

**MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION**  
**APPROVED AT THE JULY 10, 2017 HEARING**

Monday, April 3, 2017, 6:00 PM, Basement Meeting Room, Lombardi Building, 831 Massachusetts Ave, Cambridge

Commission Members present: Nancy Goodwin, *Chair*; Tony Hsaio, *Vice Chair*; Lestra Litchfield, Sue Ellen Myers, and Monika Pauli, *Members*; Margaret McMahon, *Alternate*

Commission Members absent: Charles Redmon, *Alternate*

Staff present: Samantha Elliott

Members of the Public: See attached list.

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Nancy Goodwin, Commission Chair, called the meeting to order at 6:01 PM. She reviewed the agenda as well as meeting procedures. Ms. Goodwin announced that she could be voting on MC-5075 and Ms. Margaret McMahon would be voting on MC-5153.

**MC-5075 (Amend): 20 Sumner Road, by W. Kevin Cahill, Harvard Graduate School of Design o/b/o President and Fellows of Harvard College.** Amend deep energy retrofit details and materials.

Ms. Samantha Elliott, staff, showed slides and gave an overview of the structure and the application. She noted that this was a binding review.

Alexandra Offiong, applicant, gave an overview of the changes to be discussed as part of this amendment application. She introduced Aaron Dorf the architect from Snøhetta and Tom Koch, the project manager from CSL Consulting.

Mr. Dorf outlined the amendments which included relocation of the basement stairs, fire escape relocation, reduction in the proposed light wells, wider windows, a change in the roofing material, a change in the foundation material, and a reduced bump out for the stairs in the rear. He noted that they were considering using a metal roof with either a flat solar material between the standing seams or solar panels that clipped onto the standing seams as the solar shingle material they were proposing was no longer going to be manufactured. He pointed out that they were proposing to install a solar water heater on the dormer as well.

Ms. Goodwin asked if the windows had hoods. Mr. Dorf clarified that they had a custom collar, or hood, around the windows to minimize solar heat gain during the summer and allow solar heat gain in the winter. Ms. Goodwin asked if they were going to protrude. Mr. Dorf replied yes, at most 16 inches on the front and rear elevations, he noted that the south had horizontal lines. Ms. Sue Ellen Myers, Commissioner, asked if they were manipulable. Mr. Dorf clarified that they were fixed.

Ms. Monika Pauli, Commissioner, asked if the windows were functional and could open. Mr. Dorf replied that they were a specialized three section glazed window that was computerized to help ventilate the house and regulate the temperature year round.

Mr. Tony Hsiao, Vice Chair, asked if the panels were proposed to be located on the west elevation. Mr. Dorf said that they were proposed for the east and west elevations. Mr. Hsiao asked if they were proposing skylights. Mr. Dorf replied yes, and the panels would stop at the skylights. Mr. Dorf shared that the primary purpose for the project was a research project with a goal of a passive house with aiming to be in the top 1/3 to 1/4 of zero emissions projects using Norwegian standards. He continued, noting that the house would be heavily monitored. Mr. Hsiao asked if it was like a lab with the desire to have the occupants act as normal as possible. Mr. Dorf replied yes.

Ms. Pauli asked if they were maintaining the historic studs and structural members. Mr. Dorf replied yes, with some modifications.

Ms. Goodwin asked if the skylights fell within the standing seams. Mr. Dorf replied yes.

Ms. Goodwin noted that her biggest concern was widening the windows. She asked what the benefit was for the project. Mr. Dorf replied that the windows impacted the daylight calculations, with the larger windows it increased the calculations from 70% to 90% for non-artificial light needs.

Mr. Hsiao asked if the window hoods would be a problem in a nasty window with lots of snow and ice weighing on them. Mr. Dorf replied that they were sloped to drain so it should not be an issue.

Ms. Lestra Litchfield, Commissioner, asked if the proportions for widening the windows were consistent. Mr. Dorf replied that all windows were proposed to be widening four (4) inches on each side, but there was no room to go up or down, so they aimed to keep the dimensions similar between floors and throughout the building. Mr. Hsiao asked if he knew the percentage of window increase. Mr. Dorf replied no, but if he had to guess it would be about 20-25%.

Ms. Goodwin asked what the proposed exterior material was. Mr. Dorf replied untreated white cedar shingles.

Ms. Goodwin asked if they were proposing gutters. Mr. Dorf said yes.

Ms. Goodwin asked for questions of fact from the public.

Chad Gadboiz asked what the solar window shield pieces were made of. Mr. Dorf replied translucent glass or a painted product. Mr. Gadboiz noted that without heat behind them the solar shields should not have any issues with ice dams.

Ms. Goodwin asked for comments from the Commission.

Ms. Goodwin said her biggest concern was the window proportion change. Ms. Litchfield noted that a lot of windows had already been replaced or shrunk. She expressed concern that the changes would be noticeable. Mr. Dorf said that the larger frames required for the mechanical venting system of the windows were what caused the larger need for windows.

Ms. Goodwin asked if they had considered regular roofing shingles. Mr. Dorf replied yes, but it would further limit their solar options to only panels. Ms. Goodwin asked if they were not able to fit panels between the seams if they would consider a composition shingle. Mr. Dorf replied yes, they would consider, but if it could fit on the standing seams, there would not be a need for a racking system.

Ms. Pauli noted that with standard panels they may be able to possibly match the panel size to the size of the skylight.

Mr. Dorf said they were aiming for the best. Mr. Hsiao said that it was not as much of an issue to use the standing seam roof to him as they were already pushing the envelope so much with the project. He continued that it may have far reaching implications for homeowners with lessons that could be widely applied. Mr. Dorf said that they were still trying to stay within what related to a residential project versus a commercial structure and to help it fit into the neighborhood. He added they were hoping to start a conversation. Mr. Hsiao said that the landscaping was dramatically changing, which the intensification of the landscaping may have a larger impact. Mr. Dorf said that adding a ramp without handrails was important.

Mr. Hsiao made a motion to approve the amended application as submitted. Ms. Litchfield seconded the motion. The motion was approved 5-0 with Ms. Goodwin voting.

**MC-5153: 1A Emmons Place, by Jordan Siegel.** Construct rear dormer.

Ms. Samantha Elliott, staff, showed slides and gave an overview of the structure and the application. She noted that this was a binding review.

The contractor, Chad Gadboiz, was present. He gave a brief overview of the project and noted that they were hoping to add a bathroom so they needed the head height a dormer would provide.

Ms. Litchfield asked if the skylight was going away. Mr. Gadboiz replied that yes one of the skylights was being removed for the dormer.

Ms. Goodwin asked if anything else was changing beside the dormer. Mr. Gadboiz replied yes, the second bathroom in the basement was too small and was the reason for proposing a new bathroom with a dormer. Ms. Litchfield asked if the dormer was going up to the ridge. Mr. Gadboiz replied yes but would not come all the way over to the side of the roof.

Ms. McMahan asked if it was still a single-family structure. Mr. Gadboiz replied yes, and they had three young boys that needed the bathroom upstairs.

Ms. Goodwin asked for questions from the public; there were none. Ms. Goodwin asked for comments from the public; there were none.

Ms. Litchfield made a motion to approve the application as submitted. Ms. Myers seconded the motion. The motion was approved 5-0 with Ms. McMahan voting.

**Minutes**

Ms. Litchfield made a motion to accept the March 6, 2017 minutes as presented. Ms. McMahan seconded the motion. The motion was approved 5-0 with Ms. McMahan voting.

Ms. Litchfield moved to adjourn. Ms. Myers seconded, and the motion was approved unanimously with Ms. Goodwin voting at 7:00 PM.

Respectfully submitted,

Samantha Elliott  
Preservation Administrator

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

Alexandra Offiong	Representative from Harvard	1350 Mass Avenue
Aaron Dorf	Architect - Snøhetta	80 Pine Street, Floor 10, NYC
Tom Koch	Project Manager – CSL Consulting	30 North Avenue, Burlington
Chad Gadboiz	Contractor – 4 <sup>th</sup> Generation Builders	12 Summer St, Danvers

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