



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

webmaster@town.arlington.ma.us

Minutes 03/27/2008

AHDC Commissioners Present: B. Cohen, A. Frisch, J. Hindmarsh, M. Kramer, S. Makowka, M. Penzenik, T. Smurzynski

AHDC Commissioners Not Present: M. Hope Berkowitz, M. Logan, Y. Logan, M. Potter, J. Worden

Guests Present: S. Chasteen, J. Nyberg, W. Rowland

1. **AHDC Meeting Opens** **8:00pm**
2. **Appointment of alternate Commissioners to Pleasant Street Historic District Commission – A. Frisch, S. Makowka, M. Smurzynski**
3. **Approval of minutes from February 28, 2008 – tabled until next month**

4. Communications

- Calls re: demolition on Mass. Ave. (Property not in district, referred to AHC)
- Calls re: Realtor Commissioner duties – Cambridge HDC, Realtor. S. Makowka said we've relied on realtor members to know about changes in district home ownerships. We've tried at least 1 or 2 times a year to mail to district homes to keep apprised of rules/regulations. Going to try working with water department to streamline process of notifying new homeowners in districts.
- Calls re: 14 Wellington St. (Window repair/replacement) – referred list
- S. Makowka received call from R. Duffy re: intern doing thesis on historic preservation bodies
- Developer of 187 Lowell had submitted application for Board of Survey for cul de sac permission on property. We submitted letter saying it was inappropriate for town to move forward until this commission has issued an approval. Town counsel agreed and advised developer. S. Makowka has now received a letter back arguing that they disagree. Would like executive session on next month's agenda for 187 Lowell Street.
- Application received from 9 Ravine St. (Smurzynski) for CONA for repair and replacement .

S. Makowka went to home show and caught demo on retrofitting existing wood windows. They have put together an organization to promote saving existing wood windows – efficiency aspects. Group expressed willingness to come and visit commission to give presentation in town. S. Makowka and Carol will work on following up to maybe do with a few other groups.

5. **New Business**
Hearings (typically last around 20 minutes per application) **8:20pm**

- **Formal Hearing re: 30 Academy Street (McKee) re: addition of new garage. Approx. 8:20pm**

Roy Wood (Contractor) and Kristin McKee gave presentation. Applicants presented updates to the initial sketches presented last month. Slate shingle style composite presented for roof. S. Makowka reminded that as a general proposition we have not approved composite materials in the past especially in highly visible areas, however, the location of this proposed garage makes this a possible exception. M. Penzenik asked about the patterns on the edge of the shingles -- are they all exactly identical? – Answer was no, –

they actually vary. Brochures on product presented. Applicant showed aerial view of placement of garage. The existing driveway had a garden in center originally but this was removed in order to do some construction. The territory that the driveway inhabits now would not change except for a very small notch. Discussion of setbacks and driveway width: 6 foot setback extends to property line; driveway maximum width is 20' – told applicants to talk to building department – not our jurisdiction. Gutters proposed to match previous house renovations. Garage doors Timbercraft overhead doors by designer doors – single 8 carriage style doors. M. Penzenik asked for photo of style selected. Side entry door proposed. Windows will be specified to match 2 over 2 to match existing house conditions. Will have permanently divided muntins with spacer bar between glass in windows and be wood not clad. Exterior trim & siding to match house. S. Makowka asked about brackets, as presented they seem to be sticking out well beyond soffit. Applicants said that roof design takes main roof pattern and scales it down – 2 rows then 3 rows, to break it up. Single paned windows on garage doors. Applicant said 1 other concern is drainage – there will be drainage from rain runoff that will go under the driveway. Water mitigation will be under ground so not visible. Downspouts will tie in to that system. Discussion of roof ridge treatment: on main house – all hips and flat roof with ridges made typically of metal flashing (copper) including copper valleys copper and flashing on chimney. Peak would have some kind of metal. Low profile venting strip recommended. S. Makowka has no problem with ridge vent – but wants garage material to match house. M. Penzenik made comment on garage doors – same as last month – she thinks that garage door windows are not proportionally correct due to selection of a 4 panel door and not a 3 panel door. She doesn't think it's a good look. Many other companies put out a nicer product that is better proportioned for this type of application. She said for the quality of the property you should go for something better proportioned. S. Makowka asked for any other comments. Question about foundation treatment: Applicant responded that there would be a min. 8" spacing to ground and the concrete foundation would get a typical cement stucco finish – no concrete lines exposed. The main house foundation is fieldstone but, given the limited visibility, parging is fine here.

Scott Chasteen – 32 Academy street abutter was there and said he thinks the project looks fine. He also asked about removal of a chain link fence along the driveway on his property. Advised to get COA. B. Cohen moved we approve the new garage for 30 Academy with the following modifications: 1) copper ridge cap similar to ridge caps on main house, 2) foundation parged, 3) garage door to be modified consist of 3 panels, the upper panel shall be consistent with glazed lites 4) brackets on corner of eaves to be proportionately sized and final design to be approved by monitor prior to installation. A. Frisch seconded approval for discussion. S. Makowka proposed to amend motion specifying that each garage door to consist of 3 horizontal sections with appropriate lites in top section. Amendment was seconded by A. Frisch, amendment approved unanimously, and the amended motion was approved unanimously.

Following the vote, S. Makowka stated for record that use of composite shingles is unique to this particular application and approval should not be seen as blanket approval – this is a unique location with limited visibility. M. Penzenik suggested other carriage house garage to look at: on Jason Street, yellow house on right with new garage (firealarm pull station on pole in front of house). They have nice garage doors – lites just 3 tall ones, but will get an idea. M. Penzenik appointed monitor.

- **Informal Hearing re: 147 Lowell St. (Nyberg) re: addition of new house 8:40pm**

S. Makowka stated that this is not a formal hearing and the commission can give feedback to the applicant but cannot approve anything or commit to future approval. J. Nyberg spoke about ideas for 141 Lowell Street. Coming back with some redesign of idea. Presented pictures again from last month and new drawings and ideas. Re-proportioned front – makes things blend nicely. Felt important how nice new house would fit into landscape. Lines up more directly with houses to face street. Keeping driveway shared but tucking parking in behind the structures. Garage in front will block part of house. Rescaled windows up front and down bottom. S. Makowka asked about side elevation to get idea of sight lines. Will Roland with Revivals Design was architect present. New proposal much better proportioned. Windows all true divided light – 2 over 1. 5 " trim with head casing. Questions were raised about patio drainage. S. Makowka asked about spacing of houses on either side. Tried to put it balanced in between. Dashed lines are required setbacks. Tried to scale so it balances off both side houses and is centered. 30' between the other houses on each side. The front façade is 24' wide. Columns square with calf's tongue. Want to keep rhythm of roof lines. 1600 sq footage. Full basement planned. Architect pointed a bit of forced perspective where they all have a little bit of separation because of the curve of the street. S. Makowka asked architects on Commission – this looks like another house built there rather than an ancillary structure – is this a problem? M. Penzenik said it has carriage house/guest house look and doesn't need to look like full barn. A. Frisch, B. Cohen and M. Penzenik said they think it's fine.

S. Makowka again reiterated this is not a formal hearing and there is no approval being granted. The applicant has the obligation to show this is appropriate in a district. Questions from neighbors will be forthcoming. J. Nyberg said he is now planning to share plans with the neighborhood. The commission indicated a primary concern would be spacing, massing, and is it appropriate on the street in this context. Applicant requested to show grade all the way out to the street and cross-section elevations out to road would be helpful

6. Other Business

- a. Update of proposed traffic control/signage changes in the Mt Gilboa area
- b. Elizabeth Carr Jones from Transportation Advisory Committee attended last month. S. Makowka reported on his attendance at meetings and required assistance to attend more meetings in future.

7. Old Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors – Spring mailing due to residents
- c. Status of projects by monitors – J. Hindmarsh reported on door replacement at 15 Russell Street where he is project monitor.

8. Review of Projects

- 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
- 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
- 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
- 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
- 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
- 14 Jason Street (window change w/o permit) - Makowka
- 144 Pleasant Street (Cole, 04-1P) – Potter-COA
- 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
- 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
- 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
- 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
- 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
- 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
- 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
- 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
- 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
- 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
- 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
- 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
- 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
- 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
- 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
- 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
- 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
- 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA
- 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
- 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
- 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
- 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
- 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
- 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
- 145 Pleasant Street (Colt – 06-01P) – Santos – CONA

- 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
- 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
- 205 Pleasant Street (Kavanaugh – (originally 05-30Pcorrected to 06-05P) – Makowka – CONA
- 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
- 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
- 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
- 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
- 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
- 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
- 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
- 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
- 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
- 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
- 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
- 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
- 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)
- 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
- 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
- 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
- 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
- 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
- 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
- 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
- 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
- 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
- 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
- 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
- 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
- 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
- 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney, Garage Door, Repairs, etc)
- 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
- 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
- 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
- 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
- 152B Pleasant St. (Cury – 07-10P) – Makowka – CONA (Hot Tub & Fence At Rear)
- 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
- 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffitts, Fascia, Gutters)
- 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
- 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
- 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
- 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
- 8-10 Central St. (Hedlund – 07-17C) – Frisch – COA (Fence & Pergola)
- 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
- 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
- 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
- 7 Oak Knoll (Bailey – 07-22P) – Makowka – CONA (A/C Duct & Condit)
- 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
- 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
- 17 Oak Knoll (Rogers for Stein – 07-25P) – Makowka – CONA (Roof)

- 145 Pleasant St. (Colt – 07-26P) – Makowka – CONA (Wall)
- 23 Maple St. (Town of Arl – 07-27P) – Makowka – COA (Siding Removal)
- 110 Crescent Hill Ave. (Lockery – 07-28M) – Frisch – COA (Rear Addition)
- 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
- 40 Russell St. (Allen – 07-31R) – Makowka – CONA (Cellar Steps, Bulkhead, Awning)
- 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
- 20 Maple St. (Kapinos – 07-33P) – Makowka – CONA (Shutters)
- 16 Maple St. (Rogers – 07-34P) – Makowka – CONA (Shed)
- 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
- 30 Russell Street (Shovlin – 07-36R) – Makowka – CONA (Garage Doors & Fence)
- 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
- 30 Russell Street (Shovlin – 07-38R) – Smurzynski – COA (Rear Porches, Deck, Stairs, Rail)
- 109 Westminster Ave. (Rines – 07-39M) – Dubell – COA (Steps, Walls)
- 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
- 23 Maple Street. (Town of Arl. – 07-41P) – Makowka – CONA (Insulation Installation)
- 17 Russell Terrace (Born – 07-42R) – Makowka – CONA (Gutters, Downspouts, Fascia)
- 23 Water St. (Whitford – 07-44R) – Cohen – COA (Shed)
- 20 Academy St. (Town of Arl. – 07-45P) – Makowka – CONA (Gutters, Soffits, Fascia)
- 23 Maple St. (Town of Arl. – 07-46P) – Makowka – CONA (Clapboard Siding)
- 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Roof, Chimney, Windows)
- 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Driveway w/o Change of Grade)
- 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
- 40 Westminster Ave. (Fairfield – 07-49M) – Makowka – CONA (Siding, Door, Windows, Trim and Chimney – matching materials)
- 128 Pleasant St. (Condo Assoc. – 07-50P) – Makowka – COA (Wood Shed)
- 40 Russell St. (Allen – 07-51R) – Makowka – CONA (Rear Steps & Railings)
- 40 Jason St. (Foley – 07-52J) – Makowka – COA (Driveway Change of Grade, Wall)
- 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
- 26-28 Jason St. (Angelakis – 07-54J) – Cohen – COA (Garage, Wall)
- 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
- 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
- 175 Pleasant St. (Lucchese- 07-57P) – Makowka – CONA (Roof)
- 188 Pleasant St. (Snyder – 07-58P) – Frisch – COA (Fence & Porch Gate)
- 754 Mass. Ave. (Vorlicek – 07-59J) – Makowka – 10 Day COA (Windows)
- 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
- 15 Russell Street (Wang – 08-02R) – Hindmarsh – COA (Front Entry Doors)
- 106 Westminster Ave. (Bergeron – 08-03M) – Makowka – CONA (Windows)
- 109 Westminster Ave. (Rines – 08-04M) – Kramer – COA (Porch, Rail, Deck, Window)

Meeting Adjourned at 9:30pm

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, Mr. Kevin O'Brien
 Massachusetts Historical Commission
 Town Clerk
 Robbins Library
 MIS Department

