



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 149 Pleasant St. District Pleasant Street
 Owner(s) FTO Realty Trust Email mlake4@aol.com
 Owner's Phone (h) NA (w) NA (fax) NA
 Owner's Address 109 Blanchard St. Lawrence, MA 01843
 Applicant (if not Owner) Martha Penzenik
 Applicant's Phone (h) NA (w) 781-248-5791 (fax) NA
 Applicant's Address 52 Melrose Street Alington, MA 02474
 Applicant's Relationship to Owner Architect

Contractor James Mackey Phone 508-423-2468
 Architect Martha Penzenik Architects Phone 781-248-5791

Dates of Anticipated Work: Start 2024 Completion unknown


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.

It is proposed that the existing 1947 ranch be demolished to the top of its foundation walls
 and a new 2 1/2 story house be built in its stead. The streetscape of the Pleasant Street Historic District
 is comprised of a diverse representation of housing styles from a variety of time periods.
 The new structure will reflect one of these.

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):  MAP Date: 10-29-2023

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. Any additional questions can be addressed to the Commission's Chair Stephen Makowka at ahdcchair@town.arlington.ma.us. CONFIRM RECEIPT FOR ALL COMMUNICATIONS TO THE AHDC.

ARLINGTON HISTORIC DISTRICT APPLICATION

Supporting Documentation Checklist

Property Address _____ District _____
 Applicant's Name _____ 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)

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: _____



PROPOSED RESIDENCE
149 PLEASANT STREET
ARLINGTON MA

Martha Penzenik Architects Arlington, MA 781+248+5791



149 Pleasant Street Photos



149 Pleasant Street (Subject House)



147 Pleasant Street



159 Pleasant Street

HOUSES ON EAST SIDE OF PLEASANT STREET



144 Pleasant Street



146, 148 and 150 Pleasant Street



152 Pleasant Street

HOUSES ON WEST SIDE OF PLEASANT STREET



John Viano House 1917
118 Pleasant Street



Ezra Robinson House 1911
164 Pleasant Street



Circa 1917
170 Pleasant Street



Frank V. Noyes House 1910
11 Gray Street

HISTORIC PRECEDENTS for PROPOSED WORK
in the Pleasant Street Historic District

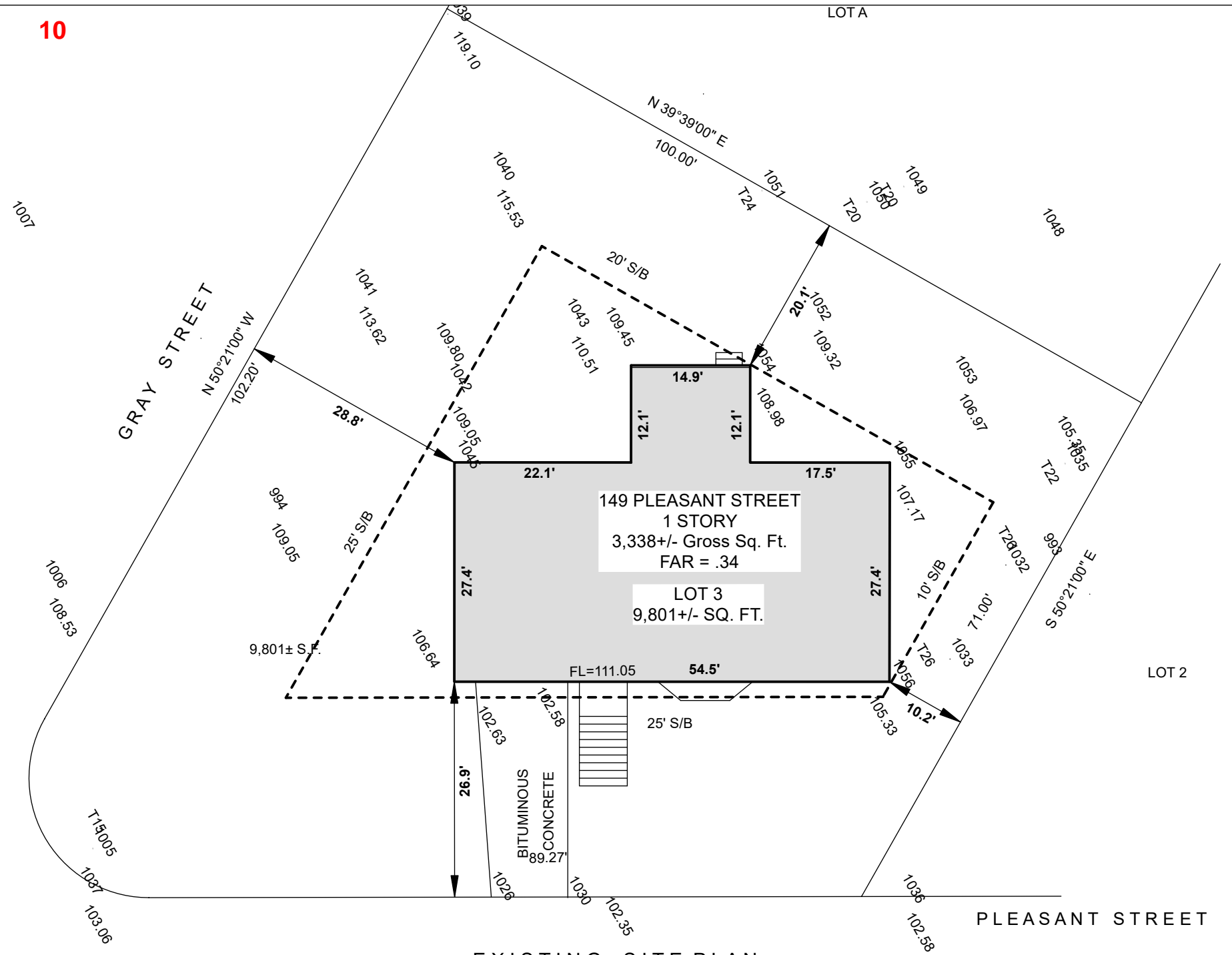


EXISTING NEIGHBORHOOD SITE PLAN

NO SCALE February 22nd 2024

Martha Penzenik Architects Arlington, MA 781+248+5791

10



149 PLEASANT STREET
 1 STORY
 3,338 +/- Gross Sq. Ft.
 FAR = .34

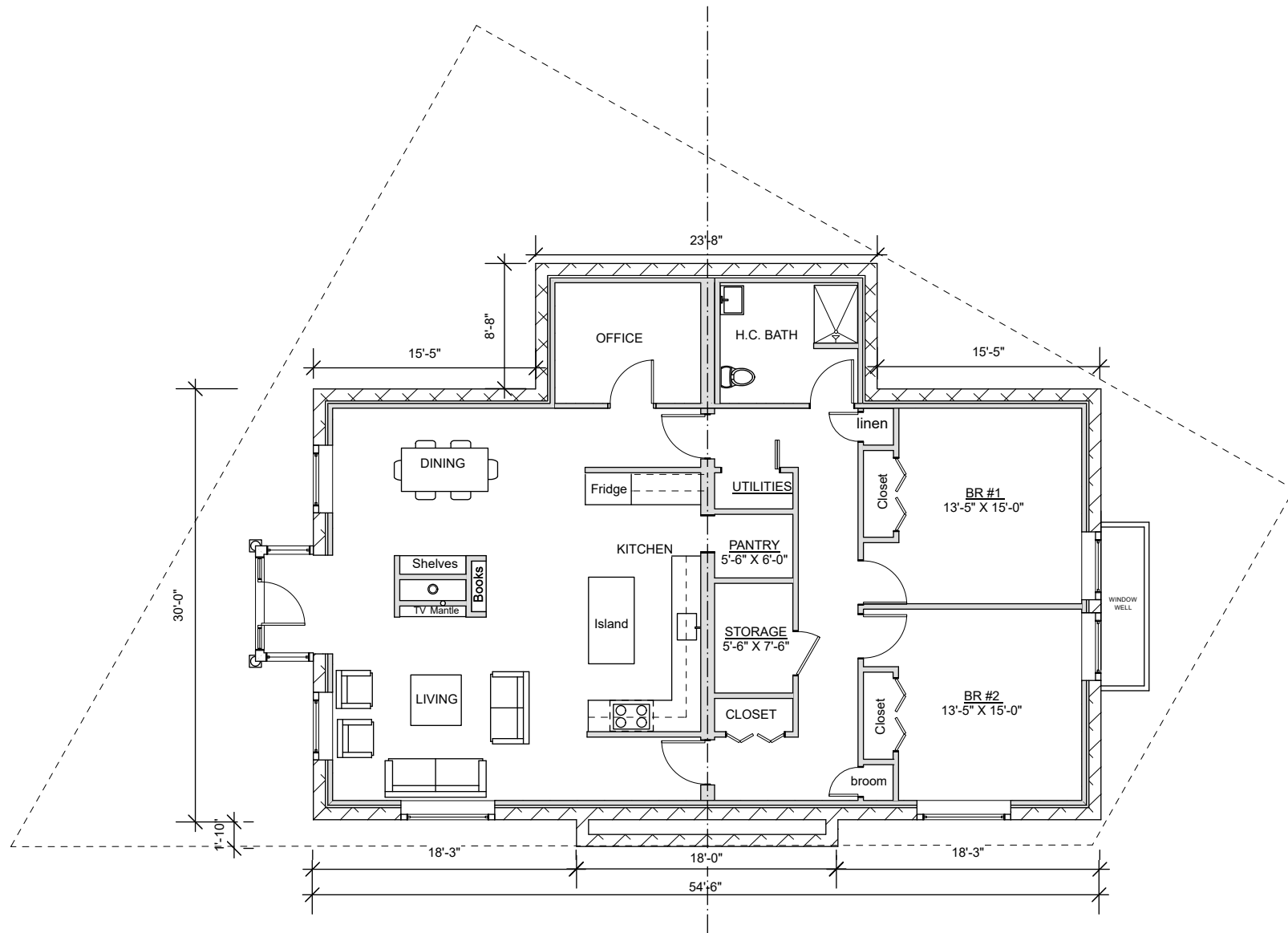
LOT 3
 9,801 +/- SQ. FT.

FL=111.05

BITUMINOUS
 CONCRETE
 89.27

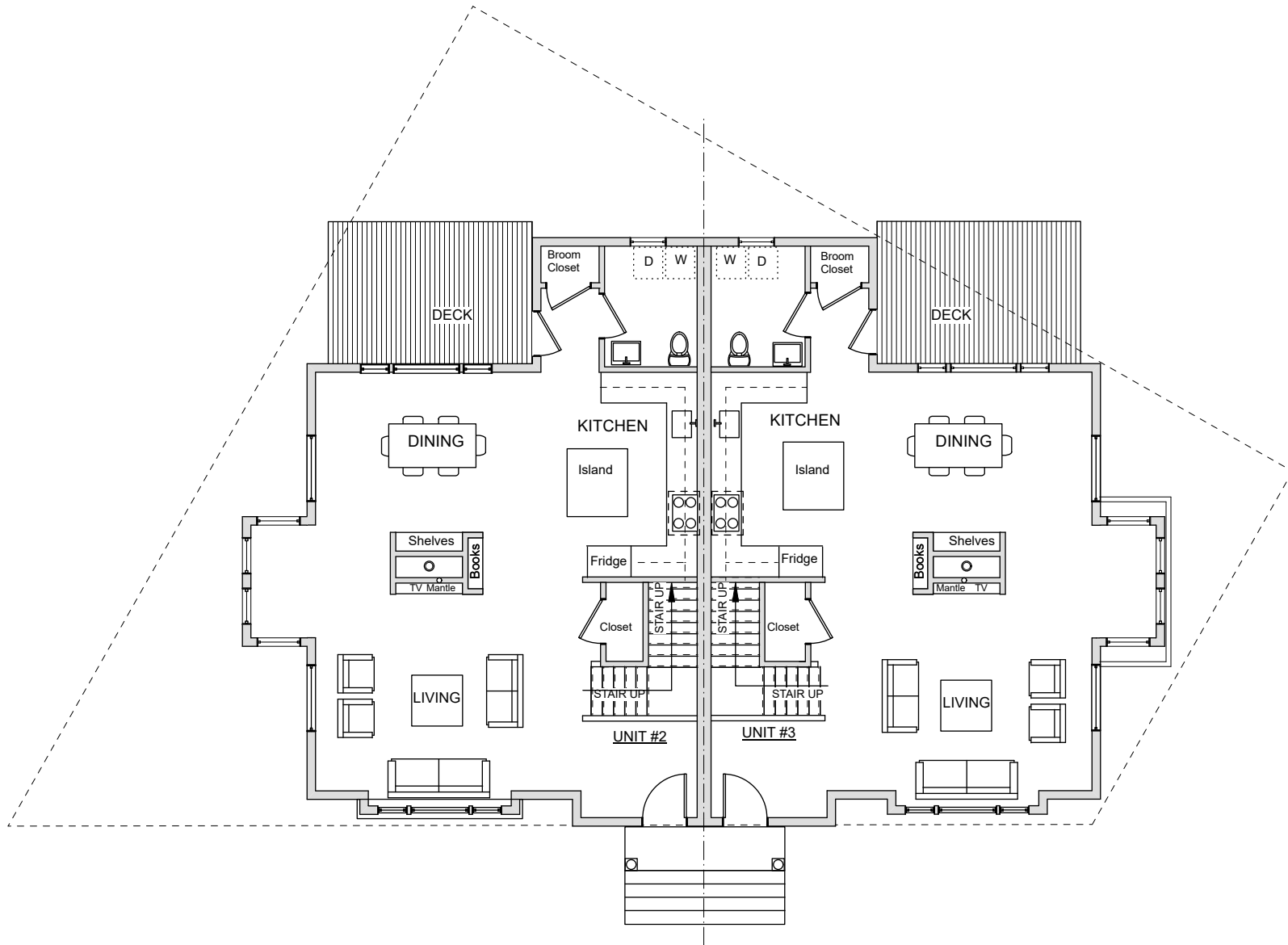
EXISTING SITE PLAN

1/16" = 1'-0" February 22nd 2024



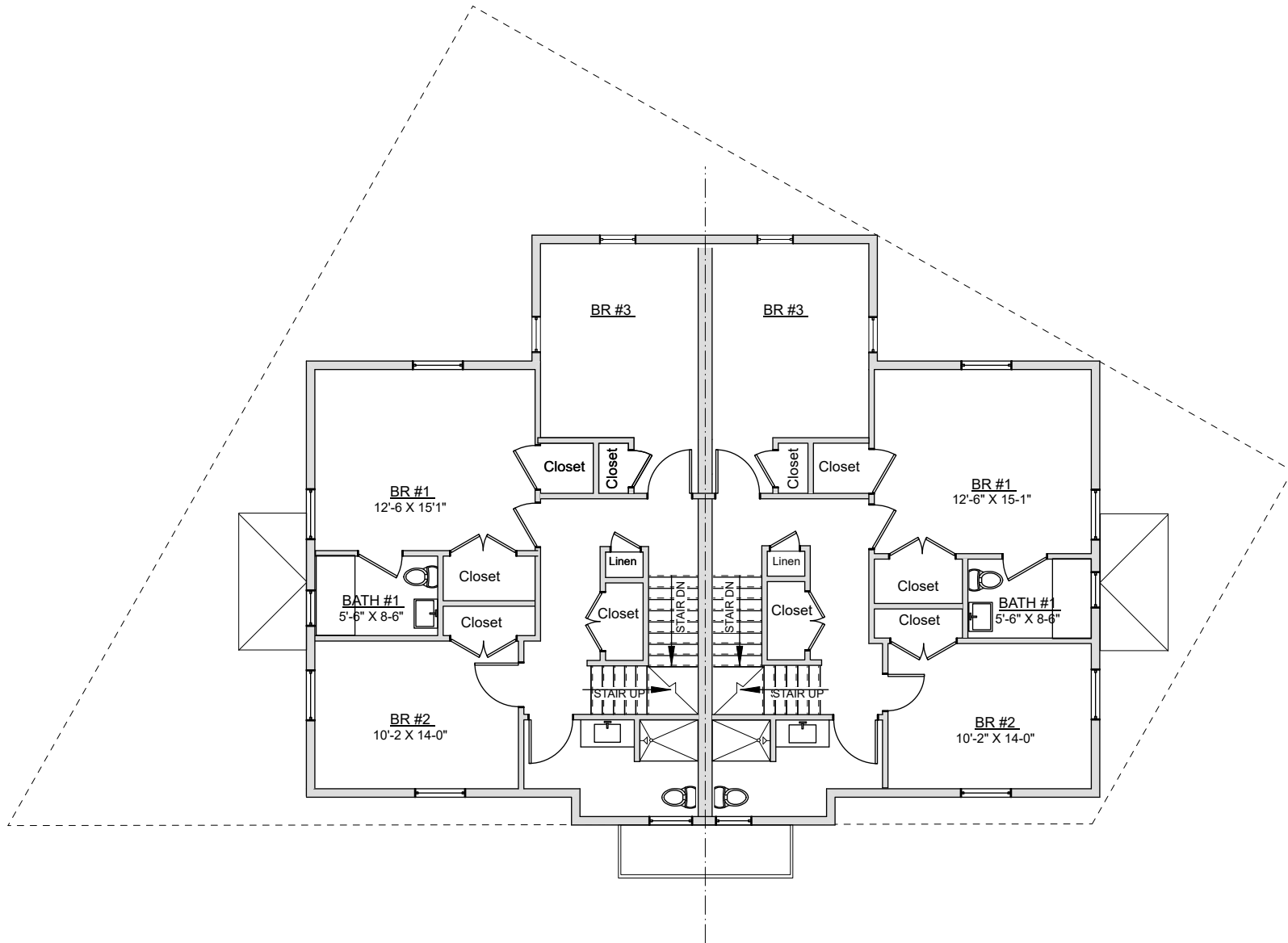
LOWER FLOOR PLAN

3/32" = 1'-0" February 22nd 2024



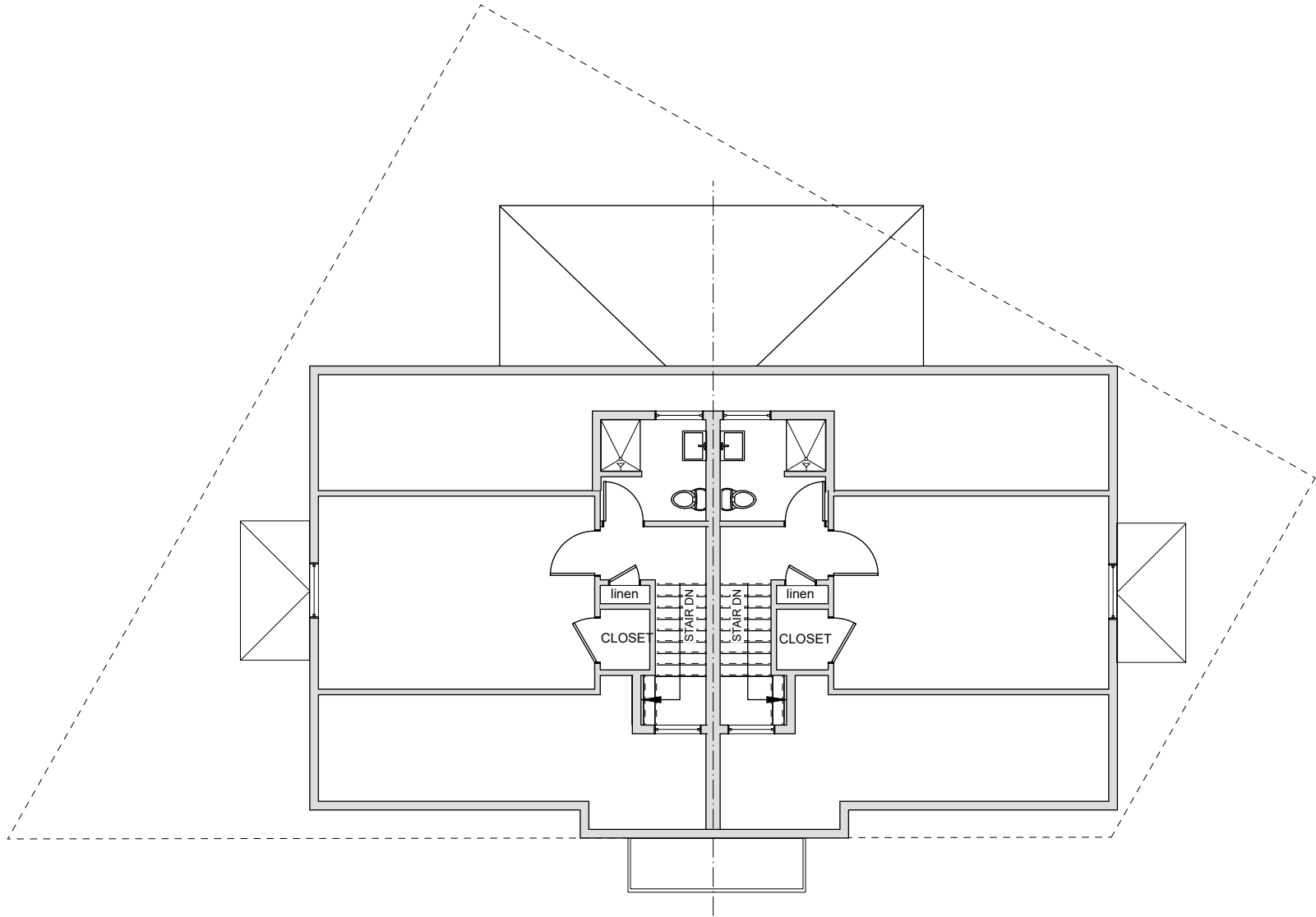
REVISED FIRST FLOOR PLAN

3/32" = 1'-0" February 22nd 2024



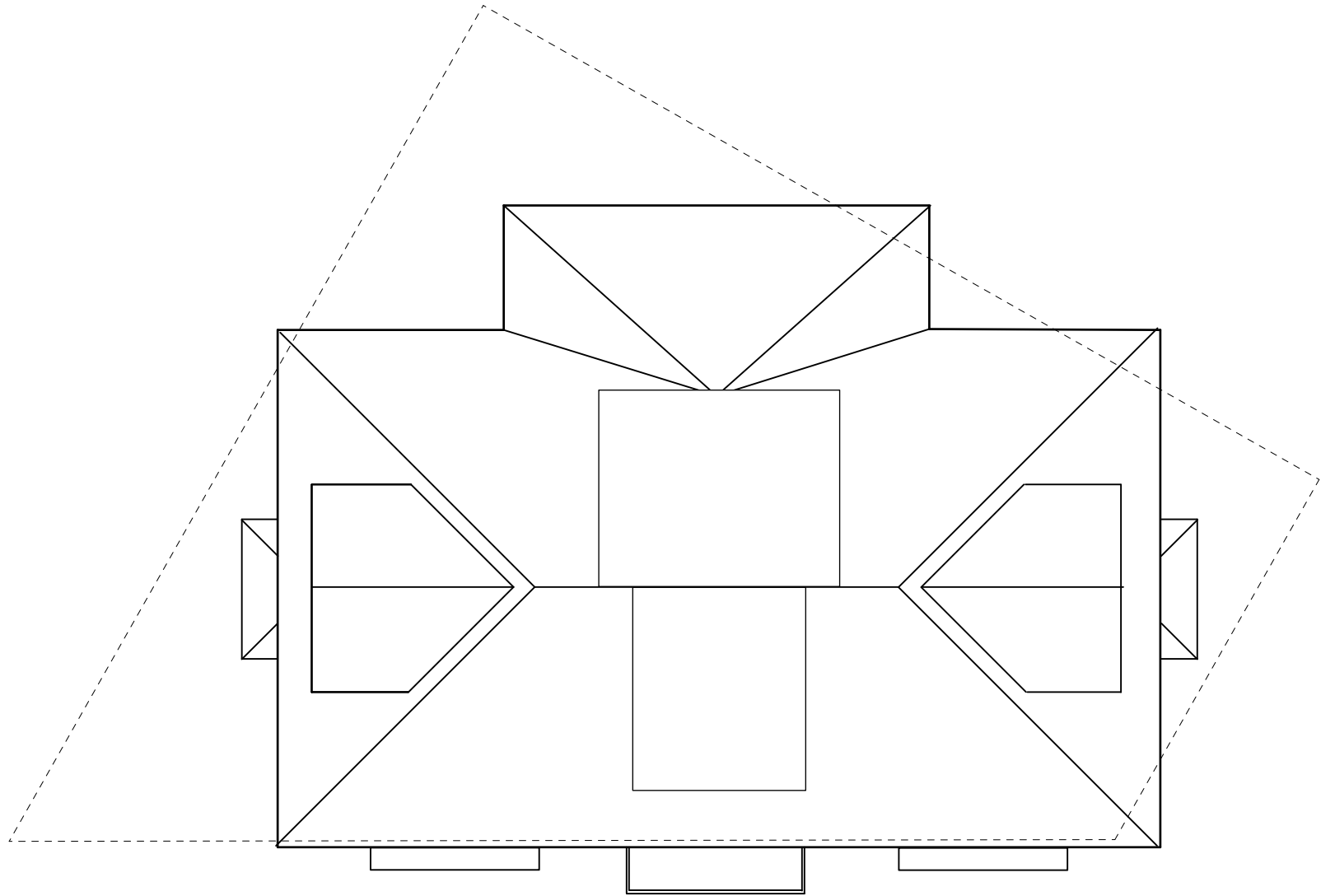
SECOND FLOOR PLAN

3/32" = 1'-0" February 22nd 2024



THIRDFLOOR PLAN

3/32" = 1'-0" February 22nd 2024



REVISED ROOF PLAN

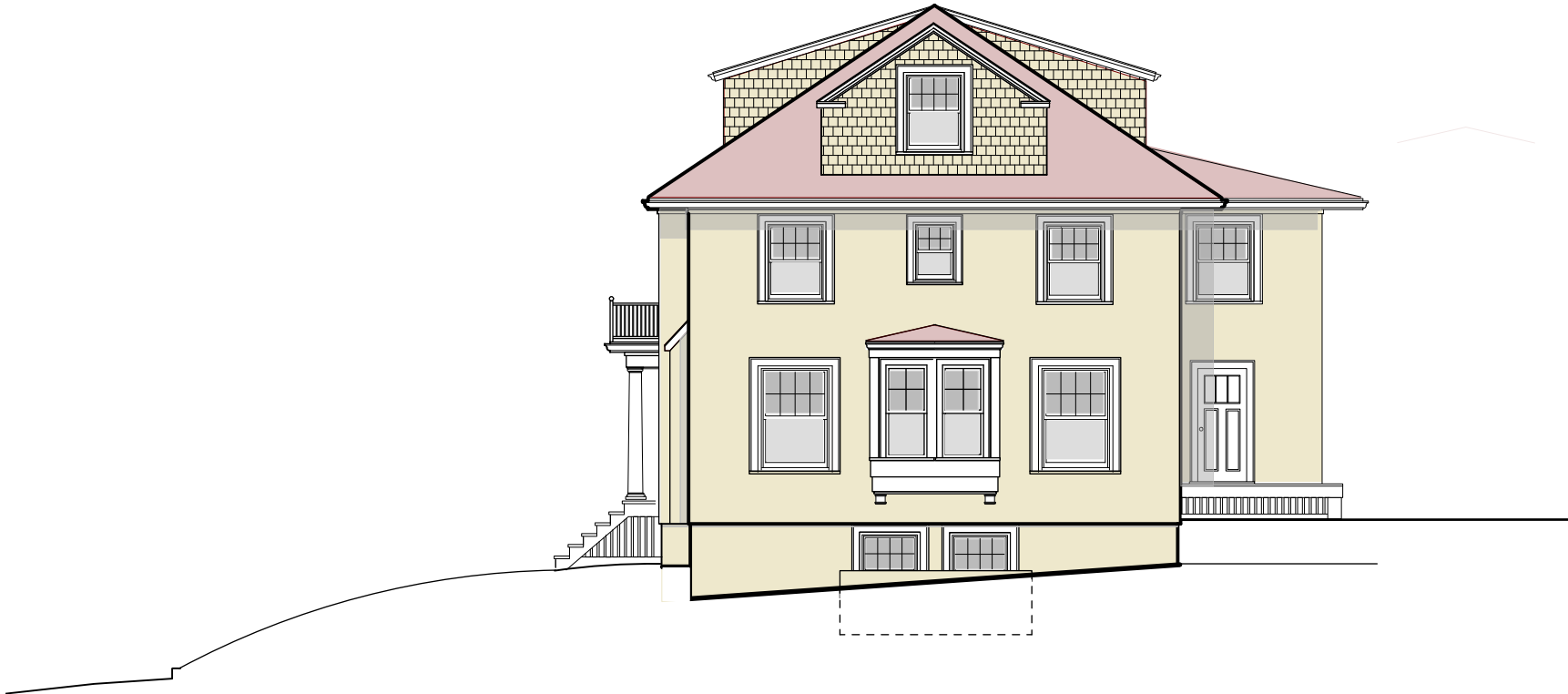
3/32" = 1'-0" February 22nd 2024



REVISED EAST ELEVATION

3/32" = 1'-0" February 14th 2024

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REVISED NORTH ELEVATION

3/32" = 1'-0" February 22nd 2024

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REVISED WEST ELEVATION

3/32" = 1'-0" February 22nd 2024

Martha Penzenik Architects ■ Arlington, MA ■ 781+248+5791



REVISED SOUTH ELEVATION

3/32" = 1'-0" February 22nd 2024

Martha Penzenik Architects ■ Arlington, MA ■ 781+248+5791



REVISED STREETSCAPE

3/32" = 1'-0" February 22nd 2024

WINDOW NOTES:

1. ALL WINDOWS TO BE WOOD EXTERIOR.
2. DOUBLE HUNG AND AWNING WINDOWS ARE SPECIFIED AS THE MARVIN WOOD ULTIMATE LINE. OR EQUAL MAY BE SUBSTITUTED BUT MUST HAVE SAME SIZES AND SPECIFICATIONS.
3. 7/8" SIMULATED DIVIDED LIGHT WITH ALUMINUM SPACER BAR
4. HISTORIC SILL
5. EXTERIOR WINDOW TRIM TO BE WOOD 1X5 WITH BACKBAND

DOOR NOTES:

1. 36" W X 84" H
2. 6803 WITH DENTIL SHELF BY SIMPSON DOOR, OR EQUAL
3. TRIM TO BE WOOD 1X5 WITH BACKBAND

ROOFING

1. ROOFING MATERIAL TO BE ARCHITECTURAL STYLE COMPOSITE ASPHALT SHINGLE.
2. GUTTERS TO BE FIBERGLASS IN SHAPE OF WOOD GUTTER BY THE FIBERGLASS GUTTER COMPANY, PEMBROKE, MA OR EQUAL

FOUNDATION NOTES:

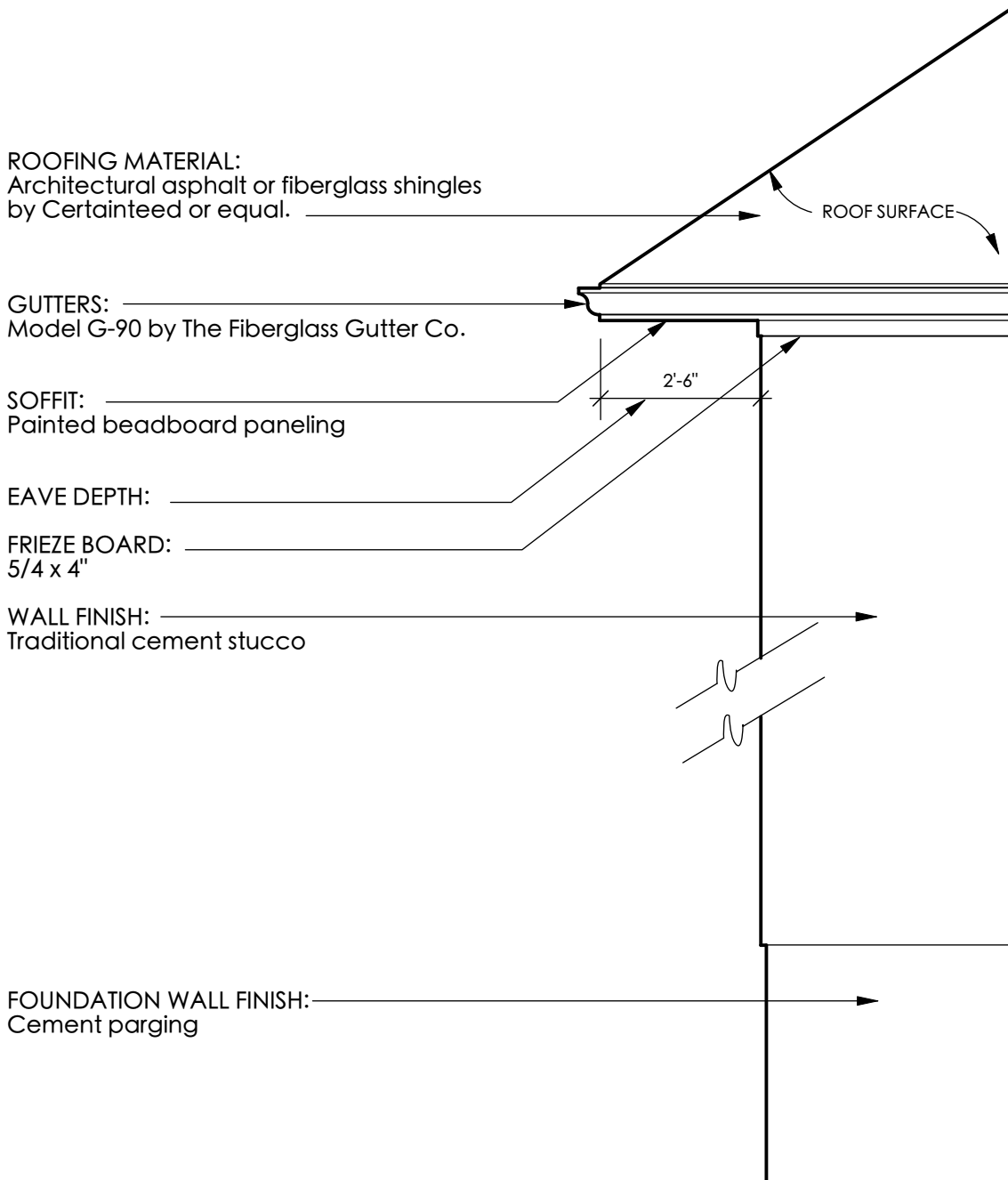
1. FOUNDATION WALLS ARE POURED IN PLACE CONCRETE WITH CEMENT PARGING. COLOR AND TEXTURE TO MATCH HOUSE STUCCO.

PORCHES AND STAIRS:

1. ALL PORCH AND STAIR ELEMENTS INCLUDING DECKING, EXCLUDING COLUMNS AND RAILINGS, TO BE WOOD ONLY.
2. COLUMNS TO BE TURNCRAFT OR EQUAL:
12" DURAGLASS TUSCAN NON-TAPERED SHAFT WITH TUSCAN BASE AND CAP.
3. 3/4" POWDER COATED STL. BALUSTERS.
4. 2 1/2" x 2 1/2" POWDER COATED STL. POSTS WITH BALLS
5. POWDER COATED STL. TOP AND BOTTOM RAILS

EXTERIOR WALL FINISH:

1. 7" TO WEATHER WOOD SHINGLES W/ WOVEN CORNERS ON ALL DORMER FRONT AND SIDES
2. TRADITIONAL CEMENT STUCCO ON ALL HOUSE FACADES.
3. ALL DECK AND PORCH MATERIALS TO BE WOOD.



WINDOWS 1



Products Solutions Inspira



Products Solutions Inspira



INTERIOR EXTERIOR

Ultimate Wood Double-hung w/ 7/8" s.d.l. & alum. spacer bar; historic sill; clear insulated glass; half fiberglass screen; by Marvin.

Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.



Shown clad but available in wood

INTERIOR EXTERIOR

Ultimate Wood Awning w/ 7/8" s.d.l. & alum. spacer bar; fiberglass screen; historic sill

Ultimate Wood Double Hung

The all-wood Marvin Signature® Ultimate Wood Double Hung window is a classic style ideal for historic projects where a wood exterior is needed to match original architectural details. Flexible design options like wood species and stains coupled with single hung or stationary sash configurations assist with historical accuracy, while wash mode makes cleaning easy.

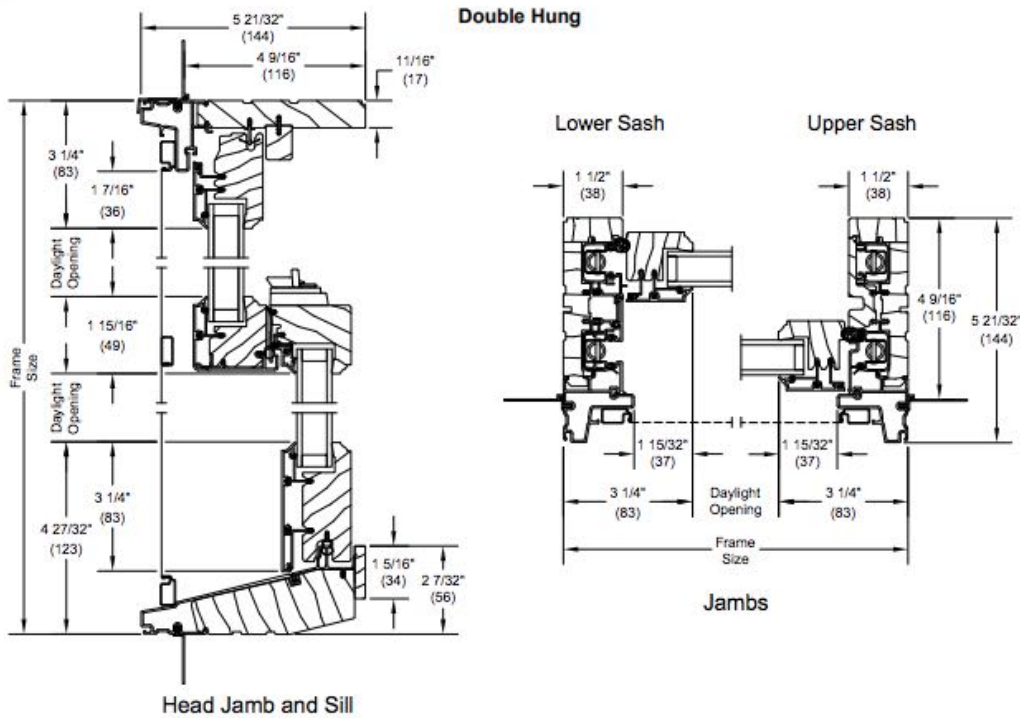
MARVIN WOOD DOUBLE HUNG WINDOW DETAILS



Ultimate Double Hung G2

Section Details: Operating

Scale: 3" = 1' 0"

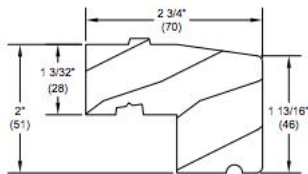


Essential Glider

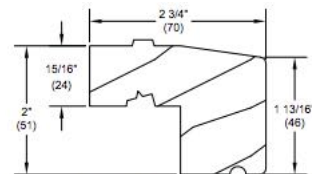
Section Details: Operator

Scale: 3" = 1' 0"

HISTORIC SILLS



W2165 - 2" Thick Subsill (UWDH)



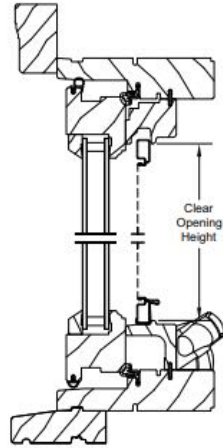
W10340 - 2" Simulated Thick Subsill (UWCA)

MARVIN WOOD AWNING WINDOW DETAILS

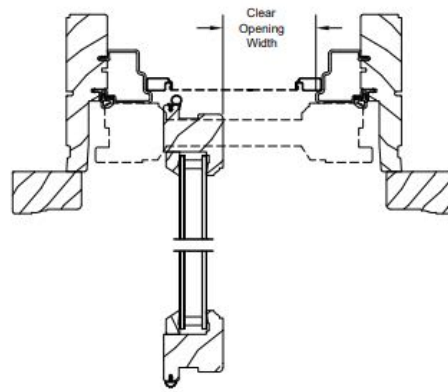


Ultimate Wood Casement, Awning and Picture

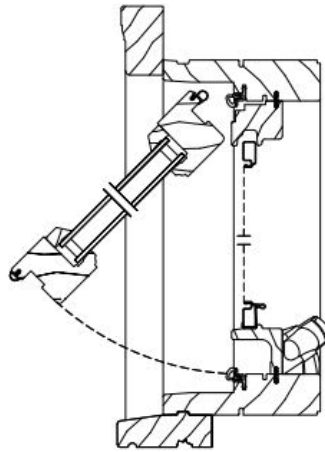
Egress and Vent Opening Measurement for Full Frame Casement and Awning



Head Jamb and Sill



Jambs



Head Jamb and Sill

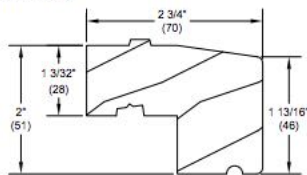


Accessories

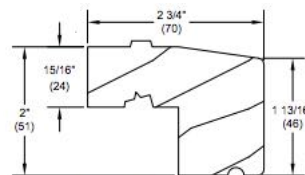
Wood Subsills

HISTORIC SILLS

Not to Scale

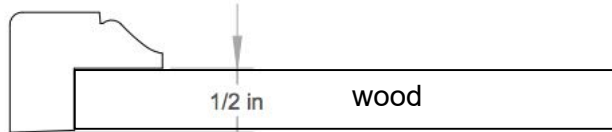


W2165 - 2" Thick Subsill (UWDH)



W10340 - 2" Simulated Thick Subsill (UWCA)

DOORS



A&M # 60124
7/8" X 1-3/16"

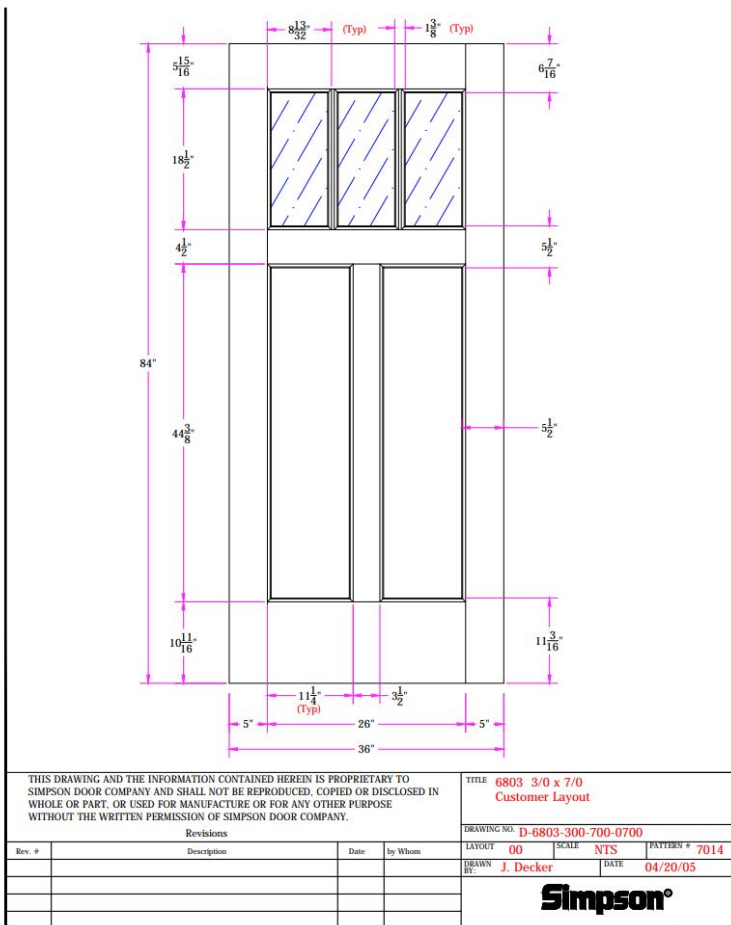
Window and door trim



6803_fir.jpg

36"X80" fir exterior door
model# 6803 with small
dentil shelf #9540 by
Simpson Doors

NO SCREEN DOOR



GUTTER AND DOWNSPOUT

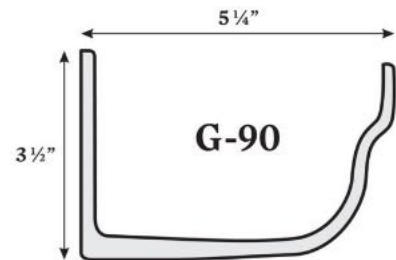


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Fiberglass Gutter Info >
Fiberglass Gutter Pictures
This Old House
News & Events
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Our Standard Fiberglass Gutter Profiles

Our standard fiberglass wood replacement gutter profiles are hand laid and come with genuine woodgrain texture and have a protective gelcoat shell. Our standard profiles are available in vintage white and in custom colors.



Galvanized Steel Round Corrugated Downspouts

Item # GARCD3XG26X | 3 Rnd. Corrugated Downspout | Galvanized 26 GA



DOWNSPOUTS TERMINATE INTO PVC PIPE EXTENSION S LEADING TO DRY WELLS. See Drawings

COLUMN
Poly-Classic® FRP Columns
Tapered Round Shaft Specifications

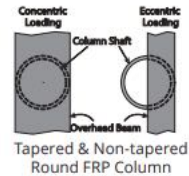


FRP Tuscan Tapered Round Smooth

10" FRP Tuscan Tapered Round Smooth Column by Turncraft

Available fluted and unfluted in a wide range of sizes. Flutes in most 8", 10", and 12" diameter tapered shafts are molded right into the shaft, providing consistent Ionic fluting. All sizes can also be custom-fluted for specific opening heights, and adjusted for the cap and base chosen. When shafts are custom fluted, typically the flutes end 1" from the top of the base.

Tapered Round FRP Shafts Available Heights and Load Capacities														Concentric Load *	Eccentric Load *
Column Bottom Diameter ‡	5'	6'	8'	9'	10'	12'	14'	16'	18'	20'	22'	24'			
6"	✓	✓	✓											6,000 lb.	6,000 lb.
8"	✓	✓	✓	✓	✓									10,000 lb.	6,600 lb.
10"	✓	✓	✓	✓	✓	✓								14,000 lb.	10,720 lb.
12"	✓	✓	✓	✓	✓	✓	✓	✓						18,000 lb.	13,200 lb.
14"			✓	✓	✓	✓	✓	✓	✓	✓				20,000 lb.	11,520 lb.
16"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				20,000 lb.	13,200 lb.
18"			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		20,000 lb.	9,040 lb.
20"			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		20,000 lb.	18,960 lb.
24"			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		20,000 lb.	13,200 lb.



‡ Actual shaft width may be smaller than nominal size shown.
* Load capacities are reduced when loads are not centered. Full documentation regarding eccentric load capacities can be found online at Turncraft.com/pdf/EccentricLoad.pdf and Turncraft.com/pdf/LoadAddendum.pdf. Please refer to the online documentation regarding maximum eccentricity (beam offset from center) and other specifications.

All Poly-Classic® FRP Columns are available with custom fluting.
✓ Available unfluted.
• Available with standard flutes.

PLAN TYPES

Poly-Classic® FRP Columns are available in the plan types below. Please specify when you order. (Fractional components shown are typical. Customer may specify actual returns, wall thicknesses, etc.)



TIMESAVER CAP AND BASE

New to the Turncraft product line, our 8" Square TimeSaver Cap and Base employs the same Quick-Fit installation pressure tabs as our round 8", 10", and 12" TimeSaver products. Our TimeSaver cap and base offers the easiest and quickest installation in the industry.



- Made out of fiber-reinforced recycled ABS (acrylonitrile butadiene styrene)
- Designed for use on round FRP columns in 8", 10", and 12" sizes
- Made with 95% recycled material
- Extremely strong and durable
- Self aligning with no fasteners
- Excellent paint adhesion
- Fast installation

