



Town of Arlington, Massachusetts
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Historic Districts Commission Minutes 10/28/2004

MINUTES

Commissioners Present: S. Makowka, M. Penzenik, J. Worden, Y. Logan, M. Logan

Commissioners Not Present: B. Cohen, M. Hope Berkowitz, M. Potter,
 L. Kuhn, A. Alberg

Guests Present: A. McCoubrey, C. Garnett, J. Beardsley,
 J. Salocks, J. Becker, P. Worden

1. **Meeting called to order** 8:00 pm by S. Makowka.

Appointment of Alternate Commissioners M. Logan and S. Makowka to Pleasant Street and Jason/Gray Historic Districts.

Approval of September Minutes. S. Makowka noted that on Pg 3, paragraph 1,3rd line says removal of "ting: chimney....this should say "existing". Motion by J. Worden to accept minutes with modifications. Seconded by Y. Logan. All voted in favor.

2. **New Business**

8:20pm Informal Hearing Re: 192 Pleasant Street (Beardsley).

Request for a 10-day Certificate of Appropriateness to rebuild existing porch and railings. Mr. Beardsley made his presentation for replacing railings with straight balustrades as illustrated in drawing on page 3 of the application to match new porch on other side previously constructed. Everything else will be same as photographs. M. Penzenik asked about height of handrail and if square pattern original to house. Applicant agreed with M. Penzenik about existing square pattern and would like to use the same pattern on new elements including the railing. Commission members expressed an opinion that the historic elements should be maintained since they are appropriate and will maintain a diversity of designs in the District. Applicant was advised to make this opinion clear to building department when the permit application was submitted. Motion made by M. Penzenik to issue a 10 day certificate since the effect of the change will be insubstantial to the building and the district, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed. Seconded by Y. Logan. Voted all in favor. M. Penzenik also moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration to rebuild existing side porch to its original configuration using matching materials and design subject to the following conditions: the existing metal stair railing shall be replaced by a wooden railing matching the design and dimensions of the existing porch rail and the newel post at bottom of stairs to match the existing newel post located at the porch located on the other side of the house. (As an alternative rail design, if necessary, applicant may also choose to construct the railing using 2 in. x 2 in. (nominal) square balusters, 4 inches on center and set between top and bottom rails), will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by Y. Logan, all voted in favor.

8:40pm Informal Hearing re: 27 Jason Street (Worden).

Request for a 10-Day Certificate of Appropriateness for reconstruction of wooden terrace balustrade that sits atop a short masonry wall. Mr. Worden recused himself from participating in Commission deliberations or votes since he is the owner of this property.

Mr. Worden, as applicant, presented his case from the applicant side of the table. He said that the top rail would be replaced with stock that had sloping surfaces and the entire

railing structure would be raised a couple of inches to provide clearance for the bottom rail. The existing top rail is constructed from flat stock that does not shed water and has rotted in several places, particularly where it engages the posts. The bottom rail sits in contact with the top of the wall where moisture collects leading to rot and deterioration.

The plans call for raising the bottom rail up so it's not sitting on ground and sloping top rail for water runoff. M. Penzenik asked if any interest in original railing type and speculated that original railing might have had a different design. Y. Logan moved to issue a 10 day certificate since the effect of the change will be insubstantial to the building and the district, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed. Y. Logan also moved that the Jason/Gray Historic District Commission, having fully reviewed the application before it, finds that the project under consideration to alter the balustrade will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by M. Penzenik. Voted unanimously. (Mr. Worden abstained from voting).

9:00pm Pleasant Street Historic District Expansion – Jane Becker present to answer questions. Ms. Beck presented draft reports for distribution to the Mass. Historical Commission and Town of Arlington Planning Department. She requested that the HDC, acting as the study committee, accept and forward to appropriate parties. J. Worden noted that the report includes 3 town owned buildings (Parmenter, Central School, Croome House) and suggested that the Board of Selectmen's input and unanimous approval for the concept would be important. S. Makowka recommended that the report be approved as is, since this is a draft and we can fine-tune it later if needed based on input from other parties. Outreach to all affected parties should take place. It was noted that the Redevelopment Board, although it had not received the draft report, had endorsed the boundaries of the proposed expansion based on a presentation by R. Duffy. It was noted that the Redevelopment Board oversees the 3 town-owned properties in the proposed expansion. As a final step for the draft, the Town Engineer needs to produce a plan of the expansion that will eventually be recorded in the Registry of Deeds. He will also need to produce the written description of the boundaries for insertion into the warrant article. The formal public hearing study is scheduled on January 6, 2005. The notice will go to all property owners in the proposed district. Mrs. Greeley will work with Ms. Becker to get correct mailing lists for this mailing as well as a mailing to property owners for an informal meeting. S. Makowka made motion that the Arlington Historic District Commissions forward draft to Massachusetts Historical Commission and the Arlington. Planning and Redevelopment Board, seconded by Y Logan, unanimously approved.

Land Surveys – Knowles Farm and Colonial Circle. Knowles Farm is off Hemlock, between Janet Road and Yerxa Road. Subdivision is not in a Historic District. These are engineering drawings, not architectural drawings and include technical road specifications.

S. Makowka suggested AHDC abstain from comment on the particular set of drawings for Knowles Farm because it is not in a district. Colonial Circle is in the Mt Gilboa/Crescent Hill District. This is 187 Lowell Street. Response is due by 11/3. The plan is submitted on behalf of J&K Construction for a subdivision on Colonial Circle. S. Makowka suggested that the Commission should not comment on the substance of the proposal since it had not been submitted to the Commission by the owner. He suggested that the Commission send a letter to the DPW laying certain facts including: 1) the property was in a historic district, 2) the AHDC had jurisdiction over this project and no building or structure could be built or altered without its approval, 3) no application for "Colonial Circle" had been received by the Commission, 4) a previous application for this property had been denied by the Commission and was currently involved in legal proceedings, 5) the owners had indicated a desire to return to the Commission with alternatives, and 6) given these facts, it is premature for the Board of Survey to act prior to the applicant returning to the Commission with his alternatives. J. Worden moved that the Chairman be authorized to send such a letter. Seconded by M. Penzenik – All voted in favor.

3. Communications

- a. Request for Certif. Non-Applicability – 203 Lowell St. (Stafford/Salocks)
- b. Request for Certif. Non-Applicability – 37-39 Jason St. (Lees)
- c. Request for Certif. Non-Applicability – 170 Pleasant St. (Gillis)
- d. Request for Certif. Appropriateness – 194 Pleasant St. (Beardsley)
- e. Request for Certif. Appropriateness – 27 Jason St. (Worden)
- f. Land Survey Plans – Knowles Farm

- g. Land Survey Plans – Colonial Circle (Lowell Street)
- h. Draft Pleasant Street Historic District Expansion Received

4. Other Business

- a. Fiscal Year 2006 Budget. S. Makowka discussed budget needs based on legal notice requirements, increased development activities, and proposed expansion of the Pleasant Street district. Given priority needs, Commission will likely need something close to current year revised budget of \$5,400. S. Makowka to submit budget request for \$5,600. We will need to meet with FinCom to justify this level of funding – all voted in favor.
- b. S. Makowka proposed splitting out of pocket costs for actual printing of Pleasant Street District Expansion (up to 300 copies for property owners and for Town Meeting Members) between 2 the HDC and AHDC – all voted in favor.

10:06 pm Motion to adjourn by M. Penzenik – all voted in favor.

Respectfully Submitted,

Carol Greeley
Executive Secretary

Cc: AHDC Commissioners
Arlington Historical Commission, Ms. JoAnn Robinson, Mr. Richard Duffy, co-chairs
Building Inspector, Mr. Michael Byrne
Building Department, Mr. Rick Vallarelli
Planning Dept. and Redevelopment Board, Mr. Kevin O'Brien
Massachusetts Historical Commission
Town Clerk
Robbins Library
Town Webmaster, J. Miksis