



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**

**webmaster@town.arlington.ma.us**

## Minutes 11/19/2009

November 19, 2009  
 Whittemore Robbins House

### FINAL MINUTES

#### Commissioners

Present: B. Cohen, A. Frisch, D. Levy, M. Logan, S. Makowka,  
 T. Smurzynski, J. Worden

#### Commissioners

Not Present: M. Hope Berkowitz, J. Hindmarsh, M. Kramer,  
 M. Penzenik, M. Potter

#### Guests

Present: M. Bonenfant, M. Bush

1. AHDC Meeting Opens 8:00pm  
 Meeting called to order by S. Makowka, Chair
  
2. Appointment of alternate Commissioners – Avon Place Historic District – B. Cohen, A. Frisch, D. Levy, S. Makowka, T. Smurzynski
  
3. Approval of minutes from September 24 and October 22, 2009. September minutes J. Worden made two changes, moved by B. Cohen, seconded by A. Frisch, voted unanimously. October minutes tabled until next meeting.
  
4. Communications
  - a. Request for CONA for 23 Jason Street
  - b. Request for CONA for Central Street
  - c. Request for CONA for Jason Street
  - d. Call re: Phone contact – use Carol's cell 781 254-1121 not 781 316-3265.
  - e. D. Levy gave update on 187 Pleasant Street. Rear addition complete, but extra work done on front of property. Work would have qualified for a CONA – all repair and replacement with like materials. Sending in application for CONA.
  
5. New Business
 

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

  - a. Formal Hearing re: 14 Avon Place (Harding) for renovations. M. Bonenfant was present to represent the Applicants who just welcomed a new baby. He explained that the existing wrap around porch extends from front to side door. Applicant wishes to remove the wrap around portion, replacing it with a small porch with railing and stairs that allows side door to access driveway directly. The provided pictures of neighbor's house shows similar type porch that did not have the wrap around portion. He further explained that they may need to install a ramp in the location of the porch to allow a family member handicap access, but are not asking for the ramp at this point as justification for alteration of building. The Commission clarified that the wrap around portion is a deck and is original to the structure. The concern from the Commission is why remove that portion of the deck, since direct access to the rear door can be obtained by creating an opening in side railing with stairs leading down to driveway. The existing deck is an original architectural feature of the property and the Applicant needs to present a justification for why its removal is appropriate. The Commission also noted that the details of the proposed changes were not clear since there was no plot plan or top-down drawings of the proposed changes provided, and the key features were obscured by vehicles

and plantings in the provided pictures of existing conditions. It was suggested that the Commission continue the hearing on this portion of the application for deck changes.

The other element of the application is for the replacement of all the existing windows – pine sash with aluminum frame. The Commission noted that the provided specification sheets for the windows provided with the application indicated that they were “andora” clad on the exterior which is inconsistent with Commission guidelines for replacement windows. J. Worden asked if Applicant had looked at the possibility of having the windows restored?

The windows have a lot of lead paint on them according to Applicant, leading to a parallel question from Commissioners about whether Applicant had looked at removing the lead paint from the windows or replacing sashes with identical sashes, both approaches which has been utilized for other structures in the Districts. It was reiterated that the Applicant needs to demonstrate why restoring original windows is not feasible and replacement is appropriate.

Applicant’s representative said these windows are more energy efficient. B. Cohen said these houses all had storm windows originally so it was appropriate to have storm windows which can provide efficiency as possible at a lower cost. It was noted that the Commission has no jurisdiction over storm windows. B. Cohen explained that there is precedent for repairing original windows and using storm windows to get a better R value. S. Makowka reiterated the Commission needed justification for alternatives – at present there has been no confirmation that the Applicant had investigated repair and replacement with like materials. A “Boston-style” sash made by manufacturers such as Brockaway Smith (available at suppliers such as J&C Adams) is an alternative that is available. S. Makowka added that one of his concerns is that this is a pocket window insert according to the manufacturers information provided (i.e., there was a new holding the new sashes, all of which fits inside existing frame). This could close in the opening (new set of wood inside existing frame), thus changing the dimensions of windows and possibly affecting the character of the house. The Commission summarized that the proposed 2 over 2 sash lite configuration is appropriate for this period, but strongly suggested that Applicant look at the alternative of doing repair. In addition, it would be important to address issue of pocket insert changing the dimensions of window. Commissioners asked about status of original chimney which is shown in photographs but not shown in plans. M. Logan reported that original chimney had been removed. M. Bonenfant stated that he did not have any information regarding the chimney but would pass that information request on to his client. Based on the number of pending questions regarding the application, S. Makowka suggested that the hearing be continued. Applicant’s representative agreed to continue hearing until January 15, 2010.

S. Makowka also noted that the Applicant had requested a Certificate of non-applicability for work on the rear façade of the structure. He indicated that he would issue that an appropriate certificate for that work based on his site visit and determination that the requested changes, as described, were not subject to public view. After Applicant’s representative left there was continued discussion confirming that no certificate had been obtained for removal of chimneys at the property. The Commissioners requested that C. Greeley forward information regarding window restoration companies to applicant.

#### 6. Other Business

a. Discussion regarding Proposed Sign Design Guidelines by J. Worden. J. Worden discussed proposed guidelines which he had drafted for the Commissioners to consider. Thought after that some signs might be affixed to a building. 1st part parrots what’s in the By-law and then gets into the details. No cladding or covering with plastic or metal should be allowed. Temporary signs – realtors who put signs on tree strip shouldn’t be doing that ever. Will revisit this later in meeting. Motion by M. Logan to accept revised sign guidelines with modifications as presented, seconded by B. Cohen seconded. Approved unanimously. These changes will be added to the guidelines and published on the website.

#### 7. Old Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors -
- d. Status of projects by monitors

#### 6. 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, Soffits, 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. (Vorlicek – 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)
120. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
121. 22 Montague Street (Sparks – 09-27M) – Makowka – 10 Day COA (Porch Repairs)
122. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
123. 3 Westmoreland Ave. (Eng/Canty – 09-30M) – Makowka – CONA (fence)
124. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
125. 79 Crescent Hill Ave. (Diaz – 09-32M) – Makowka – CONA (Rear Window)
126. 159 Pleasant St. (MacArthur – 09-33P) – Frisch – COA (Modified Barn to House)
127. 135 Pleasant Street (Doona & Irvington Trustees – 09-34P) – Makowka – 10 Day COA (Door)
128. 54 Westminster Ave. (Selig – 09-35M) – Makowka – 10 Day COA (Roof Overhang)
129. 157 Lowell Street (Stevens – 09-36M) – Makowka – CONA (Windows)
130. 48 Irving St. (Taketomo – 09-37J) – Makowka – CONA (Gutters, Roof, Dormer, Fascia, Siding)
131. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch, Chimney)
132. 204 Pleasant St. (Sirah Realty TR – 09-39P) – Penzenik – COA (Rear Renovations)
133. 82 Westminster Ave./Elder Terrace (Ivers – 09-40M) – Makowka – COA (New House)
134. 147 Lowell St. (Nyberg – 09-41M) – Smurzynski – COA (Deck)
135. 23 Jason St. (Leary – 09-42J) – Makowka – CONA (Roof)
136. 50 Academy St. (Barrett – 09-43J(C)) – Makowka – CONA (Chimney, Gutters, Facia, Gutters, Shutters)
137. 148-152 Pleasant St. (White – 09-44P) – Makowka – CONA (Siding)
138. 14 Avon Place (Harding – 09-45A) – Makowka – CONA (Rear Door, Buklheads, 2nd Flr Exit & Stairs)

Meeting Adjourned 9:15pm.

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