



Arlington Historic District Commissions

Application for Certificate

For Commission Use Only:	
Date Rec:	_____
Hearing Date:	_____
Certificate #:	_____
Monitor:	_____

(Read attached instructions **before completing form**)

Certificate Requested:

- Appropriateness** – for work described herein
 - Minor project Major Project Demolition
- Non-Applicability** – for the following reason(s):
 - Not subject to public view
 - Maintenance, repair, or replacement using same design and materials
 - Proposed change specifically excluded from review under Bylaw
 - Other: _____
- Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

General Information:

Property Address 187 Lowell St District Mt. Gilboa
 Owner(s) Charles Grinnell Email cmgrinnell@mac.com
 Owner's Phone (h) cell: 603-387-9135 (w) _____ (fax) _____
 Owner's Address 187 Lowell St
 Applicant (if not Owner) same
 Applicant's Phone (h) same (w) _____ (fax) _____
 Applicant's Address same
 Applicant's Relationship to Owner same

Contractor Home Owner Phone same
 Architect Will Rowland Phone (617) 943-5205

Dates of Anticipated Work: Start Summer 2020 Completion Spring/Summer 2021

Description of Proposed Work: (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole. We propose a new dwelling on the vacant parcel beside 187 Lowell St. This property had AHDC approved (but not built) designs in 2011 that have helped guide the current application regarding the most appropriate scale, siting, style, and design elements. Our priority is to maintain the open space the neighborhood currently enjoys while enhancing the district with a Victorian style home that we hope appears more like a careful restoration than a new build.

Required Documentation Acknowledgement: (see attached instructions)

I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owners Signature(s): Charles Grinnell Date: 06/02/20

Application Information and Instructions

REVIEW DESIGN GUIDELINES AND CONTACT THE COMMISSION BEFORE YOU BEGIN ANY EXTERIOR WORK WITHIN AN HISTORIC DISTRICT: Property owners in an Historic District are required to obtain a certificate from the Commission prior to starting any exterior work on buildings or structures. Applicants are encouraged to review the Commission's Design Guidelines (available at the Commission website) prior to filing an application. Once an application is received, a formal public hearing will be scheduled to consider the application, public notice will be published, and abutters and interested parties will be notified. Please note that, by Town Bylaw, the building department cannot issue a building permit for exterior work or demolition without the necessary certificate from this Commission. Anyone contemplating exterior work should contact the Commission's Executive Secretary. Property owners are encouraged to present preliminary plans to individual Commissioners or at informal Commission hearings to better understand Commission requirements.

Types of Certificates:

Certificate of Appropriateness – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

Minor Projects: doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

Major Projects: new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

Demolition Projects: removal of any existing structure or portion thereof in a Historic District.

Certificate of Non-Applicability – Issued for matters that are specifically excluded from AHDC review.

Certificate of Hardship – Issued when the denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner and if the proposed work does not conflict substantially with the intent and purposes of the Bylaw. Approval of a Certificate of Hardship requires detailed documentation of specific hardship to an individual property owner.

Required Documentation: At a minimum, an application for a Certificate of Appropriateness or Hardship requires the documentation specifically listed on the attached "Supporting Documentation Checklist". A Certificate of Non-Applicability requires documentation of existing conditions and proposed changes. The Commission requires one set of the documentation (preferably electronic) by the deadlines described below and seven printed sets at the hearing (3 printed sets for minor projects). A copy of the signed checklist, with the appropriate boxes checked off, must be submitted with the documentation. An application will be deemed incomplete until the required documentation has been received and reviewed by the Commission. In an emergency, required documentation can be presented at the formal hearing, however, this may delay action on the application. Based on the complexity or unique nature of a particular project, the Commission may, as allowed by law, require additional information. Failure to provide sufficient documentation could delay approval or be cause for a negative determination.

Application Deadlines: The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

Minor Projects: 7 calendar days prior to scheduled hearing

Major Projects or Demolition: 14 calendar days prior to scheduled hearing

In most cases, failure to meet these deadlines will delay scheduling of a formal hearing until the following month. Upon approval of an application at a formal hearing, a certificate will be issued approximately one week from the date of the hearing and a copy will be sent to the Building Inspector to allow issuance of a permit.

Contact Information: Additional information is available at: arlingtonhistoricdistrict.com. Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, ahdc@town.arlington.ma.us, (781) 316-3265, or c/o Dept of Planning and Community Development, Town Hall Annex - First Floor, 730 Massachusetts Ave., Arlington, MA 02476. Any additional questions can be addressed to the Commission's Chair Stephen Makowka at ahdcchair@town.arlington.ma.us.

ARLINGTON HISTORIC DISTRICT APPLICATION

Supporting Documentation Checklist

Property Address 187 Lowell St. District Mount Gilboa
 Applicant's Name Charles Grinnell Email cmgrinnell@mac.com
 Applicant's Phone (Day) mobile (Mobile) 603-387-9135

For Minor Projects or Certificate of Non-Applicability

Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

Manufacturer's literature and specifications sheets describing the proposed feature(s)

Description of how the proposed work is either compatible with the District or Non-Applicable

For Major Projects

Photographs (8x10)

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)

Plans

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

Elevations of building facades- identify:

Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

Wall sections (especially showing projecting features such as bays, balconies, porches, additions)

Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)

Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)

For projections, additions and new construction also include:

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan- existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

TBD **Manufacturers' literature and specification sheets describing the proposed components**

TBD **Suggested Supporting Submittals: Model; Physical Samples**

Description of how the proposed work is compatible with the District.

For Demolition

Statement of current state of existing structure and reason for demolition

Statement of the historic significance of the structure

Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)

Other provided documentation not described above (please list on a separate attached sheet).

Applicants Signature(s): Charles Grinnell Date: 06/02/20

Grinnell AHDC Application – June 2020

Lowell Street – Mt. Gilboa District

Headings and description as stated on the AHDC *Supporting Documentation Checklist for Major Projects*

	<u>PAGE</u>
1 Description of how the proposed work is compatible with the District	
Introduction and Narrative	6
Prior AHDC Site Approvals	7
2 Photographs	
Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work	
187 Lowell St. and Neighboring Homes	7
3 Drawings	
3.1 Plans	
Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)	
Siting Details and Comparison (spacing and setbacks)	13 *modified
3.2 Elevations of building facades- identify:	
Foundation; Siding; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage	
Renderings	14 *modified
Elevations	16 *modified
Combination Elevations, Perspectives and Floorplans	17
3.3 Wall sections	
Especially showing projecting features such as bays, balconies, porches, additions	
Site Section and 187 Comparison	18
3.4 Relevant exterior detail drawings	
Architectural trim, eaves, doors, windows, caps, columns, vents, rail systems	
Trim Details Drawing	19 *added
3.5 Profile drawings	
Window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim	
Trim Details Drawing	19 *added

Grinnell AHDC Application – June 2020 Lowell Street – Mt. Gilboa District

3.6 For projections, additions and new construction also include:

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan- existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

Finished Area Comparison	20
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Finished Area per Lot Size Comparison	21
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4 Manufacturers' literature and specification sheets

Supporting Details	22 *added
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5 Suggested Supporting Submittals: Model; Physical Samples

<u>To be submitted upon request</u>	<u>tbd</u>
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Grinnell AHDC Application – June 2020
New Dwelling Adjacent to 187 Lowell St.

Introduction and Narrative

A Victorian styled dwelling is proposed for construction on the vacant lot adjacent to 187 Lowell Street in the Mt. Gilboa Historic District. When the original 187 parcel was subdivided into 3 lots over 10 years ago, there were AHDC approved plans for new dwellings on both sides, although only one was built at that time (now 191 Lowell).

The original 187 home, built in 1898, is a simple, clapboard Queen Anne. The new proposed dwelling is designed in the spirit of the original house and targets maintaining the unique character of the property.

First and foremost it is important to keep the current open space along Lowell St., a significant feature of the original property. 187 Lowell is situated 100' +/- back from the street providing generous and unusual open space. Siting the new dwelling similarly back on the lot would have been a natural choice had it been built in the late 1800's as was 187.

We feel that 187 also should maintain a certain prominence on the property. The grade at the 187 foundation, 107.88', is 17' higher than the street level and its peak is 140.86'. The proposed new dwelling is set back further on the lot than 187 and will have a peak lower by 2'. Also, the massing of the new dwelling is reduced compared with 187 by having a single floor below the roof as opposed to two.

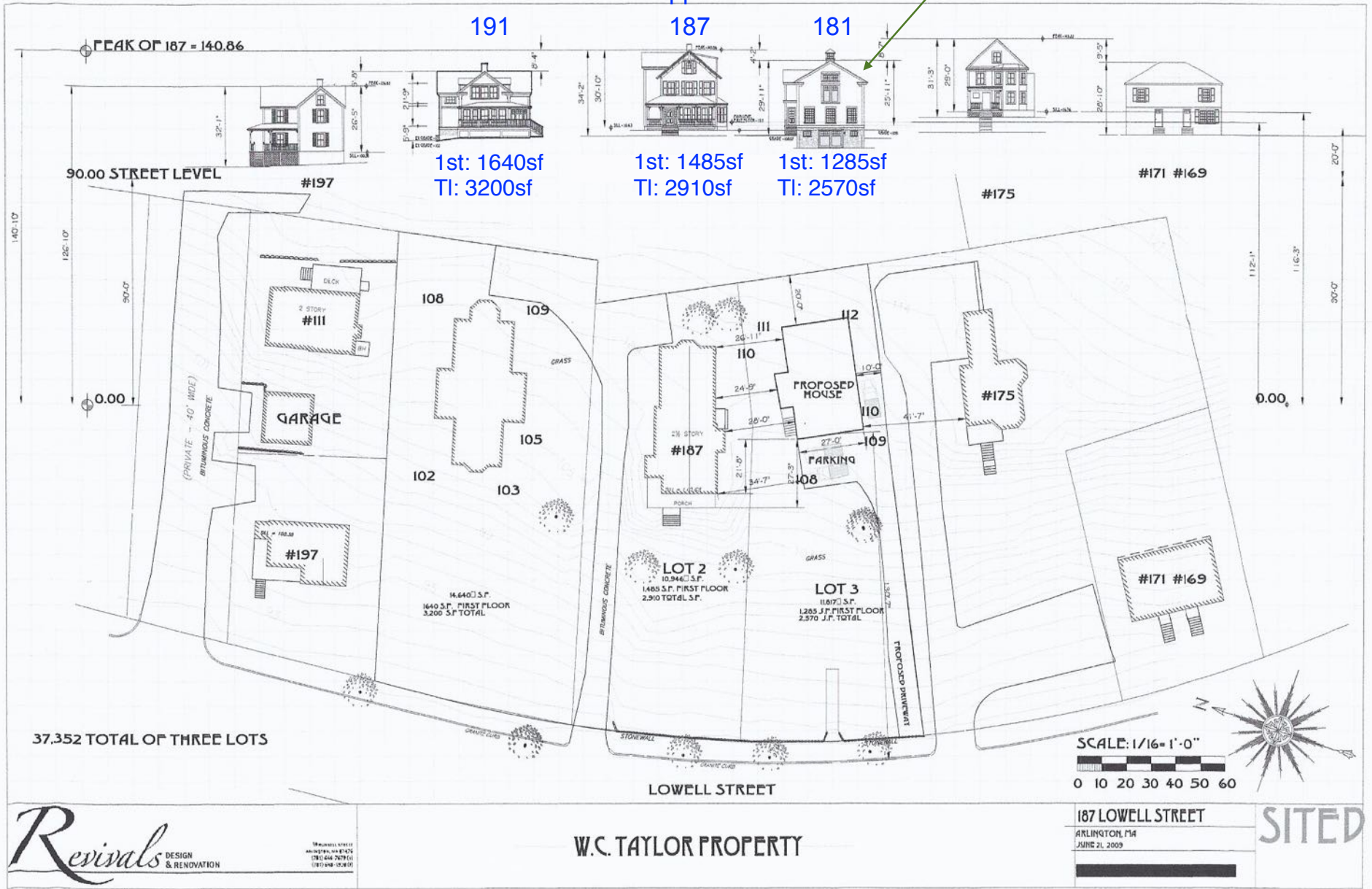
All of the key details of the new dwelling will follow 187 and other fine Victorians in the district. The classic 12/12 roof pitch and use of supporting and gable brackets are seen everywhere. The proposed front bay is very common along with the 12/12 dormers on the roof. The existing homes on either side have brick foundations that will be replicated on the new dwelling. The new retaining walls that create the driveway and allow the cars and carriage doors in front to be largely obscured from the road will be stone to match the existing wall along the street.

In summary, our hope is to end up with a charming and completely appropriate home that appears more like a careful restoration than a new build.

Approved

2011 approved and built on 191 Lowell

2009 AHDC Approved Sizes



Photos of 187 Lowell St. and Nearby Neighbors



1 203 Lowell - North corner of Lowell and Elder Terrace



2 197 Lowell - South corner of Lowell and Elder Terrace



3 191 Lowell - new build on 187 original parcel 2011



4 187 Lowell



4 187 Lowell and proposed site to right



5 175 and 169-171 Lowell – neighbors to south



6 Across Lowell to South

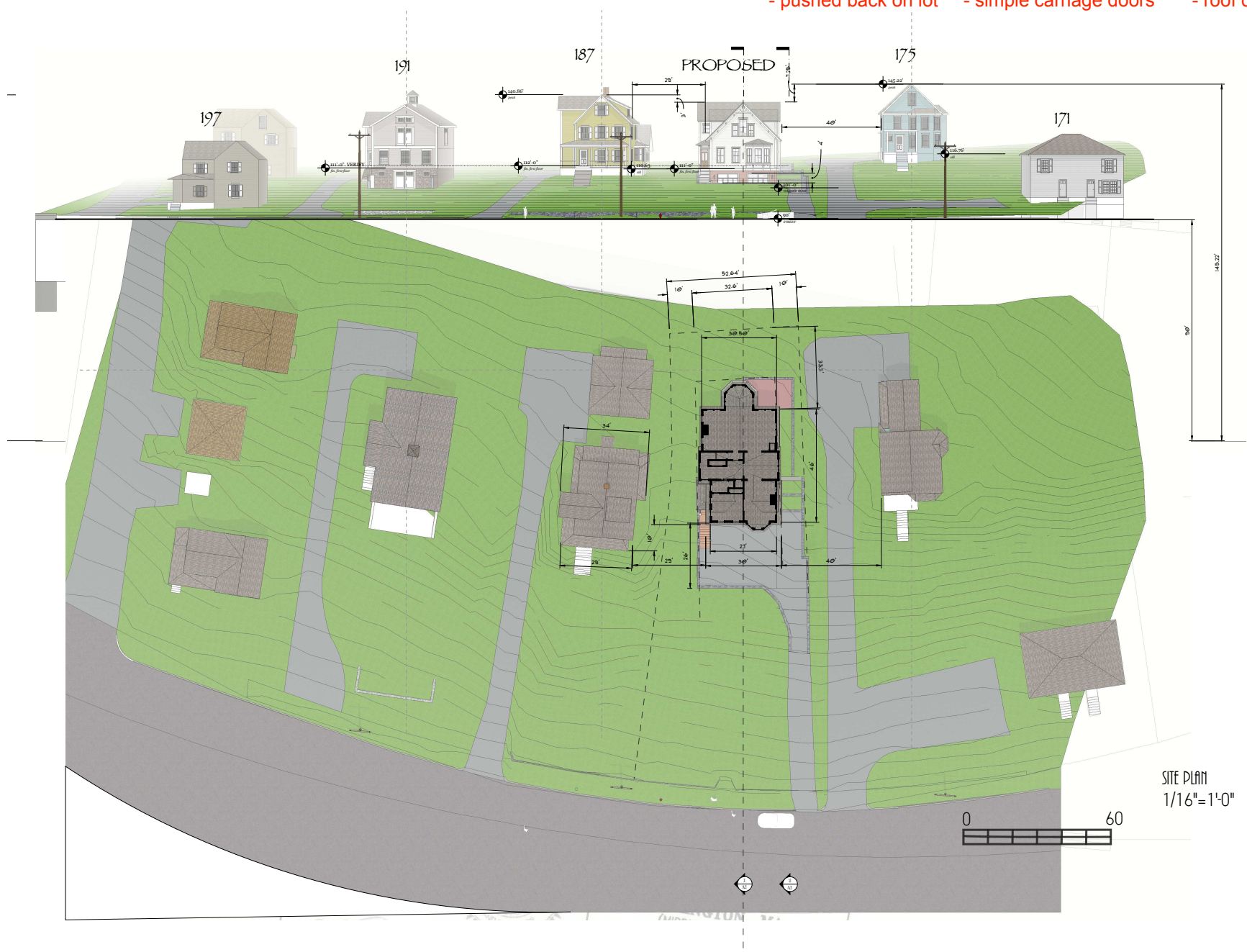


7 Across Lowell to North



Siting Details and Comparison (spacing and setbacks)

- modified for 07/23/20:
 - height reduced
 - pushed back on lot
- modified for 08/13/20:
 - minimize retaining walls
 - simple carriage doors
- modified for 08/27/20:
 - entry porch enlarged
 - roof ornamentation added



URADESIGN

Grinnell Residence
187 Lowell Street, Arlington, MA

8.20.20



modified for 07/23/20:

- height reduced
- pushed back on lot

modified for 08/27/20:

- entry porch enlarged
- roof ornamentation added
- retaining wall top follows grade



- modified for 08/13/20:
- simple carriage doors
 - slightly raised grade in front
 - minimize retaining walls

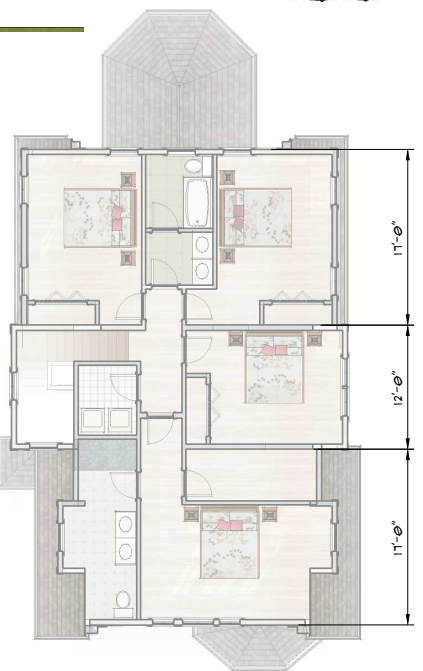
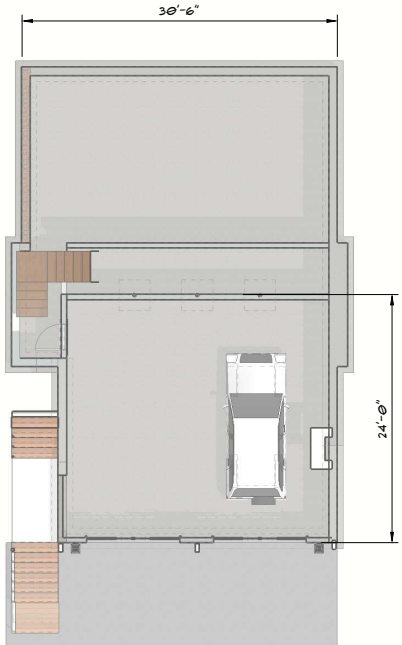


modified for 07/23/20:
 - stone foundation
 - no garage shed roof
 - reduced details
 - smaller rear nook

modified for 08/13/20:
 - simple carriage doors
 - minimize retaining walls

modified for 08/27/20:
 - simple carriage doors
 - brick foundation
 - entry porch enlarged
 - roof ornamentation added
 - fireplace vents added





1557 SF.

URPDESIGN

Grinnell Residence

187 Lowell Street Arlington MA

2,865 SF

6,923 SF

SCALE: 1/4"=1'-0"

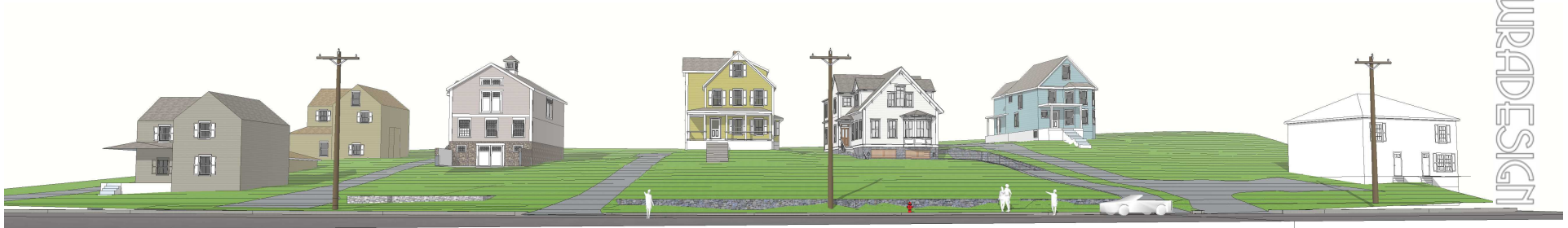
DRAFT



modified for 07/23/20:
- height reduced
- pushed back on lot

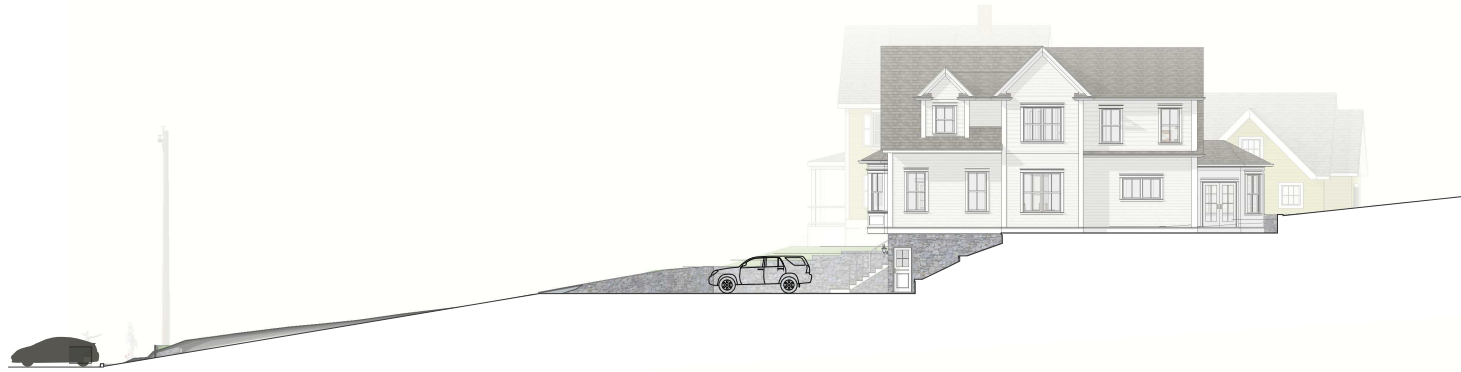
modified for 08/13/20:
- minimize retaining walls

URPADESIGN

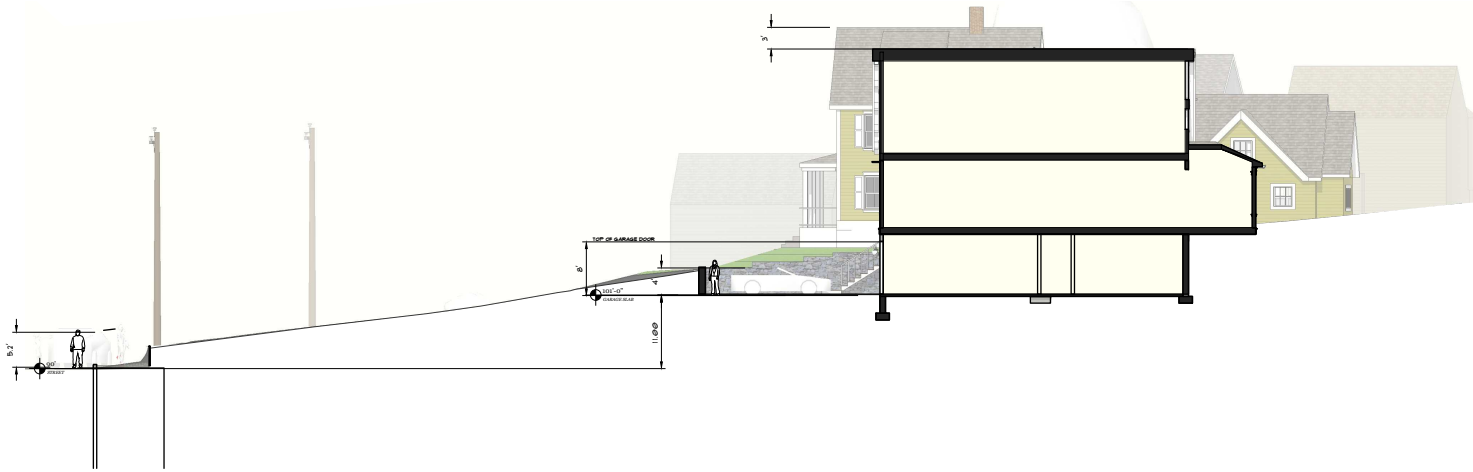


PERSPECTIVE VIEW
NO SCALE

EYE LEVEL 5'-6" ABOVE LOWELL STREET



SECTION THRU DRIVEWAY
& RETAINING WALL
1/8" = 1'-0"



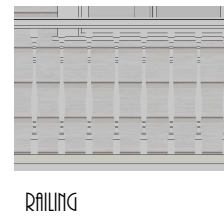
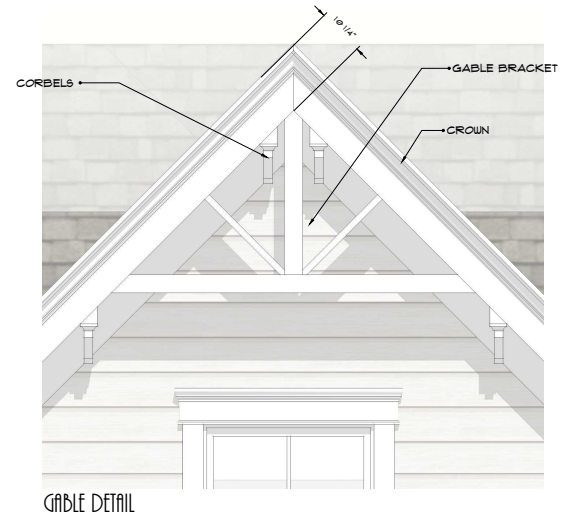
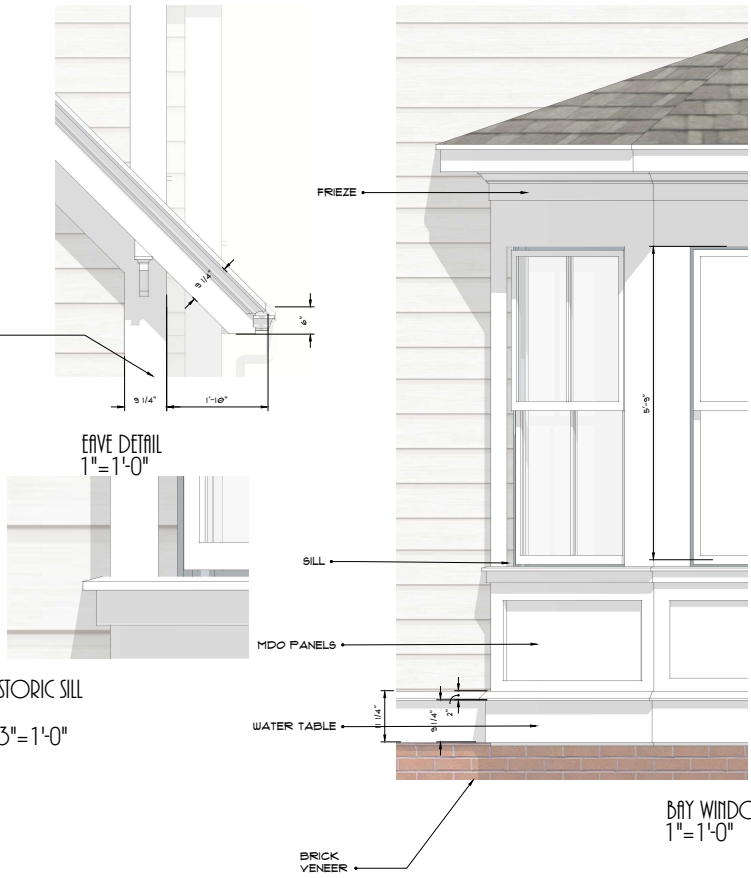
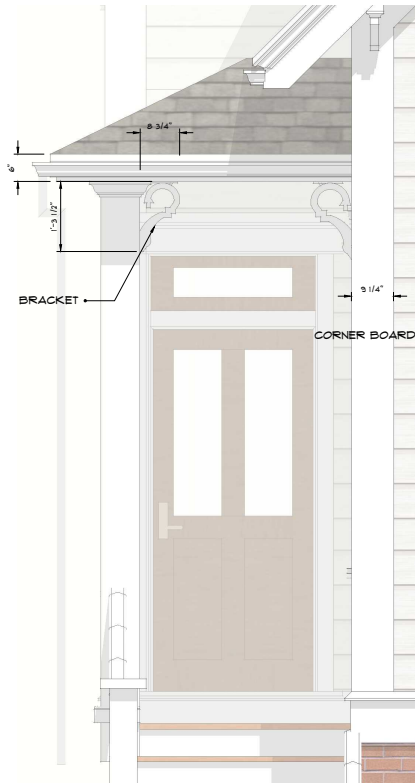
SECTION THRU HOUSE
1/8" = 1'-0"

Grinnell Residence
187 Lowell Street, Arlington, MA

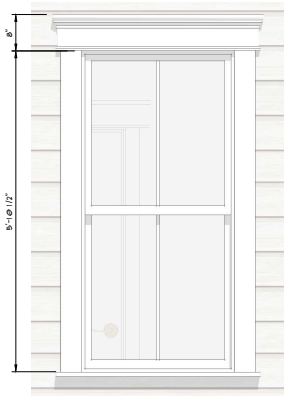
8.6.20

AO

modified for 08/27/20:
- added



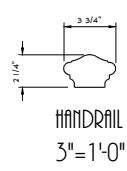
SPINDAL



HISTORIC SILL
3"=1'-0"



BRACKET



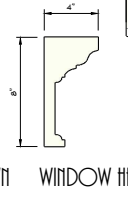
HANDRAIL
3"=1'-0"



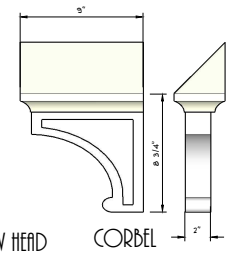
SILL



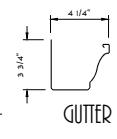
CROWN



WINDOW HEAD



CORBEL

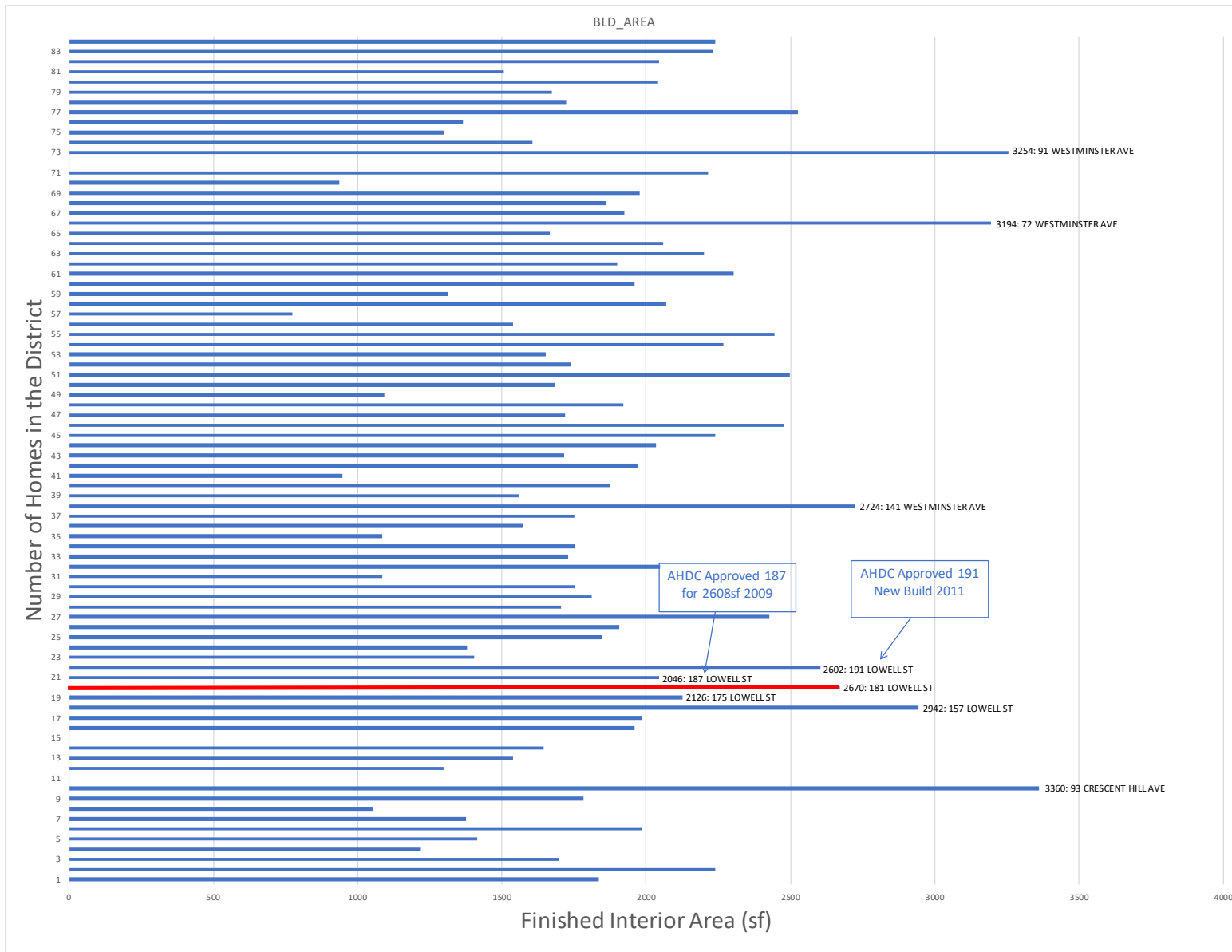


GUTTER



DETAILS

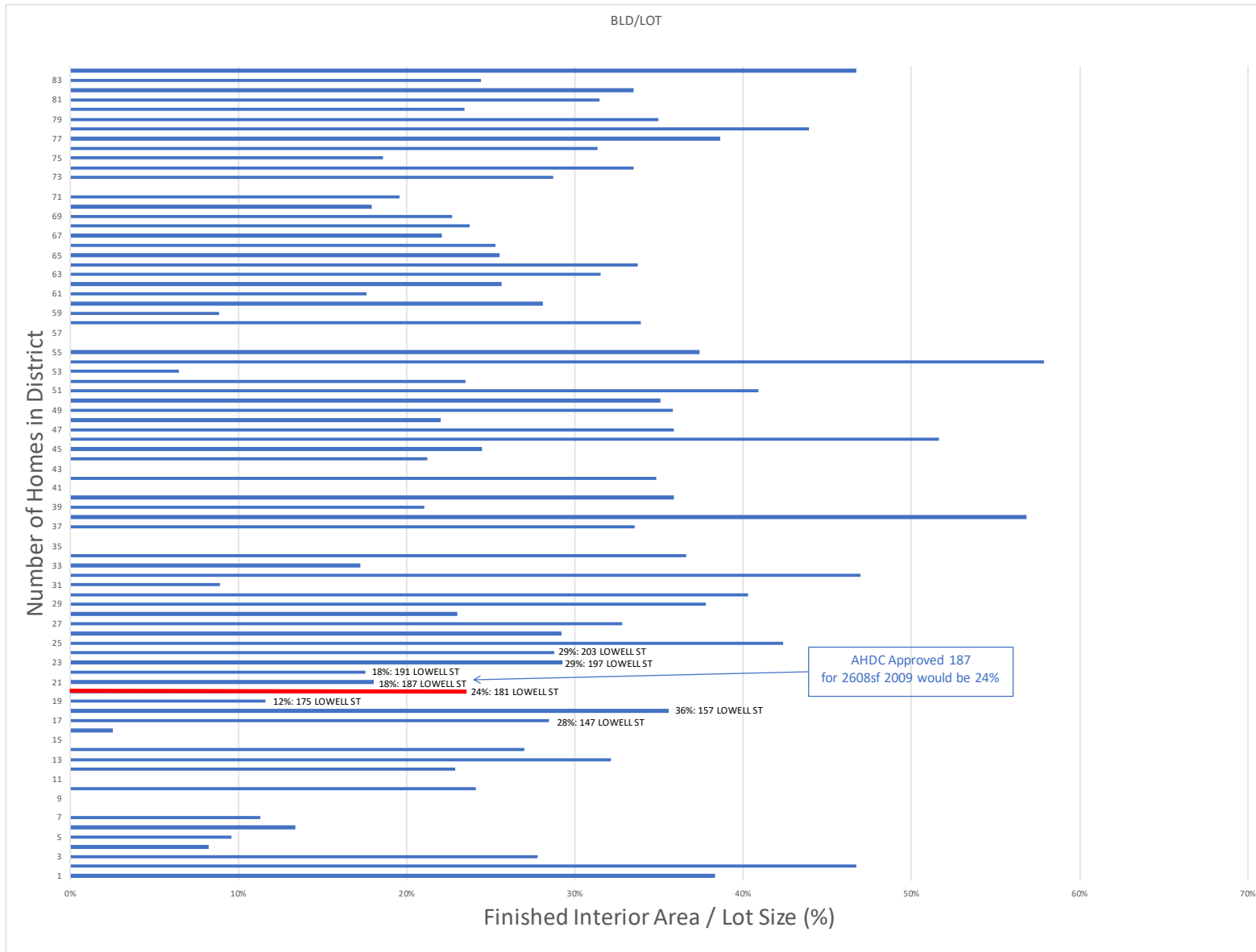
Finished Area Comparison



Source notes:

- data source http://gis-arlingtonma.opendata.arcgis.com/datasets/85750255a7894d50b10c0b03aa2059e0_0/data
- filtered by AHDC Inventory Listing <https://www.arlingtonma.gov/home/showdocument?id=9774> Mt. Gilboa/Crescent Hill

Finished Area per Lot Size Comparison



Source notes:

- data source http://gis-arlingtonma.opendata.arcgis.com/datasets/85750255a7894d50b10c0b03aa2059e0_0/data
- filtered by AHDC Inventory Listing <https://www.arlingtonma.gov/home/showdocument?id=9774> Mt. Gilboa/Crescent Hill

JUNE 2020 GRINNELL
AHDC SUPPORTING DETAILS

- 1 WINDOWS 23**
 - 1.1 MANUFACTURER AND SPECS 23
 - 1.2 EXTERIOR TRIM DETAILS MOSTLY AS 187 AND 191 LOWELL 23
 - 1.3 SPECIALTY WINDOW AT ENTRY TBD 23
 - 1.3.1 *Next to entry door*..... 23
- 2 DOORS..... 23**
 - 2.1 MAIN ENTRY DOOR 23
 - 2.1.1 *Manufacturer and specs* 23
 - 2.1.2 *Trim details* 24
 - 2.2 CARRIAGE DOORS..... 24
 - 2.2.1 *Manufacturer and specs* 24
 - 2.2.2 *Trim details* 24
 - 2.3 GARAGE ENTRY DOOR..... 24
 - 2.3.1 *Manufacturer and specs* 24
 - 2.3.2 *Trim details* 25
- 3 ENTRY PORCH AND STAIRS 25**
 - 3.1 RAILING..... 25
 - 3.2 BALUSTERS..... 25
 - 3.3 POSTS 26
 - 3.4 PORCH BRACKETS 26
 - 3.5 DECK AND TRIM MATERIALS 26
- 4 STORM WATER RETENTION 26**
- 5 DRIVEWAY COMPOSITION INCLUDING PAVERS, APRON, ETC. 26**
- 6 SOLAR PANELS ON ROOF 27**
- 7 VENTS FOR UTILITIES, ETC. 27**
- 8 STEPS AT STREET IN ORIGINAL STONE WALL 27**
- 9 EXTERIOR BODY DETAILS 27**
 - 9.1 SIDING MATERIALS 27
 - 9.2 WATER TABLES 27
 - 9.3 EXTERIOR CORNERS AND FRIEZES 27
- 10 ROOF TRIM DETAILS..... 27**
 - 10.1 CORBELS AND GABLE BRACKET AT 187 LOWELL 27
 - 10.2 FRONT RAKE AND EAVE CORBELS..... 28
 - 10.3 GABLE BRACKET 28
 - 10.4 GUTTERS AND DOWNSPOUTS 28
- 11 ROOF SHINGLES 29**
- 12 MASONRY..... 29**
 - 12.1 RETAINING WALLS 29
 - 12.2 FOUNDATION WALL 30
 - 12.3 CHIMNEY 30

Supporting Details

1 Windows

1.1 Manufacturer and specs

- Marvin Signature Ultimate all wood series
- <https://www.marvin.com/products/collections/signature/ultimate/wood-single-hung>,
<https://www.marvin.com/products/design-options/divided-lites>,
<https://www.marvin.com/products/design-options/materials>
- Divided Lites choice



1.2 Exterior trim details mostly as 187 and 191 Lowell

- Flat casing 1x6
- Full width historic oak sill
- Capitals on front facing – see drawing details

1.3 Specialty window at entry TBD

1.3.1 Next to entry door

- Looking for a new window to match a classic like the below at 197 Lowell



2 Doors

2.1 Main Entry Door

2.1.1 Manufacturer and specs

- See elevations for design direction
- Details TBD

Supporting Details

2.1.2 Trim details

- Details TBD

2.2 Carriage Doors

2.2.1 Manufacturer and specs

- Clopay: <https://www.clopaydoor.com/reserve#Designs>

Clopay America's Favorite Doors™

BUYING GUIDE GARAGE DOORS COMMERCIAL DOORS ENTRY DOORS DESIGN YOUR DOOR CONTACT & SUPPORT WHERE TO BUY & SERVICE

HOME / RESIDENTIAL GARAGE DOORS / RESERVE WOOD LIMITED EDITION

WOOD CARRIAGE HOUSE GARAGE DOORS

RESERVE® WOOD LIMITED EDITION

★★★★★ 5.0 (2) Write a review

handcrafted insulated wood carriage house designs with exceptional beauty, energy efficiency, and strength.

WindCoder®

Authentic carriage house designs combine historical charm and character with the convenience of automatic overhead operation. Eight carriage house designs, available in multiple wood species and top section/window panel designs that can be mixed and matched, painted or stained, to complement any architectural style and color scheme.

WHERE TO BUY SEE ON MY HOUSE

OVERVIEW DESIGN OPTIONS CONSTRUCTION BROCHURE INSTALLATION & CARE VIDEOS

DOOR DESIGNS

DESIGN 1 DESIGN 2 DESIGN 3 DESIGN 4 DESIGN 5 DESIGN 6

DESIGN 7 DESIGN 8

2.2.2 Trim details

- Minimal interface to brick foundation with no casing; oak sill

2.3 Garage Entry Door

2.3.1 Manufacturer and specs



Exterior Wood Doors



FIR DOORS – 1 3/4" Thick

1 7/16" Innerbond® Split-Proof Raised Panels

- 3/4" Insulating Glass
- Removable Fir Grilles
- Performance Series Door.



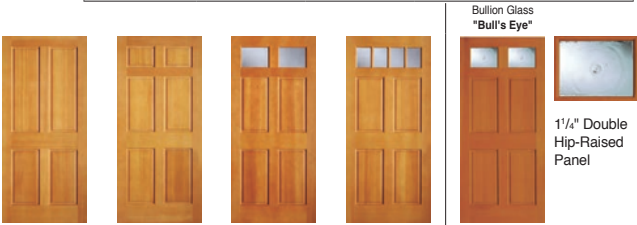
F-7031U 4 1/2" Stiles	F-7031U-9R w/Grille	F-7044U 5 1/2" Stiles	F-7044U-9R w/Grille
-	-	2'-6" x 6'-8"	2'-6" x 6'-8"
2'-8" x 6'-8"	2'-8" x 6'-8"	2'-8"	2'-8"
3'-0"	3'-0"	3'-0"	3'-0"

3/4" Solid Edge Glued Panels

- Single-Pane Glass
- Solid Bar True Divided Lights (TDL)
- 4 1/2" Wide Stiles



F-944	F-117	F-318H	F-418	F-2035
2'-6" x 6'-8"	2'-6" x 6'-8"	2'-6" x 6'-8"	2'-6" x 6'-8"	2'-6" x 6'-8"
2'-8"	2'-8"	2'-8"	2'-8"	2'-8"
3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
2'-10" x 6'-10"	-	-	-	-
3'-0" x 7'-0"	3'-0" x 7'-0"	3'-0" x 7'-0"	3'-0" x 7'-0"	-



F-2044	F-2130	F-2132	F-2134	F-4230
-	2'-6" x 6'-8"	-	-	-
-	2'-8"	2'-8" x 6'-8"	2'-8" x 6'-8"	-
3'-0" x 6'-8"	3'-0"	3'-0"	3'-0"	3'-0" x 6'-8"
-	3'-0" x 7'-0"	3'-0" x 7'-0"	3'-0" x 7'-0"	-

406

2.3.2 Trim details

- Minimal interface to brick foundation with no casing; oak sill

3 Entry Porch and Stairs

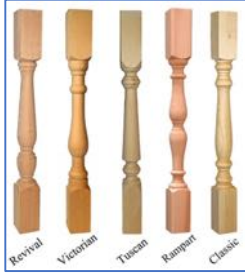
3.1 Railing



- 4" 2-pc. Porch Rail System, Cedar
<https://www.americanporch.com/product/4-inch-wood-deck-rail-system/>

3.2 Balusters

Supporting Details



- 2 1/2" Wood Spindle, western cedar; Victorian <https://www.americanporch.com/product/2-1-2-wood-porch-spindle/>

3.3 Posts

- Simple square section and trim as on 187 Lowell

3.4 Porch brackets



- Exiting 187: 14" tall x 9" wide x 1-3/4" thick
- Jacques Schroeder Woodworking to fabricate exact replicas

3.5 Deck and trim materials

- Deck and treads of 5/4x6" Cedar stained natural
- Trim painted 1x
- Two options for entry porch supporting structure
 - Wood framed with square cedar lattice below deck painted trim color
 - Extension of brick foundation

4 Storm water retention

- No above grade changes are anticipated.
- The driveway will have a grate as below or similar.



5 Driveway composition including pavers, apron, etc.

- Classic asphalt throughout to follow neighboring homes in the district.

Supporting Details

- See section 4 for storm water grate detail.

6 Solar panels on roof

- The house is positioned to take advantage of panels on rear roof.
- None are planned for the initial construction.

7 Vents for utilities, etc.

- Fireplace vents at left rear side and front right side, first floor: see elevations
- AC units behind house
- Furnace and hot water vents behind house

8 Steps at street in original stone wall

- Retain as a welcoming access to the green space above
- Do not create a walkway to the house since this would interrupt the contiguous open/green space in front of 187 & 181

9 Exterior Body Details

9.1 Siding Materials

- Pre-primed cedar clapboards; rough side out.

9.2 Water tables

- Painted 1x10: see drawing details

9.3 Exterior corners and friezes

- Painted 1x10

10 Roof Trim Details

10.1 Corbels and Gable Bracket at 187 Lowell



Existing corbel is 13" tall (long side) x 2-3/4" wide

Supporting Details

10.2 Front Rake and Eave Corbels



- Restorers Architectural 13 Inch Boston Traditional Scroll Corbel, \$78.29, Depth: 8", Height: 13", Width: 3 7/8" <https://www.vandykes.com/restorers-architectural-13-inch-boston-traditional-scroll-corbels/p/230778/>

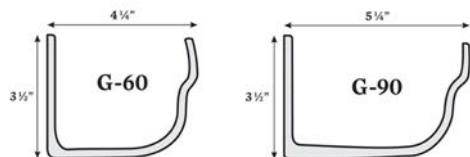
10.3 Gable Bracket



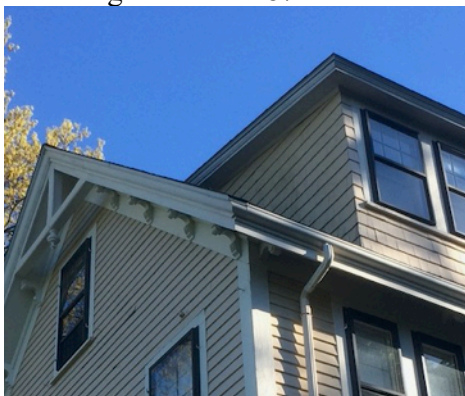
- GAB4 - 60"L Cedar Gable (Medium), \$264.00 https://www.flowerwindowboxes.com/cedar-gables-p/cedgab-gab4_60.htm

10.4 Gutters and downspouts

- Gutters from the Fiberglass Gutter Company <http://www.fiberglassgutters.com/historic-district/>



- Transition from rake crown to gutter as at 187 Lowell



- Round galvanized downspouts painted and attached at corner boards



11 Roof Shingles

- GAF Timberline HD – color = Barkwood

Shingle Features Shingle Colors Photo Gallery Instructions, Warranties & Codes Product Reviews

Timberline HD® Shingles

Help improve your home's resale value with Timberline HD® Shingles from GAF. Timberline® High Definition® Shingles with Advanced Protection® Shingle Technology are the #1-selling shingles in North America. Timberline HD® Shingles will not only protect your most valuable asset but also beautify your home for years to come.

Colors Available In Your Area Wrong City? Change Location

Timberline HD - Barkwood	Timberline HD - Biscayne Blue	Timberline HD - Charcoal	Timberline HD - Fox Hollow Gray
Timberline HD - Hickory	Timberline HD - Hunter Green	Timberline HD - Mission Brown	Timberline HD - Oyster Gray

12 Masonry

12.1 Retaining walls

- To match stone wall along Lowell St as close as possible

Supporting Details

- 191 Lowell foundation and local example pics below



12.2 Foundation wall

- Match recent garage foundation at 187 Lowell St with thin brick
- [Old Mill Brick](#) Brickwebb **Boston Mill** Thin Brick Sheets



12.3 Chimney

- None planned as the roof is busy enough with dormers and cross gable