

Arlington Historic District Commissions

June 28, 2018
Whittemore Robbins House

FINAL & APPROVED MINUTES

**Commissioners
Present:**

**N. Aikenhead, M. Audin, C. Barry, M. Bush, B. Cohen,
S. Makowka, C. Tee, J. Worden**

**Commissioners
Not Present:**

D. Baldwin, C. Hamilton, S. Lipp

Guests:

D. Tee, T. Hussain, J. Leone, J. Bouvier, S. Shaloo, I. Finlayson

1. **AHDC Meeting Opens** **8:00pm**
2. **Appointment of alternate Commissioners;**
3. **Approval of draft minutes from May 24, 2018. C. Barry moved approval with J. Worden's revisions, seconded by B. Cohen. Unanimous approval**
4. **Communications**
 1. Email from N. Aikenhead with CONA application for 25 Elder Terrace
 2. Email from P. Kapinos (20 Maple Street) for info on fiberglass gutters – subsequent COA application received for fiberglass gutters
 3. Email from N. Aikenhead re: COA request for railing change at 25 Elder Terrace
 4. Emails from S. Makowka about cleanout of WRH basement to C. Greeley, C. Bongiorno, J. Robinson
 5. Emails re: 38 Academy Street Certificate issuance timeline
 6. Request for information from K. Lubar re: 55 Academy Street, Lot 37A and Streetscape Committee Report
 7. M. Bush copies of reports
 8. Email from BOS for gray file billing for 2017 Town Day Application \$70
 9. CONA application for Lot 37A Irving Street (Bouvier) for construction of new home entirely outside of District
 10. Email for info on application for 187 Pleasant St. (Fox) for garage door replacement
 11. CONA application on 38 Russell St. (Mishkin) for door replacement
 12. Email regarding 15 Kensington new home construction (advised contact AHC – not in AHDC District)
 13. Emails requesting agenda from B. Rehrig and H. Barber
 14. Email from M. Audin re: Lot 37A Irving Street
 15. Email from S. Makowka for Draft May Minutes and Agenda setup
 16. Email and phone calls re: 18-20 Russell St (Finlayson) and request for informal hearing on 6/28

17. Email with request for extension of COA 16-36J for 23 Jason Street – Chairman authorized to issue extension
18. S. Makowka reported the Town is working on the Email server which will assist us with larger files and make easier to distribute materials
19. S. Makowka gave update on Whittemore Park revamp. J. Robinson and S. Makowka are making sure tracks will stay in place and historical elements are preserved.
20. Email from M. Audin about banners in HD – M. Bush applauded the info and hopes he will move forward on figuring this option out. N. Aikenhead will work with M. Audin to investigate further.

5. Other Business

- a. Central Street and Avon Place Historic District vacant commissioner seat
- b. Discussion on Guidelines
- c. Report from Streetscape sub-committee. J. Worden said M. Audin and D. Baldwin did the work and have been very diligent about covering many aspects all to the point of how do we tell people this is a special area. Looked at sidewalks, district signage, tree strips, etc. Met with Public Works director and Town Manager and trying to gain their support in maintaining our vision in a HD. Commissioners were asked to let the sub-committee know if they feel they are moving in the same direction as all on the Commission.
- d. Extension of Certificates – J. Worden moved approval to grant the Chair authority to extend previously issued certificates if there are no changes to the approved plans. Seconded by C. Barry. Unanimous approval.
- e. J. Worden moved the Exec. Sec. pay stipend be increased to \$225/month. Seconded by C. Barry. Unanimous approval.

6. New Business

- a. **Informal Hearing re: 20 Maple Street (Kapinos) COA application for fiberglass gutters.** Applicant not in attendance but straightforward request. B. Cohen moved that it is such an insubstantial project that a formal hearing can be waived subject to a 10-day notice to abutters. Seconded by C. Barry. Unanimous approval. B. Cohen moved approval for the application as submitted for fiberglass gutters. Seconded by C. Barry. Unanimous approval. Monitor – C. Barry appointed.
- b. **Informal Hearing re: 25 Elder Terrace (Hussain) COA application for railing replacement.** Applicant would like to remove metal railing and replace with wood railing to match porch railings. B. Cohen moved approval that this is such an insubstantial change that a formal hearing can be waived subject to a 10-day notice to abutters. Seconded by C. Barry. Unanimous approval. B. Cohen moved approval to replace aluminum railing with wood stair rail to match porch railing. Seconded by C. Barry. Unanimous approval. Monitor B. Cohen
- c. **Informal Hearing re: Lot 37A Irving Street (Bouvier) CONA application for construction of a new home on portion of property entirely outside of the Jason/Gray District boundaries.** S. Makowka summarized that there the prior denial was based on outstanding questions around discrepancies in the various representations of the District boundaries. On behalf of the Applicant, Attorney J. Leone explained that the missing 3 feet (124.5 vs. 127.5) can be explained by the discovery that the Town took a sliver of land back in 1896 by eminent domain when Jason Street was realigned. . With this new information provided by Town Counsel D. Heim, he represented that the District lines were followed by the deeds which did not reflect this alteration. J. Leone said the missing 3 feet is now owned by the Town and the new, smaller size of 59 Jason Street as shown on the plans is accurate. The 3rd

map in the package shows a meets and bounds description at the edge of Lot 37. They are placing the new home 1 foot back from the property line. M. Audin said his concern is that the surveyor's notes said 1 foot plus or minus. S. Makowka asked for clarifications about the representations previously made by the Applicant about the proposed work. J. Leone agreed that 1) There will not be any grade changes and 2) the structure including any extensions would not extend across the boundary line into the District. At the Commission's request, J. Leone also agreed to ensure that the actual surveyors marks at the District boundaries would be maintained to facilitate compliance with these representations and acknowledged that crossing into the District would bring the entire structure under Commission jurisdiction. S. Makowka suggested that these representations should be included in the CONA. J. Worden said he hopes they will do something that is compatible. C. Barry moved to grant the CONA to the proposal on lot 37A Irving Street subject to the representations noted during the course of the hearing. Seconded by B. Cohen. Abstention by M. Audin. Approval by S. Makowka, B. Cohen, C. Tee, C. Barry, N Aikenhead, J. Worden
Monitor S. Makowka

- d. **Informal Hearing re: 18-20 Russell Terrace. (Finlayson) re: chimney removal and window replacements.** 3 Unit condo. They lived there about 6 years and are now modernizing the kitchen. There is a metal chimney that was added for a stove. They would like to remove the metal chimney and restore the roof to match the rest of the roof. They restored the second floor windows and on the ground floor windows they want to keep the existing frames and just do a sash replacement. They were looking at Marvin – Commissioners told them that would not be acceptable. An insert makes the window opening smaller. The Brosco fits in the existing frame itself. You keep the sash weights. S. Makowka said the preference is to keep the original windows and not even get new windows. They tried to get all the windows refurbished. They did epoxy filling on those windows that needed it but it's not their preference. The restoration contractor said it wasn't a good fit on the first floor. The double glazed window which is not the true divided light that the unit next door has – this is a change and it looks different and inconsistent. The Brosco sashes are true divided light and their profile is historically consistent and it will match the other unit. M. Audin said the key is to properly prime the windows before they put it in. S. Makowka said options are we can issue a CONA if you want to do the Brosco sash or repair and keep the existing windows. In the discussion the Commission said the applicant can be issued a 10 day for the chimney removal and a CONA for the refurbishment of the windows. M. Bush offered to come and look at his windows. B. Cohen moved that the removal of the chimney removal is so insubstantial that a formal hearing can be waived subject to a 10-day notice to abutters. Seconded by C. Tee. Unanimous approval. B. Cohen moved approval of the removal of the chimney. Seconded by C. Tee. Unanimous approval. Monitor appointed M. Bush.

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**

9. **EXECUTIVE SESSION – To discuss ongoing litigation (NOT NECESSARY AT THIS TIME)**

10. **MEETING ADJOURNED 9:55PM**