

DRAFT Minutes of the Cambridge Historical Commission—THIS DRAFT HAS NOT YET BEEN REVIEWED OR APPROVED BY THE COMMISSION

Minutes of the Cambridge Historical Commission

August 3, 2023 – Meeting conducted online via Zoom Webinar (831 7979 1197) - 6:00 P.M.

Members present (online): Bruce Irving, *Chair*; Chandra Harrington, Liz Lyster, Jo Solet, *Members*; Gavin Kleespies, *Alternate Member*

Members absent: Joseph Ferrara, Susannah Tobin, Yuting Zhang, *Members*; Paula Paris, Kyle Sheffield, *Alternate Members*

Staff present (online): Charles Sullivan, *Executive Director*, Sarah Burks, *Preservation Planner*; Eric Hill, *Survey Director*

Public present (online): See attached list.

This meeting was held online with remote participation pursuant to Ch. 2 of the Acts of 2023 adopted by the Mass. General Court and approved by Governor Healey. The public was able to participate online via the Zoom webinar platform.

With a quorum present, Chair Irving called the meeting to order at 6:08 P.M. He explained the online meeting instructions and public hearing procedures and introduced commissioners and staff. He designated alternate member Kleespies to vote on all.

Public Hearing: Alterations to Designated Properties

Case 4993: 196 Prospect St., by Prospect St. LLC. Exterior renovation; replace roofing, siding, and windows; install skylights

Mr. Sullivan shared his screen and displayed photographs of the Baldwin house, which had been listed as a National Historic Landmark and more recently as a local Cambridge Landmark. He described the historical significance of the house for its relationship with Maria Baldwin and her younger brother Louis Baldwin, both influential figures in Cambridge during the late 19th and early 20th centuries. He displayed a photo from 1919 that revealed some architectural details that were now obscured or missing. He said the applicant proposed to renovate the exterior of the home in a similar design to what was done on the other side of the building in 2010. He said he hoped that this renovation would instead be based on photographic and physical evidence and preserve as much sound material as possible.

Krystal Cai, the architectural designer from Coral Boston, shared her screen and said they hoped to provide more uniformity with the right side of the building (#194) which had been renovated thirteen years ago. She showed photographs of the existing conditions including the existing asphalt siding over the original clapboards, slate roof, brick foundation, rotted cornice, and some interior conditions showing the water damage from roof leaks. She said they had negotiated an easement through the mosque's parking lot to create a parking spot in the back yard. She proposed replacing the existing front chain link fence with a solid cellular PVC fence matching the design of that at 194 Prospect. The stained-glass window on the side bay, added by the Baldwins, would be restored. The slate roof would be replaced with architectural shingles to match the roofing shingles at 194 as closely as possible and new fiberglass gutters would replicate the original wood gutter profile. The brick foundation would be repaired and repointed. She proposed a new front door to match the adjacent unit, new cementitious siding with exposure to match that at

DRAFT Minutes of the Cambridge Historical Commission—THIS DRAFT HAS NOT YET BEEN REVIEWED OR APPROVED BY THE COMMISSION

194. The original trim details would be investigated and matched. New skylights matching those at 194 would be installed. The windows would be replaced with new Vinylmax Inspire Collection black sash with white trim and muntins.

Mr. Irving asked for questions of fact.

Dr. Solet complemented the detailed presentation. She asked if the house had once had two chimneys. Ms. Cai answered that the center chimney was shared by the two homes. Dr. Solet asked if the interior fireplace would be retained but covered up and the exterior chimney remain in place. Would 196 be painted the same color as 194? Ms. Cai answered affirmatively about the fireplace and chimney and indicated that the same color or James Hardi Boothbay Blue would be used.

Ms. Lyster asked if the applicants would consult a window specialist to determine the viability of the existing windows. Ms. Cai said the staff had provided a list of restoration contractors but they had not yet been consulted. Ms. Lyster asked Mr. Sullivan what elements he recommended should be returned or restored to the building exterior. Mr. Sullivan listed the cornerboards, pilasters, front door, and possibly the windows, depending on their condition. The original windows from 1839 might have been either 6+6 or 2+2. The existing windows could be original or an early replacement, but 2+2 would be an appropriate pattern and would match 194. Cedar clapboards were available and long lasting. Wood trim must be either mahogany or cedar for longevity. He recommended composite pilasters and fiberglass gutters.

Mr. Irving asked about the slate roof. Mr. Sullivan said it would be appropriate to restore the slate roof. The proposal was to match the architectural shingles at 194. Mr. Irving said the roof surface wasn't as prominently visible on this house as at some buildings. He asked for any public questions or comments. There being no hands raised, he closed the public comment period.

Mr. Kleespies spoke of the importance of Maria Baldwin's personal and professional story to Cambridge history. He said the renovation intentions were great. The construction and material details should be worked out with staff.

Dr. Solet spoke in favor of selecting natural materials for the renovation.

Ms. Lyster said decisions about repair vs. replacement of specific building elements should be delegated to staff.

Mr. Sullivan recommended that the Commission approve the Certificate of Appropriateness with the conditions that inspection of remaining original/historic materials be delegated to staff along with the decision of what can be restored vs. replaced. He recommended retaining the existing sidelights and possibly the door but would approve replacement of the slate roof with architectural shingles.

Ms. Harrington asked how future residents would understand the significance of the house. Mr. Sullivan said a suffrage marker for Maria Baldwin would be installed this fall.

Ms. Lyster moved to approve the Certificate of Appropriateness with the conditions described by

DRAFT Minutes of the Cambridge Historical Commission—THIS DRAFT HAS NOT YET BEEN REVIEWED OR APPROVED BY THE COMMISSION

the director regarding the staff approval of construction details for the siding, doors, windows, sidelights, trim, etc. Dr. Solet seconded the motion, which passed 5-0 in a roll call vote. (Harrington, Lyster, Solet, Kleespies, Irving).

Mr. Irving recused himself from the next case because he sold one of the buildings for a client who is involved in the project. He would return to the meeting at the conclusion of the hearing. Dr. Solet, the senior member, assumed the chair.

Case D-1642 (continued): 231 Third St., by 231 Third Street LLC c/o DND-Homes LLC. Demolish 2-story dwelling (1903).

Case D-1643 (continued): 235 Third St., by 235 Third Street LLC c/o DND-Homes LLC. Demolish 1½-story house (1872).

Dr. Solet introduced the case. The hearing was a continuance from the June 1, 2023 meeting and the subject of a public meeting of the Architects Committee on July 10.

Mr. Sullivan shared his screen and showed slides of the existing buildings. The first hearing on these cases was in March. The Commission had found the existing buildings significant but had made no decisions yet on whether they were preferably preserved within the context of the proposed replacement project which had undergone several design updates since March.

Dan Anderson, of Anderson Porter Design, noted that neither of the members who had been present at the July 10 meeting of the Architects Committee were present. Mr. Sullivan indicated that was correct but added that public comment was taken at the meeting and the draft minutes had been circulated to the other members of the commission. Mr. Anderson asked for a continuance of the hearing until a future meeting of the Commission because his client felt it was important for those commissioners be part of the discussion. He said they could follow up with the East Cambridge Planning Team in the meantime.

Trina Murphy, representative of DND Homes, agreed to a continuance to September and said they would do further outreach to the community.

Mr. Kleespies moved to grant the requested continuance until the September 7 meeting. Ms. Lyster seconded the motion, which passed 4-0 in a roll call vote. (Harrington, Lyster, Solet, Kleespies).

Preservation Grants

Case IPG 23-6: 5 Longfellow Park, by Friends Meeting. Request for additional \$1825 matching grant for window restoration and storm windows to original grant of \$11,688.

Mr. Sullivan shared the screen and summarized the request for an additional \$1,825 for restoration of additional windows.

Mr. Irving returned to the meeting.

Ms. Harrington moved to approve the additional funds. Mr. Irving seconded the motion, which passed 5-0 in a roll call vote. (Harrington, Lyster, Solet, Kleespies, Irving).

Mr. Irving assumed the chair.

DRAFT Minutes of the Cambridge Historical Commission—THIS DRAFT HAS NOT YET BEEN REVIEWED OR APPROVED BY THE COMMISSION

Community Preservation Act Recommendations

Mr. Sullivan shared the screen and described the projects that had applied for Community Preservation Act (CPA) funding for the coming year. The Community Preservation Committee had once again approved ten percent of the CPA funds be allocated toward historic preservation. That amount would be approximately \$2.06M. Project requests had been received from 22 City View, Public Works, Community Development, the Public Library, City Clerk, and Homeowner's Rehab. He indicated that he was also requesting funding for the preservation grant program, a new grant category for fire safety improvements for non-profits like churches and for a staff administrator for the grants and special projects.

Dr. Solet asked if Cambridge CPA funds could be used for restoration of the Stony Brook Reservoir's Gatehouse. Mr. Sullivan said it was property owned by the City of Cambridge as part of the water system. CPA funds had been used in past years to acquire watershed land outside Cambridge.

Commissioners asked questions about the other project applications and historic buildings. Mr. Sullivan said the Commission needed to vote on whether all the properties met the significance criteria for eligibility for CPA funding. Dr. Solet moved to accept the properties impacted by the list of projects as meeting the significance criteria for CPA funding and to delegate to the Executive Director the ability to negotiate funding priorities with the city administration and Community Preservation Committee. Ms. Harrington seconded the motion, which passed 5-0 in a roll call vote. (Harrington, Lyster, Solet, Kleespies, Irving).

Executive Director's Report

Mr. Sullivan reported that the City Council would meet Monday regarding the petition for amendments to Ch. 2.78, Article III of the Municipal Code which had moved out of Committee. He said agreement had been reached on all but two elements of the petition's proposed amendments.

Minutes

The Commission discussed the draft minutes of June 8, 2023, July 6, 2023 and July 10, 2023.

Dr. Solet offered corrections to the July 10 minutes of the Architects Committee. "submitting" not "submitted" on page one and to clarify that the dark color described in paragraph five of page one referred to the window trim or frame but not the glass. She moved to approve the three sets of minutes with the corrections offered. Ms. Lyster seconded. The motion passed 5-0 in a roll call vote. (Harrington, Lyster, Solet, Kleespies, Irving).

Ms. Lyster moved to adjourn. Dr. Solet seconded, and the motion passed 5-0 in a roll call vote (Harrington, Lyster, Solet, Kleespies, Irving). The meeting adjourned at 7:50 P.M.

Respectfully submitted,

Sarah L. Burks
Preservation Planner

**DRAFT Minutes of the Cambridge Historical Commission—THIS DRAFT HAS NOT YET BEEN REVIEWED
OR APPROVED BY THE COMMISSION**

**Members of the Public
Present on the Zoom Webinar online, August 3, 2023**

John Hawkinson	Cambridge
Trina Murphy	DND Homes, Burlington
Krystal Cai	Coral Boston, Boston
Dan Anderson	Anderson Porter Design
Charles Fineman	75 Winter St
Joseph Rose	72 Spring St
Jean Spera	12 Sciarappa St
Trudi Goodman	1221 Cambridge St, Apt 708
Mahir Yuz	DND Homes, Burlington
Ozan Dokmecioglu	DND Homes, Burlington
Ender Saricay	DND Homes, Burlington
Betty Saccoccio	55 Otis St
Ilan Levy	148 Spring St
Bill Dines	69 Otis St
Marc Levy	3 Potter Park #1, CambridgeDay.com
Cynthia Westerman	80 Gerry's Landing Rd
Marie Saccoccio	55 Otis St
Heather Hoffman	213 Hurley St

Note: Town is Cambridge, unless otherwise indicated.