



## Arlington Historic District Commissions Final and Approved Minutes

Date: *February 27, 2020*

Time: *8:00 PM*

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

Commissioners Present: M. Audin, C. Barry, M. Bush, B. Cohen, C. Tee, J. Worden

Commissioners Not Present: N. Aikenhead, D. Baldwin, S. Makowka

Guests: D. Westwater, R. Holliday, L. Leahy, E. Metzger, B. Ginsberg, J. Ely, C. Grinnell

1. **AHDC Meeting Opens 8:00pm**  
**B. Cohen chaired meeting in absence of S. Makowka at 8:08pm**
2. **Appointment of alternate Commissioners – Mt. Gilboa/Crescent Hill (C. Barry, B Cohen) and Pleasant Street ( C Barry, M. Bush)**
3. **Approval of draft minutes from January 23, 2020. J. Worden made corrections which have been incorporated and M. Bush moved approval, seconded by C. Tee. Unanimous approval**
4. **COMMUNICATIONS**  
**B. Cohen had communication with 19-21 Wellington Street about garage doors and have submitted an application for a CONA which has been forwarded to S. Makowka with B. Cohen’s recommendation for a CONA approval.**  
  
**J. Worden said last June temporary permit issued for ACA people and they have not come in for a permanent sign. St. John’s on Pleasant Street has a temporary sign that’s been there for a long time that should also not be in place. M. Audin would like them notified it should be removed and asked B. Cohen to handle.**  
  
**M. Bush said there was a ZBA meeting and 41 Westminster got the variances and the project will be moving forward. M. Audin said he wants on the record that it is “adverse possession for a path” and none of the conditions required for a variance. M. Bush reported that the vote was 5-0.**
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. Avon Place, Broadway Jason/Gray and Central Street Historic District vacant commissioner seats – discussion on two potential new Commissioners. J. Worden thought B. Melofchik was being appointed to Broadway. J. Worden recruited the neighbor and sent around resume for Jason/Gray Appointment. B. Melofchik would go to Broadway. C. Barry would move to at-large. S. Makowka to send letter to Selectboard.
- b. Report from Streetscape sub-committee **No Report**
- c. Modification of Design Guidelines for Fiberglass Gutter eligibility for a CONA **No Report**
- d. Presentation of Mothers Out Front for Clean Heat **Deferred**

## 7. NEW BUSINESS

8:00pm

- a. Continuation of Formal Hearing re: 21-23 Russell Terrace for driveway changes. – Continued to March 2020 meeting.
- b. Formal Hearing for 53 Westmoreland Ave. for enclosure of rear porch. L. Leahy gave presentation with R. Halliday and said they want to extend and enclose the rear porch which will be slightly visible from the street. Discussion about the roofline by Commissioners. M. Bush gave suggestions on cleaning up the rooflines. Also said you will need a fieldstone foundation under the addition. B. Cohen said you want to square off the roof and not do as shown in the 3d drawing presented. M. Audin gave suggestions on correct style of door (should be vertical and not horizontal as presented). M. Audin also gave suggestions on railing system which is from the front porch. 92 Westminster had nice front porch railing detail which Carol can send along info to the applicant for reference. M. Bush said it is the sense of the Commission that you can do this and you need to do drawings first and come back. M. Bush moved approval of only the portion of the application covering demolition of the rear porch. Seconded by C. Barry. Unanimous approval for demolition of rear porch. M. Bush appointed monitor for demolition only. Formal hearing continued to next month for porch rebuild.
- c. Formal Hearing for 87 Pleasant Street for a/c mini-split system installs. Discussion about the lines being seen with the PVC. The PVC will need to be painted to match the house. M. Bush gave alternate proposals to applicant on how to run lines better. M. Bush proposed with proviso that pipes run in line with the water table until such time that it clears the chimney and then goes vertical. Seconded by C. Barry. Unanimous approval. Monitor appointed C. Barry.
- d. Informal Hearing re: 187 Lowell Street (Grinnell) extension of permit granted in 2011 for new home construction. C. Grinnell said the property was a  $\frac{3}{4}$  acre lot and was divided into 3 separate long skinny lots. He bought 187 Lowell and there was a lot to the right and a lot to the left. Eventually something was approved – an addition and 2 new houses to the right and left. He is here to get some idea before he puts together a proposal – houses are all back on lot (don't propose down low on the lot), peaks of roofs are lower than original house, B. Cohen explained that this was the last piece of farmland and they were looking for other 2 buildings to be designed to look like outbuildings to main house. That was the thinking and the house that got build looks like a barn (done on purpose) so when you're thinking about a design think of an outbuilding type design. C. Grinnell gave drawings thinking B1 was the one the Commission had been happy with – it looked like a carriage house. Lot on the left is wider than the lot on the right. There isn't room to put either of these designs. Plan for something same footprint of the barn. M. Audin said having porches goes a long way to having the structure fit in to a historic district. Have a strong porch presence to the street

will help make the building fit in at this location. C. Grinnell liked the 8 foot door and stone foundation and he has contacted architect's guy that did the drawings. He would like to put another 8 foot door there to have a garage under. Victorian carriage house feel to it is what he's trying to do. B. Cohen explained the 3 step process – 1) is this a buildable lot, 2) if it is a buildable lot we need to see massing, scale, location and 3) details of project with ultimate goal for a vote to approve or deny project. J. Worden reiterated the process as well.

- e. **Informal Hearing re: 14 Maple Street for fiberglass gutters. M. Bush moved that the project is insignificant to the District and qualifies for a 10 day Certificate of Appropriateness, seconded by M. Audin, Unanimous approval for a ten day certificate. M. Bush moved approval of fiberglass gutters as presented in application, seconded by M. Audin, unanimous approval of a 10 day certificate for fiberglass gutters by the Fiberglass Gutter Company.**

**8. REVIEW OF PROJECTS**

**9. EXECUTIVE SESSION – To discuss ongoing litigation**

**10:11pm B. Cohen moved to enter Executive Session to discuss Perlo vs AHDC Commission et al and to adjourn for the night when exiting from Executive Session. Seconded by Roll Call: M. Audin, B. Cohen, C. Barry, C. Tee, M. Bush, J. Worden – all affirmative**

**J. Worden moved to adjourn for the night from Executive Session. Seconded by M. Audin Roll Call: M. Audin, B. Cohen, C. Barry, C. Tee, M. Bush, J. Worden – all affirmative**

**10. MEETING ADJOURNS 10:22pm**

**NEXT MEETING: Thursday, March 26, 2020 – Review Commissioner- N. Aikenhead**