

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, April 4, 2022, 6:00 PM, online Zoom meeting

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

Absent: Lestra Litchfield, *Vice Chair*

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/MCapr2022>

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 **834 1150 6028**.

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

Case MC-6410: 31 Magnolia Avenue, by 31 Magnolia Avenue LLC. Alter fenestration.

Ms. Crosbie presented slides of the property.

Mr. Jatinder Sharma, architect, went over the proposal noting the intention to complement the neighborhood and not be intrusive. The vinyl siding will remain, the windows on the east elevation will be reconfigured, and a window will be added to the basement for more light. Gas meters will be relocated from the interior to the exterior. An egress window will be located on the north side.

Commission Questions

Commissioner Monika Pauli asked if the overhang will remain as is, as well as the siding and the 2 doors. Mr. Sharma answered yes, they will remain.

Public Questions

Ms. Marilee Meyer of 10 Dana Street asked if the vinyl siding will be patched and will match the existing. Mr. Sharma replied yes he has instructed the contractor on that. Ms. Meyer asked if they know what is underneath the vinyl. Mr. Sharma answered that they do not want to disturb the siding. Ms. Meyer asked about the roof. Mr. Sharma stated they are not making any changes to the roof.

Public Comments

Ms. Meyer stated the proposal did not seem like a radical departure but would have liked more detail.

Commission Comments

Commissioner Chuck Redmon stated he thought the proposal was fine. Mr. Hsiao concurred as did Commissioner Margaret McMahon.

Mr. Redmon motioned to accept the proposal as presented. Ms. McMahon seconded, and the motion passed 4-0.

Case MC-6411: 40 - 40.5 Roberts Road, by Melina Georgantas. Remove asphalt shingle siding, clapboard underneath, and trim with vinyl siding and pvc trim.

Ms. Crosbie presented slides of the property.

Mr. Christian Wright explained that there is a lot of rot, and he needs to strip down to the sheathing and install vinyl siding and pvc trim noting that to replace with wood would be too expensive.

Commission Questions

Mr. Redmon asked about the window trim. Mr. Wright stated that he will remove the gray window trim and replace with pvc trim to look like it does now. Mr. Redmon asked if the existing profile of the trim will be retained. Mr. Wright replied yes.

Ms. Pauli asked about dentil detailing in the front. Mr. Wright said it might be possible to replace the dentil detailing with pvc but it could still be too expensive to replicate. Mr. Redmon asked what would happen instead. Mr. Wright said they will preserve that level in the front that is not as rotted out, and maybe keep the dentils. Mr. Wright stated they did not intend to replicate the detailing but is open to Commission comments.

Public Questions

Ms. Meyer asked if they were keeping the string courses on the second and third levels. Mr. Wright replied no. Ms. Meyer asked what is the percentage of rotted wood on the building. Mr. Wright explained that everything has to be removed to see how much rot there is but he already knows it's significant. Ms. Meyer asked if pvc is paintable. Mr. Wright answered yes.

Public Comment

Ms. Meyer expressed concern over the string cornice over the bay windows, they anchor the verticality like similar adjacent buildings, and she hopes they replace the panels under the windows. Mr. Wright stated that the bumpout will remain and he could install a pvc band if that's what she's looking for. Ms. Meyer expressed her disappointment in the choice of vinyl and pvc.

Commission Comments

Mr. Redmon stated the Commission needs to see drawings of how the applicant will deal with the horizontal features. Mr. Wright said that it will look like 38 Roberts Road. Mr. Redmon replied that is not good enough.

Ms. Pauli noted that there is a good example on the other side of the building.

Mr. Hsiao explained that it's the details that reveal the character of the architecture. He advised looking at 45 Roberts Road where the details are stripped down, it's a significant departure and takes away from the character of the neighborhood. Mr. Hsiao reiterated that it's difficult to

ascertain what is being proposed without drawings. Mr. Wright said that he could keep the dentils on the top floor. He also asked why is he expected to replicate the building prior to 1965 when asphalt shingles were installed, adding they want to upgrade but not try to bring it back to its original state. Mr. Hsiao answered that when you remove the shingles, the original siding underneath will still be there and more of the original detail will be apparent. He also said that he's glad that the dentils at the top will remain, that retaining some of the details makes a difference, especially in the front near the entrance because that's what people notice.

Ms. Pauli asked about the columns and railings. Mr. Wright answered that every change he makes will add to the expense.

Ms. Melina Georgantas, the applicant, stated that she doesn't have the budget for what the Commission is recommending. Mr. Hsiao explained that he understands the budget is important, but the Commission is charged with looking at preserving the character of the building as viewed from the public way.

Mr. Redmon motioned to reject the proposal as submitted. Ms. McMahon seconded, and the motion passed, 4-0.

Case MC-6412: 58 Antrim Street, by Hannah Brennan & David Rangavis. Construct addition, deck; enlarge dormer; remove chimney; alter fenestration

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

Mr. Dan Hisel, architect, presented the project explaining that the new owners intend to convert the 2-family house to single family so it's a substantial renovation. Mr. Hisel explained the kitchen expansion and how the house will open up to the back yard. He would like to extend the existing dormer to 15 feet long and will retain the existing trim and siding. And the porch details will remain. He is proposing replacing all windows except for one and use Marvin Elevate windows. Mr. Hisel also went over the expanded deck, proposed elevations, and egress window.

Commission Questions

Mr. Hsiao asked about the existing fence in front and what happens to the common fence. Ms. Hannah Brennan, one of the owners, replied that they don't know who owns the chain link fence but the wood fence is theirs. The other side has an old wood fence that needs to be replaced. Ms. Brennan also noted that they want the yard to be more open and a part of the streetscape.

Public Questions

Mr. Santino Ferrante, owner of 62 Antrim Street asked if the enlarged dormer will be the same height. Mr. Hisel replied that it will be slightly higher, about 6 inches. Mr. Ferrante asked if they are replacing the fire escape. Mr. Hisel answered no, that they do not need the exterior stair. Mr. Ferrante asked if they are replacing the siding and trim. Mr. Hisel answered they are not, and they are adjusting some window openings, but the detailing will be the same.

Ms. Meyer noted that the windows were both 2/2 and 1/1. Mr. Hisel said yes, that is the desire of the client. Ms. Meyer asked about the pitch of the dormer. Mr. Hisel answered that the pitch

of the roof will be slightly less steep. Ms. Meyer asked about a vent, is that for a wood stove? Mr. Hisel replied yes.

Public Comments

Ms. Meyer likes the fence but said the front yard looks sterile, modern, severe, is there a way to soften it? Mr. Hisel stated that the landscape design is a work in progress, the new fence will be simpler, higher quality and blend with the plantings. Ms. Brennan noted that the front of the house will retain its Victorian character, they will be installing cobblestones and native plants.

Mr. Ferrante asked about the fence on the left side. Ms. Brennan replied they are open to his input and noted they are planting a tree in the rear.

Commission Comments

Mr. Redmon looked at the fence along the street and wondered if neighboring properties have no fence. Ms. Brennan answered that there are a lot of houses without fences or low fences or curb. Mr. Hisel showed the streetscape.

Mr. Hsiao also echoed concern over the fence and was glad to hear that a landscape architect will be working on it and that they are looking at the impact to the neighbors. Mr. Hsiao mentioned 378 Broadway where it's open in the front and fencing on the side, he also noted the street has more understated fences or no fence. Mr. Hsiao stated that the proposal is sensitively handled, it's a very thorough presentation and he has no issue with the Marvin windows.

Mr. Redmon commented he had no issues with the proposal.

Ms. Pauli asked if they had thought about exterior color. Mr. Hisel said they are thinking of white or blue, no beige, and they will consult with CHC.

Mr. Hsiao noted that the landscape plan can be reviewed by staff.

Mr. Redmon motioned to accept the proposal as presented. Ms. McMahon seconded, and the motion passed 4-0.

The March 28, 2022 minutes were approved.

The meeting was adjourned at 7:10 pm.

Respectfully submitted,
Allison A. Crosbie, Preservation Administrator

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

Hannah Brennan & David Rangaviz
Dan Hisel, architect
Clifford Ciccarone, owner
Jatinder Sharma, architect of the
Christian Wright, contractor
Melina Georgantas, owner

58 Antrim Street
58 Antrim Street
31 Magnolia Avenue
31 Magnolia Avenue
40 Roberts Road
40 Roberts Road

Attendees:

Marilee Meyer
Santino Ferrante
Cheryl Levenson
Emma Johnson
Susanne Schindler

10 Dana Street
126 Prospect Street (99 Inman & 62 Antrim St)
14 Magnolia Avenue
56 Norris Street
45 Fayette Street