



**Arlington Historic District Commissions  
Final & Approved Minutes**

**Date:** *July 25, 2019*

**Time:** *8:00pm*

**Location:** *Whittemore Robbins House, 670R Mass. Ave., Arlington MA*

**Commissioners Present:** N. Aikenhead, M. Audin, D. Baldwin, M. Bush, C. Tee, J. Worden

**Commissioners**

**Not Present:** C. Barry, B. Cohen, C. Hamilton, S. Makowka

**Guests:** T. Narro, D. Whitford, R. Johnson, N. Eringros, P. Guthrie, D. Tee

Minutes

1. AHDC Meeting Opens 8:00pm  
J. Worden presided in absence of S. Makowka and B. Cohen
2. Appointment of alternate Commissioners – M. Bush assigned to all Commissions
3. Approval of draft minutes from May 23 and June 27, 2019 (S. Makowka requested June minutes be tabled until August meeting). D. Baldwin moved approval of 5/23/19 minutes, seconded by C. Tee. Unanimous approval for 5/23/19 minutes. June 27, 2019 minutes to be tabled per Chair's request. M. Bush moved to table minutes for June, seconded by D. Baldwin. Unanimous approval to table minutes of 6/27/19 until August meeting.
4. Communications
  - a. See attached list
  - b. Including Withdrawal of 0 Ravine Street by Applicant
  - c. D. Baldwin reported he had a neighbor about 23 Maple Street complaint about boarded up window still in place (C Greeley to send message to Town Manager about continuous boarded up windows and an insult to HD to have such in this prominent location)
5. 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.
6. Other Business

- a. Central Street and Avon Place Historic District vacant commissioner seats. S. Makowka followed up
- b. Report from Streetscape sub-committee. D. Baldwin reached out to Town Manager and said group still alive and still wanting to pursue streetscapes in HDs
- c. M. Audin reported that on Pleasant Street the handicap curbs are now red being installed. J. Worden added that concrete slabs are marked with an x in front of 15 Jason Street – he suggests someone reach out to Public Works and D. Baldwin suggested the subcommittee meet to discuss proactively
- d. Town Day coverage – we will have a booth again and needing slots filled so Carol will follow up with sign up sheet
- e. Fiberglass Gutter Company approvals – 10 day, COA, etc. discussions

7. New Business

8:00pm

- a. Formal Hearing re: 80 Pleasant Street (PSCA) for replacement of metal roofs over two bay windows. Figure 2 shows two bay window locations that they want to replace the metal roofs over them. It was traditional to have a metal roof. Original proposal had asphalt shingles to match the portico. The applicant said he thought tern was not available but he checked further and it is available but it is more expensive than copper. Tern is 3 times more expensive than copper. M. Bush advised asphalt shingles won't work on a bay window – applicant said this is a unique pitch and will work. There will be no gutters. M. Audin said proposal for clarification is to go to 3 tab asphalt shingles – if not they will put in copper. M. Bush suggested a middle ground would be rolled roofing instead of shingle roofing – it gives you a plane. The copper will give a better drip edge. M. Audin said there is a clipping process for copper gutters. A piece of molding is where it joins the roof. The existing moldings need a nice sharp edge over them. That molding will stay. M. Audin moved approval to accept proposal using copper and eliminating the gutter. Seconded by D. Baldwin. He feels given age of house and prominence on Pleasant Street a copper roof is more in keeping with the commission's desire. M. Bush abstained. Approval by others. M. Bush appointed monitor.
- b. Formal Hearing re: 20 Academy Street (Arl. Ctr for Arts) for installation of a vent opening on the rear (North) elevation. P. Guthrie gave presentation that they want to vent the heat from the kiln room. This is a larger rectangular vent. They looked at other options but this made the most sense. M. Audin asked if the grill can be larger to look more centered. It has a baked on finish to match the soffit. Suggestion to have a symmetric rectangle for both vents instead of the two vents showing. M. Bush said he's not horrified to not be symmetrical. Discussion if it can be done and final consultation to be with monitor prior to installation. M. Audin moved approval of the vent with the commission's

preference that a symmetrical louvre for both exhausts be used with final approval by the monitor prior to installation. M. Bush seconded. D. Baldwin commented that he's concerned about a high fire kiln being up on the third floor in such an old building with seniors in the first floor.

Unanimous approval. Monitor appointed M. Audin

- c. Formal Hearing re: 207 Pleasant Street (Koenig) for porch repairs and gutter changes from wood to fiberglass. Rotted column being replaced with like materials which will be handled by a CONA but wants to replace wood gutters with gutters from the Fiberglass Gutter Company. All the columns will need new footings. Cement foot on the ground. The footings shall be buried behind the lattice. M. Bush moved approval of application as submitted to replace wooden gutters with fiberglass gutter with stipulation that new column footers to be hidden behind skirt boards of lattice. D. Baldwin seconded. Unanimous approval. Monitor appointed D. Baldwin.

- d. Formal Hearing re: 199 Pleasant Street (Narro) for exterior changes including removal of stucco and replacement with wood clapboards. T. Narro gave presentation. Planning to remove stucco on the side which is only on the 1<sup>st</sup> floor, on the columns and on the arches on the porch. Intention to replace with clapboard siding. Add cornerboards and a water table. Possibly change belly board dimensions. The columns and the arches – intention to look identical with scale and size. They are flat now and the capital has a decorative trim and the plan is to make it simpler. Wants to replace with clapboard and have a differentiated lower level which is common to craftsman design in the 20s. Not touching shingles on upper portion. Columns will be all wood to match dimensions. Bellyband splays out over the stucco and what you're putting back is going to be thinner. Wants to add window to southwest side at front. All windows in house are vinyl and his intention is to make it all wood to match in style and design of other windows in the house. Discussion about odd fancy material on the wall over the garage if its non-structural brick you could put shingles across to match the house. Light sconce on side is not under our jurisdiction. Would also like to do a 6 panel door that matches the look or a side door to match with a fir door or with the same look with a 6 lite door. M. Bush said if you go with craftsman detail then you have an up down mismatch – no he would do band molding all the windows to match. Currently wood stairs from street and wants to replace with wood – like with like and qualifies for a CONA. The balusters are in very bad condition. The porch railing height may not be up to code so the Commission will request that the exception be made to allow this patch and repair project keeping height at existing condition. Discussion about using wackywood on the arches at front porch.

M. Bush moved approval of application removal of stucco and replacement with wood clapboards, 2) window trim on sheet 7 approved that casement header be proud of vertical casing and that vertical casing be sized proud of the clapboards, 3) adding corner

boards, bellyboards and water table, 4) replacement of doors with final approval by monitor prior to installation, 5) approval of small window on front side of house 6) repair wooden steps with like materials, 7) change orientation of porch significant amount of work, option to shingle over garage brick apron if convenient during project. All detail drawings to be approved by monitor prior to installation. Seconded by D. Baldwin. Unanimous approval. M. Bush appointed monitor.

- e. Formal Hearing re: 49 Academy Street (Baldwin) re: exterior changes including chimney work and window changes. D. Baldwin vacated his chair and moved to present on the other side of the table. Back in 2004 he removed sleeping porch on the house which was added when moved to present location around 1932. When removed in 2004 two interior French doors were left behind after the renovation, he now wants to remove those and reinstall a restored original double hung window to its original location. Shutters will be re-installed. Second project is to repoint the chimneys and add chimney pots (4 total – 1 in each flue). Mandere Chimney pots – preference not to be 31” high so he’s researching for lower one. M. Audin moved approval of application as submitted with chimney pot to be approved by monitor prior to installation. Seconded by C. Tee. Unanimous approval. D. Baldwin did not participate as a Commissioner. Monitor appointed C. Tee.
- f. Informal Hearing re: 23 Water Street (Whitford) for additional solar panels. D. Whitford gave presentation – 5-6 years ago 13 panels installed but they would like to take advantage of town program to install 2 solar hot water panels centered above current array. Pipe coming down needs to be colored to blend in the house. D. Whitford spoke with company and it will go off with other pipes already existing. They can be parallel and close to each other.
- g. Informal Hearing re: 31 Jason Street (Morreale) regarding gutter repairs. During last rainstorm gutter collapsed. Wants to replace all gutters with fiberglass gutters from the Fiberglass Gutter Company of New England. M. Bush moved that the proposed change from wood to gutters by the fiberglass gutter company is minimal and qualifies for a 10 day certificate. Seconded by D. Baldwin. Unanimous approval. M. Bush then moved approval of fiberglass gutters from The Fiberglass Gutter company, seconded by D. Baldwin. Unanimous approval. N. Aikenhead appointed monitor.

## 8. REVIEW OF PROJECTS

9. MEETING ADJOURNS 10:30pm

10. NEXT MEETING 8:00pm 8/22/19