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Historic District Commission Minutes 05/25/2006

ARLINGTON HISTORIC DISTRICT COMMISSIONS

Whittemore-Robbins House
Final Minutes of 5-25-06

Commissioners Present: S. Makowka, J. Worden, M. Potter, A. Frisch, M. Penzenik (arrived at 8:45).

Commissioners Not

Present: A. Alberg, M. Hope Berkowitz, B. Cohen, M. Logan,
 Y. Logan

Guests Present: M. Sachs, D. Whiting, J. Salocks, S. Stafford, A. Sparks, R. Linley, J. McGough, S. Svencer, N.
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1. Meeting Opens 8:00 pm
2. Appointment of alternate Commissioners to Mt Gilboa/Crescent Hill and Pleasant Street Districts – M. Potter, A. Frisch and S. Makowka. M. Potter appointed recording secretary pro tem.
3. Approval of minutes was tabled until June meeting.
4. **Communications**
 - a. E-mail from S. Stafford re: drawings to be submitted for next month's hearing
 - b. Call re: 1 Monadnock (Starks) for gutter repair
 - c. Call forwarded from AHC re: 12 Russell Terrace (Winkeller)
 - d. Call from Eric Fitch re: windows
 - e. Call forwarded from AHC re: 159 Pleasant Street (Sawaya) re: Barn renovations
 - f. Call from Silvana Sawaya re: 159 Pleasant Street
 - g. Call from Dava Lanata about painting building
 - h. Call from Ann Memby (Orvis Road) re: building dept. assistance (Forwarded to AHC, not in our district)
 - i. E-mail from B. Benson (102 Crescent Hill) re: postponement of hearing
 - f. Call from a real estate agent regarding a house on Crescent Hill Ave (known as the Coachmen's Cottage). Inquiry was concerning feasibility of tearing down the house.
 - g. Call regarding a barn on Russell Terrace, and the possible demolition of it due to its poor condition. Property is owned by a non-profit organization and they are concerned about liability issues. Chair suggested that they explore options with Arlington's affordable housing office and AHC.
 - h. Call regarding the lot on Pleasant St. near Route 2. Several people have been interested in it and have had questions about possible projects.
 - i. Call from an architectural firm interested in purchasing the Governor Brackett house. At this point they are exploring options with that property.

5. New Business

- a. **Continuation of Formal hearing re: 195 Pleasant Street (Avrahami) re: Installation of fence along side and front of yard to match the style and existing railing along stairs**

8:20pm

Mr. Avrahami provided additional plot plans and photographs, as well as the catalog with picture of proposed fence. After some discussion of where the fence would go, specifically how far from the wall it would be installed, A. Frisch 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 for installation of a Jerith Residential Fence (Style 200 – 48” height) with the addition that ball caps be added to match existing railing (posts will be 2” and the fence must be installed as close as possible to the stone wall, in no case shall the fence be installed more than 6 inches from the inside edge of the wall’s cap stones) will be in harmony and not incongruous with the historical and architectural values of the district. M. Potter seconded the motion and the vote was unanimously approved. A. Frisch appointed monitor.

M. Penzenik arrived 8:45pm

- b. **Formal hearing re: 102 Crescent Hill Ave (Benson for Robbins) re: repair and replacement of front porch steps and railing, back deck and railings, and to build a screened porch on rear of house** **8:40pm** Postponed Until June Meeting Per Applicant’s Request

- c. **Continuation of Formal hearing re: 42 Academy Street (Sachs)** **8:42pm**

Mr. Sachs and his architect, Mr. Whitney, came to get approval for the materials they plan to use on the house. A discussion ensued regarding various facets of the materials. M. Penzenik asked about the window casings, which will be flat stock. S. Makowka asked about the windows being wood or clad, and Mr. Whitney said they’d prefer clad but would use wood if the Commission preferred. Wood, unclad, will be required per design guidelines. M. Penzenik questioned the use of unpainted galvanized gutters, Mr. Whitney made a persuasive case, and she was satisfied that this was an appropriate material for this particular application. Downspouts will be round, not fluted. A. Frisch pointed out that the gutters and downspouts can be painted later if they don’t look appropriate. M. Potter moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it and the attached plans and drawings dated March 23, 2006, for renovation and expansion of existing house with additional level to left with flat roofline, new window penetrations, and new entry foyer and the external materials list and specifications in accord with those submitted in a memo dated May 16, 2006, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by M. Penzenik, approved by all. M. Penzenik appointed monitor.

- d. **Formal hearing re: 203 Lowell Street (Salocks & Stafford) re: addition on “back yard” side of house, restoring detail of window casings and gable trim boards to match neighboring structure** **9:00pm**

The Sallocks/Stafford family presented detailed plans concerning their proposed addition, including set of architectural drawings, elevations, plot plan and photographs. They propose to build an addition onto the back of their house and to repair and restore window casings and trim and install new windows on various sections of their house. Three neighbors were present who all spoke in support of the project. S. Makowka reported receiving a supportive email from another neighbor as well. Commissioners had questions concerning: gutters, windows, vent pipes, downspouts, and the bulkhead doors. After a lengthy discussion, J. Worden 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 and the attached plans, installation of small 2 storey addition and shed dormer on “back yard” side of house. Plus window and door changes, removal of aluminum siding and restoration of wood clapboard siding and detail of window casings and gable trim boards to match detail of neighboring structure at 197 Lowell Street. Also removal of side concrete stoop and replacement of basement access bulkhead, will be in harmony and not incongruous with the historical and architectural values of the district. M. Potter seconded it, and all were in favor. M. Potter appointed monitor.

5. **Other Business**

6. **Old Business**

- a. Preservation Loan Program Update. J. Worden sought feedback regarding the ca. 1840 house on Spring Street near Jason Street/Route 2. The owners had requested a loan for restoration of clapboards, but have gone ahead with a large project of adding a wraparound porch. M. Potter felt that since the preservation loan was to preserve the historical nature of the property, and that it has now been substantially altered, it would be reasonable to no longer offer the money. Several commissioners agreed.

7. **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. (Batitte 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. 82 Westminster Ave. (Ivers, 04-9G) – Penzenik-CONA
17. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
18. 210 Pleasant Street (Hart, 04-14P) – Penzenik-COA
19. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
20. 156 Pleasant Street (Seitz, 04-16P) – Cohen-COA
21. 82 Westminster (Ivers, 04-12M) - Penzenik -COA
22. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
23. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
24. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
25. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
26. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
27. 82 Westminster (Ivers, 04-26M) – Penzenik-CONA
28. 184 Pleasant (Faigel, 04-28P) – Makowka-CONA
29. 82 Westminster (Ivers, 04-29M) – Penzenik-CONA
30. 194 Pleasant (Beardsley, 04-34P) – Penzenik-COA
31. 27 Jason (Worden, 04-35J) – Makowka-COA
32. One Monadnock (Starks & Hopeman, 04-36P) – Makowka-CONA
33. 22 Montague Street (Sparks, 05-02M) – Cohen – COA
34. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
35. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
36. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
37. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
38. 21 Avon Place (Logan, 05-09A) – Makowka – CONA
39. 19 Avon Place (Logan, 05-11A) – Kuhn - COA
40. 109 Crescent Hill Ave. (Sienkiewicz, - 05-12M) – Worden – CONA
41. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
42. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
43. 109 Crescent Hill (Sienkiewicz – 05-16M) – Alberg – COA
44. 201 Pleasant Street (Kantor – 05-17P) – Makowka – CONA
45. 207 Pleasant Street (Deacy for Koenig – 05-21P) – Makowka – CONA
46. 12 Prescott Street (Columbus Club – 05-22R) – Makowka – CONA
47. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
48. 17 Russell Street (Makowka – 05-24R) – Worden – COA
49. 140 Pleasant Street (Haas – 05-25P) – Makowka – CONA
50. 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA
51. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
52. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
53. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
54. 40 Pleasant Street (Barbosa for Scire – 05-32P) – Santos – COA
55. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
56. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
57. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
58. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
59. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
60. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
61. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
62. 26 Academy Street (Wright – 06-04P) – Makowka – COA
63. 205 Pleasant Street (Kavanaugh – (originally in error 05-30P) corrected to 06-05P) – Makowka – CONA
64. 157 Lowell Street (Nyberg – 06-06M) – Makowka – CONA
65. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
66. 26 Academy Street (Wright – 06-08P) – Makowka – COA
67. 44 Academy Street (Gevalt – 06-09P) – Makowka – CONA
68. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
69. 157 Lowell Street (Dolan -06-10M) – Makowka – COA
70. 26 Academy Street (Wright – 06-11P) – Makowka - COA

Meeting Adjourns

Respectfully Submitted,

Carol Greeley
Executive Secretary, Arlington Historic District Commissions

