

Arlington Historic District Commissions

January 22, 2015
Whittemore Robbins House

Approved Minutes

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

Commissioners Not Present: J. Cummings, M. Logan, J. Nyberg, M. Penzenik

Guests: C. Tee, C. Hirani, M. Hirani, M. Crewe, P. Schweich

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners; C, Hamilton, C. Barry, S Makowka (arrived at 8:30pm) appointed to Pleasant Street Commission**
3. **Approval of draft minutes from December 18, 2014, M. Bush moved approval of draft minutes, seconded by J. Worden. S. Makowka abstained since he wasn't at meeting last month. Unanimous approval from all others.**
4. **Communications**
 - a. **Emails re: open Commissioner Seats**
 - b. **Call re: unpermitted work on Jason Street**
 - c. **CONA application for 118 Pleasant Street for chimney repairs**
 - d. **Emails and correspondence re: 39 Russell Street letter from Commission to Building Dept. monitor approvals. B. Cohen reported on ongoing changes**
 - e. **Email to Commissioner regarding annual Ethics Law Training – resending email to J. Worden**
 - f. **Emails regarding submission of 2014 Annual Report – sending to commissioners**
5. **New Business**

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

 1. **Formal Hearing re: 252 Pleasant Street (Schweich) re: window changes. P. Schweich. reported that the two pane casement window (smaller window) is being removed. Removing window to replace with matched siding. House is soundproof except for the windows being removed. Needs to put sink at new location and cabinets need to go on the wall. S. Makowka said there is no symmetry about the windows and no detriment to the house or the district. C. Barry agreed with S. Makowka. C. Barry moves proposal to remove window on Pleasant Street side elevation next to door and replaced with siding to match existing. Seconded by D. Baldwin. Unanimous approval.. Monitor appointed S. Makowka**

2. Continuation of Formal Hearing re: 39 Russell Street (Walsh) re: revisions on previously approved plans- asked to continue to next month
3. Continuation of Formal Hearing re: 94 Pleasant Street (Kaplan Annette Trustee, Pleasant St Realty) re: window replacements - asked to continue to next month
4. Formal Hearing re: 20 Wellington Street (Mowbray) re: porch repair and replacements - Applicant Asked to continue to next month

6. Other Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtor
- c. Discussion re: AHDC District Maps – M. Bush
- d. At-Large Commissioner Vacancies – Carol Tee introduced herself and gave brief history of her past endeavors and interest in serving on the Commission. S. Makowka moved that we send a recommendation to BOS for M. Audin and D. Klostermann to fill at-large seats, send letter to M. Logan asking for formal resignation, advertise to Avon Place district and if no interest we will fill that slot at that time. Remaining two candidates will then be considered. J. Worden abstained, remaining commissioners voted approval.
- e. Discussion re: Town Procedures for Significant Properties List – C. Hamilton asked what recourse we have to close a permit. S. Makowka will try to get a checklist electronically set up with the building dept. – C. Greeley to remind S. Makowka to do.
- f. Discussion re: Academy Street Paving Options with Neighbors -

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

Neighbor at 253 Pleasant Street present to meet neighbor and no problem with project. Also discussed future potential renovations on gutters and windows. Interested in fiberglass gutter company – will call for contractors who they have trained. Discussion about preserving windows rather than replacing windows.

Neighbors asked about 75 Pleasant Street work. B. Cohen reported in November they met with the contractors about the transformer and various carpentry issues. Fire retardant materials required, a/c noise levels, all changes that happened through the building process. Hardee plank used without permission and being removed and matching materials being installed. Treatment of fireproof paint meets the requirements and will have no visual impact. Screening panel for air handling units on roof consistent with style but higher than originally approved. Change required from building inspection due to acoustic requirements. B. Cohen said company hired to measure acoustic levels. Resident asked about precedents set with things done on this project. B. Cohen said this is a unique property and the permits granted were given for that specific project only. Residents concerned that church across the street might come and want a similar change. Question about molding that we weren't happy with from October minutes. S. Makowka explained that the contractor got to the corner and just stopped short and didn't follow plans. Visually jarring these were not what was on the plans. A compromise was met which works with the complicated geometric problem to tie in to the gutters. M. Bush said he feels that we have not held the builders to the plans and allowed them too many concessions. Before they build it they are building a physical mock up for the Commission. C. Bush asked if they understand that the gable and the cornice are two different profiles. Options – re do gutters or look at putting in trim that matches gutter profile that will die in to the rake, but build physical mock up for us to preview. That is still pending with no final resolution. C. Hamilton said between new structure and church they are

changing the steps and asked about what structure is – it is protection while they are doing their paving work. Discussion about railings on Maple Street. Scale not good. If you're going to install wrought iron you should put up something that has some type of statement. The gate at 19 Maple Street is an example of beautiful wrought iron. There had to be handicap access, and railing required. Question about front vestibule which they decided not to renovate. D Baldwin said they did receive permission to take pews out and that was all – everything else was supposed to stay! Discussion about the removal of the vestibule and it never happening. The piece between the original church and the addition seems to be getting bigger than it was approved. S. Makowka said two options presented – making terrace larger with steps coming down. No final sign off given on that plan. Some things have to happen because of code. Working on design on railing and fence system. Question from neighbor why the Commissioners get to make approvals on these changes without neighborhood input on a more regular basis. B. Cohen said there is an approval, then monitors appointed after approval. Monitors report back to other Commissioners and if a substantial change in the past we have had another vote by the Commission, but not in this case. M. Bush interjected to ask if the original plans specified a transformer. B. Cohen said it did, neighbor said it didn't look like that on the plans. The working drawings are what have all the details and we didn't necessarily have until things are being done. The transformer requirements can change during the process. C. Hamilton said why can't we have lattice or something to camouflage it and the decision at the hearing was that building more around it will draw more attention. D. Baldwin said with projects at this size it seems almost inevitable that problems will arise. In the future do we require projects to give us the working drawings or built in review dates. J. Worden said we had numerous meetings informally before we even started with the current plans.

Question about 23 Maple Street.

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-Skylite)
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. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
17. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
18. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
19. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
20. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
21. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)

22. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
23. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
24. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
25. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
26. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
27. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
28. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
29. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
30. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
31. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
32. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
33. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
34. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
35. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
36. 210 Pleasant Street (Hart – 13-30P) – Makowka –COA (solar panels)
37. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
38. 52-54 Westminster Ave. (O’Shea – 13-38M) – Makowka – CONA (siding)
39. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
40. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
41. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
42. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
43. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
44. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
45. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
46. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
47. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
48. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
49. 24 Central Street (Donnelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
50. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
51. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
52. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
53. 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)
54. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
55. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
56. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
57. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
58. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
59. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – COA (New Building)
60. 111 Pleasant St. (Fredieu – 14-03P) – COA (Awnings)
61. 40 Westmoreland Ave. (Radoslovich – 14-04M) – CONA (Rear & deck sliders)
62. 17 Russell St. (Makowka –14-05R) – 10 Day COA (roof & gutters)
63. 21 Oak Knoll (Donal – 14-06P) – CONA (side door)
64. 59 Jason Street(Bouvier – 14-07J) – CONA (fence)
65. 187 Lowell Street (Grinnell – 14-08M) – CONA (Gutters, chimney, roof)
66. 195 Pleasant Street (Hamel – 14-09P) – CONA (Gutters, Window sill)
67. 39 Russell Street (Walsh – 14-11R) - COA (Addition new wing, repairs existing house)
68. 50 Westmoreland Ave. (Sessa – 14-12M) – COA (Solar Panels)
69. 27 Jason Street (Worden – 14-13J) – CONA (Rear roof)
70. 105 Pleasant Street (Erulkar – 14-14P) – 10 Day COA (Gutters)
71. 105 Pleasant Street (Erulkar – 14-15P) – CONA (Wood trims)
72. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)

73. 742 Mass. Ave.(Davidson – 14-17J) - CONA
74. 34 Academy Street (Ellison – 14-18P) – CONA (Windows)
75. 49 Academy Street (Baldwin – 14-19P) – CONA (Garage)
76. 81 Westminster (Lemire – 14-21M) – CONA (Roof)
77. 17 Jason Street (Harrington – 14-22J) – CONA (Roof)
78. 19 Maple Street (Hirani – 14-23P) – CONA (Front Porch Steps, Landing, Rear Windows)
79. 19 Maple Street (Hirani – 14-24P) – 10 Day COA (Gutters)
80. 54 Westminster Ave. (O'Shea – 14-25M) – COA (Addition)
81. 34 Academy Street (Ellison – 14-26P) – COA (Siding)
82. 49 Academy Street (Baldwin – 14-27P) – COA (Front Steps, Garage Renovations)
83. 268 Broadway (Carlton-Gyson – 14-28B) – COA (Fence)
84. 28 Academy Street (Rehrig – 14-29P) – CONA (Front Porch Steps, Fascia, Soffits)
85. 151 Lowell Street (Wyman – 14-30M) – CONA (Wood Trim)
86. 28 Academy Street (Rehrig – 14-31P) – 10 Day COA (Fiberglass Gutters)
87. 99 Westminster Ave. (Doctrow – 14-32M) – 10 Day COA (Heat Pump)
88. 742 Mass. Ave. (Davidson – 14-33J) – CONA (Siding, Corner Boards)
89. 105 Pleasant Street (Malcomson – 14-34P) – CONA (Rear Storm Door)
90. 20 Maple Street (Kapinos – 14-35P) – CONA (Shingles, Rakes)
91. 28 Academy Street (Rehrig – 14-36P) – CONA (Roof Shingles)
92. 10 Jason Court (Byrnes – 14-38J) – COA (Awning)
93. 15 Montague Street (Lipcon – 14-38M) – COA (Windows and Basement Door)
94. 81 Westminster Ave. (Lemire – 14-39M) – COA (Solar Panel System)
95. 251 Pleasant Street (Fitch – 14-39P) – COA (Exterior Doors)
96. 7 Oak Knoll (Bailey – 14-40P – CONA (Roof)
97. 48 Academy Street (Schultz – 14-41P) – CONA (Roof)
98. 17 Russell Street (Makowka – 14-42R) – 10 Day COA (Wall)
99. 244 Pleasant Street (Pressman – 14-43P) – CONA (Porch,Stairs, Railings)
100. 16 Montague Street (Zona – 14-44M) – CONA (Deck and Stairs)
101. 17 Irving Street (Town of Arl. – 14-45P) CONA (Deck)
102. 174 Westminster Ave. (Szaraz – 14-46M) CONA (Basement window)
103. 33 Westminster Ave. (Phillis – 14-47M) CONA (Windows)
104. 154 Westminster Ave. (Walters – 14-48M) CONA (Wood Front Door, Storm Doors)
105. 202 Pleasant Street (Noonan – 14-49P) CONA (Dormer, Front Door, Windows)
106. 26 Academy Street (Wright – 14-50P) CONA (Front Right Porch Soffits, Fascia)
107. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
108. 23 Academy Street (Chiccarelli – 14-52P) CONA (Deck and Stairs)
109. 10 Montague Street (Silverman – 14-53M) CONA (Gutters, Facia, Soffit)
110. 11 Wellington Street (Byrne – 14-54P) CONA (Fence)
111. 23 Jason Street (Hammerman – 14-55P) CONA (Steps, Skirt Board, Lattice, Footings)
112. 74 Pleasant Street (St John's Episcopal Church – 14-56P) CONA (Signage, temp. Fence, temporary stabilization of arch wall)
113. 143 Westminster Ave. (Ketcios – 14-58M) CONA (Roof)
114. 187 Pleasant Street (Fox – 14-59P) 10 Day COA (Windows)
115. 37 Jason Street (Lees – 14-60J) COA (Windows)
116. 74 Pleasant Street (St John's Episcopal Church – 14-61P – Replaces 14-56P) (Fence)
117. 9 Montague Street (Lancelotta – 15-01M) CONA (Fence)
118. 140 Pleasant Street (Haas – 15-02P) CONA (Garage Roof)
119. 118 Pleasant Street (Sirotof – 15-03P) CONA (Chimney Repair)
120. 53 Academy Street (Schwaab – 15-04P) CONA (Window)

Meeting Adjourned 10:00pm