

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

APPROVED AT THE SEPTEMBER 12, 2016 HEARING

Monday, July 11, 2016, 6:00 PM, McCusker Center, 2nd Fl. Meeting Room, 344 Broadway, Cambridge

Commission Members present: Nancy Goodwin, *Chair*; Margaret McMahon and Charles Redmon, *Alternates*

Commission Members absent: Tony Hsiao, *Vice Chair*; Lestra Litchfield, Sue-Ellen Myers, and Monika Pauli, *Members*

Staff present: Samantha Paull and Sarah Burks

Members of the Public: See attached list.

Ms. Nancy Goodwin, Commission Chair, called the meeting to order at 6:03pm. She reviewed the agenda as well as meeting procedures. She designated all alternates present would be voting.

MC-5005: 12 Merrill Street, by Dennis and Kerry Collins. Replace all windows.

Ms. Samantha Paull, staff, showed slides, gave an overview of the structure and application.

Mrs. Carrie Collins (and husband Dennis) present introduced herself, noted that the contractor is present. She said her husband's grandfather lived in the house and was a police officer and developer of a radio. She said her mother-in-law, Mrs. Collins used to live on the first floor but she needed to move to a nursing home. She noted that her family was moving from the 2nd floor to the 1st floor with our family and would prefer easier upkeep on the building. She added that they did get a quote for restoration at \$69,000, but preferred to spend the \$33,000-35,000 on replacement products. She said she believe the proposed product was staying the same visually as they appreciated the historic character and the neighborhood and we hoped to keep that.

Mr. Charles Redmon, Commissioner asked if there was any work being done to the frames. Mr. Sean Keenan, the contractor for the project, replied that the goal was to replace all on the house. Mrs. Collins added that no other exterior components would be changed.

Ms. Goodwin asked if interior muntins were proposed. Mrs. Collins replied yes. Ms. Goodwin asked if she had looked into simulated divided light. Mr. Keenan replied that they were a nightmare to clean so they were not chosen for this project. He added that the proposed windows were wood on the interior and would be stained to match the interior.

Ms. Goodwin said that the Commission prefers to keep the historic windows and have storm windows installed. Mr. Keenan argued that the windows could not be cleaned if storm windows were installed and that the tilt in windows were an asset to cleaning. Ms. Paull noted that replacement windows start a cycle of replacement, needing to be further replaced every 15-30 years and that the cleaning clips frequently break. Mr. Keenan said that the products have a lifetime warranty and that the broken clip would be replaced.

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Ms. Margaret McMahon, Commissioner, asked why the owners were prioritizing replacing the windows over painting the structure, as there appeared to be larger more important issues with the building envelope that needed to be addressed. Mrs. Collins said that the windows did not function and she wanted to replace them for new tenants.

Ms. Amey Callahan, abutter at 8 Merrill Street, said she was happy to see someone working on the property and loved the mix of people from around the world in the area.

Ms. Goodwin noted that while this was a non-binding review it was disappointing to see the loss of historic fabric and installation of new windows. She said they would not look the same and the existing windows looked to be in good physical shape, only needing some mechanical work. Mr. Redmon agreed, further lamenting the loss of the historic fabric and loss of dimension with the interior muntins.

Mr. Redmon made a motion to deny the application as submitted. Ms. McMahon seconded the motion. The motion was approved 3-0.

Mr. Keenan said that it was ridiculous to expect someone to restore the windows as it was too expensive. Mr. Dennis Collins said he felt like the process for restoration was also too long and asked the Commission how they could expect someone to live in conditions like that while the work was being done.

Minutes

Mr. Redmon made a motion to approve the June 6, 2016 minutes as submitted. Ms. McMahon seconded the motion. The motion was approved 3-0.

Other Business

10 day notice: MC-5020: 66 Maple Avenue, by Christopher, Matthew & Alexander Ferrante. Alter windows

Ms. Samantha Paull, staff, showed slides, gave an overview of the structure and application.

The applicant, Christopher Ferrante, gave a brief overview of the proposal, noting that the neighboring structure had a similar window configuration as he was proposing.

Ms. McMahon asked if the windows were smaller than the existing or if it was within the same opening. Mr. Ferrante said it was a new opening. Ms. Goodwin asked if the windows were aligning the sides of other windows on the structure. Mr. Ferrante responded no that an existing wall limited the location and existing windows and door openings limited the floorplan of the kitchen project. He added that the hope was to restore or repurpose the existing trim and if that was not plausible, milling trim to match.

Mr. Redmon made a motion to approve the project as submitted due to the limited visibility. Ms. McMahon seconded the motion. The motion was approved 3-0.

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Mr. Redmon made a motion to adjourn the hearing. Ms. Margaret McMahon, Commissioner, seconded the motion. The motion was approved 3-0 and the meeting was adjourned at 6:36pm.

Respectfully submitted,

Samantha Paull
Preservation Administrator

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

Kerry & Dennis Collins	Owners	12 Merrill Street
Sean Keenan	Contractor	-unlisted-
Christopher & Kathryn Ferrante	Owners	66 Maple Avenue
Amey Callahan	Abutter	8 Merrill Street

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