

DRAFT Minutes of the Cambridge Historical Commission—THIS DRAFT HAS NOT YET BEEN REVIEWED OR APPROVED BY THE COMMISSION

Minutes of the Cambridge Historical Commission

July 6, 2023 – Meeting conducted online via Zoom Webinar (867 6119 1483) - 6:00 P.M.

Members present (online): Susannah Tobin, *Vice Chair*; Joseph Ferrara, Chandra Harrington, Liz Lyster, Jo Solet, Yuting Zhang, *Members*; Paula Paris, Kyle Sheffield, *Alternate Members*

Members absent: Bruce Irving, *Chair*, Gavin Kleespies, *Alternate Member*

Staff present (online): Charles Sullivan, *Executive Director*, Sarah Burks, *Preservation Planner*

Public present (online): See attached list.

This meeting was held online with remote participation pursuant to Ch. 2 of the Acts of 2023 adopted by the Mass. General Court and approved by Governor Healey. The public was able to participate online via the Zoom webinar platform.

With a quorum present, Vice Chair Tobin called the meeting to order at 6:04 P.M. She explained the online meeting instructions and public hearing procedures, then introduced commissioners and staff. She designated alternate members Paris and Sheffield to vote as needed. She dispensed with the Consent Agenda procedure.

Public Hearing: Alterations to Designated Properties

Case 4982: 6 Willard St., by Jeffrey Lee. Change exterior paint colors.

Mr. Sullivan shared his screen and shared slides of 4/6 Willard Street. He described the recent renovations to the Federal Revival house. The new owner would like to change the exterior paint colors to yellow and off-white trim (Benjamin Moore 178, Golden Lab and OC-95 Navajo White with Black Forest Green shutters and door) as could be seen at a Federal style home at 19 Ash Street. Susan Maycock had been consulted and agreed the proposed colors would be appropriate. He recommended a certificate of appropriateness for the change.

Koby Kempel, the developer who had recently completed the renovation, was present but had nothing to add.

Dr. Solet asked if the house had always been gray. Mr. Sullivan answered that the paint on the house had not been scraped and analyzed but it had been gray for the last fifty years or so. Dr. Solet said Ms. Maycock was an authority on the subject and her recommendation was persuasive.

Ms. Paris asked why the new owner wanted to change the color. Mr. Sullivan said it was a matter of personal preference. Ms. Paris agreed with Dr. Solet that the advice of Ms. Maycock was persuasive.

Ms. Tobin asked if there were questions from the public.

Jerrold Grochow of 7 Willard Street asked if the subject property was #4 or #6 Willard Street. Mr. Sullivan answered that it had been traditionally been #4 but recently was re-assigned #6 for reasons he did not know. Mr. Grochow asked if the yellow color would be similar to the color of #2 Willard Street. Mr. Sullivan said the house at the corner was more ochre and they would not be the same.

Ms. Tobin asked for public comment. There being none, she closed the public comment period.

Ms. Lyster moved to approve a certificate of appropriateness for the requested paint colors per the

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recommendation of the staff. Ms. Harrington seconded. She designated Ms. Paris to vote as alternate, and the motion passed 7-0 in a roll call vote (Lyster, Harrington, Ferrara, Solet, Zhang, Paris, Tobin).

Preservation Grants

Case PG 23-5: Dana Park Place, 20 Cpl. McTernan St. #205, by Just A Start o/b/o eligible homeowner. \$9,888 for replacement windows.

Case PG 23-6: Dana Park Place, 10 Cpl. McTernan St. #C-205, by Just A Start o/b/o eligible homeowner. \$14,008 for replacement windows.

Case PG 23-7: Dana Park Place, 20 Cpl McTernan St. #204, by Just A Start o/b/o eligible homeowners. \$11,124 for window replacement.

Case IPG 23-10: St. Bartholomew’s Episcopal Church, 239 Harvard Street. \$50,000 for window restoration.

Case IPG 23-11: Cambridge Center for Adult Education, 42 Brattle Street. \$99,000 for window restoration and access repairs.

Case IPG 23-12: Cambridge Center for Adult Education, 56 Brattle Street. \$27,200 for window restoration.

Mr. Sullivan shared the screen and summarized affordable housing grant requests for Dana Park Place at 10 and 20 Cpl. McTernan Street. The former Blessed Sacrament Church and school buildings had been redeveloped only fifteen years ago and the windows replaced at that time. They were now failing and the condo owners had all been assessed for new windows. He described institutional grant requests for St. Bartholomew’s Church at 239 Harvard Street and the Cambridge Center for Adult Education at 42 and 56 Brattle Street. There was no religious symbolism in the St. Bartholomew windows. The front stoop at 42 Brattle Street needed to be reset and the vestibule restored because water was being pitched toward the house and causing damage. Windows at both 42 and 56 Brattle Street were to be restored.

Mr. Sullivan said there were approved grants for which activity had not started and did not look likely to begin, so \$149,000 could be reclaimed and added to the available balance for new grants.

Dr. Solet asked if the projects that weren’t moving forward were due to an inability to raise matching funds. Mr. Sullivan replied in the negative.

Ms. Lyster asked if more applications were coming from affordable owners at Dana Park Place. Mr. Sullivan answered in the negative. The other affordable unit owners no longer qualified for grants.

Ms. Paris moved to approve the three proposed grants at 10 and 20 Cpl. McTernan Street. Mr. Ferrara seconded the motion. Ms. Tobin designated Mr. Sheffield to vote, and the motion passed 7-0 in a roll call vote (Ferrara, Harrington, Lyster, Solet, Zhang, Sheffield and Tobin).

Mr. Sullivan said St. Bartholomew’s Church was a first time applicant so it could receive an outright grant of up to \$50,000 with no requirement for a match.

Dr. Solet moved to approve a grant of \$50,000 for the church window restoration. Ms. Paris seconded. Ms. Tobin designated Ms. Paris to vote, and the motion passed 7-0 in a roll call vote (Solet, Paris, Ferrara, Harrington, Lyster, Zhang and Tobin).

Mr. Sullivan recommended a grant of \$73,000 for window, stoop and vestibule restoration at 42

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Brattle Street.

Dr. Solet moved to approve the grant as recommended but noted it was a shame the stoop had to be redone so soon. Ms. Lyster seconded. Ms. Tobin designated Mr. Sheffield to vote, and the motion passed 7-0 in a roll call vote (Solet, Lyster, Ferrara, Harrington, Zhang, Sheffield and Tobin).

Mr. Sullivan recommended a grant of \$27,200 for window restoration at 56 Brattle Street.

Ms. Harrington moved to approve the grant as recommended. Dr. Solet seconded. Ms. Tobin designated Ms. Paris to vote, and the motion passed 7-0 in a roll call vote (Harrington, Solet, Paris, Ferrara, Lyster, Zhang and Tobin).

Executive Director's Report

Dr. Solet asked about the Architects Committee meeting that had recently taken place. Mr. Sullivan answered that the meeting had been requested by the applicant so they could receive suggestions about their proposal before coming back to the full commission for a continued hearing.

Mr. Sullivan discussed the Community Preservation Act hearings and the petition for amendments to Ch. 2.78, Article III of the Municipal Code.

Minutes

Ms. Harrington moved to approve the June 1, 2023 minutes as submitted. Ms. Paris seconded. The motion passed 6-0-1 in a roll call vote. Dr. Solet abstained (Harrington, Paris, Tobin, Lyster, Ferrara, and Harrington in favor).

Ms. Lyster moved to adjourn. Mr. Sheffield seconded, and the motion passed 7-0 in a roll call vote (Lyster, Sheffield, Ferrara, Harrington, Solet, Zhang, Tobin). The meeting adjourned at 6:50 P.M.
Respectfully submitted,

Sarah L. Burks
Preservation Planner

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**Members of the Public
Present on the Zoom Webinar online, July 6, 2023**

John Hawkinson	CambridgeDay.com
Koby Kemple	4/6 Willard St
Madeline Jacquet	8 Willard St
Jerrold Grochow	7 Willard St
Charles Fineman	75 Winter St
Ruth Plaut Weinreb	9 Willard St

Note: Town is Cambridge, unless otherwise indicated.