



**Town of Arlington, Massachusetts**  
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## Minutes 03/22/2007

### Commissioners

**Present:** B. Cohen, A. Frisch, M. Logan, S. Makowka, M. Penzenik,  
 J. Worden

### Commissioners

**Not Present:** A. Alberg, M. Hope Berkowitz, Y. Logan, M. Potter

**Guests Present:** M/M W. Eykamp, J. Angelakis, C. Angelakis, M/M R. Fredieu, C. Oranchak

1. Meeting Opens 8:10pm
2. Appointment of alternate Commissioners to Pleasant Street HDC – S. Makowka, A. Frisch, M. Logan, M. Penzenik
3. Approval of minutes from February 22, 2007 – Make Attachment (the letter from abutters regarding new house @ 109 Crescent Hill Ave.) part of the File Copy. Moved approval with attachment by J. Worden, seconded by B. Cohen, approved unanimously
4. Communications
  - a. Application and e-mails re: 246 Pleasant Street (Eykamp)
  - b. Call to S. Makowka re: 111 Pleasant St (Fredieu) re: gutter replacement. S. Makowka did a CONA for some work, coming in for additional COA at tonight's hearing.
  - c. Call re: 109 Crescent Hill (Sienkiewicz)
  - d. Request for CONA for 144 Pleasant St. (Yates) – issued by S. Makowka
  - e. S. Makowka e-mail to B. Cohen re: Russell Street illegal work
  - f. E-mail from C. Skelly (MHC) to S. Makowka - Local govt. proposal to waive property taxes on historic properties for 5 years – any suggestion about us working with HC to check this out – some benefit to owning in a District
  - g. Call re: Orvis Road property from contractor (not in District)
  - h. E-mail from J. Maher re: comment on Article 70 in Town Warrant (adopt language around hearings, more flexibility on those who attend only some of the hearings regarding one property being able to vote if not attendance at all part of hearings)
  - i. S. Makowka received call from Caritas property on Russell Terrace. They have filed application to get CDBG money to explore renovating it – he received call from architect & concern about risk to residents of main house – want to put up temporary security fence for construction purpose. S. Makowka suggested we approve a temporary fence for a certain period of time (maybe 8 months?)
  - j. S. Makowka received call from Housing Corporation of Arlington re: Mt Gilboa house. They're thinking about dividing it into 2 condo units and selling as moderate income housing. Wanted our perspective on proposal.
  - k. J. Worden went to Restoration Home Show at Hynes Auditorium and collected brochures on people who restore wooden windows for file.
  - l. J. Worden said article in Warrant to have committee to survey bus shelters with advertisements – issue comes up when they may be located in historic districts.
5. New Business
  - a. **Formal Hearing re: 246 Pleasant Street (Eykamp) regarding driveway, patio and front portico reconstruction 8:20 pm**  
 Owners M/M Eykamp and Catherine (Cate) Oranchek (landscape architect) made presentation. Cate described site, overlooking pond and in historic district. Photos show images of house from Pleasant St. (stone wall exists w/evergreen shrubs – house tucked behind area), landscape map showing existing conditions and second one showing proposed plan. All of work is making improvements to front yard, but saving all existing trees.  
 Proposed plan - asphalt driveway removed, concrete or granite pavers will be put in place for new driveway. Walk from Pleasant St to front door or driveway to front door. Two entries on north face to house, trying to make front door seem more prominent than current. Driveways staying mostly at grade. Some drainage issues will be addressed. Walkways to be bluestone. Stone walls – photo of existing fieldstone walls, will need to rebuild one, but will find stones that matches existing walls. One foot high wall. Reconfiguring entry off of

existing wall. Brick wall on other side will be eliminated and replaced with matching stone wall. Fence and access gate to be added. Extension of stone wall is subject to public view – but is an extension. Replacement of pergola – for visual purposes wanted something to get more attention to the front door. Reconstruction of wood and lexan – current plastic roof. Something that will keep the rain off. Existing metal gate being turned, but remaining. J. Worden questioned about what exactly will be pergola be, S. Makowka said he would not mind monitor having final approval prior to installation. B. Cohen moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith and with final design of painted wood pergola to be approved by monitor and stone walls to match existing stone, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by M. Penzenik. Approved unanimously. S. Makowka appointed monitor.

**b. Formal Hearing re: 111 Pleasant Street (Fredieu) re: gutter, valley & scupper replacements 8:40 pm**

Mr. and Mrs. Fredieu were present. Mr. Fredieu spoke last time in front of the Commission for an informal hearing about copper on front porch hit by tree. Wooden gutters on side porches and on run in back with copper gutters. Aluminum gutters on garage & side entrance wants replaced by copper gutters also. Decorative returns on front of house (nonfunctioning) are wooden and said water is causing continual damage – suggest putting copper scuppers into the valley. Roof is asphalt shingles. Valleys are pieces of tar paper with nothing underneath and need to be replaced. If using copper as scuppers they'll last forever. The contractor has the rubber roof on and is ready to do scuppers. From underneath you'll only see the downspout coming straight down. They want to run the middle and left side in to a drywell in back yard. Wooden gutters never worked really well in back, never worked in front – decorative. They'll cover it up with lead or something. House built 1912 approx. Won't be same profile as front porch. Gutter profile hits decorative piece – where they're making the copper gutter fit to it, they're actually going to leave a little piece at connection. Side and back is where new gutters are located. B. Cohen said entirely appropriate for copper on this style of house. J. Worden moved that the Pleasant Street 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 B. Cohen, approved unanimously. A. Frisch appointed monitor.

c. Informal Hearing re: 26 Jason Street (Angelakis) re: garage. Joseph and Charles Angelakis (father and son) were present, lived at this location for 27 years. Thinking about building detached garage. Want to hear do's and don'ts. Currently 2 \_ car wide elevated cinder block enclosed asphalt parking area which is deteriorating. Thinking to go down to same grade as neighbor's who has a concrete block garage. Spoke to building dept. re: specifications. J. Worden asked where it would be located. S. Makowka said there are a number of products on the market. Would like to grade it down. If driveway disappeared it would be 10 feet below Jason Street. Garage would be 5-10 feet past house. S. Makowka remarked that carriage house doors are very much liked by the Commission. Commissioners said the more it ties in with your house, the better. S. Makowka said it seems that this is something that we would be interested in seeing plans for – no major objections to constructing something that would be appropriate for a garage. They suggested to really take a look at the grade before doing anything.

6. Other Business

- a. Joint AHDC and AHC meeting – S. Makowka will call Richard.
- b. District Signage Inventory – Mass. Ave. & Jason gone, Central in place, Broadway in place, Pleasant St. knocked down – need it where Masonic sign is located. S. Makowka said it would be nice to add on Mass. @ Academy Street.
- c. Report of work at 23 Maple Street (Illegal?)
- d. See (F) on communications –
- e. Finance Committee – S. Makowka asked for \$400 additional money and it was approved for next year. A little of push back for lack of fees – expenditures, etc. Maybe a sliding fee? S. Makowka will ask Town Counsel about fees, what amount, where they go, etc.

7. Old Business

- a. Historic Preservation Fund Program – J. Worden reported that 390 Mass. Ave. (Kozelian) has been approved for gutter replacement
- b. Open Commissioner Seats – updated
- c. Outreach to Neighborhoods & Realtors
- d. Status of Projects by Monitors

Meeting adjourned at 9:40pm.

