

Minutes of the Avon Hill Neighborhood Conservation District

March 28, 2011 - 5:30 P.M. - 831 Massachusetts Ave., Basement Conference Room

Members Present: Art Bardige, *Vice Chair*; Robert Crocker, Catherine Henn, *Members*; Heli Meltsner, Constantin von Wentzel, *Alternates*

Members Absent: Theresa Hamacher, *Chair*; Maryann Thompson, *Members*; Mark Golberg, *Alternate*

Staff: Sarah Burks

Members of the Public: see attached sign in sheet

With a quorum present and in the absence of the chair, Vice Chair Bardige called the meeting to order at 5:30 P.M. He made introductions.

Public Hearings: Alterations to Designated Properties

AH-378: 27 Raymond St., by Harvey C. Mansfield, Trustee. Review work recently completed without a certificate including removal of 3 windows on the first floor of the façade and replacement with 4 aluminum-clad windows and a door; construct landing for new door. Review work completed in 2010 without a certificate including replacement of windows at second floor front and on other building elevations to match pre-existing configuration.

Mr. Bardige indicated that there had been a problem with the notification procedures and stated that the Commission would not make a decision at the present time.

Ms. Burks explained that she had discovered that afternoon that several notices had been misplaced and were never mailed out to the neighbors. She explained the options for rescheduling the meeting either to the Commission's next regular hearing date, if the applicants would be willing to extend the review period beyond the stipulated 45 days, or to either April 20 or 21. The applicants expressed their preference for April 21 at 6:30 P.M. and the Commission agreed to reschedule the hearing to that date. Ms. Burks noted that the two letters of support submitted by the applicants from their neighbors would be added into the record of the case and distributed to the Commission before April 21.

Mr. Bardige noted that the Commission had not seen work to this extent carried out without prior approval in the four years that he had been on the Commission. He expressed concern that the contractor had not pulled a permit, which would have triggered the Commission's review of the proposed work also. He explained that because there was a member of the public present on the matter, he would allow for public testimony but the Commission would not hear the applicants' presentation or deliberate on the case until April 21.

Judy Bagalay, an abutter at 15 Raymond Street, said the windows that had been installed looked, to her, to be wood. The work overall would be an improvement to the property, including the flagstone terrace in the yard, which would create a nice place to sit. She expressed her support for their application and said she was sorry that they would be delayed until April 21 with the project unfinished. She said the renovations looked appropriate to the Stick/Shingle style house. The windows would allow for more light to enter the living room, which had lovely beams on the ceiling. She noted that the footprint of the house was not enlarged and the windows appeared like wood.

Mr. Bardige encouraged the applicants to speak with the staff in the time before the rescheduled hearing.

Staff Report

Ms. Burks reported that there had been no new non-binding cases reviewed by the staff but she had issued a few Certificates of Nonapplicability for in-kind work or that not visible from a public way.

Minutes

The Commission reviewed the minutes of the September 20, 2010 hearing.

Ms. Meltsner moved to approve the minutes, as submitted. Mr. von Wentzel seconded the motion. Mr. Bardige designated both alternates to vote, and the motion passed 5-0.

Ms. Henn and Ms. Meltsner spoke about the need for more education of the property owners about the procedures of the district. Ms. Meltsner suggested an annual mailing with an explanation of what work required review.

Ms. Meltsner also asked the staff to provide criteria and procedures for violations.

Ms. Burks explained the staff procedures when a violation was reported or observed. The staff would write a letter and ask the owner to apply retroactively. If no response was made after staff correspondence, a violation could be handed over to the Law Department for enforcement measures. She said she would draft a letter to the neighborhood and speak to the Inspectional Services Department about violations.

Mr. von Wentzel moved to adjourn the meeting. Mr. Crocker seconded, and the motion passed 5-0. The meeting adjourned at 5:55 P.M.

Respectfully submitted,

Sarah L. Burks
Preservation Planner

Members of the Public that Signed Attendance Sheet
March 28, 20110

Judy Bagalay 15 Raymond St
Anna Schmidt 27 Raymond St
Harvey Mansfield 27 Raymond St

Addresses are in Cambridge, unless otherwise specified.