



Town of Arlington, Massachusetts
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12/16/2010 Minutes

December 16, 2010
 Whittemore Robbins House

FINAL MINUTES

Commissioners Present: D. Baldwin, B. Cohen (arrived at 8:53pm), D. Levy, S. Makowka,
 J. Nyberg, T. Smurzynski, J. Worden

Commissioners
 Not Present: M. Logan, M. Penzenik

Guests: E. Davidson, B. Rehrig, C. Starks, A.A. Hopeman, V. D'Errico

1. AHDC Meeting Opens
2. Appointment of alternate Commissioners. Pleasant Street - S. Makowka, D. Levy, T. Smurzynski ; Avon Place - B. Cohen, D. Levy, S. Makowka, T. Smurzynski
3. Approval of minutes from October and November meetings – J. Worden moved approval of Oct. minutes with his edits; unanimous approval. November meeting cancelled so no minutes.
4. Communications
 - a. House on Lowell Street (187 Lowell) for sale,
 - b. Barn on Pleasant Street undergoing renovations currently for build-out
 - c. 125 Pleasant Street – basement window application
 - d. 149 Pleasant Street – basement window replacement
 - e. 160 Pleasant Street – backyard fence
 - f. Withdrawal of 26 Academy Street (new garage) by applicant
5. New Business

Hearings (typically last around 20 minutes per application) 8:20pm

 - a. Formal Hearing re: 28 Academy Street (Rehrig) re: Bricking up basement window. Applicant (B. Rehrig) presented plans for bricking up window. Basement situation, what was once an under the porch window became exposed when porch shortened and half-exposed when grade changed by previous owners. Window is double hung with more than half sash below grade. Window inoperable for most part and want correct to reflect grade. Preference to remove window and just brick up with matching brick materials. Barely visible and not much of a feature. Architect suggests setting infill brick back inch from plane of foundation. Probably won't be a perfect match so this makes a lot of sense. Alternatively if window required they would have to lay a course or two of brick under it to give it a bottom. Blocktop right now up to glazing. Preference to brick up by applicant. J. Nyberg would have preference to have it flush, not different as architect suggested. Wove it in as much as possible. D. Baldwin concurred and applicant agreed. J. Nyberg moved approval for bricking in window as presented and stated flush with current brick as much to match or blend nicely. Seconded by D. Baldwin approved unanimously. Monitor appointed S. Makowka.
 - b. Formal Hearing re: 26 Academy Street (Wright) re: Carriage House Garage – WITHDRAWN BY APPLICANT
 - c. Formal Hearing re: One Monadnock (Starks) re: window replacements. C. Starks and her husband and contractor (Mr. D'Errico) present. Tired of windows sticking. Intent originally to re-glaze and fix them all. The type of windows and age make it almost impossible to repair. Mr. D'Errico said the system involves a lot of screws attached to windows, takes really long time to take them out and you can do damage to system when you take them out.

Extremely thin milled brass, copper or tin. S. Makowka clarified that these are not suspension of sash with pulley system. Galvanized metal rods and cylinder components then screwed with spring system, not rope and pulley and lead weight systems. This is a tube balance system per D. Baldwin. Routine maintenance very difficult with this system. They're single paned and not very energy efficient. Investigated both Marvin and Pella windows. Pella Architecture series was forerunner. Clad insert double hung window – Marvin was pocket window which narrows opening. Pella window, clad exterior. D. Levy asked if anyone familiar with tube balance windows. JB Sash sells tube balance, not a great system because of the spring tension problems. Good single paned window with the storm windows can get you as good or better energy efficiency windows. Harvey True Channel is Cadillac of storm windows. Replacement windows are only guaranteed for 20 years only. Wood now is not best quality – wood 40 years ago was better. If problem is the balance system, not the actual windows in this situation. Cost of Harvey True Channel is around \$200 installed. Brosco makes windows which are all wood at a decent cost. J. Worden said if sashes themselves are in reasonable condition, if it is possible to change the method of raising and lowering, but contractor hasn't found system online yet. S. Makowka said there is a tape measure type system – Renovator Supply catalogue might have something. Replacing storms with Harvey True Channel and renovating and repairing existing wood windows. Amendment to application coming in the email. D. Baldwin will also do some research on different balance system (tube balance). – CONA

to be issued

d. Formal Hearing re: 7 Avon Place (Davidson) re: window replacements. Owner E. Davidson present. Primarily would take sash out, repair what needs to be repaired (6 over 6 wooden, double hung) probably with weights. House moved at some point in the 1950s. Family moved a lot of houses in town in the 40-60s. On storm windows Harvey True Channel storm windows are the best. Forwarding window repair companies and issuing CONA. Further discussion informally about entrance (portico) on front of house. Thought of pitched roof with columns. Maybe coming up to 2nd floor with pitched roof and bringing stairs straight out to sidewalk. On side entrance he wants to do something – maybe just remove the awning. On rear probably not under our jurisdiction. Possibility of dormer off attic on rear – roof may be too shallow but need to check things out and get plans. B. Cohen said be careful of floor area ratio requirements. He will check with Building Dept. for specific requirements. May find it's not feasible to do anything with a dormer.

6. Other Business

- a. Officers for 2011 – Voted unanimously to keep slate same as this past year. S. Makowka, Chair, B. Cohen, Vice Chair and J. Worden, Secretary.
- b. Calendar for 2011 – 1/27, 2/24, 3/24, 4/28, 5/26, 6/23, 7/28, 8/25, 9/22, 10/27, 11/17, 12/15
- c. D. Baldwin mentioned brick pressed concrete streets or sidewalks, different street signs or lighting to let people know they are in an historic district. Just ideas to differentiate areas. S. Makowka said he'd be happy to arrange meeting with new director of Public Works. Maybe some grant money available to pay for some improvements suggested.

7. Old Business

- a. Preservation Loan Program Update – Loan granted to Bush/Sheldon in Mt Gilboa District. Changed policy to up to 10 year amortization at 1 3/4%. Will reset rate next year. Hope to incorporate info in letter to residents.
- b. Outreach to Neighborhoods & Realtors – No Reports
- c. Status of New Commissioners - No Reports

8. OPEN FORUM

No Matters Presented

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 – TO BE REASSIGNED
9. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA – TO BE REASSIGNED
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) – COMPLETED TO BE REMOVED
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) – TO BE REASSIGNED
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 - COA (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) – TO BE REASSIGNED
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) – TO BE REASSIGNED
41. 393-395 Mass. Ave. (Barkan – 08-45B) – Frisch - 10 Day COA (Shutters) – TO BE REASSIGNED
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 Westminister 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) – TO BE REASSIGNED
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) – TO BE REASSIGNED
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) – TO BE REASSIGNED
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. 6 Jason Street (Clearwire – 10-21J) – Cohen – COA (Antennas)
102. 137 Westminster Ave. (Wilcox – 10-22M) – Makowka – CONA (Siding Shingles)
103. 22 Russell Street (McCabe – 10-23R) – Cohen – CONA (Chimney)
104. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)
105. 204 Pleasant Street (Sirah RT – 10-26P) – Penzenik – COA (Garage-Stairs-Siding-Doors)
106. 10 Russell Street (Ready – 10-27R) – Makowka – CONA – Roof
107. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
108. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
109. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)
110. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
111. 239 Pleasant Street (McKinnon – 10-33P) – Makowka – CONA (Roof)
112. 50 Academy Street (Barrett – 10-35P) – Worden – COA (Porches-Door-Columns)
113. 272 Broadway (Danieli-Crispin – 10-37B) – Makowka – CONA (Rear Door)
114. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
115. 272 Broadway (Danieli-Crispin – 10-39B) – Makowka – COA (Doors)
116. 272 Broadway (Danieli-Crispin – 10-40B) – Makowka – CONA (Windows)
117. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
118. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
119. 246 Pleasant Street (Eykamp – 10-43P) – Makowka – CONA (Windows)
120. 33 Academy Street (Hamilton – 10-44P) – Makowka – CONA (Roof Shingles)
121. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
122. 22-24 Avon Place (Sayigh – 10-46A) – Makowka – CONA (Door Threshold)
123. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Shingles, Gutters, Etc)
124. 32 Academy Street (Chasteen) – 10-48P) – Makowka – COA (Fence Removal)
125. 52-54 Westminster Ave. (O'Shea for Degnan) – 10-49M) – Makowka – CONA (Door)
126. 23 Water Street (Whitford) – 10-50R) – Cohen – COA (Addition)
127. 14 Westmoreland Ave. (LeVeille) – 10-51M) – Cohen – COA (Siding-Windows)
128. 239 Pleasant Street (McKinnon) – 10-52P) – Makowka – COA (Pool Removal-Fence)
129. 12 Elder Terrace (Folkers) – 10-53M) – Cohen – COA (Garage)
130. 17 Pelham Terrace (Choi) – 10-54P) – Makowka – COA (Chimney Removal)
131. 24 Jason Street (Smith-Towner) – 10-54J) – Makowka – CONA (Rear Stairs-Railing)
132. 17 Pelham Terrace (Choi) – 10-55P) – Maokwka – CONA (Rear Door, Window, Skylights)
133. 149 Pleasant Street (Alberto) – 10-56P) – Makowka – CONA (Basement Windows)
134. 125 Pleasant Street (Abate, Trustee) – 10-57P) – Makowka – CONA (Windows)

Meeting Adjourns 9:45pm.

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