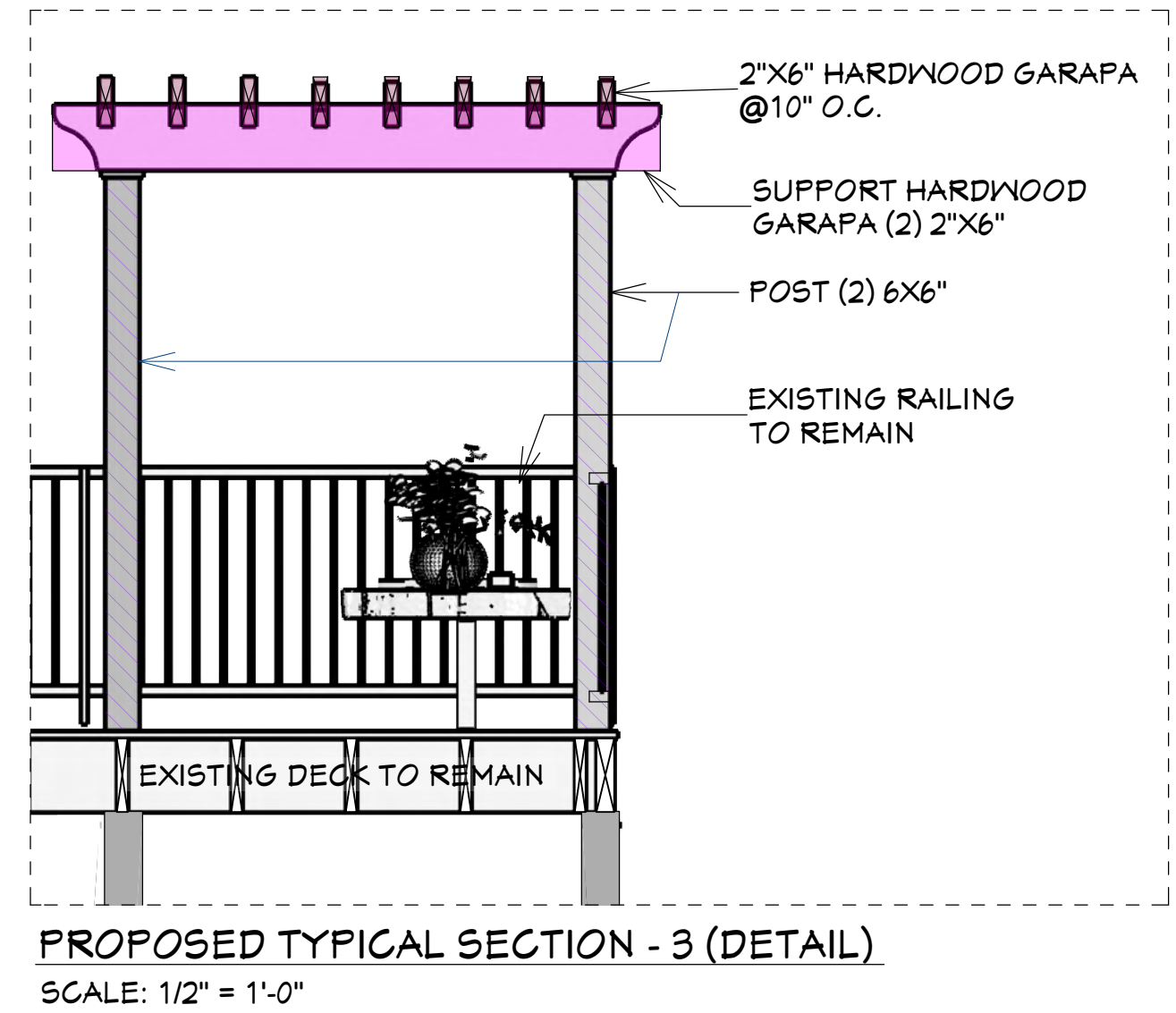
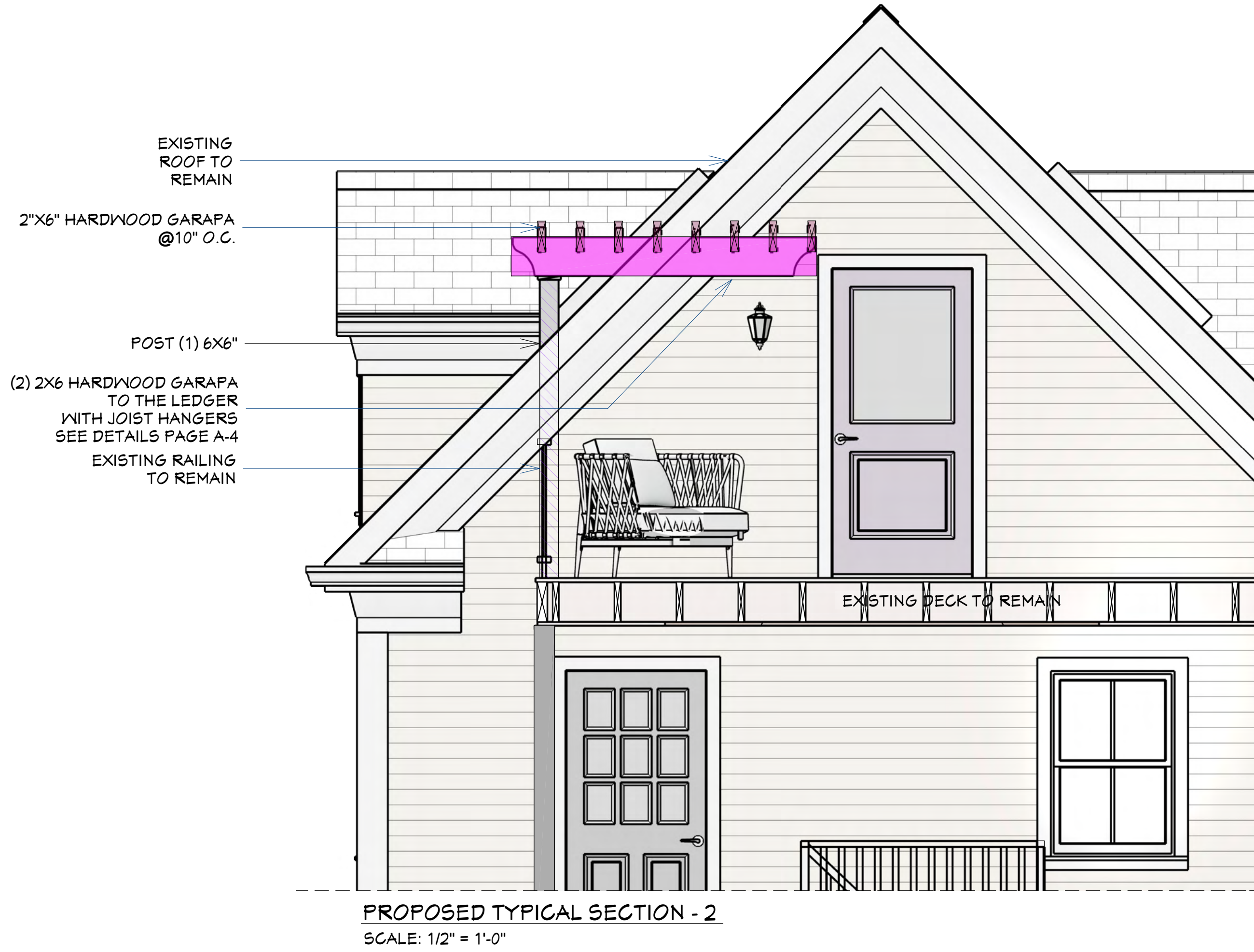
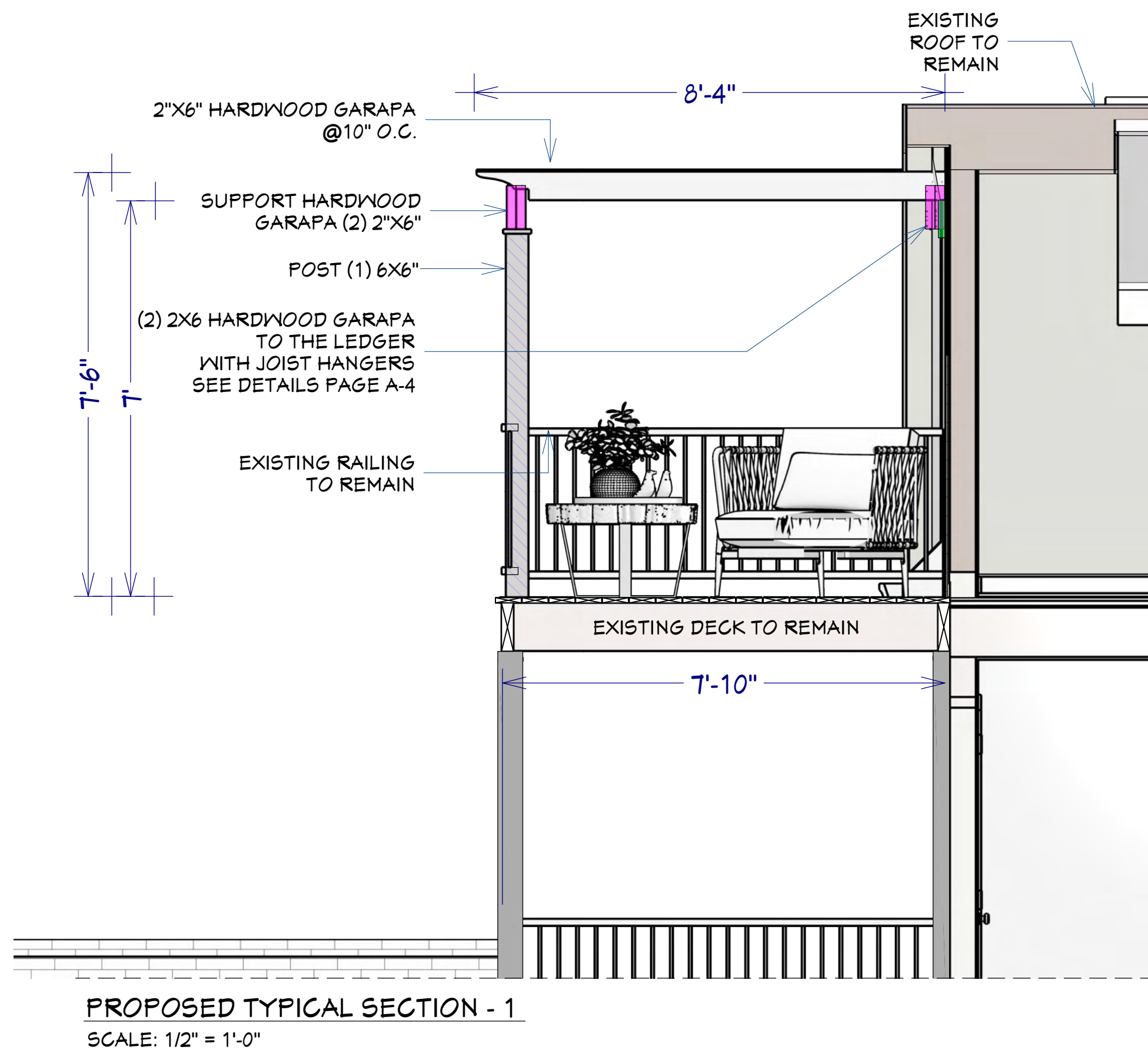
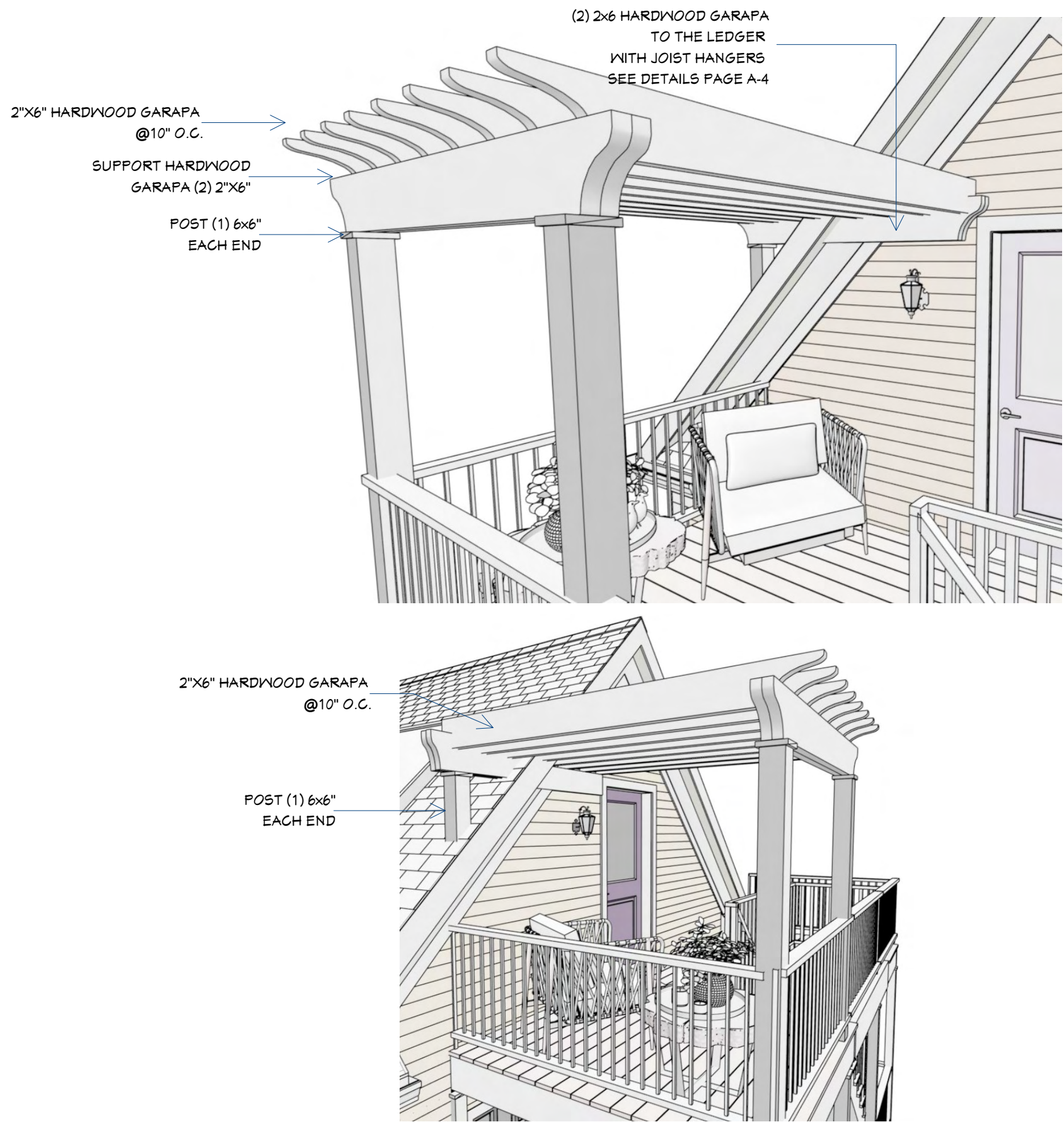
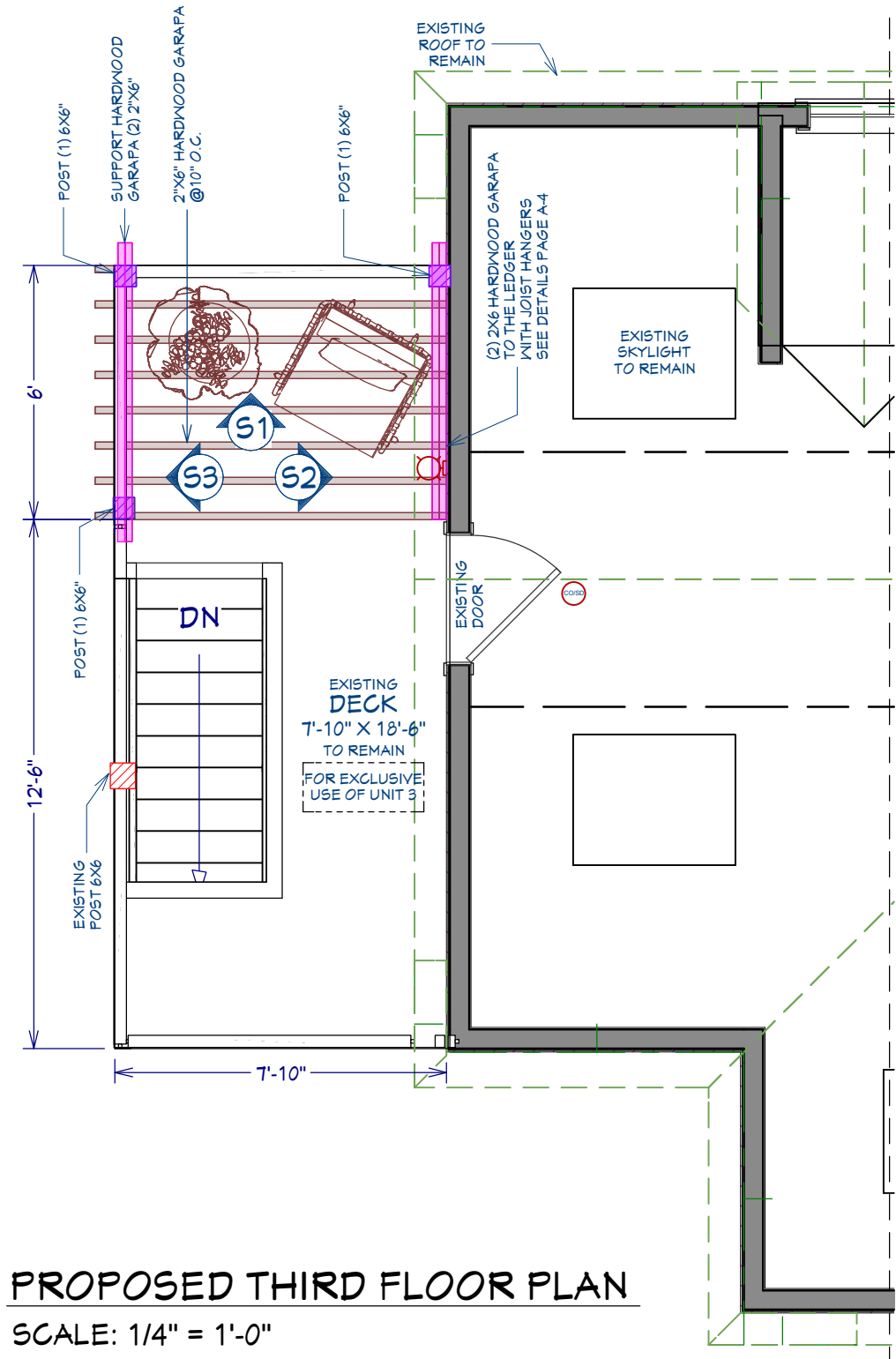
07/30/2021

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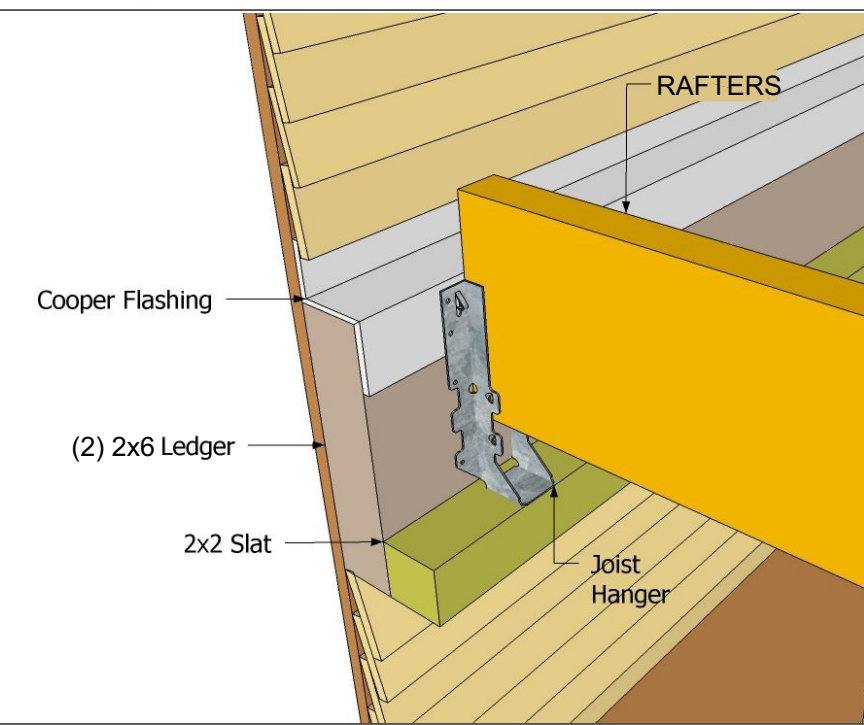
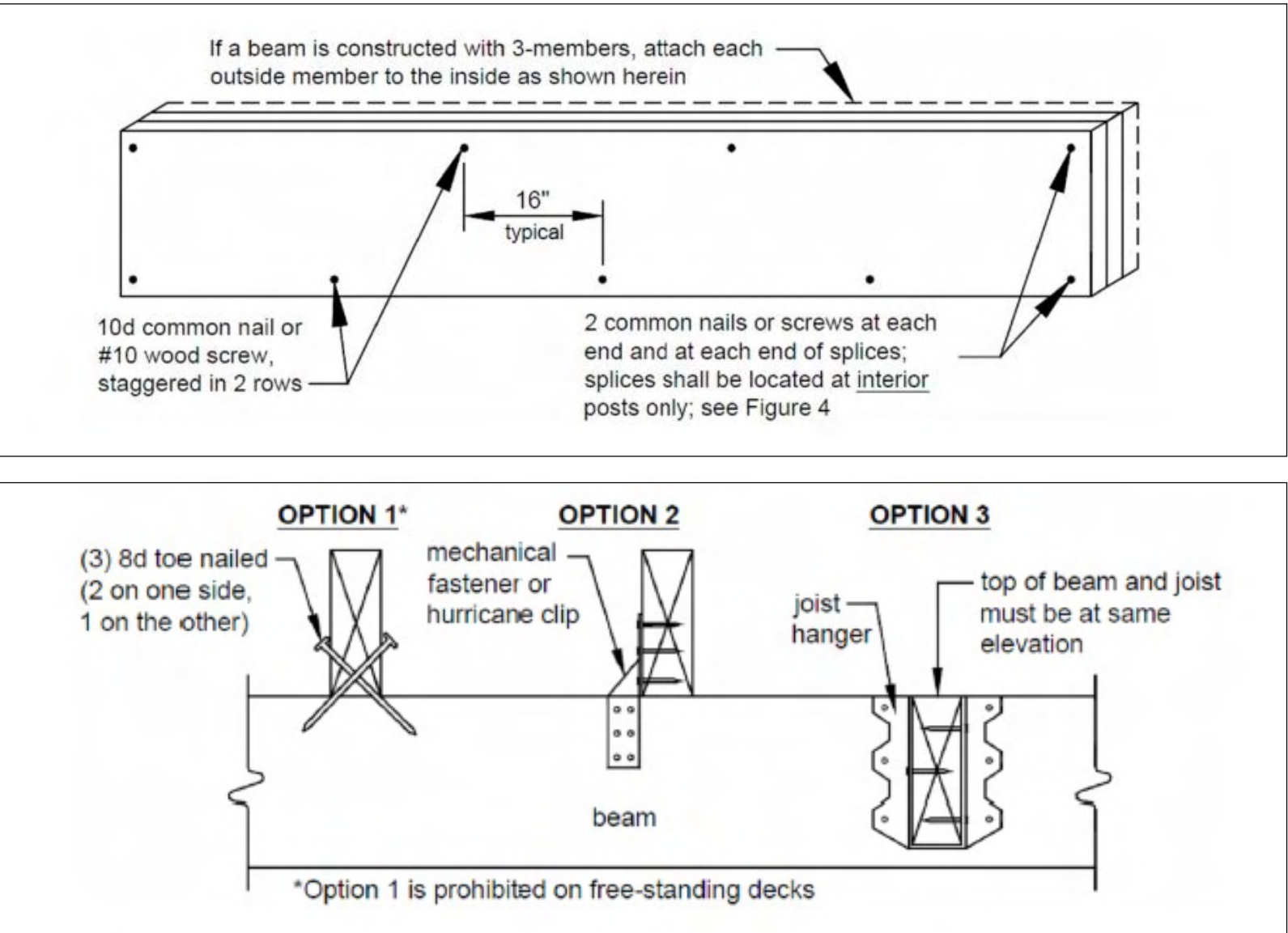
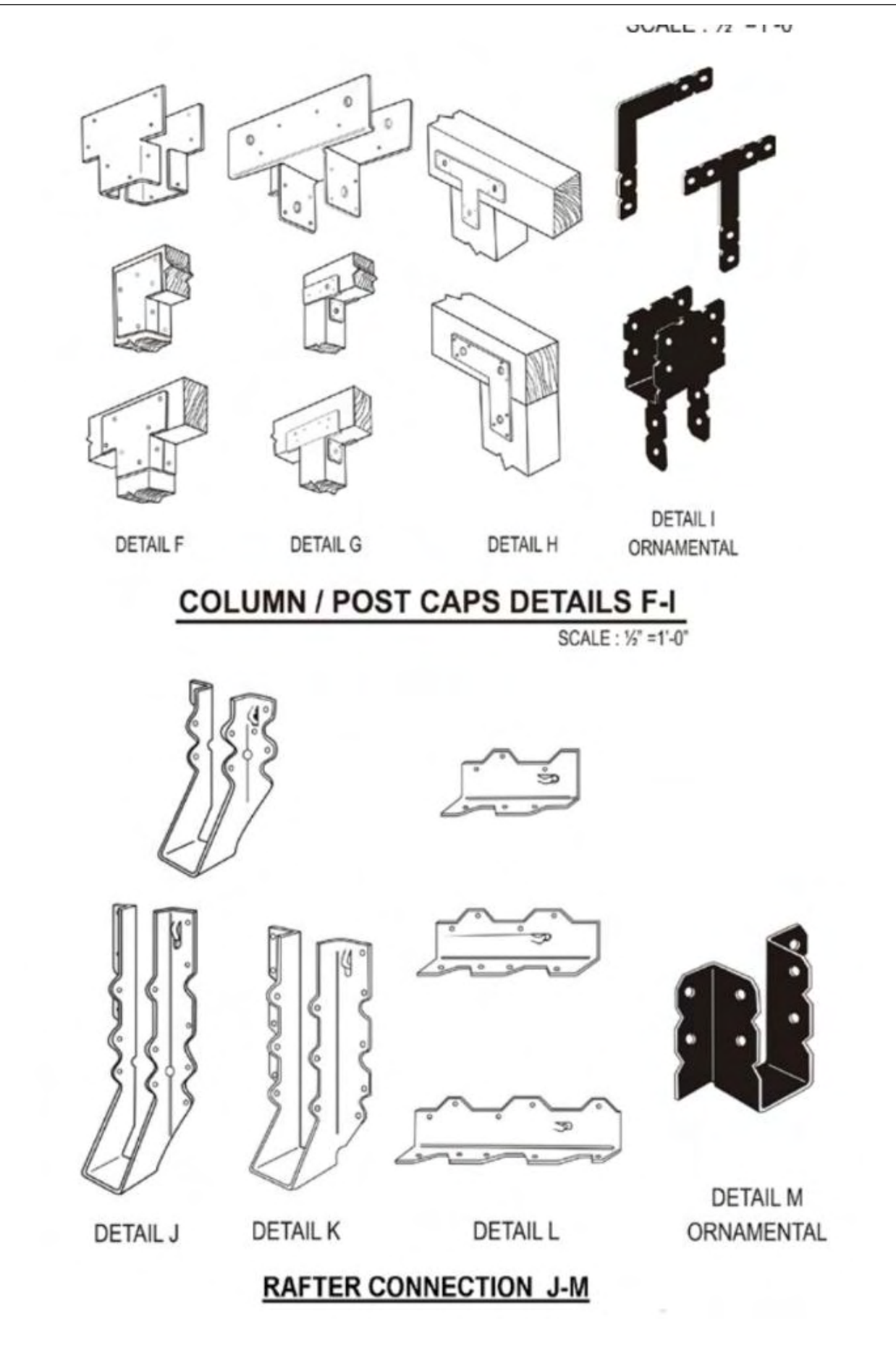
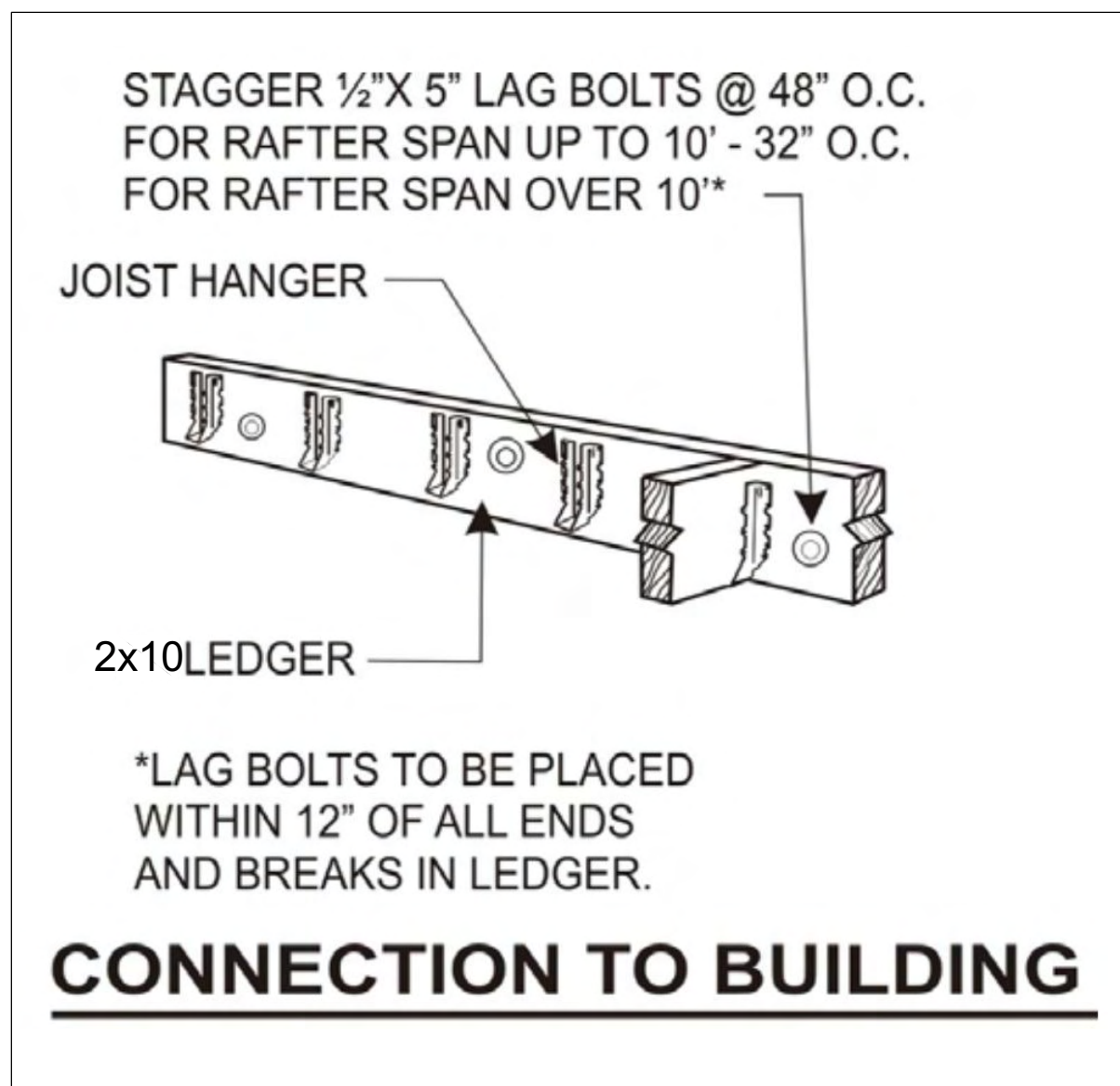
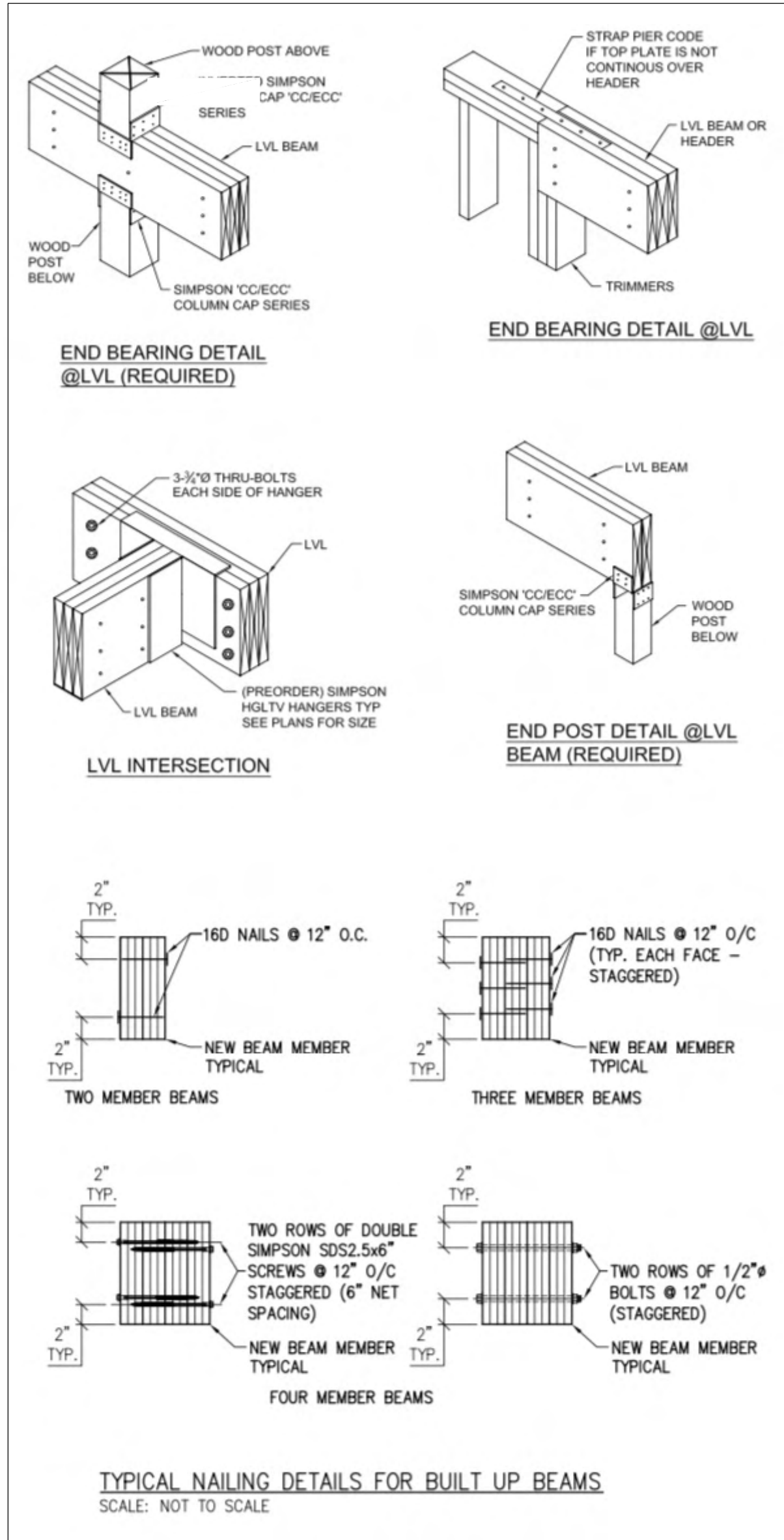
INDICATED

SHEET:

A-3



John Karavolas
Professional Engineer
No. 38495
Commonwealth of Massachusetts



OVERVIEW RENDERING
FOR ILLUSTRATION ONLY / NO SCALE



REVISION TABLE	DESCRIPTION
NUMBER	DATE

CONSTRUCTION
DETAIL & ILLUSTRATION
IMAGE

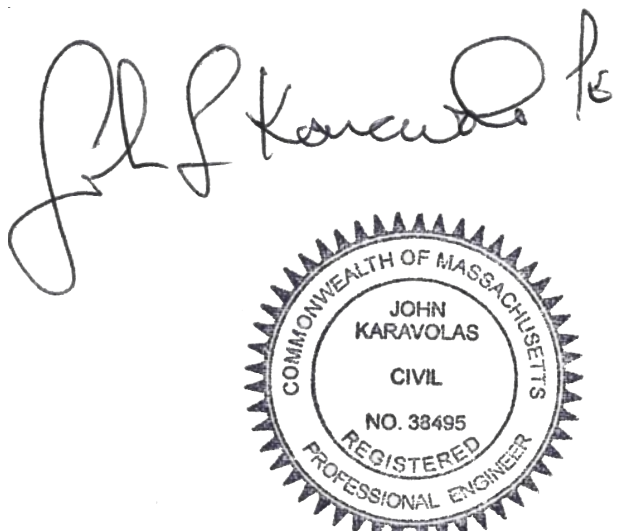
PROJECT ADDRESS:
8 ALDERSEY ST
SOMERVILLE - MA

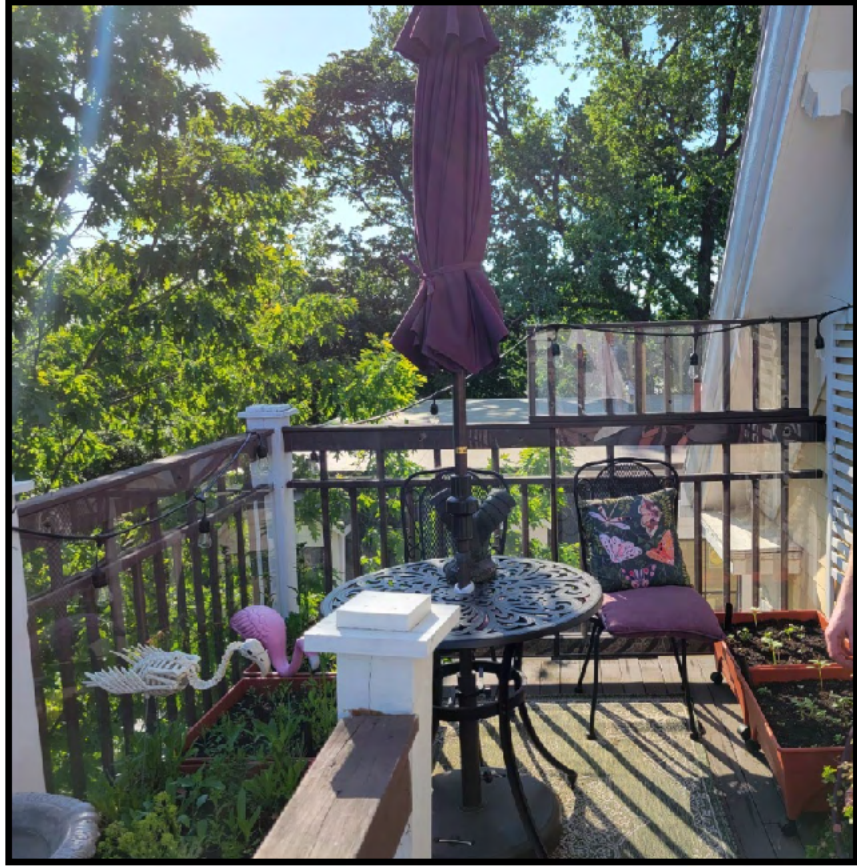
DRAWINGS PROVIDED BY:
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DATE:
07/30/2021

SCALE:
NO SCALE

SHEET:
A-4





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



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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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