

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, February 3, 2020, 6:00 PM, 2nd Fl. Meeting Room, City Hall Annex, 344 Broadway, Cambridge

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*, Margaret McMahon, *Alternate*

Staff present: Allison A. Crosbie, Preservation Administrator

Absent Members: Charles Redmon, Monika Pauli

Members of the Public: See attached list.

Chair Tony Hsiao called the meeting to order at 6:03 pm. Mr. Hsiao made introductions and explained the meeting procedures.

Public Hearing: Alterations to Designated Properties

Case MC-5862 (continued): 6-8 Goodman Road, by Anya Zibelnik. Enclose front porch and construct new dormer.

Ms. Crosbie introduced the property and showed slides. Ms. Zibelnik, the owner, described the revisions to the proposed alterations, including the intention of continuing the use of shingles and to fully enclose the front porch.

Vice Chair Lestra Litchfield asked the applicant to confirm that she is not keeping the corner open. Ms. Zibelnik replied that it looked like it will tip over if the corner was open. Ms. Litchfield asked if the front door is to be locked. Ms. Zibelnik answered no, just the entrances within would be locked. Ms. Litchfield asked the applicant to consider that when it's raining there is a need for shelter and that it's an issue that the Commission has seen on other projects.

Mr. Hsiao stated that when you are drawing the building from the front you have to think about how to turn the corner. As it's shown in the current drawing with the door right at the top of the steps, one misstep and you can fall very easily, there is no room to maneuver. Mr. Hsiao then asked if the door swings in. He went on to say that perhaps the door could shift to the left. Ms. Litchfield showed the applicant on the drawing what the Commission is proposing with the door swing.

No questions from the public.

Public Comment

Edrick vanBeuzekom, architect, mentioned that he believes that the Building Dept. requires a landing.

Commission Comments

Mr. Hsiao stated that the door, as drawn, is in conflict with the floor plan. He suggested having the door in the foyer swing the other way and move the door to #6 to the left to allow more room to recess the front door and then there can be a landing, or just leave it open.

Mr. Hsiao also addressed the proposed pilaster at the corner and stated that it is not acknowledged on the other side. He explained that the applicant needs to figure out how to turn the corner. Ms. Litchfield added that the flair of the proposed pilaster will stick out like a stage set.

Mr. Hsiao went on to say that the revised proposal is an improvement, but still not completely thought out, and that the top of the front porch needs to be addressed in terms of the scale and size of the posts, and that the post over the window looks too heavy and that the arrangement should be changed. Ms. Litchfield stated that, visually, it looks like it's not supported. Mr. Hsiao recommended allowing the windows to guide the spacing and layout of the balustrade.

Ms. Litchfield motioned to accept the application as presented with the understanding that the applicant consult with CHC staff to refine and resolve the issues discussed concerning the placement of the front door, the pilaster, and the balustrade on the second level over the porch. There were no issues with the proposed dormer. Ms. McMahon seconded, and the motion passed 3-0.

Case MC-5878: 23-25 Line Street, by Edrick vanBeuzekom o/b/o John H. Cunha, Jr. Construct 2 new dormers.

Ms. Crosbie showed slides and described the Queen Anne/Colonial Revival house constructed in 1894. Mr. vanBeuzekom, architect for the owner, described the proposed two dormers and stated the he had not realized the property was located in the Mid Cambridge NCD, and had already been before the BZA. Mr. vanBeuzekom explained that the owner lives on the second floor, and the third floor is currently not very usable. The design of the proposed dormers comply with the City's guidelines and he is keeping the eaves in place. The proposal exceeded FAR and was approved by the BZA.

Mr. vanBeuzekom explained that he will be using shingles to match the house and installing Marvin Integrity windows to match the existing windows. He also stated that the neighbors had no objections at the BZA hearing.

No public questions or comments.

Commission Comments

Mr. Hsiao recommended looking at the proportional details to make sure that they're consistent. The proposed dormer eave should be less prominent than the existing house eave.

Ms. Litchfield motioned to accept the application as presented. Mr. Hsiao seconded, and the motion passed 3-0.

Minutes

Ms. Litchfield motioned to approve the January 6, 2020 minutes, Ms. McMahon seconded, and approved, 3-0.

Mr. Hsiao adjourned the meeting at 6:33 pm.

Respectfully submitted,

Allison A. Crosbie, Preservation Administrator

**Members of the Public Present on January 6, 2020
(who signed the attendance list)**

Phillip Bodrock, abutter	10 Goodman Road
Ben Gersten, owner	8 Goodman Road
Anya Zibelnik	75 Norfolk Street
Phil McLaughlin, contractor	6-8 Goodman Road
Edrick vonBeuzekom, architect	1310 Broadway, Somerville

Note: All addresses are located in Cambridge and/or Massachusetts unless otherwise noted.