

Approved 5/3/10

**Minutes of the Mid Cambridge Neighborhood Conservation District Commission**

April 5, 2010 - 6:00 P.M. – 344 Broadway, City Hall Annex/McCusker Center, 2<sup>nd</sup> Floor

Commission Members: Nancy Goodwin, *Chair*; Tony Hsiao, *Vice Chair*; Lestra Litchfield and Charles Redmon, *Members*; Sue-Ellen Myers and Monika Pauli, *Alternates*

Staff: Charles Sullivan

Members of the Public: See attached sign-in sheet

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With a quorum present, Ms. Goodwin called the meeting to order at 6:02 P.M. She described the Commission's procedures and made introductions.

Public Hearing: Alterations to Designated Properties

**MC-3625: 49 Fayette St., by 49 Fayette Street Condominium Association.** Renovate and restore building exterior; replace rear bulkhead; replace basement windows; shorten chimney; rebuild rear porches.

Mr. Sullivan showed a sheet of photographs mistakenly taken of 51 Fayette Street, but which showed the façade and part of the roof of number 49. The review would be non-binding.

Peter Girard, one of the condo owners, reviewed the application. They wished to remove the aluminum siding and restore the original exterior features of the building. The original windows would be restored, not replaced, and new storms would be installed. They would like to reduce the height of the 8' chimney, if that could be done without hampering its function, and restore the remainder using appropriate mortar. The rooftop access would be replaced with a hatch. The cellar entrance enclosure would be replaced with a steel bulkhead. The front porch columns, which were fiberglass replacements, would be replaced with wood.

[Mr. Hsiao arrived]

Ms. Goodwin asked about the front porch. Were the existing handrails the proper height? Lawrence Lopez, another condo owner, thought so.

Ms. Pauli thought the posts of the back porch were undersized. She asked if the decorative elements of the façade would be replaced, and Mr. Girard replied that it depended on what evidence was found when the siding was removed.

Ms. Litchfield asked how they intended to replace the clapboards, if necessary. Brigid Sullivan, a condo owner, replied that they would install Hardiplank. Ms. Goodwin observed that the Commission was opposed to this material, and preferred to see wood clapboards.

Ms. Myers asked if they intended to expand the rear porches. Ms. Sullivan replied that they were already too close to the house behind them.

Ms. Goodwin observed that the Commission reviewed landscape plans; Ms. Sullivan replied that that might occur in a later phase.

Ms. Sullivan added that they might insulate the exterior, and Ms. Litchfield noted that it was possible to blow in insulation without cutting round holes in the clapboards. She noted that in her third-floor condo they found it more effective to insulate the roof and replace the storm windows than to insulate the walls.

Mr. Girard asked if the Commissioners cared about color, and Ms. Sullivan interjected that she admired a house on Antrim Street that was terra-cotta with blue trim. Ms. Goodwin recommended that she consult Susan Maycock of the CHC staff.

Ms. Litchfield again advised against using Hardiplank because of its unnatural angle, texture, and finish.

Mr. Redmon moved to accept the application as submitted, and recommended the owner contact Sarah Burks of the CHC staff to review the exposed siding and trim, porches, and decorative details. Ms. Litchfield seconded, and the motion passed unanimously.

### Minutes

Ms. Goodwin reviewed comments on the February 1 minutes submitted by Ms. Perrault:

Page 1, fourth paragraph from the bottom, should be revised as follows: "In response to a question about the visibility of the proposed work from St. Paul Street, Ms. Burks noted that she did not have a slide from that vantage point. She thought, however, that St. Paul Street was a private way."

Page 3, sixth paragraph, last line: change "here" to "hear."

Page 4, third paragraph, fourth line: change "part" to "park."

The Commissioners approved the minutes by consensus.

The meeting adjourned at 6:35 PM.

Respectfully submitted,

Charles Sullivan  
Executive Director

Members of the Public  
Who Signed Attendance Sheet 4/5/10

Brigid Sullivan	49 Fayette St., #2
Lawrence Lopez	49 Fayette St., #2
Peter Girard	49 Fayette St., #3
Anne Fantasia	955 Massachusetts Avenue
Karen Majalian	955 Massachusetts Avenue