



# 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:**

X **Appropriateness** – for work described herein  
Minor project X Major Project X 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 221 Pleasant St, Arlington, MA 02476 District \_\_\_\_\_

Owner(s) Kristin Neff, Andrew Jones Email adj4407@icloud.com

Owner's Phone (h) 857 9285853 (w) \_\_\_\_\_ (fax) \_\_\_\_\_

Owner's Address Kristin Neff, Andrew Jones

Applicant (if not Owner) \_\_\_\_\_

Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Applicant's Relationship to Owner \_\_\_\_\_

Contractor To be determined Phone \_\_\_\_\_

Architect Leslie Saul & Associates Phone 617 234 5300

**Dates of Anticipated Work:** Start May 2024 Completion September 2024

**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.

Demolition of existing single garage due to age and water damage. Construction of new 2-car garage and new pathway to structure.

The new garage is consistent with the architectural style of the house, uses same construction (parged walls) wood garage door.

\_\_\_\_\_

\_\_\_\_\_

**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):** Andrew D. Jones Digitally signed by Andrew D. Jones  
Date: 2024.02.17 13:39:28 -05'00' **Date:** 2-17-2024

## 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](http://arlingtonhistoricdistrict.com). Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, [ahdc@town.arlington.ma.us](mailto: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](mailto:ahdcchair@town.arlington.ma.us). CONFIRM RECEIPT FOR ALL COMMUNICATIONS TO THE AHDC.

# ARLINGTON HISTORIC DISTRICT APPLICATION

## Supporting Documentation Checklist

Property Address 221 Pleasant St, Arlington MA 02476 District \_\_\_\_\_  
 Applicant's Name Kristin Neff, Andrew Jones Email adj4407@icloud.com  
 Applicant's Phone (Day) \_\_\_\_\_ (Mobile) 8579285853

**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).**

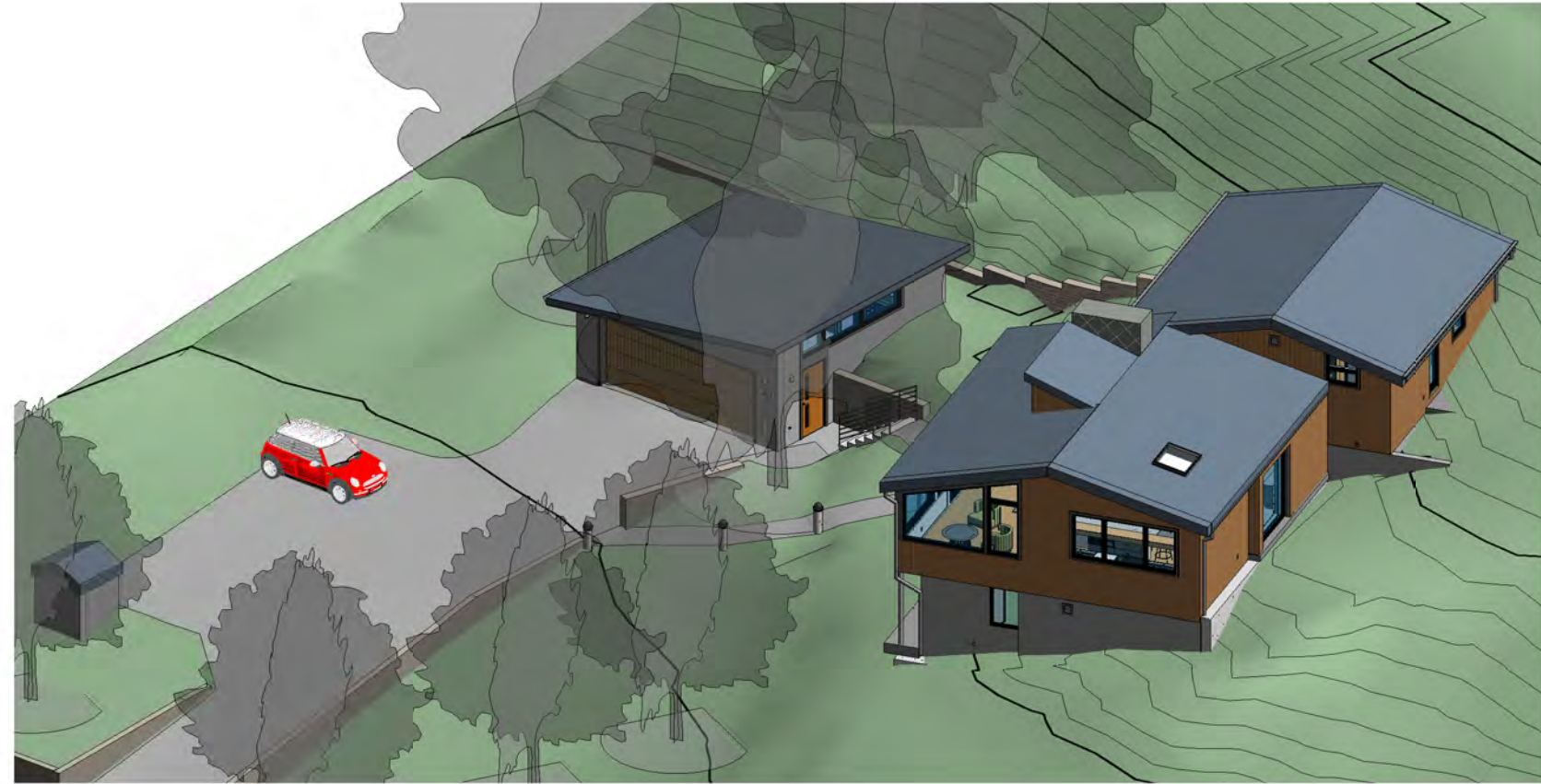
Applicants Signature(s): Andrew D. Jones

Digitally signed by Andrew D. Jones  
Date: 2024.02.17 13:39:55 -0500'

Date: 2-17-2024

# Neff / Jones NEW GARAGE

221 Pleasant Street  
Arlington, MA



# Historic Commission Review Package

February 5, 2024

**ARCHITECT**

Leslie Saul & Associates  
1972 Mass Ave,  
Cambridge, MA 02140  
617-234-5300


Project Manager:  
Monique Jankowski  
monique@lesliesaul.com

**CLIENT**

Andrew Jones and Kristin Neff  
857-928-5857

Sheet List	
Sheet Number	Sheet Name

H1	HISTORIC- TITLESHEET
H2	HISTORIC- LOCATION MAP
H3.1	HISTORIC- EXISTING GARAGE IMAGES
H3.2	HISTORIC- EXISTING / PROPOSED IMAGES
H4.1	HISTORIC- EXISTING SITE PLAN
H4.2	HISTORIC- PROPOSED SITE PLAN
H5	HISTORIC- GARAGE PLAN
H6	HISTORIC- EXTERIOR ELEVATIONS
H7	HISTORIC- SECTIONS
H8	HISTORIC- MATERIALS/ FINISHES


**Leslie Saul & Associates, Inc.**  
ARCHITECTURE AND INTERIORS  
611 Main Street  
Winchester, MA 01890  
Tel 617-234-5300  
lesliesaul.com

Project Issue Date: 2.5.24
Revision No.
Printed Date: 2/5/2024 4:56:29 PM
Scale:
Drawn By: MJ

Drawing Title:  
**HISTORIC-  
TITLESHEET**

Project Name:  
**NEFF AND JONES  
GARAGE**  
221 Pleasant St  
Arlington, MA

Drawing No.  
**H1**



221 PLEASANT STREET

Drawing No.

# H2

Project Name:

**NEFF AND JONES  
GARAGE**  
221 Pleasant St  
Arlington, MA

Drawing Title:

**HISTORIC-  
LOCATION  
MAP**

Project Issue Date: 2.5.24

Revision No.

Printed Date: 2/5/2024 4:56:35 PM

Scale:


Drawn By: MJ



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Winchester, MA 01890  
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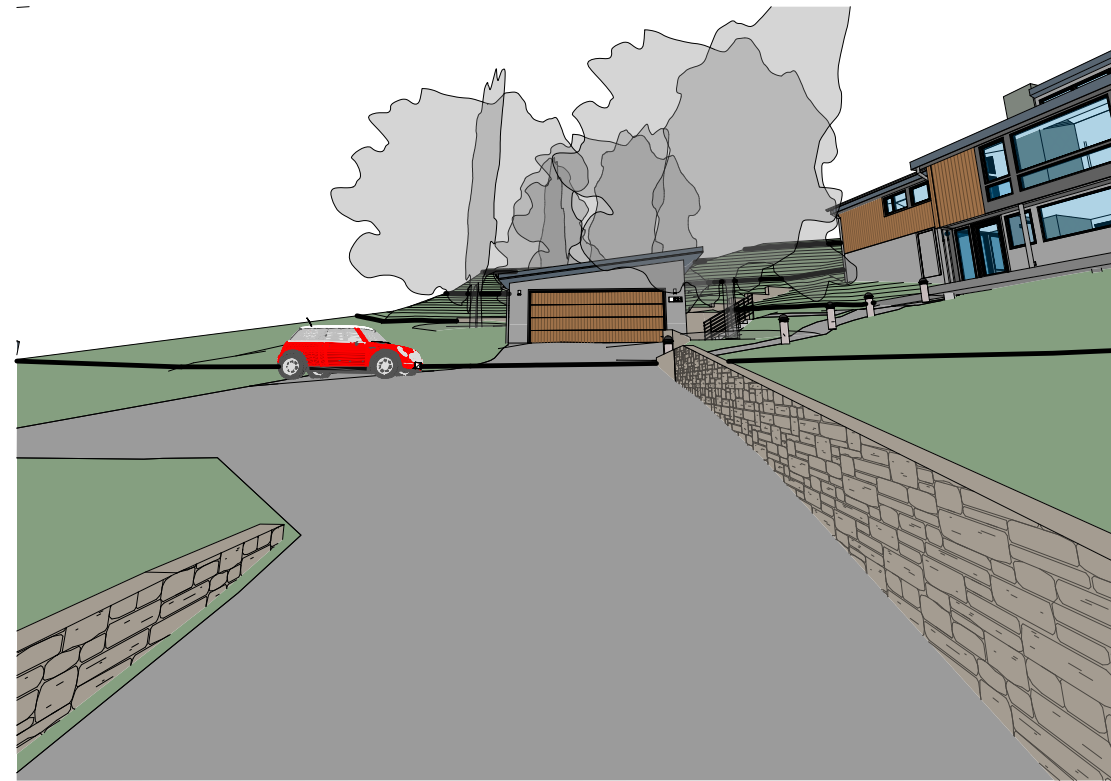


EXISTING GARAGE STRUCTURE IMAGES

Drawing No. <b>H3.1</b>	Project Name: <b>NEFF AND JONES GARAGE</b> 221 Pleasant St Arlington, MA	Drawing Title: <b>HISTORIC-EXISTING GARAGE IMAGES</b>	Project Issue Date: 2.5.24	 <b>Leslie Saul &amp; Associates, Inc.</b> <small>ARCHITECTURE AND INTERIORS</small> 611 Main Street Winchester, MA 01890 Tel 617-234-5300 <a href="http://www.lesliesaul.com">www.lesliesaul.com</a>
			Revision No.	Printed Date: 2/5/2024 4:57:55 PM



EXISTING VIEW



PROPOSED VIEW

1 VIEW FROM STREET



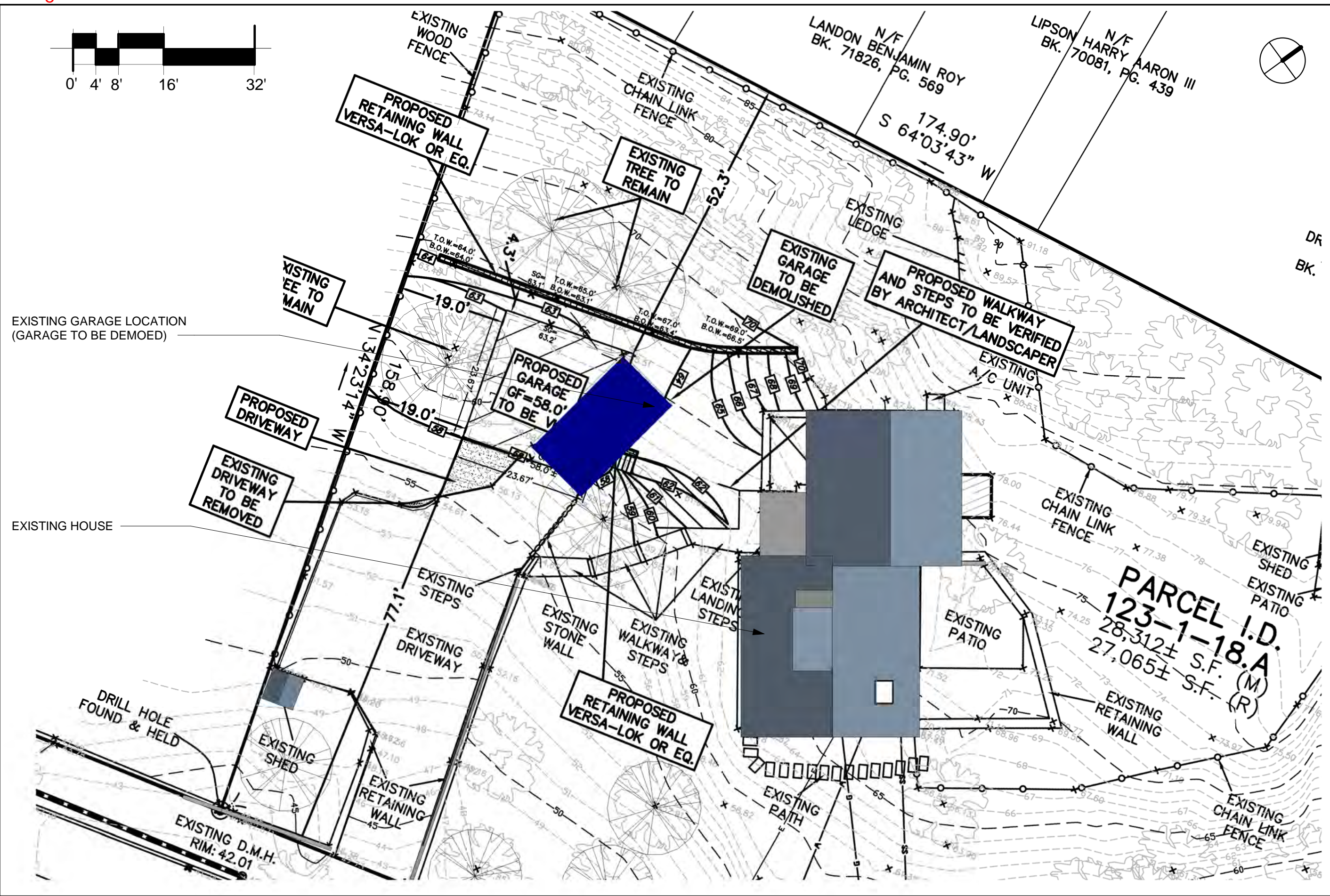
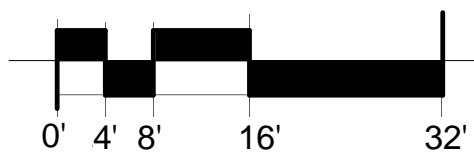
EXISTING VIEW



PROPOSED VIEW

2 VIEW FROM HOUSE ENTRY

Leslie Saul & Associates, Inc. ARCHITECTURE AND INTERIORS 611 Main Street Winchester, MA 01890 Tel 617-234-5300 <a href="http://www.lesliesaul.com">www.lesliesaul.com</a>	Project Issue Date: 2.5.24
	Revision No.
	Printed Date: 2/15/2024 4:56:55 PM
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Drawing Title: <b>HISTORIC-          EXISTING /          PROPOSED          IMAGES</b>	
Project Name: <b>NEFF AND JONES          GARAGE</b> 221 Pleasant St Arlington, MA	
Drawing No. <b>H3.2</b>	

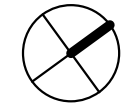
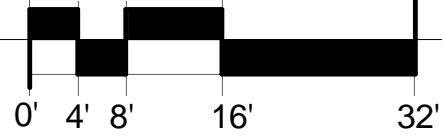


EXISTING GARAGE LOCATION  
(GARAGE TO BE DEMOED)

EXISTING HOUSE

Project Issue Date: 2.5.24	Revision No.
Printed Date: 2/5/2024 4:57:05 PM	Scale: 1/16" = 1'-0"
Drawn By: MJ	
Drawing Title: <b>HISTORIC- EXISTING SITE PLAN</b>	
Project Name: <b>NEFF AND JONES GARAGE</b> 221 Pleasant St Arlington, MA	
Drawing No. <b>H4.1</b>	





EXISTING TREES TO REMAIN

RETAINING BLOCK WALL  
(VARIOUS HEIGHTS TBD-  
EXACT CONFIGURATION TBD)

"SWALE" AREA

EXISTING TREES TO REMAIN

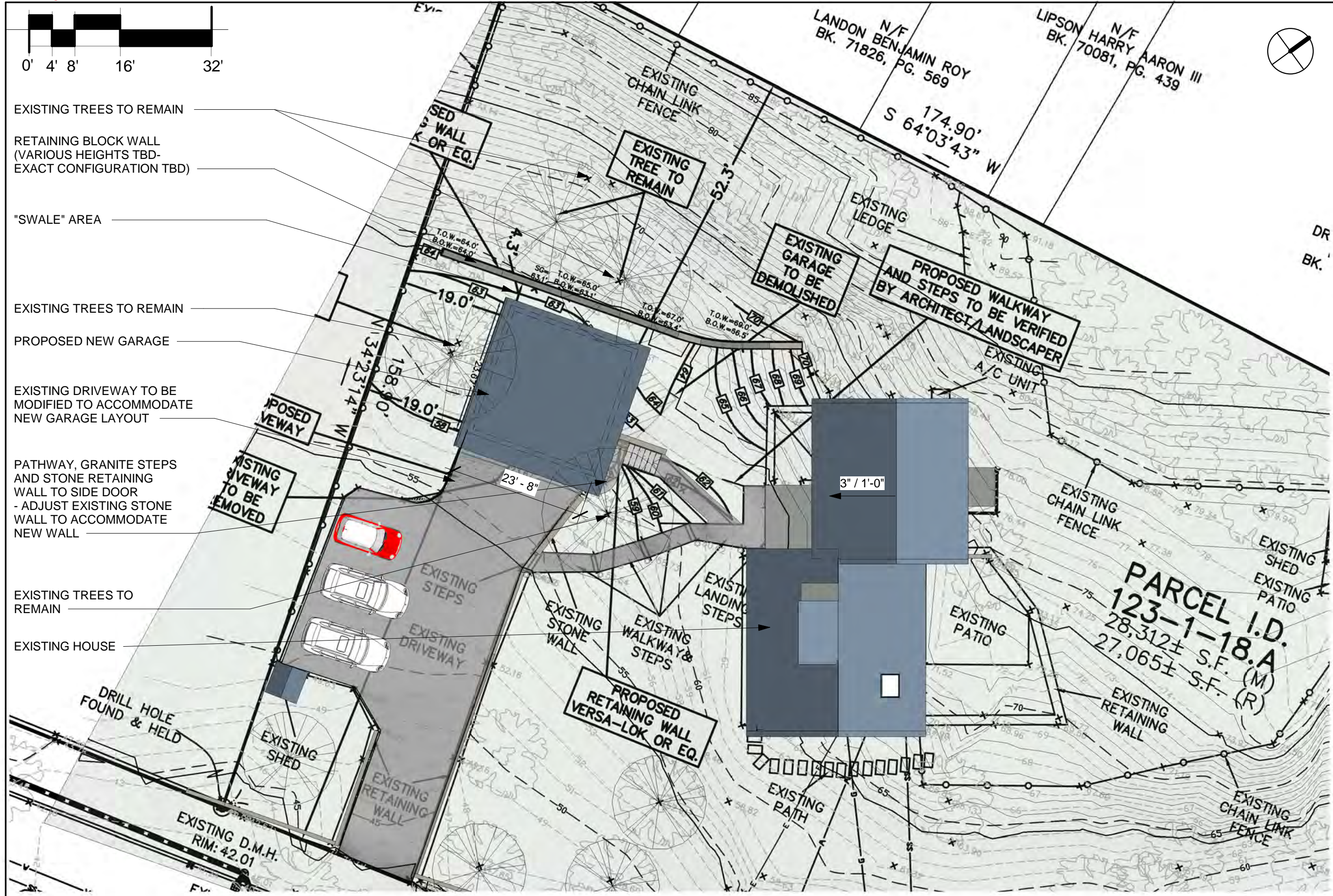
PROPOSED NEW GARAGE

EXISTING DRIVEWAY TO BE  
MODIFIED TO ACCOMMODATE  
NEW GARAGE LAYOUT

PATHWAY, GRANITE STEPS  
AND STONE RETAINING  
WALL TO SIDE DOOR  
- ADJUST EXISTING STONE  
WALL TO ACCOMMODATE  
NEW WALL

EXISTING TREES TO  
REMAIN

EXISTING HOUSE



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611 Main Street  
Winchester, MA 01890  
Tel 617-234-5300  
leslie.saul.com

Project Issue Date: 2.5.24
Revision No.
Printed Date: 2/15/2024 4:57:12 PM
Scale: 1/16" = 1'-0"
Drawn By: MJ

Drawing Title:  
**HISTORIC-  
PROPOSED  
SITE PLAN**

Project Name:  
**NEFF AND JONES  
GARAGE**  
221 Pleasant St  
Arlington, MA

Drawing No.  
**H4.2**

**PARCEL I.D.**  
**123-1-18-A**  
28,312± S.F. (M)  
27,065± S.F. (R)

N/F LONDON BENJAMIN ROY  
BK. 71826, PG. 569  
N/F LIPSON HARRY AARON III  
BK. 70081, PG. 439  
S 174.90°  
W 64°03'43"

EXISTING D.M.H.  
RIM: 42.01

PROPOSED WALKWAY  
AND STEPS TO BE VERIFIED  
BY ARCHITECT/LANDSCAPER

PROPOSED  
RETAINING WALL  
VERSA-LOK OR EQ.

EXISTING  
GARAGE  
TO BE  
DEMOLISHED

EXISTING  
DRIVEWAY  
TO BE  
REMOVED

EXISTING  
TREE TO  
REMAIN

EXISTING  
WALL  
OR EQ.

EXISTING  
CHAIN LINK  
FENCE

EXISTING  
CHAIN LINK  
FENCE

EXISTING  
SHED

EXISTING  
PATIO

EXISTING  
PATIO

EXISTING  
RETAINING  
WALL

EXISTING  
CHAIN LINK  
FENCE

EXISTING  
PATH

EXISTING  
LANDING  
STEPS

EXISTING  
WALKWAY &  
STEPS

EXISTING  
STONE  
WALL

EXISTING  
DRIVEWAY

EXISTING  
STEPS

EXISTING  
SHED

EXISTING  
RETAINING  
WALL

DRILL HOLE  
FOUND & HELD

EXISTING D.M.H.  
RIM: 42.01

3" / 1'-0"

23'-8"

158.90'

N 34.23°14' W

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

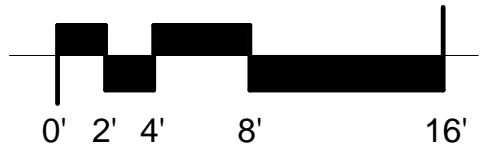
19.0'

19.0'

19.0'

19.0'

19.0'



WORKBENCH AND SHELVES,  
PROVIDED BY OWNER

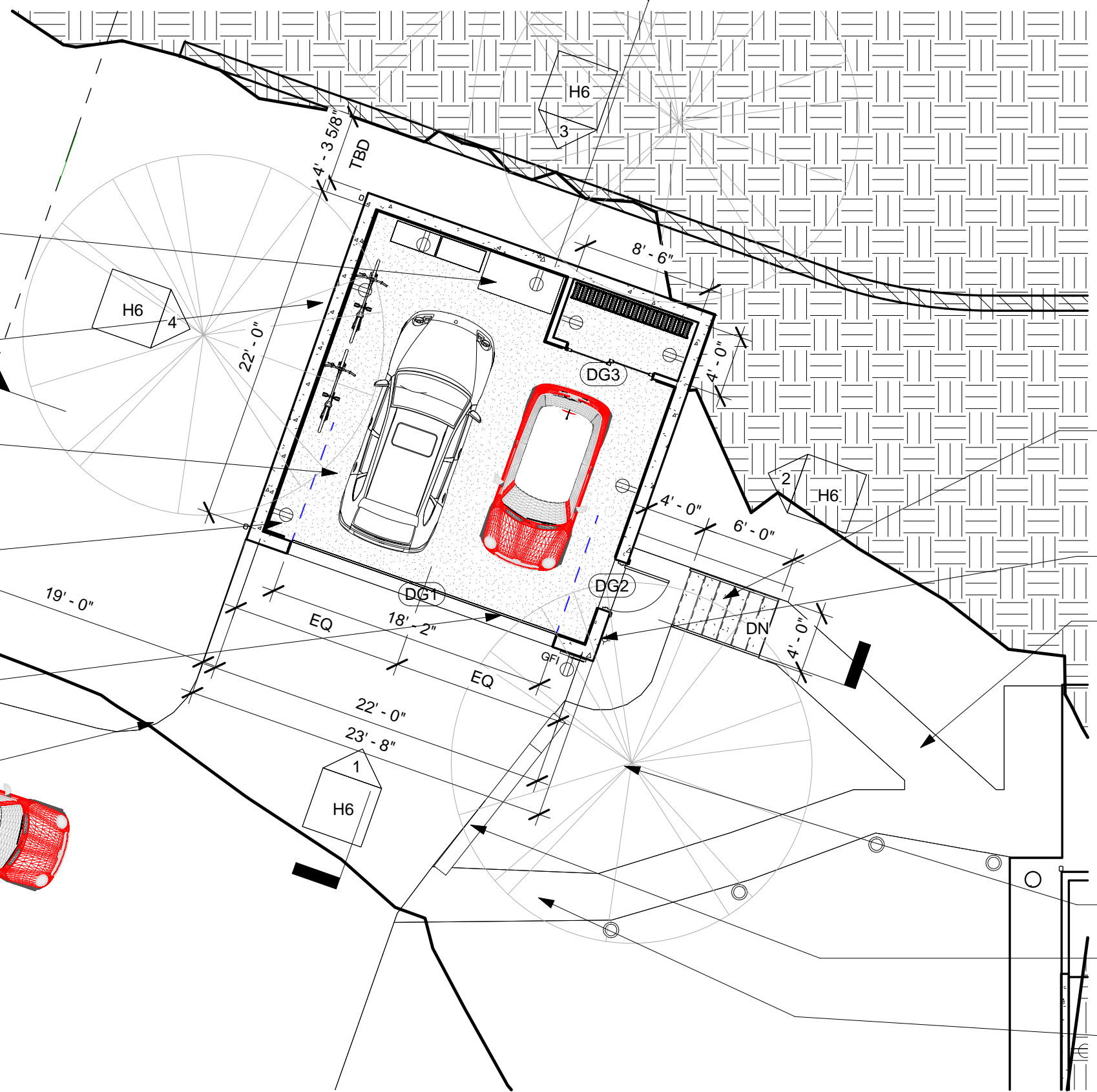
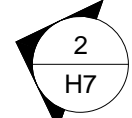
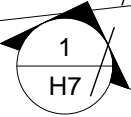
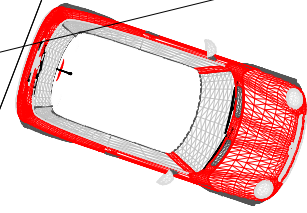
TILED WALL FINISH  
(1' X 2'), TYP.

EPOXY FLOOR FINISH

CAR CHARGER:  
240 V  
50 AMP  
SEPARATE BREAKER

DOUBLE GARAGE DOOR  
WITH ELEC. OPENER

EXISTING DRIVEWAY TO BE  
MODIFIED TO  
ACCOMMODATE NEW  
GARAGE OPENING



STONE RETAINING  
WALL, GRANITE  
STAIRS WITH RAILING

HOSE BIB

NEW PAVER PATH TO  
MATCH EXISTING

EXISTING TREE

NEW STONE RETAINING  
WALL TO MATCH  
EXISTING

EXISTING PATH AND  
STEPS TO HOUSE

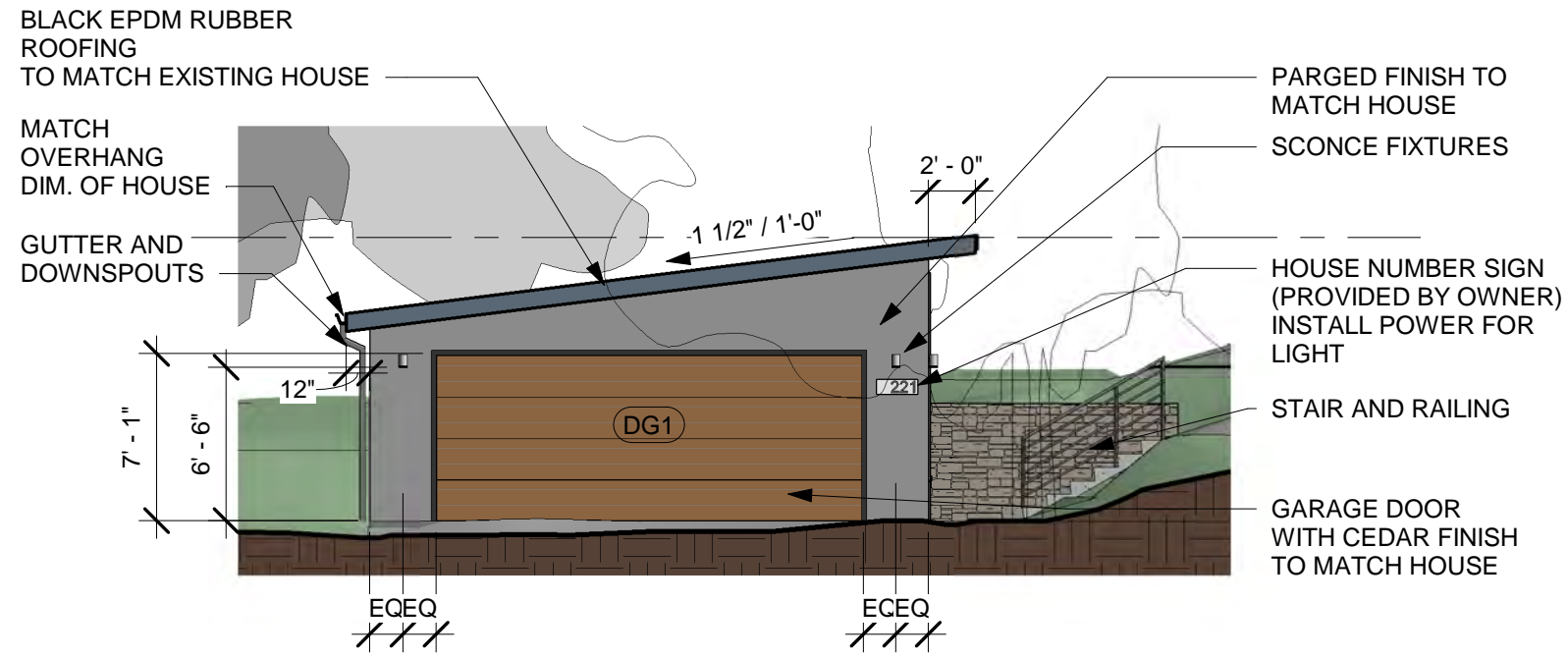
Project Issue Date: 2.5.24  
 Revision No.  
 Printed Date: 2/15/2024 4:57:33 PM  
 Scale: 1/8" = 1'-0"  
 Drawn By: MJ

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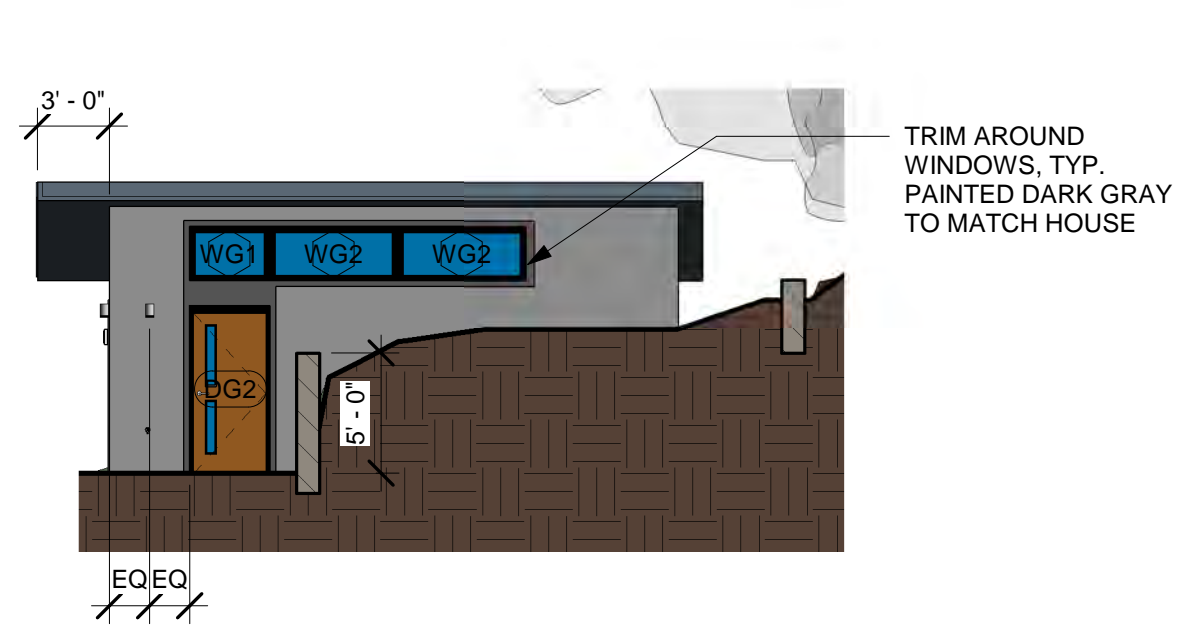
Project Name:  
**NEFF AND JONES  
 GARAGE**  
 221 Pleasant St  
 Arlington, MA

Drawing Title:  
**HISTORIC-  
 GARAGE  
 PLAN**

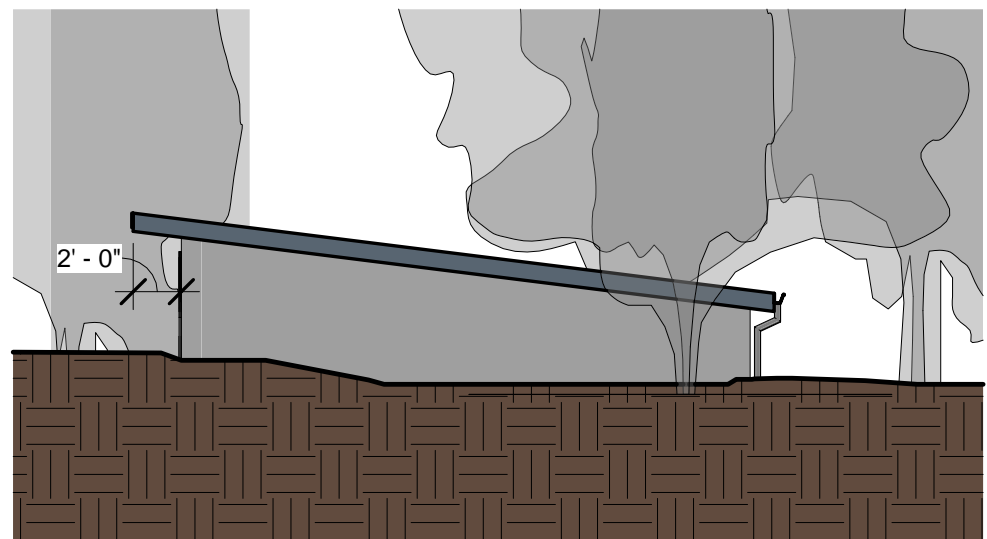
Drawing No.  
**H5**



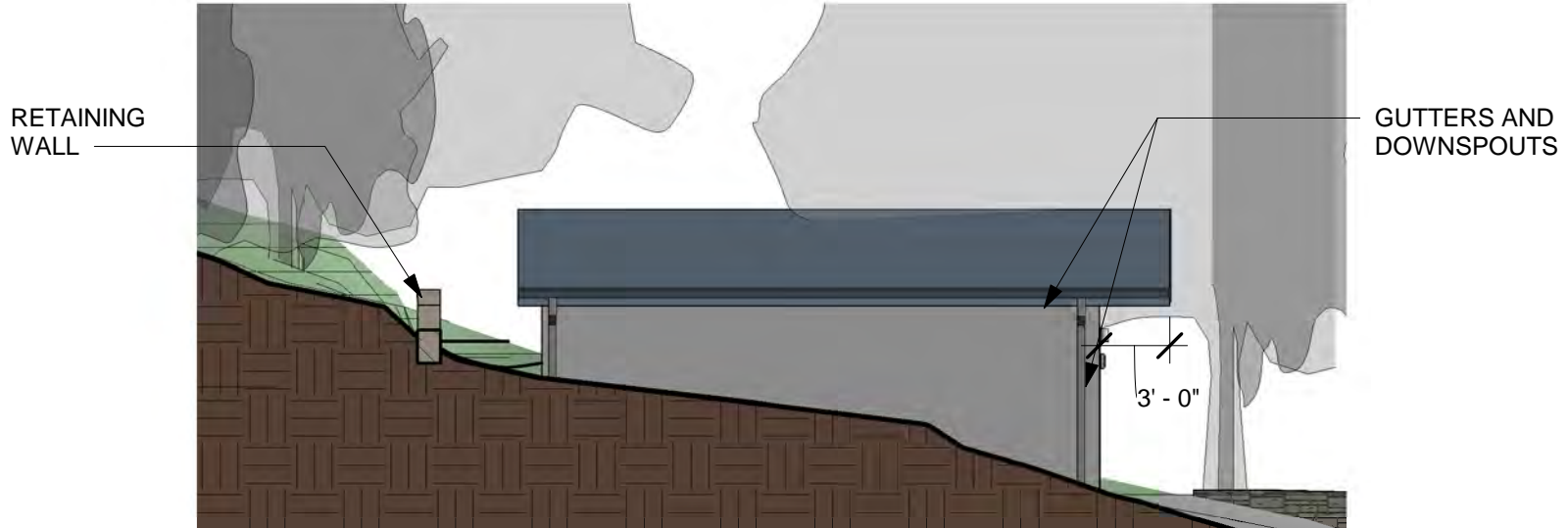
1 GARAGE SOUTH FRONT ELEVATION  
1/8" = 1'-0"




2 GARAGE- EAST SIDE  
1/8" = 1'-0"



3 GARAGE- BACK NORTH ELEVATION  
1/8" = 1'-0"



4 GARAGE WEST SIDE ELEVATION  
1/8" = 1'-0"

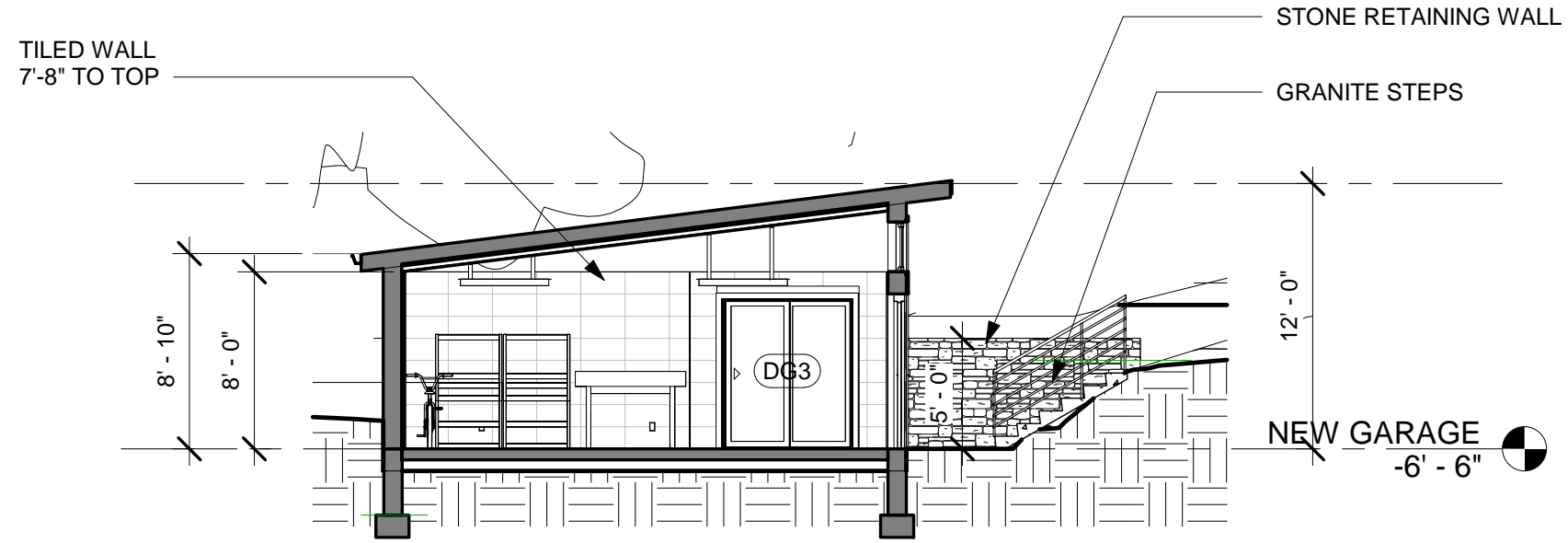

  
 Leslie Saul & Associates, Inc.  
 ARCHITECTURE AND INTERIORS  
 611 Main Street  
 Winchester, MA 01890  
 Tel 617-234-5300  
[www.lesliesaul.com](http://www.lesliesaul.com)

Project Issue Date: 2.5.24  
 Revision No.  
 Printed Date: 2/15/2024 5:00:09 PM  
 Scale: 1/8" = 1'-0"  
 Drawn By: MJ

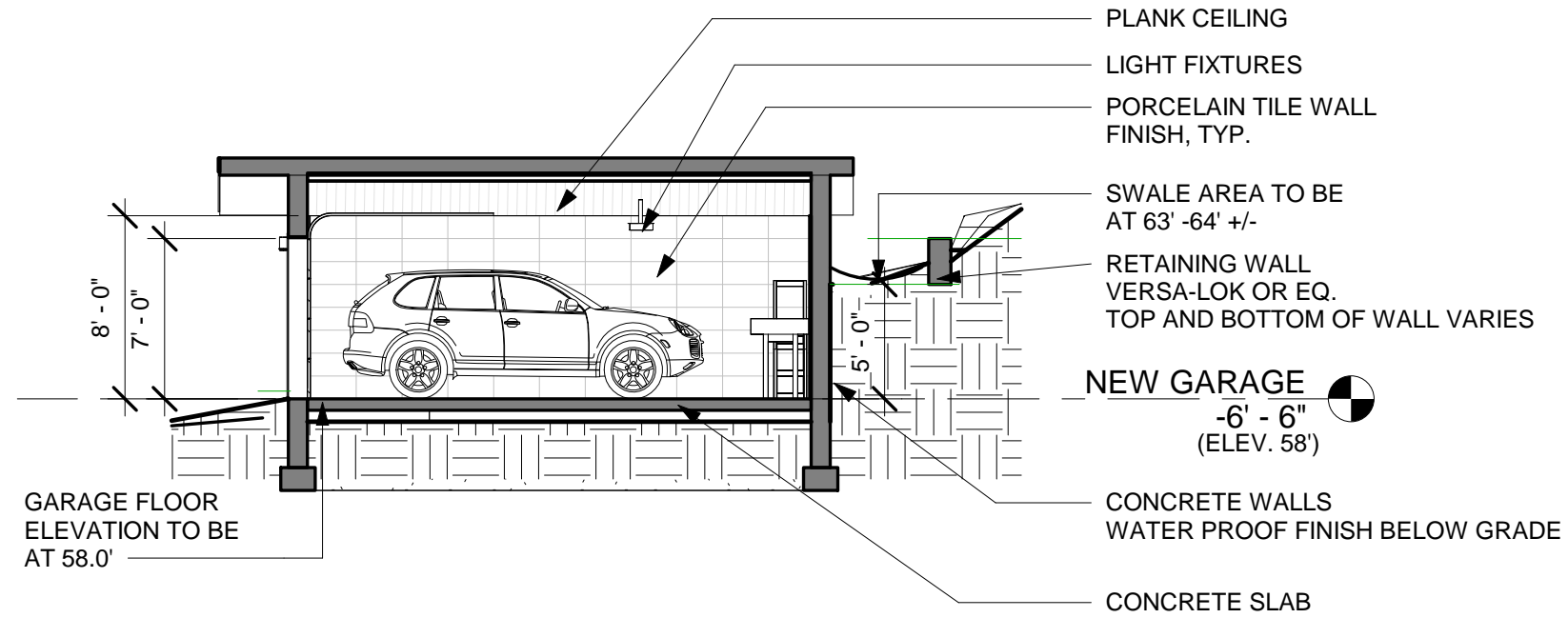
Drawing Title:  
**HISTORIC-  
 EXTERIOR  
 ELEVATIONS**

Project Name:  
**NEFF AND JONES  
 GARAGE**  
 221 Pleasant St  
 Arlington, MA

Drawing No.  
**H6**



1 GARAGE SECTION- CROSS  
1/8" = 1'-0"



2 GARAGE SECTION- LENGTH  
1/8" = 1'-0"

**GARAGE DOOR**



Americas's Favorite Doors®

**CLOPAY GARAGE DOOR**  
 RESERVE WOOD MODERN  
 STYLE: MRDOW7  
 18' WIDE, 7' HIGH  
 WOOD - T&G CEDAR  
 NATURAL STAIN  
 BLACK LIFT HANDLE

**PARGED FINISH**



PARGED FINISH OVER CONCRETE  
 MEDIUM GRAY TONE  
 TO MATCH EXISTING HOUSE FINISH

**RETAINING WALLS**

NEW WALL AT STEPS



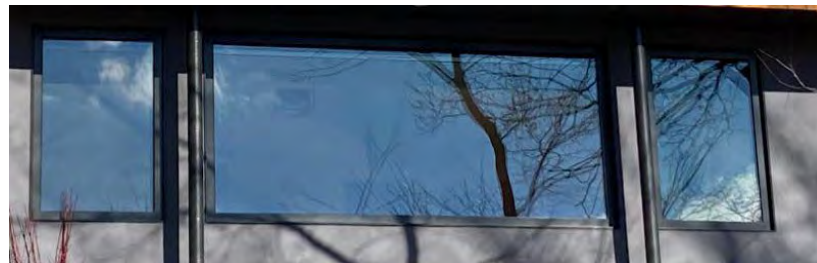
NATURAL GRANITE VENEER  
 TO MATCH EXISTING STONE  
 RETAINING WALLS

LANDSCAPE RETAINING WALLS



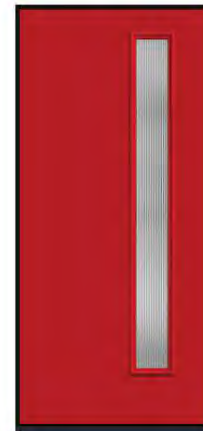
VERSA-LOK, OR SIMILAR  
 MODULAR CONCRETE UNITS  
 SMOOTH- DARK GRAY

**WINDOWS**



**MARVIN WINDOWS**  
 ULTIMATE SERIES  
 BLACK FRAME  
 PICTURE WINDOW, FIXED  
 TRIM TO BE PAINTED MID GRAY  
 TO MATCH EXISTING HOUSE WINDOWS

**SIDE DOOR**



Style Option = S1RXK-ADV5

Fiberglass Single

Impact Rating : None  
 Call Width : 3'0"  
 Call Height : 6'8"  
 Door Collection : Smooth-Star®  
 Line : Pulse  
 Glass Shape : Pulse Linea  
 Style Shape : Pulse Linea Offset Right  
 Glass Type : Privacy & Textured Glass  
 Glass Design : Reeded

**ROOF AND EAVES**



ROOF OVERHANG AND RAKE TO MATCH EXISTING HOUSE  
 PAINTED BLACK

Project Issue Date: 2.5.24  
 Revision No.  
 Printed Date: 2/6/2024 3:31:37 PM  
 Scale:  
 Drawn By: MJ

Drawing Title:  
**HISTORIC-  
 MATERIALS/  
 FINISHES**

Project Name:  
**NEFF AND JONES  
 GARAGE**  
 221 Pleasant St  
 Arlington, MA

Drawing No.  
**H8**

Leslie Saul & Associates, Inc.  
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 Winchester, MA 01890  
 Tel 617-234-5300  
[www.lesliesaul.com](http://www.lesliesaul.com)