

Minutes of the Mid Cambridge Neighborhood Conservation District Commission

Monday, March 31, 2014, 6:00 PM, McCusker Center, 2nd Fl., 344 Broadway, Cambridge

Commission Members present: Nancy Goodwin, *Chair*; Tony Hsiao, *Vice Chair*; Charles Redmon, *Member*; Sue-Ellen Myers, Margaret McMahan, Monika Pauli, *Alternates*

Commission Members absent: Lestra Litchfield, *Member*

Resigned since last meeting: Carole Perrault

Staff present: Sarah Burks, Samantha Paull

Members of the Public: See attached list.

Chair Nancy Goodwin called the meeting to order at 6:04 P.M. and explained procedures.

MC-4384: 99 Prospect St., by Christ the King Presbyterian Church, Inc. Install fence at right side to screen mechanical equipment.

Ms. Samantha Paull, staff for the Commission, gave a brief history of the church and described its architectural features. She noted that the property is listed on the National Register of Historic Places, and confirmed that the Commission's review is binding. Ms. Paull further stated that the application requested approval to construct a six (6) foot fence to screen the AC units, which are located approximately 150 feet back from the street along the right, also known as the north, side of the building.

Ms. Ricarda Downs, wife of the pastor, was present to represent the church. She submitted additional materials to the Commission. Ms. Downs reiterated that the fence's purpose would be to mask the units. They wanted a plain, black fence either wood or vinyl. Ms. Downs also confirmed that the units only need approximately two (2) inches of clearance on three (3) sides of the units. The fence was proposed to be located two (2) feet away from the units.

Ms. Nancy Goodwin, Commission Chair, asked if the original application was for a chain link fence. Ms. Downs confirmed that the application was originally for a chain link fence, however after further communication with the AC company it was confirmed that there was no air flow issue so they could have a solid fence.

Ms. Sue Ellen Myers, Commissioner, asked how far the fence was proposed to go back along the property line, clarifying where it would extend to. Ms. Downs stated that it would not extend the full length of the church and noted that there is a gate proposed for the front.

Ms. Margaret McMahan, Commissioner, questioned if this was for protection or for looks. Ms. Downs responded that she was not present when the church was asked to screen the units. Ms. Mahon stated the fence as proposed is almost more obtrusive than the existing units. Ms. Downs mentioned that Greg suggested not having the fence higher than the water table/window sills.

Mr. Charles Redmon, Commissioner, asked if the units could be painted. Ms. Sarah Burks, staff for the Commission, noted that Mr. Charles Sullivan, Executive Director of the Cambridge Historical Commission, advised against doing so as it will be additional maintenance.

Ms. Monika Pauli, Commissioner, asked if they could provide a sample.

Mr. Philip Miller, a Cambridge resident, commented that vinyl can fade and dent. It is not maintenance free. If you stain a wood fence, it can be low maintenance.

Ms. Downs was concerned that a cedar fence wouldn't be appropriate for the church building. Mr. Redmon suggested staining it the color of wet granite, a dark gray, which will help it blend.

Ms. Goodwin stated that a stain can be quite opaque. Ms. Downs asked if the Commission wanted to see samples. Mr. Redmon mentioned that it would require a site visit and a simple fence design was preferred. Ms. Pauli mentioned wanting a cap to top the fence.

Mr. Redmon made a motion to approve the request subject to the details of the fence and the stain color matching the color of wet granite. The motion was seconded by Ms. Pauli and carried unanimously with all alternates voting.

MC-4444: 334 Broadway, #2, by David Ager. Remove chimney and rebuild veneer false chimney with vents.

Ms. Paull showed slides and gave a brief history of the structure, pointing out its architecturally character defining features. She noted that it was renovated in 2002 as part of a condo project with another historic structure and a new structure on the rear of the parcel.

Ms. Hilary Lippold, of America Dural architects, addressed the Commission. She stated that the proposal was to rebuild the chimney with the appearance of a masonry chimney with brick veneer that will hide vent pipes. She confirmed that they will be able to match the existing chimney in color and texture.

Ms. Goodwin called for questions. She asked the representative which of the three color samples provided they were using. Ms. Lippold responded that they were planning on getting samples and comparing to the existing brick.

Mr. Redmon suggested when demolishing the chimney to keep samples to compare color and texture.

Ms. Pauli asked if they are replicating the chimney cap.

Ms. Margaret McMahon asked why they are seeking to demolish the chimney. Ms. Lippold responded to capture the interior space and use it for an A/C chase.

Mr. Philip Miller, of America Dural Architects, stated that there is currently no corbelling on the chimney. Further stating that he did not believe it was original to the structure. The additional interior space will give them room for a high velocity system.

Ms. Burks asked if the vent pipes will extend beyond the chimney. Ms. Lippold responded no more than the existing.

Mr. Redmon made a motion to approve as presented with matching the color, texture and details subject to the approval of samples and details by staff. The motion was seconded by Ms. Myers and carried unanimously, with all alternates voting.

MC-4445: 5 Dana St, by Orhun K. Muratoglu. Construct addition, patio, and a roof deck.

Mr. Hsiao arrived at the Commission meeting at 6:30pm.

Ms. Paull presented the case and noted that it was a non-binding review. The house was constructed in 1839 and reflects architectural elements of the Greek Revival and Gothic Revival styles. The structure has a large front setback. In 2003, the owner enlarged and rebuilt the ell and added a modern addition which is not visible from Dana Street but is visible between houses along Ellery Street. Ms. Paull further stated the proposal, as submitted, would be visible from both Dana and Ellery Streets.

Mr. Hashim Sarkis, the architect for this proposal and the project in 2003, and Mr. Orhun Muratoglu, the owner, were present. They presented the application to the Commission, referencing renderings that they brought with them. Mr. Muratoglu showed the southwest view of the rendering and described the flat roofed one-story addition on top of the existing concrete deck. He noted that it will have a green roof garden on top.

Mr. Sarkis stated that the existing one-story addition is not original. He confirmed that they will be reestablishing the corner of the original front portion of the structure with this addition.

Mr. Muratoglu stated that they purchased part of the back yard of 10 Ellery Street. It is a paved parking lot and will be made into green space.

Mr. Redmon asked if they were proposing a fence. Mr. Muratoglu responded that they are not sure yet, either they will have a fence and/or shrubbery.

Ms. McMahan asked if it is a higher elevation on Dana Street than Ellery Street. Mr. Muratoglu replied yes, there will probably be stairs down to the new yard.

Ms. Myers asked how much of the area he bought. Mr. Muratoglu responded approximately 40 feet deep.

Mr. Redmon mentioned the desire to retain the little house in the city.

Ms. Pauli asked if they would use wood construction windows. Mr. Muratoglu said yes probably wood windows to match the gallery construction above the addition.

Ms. Burks asked how they will manage water. Mr. Sarkis said very well. Mr. Muratoglu stated that there will be a big dry well and internal gutters to drain into the dry well.

Ms. Goodwin asked if there were questions from the public.

Mr. Tim O'Donnell, resident at 3 Dana Street, stated he lives on the third floor with a porch that overlooks the house and yard of 5 Dana Street. He stated his main concern is the length and noise from construction.

Mr. Muratoglu stated that the construction times will be between 7am and 5pm during the week per City regulations. Mr. Redmon noted that the owner could set the construction hours within the hours outlined by the City. Mr. Muratoglu responded that he hopes it will be fast. His goal is to have the permits pulled in approximately a month and done by mid-June. It is mostly interior work.

Mr. Sarkis stated that there will not be any basement digging. The slab will be poured on grade. The goal is to utilize access from existing construction behind 5 Dana on Ellery Street.

Mr. O'Donnell asked about the location and extent of construction. Mr. Sarkis described the setbacks and the changes of the proposed addition, explaining how it compared to the existing structure. Mr. O'Donnell stated it is too bad that they will lose the open portion of that back yard. He is amazed by what they are going to do. He hopes it goes well. He cannot speak for his whole building but he didn't see it being a problem for him. Mr. O'Donnell asked if there was going to be another meeting on this application. Ms. Goodwin responded that there probably would not be.

Ms. McMahon stated that congenitally she is opposed to further construction back there. She said it is infill and it is too much.

Ms. Pauli noted that she hoped it would not compete with the rest of the house or feel too crowded. Mr. Sarkis said he believed they had done a better job designing this addition compared to the 2003 alterations as they are restoring the original corner of the structure.

Mr. Tony Hsiao stated the rendering from the front does not appear to be accurate in that a portion of the addition is not included on the left elevation. Mr. Sarkis responded that Mr. Hsiao was correct. He went on to say that you will be able to access the rear yard from the addition.

Mr. Hsiao requested that they consider making the addition appear more porch like as they further refine the plans.

Ms. Burks stated that while filling in the ell is aggressive in its volume, it is only one-story and allows the front yard to remain open as well as preserving the front elevation.

Mr. Redmon moved to approve as presented understanding that there will be further refinements to details with the goal of making it feel more porch like. He further directed the owner to bring a landscape plan and fence design to staff. The motion was seconded by Mr. Hsiao and carried unanimously, with alternates Sue-Ellen Myers and Monika Pauli voting.

Minutes

Mr. Redmon moved to approve the minutes of February 3, 2014. Mr. Hsiao seconded the motion, which passed unanimously.

Mr. Redmon moved to adjourn the meeting with Mr. Hsiao seconding the motion. The motion was supported unanimously. The meeting was adjourned at 6:55 P.M.

Respectfully submitted,

Samantha Paull
Preservation Administrator

**Members of the Public
(who signed the Attendance list)**

Ricarda Downs	27 Pemberton Street
David Ager	334 Broadway, #2
Tim O'Donnell	3 Dana Street #12
Hilary Lippold	143 Huron Avenue
Hashim Sarkis	1218 Massachusetts Avenue
Rola Idris	1218 Massachusetts Avenue
Charlie Tabet	1218 Massachusetts Avenue
Orhun Muratoglu	5 Dana Street

Note: All addresses are located in Cambridge unless otherwise noted.