

Arlington Historic District Commissions

March 23, 2017
Whittemore Robbins House

Final & Approved Minutes

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

Commissioners Not Present: M. Capodanno, J. Cummings

Guests: N. Aikenhead, R. O'Sullivan, A. Fitzgerald, P. Raia, J. Munsey, R. Fentin, D. Carmack, R. Dressler, B. Moyer, D. Labbe, J. Leone

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners; Mt Gilboa – C. Barry, C. Hamilton; Pleasant Street – C. Barry, M. Bush, C. Hamilton**
3. **Approval of draft minutes from February 23, 2017. C. Barry moved approval, seconded by D. Baldwin, unanimous approval.**
4. **Communication**
 - a. **Formal application for 235 Pleasant Street for solar panel installation**
 - b. **Application for restoration of jalousie windows at 7 Pelham Terrace and resubmittal of application for porch railing**
 - c. **CONA Application for 15 Wellington (Cohen) for door and deck on rear of house**
 - d. **Request from Planning Dept. for brochures to be distributed at Town Planning Meeting on 3/1/17**
 - e. **Emails from J. Worden and S. Makowka and N. Aikenhead re: Realtor nomination**
 - f. **Email from 235 Pleasant St. (Verspyck) to withdraw application for solar installation**
 - g. **Email from 11 Jason Street (English) re: window and porch changes with application**
 - h. **Email from Salem Historical Commission for speakers at local workshop in May**
 - i. **Email to potential new Commissioner Nellie Aikenhead. Has experience with land preservation in the conservation field and is a local realtor.**
 - j. **Email to J. Worden from AHC for support of funding application. C. Barry moved J. Worden send letter of support, S. Lipp seconded. Unanimous approval.**
 - k. **Application from 17 Jason Street (Harrington) re: addition plans**
5. **New Business**

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

1. **Continuation of Formal Hearing re: 75 Westminster Ave. (Dressler) re: solar panel installation.** D. Karmack from Sunbug Solar gave presentation. Owner R. Dressler is present. S. Makowka asked about changes from last month noting that one thing that was requested was review of rear ell with possibility of putting some of the units on the back to lessen demands in the front. The contractor responded that the proposed layout is slightly different. He checked into panels on rear SE facing roof and were unable to get square footage to make it work. S Makowka noted that the materials provided showed white back sheet and he wants to confirm the proposal is for an all black back sheet. Contractor confirmed that the frame, cell color and back sheet would be black. S. Makowka summarized that the Commission had focused on three issues: minimizing visible impact through placement location, assembling panels in a pattern that does not draw attention to itself (array of panels, etc), and using a color consistent with roofing material. He would like to hear response to those 3 issues and why this proposal is appropriate given those concerns. Responses;
LOCATION – 2 available roof areas, SW and SE. Not cost effective to use any area except for front facing area.
LAYOUT – tried to create symmetrical layout as best as possible. They removed upper left hand panel to try to make look better.
COLOR – only 2 colors – dark blue or black are only colors. The Commission clarified that the issue is that there is a light roof (gray) and you're asking to put dark panels. Is there an option to replace roof with darker shingles. In Sunbug's estimation there is 20 years of life left in the roof shingles.

S. Makowka explained that some houses are not compatible for solar panels to be installed and this may be one of those cases. The eye is drawn to such a jagged addition on the beautiful house. D. Baldwin asked if they know for sure that there is not another location that they could use – told there would not be any other layout that could work.

M. Audin recused himself, M. Bush and B. Cohen cannot vote since they were not present last month. J. Worden noted that the applicant was an early applicant for a Preservation Fund Loan. He also noted that he is a big fan of solar, but our guidelines do not want solar panels on front street facing elevations. He's sorry another location doesn't work but if we do this we need to change the guidelines and just let anybody put panels wherever they want and he would not support. Discussion about location of conduit.

D. Baldwin moved approval of installation as presented. Seconded by S. Lipp. S. Lipp and D. Baldwin in favor. Opposed S. Makowka, C. Hamilton, J. Worden, C. Barry. Motion to deny application as presented by J. Worden because panels as presented are inappropriate and/or are not in line with our guidelines in that 1) the solar panels are located on the main roof facing a public way, 2) there is a mismatch between the roof color and panel color, and 3) the panel layout is irregular. Seconded by C. Barry. In favor of denial motion: S. Makowka, C. Tee, C. Hamilton, C. Barry, J. Worden. Opposed D. Baldwin and S. Lipp.

2. **Continuation of Formal Hearing re: Lot 1A Westminster Ave. (Kuhn) (located between 37 and 51 Westminster Ave.) for construction of new single family house** – Postponed at applicant's request from 2/23/17 meeting. Commissioners allowed to vote on application: M. Audin, S. Lipp, C. Tee, C.

Barry, M. Bush, S. Makowka only. At last meeting the Commission requested additional info from applicants but to date an update of the previously provided square footage chart is only new material received. M. Penzenik explained that she brought a model to show the layout of the proposed structure on the site. They had previously provided drawings showing: 1) Full elevation as proposed 2) site plan with 3 buildings on it. S. Makowka said he would like elevations showing the 3 houses and he asked for the ridge elevations heights of the 3 structures. M. Penzenik said the dimensions are from Rober survey. The ridge heights were discussed as well as the contours shown on the drawings and model. S. Makowka asked about the setback on left side of the proposed structure – answer 20 foot to property line and a 10 foot setback on the right. S. Makowka said not many instances of houses 25 feet (condition to right) from each other and suggested that proposed structure be moved 5 feet over to the left to help distinguish the two buildings. Leave garage where it is and move just house over. M. Penzenik said they were trying to limit the ledge removal. M Penzenik and the Contractor also stated that the ridges of this (proposed) house and the one to the right will have the same final ridge elevation. The one to the left would be higher due to the slope of the terrain.

J. Worden commented this building is bigger than others in the neighborhood. M. Bush said house to right is not close to the 5000 sf indicated on the furnished data sheet. S. Makowka asked for some consistency in reporting finished square footage rather than footprint including rear decks that do not add to visual mass of structure. In his mind, the question is, “Is this consistent with attributes of the neighborhood.” S. Makowka noted that the applicant provided some numbers related to square footage of structures but noted that there were discrepancies, for example 34 Westminster is inconsistent with information available on Town website (1700 not 2200 sf.). B. Cohen said that the size of the proposed structure was not such a big deal considering that there are a range of house sizes on the street. It was pointed out though that there are no 4000 sf houses; they are primarily in the 1200-2400sf range. Thus, the proposed house is bigger than the average house in the area. B. Cohen commented she did not consider this to be a huge house. C. Barry said what’s important to him is how the house presents itself to the street. The applicant explained that the fronts (of the proposed house and the one to the right) follow same grade line based on contour lines obtained from the town website (GIS maps). Expectation is that setback from street will be the same. The footprint of house was reduced from the plans shown in October to a smaller footprint shown in January and the garage was separated. C. Hamilton said what she personally doesn’t like is that you have built on top of a garage.

M. Bush asked about the listed dimensions: main floor 1100sf plus 96sf for bump out which comes $1216 \text{ sf/floor} \times 2 = 2,432$ plus 500 = 2,932sf living area which does not match the information provided. It bothers him that the “facts” you presented are wrong. He stated that applicant should either not present the numbers or get it right. If the numbers are wrong say it – M. Penzenic said it is an error. S. Makowka summarized: the square footage of both houses are comparable, these are the 2 largest structures in the area, and they are sited right next to each other. He stated that he was not drawing conclusions just stating the facts. C. Barry said that the articulation of the mass is in keeping with the neighborhood. S. Lipp asked about terraces in back? Answer – both have them, they have different layouts, but they both have the terraces.

The floor was opened to the public. E. Kostajohn sent a letter out today which is part of the record. The letter stated that she is a little surprised because of the drastic change from open landscape to a big house being now built on that open landscape. She pointed out that the top of garage is shown at an elevation of 112.5 but the line happens in the rear of the garage top which doesn't make sense. M. Penzenik clarified that the plans show existing grades not as-built grades. Right now they are trying to show a concept of the house. Discussion about the visual impact of the garage including the built-up strip of stone (parapet) over the doors. M. Penzenik said the stairs are part of the building but they can work to lower the visual impression of the garage. S. Makowka said our design guidelines help us but we are struggling somewhat and trying to understand how the proposed structure will present once constructed. The builder suggested that he wants to keep the scaling down, can reduce the exposed stone on foundation, fitting in to neighborhood. They can lower the garage railing. His goal is to minimize the visual impression. D. Baldwin asked if there any way to lower this roofline? There was a discussion about fact that the terrain is rising and that maybe it doesn't make sense, in context, to do that versus keeping the ridgelines even. Roger who lives across the street – returned to a question that was tabled at last meeting about exactly how large this finished gross living space is going to be. He thinks it is 2436 not including the attic space. He also asked question about excavation technique. The contractor stated that there is not going to be any blasting.

S. Makowka summarized that the Commission is in the second phase of its consideration of the project regarding the appropriateness of size and massing. However, he is concerned that there might still be an open question about what the actual visual perspective will be from the street because of the fact that there is not any final resolution of the grading question and its ability to temper the visual massing. B. Cohen said focus should be on “would the massing of this size be appropriate”. M. Penzenik said the model has the massing and we have info about other houses in the district and their massing.

Regarding a way to move forward, S. Makowka stated that this structure appears to be at the high end of the range of existing homes but it might be appropriate for a Commissioner who think that the size of the proposed house is too big and it would not be appropriate in this situation to make a motion to deny at this stage on those grounds. M. Bush said he would like to stipulate some additional facts. He stated that, while model has value, it is incorrect in a number of ways, including the ridgeline, the height of grade to the peak of the subject house, etc. Thus, he has no confidence that presented mass is accurate – there are too many discrepancies in presentation for his comfort. S. Makowka suggested continuance to next hearing to figure out how else you can reduce the visual impression of the massing. M. Audin asked if we are concerned about the footprint or the floor height of the superstructure? C. Barry said that either one or a combination with addressing grade can solve the problem of how the massing of the proposed structure, including the garage, presents itself. C. Barry said he would not say there is “too much” square footage for the site. He suggested that the details presented in the next phase needs to answer the questions about how we get this structure to nestle into the landscape and fit properly on the lot. S. Makowka clarified that moving beyond phase 2 does not mean that the question of massing and size cannot be revisited based on subsequent information presented in the phase 3 evaluation of design details including final grading plans.

S. Makowka moved that the Commission deny the application before us based on a finding that the proposed structure is too large and out of scale to the site and the neighborhood. Seconded by M. Bush. He clarified that failure to vote in favor of denying on those grounds does not approve anything, but would move the petitioners on to the last phase. Those voting in favor of denial are M. Bush and C. Tee. Those opposed to motion are S. Makowka, M. Audin, S Lipp, C. Barry. The motion failed. Applicant's counsel consented to continue hearing until May 30, 2017.

- 3. Formal Hearing re 5-7 Pelham Terrace (O'Sullivan) re: porch railing and porch window changes.** B. O'Sullivan gave presentation on proposed railing. The height will be 36" from deck; the spacing will match the existing railing on house; the railing will be pine, all wood, no pressure treated showing. B Cohen moved approval of railing on top of porch to match railing on first floor but not to exceed 36" in height, spacing of railing balusters not to exceed 4" on center. Seconded by D. Baldwin. Unanimous vote in favor for railings.

2nd application is to replace jalousie windows with all wood double hung (no cladding) windows. Infill panel will be recessed a little bit to define it with some molding around the edge to match. There will be 3 separate windows framed in with mullions separating the units for traditional look; the units will not be ganged. B. Cohen moved approval of proposal to replace jalousie windows on 1st and 2nd floor porches with all wood (not clad) double hung, 2 over 2 windows to match rest of house. 3 in front, 2 in side and mullions appropriately spaced between three windows. Simulated divided muntins to match existing windows. Seconded by D. Baldwin. Unanimous vote in favor. Monitor C. Barry

- 4. Formal Hearing re: 235 Pleasant Street (Verspyck) for solar panel installation – application withdrawn per applicant**
- 5. Formal Hearing re: 105 Pleasant Street (Lee) re: vent installation.** Exhaust vent tucked up to match siding. S. Makowka moved approval. C. Tee seconded. Unanimous vote in favor.
- 6. Formal Hearing re: 15 Wellington St. (Cohen) for gutter change.** B. Cohen stepped down to stand on other side of the table as an applicant. M. Bush moved approval. Seconded by D. Baldwin. Unanimous vote in favor.
- 7. Informal Hearing re: 27 Maple Street driveway reconstruction (J. Raitt – Planning Dept.).** J. Raitt, director of Planning & Community Development gave presentation on proposed reconstruction of the Central School driveway. Funded by \$200,000 allocated from Capitol Planning Committee over 2 years. Points of entry on Maple Street and on side between two buildings. Representatives from Council on Aging were present. Improves navigability around the site. Hoping to install ramp on back of building. No accessible parking spots in any location in entire driveway area. Main issue is parking spaces and creating greater ease of maintenance. Last year formed group of people that work in the building and they meet monthly/bi-monthly to discuss property issues. They issued an RFP to hire architects. They did survey, drawings, cost estimates and will prepare final design documents to be put out to bid. S. Makowka asked if you tried to incorporate some of the suggestions given by AHDC and AHC a few years ago about incorporating historic brick elements into the design. J Raitt stated that the bricks were installed in 1984

and are not original to the property. Intention to create most accessible site for the people who use the property on a daily basis. J. Worden asked about the Academy Street entry. Steps and railing are next project for her to figure out how to repair and restore. D. Baldwin asked what no mow lawn means – just a very minimal grass but not an astro turf lawn. No part of the building will be touched. All the brick will be removed to alleviate the accidents that are happening on a regular basis. Net loss of 4 parking spaces and addition of 2 added accessible spots and electric charging station. P. Raia consults with nursing homes and assisted living facilities and one of the issues with the circular driveway is grading that has been eroding the brick and the area around the doors. There is also a rubberized concrete that is really soft and often used in walkways around senior areas. Stamping tends to be bad and is not ADA compliant usually. She asserts that bricks are really dangerous. Putting out to bid in next month or two.

S. Makowka stated that the proposed changes at grade are not subject to the Commissions jurisdiction as long as they are at existing grade. If grade needs to change, will need to present to Commission. J. Raitt did say that the proposed ramp at the rear will be new and will likely need a certificate of appropriateness.

8. Informal Hearing re: 11 Jason Street (English) re: window and porch changes. Applicant not present

9. Informal Hearing re: 110 Crescent Hill Ave. (Brooks-Lockery) re: window replacements and solar panel installation Applicant not present

6. Other Business

- a. Update on damaged fence at Telephone Building on Pleasant Street
- b. Updated on Warrant Article regarding change of zoning in Mt. Gilboa/Crescent Hill Historic District
- c. Update on Davidson property on Pleasant Street still has concrete blocks and should be removed
- d. Update on proposal for document sign off at the end of the project.
- e. Visit with Nellie Aikenhead to discuss potential AHDC Commissioner position.
- f. AHC request for letter of support for funding request to MHC

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) –COHEN For 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. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
22. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
23. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
24. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
25. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
26. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
27. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
28. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
29. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
30. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
31. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
32. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
33. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
34. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
35. 34 Academy Street (Ellison – 13-69P) –Cohen for Penzenik – COA (windows, doors, deck)
36. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
37. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
38. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
39. 111 Pleasant St. (Fredieu – 14-03P) – Hamilton for Nyberg - COA (Awnings)
40. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
41. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door)
42. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
43. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
44. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
45. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
46. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
47. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
48. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
49. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik – CONA (Windows)
50. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
51. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)

52. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
53. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
54. 54 Westminster Ave. (O’Shea – 14-25M) – Cohen - COA (Addition)
55. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
56. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
57. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
58. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
59. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
60. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
61. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
62. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
63. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
64. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
65. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
66. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
67. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
68. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
69. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
70. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
71. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
72. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
73. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
74. 74 Pleasant Street (St John’s Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
75. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
76. 118 Pleasant Street (Sirotof – 15-03P)) - Makowka- CONA (Chimney Repair)
77. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
78. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
79. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
80. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
81. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
82. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
83. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
84. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
85. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
86. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
87. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
88. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
89. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
90. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
91. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
92. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
93. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)
94. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
95. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
96. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
97. 178 Westminster Ave. (Strauss/Reich – 15-46M) – Makowka – CONA (windows)
98. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)

99. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
100. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
101. 74 Pleasant Street (St John’s Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
102. 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
103. 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
104. 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
105. 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
106. 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
107. 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)
108. 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)
109. 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)
110. 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
111. 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)
112. 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
113. 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
114. 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
115. 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
116. 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
117. 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/
118. 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights)
119. 9 Raving Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps)
120. 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair)
121. 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change)
122. 59 Jason Street (Bouvier – 16-19J) –Cohen & Lipp for Nyberg – COA (New House Construction)
123. 12 Pelham Terrace (Berkowitz – 16-21P) – Makowka - CONA (roof)
124. 72 Crescent Hill Ave. (Lamont – 16-22M) – Makowka – CONA (roof)
125. 102 Crescent Hill Ave. (Rigby -16-23M) – Audin – COA (deck-doorway-railings)
126. 175 Pleasant Street (Migliazzo – 16-24P) – Barry – COA (garage addition)
127. 256 Pleasant Street (Smith – 16-25P) – Makowka – CONA (roof)
128. 11 Westminster Ave. (Sealine-Fitzgerald – 16-26M) – Makowka - CONA (fence)
129. 195 Pleasant Street (Avrahami-Hamel – 16-27P) – Makowka - CONA (vent)
130. 20 Maple Street (Kapinos – 16-28P) – Makowka - CONA (gutters and rear façade window)
131. 24 Jason Street (Johnson – 16-29J) – Makowka - CONA (roof)
132. 72 Crescent Hill Ave. (Lamont – 16-30M) – Makowka – CONA (chimney removal)
133. 139-141 Westminster Ave. (Entov – 16-31MD) – Makowka – DENIAL – DECK-RAILINGS
134. 742 Mass. Ave. (Jason Terrace LLC – 16-32J) – Makowka – COA (Stairs,Railing)
135. 7 Jason Street (Arl. Historical Society – 16-33J) – Makowka – CONA (gutters)
136. 16 Avon Place (Sandstedt-Capodanno – 16-34A) – Barry – COA (addition)
137. 53 Academy Street (Miller – 16-35P) – Makowka – CONA (a/c compressor)
138. 23 Jason Street (Leary-Hammerman – 16-36J) – Lipp – COA (addition)
139. 39 Russell Street (Donegan – 16-37R) – Makowka – CONA (wood trim)
140. 147 Lowell Street (Mandell-Edmonds – 16-38M) – Makowka – CONA (porch rail, posts)
141. 6 Russell Terrace (Meguerditchian – 16-39R) – Makowka – CONA (porch rail,stairs)
142. 151 Lowell Street (Labow-Wong – 16-40M) – Makowka – CONA (Rear Window)
143. 56 Jason St (Tanner – 16-41J) – Makowka – CONA (Window Repairs)
144. 135 Pleasant St (Plumley-Clouth – 16-42P) – Makowka - CONA (Window)
145. 59 Jason St (Bouvier – 16-43J) – Cohen & Lipp for Nyberg - COA (Deck)
146. 140 Pleasant St (Haas – 16-44P) – Makowka - CONA (Steps)
147. 141 Westminster Ave. (Estov – 16-45M) – Makowka - CONA (porch railings, posts, caps)
148. 146, 148, 150 Pleasant St (Condo Assoc – 16-46P) – Makowka – CONA (Balcony, deck)
149. 12 Russell St. (Caritas – 16-47R) – Makowka – CONA (Emergency Fire Escape, Siding, Soffits)

150. 39 Russell Street (Donegan – 16-48R) – Lipp – 10 Day COA (Fiberglass Gutters)
151. 28 Maple Street (Mahoney – 16-49P) – Barry – 10 Day COA (Fiberglass Gutters, Downspouts)
152. 21 Jason Street (Green – 16-50J) – Capodanno – 10 Day COA (Windows, Door)
153. 74 Pleasant St (St John's Episcopal – 16-51P) – Audin - 10 Day COA (Banner Hoisting System)
154. 20 Maple Street (Kapinos – 16-52P) – Makowka - 10 Day COA (Rear Porch, Deck)
155. 176 Pleasant St. (Seltzer – 16-53P) – Makowka - CONA (Door, Deck, Rail, Gutters)
156. 17 Russell Terrace (Ferland – 16-54R) – Makowka - CONA (Roof)
157. 20 Jason St. (Payne – 16-55J) – Makowka - CONA (Fence)
158. 17 Russell St. (Makowka – 16-56R) – Lipp - COA (Driveway, Steps, Wall)
159. 253 Pleasant St. (Crewe – 16-57P) – Makowka - COA (Gutters, Fascia)
160. 20 Wellington St. (Mowbray – 16-58P) – Makowka - CONA (Gutters)
161. 53 Academy St. (Miller – 16-59P) – Makowka - CONA (Chimney, Sun Porch Roof Repairs)
162. 53 Gray St. (Lubar – 16-60P) – Makowka - CONA (Roof)
163. 7 Pelham Terrace (O'Sullivan – 16-61P) – Makowka - CONA (Soffit, Roof, Window, Fascia, Bulhead)
164. 72 Jason Street (McNiff – 17-01J) – Makowka – CONA (Roof)
165. 53 Academy St. (Miller – 17-02P) – Barry – COA (Fence)
166. 74 Pleasant Street (Mahoney – 17-03P) – Makowka – CONA (Chimney)
167. 194 Westminster Ave. (Greene – 17-04M) – Cohen – COA (Windows)

Meeting Adjourned 11:02pm.