



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

webmaster@town.arlington.ma.us

Minutes 08/23/2007

Commissioners Present: G. Dubell, A. Frisch, Y. Logan, T. Smurzynski, J. Worden

Commissioners

Not Present: M. Hope Berkowitz, B. Cohen, M. Logan, S. Makowka,
M. Penzenik, M. Potter

Guests: D. Wyman, D. Rines, A. and T. Shovlin, D. Barry, E. Vitigliano

1. Meeting opens 8:15pm
J. Worden (Secretary) acted as chair in absence of chair and vice-chair
2. Welcome to new Commissioners. Appointment of alternate Commissioners to Pleasant Street, - G. Dubell, A. Frisch, T. Smurzynski; and Mt.Gilboa/Crescent Hill – A. Frisch, T. Smurzynski; and Russell – G. Dubell, A. Frisch, T. Smurzynski
3. Approval of minutes from June 28 (circulated in form with revisions by S. Makowka and J. Worden), A. Frisch moved to accept minutes, seconded by Y. Logan, approved. July 26, 2007 minutes tabled at request of Chairman until next month's meeting, so moved by T. Smurzynski, seconded to table by Y. Logan, approved to table until next month unanimously.
4. Communications
 - a. 26-28 Jason Street (Angelakis) – request for COA for new garage (coming next month)
 - b. 36 Jason Street (Smith) – request for CONA for wood fascia & shingles
5. New Business
 - a. Formal Hearing re: 23 Maple Street (Town of Arl.) re: exterior renovations 8:20pm
David Barry gave a synopsis of current plans for renovation. Currently has vinyl siding, taking off siding, want to see what's underneath, want to restore exterior of the house, will do whatever it takes to restore it to original splendor. Porch spindles, railing on both porches. Redo porch roof. Restoring brackets, etc. Only other aspect of exterior is the windows – want to replace all the windows – originals with storms right now. Want to replace with wooden replacements – not vinyl. Want to duplicate what is there now – 2 over 2. This house is an institutional use housing situation. The tenants were also supportive because of the durability and safety factor, want replacement windows instead of redoing all existing windows. Major upgrade throughout, electrical, heating system, central a/c – not under our jurisdiction. (NOTE – A/C compressor will need our approval outside) May need to do patch-ups and repairs on siding depending on what is underneath once siding removed. Will be doing some insulating of house as well. 2 over 2 windows, true divided light. Continuation to next month requested by A. Frisch, seconded by Y. Logan, all voted in favor to continue to 9/27/07 meeting.
 - b. Continuation of Formal Hearing re: 109 Westminster Ave. (Rines) re: stairs, deck, and railing replacements 8:40pm
Front steps originally being proposed as stone. Not going ahead with deck tonight. Brought pictures of steps from street. Middle group of steps are presently wooden. Want to replace them with something in masonry. Thought contractor was considering masonry. He had originally proposed solid granite. Applicant brought pictures of other projects with solid granite examples. All the same size steps. Second piece is stone wall. Took pictures of actual stone wall. Showed house two doors down also with stone wall example. The returns were displayed also. Showed additional picture of stone wall from hospital visit which he liked very much. They want to continue visually the wall on the house on the right. This would give continuity. So approval tonight would be for new wall, replacement of 13 wood central stairs with granite, using black pipe rail to continue entire length of stairs. Withdrew

wooden porch, deck and front porch with steps (items 1 and 3 in application) from application for approval. 5 feet wide (same width as cement steps), 10 _ inches wide. Height of wall is no more than 4 feet. Being filled in to make a terrace. Base of wall will be where hill meets bottom. Return going back until you get to the grade. Connecting either side of steps and where it meets the earth. Wall will go across the property from left hand side of driveway going over. Contractor on driveway will connect it into existing wall on driveway side. Top has layer to keep it together. For consistency want to follow style and mixture of stone sizes that you have on the side driveway wall.

A. Frisch 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 plans submitted therewith, 1) to approve replacement of central set of wooden steps to granite with black pipe rail to match lower steps and 2) permit construction of wall along front of property to be consistent with and to meet up with wall of driveway with sloping part to be made even with front wall, of same or substantially similar in stone size and style to existing driveway wall. (wall to be set back from street to match up with neighbor's wall), will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by Y. Logan, no discussion, voted all in favor. Monitor appointed Greg Dubell.

- c. Continuation of Formal Hearing re: 30 Russell St. (Shovlin) re: rear deck, and door 9:00pm

Rear deck, second floor is new with door onto porch. Red Cedar porch posts, Creative Railing Systems – turned round, colonial style. J. Worden asked about the height engaging the top door. Railing system – rounded top, spindles 1 and 7/16, spacing proposed is 3 inches on center . Generally you want the same space as the spindles. Newell posts – slice 1 in half to be against the house. Will cut the vinyl siding and embed the post. A. Frisch asked from the side view where we'll be able to see it – not really visible with foliage. Can't see much of lower part, but can see the upper deck. Post cap (round or oval – chose oval to dress it up). On the lattice work below, need skirting at top, corners and along the border. Horizontal and vertical. Remaining question is the decking – Trex. Questions last time are what would we see on the edge of each board. They intend to picture frame it with the trex so you only see the smooth edge of the decking. Thickness of the Trex is 5/4. You won't see any of the wood edges with the mitred corner. The color is Cayenne and will have the natural wood looking aspect. The stairs going down material – risers are fascia board, risers are 7" stairs, 42" to top, 6 stairs, about a foot wide, fairly gentle slope. Stairs are wood. Window is being turned in to door. 9 lite door to match existing lower door. 1 question was about the beams across the front of the deck – 3 2x10s lagged together. 16" on center supports. The 3 beams up front over the span will give enough support. Door is at their discretion to be wood or steel. Trex stairs are 6" (real dimensions 1 by 5 _). Y. Logan moved that the Russell 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 for Trex floor and stairs, cedar 8 foot posts with colonial millwork SKU:CE3168008W, creative railing systems CE3168008W, cedar spindles 1 and 7/16th SKU: CE5095036W 3 inches on center, top and bottom handrail SKU: CE201HS08A, newel post SKU: CE4100048W, cedar post cap SKU: CE7030000W, Trex deck to be picture framed on outside, top and bottom. Skirting is 10" pine 1 x 10. (Vertical parts and all fascia boards to be same), lattice – vertical and horizontal privacy. Stretcher and riser pine. Replacement of window on left rear of house (2nd floor) with a door. Wooden elements stained or painted to blend with the house. Lattice work to be painted or stained (maybe black, but Commission has no jurisdiction over color selection). Project will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by G. Dubell, all in favor, voted unanimously. T. Smurzynski appointed monitor.

- d. Continuation of Formal Hearing re: 151 Lowell St. (Wyman) re: new garage 9:20pm

David Wyman presented with Edward Vitagliano. Height was the main thing. 17 _ feet to ridge, pitch 8 12 versus original 12 12. Set back rear of property at angle to house. 1 car garage. Hardy plank 4" clapboards to match color of house. From the street won't see foundation at all. Roll up door. 9 feet wide, 7 feet wide. Materials list presented. Wayne Dalton steel door is requested, but requirement is going to be for a wood door. Problem is that once we break precedent and approve a steel door here, everyone else will want that in future. Back pitch of roof changed, but can't be seen from the street. A. Frisch said to him most important thing is that perspective from street, barely above top porch is a big improvement. Driveway change of grade helped make this happen as well. Side door is not subject to public view. Trim boards to match trim on house. Smooth finish Hardee board. Y. Logan 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 revised memo dated August 17 with attached drawings and specification sheet, garage door to be Wayne Dalton Model 7800 Delmar Wood door, grade at back property line lowered approximately 7 feet and from that point forward for a distance of 40 feet, all finishes to match the existing house, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by A. Frisch. Approved unanimously. Y. Logan appointed monitor.

6. Other Business

- a. Joint AHDC and AHC meeting – Fall Date
- b. District Signage Inventory
- c. Town Day Coverage w/AHC – 9/8 – Alex 2-4; Martha 12-2; John 12-2, 10-12 Tom and Greg, Steve 12-2.
- d. Westminster Ave. Traffic Signs – HDC should have been consulted
- e. New Contact List was distributed

7. Old Business

- a. Preservation Loan Program Update – Nothing new
- b. Open District Commissioner Seats – Mt. Gilboa/Crescent Hill and Broadway. New Commissioners – Gregory Dubell and Thomas Smurzynski.
- c. Outreach to Neighborhoods & Realtors – Mailing Done to Neighborhoods
- d. Status of projects by monitors

8. Review of Projects

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
2. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
3. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
4. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
5. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
6. 14 Jason Street (window change w/o permit) - Makowka
7. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
8. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
9. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
10. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
11. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
12. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
13. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
14. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
15. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
16. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
17. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
18. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
19. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
20. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
21. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
22. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
23. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
24. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
25. 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA
26. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
27. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
28. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
29. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
30. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
31. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
32. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
33. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
34. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
35. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
36. 205 Pleasant Street (Kavanaugh – (originally 05-30Pcorrected to 06-05P) – Makowka – CONA
37. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
38. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
39. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
40. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
41. 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
42. 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
43. 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
44. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
45. 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
46. 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
47. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
48. 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
49. 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)

50. 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
51. 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
52. 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
53. 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
54. 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
55. 5 Venner Road (Kallas – 06-39P) – Frisch – COA (Window Replacements)
56. 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
57. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
58. 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
59. 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
60. 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
61. 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
62. 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
63. 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
64. 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney, Garage Door, Repairs, etc)
65. 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
66. 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
67. 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
68. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
69. 152B Pleasant St. (Cury – 07-10P) – Makowka – CONA (Hot Tub & Fence At Rear)
70. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
71. 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffitts, Fascia, Gutters)
72. 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
73. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
74. 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
75. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
76. 8-10 Central St. (Hedlund – 07-17C) – Frisch – COA (Fence & Pergola)
77. 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
78. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
79. 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
80. 7 Oak Knoll (Bailey – 07-22P) – Makowka – CONA (A/C Duct & Condit)
81. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
82. 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
83. 17 Oak Knoll (Rogers for Stein – 07-25P) – Makowka – CONA (Roof)
84. 145 Pleasant St. (Colt – 07-26P) – Makowka – CONA (Wall)
85. 23 Maple St. (Town of Arl – 07-27P) – Makowka – COA (Siding Removal)
86. 110 Crescent Hill Ave. (Lockery – 07-28M) – Frisch – COA (Rear Addition)
87. 25 Avon Place (Smith – 07-29A) – Cohen – COA (Gutters)
88. 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
89. 40 Russell St. (Allen – 07-31R) – Makowka – CONA (Cellar Steps, Bulkhead, Awning)
90. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
91. 20 Maple St. (Kapinos – 07-33P) – Makowka – CONA (Shutters)
92. 16 Maple St. (Rogers – 07-34P) – Makowka – CONA (Shed)
93. 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
94. 30 Russell Street (Shovlin – 07-36R) – Makowka – CONA (Garage Doors & Fence)

Meeting Adjourns 10:40pm

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

