

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, August 4, 2025, 6:00 PM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Catherine Tice, Katinka Hakuta, Monika Pauli

Absent: Charles Redmon

Staff present: Allison Crosbie, Preservation Administrator, Eric Hill, Survey Director, Charlie Sullivan, Director

Members of the Public: See attached list

This meeting was held via online zoom webinar <https://tinyurl.com/MC082025> 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 869 2556 3666.

Commission Chair Tony Hsiao made introductions and called the meeting to order at 6:04.

MC-7320: 78 Dana Street, by Jenna Larson and Jacob Smigiel. Raise/alter roof and reconfigure windows.

Ms. Allison Crosbie, preservation administrator, gave a brief history of the building.

Architect Kelly Boucher explained that the applicants have been making improvements to their home over the years and had received a COA in 2022. They have a child and their needs have changed and are looking to add more space to the second floor by raising the roof and altering it to a side gable and add windows. There's additional work in the back but not visible.

Commission Questions

None

Public Questions

Marilee Meyer of 10 Dana Street asked if the historic materials are being maintained. Ms. Boucher replied that they are. Ms. Meyer asked if the chimney will remain. Ms. Boucher confirmed that the chimney is staying and will increase in height per building code.

Public Comments

Ms. Meyer lamented the loss of the rhythm and visual interest that the current roofline has but understands the needs of the family.

Commission Comments

Mr. Hsiao stated that the modest increase in the height is not inappropriate to the house, especially since it's tucked away from the street.

Commissioner Katinka Hakuta moved to approve the proposal as submitted. Ms. Pauli seconded, and the motion passed 4-0.

MC-7293 (CONTINUED): 60 Ellery Street, by Contempo Builders c/o Mike Tokatlyan. Demolish building and construct 6-story structure.

Ms. Crosbie explained that the case was continued from the June 6 meeting in order for the applicant to revise the design in response to feedback from the Commission.

Mr. Evan Stellman, the architect, introduced Mike Tokatlyan, the applicant, and proceeded to present the proposed project encompassing the demolition of the existing building and the construction of a 6-story condo building with 29 units, and noted that the project complies with current zoning. He pointed out an existing pathway that is an easement for Ellery Square and went over ADA accessibility. Mr. Stellman also went over the setbacks, the landscaping, the roof deck, and showed elevations of the proposed building that includes brick siding on the lower portion with row block courses and soldier course, and 6/1 windows. The rest of the building is to be clad with composite panels. Mr. Stellman then showed perspective drawings and aerial views, and shadow studies. He pointed out that the building will be energy efficient, including a green roof as well as electricity for everything, which will require a transformer on site.

Commission Questions

Commissioner Nan Laird asked about the size of the balconies. Mr. Stellman replied that they are 3 feet wide and can accommodate two people. Ms. Laird asked about other balcony locations. Mr. Stellman said there are no balconies on the sides. Ms. Laird asked about the roof deck. Mr. Stellman stated that it is a private space for residents, there will likely be tables and chairs, and it will be surrounded by a green roof.

Mr. Hsiao asked about the new location of the building. Mr. Stellman confirmed that the building was moved back from the street and the rear, and some square footage was reduced, but they did gain a little square footage in the front. Mr. Hsiao asked if anything else had changed, such as the height. Mr. Stellman said the height is the same, but the parapet was originally 3 feet and is now 3'-6" at the rear of the structure to give more privacy to the townhomes. Mr. Hsiao asked about the cladding. Mr. Stellman said that the first four stories are brick, the top two stories are fiber cement siding, and the gray areas in the drawings are fiber cement panels.

Commissioner Monika Pauli asked the Commission if the demolition had already been approved. Mr. Crosbie said it's part of this review.

Ms. Hakuta asked for clarification on the driveways in the plans. Mr. Stellman explained the driveways and pointed out the egress conditions. Ms. Hakuta asked about the windows on the first level. Mr. Stellman answered that there is a bedroom on the left side of the unit, that the first floor is elevated about 3 feet from the sidewalk and then another 2 feet, so the windows are five feet up, and there will be plantings in front of the windows.

Ms. Laird asked if there would be composting. Mr. Stellman replied that they have not discussed that yet, but could consider something inside, safe from animals. Ms. Laird asked if they had calculated the density of the project compared to city-wide. Mr. Stellman answered that they had not, but he pointed out that the new zoning will generate more density than in the past.

Public Questions

Zion Sherin of 401 Washington Street asked if there has been a study of how much CO2 emissions will be caused by the demolition. He also asked if there is a plan to recycle some of the bricks if they're in good condition. Mr. Stellman responded, saying that there has been no CO2 emissions study, and he is not sure if the existing materials can be used again, but thinks it would be nice if some of the existing bricks could be reused in the new structure. Mr. Stellman also mentioned that they have a consultant for the passive house process. Mr. Tokatlyan said that he's not sure that any of the existing bricks would be viable because they're cemented together. Mr. Sherin asked about the easement. Mr. Tokatlyan said he has spoken with the attorney for the Ellery Square Association and is happy to discuss further once the building design is approved, and he will talk with folks about the construction process once it gets closer to that stage. Mr. Sherin asked about the walkway/easement, and Mr. Tokatlyan said they will still have the walkway, but with new materials and landscaping if they choose. Mr. Sherin asked if they knew how many brick buildings there are in the neighborhood and what the percent reduction would result from the loss of the existing brick building. Mr. Tokatlyan said they have not done any study.

Ms. Hakuta asked for clarification on the proposed brick cladding. Mr. Tokatlyan clarified that they originally proposed brick veneer, but the Commission said it preferred full brick, and that is what they are doing now.

John Cain of 96 Ellery Street asked why they are demolishing the existing brick building when it is in excellent condition. Mr. Tokatlyan referred to the new zoning that allows this kind of development and stated that most properties are not dilapidated. Mr. Stellman explained that buildings with this density require more structural support than the existing structure can support.

Ben Compaine of 5 Ellery Square asked if the building will be condos. Mr. Stellman said yes. Mr. Compaine speculated that decisions about trash pick-up will be made later by a condo association and expressed concern over how it will be taken care of. Mr. Tokatlyan confirmed and said there will probably be management on site. Mr. Stellman went over the layout.

Suzanne Blier of 5 Fuller Place asked if they considered using the existing structure and adding to it or building behind it. Mr. Stellman answered that it isn't realistic because the foundation cannot support a taller structure. Ms. Blier pointed out a project at 5 Frost Terrace where they were able to move the building, construct a building behind it, save a tree, and still add more housing. Ms. Blier asked if they could consider greater articulation of the side façade for more visual interest and create less of a box. Mr. Stellman answered that they could look at that; they have 5'-4" setback, and the zoning code does not allow projections into the side yard. Mr. Stellman pulls up the elevation in the presentation. Ms. Blier asked about the distribution of units. Mr. Stellman showed the floor plans. Ms. Blier then asked about the roof deck and how it will be used. Mr. Stellman said that it's a green roof with plantings and will have an irrigation system. Ms. Blier referred to the townhouses in the rear and asked to see the views from that perspective.

Mr. Hsiao reminded everyone to limit questions to the Commission's purview, and the Commission's review is what is visible from a public way.

Marilee Meyer of 10 Dana Street asked about the roof mechanicals and stairwell and asked if they were going to save the two magnolia trees in the front. Mr. Stellman responded that they will have to remove the trees, and regarding the roof, they did try to reduce the extent of the headhouses. He showed a drawing of the stair towers and explained that different functions required various head heights, like the elevator overrun is going to have to come up a little higher than the stair towers, and they need a full-height machine room and elevator lobby.

Elena Saporta of 102 Ellery Street asked about the existing setbacks on the site. Mr. Stellman answered that the front setback is a little over 18 feet. Ms. Saporta asked if they could relocate the magnolias and pointed out that they are specimen trees. Mr. Stellman said they can discuss this with their landscape architect. Ms. Saporta indicated that the trees could be transplanted to another location. She then asked about the underground transformer. Mr. Stellman described what will be visible on the surface: two manholes covered with mulch. Ms. Saporta suggested green walls or some kind of green trellis material. Mr. Stellman said they could consider that.

Nancy Seidman of 9 Cleveland Street asked for clarification about the dimensions of the trash storage areas as presented earlier. Mr. Stellman said it's 8 by 12 feet, and the recycling area is 9 by 6 feet.

Susan Arteta of 432 Broadway asked about parking. Mr. Stellman answered that there is no parking in the project, but there will be bicycle parking.

Cary Saunders of Ellery Square asked how they could add one more unit if the square footage has been reduced. Mr. Stellman explained that moving the transformer underground, which required a lot of clearance above it, resulted in expanding the second floor. Ms. Saunders asked about the new setbacks and easement. Mr. Stellman confirmed the changes made since the last design. Ms. Saunders asked about the walkway on the left side and if it counts as open space. Mr. Stellman said no. Ms. Sanders asked about the easement/walkway and if it's supposed to be accessible, and if so, how does it comply? Mr. Stellman explained that they're building a sloped walkway, not a ramp, so it's accessible but does not require handrails, and mentioned that there is a ramp outside of the easement for ADA accessibility. Ms. Saunders asked if they were rebuilding the whole walkway. Mr. Stellman said yes. Ms. Saunders asked if the trash and bike area count toward the open space requirement. Mr. Stellman said they do not count.

Brendan Hickey of 54 Concord Avenue asked if the existing building has any efficiency certification. Mr. Stellman said he did not know. Mr. Hickey asked how the existing structure is heated. Mr. Tokatlyan said he did not know. Mr. Hickey asked how the new building would be heated. Mr. Tokatlyan answered with electric heat pumps.

Katherine Koh of Ellery Square asked if the applicant remembered the June meeting when the Commission asked him to speak with the neighbors. Mr. Tokatlyan replied that Ellery Square hired an attorney, and he spoke with him. Ms. Koh asked if they considered building 4 stories. Mr. Tokatlyan answered no, that this development is what the City allows now.

Mr. Hsiao interjected and reminded everyone of the purpose of the hearing.

Ms. Koh asked the Commission who verifies that the application is correct in terms of square footage and compliance with zoning. Mr. Hsiao responded that it's the responsibility of the applicant, and they still must file with zoning to ascertain whether everything complies. Mr. Tokatlyan also mentioned that a full survey was done on the property, and it's a 5,400 square foot lot. Ms. Koh asked if the survey is available. Mr. Hsiao said everything was available online.

Drew Volpe of 12 Ellery Square asked who decides that this complies with zoning requirements.

Nasser Khadjenoori of Ellery Square asked to see the rooftop plan. Mr. Stellman showed the plans and pointed out the mechanicals are closer to the front of the building than at the back. Mr. Khadjenoori asked to confirm the 2-year timeline and how the construction process works. Mr. Tokatlyan outlined procedures and staging.

Jenna Larson of 78 Ellery Street asked if they could do anything to maintain some historic character because right now, it looks very modern. Mr. Stellman responded that they could consider additional brick detailing.

Brendan Karch, Chief of Staff at the Swiss Consulate, asked about the landscaping and the fencing plan. Mr. Stellman replied that they're proposing a 6-foot fence and is happy to work with Mr. Karch on what would work best.

Public Comments

Cary Saunders corrected the existing parking spaces and pointed out that it looks like the easement is planted over and is not correctly defined.

Mary Beth Lawton stated that after the June meeting, the developer did not speak with the neighbors. She expressed concern over fire access and asked the Commission to delay approving the project.

Tyler Estrel of 99 Huron Avenue expressed support for the project.

Mark Keibler of 52 Porter Street also supported the project and said it's an improvement over the previous proposal, appreciated the affordable units, and said it's a great location.

Adam Kurth, representing the Ellery Square Owners Association, referred to the letter he sent the Commission and reiterated the historic significance of the existing building, the potential adverse impacts on the surrounding neighborhood, and encroachment on the easement.

Carter Weinberg of 10 Clary Street expressed support for the proposal.

Nicole R of 137 Cherry Street stated that the developers only care about what is allowed, regardless of the impact on the neighborhood, and demolition will create a huge disruption.

Suzanne Blier stated that it takes 60 years to recoup the energy from demolition and pointed out ongoing heat island impacts. She stated that she prefers to see something bold and new or something that retains some of the elements of the neighborhood, but that's not going to happen here.

Zion Sherin pointed out the City Council goals of climate resiliency and yet there is no CO2 study. He asked that the environmental impacts be addressed, and he believes that they should only use brick on the new structure.

Katherine Koh urged the Commission not to allow what she considers to be a grossly inappropriate project that doesn't care about the neighborhood.

Nancy Seidman asked that the demolition not be allowed, that the new building is way out of proportion to the rest of the block, and stated that the new project conflicts with other City Council environmental goals. She further stated that it's not family-friendly in terms of the number of units allocated to families. She also expressed concern over the easement that will become a tunnel.

Drew Volpe encouraged the developer to talk with the abutters and said that he is not a fan of this project and is disappointed that the developer will not engage with the neighbors, especially since this is one of the very first projects under the new zoning regulations.

Roy Sistavares of 30 Gold Street expressed support for the project and commented that pre-war buildings are environmentally unfriendly.

Billie Mande of 7 Dana Place commented that it feels like the amount of green space is decreasing because of the larger footprint. She also wished that the balance of units was more equal between families and those who might be living there more temporarily, which is most of the units.

Nasser Khadjenoori stated that side streets like Ellery are not set up for this type of construction, as the street is too narrow. He also stated that it's a shame to demolish the building and pointed out the existing parking problems that will be exacerbated by the new bike lanes. He also felt the modern look of the building does not work in this location.

Brendan Hickey stated that this is a great project, that it will be a passive house, and environmentally friendly.

Debby Knight of 380 Broadway stated that composting is required and hopes the design will have enough room for 3 streams. She also suggested bike lockers.

Justin Saif of 259 Hurley Street expressed strong support for the project, which gets rid of an ugly parking lot, can accommodate seniors, is in a good location, and noted the desperate need for housing.

Lise Zeig of 7 Cleveland Street stated that the design still needs work; it's not elegant. Also, she stated that this project and another similar project proposed on Ellery Street should be considered together because of how they will affect this small, narrow street. She also thought the project had improved and that they should look to simplify the elevation and reconsider the proportions that right now appear top-heavy. And she concurred with another comment that more 3-bedroom units are needed for families.

Ben Compaine commented that supporters of the project are not looking at the review criteria, that this proposal is not right for Ellery Street, and asked to see the slide again, covering the

Commission's review criteria. He stated he thinks this building would be more suited to Broadway, and it just seems out of proportion and isn't right for this neighborhood.

Catherine Ford-Augustine of 28 Suffolk Street mentioned the parking problems, the traffic by the high school, and the lack of handicapped spaces. She pointed out that high school graduations are held at the school if the weather is bad. She stated that housing is needed, but parking is also needed.

Leah Strauss of 329 Harvard Street pointed out the two developments on a 1-way narrow street and stated that these projects make more sense on Broadway. She supports housing, but doesn't think this development is appropriate.

David Hattis of 393 Broadway expressed support for the project because the city needs more housing.

Susan Arteta commented that the main façade is an affront to the historical nature of the neighborhood and urged the applicant to create a façade more congruent to the character of the neighborhood and decrease the number of studio apartments, and create more 3-bedroom units. She also felt the size of the studios was too small.

Sarah Block of 24 Shepard Street commented that it's a nice design and did not think it was fair to say what size unit is a family size.

Commission Comments

Ms. Hakuta appreciated the comments and noted that the new design responds to previous feedback.

Ms. Laird agreed with Ms. Hakuta regarding the new design, responding to feedback and referring to the transformer being moved underground. She also agreed with public comments and that the building still looks commercial and is incongruous to the character of the neighborhood. She looked at the density and stated that this project is 480 people per acre, whereas the city of Cambridge overall is 288 people per acre, and said this proposal is not compatible with the neighborhood.

Mr. Hsiao explained that the project complies with zoning, and the Commission can only weigh in on the design, materials, and aesthetics. He stated that the revised proposal has made improvements, including the setback, which is significant, providing more opportunities for landscaping. He went on to say that the project still needs improvement and that brick and trim details would be very helpful. And while removing the metal panels and using fiber cement helps, there is much more that can be done. He reiterated the comment to transplant the existing trees to other locations, and he encouraged further communication with abutters.

Ms. Hakuta agreed and suggested that the applicant and architect refer to the City's guidelines for multi-family housing by the Community Development Department.

Ms. Pauli also appreciated the improvements in the revised design and noted that Ellery Street is very desirable because of its history, and she doesn't want the neighborhood to look like the Seaport District in Boston.

Mr. Hsiao advised looking at the Swissnex building and Ellery Square for clues on details that could be integrated into the design. He also urged the simplification of materials, to quiet it down more and be more consistent. But he also noted that it's going in the right direction.

Mr. Hsiao suggested looking at breaking down the façade composition; the amount of brick is good, but it needs more detail and breaking down of the connection of balconies and bay windows. He also said the cladding still looks commercial and suggested looking at a more horizontal emphasis, simplifying materials from 3 to 2, enhancing the landscape as much as possible, and re-examining the design to add more trees on the street side. He pointed out the fencing and that it's an important element that should be discussed with abutters.

Mr. Hsiao motioned to approve the proposal with the condition that the design be finalized in an Architects Committee meeting. Issues to address include:

1. Rework the façade composition. Reduce the cladding materials to two. Break apart the composition of the bay windows and balconies, which right now is contributing to making it feel more commercial. The trim and the brick portion need more detail. Look to the adjacent buildings, Swissnex and Ellery Square, for clues to detailing as well as other brick buildings along Broadway.
 - a. Materiality – simplify materials and look at emphasizing the horizontal for a more residential feel. The panels are still more commercial-looking looking even though no longer metal.
2. Enhance the landscape design to incorporate more tree plantings on the street side and add more vegetation in general.
 - a. Fence – this is a key element that will matter to abutters and should be very well designed.

Ms. Hakuta seconded, and the motion passed 3 (Hsiao, Hakuta, Pauli) to 1 (Laird).

****At 9:00 pm Ms. Laird left the meeting and Commissioner Catherine Tice joined the meeting.**

84-86 Ellery Street, by 84 Ellery Street LLC c/o Patrick Barrett III. Demolish building and construct 6-story structure.

Ms. Crosbie introduced the project, providing a history of the building, its architectural significance, as well as its association with architect Eleanor Raymond, who grew up there.

Mr. Patrick Barrett III, Esquire, gave an overview of the proposal. He mentioned the composting, there is no parking, but there will be bicycle spaces. He also said they had the abutters meeting as required by the new zoning. Dan Anderson, the architect, went over the project and began by going over what he considered to be characteristics of the area, and said there are several buildings that have more than one story. He also stated that the existing building cannot be maintained for a passive house. He then went over the landscape plan, the green factor, and shadow studies. He went over the 81 units composed of 58 studios, 11 1-bedroom units, 4 2-bedroom units, and 8 3-bedroom units. He went over the design, including a nod to the mansard style of the existing building, a standing seam metal roof, bays, balconies, and punched windows. He went over the shadow studies and perspective views.

Commission Questions

Ms. Hakuta asked about the proposed mansard-type roof. Mr. Anderson explained that the roof angles on one side.

Mr. Hsiao asked about the height of the building. Mr. Anderson answered that it's 68 feet. Mr. Hsiao asked what the height of the existing structure is. Mr. Anderson said he did not know. Mr. Hsiao asked about the lot coverage and setbacks. Mr. Anderson replied that the front is 10 feet, and they are maintaining the setback where the tree is.

Ms. Tice asked if the height given included the bulkhead. Mr. Anderson answered that the green roof exempts that height. Ms. Tice asked about the material. Mr. Anderson said it's a standing seam metal roof. Ms. Tice asked about the roof heating up. Mr. Anderson answered that darker colors do absorb heat, but there will be heavily insulated exterior walls, and the heat gain will not transfer to the interior.

Public Questions

Brendan Hickey asked if they could retrofit an existing building to a passive house. Mr. Anderson replied that it is difficult because there would need to be a new steel and concrete separation inserted into the building at the first level, with 5 stories of fire-protected construction on top, so it's less feasible from a construction technology standpoint.

Suzanne Blier asked if they considered maintaining the front and adding in the back and mentioned examples, including Frost Terrace and the Veritas Hotel. Mr. Anderson said that the CHC recommended that approach, but it's not feasible, it would be very complicated and difficult. Mr. Barrett pointed out that they need to make the project feasible, and keeping the main part of the building would mean they can't get the unit count that the owner is looking for, and he referred to the previous statement regarding the structural complications. He also mentioned that there's a 16M tax on the building, and they need to make the numbers work. He further mentioned the zoning changes approved by the City Council that indirectly ask developers to re-envision what Cambridge can be in terms of housing construction.

Nasser Khadjenoori asked about when the plans were dated and how the building can be considered multi-family. Mr. Barrett answered that the project is compliant with Cambridge regulations.

Ned Melanson asked about the accessibility of the existing building. Mr. Anderson answered that there is no elevator, and the new building will be fully compliant with ADA.

Zion Sherin asked if any part of the existing building would be utilized. Mr. Anderson answered no. Mr. Sherin asked what the CO2 emissions from the demo project are. Mr. Barrett answered that there will be 4 months of emissions, and they will be working with consultants. Mr. Sherin asked why the front is so different from the sides. Mr. Anderson answered that they wanted to differentiate the facades.

Lise Zieg and David Owens of 7 Cleveland Street asked if the building would be an extended stay hotel or Airbnb, given the proposed layout. Mr. Barrett responded that the C-1 zone does not allow lodging houses.

Isabel Almazon of 36 Highland Avenue asked why the building isn't all brick. Mr. Anderson said it's not a fully masonry building, but they used brick on the most visible portions. He mentioned that EIFS is extra insulated and said they are trying to create curb appeal. Ms. Almazon asked if there are other buildings in Cambridge like this. Mr. Barrett pointed out 907 Main Street, and Mr. Anderson mentioned Tremont Street in Boston.

Joshua Moscato of 9 Berkshire Street asked what the green conditions of the existing house are. Mr. Anderson said the building is historically significant but has no sustainability credentials.

Katherine Koh asked if they considered building only 4 stories and noted the proposed building towers over the adjacent structures.

Laura McMurry asked about bicycle storage. Mr. Anderson said they will be stored below grade. Ms. McMurry asked if the 1-bedroom units have 1 window. Mr. Anderson said yes and showed the plan.

Jenna Larson asked if they would preserve the tree in the rear, which she said is beautiful. Mr. Anderson said the trees will be removed except in the courtyard.

Public Comments

Irina Cain of 96 Ellery Street commented that the proposed materials look cheap.

Nasser Khadjenoori expressed strong opposition to the proposal.

Laura McMurry commented that the building looks peculiar and commercial.

Lise Zeig and David Owens commented that the layout looks like a dormitory, that it's a weak design, and that the existing building should be preserved. Ms. Zeig also stated that traffic in the area will only increase.

Ned Melanson expressed support for the project.

Jenna Larson commented that she would like more of the history preserved, as well as the tree, and expressed concern with the monolithic look of the proposed structure, and that it does not contribute to a sense of community.

Joshua Moscato liked the modern mansard style and supports the project because of the severe housing shortage.

Suzanne Blier asked if it's possible to ask the City for a lower tax rate. Ms. Blier commented that the front of the building should be maintained, and regarding carbon emissions, she stated that it takes 30 to 80 years to break even on carbon. She also pointed out that there are many brick buildings in Cambridge that are LEED certified. She commented that the proposed modern mansard is cartoonish and that it should be bold and contemporary.

Brendan Hickey says he loves the proposed building and the fact that it will be passive.

Zion Sherin stated that the structure shouldn't be knocked down as a whole, and that the sides should be redesigned to be as pleasing as the front façade.

Nancy Seidman opposed the proposal and stated that the existing building should be preserved, that they should maintain the historic character of the neighborhood, and that building a massive structure would dwarf all the buildings around it and is not in keeping with the character of the neighborhood.

Elena Saporta strongly opposed the proposal and stated that the existing building has another 150 years of life left, whereas the proposed building only has a 25-year life span.

Isabel Alamazon supported the project and stated the need for more housing, that the height of the proposed building is comparable to similar buildings, and that it won't ruin the vibe of the neighborhood, and it's near public transportation. She noted that she takes the 68 bus, and it is never full.

Marilee Meyer strongly opposed the project and stated that it is appalling and will ruin the character of the neighborhood, and is upset at how this has all unfolded.

Justin Saif expressed support for the project, which will provide much needed housing. And as for the historic significance of the existing structure, they can just put up a sign with information.

Irine Cain stated that she supports more housing, but the proposal is an ugly building with cheap materials and does not match the surroundings.

Leah Strauss of 329 Harvard Street stated that in her building, the hallways have illustrations showing what was there before. She encouraged paying homage to the past in the design of the new building.

Commission Comments

Ms. Pauli commented that if the Commission can't stop the demolition of this building, then where does it stop?

Ms. Tice stated that if the current design is meant to incorporate historic details, she suggested looking at the nearby Cambridge Public Library and how it successfully marries two styles. She also pointed out there's no discussion of affordability and wondered if it is known that they will be affordable to students.

Ms. Hakuta agreed with Ms. Pauli and expressed concern about the area around the park. She appreciated the comments about preserving the front of the building.

Mr. Hsiao stated that the existing building is historically significant, and the two wings in the rear are not. He also clarified that reusing buildings is the most environmentally sustainable, and the architect is capable of incorporating contemporary language in the rear of the building. He also pointed out that cost is not in the Commission's purview.

Mr. Hsiao asked the applicants if they agreed to continue the meeting. Mr. Barrett agreed. Mr. Hsiao motioned to continue the meeting for the applicant to return with a revised design. Ms. Hakuta seconded, and the motion passed 4-0 (Hakuta, Hsiao, Pauli, Tice).

The meeting was adjourned at 10:45 pm.

Respectfully submitted,
Allison A. Crosbie, Preservation Administrator

Members of the Public Present August 4, 2025

Panelists:

Lauren Harder	43-47 Dana Street
Sisia Daglian, architect	43-47 Dana Street
Mike Tokatlyan	60 Ellery Street
Evan Stellman	60 Ellery Street
Patrick Barrett, attorney	84-86 Ellery Street
Ender Saricay, applicant	84-86 Ellery Street
Dan Anderson, architect	84-86 Ellery Street

Attendees:

Andrew Angel	39 Dana Street
James Stathis	4 Ellery Square
Kay K	Ellery Square
Nancy Seidman	9 Cleveland Street
Zach Durant-Emmons	
Mikki Ansin	2 Ellery Square
Drew Volpe	
Mary Beth Lawton	4 Ellery Street unit 3
Jeanne Petropoulos	
Cary Saunders	Ellery Square
Iliana Partan	9 Ellery Square
Howard Schultz	
Elizabeth Gombosi	
Suzanne Watzman	
Eoin Power	67 Ellery Street
Ben Compaine	5 Ellery Square
Brendan Hickey	54 Concord Avenue
Susana Arteta	432 Broadway
Deborah E. Salter-Klimburg	39 Dana Street
Fernando Yu	
Robert Luchetti	5 Cleveland Street
Adrian King	
Adam Wolfberg	
Danyel Logevall	
Nancy Carpenter	
Marina Atlas	
Tobias Holck Colding	
Tom Mrowka	
Lisa Randall	11-13 Cleveland Street
Gigliola Staffilani	
Justin Saif	Hurley Street
James Zall	
Downing Lu	
C Greenwood	
Naomi Dunson	

Ned Melanson	163 Allston Street
Stine Grodal	
Diana Yousef	
Dawn Baxter	
William McAvinney	12 Douglas Street
Emma Xue	
Genghis Lapointe	
Gene Doyle	
Yasemin Ister	
Suzanne Watzman	
Carolyn Fuller	
Dalisa Morales	
John Pitkin	
Beverly Mire	
W, Easley Hamner, FAIA	3 Ellery Square
Warren Mathison	
mj pullins	
Sara Nelson	
Suzanne Hamner	3 Ellery Square
Marisa Fratini	
Michael Klugerman	55-57 Ellery Street
Goldie Eder	
Fireflies.ai Notetaker Martha	
R A Humphreville	
Daniel Salomon	
Kathy Masucci	
Shellburne Thurber	
Adam Kurth - Attorney for ESOA	
Marc Mazzarelli	
Olive Patrick	
Ronald Mortara	13 Ellery Square
Marianne Mortara	13 Ellery Square
Shirin Shams	
Nasser Khadjenoori	1 Ellery Square
Adam Manacher	
Martin Chan	
Sean Hart	
George Lanzillo	
Charlotte Hambley	
Brenda Stanfield	
Lise Zeig	
Dana Tighe	
David Hattis	393 Broadway
Emma Guardia	
Zion Sherin	
Marilee Meyer	10 Dana Street
David Ring	
Christina Quinn	

Elizabeth Riker
Steve Jones
Orly Ullman
David Halperin
kevin C
Maggie Dee
susanna siegel
Michael H
Edward Jones
Angela Petropoulos
Robert James
Michelle Song

55-57 Dana Street