

Approved 8/23/10

## Minutes of the Avon Hill Neighborhood Conservation District

June 28, 2010 - 5:30 P.M. - 831 Massachusetts Ave., Basement Conference Room

Members Present: Theresa Hamacher, *Chair*; Art Bardige, *Vice Chair*; Mark Golberg, Heli Meltsner, Constantin von Wentzel, *Alternates*

Staff: Sarah Burks

Members of the Public: see attached sign in sheet

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Ms. Burks apologized for the delay in setting up the projector.

With a quorum present, Ms. Hamacher called the meeting to order at 6:40 P.M. She made introductions and a reviewed the commission's procedures. She designated the three alternates to vote on all matters.

### Public Hearings: Alterations to Designated Properties

**AH-345 (Amendment): 27 Agassiz St., by Streeter/Tellier.** Alter approved configuration of windows and door on rear elevation.

Ms. Burks showed slides of the house and the partial view of the rear elevation from Lancaster Street.

Rebecca Streeter, an owner, described the proposed changes to windows and doors on the rear elevation. The door would be moved immediately next to the windows, and the windows would be full length.

Mr. Golberg asked if the trim detail over the 2<sup>nd</sup> floor tower windows would be replicated at the first floor. Ms. Streeter answered that there was not sufficient room.

Ms. Meltsner asked if the door and windows would be wood on the exterior. Ms. Meltsner replied in the affirmative.

Jerry Callen, of 34 Lancaster Street asked if the door would be the same width as the door on the third floor. Ms. Streeter answered that it would be narrower.

Ms. Burks asked for the dimensions. Ms. Streeter answered that the total width of the two windows and the door would be 108" and the height would be 80" plus 12" for trim and transom.

No members of the public made comments.

Ms. Meltsner summarized the changes as replacement of a contemporary existing window on the rear of the house with contemporary windows and door. The style was consistent with the pre-existing style on the back of the house. The new windows and door would not read as a Queen Anne feature, but replaced another contemporary window.

Mr. von Wentzel noted that visibility of the windows and door in question was not prominent.

Mr. Bardige said the amendments were positive.

Mr. von Wentzel moved to approve the work as proposed because the result would be no more incongruent than before, because the proposed windows and doors met the district guidelines for materials, and because the alteration would not negatively impact the visual enjoyment of the district as a whole.

Mr. Bardige seconded the motion. There was no further discussion, and the motion passed 5-0.

**AH-348: 12 Upland Rd., by Paul M. and Joyce P. Barringer.** Replace window.

Ms. Burks showed slides and described the 1909 Colonial Revival house with twentieth century incongruous alterations and replacement windows. She described the location of the non-original window proposed for replacement.

Joyce Barringer, an owner, described the existing conditions of the window with a rotted sill. The window was leaking into the Dentist's office below. She proposed an aluminum window as more sturdy for the location on the northeast side of the house. She said she respected and appreciated the Commission's work, but noted the building's location on the very edge of the district. She said there used to be an open porch where the windows were now at the corner of the house. A wood window would cost 50% more, which was prohibitive for her and her husband.

Mr. Golberg asked what color aluminum was proposed. Ms. Barringer answered that it would be white to match the other windows on the house. The black trim would be retained.

Ms. Burks recommended a thicker and deeper sill to shed water away from the building and prolong the life of the window. She pointed to existing sill details at the double-hung windows.

The members of the public asked no questions and made no comments.

Ms. Hamacher said the proposed window was not inappropriate in this case because of the other windows existing in the house, because it was not an original window being replaced, and given the extent of other alterations existing on the building. She moved to approve the application for the reasons just given.

Ms. Meltsner seconded the motion. There was no further discussion, and the motion passed 5-0.

**AH-351: 36 Lancaster St. #1, by Denny and Elena Ellerman.** Construct a paved driveway and pergola; rebuild side porch.

Ms. Burks showed slides and summarized the application for porch changes, curb cut, driveway, and pergola at the 1886 Queen Anne house.

Ms. Hamacher noted that the house was located in the Avon Hill National Register District.

Denny Ellerman, an owner, said the house was the last one on the street without a driveway. It had originally had a carriage house, but the property had been subdivided. He said the pergola would add visual appeal to the driveway.

Carl Oldenburg, the architect, described the proposed site plan. The driveway pavers had not yet been selected. He described the addition of a lattice screen on the end of the side porch for increased privacy between 34 and 36 Lancaster Street. A trellis and plants would be added. The porch would be the same dimensions in plan as the existing. A trench drain would be added near the corner of the house. The pergola would serve as a gateway between driveway and parking pad.

Mr. Ellerman explained that no variance was required because there was just enough room for a conforming parking space beyond the 20' front setback. The steps of the porch would be moved back a little to allow room for the parking spot.

Mr. Golberg asked if there were plans to change the stone patio paving adjacent to the proposed driveway. Mr. Ellerman indicated that the long term plan was to landscape that area and remove the patio paving, but not for about two years. He confirmed the flagstone patio was not proposed for parking.

Elena Castedo Ellerman, co-owner, noted that when they had purchased the property, the patio was fenced in by a very high fence. They had removed the fence, but not yet the patio pavers. Only one parking space was proposed. It would be brick or something the same color as the sidewalk.

The members of the public asked no questions.

Michael Bentley, of 33 Agassiz Street, offered comments. He said he supported the application. The Ellermans' house was one of the only ones without a driveway. The scale of the proposal was appropriate to the neighborhood context. He commended the quality of the documentation and drawings. He noted that his would be the only house without a pergola now.

Andrea Wilder, of 12 Arlington Street, spoke in support of the application. The flagstone patio paving was awkward and she supported landscaping that area as described by Mr. Ellerman.

Jerry Callen, of 34 Lancaster Street, said the Ellermans' side porch was in bad shape and needed to be rebuilt.

Mr. Bardige indicated his preference for concrete pavers for long driveways because they were easier to shovel, but noted that brick was aesthetically more pleasing.

Mr. von Wentzel disagreed and said that brick, if installed correctly on a real base, was not problematic.

Ms. Hamacher recommended delegating the review and approval of paving material to the staff. She supported the removal of patio pavers, as described. She moved to find the proposed alterations appropriate and to approve the application as described, with the condition that the driveway paving material be reviewed and approved by staff.

Mr. Bardige seconded. There was no further discussion, and the motion passed 5-0.

**AH-354: 8 Arlington St., by William and Marcia Harris. Replace windows, siding and deck.**

Ms. Burks showed slides and described the Italianate double house. Only the front and left sides of the property were visible from a public way. The property was located in the Avon Hill National Register District.

William Harris, an owner, indicated that he had amended his proposal and planned to purchase custom wood double-hung sash single-glazed windows by J.P. Moriarty with 5/8" muntins to match the original windows. The house had been gutted and renovated in 1968, at which time the front left bay windows had been replaced with casement windows. The other windows were 2-over-2 double hung sash. The 2-over-1 window was not original. The window over the front porch was not in great condition. If it could be repaired, he would do that, otherwise, it would be replaced to match the others. The dormer window would not be replaced.

Ms. Hamacher moved to approve a Certificate of Nonapplicability for the in-kind replacements and repairs and to approve a Certificate of Appropriateness for the replacement of the 2-over-1 window with a 2-over-2 window.

Mr. Bardige encouraged the applicants to repair original windows wherever possible.

Ms. Burks offered to email the list of window repair contractors to the applicants.

Mr. Bardige seconded the motion. There was no further discussion, and the motion passed 5-0.

Minutes

Mr. von Wentzel moved to approve the May minutes as submitted. Ms. Meltsner seconded, and the motion passed 5-0.

Ms. Hamacher moved to adjourn the meeting. Mr. von Wentzel seconded, and the motion passed 5-0.

The meeting adjourned at 6:40 P.M.

Respectfully submitted,

Sarah L. Burks  
Preservation Planner

**Members of the Public that Signed Attendance Sheet  
June 28, 2010**

Colette Bentley	33 Agassiz St
Michael Bentley	33 Agassiz St
Paul Barringer	12 Upland Rd
Joyce Barringer	12 Upland Rd
Bill Harris	8 Arlington St
Andrea Wilder	12 Arlington St
Jerry Callen	63 Orchard St
Carl Oldenburg	1666 Massachusetts Ave, Suite 11, Lexington, 02420
Denny Ellerman	36 Lancaster St
Elena Castedo	36 Lancaster St