

## Mid Cambridge NCD Commission Review Worksheet

Case MC-6112 at 12 Fayette Street to be reviewed on March 1, 2021

This worksheet provides a summary of the Review Authority and General Criteria in the City Council orders establishing the Mid Cambridge NCD that the Commission should consider in making a determination whether or not to issue a Certificate of Appropriateness, Hardship, or Non-Applicability in this case. The determination must be made in a public meeting after a hearing open to questions and testimony by members of the public. (However, the staff may issue a Certificate of Non-Applicability on behalf of the Commission if it determines that the case involves only changes to architectural features not visible from a public way or that are exempt from Commission review under the orders.)

The Commission “shall not consider interior arrangements or architectural features not subject to public view” and “shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects, architectural significance or the distinctive character of the . . . neighborhood conservation district.” (Ch. 2.78.220, A. and B.)

### **Section IV., Review Criteria to be Considered by the Commission, A. General Criteria**

All applications *shall* be considered in terms of the impact of the [proposed action]. . . on the District as a whole, and in addition with regard to the potential adverse effects . . . on the immediate streetscape and the economic assessment of the alternatives to the proposed action.

General objectives shall be to:

- Avoid excessive infill;
- Encourage new construction which complements existing buildings;
- Encourage preservation of neighborhood buildings;
- Protect National Register structures; and
- Enhance the economic vitality of the neighborhood.

### **Application may contain issues relevant to these aspects of Section III., Review Authority**

“The authority of the Commission shall extend to the following two required categories of review . . .

A. The Commission may make **non-binding** recommendations for any of the following that are visible from a public way:

- New construction, including additions . . . of more than 150 and less than 750 square feet of floor area;
- Alteration of the exterior appearance of a structure that requires a variance or special permit . . .
- Alteration involving any of the following:
  - Removal or enclosure of any historic or original decorative element . . .
  - Increase or diminishment of the size and/or change in the location of windows or doors
  - Increase or diminishment of the slope, pitch, or configuration of a roof or removal of historic or original roofing material.

B. The Commission may make **binding** recommendations for that portion of any of the following that are visible from a public way:

- New construction, including additions . . . involving any of the following:
  - More than 750 square feet of floor area
  - More than 33% of the lot area not already occupied by structures
  - Enlargement of the floor area of an existing structure by more than 33%
- Demolition of 33% or more of the floor area of an existing structure not originally used to garage automobiles, including relocation of an existing structure onto or off of a site
- Any alteration or construction of the following
  - Structures listed on the National Register of Historic Places, except those subject to Historical Commission review
  - Publicly owned structures
  - Structures containing or proposed to contain non-conforming uses.

**Section V., Determinations by the Commission**

“The determinations of the Commission shall be binding regarding activities detailed in paragraph 3B . . . and may contain conditions as the Commission determines to be necessary to fulfill the objectives . . . Such conditions may impose limitations stricter than the applicable zoning regulations only to the extent of a one-third reduction in (1) the additional floor area of (2) additional dwelling units permitted on the site, or a one-third reduction or one-half increase in the number of parking spaces required by zoning, except that in the case of a building damaged by fire that structure may be rehabilitated to its full extent prior to the fire.

In imposing binding conditions . . . or in denying a certificate, a concurring vote of at least four (4) of the members . . . shall be required.”

**Date of Construction 1875 Archt/Bldr (if known)**

**Other preliminary staff comments:** \_\_\_\_\_

**Staff Initials AAC Date 2/22/2020**

**Mansard style building featuring original slate roof, brackets, dentils, entry porch with chamfered columns. The applicant is proposing to construct a new single-family residence in the rear of the lot and preserve the existing building with some exterior alterations including window reconfigurations.**



**MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT  
ARCHITECTS COMMITTEE**

Monday, March 1, 2021, 6:00 PM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*, Charles Redmon, Monika Pauli, *Members*, Margaret McMahon, *Alternate*

Staff present: Allison A. Crosbie, Preservation Administrator, Sara Burks, Preservation Planner  
Eric Hill, Survey Director

Members of the Public: See attached list

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Meeting held via online zoom webinar, <https://tinyurl.com/MCNCDmar2021>.

Due to statewide emergency actions limiting the size of public gatherings in response to COVID-19, this meeting was held online with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was 824 2671 6742.

Commission Chair Tony Hsiao called the meeting to order at 6:05pm and made introductions and explained the meeting procedures.

**Case MC-6115: 16 Lee Street, by Dale Eierman.** Replace slate roof with asphalt shingles.

Preservation Administrator Allison Crosbie presented slides of the property.

The applicant was called to present the application and was not present. Vice Chair Lestra Litchfield asked if the application can still be reviewed without the applicant present to answer questions. Ms. Crosbie replied that since the review is non binding the Commission can continue reviewing the application.

No public comments or questions

Commission member Monika Pauli asked about the ridgeline and if the applicant was going to use metal or asphalt. Ms. Crosbie replied that judging from the portion of the roof that is already covered in asphalt, that the applicant will continue to install in the same manner.

Commission member Charles Redmon motioned to reject the application as submitted with the recommendation to look at alternatives such as faux slate and to look at flashing at the roofline intersections to create more authentic details. Ms. Litchfield seconded, and the motion passes 5-0.

**Case MC-6102: 14 Bigelow Street (Continued), by Reed Shea and Avia Navickas.** Construct two new entrances and window well, alter existing front porch/entry, construct addition in rear.

Ms. Crosbie briefly summarized the property background.

Mr. Reed Shea, the applicant, summarized his project goals and described the revised drawings, showing a 3-dimensional drawing of the house with proposed new entrances, explaining the inspiration from 31 Maple Avenue.

Mr. Hsiao asked about the slope of the roof. Mr. Shea responded that the roof will be remain unchanged.

Ms. Litchfield asked about the south elevation and how the addition interfaces with the existing massing, does the plane of the addition meet the existing façade from one side of the bay to the other. Mr. Shea replied that the addition would be a little more to the south.

Commission member Monika Pauli asked if there is a picture of that side of the house. Mr. Shea showed an image.

Mr. Hsiao asked about the siding. Mr. Shea answered that he would like to remove the existing shingles and restore the clapboards underneath, he has started to look at the condition of the clapboard. Mr. Hsiao noted that 16 Bigelow St. is a good clue as to how to restore the exterior siding.

Mr. Redmon asked about addition. Mr. Shea said alterations were made in response to conversations with the neighbors.

Ms. Pauli asked about the railing. Mr. Shea replied that he wanted to maintain the railing as is and add a simple metal rail on top to meet code.

#### Public Questions

Ms. Crosbie read a letter from Michael and Sylvie Potts, of 12 Bigelow Street. Mr. Shea responded with measurements from proposed foundation to property lines, headroom measurement of basement entrance, and he does not plan to change the parking situation.

#### Public Comments

Ms. Crosbie read a letter from Pierre and Marie Humblet of 13 Bigelow Street.

#### Commission Comments

Mr. Redmon asked why is the addition as wide as it is. Mr. Shea replied it was to accommodate the needed bedrooms for his growing family. Mr. Redmon noted that it's bulking up the house more than it was originally and that he could still accommodate a second bedroom with less width. Mr. Shea remarked that the rear of the lot is tight and does not impact view from public way, and he wants to make better use of the space on the property.

Mr. Hsiao thanked the applicant for advancing the design proposal, but noted that is worth re-examining the addition as most additions are typically subservient to the main house, the house width is the clue to what makes the house elegant, and that 16 Bigelow has a narrower footprint in the rear. Mr. Hsiao noted that the narrower width would sit better with the neighbors. He also stated that he liked the approach with the railing to downplay the added metal rail.

Ms. Litchfield agreed with her colleagues and is glad to see now how the porch and stairs are proposed to be supported, that the image of 31 Maple Avenue is helpful, and she agrees with the commission's comments on the massing. She also stated that if the clapboards cannot be restored, they should be replaced with wood, the Commission does not approve of fiber cement siding.

Mr. Hsiao emphasized the importance of the details to making this work.

Ms. Pauli agreed with the Commissioners. She asked about the columns, noting that the columns on the porch have bases. Mr. Shea stated that the columns below would be simpler. Ms. Pauli said that was appropriate.

Mr. Hsiao looked at the plot plan noting that the addition is wider than existing, and that to capture more space the addition should go deeper not wider. Mr. Hsiao also noted that the drawings are difficult to understand, that the applicant should look at the survey and hold the width. Mr. Shea answered that the addition does come in a few inches, but that he will work on this to address neighbors' concerns and noted that keeping the same plane as the existing façade doesn't give them what they would like.

Mr. Hsiao stated that the Commission bases their review on appropriateness on the fact that this is a National Register property, and that Mr. Shea should hold the line to where it is but can go back further.

Mr. Redmon asked the applicant to return with a landscape plan, and to show the existing columns in the drawing with bases. Mr. Shea replied that he will show the bases, he didn't intend to remove them.

Ms. Litchfield motioned to continue the hearing to next month and that the applicant to look at the massing of the rear addition, north side, and pull the line of north side elevation back 4 feet to original line of house. Mr. Redmon seconded, and the motion passed 5-0.

**Case MC-6112: 12 Fayette Street, by 12 Fayette Street Ventures LLC.** Construct new building in rear of lot, alter rear portion of existing structure, reconfigure windows, remove chimney.

Ms. Crosbie presented slides of the property.

Ms. Alison Hammer, the architect, made introductions.

Sean Hope, zoning lawyer, stated the review is binding because the new construction is over 750 square feet, that no variance or special permit is required, and that the back lot could be developed by right for several units, but they are only proposing a single unit in the rear.

Ms. Hammer went over the neighborhood context, that the new house is intentionally being kept away from the neighbors, that the proposed ell shape makes the design more internal to the site; they will be removing the garage and all of the paving, and will be using permeable paving material, they will remove 11'-3" of the back of the house and put in a covered deck, and remove a dead tree in front with arborist guidance.

Ms. Hammer presented elevations of the house and noted that it is currently a 3-family house. They propose to raise the sill of one of the windows on the front façade for a kitchen counter,

and they propose to remove the chimney, restore/maintain details and trim on the house and replace windows with wood in same style, change window configuration on right side of house, remove portion of rear of house, construct roof deck. On the left side are two non-functioning windows that will be removed but they will keep the exterior detailing.

For the new structure, Ms. Hammer explained the design includes a standing seam metal roof, a premium fiber cement siding that allows for mitering at the corners, windows are copper coated finish. Because of the slope, the new house is lower than the existing house. The windows of the new house have changed. The landscape design creates a garden setting, a “woodland garden setting.”

Scott Zink is introduced, explaining he has 17 years experience in Cambridge, and explained that they did have in person discussions with neighbors.

#### Commission Questions

Mr. Hsiao asked how many sf is the new house. Ms. Hammer replied about 2939 gsf. How tall? No more than 35 feet above the grade.

Mr. Hsiao asked about the slope. Ms. Hammer answered that there is about a 6-foot drop sloping down from the existing house.

Mr. Hsiao asked about drainage. Ms. Hammer said they are removing all the impervious paving and replacing with permeable paving. Mr. Hsiao asked if it will be a passive house. Mr. Zink answered that the new house might be.

Ms. Pauli asked about a full basement in the new house. Ms. Hammer answered it will be a habitable basement level with family room and 2 other rooms.

Ms. Litchfield asked about the number of units in the existing house. Ms. Hammer replied it will be converted from a 3-family house to a single family.

Ms. Hammer showed elevations of the existing and new houses.

Mr. Hsiao asked about distance between the houses. Ms. Hammer replied the closest distance is 12 feet, but it varies.

Mr. Redmon asked about the entrance to the new house. Ms. Hammer showed the entrance with a cover over the entry door.

Mr. Hsiao asked about the landscape plan and fences. Ms. Hammer described the different fence types.

#### Public Questions

Alan Speight of 33B Antrim Street asked about the total square footage. Ms. Hammer said she wasn't sure how to calculate, probably in the 3500 to 4000 sf range.

Mr. Hope stated that basement space is exempt from being counted as sf per zoning.

Ms. Heather Speight of 33B Antrim Street asked how much are they expecting to sell the houses for. Ms. Hammer replied she couldn't answer that. Mr. Collins, one of the applicants, answered they don't know at this point, that they can look at typical square footage in the

neighborhood. Mr. Hope stated that it would be consistent with other neighborhoods, that it's out of their control. Mr. Hsiao explained that this was out of the Commission's purview.

### Public Comments

Hugh Russell of Corliss Place stated that he is not opposed to infill, that his home is infill. He thinks the design has made progress but needs more progress. The proposed colors are depressing, he would like to see the new house lower and create a relationship with the existing house, the top floor story is exaggerated, the landscape plan didn't take into account the existing trees on the other properties, a proposed tree is five feet away from neighbor's trees, he is concerned with drainage and flooding.

Alan Speight stated that he lives directly behind the proposed house, the proposal is out of scale, out of character, 35 feet is too high. He noted that he has a small deck, the property values will be decline, they should take off the top story because it's blocking views and sunlight, the house has no connection with the neighborhood, there are serious drainage issues, they have to use a water pump in the summer time. A carriage house style would be more appropriate.

Gao Wen Shao of 9 Fayette Street understands her neighbors' concerns. The proposed house is monolithic, blocky in terms of height and aesthetics, and echoes previously mentioned drainage issues, and thinks the house will be very visible.

Amy Meltzner's husband believes the design team could create a carriage style that would be more in character with the neighborhood, and there is no need for a full basement.

Regina Barzilay read her comments from a letter submitted to the Commission.

Hallie Speight supported comments by the other abutters, their deck is their refuge, the new house will affect their quality of life, it's out of scale.

John Pitkin of 18 Fayette Street sympathizes with the abutters, and recalled 24 Clinton Street where they first proposed a separate building. He urged the retention of connectivity between green spaces for wildlife, ecological value.

Katherine Ellin of 2 Corliss Place stated that she will be looking out her windows right into the new house, she appreciates the collaborative effort of the developers, it's not her property, but what happens on the site will affect everyone.

John Gorman of 14 Fayette Street lives in an apartment on the first floor and 12 Fayette blocks a lot of light, lopping off the back will actually give him more light. He likes the proposal but thinks it should be less massive and have some relationship to the existing house.

Ms. Crosbie read three letters of comments into the record.

### Commission Comments

Mr. Redmon noted the number of concerns expressed over the bulk of the proposed house. He stated that the Commission typically likes to see what alternatives were explored before reaching the final design. He noted the third floor looks awkward with the ell form, that it

would work better as a rectangle. He is not as concerned with the scale and style of the house but prefers to see more attention to details to make the house less plain.

Ms. Litchfield noted that the contemporary style doesn't bother her, but it is so flat, more detail would be better. She expressed concern with the height at 35 feet, even the 6-foot drop in grade doesn't diminish the heft of the building, the third floor is out of proportion to what a mansard style really is. She understands it's not very visible from a public way, it's incredibly dense, mostly because of infill, she's not averse to a new structure but it should be subservient to the original building, this looks like excessive infill.

Ms. Pauli asked for confirmation that the project meets all allowable zoning. Ms. Hammer replied yes. Ms. Pauli noted that the style doesn't bother her, but it is very dominant and mismatched with the original house. If the new house was made smaller and simpler in shape, then it could work.

Commission member Margaret McMahon stated that the proposal was too bulky and competes with the existing house, it's an insensitive addition.

Mr. Hsiao reiterated the concerns over bulk, scale, and massing. He stated that he would like to see a landscape plan that includes adjacent parcels, and previous design iterations. He also noted that the Commission often asks for a physical model and recommended considering pushing the house further down to mitigate bulk and massing. He stated that he has no issue with the contemporary style, but it comes down to details. Mr. Hsiao also noted that sustainability is a big concern in Cambridge and perhaps this project could integrate those practices, it could be a signature project.

Mr. Hope responded to public comments, stating that the building is 3 stories, not 4, the 35-foot height is by right, and is within the 34-foot setback, the canopy of mature trees will mitigate views. And regarding excessive infill, the proposed single-family home with 3,000sf is not atypical for the area, the size is consistent with modern living. The front building is a 3-unit rental property, this project will reduce density, the garage is not the best use of the land, and the project is consistent with guidelines of the MC NCD.

Ms. Hammer stated that they look forward to working with CHC on appropriate color palettes, they will look at the details, and take to heart the comments on massing and share the previous design iterations.

Mr. Zink mentioned a passive house project on Bow Street.

Mr. Hsiao reiterated for next meeting a further enhanced proposal, a landscape plan that includes more surrounding context, a physical model that can be a simple massing model, and treescape to understand how to preserve the existing canopy. Mr. Hsiao also asked for elevation/sectional drawings that show existing and new buildings together to understand the relationship.

Ms. Hammer proceeded to show a computer 3-d rendering. Mr. Hsiao stated that would work.

Ms. Litchfield asked for a view from the driveway, Ms. Hammer complied, Ms. Litchfield stated this shows how massing is overpowering, there should be some relationship between buildings.



Mr. Redmon asked for a view from south showing both buildings, noting the gray tone makes the building look bulkier.

Mr. Hsiao stated he doesn't mind the varied windows but suggested looking at relationship of penthouse and views. The view of the new house between neighbors, the setback mitigates the bulk.

Ms. Litchfield stated that excessive infill is not about footprint and number of units, it's about context, massing, a lot of nuance, it's not about numbers.

Mr. Redmon motioned to continue the hearing to next month to address the issues raised this evening (bulk, massing, scale, details, overall form, drainage, landscape and adjacencies), show alternative approaches, Ms. Litchfield added landscape plan that includes abutters, cross sections with elevations showing both buildings together. Ms. Litchfield seconded, and the motion passes 5-0. The applicants agreed to continue the hearing.

The meeting was adjourned at 8:46pm.

Respectfully submitted,  
Allison A. Crosbie, Preservation Administrator

**Members of the Public Present on March 1, 2021**

Panelists:

Alison Hammer, architect  
 Sean Hope  
 Scott Zink  
 Reed Shea

ahammer@hammerdesign.com  
 sean@hremassdevelopment.com  
 scott@zredevelopment.com  
 14 Bigelow Street

Attendees:

John Gorman  
 Sonia Sake  
 Gao-wen Shao  
 Marie Humblet  
 Hallie Speight  
 Allen Speight  
 Hugh Russell  
 Helen Snively  
 Katherine Ellin  
 Amy Meltzer  
 Heidi Samojluk  
 John Pitkin  
 Regina Barzilay

14 Fayette Street  
 32 Carleton Road  
 9 Fayette Street  
 13 Bigelow Street  
 33 Antrim Street  
 33 Antrim Street  
 1 Corliss Place  
 1 Fayette Park  
 2 Corliss Place  
 45 Antrim Street  
 33 Antrim Street  
 18 Fayette Street  
 39 Antrim Street

## MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, April 5, 2021, 6:00 PM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*, Charles Redmon, Monika Pauli, *Members*, Margaret McMahon, *Alternate*

Staff present: Allison A. Crosbie, Preservation Administrator, Sara Burks, Preservation Planner

Members of the Public: See attached list

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Meeting held via online zoom webinar, <https://tinyurl.com/MCNCDapril2021>.

Due to statewide emergency actions limiting the size of public gatherings in response to COVID-19, this meeting was held online with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was 830 0457 6963.

Commission Chair Tony Hsiao called the meeting to order at 6:05pm and made introductions and explained the meeting procedures.

**Case MC-6112: 12 Fayette Street (Continued), by 12 Fayette Street Ventures LLC.** Construct new building in rear of lot, alter rear portion of existing structure, reconfigure windows, remove chimney.

Ms. Crosbie presented slides of the property.

Mr. Sean Hope, one of the applicants, stated that they had reviewed the public comments and are confident that they can build without impacting the existing trees, and that the project landscape architects will present their design tonight.

Ms. Alison Hammer, the architect, presented slides and responded to concerns expressed at the previous hearing. The proposed new building has been lowered 1 ½ feet, passive elements are to be incorporated. The roof has been tilted in to reduce the bulk, and additional window detailing will make the windows look less flat. Regarding exterior colors, they are consulting with a list that the CHC provided of houses in Cambridge that have been painted in historically appropriate colors. The glazing on the third floor has been reduced, and the railings have changed to cable. The first floor has been lowered six inches. They are now proposing to remove 11 and ¼ feet from the rear of the existing building, maintaining an “inward” looking layout of the two structures. Ms. Hammer also showed massing studies, a slide showing variations, and elevations and perspectives.

Landscape architect Erin Hossaini-Fitch presented the proposed landscape - more space between buildings, shared driveway with permeable paving, also using native plant species such as hydrangea and viburnum propose to rejuvenate the ecology. The tree protection will extend beyond the canopy to protect the roots. She went over ornamental plantings, metal picket fence, granite posts, a low fence for visibility, sugar maple to replace the dead tree in the

front. The goal is to create multi-seasonal interest. There will be an arbor for pedestrian entry. Native small trees such as Amelanchier will also be planted.

Applicant Andrew Collins stated that they had met with neighbors to address concerns. They are also consulting with an arborist on the trees and a passive house consultant. He mentioned a passive project in Somerville that they are working on and learned a lot from.

#### Commission Questions

Mr. Hsiao asked the landscape architect to identify what plantings are existing and what is proposed. Ms. Hossaini-Fitch replied showing the plan.

Commission member Charles Redmon asked what the proposed siding is. Ms. Hammer answered fiber cement with mitered corners. Mr. Redmon asked what size, Ms. Hammer replied most likely 5-inch reveal.

Mr. Hsiao asked the building was lowered 18 inches. Ms. Hammer replied yes. Mr. Hsiao asked if the first floor was lowered. Ms. Hammer said yes, 6 inches. Mr. Hsiao asked if the 2-story portion came down? Ms. Hammer replied yes and maintained the parapet.

Vice Chair Lestra Litchfield asked to clarify grade change. Ms. Hammer explained the grade change.

Mr. Hsiao asked about the water drainage issues. Mr. Collins responded that any runoff is the result of grade runoff from adjacent properties and they always capture their own water, they are familiar with DPW requirements, they have to capture and recharge on site, collect rainwater to recharge basin. They will use pervious paving, and enhance the landscape.

Mr. Hsiao asked about passive house renewables. Mr. Collins answered possibly solar panels, it's in the mix.

Ms. Litchfield asked how passive principles would be implemented and was this always planned for the house or considered after the meeting. Mr. Hope replied that he counselled Andy et. al. to look at passive, but they can't assume full passive house, cannot commit to it. Mr. Redmon asked what would be included. Mr. Collins answered extra thick walls for thermal bridging, window glazing, additional insulation, air tightness – 6 pascals? Continuous ventilation, energy recovery ventilators (ERV). Mr. Redmon asked will the windows be operable. Mr. Collins replied yes.

Ms. Litchfield noted she didn't see anything in the design that makes this a passive house. Mr. Collins replied that the floorplans have been adjusted to allow more insulation, the house works as a system, in winter it won't go below 55 degrees, in summer sufficient to keep cool. The overall goal of the passive house is kilowatt per square meter. Mr. Redmon asked about the window details. Mr. Collins answered that the windows will be more recessed.

#### Public Questions

Mr. Regina Barzilay asked about 3d renderings as seen from Antrim Street. Ms. Hammer showed 2 renderings, before and after, and fenestration. Ms. Barzilay noted that she couldn't see adjacent property. Ms. Hammer showed 3d rendering. Ms. Barzilay stated that they were just boxes, what do neighbors really see? Mr. Hope replied that they don't have what she is

looking for. Mr. Hsiao interjected that the Commission is charged with what is visible from a public realm and that they have provided views.

Ms. Litchfield noted that the Commission received all the letters submitted.

Mr. Allen Speight of 33 Antrim Street asked what is the total square footage above and below grade. Ms. Hammer replied 2,939 sf plus 940 sf in the basement, totaling 3,879 sf. Mr. Speight asked Mr. Collins about runoff. Mr. Collins stated that there is a depression in the rear of the site and it's below the adjacent grade. Mr. Speight asked for an explanation and Mr. Collins said he would be happy to meet with him.

At 6:56 Mr. Hsiao left the meeting.

Mr. Frank O'Brien noted there's no affordable component, a wall of housing considered not advisable at the last meeting

Phyllis Bretholtz of 65 Antrim Street said she treasures the trees and open space and is worried that the new building will mean the loss of open space, that there are no front yards and the buildings are positioned to allow backyard green space. How will this impact the neighborhood on the whole? Ms. Hammer replied that there is a 30' rear setback that is significant and will maintain the open space, also noted that all the trees are being preserved.

Heidi Samojluk of 37 Antrim stated this is their backyard, and asked from where is the 30' setback, from the house? Ms. Hammer replied yes. Asked is there affordable housing? Mr. Hope replied that it is market rate, noting that they are proposing a 2-family development when it could have been 5 units.

Ms. Hallie Speight of 35 Antrim Street asked why not an attached addition. Mr. Hope replied that being attached would have a negative impact. Mr. Collins stated that he had met with an abutter on site and reduced by 11 feet. Mr. John Gorman noted that Collins reached out to him. Ms. Hammer explained that because of codes and ordinances, adding to the existing building would trigger a special permit whereas what they are proposing is as of right. She also noted that it has little impact on the streetscape and the existing historic building is being preserved.

#### Public Comment

Ms. Crosbie read out letters opposing the project.

Mr. John Pitkin presented slides of aerial views of the open spaces in the city and neighborhood, describing a tree lane and their importance as part of the City's Urban Forest Master Plan. Mr. Pitkin urged the Commission to consider an attached addition.

Mr. Hugh Russell of Corliss Place stated that he met with the design team and that they responded to his concerns. He is not opposed to infill but supports his neighbors in asking that an attached scheme be developed.

Ms. Heidi Samojluk agreed with the neighbors, that more and more people want to live in Cambridge, that the character of the neighborhood will be lost with this scale of development.

Ms. Barzilay stated that the setbacks are being violated. Mr. Hope answered that they have reviewed this with Inspectional.

### Commission Comments

Ms. Litchfield thanked the applicants for coming back, but the Commission had asked for alternative schemes.

Mr. Redmond stated that he would like to see them try attaching the building, did they look at this? He went on to say that they're hearing from the abutters that the massing is not working, the height of the building is the most concerning. Commission member Margaret McMahon stated this feels like excessive infill to her, too much project for the location.

Ms. Litchfield noted this project is a 3,000-square foot, five bedrooms house behind a house, and she understands they could do more units but it still requires a binding review, it's a suburban house in an urban neighborhood.

Mr. Redmon noted that this is larger than a carriage house, it should be 2 stories, not 3. He noted that attached or detached is a tricky question. Mr. Litchfield concurred, an attached can also be too large.

Commission member Monika Pauli stated that her first impression is that it is a sad, modern twin of the existing house, it has the form of the mansard but not as graceful, she would rather see a gable roof, a carriage house, so the massing would be less monumental. It does not fit there like it should. From the street it's not that bad but from the back it's big, it looks like a design by committee, something is lost. Sometimes it's better to go back to the beginning, right now it's not a happy compromise. She noted how challenging it is.

Mr. Redmon asked the applicants if they would come back with alternatives. Mr. Hope asked for more direction and emphasized that they are not taking down any trees, and also noted that there is a diversity of housing in Cambridge and that this proposal is conforming. A connected house would require a BZA hearing and the applicant would have to prove hardship. He also noted that personal views from Antrim are not under the Commission's purview.

Ms. Litchfield responded that the Commission is charged with reviewing "excessive infill," the Antrim Street comments are viable. The Commission has reviewed a lot of these types of projects, the most successful ones worked with the Commission. She noted that 378 Broadway was a very difficult project, a lot of people were not happy, but the Commission was able to navigate that project. Mr. Redmon noted that there are similar issues of 378 Broadway to 12 Fayette including rear views from houses, a lot of programming. Mr. Redmon suggested they come back to address/mitigate the full 3<sup>rd</sup> floor. Ms. Pauli asked them to look at a different roof configuration. Mr. Redmon suggested looking at a house across the street from where he lives on Highland Avenue.

Mr. Redmon motioned to suspend further review and have an Architects Committee meeting and that the applicant look at reducing the bulk and massing, especially the 3<sup>rd</sup> floor, based on programming, explore different rooflines, look at the ground floor. Ms. McMahon seconded, all in favor, the motion passes, 4-0.

**Case MC-6102: 14 Bigelow Street (Continued), by Reed Shea and Avia Navickas.** Construct two new entrances and window well, alter existing front porch/entry, construct addition in rear.

Ms. Crosbie briefly summarized the property background.

Mr. Reed Shea, the applicant, described the revised drawings.

Mr. Redmon asked to see the original floor plan and confirmed that the rear addition width was reduced, set back further from left wall, back extended as a straight line from existing.

Ms. Crosbie asked if the applicant is removing a chimney and adding a new one. Mr. Shea replied yes. Ms. Crosbie asked if he confirmed there's enough width on the side to accommodate a new entrance, Mr. Shea replied yes.

Ms. Litchfield asked what has changed on porch supports. Mr. Shea replied nothing.

#### Public Questions

Mr. Doug Gesler of 16 Bigelow Street asked how many tenants were going to be entering on the side. Mr. Shea replied fewer than today, the unit is being reduced from 5 bedrooms to 4 bedrooms. Mr. Gesler asked about the basement. Mr. Shea answered there is 1 tenant, it's a 1 or 2 bedroom proposed for basement. Mr. Gesler asked how many entrances to basement. Mr. Shea replied 2, that sprinklering eliminates the need for additional entrances. Mr. Gesler asked about the material of the proposed chimney. Mr. Shea said he did not know yet. Mr. Gesler asked about the foundation. Mr. Shea responded concrete below grade and could be faced with brick veneer. Mr. Gesler noted that all but one building on Bigelow is brick or granite. Mr. Gesler asked about porch and stairs. Mr. Shea replied they will extend as little as possible, there's a 3-foot landing, 4-5 steps down. Mr. Gesler asked about addition. Mr. Shea replied it's a 9-foot addition. Mr. Gesler asked about size of roof deck. Mr. Shea said he did not have that information handy, that he could bring railings back from the edge. Mr. Gesler expressed his concern that there are three front entrances very close together and lots of people will be coming and going. Mr. Redmon interjected that as neighbors they can work this out. Ms. Litchfield agreed. Mr. Gesler expressed concern over potential shade as a result of the addition.

Marilee Meyer of 10 Dana Street asked about roof dormers. Mr. Shea responded that there will be no change to the roof. Ms. Meyer asked about proximity to abutters, noting that it's a large roof deck, you might want to make that smaller. Mr. Shea responded that it will only be for personal use.

Ms. Crosbie read out several letters with comments, Sylvie and Michael Potts, Pierre and Marie Humblet.

Ms. Jean Reiser of 16 Bigelow Street noted that the scale and significance of the front is important, and the entry addition makes the side very crowded. She also noted that 30 Maple Avenue is bigger and not on two levels.

#### Commission Comments

Ms. Litchfield stated the setback looks great, and the roof deck could be smaller.

Mr. Redmon said Mr. Shea did a good job retaining the width of the addition.

Ms. Litchfield emphasized the need to talk with neighbors.

Ms. Pauli noted the front entry is very complicated and needs to be drawn well with shop drawings to make sure it will work, the newels going down looks busy, and recommends staff review of final drawings. She also noted that if they put in a gas fireplace they won't need a chimney, but if there is a chimney it should be brick.

Ms. Litchfield noted that details can be delegated to staff.

Mr. Redmon explained that the stairs going down in front is tricky, the applicant will need drawings on all levels as well as sections, and should ask architect for more drawings.

Ms. Litchfield reiterated that a gas fireplace would be better. Ms. McMahon concurred, stating that gas fireplaces are great and easy to use with the flip of a switch.

Mr. Redmon moved to accept the submission as presented with the conditions that the applicant work out the details so it works, consider eliminating the chimney and using a gas fireplace, and that staff reviews final drawings prior to permit. Ms. Pauli seconded, and the motion carries, 4-0.

**Case MC-6148: 101 Antrim Street, by Judith A. Ryan and Cara L. Pousseau.** Extend existing dormer.

Ms. Crosbie showed slides of the property.

Ms. Malvina Lampiotti, architect, presented slides of the property which has been in the same family since 1900. Ms. Lampiotti explained the need for more headroom through the extension of the existing dormer.

#### Commission Questions

Ms. Litchfield asked if the materials will be the same. Ms. Lampiotti replied yes.

Ms. Pauli asked if it can be wood siding. Ms. Lampiotti said possibly. Ms. Litchfield noted it's just a suggestion.

Ms. Crosbie read three letters of support.

No further public comment or questions.

#### Commission Comments

Ms. McMahon stated it looks better.

Mr. Redmon concurred.

Ms. Litchfield stated that it is a nice addition.

Mr. Redmon moved to approve the proposal as submitted. Ms. McMahon seconded, and the motion passes, 4-0.

**Case MC-6150: 8 Greenough Avenue, by Tomer and Orly Ullman.** Replace and reconfigure windows, modify basement entry and add areaways.

Ms. Crosbie showed slides of the property.

Ms. Catherine Truman, architect, presented the proposal for turning the 2-family house to a single-family home.



No public questions or comments.

Ms. Litchfield asked about the windows. Ms. Truman replied Marvin SDL with wood trim.

Mr. Redmon asked if all the windows are already replacement windows. Ms. Truman replied yes, and they will be improved.

Ms. Pauli asked if the casings are original, Ms. Truman answered they will be retained.

#### Commission Comments

Ms. McMahon noted the west side is very dramatic, very modern in appearance and very startling. Mr. Redmon agreed, suggesting the architect look at a common window size. Ms. Litchfield agreed at looking at a similar vocabulary. Ms. Truman explained that they were going for a modern look, that houses evolve. Ms. Pauli stated that this wall has such a mish mash, maybe the back is all glass. Ms. Litchfield noted that the large window could have a transom as a transition. Mr. Redmon noted that having the dormer windows come down is nice.

Mr. Redmon asked about the window size, Ms. Truman said the headboard in the bedroom is driving the location of the window.

Ms. Litchfield stated that the three modern windows need to feel more a part of the house.

Mr. Redmon motioned to approve the proposal with the recommendation to look at other options for west façade windows and to submit to staff for review. Ms. Truman asked about restoring the front porch, Ms. Crosbie answered that it could be approved by staff. Ms. Pauli seconded, and the motion passes, 4-0.

Minutes for the February 1, 2021, February 10, 2021 Architects Committee, and March 1, 2021 meetings were approved.

The meeting was adjourned at 9:25pm.

Respectfully submitted,  
Allison A. Crosbie, Preservation Administrator

### Members of the Public Present on April 5, 2021

#### Panelists:

Alison Hammer, architect	ahammer@hammerdesign.com
Sean Hope	sean@hremassdevelopment.com
Scott Zink	<a href="mailto:scott@zredevelopment.com">scott@zredevelopment.com</a>
Andrew Collins	
Erin Hossaini-Fitch, landscape architect	
Reed Shea	14 Bigelow Street
Catherine Truman, architect	
Malvina Lampiotti, architect	

#### Attendees:

John Gorman	14 Fayette Street
Sonia Sake	32 Carleton Road
Gao-wen Shao	9 Fayette Street
Marie Humblet	13 Bigelow Street
Hallie Speight	33 Antrim Street
Allen Speight	33 Antrim Street
Hugh Russell	1 Corliss Place
Helen Snively	1 Fayette Park
Katherine Ellin	2 Corliss Place
Amy Meltzer	45 Antrim Street
Heidi Samojluk	33 Antrim Street
John Pitkin	18 Fayette Street
Regina Barzilay	39 Antrim Street
Doug Gesler	16 Bigelow Street
Jean Reiser	16 Bigelow Street
Phyllis Bretholtz	65 Antrim Street
Marilee Meyer	10 Dana Street
Michael Potts	12 Bigelow Street
Sylvie Tomczyk-Potts	12 Bigelow Street

## MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT ARCHITECTS COMMITTEE

Tuesday, April 20, 2021, 2:00 PM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*, Charles Redmon, Monika Pauli, *Members*

Staff present: Allison A. Crosbie, Preservation Administrator, Sara Burks, Preservation Planner

Members of the Public: See attached list

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Meeting held via online zoom webinar, <https://tinyurl.com/MCArchApril20>.

Due to statewide emergency actions limiting the size of public gatherings in response to COVID-19, this meeting was held online with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was **859 5761 4166**.

Commission Chair Tony Hsiao called the meeting to order at 2:05pm and made introductions and explained the meeting procedures. The meeting was recorded.

**Case MC-6112: 12 Fayette Street (Continued), by 12 Fayette Street Ventures LLC.** Construct new building in rear of lot, alter rear portion of existing structure, reconfigure windows, remove chimney.

Architect Alison Hammer presented three options noting that they were asked to study reducing the massing.

- A. "3 in front, 2 in back" – 3-story building closer to Fayette Street, 2 story at the back and side
- B. "Gable roof: - cross gable", 2 ½ story
- C. "Clerestory carve-out" – varying roof forms, lower at back near tree canopy, preferred by applicants, best for passive house.

Mr. Hsiao asked if the GFA has changed. Ms. Hammer replied yes, all were reduced from 350 to 450 sf.

Mr. Hsiao asked about heights. Ms. Hammer replied 35' at peak and 28.5-30' at sides for clerestory. Mr. Hsiao asked what are the benefits of each. Ms. Hammer answered the mansard was a simpler plan, the gable is more difficult for floor plan.

Ms. Litchfield stated she thought the Commission asked the applicant to look at taking a story off, it's less about FAR, more about height. The carve-outs don't address the massing issues. Ms. Litchfield asked how many bedrooms. Ms. Hammer replied 3 above ground and a playroom/study, 2 egress wells in basement, but most likely only 1 bedroom. Ms. Litchfield noted that the programming hasn't changed much. Ms. Hammer replied that they eliminated one of the large rooms.

Ms. Litchfield noted that they wanted to bring the height down considerably. This only brings it down a couple feet on average.

Commission member Charles Redmon stated that they had hoped to see a 2-story building, the clerestory scheme has some volumetric improvements with carve outs.

Mr. Hsiao stated he thought they were going to present an L-shaped 2-story with a penthouse, you've lost the 2-story datum line with the clerestory scheme, looks taller from some angles. It's not there yet.

Ms. Hammer stated they took out the study on the 3<sup>rd</sup> floor and suggested they could carve out mechanical room on 3<sup>rd</sup> floor. Mr. Redmon suggested a north-south linear plan.

Ms. Litchfield noted that it is still a massive house, the height is magnified by the clerestory scheme. Ms. Hammer noted that they do have a scheme with a 2-story portion at the front and the 3<sup>rd</sup> story is set back. Mr. Hsiao stated that they want to see more mitigation of 3<sup>rd</sup> floor.

Ms. Hammer explained that the site slopes down quite a lot, pointing to elevation/section.

Mr. Redmon suggested going back to the clerestory and work from top down to reduce GFA, set back from all sides.

Ms. Litchfield stated that the cut out exaggerates the height, it doesn't mitigate the overall massing.

Commission member Monika Pauli agreed with the other Commissioners, her reaction against the mansard had to do with the angle and height/mass, she suggested starting with 2 floors, band as low as possible, step in from that with penthouse, a simple volume with something on top. Ms. Litchfield concurred.

Mr. Hsiao noted that the clerestory scheme looks like a ski chalet and emphasizes height. Mr. Redmon suggested strongly emphasize 2-story mass, penthouse on top set back.

Ms. Litchfield noted that the Swiss consulate on Broadway and Ellery was successful. Mr. Hsiao explained that it's held back on all sides, very different on top from strong base. He also wanted to make top of 2-story portion the railing of a 3<sup>rd</sup> floor deck so no extra railing.

Ms. Hammer noted that 8.5' first floor ceiling height, 8' 2<sup>nd</sup> floor ceiling height.

Mr. Redmon left the meeting, noting he agreed with 2-story and penthouse. Ms. Litchfield agreed although she prefers 2 story with no penthouse. Ms. Hammer responded that they could do that, but it would mean expanding floor plates.

Mr. Hsiao stated that they're trying to thread the needle in mitigating excessive infill by reducing bulk and mass, that the Commission needs to see further reduction without enlarging the floor plates. Ms. Litchfield concurred noting that is what they asked for at the last meeting, and that houses behind houses should be more diminutive, what they have presented is inappropriate. Ms. Litchfield explained it would have been nice to see a 2-story without larger floor plates. Ms. Hammer replied that they did make a reduction. Mr. Hsiao stated the Commission still needs to see a reduction in massing. Ms. Hammer stated they will continue to look at ways to reduce in some areas.

**Members of the Public Present on April 20, 2021**

## Panelists:

Alison Hammer, architect

Sean Hope

Scott Zink

Andrew Collins

ahammer@hammerdesign.com

sean@hremassdevelopment.com

[scott@zredevelopment.com](mailto:scott@zredevelopment.com)

## Attendees:

John Gorman

Sonia Sake

Gao-wen Shao

Marie Humblet

Hallie Speight

Allen Speight

Hugh Russell

Helen Snively

Katherine Ellin

Amy Meltzer

Heidi Samojluk

John Pitkin

Regina Barzilay

14 Fayette Street

32 Carleton Road

9 Fayette Street

13 Bigelow Street

33 Antrim Street

33 Antrim Street

1 Corliss Place

1 Fayette Park

2 Corliss Place

45 Antrim Street

33 Antrim Street

18 Fayette Street

39 Antrim Street



## MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, May 3, 2021, 6:00 PM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*, Charles Redmon, *Member*, Margaret McMahon, *Alternate*  
Absent: Monika Pauli, *Member*

Staff present: Allison A. Crosbie, Preservation Administrator, Sara Burks, Preservation Planner

Members of the Public: See attached list

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Meeting held via online zoom webinar, <https://tinyurl.com/MCmay2021>.

Due to statewide emergency actions limiting the size of public gatherings in response to COVID-19, this meeting was held online with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was **838 7717 4044**.

Commission Chair Tony Hsiao called the meeting to order at 6:05pm and made introductions and explained the meeting procedures.

**Case MC-6161: 8 Greenough Avenue, by Tomer and Orly Ullman.** Construct shed dormer, replace front porch, alter fenestration, add window well, add basement entry on side elevation.

Ms. Crosbie showed slides of the property.

Ms. Catherine Truman, architect, presented the proposal to construct a shed dormer to provide more headroom, and restore front porch to match as seen in photo and original drawings provided by CHC.

### Commission Questions

Vice Chair Lestra Litchfield asked about the front elevation, is it a window or door over the porch. Ms. Truman replied it's a window with final detailing to match historic photo.

Commission member Charles Redmon noted the doors on the two floors on the rear façade appear different sizes, is that intentional? Ms. Truman answered that they are using the existing door opening on the second floor.

No public questions or comments.

### Commission Comments

Ms. Litchfield recommended that the proposed dormer be pulled down just a little from the ridge line, noting that the Commission prefers this with shed dormers. Ms. Truman agreed.

Mr. Redmon motioned to approve the proposal with the recommendation to lower the dormer on the east side. Commission alternate Margaret McMahon seconded, and the motion passed 4-0.

**Case MC-6162: 1353 Cambridge Street, by Gill Aharon.** Add dormer at front slope of roof, construct rear addition, replace all windows at 2nd and 3rd floor.

Ms. Crosbie presented slides of the property.

Mr. Adam Glassman, the architect, described the proposal to construct a dormer replicating the adjacent existing dormer, and noted it will comply with the City's dormer guidelines. Mr. Glassman also explained that the existing chimney was removed inside the building rendering the remaining portion above the roof line unstable. He is proposing to rebuild a faux chimney with a wood frame and masonry exterior matching the existing. Mr. Glassman presented a proposal for expanding in the rear of the building using hardie board on the exterior while maintaining wood on the historic structure in front. The additional space will accommodate the applicant's growing family. The project requires zoning relief as well for the rear setback.

#### Commission Questions

Mr. Hsiao asked how many square feet being added in the rear. Mr. Glassman replied 780 sf.

Ms. Litchfield asked what is the difference in height between the existing roof and proposed roof in the rear. Mr. Glassman answered 12 inches.

Mr. Hsiao asked if he is removing the chimney. Mr. Glassman answered yes but rebuild with masonry.

Mr. Redmon asked if he is keeping the gable overhang. Mr. Glassman replied yes.

#### Public Question and Comment

Mr. Seth Goldfine of 8 Oak Street stated that his property backs up the to the rear of this property and asked why two decks. Mr. Glassman replied that they are for the family's private use only.

Mary Jane Rupert asked why not build a real chimney. Mr. Glassman explained that it would be too heavy and there is no longer structural support in the building since the interior portion was removed.

#### Commission Comments

Mr. Redmon stated that the proposal was a skillfully done addition to a handsome building. Ms. Litchfield agreed, it looks great, a lot of thought has gone into matching the windows and dormer and chimney.

Ms. McMahon expressed concern that the other end of the building will look lopsided. Mr. Hsiao agreed but thinks the proposal is a sympathetic response and very respectful. Ms. Litchfield agreed and was glad Ms. McMahon pointed that out, perhaps another dormer in the future. Ms. McMahon noted that the building is very handsome.

Mr. Redmon motioned to approve the proposal as submitted. Ms. Litchfield seconded, and the motion passed, 4-0.

**Case MC-6154: 382-390 Harvard Street, by Plumosa, LLC.** Complete renovation of property including new siding, trim, roof, decking, and railings; alter fenestration; construct window wells.

Mr. Nathan Wong, the applicant, introduced the project, noting he acquired it in 2013 and explained it is a complete interior gut renovation and proposes a light touch to the exterior.



Mr. Steve Hiserodt, the architect, explained the building is now 7 units and will be reduced to 6 units, with the goal to keep the current form, but replacing siding, trim, windows and doors, and a new entrance. Also proposed are three window wells for basement egress along the Harvard Street façade. Two courtyards are proposed for the rear, not visible from a public way. The three existing chimneys will be maintained above the roof line as wood frame structures with brick veneer. The goal is to match the existing exterior trim as much as possible using pvc or other material. The windows are not in good condition and will be replaced with more energy efficient wood windows. The existing square windows will be preserved. The siding will be replaced with wood or cedar. The brackets will be replicated or restored. There are several types of railings and would like to know what is most historically appropriate.

Mr. Hsiao asked about the proposed windows. Mr. Hiserodt replied a clad window but he can do all wood. Mr. Hsiao asked what is pvc being used for. Mr. Hiserodt replied the pvc would be used for eave soffits, window casing, and porch details. Mr. Hsiao asked about the roof. Mr. Hiserodt answered the roof will be replaced with a synthetic variant of asphalt shingles. Mr. Hsiao asked how many windows are reusable, what is the percentage of salvageable. Mr. Hiserodt replied he couldn't say, at least half were in bad shape. Mr. Hsiao asked if these windows are true divided lites, Mr. Hiserodt replied yes, there are replacement windows on the rear.

Ms. Litchfield noted that Marvin makes a very good window with simulated divided lites and it should replicate exact pattern.

Mr. Hsiao asked about landscaping. Mr. Hiserodt said they have not looked at it yet, and noted the front steps are in good shape.

Mr. Redmon asked if the steps are concrete. Mr. Hiserodt replied yes, with metal rail.

Ms. Crosbie asked if they plan to screen the window wells. Mr. Hiserodt replied yes, they would like to shield the window wells.

Mr. Hsiao asked if the porch supports will be maintained. Mr. Hiserodt replied yes, if in good shape. Ms. Litchfield asked what material would be used if replacing supports. Mr. Hiserodt said it would be wood, but at this point not sure what specific type of wood to use.

Ms. Crosbie asked if the exterior lights on the Remington Street façade will be retained. Mr. Hiserodt said he will have to look into it.

#### Public Questions

Ms. Marilee Meyer of 10 Dana Street asked about the windows and casings. Mr. Hiserodt explained that there will be new window casings. Ms. Meyer asked if the existing windows have the rope pulley system. Mr. Hiserodt replied yes. Ms. Meyer questioned the placement of a bedroom between two courtyards. Mr. Hiserodt explained the courtyards are for bringing in more light, not socializing.

#### Public Comments

Ms. Meyer commented that the building is such a visual landmark and is concerned about the proposed use of plastic materials, they don't look like wood and can have a sheen.

### Commission Comments

Mr. Redmon noted what an incredible undertaking, but why not wood instead of the proposed vinyl extrusions. Mr. Hiserodt explained that it is a price issue and also noted that some things cannot be done in pvc so wood would be used, there would be a mixture. Mr. Redmon asked if pvc would be used for the windows. Mr. Hiserodt answered that the flat work would be pvc. Mr. Redmon asked about the cornerboards. Mr. Hiserodt replied pvc. Mr. Redmon noted that the Commission should see mock-ups of pvc and wood. Mr. Hiserodt agreed.

Ms. Litchfield noted that this building is a National Register property which is a rare situation for the Commission, there has been foresight in this case making the review binding. She appreciated the undertaking and is agreeable to the simulated divided lites, but wood has to be replaced with wood.

Mr. Wong stated they appreciate the significance of the building, but wood tends to deteriorate faster and is concerned it won't stand up to wear and tear of rentals.

Mr. Redmon asked what would the NPS say about materials. Ms. Crosbie answered it's to match in kind, including materials.

Ms. Litchfield explained that she can tell the difference between wood and synthetic. Mr. Wong asked where should they replace with wood. Ms. Litchfield answered everywhere, this is a National Register building and it would be sad to see pvc being used here. Mr. Wong stated that they their work is sympathetic and have won preservation awards.

Ms. Litchfield stated that she is open to allowing pvc above the second floor.

Mr. Redmon asked if they have used pvc on a project in the last 5 years or more. Mr. Hiserodt mentioned 77 Inman Street from 2019. Mr. Redmon replied it needs to be older.

Mr. Hiserodt stated that allowing pvc on the third floor could alleviate some of the expense.

Mr. Hsiao asked about 297 Harvard Street as a renovation example. Ms. Litchfield said it used to be the Castle School. Mr. Hsiao said that project had a lot of complexity. Mr. Hiserodt answered that he did not work on it but can speak with the builder.

Mr. Hsiao stated they know the architecture firm's reputation and appreciate the wood cladding and Marvin windows, but Ms. Litchfield's comments should be considered. Ms. Litchfield asked the Commission for their thoughts on allowing pvc above the second floor but not the crown molding under eaves. Mr. Hsiao noted that at that point, the whole building should be wood. Mr. Redmon agreed.

Ms. Litchfield motioned to accept the proposal with the following conditions:

All trim is to be wood and replicated in same style and detailing.

The applicant is to consult with the Commission on the treatment of the balcony railings.

The applicant is to submit a landscape plan for the whole site.

The exterior light fixtures on the Remington Street façade be preserved if possible.

Mr. Redmon seconded, and the motion passes 4-0.

**Case MC-6112: 12 Fayette Street (Continued), by 12 Fayette Street Ventures LLC.** Construct new building in rear of lot, alter rear portion of existing structure, reconfigure windows, remove chimney.

Ms. Crosbie presented slides of the property.

Mr. Sean Hope, one of the applicants, thanked the Architects Committee for their direction and hopes that people will look at the subtle moves in total, a two-story structure with third floor pop-up, the third floor has been reduced 30%, 850 gsf to 460 gsf. Mr. Hope also noted that they are proposing to plant 10 new trees and they have submitted a letter from a consultant in response to concerns regarding drainage on the site.

Ms. Alison Hammer, the architect, presented the revised design, simplified massing, height of 33'-6", she showed elevations and massing studies.

Mr. Redmon asked the applicant to read the letter from the consultant. Mr. Collins, one of the applicants, complied.

#### Commission Questions

Mr. Hsiao asked about the third floor. Ms. Hammer replied the area in front of the railing is not useable. Mr. Hsiao asked if the windows have been reduced. Ms. Hammer answered yes, and they are close to a final arrangement. Mr. Hsiao asked about materials. Ms. Hammer responded brick foundation, fiber cement siding, windows are wood clad and set into the building, the penthouse will be a standing seam material.

#### Public Questions

Ms. Meyer asked how tall is the ceiling on the third floor. Ms. Hammer replied 8 feet.

Mr. Allen Speight of 33 Antrim Street asked for total square footage. Ms. Hammer answered 2,500 sf plus 870 sf in the basement. Ms. Hammer said they are still working with the passive consultant on the thickness of walls and insulation. Mr. Speight asked what is the reduction in square feet. Ms. Hammer answered 400 to 450 sf.

Mr. Hugh Russell of 1 Corliss Place asked for clarification of letter from civil consultant. Mr. Collins explained that the underground tank is perforated for infiltration so it stores up to a certain amount, and the excess goes to a City pipe. Mr. Russell asked about the location of the tank. Mr. Collins said they haven't decided yet. Mr. Russell expressed concern over potential impact to tree roots.

Mr. John Pitkin of 18 Fayette Street asked to have the list of attendees read out.

Ms. Heidi Samojluk asked how does the building fit in with the character of the neighborhood. Ms. Hammer replied that it has elements of vernacular design with its own stylistic effect, the materials are lap siding and standing seam materials with no cornerboards giving it a unique character that is still in conversation with the existing building. Ms. Samojluk asked why 4.5 bathrooms in one home. Ms. Hammer replied there's one on each floor and one extra, which is typical for a house this size.

### Public Comments

Sara Mae Berman of 23 Fayette Street asked which trees will remain and do you feel it is appropriate to fill in every back yard in the neighborhood. Ms. Hammer responded that all the trees will be retained except for the dead one in front. Mr. Collins stated that he spoke with Mr. Gorman, an adjacent neighbor, and will install a smaller tree in front and get his input. Ten additional trees will be added. Regarding infill, Mr. Hsiao stated that the Commission's review is based on what's presented, and each case is reviewed individually. Mr. Redmon encouraged neighbors to address zoning. Ms. Litchfield noted that the Commission works within what exists in zoning. Mr. Hsiao also noted that the Commission's purview is the exterior only.

Philip MacArthur of 45 Antrim Street asked how do you define excessive infill? He also referred to the section in the infill guidelines regarding public support and asked where is the support? Ms. Litchfield explained it's a process, this is the third hearing, there were some neighbors who supported it, this is less excessive, we understand your frustration.

Ms. Amy Meltzer of 45 Antrim Street stated the infill guidelines clearly talk about public support.

Mr. Allen Speight of 33 Antrim Street expressed gratitude for the Commission's efforts but said the neighborhood is under stress.

Mr. John Pitkin stated that zoning is a problem. He encouraged the Commission to require underground radar be used to determine drainage conditions.

Ms. Regina Barzilay of 39 Antrim Street expressed concern over the appropriateness of the proposed building, that it is so ill fitting that it's puzzling.

Mr. Tony Hung of 43 Antrim Street stated he is opposed for the same reasons as his neighbors, that it looks out of character and urged the Commission to consider public opinion.

Ms. Gao Wen Shao of 9 Fayette Street appreciates the efforts made by the Commission and finally sees some significant change to the design, but it's still massive. She explained that at the last meeting the Commission mentioned 378 Broadway as an example, Ms. Shao stated that the second building is a little more modern, only 2 stories and smaller, and there are garages around it, the people on Antrim will still be looking at this place.

Mr. Hugh Russell of One Corliss Place expressed appreciation for the refinement of the design and arrangement of windows and asked if they would consider copper around the windows. He expressed concern about subsurface water, there's an impervious clay layer that will force water to go sideways instead of down, and that causes his basement to flood.

Ms. Heidi Somajluk stated that she watched the recording of the Architects Committee Meeting and understood the feedback was to come back with a two-story building, but you have made no effort. A two-story building would go better and work with the existing houses, it's only a small reduction.

Mary Jane Rupert of 36 Antrim Street expressed disappointment in the proposed design.

Ms. Berman asked how long will the construction last. Mr. Collins responded 12 to 14 months. Ms. Berman asked about hours of work. Mr. Collins noted the City regulations. Ms. Berman asked about parking. Mr. Collins said they will be able to park onsite.

Mr. MacArthur expressed surprise that the applicants did not make an attempt to design a carriage house type building as suggested by the Commission.

Ms. Shao spoke about the flood risk and that a large dry well could impact tree roots, this is a big issue. She mentioned there's a serious rodent infestation and neighbors have brought in exterminators. Mr. Collins went over city requirements regarding pest control.

Ms. Deborah Allen of 83 Inman Street asked about making the addition contiguous to the existing building. Mr. Collins answered that zoning does not permit that, and Mr. Hope stated that they can't get the program they want with an attached building,

#### Commission Comments

Mr. Hsiao stated that the Commission is aware of how difficult this is, there are many competing forces at play, and the Commission takes all feedback seriously. Mr. Hsiao said the scaling back is an improvement, have you considered flipping the bath and bedroom and pushing the penthouse further from the back? This would further minimize impact. A green roof around the perimeter, a green edge, would help. The regularization of the windows is very helpful. The reduction of windows helps to calm the façade and make it appear as more of a background. The earlier designs were more frenetic. And the idea of making the house passive is appropriate. But there is also a need to complement the existing house, and the service area needs more attention. There is strong opinion by the abutters to mitigate runoff and it warrants further attention. If you could mitigate this to their benefit that would be good. And work with your landscape architect to further this goal. The third floor penthouse is an improvement. In response, Ms. Hammer stated that they did look at other orientations and this one minimized the street view of the penthouse which is why the smaller size is on the street side. Regarding runoff, all the downspouts will connect to underground cistern and be appropriately stored and recharged.

Mr. Redmon agreed with the point made by Mr. Hsiao regarding orientation on third floor. That would reduce impact for neighbors, pull back as a flat surface parallel to sliding doors to deck you could project further back. The front would be less of a burden on the neighbors. Mr. Hsiao said yes, and flip the layout 180 degrees and take the edge away. Realign with no bumps. There would be a trade off and push it more to the front and lessen the impact on the rear neighbors with no deck. The swiss consulate used a green roof and they capture rainwater. Surface drainage and massing are all intertwined. Ms. Hammer replied they are looking further into ecological design.

Ms. Litchfield agreed with Mr. Hsiao's suggestion regarding flipping the layout in the penthouse. The massing and height of the building still seems excessive to the neighbors and it's something that needs to be considered.

Mr. Redmon noted reducing the deck to just off the living/dining area, reduce by two thirds, away from kitchen area where you don't really need it. And it would provide more pervious

material. Ms. Litchfield agreed, and it would break up the massing. Mr. Redmon noted the deck is quite substantial. Mr. Hsiao agreed and looked at the rendering and also thinks rear deck should be reduced by a third which will add to greenscape and reduce the hardscape and soften the rear area. Consider scaling back the deck and it would be a plus for abutting neighbors. Mr. Redmon asked the deck is on the east? It's southeast. Mr. Redmon suggested using a lattice with vines growing on it and cover up that wall and it would change the character of the building. Ms. McMahon stated that she thought the proposal was excessive infill and the applicant needs to calm it down.

Mr. Redmon stated window configuration is simpler than before, anything you can do to calm the appearance of the building will help. Mr. Hsiao concurred that the vertical green garden structure on the cladding to mitigate impact to the neighbors. This could make the house of the garden, softening the rear façade with vertical plantscape on the side of the building.

Mr. Redmon noted we don't see the trees already on the site, there's quite a bit of landscape already, the trees can provide screening. Ms. Litchfield said she agreed with Mr. Hsiao to hold the wall where the stairs come up and with flipping the layout on the third floor and reducing the decking – these things would go a long way to making it better.

Mr. Hope asked for guidance regarding flipping the layout. They have made a lot of effort and would like to keep square footage while still flipping the layout as suggested. Mr. Redmon and Ms. Litchfield said yes, flip it and pull it forward to align with the wall and put bathroom on either side of stair, you still have room for mechanical. Mr. Hsiao said we want to see mitigation for the neighbors in rear and are willing to trade off with the front of the house, and we recognize that you have reduced the programming on this floor. We can see that if you pull the penthouse away from all the edges, it has a positive impact. It looks more like a 2-story house with a setback penthouse at the top. Hold the line further at the back, just push everything and make it contiguous, no bumpouts and reduce the deck. And consider a green edge to create a more landscape driven approach to the design to soften the exterior and mitigate neighbor concerns and runoff.

Mr. Hope asked if these adjustments could be handled by staff. Mr. Hsiao said Architects Committee, we know zoning allows more square footage than you are proposing. We have competing interests.

Mr. Hsiao appreciates the added trees.

Ms. Crosbie asked if they agree to an Architects Committee meeting. Mr. Hsiao replied yes.

Mr. Redmon motioned to accept the proposal as submitted with modifications discussed for the third floor and that going forward carefully and openly discuss with neighbors regarding the groundwater/drainage impacts on adjacent properties.

Ms. Crosbie asked to include the Architects Committee meeting. Mr. Redmon complied.

Ms. Litchfield seconded, the motion passed, 4-0. Mr. Hsiao asked everyone attending and thanked them for their comments.

Mr. Redmon motioned to accept the minutes, Ms. Litchfield seconded, and the motion passed, 4-0.

Minutes for the April 5, 2021, and April 20, 2021 Architects Committee meetings were approved.

The meeting was adjourned at 9:15pm.

Respectfully submitted,  
Allison A. Crosbie, Preservation Administrator

**Members of the Public Present on May 3, 2021**

Panelists:

Alison Hammer, architect	ahammer@hammerdesign.com
Sean Hope, applicant	sean@hremassdevelopment.com
Scott Zink, applicant	<a href="mailto:scott@zredevelopment.com">scott@zredevelopment.com</a>
Andrew Collins, applicant	
Catherine Truman, architect	
Orly Ullman, applicant	8 Greenough Avenue
Steven Hiserodt, architect	
Nathan Wong, applicant	382-390 Harvard Street

Attendees:

John Gorman	14 Fayette Street
Sonia Sake	32 Carleton Road
Gao-wen Shao	9 Fayette Street
Hallie Speight	33 Antrim Street
Allen Speight	33 Antrim Street
Hugh Russell	1 Corliss Place
Helen Snively	1 Fayette Park
Katherine Ellin	2 Corliss Place
Amy Meltzer	45 Antrim Street
Philip MacArthur	45 Antrim Street
Heidi Samojluk	33 Antrim Street
John Pitkin	18 Fayette Street
Regina Barzilay	39 Antrim Street
Phyllis Bretholtz	65 Antrim Street
Marilee Meyer	10 Dana Street
Sara Mae Berman	23 Fayette Street
Mary Jane Rupert	36 Antrim Street
Deborah Allen	83 Inman Street
Mary Kennedy	16 Fayette Street
Patsy Baudoin	26R Antrim Street



**MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT  
ARCHITECTS COMMITTEE**

Wednesday, May 19, 2021, 8:30 AM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*, Charles Redmon, Monika Pauli, *Members*

Staff present: Allison A. Crosbie, Preservation Administrator, Sara Burks, Preservation Planner

Members of the Public: See attached list

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Meeting held via online zoom webinar, <https://tinyurl.com/4ap6z5hs>.

Due to statewide emergency actions limiting the size of public gatherings in response to COVID-19, this meeting was held online with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was **841 1201 4083**.

Commission Chair Tony Hsiao called the meeting to order at 8:45am and made introductions and explained the meeting procedures. The meeting was recorded.

**Case MC-6112: 12 Fayette Street (Continued), by 12 Fayette Street Ventures LLC.** Construct new building in rear of lot, alter rear portion of existing structure, reconfigure windows, remove chimney.

Architect Alison Hammer presented the three recommendations by the Commission for further refinement of the design of the new structure.

1. Reduce first floor deck,
2. Flip the layout on the third floor,
3. Provide greenery/plantings at rear of house.

Ms. Hammer discussed the third floor and compared previous schemes, noting they straightened out a wall, reversed the bedroom and bathroom layout, and pulled the back of the penthouse further from the edge of the building.

Ms. Hammer presented their exploration of a green wall. A trellis on the roof was considered not a best practice because vines could potentially infiltrate and damage the structure. A trellis off the building disrupts the passive house structure, so they looked at the back deck as a trellis itself. Ms. Hammer also presented a staggered back wall on the penthouse. And she showed the reduced back deck.

Mr. Hsiao asked how much is the wall stepping back. Ms. Hammer replied 2 and a half feet at each stagger/step. Ms. Hammer explained that this accommodates door placement and bathroom layout, and gets rid of dead space. Mr. Hsiao asked what is the change in sf. Ms. Hammer answered that it's 40 sf bigger, 5 to 10% bigger, but it could be tighter, but thought this is simpler for construction. Mr. Hsiao asked if there's a deck on the front. Ms. Hammer

answered no, but they are looking at solar or energy efficient features for the space, it won't be accessible. Mr. Hsiao asked about the parapet height. Ms. Hammer answered 20 inches.

Mr. Charles Redmon, Commission member, thanked the applicants for their effort, that they have addressed a lot of the issues about the third floor.

Ms. Monika Pauli, Commission member, asked about the thickness of the walls and the material. Ms. Hammer replied that the thickness is a result of the passive house approach which requires continuous exterior insulation, so 13 or 12- inch walls. The material will be standing seam, matte finish. Ms. Pauli asked about the parapet. Ms. Hammer answered that it will be a consistent height, possibly have solar panels, no decking or railings.

Ms. Crosbie summarized a letter from abutters. Ms. Hammer said they are continuing to address water storage and permeability. Mr. Andy Collins, one of the applicants, stated they have a groundwater hydrogeologist who will be issuing a report. And they will remove invasive plant material.

#### Public Questions

Mr. Hugh Russell of Corliss Place said that the proposal looks smaller but he prefers the first scheme which was simpler. He suggested changing the closet from a strip to a 6' square walk-in closet which would allow a window, and noted that the penthouse is closer to his home.

Mr. Allen Speight echoed Mr. Russell's suggestions regarding the closet. He also noted the increase in square footage, and the neighbors want a reduction.

Ms. Heidi Samojluk stated she would like to see a building that is historical, she would like to look at something that looks like the existing house. This design is massive and has no visual appeal.

Ms. Hallie Speight echoed bitter disappointment over the design, she knows they have worked hard on the design but they have now added to the third floor, and expressed disappointment in Ms. Crosbie for not mentioning the letter's reiteration of the desire for a 2-story building. This design is ugly, boxy, and begs the Commission to consider the current increase of the size of the third floor.

Mr. Hsiao thanked the neighbors for their comments.

#### Commission Comments

Vice Chair Lestra Litchfield stated she appreciates the abutter's comments, she liked the windows in the front, they break up the third floor wall, the size of the rear deck is better, and that we're beyond getting rid of the third floor.

Mr. Redmon suggested putting a trellis over the rear deck, like a pergola, to break up the massing, possibly cantilevered. Ms. Litchfield noted that with posts, plants could grow up them. Ms. Hammer replied they could do something as suggested.

Mr. Hsiao noted that the window in front does help with the bathroom/closet, and suggested adjusting the bedroom pushing on the right side, the previous scheme was narrower, look at

the side with the bathroom, get closer to what you originally designed, the staggering is understandable with the issues with the layout.

Mr. Hsiao asked how wide is the bedroom. Ms. Hammer replied 12 feet. Mr. Hsiao stated that it is a legitimate concern about the added square footage, how you do this is up to you, straight or staggered, focus on the back side, does the back deck have to extend as much? Every inch counts, pull back 3 feet from the rear, create a square, the trellis in the back is very helpful. Check the views from eye level.

Mr. Redmon stated the staggered scheme really helps. Mr. Hsiao agreed, but pull in the bedroom. Regarding the exterior color, the color palette should make both buildings look like a family, they should be complementary colors. The front is traditional, and you are doing a contemporary mansard passive house, the passive aspect is an important way to design projects.

Mr. Redmon recommended putting a trellis in the middle step to break up the mass.

Ms. Litchfield asked about fences. Ms. Hammer replied there will be fences and they will be talking with neighbors about them. Ms. Litchfield noted that fence shouldn't be too high in order to preserve views.

Ms. Pauli stated they need to shrink the top, she agreed with the trellis idea, and stated there are details missing, there's no breakdown like the symmetry of the windows in the back, the trellis will add details to soften the box, the proportions are better, even the front entrance could use a trellis.

Mr. Hsiao noted that as you detail the façade, there are games you can play with the cladding that allows more detail, the window surrounds, in the rear elevation. The trellis on the third floor and first floor imply symmetry.

Mr. Hsiao and Mr. Redmon suggested looking at the cornice of the existing house and respond to it on the new house, you're not copying it, it needs to be distinct. It comes down to window details, siding, and the penthouse, reveal joints, there's a lot of nuance - right now it's an unadorned box.

Mr. Redmon asked about the window details. Ms. Hammer responded that they are set into the structure because of the depth of the insulation - jamb extension, copper, wood tones, play with texture. Mr. Redmon asked about the glass. Ms. Hammer answered that the glass will align with the framing of the house, 4 to 6 inches, European tilt turn, energy efficient, needs to be approved for passive house.

Mr. Hsiao stated the trim surrounding the window should be high quality materials. Ms. Hammer noted that it's difficult to render the materiality that they are going for. Mr. Hsiao asked if the cladding in the image of the window is what they are planning to use. Ms. Hammer answered possibly, but not exactly the same. Mr. Hsiao advised that the shadow line is important, this detailing helps give it a more residential quality. Ms. Hammer thanked the Commission for all the suggestions.

Mr. Hsiao called for another Architects Committee meeting the first half of June, on a Wednesday morning. The meeting ended at 9:50 am.

**Members of the Public Present on May 19, 2021**

## Panelists:

Alison Hammer, architect

Sean Hope

Scott Zink

Andrew Collins

ahammer@hammerdesign.com

sean@hremassdevelopment.com

[scott@zredevelopment.com](mailto:scott@zredevelopment.com)

andy@zredevelopment.com

## Attendees:

John Gorman

Sonia Sake

Hallie Speight

Allen Speight

Hugh Russell

Helen Snively

Katherine Ellin

Amy Meltzer

Heidi Samojluk

Regina Barzilay

14 Fayette Street

32 Carleton Road

33 Antrim Street

33 Antrim Street

1 Corliss Place

1 Fayette Park

2 Corliss Place

45 Antrim Street

33 Antrim Street

39 Antrim Street

## **DRAFT MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT ARCHITECTS COMMITTEE**

Wednesday, June 2, 2021, 8:30 AM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*, Monika Pauli, *Members*

Staff present: Allison A. Crosbie, Preservation Administrator, Sara Burks, Preservation Planner

Members of the Public: See attached list

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Meeting held via online zoom webinar, <https://tinyurl.com/MCArch621>.

Due to statewide emergency actions limiting the size of public gatherings in response to COVID-19, this meeting was held online with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was **846 1275 5619**.

Commission Chair Tony Hsiao called the meeting to order at 8:35 am and made introductions and explained the meeting procedures. The meeting was recorded.

**Case MC-6112: 12 Fayette Street (Continued), by 12 Fayette Street Ventures LLC.** Construct new building in rear of lot, alter rear portion of existing structure, reconfigure windows, remove chimney.

Architect Alison Hammer recapped the project proposal and the request by the Commission that they reconsider the staggered third floor scheme and reduce the square footage and explore exterior options including a trellis structure on the first and third floor. She presented two options.

1. 13 sf larger than previous scheme, less than 3% increase, third floor pulled from side of structure, right side, and pulled in deck on third floor, trellis/pergola on rear first and third floor,
2. Made bathroom smaller to reduce square footage and added windows on rear elevation.

Ms. Hammer discussed materials, mitered lap siding, cornice detail, colors will be determined with consultation with CHC staff for both existing and new structures.

Ms. Hammer mentioned working with passive consultants to look at window details.

Regarding landscape, Ms. Hammer is working with civil engineer and landscape architect on pergola elements in the landscape, and permeable surfaces.

Mr. Hsiao asked to see revisions side by side if possible and asked about windows in the smaller bathroom scheme and suggested removing proposed window in corner, and appreciates the bedroom size being reduced and thinks it works.

Vice Chair Lestra Litchfield noted they have worked hard on this scheme, going back to the sf from the previous scheme makes a difference, and agrees with removing the window behind the door.

Commission member Monika Pauli stated smaller is better and agrees with the removal of the window. She hopes the trellis on the house will be more detailed, richer. And the window details are important. Ms. Pauli noted that the parapet could be lower if the roof isn't going to be used but it does also cover the penthouse more – it does create a maintenance issue, maybe 30 inches in general, but likes the direction this is going.

Ms. Hammer stated that they are continuing to study the parapet, windows, trellis and will share with CHC staff as these details are advanced.

Mr. Hsiao asked to see the corner window photo, asked if the windows are operable (yes), and advised to consider details such as the reveal, shadow lines, etc. which are important. Also, the trellis details are important – delicate, not too heavy – all these parts together should complement the historic house – there should be a family of details and colors. Mr. Hsiao stated this is an improvement – reducing sf, addressing runoff and the entryway.

Ms. Hammer stated they are looking at the design in totality, not separate projects, but holistically looking at the site.

Ms. Pauli agreed with the holistic approach, not a bold statement, these buildings have to work together.

### Public Questions

Allen Speight asked about the total square footage and height. Ms. Hammer responded the height is 33'-6" above average grade. The final sf is still being worked out with the passive consultant because of the thickness of the walls. The size of the building will not grow beyond what they are showing.

First floor – 1100 sf

Second floor – 930 sf

Third floor – about 641 sf

The basement is 870 sf

Mr. Speight noted that both third floor plans have substantial roof decks. Ms. Hammer replied that the deck is 3 feet from one side and 4 feet from another. Mr. Speight stated that he didn't remember the decks on the earlier versions, and that this is very disruptive. Ms. Hammer responded that the decks were in the earlier proposals.

Mr. Hugh Russell of Corliss Place noted that he did not like the trellis on the first floor, it's too aggressive and wide and not really necessary, there is a very large maple tree that will provide a lot of shade and protection for the deck. And appreciates the dialog between the commission and proponents.

Ms. Hallie Speight asked about the reduction in sf compared to two meetings ago, that it hasn't been reduced from two meetings ago. Ms. Hammer clarified the iterations. Ms. Speight stated

she knows the basement sf isn't included in the sf, but it will be when the house gets listed. It's a finished basement? Yes. What is the total sf? AH – 3,500 with basement.

Mr. Hsiao thanked the public for their comments and the comment on the first floor trellis, and asked the commission if it should be removed.

Ms. Pauli answered that it should stay as it helps to conceal the house but it can be scaled back. Ms. Litchfield stated that the trellis doesn't have to project over the whole deck, the trellis details need to be finalized when the house is built.

Mr. Hsiao asked if the applicant can come back later in the process. Ms. Hammer replied that they need to develop the details holistically, the exterior envelope has to be worked out to work with the passive house design.

Mr. Andy Collins, one the applicants, stated they can work with the neighbors, and coming up with a freestanding trellis could be achieved. Ms. Litchfield agreed that a freestanding trellis/ pergola could be cantilevered and design details can be developed later.

Mr. Hsiao stated that some articulation of the trellis will help and scaling it back.

Ms. Hammer says it helps to break up the exterior and function as a visual element, not a shading element.

Ms. Litchfield stated they can refer the applicant to staff review on further development of details, paint, trellis, and landscaping.

Ms. Litchfield motioned to refer further design development to staff review. Ms. Pauli seconded, and the motion passed 3-0.

Mr. Hsiao adjourned the meeting at 9:30 am.

**Members of the Public Present on April 20, 2021**

Panelists:

Alison Hammer, architect  
Sean Hope  
Scott Zink  
Andrew Collins

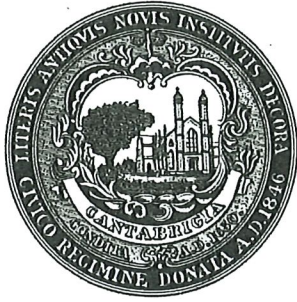
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Attendees:

Sonia Sake  
Marie Humblet  
Hallie Speight  
Allen Speight  
Hugh Russell  
Katherine Ellin  
Amy Meltzer  
Heidi Samojluk  
John Pitkin

32 Carleton Road  
13 Bigelow Street  
33 Antrim Street  
33 Antrim Street  
1 Corliss Place  
2 Corliss Place  
45 Antrim Street  
33 Antrim Street  
18 Fayette Street





## Mid Cambridge Neighborhood Conservation District Commission

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Tony Hsiao, *Chair*; Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, *Members*  
Margaret McMahon, *Alternate*

### CERTIFICATE OF APPROPRIATENESS

PROPERTY: **12 Fayette Street**

OWNER: **12 Fayette Street Ventures LLC  
7 Morrison Road West  
Wakefield, MA 01880**

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

**Construct new building in rear of lot, alter rear portion of existing structure, reconfigure windows, remove chimney.**

**The work has been approved with the following conditions:**

- 1. Revise third floor layout on proposed building with modifications to minimize impact on abutters which will be reviewed at an Architects Committee meeting.**
- 2. The applicant will work with abutters to continue addressing potential subsurface drainage impacts.**

The plans and specifications that were submitted with the application are incorporated into this certificate, which is binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6112**

Date of Certificate: **May 3, 2021**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on May 3, 2021.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_ . Appeal has been filed \_\_\_\_\_ .

Date \_\_\_\_\_, City Clerk

