



**Arlington Historic District Commissions
Final and Approved Minutes – September 22, 2022**

Commissioners Present: D. Baldwin, C. Barry, P. Chaves, B. LaBau, S. Makowka, B. Melofchik, J. Worden

Commissioners Not Present: B. Cohen, A. Frank Johnson, S. Savarese, C. Tee

Guests: A. Ruggles, T. Formicola, K. Lubar, L. Leahy, R. Hallidey

1. **AHDC Meeting Opens 8:00pm – Conducted by Remote Participation via ZOOM**
2. **Approval of draft minutes from July 28 and August 25, 2022 Regular and Any Outstanding Executive Sessions. J. Worden moved to table all minutes, seconded by C. Barry. Unanimous consent to table to next month**
3. **Appointment of Alternate Commissioners – Mt Gilboa/Crescent Hill – alternates P. Chaves, B. Melofchik, and S. Makowka plus 4 at large**
4. **Communications**
 - a. **M. Bush resigned after last meeting. S. Makowka acknowledged his work and all his past effort on behalf of the Town and the Commission. We will need to find a new representative to Mt Gilboa/Crescent Hill District. It was suggested that there was prior interest from a District resident on Lowell Street who would be an ideal candidate.**
 - b. **C. Barry met with Climate Action Committee and the Sustainability Committee and have addressed what appeared to be misconceptions about the AHDC being is an impediment to advancing the climate concerns and policies of the town. There was a recognition that we need to be more involved in their dealings.**
 - c. **J. Worden asked about results of the August meeting to approve the new house at 0 Ravine Street – was the suit vacated. S. Makowka will follow up with Town Counsel to be sure it is wrapped up.**
 - d. **Town Day had many questions about the house plaques and referred to AHC and a few asked about the Blue District signs which have been lost over the years. A number of people asked about when they would be returning. Would like to work with the DPW to see about signage replaced in each District.**
 - e. **S. Makowka met with 38 Gray Street new owner – previously they applied for a CONA for restoration of windows and siding and replacing asphalt roof of the house. Approved and CONAs granted. As part of the interior demo process contractor removed 2 exterior chimneys and S. Makowka noted the violation and talked about scope of replacing chimneys. He met with owner, building dept. and what the owner has done in the course of all of this is officially withdrawn CONA application and submitted new applications with changes to the property – wants to make changes on windows and siding. They are**

on the agenda for next month for a formal hearing. Discussion about chimneys previously has now led to a subsequent CONA asserting chimneys not under our purview as appurtenances. The CONA application for the chimney was rejected by the Chair but the Applicant wants to present his case to the full commission. There should not be any exterior work done to the structure at this time. S. Makowka asked that any concerns about the site be forwarded directly to him. He noted that the new COA Applications have been received and will be on the October 27th agenda.

5. New Business

- a. **Continued Formal Hearing for 53 Westmoreland Ave. (Leahy) for porch rebuild. L.** Leahy and R. Hallidey gave presentation. The existing 2-story rear porch shown – Applicants want to take the top off, have flat roof with little railing at top. They provided details of the door in the documentation. Photo elevations shown. Photo drawing shows removal of roof on top floor and the railing added. The windows are also specified further in the documentation. On 2nd elevation drawing in the red squares there is additional elevation – a photo later shows the basement entrance under the porch. Cement footings to be covered in trim. Underneath the new set of stairs, they would add 5.5 inch trim board with 2.5 lattice. The photo shows the existing front porch and they will match exactly the existing lattice on the front porch. The front porch stairs are mahogany and they would use that exact same thing in the back. Railings and baluster on rear will match the front exactly. Railing is two pieces and will be matched to front. The front fancy newell posts will be simpler on the proposed rear stairs and are shown in the slides. The 3 x 3 white oak with newel cap shown – much simpler design than front. Windows – house covered in aluminum and all sills clad in aluminum. Matching what exists right now (slides 20 and 21) – sill will be covered in aluminum to match the rest of the house. Canopy over the door to protect from the rain. Brackets to match existing shingles, black wood to match front porch. In documents there is a floor plan as well.
- S. Makowka asked about the hood – with brackets on either side of the door. S. Makowka is concerned if there is enough space for the brackets and the door. B. LaBau said the whole roof canopy could move up higher even into the fascia. They are using the same cladding as on the rest of the house. The Commission noted that the existing window sills are thicker than normal sills (such as you will get on a stock window) – historic sills is the option normally available. The Commission asked that the sills be consistent with the ones already in place around the house. Measure what’s existing and try to get as close to that as possible. Historic window sill extensions are available and should be able to work with the monitor to approve final selection. The Applicant confirmed that they are replicating 1-over-1 windows that match the rest of the house. B. LaBau asked about the use of the 1st floor enclosed space – being used as a mudroom. S. Makowka doesn’t feel the door being all glass is appropriate. It’s not seen from the street and they really want the light. It is really tucked in so he doesn’t have much of a problem. It’s sufficiently invisible per C. Barry and B. LaBau so it’s fine. The 2nd floor door is existing and will remain for now. They already explored the option of the siding to match. No public comments.
- C. Barry moved to approve the application as proposed with provisions that the window sills and the canopy over the rear door be worked out with the monitor, seconded by B. Labau. Roll Call – D. Baldwin – y, C. Barry – y, J. Worden – y, B. LaBau – y, P. Chaves – y, B. Melofchik – y, S. Makowka – y. Unanimous approval. Monitor – B. LaBau appointed.
- b. **Informal Hearing re: 27 Maple Street (Arl Center for Arts) re: previously approved signage.** B. Cohen not well and unable to attend. Analeise Ruggles and Tom Formicola gave presentation. Address is 20 Academy Street and talking about the 20 Academy Street signs. Temporary signs installed and then allowed to leave them until construction project completed.

Plan already approved on Maple Street and none for 20 Academy Street entrance. Small, simple, wood sign was Town Planning Director Jenny Raitt's recommendation. The Commission expressed a concern that any signage need to be sympathetic to the already approved sign on Maple Street and that the tenets should work with the Town Planning Dept (as building owner) to present a unified plan for signage. B. Melofchik asked is a piece of art might be appropriate in lieu of sign to mark ACA entrance. J. Worden expressed his agreement that there might be a nice sign at the entrance of 20 Academy Street. C. Greeley to send along the details of the 27 Maple Street signage already approved by the Commission.

- c. **Informal Hearing re: 149 Pleasant (corrected – not Gray) Street (Alberto):** The potential applicant was not present. It was clarified that the current owners were interested in feedback about the potential for redevelopment of the property. The Commission discussed some broad examples of past approvals but without a specific plan it is hard for the Commissioners to give much input other than to say they look at every application on a case-by-case basis.

6. Old Business

- a. Report from Streetscape sub-committee - no discussion
- b. Modification of Design Guidelines (Little Libraries, Below Grade Windows) – no discussion

- 7. Meeting Adjourns 935pm** – S. Makowka moved adjournment, P. Chaves seconded, via rollcall: D. Baldwin – y, C. Barry – y, J. Worden – y, B. LaBau – y, P. Chaves – y, B. Melofchik – y, S. Makowka – y
Unanimous approval to adjourn