



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

August 13, 2020 8:00 PM
Conducted by Remote Participation

Commissioners Present: M. Audin, D. Baldwin, C. Barry, M. Bush, B. Cohen, S. Makowka, B. Melofchik, C. Tee, J. Worden

Commissioners Not Present: N. Aikenhead, A. Frank Johnson

Guests: D. Westwater, C. Grinnell

- 1. AHDC Meeting Opens 8:00pm**
S. Makowka announced meeting is being recorded at 8:02pm
- 2. Approval of draft minutes from July 9 and July 23, 2020. 7/23 minutes tabled. D. Baldwin moved approval of 7/9/20 draft minutes, seconded by B. Cohen. Roll Call – unanimous approval for approval of 7/9/20 minutes.**
- 3. Appointment of alternate commissioners: Pleasant Street – at large, B. Cohen and B. Melofchik ; Mt Gilboa/Crescent Hill - D. Baldwin**
- 4. Communications**
 - 1) Email from D. Tee on Jason Street raised beds or planters erected. Concern that these planters are large and significantly different form other raised beds. Carol and J. Worden to send letter asking applicant to file for a COA.**
 - 2) S. Makowka reported Senior Center ACA signs still up and he has communicated about the situation with Planning Dept.; they acknowledge their plans are still have signs until construction finished and will do an application for a permanent sign sometime in the fall. They asked for extension to extend during the period of construction which is what was approved.**
 - 3) M. Bush spoke with 53 Westmoreland people and they have moved a retaining wall 3 feet and put in a new one. Doing relatively nice job of natural stone, but they did not get approval. S. Makowka said we can ask them to expand their application to include the wall changes when the come in for hearing.**
 - 4) M. Bush reported that 41 Westminster is beginning construction next week – just an FYI (C Greeley to send email asking for update and they need to contact monitors – M. Audin and C. Barry – M Bush will forward email he received as a neighbor).**
 - 5) J. Worden asked for moment of silence for Helen Baldwin who in 1971 was on original study group to make historic districts in Academy, Pleasant, Jason Street area.**

6) 33 Academy Street – installation of mini-splits without permission – S. Makowka spoke with building inspector and they did not apply for permits with them either.

7) 51 Academy Street (Loveless House) – perspective owner is passing papers on 8/21 and looking to do like with like replacements. Need roof to be replaced ASAP and will be sending in CONA application.

8) B. Cohen received a communication about 138 Westminster from architect. She's requesting replacement for concrete pavers to be replaced at grade with concrete pavers – she told her to go ahead.

9) B. Melofchik asked about Clara Russell House (21-23 Russell Terrace) – southern exposure visible from the street has attempted fish scale shingling. Notes the fish scale shingling – surprised as result of ongoing renovation the haphazard manner in a modest attempt at fish scale shingling has been done. Follow up question – is there an iteration on all modifications allowed while its going through the project – S. Makowka explained that the monitor has some leeway and it is not a formalized change that the monitor can change the plans. B. Cohen said she always cc's the Commission to keep a record – good practice to do that and to C Greeley. Discussion that it's a good idea to ask when in doubt if the change is beyond the scope of the original approval.

5. New Business

- a. **Formal Hearing for 87 Pleasant Street for solar tiles.** D. Westwater gave presentation on application. Need new roof and would love to put solar tiles or solar panels on the new roof. Cheaper to do the solar tiles instead of a new roof for solar panels. Tiles to be installed on entire roof (except flat area in rear) but not all tiles installed will convert tiles into electricity. All tiles will look the same but some won't have the solar capability. The tiles are fiberglass. M. Bush said some images look fine and some do not look fine on the internet. M. Audin said he wants to see the technique used on valleys, hips, etc. and would like to see a sample and example of something being used. S. Makowka said due to the historical significance of this structure and its very prominent location the HDC, we need to know exactly what we are approving. Clarified that flat roof section to remain rubber. Discussion about the specifics – we need more details to be confident of approval. Very excited about possibilities but need to be cautious because of precedent setting. Installation details could be answered by seeing some existing completed projects. This house has a existing decorative copper ridge – this house has vents on rear roof near ridge according to M. Audin. S. Makowka stated that the original detail of the house on the peak needs to be saved and that the Commission needs more installation details (how to treat valleys, crickets, dormers extending out from roofline, transitions treated with this particular product). Tesla is the contractor hired by the owner. Maybe someone from Tesla can attend the next meeting. The Commissioners would like to see shop drawings and physical samples which can be dropped off at C Greeley's other place of work at 1010 Mass. Ave., Arlington. Continued to next meeting in September 2020.
- b. **Continuation of Formal Hearing for 244 Pleasant Street (Segal) for window replacements.** Continued to 8/27 – Carol follow up to be sure applicant is ready to present at that meeting.

- c. **Continuation of Formal Hearing for 187 Lowell Street (Grinnell) for new construction** – Since 7/23 meeting some info on pg. 13, 14 and 16 and 18 that have changed but rest has mostly stayed the same. S. Makowka said we appreciate thoughtfulness but summarized that at last hearing concerns were raised about parking in front (which is not typical in a HD) and 2nd concern was front entrance being on side. C. Grinnell said he didn't remember the front entrance comment and focused more on the retaining wall. Height of home reduced and pushed back a bit on the lot. The modification for tonight was attempt to minimize retaining wall and played off suggestions from M. Audin's prior comments. Prior garage doors with windows removed and plain carriage doors without lights put in. Retaining wall on right is reconfigured and retaining wall in front sticking up above grade was addressed. Retaining wall pushed back so it steps back up the lot and you see mostly green from the street. Views are a lot less stone work and more greenery. Not necessarily grass, but greenery, shrubs, plantings, etc. Clopay makes wood garage doors. He wants to conceal them as much as possible so that they tend to disappear. Foundation is brick like both neighbors, but change to informal stone is fine either way his intent is to match the doors to the foundation and to disappear visually. M. Audin personally thinks drawing the landscape back like this can be risky – recommend having hydrologist take look at plans. The lateral pressure against the wall can break the wall up easily.

The Commission noted that a common feature of houses of this age is that almost every house is a celebration of the front entrance. It is unusual that this house doesn't have any remnant of that – it is a significant departure from vocabulary of typical American home. Discussion about how might better address the stairs up to the door. C. Grinnell wanted people to drive by and not be able to tell it is a new build and not something that was designed a long time ago and appears to always have been there and not incongruous to the district. Discussion about the garage doors being on the front of the house – function of the location in this case. Discussion whether door could be flipped to other side of the house and would that help. M. Audin said it might unlock a lot of opportunities – C. Barry suggested developing some type of porch as well. S. Makowka said he disagrees and believes keeping it on left makes it more invisible. C. Barry and M. Bush agreed and said porch with roof extending further out would be preference.

S. Makowka said big issue is way it sits on lot, the retaining walls and garage doors and stated that he feels we are at end of Step 2 and he would entertain a motion to deny the application at this point because proposed massing including the dugout area of the front and how it relates to the lot. If no one makes a motion to deny he will move on to expand the future hearings to include phase three issues. Hearing no motions, he stated that we are expanding the potential focus to phase 3 issues at the next meeting. Continued to next meeting of 8/27.

- d. Continuation of Formal Hearing for 53 Westmoreland Ave. (Leahy) for porch changes – Continued to August Meeting At Applicant's Request

6. Old Business

- a. Avon Place and Central Street Historic District vacant commissioner seats – No Report
b. Report from Streetscape sub-committee – No Report

- c. Modification of Design Guidelines for Fiberglass Gutter eligibility for a CONA – No Report

7. Review of projects

- 8. Meeting Adjourns 10:13pm. C. Barry moved to adjourn. B. Cohen seconded. Roll Call and adjourned at 10:16pm**