

Minutes of the Mid Cambridge Neighborhood Conservation District Commission

Mon., Mar. 4, 2013 at 6:00 PM, McCusker Center, 2nd Fl., 344 Broadway, Cambridge

Commission Members present: Tony Hsiao, *Vice Chair*; Carole Perrault, Charles Redmon, *members*; Sue-Ellen Myers, *alternate*

Commission Members absent: Nancy Goodwin, *Chair*; Lestra Litchfield, *member*; Monika Pauli, *alternate*

Staff present: Eiliesh Tuffy

Members of the Public: See attached list

Commission member Hsiao, acting as Chair, called the meeting to order at 6:05 PM.

Public Hearing: Alterations to Designated Properties

MC-4232: 53 Dana St., by Julia Austin. Replace wood windows and construct rear addition.

The property is one unit in a contiguous row of 3-story brick townhouses and was constructed in 1874. The building retains its original single-glazed wood windows and has a very high level of integrity. The proposed scope of work calls for replacing the 2-over-2 windows in-kind with new single glazed wood windows to match and installing high quality storms. A 2nd story addition is proposed for the rear of the building. While this addition is not publicly visible from Dana Street, there is some visibility of this area of the building during the winter when viewed from Ellery Street.

Campbell Ellsworth, the project architect, said the window replacement would involve replacement sash only, and that the frames were to remain.

Ms. Perrault inquired about the condition of the existing wood sash. Mr. Ellsworth said the condition is varied throughout the building, with some of the wood sills in an advanced stage of deterioration.

Ms. Myers asked if the new rear addition would have clapboard siding. The architect said it would, and mentioned a precedent for rear additions on adjacent townhouses along Broadway.

Staff asked if the project required BZA approval. Mr. Ellsworth said the nature of most townhouse projects triggers BZA review based on existing side yard setback nonconformities. The unit would also be exceeding stated FAR limits.

Ms. Perrault asked if the abutters had been informed of the proposal. Ms. Austin said she had reached out to both immediate abutters.

No questions or comments were received from the public.

Comments were accepted from the Commission.

Ms. Perrault commented that the variation on material for the new construction would help to differentiate it as a later addition.

Mr. Redmon made a motion to approve the application as submitted. Ms. Perrault seconded the motion, which passed 4-0.

MC-4233: 24 Clinton St., by 24 Clinton Street, LLC. Alterations to front house and construction of a new single family house at the rear.

No action was taken regarding this case, which was originally advertised for review. The application was withdrawn by the applicant with a request to defer review until the April 1 meeting of the Commission.

Minutes

Mr. Redmon made a motion to approve the minutes of the February 2013 meeting. Ms. Myers seconded the motion, which passed 4-0.

The meeting was adjourned at 6:30p.m.

Respectfully submitted,

Eiliesh Tuffy
Preservation Administrator

Members of the Public who signed the attendance sheet, March 4, 2013

Margaret McMahon
Julia Austin
Campbell Ellsworth

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53 Dana Street, Cambridge, MA 02138
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