

Minutes of the Avon Hill Neighborhood Conservation District

Monday, November 22, 2021 - 5:30 PM

Commissioners Present: Constantin von Wentzel, *Chair*; Mark Golberg, *Vice Chair*, Levin Campbell, *Members*, Art Bardige, Theresa Hamacher, *Alternates*

Absent: Heli Meltsner, *Member*

Staff Present: Allison A. Crosbie, Preservation Administrator

Sarah Burks, Preservation Planner

Members of the Public: see attached sheet

Meeting held via online zoom webinar, <https://tinyurl.com/AHnov2021>.

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 **818 6172 6357**.

Commission Chair Constantin von Wentzel made introductions and explained the procedures.

Public Hearing: Alterations to Designated Properties

AH-732: 8 Walnut Avenue, by Walnut Avenue Management. Construct egress door to basement, three new windows and railing.

Ms. Allison Crosbie, preservation administrator, presented slides of the property, noting it is listed in the Avon Hill National Register District.

Mr. Justin Clapp Colannino described the use of the basement and the need for access, there are three steps down, the new windows and door will match the style of the house, and the railings will match the existing.

Commission Questions

Vice Chair Mark Golberg asked to look at the elevations again and asked about the cinder blocks. Mr. Clapp Colannino went over the elevations.

Commissioner Lee Campbell asked about the hedge and its location in relation to the wall. Mr. Clapp Colannino showed the location. Mr. Clapp Colannino clarified that there is three feet between the façade and the wall.

Mr. Golberg asked if the wall is original. Ms. Crosbie replied that it is not.

Mr. Campbell asked if the windows above are original. Mr. Frank Colannino, the owner, replied that they are the same style but not original.

Commissioner Theresa Hamacher asked about the railing. Mr. Colannino answered that it will match the other existing railing.

Commissioner Art Bardige asked if the stairs to the right will remain. Mr. Colannino answered yes.

Mr. von Wentzel asked about the proposed windows. Mr. Colannino replied they will be wooden 2/2 windows.

No Public Questions or Comments

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Commission Comments

Mr. Golberg stated he preferred that the door and windows align.

Mr. Campbell had no comment.

Ms. Hamacher had no comment other than the side of the house and back entrance look fine.

Mr. Bardige mentioned that he did something similar to his house thirty years ago and got tremendous use out of the basement as a result. He also noted the clay in the soil and asked about drainage, and Mr. Colannino explained they will be installing a French drain.

Mr. Bardige also noted potential moisture problems with the rubble wall and plaster and that they should leave a little space for air flow.

Ms. Hamacher motioned to approve the application as historically appropriate. Mr. Bardige seconded, and the motion passed 5-0.

The October 2021 minutes were approved.

The meeting adjourned at 6:31.

Respectfully submitted,

Allison A. Crosbie
Preservation Administrator

**Members of the Public Present
November 22, 2021**

Justin Clapp Colannino, applicant	8 Walnut Avenue
Frank Colannino, applicant	8 Walnut Avenue
Belinda Rathbone	11 Walnut Avenue

Addresses are in Cambridge unless otherwise specified.