

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, June 6, 2022, 6:00 PM, online Zoom meeting

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

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/MCjune2022>

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 863 0804 1964.

The following case was withdrawn:

Case MC-6445: 343 Harvard Street, by Nathaniel Lin. Replace slate roof with asphalt shingles.

The following case was continued:

Case MC-6447: 123 Hancock Street, by MSW Hancock LLC. Remove rear and side additions and extend existing dormer. Construct 1 new detached dwelling unit.

Commission Chair Tony Hsiao made introductions and explained the meeting procedures and called the meeting to order at 6:10 pm.

Case MC-6474: 1357 Cambridge Street, by Michael Crawford. Alter fenestration.

Ms. Crosbie presented slides of the property and noted that it is listed in the Inman Square National Register District, and the review is binding.

Mr. Christian Simmon, contractor for the owner, described the proposed new windows, explaining that they will be accordion style windows that will open outward because of the high-back seating in front of the window. The transom window will remain.

Mr. Michael Crawford, the applicant, also remarked that the current windows are very drafty in the wintertime even though they were replaced not too long ago. He also thinks that the concertina style windows will provide more light and air in the warmer weather.

Commission Questions

Vice Chair Lestra Litchfield asked if the existing windows are original. Mr. Simmon replied no.

Ms. Litchfield then asked if there are any original windows on the building. Ms. Crosbie answered that it is hard to tell, the oldest image they have is from 1969, she showed the images on the powerpoint and noted that the transoms are fairly uniform and therefore most likely original.

Commissioner Katinka Hakuta asked if there are any accordion style windows on the building already. Ms. Crosbie replied there are not.

Commissioner Monika Pauli asked if the current windows are double glazed. Mr. Crawford answered that they are double paned windows.

Ms. Litchfield asked if the draft is coming from around the trim. Mr. Simmon replied yes.

Public Questions – none

Public Comments - none

Commission Comments

Ms. Litchfield questioned how much of the trim will be altered to accommodate the new windows. Mr. Simmon answered that they will change as little as possible, the size of the window opening will not expand. Ms. Litchfield asked if he was involved in the previous replacement. Mr. Simmon replied he was not involved. Ms. Litchfield remarked that she would prefer to see an improved double hung window with a better seal. She also stated that she appreciates the appeal of the accordion style window but questions its appropriateness on the National Register building where the windows create a consistent streetscape.

Commissioner Charles Redmon noted that the accordion style windows will project into the sidewalk and pose a potential hazard. He recommended repairing the double hung or replace in kind. Commissioner Margaret McMahon concurred with Mr. Redmon.

Ms. Pauli added that they can make the top sash operable.

Mr. Simmon responded that they chose the 3-panel accordion style window to prevent the window from projecting too far out.

Ms. Litchfield noted that as a pedestrian, she has experienced running into benches and signs as she walks along the sidewalks and knows that it's easy to miss something. She also remarked that it's a special building and the Druid is special itself and she loves to sit in the booths. She went on to say that there's a charm to the double hung windows.

Ms. Hakuta agreed with Ms. Litchfield and noted that the proposed style window would significantly change the look of the building, and that the sidewalk is a tight space already so any projection will be problematic. Mr. Simmon responded that the window would project out about 18 inches.

Mr. Hsiao noted that if the windows could open inward they would be having a different conversation. The accordion style can work in other locations, but here it will just stick out substantially.

Preservation Planner Sarah Burks asked if the applicant would consider a slider window so there would be no issue with projecting into the sidewalk, and the window would still provide air flow. Mr. Redmon asked if they were looking for cross ventilation. Mr. Simmon replied yes.

Ms. Litchfield explained that the Commission appreciates what they are trying to do, but this style of window does not work with the building in terms of historical appropriateness or public safety. She urged the applicant to consider these two other alternatives.

Ms. Litchfield motioned to deny the application as submitted and recommended that the applicant explore other options including a slider window or a double hung operable window, and make sure the trim is maintained and sealed appropriately. Mr. Redmon seconded, and the motion passed 6-0.

Mr. Simmon asked if they should come to the Commission for another review. Ms. Litchfield replied yes that they need to come back for a full review.

The May 9 MC NDC and May 26 2022 Architects Committee minutes were approved.

The meeting was adjourned at 6:40 pm.

Respectfully submitted,
Allison A. Crosbie, Preservation Administrator

Members of the Public Present on June 6, 2022Panelists:

1357 Cambridge Street

Christian Simmon, contractor

Mikey Crawford, owner

christian@justinkellycontracting.com

druid1359@gmail.com

Attendees:

Dan Mazur

122 Hancock Street