



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

September 24, 2020

8:00 PM

Conducted by Remote Participation

Commissioners Present: N. Aikenhead, D. Baldwin, C. Barry, B. Cohen, A. Frank Johnson, S. Makowka, B. Melofchik, C. Tee, J. Worden

Commissioners Not Present: M. Audin, M. Bush

Guests: D. Westwater, L. Mastromarino,

Appointment of Alternate Commissioners:

MT GILBOA – N. Aikenhead, D. Baldwin, C. Barry, A. Johnson, B. Melofchik, C. Tee

PLEASANT STREET – D. Baldwin, C. Barry, A. Johnson, S. Makowka, C. Tee, J. Worden

JASON/GRAY – S. Makowka, B. Melofchik

1. **AHDC Meeting Opens 8:00pm**
2. **Approval of draft minutes from August 13, August 27 and September 10, 2020.**
3. **Communications**
 - a. **S. Makowka updated Commission about Mill Brook area discussion with Planning Dept**
 - b. **C. Barry heard from Arl. Friends of Drama want to do change to accommodate fly loft as part of stage in back part of building. He discussed how process works with them and there will be an application coming at some point.**
4. **New Business**
 - a. **Formal Hearing for 25 Elder Terrace (Tremblay) for wall, patio, walkway and driveway changes.** Applicant was not present but B. Cohen and S. Makowka presented to other commissioners to expedite process. New granite steps into back door, rebuild wall with fieldstone, slightly expanded. Existing driveway portion removed and patio replacing it at grade in back. Using fieldstone similar to existing. S. Makowka asked for motion. C. Barry moved proposed modifications at Elder Terrace as proposed subject to approval of details by monitor prior to installation. B. Cohen seconded. Unanimous approval – roll call: B. Cohen – y; B. Melofchik – y, C. Barry – y, C. Tee – y, N. Aikenhead – y, A. Johnson – y, J. Worden – y.
 - b. **Continuation of Formal Hearing for 87 Pleasant St. (Ellenhorn) for Solar Roof Tiles.** D. Westwater and L. from Tesla said ridge vent is vented and they can't do any custom work to it. In response to suggestion last month, D. Westwater found 5 alternate manufacturers of similar products. He feels that this is the #1 solar tile, 2 of

other 4 have gone out of business. The last 2, Certainty and Sun Tegra, are solar tiles that are not consistent so they don't cover the entire roof – they are solar panel with lower profile and only in 1 section so very much visible and distinguishable from the rest of the roof. They believe Tesla product will look better without the copper crest and with solar panels on new roof with solar panels. Tesla rep. asked if there are fire setbacks by building dept. which may be problematic. Answer: The Tesla product doesn't have any fire setback requirements.

J. Worden looked at physical sample and has a problem that the tile doesn't look like shingles – they look like a big black oblong substance – no shingle appearance. His concern is that the Brackett House is not an appropriate location for this type of an application. S. Makowka said he was struck by how large the actual tiles were. Bigger concern is that the roof is so articulated that consistent install will be difficult and he's not sure how the historic detail (copper ridge crest) will survive. He personally thinks this may not be the house for this application. Also, he noted that it is not an either or for solar panels on this house – front facades in the past have not been approved in a District and that may be the case on this property. D. Baldwin was struck by size of panel and how it didn't have the texture of looking like shingles. He's not convinced that this is or there is a right application for solar on this house. B. Cohen tends to agree there is a difference between the solar and the non-solar part which will be most visible. Losing the copper crest which is unique in Arlington also bothers her.

J. Worden moved to deny the application for the installation of the solar shingles on the house. Reasons for denial: proposed materials do not in any way seem to replicate the appearance of either slate or shingles which would ordinarily appear on a house of this type. Incompatibility of copper crest which is unique feature is an unacceptable alteration in the HD. The complicated roof structure would also be a difficult treatment. Seconded by C. Barry. B. Cohen noted that this structure is a very prominent and historic property and this treatment would have a detrimental effect on the District. J. Worden amended his motion to include this sentiment. Second of amended motion by C. Barry. The Commission noted that a denial here does not preclude the use of the Tesla tiles on another structure. Vote on amended motion to Deny – C. Barry-y, D. Baldwin-y, C. Tee-y, J. Worden-y, N. Aikenhead-y, B. Melofchik-y, S. Makowka-y. Unanimous approval for Denial.

Applicant asked 1) if found some way to fasten a copper color crest would they reconsider and 2) the material is continuous and is much less dramatic between active and nonactive panels on the roof – a continuous product similar across the whole thing. B. Cohen said its not 100% precluding them returning but J. Worden said he doesn't feel it's going to happen on this property.

- c. Continuation of Formal Hearing for 24 Jason St. (Johnson) for planters. Continued to 10/8 per applicant.
- d. Informal Hearing for 42 Academy Street (Stergiou) for front window & door changes. Applicant was not online so it was postponed to 10/8.
- e. Informal Hearing for 64 Westminster Ave. (Fitzgerald) to discuss replacement of 8 replacement windows and applicant not present so it was postponed to 10/8.

5. Old Business

- a. Avon Place and Central Street Historic District vacant commissioner seats
 - b. Report from Streetscape sub-committee
 - c. Modification of Design Guidelines for Fiberglass Gutter eligibility for a CONA
- 6. Review of projects**
 - 7. Meeting Adjourns D. Baldwin moved to adjourn, seconded by C. Barry.
Roll Call with unanimous approval. Meeting ended at 9:15pm.**

[Executive Order on Remote Participation](#)