

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT ARCHITECTS COMMITTEE

Wednesday, June 2, 2021, 8:30 AM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*, Monika Pauli, *Members*

Staff present: Allison A. Crosbie, Preservation Administrator, Sara Burks, Preservation Planner

Members of the Public: See attached list

Meeting held via online zoom webinar, <https://tinyurl.com/MCArch621>.

Due to statewide emergency actions limiting the size of public gatherings in response to COVID-19, this meeting was held online with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was **846 1275 5619**.

Commission Chair Tony Hsiao called the meeting to order at 8:35 am and made introductions and explained the meeting procedures. The meeting was recorded.

Case MC-6112: 12 Fayette Street (Continued), by 12 Fayette Street Ventures LLC. Construct new building in rear of lot, alter rear portion of existing structure, reconfigure windows, remove chimney.

Architect Alison Hammer recapped the project proposal and the request by the Commission that they reconsider the staggered third floor scheme and reduce the square footage and explore exterior options including a trellis structure on the first and third floor. She presented two options.

1. 13 sf larger than previous scheme, less than 3% increase, third floor pulled from side of structure, right side, and pulled in deck on third floor, trellis/pergola on rear first and third floor,
2. Made bathroom smaller to reduce square footage and added windows on rear elevation.

Ms. Hammer discussed materials, mitered lap siding, cornice detail, colors will be determined with consultation with CHC staff for both existing and new structures.

Ms. Hammer mentioned working with passive consultants to look at window details.

Regarding landscape, Ms. Hammer is working with civil engineer and landscape architect on pergola elements in the landscape, and permeable surfaces.

Mr. Hsiao asked to see revisions side by side if possible and asked about windows in the smaller bathroom scheme and suggested removing proposed window in corner, and appreciates the bedroom size being reduced and thinks it works.

Vice Chair Lestra Litchfield noted they have worked hard on this scheme, going back to the sf from the previous scheme makes a difference, and agrees with removing the window behind the door.

Commission member Monika Pauli stated smaller is better and agrees with the removal of the window. She hopes the trellis on the house will be more detailed, richer. And the window details are important. Ms. Pauli noted that the parapet could be lower if the roof isn't going to be used but it does also cover the penthouse more – it does create a maintenance issue, maybe 30 inches in general, but likes the direction this is going.

Ms. Hammer stated that they are continuing to study the parapet, windows, trellis and will share with CHC staff as these details are advanced.

Mr. Hsiao asked to see the corner window photo, asked if the windows are operable (yes), and advised to consider details such as the reveal, shadow lines, etc. which are important. Also, the trellis details are important – delicate, not too heavy – all these parts together should complement the historic house – there should be a family of details and colors. Mr. Hsiao stated this is an improvement – reducing sf, addressing runoff and the entryway.

Ms. Hammer stated they are looking at the design in totality, not separate projects, but holistically looking at the site.

Ms. Pauli agreed with the holistic approach, not a bold statement, these buildings have to work together.

Public Questions

Allen Speight asked about the total square footage and height. Ms. Hammer responded the height is 33'-6" above average grade. The final sf is still being worked out with the passive consultant because of the thickness of the walls. The size of the building will not grow beyond what they are showing.

First floor – 1100 sf

Second floor – 930 sf

Third floor – about 641 sf

The basement is 870 sf

Mr. Speight noted that both third floor plans have substantial roof decks. Ms. Hammer replied that the deck is 3 feet from one side and 4 feet from another. Mr. Speight stated that he didn't remember the decks on the earlier versions, and that this is very disruptive. Ms. Hammer responded that the decks were in the earlier proposals.

Mr. Hugh Russell of Corliss Place noted that he did not like the trellis on the first floor, it's too aggressive and wide and not really necessary, there is a very large maple tree that will provide a lot of shade and protection for the deck. And appreciates the dialog between the commission and proponents.

Ms. Hallie Speight asked about the reduction in sf compared to two meetings ago, that it hasn't been reduced from two meetings ago. Ms. Hammer clarified the iterations. Ms. Speight stated

she knows the basement sf isn't included in the sf, but it will be when the house gets listed. It's a finished basement? Yes. What is the total sf? AH – 3,500 with basement.

Mr. Hsiao thanked the public for their comments and the comment on the first floor trellis, and asked the commission if it should be removed. Ms. Pauli answered that it should stay as it helps to conceal the house but it can be scaled back. Ms. Litchfield stated that the trellis doesn't have to project over the whole deck, the trellis details need to be finalized when the house is built.

Mr. Hsiao asked if the applicant can come back later in the process. Ms. Hammer replied that they need to develop the details holistically, the exterior envelope has to be worked out to work with the passive house design.

Mr. Andy Collins, one the applicants, stated they can work with the neighbors, and coming up with a freestanding trellis could be achieved. Ms. Litchfield agreed that a freestanding trellis/ pergola could be cantilevered and design details can be developed later.

Mr. Hsiao stated that some articulation of the trellis will help and scaling it back.

Ms. Hammer says it helps to break up the exterior and function as a visual element, not a shading element.

Ms. Litchfield stated they can refer the applicant to staff review on further development of details, paint, trellis, and landscaping.

Ms. Litchfield motioned to refer further design development to staff review. Ms. Pauli seconded, and the motion passed 3-0.

Mr. Hsiao adjourned the meeting at 9:30 am.

Members of the Public Present on April 20, 2021

Panelists:

Alison Hammer, architect

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Sean Hope

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Scott Zink

scott@zredevelopment.com

Andrew Collins

Attendees:

Sonia Sake

32 Carleton Road

Marie Humblet

13 Bigelow Street

Hallie Speight

33 Antrim Street

Allen Speight

33 Antrim Street

Hugh Russell

1 Corliss Place

Katherine Ellin

2 Corliss Place

Amy Meltzer

45 Antrim Street

Heidi Samojluk

33 Antrim Street

John Pitkin

18 Fayette Street