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Historic Districts Commission Minutes 08/12/2004

HISTORIC DISTRICT COMMISSIONS

MINUTES

Commissioners Present: J. Worden, S. Makowka, A. Alberg, L. Kuhn, B. Cohen, M. Logan

Commissioners Absent: M. Penzenik, M. Potter, M. Hope Berkowitz,
Y. Logan

Guests Present: Alex Faigel, Brett Sigworth, Richard Spencer, Marie Krepelka, Julia R. Devlin, Heather Krepelka,, Stephen Krepelka, Nancy Ferranti, Tony Ferranti, Doris C. Powell, Ibrahim Galal

1. 7:30pm Meeting called to order by Chairman Steve Makowka. Appointment of Alternate Commissioners, Steve Makowka and Michael Logan.

2. Communications

S. Makowka reported the following:

- a. Received request for Certificate of Nonapplicability on 15 Russell Street for refurbishment of 23 windows. He has issued a certificate issued of nonapplicability (04-17R) for work. L. Kuhn appointed monitor for project.
- b. Receipt of application for Certificate of Appropriateness at the Jarvis House, 50 Pleasant Street to remove and replace roofing material. Scheduled for hearing on 8/26 at 8:00pm.
- c. Communication from Historic Commission that Bob Botterio has stepped down as chair after many years of service. The new co chairs are Richard Duffy and JoAnn Robinson
- d. Receipt of application for Certificate of Non-Applicability re: 88 Westminster Avenue for like with like replacement of front entrance doors due to warping. As shown in application, contractor is having doors custom made to exactly duplicate the originals. S. Makowka will be monitor and will issue certificate.
- e. Received Application for Certificate of Non-Applicability re: 742 Massachusetts Ave (Davidson) for repair and replacement work to be done. S. Makowka can't approve until clearer specifications on porch materials, etc., are provided. He'll follow up with applicant for clarification

3. Reports

- a. Ms. Greeley reported on letter to district property owners & realtors. Commissioners decided to take one final look over and give approval hopefully at 8/26 meeting.
- b. Updated inventory – Ms. Greeley working on updating list of significant properties with Kevin O'Brien and also on compiling original listing of all District properties electronically
- c. Discussion on whether Arlington Advocate would be interested in doing story on Historic District Commission's role
- d. Town Day – Saturday, Sept. 11th – Historic Commission has already reserved and paid for booth, we need Commissioners to cover the day. Ms. Greeley will send emails asking for time slots from Commissioners. L. Kuhn volunteered to do shift early in day, A. Alberg can do latter part in the day. S. Makowka is out of town and can't help
- e. Discussion about getting Ms. Greeley new printer, S. Makowka and B. Cohen both have offered to donate printer for Commission work

4. 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
5. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 - Cohen
6. 7 Jason Street (Smith Museum 02-10J) - Worden.
7. 161 Westminster Ave. (Batitte 03-3M) 3/04 – Cohen
8. 207 Pleasant Street (Konig 03-1P) 12/04 – M. Logan
9. 19-21 Avon Place (Logan 03-4A) 3/04- Penzenik
10. 24 Westmoreland (Roger/Levelle 03-2M) 3/04 - Alberg
11. 11 Wellington (Herold 03-7P) 4/04 - Alberg
12. 11 Wellington (Herold 03-5P) 4/04 - Alberg
13. 11 Wellington (Herold 03-9P) 5/04 - Alberg
14. 239 Pleasant Street (work w/o permit)
15. 105 Pleasant Street (work w/o permit) - Penzenik
16. 139-141 Westminster (Entov 03-18M) - Berkowitz
17. 14 Jason Street (window change w/o permit) - Makowka
18. 144 Pleasant Street (Cole, 04-1P) - Potter
19. 25 Elder Terrace (Cantlon, 04-3G) - Cohen
20. 22 Montague (Sparks, 04-8G) - Cohen
21. 393-395 Mass. Ave. (Barkan, 04-4B) – Cohen
22. 79 Crescent Hill (Moore, 04-5G) - Cohen
23. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan
24. 75 Westminster Ave. (Dressler, 04-7G) – Kuhn
25. 82 Westminster Ave. (Ivers, 04-9G) – Penzenik
26. 74 Pleasant Street (St John's Episcopal Church, 04-10P) - Makowka
27. 24 Jason Street (Smith & Toner, 04-11J) - Makowka
28. 210 Pleasant Street (Hart, 04-14P) – Penzenik
29. 33 Russell Street (Littlewood, 04-13R) – Makowka
30. 56 Jason Street (Tanner, 04-15J) – Kuhn
31. 156 Pleasant Street (Seitz, 04-16P) – Cohen
32. 82 Westminster (Ivers, 04-12M) - Penzenik

5. New Business**8:00pm Formal Hearing re: 184 Pleasant Street (Faigel)**

Application for Certificate of Appropriateness to demolish and replace existing garage structure. Plot plan missing from applicant, he told Commission that there was none from the town on file. Applicant not planning to change footprint, just wants to make existing garage look nice. S. Makowka had some pictures of the garage from the street that he himself took.

Rear third of the garage is visible, garage is lower than the front of property. Currently garage has a hip roof but planning on gable roof. Main house has gable roof. S. Makowka asked if maybe roof could just be replaced, applicant stated that beams appear to be so deteriorated that he would prefer to just demolish and replace. Foundation is cement with slab on grade and applicant looking to keep exact footprint with 2 car garage. Current structure has shingles on the outside -- applicant would keep shingles. Shingles on house so applicant feels garage should and will match. S. Makowka asked about crown molding, bed and fan molding details around the eaves and soffit. He commented that the application provided no details about these features nor did it include any drawings or the finished proposed garage, so it is difficult for Commission to visualize what is being proposed. Originally there were garage doors which have since been removed, new plan is for overhead doors with windows, however, applicant stated that the garage doors are not visible from the street. B. Cohen asked if any objections to basic design from Commission and none given. J. Worden asked about doors and B. Cohen reiterated that they are not visible from street. Applicant does not have a contractor, his friend is working with him to construct the garage themselves. L. Kuhn wants doors tied down with more specifics. S. Makowka told applicant that presented drawings were not enough without specifications, he needs a plot plan showing where the house is on the property, where the garage is on property, etc. The Commission is not interested in framing details (per isometric plan provided), just on the outside of the garage. The Commission is concerned about what project will look like when it's done. This includes details around eaves. Although applicant shows materials list, B. Cohen explains that the Commission needs a set of simple drawings that ties everything together. The Commission needs to have additional information from applicant and showed applicant elevation plans from another project to let him see what the scale drawings look like. Side view is visible from the street and nothing presented shows them what the view (elevation) will be of the garage.

Commission reiterated that they have no objection to fundamental project, but need that additional information in form of a plot plan and a side drawing (ELEVATION) to scale showing windows, doors, soffits, and any other details.

Also, the applicant was advised to talk to building department re: setback requirements before starting the project to better understand their requirements. Applicant said he will check with them also for their requirements. Applicant agreed to continue hearing until 8-26-04.

8:35pm Formal Hearing Re: 239 Pleasant Street (Galal)

Application for Certificate of Appropriateness for siding to be replaced with shingle or clapboard. Currently, almost all aluminum siding and it is known that clapboard was the original material. Applicant said he will do clapboard for the siding. There is currently no existing trim around windows and he proposing to add new trim, however, the Commission noted that there were no trim details provided with the application. Commissioners said that if he truly is trying to restore house then he will need to add appropriate trim consistent with what was originally there. The Commission also advised that a previous owner of this house had restoration plans prepared and Ms. Greeley will get copy of those plans to Applicant to use for guidance. He's looking for same material to be replaced on the roof and possibly to take down the canopy as part of the house restoration. The roof is leaking and he wants to remove the siding, but not looking to spend a lot of money. Applicant was told that the Commission needs clearer pictures showing what they're going to do to house. This consists of drawings, plot plan, picture showing elements, etc. He said he's taking roof off and putting on new roof. He's taking aluminum siding off and putting clapboard on house. B. Cohen clarified that when you take the siding off that opens up a whole other layer of things you need to do such as the trim around the windows. J. Worden told Applicant that you can't just peel of tin and put up some boards, you need some planning & thought. He however could see approving roof replacement, but the trim around windows goes on when you're putting on the siding, not afterwards. A. Alberg suggested the Commissioners approve taking the siding off and re-roofing and let the monitor work with the applicant to approve final trim and other missing details. J. Worden wanted to know about gutters. Discussion ensued over the gutters with the applicant clarifying that he intended only to replace existing aluminum gutters around kitchen ell. L. Kuhn moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it to repair the roof, to remove the front awning, and to remove the existing metal siding, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by J. Worden and voted in favor unanimously by Commission. L. Kuhn appointed monitor. Installation of new clapboard and trim are not approved and applicant agreed to defer consideration of these details until the 8/26 meeting. Applicant will contact project monitor to finalize trim detail in advance of that meeting.

8:40pm Formal Hearing Re: 159 Pleasant Street (Krepelka)

Application for Certificate of Non-Applicability for removal of storm door at front of the house, replacement of exterior mailbox and house number, removal and replacement of black plastic shutters with wood shutters on the correct hinges, addition and replacement of front and back matching lanterns, removal of aluminum storm windows, removal of rear unattached wood deck, removal of rod iron railing on front steps, replacement of insect-damaged side sill and change to six over six sash wooden windows. This house is one of the oldest pieces of property in the district, the George Swan House built in 1813., and is the oldest on Pleasant Street still on its original footprint. The attic window and basement window were original to house so they're looking to replace 2 over 2 with 6 over 6 using the windows in the attic and the basement as templates for the rest of windows. S. Makowka suggested applicant should see if waiver of insulated glass by Building Dept. could be approved due to the Commission's preference of single paned glass because of the historic significance of this property. This may require use of storm windows. Regarding the windows, however, the application does not contain enough information on the exact specifications for windows to get approval. Regarding the lanterns, applicants want something similar to the existing light (which is not an original element) except that they propose to add an additional light so that there would be one on either side of entrance. At back door, currently a brass lantern, they want to match a new one now with the front lanterns. The Commission raised no issues regarding the proposed removal of unattached wood deck located at the rear of the property. Applicant says the deck is partly on an adjoining property. Applicant said they wanted to paint front door glossy black and the Commissioners told her they have no jurisdiction over paint color. M. Logan asked about sill replacement listed in application on the side yard, Applicant responded that it's inside and not seen, so M. Logan said it's not under Commission's jurisdiction. Regarding the door to basement they are changing knob to dead bolt only.

B. Cohen 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, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by A. Alberg with the stipulation that the window replacement is not approved, and the owners, when they are ready to replace wooden sash windows, will have to come before the Commission with exact details and get that approved by Commission prior to installation. Beth Cohen will be monitor. Voted unanimously

9:10PM Continuance of Formal Hearing Re: Lot 47 Pleasant Street (Noonan)

No one was at the meeting in attendance for the applicant. Ms. Greeley will call applicant to see if they're planning to be on 8-26 agenda

6. Reports

Discussion regarding Design Guidelines revision by J. Worden. S. Makowka commented that he would like to make changes and has number of suggested edits. He proposed to circulate those to Commissioners and will have revised guidelines ready to go hopefully for next meeting. J. Worden reiterated that these revised guidelines are just a clarification of what was always meant by current guidelines.

9:20pm S. Makowka moved to adjourn – seconded by M. Logan, all voted in favor