

**MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION**  
***APPROVED AT THE JANUARY 8, 2018 HEARING***

Monday, November 6, 2017, 6:00 PM, 4th Floor Meeting Room, City Hall Annex, 344 Broadway, Cambridge

Commission Members present: Nancy Goodwin, *Chair*; Lestra Litchfield and Sue Ellen Myers, *Members*; Charles Redmon and Margaret McMahon, *Alternates*

Commission Members absent: Tony Hsaio, *Vice Chair*; Monika Pauli *Members*

Staff present: Samantha Elliott

Members of the Public: See attached list.

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Ms. Nancy Goodwin, Chair, called the meeting to order at 6:00 PM. She reviewed the agenda as well as meeting procedures. She announced that all alternates present would be voting.

**MC-5306: 1556 Cambridge Street, by Michael LaGasse. Remove side chimney and alter rear addition.**

Mrs. Samantha Elliott, staff, showed photos while giving an overview of the structure and the application scope before the Commission. She noted that this was a non-binding review.

Mr. Michael LaGasse, owner, introduced himself and reviewed the scope, noting that the goals were to remove the chimney, replace the opening with slate, install a new bathroom in that space and modernize the apartment. He continued, stating that the rear addition was not original and had very low windows and a low roof height. He said their goal was to increase the height of the roof to allow for room to move the windows up off the floor.

Ms. Goodwin asked if he would be maintaining the header height for the windows. Mr. LaGasse said he would do whichever, as the main goal was to get the windows off the floor.

Mr. Charles Redmon, Commissioner, agreed with Ms. Goodwin that the header heights should match the historic windows.

Ms. Goodwin asked what the current window material was. Mr. LaGasse replied metal sliders in the rear, other windows were replaced with vinyl and so he was proposed to utilize all vinyl.

Ms. Lestra Litchfield, Commissioner, asked if the rear chimney in the drawings was gone. Ms. Elliott noted that as it was not visible from a public way, it was approved on a staff level.

Ms. Sue Ellen Myers, Commissioner, asked if the flat roof would have access and be a roof deck. Mr. LaGasse said no.

Ms. Goodwin asked if space was gained on the interior by the removal of the chimney. Mr. LaGasse replied yes.

Ms. Litchfield asked if the chimney was original. Ms. Elliott clarified that she did not research it one way or another, that there were no building permits she found stating that it was a later addition, but did note that it was a simple chimney without adornment that had been partially covered in roofing tar for flashing.

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

Ms. Goodwin said she saw no issue with the removal as it was in such disrepair. Ms. Litchfield echoed the comment and added that she hoped that he would put thought into the replacement window product and consider using a historically appropriate muntin pattern. Mr. Redmon added he hoped the windows would align with the header as sill heights as much as possible.

Mr. Redmon made a motion to approve the application with the recommendations: (1) to adjust the windows on the addition to align the headers and sill heights; and, (2) to follow up with staff regarding the historic window muntin pattern.

**MC-5307: 53 Antrim Street, by First Reformed Presbyterian Church of Cambridge. Construct ADA Ramp.**

Mrs. Elliott showed photos while giving an overview of the structure and the application scope before the Commission. She noted that this was a non-binding review.

Mr. Kyle Finley, trustee of the church, noted that there had not been many changes to the structure over the years. They had been working on repairs to the building and hoped to add ADA accessibility to the structure. He noted that the addition of the ramp would require the side porch to be altered to allow for access to the rear yard and the walkway would be redone to allow for a better incline to the ramp.

Ms. Litchfield asked if the stairs to the basement existed or if they were a proposed alteration. Mr. Finley clarified that they currently existed.

Ms. Litchfield asked if the entry gate was changing. Mr. Finley responded no. She asked if all ramp railing were wrought iron. Mr. Finley replied yes, a wrought iron style. Mr. Redmon asked if there would be any changes to the front railing. Mr. Finley replied no.

Mr. Redmon asked if there were any alterations to the existing doors. Mr. Finley replied yes, a 36 inch wide door was required for ADA accessibility so the doors themselves would be uneven.

Ms. Goodwin asked for questions from the public.

Mr. Doug Geslar, property owner at 16 Bigelow Street, asked how it would be accessed. Mr. Finley responded that you would access from the front brick walkway.

She asked for comments from the public; there were none.

Mr. Redmon noted that it appeared in the plans, it appeared as though the landing was narrower than the door width and asked if they could look into making them the same size. Ms. Arianna Montgomery, treasurer of the church, responded that she would check but she thought it was an issue with the ADA ramp needing the space.

Mr. Redmon made a motion to approve the application with the recommendation that the applicant amend the landing to be the width of the door if possible. Ms. Litchfield seconded the motion. The motion was approved 5-0.

**MC-5308: 16 Bigelow Street, by Douglas Geslar and Jean Reiser. Solar panels.**

Mrs. Elliott showed photos while giving an overview of the structure and the application scope before the Commission. She noted that this was a binding review as it was located in the Bigelow National Register District.

Mr. Doug Geslar, an owner, gave an overview of the project. He noted that the proposal included adding solar panels to the right roof elevation. He added that the panels would sit either 5.25 inches off the roof or 5.57 inches, depending on the company they chose and would project about the same as the skylights.

Mr. Redmon asked if the pitch of the roof was ok for panels. Mr. Geslar said he was not aware of any issues.

Ms. Goodwin asked what the lifespan of the existing roofing shingles was. Mr. Geslar replied that it was a 50 year shingle that was put on recently.

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

Ms. Litchfield made a motion to approve the application as submitted. Mr. Redmon seconded the motion. The motion was approved 5-0.

Ms. Litchfield made a motion to adjourn the meeting. Ms. Myers seconded the motion. The motion was approved 5-0 and the hearing was adjourned at 6:49PM.

Respectfully submitted,

Samantha Elliott  
Preservation Administrator

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

Michael LaGasse	Owner	14 Chamberlain Road, Newton
Kyle Finley	Trustee	53 Antrim Street
Noah Bailey	Pastor	53 Antrim Street
Arianna Montgomery	Treasurer	53 Antrim Street
Doug Geslar	Owner	16 Bigelow Street
Jean Reiser	Owner	16 Bigelow Street

Note: All addresses are located in Cambridge and/or Massachusetts unless otherwise noted.