

Arlington Historic District Commissions

April 29, 2010
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: D. Baldwin, B. Cohen, A. Frisch, M. Kramer, D. Levy, J. Nyberg, M. Penzenik, T. Smurzynski, J. Worden

Commissioners Not Present: M. Logan, S. Makowka

Guests: J. Mishkin, N. Mishkin, L. Havens, A. Greuber, K. Lombardi, M. Bush

1. **AHDC Meeting Opens** **8:00pm**
2. **Appointment of alternate Commissioners; Pleasant Street: A. Frisch and T. Smurzynski; Mt Gilboa/Crescent Hill: A. Frisch and T. Smurzynski; Russell: A. Frisch and T. Smurzynski**
3. **Approval of minutes from March 25, 2010 meeting. T. Smurzynski moved approval, seconded by A. Frisch, unanimously approved.**
4. **Communications**
 - a. Call from R. Vallarelli re: Kensington Park property – referred to AHC
 - b. Call re: 215 Pleasant Street (application sent – appearing for hearing)
 - c. Call from ZBA re: Ivers Project at Elder Terrace (withdrawn by applicant)
 - d. Call re: Pleasant Street history of building – referred to AHC
 - e. Call re: roof on Mass. Ave. property (not in District – referred to AHC)
 - f. Request for CONA for 174 Westminster Ave. (Szaraz) re: windows
 - g. Request for CONA for 69 Crescent Hill Ave. (Sheldon) re: trim, gutters, windows
 - h. Request for CONA for 23 Maple Street (Town of Arl.) re: front doors
 - i. Call re: garage construction by Christopher Wright (coming to future mtg.)
 - j. J. Worden reported on hearing scheduled by ARB re: 6 Jason Street cell towers (see “other Business” info)
 - k. J. Worden reported on unflattering comment about HDC on the Arlington List
 - l. M. Penzenik received call from architect at 204 Pleasant Street and wants to go to 2 garage doors as opposed to 3 and after a little discussion she approved the bottom drawing with 2 doors instead of the 3. Reason for width is because little roof which looks like transom from doors shields the track that the doors slide on and it needs to be larger than the width of the doors.
 - m. B. Cohen reported L. Harding from 14 Avon Street sent her email and called her related to details of the deck. Lori Harding claimed that during the hearing that B Cohen had said that Trex decking was approved. B Cohen followed up with email confirming that Trex was not approved and that the decking should be fir per the certificate that was issued.
5. **New Business**

Hearings 8:20pm

 - a. **Formal Hearing re: 38 Russell Street (Mishkin) for window replacement. Applicants stated:**

they proposed to replace existing metal windows with wood exterior Pella Architect Series windows 2 over 2. Will not replace 1 remaining original window all others are not original. The Pella windows are 7/8 inch muntins two over two "Integrated Light Technology" with one set of permanently bonded vertical bars per sash. (Each set of bars includes one wooden inside bar, one wooden outside bar; and a spacer bar between the panels of insulated glass). The window has a screen, almost invisible and allows a lot of light to get through. Frame of screen matches the window color. Do not disturb any of interior or exterior trim. Custom made to fit exactly. Original sills are maintained. These are big windows, losing a little bit of glass would not be noticeable. Alternative would be removing interior trim and exterior trim and putting in new construction application. Risky business in older homes and cost is much higher.

This is a different situation because they are removing metal windows that were previously installed (not original). A. Frisch moved approval of application as submitted, seconded by M. Penzenik, approved unanimously. Monitor appointed M. Kramer

- b. Formal Hearing re: 187 Lowell Street (J&K Construction) for extension of COA 09-07 and 09-21. D. Levy having arrived, A. Frisch removed himself as alternate commissioner for Mt. Gilboa district. Applicant asking for two year extension because job will be starting in the next couple of months. Large job so they anticipate might take about a year. T. Smurznski moved approval of one year extension, seconded by J. Nyberg, with B. Cohen making clarification that if another year extension is requested that is OK and normal formality. Approved unanimously. M. Penzenik, monitor (with S. Makowka) commented that Anderson windows were being used and that though Anderson says they were wood, they are not. Applicant will follow up and confirm with monitor that all wood windows as presented to Commission and approved will be used.
- c. Formal Hearing re: 215 Pleasant Street (Gruber) re: garage door replacements. M. Penzenik discussed type of doors. Wants doors more in keeping with what is presently on garage. The doors proposed are masquerading as windows, half of door is glass now. M. Penzenik willing to be monitor to assist in finding correct doors. B. Cohen agreed. Sliding door now, replacing with overhead doors. Applicant meeting with another carriage type door representative. J. Nyberg will check on Dr. Wyman's garage door and let M. Penzenik know name of company. No further discussion. Motion by J. Worden to approve replacement of wooden sliding door with tambor wood doors (specific model and type to be approved by monitor prior to installation.) Proportion of glass and wood to be substantially identical to what's now in place. Seconded by A. Frisch, approved unanimously. Monitor appointed M. Penzenik.
- d. Informal hearing re: 69 Crescent Hill Avenue (Burke). Owner said contractors want rough side of clapboards out to hold the paint. AHDC prefers smooth side out. J. Worden agreed that painting smooth sides out didn't work initially, sanding was required. Applicant wants to know what to do correctly. Recommend to use stain, semi solid stain and that will not flake off. A. Frisch said for whatever reason rough side is noticeably different from smooth side. House currently has asphalt shingles, underneath is clapboard on 1st floor, shingle on 2nd floor. On a similar note, contractors talking about resquared and rebuted shingles (perfectly square). Invented in 50s. If they end up stripping back to the sheathing boards they can use these newer shingles. Yes, although it looks smoother with the R&R shingles. Other question is whether more than one application is needed depending on whether underlying clapboards and shingles can be saved or not. The expectation is once the asphalt is off the house isn't going to be weather-tight and a quick decision about repair or replacement of clapboards and shingles must be made. Monitor can work with previous approval of alternative treatments to make call at time. Also, there is a foundation on property, indicating there once existed another structure. Applicant is thinking about building garage. Applicant was advised to search plans in Historical Room at Library for information about what that structure might have been.

6. Other Business

- a. Discussion of Fees for AHDC Projects – tabled
- b. Discussion re: 6 Jason Street Cell Tower (J. Worden). Communication that cell antennas are being proposed for roof of apartment building at 6 Jason Street. Some of neighbors upset. Chairman wrote to the proponent and said that they need to come before us but we never heard from them. Today J. Worden received email from C. Rowe about ARB hearing on May 24 about putting up cell tower. J. Worden wrote to C. Kowalski that under the law the AHDC has to go first. She responded with statute and said she would, if we wished, request that the ARB continue the hearing until the commission votes. The faux or stealth chimneys would be an alteration of structure and require our hearing. J. Worden asked for a copy of the application before the ARB and requested that a letter be sent telling them to file application with Commission and seek COA. Exec. Secretary to ask Carol Kowalski to send ARB application and send letter telling them to come in to AHDC first.

7. Old Business

- a. Preservation Loan Program Update – no update from J. Worden
- b. Outreach to Neighborhoods & Realtors - no report
- c. Status of New Commissioners – Welcome to New Commissioners, David Baldwin and Jonathan Nyberg.

8. 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. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA – REMOVE PER M. Penzenik
10. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
11. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
12. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
13. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
14. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
15. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
16. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
17. 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
18. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
19. 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
20. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
21. 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
22. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
23. 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
24. 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
25. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
26. 20 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
27. 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
28. 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
29. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
30. 40 Westminster Ave. (Fairfield – 07-49M) – Makowka – CONA (Siding, Door, Windows, Trim and Chimney – matching materials)
31. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)

32. 26-28 Jason St. (Angelakis – 07-54J) – Cohen – COA (Garage, Wall)
 33. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
 34. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
 35. 188 Pleasant St. (Snyder – 07-58P) – Frisch – COA (Fence & Porch Gate)
 36. 754 Mass. Ave. (Vorlicek – 07-59J) – Makowka – 10 Day COA (Windows)
 37. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
 38. 106 Westminster Ave. (Bergeron – 08-03M) – Makowka – CONA (Windows)
 39. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
 40. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
 41. 160 Westminster Ave. (Jackson – 08-11M) – Hindmarsh - COA (Rear Addition on House)
 42. 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck, Landscaping)
 43. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
 44. 9 Westminster Ave. (Covenant Church – 08-21M) – Makowka - CONA (Roof)
 45. 75 Pleasant Street (Congregational Church – 08-30P) – Makowka – COA (Stairway, Deck, Door)
 46. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
 47. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
 48. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
 49. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
 50. 14-16 Prescott St. (Bouboulis – 08-36P) – Frisch – COA (siding removal, clapboard repair)
 51. 3 Westmoreland Ave. (Canty/Eng – 08-39M) – Logan – COA (ac vent, screening)
 52. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
 53. 54 Academy St. (Davis – 08-41P) – Penzenik – COA (porch, roof, windows) - REMOVE PER A.
- Frisch**
54. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Frisch - COA (rear addition, stair, landing, roof)
 55. 393-395 Mass. Ave. (Barkan – 08-45B) – Frisch - 10 Day COA (Shutters)
 56. 81 Westminster Ave. (Lemire – 08-46M) – Penzenik – COA (Porch & Railings)
 57. 147 Lowell Street (Nyberg – 08-47M) – Smurzynski – COA (Siding Removal & Repair)
 58. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
 59. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
 60. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
 61. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
 62. 28 Academy Street (Rehrig – 09-05P) – Makowka – COA (Chimney, Porch, AC Units, Door)
 63. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
 64. 187 Lowell Street (JK Construction – 09-07) – Cohen/Makowka – COA (New House, Old House)
 65. 18 Wellington Street (Morrison – 09-09P) – Makowka – CONA (Porch Repair) – REMOVE PER B.
- Cohen**
66. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
 67. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
 68. 160 Westminster Ave. (Jackson – 09-12M) – Hindmarsh – COA (Addition Revision)
 69. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
 70. 7 Westmoreland Ave. (Levy – 09-16M) – Makowka – COA (Wall, Driveway, Fence)
 71. 3 Westmoreland Ave. (Canty/Eng – 09-17M) – Makowka – CONA (Driveway)
 72. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
 73. 187 Lowell (JK Construction – 09-21M) – Cohen/Makowka - COA (New Houses)
 74. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
 75. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
 76. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
 77. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
 78. 22 Montague Street (Sparks – 09-27M) – Makowka – 10 Day COA (Porch Repairs)
 79. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
 80. 3 Westmoreland Ave. (Eng/Canty – 09-30M) – Makowka – CONA (fence)
 81. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
 82. 79 Crescent Hill Ave. (Diaz – 09-32M) – Makowka – CONA (Rear Window)
 83. 135 Pleasant Street (Doona & Irvington Trustees – 09-34P) – Makowka – 10 Day COA (Door)
 84. 54 Westminster Ave. (Selig – 09-35M) – Makowka – 10 Day COA (Roof Overhang)

85. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
86. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
87. 82 Westminster Ave. (Ivers – 09-40M) – Makowka & Cohen – COA (New House Construction)
88. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
89. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
90. 50 Academy Street (Barrett – 09-43C) – Makowka – CONA (Chimney, Shutters, Gutters, Facia)
91. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
92. 14 Avon Place (Harding – 09-45A) – Makowka – CONA (Back Door, Stairs, Bulkhead)
93. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
94. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
95. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
96. 14 Avon Place (Harding – 09-49A) – Cohen – CONA (Windows)
97. 14 Avon Place (Harding – 09-50A) – Cohen – COA (Deck, Stairs, Railings, Doors)
98. 15A Avon Place (Burke – 10-01A) – Makowka – CONA (Gutters, Downspouts, Soffits, Porch, Facias, Windows)
99. 14 Avon Place (Harding – 10-02A) – Cohen – COA (Windows)
100. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Kramer – COA (Porch)
101. 15A Avon Place (Burke – 10-04A) – Frisch – COA (Windows) – **REMOVE PER A. Frisch**
102. 88 Westminster Ave. (Ryan – 10-05M) – Makowka – CONA (Windows on Rear of House)
103. 174 Westminster Ave. (Szaraz/Landwehr – 10-06M) – Makowka – CONA (Windows)
104. 10 Montague Street (Jirak – 10-07M) – Frisch – COA (Garage Deck, Railing)
105. 7 Central Street (7 Central RT – 10-08M) – Cohen – COA (Sign)

Meeting Adjourns 9:25pm

Carol Greeley

Executive Secretary

cc: HDC Commissioners

Arlington Historical Commission, JoAnn Robinson and Richard Duffy, Co-Chairs

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