



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

October 22, 2020 8:00 PM

Conducted by Remote Participation

Commissioners Present: N. Aikenhead, M. Audin, D. Baldwin, C. Barry, M. Bush, B. Cohen, A. Johnson (Arrived after hearings were completed), S. Makowka, B. Melofchik, C. Tee

Commissioners Not Present: J. Worden

Guests: D. Hibbett

1. **AHDC Meeting Opens 8:00pm**
2. **Approval of draft minutes from September 10, September 24 and October 8, 2020. Re: October 8 minutes, C. Tee corrected vote recorded as 4-3 in error and minutes corrected to 5-2. B. Cohen moved approval with changes, seconded by C. Tee. Roll call for acceptance with changes: B. Cohen – y, S. Makowka – y, D. Baldwin – y, C. Barry – y, M. Bush – y, N. Aikenhead – y, M. Audin – y, C. Tee – y, B. Melofchik – y.**
3. **Alternate Commissioners appointed to Mt. Gilboa: B. Cohen and Pleasant: B. Melofchik**
4. **Communications**
 - a. **40 Ravine Street (Green) project finished per D. Baldwin**
5. **New Business**
 - a. **Formal Hearing for 220 Pleasant Street (Hibbett)** for deck and exterior renovations. Applicant gave presentation to replace a failing deck and put a new roof on the house and glass sliding doors will be repaired. Deck railing system is the issue – hoping to put in cable railings. Deck and portion of house affected is an addition built in early 1960s. Now not up to code and the deck is rotting. The proposed design is in keeping with the design principles of the house. This is a 1920s building with an early 1960s addition with wall of glass windows facing the pond. Proposing to replace the deck in a similar style to the existing conditions and rebuild the entire structure since it is rotting. Photos showed the back of the garage (not visible from the pond because of trees), stairs angling down to back yard will go away because not up to code. On pond view you will be able to see the cable railings. Lower railings are on 1st floor and addition has flat roof with deck which will be cable railings along the edge of that as well. Replacing existing deck with new deck, same footprint, new railing will meet building requirements. Thought cable railings will better preserve view of house and keeping to mid 1960s design. The Atlantis cable rail to be used– all exposed wood to be mahogany – nothing clad vinyl or anything like that – design will mimic what’s there but with cable infill. M. Audin brought up code issue with railing. M. Bush brought up point of order and that code is not our issue. If there is a code issue they will need to come back to us, that is not our issue.

C. Barry moved we accept the application for the deck and railings with only change be that cable rail infill (should bldg. dept not approve the design the applicant will have to come back to us.) 2nd by B. Cohen. Roll Call: B. Cohen – y, C. Barry – y, D. Baldwin – y, M. Audin – y, C. Tee – y, B. Melofchik – y, N. Aikenhead – y. Unanimous approval. Monitor appointed M. Audin. CONA application required for roof work and sliders and applicant will send along an application for that work.

b. **Continuation of Formal Hearing for 53 Westmoreland Ave.** (Leahy) for porch changes. S. Makowka reported on history of project and it's been many months since receiving any additional information – suggested application be denied without prejudice and they can resubmit a new application for a new hearing. D. Baldwin moved to deny 53 Westmoreland without prejudice, seconded by M. Audin for discussion. M. Bush asked in denial letter that we are not opposed but unaware to the unpermitted rock wall erected and that will be discussed in the future, amendment accepted. D. Baldwin added amendment, seconded by M. Audin. Roll call to Deny without prejudice: B. Cohen -y, D. Baldwin- y, C. Barry – y, M. Bush -y, N. Aikenhead – y, C. Tee – y, M. Audin – y, Denial Approved Unanimously.

c. **Formal Hearing for 59 Jason St (Bouvier) for new wall – Continued to November at applicant's request**

6. Old Business

- a. Avon Place and Central Street Historic District vacant commissioner seats
- b. Report from Streetscape sub-committee
- c. Discussion of Modification to Design Guidelines – Fiberglass Gutters & Raised Beds/Planters. M. Bush presented draft modifications to Design Guidelines which was not circulated but that discussed Fiberglass Gutters, Brick or Stone Veneer, Hardee Plank Siding and planters. The draft may be old news (circulated first in 9/2019) and there are 2 sets of mark ups – blue (proposed changes from 2019) and red (stuff M. Bush wrote up in last week or so). Bulk of red changes relate to planters. Discussion amongst Commissioners on proposed revisions.

7. Review of projects

8. Meeting Adjourned 9pm