



Town of Arlington, Massachusetts
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07/22/2010 Minutes

July 22, 2010
 Whittemore Robbins House

Approved Minutes

Commissioners

Present: D. Baldwin, B. Cohen, J. Nyberg, S. Makowka, M. Penzenik (arrived at 8:41pm), J. Worden

Commissioners

Not Present: A. Frisch, D. Levy, M. Logan, T. Smurzynski

Guests: J. Barrett, K. Barrett, B Young, Y. Sullivan, R. Weld, J. Capodanno

1. AHDC Meeting Opens 8:00pm

2. Appointment of Alternate commissioners; Jason/Gray District appointees: B. Cohen, S. Makowka; Avon Place appointees: B. Cohen, S. Makowka; Mt. Gilboa/Crescent Hill appointees: B. Cohen, S. Makowka

3. Approval of minutes – moved approval with J. Nyberg's clarification. Seconded by B. Cohen.
 Approved unanimously.

4. Communications
 - a. Email re: 6 Jason Street (Clearwire Communications) re: request for changes on approval
 - b. Email re: 25 Elder Terrace (Hussain) re: chimney removal, window move, roof, gutters
 - c. Email re: Open Meeting Law for Commissions from Town Counsel J. Rice and Planning Dept. Head C. Kowalski to AHDC – we have been in contact with Clerk's office about proper posting of agendas per new requirements and will need to include in our minutes a reference to all photos plans and other documents discussed during the hearing.
 - d. J. Worden communicated that the historic Atwood House between the (under construction) CVS and the Baptist Church has not been preserved or restored per the requirements of the ARB certificate. A group including J. Worden is going to the next ARB meeting to protest the dereliction of this property. The ARB meets on Monday at 7:15pm in the Annex at Town Hall.
 - e. S. Makowka received e-mail from C. Kowalski (Planning Dept.) that cell tower at Pleasant Street which was previously rejected by the State apparently is back on moving forward. There is a hearing taking place before the Belmont ZBA but S. Makowka has not received any AHDC notification.
 - f. B. Cohen said owners of 179 Westminster Ave. contacted her about window replacement project and she has approved going ahead with a Marvin window which meets all our replacement standards.
 - g. B. Cohen has been posting on the Arlington List info about restoring original wood windows.

5. New Business

Hearings 8:20pm

 - a. Formal Hearing for 10 Jason Street (Sullivan-Young) re: chimney removal and renovations. L. Sullivan, P. Young and contractor R. Weld present. Applicant provided description of project: Until now, they have worked around a chimney that goes through the loft of the apt located in a rear addition. The chimney also goes right through the center of the kitchen. The chimney was originally necessary to vent 2 hot water tanks. This chimney is on a later rear addition and is not part of the original house. There is a large chimney on the original part of the house that is much more visible and which will stay in place. Applicant passed out photo of side of house showing chimney addition (2nd

addition to original house). The applicant has now converted to tankless hot water heaters and doesn't need to vent through the chimney so would like to remove it to open up interior spaces.

A second request is for installation of a skylight in the chimney roof opening after it has been removed. The 2nd floor apartment living/dining room has 12 beautiful 6 foot tall windows and on a hot summer day it is unbearable. Applicant has tried many things but are unable to cool this area. Also, the chimney leaks in heavy rains due to deteriorating mortar. Since they no longer need chimney want to add ventilating skylight.

Applicant stated that removing chimney will also add more kitchen space so they can put refrigerator where they want it. Also, applicant stated that the rear chimney is not really visible from street – it is only the rear addition chimney that is being removed, not the original main chimney. J. Worden disagreed with the characterization that the chimney was not visible, stating that it is visible from the easterly side of Jason Street. S. Makowka said secondary chimney is on a tertiary addition of house – he feels not a significant change to remove. B. Cohen said she agrees on the chimney – and commented that the proposed ventilating skylight, as described, should not be visible from street. J. Nyberg has no reservations but noted that on 151 Lowell Street they installed a faux chimney above the roof line and that could be a good compromise position. S. Makowka stated that in past we have required a faux chimney if it was an important architectural element of the house, but due to the location of this chimney and the existence of a more prominent main chimney, in his opinion, it wouldn't be a necessary requirement. B. Cohen moved approval of removal of rear chimney on secondary portion of structure located at 10 Jason Street. The existing chimney on the main building massing to remain as is. Also, installation of skylite at location of removed chimney (skylite to be installed on rear facing roof such that it is not visible from a point of public access.). Seconded by J. Nyberg, no public comment. Voted unanimously in favor. Monitor appointed B. Cohen

ACCOMPANYING DOCUMENTATION: Application with attached letter, picture of house, plot plan, 3 color pictures of house, 6 pages of skylite specifications

b. Formal Hearing re: 16 Avon Place (Capodanno) re: roof, windows, 2nd floor renovations. S. Makowka stated that he had a conversation with Mr. Capodanno and determined that the changes, while not major, did require a certificate of appropriateness. Applicant explained that the porch on the 2nd floor has aluminum storm windows around it and they are leaking terribly. They are looking to close in 2nd floor, making it look exactly like the 1st floor which was previously enclosed per plans attached to application. S. Makowka explained that the project was relatively straightforward but does represent a visible change to the exterior and thus needs a formal hearing. Applicant stated that they plan to use Brosco Boston Style, true divided lite windows to match those previously installed on the 1st floor. The 2 windows on back are not visible and they will match the existing trim and the existing shingles where necessary where they're adding the proposed windows. No comment from audience. D. Baldwin moved approval of plans as presented for replacing windows with Boston layout windows as specified. Seconded by J. Nyberg. Approved unanimously. Monitor appointed S. Makowka

ACCOMPANYING DOCUMENTATION: Application; 1 Photo; 1 Elevation Plan Dated 9-20-01; 1 page of Brosco True-Divided Light window catalog specifications

Commissioner M. Penzenik joined meeting in progress.

c. Informal Hearing re: 25 Elder Terrace (Hussain) re: chimney removal and window change on rear of house – requesting 10 day certificate if possible. Mrs. Hussain, representing the Applicant, stated that they are removing an interior supporting wall between the kitchen and dining room. The required supporting beam will end up in a pocket near the rear window and they may need to move the window opening 4-6" but won't know until they open it up to insert beam. They are proposing to replace existing window with a replacement window. They are also proposing to remove the interior chimney to create interior space but are willing to replace it with a faux chimney above the roof line. J. Nyberg said that one can build a faux chimney or support existing exterior portion of chimney at the roof line. Can look at 151 and 157 Lowell Street for both framed and nonframed chimneys. S. Makowka noted that the visibility of the rear of the house is significantly reduced by the significant elevation grade change from the rear of the house to the abutting street. As such, he has no problem letting monitor have final approval on the window if moving and/or replacement is necessary. B. Cohen said the contractor should be able to install beam on header over window which will not impact existing window at all, but if not possible, the location of this window on rear façade makes this proposed change not a huge issue.

J. Worden moved that the proposed changes are so insignificant a change to the District that a public notice can be dispensed with subject to a 10 day notification to interested parties. Seconded by M. Penzenik. Voted unanimously to approve 10 day certificate. B. Cohen moved approval of application as submitted for maintaining a chimney above roof line, either existing or replacement by a faux chimney and possibility of replacing if necessary (Boston Brosco style true divided lite) or moving window on rear façade if necessary with final approval by monitor. Seconded by M.

Penzenik. J. Worden respectfully suggests that applicant preserve existing window, using same sash cords, weights, etc. if possible. Approved unanimously. Monitor appointed J. Nyberg

ACCOMPANYING DOCUMENTATION: 1 Formal Application, 1 Informal Application, 5 Photographs, Email dated 7/15/10.

d. Informal Hearing re: 6 Jason Street (Clearwire/Davidson) re: request for changes on previously approved certificate for antennae installation. S. Makowka explained that a change to the location of the equipment box on the roof has been requested. Given the negligible impact of visibility of the proposed change, he suggests that this change be handled by the monitor using their discretion over minor changes to approved projects. S. Makowka also noted that we are checking to confirm the posting of bond with ARB (as required by the AHDC) – once confirmed by ARB, we can issue certificate.

ACCOMPANYING DOCUMENTATION: 1 Email dated 6/10/10 consisting of 8 messages; Subsequently added: 1 Email dated 7/26/10 from Carol Kowalski

e. OPEN FORUM.

Informal Hearing re: 50 Academy Street (Barrett) re: porches renovations. Applicant here to informally discuss three questions: repair sagging front main porch, they want to close off a non-original door located on a bumpout at end of driveway, and they want to rebuild rear porch which is – barely visible from the street. Applicant's question: what falls under AHDC jurisdiction and what do we want to see. Re: front porch – Commissioners suggested that they install railing such that it runs directly straight up to pillar, not offset as shown, which will probably require extending width of front steps. Re: front porch columns, B. Cohen suggested that they aren't original to the house and that they might want to look at sources such as Lynn Lumber which has wood replacements if they are needed due to deterioration. Also, she stated that if you are replacing columns you can make column and railing work together. J. Worden said architect should draw up some specifications. Re: door near end of driveway, they are looking to remove the non-original door and leave blank wall or maybe put high window (to light interior bathroom). Discussion ensued. Last question is rear porch. Goal is to repair what's there but have it be usable and safe to walk on or under it.

5. Other Business

- a. Discussion re: Fees. S. Makowka said he felt that the overwhelming consensus last month was for relatively small, simple fee structure. Commission decided to table fees for now pending plan to advise constituents of proposed changes.
- b. Discussion re: Design Guidelines Changes. J. Worden liked S. Makowka's changes, thought maybe there should be a little clarification. On second bullet – if double glass, it should have ... change "glass" to "glazed" it ... internal spacer bars not muntin grids applied to inside or outside panes or removal grids. B. Cohen volunteered to do some wordsmithing on this issue and forward changes to Commission for discussion next month.
- c. Discussion re: bus shelters and advertising in HDCs J. Worden reported that there was a meeting about proposal to install bus shelters with ads over them. They are proposing 8 shelters which will likely be on the south side of Mass Avenue. The corner with Academy Street may be one of the sites. If it is, it is in the district and would need to be addressed by the AHDC. C. Greeley following up with Planning Dept. re: location.
- d. Discussion re: M. Penzenik displeasure with approval for project at 204 Pleasant Street and resignation as monitor for the project. New monitor to be appointed.

6. 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)

86. 7 Central Street (7 Central Rlty Tr – 10-08C) – Cohen – COA (Sign)
87. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
88. 100 Pleasant Street (Shiffman – 10-10P) – Makowka - CONA (Roof)
89. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)
90. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Gutters, Siding, Woodwork, Trim)
91. 38 Russell Street (Mishkin – 10-12R) – Kramer – COA (AC Compressor)
92. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
93. 17 Russell Street (Makowka/Spring – 10-14R) – Frisch – COA (Railing)
94. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
95. 187 Lowell Street (J&K Construction – 10-16M) – Makowka-Cohen – COA (Ext. of Old Certif)
96. 38 Russell St. (Mishkin – 10-17R) – Kramer – COA (Windows)
97. 159 Pleasant Street (Krepelka – 10-18P) – Makowka – CONA (Gutters)
98. 15 Russell St (Wang - 10-19R) – Cohen – CONA (Roof)
99. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)
100. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
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)

Meeting Adjourned 10:20pm

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