

## MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, May 6, 2024, 6:00 PM, online Zoom meeting

Commission Members present: Lestra Litchfield, *Vice Chair*; Charles Redmon, Katinka Hakuta, *Members*, Catherine Tice, Nan Laird, *Alternates*

Absent: Tony Hsiao, *Chair*

Staff present: Allison Crosbie, Preservation Administrator

Members of the Public: See attached list

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This meeting was held via online zoom webinar <https://tinyurl.com/MCMay2024> 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 9034 4826.

Commission Vice Chair Lestra Litchfield made introductions, explained the process for the hearing, and called the meeting to order at 6:03.

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### **MC-6987:13 Leonard Avenue, Rosanne Hall-Tu.** Replace windows.

Ms. Allison Crosbie, Preservation Administrator, introduced the project and showed slides of the property and explained that the review is non binding.

Ms. Rosanne Hall-Tu, the owner, explained that she has lived here for 42 years. She pointed out that she has previously repaired the curved windows, but the person who did the work is no longer doing it. She also said that the current windows are not energy efficient and in a state of disrepair. She stated that she was not aware that a review was required and had already purchased the windows. She bought wood/aluminum clad windows with 1/1 sash. She had her contractor, Marcos Albuquerque, contact the manufacturer to see if they could get the 2/1 windows and they said it was not possible.

#### Commission Questions

Ms. Litchfield commented that it was unfortunate that the applicant did not reach out to the Commission prior to purchasing the windows. The 2/1 sash is important to the historical identity of the house. Ms. Litchfield asked about the round window. Ms. Hall-Tu answered that it is in the back of the house, not visible.

Commissioner Monika Pauli asked about the window trim on the exterior. Ms. Hall-Tu replied that the exterior trim will remain.

Commissioner Katinka Hakuta asked if the curved windows in the bay would be maintained. Ms. Hall-Tu responded that it will not be maintained because Andersen does not offer them. Ms. Hall-Tu also said she plans to save the curved windows.

Commissioner Catherine Tice commented that Architectural Windows of Boston could build custom curved windows, and they could also take the existing windows. Ms. Hall-Tu replied that she doesn't have the budget for that kind of work.

Ms. Pauli stated that Marvin Windows can produce a custom curved window.

Mr. Redmon asked the applicant if she knew how many windows could be repaired instead of replaced. Ms. Hall-Tu responded that she did not do that level of analysis and said that all the windows are not in good shape, and she doesn't have a big budget.

Public Questions and Comments - none

Commission Comments

Ms. Litchfield explained that the Commission is here to assist and advise homeowners and recommend resources.

Mr. Marcos Albuquerque, the contractor, stated that the existing windows are not repairable. Ms. Litchfield said she understood this.

Ms. Litchfield commented that the Commission understands the issues associated with living in old houses and she wished the applicant had come to the Commission sooner.

Mr. Redmon moved to reject the application as submitted. Ms. Hakuta seconded, and the motion passed 5-0. (Litchfield, Redmon, Hakuta, Pauli, Laird).

**MC-6988: 84 Kirkland Street, James Gray & Patricia Marti.** Alter windows.

Ms. Crosbie introduced the project and indicated that it is a non-binding review.

Mr. James Gray, the owner, shared his screen and presented his proposal to alter windows on the façade facing Roberts Road, creating a triple window on the first floor. He also pointed out that none of the existing windows are original. He is proposing to use Marvin windows with 6/6 sash and simulated divided lites (SDL).

Commission Questions - none

Public Questions and Comments – none

Commission Comments

Ms. Pauli commented that the proposal looks great.

Mr. Redmon agreed with Ms. Pauli. Ms. Tice also agreed. Ms. Hakuta concurred along with Ms. Litchfield.

Mr. Redmon motioned to approve the proposal as submitted. Ms. Tice seconded, and the motion carried 5-0 (Redmon, Tice, Litchfield, Hakuta, Pauli).

The April 1, 2024 minutes were unanimously approved.

The meeting was adjourned at 6:33 pm.

Respectfully submitted,  
Allison A. Crosbie, Preservation Administrator

**Members of the Public Present on May 6, 2024****Panelists:**

Rosanne Hall-Tu

13 Leonard Avenue

Marcos Albuquerque, contractor

James Gray

84 Kirkland Street

**Attendees:**

Patricia Marti

84 Kirkland Street