

Arlington Historical Commission
Minutes for the Meeting of
Tuesday, 6 October 2020
Remote Participation Meeting, 7:30pm

1. Call to Order: Commissioners Dianne Schaefer, Pamela Meister, Eric Stange, Michael Gervais and Chair, JoAnn Robinson.
2. Review of protocols for remote meetings and hearings.
3. Review of minutes: Minutes reviewed from September 1, 2020 meeting. It was determined that additional information and edits from Commissioners should be made in order to approve. (Items needed are the name of the person who presented with Ali Carter and to add edits from Commissioner Schaefer) Will revisit in October. Minutes from September 22, 2020 were approved.
4. Communications Received:
 - a. Emails from Nancy Dingman with revisions to plans for 38 Teel Street.
 - b. Email from Daniel Peterson regarding revisions to plans for 38 Teel Street.
 - c. Plans made regarding 38 Teel Street for Special Meeting on September 22, 2020.
 - d. Received documents to review from 38 Teel Street and 18 Claremont Avenue presenters. On the agenda for October 6, 2020.
5. Reports of other Town Boards and Historical Organizations
 - a. Arlington Preservation Fund (Schaefer)- No report.
 - b. Arlington Historical Society (Meister)- Zoom meetings are being held. The lecture series has been postponed indefinitely.
 - c. Arlington Historic Districts Commission (Robinson)- No report.
 - d. Community Preservation Act Committee (Robinson)- No report.
 - e. Arlington Historic Resources Working Group (Schaefer, Robinson) –No report.

Historical Commission FY 2021 Budget- Nothing to report.

6. Projects Proceeding under Hearings and Approvals:
 - a. 3-11 Lakeview Street 4/16 Schaefer/Robinson- Stop Work Order
 - b. 39 Winter Street 9/17-Preferentially Preserved- 1 year-demolition delay
 - c. 43 Winter Street 9/17-Preferentially Preserved- 1 year-demolition delay
 - d. 32 Kensington Road 5/18 – Nothing to report.
 - e. 21 Teel Street 12/18 – Nothing to report.
 - f. 44 Kensington Road 5/19 Stange- Nothing to report.
 - g. 151 Warren Street 11/19 Stange- Nothing to report.
 - h. 71 Park Avenue 6/20 Stange- Nothing to report.

- i. 20 Bartlett Avenue 6/20 Schaefer- Nothing to report.
- j. 18 Churchill Avenue 6/20 Robinson/Stange- Nothing to report.
- k. 7 Village Lane 8/20 Robinson/Gervais-Nothing to report.
- l. 45 Bartlett Avenue 9/20 Gervais-Nothing to report.
- m. 38 Teel Street 9/20 Robinson/Schaefer-Nothing to report.
- n. 476 Massachusetts Avenue 9/20- Nothing to report.
- o. 3 Robin Hood Road 9/20 Gervais-

The existing corner over lapped siding approved to be replaced with 4" (four inch) corner boards (corner posts) that the siding will butt against. The corner boards will have an additional detail added on top of the sides nearest to the siding as an architectural detail. An example of what was approved was adding 1/2" nosing lengthwise, or as simple as quarter round lengthwise.

- p. 478 Massachusetts Avenue (sign) 9/20 Robinson-
- q. 38 Teel Street 9/20 Robinson/Schaefer-
- r. 476 Massachusetts Avenue 9/20

7. Continuing Projects

- a. Whittemore Robbins House (and outbuildings)- No report.
- b. Arlington Civic Block Garden: Robinson –No report
- c. Education/Outreach: Robinson – No report.
- d. Historic House Markers: House Marker application was reviewed for 8 Ravine Street in the Jason/Gray Historic District. The approval for the sign was made at the September 1, 2020 Meeting. Wording on the sign to be determined.
- e. Town Hall: No report.
- f. Web Site: Stange – No report.

8. Discussions and Hearings:

7:45pm Continued Formal Hearing for 38 Teel Street with Nancy Dingman, architect with Dingman Allison Architects and Homeowners Caitlin Casey and Dan Peterson.

The Historical Commission reopened a hearing for 38 Teel Street to discuss the next phase (Phase 2) to consider changes that the owners are proposing. This property is listed on the Arlington Inventory of Historic Properties.

Presentation included revisions to the elevations after feedback from the September meeting:

- **Centered the window and door below on the back porch**
- **Lined up the eaves of the porches and the back master bedroom with the turret**
- **Windows are 2 over 2, except for the piano windows on the left side elevation**
- **Details added to the front elevation- using Hardieplank shingles with a 7-inch exposure with a water table below them on top gable and turret, using Hardieplank clapboards with a 7-inch exposure to the rest of the house.**

- **Decorative rail and brackets added.**

Materials to be used:

- **Hardieplank shingle half rounds with 7-inch exposure**
- **Clapboard siding with a 7-inch exposure (Hardieplank)**
- **Wood for railings**
- **Azac for trim and water table**
- **Anderson 400 Series Woodwright double hung simulated divided light with wood muntins on the inside and synthetic on the outside.**
- **Azac for casing and backband**

Questions and Comments from the Commissioners:

- Interest in what is underneath the current siding and the dimensions of the corner boards and clapboards
- Concerned with the number of windows on the front of the house.
- Would like to see more use of wood for the restoration of trim, doors, and more original materials being used for frames around windows. There is nothing that is returning the house to its original materials.

A roll call vote was taken with the following results:

JoAnn Robinson -abstained

All other Commissioners voted in favor of the motion.

A majority of the Commissioners voted to approve the plans that were presented with the following modifications:

- The windows on the first floor facing the street will be removed and will be replaced and an additional window will be installed in the front.
- Three half windows will replace the double hung windows on the attached plan.

These changes are the only approved work in addition to the steps below:

- Demolition of the existing carport on the left elevation of the house as seen from the street.
- Construction that only include the framing of the proposed addition on the above elevation. All windows openings in this addition will match the proportion of the existing double hung windows on the house.

The hearing for this property will resume in November 2020.

Note: Commissioners expect that the project proponents will work with them to provide additional information on all new materials that will be used in this project as well as

seeking determinations on the exterior details: for example, windows and frames, siding, porch details, foundation materials etc. for approval.

(Plans for the porch will be discussed with the monitors and then brought back to the Commission after it is presented to the Zoning Board of Appeals)

The hearing ended at 8:25pm.

8:25pm Hearing for 18 Claremont Avenue with Lael Smith presenting.

This is a request for the demolition of the house.

Photos of the house and the inspection report were shared with the Commissioners.

It started out as a cottage built in 1880 and additions were made over the years when it was leased for 30 years as a school. The upkeep of the house was in the hands of the renters during this 30-year period. The renovations that are needed to rent the space to new parties would be cost prohibitive. Parking has also been limited. The inspection report completed in 2018 indicates hazardous materials and is quite explicit about the poor conditions of the house. The back part of the house is not part of the original structure and the front of the original house is now simply a façade.

The question before the Commission is to determine if the house can be preferentially preserved. The evidence presented: extreme water damage, lack of maintenance, inside of the house structurally compromised, the eye opening inspection report, damage due to oil spill, lack of maintenance to the furnace areas that will help to determine whether preservation is possible.

It was stated that if the house is to be demolished that a provision be included for the house and demolition to be photographically documented.

The motion made by Pamela Meister is as follows:

I move that the Commission determine that 18 Claremont Avenue cannot be preferentially preserved and that the demolition will be documented.

A roll call vote was taken and all Commissioners voted in favor of the motion.

The monitor for this property will be JoAnn Robinson.

The hearing closed at 8:51pm.

8:51pm Presentation for the Town Yard with Michael Rademacher, Director of Public Works and Dr. Judith Selwyn, Historic Consultant, David Steeves, and Josh Sydney, Manager of the project for the town.

Dr. Judith Selwyn presented the historical details for 51 Grove Street which is on the National Register. The existing site plan shows Building A (originally built in 1914 and renovations in 1977), Building B (built in 1914 and 1926 and in 1977 when it was raised to be a two-story building and a connector was built to connect Bldg. A and Bldg. B), Building C (built in 1977), Building D (built in 1914 for gas production, 1926 made a

two-story building, 1927 a new rear wing garage was added, 1954 there was demolition to the 2nd floor of the 1926 work and in 1977 another garage was added.)

All buildings are in fair to poor condition. Dr. Selwyn's role as a consultant is to assist the architects with the determination of what parts of the building are historic and what parts of the building are deteriorating. Her role has also been to look at existing deficiencies and plan with the team on how they are brought into good repair and brought up to the proper standard through restoration.

The major change to the buildings will be changes to the connector between Building A and Building B. Building A and Building B and Building D repairs will be like for like. There will also be a new building added which will contain office space and garage space. It will not impact the earlier buildings.

Two phase process:

1. Construction of the New Building E (new operations building) and repairs to Building A will be part of phase 1.
2. Construction is planned to begin in April 2021

Please provide more details to describe the restoration process and materials to be used for existing buildings for the Commission to be well informed on this. Plan to present in November.

9:20pm Schwamb Mill Presentation: Julia Mirak, Wendy Frontiero, Robert Mirak, Mary Winstanley O'Connor, Paul Boutchia, and Brendan Horigan

“The site was occupied by the Theodore Schwamb Company from about one hundred years, between ca. 1871 and the mid 1970s. The historic piano factory complex contains eight principal buildings, dating largely from the late 19th through early 20th centuries.

Five of the historic buildings in the complex have been or will be preserved and adaptively re-used:

- Three buildings in the first phase of development of the property were brought back to life in 2015-2019 as part of the Workbar facility.
- The largest factory building on the site and the engine room will be carefully rehabilitated as part of the proposed project. The painted sign across the parapet of the Woodworking and Storehouse Building will be retained.

Three smaller historic buildings, the back portion of the engine room and the smokestack will be removed.

Nondescript and intrusive 20th century infill will also be demolished.

Two new buildings will be constructed, sensitive to the historic character of the property.

Mill Brook will be enhanced as a natural environment and become the focus for public access through the site.

The Case Factory, although the oldest building on the site, is also the most extensively altered and the least conducive to residential re-use because of its physical geometry and structural constraints.

The Drying Rooms, Conditioning House, and the smokestack also have major spatial and structural concerns.

Major portions of the historic Theodore Schwamb complex-both natural and architectural-will be greatly improved.

Mitigation for the loss of historic structures includes:

- Photographic documentation
- Interpretive signage
- High quality new construction and a dynamic new environment that is better integrated with the larger community.

A building of very similar age, function, and original design survives today up the road at the Old Schwamb Mill, which was built by one of Theodore Schwamb's brothers. It is well preserved, open to the public, and still manufactures its original product, oval picture frames.

Constant growth has been one of the hallmarks of this property throughout its history. The project team is very excited about contributing to this new chapter in the life of Theodore Schwamb's factory."

Looking for demolition of four buildings and the side of the Building 5.

Questions and Comments:

Inquiry about landscape plans for culvert of the Mill Brook.

Chimney removal (an industrial site that has a chimney lends to having the site recognized for its history and use.) The chimney was surveyed and has had severe damage, has been hit by lightning twice, would have to be removed, rebuilt (so would not be the original chimney) and then reinstalled.

The removal of Building 2 was addressed. Why the oldest building be demolished and the need to build a larger, and taller structure not of the same design and materials.

Concern about the general public's use of the area.

This is a 40B project. As a Commission we can write a letter with our concerns.

Susan Ann Keller has a comment- appreciate efforts. Why can't the new buildings look more historic?

Comments regarding the scale of planned buildings.

Discussion can continue at our next meeting to see if we want to weigh in on the project plans.

The Arlington Historical Commission adjourned at 10:39pm.

The next Arlington Historical Commission meeting will be November 3, 2020

For the Arlington Historical Commission, Victoria Rose, Recording Secretary.