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Arlington Historic District Commissions

October 25, 2018
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: Nellie Aikenhead, M. Audin, D. Baldwin, C. Barry, M. Bush, B. Cohen (arrived at 8:20pm), C. Tee, J. Worden

Commissioners Not Present: C. Hamilton, S. Makowka,

Guests: P. Meister, G. Donahue, J. McKenna, D. Bean, J. Robinson, E. Shea

1. **AHDC Meeting Opens** **8:00pm**
J. Worden acted as Chair in absence of S. Makowk and B. Cohen until B. Cohen's arrival at 820pm
2. **Appointment of alternate Commissioners: C. Barry to Jason/Gray, Pleasant and Mt. Gilboa/Crescent Hill Commissions**
3. **Approval of draft minutes from September 27, 2018 – D. Baldwin moved to table the 9/27/18 Minutes until the November 15 meeting, seconded by M. Audin with unanimous approval, minutes tabled until next month's meeting.**
4. **Communications**
 - a. 12 Elder Terrace email with questions on yard and shed
 - b. Application for renovations at 180-182 Pleasant Street
 - c. 7 Jason Street (Jason Russell House) application for renovations
 - d. Application for garage demolition at 12 Elder Terrace
 - e. Application for shed at rear of property at 34 Academy Street
 - f. Application for gutter and column changes at 50 Jason Street
 - g. Email with new info for 79 Crescent Hill Ave hearing
 - h. Call and email for replacement of windows at 8 Wellington Street
 - i. CONA Application for roof repairs at 30 Maple Street
 - j. MA Cultural Grant Emails
 - k. Email from J. Worden on sign in tree strip on Jason/Irving Street
 - l. Email from S. Makowka on sign regulation input to Town of Arlington
 - m. Email from M. Penzenik to S. Makowka on design presentation
 - n. J. Worden said Preservation of MA has named AHS one of 10 most endangered resources in the state for 2018. (Letter from Stacie Caplanson entered into the record).
 - o. S. Makowka has asked for the group to get together at other than our monthly meeting to discuss litigation

5. Other Business

- a. Central Street and Avon Place Historic District vacant commissioner seat
- b. Discussion on Guidelines
- c. Report from Streetscape sub-committee – D. Baldwin gave update with M. Audin's assistance on work to date and upcoming meeting with Town departments on 10/31. Before any street is reconstructed in a HD the HDC will be notified 8 months in advance and it is up to us to have a meeting with residents, let them know plans and become intermediary between town and residents.
- d. Sign Regulation Input – S. Makowka sent around a questionnaire on sign regulations in town to other Commissioners

6. New Business

- a. Presentation for 27 Maple Street (Town of Arlington) regarding ongoing renovations – J. RAITT DID NOT APPEAR
- b. Continuation of Formal Hearing re: 79 Crescent Hill Ave. regarding rear stairs and deck plans. (Voting members: M. Audin, C. Barry, D. Baldwin, N. Aikenhead, J. Worden) S. Diaz gave handout. Pg 6 was inspiration for railing. Pg. 7-9 are actual design. Mock railing presented. Square balusters. Discussion of spacing between balusters. C. Barry asked about the stringers, carriages and the edges of the porch. M. Audin said what bothers him is the newel post. Traditionally the newel post was internal or flush with the exterior and balusters and rail were centered on newel post so normally meant the railing system was pushed back. With this system the rails won't be over the deck. The design presented is traditionally not appropriate to a traditional railing system. M. Bush said it is a noncontributing addition to the house. It is not a structure which is appropriate for traditional details. J. Worden disagreed with Michael and said it should be appropriate to the house. J. Worden moved approval of application and drawings as presented and discussed at meeting of 10/25/18 as proposed except that the newel post will be set inboard of the stairs and not overlapping (see M. Audin's drawing dated 10/23/18) and that the spacing between the balusters will be no more than 4" on center. D. Baldwin seconded. Unanimous approval. M. Audin appointed monitor.
- c. Formal Hearing re: 7 Jason Street (Jason Russell House) for renovations. P. Meister and P. Guthrie gave presentation. Most work is replacing like with like matching materials. Small piece on west side of building would have clapboard removed, checking for insect infestation and replacing like with like materials. 9 Wooden windows in assembly room need to be removed and repaired as needed (not easily viewed from public access) replacing storm window as needed, keeping to original storms that are there – CPA would pay for restorative painting. Some foundation work to repair west sills. Inside building some work – ceiling, attic floor restoration. M. Audin asked if there is any evidence that moisture is getting out to back side of clapboards. P. Guthrie said very little probably affecting it in that way. Assembly room windows will be repaired. 2nd floor aluminum storms would be wood storms (12 lite). C. Barry moved to approve the proposed repairs be undertaken by the Chair as a CONA. Seconded by M. Audin. Unanimous approval. Kudos to the Historical Society for addressing some of the needs of the property. S. Makowka to issue a CONA for scope of work.
- d. Informal Hearing re: 34 Academy Street (Ellison) for shed at rear of property. J. McKenna gave presentation on the shed. The shed is at least 70' back from the road and drops way down from the street elevation. Structure does not require a building permit, does not have a foundation and by definition is temporary. B. Cohen moved that that this meets the criteria to qualify for a 10 day certificate, seconded by C. Tee. Unanimous approval. Suggestion that the front have clapboards to be visually

- attractive. B. Cohen moved that Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district, and since the effect of the change will be so insubstantial to the building and the District, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments have passed, applicant was strongly encouraged they put clapboard on the front and paint to blend. Seconded by D. Baldwin. Unanimous approval. Monitor M. Bush appointed.
- e. Informal Hearing re: 50 Jason Street (Bean-Robinson) on replacement of wood gutters and column with wood gutters and fiberglass column application. D. Bean gave presentation and said fiberglass gutters would be expensive so staying with wood at this time. M. Bush suggested wood epoxy from Avitron. Sold at Arl. Coal and Lumber. CONA to be issued on gutters. Last page shows pilaster that is there. Usual Tuscan column. The HP&G offers an attic base and seems closest to what's already there. Most if not all columns were replaced probably 25 years ago. C. Barry moved approval that this meets the criteria to qualify for a 10 day certificate. Seconded by M. Audin. Unanimous approval. C. Barry moved that the Jason/Gray Historic District Commission, having fully reviewed the application before it for replacement of the existing column on the back porch with the Permacast fiberglass column and for optional replacement of wood gutters to fiberglass if so desired, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district, and since the effect of the change will be so insubstantial to the building and the District, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments have passed. Seconded by C. Tee. Unanimous approval. Monitor to be B. Cohen.
- f. Informal Hearing re: 8 Wellington Street (Salvation Army) for window replacements on rear addition. Addition on rear of building (very industrial looking, concrete block) has Anderson wood casement windows. Looking to install Anderson vinyl clad wood window. J. Worden said he is familiar with the building but the issue is that the clad windows are not allowed in the District. B. Cohen who lives across the street said the vast majority of the building does not stand out. The wood casement windows that exist now are failing. M. Bush said he is concerned that they only got 20 years out of these windows. Original material was aluminum. This particular building is a non-historic, non-contributing addition to a building in a historic district and as such should not be considered precedent setting for allowing clad on a window. The front portion of the house would not be allowed to ever match the rear portion. N. Aikenhead moved that this meets the criteria to qualify for a 10 day certificate, seconded by J. Worden. Unanimous approval. N. Aikenhead moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district and since the effect of the change will be insubstantial to the building and the district, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed. Seconded by D. Baldwin, unanimous approval. 10 day certificate to be sent.
- g. Formal Hearing re: 180-182 Pleasant St. (Smith) for exterior renovations – **POSTPONED TO NOVEMBER MEETING PER APPLICANTS REQUEST**
- h. Formal Hearing re: 32 Academy Street (Vichier) for basement window changes – **CANCELLED AND WITHDRAWN PER APPLICANTS REQUEST**

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 REQUIRED

10. MEETING ADJOURNS 9:50pm.