

Approved 9/20/10

Minutes of the Avon Hill Neighborhood Conservation District

August 23, 2010 - 5:30 P.M. - 831 Massachusetts Ave., Basement Conference Room

Members Present: Theresa Hamacher, *Chair*; Art Bardige, *Vice Chair*; Catherine Henn, *Member*; Mark Golberg, *Alternate*

Members Absent: Robert Crocker, Maryann Thompson, *Members*; Heli Meltsner, Constantin von Wentzel, *Alternates*

Staff: Sarah Burks

Members of the Public: see attached sign in sheet

With a quorum present, Ms. Hamacher called the meeting to order at 5:30 P.M. She made introductions and a reviewed the commission's hearing procedures. She designated alternate Mark Golberg to vote on all matters, and asked Ms. Burks to begin by giving the staff report.

Staff Report: Recent Non-Binding Staff Reviews of Alterations to Designated Properties

Ms. Burks explained that under the revised district designation order, approved by the City Council in December, cases subject to non-binding reviews were to be handled by the staff rather than at public hearing, unless the applicant prefers to meet with the Commission. She reported on the three cases that had been processed under this new non-binding staff review procedure since the Commission had last met in June, summarizing the applications and the resulting determinations of the staff:

AH-358: 34 Lancaster St., by Jerry Callen & Catherine Peterson. Widen curb cut.

AH-359: 68 Avon Hill St., by William & Barbara Graham. Rebuild front steps.

AH-360: 15 Raymond St., by John & Julia Bagalay. Move window and door; construct uncovered side deck.

Ms. Burks also reported that she had met with the then-lawyer for the property owner of 11 Linnaean Street, but she had requested further information on the non-binding application. She said she had called the property owner and recommended that a public hearing be scheduled due to the considerable public interest in the matter. The owner had agreed to the public hearing, which was scheduled for September 20, 2010.

Minutes

The Commission reviewed the minutes of the June 28, 2010 hearing.

Mr. Bardige moved to approve the minutes, as submitted. Mr. Golberg seconded the motion, which passed 4-0.

Public Hearings: Alterations to Designated Properties

AH-363: 15 Raymond St., by John and Julia Bagalay. Add porch roof over new deck in side driveway.

Ms. Burks distributed photographs of the property, taken that morning. She explained that the district review criteria allowed for non-binding staff review of decks and uncovered porches under 2.5' above grade. She had reviewed an application for such a deck in case AH-360. The owners had later made another application to build a roof over the new deck/side porch. She distributed a sketch from the city engineer's House Books, which showed a porch at the same location when the house was originally built.

Judy Bagalay, an owner, presented the original design plans by Lois Lilley Howe's firm, Howe & Manning. She explained that there had originally been a covered side porch at that location.

Catherine Henn noted that some of the windows had been built differently than as per the original plans.

Philip Hresko, architect for the Bagalays, reviewed the current design proposal for a covered side porch.

Ms. Bagalay noted that they had chosen to orient the porch steps to face the street and the rear yard rather than the 8' fence between their house and the neighbor's house.

Ms. Hamacher asked why they had not chosen to replicate the original design.

Mr. Hresko said it made sense to have the stairs face the direction of travel to the driveway and the back garden.

Ms. Burks noted that the proposed columns were raised on approximately 6" blocks rather than flush with the porch decking.

Mr. Hresko explained that he had designed the porch with square posts, not round columns. Because it was the kitchen entry, it was designed to be simpler than the columns at the main entrance.

Mr. Bardige complemented the design. He said it was too bad the original porch had been removed in the first place.

Ms. Henn said it was well balanced.

Mr. Golberg said he had no objections to the proposal. The porch design was compatible with the original character of the house. He moved to approve a Certificate of Appropriateness and to delegate review of construction details to the staff. Ms. Henn seconded the motion, which passed 4-0. Mr. Bardige wished the applicants luck at the Board of Zoning Appeal.

Mr. Golberg moved to adjourn the meeting. Ms. Henn seconded, and the motion passed 4-0. The meeting adjourned at 6:05 P.M.

Respectfully submitted,

Sarah L. Burks
Preservation Planner

**Members of the Public that Signed Attendance Sheet
August 23, 2010**

Philip Hresko	110 Broad Street, Boston 02110
Judy Bagalay	15 Raymond Street, Cambridge 02140
John Bagalay	15 Raymond Street, Cambridge 02140