

Arlington Historic District Commissions

April 26, 2018
Whittemore Robbins House

Approved Minutes

Commissioners M. Audin, D. Baldwin, C. Barry, M Bush, B. Cohen (arrived at 9pm); C. Hamilton; S. Lipp, S. Makowka, C. Tee, J. Worden

Present:

Commissioners N. Aikenhead,

Not Present:

Guests: J. Byrne, L. Kaplan, E. Bauer, S. Shaloo, R. Smurzynski, A. Hopeman, C. Starks, T. Avrahami, J. Miller, D. Tee, W. Erickson

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners; Pleasant Street- C Barry, C. Hamilton; Mt Gilboa – C. Hamilton**
3. **Approval of draft minutes from March 22, 2018. D. Baldwin moved approval, C. Barry seconded. Unanimous approval.**
4. **Communications**
 - a. Email from C. Starks with COA application for garage door replacement
 - b. Email from L. Vichier re: solar panel installation in a District
 - c. COA Application via email for 195 Pleasant St (Avrahami) for garage change
 - d. CONA Application via email for 24 Avon Place to replace backyard fence
 - e. COA Application via email for 53 Academy Street (Miller) for replacement of wooden stair rail with iron rail and installation of snow roof guard.
 - f. S. Makowka email re: Whittemore Robbins Park input meeting
 - g. CONA Application for 52 Westmoreland Ave. (Regan) for new roof
 - h. Application for replacement of wood gutters with gutters from The Fiberglass Gutter Company for 11 Wellington Street (Byrne)
 - i. Email from M. Audin on discussion on streetscape sub-committee
 - j. Email from V. Brown (St Johns Episcopal Church, 74 Pleasant) re: stolen downspouts and replacement options
 - k. Email re: 55 Academy Street renovations and application procedures
 - l. Email from M. Audin re: 62 Westminster Ave. COA correction required
 - m. Email from J. Leone, Counsel for applicant of 0 Ravine Street (Perlo) requesting withdrawal of their petition without prejudice to resubmit a new application in the future
 - n. Email from S. Shaloo re: 0 Ravine Street (Perlo)
 - o. Call re: 20 Central Street for renovations and subsequent email with application for formal hearing

- p. Call and subsequent application for 42 Pleasant Street for door replacement at handicap access ramp
- q. Call and follow up application for replacement of wood gutters with gutters from The Fiberglass Gutter Company for 41 Jason Street (Tee)
- r. Email re: 32 Academy Street (Vichier) re: installation of vinyl shutters
- s. Email re: 20 Central Street (Berlinsky) re: window and door changes
- t. Update on Whittemore Park project meeting by S. Makowka. He attended the meeting with the consultants to gather input. There is a survey online and he encouraged people to fill out the survey. Clearly a concern about the railroad tracks being removed. It is a historical element and the only historically significant element of the park (besides the Whittmore Robbins House). J. Worden said he was at a Historical Society meeting and brought up the same issue. Advocate reported the Chamber would like them removed for safety reasons. C. Hamilton moved that the tracks should remain, seconded by C. Tee. Unanimous approval to support keeping the tracks.
- u. Emails from S. Shaloo re: 0 Ravine Street project (address corrected)
- v. Email re: 38 Academy Street (Bohn) for deck enlargement
- w. Email with application for COA for skylight changes at 55 Academy Street (MacLennan)
- x. Email with application for CONA for Lot 37A Irving Street (Bouvier) for new construction outside of district boundaries. Proposing to construct a building that purports to be outside the boundaries of the District completely. Not under our jurisdiction according to S. Makowka's because of it being outside the District. S. Makowka suggests that we have a meeting next month to issue a CONA. M. Bush read from Town Counsel's report. J. Worden said he wants provided prior to the meeting – District line should be staked on the ground and in a surveyor's plan. Any overhang over the line, if so it puts part of the structure in the District. Need a presentation to show that all parts of the structure will be outside the HD. Will put them on the agenda for 5/24. M. Bush moved declining issuing a CONA absent a formal hearing, seconded by S. Makowka. Unanimous approval to hold a hearing on 5/24 to determine whether it qualifies for a CONA to be issued or not.
- y. Call re: 7 Bacon Street (Allen) re: dormer addition. Application now submitted for a COA for the 5/24 meeting.

5. New Business

- Hearings (typically last around 20 minutes per application) 8:20pm
- a. Continuation of Formal Hearing re: 0 Ravine Street (Perlo) for new construction – **Application Withdrawn by Applicant – hearing terminated**
 - b. Formal Hearing re: 1 Monadnock (Starks) re: replacement of garage doors. C. Starks gave presentation. Want to replace with wood doors with 3 over 3 lites. Wayne Dalton Stallion Wide Model 7105. C. Barry moved approval with, seconded by D. Baldwin, unanimous approval. Same monitor to be appointed.
 - c. Formal Hearing re: 195 Pleasant St. (Avrahami) re: garage changes. Y. Avrahami gave presentation and said repairs are so large they think they're going to have to take it all down and rebuild. So the proposal is to do just that. 1st image – beam is no longer structurally sound. Ceiling is poured cement with eyebeam along center and it sits along the 3 sides foundation walls. They've tried in the past to dig a trench to move the water, fixed cement roof and on the inside, but inside cement even patched keeps falling down. The metal bars inside the cement of the roof are also corroded. They will need to remove ceiling, take down eye beam or put additional support and they are taking down so much of the support system there is no good way to try to maintain it. Current thought to rebuild with front being same as now, adding slanted metal roof going for a lower pitch and not worrying about the edges. Trying to make as

invisible as possible. C. Barry asked about a membrane roof. Not desired, would need a railing because people would tend to walk on it. Completely digging out, replacing concrete foundations with support beams. See new plans dated 4/13/18. Currently metal doors but they are willing to do whatever the Commission requires. M. Audin said when the door gets delivered to the house – the panels can be thoroughly painted and primed before installed and it will last longer. S. Makowka said there appears to be a stone inset in the middle (a medallion or flower) and he would like them to try to protect it and reinsert it back in if possible. They will be widening the garage openings. The preference would be that the brick match the house by the Commission. Applicant would prefer to use standard brick. It is far from the house and he feels it won't be obvious that there is any difference. C. Barry said the color and texture is more important than the size of the brick. 2" high brick you can get, the length isn't standard today. The metal roof was an issue for S. Makowka. C. Barry asked about what type of metal he's proposing. Discussion about terne plate and it comes in various colors. Discussion about 2 ½ with 2 more courses of brick. The roof and the texture of the roof and what you're going to see is his concern. It will be a flat standard seamed roof so that you don't start getting water underneath. They don't want painted steel – want the terne metal. S. Makowka said what the roof is going to look because there aren't specifications so he has a problem approving without the final detail. Question by S. Makowka is the Commission ok with the monitor for approval. C. Barry moved approval as presented for garage reconstruction and approve but that the bricks match the brick and mortar and use stone and mortar in retaining walls to match the existing conditions. Garage doors be wood, medallion to be preserved or replaced in kind. Roof should be tern. Seconded by b. Cohen. S. Makowka said add bluestone caps with thermal edge or rock faced. Monitor to approve all points prior to installation. Unanimous approval. Monitor C. Barry

- d. Formal Hearing re: 53 Academy Street (Miller) re: replacement of wooden stair rail with black iron rail and installation of roof snow guards. Applicant J. Miller reported wood railing was broken by falling snow off roof this year. Want to put snow guards on roof and install new black iron railing. Want to match recently approved black iron railing with this new railing. S. Makowka said there would be 3 sections of railing would it wrap around and attach to existing railing or would it stop. They will be following recommendation that it would be more of a straight line and the post would go right in to the brick in order to turn up the staircase appropriately. Railing at top would attach to a new post. Discussion about the stair railings. They don't want it to go all the way along the path because of the gate, stepping stones and side yard. The avalanche comes because of the dormers. The plans are the recommendation of the installer – 12 brackets broken up by the dormers. B. Cohen moved the application as submitted for the cast iron railing and for the snow guards on the roof, seconded by M. Audin. Unanimous approval. Monitor J. Worden
- e. Informal Hearing re: 74 Pleasant St (St Johns Church) re: replacement of stolen copper downspouts. They can't afford copper gutters but S. Makowka asked if we can find an alternative that is a good facsimile to replace the stolen gutters. All Saints Church on Common Street in Belmont had same problem and they found an aluminum gutter that looks like copper. They will need to come in with some physical samples for the Commission to view would be helpful.
- f. Informal Hearing re: 42 Pleasant Street re: replacement of door at handicap access ramp entry. E. Bauer gave presentation and said they can't put a storm door to protect a wood door. Against our guidelines to approve fiberglass doors in a Historic District. B. Cohen suggested you replace the door with a painted all wood door that is the same as what was there currently. S. Makowka said if its primed and painted it will last and he doesn't see precedent for doing fiberglass.

- g. Informal Hearing re: 41 Jason Street (Tee) re: replacement of wood gutters with Fiberglass Gutter Company gutters *FG
- h. Informal Hearing re: 32 Academy Street (Vichier) re: shutter installation. Infill house asking for feedback on installing wood shutters at 32 Academy Street. 1952 Garrison Colonial. Vinyl will not fly, but wood shutters on this house would be appropriate in many instances.
- i. Informal Hearing re: 20 Central Street (Berlinsky) re: window and door changes. B. Erickson working for homeowner gave presentation. Accessory apartment being renovated and need to move window and doors as proposed. Affected façade is perpendicular to Central Street. Proposing to flip the window to align with 2nd floor and door would be on the side. Door is not original, poor weatherstripping – using wood 6 panel Simpson door with bullet glass in top 2 panels, adhesive weatherstripped door. Will use existing window and align with others. Entranceway is in good shape and hoping to reinstall or match if not able to reinstall. Full wood Simpson Model F42. Plain glass. C Barry moved that this is eligible for a 10 day certificate since work is insignificant, seconded by C. Tee. Unanimous approval. C. Barry moves approval of changes as submitted, seconded by C. Tee. Unanimous approval. 10 Day Notice to be sent to abutters.
- j. Informal Hearing re: 11 Wellington Street (Byrne) re: fiberglass gutters
S. Makowka moved approval of a 10 day certificate for Fiberglass Gutter company gutters as listed in an application for 41 Jason Street and 11 Wellington Street. All wood is being replaced at 11 Wellington Street, B. Cohen moved approval to support 11 Wellington Street for a 10 day certificate, seconded by M. Audin, unanimous approval for eligibility for 10 day, B. Cohen moved approval of fiberglass gutters from fiberglass gutter company any trim and materials be all natural materials. Seconded by C. Barry. Unanimous approval.
- k. Informal Hearing re: 38 Academy Street (Bohn) re: existing deck extension.
- l. Request from R. Smurzynski that J. Worden be reflected as representative of Arl. Historical Society.

7. Other Business

- a. Central Street Historic District vacant commissioner seat
- b. Discussion on Guidelines
 - 1. Receive input from interested parties. S. Makowka stressed that the 0 Ravine Street has been formally withdrawn so people shouldn't get hung up on that specific project but should only be discussing AHDC procedures. The 3 step guidelines are not approval of any application but they haven't denied based on the specific information for each step. D. Baldwin said application was withdrawn and any future application would start from the beginning. S. Shaloo wrote in February because she believed the guidelines were not followed. She believes preparation in advance is necessary, especially on new construction. She said what you voted on was not clear – the application was woefully inaccurate. You need clear checklists – the barn was being blocked but you moved forward knowing that the barn would be blocked by the new construction. Would like to see definite checklist and more thoughtful process. J. Worden said new construction would block 24 Irving and the barn and maybe the Commission should have pushed that further with applicant. Suggestion that certificate be granted only to applicant and not be transferable. Maps shown were incorrect and no one picked it up. D. Baldwin said suggestion that step 1 process not take what is given to us as gospel and that the Commissioners go back and verify information. R. Smurzynski said the Commissioners do great work, but the HD reports state two things – the land has to have the proper setting and the proper

size and if you had read the Jason/Gray Report you could not have given approval to go to step 2. J. Worden said in ideal world open lot and nothing should be put on it – we don't have an absolute right to say no you can't put anything here. Has to be very nuance approach. The HDC is bound by 40C and there are timeframes in which we have to act or they automatically get what they ask for. The neighbors want to be sure everything is rigorously considered by the Commission. Use checklists. S. Makowka said that until you know how big the structure is you can't deny saying it was going to block the house. Then should this really be step 1 or step 2? Neighbor said is there a way to give neighbors standing so everything isn't driven by a developer. Legally responding to an application is what drives the project. Question about neighbors requesting reconsideration – why does the applicant drive the process and not the neighbors? L. Kaplan, 47 Irving Street said some people come with packets why and how do some people get info? Public records and anyone can ask for them if it is available. Quite often it's not available until a week prior. Further discussion about how the neighborhoods became what they are today. R. Smurzynski talked about her husband's letter.

2. Proposed guideline changes for new construction

c. Discussion on Streetscape sub-committee

1. D. Baldwin and M. Audin reported they reached out to Jade Cummings and they have come up with some good suggestions. Packet given to Commissioners including signage plans. Also discussed sidewalk options. D. Baldwin didn't feel need to get a formal vote, but wanted Commissions' input to be able to go confidently forward to pursue ideas.

8. 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.

9. EXECUTIVE SESSION – To discuss ongoing litigation

10. REVIEW OF PROJECTS

11. MEETING ADJOURNED 11:30pm