

Minutes of the Avon Hill Neighborhood Conservation District

Monday, October 20, 2014 - 5:30 PM - 831 Massachusetts Ave., Basement Conference Rm.

Commissioners Present: Constantin von Wentzel, *Chair*; Robert Crocker, Catherine Henn, Heli Meltsner, *Members*; Art Bardige, John Sanzone, *Alternates*

Commissioners Absent: Mark Golberg, Theresa Hamacher

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 5:35 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

AH-488 (Amendment): 24 Arlington St., by Barbara Beal. Amend certificate of appropriateness to include: demolish screen house, construct new retaining wall at on east property line, re-grade driveway, and construct new granite front steps.

Ms. Meltsner recused herself because she had not been present at the original hearing.

Mr. Sullivan showed slides of the site. He noted that the applicants had returned for approval of additional features of their project.

Josh Fenollosa, the architect, said that they wished to demolish a screen house, a small wooden structure of uncertain date; construct a retaining wall along the south property line, with a fence on top of it where the wall would be more than 30" high; and construct new granite steps in place of the existing wooden ones.

Mr. Bardige asked if the risers of the new steps met code. Mr. Fenollosa said that they would, and that the grade of the garden would be raised to reduce the need for a railing.

Ms. Henn moved to approve the amended Certificate of Appropriateness on the basis that the work met the guidelines and was appropriate to the premises. Mr. Sanzone seconded, and the motion passed unanimously with Mr. Bardige voting.

AH-496: 22 Arlington St., by Arlington Street, 22 Trust, Peter Miller, Trustee. Construct new driveway, reset granite retaining wall.

Mr. Sullivan showed slides of the site and said that the review would be binding because it was in the National Register District.

Mr. Miller described his plan to remove a section of the granite retaining wall in front of the house and install a new brick driveway so one car could park beside the house. He was in the process of obtaining curb cut signoffs from his neighbors. ISD had told him no zoning relief would be necessary.

Mr. Sanzone asked if the project would involve renewing the old concrete walk; Mr. Miller said that it would not.

Ms. Henn noted that the grass strip enclosed by pavement could be hard to maintain.

Dick Harter of 16 Arlington Street spoke in favor of the application.

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Mr. Crocker said the parking area was too close to the house, but that seemed unavoidable.

Mr. Bardige said it would be good to remove the utility pole. He objected to the grass strip.

Ms. Henn moved to approve the application as proposed, based on the appropriateness of the material and design for the site. Mr. Crocker seconded, and the motion passed unanimously.

AH-497: 7 Lancaster St., by Mary Elizabeth Field. Replace front entry doors. Remove 2 windows to right of front entry and replace with single window.

Mr. Sullivan showed slides of the site and said that the review would be binding because it was in the National Register District.

Hilary Uppola of America Dural, the designer, described the proposal as a replacement of the doors installed in the 1970s with a more 'historic' design with more glass. Larger, lower windows would give more light to the interior.

Ms. Uppola told Mr. Crocker that the design of the sconces had not been determined.

Ms. Meltsner asked if the sidelights would have true divided lights. Ms. Uppola replied that they would match the historic profile and proportions.

Ms. Uppola told Mr. von Wentzel that the conversion from a carriage house had occurred in 1976.

Mr. Bardige moved to approve the design as submitted, on the condition that the windows have true divided lights, and in recognition that the affected windows were probably not original. Mr. Crocker seconded, and the motion passed unanimously.

AH-498: 14 Hillside Ave., by 14 Hillside Avenue Nominee Trust. Construct 1-story attached garage and mudroom. Rebuild cupola with windows. Window and door alterations and replacement. Construct dormer.

Mr. Sullivan showed slides of the site and said that the review would be binding because it was in the National Register District.

Peter Wright, the architect, said the building had recently been an architect's office, and that his client wished to convert it to a single family residence with an attached garage. The windows would be replaced, and a new dormer would be added. The cupola would be replaced, but the siding would remain. The paved area would be reduced.

Jean Pickering asked about the windows and the dormer. Mr. Wright replied that the windows would be the same size, and that the new cupola would have windows instead ~~on~~of louvers.

Anne Goldenheim of 16 Hillside Avenue objected to the location of the garage.

Maggie Booz, representing the owners of 78 Washington Avenue, asked if the turnaround area would keep away from the oak tree.

Ms. Meltsner asked for more details about the windows. Martin Cafasso, the owner, said he intended to use Jeld-Wen aluminum-clad windows with a traditional pattern. The garage doors would be stained wood. The garage would be too obtrusive if located at the end of the driveway.

Mr. Crocker asked if the Commission had jurisdiction over the elements visible from Avon Place. Mr. Sullivan noted that the Commission had held binding review hearings on the project at 14 Avon Place, which abuts 14 Hillside.

Ms. Pickering described the irony of adding a garage to a carriage house. Mr. Cafasso replied that it had not been used for this purpose for a very long time.

Ms. Henn left the meeting.

Ms. Meltsner recommended placing the garage on the east side, like an ell. She said the proposed pergola introduced an incongruous Craftsman-style element. The cupola was a character-defining element that should be preserved.

Mr. Sanzone agreed that the cupola was important.

Mr. Bardige thought the patio door would be incongruous.

Mr. von Wentzel observed that the building was 175' from the street; it was publicly visible, but did not need detailed scrutiny.

On the recommendation of Mr. Sullivan, and with the agreement of the applicant, Mr. Crocker moved to continue the hearing to the next meeting to allow the applicant to revise the design and provide more details. Ms. Meltsner seconded, and the motion passed unanimously.

Ms. Meltsner moved to adjourn, Mr. Bardige seconded, and the meeting ended at 7:12 PM.

Respectfully submitted,

Charles Sullivan
Executive Director

Minutes of the Avon Hill Neighborhood Conservation District**Members of the Public
Who Signed the Attendance Sheet
October 20, 2014**

Barbara Beal	24 Arlington Street
Josh Fenollosa	197 Broadway, Arlington
Hillary Uppola	231 West 5 th Street, South Boston
George Beal	24 Arlington Street
Don Metz	14 Glen Avenue, Arlington
Dick Harter	16 Arlington Street
Peter Wright	106 Larch Road
Anne Goldenheim	16 Hillside Avenue
Martin Cafasso	14 Hillside Avenue
Maggie Booz	625 Mt. Auburn Street
Jo Ann Citron	33 Washington Avenue
Anne Cushman	33 Washington Avenue
Peter Miller	22 Arlington Street

Addresses are in Cambridge unless otherwise specified.