

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION
Approved at the March 7, 2016 hearing

Monday, February 1, 2016, 6:00 PM, McCusker Center, 2nd Fl. Meeting Room, 344 Broadway, Cambridge

Commission Members present: Nancy Goodwin, *Chair*; Tony Hsiao, *Vice Chair*; Lestra Litchfield, Sue-Ellen Myers, and Monika Pauli, *Members*; Margaret McMahon, and Charles Redmon, *Alternate*

Commission Members absent: *none*

Staff present: Samantha Paull

Members of the Public: See attached list.

Ms. Nancy Goodwin, Commission Chair, called the meeting to order at 6:02pm. She reviewed the agenda as well as meeting procedures. She designated Charles Redmon to vote on MC-4897, herself, Nancy Goodwin to vote on MC-4899, and Ms. Margaret McMahon to vote on MC-4898.

MC-4897: 7 St. Mary Road, by Martin Udengaard. Install solar array.

Ms. Paull showed slides, gave an overview of the structure and application. She said that the review was non-binding.

Mr. Darnell Coleman, company representative, gave a brief presentation and overview of the application. He noted that the panels will be at most six (6) inches off the roof plane, but generally are four and a half (4 ½) inches off the roof plane.

Ms. Lestra Litchfield, Commissioner, asked if St. Mary Road was a one way or two way street. Mr. Martin Udengaard, owner, responded that the street was one way between Amory Street and Prospect Street and clarified that you drive from Amory to Prospect.

Mr. Charles Redmon, Commissioner, said it sounded as though the panels would not be seen when driving, only while walking. Mr. Udengaard confirmed.

Ms. Goodwin said the picture in the application packet looked to show two different types of panels. She asked if both were being used or if one had been chosen. Mr. Coleman said the photo showed two different angles so you could clearly see the parts of the panels and that one uniform type of panel would be utilized in installation.

Ms. Goodwin noted that it appeared that almost the entire roof plane was being covered. Mr. Coleman noted that they were not covering behind the chimney, only below.

Mr. Redmon asked if the panels could be moved down on the roof so as to not impact the visual presence of the ridgeline. Mr. Udengaard expressed concern about pushing the panels lower on the roof as it might impact the exposure of the panels to the sun as there was a small setback to the abutting properties as the panels were proposed for the right (east) elevation. Ms. Litchfield noted it would only need to be set

away from the ridgeline by six (6) inches. Mr. Coleman expressed concern with the snow guards. Mr. Redmon recommended mocking up the change and seeing how much room you had to work with to get it as far below the ridge as possible.

Ms. Goodwin called for questions from the public; there were none. She called for comments from the public; there were none.

Mr. Redmon made a motion to accept the application as presented with the recommendation to adjust the vertical alignment so the panels did not protrude above the ridgeline. Ms. Litchfield seconded the motion. The motion was approved 5-0 with Mr. Redmon voting.

MC-4899: 13-15 Marie Avenue, by Gregory Williams. Replace trim with composite product.

Ms. Paull showed slides, gave an overview of the structure and application. She said that the review was non-binding. Mr. Gregory Williams, an owner, gave an overview of the proposed project, stating that the goal was to create a consistent maintenance cycle for the structure and address the failing trim boards, some of which had holes in them. He added that there were 52 windows around the property. He noted that the replacement would be for the sides, rear, and front bay, adding that the window and door trim under the front porches was in good shape and would be preserved as wood.

Mr. Redmon asked if the subject property was a condo building. Mr. Williams responded yes.

Ms. Goodwin asked if the composite product would match the same profile as the existing trim. Mr. Williams replied yes. Ms. Goodwin noted that it appeared to be simple and flat. Mr. Williams said that it was between $\frac{1}{2}$ and $\frac{3}{4}$ inches thick and four (4) inches wide and they were proposing to use Azek.

Ms. Litchfield asked if they were proposing any work to the cornice. Mr. Williams replied that the cornice was only being repainted at this time. Ms. Litchfield asked how significant the damage around the windows was. Mr. Williams replied a window on the side elevation had a 2 inch diameter hole and many others had splitting and cracking wood.

Ms. Pauli asked if there were any storm windows. Mr. Williams replied he did not think so.

Ms. Goodwin called for questions from the public; there were none. She called for comments from the public; there were none.

Mr. Hsiao made a motion to approve as submitted. Ms. Litchfield seconded the motion. The motion was approved 5-0 with Ms. Goodwin voting.

The Commission took a brief recess from 6:24pm to 6:31pm.

MC-4898: 6-8 Emmons Place, by Lou Ferraro. Demolish structure and construct replica two-family with addition.

Ms. Paull showed slides, gave an overview of the structure and application. She said that the review was binding as it included demolition and new-construction.

Mr. Campbell Ellsworth, the architect, gave an overview of the applicant's proposal. He noted the owner and he had worked with the neighbors on the plans prior to submission. He referred the Commission to the petition signed by the neighbors in support of the project. Mr. Ellsworth offered an updated site plan to the abutters who were present and the Commissioners. Mr. Ellsworth noted that the updated site plan reflected concerns of the abutters to include greenspace and shrubbery.

Mr. Ellsworth said that the demolition would allow for a new structure to be built with a conforming shared driveway between 2-4 Emmons Place and 6-8 Emmons Place. He noted that the application required approval of a variance for side yard setbacks, but the neighbors were offering their support of this plan.

Ms. Goodwin asked if the permeable open space on the site plan was pavers. Mr. Ellsworth clarified that the "permeable open space" was a zoning definition and the space was not "useable open space" as it was vehicular space.

Ms. Goodwin asked why the proposal included keeping the basement stairs, as there were only two units; she asked if there was a preference for exterior basement access rather than additional landscaping. Mr. Ellsworth responded that the front yard area will include some landscaping and the goal was to replicate the existing structure's conditions as much as possible. He said that the basement stairs were an existing condition that was present on the other three homes. Mr. Bill Zamparelli, an abutter, confirmed that they were present on the three other homes.

Ms. Goodwin asked if Mr. Ellsworth had considered replicating the entry hood. Mr. Ellsworth said they had considered it and would do so if they were conditioned to. Ms. Paull offered to work with the applicant on the design elements

Ms. Goodwin asked for questions from the public – there were none. She asked for comments from the public.

Mr. Zamparelli stated that the abutters had gotten together and worked with the developer to create a project that would have a positive impact on the area. He continued that almost all of the abutters had signed the agreement in support and were just waiting on four (4) more who had proffered their support verbally. He noted that the abutters had been working with the developer over the past seven (7) or eight (8) months to come up with this plan and hoped the Commission would offer their support as well. Ms. Goodwin commended everyone for working together on the project.

Ms. Goodwin asked for other comments. Mr. Ken Mc Laughlin, abutter at 23 Roberts Road, asked if the updated site plan was final as he did not want a tree blocking the sun. Mr. Ellsworth said he would be happy to coordinate landscaping with the abutters. Ms. Goodwin stated that the developer has the opportunity to fine tune the landscape plan and return to staff with minimal changes or work out larger issues with an Architect's Committee. Mr. Redmon asked if a fence was going to be constructed. Mr. Lou Ferraro, owner, replied yes. Mr. Zamparelli added that they were hoping for a condition that the details of the landscape plan would be worked out between the abutters and developer.

Ms. Daphne Holt, abutter at 2-4 Emmons, added that they were all happy with the new plan.

Ms. Litchfield asked staff if the Commission could comment on the use of the basement as bedroom space as it was on the abutter's development agreement. Ms. Paull noted that it would be discussed under

zoning and was not within the purview of the Commission. Mr. Zamparelli responded that the list was for the Commission as well as Zoning, and that they anticipated the basement condition would apply during the zoning review.

Ms. Myers asked if they were intended to be utilized as rentals or sold as condominiums. Mr. Ferraro replied that the units would be rentals.

Mr. Hsiao asked if there was a rear entry to the units. Mr. Ellsworth clarified that there were rear decks and entries proposed for both units.

Mr. Hsiao commended the applicant for working with the neighbors on the application. He added that he hoped the applicant would use the clues from the existing structures to better refine the design, specifically on elements such as the bracketed entry porch and dentils on the eaves. He noted that the entries have a pair of stairs and balusters rather than a single wide stair. Mr. Hsiao asked what type of siding was proposed. Mr. Ferraro said that it hadn't been discussed. Mr. Hsiao noted that the Commission would prefer wood, as it would be more in keeping with the ensemble of similar houses on Emmons Place

Ms. Goodwin noted that windows over the entry doors would be important to add. Mr. Hsiao noted that getting landscaping and construction details right will really benefit the project.

Mr. Redmon noted that eave brackets appear to be consistent on the front elevations of the neighboring structures. Mr. Hsiao clarified yes only on the front. Mr. Redmon added that there should be a pair of stairs at the entry to mimic the existing entries in the area. Ms. Pauli added she wanted to see windows on the second floor above the entry on the front elevation to mimic those on the sibling houses on Emmons Place. Mr. Ellsworth asked if they wanted window pairs or just one window above each entry door. Ms. Goodwin, Mr. Redmon and Ms. Litchfield clarified that just one window per door was needed versus the pairs on the remainder of the elevation.

Mr. Redmon noted that the applicant had the opportunity to restore the character and features lost to this structure and complete the streetscape again. Mr. Hsiao agreed.

Ms. Pauli noted that the bracketed entry hood was higher on the sibling structures and appeared to have a panel or transom above the entry.

Ms. Litchfield made a motion to approve the application subject to the following conditions:

1. The applicant work within the agreement that was made between the abutters and the developer;
2. The applicant return to staff with a final landscaping plan for approval;
3. The exterior cladding shall be wood clapboard;
4. The window pattern shall be a two over two sash;
5. The applicant shall add two windows over the entry doors;
6. The front stair shall be amended to replicate the neighboring structures with two stairs leading up to the entry;
7. The entry canopy shall be raised to replicate the neighboring structures;
8. The brackets on the entry canopy shall be wood and shall match or be in the same spirit as the brackets on the neighboring structures; and,
9. Dentil brackets shall be added to the front elevation under the eaves to match the neighboring structures.

Mr. Hsiao seconded the motion. The motion was approved 5-0 with Ms. McMahon voting.

Minutes of the Mid Cambridge Neighborhood Conservation District Commission Meeting held on February 1, 2016
Minutes approved at the March 7, 2016 Meeting

Minutes

Ms. Litchfield made a motion to approve the December 7, 2015 minutes as submitted. Mr. Hsiao seconded the motion. The motion passed 5-0.

Mr. Hsiao made a motion to adjourn the hearing. Ms. Litchfield seconded the motion. The motion passed 5-0 at 7:21 pm.

Respectfully submitted,

Samantha Paull
Preservation Administrator

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

Darnell Coleman	Company Representative	1165 Mass Ave, Arlington
Gregory Williams	Owner	15 Marie Avenue, #2
Martin Udengaard	Owner	7 St. Mary Road
Leslie Brunetta	Abutter	29 Roberts Road
Ken McLaughlin	Abutter	23 Roberts Road
Bill Zamparelli	Abutter	7 Emmons Place
Lou Ferraro	Owner	Belmont
Daphne Holt	Abutter	4 Emmons Place
Roger Tootell	Abutter	4 Emmons Place

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