

Arlington Historic District Commissions

April 28, 2016
Whittemore Robbins House

APPROVED MINUTES

Commissioners Present: M. Audin, D. Baldwin, C. Barry, M. Capodanno, C. Hamilton, S. Lipp, S. Makowka, J. Nyberg, C. Tee, J. Worden

Commissioners Not Present: M. Bush, B. Cohen, J. Cummings

Guests: C. Toumayan, M. MacDonald, J. Kraines, L. Kaplan, C. Rober, F. Gevals, J. Becker, N. Blasi, H. Neumer, B. Rehrig, A. Capodanno, D. Nash-Webber, P. Worden, D. Bean, M. Potter, D. Stryker, W. Kim, R. Ziemer, W. Kim, J. Robinson, J. Davis, L. Davis, J. Barrett, J. Brown

1. **AHDC Meeting Opens** 8:06pm
2. **Appointment of alternate Commissioners; Jason/Gray – C. Hamilton; Pleasant Street – D. Baldwin will recuse himself from 53 Academy- C. Barry and M. Capodanno; Avon Place – M. Capodanno recused herself , C. Hamilton**
3. **Approval of draft minutes from March 24, 2016. S. Makowka noticed 2 typos – informal 53 Academy – 2nd full paragraphs 1st sentence Showing the proposal and exiting (should be existing) grades; C. Tee – pg. 4 last paragraph – received a lot of emails and letters no opportunity to discuss and she felt she was misinterpreted - ... received a number of emails and letters from interested parties which had not been discussed at the meeting... M. Capodanno moved postponing minutes until next meeting, seconded by J. Nyberg. Unanimous approval to postpone approval of minutes until next month.**
4. **Communications – S. Makowka gave plea to interested parties that it is difficult to receive info at the last minute. M. Audin argued that we need to establish a very strict deadline for info for hearings. It bothers him a lot and he feels everyone needs to see the presentations. J. Worden said the more in advance you get stuff the better, but this is a public process. He disagrees that you should stop receiving info at a certain time from the public. You cannot control it.**
 - a. **Application and various emails for clarification on submission procedures and info re: 53 Academy Street (Kraime) from applicant**
 - b. **Application for 139-141 Westminster Ave. (Entov)**
 - c. **Email for skylite info from 16 Avon Place (Capodanno) and subsequent application**
 - d. **Email from M. Bush to S. Makowka re: Town Counsel clarifications**
 - e. **Email from MHC re: upcoming seminars available to Commissioners**
 - f. **CONA application re: 38 Russell St. (Mishkin) for soffit and fascia repairs**
 - g. **Email from St. John’s Evangelical for update – sending info to monitor**
 - h. **Invitation to Commissioners to Regent Theatre 100th Anniv. Gala celebration**

- i. **CONA application for 105 Pleasant Street (LeDuc) for porch/stair repairs**
- j. **Email from Melissa McDonald re: 53 Academy Street submission**
- k. **CONA application for 17 Irving Street (Town of Arl – Parmenter School) for replacement of front doors**
- l. **Copy of email to J. Davis from M. Rudemacher re: removal of tree at 53 Academy Street**
- m. **Email re: 15 Avon Place certificate (Burke) validity dates**
- n. **Application from 20 Wellington Street (Mowbray) for chimney and masonry repairs**
- o. **Emails re: 53 Academy Street material submissions and ability for distribution to Commissioners**

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. S. Makowka requested everyone attending the hearing to be respectful and don't make personal comments and give presenters respect. He continued that a question had come up at the last hearing and the Commission requested we ask town counsel about certain jurisdictional question and the written response was shared with the applicant and basically advised that the AHDC may exercise jurisdiction over a proposed structure that straddles the boundaries although a structure outside of district would not fall under our jurisdiction so we can consider the structure as a whole.

Secondly, S. Makowka clarified that the vote that happened at last meeting was a motion to deny based on specific criteria but that denial did not pass so the application was not denied but there is nothing approved and we are moving forward with additional hearing and consideration of the application. In order to terminate a hearing, a vote is needed to approve or deny the application based on the criteria as set forth by whoever makes the motion, J. Worden clarified that he thought the issue of massing which is what we dealt with last time was that we didn't have enough info and also problem was that in ideal world you would have a little model helping you to have an abstract way to look at project. Some comments have dealt with that issue from interested parties over the last days. He feels that aspect has not been fully dealt with and S. Makowka said consistent with what he was saying. S. Makowka asked the applicant to present materials on style and design. J. Leone asked for clarification that something was able to be built. S. makowka summarized the vote last time – minutes should read that denial motion specified the mass was inappropriate for lot. M. Penzenik said the language was that the massing was not denied. Based on that mass they went forward thinking that the mass was approved. J. Leone said garage doors set back as requested, found more appropriate to period garage doors, package presented has all moving on details. S. Makowka said we were moving ahead with stages. M. Penzenik said garage door change and section, materials were given in packet last time and weren't discussed and you said we would be discussing materials this month. J. Nyberg said he thought last month he felt they were voting on the massing and wants to be clear that was what was on the table at the end of a long discussion. He suggested that 4 voted in favor to move forward on the massing in their opinion, 3 wanted to deny the application based on the massing info before them.

M. Penzenik said 2 requests had to do with the garage door so they changed it to be square and there are lites in top 3rd and panels in remaining 2/3. The trim is on face of building and door is recessed by a foot. That is the only change made to design. Presentation tonight is as to appropriateness of style, design, details etc. in context to make sure anything new is appropriate in keeping with the historic district design

guidelines. Wide variety of styles of houses from 1880s to 1910s she believes. Housing styles range from colonial revival to different kinds of Queen Anne, farmhouse style and lots to sort through for influences. However, with the location on Irving Street you never see it in conjunction with houses on Jason or other District houses except with Bouvier's house. In light of that, she wanted to make house be appropriate for its neighborhood. All houses are in transitional shingle/Queen Anne style. She took features and building materials that are common in the neighborhood. On Bouvier house she had clapboards on 1st and belt course falling at floorline and shingles above. Typical surface language of this period and of neighboring houses. Took care to make wood trim of a substantial dimension typical of period. The foundation wall, while being poured concrete, will have stone shelf and 4 inch deep stones as opposed to thin veneer ones. Fieldstone will match Bouvier's foundation wall. There will be an appropriate water table (not only height of fascia board, but also a substantial sloped board on top, not a ¾ or 1" – will be period appropriate). Kind of box bay is typical of period and also serves to enliven the façade. Oval window is typical of period bringing daylight in to attic. Windows of different sizes typical of period. Victorian porch, bay. One on front of house going to ground and the other one on the back of the house. Deck on back of house. Subtle dormer on side bringing light in and providing some articulation to the house. In terms of roof, the design serves to reduce amount of visible roof. Dropped down so that the sense of massing is reduced by having the eave line be below head of windows. In terms of adjacent houses – largest house on the right, middle size and then smaller house.

S. Makowka asked about a variety of styles in the district – is this a guiding design theme. What is the unifying thought? She was simply saying what her observation was about the variety of houses in the district. She has gone with the transitional Queen Anne shingle style. Late period Queen Anne style. M. Audin said Queen Anne not as necessarily ornate as in other areas of the country. This is middle to end Queen Anne. The New England version of Queen Anne, which was sedate compared to some stuff that showed up. Restrained is a great word to describe it. What has developed is indeed a restrained version but he was under impression that initial approach was that this would be a derivative of the Queen Anne version. This is an eclectic district. Part of strength is that there are these variety of styles elegantly developed. How do you do something in harmony with this district. The statement was that this approach was to take Queen Anne and evolve that – is he missing something? M. Penzenik said she thought she was doing exactly that in her project. M. Audin believes there is a subset of the style going on there of a gable formed Queen Anne but he's not convinced we're there yet. He sees that it is not a derivative of any particular style in the district. M. Penzenik asked if it is unbalanced or not harmonious. He said one of several ways Queen Anne organizes itself as a mass is either roughly square or forward to back. This is spread sideways. The pattern should be complimentary to the district. What is the essence of something without duplicating it? He thinks that the neighborhood pattern is far more front to back as opposed to side to side organization. M. Penzenik said in this case, she was being respectful of Bouviers and Potters houses and wanted to reflect back details and elements she saw in those houses as well as making a pleasing composition that had some dynamism to it. Didn't want to be mediocre about it. Most sites in the District, unlike this site, are over 125 feet deep and lend themselves to a narrow front and deep side. Deep houses respond to deep lots, this is not a deep lot. D. Baldwin asked why you didn't do a Queen Anne carriage house. M. Penzenik said a carriage house is plain usually, they had a single gable on front, long gable running side to side and they have a garage on the front. She asks how this is any different? The visual context is what is looking across at the house. S. Makowka said it seems like the proposed house is being built horizontally rather than vertically and he's trying to understand whether there is a Queen Anne style with horizontal massing. M.

Penzenik replied that the Potters house presents long horizontal house on Irving street and Bouviers' from roof to roof the footprint is 58 feet.

J. Nyberg said he thinks without stating the obvious, its difficult to design in such an eclectic neighborhood. He things it's a mistake to build a grand Queen Anne – let Jason St have that spotlight, this is a side street and by taking different elements from the District it's a blend. To him, it is better to do something like that than try to replicate something and screw it up. We should allow the belles in the District to shine, this one should be more demure and quiet. Needs to provide housing, be complimentary and not be one of the belles. He thinks she's addressing styles to make it different but not a belle. M. Audin disagrees and thinks that his position that this is a background structure is correct, but one of the aspects of this district is that it is an eclectic district (forget the 50s-70s infills) but prior to that every structure went up prior to zoning had a certain set of period character that the houses addressed. One of ways to go is to not be an amalgam of various styles and to take one of the styles there but address the essence without trying to replicate or duplicate. M. Penzenik said she is confused and thought she did that exactly. In terms of pattern structures, C. Barry's house is representative of subset Queen Anne version of what is going on – disagreement by Applicants' team. M. Penzenik wanted to address massing. The massing is all the parts together. J. Worden said he met privately with M. Penzenik last year and he said nice little house but he felt that the only thing belonging here would be something on the lines of a carriage house that might have belonged to Yerrinton house. If you had taken that advise and come back with something like that you could have your spade in the ground. M. Penzenik said she respectfully disagrees and doesn't think that is the only thing that could go there. That is a fantasy, it is one way to think about it, but she disagrees.

S. Makowka invited the public invited to speak. W. Kim gave out copy of a petition and said that his neighboring home is not in a historic district but home is on the historic registry and the 86 signatures on the petition are all concerned about appropriateness and style of proposed building. Proposed building will have immediate impact to both value of the homes in the area and a lasting impact of what is appropriate in neighborhood for future. Pointed to their attention that these are neighbors. D. Bean (50 Jason St.) had thoughts he wanted to share – specific criteria are subjective and opinions of public are as valid as professionals. He suggested that the neighbors were not happy with the proposal and hoped that the proponents are not taking it personally. He suggested that this is essentially an infill project and will set a precedent. You have denied 105 Pleasant St., 4 Westmoreland Ave, and 187 Lowell street. D. Nash Webber (60 Bartlett) said she respects and likes the Bouviers and their family values, however, the purpose of the district is to benefit the residents in the District, the surrounding area, and everyone in town. The Commission's guidelines say development of vacant lots will be considered only in limited circumstances. The onus resides with applicant to provide a proposal that meets the criteria but if one of those is not met, burden is on Commission to not approve. She went over the spreadsheet she had compiled with the Commissioners. In summary the signers hope you see the discrepancies presented and hope you can work it out. H. Menyey and lives on Irving Street and came to January hearing. Says that now that she sees proposed structure, she feels misled. The original focus was on building any structure on property but in lead up to that discussion, she recalled the attorney talked about not building to build a massive house on property – looking to do something more or less 1500sf house. She said that was her only info on the property and she understood they we proposing a 1500sf house on that lot and felt ok with some concerns. Her first notice of the actual scope of home was when neighbors came to tell her how big it was and she was feeling it was different than what was discussed in January. As a Commission looking at impact of District and doesn't know what is proposed on lot 37 and

how lot 38 is now changed. M. Potter asked for clarification of who is voting. S. Makowka clarified that the voting member of the Commission for this hearing are John, Charles, Stewart, Carol, Marshall, Jonathan and Cynthia as substitute (now taking Michael's place).

S. Makowka asked about the details. The rake, eve and gutter are all the same profile and also at the belt course where it transitions up to the flared shingles on the second floor you have that sort of gutter profile again. Something they intend to carry through continuously. S. Makowka said that the level of detail provided is helpful but he would like a more detailed set of plans showing the proposed details. D. Baldwin asked if massing and style has been approved. Also, asked if integrated garage on front is typical. Porch typical? M. Penzenik said that they have made sincere effort to keep volume or footprint down. M. Audin said if you were to explore what zoning offers – you could move forward and match average setback (order of 16-17 feet, not 25 feet) and zoning allows on 81 foot lot something on order of 16 foot back yard (not 20 feet). His point is that people are misrepresenting the problem and his argument is no, the massing is too wide for the lot (the orientation) and there are opportunities to allow this building to be deeper and narrower. Wants to remind them to focus on the separation of the houses' primary volumes. Now have 54' on one side and 43' on Bouvier side. C. Hamilton asked if you could put markers on the ground to visualize the location of the house on the lot. M. Audin said that would not really be helpful due to the difficulty of visualizing massing. It will give you the footprint not the massing.

N. Blasse (78 Bartlett Ave) said you were given a lot of info preparing to guidelines and wondered if Commission was going to respond to the info. S. Makowka said that the Commissioners were taking all the information into their consideration of the project not just the points raised by the neighbors. M. Audin said garage door and location was biggest discussion at last meeting. He is concerned that there has been no discussion about it now. Suggests that the Applicants' are leaving tonight no further along than last month's meeting. S. Makowka asked commissioners what their will is at this point – keep moving forward. M. Penzenik asked for vote on massing with caveat on tweaking, etc. based. J. Leone asked about informal poll on 7 votes. J. Worden said he thinks idea of narrower and deeper would be better. Massing – shape and style of house. Details – windows, bay. J. Nyberg said personally he feels we are now 6 months later and you're trying to redesign the whole thing. At some point we have to give them exact direction or work on the elements as presented. He personally thinks it will blend between the two houses and thinks it's better to blend like it does now. J. Worden said part of neighborhood input is house is just too wide. M. Levine (Academy Street) said that if house is too big for lot, design inappropriate tell them. J. Leone asked for sense of what commissioners last month voted on. J. Nyberg said if you lop off portion on right it makes it look too modern. C. Hamilton said she does not like garage on front of a house. J. Nyberg suggested that the Commission might accept the proposed plan with design details to be hashed out especially regarding fenestration. M. Audin moved to deny application based on fact that garage is an element of major massing rather than tertiary measuring and it is inconsistent with the character of the district and furthermore that the element to the right at secondary structure is inconsistent with other buildings in the district, seconded by c. Hamilton, for discussion. The pending motion is to deny the application due to location of the garage and the extension of the massing to the right, "MOTION TO DENY based on the condition that the garage is an element of the principal massing of the structure and that the secondary addition to the right creates a massing that is not consistent with the historic characteristics of structures in the District (the ones that are major contributors to the district). Seconded by c. Hamilton. Voting in favor to deny – J. Worden, M. Audin, C Hamilton, C. Tee; Opposed S. Lipp, J. Nyberg, C. Barry.

S. Makowka summarized that based on the reasons for the denial, if the Applicants' modify the proposal by removing the little addition to the right and adjust the garage and you may have better chance of an approval. The Applicant asked for a continuance to be able to respond to the Commission's concerns. Applicants agreed to continued hearing to the May 26, 2016 meeting. S. Makowka announced the fact of the continuance and that there may be an additional hearing.

- 2. Formal Hearing re: 53 Academy Street (Kaplan) request for COA for installation of a driveway and wall.** D. Baldwin recused himself and left the room. S. Makowka stated that this is the first formal hearing for applicant. M. Capodanno will act as alternate for this hearing. C. Toumayan spoke on behalf of Applicant who is seeking approval for implementation of driveway and a two space parking pad to the right of the structure. M. McDonald, a landscape architect, gave presentation. They considered the site, neighborhood, different guidelines from AHDC, and open space requirement for the town. Every house on Academy has driveway on left or right hand side. Most on left hand side of street have parking coming on right hand side of building. On opposite side they have same type of thing. Another piece to consider is the character of the property. It has a sweeping vista on the left uphill to #55. The least expensive approach would be to have parking on left but they thought it would be more attractive to have the driveway tucked in on right. The proposal is for parking on right for 2, 12' curb cut and opening on property line. Would keep right hand portion of existing wall at sidewalk as is currently. The proposed opening would require losing 6-7 feet of the wall. Parking would be a gravel pad w/granite cobble edging. Grade is just over 9%. The existing brick retaining wall at the end of the parking pad will need to be rebuilt about 18" back due to town requirements of having parking 18' beyond front façade of building. Same size, materials, construction, etc. but 18" further back. Are proposing antique granite steps to access back side of house at kitchen.

J. Worden said people in this house always parked in the garage on the left, why aren't they still doing this? Applicant response: parking is required to be on the same lot and they are bringing it into conformity. They are providing info to show what they are proposing. They feel this is in keeping, consistent and in harmony with other homes in the district. Keeping to right like all other homes on the street. S. Makowka noted that the proposed curb cut is not under our jurisdiction. Also, traffic safety is not under our purview. To him, the Commission needs to focus on the historic wall and preservation of the original materials. J. Nyberg suggested that preserving the most historically significant aspect of property is the left hand side looking up unencumbered to the property on the top. This proposal is the best opportunity to accomplish this. The Applicant's attorney stated that it is not relevant to this Commission why the parking is being changed. He also stated that, by right, you can put in a parking pad on the left of the house as long as it is at grade. Article 12 TM report from 1998 it cites that very garage originally was property of 47 Irving Street and shared facility for 47 Irving and 55 Academy Street. For historical perspective putting it back in the right ownership. S. Makowka asked what were the arrangements for parking. C. Hamilton said there is a driveway on the left, could a pad be added on the left. S. Makowka summarized that the question appears to be – is the open vista on the left less significant or important than the break in the wall in the wall and loss of existing elements to the right? He thinks that narrowing of opening to 12 feet is a change in the right direction. He asked about the reconstruction of brick wall in back with original material – Applicant replied it is too hard due to mortared brick. In response to a question, Applicant's architect explained that there is a slight cross slope on driveway and trench drain at bottom of base planned. J. Nyberg said he went twice to site and thought it was important to sit there and see what goes on. The vista to the left is magical and if we

screw up the vista shame on us. At the end of the day what we would lose aesthetically with the vista we are really screwing up if we put the driveway to the left.

S. Makowka asked for public comments. J. Davis, 54 Academy Street, lived there 21 years and handed out photos. Sidewalk in front is spatially related to 2 stairways that lead up to historic houses up the hill. The stairs run up to the Smith house. Stand on the street and there is a magical vista standing at the bottom and looking up to the houses above between Baldwin's house. Red circle showed a permeable left side driveway, win by 2, 16 to 14. One of features of the proposed driveway is that the pavement would abut the foundation of the house. Right hand side shows area being disturbed and on right the "vista" up the right of way. Having another curb cut and another driveway is much less safe. The status quo to keep the parking activity on left side of house is the starting point for preservation. Asking the board to consider carefully before disturbing the other vista, the streetscape wall, etc. M. Levine (26A Academy Street) read from the Pleasant Street Survey about the stone wall (greatly distinguished by ...fieldstone wall extending the length of the building..." Suggested that there is more than one magical vista. J. Becker asked about the steps – are they pointed to the historic steps? The Applicant's architect replied that there is a grade change so step required but the opening could be lined up to be on access to the historic steps. J. Becker said that her point is that in her opinion when you cut the driveway in it, it changes the relationship to the streetscape. The trace of the past is magical. She can imagine what was happening between the top of the hill and the street. J. Barrett, 50 Academy Street, feels totally changes character on that side of the street. S. Makowka reminded everyone that he understood that the Applicant will submit a CONA for pad to the left if this is not approved for the right side. J. Brown (46 Jason) said house behind her is one on hill and the Baldwin's house. Historically the Baldwin's garage didn't exist. M. Levine said many shared driveways on Academy Street. M. Audin said maintaining the historic character of a District is one thing and question he has to ask is how many people objecting are willing to put up with what has been used for parking in the past. Parking at garage and walking around over grass to other side of house to kitchen entrance. C. Barry moved to deny driveway to right as presented to preserve existing stone wall and preserve vistas and built environment on right hand side, seconded by J. Worden. In favor of denying application – J. Worden, S. Lipp, C. Tee,, C. Barry, Opposed M. Audin, M. Capodanno, J Nyberg. Application is denied.

3. **Formal Hearing re: 16 Avon Place (Capodanno) COA request for project to include skylights.** A. Capodanno presented asking for 3-5 skylights on dead end side of street and to re- establish an original window on the Mass. Ave. side of street. The window in the gable is preexisting just covered up in past. Now being restored with all wood window. The skylights proposed are 21"x45" and are located on less prominent side of building. Due to the location and sun exposure, M. Audin warned that solar gain might be very high and suggested that dormers be considered as a better functional option. Applicant said not interested. J. Nyberg moved approval of application as submitted but limiting to 3 evenly spaced skylights instead of 5 as proposed and re-establishing preexisting window. Seconded by J. Worden and M. Audin opposed. C. Tee, C. Barry, C. Hamilton, S. Lipp and J. Nyberg in favor. Application is approved.

6. Other Business

- a. Discussion re: submission of documentation with applications

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) DELETE
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) DELETE
23. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows) DELETE
24. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows) DELETE
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) DELETE
33. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair) DELETE
34. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
35. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels) DELETE
36. 210 Pleasant Street (Hart – 13-30P) – Makowka –COA (solar panels) DELETE
37. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck) DELETE

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) DELETE
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) DELETE
50. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
51. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels) DELETE
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) DELETE
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) DELETE
57. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
58. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding) DELETE
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) DELETE
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) DELETE
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) DELETE
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) DELETE
87. 105 Pleasant Street (Malcomson – 14-34P) – Makowka- CONA (Rear Storm Door) DELETE
88. 20 Maple Street (Kapinos – 14-35P) – Makowka- CONA (Shingles, Rakes) DELETE
89. 28 Academy Street (Rehrig – 14-36P) – Makowka- CONA (Roof Shingles) DELETE
90. 10 Jason Court (Byrnes – 14-38J) – Makowka- COA (Awning) DELETE
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-DELETE
97. 16 Montague Street (Zona – 14-44M) – Makowka- CONA (Deck and Stairs) DELETE
98. 17 Irving Street (Town of Arl. – 14-45P) Makowka- CONA (Deck) DELETE
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) DELETE
103. 26 Academy Street (Wright – 14-50P) Makowka- CONA (Front Right Porch Soffits, Fascia) DELETE
104. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
105. 23 Academy Street (Chiccarelli – 14-52P) Makowka- CONA (Deck and Stairs) DELETE
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) DELETE
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) DELETE
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) DELETE
119. 39 Russell Street (Walsh – 15-05R)) - Makowka- CONA (Roof) DELETE
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) DELETE DELETE
123. 243 Pleasant Street (DeRouffignac – 15-09P)) - Makowka- CONA (Door) DELETE
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) DELETE

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) DELETE**
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) DELETE**
141. **28 Maple Street (Mahoney – 15-27P) – Makowka – Fence DELETE**
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) DELETE**
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) DELETE**
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/Donelly – 15-37C) – Makowka i- CONA (porch, rails) DELETE**
152. 24a Prescott St. (Tower – 15-38R) – Nyberg – COA (A/C Compressor)
153. **259 Pleasant St. (Fatula – 15-39P) – Makowka – COA (roof shingles) DELETE**
154. 10 Jason Court (Byrnes – 15-40J) – Makowka – COA (fence)
155. **105 Pleasant St. (Erulkar – 15-41P) – Makowka – CONA (stone steps) DELETE**
156. **21 Montague St. (Sparks – 15-42M) – Makowka – CONA (shingles) DELETE**
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) DELETE**
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)
174. 69 Crescent Hill Ave. (Bush – 16-01M) – Makowka – CONA (window, vent)
175. 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)
176. 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
177. 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)

- 178.** 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
- 179.** 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
- 180.** 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
- 181.** 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
- 182.** 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
- 183.** 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/stairs)
- 184.** 38 Russell Street (Mishkin – 16-10R) – Makowka – CONA (soffits and fascia)
- 185.** 17 Irving Street (Town of Arl – 16-11P) – Makowka – CONA (metal doors)

Meeting Adjourns 12:20am