



Town of Arlington, Massachusetts
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Historic Districts Commission Minutes 02/24/2005

Minutes

Commissioners Present: S. Makowka, A. Alberg, M. Penzenik, J. Worden, B. Cohen,
 M. Hope Berkowitz

Commissioners

Not Present: M. Potter, Y. Logan, L Kuhn, M. Logan

Guests Present: Dave Ledwig, Alex Frisch, Danielle Santos, Bill Erickson, Lisa
 Carlson-Hill, Gordon Hill, Victor Carpenter, Anthony &
 Nancy Ferrante, Eva Balazs, Doris Powell

1. **8:10pm Meeting opens and appointment of alternate commissioners.**

Appointment of S. Makowka to Pleasant Street and Mt. Gilboa/Crescent Hill Districts and Beth Cohen to Mt. Gilboa/Crescent Hill District.

2. **Approval of minutes of December 16, 2004 moved by M. Penzenik, seconded by B. Cohen, approved unanimously; January 6 moved by M. Hope Berkowitz, seconded by B. Cohen, approved unanimously, and January 27, 2005 moved by B. Cohen, seconded by M. Hope Berkowitz, approved unanimously.**

3. **Communications**

a. Application re: 149 Pleasant Street (Alberto) for COA

b. E-mail from Danielle Santos re: February hearing deadlines

c. Revised Application for Non-Applicability re: 40-42 Pleasant Street (Barbosa for Scire). Are only restoring windows now.

d. Letter re: 239 Pleasant Street (Galal) from neighbor, Mrs. Ferrante

e. E-mail from 99 Westminster Ave. (Doctrow)

f. Phone call regarding barn on lot adjacent to 159 Pleasant Street (MacArthur)

g. E-mail regarding 157 Lowell Street (Warnock) received. Will follow up at March with an Informal Hearing

h. Notice filed w/Town Clerk re: 187 Lowell Street (Mackey) saying Board of Survey had failed to act in time limitation so their plans automatically approved (this allegation is incorrect).

i. Joint meeting with HC, Preservation awards, 144 Pleasant Street nominated as potential nominee, exemplary project within districts. At HC meeting earlier this month they decided to approve the award. S. Makowka requested HDC to take a formal vote. M. Penzenik gave brief synopsis of project. Moved by A. Alberg to approve project, seconded by B. Cohen, M. Penzenik recused herself, approval voted unanimously

4. **New Business**

a. **8:20pm Formal Hearing re: 149 Pleasant Street (Alberto).** Replace double-hung window sashes with white aluminum double-hung sashes matching grids to existing. Removal of existing storm windows. Dorothy Alberto, owner was present. S. Makowka noticed 6 over 1 wooden window with triple track aluminum storm windows on outside. Storm windows can be replaced anytime, not under our jurisdiction. Wooden windows being repaired rather than replaced. B. Cohen moved Commission to give approval to repair some and replace storm windows and issue CONA.

b. **8:40pm Formal Hearing re: 75 Westminster Ave. (Dressler).** Addition of a screen porch within existing porch. Demolition of existing concrete retaining wall, to be replaced w/stone retaining wall. Addition of a fence on both sides of the house. Family room and porches mainly finished. Family decided to put screened porch at rear of porch (pg 5). Sits entirely within the porch so as not to affect any detailing of railings. Other proposal to move retaining wall forward about 6 feet towards the street, hoping to get more backyard space. Concrete stair there now, stairway would match railings & wood panel on porch. S. Makowka asked about the stone wall, stone foundation, this would match the existing wall. Real stone that will match existing foundation. Currently have stockade fence, would like to remove and replace with new fence, half solid and half open with lattice to allow more visibility. Current stockade fence 6 feet, 5'5 would be new height. Hoping to have more land on side yard to use. Mt Gilboa in back makes yard unusable. Commission indicated that fence to right doesn't fall under our jurisdiction, fence on left definitely does. J. Worden's concern is the way the fence engages the corner of the porch. Height of fence below detailing of porch so as not to detract from that - J. Worden said didn't want higher, Ms. Santos said they're hoping to have stairs from side bay so don't want to pull fence back for that reason. M. Penzenik said she doesn't see any problem. B. Cohen questioned if purpose to put fence & retaining wall for family use, open porch, side stair, from style point of view, but doesn't have any preference one way or another. S. Makowka would want monitor to see material to make consistent. A. Alberg 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 and drawings submitted therewith for (1) the addition of a screened area on porch, (2) replacement of existing retaining wall with stone veneered wall, and (3) installation of a fence, subject to the following modification: material for stone veneered wall must be approved by monitor PRIOR to installation, will be in harmony and not incongruous with the historical and architectural values of the district. S. Makowka appointed monitor. Seconded by M. Hope Berkowitz, voted unanimously.

c. **9:00pm Formal Hearing re: 175 Lowell Street (Hill).** Demolition of existing single story addition and replacement with two story addition off the rear of the house w/small entry porch at driveway. D. Santos presented project. B. Cohen questioned if visible from the street. Mostly not viewable, but because of expansion of footprint, we need to give approval. Treatment of materials, siding to match existing, window trim to match existing, new French door added on side away from driveway, that trim to match existing as well. Mutton pattern to match existing. On porch on side, proposing columns to match existing front porch columns, but no railing, only 1 step up. Grade rises considerable from front to back of house. Slope of roof to match existing slope, slightly off-centered. S. Makowka asked about fiberglass columns on back porch, they don't rot, will be painted - pictures shown, composite material of resin, structural, support roof, come painted, not shiny, back of house doesn't get a lot of sun, so could be problem area with moisture. M. Penzenik asked about windows, 2 over 1 on 1st floor and 1 over 1 on 2nd floor. Little disappointed on driveway elevation, windows look funny. Majority of wall blank. Moved by B. Cohen 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 for demolition of existing rear one-story addition and construction of new two-story addition attached to the rear of the house with small entry porch off driveway, will be in harmony and not incongruous with the historical and architectural values of the district.

Seconded by J. Worden. Approved unanimously. Monitor B. Cohen appointed.

d. **9:20pm Formal Hearing re: 239 Pleasant Street (Galal).** Remove existing siding and replace with cedar clapboards, 1 x 6 pine corner boards, 1 x 5 pine around windows with 1 3/8 band molding around perimeter and replace architectural shingles around dormers. Also, demolition of retaining wall and addition of front stairs and new retaining wall at front of house. 1st - removed siding, 6 inch clapboard, some shingle, most clapboard. Clapboard is appropriate. Existing corner boards now vinyl, would have been large. Specs in application 1 x 6 corner board considered too insubstantial, need 5/4 x 10. Siding cedar clapboard 4 inches to weather evenly spaced. Issue about frieze board just below 2nd floor elevation. Probably engaged the windows. Dormers, sides now shingle to be replaced with clapboards on the sides. Looking at house on front, seeing dormer missing, asking contractor to build matching dormer. S. Makowka said wouldn't be inappropriate, but needed further discussion. Re: windows, treatment around windows.

Frieze board that engages the bracketed hoods of the windows to be finally approved by monitor prior to installation. B. Cohen said she sees a need to spec a water table on the side of the house. (Front is obscured by inappropriate porch which is to remain.)

Monitor will give final approval on water table. Re: gutters. Appropriately sized wood or composite material gutters if putting gutters.

Re: chimney - applicant asked about putting clapboards over chimney, not appropriate and building department would never approve. Re: roof, architectural shingles. Moved by J. Worden that the Pleasant Street Historic District Commission, having fully reviewed the application before it for the installation of exterior clapboard and trim details subject to the following requirements:

applicant shall draw design details from attached drawing of Second Empire house [from [A Field Guide to American Houses](#) (2000) at page 240.] Specifically, (1) cedar clapboards shall be installed with 4 inches exposed to the weather, (2) corner boards shall be 5/4 x 10", (3) frieze board with brackets shall be installed under roof overhang [frieze shall be sized so that bottom of frieze detail engages the top of window hoods specified in (4)], (4) bracketed window hoods, window casings and window sill shall be designed with specific reference to attached drawing, (5) watertable shall be installed where possible, (6) gutters, if added, shall be wood or composite [fabricated to exactly duplicate wood gutter profile], and (7) existing dormer roof lines shall be maintained, will be in harmony and not incongruous with the historical and architectural values of the district. **NOTE: The final design of the frieze, brackets, window trim, and watertable must be approved by the monitor PRIOR to installation.**

Seconded by B. Cohen. Voted unanimously. M. Penzenik appointed monitor.

Phase Two regarding the opening to park car and have as front entrance. Move wall 14 feet. S. Makowka said no topographical slopes shown. For a job this large, there should be an architect used to give the visual cues that the Commissioners need to see to give approval. J. Worden said that removal of any part of that granite retaining wall on the street wouldn't be welcome by the Commission. S. Makowka explained that applicant's architect should give before & after conditions, straight on views, maybe even cross section. B. Cohen asked applicant if he wanted to continue his hearing to a later date. Tony Ferrante, 243 Pleasant Street, said driveway that accesses both houses is owned by owner of 243 Pleasant Street. They would object to any sort of breaching of the wall that runs several hundred feet along Pleasant Street. Applicant withdrew application regarding parking and stairs.

5. Other Business

a. Realtor and District Property Owners Mailings. Concern over cost of doing mailing. S. Makowka will take look at green sheets to determine our current budget constraints. Discussion over volunteers making deliveries versus mailing letters and future potential newsletters.

b. Open Commission Seats

c. Update on Pleasant Street Expansion Project. Got approval 2/23 from MHC. J. Worden said to make sure that gets into the report to TM. J. Worden is working with J. Becker. Hearing scheduled for 3/7 with Selectmen.

d. Resume from Danielle Santos for Consideration as Commissioner

6. 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. 7 Jason Street (Smith Museum 02-10J) - Worden-COA
7. 161 Westminster Ave. (Batitte 03-3M) 3/04 - Cohen-COA
8. 207 Pleasant Street (Konig 03-1P) 12/04 - M. Logan-COA
9. 19-21 Avon Place (Logan 03-4A) 3/04- Penzenik-COA
10. 239 Pleasant Street (work w/o permit)
11. 105 Pleasant Street (work w/o permit) - Penzenik
12. 139-141 Westminster (Entov 03-18M) - Berkowitz-COA
13. 14 Jason Street (window change w/o permit) - Makowka
14. 144 Pleasant Street (Cole, 04-1P) - Potter-COA
15. 25 Elder Terrace (Cantlon, 04-3G) - Cohen-COA
16. 22 Montague (Sparks, 04-8 G) - Cohen-COA
17. 79 Crescent Hill (Moore, 04-5G) - Cohen-COA
18. 72 Westminster Ave. (Colman, 04-6G) - Y. Logan-COA
19. 75 Westminster Ave. (Dressler, 04-7G) - Makowka (changed from Kuhn)-COA
20. 82 Westminster Ave. (Ivers, 04-9G) - Penzenik-COA
21. 74 Pleasant Street (St John's Episcopal Church, 04-10P) - Makowka-COA

22. 210 Pleasant Street (Hart, 04-14P) – Penzenik-COA
23. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
24. 156 Pleasant Street (Seitz, 04-16P) – Cohen-COA
25. 82 Westminster (Ivers, 04-12M) - Penzenik -COA
26. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
27. 88 Westminster (Leverone, 04-18M) – Makowka-CONA
28. 239 Pleasant (Galal, 04-19P) – Kuhn-COA
29. 159 Pleasant (Krepelka, 04-20P) – Cohen-COA
30. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
31. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
32. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
33. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
34. 10 Montague Street (Jirak, 04-25M) – Makowka-CONA
35. 82 Westminster (Ivers, 04-26M) – Penzenik-CONA
36. 135 Pleasant (Plumley, 04-27P) – Makowka-CONA
37. 184 Pleasant (Faigel, 04-28P) – Makowka-CONA
38. 82 Westminster (Ivers, 04-29M) – Penzenik-CONA
39. 203 Lowell (Salocks & Stafford, 04-30M) – Makowka-CONA
40. 37-39 Jason (Lees, 04-31J) – Makowka-CONA
41. 170 Pleasant (Gillis & Kelly, 04-32P) – Makowka-CONA
42. 152 Pleasant (Wells, 04-33P) – Makowka-CONA
43. 194 Pleasant (Beardsley, 04-34P) – Penzenik-COA
44. 27 Jason (Worden, 04-35J) – Makowka-COA
45. One Monadnock (Starks & Hopeman, 04-36P) – Makowka-CONA
46. 37-39 Jason (Lees, 04-37J) – Makowka-CONA
47. 152 Pleasant (Wells, 04-38P) – Alberg-COA
48. 29 Russell (Stocker, 04-39R) – Makowka-CONA
49. 199 Pleasant Street (McCoubrey, 05-01P) – Alberg – COA
50. 22 Montague Street (Sparks, 05-02M) – Cohen – COA
51. 4 Westmoreland Ave. (Callaghan, 05-03M) – Makowka – COA
52. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA

Motion to adjourn made at 10:40pm.