

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION ARCHITECTS COMMITTEE MEETING

Thursday, March 12, 2026, 8:00 AM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Pauke Corstens, Catherine Tice, Felix Rosen

Staff present: Allison Crosbie, Preservation Administrator

Members of the Public: See attached list

This meeting was held via online Zoom webinar <https://tinyurl.com/MC031226> 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 870 9714 3218.

Commission Chair Tony Hsiao made introductions and called the meeting to order at 8:05am.

MC-7331 : 84-86 Ellery Street, by 86 Ellery Street LLC. Demolish building and construct 6-story building.

Architect Dan Anderson addressed feedback from the last meeting, including maintaining existing chimneys, improving the front entry with more symmetrical fenestration, and enhancing the lobby design. The updated design maintained the existing chimneys and adjusted the fenestration to be more symmetrical. The lobby and vestibule design was revised by adding two additional panes of glass and extending the canopy to create a more welcoming entrance. The project remains under the high-rise code at 69 feet -11 inches and continues to meet zoning and inclusionary housing requirements. Balconies were added to the rear elevation. Mr. Anderson also pointed out that the existing structure will stay the same.

Mr. Hsiao appreciated the adjustments, particularly the preservation of the chimneys, the more symmetrical front view, and the refined lobby design. He then asked about the side elevation, specifically the railing system and trim around the windows. Mr. Anderson answered that there will be modest trim and composite siding. Mr. Hsiao asked about colors. Mr. Anderson said they are thinking of going with neutral gray tones, lighter at top. Mr. Hsiao asked about the windows on the existing building. Mr. Anderson said they will be replacing the windows with black windows. Mr. Hsiao asked about the cornice material. Mr. Anderson replied that it will be chamfered brake metal panels. Mr. Hsiao asked about the foundation. Mr. Anderson noted that this will be a passive house with metal cladding and they will be working with a consultant on it. Mr. Hsiao raised concerns about maintenance in snowy conditions and asked about plans for the existing front building. Mr. Anderson said that the house is in good shape, but he will know more as the work progresses.

Commissioner Pauke Corstens asked to see the rear elevations, both previous and new, and noted the addition of balconies. Mr. Anderson explained the changes to the balcony design, and explained that the external grade-level access has been eliminated for maintenance and

security reasons. Ms. Corstens inquired about the entrance design, and Mr. Anderson described the proposed planter edge and integral rail system to address the transition between brick and stone. Ms. Corstens wondered if a natural material would be more appropriate for the planter/wall. Mr. Hsiao agreed with Ms. Corstens and suggested masonry as an alternative to metal. Mr. Anderson said he could explore that idea with his landscape architect.

Elena Saporta of 102 Ellery Street mentioned that at the last meeting she suggested a green screen or wall in the front to be more visually integrated with the park landscape, and could they still consider it. She also asked if they would consider using a horizontal grain cladding instead of vertical to de-emphasize the height of the building. Mr. Anderson responded that the revised design is more symmetrical now, and the windows have been revised, so using a green screen would not really be feasible. As for the grain of the cladding, Mr. Anderson said they were looking at providing some contrast with the vertical grain, while the reveal and banding help provide some horizontality. Ms. Saporta also pointed out that the proposed entrance is on the north side and the plants in the rendering are sun-loving. Mr. Anderson answered that the drawing was done by an architect, but they have a landscape architect who will be working on the design, including the plant material.

Mr. Hsiao asked about the fence on the right side shown in the drawing. Mr. Anderson said that they had not worked out the fence yet, but it would most likely be a 6-foot privacy fence. Mr. Hsiao mentioned the color on the building, noting that a darker color might work better.

Marilee Meyer of 10 Dana Street liked the receding of the back building and agreed about using a darker color. She then referred to sheet R2.4 with a question regarding the horizontal cladding, whether it is a bay, and if so, how the windows meet. And she asked if the roof profile of the existing building could be adjusted. And regarding the glass entry, Ms. Meyer said it can look industrial and asked if it could be tweaked. She appreciated the extended overhang and agreed with the comments regarding the planter. In general, she appreciated the effort with the revisions. Mr. Anderson went over the change in material on the elevation and how it occurs when the elevation sets back. He also explained that the roof is being replaced with a green roof, as shown previously.

Mr. Hsiao stated that the revisions are appreciated, and further review of the details, landscaping, and materials can be done on-site. Mr. Anderson will follow up with Ms. Crosbie, the preservation administrator.

The meeting was adjourned at 8:48 am.

Respectfully submitted,

Allison A. Crosbie, Preservation Administrator

Members of the Public Present March 12, 2026

Panelists:

Dan Anderson, architect	84-86 Ellery St
Danny Stevens, architect	"
Patrick Barrett III, attorney	"
Ender Saricay, applicant	"

Attendees:

Councilor Cathie Zusy	202 Hamilton Street
Marilee Meyer	10 Dana Street
Elena Saporta	102 Ellery Street
John Pitkin	18 Fayette Street
Bob Thorndike	
Sara Gardner	56 Highland Avenue
Judith Fortin	