

Arlington Historic District Commissions

September 18, 2014
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: D. Baldwin, C. Barry, M. Bush, C. Hamilton, S. Makowka, M. Penzenik, J. Worden

Commissioners Not Present: B. Cohen, J. Cummings, M. Logan, J. Nyberg

Guests: M. Noonan, D. Snow, Woman purchasing home in District but did not sign in

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners – Pleasant Street – C. Barry, C. Hamilton, M. Bush, S. Makowka ; Russell Street - - C. Barry, C. Hamilton, M. Bush**
3. **Approval of draft minutes from August 28, 2014. M. Bush moved approval, seconded by C. Barry, unanimous approval**
4. **Communications**
 1. Call and emails re: 94 Pleasant St (Pleasant St Realty) re: window replacement
 2. Email cancelling 37 Jason Street hearings from owner
 3. Email re: AHDC District Maps
 4. Communication from Building Dept. and emails from applicant re: 94 Pleasant Street window application
 5. Emails re: Town Day Scheduling
 6. CONA application or 48 Academy Street for roof replacement
 7. Emails re: 251 Pleasant Street COA extension
 8. Emails requesting info on 9 Montague and Westminster parcels currently on real estate market
 9. Call re: Pleasant Street property currently on real estate market
 10. Emails re: CPA website listing
 11. Email postponing 37 Jason Street (Lees) to October. Will need to re-notice formal hearing due to multiple postponements
 12. Email re: 23 Jason Street (Leary/Hammerman) re: stair railing.
 13. Email re: Commissioner Vacancy from J. Worden
 14. M. Bush reported house on Westminster has just started work again on the framing
 15. J. Worden discussed communications about 742 Mass. Ave. regarding corner boards and following CONA. D. Baldwin also told them clapboards rough side out.
5. **New Business**

Hearings (typically last around 20 minutes per application) 8:20pm

1. Continuation of Formal Hearing re: 39 Russell Street (Walsh) re: revisions on previously approved plans. J. Worden reported that last month the applicants asked the Commissioners to amend the permit,. Commission had decided on flat roof on connection, J. Worden thought he warned it would not meet bylaw. Building dept. said they need a flat roof and are enforcing it. Majority of Commissioners present thought we should write building dept. and request they follow our plans. J. Worden contacted B. Cohen and read the statute and we ought to think well before sending a letter. Section 7 – commission made appropriate case... Zoning bylaw is minimum standard and we can require more, but if they want to have less than what the bylaw requires, you would have to go to Zoning Board, not us telling the building dept. to require change. S. Makowka agrees and feels that we don't have authority to change zoning bylaws unilaterally. Asking another town body to bend rules is not a precedent that we want to start. M. Bush said asking building dept. to let it slide is probably not. M. Penzenik said maybe dimension of roof on new addition where it attaches to the existing garage. M. Penzenik said 3 criteria must be met and she is sure they are not going to grant a variance. Have small portion of new roof engage roof and immediately transition to flat roof. S. Makowka said maybe we could word it better. M. Penzenik said her experience with M. Byrne is if you write a persuasive letter then he will respond positively to it. Two options on the table – approved the peaked roof or send a letter asking that the historically appropriate addition be flat roofed. S. Makowka proposes tentative wording for the letter and requests Commission to allow him to send a letter from the entire commission, seconded by C. Barry. J. Worden opposes sending letter and M. Penzenik, S. Makowka, M. Bush, D. Baldwin, C. Hamilton, C. Barry voted in favor of this action. Applicants are advised to withdraw application for approval of modification of original approved plans.
2. Formal Hearing re: 202 Pleasant Street (Noonan) re: addition of dormer on rear of house. Mr. Noonan. Wants to put dormer on top floor to bring light in to rooms and improve head room. At informal meeting asked to consider gable instead of shed roof. Will be a very squat gable and working with the shed approach the only other gable looking out is on Paul's barn. It can be seen from the pond but it can't be seen from Pleasant Street except potentially from one corner. M. Penzenik asked about land sloping down to pond. Advised to be careful to meet zoning legs about not having 3 stories. If basement is one height above grade it's not considered a basement it's considered a full story. Just advising to be careful on plans. We don't worry about that, but want applicant to be sure to check with building dept. S. Makowka said given location he doesn't have a problem with the plans. We have to review it and given the circumstances of the location can we give any leeway on allowing a shed dormer S. Makowka feels that you would never know that this is there. M. Penzenik said changing the massing would help and keeping the roof all the way across, keeping windows same size or smaller than existing windows on the façade. Width of building is either 18.5 or 19 feet. We are saying make it be more discreet by pulling those in. S. Makowka asked for feedback from others and C. Barry and J. Worden said they want a gable. M. Bush said he thinks only the shed achieves the objectives. Applicant agreed with M. Bush. D. Baldwin asked about a double window dormer. This is the master bedroom right now. S. Makowka suggested coming back with 2 options, staying with shed but bringing it in and then draw some plans with a dormer as suggested. Discussion about a cats ear dormer – that wouldn't help a lot. M. Bush windows on top shouldn't be any bigger (if anything smaller) than others on house. Discussion about windows on second floor maybe being enlarged.
3. Informal Hearing re: 94 Pleasant Street (Kaplan Annette Trustee, Pleasant St Realty) re: window replacements. Commercial office building at 94 Pleasant Street. Went to get building permit and told only needed engineer certificate for wind ratings. Concrete brick building. J. Worden corrected applicant and said it was a nice at one time and

concrete addition down Wellington Street and across Pleasant street. Vinyl siding added 25 or so years ago to make it look like a uniform house. Parking lot behind building. 75% of exterior façade and interior square footage is addition. Because it was cement block windows are steel casement crank out buildings. Upper stories have some double hung windows which are not original. Basically windows are not working at all. Steel crank out windows. Upper floors are wooden 1 over 1s. About 2/3 of the house are the metal crank out windows. All windows have been replaced. They want to get rid of all casement windows and are using Harvey double hung windows. Vinyl replacement windows. Windows have been ordered already. Building across street is vinyl. Difficulty is trying to do anything around the cement block which is 75%. J. Worden said this is a historic district and we do not allow vinyl windows. All windows will be 1 over 1s. Having flat muntins in between glass is even worse. S. Makowka said these are really large 1 over 1 windows. Argument from applicant that vinyl siding is already there now and they are trying to improve the metal casement windows. The applicant went ahead and ordered windows and they will have to eat them. M. Penzenik said the screaming white vinyl is just not acceptable. Maybe if they can be painted it wouldn't be so offensive. D. Baldwin said we cannot make exceptions because they are such a prominent feature on a house. He feels terrible that you invested in the windows, but we set a precedent if we allow vinyl in a district. J. Worden said he feels if you submit an application you will not get a majority vote for vinyl windows. S. Makowka said he would never agree where it is visible to replace a wood window with a vinyl windows. Maybe compromise would be replacing wood windows on Pleasant and Wellington with wood windows and perhaps be more flexible due to the concrete structure. Will come in for a formal next month.

4. Informal Hearing re: 17 Russell Street (Makowka) re: change of grade renovations. S. Makowka stepped down. J. Worden stepped up as chair. The front right hand corner of yard substantially lower and creates slope, want to put a very low small retaining wall to bring the grade up and have nice slope to existing granite wall. Will use salvaged granite curbing and create small terracing. Can't increase wall in front of house because wall on side would then be higher than wall on front. M. Penzenik moved that the change proposed to the height of grade and inclusion of granite curbing is so insubstantial that we approve a 10 day certificate. Seconded by C. Hamilton. Unanimous approval. Having determined that this qualifies C. Hamilton moved approval of plans as approved. Seconded by M. Penzenik. Unanimous approval.
5. Informal Hearing re: 23 Jason Street (Hammerman/Leary) re: front handrail. Insurance company is concerned about the width between the railings on the front steps. The steps are rotting. M. Penzenik would say that this is a historically significant house and we don't want to diminish the entry. M. Penzenik said maybe we can write a letter supporting keeping the stair and railings as is....homeowner will talk with insurance company.

CAROL FIX EMAILS FOR AHDC and start soliciting.

6. Other Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtor
- c. Discussion re: AHDC District Maps
- d. Discussion re: Community Preservation Act (CPA) endorsement from AHDC on CPA website (Previously voted in affirm to endorse CPA proposal)
- e. Discussion re: Academy Street neighbors and streetscape concerns
- f. At-Large Commissioner Vacancies
- g. Discussion re: Town Procedures for Significant Properties List

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

- a. Potential new homeowner came to ask about 20 Wellington Street and potential changes. Would like to dormer the attic on the Lombard terrace side.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylight)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O’Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
10. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
11. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
12. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
13. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
14. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
15. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
16. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
17. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
18. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
19. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
20. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
21. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
22. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
23. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
24. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
25. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
26. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
27. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
28. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
29. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
30. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
31. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
32. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
33. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
34. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
35. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
36. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
37. 210 Pleasant Street (Hart – 13-30P) – Makowka –COA (solar panels)
38. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)

39. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
40. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
41. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
42. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
43. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
44. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
45. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
46. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
47. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
48. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
49. 216 Pleasant St. (Russell – 13-63P – Bush – COA (soffit vent)
50. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
51. 24 Central Street (Donnelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
52. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
53. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
54. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
55. 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)
56. 152 Pleasant Street (Niles – 13-70P) – Bush – COA (gutters)
57. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
58. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
59. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
60. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
61. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
62. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – COA (New Building)
63. 111 Pleasant St. (Fredieu – 14-03P) – COA (Awnings)
64. 40 Westmoreland Ave. (Radoslovich – 14-04M) – CONA (Rear & deck sliders)
65. 17 Russell St. (Makowka –14-05R) – 10 Day COA (roof & gutters)
66. 21 Oak Knoll (Donal – 14-06P) – CONA (side door)
67. 59 Jason Street(Bouvier – 14-07J) – CONA (fence)
68. 187 Lowell Street (Grinnell – 14-08M) – CONA (Gutters, chimney, roof)
69. 195 Pleasant Street (Hamel – 14-09P) – CONA (Gutters, Window sill)
70. 39 Russell Street (Walsh – 14-11R) - COA (Addition new wing, repairs existing house)
71. 50 Westmoreland Ave. (Sessa – 14-12M) – COA (Solar Panels)
72. 27 Jason Street (Worden – 14-13J) – CONA (Rear roof)
73. 105 Pleasant Street (Erulkar – 14-14P) – 10 Day COA (Gutters)
74. 105 Pleasant Street (Erulkar – 14-15P) – CONA (Wood trims)
75. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
76. 742 Mass. Ave.(Davidson – 14-17J) - CONA
77. 34 Academy Street (Ellison – 14-18P) – CONA (Windows)
78. 49 Academy Street (Baldwin – 14-19P) – CONA (Garage)
79. 81 Westminster (Lemire – 14-21M) – CONA (Roof)
80. 17 Jason Street (Harrington – 14-22J) – CONA (Roof)
81. 19 Maple Street (Hirani – 14-23P) – CONA (Front Porch Steps, Landing, Rear Windows)
82. 19 Maple Street (Hirani – 14-24P) – 10 Day COA (Gutters)
83. 54 Westminster Ave. (O'Shea – 14-25M) – COA (Addition)
84. 34 Academy Street (Ellison – 14-26P) – COA (Siding)
85. 49 Academy Street (Baldwin – 14-27P) – COA (Front Steps, Garage Renovations)
86. 268 Broadway (Carlton-Gyson – 14-28B) – COA (Fence)
87. 28 Academy Street (Rehrig – 14-29P) – CONA (Front Porch Steps, Fascia, Soffits)
88. 151 Lowell Street (Wyman – 14-30M) – CONA (Wood Trim)
89. 28 Academy Street (Rehrig – 14-31P) – 10 Day COA (Fiberglass Gutters)
90. 99 Westminster Ave. (Doctrow – 14-32M) – 10 Day COA (Heat Pump)

- 91.** 742 Mass. Ave. (Davidson – 14-33J) – CONA (Siding, Corner Boards)
- 92.** 105 Pleasant Street (Malcomson – 14-34P) – CONA (Rear Storm Door)
- 93.** 20 Maple Street (Kapinos – 14-35P) – CONA (Shingles, Rakes)
- 94.** 28 Academy Street (Rehrig – 14-36P) – CONA (Roof Shingles)

Meeting Adjourns 11:00pm