



**Arlington Historic District Commissions
Final and Approved Minutes - April 28, 2022
(Approved on 5/26/22)**

Commissioners Present: D. Baldwin, C. Barry, M. Bush, B. Cohen, B. Melofchik, S. Savares, C. Tee, J. Worden, P. Chaves joined at 8:20pm

Commissioners Not Present: A. Johnson,

Guests: B. LaBau, B. Ginsberg, J. Aldea, J. He, J. Mira, M. Crispin, S. Kehler, D. Crowley, H. Arloro, D. Westwater

1. AHDC Meeting Opens 8:00pm

2. Approval of draft minutes from March 24, 2022. J. Worden made minor changes and moved approval incorporating changes, seconded by C. Barry. Vote: D. Baldwin - y, C. Barry - y, M. Bush - y, B. Cohen - y, S. Savares - y, C. Tee - y, J. Worden - y, S Makowka – y, B. Melofchik – abstain. Minutes approved.

3. Appointment of Alternate Commissioners – Pleasant Street: M. Bush; Broadway – M. Bush

4. Communications

- a. S. Makowka contacted by the Planning Department regarding the Town's Net Zero Action Plan. Plan notes main sources of carbon emissions in town and transportation and buildings are biggest contributors. One action item is to looking for things that could unnecessarily preventing energy efficiency upgrades. S. Makowka suggests someone from AHDC should act as a point person and reach out to open a discussion on these issues and perhaps invite her to meet with Commission at future meeting. C. Barry volunteered to be point person. S. Makowka appointed C. Barry as liaison with no objections.
- b. S. Makowka received communication re: signage at the renovated Community Center. Ribbon cutting ceremony announced for Saturday at 5pm.
- c. B. Cohen communicated with A. Plumbley (135 Pleasant St) about garage teardown possibility.
- d. S. Makowka updated the Commission on the CPA project to complete new or revise inventory forms for town owned buildings and landscapes. The Town has hired a consultant and project is moving forward. The scope of the current project is primarily schools and number of landscapes and associated buildings such as Spy Pond Field and Mt Pleasant Cemetery. The project is scheduled to wrap up in the fall.

- e. S. Makowka noted that Brian LaBau is architect in Arlington who has expressed an interest in joining the Commission and that we have received a nomination from the Boston Society for Architecture endorsing as a potential Commissioner. B. LaBau was introduced and described his background. C. Barry moved that the Commission forward a recommendation to the Select Board that they appoint Mr Labau to the vacant “architect” at-large seat on the Commissions, seconded by B. Cohen. Vote: D. Baldwin – y, C. Barry – y, S. Savarese – y, C. Tee – y, M. Bush – y, J. Worden – y, P. Chaves – y, B. Melofchik – y, S. Makowka – y. Unanimous approval. M. Greeley and J. Worden to draft letter.
- f. B. Cohen reported communication regarding signage at 27 Maple Street for the Arlington Center for the Arts. S. Makowka asked that this be deferred until the review of projects after the scheduled hearings.
- g. M. Bush updated status of 108 Pleasant where windows had been changed in violation of certificate. He noted that Town Counsel D. Heim, the Bldg Inspector and the Zoning Board were in agreement that final certificates will not be issued until the situation is remedied.
- h. S. Makowka congratulated J. Worden for his appointment by Town Meeting to be the Town’s official Measurer of Wood and Bark and noted that one of his forefathers (Cmdr John Worden (great grandfathers 1st cousin) – commander of the ironclad Monitor during the Civil War) was a recent answer on Jeopardy.

5. New Business

- a. **Formal Hearing for 21 Maple Street (He) for windows and fence.** Jing He gave presentation. Originally hoping to replace windows with wood inside and wood clad on outside double pane windows. The Commission noted that replacement allowed with matching materials and design but applicant noted that the existing windows are single pane windows and she originally wanted double pane windows. The Commission noted that we encourage repair and restoration of original windows. When people want to change the types of windows, we ask that the applicant have someone assess current windows and determine if they can be renovated and then we would have to follow our guidelines.

Based on her discussions with the Commission, the Applicant officially requested to amend her application to request repair/restoration of the windows rather than replacement. In response to a question from the Applicant, the Commission clarified that storm windows are not subject to the Commission’s jurisdiction and can be replaced. C. Greeley will forward a list of window restoration companies to assist the Applicant. The Applicant noted that she also wants to paint the house siding. S. Makowka noted that there are no restrictions as to color but noted that if doing any minor trim repairs are required, they need to be done with all wood materials (no AZEK or other composite materials). S. Makowka determined that, based on the Applicant’s official request to change the window portion of her application to repair, he would issue a Certificate on Non-Applicability (CONA) covering window repair, storm window replacement, and painting.

Discussion of plans to replace portions of existing fence: The Applicant showed pictures of the existing fence around the perimeter of the property. She wants to replace the existing chain link fence with a wood fence that matched the existing section of wood fence. Discussion about fence options. The Commission expressed concern about the Applicant's request to construct a six-foot tall wooden fence along the front property line, noting that the Commission's guidelines discouraged tall fences where they would tend to create visual barriers. S. Makowka noted that the portion of the fence that is located behind the front façade of the structure is not under the Commission's jurisdiction, so the focus of the decision should be on the front property line. The Applicant noted that she thought the replacement of the chain link fence with a wood fence would be an attractive change.

The Commission noted that the request to extend the six-foot tall fence across the front of the house was problematic. In response, the Applicant asked if we would approve the fence if she did not install the portion directly in front of the house, effectively extending it across and terminating it at the right side of the existing driveway opening thus blocking the driveway with a six-foot tall wooden double gate. The Commission expressed concern about the visual appropriateness of this suggestion. B. Melofchik expressed her sympathy with the homeowner's desire to return a former business building abutting a parking lot to a residential use and wondered how can we accommodate the homeowner taking into consideration the proximity to the parking lot.

Given the length of the discussion already, S. Makowka suggested that the Commission issue a certificate of non-applicability for the windows and painting and continue the fence discussion to a future meeting at which the applicant can present an alternative. However, the Applicant wanted to get approval tonight to be able to move forward with her contractor. S. Makowka noted that most of the side and back falls under a CONA – so the issue was along the front edge of the property. J. Worden suggested approving a 6 ft fence along the front property line as far as the left side of the driveway with additional lower, open fencing (consistent with the Guidelines) that continues across the rest of the yard and in front of the house. The Applicant did not agree with this option and again requested approval of the six-foot tall wooden double driveway gate terminating just to the left of the house. The Commission encouraged the Applicant to explore alternatives and noted its desire to work with her to define her private space.

C. Barry moved to approval replacement of chain link fence from termination of existing wooden fence along 3 sides of property down to the left edge of the existing driveway, seconded by J. Worden. No discussion. Vote: D. Baldwin – y, C. Barry – y, S. Savarese – y, J. Worden – y, B. Cohen – y, C. Tee – y. Unanimous approval.

The Commission clarified that it will issue the certificate as approved but this does not preclude the possibility of additional fencing across the driveway and in front of yard but that the Applicant would have to come back in with more detailed information about an option that addresses the Commission's concerns. The Applicant asked about the option of using a metal fence like the one her neighbor has already installed but Commissioners felt uncomfortable approving an option with no information in front of them and said they needed to see the details of the proposed fence, including material, height, and location. They suggested that the Applicant work with the monitor to

explore options and develop a plan to present to the Commission. B. Cohen appointed monitor.

- b. **Formal Hearing for 87 Pleasant Street (Ellenhorn) for new stone wall.** D. Westwater gave presentation. Are proposing a short stone wall in the side yard which will be a retaining wall. They want to keep the existing trees so the wall will not interfere with them. The proposed wall will follow the existing grade, will be real stone (not veneer) and will be set in such a way that no mortar will be visible.
- S. Makowka asked if there were questions from the public. Neighbors are concerned about existing trees at the rear of the property that may be affected by the wall and whether the wall will be visible from Pelham Terrace. The Applicant clarified that the stone wall will not protrude above grade behind it so it will not be visible from Pelham Terrace. S. Makowka noted that the tree in the rear yard was not subject to Commission jurisdiction. B. Cohen noted that there are other existing walls in the District that can serve as a guide. S. Makowka suggested that the monitor should approve that final plans for the wall to ensure it complies with the Certificate.
- B. Cohen moved approval of a low stone wall on property to be used as a retaining wall subject to the conditions that be a fieldstone similar to walls in the District and be finished so as to appear to be dry laid. Seconded by J. Worden. Vote: D. Baldwin – y, C. Barry – y, S. Savarese – y, C. Tee – y, J. Worden – y, B. Cohen – y, M. Bush - y. Unanimous approval. Monitor appointed - D. Baldwin.
- c. **Formal Hearing for 272 Broadway for window replacements.** M. Crispin gave presentation. Wants to replace damages basement windows but having difficulty finding options. The Commission noted that the rear window was not subject to public view and that, since the other window had limited visibility, there was flexibility but felt that replacement of existing wood windows with vinyl, as proposed, was inappropriate in the District. The Commissioners offered the suggestion of replacing with a similar wooden sash which is still made in the same style and is available from multiple suppliers, noting that a wood window could be under a CONA – since it would be a like-with-like replacement. The Applicant agreed to pursue this alternative. S. Makowka stated that he will issue a CONA for the rear windows (not visible) and the side window for a like-with-like replacement.
- d. **Informal Hearing for 15 Wellington St (Cohen) for dormers.** Due to the lateness of the hour and the Commission’s protocol not to continue remote hearings past 10 PM, discussion of informal items was deferred.
- e. **Informal Hearing for 12 Wellington St. (Martin) for windows.** Due to the lateness of the hour and the Commission’s protocol not to continue remote hearings past 10 PM, discussion of informal items was deferred.
- f. **Informal Hearing for 275 Broadway (Mirak Kew) for fence removal possibilities.** Due to the lateness of the hour and the Commission’s protocol not to continue remote hearings past 10 PM, discussion of informal items was deferred.

6. Old Business

- a. Vacant commissioner seats – Email with recommendations from BSA. B. Labau **See discussion under communications.**
- b. Report from Streetscape sub-committee. **No report.**
- c. Modification of Design Guidelines (Little Libraries). **No report.**
- d. Town Clerk Record Retention. **No report.**

7. Review of projects

- a. **B. Cohen reporting on 27 Maple Street signage (Arl. Center for the Arts).**
Proposed sign shown for Academy Street frontage. The sign as proposed would be white with red lettering. The Commissioners noted that there was already an approved sign with tenant names on the Maple Street frontage. They noted that there was nothing in the proposed design that linked to the style of the already approved sign. Discussion about the desire for consistency in signage and that existing sign was inappropriate. There was also concern about the size of this sign – seems to be as large as the main sign. Feedback is signs should be consistent with existing approved sign and if this is a way-finding sign, it should be much smaller. Concern about having consistent approach applicable for all tenants. B. Cohen will take feedback regarding concerns with the proposed signs back to the Applicant. S. Makowka noted that the temporary signs were allowed during construction but the plan was always that they would be temporary and removed at the end of construction.

- 8. Executive Session to Discuss Ongoing Litigation regarding 0 Ravine (Perlo v AHDC) S.**
Makowka made a motion that the Commission move into executive session to discuss pending litigation regarding 0 Ravine St. with a plan to adjourn for the evening directly from ES. Vote: D. Baldwin -y, C. Barry - y, M. Bush - y, B. Cohen - y, B. Melofchik - y, S. Savarese – y, C. Tee - y, J. Worden - y, P. Chaves - y, S, Makowka -y. Unanimous approval.

9. Meeting Will Adjourn Directly from the end of Executive Session

Meeting Adjourned Directly from Executive Session at 10:08pm