



**Arlington Historic District Commissions  
Approved Minutes May 26, 2022  
(Approved at 6/23/22 Meeting)**

Commissioners Present: D. Baldwin, C. Barry, M. Bush, P. Chaves, B. Cohen, A. Frank Johnson, S. Makowka  
C. Tee, J. Worden

Commissioners Not Present: B. Melofchik, S. Savarese,

Guests: J. Dawson, N. Aikenhead, H. Arloro, J. Garber, D. Crowley, J. Mirak Kew

1. **AHDC Meeting Opens 8:00pm**
2. **Approval of draft minutes from April 28 Meeting and Executive Sessions on April 7 and 28, 2022. J. Worden moved approval of the April 28 regular meeting minutes, seconded by C. Barry – roll call: D. Baldwin - y, C. Barry - y, M. Bush - y, P. Chaves - y, B. Cohen - y, A. Frank Johnson - y, S. Makowka – y, C. Tee - y, J. Worden – y. Unanimous approval.**
3. **Appointment of Alternate Commissioners – Broadway- 4 at large Baldwin, Barry, Tee, Worden plus alternates M. Bush, P. Chaves, and A. Johnson; Pleasant St – 4 at large Baldwin, Barry, Tee, Worden plus B. Cohen (Pleasant St Commissioner) plus alternates P. Chaves, and A. Johnson.**
4. **Communications**
  - a. **S. Makowka received call from J. Robinson (AHC) that artwork was removed at Whittemore Robbins House and put in the basement on concrete floor subject to damage. They met with Town personnel and arranged to protect immediately artwork and long term plans are being made to make to be sure everything is protected and review arrangements regarding artwork plans regarding artwork loaned from the libraries’ collection. AHC is taking lead. D. Baldwin agreed to help if needed.**
5. **New Business**
  - a. **Formal Hearing for 275 Broadway (275 Broadway LLC-Kew) for fence removal.** J. Kew Mirak gave presentation. Antique ornamental iron fence running along Broadway has come to point over the past 10 years that repairs won’t work and it’s dangerous with little kids climbing, jumping etc and it is literally falling apart. They would like to remove the fence. They have a letter from the repair company that says they cannot repair it anymore. Commissioners questioned whether it cannot be repaired and expressed hopes it could be brought back to its original splendor. C. Barry said there must be people that do cast iron work and could salvage it. M. Bush has some experience from time in Portland and there were people that do these types of repairs. The Applicant noted that the property to the right has a newer style fence but

it was determined that it was done before it became part of the District or done without permits.

The Commission noted that this fence is specifically called out in the original Broadway report and these elements are unique and preserving these unique features why this area added to the District. There was a discussion about whether some of the pieces on either end be used to restore the portion in front of the historic house. M. Bush said primary problem is that the post and joints between fence and posts might not work well to only salvage areas. C. Barry recommended Skylite Studios in Woburn as a possible place to start – they do a lot of metal casting and if they can't do it they could probably point you in a good direction. S. Makowka summarized: the fence is a piece of history. There are portions that look salvageable and maybe you can at least keep in front of the house as part of a proposal. M. Bush suggested that likely outcome is that based on the photos something in the range of 2/3 to 3/4 of the linear footage is salvageable, the problem is that it is salvageable chunks may be too short to fit the bays. His guess is that there's something to salvage but not sure how you can make it into a functional fence. The Commission concluded that reaching out to an expert is what is necessary by Applicant so that we can have an informed discussion. S. Makowka noted that there is an historic iron fence on Water Street that was restored using side fence pieces to repair the front section. S. Makowka can ask J. Robinson who did the work on the project on Water Street to help find someone that has done this type of work. The Applicant also asked about the granite base that the fence sits on – the Commission recommended leaving granite as is. Applicant agreed to continue hearing until next month.

- b. **Formal Hearing for 212 Pleasant St. (Aikenhead) for addition.** N. Aikenhead and M. Halliday gave presentation. The house is located way down in back of 3 other houses and they are proposing to add a small addition and a second story. It appeared that all the photos did not come through to the Commissioners but the Applicant was able to share screen with all the information. Neighboring properties along Pleasant Street were shown. S. Makowka asked whether this change in massing is appropriate for the area. C. Barry asked by raising roof if house will become visible from Pleasant Street. Applicant noted that there are a lot of trees right now but this house is also sited far below Pleasant Street. A. Johnson asked whether its relevant to the Commission whether this proposal would change the view of the pond from other houses. S. Makowka said, to his understanding, the relationship of proposed changes to surrounding houses and streetscapes can be an issue considered but views from individual articular properties are not relevant to the Commission. B. Cohen said this is still a smaller house even with the addition. S. Makowka would like to see a visual from the pond showing the height compared to other neighboring houses. He needs to understand the relationship of this structure to its neighbors in context.

The Applicant noted that they are trying to keep as low as possible for neighbors. J. Dawson, neighbor asked if house will be taller than 214 Pleasant Street – applicant doesn't think so but will need to do model to know for sure. In terms of footprint it is a 350sf increase and the L will extend out about 6 feet roughly. Current footprint is approx.. 800sf and will increase to 1150sf. Staying within things they can do by right under building code and are not asking for any special permits for anything.

The Commission requested information regarding how high roofline is compared to abutting properties and we need to have a materials specification list with materials

such as windows, doors, porch railings, exterior cladding materials etc. Applicant agreed to continue to 6/23 meeting.

- c. **Formal Hearing for 15 Wellington (Cohen) for addition.** B. Cohen stepped down from the Commission to give her presentation. M. Bush is alternate for this hearing as well. Photos of existing conditions and photoshopped two added dormers. Want to add more light to the attic space. Proposing dormer to look like one across the street which was shown. Proposing to use 2 over 2 vertical lite Brosco windows - true divided lite Boston Sash. View from back side shown also. S. Makowka said plans showed things segmented – will they be symmetrical on the roof -- yes according to Applicant, the dormer distance from front roof edge and back roof edge are identical. She noted that they are lining dormers up with the rafters. Everything will be symmetrical. Windows throughout the house are all different – very Victorian. Brosco is limited in sizes and this is only what they make. The other side of the house the 3<sup>rd</sup> floor has a Palladium window. The Commission noted that the existing windows on that side are 12 over 1 so it seems odd that there is would be such difference in the attic window muntin pattern. M. Bush agreed that none of the others seem to be 2 over 2. It was noted that this roof is prominent. The Applicant described other details including shingled dormers. Discussion about size of dormers and size of windows. S. Makowka asked to see the full elevation. C. Barry suggested reduce the scale of the drawing to show full roof. S. Makowka summarized that there was no objection to concept of dormers but need more information about some details. Want elevation with actual scale and windows consistent with existing conditions. M. Bush shared screen to show that same supplier has a 6 over 1 window option. Applicant agreed to continue hearing to next month and will hold off on ordering windows.

## 6. Old Business

- a. Vacant commissioner seats – S. Makowka sent letter to Select Board with Mr. LaBau’s recommendation.
- b. Report from Streetscape sub-committee – Nothing to report. M. Bush opposed spending any town money on a sidewalk project especially since some areas in Districts don’t have any sidewalks.
- c. Modification of Design Guidelines (Little Libraries) – S. Makowka drafted new guidelines and sent to HDC for review. Will discuss at future meetings.
- d. Town Clerk Record Retention – No report.

## 7. Review of projects

## 8. Executive Session to Discuss Ongoing Litigation regarding 0 Ravine (Perlo v AHDC).

**S. Makowka moved we go into executive session to discuss 0 Ravine Street stating that we will adjourn directly from executive session. Minutes to be approved during the ES meeting. Seconded by C. Barry. Roll Call – Baldwin – yes., Barry – yes., Tee – yes., Worden – yes., Bush – yes., Chaves – yes., Cohen – yes., Johnson – yes., Makowka – yes.**

## 9. Meeting will adjourn directly from the end of Executive Session – Adjourned at 10:06pm