



Arlington Historic District Commissions

Final and Approved Minutes 2-24-2022

(Approved 3/24/22)

Commissioners Present: C. Barry, P. Chaves, B. Cohen, S. Makowka, B. Melofchik, C. Tee, J. Worden

Commissioners Not Present: D. Baldwin, M. Bush, A. Frank Johnson, S. Savarese

Guests: D. Kinsella, G. Soares, J. Soares, C. Dwyer, S. Kehler

1. **AHDC Meeting Opens 8:00pm**
2. **Approval of draft minutes from December 16, 2021, January 27, 2022 and Executive Session Draft Minutes from November 18, 2021(during executive session).** J. Worden moved to approve 12/16/21 minutes – roll call – B. Melofchik abstained, J. Worden, C. Tee, P. Chaves, C. Barry, M. Bush, S. Makowka – yes; minutes approved. J. Worden moved to approved 1/27/22 minutes, seconded by C. Barry – roll call – J. Worden -y, B. Melofchik -y, C. Tee – abstained absent, C. Barry – y, S. Makowka abstained absent, P. Chaves – y, B. Cohen – y; minutes approved.
3. **Appointment of Alternate Commissioners – Pleasant St. – P. Chaves, S. Makowka and B. Melofchik; Jason/Gray – P. Chaves, S. Makowka and B. Melofchik, J. Worden to recuse himself from participating as an abutter.**
4. **Communications**
 - a. Email re: 275 Broadway (Mirak Properties) for fence guidance
 - b. S. Makowka reported Historic Cultural Resources working group overseeing RFP to inventory Town-Owned properties
 - c. Email re: 128 Pleasant Street (Dwyer) and subsequent application for fence
 - d. Email and phone calls re: 12 Russell Terrace (Caritas) re potential driveway work
 - e. Emails re: 199 Pleasant St. (Narro) regarding potential changes from original approved plans on exterior materials (M. Bush responded)
 - f. Potential ACA signage for Arlington Community (Senior) Center – Project monitor B. Cohen will follow up
 - g. Application for CONA for 74 Pleasant St. (St Johns Episcopal Church) for stairs and ramp, CONA issued for like-with-like repairs
 - h. S. Makowka received budget review request from Finance Committee and will respond to them with a level-funded 2023 budget request but noted likely need in future to reflect rising costs

- i. B. Cohen heard from architect for the Community (Senior) Center regarding the color of the door on West side (grand stair case) and she pointed out that we have no jurisdiction of color but she personally thought it was dull. The staircase is done as well as the newly sourced, more-acceptable concrete replacing the deteriorated sandstone band course.
- j. C. Barry received notice that the infill house project on Westminster will be starting up again
- k. S. Makowka said with M. Audin's resignation, we need to reallocate the projects
- l. B. Cohen said Town Counsel and C. Barry and M. Bush have been corresponding (no need for executive session re Ravine Street at this time)
- m. J. Worden said Streetscape Committee has vacancy with M. Audin leaving and S. Makowka noted that he stepped in to participate in January meeting with Town manager

5. New Business

- a. **Formal Hearing for 6 Jason Court on window/door/siding exterior renovations.**
 D. Kinsella, on behalf of the Applicant, gave presentation for windows, door, siding renovation. Proposing to close some of windows and add some windows and move a door. Infilling a garage door with concrete and removing the window, existing driveway ramp to be infilled and regraded to match rest of yard. To the right, the stair will go down to a basement door that will be a mudroom for the house. The proposed windows will be simulated divided light with grill on inside and outside and metal spacer bar on the glass. The proposal is for all the windows being replaced so that all on the house will match. The proposed windows are made of a treated wood and there will be no storm windows. The original windows are not being saved per applicant. Commissioners said they prefer original, existing windows be repaired and not replaced. Applicants indicated they would prefer to do insulated glass to get energy, conservation and freshen up the house. After consultation, D. Kinsella, on behalf of the Applicant, indicated that the Applicant is willing to keep the windows and will clean up and paint them all instead of replacing them all. He indicated that they can salvage the windows from the locations that are being closed and reuse them in the new openings. The Commission noted that if a sash needs to be replaced or a window does not fit, single-paned, wood windows are acceptable (available through local distributors). The Applicant noted that while the windows references originally were clad, they had already replaced with all wood windows but were not agreeing to retaining the existing windows rather than replacing. C. Barry. Said hopefully they won't have to buy any windows, but if needed, he cautioned that Pella and Jeld-wen might not match the original wood windows and Brosco Boston Sash might be a better match.

D. Kinsella explained that 1 window on front of house being closed, wood cedar shingled siding being kept. Intent is to to continue existing grade of the yard across current depressed driveway. Existing foundation is concrete but parged and they will match the finish on the new foundation. As shown on the proposed East and West elevation drawings, the black boxes are locations being infilled and on West they are adding a door and stairs at foundation level and, on rear, they are cutting in for a basement window. On both elevations, at attic level, they are adding two double hung windows for the bedroom in the attic. The back is where 1 replacement window, if needed, could be put in with no problem. The proposed door on right hand side of the house is a solid wood door, 2 panel, 9-lite window half the door size. They clarified;

door is solid wood with no cladding. Storm door will be added also. On south (rear) elevation is where the condenser will be installed for the a/c. They confirmed that any cooling equipment will be on the back of the house. No public comment.

C Barry moved to approve the modified plans as proposed and discussed with amendment that existing windows will be restored and removed windows will be moved to proposed new locations and west door to be a solid wood, non-clad door. Seconded by B. Cohen for discussion. Applicant added that they wanted to remove the center east window and move it to the south elevation bathroom. C. Barry modified his motion to include this change. Seconded by B. Cohen. B. Melofchik – y, B. Cohen – y, C. Tee – y, P. Chaves – y, C. Barry – y, S. Makowka – y. Monitor appointed B. Cohen.

- b. **Informal Hearing for 128 Pleasant St. (Condo Assoc.) for installation of fence alongside front lawn and driveway.** Applicant indicated that they are considering a 4-foot high, simple aluminum black fence – will be temporary to create a barrier to foot traffic but will need to be in place for a few years until the new plantings grow and make the barrier. The Applicant and Commissioners reviewed provided drawings of possible designs and all agreed that something like the shown model MR-30 in a 3-foot (not 4-foot) height would likely be preferred. The Commission noted that for the final application and formal hearing, it would be helpful to show the location of the proposed fence (can use a Town GIS map and hand drawn with the actual location of the fences on each side). J. Worden offered to send some information about nice fences that his daughter recently installed. The Commission noted that aluminum fences at the street are not typically approved and noted that, if approved, will likely be only because this is an exception given the specific circumstances of this property being a more modern infill apartment building. A formal hearing on this application will be scheduled for March.

6. Old Business

- a. **Vacant commissioner seats** - Carol to Follow up with BSA for architect seat
- b. **Report from Streetscape sub-committee** - no new update
- c. **Modification of Design Guidelines (Little Libraries)** – S. Makowka will circulate next month. He added that he wanted to get feedback on whether any additional discussion about new 5g cellular antennas in a District is necessary.
- d. **Town Clerk Record Retention** – B. Cohen reported that there had been a couple of discussions.

7. **Review of projects** – C. Greeley to update list and give to Commissioners for review

8. **Executive Session to Discuss Ongoing Litigation regarding 0 Ravine (Perlo v AHDC)** – No Executive session – will approved Executive Session minutes at next ES meeting.

9. **Meeting Will Adjourn Directly from the end of Executive Session** - C. Barry moved to adjourn at 9:12 pm, seconded by J. Worden. C. Greeley asked to confirm proposed joint AHDC/AHC meeting for March. Roll call vote: B. Cohen. B. Melofchik - y, B. Cohen - y, C. Tee - y, P. Chaves - y, C. Barry - y, S. Makowka - y, J. Worden - y; unanimous approval to adjourn.

Respectfully submitted, Carol Greeley, AHDC Executive Secretary Carol Greeley