

Arlington Historic District Commissions

October 22, 2015
Whittemore Robbins House

Final & Approved Minutes

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

Commissioners Not Present: M. Capodanno, J. Nyberg

Guests: M. Mowbray, N. Woodlinger, C. Strauss

1. **AHDC Meeting Opens** 8:06pm
2. **Appointment of alternate Commissioners; Pleasant Street –M. Bush appointed; for Mt. Gilboa – B. Cohen appointed.**
3. **Approval of draft minutes from August 27 and September 24, 2015. D. Baldwin moved approval of minutes from August 27, 2015, seconded by C. Hamilton, unanimous approval. D. Baldwin moved approval for minutes of September 24, 2015, seconded by M. Bush for discussion. Discussion amongst Commissioners about presenter for 85 Irving Street project interrupting resident reading presentation as a neighbor on project, S. Makowka suggested insert “P. Worden was interrupted by M. Penzenik but eventually was able to continue presentation.” M. Bush moved to table minutes to consider suggested documentation of incident. Motion to table seconded by J. Worden. Unanimous approval to table until November meeting.**
4. **Communications**
 - a. **Email re: work at 188 Pleasant Street (CONA application pending)**
 - b. **Request for info from D. Stephenson (Jason Street area) re: Jason/Gray Historic District Maps**
 - c. **Email re: window replacements at 97 Westminster Ave. (Puttick) CONA issued**
 - d. **Email re: 28 Academy Street (Rehrig) re: previously issued certificate and additional work to be done on front door vestibule**
 - e. **CONA request for 155-157 Westminster Ave. (Moran) for repair and replacement of porch, rails and posts**
 - f. **Email requesting info for insulation process for 157 Westminster Ave. (D’Elia) – advised CONA process**
 - g. **Request for formal hearing at 29 Academy Street (Benn/Becker) due to delay over summer in attending meeting**
 - h. **B. Cohen said 247 Pleasant Street (new construction – Noonan) contacted them about the front. There is a panel between the 1st and 2nd floor where he was going to do something and it became obvious that it wasn’t going to work. J. Nyberg is monitor but is out of country. No objection with B.Cohen allowing change to plans.**

- i. **C. Greeley received email from C. Tee regarding concern over September minutes not reflecting an incident between M. Penzenik and P. Worden.**

5. **New Business**

Hearings (typically last around 20 minutes per application)

8:20pm

1. **Formal Hearing re: Land Between 85 Irving Street and 59 Jason Street (Bouvier) re: new home construction** – Continued to November per applicant's request
2. **Formal Hearing re: 11 Wellington Street (Woodlinger) re: addition of shed dormer.** N. Woodlinger said they have modified plans based on Commission's suggestions including dropping the roofline of the dormer below the ridgeline, shortening the trim overhang to match the rest of the house, and updating window renderings to correct window style. The windows will look like the double hung windows on the rest of the house. Gave list of materials and details in packet presented to Commissioners. C. Hamilton complimented presenter on excellent package and presentation. C. Barry asked if the dormer will be finished to match the rest of the house and the applicant said yes shingles, trim, windows, etc. to match. Discussion about getting plumbing vents moved and in right positions. M. Audin suggested sanding and painting PVC vent to match color of roof. HDC has no jurisdiction but just wants to give a suggestion to make things look great. B. Cohen moved approval of application as presented, seconded by D. Baldwin. Unanimous approval. Monitor appointed S. Lipp.
3. **Formal Hearing re: 178 Westminster Ave. (Reich) re: window replacements.** C. Strauss said he moved in to house in 2013 and windows in house had previously been replaced. All with vinyl except for 2 in rear of house. The rear windows are not visible but the side window located towards back of house in the kitchen is a single pane window 2 sided casement window which cranks out. (#3 in photo presented) For energy efficiency he wants to replace window. A high efficiency vinyl window was suggested as the replacement by contractor. The homeowner's goal is to replace window and have it be more energy efficient. Top floor windows are original and restored. Downstairs windows are assortment of vinyl replacement windows. After discussion of wall insulation, M. Audin suggested that the applicant should be aware that you can create a vapor barrier problem by having insulation blown in and so might want to think of siding changes which could mitigate any issues. S. Makowka said vinyl window looks shiny in an opening in a wall and creates a very distinct visual impact. Applicant said there is a higher end window with faux wood grain – told we don't allow those types of window applications. B. Cohen said most efficient thing to do is to replace with appropriate wood window and then get a good storm window. Less expensive and you will get the efficiency you're wanting Discussion about alternate types of windows. Slider windows are the most difficult to seal. M. Bush summarized that he thinks the applicant's submission for vinyl window will be voted down and given the options before us applicant can choose wooden double hung, wooden awning, wooden casement or defer to next month. M. Bush proposed that applicant select a wooden window with the assistance of his monitor. M. Bush moved approval for a wooden window with design to be approved with the monitor prior to installation. Seconded by B. Cohen. Unanimous approval.

B. Cohen appointed monitor. CONA for rear windows and COA for side window to be sent.

6. Other Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors
- c. Discuss Project Review Procedures
- d. Discuss Zoning in a historic district. D. Baldwin wanted to get a discussion going about what conditions construction of a undeveloped parcel in a HD is appropriate. He feels that when we are considering whether new construction can go on a lot in a district, before we discuss merits of project design, we need to make a decision that it is appropriate for any new freestanding structure to be built at that location. M. Bush discussed that he has issues with any specific set of limitations or requirements. C. Hamilton asked whether it was our responsibility to preserve each district as it is or do we allow change rules taking each one individually. M. Bush said Beth's communications about the size of the Pleasant Street project are highly timely – we're talking about a project on Pleasant Street that in retrospect was too big, what should have been approved was smaller. J. Worden said the law allows HD to restrict building in districts. Problem is we move from the forest - should lot remain open as part of a district to specifics of a project too quickly. D. Baldwin suggested that we need to separate decisions – first, should something be built at all, and if we vote affirmatively, then we move forward with consideration of other details. M. Audin said unlike other boards or commissions, which have more objective and quantifiable standards, our standards can be more subjective at times. C. Hamilton asked if the Commission could put together additions to bylaws. J. Worden said the outline is there in D. Baldwin's draft language for a a two step process: is building anything on a lot appropriate – then if deemed appropriate then work on specifics of project. D. Baldwin moved to re table his request for approval of his motion until further language is presented, seconded by M. Bush. Unanimous approval.
- e. Discuss Preservation of historical HD Resources – M. Bush proposed we digitize the photos of the pictures in the District. S. Makowka moved we approve a minimal amount (less than \$500) to complete the project. Seconded by D. Baldwin, unanimous approval.

7. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

- a. M. Mowbray from 20 Wellington Street attending. C. Barry reported that he had some correspondence and noticed there were some changes in work to what was approved. Configuration of columns and size and construction in detail. Porch posts also similar problem. C. Barry feels columns not inappropriate with neighborhood. Should be clad with 1 x stock and have capitals. Porch posts were not built as drawn and contractor is correcting. Spacing of columns on front – S. Makowka said it makes sense with stairs

but not evenly spaced seems to create odd perspective. B. Cohen said original columns there were not original. Other houses on block, including hers, column spacing is not even and C. Barry said they celebrate the stairs. Trim will be put on at end. Window sills should be 2".

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) – Cohen for 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) – Bush for 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) Cohen for 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) – Cohen for 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) – Makowka for 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) – Cohen for 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) – Nyberg/Cohen - COA (New Building)
60. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings)
61. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
62. 17 Russell St. (Makowka –14-05R) – Cohen - 10 Day COA (roof & gutters)
63. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door)
64. 59 Jason Street(Bouvier – 14-07J) — Makowka- CONA (fence)
65. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
66. 195 Pleasant Street (Hamel – 14-09P) – Makowka- CONA (Gutters, Window sill)
67. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
68. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
69. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
70. 105 Pleasant Street (Erulkar – 14-14P) – Makowka- 10 Day COA (Gutters)
71. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
72. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
73. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
74. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik — CONA (Windows)
75. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
76. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
77. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
78. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
79. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
80. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
81. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
82. 28 Academy Street (Rehrig – 14-29P) – Makowka- CONA (Front Porch Steps, Fascia, Soffits)
83. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
84. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
85. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
86. 742 Mass. Ave. (Davidson – 14-33J) – Makowka- CONA (Siding, Corner Boards)
87. 105 Pleasant Street (Malcomson – 14-34P) – Makowka- CONA (Rear Storm Door)
88. 20 Maple Street (Kapinos – 14-35P) – Makowka- CONA (Shingles, Rakes)

89. 28 Academy Street (Rehrig – 14-36P) – Makowka- CONA (Roof Shingles)
90. 10 Jason Court (Byrnes – 14-38J) – Makowka- COA (Awning)
91. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
92. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
93. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
94. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
95. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
96. 244 Pleasant Street (Pressman – 14-43P) – CONA (Porch,Stairs, Railings) Makowka-
97. 16 Montague Street (Zona – 14-44M) – Makowka- CONA (Deck and Stairs)
98. 17 Irving Street (Town of Arl. – 14-45P) Makowka- CONA (Deck)
99. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
100. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
101. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
102. 202 Pleasant Street (Noonan – 14-49P) Makowka- CONA (Dormer, Front Door, Windows)
103. 26 Academy Street (Wright – 14-50P) Makowka- CONA (Front Right Porch Soffits, Fascia)
104. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
105. 23 Academy Street (Chiccarelli – 14-52P) Makowka- CONA (Deck and Stairs)
106. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
107. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
108. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
109. 74 Pleasant Street (St John's Episcopal Church – 14-56P) Makowka- CONA (Signage, temp. Fence, temporary stabilization of arch wall)
110. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
111. 187 Pleasant Street (Fox – 14-59P) - Makowka - 10 Day COA (Windows)
112. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
113. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
114. 9 Montague Street (Lancelotta – 15-01M) - Makowka- CONA (Fence)
115. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
116. 118 Pleasant Street (Sirotof – 15-03P)) - Makowka- CONA (Chimney Repair)
117. 53 Academy Street (Schwaab – 15-04P) – Makowka – CONA (Windows)
118. 252 Pleasant Street (Schweich – 15-05P)) - Makowka- COA (Window)
119. 39 Russell Street (Walsh – 15-05R)) - Makowka- CONA (Roof)
120. 94 Pleasant Street (Kaplan – DENIAL 15-06P)) - Makowka (Windows)
121. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
122. 10 Montague Street (Silverman – 15-08M) – Makowka – CONA (Windows & Skylight)
123. 243 Pleasant Street (DeRouffignac – 15-09P)) - Makowka- CONA (Door)
124. 20 Wellington St. (Mowbray – 15-10P) – Makowka – CONA (Storm Doors)
125. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
126. 74 Pleasant Street (St Johns Church – 15-12P) – Makowka – CONA (sign)
127. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
128. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
129. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
130. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
131. 49 Academy St. (Baldwin – 15-17P) – Makowka – CONA (a/c unit)
132. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
133. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
134. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
135. 24 Maple Street (Nicoloro – 15-21P) – Worden – COA (siding removal)

136. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
137. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
138. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
139. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
140. 17 Irving Street (International School of Boston – 15-26P) – Makowka – CONA (temporary fence)
141. 28 Maple Street (Mahoney – 15-27P) – Makowka – Fence
142. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
143. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
144. 187 Pleasant Street (Fox – 15-30P) – Makowka – CONA (roof)
145. 41 Jason Street (Tee – 15-31J) – Makowka – CONA (roof)
146. 195 Pleasant Street (Avrahami/Hemel – 15-32P) – Makowka – CONA (a/c pump)
147. 195 Pleasant Street (Avrqahami/Hemel – 15-33P) – Makowka – DENIAL (Solar)
148. 17 Winslow Street (Giurleo – 15-34R) – Makowka – COA (generator)
149. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
150. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, fascia, gutters)
151. 24 Central St. (Fiosher/Donelly – 15-37C) – Makowka - CONA (porch, rails)
152. 24a Prescott St. (Tower – 15-38R) – Nyberg – COA (a/c compressor)
153. 259 Pleasant St. (Fatula – 15-39P) – Makowka – COA (shingles)
154. 10 Jason Court (Byrnes – 15-40J) – Makowka – COA (fence)
155. 105 Pleasant St. (Erulkar – 15-41P) – Makowka – CONA (steps)
156. 21 Montague St. (Sparks – 15-42M) – Makowka – CONA (shingles)
157. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
158. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch fascia, soffit, post wrap)
159. 10 Montague St. (Silverman – 15-45M) – Makowka – CONa (windows)
160. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch)
161. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
162. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (replacement windows)
163. 74 Pleasant St. (St. Johns Episcopal Church – 15-51P) – Audin – COA (arcade/tower)
164. 240 Pleasant St. (Balazs – 15-52P) – Makowka _ CONA (roof)

Meeting Adjourns 10:30pm.