

# Arlington Historic District Commissions

December 17, 2015  
Whittemore Robbins House

## Final & Approved Minutes

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

**Commissioners Not Present:** M. Audin, M. Capodanno, J. Cummings, J. Nyberg

**Guests:** No one signed in but 1 neighbor was present who asked about installation of fiberglass gutters and procedure

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners – None since no hearings.
3. Approval of draft minutes from November 19, 2015. S. Lipp moved to table minutes to January meeting. Seconded by B. Cohen. Unanimous approval to table.
4. Communications
  1. Request from ZBA for comments on 20 Westminster Ave. (Housing Corp. of Arl.) 40B submission.
  2. S. Makowka sent draft ZBA letter for Commissioner review on 20 Westminster Ave.
  3. C. Barry sent draft of revised application
  4. S. Makowka sent draft minutes and certificates for CONAs issued
  5. Email from architect M. Penzenik regarding 59 Jason and 85 Irving Street project continuation until January.
  6. Email withdrawing formal hearing request for 36 Academy Street
  7. Email from Blue Selenium Solar with Questions to AHDC on procedures
  8. S. Makowka emails planning neighborhood meeting on Teel/Henderson Street potential on becoming a new Historic District.
  9. S. Makowka and B. Cohen attended the Hendersonville area meeting with J. Robinson. Graduate student will be doing in depth research and giving presentation to neighbors on history of the area and its structures. Goal is then to see if there is any support to do a Historic District. Neighbors need to be driving force.
  10. B. Cohen heard from M. Mowbray (20 Wellington Street) about putting the plinth on the post (next door neighbor does not have one). It is a proper classic detail on a column. They were told to match #11

**(across the street) and they did have plinths on their columns.**

**Commission supports monitor.**

**11. January 14<sup>th</sup> will be a joint meeting of the AHDC and AHC at the WRH.**

**Add discussion of CPA on January agenda.**

**Add discussion of sign request on oval plaques**

## **5. New Business**

Hearings (typically last around 20 minutes per application)

8:20pm

1. Continuation of Formal Hearing re: Land Between 85 Irving Street and 59 Jason Street (Bouvier) re: new home construction - postponed at applicant's request. J. Worden moves that we deny application for want of prosecution and inadequate presentation. S. Makowka suggested we communicate that if they are not ready to move forward in January that at that point the sense of the Commission is to do a procedural denial without prejudice and they can refile at their convenience. Because of the ongoing delays we want to see them next month
2. Formal Hearing re: 36 Academy Street re: gutter replacements – withdrawn at applicant's request

## **6. Other Business**

- a. Discuss By-Law and Design Guidelines for Fiberglass Gutter Change Requests. (Fiberglass Gutter Co. of Pembroke, Mass. Is the only manufacturer which we know, but we are not endorsing them or referencing them by name). S. Makowka and J. Worden circulated a proposed warrant article to add Fiberglass Gutters as an item under our non-applicability (but subject to chairman's review). There are also a couple of other things which might be cleaned up. One other is fence issues (what fronting a street means), and another clarifies that the Commission decides whether it falls under a COA and a CONA. Final decision is that S. Makowka will reach out to C. Skelly (Mass. Historical Commission) to advise about whether the chair can make a decision to consider fiberglass gutters from as a CONA and not require a formal hearing. Not going to move forward with any warrant article at this time.  
  
B. Cohen did review of Design Guidelines. Discussion amongst Commissioners . S. Makowka said M. Audin expressed concern that there was a lot of legalese still. B. Cohen made some changes and commissioners felt it addressed it well enough. Large addition is anything larger than 750sf. according to Town Bylaws. Discussion about what constitutes a large addition (size wise), is it 10% of the footprint, 15% or 500sf. Substantial additions (10% threshold with discretion of Commission). Under New Buildings if there is any place we say new construction. B. Cohen will make revisions discussed with Commissioners and send along for review and vote next month.
- b. Discuss Project Review Procedures & Application Submissions. C. Barry made draft revisions. S. Makowka said maybe we reference the list in the full glory as part of the Design Guidelines. Discussion about Hardship criteria. J. Worden moved approval of revised application, seconded by C. Barry. Unanimous approval with revisions to be made by S. Makowka.
- c. Discuss Zoning in a historic district
- d. Discuss Preservation of historical HD Resources

- e. Election of Officers. J. Worden moved approval of slate of officers to continue for 2016, seconded by D. Baldwin. Unanimous approval.  
Chair – S. Makowka, Vice Chair – B. Cohen, Secretary – J. Worden

**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.***

**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, facia, gutters)
151. 24 Central St. (Fiosher/Donnelly – 15-37C) – Makowka i- CONA (porch, rails)
152. 24a Prescott St. (Tower – 15-38R) – Nyberg – COA (A/C Compressor)
153. 259 Pleasant St. (Fatula – 15-39P) – Makowka – COA (roof shingles)
154. 10 Jason Court (Byrnes – 15-40J) – Makowka – COA (fence)
155. 105 Pleasant St. (Erulkar – 15-41P) – Makowka – CONA (stone 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 stairs)
159. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
160. 178 Westminster Ave. (Strauss/Reich – 15-46M) – Makowka – CONA (windows)

- 161.** 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
- 162.** 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
- 163.** 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
- 164.** 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
- 165.** 240 Pleasant Street (Balazs – 15- 52P – Makowka – CONA (roof)
- 166.** 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
- 167.** 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
- 168.** 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
- 169.** 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
- 170.** 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
- 171.** 51 Jason Street (Barry – 15-58J) – Makowka – CONA (garage roof, porch balusters)
- 172.** 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)
- 173.** 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)

Meeting Adjourned 10:35pm.