

# Arlington Historic District Commissions

October 27, 2016  
Whittemore Robbins House

## Final & Approved Minutes

**Commissioners Present:** M. Audin, D. Baldwin, C. Barry, M. Bush, S. Lipp, S. Makowka, C. Tee

**Commissioners Not Present:** M. Capodanno, B. Cohen, J. Cummings, C. Hamilton, J. Worden

**Guests:** J. Leone, A. Simao, A. Pascale, M. Crewe

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners – Pleasant Street – C. Barry, M. Bush, S. Makowka; Russell Street – C. Barry, M. Bush; Mt Gilboa – C. Barry, S. Makowka**
3. **Approval of draft minutes from September 22, 2016. Approved.**
4. **Communication**
  - a. **CONA Application for 148-150 Pleasant Street for balcony repairs**
  - b. **CONA Application for 12 Russell Terrace (Caritas) for fire escape, soffits, siding repairs**
  - c. **MHC Local Preservation Update E-newsletter – forwarded to Commissioners**
  - d. **COA Application for 17 Russell St (Makowka) for rear steps and driveway and driveway wall changes**
  - e. **Application for 176 Pleasant Street (Seltzer) for deck, railings, gutters, trim, sliding door replacement**
5. **New Business**

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

  1. **Formal Hearing re: Lot 1A Westminster Ave. (Kuhn) (located between 37 and 51 Westminster Ave.) for construction of new single family house. Per Commission process guidelines for new construction, discussion of “Step 1” to determine whether it is appropriate to build anything on this particular site. Several resident neighbors in the Mt. Gilboa Historic District voiced their opinions that the neighborhood open space is an integral part of their District. Commissioners discussed both for and against allowing any structure being built on that site. Discussion about the height from the street level at this location as compared to other locations along Westminster Avenue. Proponents of the development noted that nothing in prior historical descriptions calls out about the wooded ledge site being of special interest. S. Makowka asked if anyone wanted to make a motion to deny the application on the step 1 merit that nothing should be built at that location. D. Baldwin moved that: A new infill house on this unoccupied space in the Mt. Gilboa Historic District would be detrimental to the character of the district and therefore the**

AHDC should deny the application based on step 1 of our process for new construction and the motion failed to be seconded. S. Makowka explained that, per our process guidelines, failure to deny at step 1 means that the Commission can move forward to "Step 2" to consider the size and massing of the proposed structure. He emphasized that the Commission had not voted to approve anything yet but would move forward with its consideration. The applicant was not ready to present additional information and asked that the hearing be continued. The Commission indicated that the site contains a complex topology and that it would be best to have a lot of information about the site and its relationship to the proposed structure and surrounding structures. C. Barry pointed out that historic structures were typically additive to the landscape (e.g., built up from), whereas the more modern method is to use subtractive (e.g. blasting) construction. M. Bush asked about entry to the home (e.g. stairs); applicant suggested that they home would be entered through the garage, and that no stairs were planned. M. Bush pointed out that entry stairways were significant features of most of the homes on the "high" side of the street. Discussion of the prominence of facades; applicant pointed to various features of homes on the "downhill" side of the street, various members of the commission suggested that the design considerations for uphill & downhill were fundamentally different. It was suggested that the applicant consider a number of options for dealing with the grade and that a model of the proposed structure be created to help Commissioners visualize any proposed buildings on the property and the surrounding properties. After discussion of the Commission's submission deadlines, applicant asserted that two weeks was insufficient to produce plans consistent w/ the Commissions requirements. As such, a follow up hearing at the November meeting was impractical, and applicant requested postponement until the December meeting. Appropriate continuation forms were signed.

2. Formal Hearing re: 253 Pleasant Street (Crewe) re: gutter changes, trim repairs, possible chimney repairs. Discussion about height of roofline and ability for upkeep. Discussion about whether Azek boards being used for fascia repairs behind gutters would be appropriate. Concern was expressed about use of artificial materials and the ability of such materials to be used effectively in this application due to expansion and other issues. A motion was made by M. Bush that due to the particular nature of this specific property and in the interest of exploring the issues raised, material other than wood will be approved for use behind the gutters where it would be minimally visible but all other trim elements would be wood. Discussion by the commission regarding the poor quality of modern wood relative to historic material, and the economic impacts on homeowners of requiring material that commonly rots within a few years. M. Bush suggested that we needed to adopt more permissive general guidelines for "modern" material, and that this project would be a good test case. Discussion initiated by Marshall re: specifically calling out specific "best practices" in the commission certificate; conclusion that this was impractical (how do we verify workmanship details 40 feet in the air) and that the owner/contractor had incentive to police details relating to longevity. Also, use of approved fiberglass gutters that exactly match the existing profile of the wood gutter. Seconded by M. Audin. Motion passed XX for, YY against, and ZZ abstaining.
3. Formal Hearing re: 17 Russell Street for driveway repairs and changes to rear steps and driveway wall. S. Makowka stepped down from the Commission to

present his application. Discussion about repairs needed for driveway, wall and rear steps. M. Bush made a motion to approve the application as submitted. D, Baldwin seconded the motion. Approved unanimously.

## 6. Other Business

- a. Chain-link Fence in front of Telephone Company building on Pleasant Street

## 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. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
18. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
19. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
20. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
21. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
22. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
23. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
24. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
25. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
26. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
27. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)

28. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
29. 52-54 Westminster Ave. (O’Shea – 13-38M) – Makowka – CONA (siding)
30. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
31. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
32. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
33. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
34. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
35. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
36. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
37. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
38. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
39. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
40. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
41. 34 Academy Street (Ellison – 13-69P) –Cohen for Penzenik – COA (windows, doors, deck)
42. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
43. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
44. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
45. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings)
46. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
47. 17 Russell St. (Makowka –14-05R) – Cohen - 10 Day COA (roof & gutters)
48. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door)
49. 59 Jason Street(Bouvier – 14-07J) — Makowka- CONA (fence)
50. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
51. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
52. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
53. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
54. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
55. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
56. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
57. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik -- CONA (Windows)
58. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
59. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
60. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
61. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
62. 54 Westminster Ave. (O’Shea – 14-25M) – Cohen - COA (Addition)
63. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
64. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
65. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
66. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
67. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
68. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
69. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
70. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
71. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
72. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
73. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
74. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
75. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
76. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)

77. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
78. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
79. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
80. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
81. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
82. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
83. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
84. 118 Pleasant Street (Sirotof – 15-03P) ) - Makowka- CONA (Chimney Repair)
85. 53 Academy Street (Schwaab – 15-04P) – Makowka – CONA (Windows)
86. 94 Pleasant Street (Kaplan – DENIAL 15-06P) ) - Makowka (Windows)
87. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
88. 20 Wellington St. (Mowbray – 15-10P) – Makowka – CONA (Storm Doors)
89. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
90. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
91. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
92. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
93. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
94. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
95. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
96. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
97. 24 Maple Street (Nicoloro – 15-21P) – Worden – COA (siding removal)
98. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
99. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
100. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
101. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
102. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
103. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
104. 41 Jason Street (Tee – 15-31J) – Makowka – CONA (roof)
105. 195 Pleasant Street (Avrahami/Hemel – 15-32P) – Makowka – CONA (a/c pump)
106. 195 Pleasant Street (Avrqahami/Hemel – 15-33P) – Makowka – DENIAL (Solar)
107. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
108. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)
109. 24a Prescott St. (Tower – 15-38R) – Nyberg – COA (A/C Compressor)
110. 10 Jason Court (Byrnes – 15-40J) – Makowka – COA (fence)
111. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
112. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
113. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
114. 178 Westminster Ave. (Strauss/Reich – 15-46M ) – Makowka – CONA (windows)
115. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
116. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
117. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
118. 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
119. 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
120. 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
121. 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
122. 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
123. 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
124. 51 Jason Street (Barry – 15-58J) – Makowka – CONA (garage roof, porch balusters)
125. 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)

126. 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)
127. 69 Crescent Hill Ave. (Bush – 16-01M) – Makowka – CONA (window, vent)
128. 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)
129. 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
130. 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)
131. 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
132. 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
133. 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
134. 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
135. 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
136. 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/stairs)
137. 38 Russell Street (Mishkin – 16-10R) – Makowka – CONA (soffits and fascia)
138. 17 Irving Street (Town of Arl – 16-11P) – Makowka – CONA (metal doors)
139. 53 Academy Street (53 Academy St LLC – 16-12P) – Makowka – CONA (Parking Pad)
140. 59 Jason Street (Bouvier – 16-13JD) – Makowka – DENIAL OF PLANS (New House)
141. 53 Academy Street (KrainesKaplan – 16-14PD) – Makowka - DENIAL OF DRIVEWAY
142. 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights)
143. 9 Raving Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps)
144. 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair)
145. 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change)
146. 59 Jason Street (Bouvier – 16-19J) – Nyberg – COA (New House Construction)
147. 17 Irving Street (Town of Arl. – 16-20P) – Makowka – CONA (temporary fence)
148. 12 Pelham Terrace (Berkowitz – 16-21P) – Makowka - CONA (roof)
149. 72 Crescent Hill Ave. (Lamont – 16-22M) – Makowka – CONA (roof)
150. 102 Crescent Hill Ave. (Rigby -16-23M) – Audin – COA (deck-doorway-railings)
151. 175 Pleasant Street (Migliazzo – 16-24P) – Barry – COA (garage addition)
152. 256 Pleasant Street (Smith – 16-25P) – Makowka – CONA (roof)
153. 11 Westminster Ave. (Sealine-Fitzgerald – 16-26M) – Makowka - CONA (fence)
154. 195 Pleasant Street (Avrahami-Hamel – 16-27P) – Makowka - CONA (vent)
155. 20 Maple Street (Kapinos – 16-28P) – Makowka - CONA (gutters and rear façade window)
156. 24 Jason Street (Johnson – 16-29J) – Makowka - CONA (roof)
157. 72 Crescent Hill Ave. (Lamont – 16-30M) – Makowka – CONA (chimney removal)
158. 139-141 Westminster Ave. (Entov – 16-31MD) – Makowka – DENIAL – DECK-RAILINGS
159. 742 Mass. Ave. (Jason Terrace LLC – 16-32J) – Makowka – COA (Stairs,Railing)
160. 7 Jason Street (Arl. Historical Society – 16-33J) – Makowka – CONA (gutters)
161. 16 Avon Place (Sandstedt-Capodanno – 16-34A) – Barry – COA (addition)
162. 53 Academy Street (Miller – 16-35P) – Makowka – CONA (a/c compressor)
163. 23 Jason Street (Leary-Hammerman – 16-36J) – Lipp – COA (addition)
164. 39 Russell Street (Donegan – 16-37R) – Makowka – CONA (wood trim)
165. 147 Lowell Street (Mandell-Edmonds – 16-38M) – Makowka – CONA (porch rail, posts)
166. 6 Russell Terrace (Meguerditchian – 16-39R) – Makowka – CONA (porch rail,stairs)
167. 151 Lowell Street (Labow-Wong – 16-40M) – Makowka – CONA (Rear Window)
168. 56 Jason St (Tanner – 16-41J) – Makowka – CONA (Window Repairs)
169. 135 Pleasant St (Plumley-Clouth – 16-42P) – Makowka - CONA (Window)
170. 59 Jason St (Bouvier – 16-43J) – Nyberg - COA (Deck)
171. 140 Pleasant St (Haas – 16-44P) – Makowka - CONA (Steps)
172. 141 Westminster Ave. (Estov – 16-45M) – Makowka - CONA (porch railings, posts, caps)
173. 146, 148, 150 Pleasant St (Condo Assoc – 16-46P) – Makowka – CONA (Balcony, deck)
174. 12 Russell St. (Caritas – 16-47R) – Makowka – CONA (Emergency Fire Escape, Siding, Soffits)
175. 39 Russell Street (Donegan – 16-48R) – Lipp – 10 Day COA (Fiberglass Gutters)
176. 28 Maple Street (Mahoney – 16-49P) – Barry – 10 Day COA (Fiberglass Gutters, Downspouts)

- 177.** 21 Jason Street (Green – 16-50J) – Capodanno – 10 Day COA (Windows,Door)
- 178.** 74 Pleasant St (St John's Episcopal – 16-51P) – 10 Day COA (Banner Hoisting System)
- 179.** 20 Maple Street (Kapinos – 16-52) – 10 Day COA (Rear Porch, Deck)

Meeting Adjourns