

## MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

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

Commission Members present: Tony, Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*, Charles Redmon, Monika Pauli, *Members*, Margaret McMahon, *Alternate*

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

Members of the Public: See attached list

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Meeting held via online zoom webinar, <https://tinyurl.com/MCmar2022>

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 **842 8037 7840**.

Commission Chair Tony Hsiao made introductions and explained the meeting procedures and called the meeting to order at 6:05 pm.

**Case MC-6397: 12 Maple Avenue, by Martha A. O'Mara.** Alter garage for accessory dwelling.

Ms. Crosbie presented slides of the property, noting that the property is in the Maple Avenue National Register District and the review is therefore binding.

Ms. Martha O'Mara, the owner, presented the proposed project and explained that the garage with vinyl roll-up doors has been used for storage and play space over the years. The proposed studio apartment will maintain the building footprint. A new window will be visible from Maple Avenue. The siding will remain wood clapboard, the roof will be insulated but stay the same. A bedroom window will be visible from Fayette Street.

### Commission Questions

Mr. Hsiao asked for clarification on the floor plan and window locations. Ms. O'Mara explained the window locations.

Vice Chair Lestra Litchfield asked about the existing fence. Ms. O'Mara replied that the fence will be partially removed to accommodate parking.

Mr. Hsiao asked about the patio. Ms. O'Mara described the existing patio.

Commissioner Monika Pauli asked about the insulation. Ms. O'Mara explained they will use a heat pump that is energy efficient and mentioned the exposed ceiling will remain.

Ms. Litchfield asked about the windows. Ms. O'Mara answered they will be black wood windows.

Commissioner Charles Redmon asked if there will be casement windows. Ms. O'Mara replied yes.

Public Questions - none

Public Comments - none

Commission Comments

Mr. Redmon commented that the proposal was straightforward. Ms. Litchfield had no comments. Mr. Hsiao also noted that the proposal was fine.

Mr. Redmon motioned to accept the proposal as presented. Ms. Litchfield seconded, and the motion passed 5-0.

**Case MC-6398: 6 Leonard Avenue, by Wei Zhang.** Alterations to front porch, entrance, and fenestration; install egress windows and window wells.

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

Mr. Wei Zhang, the owner, explained that the siding is decaying and that he will replace it with wood clapboard siding. Ms. Crosbie asked for clarification on the location of the proposed window wells. Mr. Zhang answered that the wells will go on the left side of the house. Mr. Zhang also stated that the existing brackets will be retained.

Mr. Hsiao asked for clarifications on the windows and the entrances and the porch/railings.

Mr. Redmon asked if the front column on the porch will be moved to the center which would widen the stairs. Mr. Zhang replied that he could move it.

Mr. Hsiao stated that the drawings did not reflect the design elements that Mr. Zhang raised, and that the details are missing. He explained that the Commission is trying to understand what the intent is, and they need more information to flesh this out.

Mr. Redmon noted that the porch details are not on the drawings. Ms. Pauli asked about the proposed entrances.

Mr. Hsiao stated that the challenge is that the drawings are not clear, that the Commission can't read the notes that appear on the drawings. He also explained the review process and stated they need to see both existing and proposed drawings to understand the project. And he noted that the Commission is only concerned with the exterior alterations.

Public Questions

Lyn Brit of 8 Leonard Avenue asked about the location of the window wells. Ms. Crosbie answered the left side of the building. Ms. Brit also asked about the windows. Ms. Crosbie answered 6/6.

Public Comment – none

Commission Comments

Ms. Litchfield noted that the drawings are very inaccurate which makes the review complicated, but the Commission will go through each point including the following:

- Keep the shingle siding on the second level
- Provide the correct locations of the two original windows on the drawings.

- New windows should be 2/1 with simulated divided lights.
- All the original architectural details of the porch are to be retained and reflected in the drawings.
- Provide specific information on the proposed doors.
- Provide railing measurements
- Provide correct locations of the proposed window wells.
- For the two new windows, the trim should match the rest of the window trim on the house.

Ms. Litchfield motioned to accept the proposal with the condition that the applicant submit revised drawings that include the abovementioned items to be reviewed by staff. Mr. Redmon seconded, and the motion passed 5-0.

**Case MC-6399: 1 Leonard Avenue, but Scott Zink.** Replace windows with vinyl windows.

Ms. Crosbie showed slides of the property, noting it is a non binding review.

Mr. Scott Zink, one of the owners, explained they want to replace the original to match the existing vinyl windows on the building. He also mentioned that many of the windows are in disrepair, that the storm windows were removed at some point which exposed the windows to a lot of water. Mr. Zink also stated that they are happy to consider the Commission's recommendation for the window profile.

Mr. Hsiao asked if the windows will have simulated divided lights. Mr. Zink replied yes.

Ms. Litchfield asked if the original windows were 6/1. Mr. Zink confirmed that they are. Ms. Litchfield noted that most of the original windows seem to be on the first floor.

#### Public Questions

Ms. Brit asked to see the older pictures of the house.

Public Comment – none

#### Commission Comments

Ms. Pauli noted that houses didn't always have uniform windows. Ms. Litchfield added that uniformity wasn't important to her, and that they could keep the original mismatched windows or choose one of them.

Mr. Hsiao commented that 6/1 windows is fine, for the sake of simplicity it's okay. Mr. Redmon concurred. Ms. Pauli also said it will look fine.

Mr. Redmon motioned to accept the proposal using 6/1 windows and that they have simulated divided lights. Commission member Margaret McMahon seconded, and the motion passed 5-0.

The meeting was adjourned at 7:15 pm.

Respectfully submitted,  
Allison A. Crosbie, Preservation Administrator

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

Martha O'Mara  
Scott Zink  
Howard Blum  
Wei Zhang  
John Le, architect

12 Maple Avenue  
1 Leonard Avenue  
1 Leonard Avenue  
6 Leonard Avenue  
6 Leonard Avenue

**Attendees:**

Lyn Brit  
McKelden Smith  
Esther Yang

8 Leonard Avenue  
153 Upland Road  
181 Washington Street