



**Arlington Historic District Commissions
Final and Approved Minutes – August 24, 2023
Conducted By Remote Participation via ZOOM**

Commissioners Present: D. Baldwin, C. Barry, B. Cohen, B. Labau, S. Makowka, B. Melofchik, J. Worden

Commissioners Not Present: P. Chaves, S. Savarese, C. Tee

Guests: P. Kapinos, A. Weiland, a. Hafez, J. The Nick, R. Nicoloro, Z. Garfall

1. **AHDC Meeting Opens 8:00pm** – S Makowka opened meeting at 8:02 pm.
2. **Approval of draft minutes from May 25 and June 22, 2023** – B. Cohen moved approval with minor changes articulated by S. Makowka, Seconded by B. LaBau – roll call – D. Baldwin abstained, Worden – y, Barry – y for 5/25, abstained from June; Labau – y, Cohen – y, Melofchik – y for 5/25 but abstained from others, Makowka – yes.
3. **Appointment of Alternate Commissioners:** Pleasant Street -B. Melofchik and S. Makowka.
4. **Communications**
 - a) C. Barry received communication on 106 Westminster Ave. as monitor on windows
 - b) S. Makowka said we received a resignation from Alison Frank Johnson that she has lots of distractions and family issues and just didn't feel she could commit going forward. He thanked her very much for her contributions and wanted everyone to know she has officially resigned.
 - c) AHC Chair J. Robinson and S. Makowka did meet with Claire Ricker from Planning Dept. and they informed her about the Commissions' work in town and got a very receptive feeling.
 - d) Update on 38 Gray – public knowledge that motion for summary judgment has been made to dismiss the lawsuit. There will be a hearing on that motion on 9/6. Hopefully by September meeting will be able to report outcome of motion.
 - e) B. LaBau received call re: 178 Westminster Ave. about windows being done and when they got into the project there was a lot of rot in wall but ended rebuilding on same footprint and dimensions. When they replaced the floor framing the contractor suggested different materials and decided to leave it open with lattice to cover the opening. Small detail and can he as monitor work it out. S. Makowka with agreement of other Commissioners said this is in his discretion as a monitor B. LaBau can make the decision. It's about 6 or 8 inches and he agrees it should be trimmed out.
 - f) C. Barry got an inquiry by a realtor about 0 Ravine Street.
 - g) J. Worden asked about possibility of replacing his existing asphalt shingle garage roof with faux slate materials. Commissioners felt they would like to see materials to learn more about options. C. Barry cautioned that a lot of the synthetic slates are not particularly durable so you

may be taking a chance with the test of time. There are also some tab asphalt shingles that are designed to replicate the scale of slate.

5. New Business

- a. **Informal Discussion with the MBTA Communities Working Group** – S. Revilak gave presentation about efforts of working group. Basically requirement that communities served by MBTA allow for minimum amount of multifamily housing by right – part of state effort to address regional need for housing. We are next to communities that have transit facilities – so are considered an “adjacent” community. See copy of power point presentation. S. Makowka asked about historic resources along Mass Ave - have they been identified? Everything is on the Town’s Significant Property List, including the district properties. B. Melofchik thanked S. Revilak for coming and giving quick overview. She was alarmed to hear that the Old Schwamb Mill was in the scope of the proposed district and hopes that it’s not on it. Also concerned about Jason Russell House – in District so protected and specifically excluded by the working group. S. Makowka is concerned that there are potentially affected properties and sites that are significant to community historically as well as culturally. He hopes that the proposal avoids these to protect the Town’s heritage consistent with the Town’s Master Plan. D. Baldwin commented that the Jarvis house on Pleasant Street has apartment buildings enveloping it and we don’t want that to happen at other significant properties around town.

- b. **Formal Hearing for 20 Maple Street (Kapinos) for garage replacement.** P. Kapinos gave presentation. The goal of project is to take the existing garage (circa 1930s) and make more appropriate and usable garage. Gave examples of more recent garages built in area. Gambrel style of the house gave him the idea what he is showing in architect’s renderings. He noted that a home on Paul Revere road removed diamond paned windows and he salvaged them and wants to use for this project. He also found (on Ebay) a spiderweb window for the side smaller window. There is a garage right next door so one side isn’t really visible. All materials shown in application. Carriage house design.

S. Makowka asked about proposed garage doors – overhead doors but they should be all wood, not fiberglass, but have carriage house look. Applicant confirmed they will be all wood. There may be some fireproofing issues raised by the building dept for the side wall and Historic District Commission has accommodated this. The Applicant confirmed that the structure will be the same depth from the street as the existing garage – it will be 25 feet wide (2 car instead of existing 13 foot, one car wide). It overtakes the patio area that currently is next to the garage. J. Worden asked about the overhead doors – how do you fabricate an artificial hinge that works. S. Makowka said some manufacturers offer hardware to add, such as door handles that mimic a carriage house door. Expansion won’t be visible from directly in front of the house. B. LaBau said the design looks really nice – takes character of original house very well and will be a very nice building. Applicant confirmed that you can’t center the garage on the drive because of the property line. On the 2nd floor – if habitable space it may need to follow the energy code, if just storage space you’re probably ok. Storage and maybe a workshop space. The shingle strip between the two garage doors worries him, the house casings are probably 4” and other places on house have shingles going up the middle. Questions about windows and “door” in hayloft. Should they all be at the same level at the top? The windows are aligned at the window openings. B. Cohen said either way would be appropriate and B. LaBau agreed. B. Cohen said you don’t want the shingle and should have trim between the doors, C. Barry disagreed and said he thinks it looks ok. B. Melofchik complimented the windows and the gambrel roof.

C. Barry moved approval of the proposed replacement of the garage/carriage house as submitted. Seconded by D. Baldwin, S. Makowka suggested monitor have discretion to approve modifications by building dept for safety regulations, C. Barry so amended his motion. Amended motion seconded by D. Baldwin. Roll call vote: Baldwin – y, Worden – y,

Barry – y, Cohen – y, LaBau – y, Melofchik -y, Makowka – y, Unanimous approval – monitor appointed – C. Barry

- c. **Formal Hearing for 226 Pleasant Street (Pereli) for window replacements** – S. Makowka notified Commission that hearing has been cancelled and that he will be issuing a CONA based on a revised application for like replacement with Brosco all-wood windows.
- d. **Informal Hearing for 137-139 Pleasant St (Weiland) for front deck and stairs replacement** – Amr Hafez, GC for project discussed project on behalf of Applicant. Front porch with stairs leading up to each unit (6.5ft wide by 4.8ft deep porch) Currently composite material with vinyl railings. Want to replace everything with cedar wood risers, treads, landing, trim. Will need to redo the frame. Applicant is hoping to do metal balusters as shown. Commission clarification -- it will be all wood material made out of cedar wood? Response - yes, not looking for artificial materials. Visible portions would be replaced with wood components (currently vinyl) and applicant agreed nothing is faux wood. Rather than cedar treads, the Commission suggested that ipe or mahogany are much more durable tread material. Any non-pressure-treated wood choice is fine for treads. The Commission noted that the proposed metal would look weird since there is no historical precedent for this style in the District. The side of the stair will be cedar wood panels in the lattice type of design. Applicant asked to use “privacy” lattice that has the closer spaced slats. The Applicant confirmed that the framed privacy lattice is existing and will be replicated. Design Guidelines spell out the appropriate balusters with spacing, etc. S. Makowka asked if this would be appropriate to do under a 10-day certificate. Final design details to be approved by monitor prior to installation.

J. Worden moved that the change proposed from artificial materials to wood as described in the application is so insubstantial that the Commission can forego a public hearing subject to a 10- day notification to abutters, seconded by B. Cohen. Roll call: Baldwin - y, Barry - y, LaBau - y, Cohen - y, Melofchik - y, Worden - y, Makowka - y. Unanimous approval.

J. Worden moved approval of the application as a 10 day certificate subject to the conditions that the treads be all wood non-pressure treated materials; handrails be all wood and approved by monitor prior to installation; bottom step is allowed to be stone or concrete instead of wood if so requested and approved by monitor, seconded by D. Baldwin, for a 10 day. Roll call: Baldwin – y, Worden – y, Labau – y, Melofchik – y, Cohen – y, Makowka-y, Unanimous approval Monitor appointed D. Baldwin.

- e. **Town Day (9/23) Sign Up – New Hours this year 10:30-4:30**
- f. **Public Inquiry:** Zev Garfall at 179 Westminster Ave.; they restored their house and have a run-down garage and are looking to see if an accessory dwelling could be done with an expanded version of their existing garage. Informal feedback is that they need more specific plans but location is difficult given garage location in front yard and at the street.

6. Old Business

- a. Discussion of ZOOM vs in-person AHDC meetings – no discussion
- b. Report from Streetscape sub-committee – no discussion
- c. Modification of Design Guidelines (Little Libraries, Below Grade Windows) – no discussion
- d. AHDC Public Input Meeting – no discussion

7. Executive Session (If Necessary) To Discuss Litigation Issue – No executive session

8. **Meeting Adjourns – C. Barry moved to adjourn, seconded by D. Baldwin. Unanimous approval to adjourn via roll call. 10:11pm meeting adjourned**

[Executive Order on Remote Participation](#)

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