



**Arlington Historic District Commissions
Final Minutes**

March 25, 2021 8:00 PM
Conducted by Remote Participation

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

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

Guests: C. Anastos, R. Le

After registering, you will receive a confirmation email containing information about joining the meeting.

1. **AHDC Meeting Opens 8:00pm**
2. **Approval of draft minutes from November 19, 2020, February 25 (already done) and March 11, 2021.** 3/11/20 changes by B. Melofchik and C. Tee – B. Cohen moved approval of both minutes with noted changes, D. Baldwin seconded. Roll call vote: D. Baldwin - y, C. Barry- y, M. Bush- y, B. Cohen- y, S. Makowka- y, B. Melofchik- y, C. Tee- y, J. Worden- y with J. Worden and B. Melofchik abstaining from 3/11/21; unanimous approval.
3. **Appointment of Alternate Commissioners – Pleasant: M. Bush, B. Melofchik, S. Makowka; Russell: M. Bush and B. Cohen; Mt Gilboa: B. Cohen and B. Melofchik**
4. **Communications**
 - a. **Pleasant St MBTA Bus Stop proposed changes** – Communication from concerned property owner about shifting of bus stop to front of their house. Concerns raised about safety and other issues don't really fall under our purview. No structure is proposed, maybe slight changes of grade due to ADA issues but nothing that substantially impacts the HDC jurisdiction. Streetscape committee may want to be involved regarding treatment of sidewalks. B. Cohen said stops are being spaced more logically apart and this will be at corner of Wellington and Pleasant – currently the school bus stop and will be changed to school bus and 67 stop and across it is moving back 1 block and be in new location.
 - b. **Application from 105 Pleasant St (Anastos) for exterior stair changes** – see informal hearing below
 - c. **Email from L. Culverhouse on warrant article input from AHDC.** J. Worden said it proposes to put a moratorium on the demolition on small affordable houses built before 1950 that have a small footprint. B. Melofchik said what she seeks is recognition that well-built homes of a more modest size have merit. M. Bush suggested we send email inviting her to join us at our next meeting.
 - d. **Application from 11 Westminster Ave. (Sealine) for bathroom addition on rear of house.** M. Bush shared photos – extreme corner of conservation site has a trail that does have a view of the proposed work 35 feet below. Proposal is to do a half bath addition on

the side that is hidden by the tree in his presentation. It is 150 ft away and M. Bush proposes we look at this as a 10 day. S. Makowka agreed it seems basically appropriate to the District. Application and photos shown to Commission. No Commissioners had any dispute regarding a 10 day. M. Bush moved that the proposed work is so insubstantial in its effect on the historic district that it may be reviewed by the commission without public hearing subject to a 10 day notice, seconded by C. Barry. M. Bush - y, D. Baldwin - y, B. Melofchik - y, B. Cohen - y, C. Tee - y, J. Worden - y. M. Bush moved to approval of the application as submitted, seconded by C. Barry. Roll Call vote: M. Bush - y, D. Baldwin - y, B. Melofchik - y, B. Cohen - y, C. Tee - y, J. Worden - y; unanimous approval. Monitor – M. Audin.

- e. **Email for assistance on determining whether a property was in a local HD (47 Bartlett which is not, but on List)**
- f. **Email for suggestions of where to find a replacement or repair for the original wood door at “The Irvington” at 135 Pleasant Street.** Suggestion for Brosco (Morgan door), also, any furniture maker or cabinet maker should be able to make repairs. - M. Bush said repairing it will be 1/3 or less than the cost of a new door.
- g. **COA Application for 251 Pleasant St (Worthington) for new fence**
- h. **Warrant Article:** S. Makowka stated that he gave a short presentation on the AHDC Warrant Article to the Select Board which voted to support the proposed before TM
- i. **Commissioner Vacancies:** M. Bush spoke with C. Grinnell and he is thinking of joining us as a Commissioner for Avon Place vacancy – C. Greeley will send letter to Avon Place property owners soliciting interest.
- j. **S. Makowka indicated that he had been in touch with Comptroller regarding Commission’s vote on stipend and bonus for C. Greeley**
- k. **B. Cohen reported the solar panels on house on Spy Pond can be seen from path along Rt 2 and on path along Spy Pond.**

5. New Business

- a. **Formal Hearing for 49 and 51 Academy Street (Baldwin and Le) for the repair, renovation and addition of retaining walls between the structures of 49 and 51 Academy Street.** D. Baldwin stepped down as Commissioner and presented the application. Proposed wall will be similar in style to the existing lower wall behind the cherub in the picture shown (1.5 foot wall) and behind proposed wall will be a wrought iron fence. Wall will go down to back corner (by the Revest property); a good part of wall is out of sight behind the Baldwin house. Same approximate height all the way down. Highest wall height will be 3’ 10” behind the garage. Showed existing condition with closeups of multiple failure points. Presented cross section of proposed built-condition showing of gravel behind wall, 2’ to 3’ 10 tall structure and 3’ wrought iron fence. This will be full fieldstone stones (not concrete wall with facing). Some concrete will be used inside to hold stones - drainage and weepers will be throughout. After review of supporting materials, it was determined that proposed fence is welded steel with wrought iron finials. M. Bush said the rails and verticals are probably tube, welded and the hot dip galvanized. This is a 50 year fence and not a 150 year fence. It’s not a traditional cast iron fence in M. Bush’s reading of the specs. B. Cohen agreed. The finials are in face cast iron. M. Bush said with the distance from the street nobody could tell and the longevity of the fence is not as long as a true wrought iron

fence. The applicant confirmed that the fence will go level across. R. Rivest, neighbor added that generally it looks good and the straight line fence that cannot be seen from the street goes uphill quite a bit since there is a slant at that part of the property and he hopes it can be addressed well. S. Makowka noted that this is the Wall 2 on the plan – it is behind the garage so not under our purview and suggested both parties work together to make sure it works well for everyone.

J. Worden moved approval of the application as presented, seconded by C. Barry - y. roll call vote – C. Tee - y, B. Melofchik - y, B. Cohen - y, C. Barry - y, J. Worden - y, M. Bush - y, S. Makowka - y; unanimous approval – Monitor – C. Barry. R. Lee said thank you for Commission for all their help and J. Worden complimented applicant for asking us for help before making changes. Looking forward to seeing the final finished product.

- b. **Formal Hearing for 17 Russell Street (Makowka) for installation of fiberglass gutters.** S. Makowka stepped down and presented application for fiberglass gutters on the back of the house and it is barely seen at an angle from Russell Street and maybe at a distance from Cook’s Hollow. Replacing two aluminum gutters on lower additions with gutters from Fiberglass Gutter profiles. Upper roof wood gutter that has failed will also be replaced with fascia with lifespan material with fiberglass gutter on top mitering the ends into the rake boards in an appropriate manner.

J. Worden moved approval of the application as submitted, seconded by D. Baldwin. Unanimous approval – roll call D. Baldwin - y, C. Tee - y, B. Melofchik - y, C. Barry - y, J. Worden - y, M. Bush - y, B. Cohen - y. Monitor – B. Cohen.

- c. **Informal Hearing for 105 Pleasant St (Anastos) for exterior stair changes.** B. Cohen asked if we could do a 10-day Certificate on this? S. Makowka described that there are failing concrete with bluestone tread steps on one side and brick steps on other side – the Applicant wants to replace with granite steps on both sides and because of change in materials couldn’t do a CONA. The Applicant stated that they intend to use a salt and pepper granite to match the existing front wall as suggested by the mason. The Applicant noted there is a wood railing that will stay and proposed stairs will match the wall in front.

C. Barry moved that the project is so insubstantial in its effect on the historic district that it may be reviewed by the Commission without public hearing subject to a 10 day notification. Seconded by B. Cohen who said it will improve things. Roll Call vote: M. Bush - y, C. Tee - y, D. Baldwin - y, B. Cohen - y, C. Barry - y, B. Melofchik - y, J. Worden – y; unanimous vote. C. Barry moved approval of application, seconded by B. Cohen; Roll call vote: M. Bush - y, C. Tee - y, D. Baldwin - y, B. Cohen - y, C. Barry - y, B. Melofchik - y, J. Worden – y; unanimous vote.-. Monitor: D. Baldwin.

6. Old Business

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

- c. **Modification of Design Guidelines (Fiberglass Gutters and Raised Beds/Planters) and Warrant Article Submission**
- d. **Discussion on Warrant Article Submission** – see above under communications

7. Review of projects

8. Meeting Adjourns

J. Worden moved to adjourn, C. Barry seconded. D. Baldwin - y, C. Barry - y, M. Bush - y, B. Cohen - y, S. Makowka - y, B. Melofchik - y, C. Tee - y, J. Worden - y
Unanimous approval to adjourn at 9:18 pm.