



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: _____

SAFETY Hardship – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

General Information:

Property Address Charles Wyman Condo Association District Pleasant Street
105 Pleasant Street
Owner(s) Christine Anastos Email christine-anastos@
Owner's Phone (h) 781-648-6008 (w) 617-501-1541 (fax) hotmail.com
Owner's Address Same as Above
Applicant (if not Owner) _____
Applicant's Phone (h) N/A (w) _____ (fax) _____
Applicant's Address _____
Applicant's Relationship to Owner _____
Contractor Marty Hardiman Boston and Wakefield Masonry Phone 617-557-9111
Architect N/A Phone _____

Dates of Anticipated Work: Start ASAP Completion _____

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.

The stairs from ^{the} Pelham Terrace sidewalk failed and are in imminent need of repair; this is a safety issue. As such, we are proposing to have the mason (who repaired the stone columns and wall along Pleasant Street) complete the repair.

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. *continued*

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): [Signature] on behalf of the Date: 3/15/2021

Certificate Application (Revised January 2016) Charles Wyman Condo Association

Arlington Historic District Commissions

Application for Certificate

105 Pleasant Street, Arlington, MA

Description of Proposed Work (continued):

Since it is an imminent safety risk, we need to proceed in as expeditious a manner as possible since this affects access to the Pelham Terrace side of the house; the stairs are no longer functional. We have taped them off.

We are proposing to proceed in accordance with the proposal provided to us by Mary Hardiman, Boston and Wakefield Masonry. He is familiar with the house, the period, and has proposed replacing the existing makeshift stairs with a permanent solution that matches the front wall of the house that runs along Pleasant Street. His estimate is included in this application. I have also included photographs of the stairs in question.

As you can see in the photographs, the stairs on the other side of the house, which are brick and mortar, do not match the stairs that fell apart. I am not quite sure how the house ended up with two different types of stairs being installed – though, it was this way when I bought my condo in 2013. Nevertheless, both sets of stairs have been degrading over time due to issues with drainage, settlement, rock salt, etc. – and, it is only a matter of time as to when the brick and mortar stairs will have an issue. It appears that they have been patched over time as with the stairs on the other side of the house; we do not want to continue with another temporary fix. Our neighbor's daughter was on the stair when it failed – and, thankfully she was not injured.

We have no choice but to address the broken stairs – and, as I noted, time is of the essence; it is a safety issue. As such, in keeping with the spirit of the mission of the Arlington Historic District Commissions, we would like to request expedited approval for the replacement of both sets of stairs for two reasons. If you take a close look at the brick and mortar ones, you will see that they are also in a precarious state due to settlement on that side of the house and drainage from the fiberglass gutters that we had installed last year. There is a great deal of water being routed to that area (when it rains), now that the gutters are tight, and it only makes practical sense for us to have this work completed as part of the same job.

Please let me know if there is any additional information that you require in order to move this request for an emergency approval/repair forward.

ARLINGTON HISTORIC DISTRICT APPLICATION

Supporting Documentation Checklist

Property Address 105 Pleasant Street District Pleasant Street
 Applicant's Name Christine Anastos Email christine-anastos
 Applicant's Phone (Day) 781-648-6008 (Mobile) 617-501-1541 hotmail.com

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)

o **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)

o **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

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

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

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

o **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)

- Manufacturers' literature and specification sheets describing the proposed components**
 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):  Date: 3/15/2021



Locus Plan



105 Pleasant St,
Arlington, MA 02476

Site Steps to
be rebuilt



Pelham Terrace



Pleasant St.

Site Steps to be rebuilt

Google

105 Pleasant Street , Arlington, MA - Emergency Repair, Part 3 of 3

3 messages

Christine G. Anastos <christine_anastos@hotmail.com>

Mon, Mar 15, 2021 at 11:30 AM

To: AHDC Executive Secretary <ahdc@town.arlington.ma.us>, AHDC Email <ahdcchair@town.arlington.ma.us>, "carol.greeley@gmail.com" <carol.greeley@gmail.com>

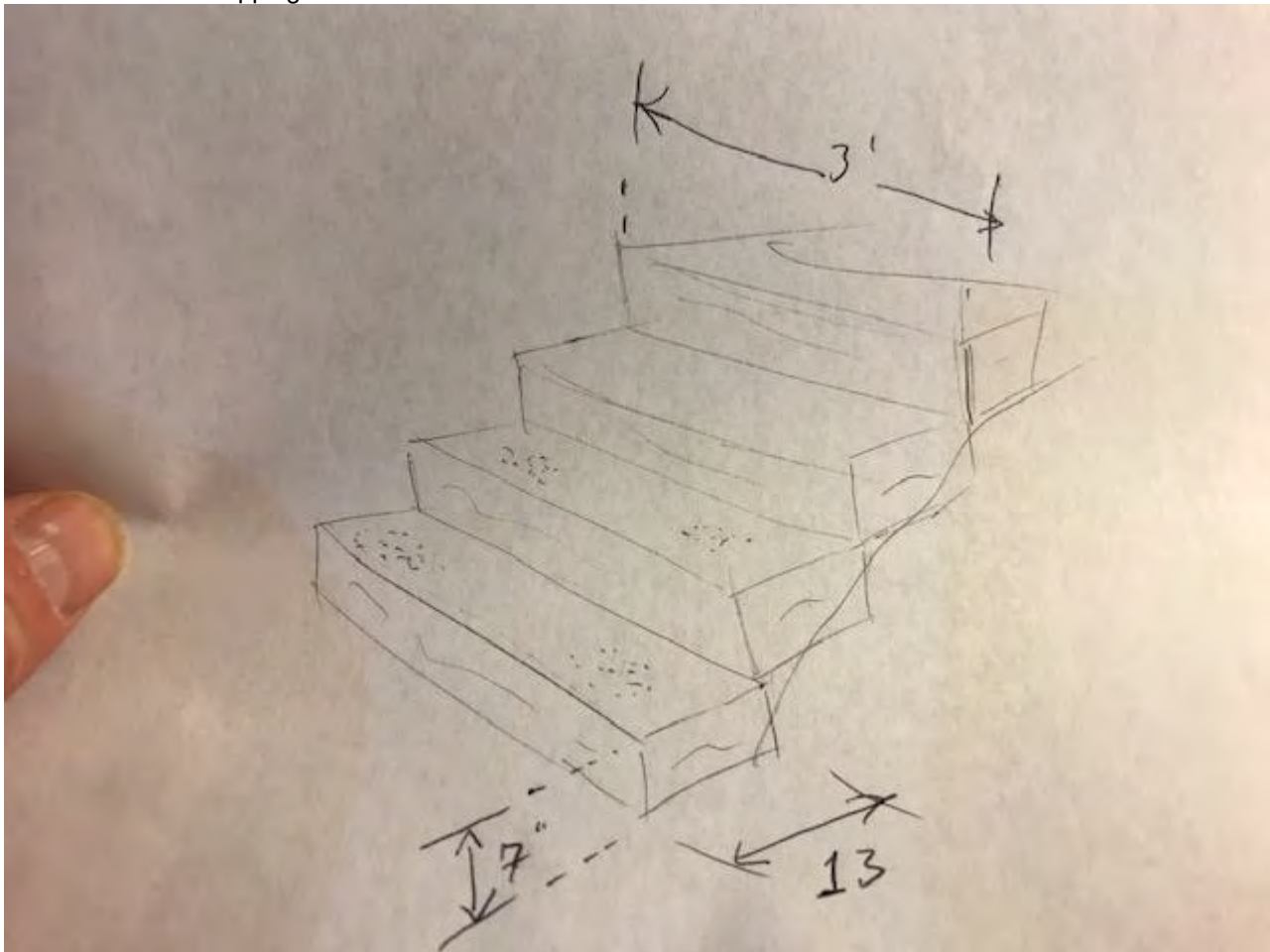
Cc: Megan Lower <lower.megan50@gmail.com>, vincelee <vincelee@comcast.net>, Fan Jia <jf8261@126.com>, Marty Hardiman <mhardiman@bostonandwakefield.com>

From: Marn Hardiman <mhardiman@bostonandwakefield.com>**Sent:** Monday, March 15, 2021 12:05 AM**To:** Christine Anastos <christine_anastos@hotmail.com>**Subject:** Stairwell Materials

The left and right side stairs have existing installed railings that can stay "as is". We will demo and dispose of two masonry stairwells.

We will use a salt and pepper full sized 7 inch tall granite stairs. The salt and pepper granite will match typical installations in New England since the 1800's.

Without mortar joints the stone will last forever. The front, left and right side will be rock face and the top will be thermalled to limit slipping.



⁸
Boston and Wakefield Masonry llc
MA CSSL MASONRY LICENSE 105995
MA HIC #190800
Direct: [617.557.9111](tel:617.557.9111)
bostonandwakefield.com
[Youtube.com/bostonandwakefield](https://www.youtube.com/bostonandwakefield)

Christine G. Anastos <christine_anastos@hotmail.com>

Mon, Mar 15, 2021 at 11:30 AM

To: Carol Greeley <carol.greeley@gmail.com>

Cc: Megan Lower <lower.megan50@gmail.com>, vincelee <vincelee@comcast.net>, Fan Jia <jf8261@126.com>, Marty Hardiman <mhardiman@bostonandwakefield.com>

[Quoted text hidden]

Carol Greeley <carol.greeley@gmail.com>

Mon, Mar 15, 2021 at 11:34 AM

To: "Christine G. Anastos" <christine_anastos@hotmail.com>

Cc: AHDCChair <AHDCChair@town.arlington.ma.us>, "Makowka, Stephen" <smakowka@compasslexecon.com>, Stephen Makowka <joliesteve@gmail.com>

Hi Christine,

I have received the emails from you but did not find an actual application for the proposed repairs. Could you send that along or if you have done so in the past and received a certificate (which I quickly don't find though) let me know the status. The application is online at arlingtonhistoricdistrict.com and you can print it out, scan and email it back to me. I'm not sure if this qualifies for a CONA but once I receive an actual application I can forward it to the Chair who determines the type of project. Thanks - Carol

[Quoted text hidden]

--

Carol Greeley, Executive Secretary

Arlington Historic District Commissions

(781) 316-3265

ahdc@town.arlington.ma.us

www.arlingtonhistoricdistrict.com



105 Pleasant Street , Arlington, MA - Emergency Repair, Part 2 of 33 messages

Christine G. Anastos <christine_anastos@hotmail.com>

Mon, Mar 15, 2021 at 11:29 AM

To: AHDC Executive Secretary <ahdc@town.arlington.ma.us>, AHDC Email <ahdcchair@town.arlington.ma.us>, "carol.greeley@gmail.com" <carol.greeley@gmail.com>

Cc: Megan Lower <lower.megan50@gmail.com>, vincelee <vincelee@comcast.net>, Fan Jia <jf8261@126.com>, Marty Hardiman <mhardiman@bostonandwakefield.com>

From: Marn Hardiman <mhardiman@bostonandwakefield.com>**Sent:** Monday, March 15, 2021 7:57 AM**To:** Christine Anastos <christine_anastos@hotmail.com>**Subject:** Stairwells

The bluestone stairwell which was repaired incorrectly years ago has failed and has become a safety issue, with loose and separated steps. There are many treads that need replacement and the stairwell has an old patch poured concrete. I would not waste money on repairing.

If we remove both stairwells the brick one to the left, (which has deteriorated joints) and the broken stairs to the right of the house, then replace with granite stacked stairs, they will never need maintenance and will last forever. You save demo fees by doing both at once.

Demo and debris

Prep area pour small footer

Installed stacked granite stairs.

\$5500

Can be done winter or summer leaving your railings as is.

If you have any questions please ask. Attached is an example of a stone stairwell.

Thank you



Martin Hardiman
Boston and Wakefield Masonry llc
MA CSSL MASONRY LICENSE 105995
MA HIC #190800
Direct: [617.557.9111](tel:617.557.9111)
bostonandwakefield.com
[Youtube.com/bostonandwakefield](https://www.youtube.com/bostonandwakefield)

Christine G. Anastos <christine_anastos@hotmail.com> Mon, Mar 15, 2021 at 11:29 AM
To: Carol Greeley <carol.greeley@gmail.com>
Cc: Megan Lower <lower.megan50@gmail.com>, vincelee <vincelee@comcast.net>, Fan Jia <jf8261@126.com>, Marty Hardiman <mhardiman@bostonandwakefield.com>

[Quoted text hidden]

Carol Greeley <carol.greeley@gmail.com> Mon, Mar 15, 2021 at 11:39 AM



105 Pleasant Street , Arlington, MA - Emergency Repair, Part 1 of 34 messages

Christine G. Anastos <christine_anastos@hotmail.com>

Mon, Mar 15, 2021 at 11:28 AM

To: AHDC Executive Secretary <ahdc@town.arlington.ma.us>, AHDC Email <ahdcchair@town.arlington.ma.us>, "carol.greeley@gmail.com" <carol.greeley@gmail.com>

Cc: Megan Lower <lower.megan50@gmail.com>, vincelee <vincelee@comcast.net>, Fan Jia <jf8261@126.com>, Marty Hardiman <mhardiman@bostonandwakefield.com>

Greetings,

Please refer to the attached file as well as the photographs below. The estimate from the contractor will follow.

Stay safe,

Christine Anastos

617-501-1541

From: Chrisne Anas tos <christine.anastos@gmail.com>**Sent:** Saturday, March 13, 2021 10:54 PM**To:** Chrisne G Anas tos <christine_anastos@hotmail.com>**Subject:**

















Sent from my iPhone

 **Arlington Historic District Commissions Application for Certificate Form, March 15, 2021.pdf**
3682K

Christine G. Anastos <christine_anastos@hotmail.com> Mon, Mar 15, 2021 at 11:28 AM
To: Carol Greeley <carol.greeley@gmail.com>
Cc: Megan Lower <lower.megan50@gmail.com>, vincelee <vincelee@comcast.net>, Fan Jia <jf8261@126.com>, Marty Hardiman <mhardiman@bostonandwakefield.com>

[Quoted text hidden]

 **Arlington Historic District Commissions Application for Certificate Form, March 15, 2021.pdf**
3682K

Carol Greeley <carol.greeley@gmail.com> Mon, Mar 15, 2021 at 11:36 AM
To: "Christine G. Anastos" <christine_anastos@hotmail.com>

Just found the application - thanks!

[Quoted text hidden]

--

Carol Greeley, Executive Secretary
Arlington Historic District Commissions
(781) 316-3265
ahdc@town.arlington.ma.us
www.arlingtonhistoricdistrict.com

Carol Greeley <carol.greeley@gmail.com> Mon, Mar 15, 2021 at 11:39 AM
To: AHDCChair <AHDCChair@town.arlington.ma.us>, "Makowka, Stephen" <smakowka@compasslexecon.com>, Stephen Makowka <joliesteve@gmail.com>

Is this ok for a CONA or needs a formal hearing? Let me know and I can draft the CONA - Carol

[Quoted text hidden]

[Quoted text hidden]

 **Arlington Historic District Commissions Application for Certificate Form, March 15, 2021.pdf**
3682K