



Arlington Historic District Commissions Final And Approved Minutes – August 25, 2022

Commissioners Present: C. Barry, M. Bush, B. Cohen, A. Frank Johnson, B. LaBau, S. Makowka, C. Tee, J. Worden

Commissioners Not Present: D. Baldwin, B. Melofchik, P. Chaves, S. Savarese

Guests: G. Parsons, P. Kraemer, D. Perlo, E. Ropi, GSS, H. Barber, J. Leone, K. Lubar, M. Penzenik, T. Taketomo, D. Tee, A. Jones

- 1. AHDC Meeting Opens 8:00pm. S. Makowka called the meeting to order 807pm. Roll Call for Attendance. C. Barry, M. Bush, B. Cohen, A. Frank Johnson, B. LaBau, S. Makowka, C. Tee, J. Worden present.**
- 2. Approval of draft minutes from June 23, 2022 Regular Session. J. Worden moved approval as circulated, seconded by B. Cohen. Roll Call – C. Barry – abstain, C. Tee – y, J. Worden – y, M. Bush – y, B. LaBau – abstain, B. Cohen – y, S. Makowka – y; Minutes approved**
- 3. Appointment of Alternate Commissioners – Jason/Gray – C. Barry, Tee, J. Worden, B. LaBau, A. Frank Johnson, with M. Bush & B. Cohen as alternates for 7 Jason; C. Barry, C. Tee, J. Worden, M. Bush, A. Frank Johnson, with B. Cohen and Makowka as alternates for 0 Ravine Street.**
- 4. Communications**
 - a. B. Cohen update on 75 Pleasant Street (BOS Church of Christ) – Email request to do more work from applicant and some was previously approved but new application to be submitted for landscaping including a low wall. S. Makowka feels we should roll into a new approval all together to update.**
 - b. Town Day 9/17 booth reservation – Carol will send sign up for times.**
 - c. J. Worden said people have asked about 38 Gray Street – S. Makowka will discuss this also in a minute**
 - d. S. Makowka noted that the owner of 285 Broadway has found a way to restore the existing wrought iron fence and a CONA has been issued for that restoration.**
 - e. 38 Gray Street – S. Makowka noted that there has been lots of interest in this project, CONA application for certain exterior work to replace shingles, roof and window restoration (deleading and repair and reinstallation) – CONA was issued for just the above work. They went beyond the scope of the CONA and removed the chimneys and clearly a violation of the CONA and they will have to rebuild the chimneys as previously on site. None of the interior work is under our jurisdiction. Railing changes have been discussed and they have submitted a COA. The exterior needs to be rebuilt so the visual presentation to the public is back to what it was including all detail on the chimneys. We have no jurisdiction on internal chimney and we have allowed in the past a “faux chimney”. M. Bush said the house on Russell Street maybe 5 years ago they did an**

unauthorized work on a chimney and we allowed them to put it back at uppermost ceiling and terminated at the roof. In this case the chimneys are quite visible and the stonework is actually interesting from the exterior. The Commission agreed that as long as the owner restored the exterior of the chimneys to look exactly like they did before and they used full size bricks, that the full pre-existing chimney did not have to be restored.

5. New Business

- a. **Informal Hearing for 20 Maple Street (Arl. Ctr for Arts) for signage.** No one attended.
- b. **Continued Formal Hearing for 7 Jason Street (Arl. Hist. Society) for signage.** G. Parsons gave presentation. Want to put sign behind stone wall. They have a new logo and branding – want people to find the Jason Russell House easily. Composite material for sign, posts would be 4” diameter steel with rounded corners. Town put up a number of signs – want to replace with lower right sign shown. These new signs would be added over the existing with the new panels being slightly larger creating a gap. Not advertising with the Smith Museum anymore. Sign on Jason Street side near entrance to be replaced with modern sign with current logo and QR code. Entrance to Historical Society/Smith Museum/JRH – with new color palette and readability. All signs shown on last slide with dimensions. Emphasizing bullet holes from 1st day of revolution. Map of property part of the application showing locations of signs. Beer Festival signs are temporary.

The Commissioners noted that the existing signs had finial ball on top – asked if they would consider using similar material to have continuity with others around town. Would look cast iron like with finial at top – not appropriate in this case but round posts and on either side and not into the back of the sign. It was suggested that the finial could be put on the top if the posts were moved and the three signs would tie together more successfully. C. Barry agrees but his first impulse is this over signed? B. Cohen said only 1 is car viewable – others are for pedestrians. M. Bush asked why on Maple Street we required granite posts – B. Cohen said that was a masonry 19th century building and this is a wood period building. S. Makowka said Maple St. wanted a modern look and we pushed them towards something more appropriate – the Applicant has already talked with Ally Carter from Planning Dept. and Clarissa Rowe who chaired committee that worked on existing Town installed signage. Where the 4” extends below the want the dead space filled in to look like 1 cohesive sign. As a personal note, A. Johnson would rather see “Historic Arlington” rather than bullet holes from the revolution at the bottom of the sign – the bullet holes are a bit macabre to her and might appear to trivialize the events. This is a way finding sign the text is small enough to not even be there. J. Worden commented he agrees about the bullet holes seems trivializing the importance of the site, he questions also the dropping of the Smith name from the museum. M. Bush asserts that whatever the text of the sign is outside of the purview of the HDC. S. Makowka doesn’t disagree but feels we are just expressing feedback and a preference only. The use of “Historic Arlington” on the signs is S. Makowka’s request as an acknowledgment of the other resources in town.

The floor was opened to for public comment: T. Taketomo said as observation he is surprised as a matter of consistency people ask why various colors and means of support and functions – different colored signs seems questionable in giving identity. Choice of font seems most elegant historic looking sign. Why font and colors are not consistent throughout. The goal is to way find and give clarity so why put a drawing of the house – the support conditions also discussed – the backside of signs does not look very nice for such a revered historic site. The font and size of sign at entrance to JRH are out of scale with the colonial design of the house.

B. Cohen moved approval of signage subject to the conditions that 1) posts on main sign to be on side instead of back – round post with finials, subject to approval by monitor prior to installation and 2) on way finding sign to be sure spaces they are filled in to look appropriate.

Seconded by J. Worden for purposes of discussion, Roll Call – C. Barry – y, C. Tee – y, J. Worden – y, B. LaBau – y, M. Bush – y, B. Cohen – y, A. Frank Johnson – y. Monitor appointed B. Cohen.

- c. **Continued Formal Hearing for 0 Ravine Street (Perlo) for new home construction.** J. Leone and M. Penzenik gave presentation. Moved into discussion on detail (step 3) including addressing clarifications requests given to Applicant since the last hearing. J. Leone started – info given and clarified and ready to move forward with detailed materials. M. Penzenik continued with B. Cohen screen sharing. In response to S. Makowka suggestion addressing in depth the rake/eave connection at the corner, Fiberglass Gutter company product is being used on rake and the eve. M. Bush asked about photo – in middle drawing it is labeled as model g90 rake trim. S. Makowka said on the rake it is a crown molding detail and it was traditional that the profile of the gutter was such that when crown molding came down it intersected at 45 degree angle it has the same profile. M. Penzenik said it is how it is adhered – fiberglass material and wood. Model G90 simplifies everything – M. Bush said the horizontal profile is different from the rake profile. When you miter them at the 45 angle they come together properly, otherwise it won't work. S. Makowka suggested the monitor can work in consultation with the contractor to be sure this is what actually gets done in the end. The Church on Pleasant Street did a mock-up and it proved helpful.

B. LaBau asked about the trim detail at the eve around the corners as shown – he thinks it would be more traditional to continue across as a frieze board but hard to tell what they're looking at – this seems a little bit more contemporary as shown. The frieze board should be continuous and terminate at the gable end. The $\frac{3}{4}$ board as shown should be $\frac{5}{4}$ to receive the shingles, making it slightly proud of the shingles. To go over the changes by elevation – on the Irving St elevation on the left hand side (B Cohen – whatever is non gable side of house) – on Ravine St elevation left trim looks ok, right does not, same condition on the Gray St side – it should continue; the two bumpouts can be continued across as well. The Commissioners suggested calling those out as frieze boards not corner boards. On dormer above front porch the return from left to right on window is inconsistent. Frieze board would continue over to that point. Band molding should be wood.

B. Labau commented that the stone should be much thicker (4 or 6") so it's an actual stone veneer. M. Penzenik said that stone most closely matched stone at 8 Ravine but she is asking for feedback on the mosaic pattern. B. LaBau said the stone that you see on the foundation doesn't have a lot of relief, somewhat flat, not more than the 1" material other existing foundations have a a lot more brown color while this seems to be slate gray – also only 8" of foundation showing only. M. Penzenick says 2 other nearby houses have brick – she's wondering if it wouldn't be better aesthetic to have brick instead of stone since height is so short. The Commission concurred that this seems to be the way to do it as long as a full brick is used and not a brick tile. No objections to natural brick. Maybe have monitor decide what stone/or brick selection works. All in agreement to change from stone to brick.

Question about corner boards – shingles are wrapped but very narrow corner board. Applicant wants a very narrow corner board and several Commissioners remarked that they did not have an issue with this detail. Water table needs to be at least $\frac{5}{4}$ to feel right. Thickness of piece under it doesn't trouble him. Posts and handrails page – M. Bush does not recall a fiberglass column but we have approved in certain circumstances for new construction per S. Makowka. It has to be painted so it doesn't look plasticky and is setback far from road so this particular use does not seem inconsistent to him. Windows page next – is right corner window for below grade windows by the foundation – M. Penzenik also by Marvin – essentials ESJL4020. Awning windows will be all wood to match all other wood windows. Basement windows would be a slider with no hoppers. They are below grade. Cover over window well says galvanized, polycarbonate is the cover that sits on top. The galvanized well sits about 2"

above grade and the polycarbonate cover sits on top of that and water gets shed off of that and it also prevents leaf buildup. M. Bush said maybe we need to update the guidelines to allow not all wood below grade always. S. Makowka stated that it would be good to look at this for future change to guidelines. The Applicant confirmed that all of the other materials specified are wood other than gutters and windows below grade. Discussion clarifying that rake boards, horizontal banding, and frieze boards are wood.

K. Lubar gave presentation which was previously submitted. He had issue on how parking was handled. Something wrong with diagrams – sizes aren't real in his opinion. S. Makowka added that arrangements are not under our jurisdiction. K. Lubar stated that plans show no external HVAC going on at this house – Applicant said they will be on the Gray St side. Nothing shown for external HVAC. Windows not appropriate in his opinion. 2 over 1 windows not appropriate – neighbors have 6 over 1 would be more consistent. All houses in neighborhood have shutters – no symmetry. Plastic columns not appropriate in his opinion. Basement access hatch – quite visible now on side of house. Parking pad and turn around area – avoid fake pavers – no faux materials are desired by him. Existing fence should remain. T. Taketomo wants to ride on Ken's presentation and he missed the one where we gave approval for mass and size of house and presumably scale of surrounding spaces. One issue he wants to be aware of as a matter of principle is – purview extended with notion of historic space around the house. He presumes that whatever we approve the building dept. still has to apply zoning code to the property.

S. Makowka confirmed and stated that our jurisdiction can be more restrictive in some cases than the zoning code. M. Bush said we did not deny Phase 2 last month, but given the fact that the applicant gave their submission at 1030am on the day of the hearing he doesn't feel it is appropriate to approve at this time. S. Makowka said materials had been presented much earlier and that the parking change was a response to a concern raised by an abutter. He noted that the entire presentation was not new. R. Forner (owner 8 Ravine Street) it felt like a final decision was made to accept Phase 2 via a settlement agreement. His question is 1) have you considered whether that settlement agreement is part of public records law and will they be provided a copy of it 2) should settlement agreement have been subject to public comment prior to being adopted. S. Makowka will discuss with Town Counsel and follow up.

S. Makowka asked to go back to 2nd page – compressors and HVAC equipment does not show up on plan but note indicates location and a screening fence will be installed. Discussion about the HVAC whether plans are complete without the specific details. It was suggested that the monitor can approve the final HVAC details prior to installation. Last page of product specifications show galvanized round specifications and Fiberglass Gutter Company info.

S. Makowka moved that we approve the application inclusive of record developed in last hearing and this hearing specifically laying out with regard to the details discussed tonight including: the frieze boards be 5/4 wood material to extend along eaves as discussed at hearing; horizontal wood element (frieze board and band moldings) shall be wood; rake be wood, installed appropriately, details of rake and gutter section as well as HVAC location and screening material shall be approved by monitor prior to purchase and installation; the substitution of brick at foundation in place of stone with the brick and mortar to be approved by monitor prior to installation. Seconded for discussion by C. Barry. S. Makowka amended his motion to specify that the brick foundation is to use a full depth brick and final plans and specifications and elevations incorporating all changes called out in presentation and discussed at the hearing to be submitted by applicant. C. Barry seconded amended motion. Roll Call Vote – C. Barry – y, C. Tee – n, J. Worden – n, M. Bush – n, B. Cohen – y, A. Frank Johnson – y, S. Makowka – y. Motion passes 4 yes, 3 no. Monitors appointed – C. Barry and B. Cohen.

- 6. Old Business**
 - a. Vacant commissioner seats – no discussion
 - b. Report from Streetscape sub-committee – no discussion
 - c. Modification of Design Guidelines (Little Libraries) – no discussion
 - d. Town Clerk Record Retention – no discussion
- 7. Executive Session if Necessary to Discuss Ongoing Litigation regarding 0 Ravine (Perlo v AHDC) – not necessary**
- 8. Meeting Adjourns 10:16pm. Roll call – C. Barry – y, C. Tee – y, J. Worden – y, M. Bush – y, B. LaBau – y, B. Cohen – y, A. Frank Johnson – y, S. Makowka – y. Unanimous to adjourn.**