

Approved 5/19/14

Minutes of the Avon Hill Neighborhood Conservation District

Monday, February 24, 2014 - 5:30 PM - 831 Massachusetts Ave., Basement Conference Rm.

Commissioners Present: Constantin von Wentzel, Catherine Henn, Heli Meltsner, *Members*: Art Bardige, Theresa Hamacher, John Sanzone, *Alternates*

Commissioners Absent: Robert Crocker, Mark Golberg

Staff Present: Charles Sullivan

Members of the Public: see attached sign-in sheet

With a quorum present, Mr. von Wentzel called the meeting to order at 5:30 P.M. He made introductions and reviewed the hearing procedures. He designated the alternates as voting members in order of their arrival.

Public Hearing: Alterations to Designated Properties

Case AH-470: 12 Arlington St., by Andrea Wilder. Replace non-original windows. Replace cedar siding at front wall to match. Replace roof shingles.

Mr. Sullivan showed images of the site. He noted that it would be a binding review because the project was in the National Register District.

Andrea Wilder said that she owned the left half of a two-family house; both owners wanted the building to have a uniform appearance. She proposed to replace the clapboards on the front to allow the wall to be insulated; replace twelve deteriorating replacement windows with new Marvin double-hung 2+2 units to match the neighbor's; and install black architectural-grade shingles in place of the existing three-tab asphalt.

Ms. Wilder told Ms. Henn that her shutters would be reinstalled, but she couldn't speak for her neighbor. She told Ms. Meltsner that the 2+2 pattern would be expressed with an exterior 7/8" grid with inserts in the insulated lights. She told Mr. Sanzone that the sash color would be Stone White.

Mr. Sullivan noted that half screens were preferred, although in this case the neighbor had full screens.

Ms. Hamacher moved to approve the alterations as appropriate because they reintroduced symmetry and an appropriate 2+2 sash pattern to the building façade; the roof would be subject to staff review, and the siding was not subject to NCDC jurisdiction. Ms. Henn seconded, and the motion passed unanimously with Mr. Bardige not voting.

Minutes

Ms. Hamacher moved to accept the minutes of the January 27, 2014 meeting as presented. Ms. Meltsner seconded, and the motion passed unanimously.

Ms. Hamacher moved to adjourn. Mr. Bardige seconded, and the meeting ended at 6:04 PM

Respectfully submitted,

Charles Sullivan
Executive Director

Minutes of the Avon Hill Neighborhood Conservation District**Members of the Public
Who Signed the Attendance Sheet
February 24, 2014**

Andrea Wilder 12 Arlington Street
Jim Scannell PO Box 135, Walpole, Mass. 02171

Addresses are in Cambridge, unless otherwise specified.