



TOWN OF ARLINGTON
PLEASANT STREET
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

AT A MEETING OF THE COMMISSION DULY HELD ON

Date: March 21, 2024

IT WAS VOTED TO GRANT THIS CERTIFICATE OF APPROPRIATENESS (24-14P) TO:

Name: FTO Realty Trust
Address: 109 Blanchard Street, Lawrence, MA 01843

WITH RESPECT TO THE PROPERTY LOCATED IN SAID DISTRICT AT

Address: 149 Pleasant Street, Arlington MA

FOR THE FOLLOWING WORK ONLY, WHICH HAS BEEN DEEMED NOT TO HAVE AN INCONGRUOUS EFFECT ON THE HISTORIC ASPECTS OR ARCHITECTURAL CHARACTER OF THE BUILDING OR DISTRICT.

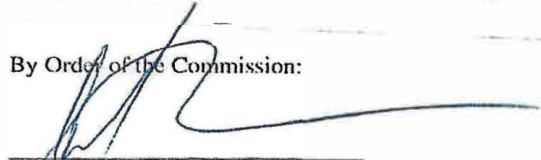
AS DESCRIBED IN APPLICATION, REVISED DRAWINGS PRESENTED AT THE 3/21/24 HEARING, AND DISCUSSION AT HEARINGS FOR DEMOLITION OF AN EXISTING STRUCTURE AND CONSTRUCTION OF A NEW STRUCTURE SUBJECT TO THE FOLLOWING CONDITIONS THAT MUST BE APPROVED INDIVIDUALLY BY THE MONITOR PRIOR TO PURCHASE OR INSTALLATION: 1) THE VISIBLE FOUNDATION WILL BE A BRICK VENEER OR SOME SORT OF MASONRY AND 2) CHANGES OF GRADE AND ALL IMPLICATIONS OF SUCH CHANGES (INCLUDING LANDSCAPE WALLS AND PARKING AREA) TO BE APPROVED BY MONITOR WITH THE POTENTIAL THAT APPLICANT MAY HAVE TO COME BACK TO COMMISSION FOR APPROVAL IF MONITOR FEELS SCOPE OF WORK EXCEEDS THEIR DISCRETION. IN ADDITION, FINAL SELECTION FOR GUTTERS AND DOWNSPOUTS, OPTIONAL WROUGHT IRON RAILING ON THE THREE STEPS TO THE STREET SIDEWALK (IF REQUIRED) AND RECOMMENDED SOLID STONE BOTTOM RISER AT THE BOTTOM OF THE MAIN FRONT STAIRS ARE ALL SUBJECT TO APPROVAL BY THE MONITOR PRIOR TO INSTALLATION. ALSO, FINAL PLANS AND SPECIFICATIONS AND ELEVATIONS INCORPORATING ALL CHANGES CALLED OUT IN PRESENTATION AND DISCUSSED AT THE HEARING TO BE FORWARDED TO COMMISSION FOR INCLUSION IN FILES.

NOTE: All work shall be carried out strictly as illustrated and specified in the application hereto and as may have been modified by the Commission. The term "match" if used herein means the exact replication in material, dimension, configuration, spacing, pattern, texture, finish and (where appropriate) color. Any additional work outside the scope of this certificate, or material deviation therefrom, may NOT be initiated without a new certificate or modification of this certificate by the Commission. The Project Monitors for this certificate are Charles Barry (617) 680-4399, email charles@thoughtforms-corp.com and Brian LaBau (617) 480-1954; email: blabau@comcast.net

Any further modifications of design or construction documents must be consistent with this certificate. Such documents shall be submitted to, and all work is subject to final acceptance by, the Project Monitor. Said Monitor may approve substitutions or modifications arising from unforeseen circumstances only to the extent they do not deviate from the intent of this certificate. Such approvals shall in no way relieve the applicant from other appropriate regulations or necessary permits and shall not be construed as professional advice in any form. The Commission reserves the right to report all significant deviations from this certificate to the Director of Home Improvement Contractor Registration.

This certificate is granted with the conditions that, unless noted, the work shall be completed within one year from the date of this certificate and that it shall be incorporated into any agreements between the applicant and his contractors. Although the Building Permit may be general in nature, it does not override the particularity of this Certificate which is to be considered incorporated into the Permit whether or not a copy of it is actually attached thereto.

By Order of the Commission:


 Stephen Makowka, Chair

4/1/24
 Dated _____

Applicant Building Insp. ___ Orig./Exec. Sec. ___ Monitor ___ Town Clerk ___ Chair ___ File ___