

Arlington Historic District Commissions

July 28, 2011
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: B. Cohen (arrived 8:14pm), D. Baldwin, M. Penzenik (arrived at 8:26pm), D. Levy, S. Makowka, J. Nyberg, J. Worden

Commissioners Not Present: M. Logan, T. Smurzynski

Guests: E. Davidson, K. Barrett, A. Varnik

1. AHDC Meeting Opens 8:09pm
2. Appointment of alternate Commissioners; S. Makowka, D. Levy appointed to Pleasant Street Historic District Commission; B. Cohen, S. Makowka, D. Levy appointed to Avon Place Historic District Commission
3. Approval of minutes from June 23, 2011 meeting. B. Cohen moved approval, seconded by D. Levy. Approved unanimously.
4. Communications
 - a. Application for CONA for 35 Academy Street (Porch repair)
 - b. Application for CONA for 60 Pleasant Street (Window replacement)
 - c. Application for CONA for 19 Jason Street (Deck)
 - d. Application for CONA for 91 Westminster Ave. (Roof)
 - e. Email from Wilkes re: 20 Prescott Street. Discussion amongst Commissioners about letter. S. Makowka response – appreciate input. We had lots of discussion about the project, had discussions with applicant to help craft a better project – no one on Commission worked on or on behalf of anyone regarding this process. J. Worden will work on letter in response.
 - f. S. Makowka had walk through on barn on Pleasant Street Street (MacArthur) and they will be coming before us if there is a change of grade. He as monitor allowed modification to plans on taking 1 window away and doing a double window on 2nd floor.
 - g. M. Penzenik had communications with K. Harani (Maple Street garage) and is looking at couple of different options of dormer window on garage and they arrived at something better.
5. New Business
Hearings
 - a. Formal Hearing re: 187 Lowell Street (Nyberg) re: change of plans previously approved for new construction – Continued per applicant until 8/25/11 hearing
 - b. Formal Hearing re: 50 Academy Street (Barrett) re: chimney changes. Chimney approval granted 2 years ago for in-kind modification of chimneys. Concrete cap on existing

chimney to be eliminated. Per recommendation of masons they'd be better off not replicating cap and instead add copper or other material cap. J. Nyberg asked if they really need to put cap. Plan to get similar bricks, but initial impression is they can't reuse the brick. Metal chimney cap doesn't help with the character of the house that they are trying to save. To be structurally sound, they need to change the pattern per the chimney mason. Historically they used different size bricks on these types of chimneys. Discussion about reasons why concrete cap may have been done. You have to cap off the brick somehow. Step out a little bit for 2 courses and that provides a cap on it. B. Cohen moved we approved request to rebuild chimney to be similar to chimney on building across the street, without the cricket, but with option on cap. Seconded for discussion by D. Baldwin. D. Baldwin discussed chimney pots and asked if that would be appropriate. J. Worden suggested cap be subject to monitor approval prior to installation. B. Cohen modified that general dimensions of chimney remain the same and that the chimney cap be subject to approval by monitor and bricks to match original bricks. Seconded by D. Baldwin. S. Makowka abstained. Approved by all others.

Documentation Submitted: Application, Pictures of Existing and Proposed Chimneys

- c. Continuation of Formal Hearing re: 5-7 Avon Place (Davidson) re: roof. Monitor reviewed plans presented which are accurate to as built conditions. J. Worden moved approval of modification to original plans, seconded by J. Nyberg. Original certificate is modified to reflect approval of changes. All voted in favor.

Documentation Submitted: Plans Showing Modified Roof Line

6. Other Business

- a. New Commissioners have been appointed and will be at next meeting
- b. Town Day – September 17, 2011

7. Old Business

- a. Preservation Loan Program Update - None
- b. Outreach to Neighborhoods & Realtors - None
- c. 204 Pleasant Street unapproved wall – Will discuss options with owner

8. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation.

- a. Discussion by owners of 50 Academy Street re: basement and attic windows. Question whether windows could be replaced with a fixed window. D. Levy said he'd be concerned about loss of ventilation. Back is not visible and thus not under our jurisdiction. Side windows would be visible from the street if bushes were not present. Front windows are under our jurisdiction. S. Makowka said he has the same windows and some of sills rotting out – carpenter replaced just the sills with pressure treated wood and it looks just like the original. Sashes were in good place and just needed to be reglazed. Recommendation to replace wood with wood and do wells to help stop erosion. JB Sash makes a wood window. Further discussion about replacing top two attic windows. South side window in particularly bad shape due to weather. The muntins on the one on the left are soft. The commission noted that it is possible to get that repaired. There were awnings and storms at some point. The bottom of the windows on the outside frames are rotted out. Commissioners suggested window restoration be considered first before replacement.

9. REVIEW OF PROJECTS

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA

3. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
4. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
5. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
6. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
7. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
8. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
9. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
10. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
11. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
12. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
13. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
14. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
15. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
16. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
17. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
18. 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
19. 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
20. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
21. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
22. 26-28 Jason St. (Angelakis – 07-54J) – Cohen – COA (Garage, Wall)
23. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
24. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
25. 188 Pleasant St. (Snyder – 07-58P) – Frisch – COA (Fence & Porch Gate)
26. 754 Mass. Ave. (Vorlicek – 07-59J) – Makowka – 10 Day COA (Windows)
27. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
28. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
29. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
30. 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck, Landscaping)
31. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
32. 75 Pleasant Street (Congregational Church – 08-30P) – Makowka – COA (Stairway, Deck, Door)
33. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
34. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
35. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
36. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
37. 14-16 Prescott St. (Bouboulis – 08-36P) – Frisch – COA (siding removal, clapboard repair)
38. 3 Westmoreland Ave. (Canty/Eng – 08-39M) – Logan – COA (ac vent, screening)
39. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
40. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Frisch - COA (rear addition, stair, landing, roof)
41. 393-395 Mass. Ave. (Barkan – 08-45B) – Frisch - 10 Day COA (Shutters)
42. 81 Westminster Ave. (Lemire – 08-46M) – Penzenik – COA (Porch & Railings)
43. 147 Lowell Street (Nyberg – 08-47M) – Smurzynski – COA (Siding Removal & Repair)
44. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
45. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
46. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
47. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
48. 28 Academy Street (Rehrig – 09-05P) – Makowka – COA (Chimney, Porch, AC Units, Door)
49. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
50. 187 Lowell Street (JK Construction – 09-07) – Cohen/Makowka – COA (New House, Old House)
51. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
52. 215 Pleasant Street (Gruber – 09-11P) – Levy – COA (Shed)
53. 160 Westminster Ave. (Jackson – 09-12M) – Hindmarsh – COA (Addition Revision)
54. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
55. 3 Westmoreland Ave. (Canty/Eng – 09-17M) – Makowka – CONA (Driveway)
56. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
57. 187 Lowell (JK Construction – 09-21M) – Cohen/Makowka - COA (New House)

58. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
59. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
60. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
61. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
62. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
63. 3 Westmoreland Ave. (Eng/Canty – 09-30M) – Makowka – CONA (fence)
64. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
65. 135 Pleasant Street (Doona & Irvington Trustees – 09-34P) – Makowka – 10 Day COA (Door)
66. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
67. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
68. 82 Westminster Ave. (Ivers – 09-40M) – Makowka & Cohen – COA (New House Construction)
69. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
70. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
71. 50 Academy Street (Barrett – 09-43C) – Makowka – CONA (Chimney, Shutters, Gutters, Facia)
72. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
73. 14 Avon Place (Harding – 09-45A) – Makowka – CONA (Back Door, Stairs, Bulkhead)
74. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
75. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
76. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
77. 14 Avon Place (Harding – 09-49A) – Cohen – CONA (Windows)
78. 14 Avon Place (Harding – 09-50A) – Cohen – COA (Deck, Stairs, Railings, Doors)
79. 15A Avon Place (Burke – 10-01A) – Makowka – CONA (Gutters, Downspouts, Soffits, Porch, Facias, Windows)
80. 14 Avon Place (Harding – 10-02A) – Cohen – COA (Windows)
81. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Kramer – COA (Porch)
82. 15A Avon Place (Burke – 10-04A) – Frisch – COA (Windows)
83. 88 Westminster Ave. (Ryan – 10-05M) – Makowka – CONA (Windows on Rear of House)
84. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
85. 10 Montague Street (Jirak – 10-07M) – Frisch – COA (Railings)
- 7 Central Street (7 Central Rlty Tr – 10-08C) – Cohen – COA (Sign)
86. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
87. 100 Pleasant Street (Shiffman – 10-10P) – Makowka - CONA (Roof)
88. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)
89. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Guters, Siding, Woodwork, Trim)
90. 38 Russell Street (Mishkin – 10-12R) – Kramer – COA (AC Compressor)
91. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
92. 17 Russell Street (Makowka/Spring – 10-14R) – Frisch – COA (Railing)
93. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
94. 187 Lowell Street (J&K Construction – 10-16M) – Makowka-Cohen – COA (Ext. of Old Certif)
95. 38 Russell St. (Mishkin – 10-17R) – Kramer – COA (Windows)
96. 159 Pleasant Street (Krepelka – 10-18P) – Makowka – CONA (Gutters)
97. 15 Russell St (Wang - 10-19R) – Cohen – CONA (Roof)
98. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)
99. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
100. 6 Jason Street (Clearwire – 10-21J) – Cohen – COA (Antennas)
101. 137 Westminster Ave. (Wilcox – 10-22M) – Makowka – CONA (Siding Shingles)
102. 22 Russell Street (McCabe – 10-23R) – Cohen – CONA (Chimney)
103. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)
104. 204 Pleasant Street (Sirah RT – 10-26P) – Penzenik – COA (Garage-Stairs-Siding-Doors)
105. 10 Russell Street (Ready – 10-27R) – Makowka – CONA – Roof
106. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
107. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
108. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)
109. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
110. 239 Pleasant Street (McKinnon – 10-33P) – Makowka – CONA (Roof)

111. 50 Academy Street (Barrett – 10-35P) – Worden – COA (Porches-Door-Columns)
112. 272 Broadway (Danieli-Crispin – 10-37B) – Makowka – CONA (Rear Door)
113. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
114. 272 Broadway (Danieli-Crispin – 10-39B) – Makowka – COA (Doors)
115. 272 Broadway (Danieli-Crispin – 10-40B) – Makowka – CONA (Windows)
116. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-
Windows)
117. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
118. 246 Pleasant Street (Eykamp – 10-43P) – Makowka – CONA (Windows)
119. 33 Academy Street (Hamilton – 10-44P) – Makowka – CONA (Roof Shingles)
120. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle
Repair on Areas Not Visible from Public View)
121. 22-24 Avon Place (Sayigh) – 10-46A) – Makowka – CONA (Door Threshold)
122. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
123. 32 Academy Street (Chasteen – 10-48P) – Makowka – COA (Chain Link Fence Removal)
124. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
125. 23 Water Street (Whitford – 10-50R) – Cohen – COA (Addition-Siding-Windows)
126. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
127. 239 Pleasant Street (McKinnon – 10-52P) – Makowka – COA (Pool-Fence)
128. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
129. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
130. 17 Pelham Terrace (Choi – 10-54P) – Makowka – COA (Chimney Removal)
131. 17 Pelham Terrace (Choi – 10-55P) – Makowka – CONA (Rear Door-Window-Skylights)
132. 149 Pleasant Street (Alberto – 10-56P) – Makowka – CONA (Windows)
133. 125 Pleasant Street (Abate – 10-57P) – Makowka – CONA (Windows)
134. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
135. 1 Monadnock Road (Starks-Hopeman – 10-59P) – Makowka – CONA (Windows)
136. 7 Avon Place (Davidson – 10-60A) – Makowka – CONA (Window Repair)
137. 184-186 Pleasant Street (O'Sullivan for Datta and Lang – 10-61P) – Makowka – CONA (Roof)
138. 28 Academy Street (Rehrig – 10-62) – Makowka – COA (Basement Window Removal)
139. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
8 Wellington Street (Salvation Army – 11-02P) – Makowka – CONA (Roof)
140. 38 Russell Street (Mishkin – 11-03R) – Nyberg – COA (Rear Addition-Attic Window)
141. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
142. 215 Pleasant Street (Gruber – 11-05P) – Makowka – CONA (Garage Repair)
143. 187 Lowell Street (JK Construction – 11-06M) – Makowka/Cohen (New Construction)
144. 5-7 Avon Place (Davidson – 11-07A) – Cohen – COA (Dormer-Window-Door-Stairs)
145. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
146. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
147. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
148. 163 Pleasant Street (Davidson – 11-11P) – Makowka – CONA (Fascia Board-Rafter Rails)
149. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
150. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
151. 218 Pleasant Street (Plokhii – 11-14P) – Makowka – DENIAL COA (Siding)
152. 9 Ravine Street (Mikita-Shaloo – 11-15J) – Cohen – COA (Gutters)
153. 10 Russell Terrace (Klingensmith-Bovoway – 11-16R) – Makowka
154. 30 Academy Street (McKee – 11-17P) – Penzenik – COA (Wall)
155. 19 Maple Street (Hirani – 11-18P) – Penzenik – COA (Shed-Garage)
156. 20 Prescott Street (Cohen – 11-19R) – Cohen – COA (Addition)
157. 9 Rusell Terrace (Bovoway – 11-20R) – Cohen – COA (Windows)
158. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
159. 35 Jason Street (Lynch – 11-24J) – Makowka – COA (Rear Deck and Addition)
160. 35 Central Street (Budne – 11-24C) – Makowka – CONA (Rails-Stairs-Porch)

Meeting Adjourned 9:25pm

Carol Greeley
Executive Secretary
cc: HDC Commissioners
Arlington Historical Commission, JoAnn Robinson-Chair
Building Inspector, Mr. Michael Byrne
Building Dept., Richard Vallarelli
Planning Dept. and Redevelopment Board, Ms. Carol Kowalski
Massachusetts Historical Commission
Town Clerk
Robbins Library
MIS Department