



Town of Arlington, Massachusetts
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Minutes 10/25/2007

Commissioners

Present: B. Cohen, A. Frisch, S. Makowka, T. Smurzynski, J. Worden

Commissioners

Not Present: M. Hope Berkowitz, G. Dubell, M. Logan, Y. Logan, M. Penzenik, M. Potter

Guests Present: M/M M. Foley, C. Dwyer

1. **Meeting opens** – called to order 8:05pm
2. **Appointment of alternate Commissioners** – Pleasant Street – S. Makowka, A. Frisch, T. Smurzynski; Jason/Gray – S. Makowka, A. Frisch, T. Smurzynski, B. Cohen
3. **Approval of minutes** from July 26 and September 27, 2007. July 27 minutes changes a) new business – refilling (not refilling) line 4 application in future. b) (wooden). Applicant wants to replace lower..... J. Worden moved approval with S. Makowka's changes, seconded by B. Cohen, approved unanimously. September 27 minutes on table – moved approval J. Worden, seconded by B. Cohen, approved by all but S. Makowka abstained due to his absence at the meeting.
4. **Communications**
 - a. Request from L. Margaret ("Maggie") Kramer for appointment as Commissioner At Large (Ms. Kramer will be present at 8:00pm to answer any questions)
 - b. Request from John Hydemarsh for info regarding appointment as Commissioner At Large on AHDC
 - c. Request for CONA at 4 Westminster Ave.
 - d. Request for CONA from 17 Russell Terrace
 - e. Request for CONA for 246 Pleasant St.
 - f. Request for CONA for 20 Academy St.
 - g. Call re: 60 Pleasant Street – balcony work?
 - h. Request for 10 day Certificate for 170 Pleasant St. re: replacement of basement windows
 - i. S. Makowka gave update on 187 Lowell Street meeting with developer, attorney, and Town Counsel called at the request of Town Counsel. The developer's attorneys are requesting a Board of Survey hearing regarding the layout of the proposed roads, etc. at the property. Town Counsel made clear that the current meeting was to hear what the developer had to say and no promises were made at meeting and the AHDC position that the owner would ultimately have to submit a proposal for consideration at a formal hearing for approval was clearly stated. The developer presented a set of plans that were very similar to those previously submitted to the Board of Survey, with the exception that the new plans included removal of the existing house. S. Makowka said the AHDC had invited the property owner to come back with proposals or alternatives that addressed the concerns of the Commission but felt that the plan presented was a step away in that it did not maintain the existing structure. Legal counsel requested a hearing before Board of Survey regarding the plans, which had been deferred earlier. J. Worden reminded the Commission of our memo to the BOS to the effect that under law no one can grant any permits jurisdictional work without prior AHDC approval. (Ch. 40C and Town By-Law). J. Worden agreed to reforward the memo to Town Counsel.
5. a. **Continuation of Formal Hearing re: 26-28 Jason Street (Angelakis)** postponed per applicant's request
 - b. **Informal hearing re: 170 Pleasant St. (Gillis) for basement window replacements 8:20pm**
 Applicant described the need to replace existing deteriorated basement windows located at grade with aluminum clad Pella wood windows. The applicant stated that they had restored all other original windows in the house but that these are too far gone and are located essentially at grade leading to future concerns. The proposed window is the Pella Architect Series Based on supplied materials, S. Makowka and B. Cohen suggested that the narrow and permanently bonded muntin (grille) option would be most consistent with the existing window and the Commission's design guidelines. B. Cohen moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, and given the extenuating

circumstances of this installation being at grade level and problems having wood window resting at grade level, finds that the project under consideration, if constructed according to the plans submitted therewith for Pella architectural clad window (Architect Series) with traditional muntin pattern and using the 7/8" inch "integral light technology" option, will be in harmony and not incongruous with the historical and architectural values of the district. Since the effect of the change will be insubstantial to the building and the district, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed. Seconded by S. Makowka. Unanimously approved. Monitor – B. Cohen appointed

c. Formal Hearing re: 149 Pleasant St. (Alberto) re: replacement of jalousie porch windows on rear of house 8:40pm

Ms. Alberto appeared to request replacement of jalousie porch windows with double hung-vinyl windows on the rear porch of her 1950s ranch. S. Makowka clarified that the house was on a corner lot and the porch was visible from the side street. Various commissioners felt that the proposed vinyl windows were not appropriate for the district and that many wood window options were available that would likely work better in this application. S. Makowka said doing the 6 over 1 to match the rest of the house doesn't make sense given the difference in sizes of the porch window openings and suggested that a 1 over 1 design is more appropriate and others agreed. S. Makowka suggested we approve replacement of jalousie windows with double hung, 1 over 1 with final window design to be approved by monitor and the monitor will work with her to find wood exterior windows that would be appropriate for that project. J. Worden moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration to replace jalousie windows with wood double hung windows, 1 over 1 with final window design to be approved by monitor, seconded by B. Cohen, no further discussion, voted unanimously. M. Penzenic voted monitor because of her expertise with windows.

d. Continuation of Formal Hearing re: 23 Maple St. (Town of Arlington) re: exterior renovations – continued per applicant to November 15th

e. Formal Hearing re: 40 Jason Street (Foley) re: possible change of grade in driveway 9:20p

Dr. and Mrs. Foley attended and described that their old asphalt driveway had major hump in center which has precipitated water flow toward the house and into the garage with frozen ice, asphalt erosion, etc. Additionally because of the slope and the narrowing of the drive at the bottom, cars are continuously being impaled on granite slab preserving front lawn elevation resulting in damage to cars and the granite being torn up. The grade is substantially the same at the garage and at sidewalk. The plan is to dig out the hump creating about a foot and a half drop which is proposed for the grade change, which, they were advised by S. Makowka would require AHDC approval. J. Worden indicated that, since the change would require some length of retaining wall to hold back yard at side of drive, the retaining wall material should approximate the other similar materials already being used in the area such as the granite curbing in front of #40 and adjacent (Weinstein) property. At the other side of the Weinstein's long driveway, they matched up the granite retaining wall with poured concrete cap over fieldstone wall. The applicant confirmed that the proposed wall would be natural granite. J. Worden moved that the Jason/Gray Historic District Commission, having fully reviewed the application before it for a change in grade and related necessary retaining walls, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. Final sign off for materials for retaining wall on each side be approved by monitor prior to installation. Seconded by B. Cohen. Voted unanimously. J. Worden appointed monitor.

f. Formal Hearing re: 128 Pleasant Street (Condo Assoc). re: replacement of shed 9:40pm

Proposal is to replace the existing 8 x 12 foot trash shed, which is 4 feet tall, with a 8 x 12 shed with peak about 9 feet. The new shed will sit on the original slab which in turn is located behind a screening fence at the rear of the lot facing the side street. As proposed, the new shed would be clad in sandalwood colored vinyl siding. A. Frisch said he'd like to see cedar shingle siding material. S. Makowka explained that this is in a historic district and would be installed right along the street, thus the precedent of allowing vinyl would be a concern for the Commissioners. The proposed size, structure, height, etc. are not an issue with S. Makowka, however, J. Worden indicated that vinyl siding and windows is a significant issue. S. Makowka moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration for replacement shed be approved with exception of no vinyl cladding and siding to be wooden shingles, wooden door and wooden window frame, will be in harmony and not incongruous with the historical and architectural values of the district.. Seconded by A. Frisch, moved approval unanimously. Monitor S. Makowka

6. Other Business

- a. Joint AHDC and AHC meeting – December 13, 2007 – 8:00pm

- b. District Signage Inventory – Nothing new

7. Old Business

- a. Preservation Loan Program Update – New brochure prepared
- b. Outreach to Neighborhoods & Realtors – Mailing done to neighborhoods
- c. Status of projects by monitors (see #8)

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)
95. 30 Russell Street (Shovlin – 07-38R) – Smurzynski – COA (Rear Decks)
96. 109 Westminster Ave. (Rines – 07-39M) – Dubell – COA (Steps, Walls)
97. 151 Lowell Street (Wyman – 07-40M) – Y. Logan – COA (Carriage House)
98. 23 Maple Street (Town of Arl. – 07-41P) – S. Makowka – CONA (Insulation)
99. 17 Russell Terrace (Born – 07-42R) – S. Makowka – CONA (Gutters, Fascia, Spouts)
100. 42 Pleasant St. (Bauer – 07-43P) – Cohen – 10 DAY COA (Sign)
101. 23 Water St. (Whitford – 07-44R) – Cohen – CONA (Shed)
102. 23 Maple (Town of Arl. – 07-45P) – Makowka – CONA (Gutters)
103. 23 Maple St. (Town of Arl. – 07-46P) – Makowka – CONA (Siding)
104. 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Roof, Chimney, Driveway)
105. 40 Westminster Ave. (Fairfield – 07-49M) – Makowka – CONA (Siding, Door, Window)

Meeting adjourned 9:55pm

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

