



Town of Arlington, Massachusetts
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Minutes 08/27/2009

ARLINGTON
 HISTORIC DISTRICT
 COMMISSIONS

August 27, 2009
 Whittemore Robbins House

FINAL MINUTES

Commissioners Present: A. Frisch, M. Kramer, S. Makowka, T. Smurzynski, J. Worden

Commissioners Not

Present: M. Hope Berkowitz, B. Cohen, J. Hindmarsh, D. Levy, M. Logan, M. Potter

Guests: L. Ivers, N. Barry, R. Keshian, H. Krepelka, R. Vallarelli Jr., J. Devlin, M. Krepelka, J. Nyberg

1. AHDC Meeting Opens 8:00pm
 Cathy Shea appointed temporary clerk in absence of Mrs. Greeley
2. Appointment of alternate Commissioners: Mt. Gilboa/Crescent Hill – T. Smurzynski, A. Frisch, S. Makowka;
 Pleasant Street – T. Smurzynski, A. Frisch, S. Makowka
3. Approval of June and July minutes – Voted unanimously
4. Communications
 - a. Call re: Pleasant Street Historic District new property owner – process question
 - b. Call re: roof replacement – generic question re: permits
 - c. Email re: porch repair on Montague Street (see hearing below)
 - d. Letter from Margaret Spengler Memorial Committee – referred to AHC
 - e. Letter from J. Worden to owners of 754 Mass. Ave. re: sign posts
5. New Business

Hearings 8:20pm

 - a. Informal Hearing re: 22 Montague Street porch changes (Sparks). Augustas Sparks discussed replacing porch railings and posts. She proposed replacing square posts with turned posts, and replacing the railing, bringing photos of the existing posts and railing and examples of replacement posts and brackets. After discussion the Mount Gilboa/ Crescent Hill Commission voted unanimously to issue a certificate of appropriateness for replacement of the posts and railing with a New Orleans turned post, 5 inches square, square balusters of 2 inch square nominal dimension, placed 4 inches on center, the handrail to be built to appear more substantial than at present, with Chippendale or Sun Rays brackets (at the owners' discretion), the height of the rail to be no higher than the sill of the side lights on the front door, all to be of wood. Since the features involved were in the opinion of the Commission insubstantial in effect on the district, a ten-day certificate was allowed and unanimously granted.
 - b. Continuation of Formal Hearing re: 82 Westminster Ave. and Elder Terrace (Ivers) for addition of a new house. 82 Westminster Avenue and Elder Terrace - Richard Keshian (attorney), Louise Ivers, Nancy Barry representing Martha Penzenik (architect).

S. Makowka listed the pertinent issues as the details of construction of the proposed new building, its orientation to existing and potential surrounding buildings and its height.

Nancy Barry provided a list of construction details. The proposed orientation is to have the ridge of the building be parallel to ridges on Lowell Street.

The proposed height of the building would have its peak be between the height of peaks on Westminster and on Lowell, which the applicant contended would make the building not visible from Lowell Street.. Commissioners objected to such a height, saying that the direction of earlier discussion was to have a height as low as the buildings on Lowell Street. It was noted that a front corner of the building was now 9 ft. above the existing grade, rather than at existing grade level, the latter being preferred by Commission members. Applicant gave dealing with water runoff as the reason for the raised height.

J. Worden "Visual impact of the house should be minimal from Lowell Street". Discussion from both sides. Grading land not the house to left of 187 Lowell Street had to be lowered.

S.Makowka: " Increases density of the area". S. Makowka visited the property and the base of the house was projected to be 2 feet above grade now "it is 2 feet above my head". S. Makowka – is a 32 foot house appropriate? Maybe a 22 foot house would be better.

N. Barry – there is a retaining wall at the site, water run off – compounds issue.

A. Frisch– Structure towers over houses "okay, maybe we were wrong about allowing a house on the lot".

The applicant agreed to a continuance of the time for hearing and decision to October 15, Atty. Keshian agreed to sign written extension.

c. Formal Hearing re: 159 Pleasant Street (MacArthur) re: rehabilitation of barn. D. MacArthur and Silvana Sawaya present proposal to enlarge and move barn to make it suitable as a residence. Frontage 60 feet, building 30'3 wide.

Plans show proposal is to keep front façade same, 16 x 7 deep shed roof, rear extension and changing rear window locations, adding a door for side entrance. New residential use requires moving structure to meet setback requirements. Question is whether to go for a variance or move building?

Neighbors had concerns about reducing parking area.

Location: Mr. Davidson (neighbor) not interested in selling piece off any land to permit setback requirements to be met with present location of barn. (MacArthur)

A. Frisch– If it were moved would it appear ancillary from Gray Street

S. Makowka – not clearly inappropriate, but hard to tell from photo what relationship of barn to existing house would look like. Building inspector said not more than 20 feet of asphalt for driveway – all agreed gravel is better.

Discussion from audience members:

Heather Krepelka, abutter at 159 Pleasant, concerned about closeness to her house and about curb cut. Applicant responded that curb cut will be the existing one. She would prefer barn not to be moved and that "Gray Street view will change".

Julia Devlin, 354 Mystic Street, Heather's mother. Drawings are beautiful but she prefers a smaller house on existing footprint.

J. Worden said there was a barn on Central Street that had been used as a studio and was converted to a home.

S. Makowka – Look at it on its merits – suggested having it staked out and walking the property.

The possibility of issuing a certificate on existing footprint was discussed. No assurance that zoning variance would follow.

Applicant agreed to continue hearing and decision to October 15 .

d. Formal Hearing re: 79 Crescent Hill Ave. (Diaz) re: exterior renovations..

Applicant requesting removal of door to be replaced by window. Barely visible from street. Mt. Gilboa/Crescent Hill Commission unanimously agrees to issue certificate of appropriateness for removing door, replacing with true divided light fixed window made of wood, and removal of existing stoop provided revealed foundation is restored to match rest of foundation. Monitor: Steve Makowka.

6. Other Business

a. 239 Pleasant Street (Deutsche Bank) – S. Makowka interested in status of this foreclosed property which is being poorly maintained.

b. Reappointment of Commissioners to AHDC by BOS forthcoming

c. TOWN DAY – help needed for booth set-up; Carol Greeley will follow-up

7. Old Business

a. Preservation Loan Program Update

b. Outreach to Neighborhoods & Realtors -

d. Status of projects by monitors

8. Review of Projects

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA

2. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA

3. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA

4. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA

5. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA

6. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA

7. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
8. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
9. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
10. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
11. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
12. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
13. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
14. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
15. 157 Lowell Street (Dolan – 06-10M) Makowka
16. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
17. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
18. 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
19. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
20. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
21. 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
22. 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
23. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
24. 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
25. 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
26. 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit,Fascia,Rafter,Gutter & Slates)
27. 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
28. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
29. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
30. 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffitts, Fascia, Gutters)
31. 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
32. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
33. 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
34. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
35. 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
36. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
37. 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
38. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
39. 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
40. 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
41. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
42. 20 Maple St. (Kapinos – 07-33P) – Makowka – CONA (Shutters)
43. 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
44. 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
45. 109 Westminster Ave. (Rines – 07-39M) – Dubell – COA (Steps, Walls)
46. 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
47. 17 Russell Terrace (Born – 07-42R) – Makowka – CONA (Gutters, Downspouts, Fascia)
48. 20 Maple St. (Town of Arl. – 07-46P) – Makowka – CONA (Clapboard Siding)
49. 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Roof, Chimney, Windows)
50. 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Driveway w/o Change of Grade)
51. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
52. Academy St. (Town of Arl. – 07-45P) – Makowka – CONA (Gutters, Soffits, Fascia)
53. 40 Westminster Ave. (Fairfield – 07-49M) – Makowka – CONA (Siding, Door, Windows, Trim and Chimney – matching materials)
54. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
55. 26-28 Jason St. (Angelakis – 07-54J) – Cohen – COA (Garage, Wall)
56. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding,Vestibule,Windows)
57. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
58. 175 Pleasant St. (Lucchese- 07-57P) – Makowka – CONA (Roof)
59. 188 Pleasant St. (Snyder – 07-58P) – Frisch – COA (Fence & Porch Gate)
60. 754 Mass. Ave. (Vorliceck – 07-59J) – Makowka – 10 Day COA (Windows)
61. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
62. 106 Westminster Ave. (Bergeron – 08-03M) – Makowka – CONA (Windows)
63. 109 Westminster Ave. (Rines -08-04M) – Kramer – COA (Door, Porch, Deck)
64. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
65. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
66. 160 Westminster Ave. (Jackson – 08-11M) – Hindmarsh - COA (Rear Addition on House)
67. 147 Lowell Street (Nyberg – 08-12M) – Makowka - COA (New House)
68. 15 Russell Street (Wang – 08-13R) – Makowka - COA (Vinyl Window Removal w/Wood Replacement)
69. 105 Pleasant Street (Ferraguto – 08-16P) – Makowka - CONA (Deck Railings)
70. 147 Lowell Street (Nyberg – 08-18M) – Makowka - COA (Garage Demolition)
71. 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck, Landscaping)

72. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
73. 9 Westminster Ave. (Covenant Church – 08-21M) – Makowka - CONA (Roof)
74. 38 Russell (Kramer – 08-22R) – Makowka – CONA (Fence)
75. 20 Russell Street (Briggs & Martin – 08-25R) – Makowka – CONA (Roof)
76. 15 Wellington Street (Cohen – 08-26P) – Makowka – CONA (Window Repair)
77. 75 Pleasant Street (Congregational Church – 08-30P) – Makowka – COA (Stairway, Deck, Door)
78. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
79. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
80. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
81. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
82. 14-16 Prescott St. (Bouboulis – 08-36P) – Frisch – COA (siding removal, clapboard repair)
83. 393-395 Mass. Ave. (Barkan – 08-37B) – Makowka – CONA (clapboard, windows)
84. 19-21 Avon Place (Logan – 08-38A) – Makowka – COA (windows, door)
85. 3 Westmoreland Ave. (Canty/Eng – 08-39M) – Logan – COA (ac vent, screening)
86. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
87. 54 Academy St. (Davis – 08-41P) – Penzenik – COA (porch, roof, windows)
88. 118 Pleasant St. (Barksdale – 08-42P) – Makowka – CONA (masonry staircase)
89. 75 Pleasant St. (Congreg. Church – 08-43P) – Makowka - CONA (doors, metal roof)
90. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Frisch - COA (rear addition, stair, landing, roof)
91. 393-395 Mass. Ave. (Barkan – 08-45B) – Frisch - 10 Day COA (Shutters)
92. 81 Westminster Ave. (Lemire – 08-46M) – Penzenik – COA (Porch & Railings)
93. 147 Lowell Street (Nyberg – 08-47M) – Smurzynski – COA (Siding Removal & Repair)
94. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
95. 754 Mass. Ave. (Vorlicek – 09-01J) – Worden – COA (Signs)
96. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
97. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
98. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
99. 28 Academy Street (Rehrig – 09-05P) – Makowka – COA (Chimney, Porch, AC Units, Door)
100. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
101. 187 Lowell Street (JK Construction – 09-07) – Cohen/Makowka – COA (New House, Old House)
102. 38 Russell Street (Kramer – 09-08R) – Makowka – CONA (Siding)
103. 18 Wellington Street (Morrison – 09-09P) – Makowka – CONA (Porch Repair)
104. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
105. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
106. 160 Westminster Ave. (Jackson – 09-12M) – Hindmarsh – COA (Addition Revision)
107. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
108. 195 Pleasant Street (Avrahami/Hamel – 09-14P) – Makowka – 10 Day COA (Stairs)
109. 733 Mass. Ave. (Highrock Church – 09-15J) – Makowka – CONA (Temporary Sign)
110. 7 Westmoreland Ave. (Levy – 09-16M) – Makowka – COA (Wall, Driveway, Fence)
111. 3 Westmoreland Ave. (Canty/Eng – 09-17M) – Makowka – CONA (Driveway)
112. 40 Russell Street (Allen – 09-18R) – Makowka – CONA (Cellar Window)
113. 40 Russell Street (Allen – 09-19R) – Makowka – CONA (Front Stairs)
114. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
115. 187 Lowell (JK Construction – 09-21M) – Cohen/Makowka - COA (New House)
116. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
117. 24 Russell Street (Florentini – 09-23R) – Makowka – CONA (Roof)
118. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
119. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)

Meeting Adjourned