

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, February 7, 2022, 6:00 PM, online Zoom meeting

Commission Members present: Lestra Litchfield, *Vice Chair*, Charles Redmon, *Member*, Margaret McMahon, *Alternate*

Absent: Tony Hsiao, *Chair*, Monika Pauli, *Member*

Staff present: Allison A. Crosbie, Preservation Administrator, Sara Burks, Preservation Planner

Members of the Public: See attached list

Meeting held via online zoom webinar, <https://tinyurl.com/MCfeb2022>

Due to statewide emergency actions limiting the size of public gatherings in response to COVID-19, this meeting was held online with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was **868 2188 7082**.

Commission Vice Chair Lestra Litchfield made introductions and explained the meeting procedures and called the meeting to order at 6:08 pm.

Case MC-6368: 24 Greenough Avenue, by 24 Greenough Ave Asset 1 LLC. Exterior alterations including siding and trim, fenestration, rear porch; construct new decks; and install solar roof shingles.

Ms. Crosbie presented slides of the property, noting this is a non binding review.

Mr. Jason Kahan, one of the applicants, presented the project. The drawings appeared to be somewhat different from the submitted drawings. Mr. Kaplan described the cladding, the new windows, the front door will be retained. Mr. Kahan also went over the proposal for the rear of the house with a new deck and additional changes to the windows. Mr. Kahan also went over the proposed roof solar shingles.

Mr. Matt Laurence, stated that not all Tesla roof shingles are reflective and they last long enough for the investment. He also didn't think it was very visible.

Commission Questions

Mr. Redmon asked if they are replacing all the windows. Mr. Kahan replied that they are doing so, Andersen or Marvin. Mr. Redmon asked if they will be 2/2 as shown on the drawings. Mr. Kahan answered yes.

Ms. McMahon asked about the rendering, the front bumpout looks black and the rest is white, is that the plan? Mr. Kahan said no it will be all white.

Mr. Redmon asked if the same with the rear. Mr. Kahan said they will keep the whole house white with black trim.

Ms. Litchfield asked if they are keeping the existing porch supports. Mr. Kahan answered they are not in great shape, but will work with what they have. Ms. Litchfield clarified the window supports. Mr. Kahan did not have an updated image, but stated they are preserving what's there. The front of the building will be white. If they need to replace the supports, they will replace in kind but they think the columns will remain. Ms. Litchfield asked about the porch wall supporting the columns, open balustrade as shown in the drawings? Mr. Kahan said no.

Mr. Redmon asked about the window trim, will it be painted black? Mr. Kahan answered the windows will have minimal trim and be painted black, but not the same trim as there is now. Ms. L asked about trim material. Mr. Kahan responded it will be pine.

Public Questions

Ms. Marilee Meyer of 10 Dana Street apologized for missing the presentation. Regarding the front porch and applied bay, the columns are square now and you are adding arched brackets to the bay window? Ms. Litchfield answered that the images are an older version, the original design will be maintained. Mr. Kahan explained what they were going for and showed a historic house as inspiration. Ms. Meyer asked about window configuration. Mr. Kahan explained the new proposed windows. Ms. Litchfield noted that 2/2 is preferable. Ms. Litchfield reiterated how different the proposal is now.

Mr. James Kochman of 20 Greenough Avenue, expressed surprise at how vague things are. Regarding the end user, is this speculative? Mr. Kahan explained this is being converted into a single family for the owner, if he sells it is unknown. Mr. Kahan explained they discovered clapboard under the cedar shingles, and they thought the rear of the building was not visible from a public way.

Public Comments

Mr. Kochman had no issues with the roof shingles and would like to be kept in the loop.

Ms. Meyer commented that based on the discussion is there a true idea of what is being presented and no longer relevant. Mr. Redmon responded that the Commission will respond to that in the comment phase.

Commission Comments

Mr. Redmon stated he would like them to resubmit the drawings because they are not up to date and reconsider the choice of black trim around the windows. The new drawings need to show the color and the gutters. Mr. Redmon said he likes what they're doing with the house, the doubling of the windows is fine, but they need to be consistent, some look like 4/4 and some are 9/9.

Ms. Lestra Litchfield asked for clarification about cladding noting that the Commission always prefers wood clapboard since it was originally clapboard, but wood shingles are fine also, although the review is non binding. She also stated that she liked the plans, specifically the dormer's location below the roof ridgeline and the deck being pulled back from the edges. She also reiterated that the Commission would prefer wood shingle siding since that was the original cladding. She is also excited about the idea of solar roof shingles, and a non-reflective version would be great.

Mr. Redmon agreed with Ms. Litchfield.

Mr. Redmon motioned that the applicant resubmit the drawings to accurately depict the proposed cladding and window configurations, and the review will be conducted by staff. Ms. McMahon seconded, and the motion passed 3-0.

Case MC-6274 (continued): 123 Hancock Street, by Sam Wolff. Remove rear addition and extend existing dormer. Construct 2 new dwelling units.

Ms. Crosbie briefly summarized the project.

Ms. Souza then presented solar studies, elevations, and 3-d renderings as requested from the last meeting.

Mr. Wolff clarified perspectives that were shown at the previous meeting explaining that the intention was to show the architecture, not the landscape.

Commission Questions

Mr. Redmon stated he had no questions, that the presentation was clear.

Ms. Litchfield asked about the third floor plan and the dotted line around the floor, is it the roofline that it's sitting on? Ms. Souza replied yes, that's the roof below, so it's been pulled away from the edges.

Public Questions

Ms. Meyer appreciated all the work that went into this. Regarding the arborvitae hedge, she asked if they thought about leaving the front portion open so you can see the house when you come down the street. Ms. Souza said the neighbors had asked to extend the green fence the whole length, but they are open to reducing it. Ms. Litchfield noted there's parking there as well. Ms. Meyer suggested using boxwood which won't grow as tall as the arborvitae. Regarding windows, Ms. Meyer asked if other profiles were considered. Ms. Souza said they started out with a more traditional design, but they received feedback to go more modern to allow the historic home to be the only historic building. The windows will be casement.

Public Comments

Ms. Diane Rubin of 322 Harvard Street commented that the project team has done a great job in responding to Commission comments and thinks it looks great, a good balance.

Mr. Evan Remington of 324 Harvard Street greatly appreciated the revisions and requested that the roof/overhang be removed from the third floor decks to reduce the massing.

Ms. Meyer commented that she walks by all the time. Can the recessed portion of the façade facing the park be painted a different color? The one-pane window still seems out of place. And she is concerned with a huge bank of arborvitae and thinks it needs to be broken up.

Commission Comments

Mr. Redmon commented they have done a terrific job and the final presentation is very good. He agreed with the suggestion of removing the roof over the decks on the third floor. And he

also concurred with looking at lowering the hedge at the front so it still screens the car but opens the view to the house.

Ms. McMahon concurred with Mr. Redmon.

Ms. Litchfield noted that they have come a long way and that these last comments on the removal of the roofs would lighten up the third floor. And she also agreed with Ms. Meyer's suggestion regarding the hedge.

Mr. Redmon also noted that painting the recessed portion of the façade the same color as the third floor would help break up the massing.

Mr. Redmon motioned to approve the proposal as submitted with the following conditions:

- Lower the proposed hedge near the street and parking area to preserve the view of the existing house,
- Remove the roofs over the decks on the third floor of the rear unit,
- Paint the recessed façade of the side facing the park to match the color of the third floor of the rear unit.

Ms. McMahon seconded, and the motion passed 3-0.

The meeting was adjourned at 7:29 pm.

Minutes for the January 2022 meeting were approved.

Respectfully submitted,
Allison A. Crosbie, Preservation Administrator

Members of the Public Present on February 7, 2022**Panelists:**

Josh Kaplan	24 Greenough Avenue
Jason Kahan	24 Greenough Avenue
Matt Lawrence	24 Greenough Avenue
Sam Wolff	123 Hancock Street
Heather Souza, architect	(123 Hancock Street)

Attendees:

Marilee Meyer	10 Dana Street
Diane Rubin	328 Harvard Street
Frankie Lieberman	24 Ellsworth Avenue
Jim Kochman	20 Greenough Avenue
Evan Remington	324 Harvard Street