



**Town of Arlington, Massachusetts**  
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## Minutes 08/28/2008

**Commissioners Present:** J. Hindmarsh, M. Logan, S. Makowka, T. Smurzynski, J. Worden

**Commissioners Not Present:** M. Hope Berkowitz, B. Cohen, A. Frisch, M. Penzenik, M. Potter,

**Guests Present:** L. Karp, A. Canty, C. Lockery, S. Stafford, J. Egan, S. Svencer, N. Svencer, Mr. Rowland, B. Botterio

### 1. AHDC Meeting Opens 8:00pm

- **Appointment of alternate Commissioners-** Avon Place – S. Makowka, T. Smurzynski; Mt. Gilboa/Crescent Hill – M. Logan, S. Makowka, T. Smurzynski
- **Approval of minutes from July 24** – tabled until next month. A
- **Communications**
  - Letter re: 187 Lowell Street requesting to be put on agenda for informal hearing
  - Call re: 19-21 Avon Place re: renovations
  - Call re: Westmoreland district location questions
  - Call re: 26 Academy Street emergency repairs (AFD)
  - Request for CONA for 3 Westmoreland Ave. for small shed
- S. Makowka attended TAC advisory group meeting about Westminster. Meeting focused on Lexington Town line end. Proposing island at that end with sign between two granite posts type of Historic District sign.
  - J. Worden said broker's sign in front of property at 105 Pleasant Street on tree strip

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

- Formal Hearing re: 19-21 Avon Place re: window and door replacement. M. Logan recused himself from voting. Architect, Liz Karp presented plans. Floor plan and project in packet. Remodeling kitchen keeping footprint exactly of house as is currently. Extending kitchen back into half bath and moving window towards left, half bath window will move left also towards end of structure. Windows 2 over 2s to be consistent with rest of house. All trim will match. Windows will be wood, true divided light. Spec sheets in package. Changing door to wood French door with true divided lights. Shutter treatment will remain the same. S. Makowka's only concern that in this period of house you wouldn't have seen a triple window at this location. Concern with doing 2 windows side by side is that sink would be centered on windows. A lot of people don't like that. At same time S. Makowka said he'd be more flexible due to location and maintaining wood windows and other specifications. J. Worden moved that the Avon Place Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by T. Smurzynski, discussion, none, approved unanimously. Monitor appointed S. Makowka

- Formal Hearing re: 3 Westmoreland Ave. re: air conditioner unit and vent. Andrea Canty proposed gas conversion to oil. Needs to be vented outside. Presented picture. Either vented along driveway side or vented along neighbor's side on Lowell Street. S. Makowka said his is painted to match house and is almost invisible, didn't use "snorkel type" of end device as proposed. Much smaller exterior footprint and profile. When we have approved these types of ac units we've asked for screening of the unit. Example at WRH shows lattice screening. S. Makowka suggested both on Lowell Street neighbor's house together as possible with screening. Applicant hoping to have flexibility to put it where the gas company says it must be placed. Leaving at discretion of monitor is option. S. Makowka moved that the Mt Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the modifications by the Commissioners to the plans submitted therewith for the location to be on the Lowell Street side with location subject to monitor approval, ac unit to be surrounded by privacy screen (all wood), vent pipe for heating unit to be low visibility alternative to pipes shown at hearing, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by M. Logan. Approved unanimously. M. Logan appointed monitor
- Informal Hearing re: 187 Lowell Street. S. Makowka reminded all in attendance that this is an informal hearing and is not acted upon in any way by the Commission. B. Botterio, Mr. Rowland, architect, Keith and Jim owners were present. B. Botterio said he wants to start fresh in some way. What proposing – 3 houses, instead of original 5. Want to do all at once, but proposing to deal with one at a time now but as a whole project at some later time. Want feedback – want 3 houses. Existing house is 2<sup>nd</sup> from left on topographical model presented to Commissioners. Original building is most prominent. Addition off back of original house. Porch still on front. House to right smaller height but extends back to same rear area as original house structure. Proposing 2- story with walk out front basement. J. Worden said driveways for each house makes it look like 3 lots and he has a problem. S. Makowka said sharing driveways is preference. New structure on both sides – within 20 feet – 35 feet tall, getting shotgun feel. Why would that be appropriate in an historic district? B. Butteries said it may not be proper to you because of the house having been open before, but in other historic locations you have infill and it has been appropriate. You lose the distinctiveness of this property by putting these proposed infill buildings. To preserve the property and feature of the hill, S. Makowka asked if you have looked at carriage type properties that may have been appropriate in that location. 197 Lowell is 1400SF. Precedents of houses of that size are marketable. You're shoe horning this in very close to the existing house – looks like it's competing, not complementing the original house. Garage on back. Possibility of taking that garage away and making room on 1<sup>st</sup> floor. Norm in neighborhood is not to have attached garages. S. Makowka encouraged losing garage and moving house further back on lot. B. Botterio asked if looking from the street are you opposed to making it longer in the back. S. Makowka said it creates more of a tunnel effect. Asked if explored front and back houses. Greek Revival on Broadway and on Winter Street approved. Just an alternative to think about. J. Worden said looking at impact of building on historic fabric of building and neighborhood. One of questions is "would anything be appropriate at all on this lot?" Think about way of melding these 2 structures together or moving back, share driveways will also help. B. Botterio also had one thought of making building on right of the size and adding garage or storage building on back corner. S. Makowka said he wants to see structures represented with size and height on left of 4 buildings to get sense of streetscape. Appreciate that front yard space is preserved, but those 3 houses in the row are something that would have to be thought about very carefully. J. Egan, neighbor, said important to have Elder Terrace abutters shown on topographical model. Model. S. Stafford, neighbor – not a lot of talk about how having that there enhances overall sight and the window into the 19<sup>th</sup> century. One of the characteristics of the site is why some in district feel that it's one of the most important things to preserve. They will continue to question if it doesn't enhance & preserve this property does something get built. L shape building condo type is maybe more appealing. C. Lockery, neighbor, said go back thru minutes and quite a bit of commentary on how existing house occupies a lot of space – raised up, very grand in way it sits. Needs to set contest of how to preserve the space and this building. Any proposal needs to directly address the comments about the house raised up in middle of this open space. Anchor point in that neighborhood. A lot of space to build – makes it difficult. The nature of the site is being taken away. B. Botterio said he didn't go back to read all minutes because he wanted to see what would work to meet some needs of the Commission and needs of developers. Hurdle – why this is an appropriate change. Give applicant opportunity to give feedback. B. Botterio very sympathetic to HDC. Also works on preservation of older houses. Likes looking at property, but this is what we're all looking at now. Would be nice to not develop that property, but someone is trying to develop it. Surveys, inventories, setting are part of the history of the property. How is that being preserved, impact on other houses, all of this is part and parcel. Abutters at 197 Lowell Street neighbors still hung up at massing of houses. Do we want to be breaking ground for these massive houses? Do surrounding properties need to follow that theme or should they be smaller houses that won't take away from the open feeling of the property. With the amount of distance from the street you see a lot more of the sides of the houses. S. Makowka said he appreciates feedback.

## 6. Other Business

- S. Makowka thinking about putting together piece of literature about repairing old windows for energy efficiency. He will work on this for release at Town Day.
- S. Makowka spoke about updating the AHDC guidelines. We should make any amendments also at this time so he'll do a redline version and circulate for people to give input.
- J. Worden asked about commissioners – status of commissioners. Encourage Mt Gilboa/Crescent Hill area neighbors to find someone to fill their District's vacant seat.

## 7. Old Business

- a. Preservation Loan Program Update – Mailing went out.
- b. Outreach to Neighborhoods & Realtors - Town Day is Friday, September 19, 2008, and Saturday, September 20, 2008 with rain dates of Friday, September 26, 2008, and Saturday, September 27, 2008. – Carol will send out email for volunteers
- d. Status of projects by monitors.

## 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
- 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
- 14 Jason Street (window change w/o permit) - Makowka - delete per SM
- 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
- 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
- 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
- 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
- 28 Academy Street (Rehrig – 05-34P) – Penzenik – 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
- 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
- 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)
- 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)
- 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
- 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)
- 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
- 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffits, 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)
- 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)
- 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
- 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
- 17 Russell Terrace (Born – 07-42R) – Makowka – CONA (Gutters, Downspouts, Fascia)
- 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)
- 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)
- 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 (Door, Porch, Deck)
- 9 Ravine Street (Smurzynski – 08-05J) – Makowka – CONA (Shingles, Gutters, Moldings)
- 30 Academy Street (McKee – 08-06P) – Makowka – COA (Garage)
- 54 Jaston Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
- 15 Russell Street (Wang – 08-08R) – Makowka – CONA (Rear Storm & Wooden Door on W)
- 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
- 12 Prescott Street (Knights of Columbus – 08-10R) – Makowka- CONA (Cedar Shingles)
- 160 Westminster Ave. (Jackson – 08-11M) – Hindmarsh - COA (Rear Addition on House)
- 147 Lowell Street (Nyberg – 08-12M) – Makowka - COA (New House)
- 15 Russell Street (Wang – 08-13R) – Hindmarsh - COA (Vinyl Window Removal w/Wood Replacement)
- 38 Russell Street (Kramer – 08-14R) – Cohen - COA (Roof and Skylight)
- 38 Russell Street (Kramer – 08-15R) – Makowka - CONA (Kitchen and Rear Windows)
- 105 Pleasant Street (Ferraguto – 08-16P) – Makowka - CONA (Deck Railings)
- 40 Russell Street (Allen – 08-17R) – Makowka - CONA (Sidewalk)
- 147 Lowell Street (Nyberg – 08-18M) – Makkowka - COA (Garage Demolition)
- 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck & Landscaping)
- 274-276 Broadway (Galvin – 08-20B) – Makkowka - CONA (Gutters and Roof Repair)
- 9 Westminster Ave. (Covenant Church – 08-21M) – Makowka - CONA (Roof)
- 38 Russell Street (Kramer – 08-22R) – Makowka - CONA (Fence)
- 75 Pleasant Street (Pleasant St Cong. Church – 08-23P) – Makowka – CONA (Capital)
- 75 Pleasant Street (Pleasant St. Cong. Church – 08-24P) – Makowka – CONA (Gutters)
- 20 Russell Street (Briggs/Martin – 08-25R) – Makowka – CONA (Roof)
- 15 Wellington Street (Cohen – 08-26P) – Makowka – CONA (Windows)
- 75 Pleasant Street (Pleasant St. Cong. Church – 08-27P) – Makowka – 10Day COA (Downspouts)
- **All projects marked in red will be removed after this month. Time limitations in effect.**

#### **Meeting Adjourns 10:10pm.**

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