



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 25 Elder Terrace, Arlington 02474 District Mt. Gilboa
Owner(s) Beau and Katie Tremblay Email tremblay.katie@gmail.com
Owner's Phone (h) 617-990-4572 (w) _____ (fax) _____
Owner's Address same - 25 Elder Terrace
Applicant (if not Owner) _____
Applicant's Phone (h) 617-990-4572 (w) _____ (fax) _____
Applicant's Address same - 25 Elder Terrace
Applicant's Relationship to Owner Self
Contractor Craig's Landscaping Phone (781) 643-3841
Architect _____ Phone _____

Dates of Anticipated Work: Start Fall 2021 if approved Completion Fall 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 are looking to have a dry-built boulder wall built on a lower slope of our backyard. The goal of the wall is to prevent some of the erosion that is happening on that slope, below the Japanese maple shown in the photo, and also add a more "finished" look to that area. We are waiting on the exact measurements from Craig's Landscaping, but the wall will be roughly 20 feet long, height possibly 3 feet. More details to follow.

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): Katie Tremblay Date: 10/3/21

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 25 Elder Terrace, Arlington 02474 District Mt. Gilboa
 Applicant's Name Katie and Beau Tremblay Email tremblay.katie@gmail.com
 Applicant's Phone (Day) _____ (Mobile) 617-990-4572

For Minor Projects or Certificate of Non-Applicability

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

**Will submit
add'l
measurements
from landscaper
separately this
week.*

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): Katie Tremblay Date: 10/3/2021

Hello-

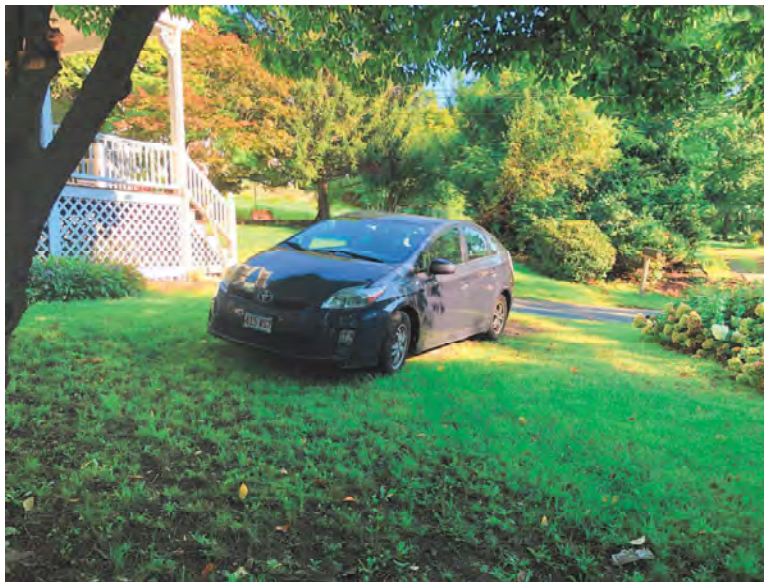
We submitted a plan for a wall rebuilding project and patio build at 25 Elder Terrace last summer, 2020.

We did not move forward with that project, as the scope of that work proved to be more than we could budget for at that time. When we submitted our plans, we did get approval. That required a much more extensive excavation and build. I met individually with Marshall Audin, also included here, to go over what we were thinking after the approval came through.

Since the scope of our work has changed, and we are looking to get some alternative landscaping work done this fall, I wanted to check in and see what our steps would be regarding this work.

We hope to have a gravel parking pad installed in front of our house. (See pictures here.) The area we are hoping to have that done is not visible from the street. There would be some very minor leveling out, since there is a slight slope, and a stone border around the edge. It would happen in the area where we currently park one of our cars on the grass.

General view of future parking pad area:



View from our driveway:



View from the street (area not visible to the street):



We also hope to have a dry-built stone wall installed on the slope of our backyard. See pictures here.

Yard as it is now:



This is where we are hoping to have the dry-built stone wall built (two different views):



I imagine there would need to be some excavation to nestle the stones against the slope.

I don't know if either of these would require historic commission approval or if we would apply for a variance/waiver.

Please let us know!

Thank you. -Katie Tremblay

[AHDC] Question about landscaping project

Katie Epmeier Tremblay <tremblay.katie@gmail.com>
To: Carol Greeley <carol.greeley@gmail.com>

Mon, Oct 18, 2021 at 11:37 AM

Here is the rough picture/sketch and description of the way. I also have it as a Google Doc [here](#).
I am just waiting on the general height dimensions.

Hi Katie,

Here are the locations of the work marked on the plot plan. As we discussed the wall will be built using large stones - basketball - beachball size. The wall will be dried laid, and will be backfilled with gravel.
Please let me know if you have any other questions.

Thanks
Craig



[Quoted text hidden]