

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, October 1, 2018, 6:00 PM, 2nd Floor Meeting Room, City Hall Annex, 344 Broadway, Cambridge

Commission Members present: Nancy Goodwin, *Chair*; Tony Hsiao, *Vice Chair*, Lestra Litchfield, *Members*; Charles Redmon and Margaret McMahon, *Alternates*

Commission Members absent: Monika Pauli

Staff present: Sarah Burks and Eric Hill

Members of the Public: See attached list.

Chair Goodwin called the meeting to order at 6:00 P.M. She described the hearing procedures.

Public Hearing: Alterations to Designated Properties

MC-5530: 385 Broadway, #1, by Robert L. Weber. Alter first floor windows near rear of building.

Sarah Burks, staff, showed slides of the property and described the history and architecture of the building. She noted that the rear projection looked to be a former sun porch that had been fully enclosed. She noted that some windows in the house, such as at the front, had already been replaced.

Pamela Enders, an owner, explained that she and her husband, Robert Weber, wished to age in place in their home and were moving from the second floor unit to the first floor unit. The project included renovating the kitchen, which had old windows that do not work well. On the left side of the house at the rear is the bedroom. She agreed with Ms. Burks that it used to be a sun porch. There were ten windows in that room and they wished to make the windows smaller for privacy and for improving the insulation of the room.

Richard Tremaglio, architect for the project, explained that the total glass area would be smaller. One window in the kitchen would be infilled and the exterior siding would be patched. The rear window would be replaced with a pair of casements. All the new windows would be aligned at the top with the existing windows.

Ms. Goodwin asked if the smaller bedroom windows would be awnings. Mr. Tremaglio replied in the affirmative.

Ms. Litchfield asked about the existing windows. Ms. Enders answered that they were wood, single-glazed 6-over-1 double hung sash windows. Mr. Tremaglio said they proposed to use new wood simulated divided light 9-pane awning windows in the kitchen. Ms. Enders said they had replaced the front windows earlier in the year with Anderson 6-over-1 double hung sash.

Mr. Redmon noted that the bathroom windows aligned with those on the second floor.

Ms. Litchfield asked why some windows were proposed to be awnings and others were casements. Mr. Tremaglio explained that the casements in the kitchen were large to maximize light in the dark corner of the house. The awnings in the bedroom were divided lights to relate to divided light sash of the double hungs. The basement sash would be unchanged.

Ms. Goodwin asked if the trim would be replicated. Ms. Enders and Mr. Tremaglio both replied in the affirmative. Ms. Goodwin read a letter of support from Alanna and Bob Mallon of 3 Maple Avenue. She asked for comments from the Commissioners.

Ms. Litchfield said the window locations were set back and not prominently visible from the street. She also noted that they seemed to align with the window openings on the second floor.

Mr. Hsiao agreed that aligning the heads of the windows made good sense. He asked why the casements were not divided lights. Mr. Tremaglio said there were three pairs of casements on the second floor that were not divided.

Mr. Redmon said he did not have objections to the proposal.

Ms. Goodwin said that she too had been convinced, though she wasn't initially in favor of the changes.

Mr. Redmon moved to approve the application, as submitted. Ms. Litchfield seconded the motion, which passed 5-0.

Minutes

Ms. Goodwin asked if Sue Ellen Myers had resigned and Ms. Burks answered that she had resigned earlier in the year for scheduling reasons.

Mr. Redmon moved to approve the minutes of September 4, 2018 as submitted. Mr. Hsiao seconded the motion, which passed 5-0.

Mr. Hsiao moved to adjourn the meeting. Mr. Redmon seconded the motion which passed 5—0. The hearing adjourned at 6:32 PM.

Respectfully submitted,

Sarah L. Burks
Preservation Planner

**Members of the Public Present on October 1, 2018
(who signed the attendance list)**

Pamela Enders	385 Broadway
Robert Weber	385 Broadway
Richard Tremaglio	architect

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