

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): David & Hilary Baldwin **Date:** 12/28/23

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 NonApplicability 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 49 Academy St District Pleasant St
Applicant's Name D&H Baldwin Email _____
Applicant's Phone (Day) _____ (Mobile) _____

- 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)**

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- *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): David & Hilary Baldwin Date: 03 Jan 24

Narrative on Front porch

The George A. Smith house as built c. 1896. It was moved approximately 100 feet to its present location in 1933-34. I have found only one early photo that barely includes the pre-moved house.



In the early 20th century sleeping porches were popular and one was added over the front porch. The sleeping porch and the garage were constructed c. 1934. When the sleeping porch was added the window that was centered over the porch was removed and French doors were installed for access to the sleeping porch.



Unfortunately, the new structure created difficult roofing seams and also its weight exceeded the capacity of the wooden columns and brick foundation piers. The sleeping porch was removed in 2004. When it was disassembled, we discovered the ghost shadow of a railing post against the house. Unfortunately, I neglected to capture an image of it.

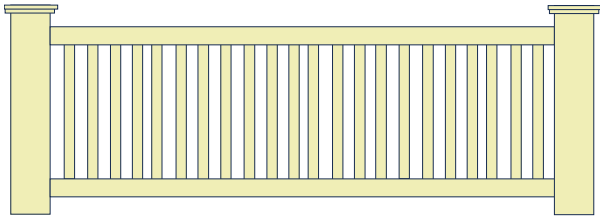
In 2022 the French doors that were installed for the sleeping porch were removed and a replacement window (the original bottom sash had been saved) was crafted and installed. (We found evidence of the old window sill and window framing during installation.)



Proposed Decorative Railing over front porch



- ⇒ All wood (WindsorOne/red cedar)
- ⇒ Bottom and top rail style to match existing lower porch style
 - Railing running length will be ~8' x ~19' x ~8'
- ⇒ 1.25" Balusters spaced 1 to 1
- ⇒ Upper rail ~3" high
- ⇒ Lower rail ~2.25" high
- ⇒ Proposed upper railing 24" + 2" off deck = 26" total railing height
 - Top of post 28"
 - Top of post w/ finial 32"-38"
 - The current lower porch railing is ~28" + 3" off deck = 31" total
- ⇒ Posts will match porch stair railing posts 4.0 & 5.5 inches sq.
- ⇒ Finial style TBD



Option 1

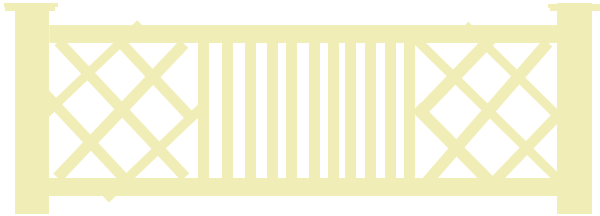
Railing and posts – WindsorOne and red cedar

Railing 24" high

2" off deck

Posts 4.5 inches sq.

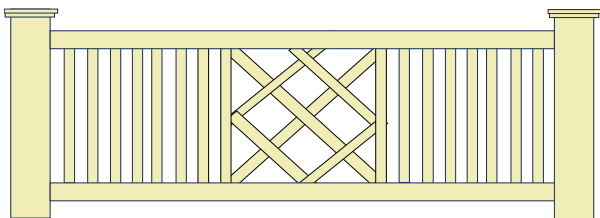
Top and bottom rail to match existing lower front porch rail style




Option 2

Lower railing 29 " and 3" off deck

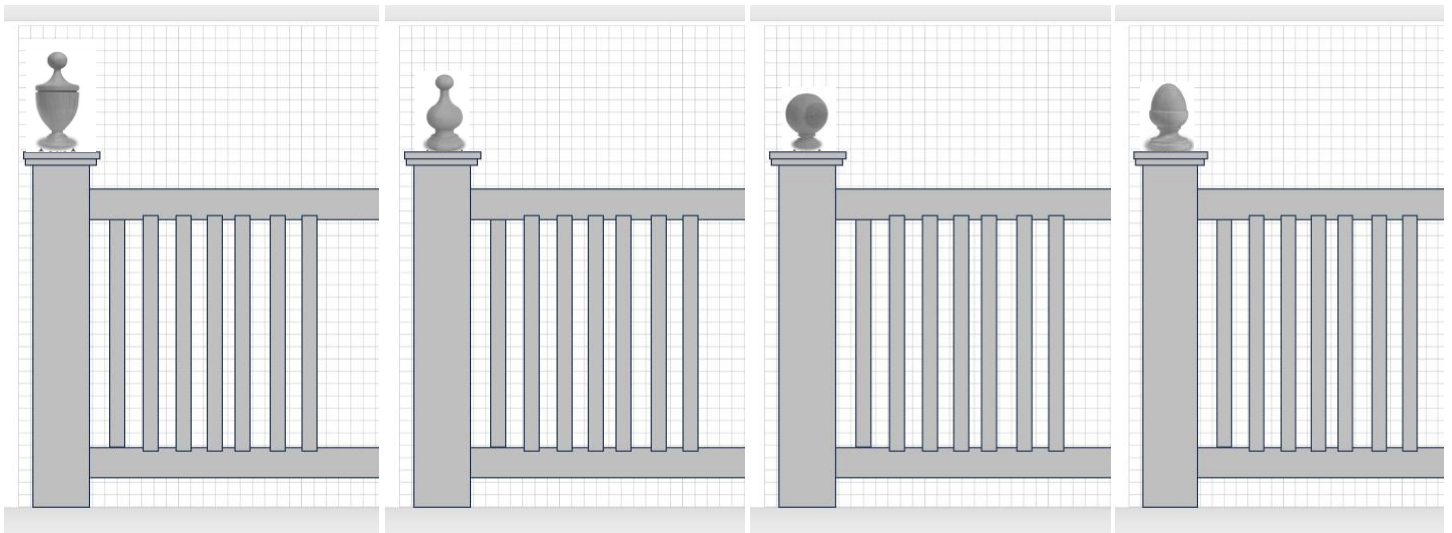
Upper railing 24" and 2" off deck



Option 3



The Railing will be attached to the house by a post scribed to the shingles. The post will be ~2.5 x ~4.5"



Possible Finial Design

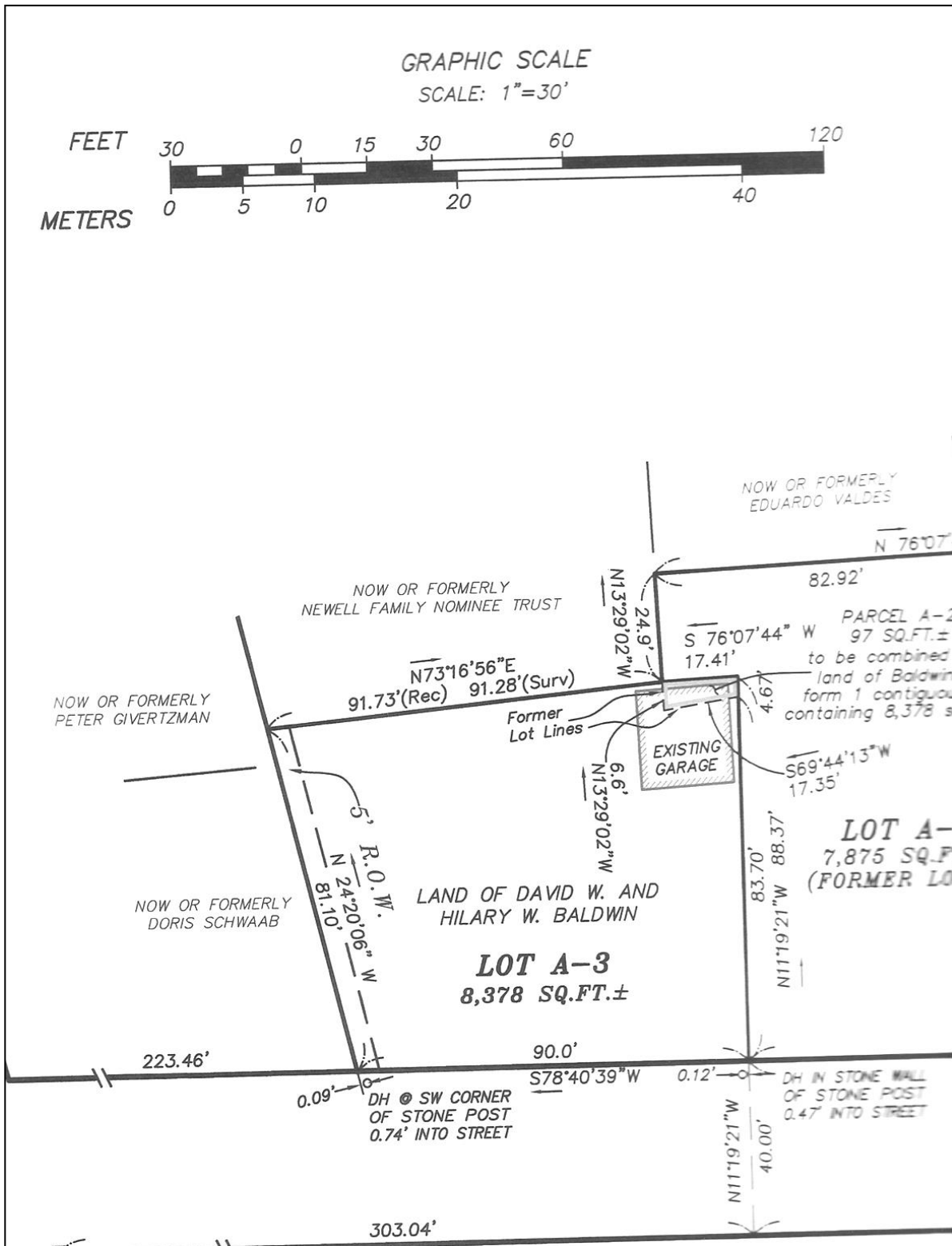
mr. Spindle, inc.

HOME OUR PRODUCTS OUR CATALOG CUSTOM WORK SPECIALTY WOOD SOURCING ABOUT US GO GREEN! IPE CLOSEOUT SPECIALS STORE LOCATOR INDUSTRY PARTNERS CONTACT TESTIMONIALS

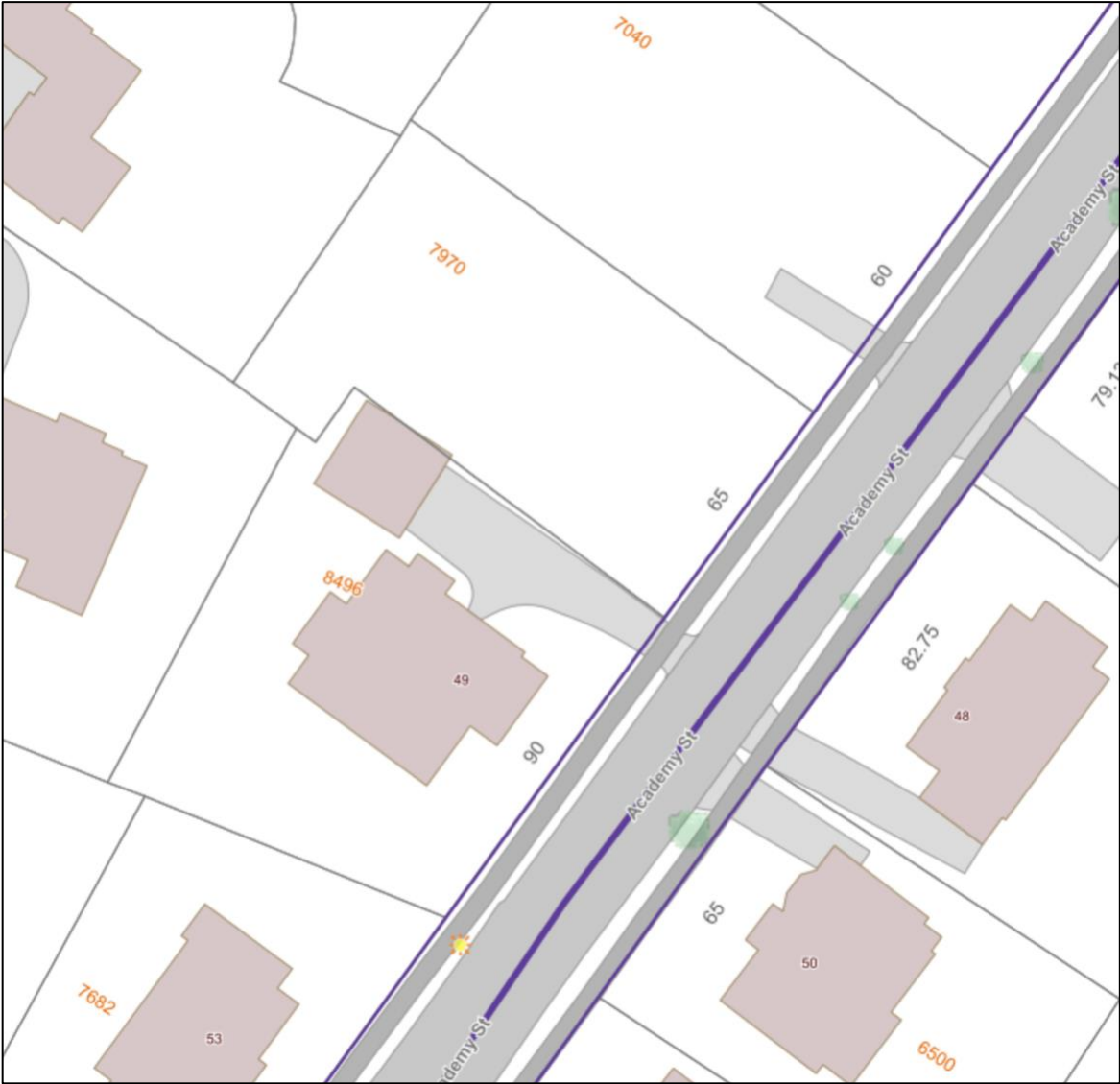
 <p>4" Cedar Mushroom Finial</p>	 <p>Acorn Finial with Rings - 3" Treated</p>	 <p>Acorn Finial with Rings - 4"</p>	 <p>Acorn Finial - 4"</p>
 <p>Jamestown Finial - 4"</p>	 <p>Madison Finial - 5"</p>	 <p>Mushroom Finial - 4"</p>	 <p>Pineapple Finial with Rings - 4"</p>
 <p>Pineapple Finial - 4"</p>	 <p>Prince Edward Finial - 4"</p>	 <p>Queen Anne Finial - 4"</p>	 <p>Queen Elizabeth Finial - 4"</p>
 <p>Round Ball Finial - 4"</p>	 <p>Round Gothic Finial - 4"</p>	 <p>Royal Finial - 4"</p>	 <p>Sentry Finial - 4"</p>
 <p>Sphere Finial - 4"</p>	 <p>Traditional Finial - 4"</p>	 <p>William & Mary Finial - 4"</p>	 <p>Winnipeg Acorn Finial - 4"</p>

Screenshot

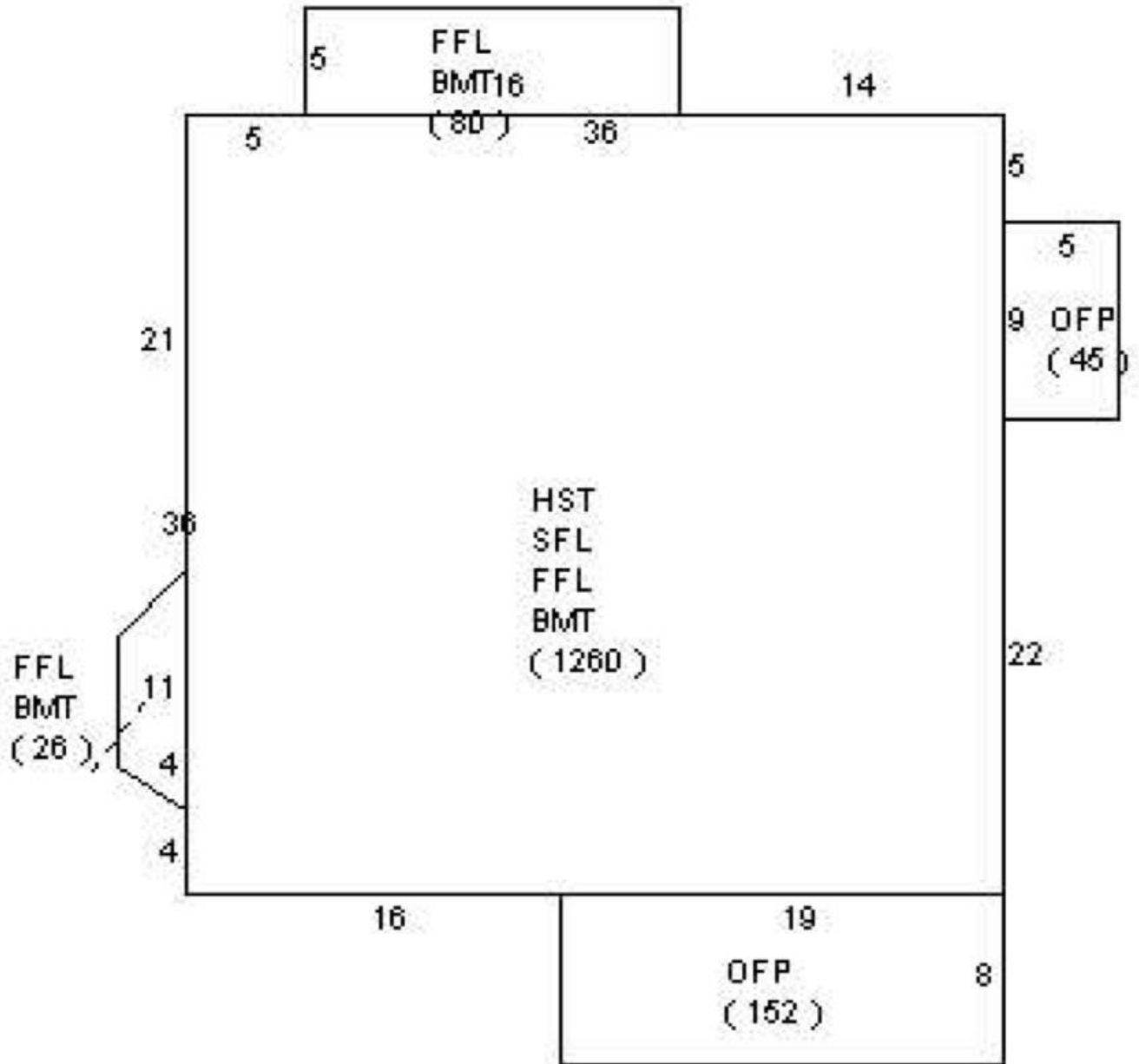
Plot Plan of
49 Academy Street



Arlington GIS Plot Plan



Footprint of House



Rail over porch examples



Examples Cont.



*Narrative for 49 Academy Street
Addition of a decorative railing over front porch*



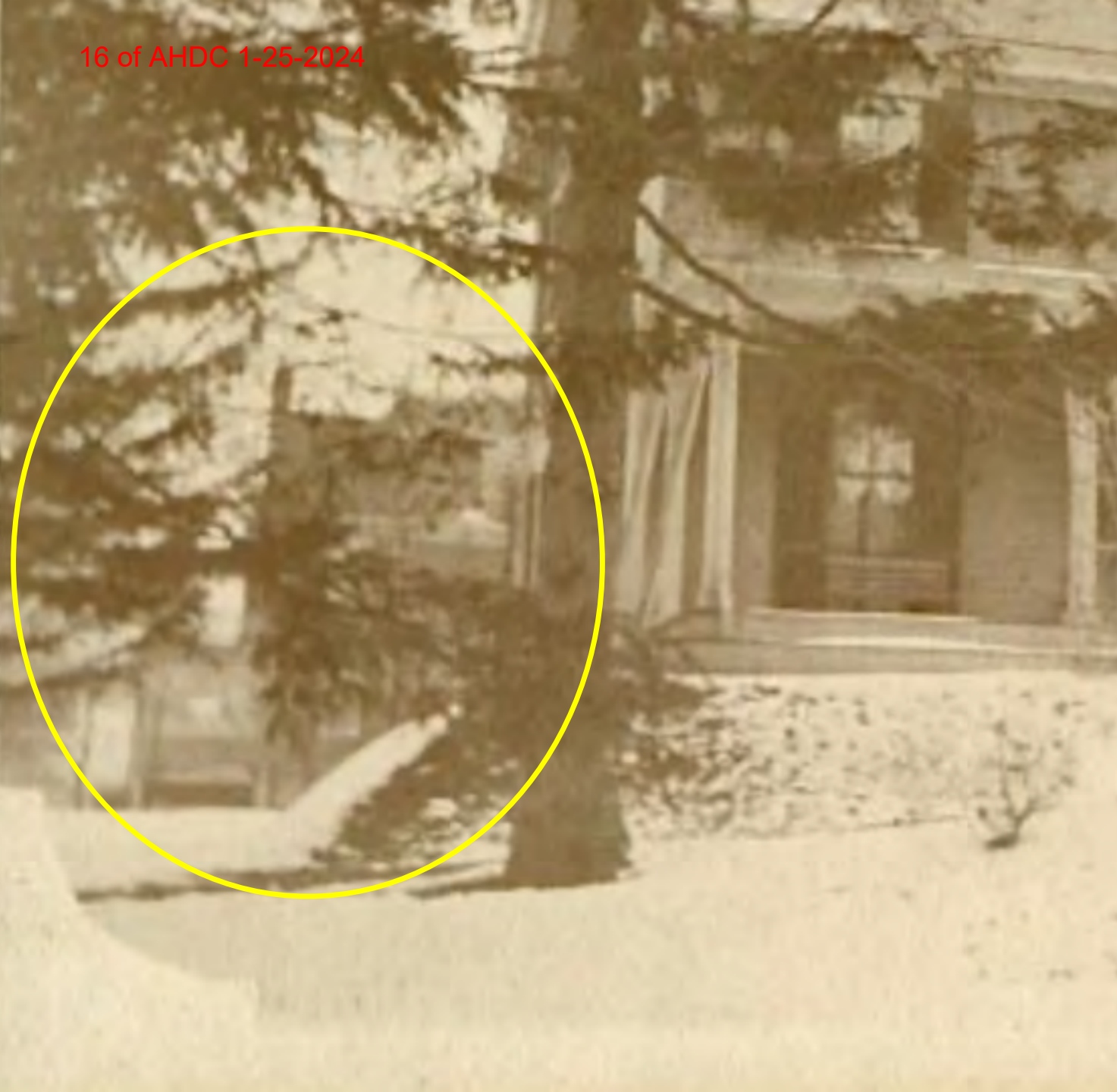
Hilary and David Baldwin
49 Academy St.
Arlington, MA

January 2024



In 1896, George Albert Smith built his house on a lot next to his parents' home on Academy Street. His spouse Anna and he had three children and two maids living in the house. Sadly, his wife Anna died in 1912.

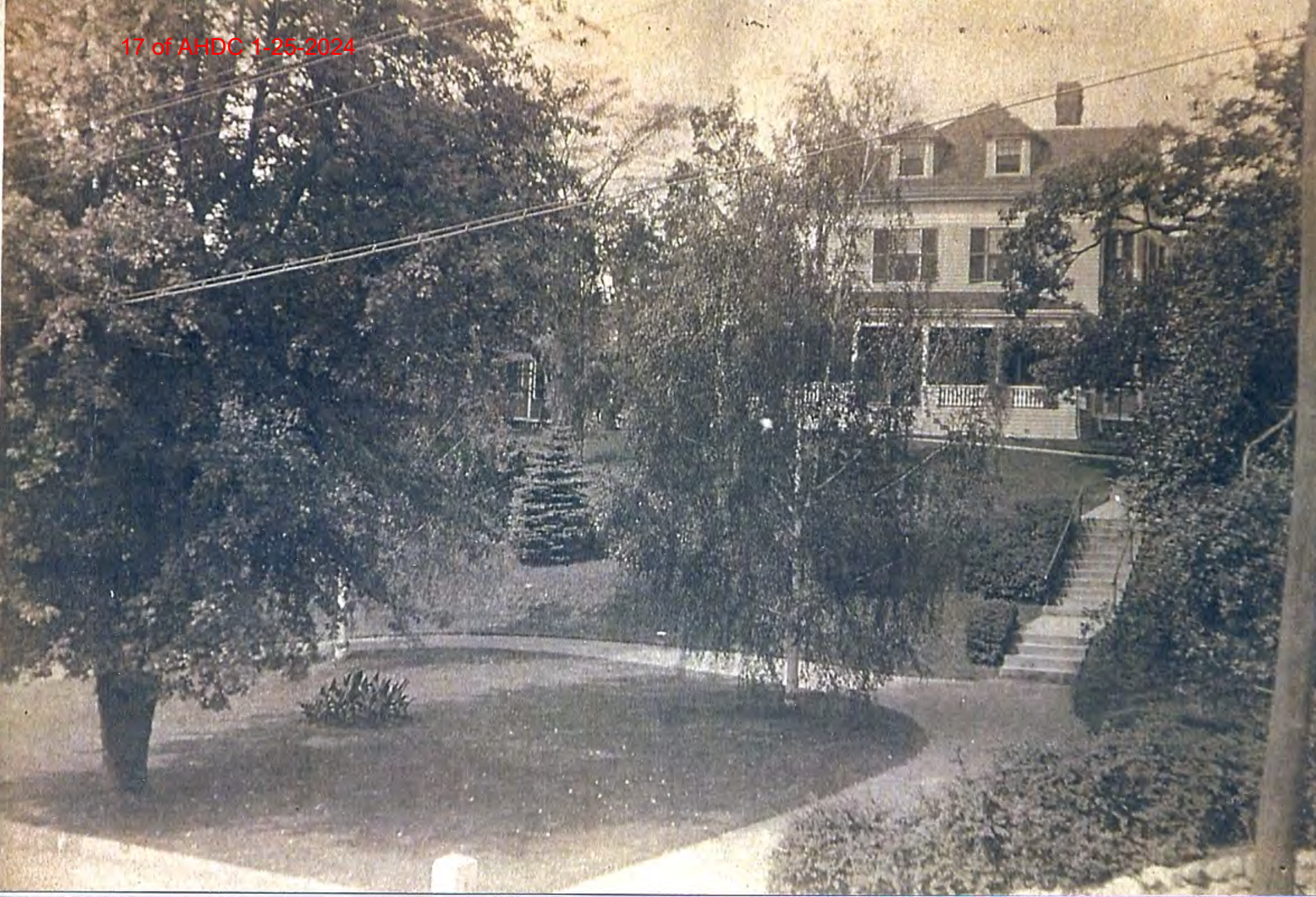
This is the only photo I've found in its original location.



If you squint, and use your imagination, one can see the lower front porch railing and a hint of an upper railing.

Sometime after the death his wife, George Smith and his children moved into his parents home.

In 1933-34 George Smith no longer wanted to see his old home, so he purchased the front yard lot next door and moved his house approximately 150 feet to the south on Academy St. The Smith Family continued to own the home until 1977.



According to Elizabeth Smith, "Daddy didn't like looking out the library window and seeing his old house, so he bought the lot next door and had it moved."

The house was moved onto the front yard of 51 Academy Street.



When Elizabeth A. Smith died, she left the home to her long time caregiver Caroline Perkins.

Mrs. Perkins died in 2003. Hilary and I purchased the home at 49 Academy Street from the estate in 2004.

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The house had not been maintained since 1934.

The bones were good and nothing had been discarded. The basement storage had windows, doors, shutters, storm windows, screens etc.



After debate, in 2004 we decided to remove the sleeping porch that had been added in 1934.

The load of the over-built room over the porch was considerably more weight than the columns and foundation should support.

At this time we left the interior French doors that had been added to access the sleeping porch.

When the sleeping porch was removed, we saw the ghost shadow of a railing post on the house. (I neglected to photograph it.)



In 2021, using the original window sash that was discovered in the basement, we had the window reproduced and installed. (Evidence of the old window sill was found)

The next project is to reproduce an decorative over porch railing.

FYI: The foot print of the porch is ~ 19' x ~9'

Examples decorative railings in the neighborhood



27 Jason St.



41 Jason St.



23 Maple St.



45 Jason St.



33 Academy St.



90 Jason St.



Proposed Style
Option 1

- 4.5 inch posts
- 1.25 inch balusters
- 1.25 spacing
- Finial – TBD
- Top of post 28"
- Top of post w/ finial 32" - 38"
- Top of railing 26"
- Railing overall 24"
- Deck to bottom rail 2"

Lower porch

- Top of post 36"
- Top of railing 32.5"
- Railing overall 28.5"
- Deck to bottom rail 4"
- Wooden columns tapered to 6.5"
- Rail to house - tapered box ~9" to ~6.5" x 2.5"

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Proposed Style
Option 2

Lattice pattern on section
ends

4.5 inch posts

1.25 inch balusters

1.25 spacing

Finial - TBD



Proposed Style
Option 3

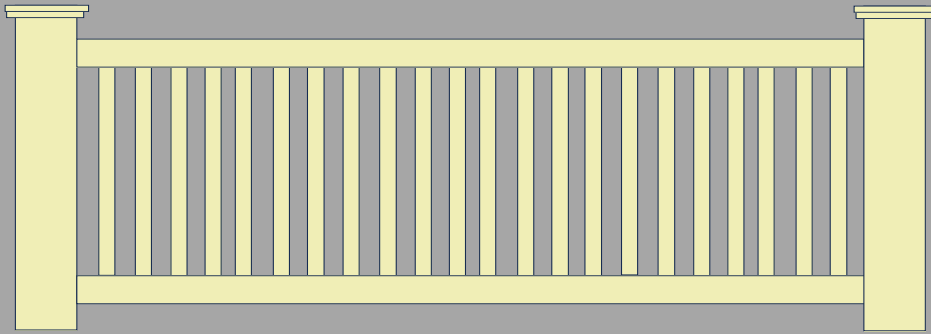
Lattice pattern in center

4.5 inch posts

1.25 inch balusters

1.25 spacing

Finial - TBD



Option 1

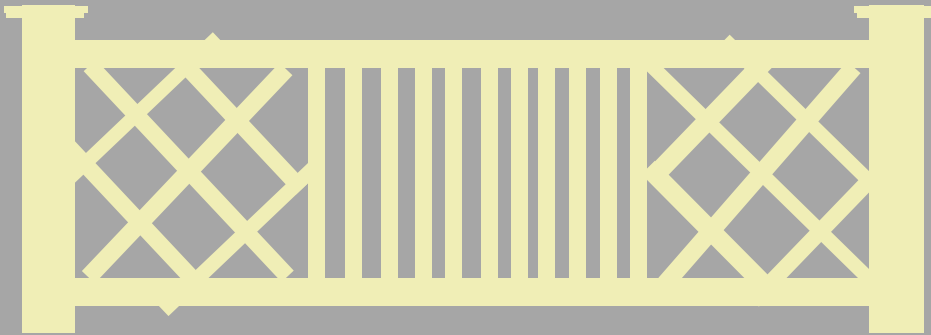
Railing and posts – WindsorOne and red cedar

Railing 24" high

2" off deck

Posts 4.5 inches sq.

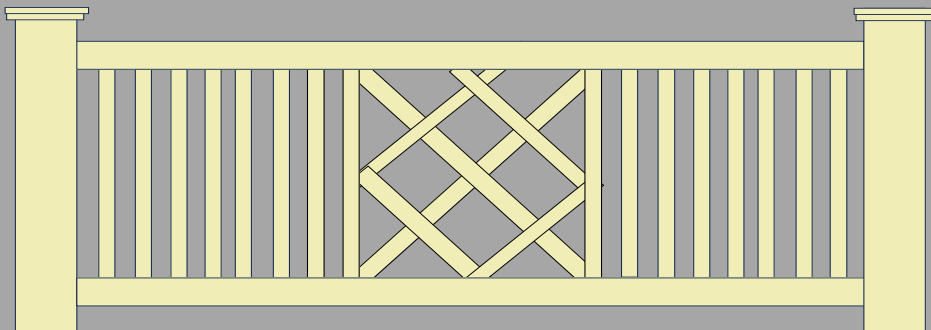
Top and bottom rail to match existing lower front porch rail style



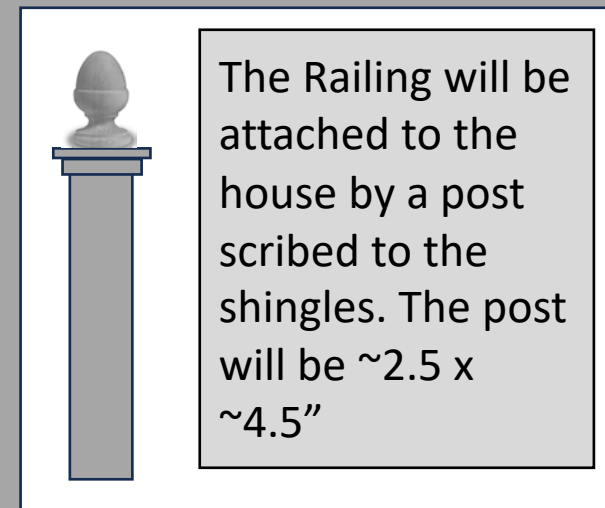
Option 2

Lower railing 29 " and 3" off deck

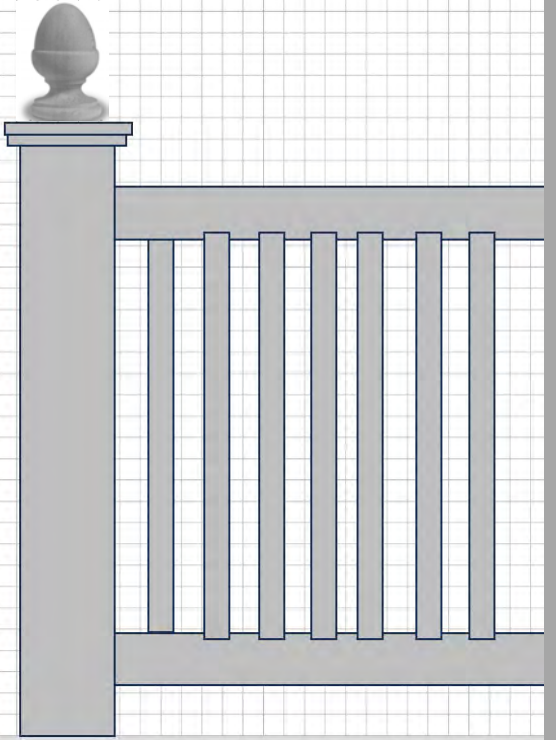
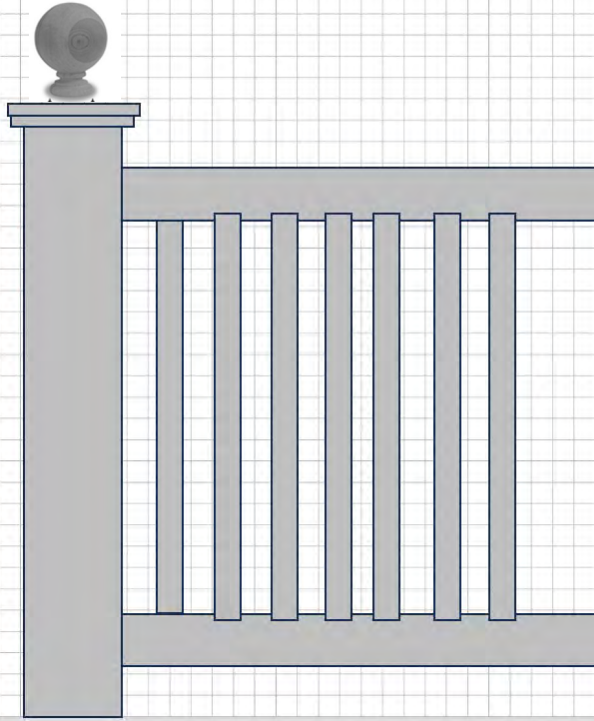
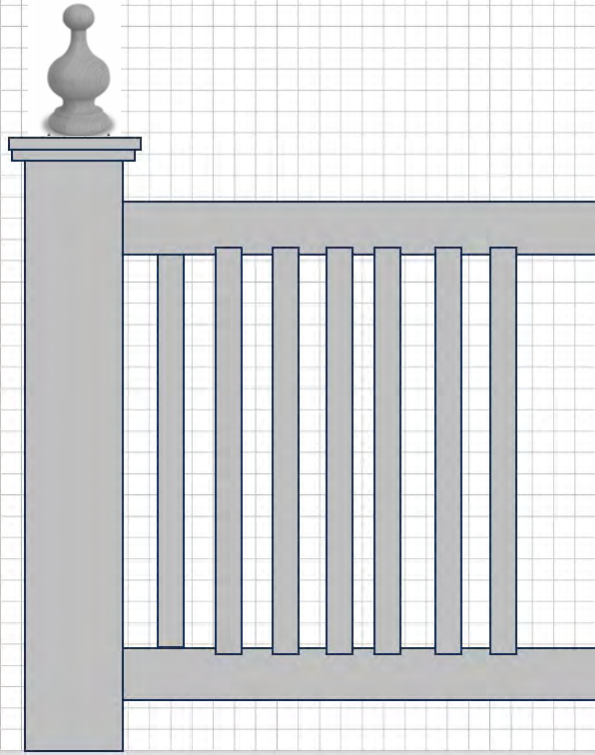
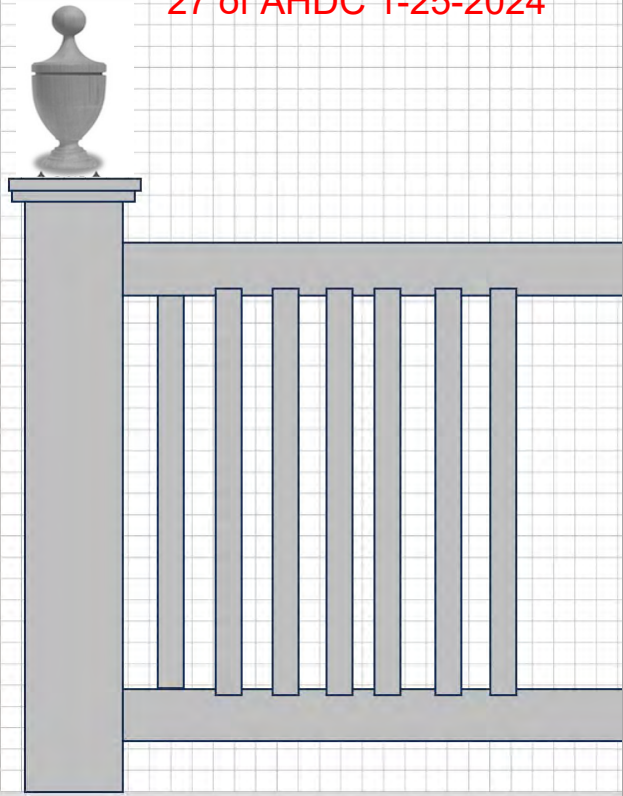
Upper railing 24" and 2" off deck



Option 3



The Railing will be attached to the house by a post scribed to the shingles. The post will be ~2.5 x ~4.5"



Possible Finial Design



4" Cedar Mushroom Finial



Acorn Finial with Rings - 3" Treated



Acorn Finial with Rings - 4"



Acorn Finial - 4"



Baltimore Finial - 4"



Boise Ball Finial - 4"



Colonial Ball Finial - 4"



Contemporary Finial - 4"



Crown Finial - 4"



French Acorn Finial - 4"



French Gothic Finial - 4"



Globe Finial - 4"



Jamestown Finial - 4"



Madison Finial - 5"



Mushroom Finial - 4"



Pineapple Finial with Rings - 4"



Pineapple Finial - 4"



Prince Edward Finial - 4"



Queen Anne Finial - 4"



Queen Elizabeth Finial - 4"



Round Ball Finial - 4"



Round Gothic Finial - 4"



Royal Finial - 4"



Sentry Finial - 4"



Sphere Finial - 4"



Traditional Finial - 4"



William & Mary Finial - 4"



Winnipeg Acorn Finial - 4"