

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, June 1, 2015, 6:00 PM, McCusker Center, 2nd Fl., 344 Broadway, Cambridge

Commission Members present: Nancy Goodwin, *Chair*; Tony Hsiao, *Vice Chair*; Charles Redmon, *Member*; and Margaret McMahon and Monika Pauli, *Alternates*

Commission Members absent: Lestra Litchfield, *Member*; and, Sue-Ellen Myers, *Alternate*

Staff present: Samantha Paull

Members of the Public: See attached list.

Ms. Nancy Goodwin, Commission Chair, called the meeting to order at 6:05pm. She gave an overview of the meeting, procedures, and reviewed the agenda. Ms. Goodwin designated alternates, Ms. Margaret McMahon and Ms. Monika Pauli, to vote on all applications.

MC-4710: 5 St. Mary Road, by Susan Fleischman. Alter rear porches.

Ms. Samantha Paull, staff, gave a brief overview of the structure's history and the scope of the application for the non-binding review.

Ms. Andrea Willett, architect, explained the proposal, floor by floor, using the same 1/1 window pattern, only variation is the rear on the first wall, there is a high clerestory window being proposed - the main body is the same, we're proposing a fiber cement board and trim to match the existing structure.

Ms. McMahon asked if the porches were original. Ms. Willett responded yes, and expressed that the porches were not in great condition. Ms. Goodwin asked if it would remain a three (3) unit building. Ms. Willett replied yes, all else on the structure would remain, except for the porch area.

Mr. Charles Redmon, Commissioner, asked what the current siding material was. Ms. Willett responded aluminum. Mr. Redmon asked if cementitious plank was proposed. Ms. Willett replied that for the addition yes cementitious plank was proposed to replicate the existing dimensions of the aluminum siding. Mr. Redmon asked if the enclosed porch space would be offset from the existing wall planes. Ms. Willett responded yes.

Ms. Goodwin asked if the new railings would be similar to the existing porch railings. Ms. Willett responded yes, although Azek was proposed as mildew was an issue in this shaded area.

Mr. Hsiao stated the porch elements reflected part of the structure's character. He continued that their simplicity and scale unified the porches with the main structure and suggested that the plans be amended to preserve the porch character of the space with the use of infill panels and preservation of the trim. Ms. Willett responded that the corner boards would keep the continuous line. Mr. Hsiao noted that the continuous line appearance was missing from the first floor. Ms. Willett responded that a trim piece that went the entire height could be utilized. Mr. Redmon added that moving the downspouts to the interior

might help to preserve the visual of the trim without blocking the trim. Mr. Hsiao said the continuation of the post visually would achieve this.

Mr. Hsiao made a motion to approve the application as submitted with the condition that the original porch element's framing remain visually represented on the corners throughout the entire three-story connection. Mr. Redmon seconded the motion. The motion was approved 5-0.

MC-4714: 318 Harvard Street, by Christopher Willis and Pamela Diem. Construct addition and exterior renovation.

Ms. Samantha Paull, staff, gave a brief overview of the structure's history and the scope of the application for the non-binding review.

Ms. Maryann Thompson, an architect for the project, showed the Commission the model of the proposed project. She noted the areas that would be impacted by the proposed addition and the roofline that would be altered by the renovation but the side yard would remain primarily open. Ms. Thompson noted that a shadow study had been completed at the request of neighbors and reflected minimal change with the largest impact on June 21st. Ms. Thompson added that the plans included a new chimney, wood windows to match the existing, and a standing seam metal roof.

Ms. Monika Pauli, Commissioner, asked if all the existing additions were to be demolished. Ms. Eleonora Peretti, an architect for the project, replied that most of the structure will remain and the rear wall, bordering with 320 Harvard Street would remain as is due to the setback. Ms. Thompson said, demolition would only be required if there's rot present.

Mr. Hsiao asked if the walls facing Hancock Street on the addition would be transparent on both floors. Ms. Thompson responded yes. Mr. Hsiao asked if the patio extension was at grade. Ms. Thompson clarified that the patio would be raised but not at the four (4) foot finished floor height.

Ms. Goodwin asked if there was a landscaping plan. Ms. Thompson replied that the idea was to preserve screening with landscaping, which would include pulling the fence back at the corner of Harvard and Hancock streets as the neighbors have expressed concern about the corner's safety. Mr. Bill Bibbins, an abutter, responded that the corner has been a safety issue in the past and there have been many accidents, about one a month. Ms. Thompson added that they're hoping to preserve the original wrought iron picket fence and reuse the fence if allowed by zoning. Mr. Bibbins stated that the original fence would allow for more visibility. Ms. Thompson noted that the hope was to achieve privacy but not at the expense of safety on the corner.

Mr. Hsiao asked if the pitch on the addition would match the pitch of the primary roof. Ms. Thompson replied yes.

Ms. Mary Lou Mehrling, an abutter at 136 Hancock Street, asked if there was going to be a garage. Ms. Thompson clarified that no there was not a garage proposed and the plan included removing some of the existing pavement to introduce more greenspace. Ms. Mehrling asked if the stockade fence was staying. Ms. Thompson replied yes for privacy, but it would be pulled back slightly at the corner. Ms. Pamela Diem-Willis, owner of 318 Harvard Street, stated that safety of her family and the corner were important to her and her husband.

Abutters, Ms. Barbara Halporn and Ms. Kathleen Coleman of 320 Harvard Street, mentioned that there had been serious accidents in the past that they were concerned about, including an accident the previous week as drivers pick up speed downhill. Ms. Coleman emphasized that she thought cutting the corner would help with visibility.

Ms. Susan Wood, an abutter at 320 Harvard Street, asked to look at the shadow study. She also asked about the reflectivity of the roof. Mr. Redmon replied that a galv-alum finish will allow the roof to patina to a matte gray, but it will have an initial year or two of reflectivity. Ms. Wood asked if any windows were proposed for the side elevation facing 320 Harvard Street. Ms. Thompson replied no.

Ms. Wood asked how the asbestos siding would be dealt with. Ms. Thompson replied it would be removed per the abatement law requirements.

Ms. Mehrling mentioned her excitement to have new neighbors, especially a family.

Mr. Hsiao thanked the applicant for a thorough presentation. He emphasized the importance of the proportion of the roof elements – eave dimensions and pitch – relating to the main roof of the structure. He continued that the transparent connective space is quite successful and is lighter, providing a delicate way to show the subservient relationship of the addition to the main house. He suggested the use of solar to further mitigate the reflectivity of the proposed metal roof. Mr. Hsiao commended the applicant and owners for working on increasing visibility on the corner.

Ms. Thompson asked for Mr. Hsiao to explain what he meant about the roof elements, if the nine (9) inch overhang could be replicated. Mr. Hsiao stated that the smaller overhang was compatible due to the contemporary nature of the addition whereas if the addition was replicating the Greek Revival structure, it should better match. Mr. Redmon expressed his agreement with Mr. Hsiao.

Ms. Pauli asked if they were proposing to restore the corner boards on the rear elevation of the main portion of the structure. Ms. Thompson stated that was the intent.

Mr. Redmon noted that the proposed plan cleaned up the varying shapes and rooflines due to multiple additions over time. He said that a review of the landscape plan, fencing details and final aspects of the project could be reviewed by staff or the Architect's Committee. Mr. Hsiao added that a photo montage and 3D rendering could be helpful in fleshing out those details as well. Ms. Thompson said she would work with the Commission on the final details.

Mr. Redmon made a motion to approve the application as submitted with the request that the applicant look at increasing visibility at the southwest corner of the Harvard Street and Hancock Street intersection and the condition that the Architect's Committee review and approval of the landscaping plan. Mr. Hsiao seconded the motion. The motion was approved 5-0.

Minutes

Mr. Redmon made a motion to approve the meeting minutes from May 4, 2015 as submitted. The motion was seconded by Mr. Hsiao. The motion was approved 5-0.

Mr. Hsiao made a motion to adjourn the meeting. Ms. Pauli seconded the motion. The motion was approved 5-0. The meeting was adjourned at 7:05pm.

**Members of the Public
(who signed the Attendance list)**

Eleonora Peretti	Architect, 318 Harvard St	741 Mt. Auburn St, Watertown
Maryann Thompson	Architect, 318 Harvard St	741 Mt. Auburn St, Watertown
Susan Fleischmann	Owner, 5 St. Mary Rd	5 St. Mary Road
Lonnie McAdoo	Owner, 5 St. Mary Rd	5 St. Mary Road
Barbara Halporn	Abutter of 318 Harvard	320B Harvard St
Kathleen Coleman	Abutter of 318 Harvard	320C Harvard St
Susan Wood	Abutter of 318 Harvard	320A Harvard St
Pam Willis	Owner, 318 Harvard	318 Harvard St
Chris Willis	Owner, 318 Harvard	318 Harvard St
Mary Lou Mehrling	Abutter, 318 Harvard	136 Hancock St
Ginny Berkowitz	Tenant Abutter, 5 St. Mary	5 St. Mary Rd
Andrea Willett	Architect, 5 St. Mary	431 Park St, Newton
Julie Yao Cooper	Abutter, 318 Harvard	5 Hancock Pl, #2

Note: All addresses are located in Cambridge unless otherwise noted.