



Arlington Historic District Commissions

Application for Certificate

(Read attached instructions before completing form)

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

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 195 Westminister Ave District Mt. Gilboa
 Owner(s) Nate Raughley and Anne Meinke Email nraughley@gmail.com
 Owner's Phone (h) 781-526-6644 (w) _____ (fax) _____
 Owner's Address 195 Westminister Ave Arlington, MA 02474
 Applicant (if not Owner) _____
 Applicant's Phone (h) _____ (w) _____ (fax) _____
 Applicant's Address _____
 Applicant's Relationship to Owner _____
 Contractor The Fiberglass Gutter Company Phone 781-826-3711
 Architect _____ Phone _____

Dates of Anticipated Work: Start Nov Completion Nov

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.

Replace wood gutters and rotting capped gutter trim with fiberglass gutters. The fiberglass gutter will match the same profile as the wood gutters.

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): Nate Raughley Date: 10/7/2021

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 Commissions' 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 Commissions' Chair Stephen Makowka at ahdcchair@town.arlington.ma.us.

ARLINGTON HISTORIC DISTRICT APPLICATION

Supporting Documentation Checklist

Property Address 195 Westminister Ave. District Mt. Gilboa
 Applicant's Name Nate Raughley Email nraughley@gmail.com
 Applicant's Phone (Day) _____ (Mobile) 761-526-6644

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)

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: _____

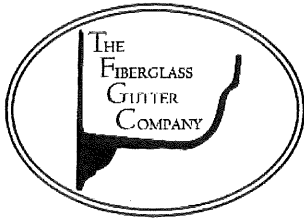


Replacement Gutters

For 195 Westminster Ave, Arlington
MA



- Propose replacing damaged wood gutters with fiberglass gutters matching existing profile
- Work would be completed by the fiberglass gutter company
- Undamaged capped gutter detail would remain wood



The Fiberglass Gutter Company
 P.O. Box 26
 722 Washington Street
 North Pembroke, MA 02358
 781.826.3711

Estimate

Date	Estimate #
7/13/2021	E21131

Customer Name & Address

Nate Raughley
 195 Westminster Ave
 Arlington, MA 02474

Project/Ship To Address

Nate Raughley
 195 Westminster Ave
 Arlington, MA 02474
 781-526-6644

Description	Qty	Price	Total
Profile G-60: 4.25"w x 3.5"h Handmade Fiberglass Gutter, Genuine Woodgrain Texture and a Vintage White Gelcoat Shell.	100	22.00	2,200.00
Misc Installation Disposables	97	0.56	54.32
GRK Rugged Structural Screw: 5/16 x 3 1/8" Stainless Steel	73	1.40	102.20
Miter/Joint Kit (Includes Fiberglass Cloth, Resin/Gelcoat Mix, Putty and Hardener)	14	36.00	504.00
Outlet Kit (Includes PVC Outlet and Sealant)	8	14.00	112.00
End Cap Sheet With Adhesive	14	12.00	168.00
Fascia Replacement Materials: Cortex Fasteners, Trim Welder, PVC 1"x10"x12"	100	9.22	922.00
Fiberglass Sheet To Cap Gutter	15	15.00	225.00
MA Sales Tax	1	267.98	267.98
Remove and Dispose of Existing Gutter	97	6.00	582.00
Installation Labor	75	90.00	6,750.00
Payment Terms: 50% Deposit - 50% Upon Completion. Projects will not be scheduled without a deposit. Payments May Be Made by Check or Credit Card (Except Amex). Permitting (if required) is the responsibility of our customer. Price does not include additional repair work outside the scope above and will be billed at a rate of \$90/hr plus material. All labor is applied portal-to-portal.		0.00	0.00
By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms of this agreement.			
Signed By _____	Date _____		
Thank you for giving us the opportunity to estimate this project.		Total	\$11,887.50

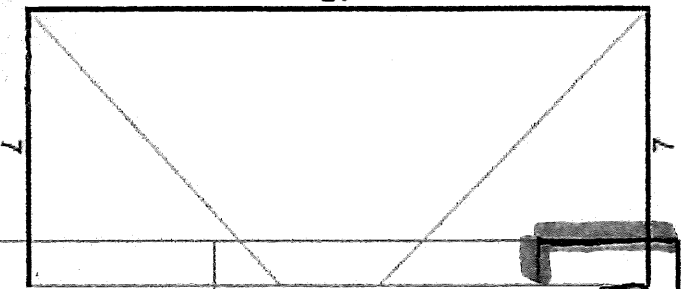
Phone #	E-mail	Web Site
(781) 826-3711	info@fiberglassgutter.com	www.fiberglassgutter.com

FRONT

Capped gutters to be left intact and joined with new fiberglass gutters.

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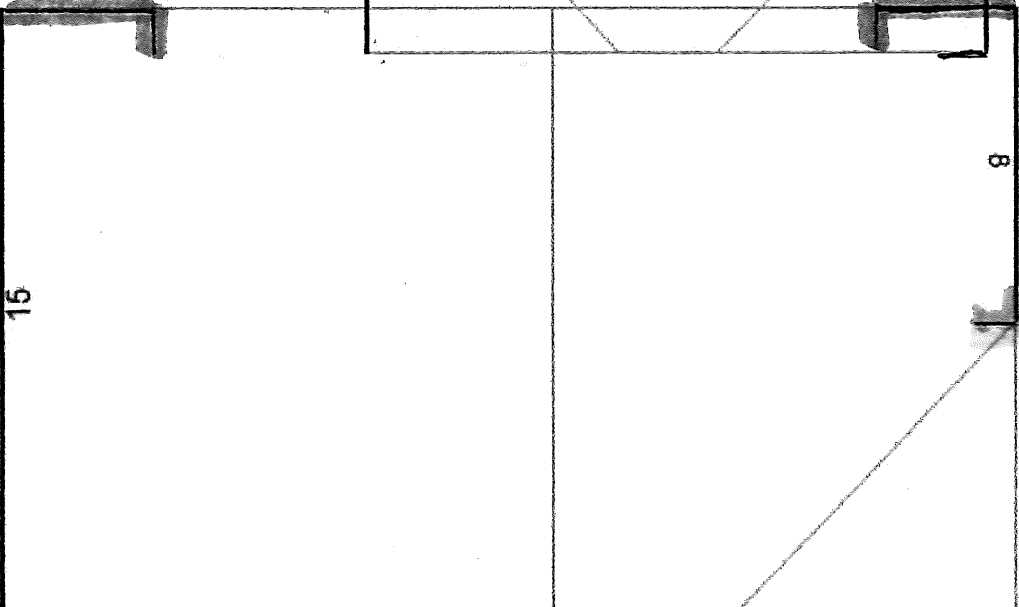
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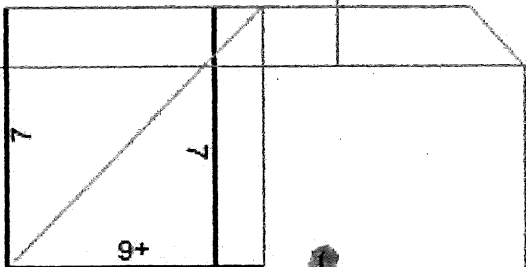
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P.O. Box 26
N. Pembroke, MA
02358



Capped gutters to be replaced.



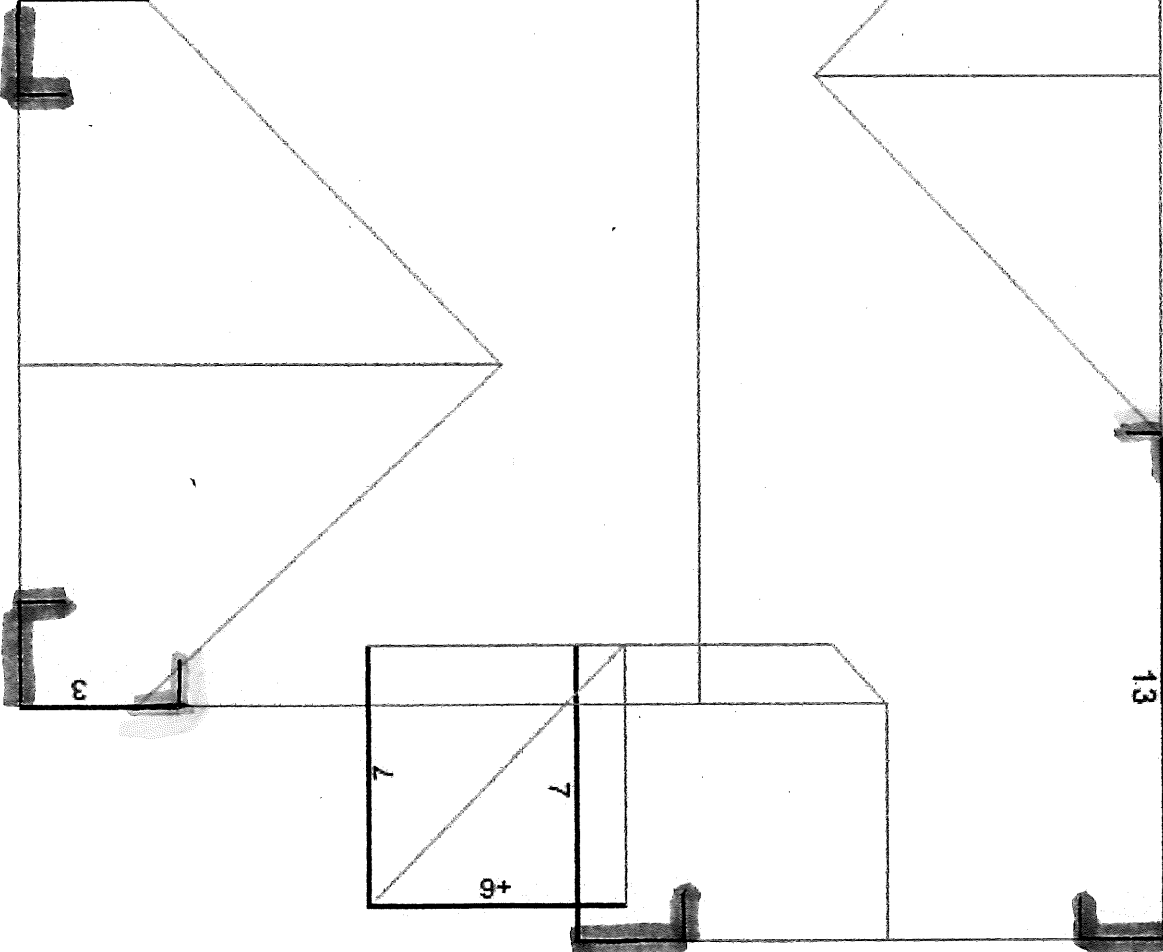
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[AHDC] Application for 195 Westminster Ave.

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

Thu, Oct 7, 2021 at 11:13 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Forwarded Conversation**Subject: Application for 195 Westminster Ave.**

From: **Mary Muszynski** <MMuszynski@town.arlington.ma.us>
Date: Thu, Oct 7, 2021 at 10:45 AM
To: Carol Ryerson-Greeley <carol.greeley@gibsonsir.com>

Hello Carol,

How are you?

The application for 195 Westminster Ave. The owner gave me the application in an envelope and I did not realize the third page of the application was not signed until after he left.

Mary

Mary Muszynski
Administrative Assistant
Department of Planning and Community Development
Town of Arlington
[730 Massachusetts Avenue](#)
[Arlington, Massachusetts 02476](#)
781-316-3229

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: **Carol Ryerson-Greeley** <carol.greeley@gibsonsir.com>
Date: Thu, Oct 7, 2021 at 10:58 AM
To: Mary Muszynski <MMuszynski@town.arlington.ma.us>

No problem Mary, they signed the 1st page so that's fine. I will reach out to them. Thanks very much! - Carol

--

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

From: **Mary Muszynski** <MMuszynski@town.arlington.ma.us>

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Date: Thu, Oct 7, 2021 at 11:05 AM
To: Carol Ryerson-Greeley <carol.greeley@gibsonsir.com>

Thank you Carol

Mary Muszynski
Administrative Assistant
Department of Planning and Community Development
Town of Arlington
[730 Massachusetts Avenue](#)
[Arlington, Massachusetts 02476](#)
781-316-3229

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Carol Ryerson-Greeley <carol.greeley@gibsonsir.com>
To: Mary Muszynski <MMuszynski@town.arlington.ma.us>
Date: Thu, 7 Oct 2021 10:58:32 -0400
Subject: Re: Application for 195 Westminster Ave.

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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Carol Ryerson-Greeley, Realtor®

Senior Real Estate Specialist (SRES)®
Accredited Buyer's Representative (ABR)®
Level 1 Military Home Relocation Specialist
Gibson Sotheby's International Realty
[1010 Massachusetts Ave.](#)
[Arlington, MA 02476](#)
(781) 354-4792 Cell
carol.greeley@gibsonsir.com
www.CarolGreeley.com

 **195 Westminster Ave.pdf**
2508K

Fiberglass Gutters

4 messages

Carol Greeley <carol.greeley@gmail.com>
To: nraughley@gmail.com
Cc: michael bush <michael.t.bush@gmail.com>

Wed, Oct 13, 2021 at 1:25 PM

Nate,

The Mt Gilboa/Crescent Hill representative, Michael Bush, has expressed concern that the trim being used is not wood. He notes that the carpentry specifications call for vinyl trim boards behind the gutter. He is able to discuss further with you in greater detail than I if you would like to contact him at: michael.t.bush@gmail.com. It would be better to discuss now rather than at the meeting when other Commissioners take issue. Let me know if you have any questions. I have cc'd Michael on this email - Carol

--

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

 **195 Westminster Ave.pdf**
2508K

michael bush <michael.t.bush@gmail.com>
To: Carol Greeley <carol.greeley@gmail.com>
Cc: nraughley@gmail.com

Wed, Oct 13, 2021 at 1:59 PM

Hi Nate-
having just been through this with another neighbor, I can cut & paste the available options:

Any of the following are OK with the commission:

1. standard pine boards. Relatively cheap, but prone to rot, not recommended
2. [Pressure treated pine](#). Slightly more expensive (\$1/ft), less prone to rot (but not rot proof), kind of a pain to work with. This is what was behind my gutters, I just replaced a bunch of it. I'd guess it's been up there 20years or so.
3. [Lifespan](#). Spendy (\$3/ft), but marketed as being highly rot resistant (but not yet tested by time). This is what I used.
4. Spanish cedar was widely available until about 5 years ago, and was an excellent material; naturally rot resistant. It's since gone off the market and I'm not aware of a good replacement
5. Various other naturally rot resistant wood, all of which are expensive and/or hard to get locally: redwood, cypress, mahogany, etc.

In the years I've been on the commission, they have only once approved the use on non-wood material for fascia; there was a house on Pleasant Street (?) with a very high facade (effectively ~5 story because it was at the top of a tall retaining wall) that made for an extremely difficult and expensive installation. As an experiment, the commission allowed them to use composite lumber (Azek, if I remember correctly). They were also one of the first sites in town to use the fiberglass gutters. You could petition for the same thing, but it's probably more trouble than it's worth in your case.

Let me know if I can be of any help
-Michael

[Quoted text hidden]

Nate Raughley <nraughley@gmail.com>
To: Carol Greeley <carol.greeley@gmail.com>
Cc: michael bush <michael.t.bush@gmail.com>

Wed, Oct 13, 2021 at 4:18 PM

Thanks for the feedback. I will relay the recommendations to the contractor.

-Nate

On Wed, Oct 13, 2021 at 1:25 PM Carol Greeley <carol.greeley@gmail.com> wrote:

[Quoted text hidden]

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

Thu, Oct 14, 2021 at 9:04 AM

Here is the draft agenda and you can log in anytime with the ZOOM invite to be sure it works for you. See you 10/28 on ZOOM - Carol

[Quoted text hidden]

 **10-28-2021 AHDC Remote Meeting Agenda.docx**
73K