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Historic Districts Commission Minutes 02/23/06

Arlington Historic Districts Commission
 February 23, 2006
 Whittemore Robbins House

Final Minutes

COMMISSIONERS

PRESENT: A. Alberg, S. Makowka, M. Penzenik, M. Potter, J. Worden

COMMISSIONERS

NOT PRESENT: M. Hope Berkowitz, B. Cohen, A. Frisch, M. Logan, Y. Logan

GUESTS: Gail & Karl Magnussen, A. Sparks, D. Ledwig, C. Wright

1. Meeting opens 8:24pm
2. Appointment of alternate Commissioners S. Makowka, and M. Potter to Mt Gilboa/Crescent Hill and Pleasant Street Districts
3. S. Makowka moved to table the minutes from January 26, 2006 meeting until our March meeting
4. Communications
 - a. Call re: Avon Historic District painting and window replacement questions
 - b. Call re: tear down sign-off for 78 Lake Street (referred to AHC)
 - c. Calls re: Possible illegal construction at 157 Lowell Street (S. Makowka handled and CONA issued for porch repair and replacement of like with like materials)
 - d. Request for change of location for June AHDC meeting
 - e. Communication to J. Worden from 45 Jason St. (Newell) re: porch renovations
 - f. E-mail from 26 Academy Street (Wright) re: window replacement
5. New Business
 - a. Formal hearing re: 106 Crescent Hill (Magnusson) re: window renovations in kitchen and bathroom 8:20pm

The applicant explained that they would like to renovate the kitchen and bathrooms, but in order to achieve their interior changes they need some adjustments to the window dimensions. Due to the proposed interior countertop layout, the applicant was requesting replacement of the existing two kitchen windows on the side of the house with two shorter wooden replacement windows. J. Worden suggested that an alternate option would be to construct "window wells" into the counter space to accommodate existing windows, however the applicants noted that this approach conflicted with interior arrangements. The applicant explained that they were opening up the kitchen space inside the house which would result in two existing original windows on the rear of the house being in the renovated kitchen. They clarified

that they were requesting that the two shortened windows on the side wall would be sized to match those original rear windows. Commissioners discussed the appropriateness of matching the existing rear windows and allowing the adjustment to the size of the windows. A. Alberg said if these new windows matched the windows on the back of the kitchen she would have no problem. S. Makowka agreed and said that the existing side wall did not have a uniformity of window heights on the first floor, so proposed change plan seemed reasonable.

The applicant moved on to discuss their second proposed change to the second floor bathroom window, which is actually in the shower. The Commission expressed reservations about the style of the applicant's proposed window because the exterior view was inconsistent with the rest of the house. A. Alberg said the proposed window strike her as wrong and suggested perhaps matching the style of the basement windows as shown in the application materials. M. Penzenik suggested that replacing existing clear glass with translucent glass would provide the desired privacy for the shower, while maintaining a top opening sash would still allow venting. The applicant agreed with these suggestions agreed that it was acceptable to replace the existing upstairs bathroom window with 2 over 2 wood replacement windows with pebbled or translucent glass, while maintaining same style and dimensions as the existing window.

A. Alberg moved that the Mt Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it to replace two first floor and one second floor window, subject to certain conditions, will be in harmony and not incongruous with the historical and architectural values of the district. These conditions are: (1) replacement of the two first floor kitchen windows on the right side of house with replacement windows that replicate in form, dimensions, and materials the two kitchen windows on the back of the house, (2) these windows shall be either two over two, wood (not-clad) true divided light or simulated divided light windows, (3) the second floor of the same façade, replacement of clear glass in bathroom window with translucent glass for privacy purposes in existing or replacement wooden window that matches existing in form, dimensions, and materials, and (4) all windows to be reviewed with and approved by monitor prior to installation. Seconded by M. Potter, and approved unanimously. The applicant was advised that it would be useful to review specifications of selected new windows with monitor prior to ordering to avoid any misunderstandings. A. Alberg was appointed to be monitor.

b. Informal hearing re: 26 Academy Street (Wright) re: window replacement 8:40pm

Chris Wright had e-mailed S. Makowka midstream of the renovations previously approved by the Commission to explain that he had decided to make some additional changes to windows on the rear of the house at the same time. S. Makowka explained that since the proposed changes were subject to public view, and this month's application deadline for a formal hearing had passed, a request for a 10-day certificate would be the quickest turnaround of a certificate if approved by the Commissioners as appropriate. After review, the Commission determined that the original plans presented at the informal hearing by the applicant to change the original window opening size and insert a "palladian-type" window that represented a change in the architectural style of the structure would be too extensive to warrant the issuance of a 10-day Certificate. After further discussion, the applicant decided to revise his submitted plans to replace the non-original to the house plate glass window with a set of paired double hung window that matched in style and design, previously approved windows in the house. The Commission discussed the fact that the original proposal was a significant change in size and style, that the windows would be largely -- but not totally -- obscured by other structures, that the windows were located on a small much later unsympathetic addition, and that the revised plans would result in virtually no change to the original openings. C. Wright said the submitted plans would be his preference, but in the interest of keeping the project moving along he would change his plans -- replacing the picture window with two 6 over 6 double hung windows. M. Penzenik commented that on the existing rear elevation window drawing, the head of the plate glass window is considerably lower than the adjacent windows on that façade and that it would be appropriate to make the new windows co-linear with others. Applicant C. Wright commented that original header for that opening was higher than the plate glass window, so easy to raise head height to conform with adjacent windows. S. Makowka remarked that he would keep width the same, raising height to match windows, using same type of windows approved last month for end plane while sizing two windows on side of bay to match each other. S. Makowka has no problem replicating windows on front of house on back. He would suggest that applicant replace windows to original height subject to visual inspection by monitor with 2 double hung windows.

A. Alberg moved that the Commission find that the proposed changes, as revised, were so insubstantial and non-inconsistent with the purposes of the District, that no public hearing was required prior to the issuance of a certificate provided that interested parties first be given a 10-day period to comment and/or object. The motion was seconded by S. Makowka -- J. Worden abstained, remaining Commissioners voted approval.

A. Alberg then moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, as revised, finds that the project under consideration to replace existing first floor windows on a later addition located at the rear façade of 26 Academy Street, subject to the following conditions, will be in harmony and not incongruous with the historical and architectural values of the district. Specifically, the Commission voted to allow the replacement of (1) an existing, non-original picture window with a set of two paired double hung windows that match previously approved replacement windows and are sized to fill the opening denoted by the original header, and (2) two smaller side windows on same bay with matching double hung units that again match previously approved replacement windows. All changes to be approved by monitor prior to installation. The motion was seconded by M. Potter and voted unanimously. S. Makowka to continue as monitor for this project.

6. Other Business

- a. **Fiscal Year 2007 Budget – S. Makowka updated the Commission that following a presentation of the minimum financial needs of the Commissions to carry-out their duties, the FINCOM had agreed to recommend an increase in the Commissions FY 2007 budget by a small amount.**
- b. **Oak Knoll Expansion Project into Pleasant Street District – S. Makowka received maps from Town Engineer**
- c. **District Signs – Many are missing or in need of repair!**

7. Old Business

- a. Preservation Loan Program Update – No Update
- b. Open District Commissioner Seats – Mt. Gilboa/Crescent Hill and Broadway
- c. Outreach to Neighborhoods & Realtors – No update
- d. Status of projects by monitors – No update

8. Review of Projects

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
2. 267 Broadway (Kapsalis) - 1/2001 - Penzenik
3. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
4. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
5. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
6. 161 Westminster Ave. (Battite 03-3M) 3/04 – Cohen-COA
7. 19-21 Avon Place (Logan 03-4A) 3/04- Penzenik-COA
8. 105 Pleasant Street (work w/o permit) – Penzenik
9. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
10. 14 Jason Street (window change w/o permit) - Makowka
11. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
12. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
13. 22 Montague (Sparks, 04-8 G) – Cohen-COA
14. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
15. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
16. 75 Westminster Ave. (Dressler, 04-7G) – Makowka (chgd from Kuhn)-COA
17. 82 Westminster Ave. (Ivers, 04-9G) – Penzenik-CONA
18. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
19. 210 Pleasant Street (Hart, 04-14P) – Penzenik-COA
20. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
21. 156 Pleasant Street (Seitz, 04-16P) – Cohen-COA
22. 82 Westminster (Ivers, 04-12M) - Penzenik -COA
23. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
24. 88 Westminster (Leverone, 04-18M) – Makowka-CONA
25. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
26. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
27. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
28. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
29. 10 Montague Street (Jirak, 04-25M) – Makowka-CONA
30. 82 Westminster (Ivers, 04-26M) – Penzenik-CONA
31. 135 Pleasant (Plumley, 04-27P) – Makowka-CONA
32. 184 Pleasant (Faigel, 04-28P) – Makowka-CONA
33. 82 Westminster (Ivers, 04-29M) – Penzenik-CONA
34. 203 Lowell (Salocks & Stafford, 04-30M) – Makowka-CONA
35. 37-39 Jason (Lees, 04-31J) – Makowka-CONA
36. 170 Pleasant (Gillis & Kelly, 04-32P) – Makowka-CONA
37. 152 Pleasant (Wells, 04-33P) – Makowka-CONA

38. 194 Pleasant (Beardsley, 04-34P) – Penzenik-COA
39. 27 Jason (Worden, 04-35J) – Makowka-COA
40. One Monadnock (Starks & Hopeman, 04-36P) – Makowka-CONA
41. 37-39 Jason (Lees, 04-37J) – Makowka-CONA
42. 29 Russell (Stocker, 04-39R) – Makowka-CONA
43. 22 Montague Street (Sparks, 05-02M) – Cohen – COA
44. 4 Westmoreland Ave. (Callaghan, 05-03M) – Makowka – COA
45. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
46. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
47. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
48. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
49. 21 Avon Place (Logan, 05-09A) – Makowka – CONA
50. 40-42 Pleasant Street (Barbosa for Scire, 05-10P) – Makowka – CONA
51. 19 Avon Place (Logan, 05-11A) – Kuhn - COA
52. 109 Crescent Hill Ave. (Sienkiewicz, - 05-12M) – Worden – CONA
53. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
54. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
55. 109 Crescent Hill (Sienkiewicz – 05-16M) – Alberg – COA
56. 201 Pleasant Street (Kantor – 05-17P) – Makowka – CONA
57. 160 Westminster Ave. (Pascale – 05-18M) – Makowka – CONA
58. 21 Russell Street (Pesiridis – 05-20R) – Alberg – COH
59. 207 Pleasant Street (Deacy for Koenig – 05-21P) – Makowka – CONA
60. 12 Prescott Street (Columbus Club – 05-22R) – Makowka – CONA
61. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
62. 17 Russell Street (Makowka – 05-24R) – Worden – COA
63. 140 Pleasant Street (Haas – 05-25P) – Makowka – CONA
64. 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA
65. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
66. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
67. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
68. 40 Pleasant Street (Barbosa for Scire – 05-31P) – Makowka – CONA
69. 40 Pleasant Street (Barbosa for Scire – 05-32P) – Santos – COA
70. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
71. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
72. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
73. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
74. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
75. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
76. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
77. 26 Academy Street (Wright – 06-04P) – Makowka – COA
78. 205 Pleasant Street (Kavanaugh – (originally in error 05-30P) corrected to 06-05P) – Makowka – CONA
79. 157 Lowell Street (Nyberg – 06-06M) – Makowka - CONA

Meeting Adjourns

Respectfully submitted,

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

