



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

December 3, 2020 8:00 PM
Conducted by Remote Participation

Commissioners Present: N. Aikenhead, M. Audin, D. Baldwin, M. Bush, B. Cohen, A. Frank Johnson, B. Melofchik, C. Tee, J. Worden

Commissioners Not Present: C. Barry, S. Makowka

Guests: F. and R. Azzolino, R. Hill

1. **AHDC Meeting Opens 8:00pm (Vice Chair B. Cohen chaired meeting in absence of Chair) 8:09pm**
2. **Appointment of Alternate Commissioners – Avon Historic District - B. Cohen, M. Bush**
3. **Communications**
 - a. **Request from Arlington Historical Society for letter of support from AHDC. D. Baldwin felt there are more pressing issues that the Society has related to the structural integrity of the property but he supports. M. Bush moved that a letter of support be sent. Seconded by J. Worden. Unanimous approval – roll call done**
 - b. **Request from new owners at 188 Pleasant St. (Azzolino) for informal discussion with AHDC on renovation ideas**
 - c. **Application for 11 Avon Place (Hill) for roof replacement and change in skylights**
 - d. **J. Worden received notice of the house at 400 Mass. Ave. (corner of Avon and Mass. Ave.). The ARB is having hearing to grant permit to modify from office to residential. Today J. Worden found out there is an exterior change. Need shed on Avon Place side of building to store the bicycles. Suggest we contact the ARB because we have not received an application nor approved such a structure.**
4. **New Business**
 - a. **Informal Hearing for 188 Pleasant Street (Azzolino) --**
Discussion with future owners on ideas for renovation. Frank and Regina Azzolino are in process of purchasing house, with an intended closing on 12/23. The inspection uncovered some structural and other issues that need to be addressed. Photos presented. They want to replace two windows on the front porch facing Pleasant Street. They are not functioning properly, but they had not considered repairing them.. M. Bush commented that the HDC discourages window replacements, especially insert

window replacements. It makes glass area much smaller and most replacement windows are not all-wood windows (Boston Sash may be able to do all wood). J. Worden commented that the commission recommends the homeowners explore the possibility of original windows be repaired. With the addition of good storm windows the windows are just as or more energy efficient than replacement windows. *Certainteed* and *Harvey True Channel* are both appropriate choices. Noted that all windows visible from a public view are under the HDC jurisdiction.

Discussion on other areas of interest, but all of them are not subject to public view. On rear of building, 3rd floor bathroom above 2 dormer windows and below chimney has very little headroom (4.5 to 5' ceiling limitation). They would like to put expand existing shed dormers so that they combine into one larger dormer. Above that they would raise roof a little bit to provide more height in 3rd floor bathroom so it is functional. Area under the deck is not structurally sound so want to enclose and screen in deck area.

b. Informal hearing for 11 Avon Place

M. Bush explained that the Commission received a CONA application a few days ago and that the Chair asked M. Bush to handle this initial project review. M. Bush did a site visit today. Two bubble style skylights were installed in the past as well as 6 skylights on the right side of the roof and 2 more on the left side near the back of the building. The building has a gambrel roof. The homeowner is proposing to go from the current 8 skylights on the on Mass Ave (right) side (with bubble skylites) down to 3 Velux standard variety. On bike path (left) side, would change from the current two skylights near the back to 3 medium sized ones which are more prominent on the building, but more evenly space. Normally skylights of this type on this building would not be approved, so a CONA was not appropriate. The owner, Bob Hill, proposed to bring in sketches and show proposed layout. He is a licensed plumber and home builder in MA. Proposed 2 down low in bedrooms and 2 up high in hallway area. All new skylights will be flat solar skylights so they can have light on the top floor. Mass. Ave side not aesthetically pleasing at all. Proposing 3 on 2nd 30 degree angle and 2 at top roof plane for the foyer. 30" x 43 symmetrical. Vellux black skylight – 30" x 43". M. Bush showed diagram of the low profile skylights. The joist that supports the roof rafters is damaged also. B. Cohen leans towards the improvement and would be ok with a 10 day.

J. Worden thinks the plans are good and these are flat vs the bubbles but it seems to him that it's enough of a project that it should have a regular notice of hearing. M. Bush feels it's not a CONA but the Mass. Ave. side is clearly eligible for the 10 day, the bike path side is a little more uncertain because they are doubling the number of skylights. In his opinion the Mass. Ave. side should be a 10 day – the bike path side he could go either way. B. Melofchik asked for clarification. She said there are already skylights on the roof so she is amenable to the improvements. She wouldn't have any objections to the 2 seen now and the 2 requested to be added. D. Baldwin said he's not convinced that this qualifies for a 10 day because it is such an insignificant change to the building that it doesn't warrant a hearing. He isn't comfortable doing a 10 day with the sketches at this point. M. Bush would be willing to make a motion for a 10 day but he is less comfortable with the bike path side. M. Bush said in his view this is close

enough that the monitor could deal with the placement. D. Baldwin felt better after talking with the applicant about what he was proposing to do.

M Bush proposed that because of the numerous existing skylights in the building in haphazard layout and poor condition it provides a justification for us to depart from our usual reticence to approve skylights and thus the proposed project would minimally impact the district and qualify for a 10 day certificate. Seconded by C. Tee. Approved – C Tee – y, D. Baldwin – y, M. Bush – y, B. Cohen – y, J. Worden – abstained, M. Audin – y, N. Aikenhead – y. Passes 6 in favor, 1 abstained. M. Bush moved approval of 5 skylites on Mass Ave side and 4 on Pond side with final approval by monitor prior to installation. Seconded by M. Audin. C. Tee – y, D. Baldwin – y, M. Bush – y, B. Cohen – y, J. Worden – abstained, M. Audin – y, N. Aikenhead – y. Passes 6 in favor, 1 abstained. Monitor appointed M. Bush.

5. Old Business

- a. Modification of Design Guidelines (Fiberglass Gutters and Raised Beds/Planters)

M. Bush received edits from S. Makowka. J. Worden said he had a gutter 35-40 feet long and wanted to replace with fiberglass. Work was done but when fall came and removing leaves he discovered it was a plastic gutter and not a fiberglass gutter we have approved. Discussion about CONAs and helping Steve out as monitors for a CONA. Use the expertise among the Commissioners to work on the CONAs to help Steve. M. Bush offered to chat with D. Green about some details of finished carpentry. Upshot was that 2 years ago or so we approved fiberglass gutter installation on the Irving Street face of the house and the installation was not done properly. The installation is as important as the materials used. Discussion went back to planters – M. Bush and S. Makowka disagreed. It is M. Bush's opinion that unless the raised bed in the back yard is gigantic, it isn't under our purview. A raised bed in the back yard unless it is huge is not within the jurisdiction of the Commission. The back yard is non jurisdictional in his opinion. B. Cohen continued the discussion to the next meeting.

6. Review of projects

7. Meeting Adjourn

J. Worden moved to adjourn at 10pm. Seconded by M. Bush. Roll Call with unanimous approval to adjourn