



**Town of Arlington, Massachusetts**  
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## Historic Districts Commission Minutes 08/26/2004

### HISTORIC DISTRICT COMMISSIONS

#### MINUTES

**Commissioners Present:** S. Makowka, M. Hope Berkowitz, L. Kuhn, M. Logan, Y. Logan, M. Penzenik, M. Potter, J. Worden

**Commissioners Not Present:** B. Cohen, A. Alberg

**Guests Present:** Julie Munro, John Maher, Mark Miano, Brett Siegworth, Alex Faigel, Richard Duffy

**1. Called to order 8:09pm** by S. Makowka.

Appointment of Alternate Commissioners: M. Logan, M. Potter to Mt. Gilboa and Pleasant Street Historic District Commissions.  
 July and August minutes approved with revisions as noted to C. Greeley

**2. New Business**

**a. Formal Hearing re: 50 Pleasant Street (Town of Arlington)** Town Attorney John Maher gave background of Jarvis House, now the location of the Town's legal offices. Mark Miano, Facilities Director for Town, gave brief synopsis of intended project to include replacement of current asbestos roof shingles with architectural shingles. A small section in back has a tin roof, which is being replaced with lead lined copper. Currently building has a leaking roof; hopefully damage will be stopped with this work. Back side had some reinforcement done where there was already some damage and this planned roof work should help slow any additional water damage. John Maher said the house is in state of disrepair, but with the budget tight, this is seen as a stopgap to prevent further damage to the building. S. Makowka cautioned regulations require them to come before the Commission for gutter changes or any additional changes that might come up in the course of the work. L. Kuhn asked about the color of the proposed shingles and stated that original house most likely had cedar shingles. He suggested that the applicant might consider using cedar color, which would be more appropriate, but reiterated that the Commission has no jurisdiction to dictate color. John Maher said they would consider this if possible under the bid. M. Penzenic asked if monitor could approve any additional repair and replacement. S. Makowka said it would be helpful to document any proposed work and that a Certificate of Non-Applicability could be issued very quickly if needed to help keep project moving along. J. Worden asked about the proposed ridge vent and M. Penzenic asked about attic space noting that the original roof sheathing probably covers the ridge. Discussion continued about the roof vents, contractor guarantees and suggestions on how to make front elevation most visually attractive. The concern being that a ridge vent (where none currently exists) might be visually intrusive, especially if constructed with pre-formed aluminum that stops short of the roof edges. Commissioners would prefer not to have roof vent. It was suggested they check roof boards and if they look ok take insulation out. S. Makowka recommended not approve a specific type of roof vent and leave monitor to finalize that portion of the project. L. Kuhn motioned 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 and that a Certificate of Appropriateness be granted to the applicant subject to the condition that the roof vent not be continuous aluminum and applicant is required to explore a less obtrusive option which must be presented to and approved by the project monitor prior to installation. Seconded by M. Logan. Unanimously approved. M. Penzenic appointed monitor.

**b. 8:20 Continuation of Formal Hearing re: 184 Pleasant Street (Faigel)**

Applicant asked for continuation to next meeting.

**c. 8:40pm Continuation of Formal Hearing re: 239 Pleasant Street (Galal);** Applicant not present at hearing. Applicant still needs Commission approval for trim and siding plans. Project monitor to follow-up with applicant.

d. **9:00pm Informal meeting re: 19 Westmoreland Ave. (Munro)** Request for both a Certificate of Non-Applicability and a Certificate of Appropriateness. Applicant presented photos showing a view from Westminster Ave. sidewalk as clearest view. The deck they said is quite deteriorated and they want to repair it quickly. It has become clear that the railings & pergola roof need to be replaced also. The primary and most urgent need is for a like-for-like reconstruction of the existing pergola roof, support columns, and railing system. While doing this work, the applicant would also like to expand the size of the deck to gain additional useable space. They wish to square off the deck and continue railings where stairs to rear yard currently are located. Applicant gave plot plan to Commission. The rear stairs will be removed and the deck will have exterior access from existing stairs at side of house. The pergola roof design will be kept exactly as is and extending deck and railings to maintain more or less same visual impact from street. M. Penzenik asked if damage was insect related. Applicant thinks insect damage secondary to water damage. Railing on side of porch will be replaced all the way around. Posts and pergola roof and railing being replaced like with like except not hollow posts as before. Spacing on balusters discussed, they seem wide. Applicant reminded spacing must meet code. Work scheduled for mid-October if approved. Discussion of rear deck design which closely mirrors elements on original front porch. This property was formerly Lynn Sternberg's house, and the deteriorated rear deck, when originally constructed, had been formerly approved by the Commission. S. Makowka reminded Commission that there were actually 2 applications before them and that the only change needed to be approved was the squaring off of deck and removal of stairs. J. Worden suggests to applicants that it might be more aesthetically pleasing if both railing systems match, front and back, and that the spacing might be closer. S. Makowka suggested we specify spacing to match front porch. J. Worden mentioned that he felt the current top rail is thin and particularly with higher rails a top rail with a little more beef to it might last longer. J. Worden moved that we issue Certificate of Non-Applicability for repair and restoration of back deck w/ recommendation that railing system be reconstructed in a manner that matches the railing system on the front. It was seconded by L. Kuhn and approved by all. J. Worden then made a 2<sup>nd</sup> motion that Commission make finding that enlargement of back deck is such an insubstantial change to the building and the district that it be allowed on a ten-day basis. This was then seconded by M. Potter and voted unanimously. Monitor on both certificates to be M. Potter.

### 3. Communications

A. **Re: Lot 47 Pleasant Street (Noonan).** Mr. Noonan contacted Ms. Greeley and told her they would not be coming in this month. However, the continuance request signed by Mr. Noonan expires on 8/31/04. Given the fact that Mr. Noonan had decided not to come before the Commission prior to the expiration of the continuance, S. Makowka stated that, procedurally, the Commission needed to vote on proposal based on the information currently before it. The applicant can simply file a new application for consideration at a future hearing. Y. Logan moved that the Pleasant Street Historic District Commission having fully reviewed the application before it, deny the application for a Certificate of Appropriateness based on its finding that the mass, scale, building elements, and rhythm of project as submitted would violate the general harmony and historic architectural values of the District. Seconded by J. Worden. Roll call vote – M. Logan, approved; Y. Logan, approved; L. Kuhn, approved, J. Madelon Hope, approved, M. Potter, approved, J. Worden, approved, M. Penzenik, approved.

B. **Re: 118 Pleasant Street (Pleasant St. Realty Trust).** S. Makowka talked to property owners at nursery school and determined that they are doing like with like replacement because of significant water damage. C. Greeley did receive an application for Certificate of Non-Applicability for maintenance, repair, or replacement using same design and materials. S. Makowka to issue Certificate.

C. **Re: 742 Massachusetts Ave. (Davidson).** S. Makowka talked to owner about replacing clapboard siding with clapboard siding, replacing gutters on rear of house. Owner suggested that rear of house where work being done is not viewable from a public way, but on visual inspection S. Makowka determined that gutters are largely visible. He left owner message about replacing like with like materials only or, in the alternative, submitting an application for proposing alternate materials. Regarding the two deteriorated columns, the owner indicated difficulties in matching two new columns to two old columns and inquired about used on fiberglass in place of wood. S. Makowka advised the owner that wood is likely to be the Commission's preference and that options included having 2 new columns custom made or replacing all four columns so they matched. The applicant could propose fiberglass, but he would have to make a presentation to Commission regarding the appropriateness of this material in this application. The applicant was informed that any option other than exact like-with-like replacement would require a Certificate of Appropriateness from the Commission.

D. S. Makowka advised that the current address for the AHDC page on the town website address is very long and difficult to communicate, so he has registered the domain [arlingtonhistoricedistrict.com](http://arlingtonhistoricedistrict.com) which should forward directly to Town website page. (Note: C. Greeley confirmed that the link does work.)

E. Ms. Greeley and Patsy Kraemer are working on getting a separate AHDC phone number on Town's answering system.

F. M. Potter received a communication from JoAnn Robinson, new co-chair at Town's Historical Commission, regarding building department giving out incorrect contact information.

G. S. Makowka informed R. Duffy (guest at meeting) from Historical Commission about a gentleman who came in at the beginning of our meeting asking about a letter he received in the mail from the Historical Commission. S. Makowka gave R. Duffy the contact info for follow-up. J. Worden said he received call about a Bartlett Avenue house added to historic properties inventory. He put person in contact with Historical Commission. R. Duffy added that Bartlett Avenue recently had a number of houses added to the inventory and he has talked to homeowners about someday becoming an additional District.

H. J. Worden advised that 37-39 Jason Street recently sold.

I. Clarification of design guidelines. S. Makowka had circulated a few changes to J. Worden's draft language. J. Worden agreed with these changes except for the last paragraph. Proposed change to read..."the reaction of a passer-by should not be how did *that* get here?" Motion to amend New Construction section under Design Guidelines for Local Historic Districts made by J. Worden, seconded by S. Makowka and voted unanimously. J. Worden said we should file a new copy of these revised guidelines with Town's Building Inspector's Office, Mass. State Historic Commission, and Arlington's Town Clerk's Office.

#### 4. Review of Projects

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz (No Change)
2. 267 Broadway (Kapsalis) - 1/2001 - Penzenik (No Change)
3. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka (No Change)
4. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka (No Change)
5. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 - Cohen (No Report)
6. 7 Jason Street (Smith Museum 02-10J) - Worden. (No Change)
7. 161 Westminster Ave. (Batitte 03-3M) 3/04 – Cohen (No Report)
8. 207 Pleasant Street (Konig 03-1P) 12/04 – M. Logan (No Change)
9. 19-21 Avon Place (Logan 03-4A) 3/04- Penzenik (Project Started)
10. 24 Westmoreland (Roger/Levelle 03-2M) 3/04 – Alberg (No Change)
11. 11 Wellington (Herold 03-7P) 4/04 – Alberg (No Report)
12. 11 Wellington (Herold 03-5P) 4/04 – Alberg (No Report)
13. 11 Wellington (Herold 03-9P) 5/04 – Alberg (No Report)
14. 239 Pleasant Street (work w/o permit) (No Change)
15. 105 Pleasant Street (work w/o permit) – Penzenik (No Report)
16. 139-141 Westminster (Entov 03-18M) – Berkowitz (No Change)
17. 14 Jason Street (window change w/o permit) - Makowka (No Change)
18. 144 Pleasant Street (Cole, 04-1P) – Potter (Windows & doors Started)
19. 25 Elder Terrace (Cantlon, 04-3G) – Cohen (No Report)
20. 22 Montague (Sparks, 04-8G) – Cohen (No Report)
21. 393-395 Mass. Ave. (Barkan, 04-4B) – Cohen (No Report)
22. 79 Crescent Hill (Moore, 04-5G) – Cohen (No Report)
23. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan (Started, Not Done Yet)
24. 75 Westminster Ave. (Dressler, 04-7G) – Kuhn (No Change)
25. 82 Westminster Ave. (Ivers, 04-9G) – Penzenik (No Change)
26. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka (No Change)
27. 24 Jason Street (Smith & Toner, 04-11J) - Makowka (In Process, Almost Done)
28. 210 Pleasant Street (Hart, 04-14P) – Penzenik (No Change)
29. 33 Russell Street (Littlewood, 04-13R) – Makowka (No Change)
30. 56 Jason Street (Tanner, 04-15J) – Kuhn (No Change)
31. 156 Pleasant Street (Seitz, 04-16P) – Cohen (No Report)
32. 82 Westminster (Ivers, 04-12M) - Penzenik (No Change)
33. 15 Russell Street (Lagow, 04-17R) – Kuhn (No Change)
34. 88 Westminster (Leverone, 04-18M) – Makowka (No Change)
35. 239 Pleasant (Galal, 04-19P) – Kuhn (No Change)
36. 159 Pleasant (Krepelka, 04-20P) – Cohen (No Report)

9:30 pm motion made to adjourn by M. Hope Berkowitz, seconded by S. Makowka, voted unanimously.