

Arlington Historic District Commissions

October 27, 2011
Whittemore Robbins House

FINAL AND APPROVED MINUTES

Commissioners

Present:

D. Baldwin, J. Black, B. Cohen, J. Cummings, D. Levy
S. Makowka, J. Nyberg, T. Smurzynski, J. Worden

Commissioners

Not Present:

M. Logan, M. Penzenik

Guests:

R. Fredieu, M. Lancelott

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners: Pleasant Street: D. Levy, J. Cummings; Mt. Gilboa/Crescent Hill: J. Cummings, B. Cohen
3. Approval of draft minutes from September 22, 2011 meeting. B. Cohen moved approval, seconded by D. Levy; Unanimous approval of draft minutes. Moved approval of executive session minutes by J. Worden, seconded by J. Nyberg approved with addition of J. Nyberg and J. Cummings to be added to list of commissioners in attendance.
4. Communications:
 - a. S. Makowka issued a number of CONAs since last month's meeting
 - b. B. Cohen reported work at 18 Wellington (replaced front stair railing with exactly matching materials) and 20 Wellington repaired gutters.
 - c. J. Worden reported that 24 Jason Street (Larry Smith and Roberta Towner) had taken down front steps of porch and replaced with steps looking like previous wooden steps.
 - d. S. Makowka reported P. Schweich contacted him about a proposed change in style of fence and he advised applicant he could submit an application and was welcome to come before Commission at tonight's meeting to request for 10 day approval. Applicant declined.
 - e. J. Worden received communication from P. Schweich regarding paid staffing.
 - f. S. Makowka reported that the Certificate of Appropriateness issued for P. Schweich in error shows J. Nyberg as monitor, should reflect J. Worden appointed monitor.
5. New Business
Hearings (typically last around 20 minutes per application) 8:20pm
 - a. Formal Hearing re: 111 Pleasant Street (Fredieu & Schulze) for fence replacement. R. Fredieu said there is a chain link fence along sidewalk currently. Wish to replace with wrought iron fence to match fence installed on Oak Knoll in '96 or '97. Proposed fence would be 4 foot tall at top rail with gate at walkway to match fence. Approx. 93 feet of fence involved. J. Worden moved approval, D. Baldwin seconded. J. Nyberg asked about granite

posts, applicant said it would look odd with side one not having it. Additional pictures and plot plan submitted at hearing. Approved unanimously. Monitor appointed J. Nyberg.

ACCOMPANYING DOCUMENTATION: Application, Pictures of fence, plot plan

- b. Formal Hearing re: 161 Westminster (Lancelotta) for gutter replacement. M. Lancelotta present. Currently has wooden gutters. A lot of trim boards rotten and roof and gutters are not working, they do not have sufficient capacity to handle volume of water. Want to maintain look of house, but frustrated with damage. S. Makowka asked if they've had any roof work done. Gutters are only 7-8 years old. Having to spend a lot of money to repair fascia and other boards. Commissioners discussed whether the gutters are properly installed. Applicant had friends with similar issues at 197 Lowell and they replaced with different material. J. Nyberg asked if anyone has seen galvanized copper gutters and he agreed with S. Makowka that the size of the gutters may be part of the problem. Applicant used iPad to show additional photos of house to Commissioners. D. Levy felt that with that few gutters taking on the capacity justifies galvanized or copper gutters. They need to be installed properly. Gutter King did 197 Lowell Street and the applicant is willing to go with them. Copper doesn't seem to fit the style of the house in their opinion. The proposal is for the 5" half round aluminum gutter. Commissioners discussed the appropriateness of the proposed alternative for this specific structure. D. Levy moved approval to allow 5 or 6" aluminum half round gutters with either existing galvanized downspouts or similar aluminum downspouts painted to match area trim. Seconded by B. Cohen. D. Baldwin cautioned to be sure they are well fastened and the brackets have internal supports. Unanimous approval. Monitor appointed J. Black.

ACCOMPANYING DOCUMENTATION: Application and photos

- c. Commissioner Levy recused himself from the commission for the following Informal Hearing re: 7 Westmoreland Ave. (Levy) re: skylights. D. Levy presented photo of long roof where he'd like to put 3 skylights. Want more light in finished attic. 2 near front, 1 near rear. Rafters probably 24" apart, so 18" wide x 3 feet tall or something like that as a guess. Looked in to doing dormers and think it would have looked ok, but it would cost a lot more money and in the end not probably worth it with what they've gotten. S. Makowka reviewed history saying we have approved limited numbers of skylights especially when tucked in toward the back but have rejected request for 6 skylights in a row. The applicant explained that the issue is that the space is not substantial. Their house's roofline is shorter; so house is a little narrower than neighboring houses. Attic windows are smaller as well compared to neighbors. B. Cohen said small skylight would be appropriate, rectangular shape. Velux makes a low profile skylight. The one on the front is the bigger problem. Applicant stated that they are looking ideally for 2 skylights in front room and 1 in the back room. J. Nyberg said closer to blend to roof shingle color is helpful. J. Worden said precedent issue has to be discussed. Rear skylight seems more acceptable as how he read the Commissioners' desires. Applicant was asked to provide drawings of proposed placements as well as information on proposed units prior to formal hearing.

6. Other Business

- a. Preservation Loan Program Update – J. Worden reported on inquiry on MA Historical List Serve and C. Skelly suggested person contact Arlington for info and they did speak with J. Worden
- b. Outreach to Neighborhoods & Realtors
- c. Proposed 2012 Meeting Calendar - 1/26, 2/23, 3/22, 4/26, 5/24, 6/28, 7/26, 8/23, 9/27, 10/25, 11/15, 12/13

7. 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

8. REVIEW OF PROJECTS (See project list attached)

Project List:

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
3. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
4. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
5. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
6. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
7. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
8. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
9. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
10. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
11. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
12. 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles) – **DONE REMOVE**
13. 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage) – **REMOVE - FINISHED**
14. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
15. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
16. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
17. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
18. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
19. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
20. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
21. 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck, Landscaping)
22. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
23. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
24. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
25. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
26. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
27. 3 Westmoreland Ave. (Canty/Eng – 08-39M) – Logan – COA (ac vent, screening)
28. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
29. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Makowka- COA (rear addition, stair, landing, roof)
30. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters)
31. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
32. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
33. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
34. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
35. 28 Academy Street (Rehrig – 09-05P) – Makowka – COA (Chimney, Porch, AC Units, Door)
36. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
37. 187 Lowell Street (JK Construction – 09-07) – Cohen/Makowka – COA (New House, Old House)
38. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
39. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
40. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
41. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)

42. 3 Westmoreland Ave. (Canty/Eng – 09-17M) – Makowka – CONA (Driveway)
43. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
44. 187 Lowell (JK Construction – 09-21M) – Cohen/Makowka - COA (New House)
45. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
46. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
47. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
48. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
49. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
50. 3 Westmoreland Ave. (Eng/Canty – 09-30M) – Makowka – CONA (fence)
51. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
52. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
53. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
54. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
55. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
56. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
57. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
58. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
59. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
60. 15A Avon Place (Burke – 10-01A) – Makowka – CONA (Gutters, Downspouts, Soffits, Porch, Facias, Windows)
61. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
62. 15A Avon Place (Burke – 10-04A) – Makowka – COA (Windows)
63. 88 Westminster Ave. (Ryan – 10-05M) – Makowka – CONA (Windows on Rear of House)
64. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
65. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
66. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
67. 100 Pleasant Street (Shiffman – 10-10P) – Makowka - CONA (Roof)
68. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)
69. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Guters, Siding, Woodwork, Trim)
70. 38 Russell Street (Mishkin – 10-12R) – Nyberg – COA (AC Compressor)
71. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
72. 17 Russell Street (Makowka/Spring – 10-14R) – Cohen – COA (Railing)
73. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
74. 187 Lowell Street (J&K Construction – 10-16M) – Makowka-Cohen – COA (Ext. of Old Certif)
75. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)
76. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
77. 22 Russell Street (McCabe – 10-23R) – Cohen – CONA (Chimney)
78. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)
79. 204 Pleasant Street (Sirah RT – 10-26P) – Penzenik – COA (Garage-Stairs-Siding-Doors)
80. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
81. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
82. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)
83. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
84. 239 Pleasant Street (McKinnon – 10-33P) – Makowka – CONA (Roof)
85. 272 Broadway (Danieli-Crispin – 10-37B) – Makowka – CONA (Rear Door)
86. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
87. 272 Broadway (Danieli-Crispin – 10-39B) – Makowka – COA (Doors)
88. 272 Broadway (Danieli-Crispin – 10-40B) – Makowka – CONA (Windows)
89. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)

90. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
91. 246 Pleasant Street (Eykamp – 10-43P) – Makowka – CONA (Windows)
92. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
93. 22-24 Avon Place (Sayigh) – 10-46A) – Makowka – CONA (Door Threshold)
94. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
95. 52-54 Westminster Ave. (O’Shea – 10-49M) – Makowka – COA (Door)
96. 23 Water Street (Whitford – 10-50R) – Cohen – COA (Addition-Siding-Windows)
97. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
98. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
99. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
100. 17 Pelham Terrace (Choi – 10-54P) – Makowka – COA (Chimney Removal)
101. 17 Pelham Terrace (Choi – 10-55P) – Makowka – CONA (Rear Door-Window-Skylights)
102. 125 Pleasant Street (Abate – 10-57P) – Makowka – CONA (Windows)
103. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
104. 1 Monadnock Road (Starks-Hopeman – 10-59P) – Makowka – CONA (Windows)
105. 7 Avon Place (Davidson – 10-60A) – Makowka – CONA (Window Repair)
106. 28 Academy Street (Rehrig – 10-62) – Makowka – COA (Basement Window Removal) – **DONE REMOVE**
107. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
108. 8 Wellington Street (Salvation Army – 11-02P) – Makowka – CONA (Roof)
109. 38 Russell Street (Mishkin – 11-03R) – Nyberg – COA (Rear Addition-Attic Window)
110. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
111. 215 Pleasant Street (Gruber – 11-05P) – Makowka – CONA (Garage Repair)
112. 187 Lowell Street (JK Construction – 11-06M) – Makowka/Cohen (New Construction)
113. 5-7 Avon Place (Davidson – 11-07A) – Cohen – COA (Dormer-Window-Door-Stairs) – **REMOVE DONE**
114. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
115. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
116. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
117. 163 Pleasant Street (Davidson – 11-11P) – Makowka – CONA (Fascia Board-Rafter Rails)
118. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
119. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
120. 218 Pleasant Street (Plokhii – 11-14P) – Makowka – DENIAL COA (Siding)
121. 8 Ravine Street (Mikita-Shaloo – 11-15J) – Cohen – COA (Gutters) – **DONE REMOVE**
122. 30 Academy Street (McKee – 11-17P) – Penzenik – COA (Wall)
123. 19 Maple Street (Hirani – 11-18P) – Penzenik – COA (Shed-Garage)
124. 20 Prescott Street (Cohen – 11-19R) – Cohen – COA (Addition)
125. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
126. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
127. 35 Central Street (Budne – 11-24C) – Makowka – CONA (Rails-Stairs-Porch)
128. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
129. 33 Russell Street (Littlewood – 11-26R) – Makowka – CONA (Porch-Gutters-Clapboards)
130. 35 Academy Street (Knoblock – 11-27P) – Makowka – CONA (Porch Repair)
131. 60 Pleasant St., Unit 513 (Engels – 11-28P) – Makowka – CONA (Windows)
132. 50 Academy Street (Varnik – 11-30P) – Cohen – COA (Chimneys) – **FINISHED REMOVE**
133. 50 Academy Street (Varnik – 11-31P) – Makowka – CONA (Windows and Trim)
134. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
135. 187 Lowell Street (Nyberg – 11-33M) – Makowka-Cohen – COA (New Construction)
136. 60 Pleasant Street (Condo Assoc – 11-34P) – Makowka – CONA (Balconies-Facades) – **DONE REMOVE**
137. 23-29 Academy Street (Chiccarelli-Benn – 11-35P) – Makowka – CONA (Fence)

- 138.** 111 Pleasant Street (Fredieu – 11-36P) – Makowka – CONA (Roof-Downspouts-Gutters-Foundation)
- 139.** 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
- 140.** 100 Pleasant St. #31 (Greenfield – 11-38P) – Makowka – CONA (Windows)
- 141.** 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
- 142.** 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
- 143.** 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
- 144.** 252 Pleasant Street (Schweich – 11-42P) – Nyberg – 10 Day COA (Walls)
- 145.** 734 Mass. Ave. (Davidson – 11-43P) – Makowka – CONA (Siding-Corner Boards)
- 146.** 742 Mass. Ave. (Davidson – 11-44J) – Makowka – CONA (Facia)
- 147.** 201 Pleasant Street (Kantor – 11-45P) – Makowka – CONA (Eaves-Sills-Facia)
- 148.** 52-54 Westminster Ave. (O’Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
- 149.** 19 Academy Street (Masonic Lodge – 11-47P) – Makowka – CONA (Ramp on Rear)
- 150.** 32 Academy Street (Chasteen – 11-48P) - Makowka – CONA (Windows on Rear)

Meeting adjourned – 9:23pm