

**ROBERT J. ANNESE**  
ATTORNEY AT LAW

April 8, 2020

Andrew Bunnell, Chair  
Arlington Redevelopment Board  
Planning and Community Development  
730 Mass Ave Annex  
Arlington, MA 02476

RE: Arlington Historical Commission Demolition Permit Procedure

Dear Chair Bunnell:

I have been asked to furnish information with respect to the Arlington Historical Commission Demolition Permit Procedure and I offer the following comments:

A building which comes within the jurisdiction of the Historical Commission may be significant for many reasons in addition to age, size, or striking appearance. Architectural style, historical period, and style of construction are some factors. It may be associated with an important or well-known architect or builder, or with historically important people or events. It may represent an important period, trend, or chapter in the cultural, political, economic or social history of the town. Or it may be located within the boundaries of a National Register Historic District (which can include buildings of recent construction).

If an individual proposes to make changes to the exterior of a building on the historical property significant list that affects more than 25% of a front or side elevation, then the town bylaw requires that the Historical Commission review the plans at a public hearing.

At the time of the hearing the Commissioners will want to see detailed plans, drawings and photographs of the proposed work and the impact it will have on the existing structure.

The main criteria the Commission considers during the review of the plans are the ways in which the proposed changes affect the historical integrity of the structure. The Commission also looks at the building materials to be used, the styles of windows and doors as well as siding materials.

The Commission has no jurisdiction with respect to paint color or landscaping.

There can be an informal hearing before the Historical Commission where the Petitioner presents his/her plans and no votes are taken and no binding approvals or decisions are reached, but rather suggestions are offered to the Petitioner with respect to proposed changes to the building.

If after a public hearing Members of the Commission do not approve the changes proposed by the Petitioner, the Town Building Department will deny Petitioner a building permit for the

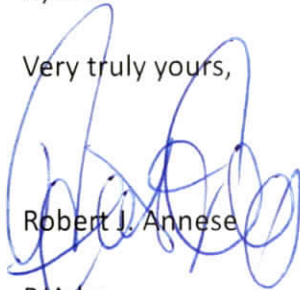
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proposed work and the denial will prevent the Petitioner from obtaining a building permit for one (1) year.

Any public hearing before the Historical Commission will need to be advertised and it will be an open meeting with interested parties invited to attend to offer comments.

At the end of the one (1) year denial period the Petitioner is then allowed to proceed with his/her construction plans despite the prior denial and the Building Department is required to issue the building permit so long as the proposed plans comply with other aspects of the zoning bylaw.

Very truly yours,



Robert J. Annese

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