

## MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, December 5, 2022, 6:00 PM, online Zoom meeting

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

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

Members of the Public: See attached list

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Meeting held via online zoom webinar <https://tinyurl.com/MCdec2022>. 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 885 4619 8904.

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

**Case MC-6602: 1436 Cambridge Street, by Agus Darwanto, Daniel Feingold, Alan Feiner, Robert Todd.** Enclose covered porch and install window wells.

Ms. Allison Crosbie, preservation administrator, presented a brief history of the property.

Mr. Daniel Feingold, one of the applicants, presented the proposal to enclose the porch as a 3-season porch for privacy, and add space to the basement level, and a window well. Mr. Feingold stated they want Marvin true divided light windows, but the windows are currently backordered. He also explained that the door to the porch will be glass.

### Commission Questions

Vice Chair Lestra Litchfield asked the applicants to walk her through the project to better understand the layout. Ms. Crosbie pulled up images of the plans. Mr. Feingold described the basement level space and stairs noting that he didn't think they were visible given the stone retaining wall. Mr. Hsiao shared his screen showing Google Earth views to understand the location of the proposed elements and how it will change, including the curved stairs to the basement level in relation to the porch and adjacent portion of the building.

Commissioner Katinka Hakuta asked how all the proposed glass windows and transoms will provide privacy. Mr. Feingold answered that they will most likely install blinds that can be raised up from the bottom to allow light in while also providing privacy.

Mr. Hsiao took another look at the porch enclosure and clarified where the excavation is going to occur. Mr. Redmon commented that it's very blocked off and it's too bad you can't lower the existing stone wall. Ms. Litchfield noted it won't get much sun. Mr. Feingold felt confident there will be enough light.

Public Questions and Comments - none

Commission Comments

Commissioner Monika Pauli asked about the proposed railings, that the drawings show steel cables and wood. Mr. Feingold confirmed that they wanted to use wood for what is more visible from the street, and the cable railing system was chosen for maximum feeling of openness. Mr. Redmon remarked that the change in railings would be awkward next to the stair. Mr. Feingold responded that they could reconsider the type of railing and noted that the basement level is about 4 feet down so something needs to go there.

Mr. Redmon commented that the simplest thing to do is to carry the cable railing down the stairs and keep the other railing on the far side into the house. Ms. Litchfield agreed with keeping the railing consistent.

Commissioner Charles Redmon motioned to approve the application as submitted with the recommendation to adjust the railing along the stairway to match the railing on the balcony. Ms. Hakuta seconded, and the motion passed 5-0.

**Case MC-6607: 7 Ellsworth Ave., by Robbie Burnstine & Louis Rodriques.** Install solar panels.

Ms. Crosbie presented slides of the property and the history of the building.

Owners Robbie Burnstine and Louis Rodriques introduced Josh Marotske from Bright Energy who described the proposal to install solar panels on the roof, explaining that many of the panels will be located on top of a dormer and therefore not be visible from a public way. The most visible panels are located on the left side on the pitched roof towards the front of the house. Mr. Marotske also showed the type of solar panels to be installed.

#### Commission Questions

Mr. Redmon asked for clarification on the roof layout. Mr. Hsiao showed Google Earth views to clarify the locations of the solar panels, confirming that the only visible panels are the five on either side of the dormer on the left side of the roof.

Ms. Pauli asked how high the panels are from the roof plane. Mr. Marotske answered they will be 6 inches.

#### Commission Comments

Mr. Redmon remarked that the proposal is fine, very orderly layout of panels, and only a few are visible. Mr. Hsiao concurred with Mr. Redmon.

Mr. Redmon moved to accept the application as submitted. Ms. Hakuta seconded, and the motion passed 5-0.

The November 7 minutes were approved.

The meeting was adjourned at 6:30 pm.

Respectfully submitted,  
Allison A. Crosbie, Preservation Administrator

**Members of the Public Present on December 5, 2022**

Panelists:

Daniel Feingold, applicant	1436 Cambridge Street
Agus Darwanto, applicant	1436 Cambridge Street
Alan Feiner, applicant	1436 Cambridge Street
Robbie Burnstine, applicant	7 Ellsworth Avenue
Louis Rodriques, applicant	7 Ellsworth Avenue
Josh Marotske (7 Ellsworth)	Brightway Energy

Attendees:

None