

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, March 4, 2024, 6:00 PM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*; Charles Redmon, Katinka Hakuta, *Members*, Nan Laird, *Alternate*

Absent: Monika Pauli, Catherine Tice

Staff present: Allison Crosbie, Preservation Administrator

Members of the Public: See attached list

This meeting was held via online zoom webinar <http://tinyurl.com/MCMar24> 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 832 0195 3135.

Commission Vice Chair Lestra Litchfield made introductions, explained the process for the hearing, and called the meeting to order at 6:01.

MC-6937: 13 Goodman Road, by Dana Hill Home LLC. Construct new dormer, bays, exterior egress; alter fenestration, doors, and porches.

Ms. Allison Crosbie, Preservation Administrator, introduced the project and showed slides of the property, noting that that the applicant previously received a Certificate of Appropriateness for the demolition of this structure and the construction of a new house.

Mr. Matt Hayes, the applicant, introduced architect Milton Yu who presented the proposal. Mr. Yu went over the alterations including the conversion of the rear garage into a studio, which is not visible from a public way. Visible alterations include two bays on the left side of the building, a shed dormer, and the removal of the roof over the second-story porches. In addition, the proposal includes new window openings. Mr. Yu explained that the new windows will be Marvin Ultimate windows. The house will be resided in wood clapboard siding and the porches will be rebuilt in the same footprint.

Commission Questions

Mr. Hsiao asked what is being proposed for the new railing system on the porches. Mr. Hayes answered that they are using mahogany railings and balusters. Mr. Hsiao asked if they are recladding the whole structure, Mr. Hayes answered yes. Mr. Hsiao asked to confirm the new window type. Mr. Hayes replied they are using Marvin Ultimate wood/aluminum clad double hung windows.

Commissioner Chuck Redmon asked to see the left elevation again.

Mr. Hsiao asked about the roofing material. Mr. Hayes replied that the roof will be asphalt architectural roof shingles. Mr. Hsiao asked if the new dormer will be sided with the same clapboard as the rest of the house. Mr. Hayes confirmed he will be using clapboard on the

dormer. Mr. Hsiao then asked if the porch columns would be restored. Mr. Hayes responded that they will be the same.

Commissioner Katinka Hakuta asked for clarification on the porch balustrade design. Mr. Hayes replied that they will not be replicating the design and explained that the railings have to be higher to meet the current building code.

Mr. Hsiao asked about the siding of the converted garage. Mr. Hayes replied that it could be clapboards or masonry, or stucco, he hadn't made a final decision and mentioned that it's not visible from a public way.

Vice Chair Lestra Litchfield asked to see the front elevation, on sheet A-6, and asked why there are two doors leading to the porch on the second floor and if they were both operable. Mr. Hayes answered that they are both operable and lead from two separate bedrooms divided by a demising wall.

Public Questions and Comments

Ms. Frankie Lieberman of 24 Ellsworth Avenue expressed concern about the conversion of the property from a 2-family home to a single-family and did not understand how the applicant is allowed to do that. Ms. Litchfield responded that the Commission does not have purview over the number of units and sympathized with Ms. Lieberman's frustration on the reduction of housing in the neighborhood.

Commission Comments

Ms. Litchfield commented that the porch railing is probably not to code so the proportions would be off if they tried to replicate it. Mr. Hayes concurred. She also noted that this proposal was an improvement over the previous application to demolish the structure and construct a new house. Mr. Redmon agreed with Ms. Litchfield. Mr. Hsiao also agreed, noting that it is always preferable to retain the existing structure.

Mr. Redmon suggested that it could be revised later to accommodate two units. Mr. Hayes replied that they did look at other options and said that there are limitations to doing a 2-family house.

Ms. Litchfield moved to approve the proposal as submitted. Mr. Redmon seconded, and the motion carried 5-0.

The February 5, 2024 minutes were unanimously approved.

The meeting was adjourned at 6:29 pm.

Respectfully submitted,

Allison A. Crosbie, Preservation Administrator

Members of the Public Present on March 4, 2024

Panelists:

Matt Hayes, applicant
Milton Ye, architect

17 Ellsworth Avenue
Peter Quinn Architects

Attendees:

Frankie Lieberman

24 Ellsworth Avenue