



## Historic Preservation Commission Minutes

Meeting – January 17, 2019

The Historic Preservation Commission met on Thursday, January 17, 2019 at the City Council Chambers, 305 Gay Street.

The meeting started at 7:05pm.

### **Commissioners Attendance:**

**Present:** George Vojtech, Chairman; Sharon Smith, Vice Chair, Commissioners Ron Berman and Susan Morgan, Janice Olshesky (Alternate)

**Absent:** Commissioner Hershel Johnson (attending by phone for only the Commissioner's vote)

**Liaison:** Commissioner Steve Rideout, present

### **Other Representatives Attending:**

Herve Hamon, Planning and Zoning, Planner I and Historic Preservation

Chairman George Vojtech called the meeting to order at 7:00 p.m. He began the meeting by conducting a roll call, issuing a welcome, and swearing in the people planning to testify.

### **Elections of Chair and Vice Chair**

- Chairman George Vojtech is nominated by Commissioner Morgan; no other nominations; George Vojtech is re-elected by unanimous vote as Chair of the HPC.
- Commissioner Berman nominates Sharon Smith for Vice Chair  
Chairman Vojtech nominates Susan Morgan for Vice Chair  
Votes are read by city staff Herve Hamon: 3 to 2 in favor of Susan Morgan.  
Susan Morgan is elected as Vice chair of the HPC

### **Approval of Modified Agenda**

Modification of the Agenda:

- Hearing of HPC 2019-033, 800 Hambrooks Boulevard as an informal discussion / remedial action prior to the official review meeting scheduled for February 21, 2019
- Addition of AA 2019-030, 302 Glenburn Avenue, Glass Screen Door
- Review of EAR 2019-001 (Emergency Approval Review), for emergency roof repairs at 321 West End Avenue
- Discussion and update about the Mill Street School project

**Approval of Minutes**

Review of December 20, 2018 HPC Meeting Minutes. Vice Chair Morgan makes a motion to approve the minutes as presented, Commissioner Smith seconds; all approve unanimously.

**Old Business:**

**HPC 2019-014 824 locust Street (Minty's Café) – Fence Extension**

This is an application to extend the metal fence previously approved from its location along Willis Street, part way through the block, all the way along Willis, in order to close off the back yard and allow privacy to the sitting / dining area (note: a 6-foot gate will be provided). The design of the proposed fence extension matches the approved metal fence. The metal fence will be 4-foot-high continuously and wrap around the corner of Willis and Glasgow, to meet the corner of the main structure (Minty's Café). The general aspect of the fence is found by the HPC to be in compliance with the character of the Historic District. Note that this case is contingent upon P&Z approval of a modification of the special exception, regarding off street parking which would be eliminated with the proposed fence extension.

Motion is made by Chairman Vojtech to approve the application as submitted; it is seconded by Vice Chair Morgan. All approve unanimously.

**New Business:**

**HPC 2019-032 712 Glasgow Street – Rear Façade Renovation & Window Replacements, Front Gable Restoration**

This is an application to restore the front gable upper portion (back to its original wood shingles) and renovate the rear façade, including windows replacement and vinyl siding on the part of the building that burned. A new back deck is also proposed

The scope of work approved is as follows:

- Restoration of front gable (wood shingles and 3rd floor window) as submitted
- Renovation of the back secondary volume per architectural drawings provided with the following adjustments/clarifications:
  - Door to side yard on East elevation to be a 4-panel door (instead of 6)
  - Vinyl siding to be 5-inch lap siding (CertainTeed Main Street), to visually recall the remaining siding on the main part of the house
  - Outdoor deck to be 5" Trex floor board, with square vinyl spindles (TRX Standard, 1 3/8" square) and matching railing
  - Viwinco S Series vinyl replacement windows (as shown on drawing A-3, East and West Elevations) to feature one additional vertical mullion to create a 2-over-2 pattern
  - Door to Deck, featured on A-3, East Elevation, to be replaced (if economically feasible) by a one light door

Motion is made by Vice Chair Morgan to approve the application as specified above; it is seconded by Commissioner Smith. All approve unanimously.

**Discussion**

**AA 2019-032 305 Oakley Street – HPC Application Procedure**

This discussion pertained to an Administrative Review application to restore the front porch and perform all necessary repairs with in kind materials and historically appropriate methods and materials.

The applicant, Mr. Steve DeSordo, wished to be heard about the appropriateness of the process as far as his obligation to fill out an application form, based on his understanding of being fully exempt of any application process considering the work qualified as minor and less than 25% of the overall porch.

The main issue at hand is the format of the Home Improvement Façade Program application from MHT and its lack of spelled out interaction with the HPC Application process.

The other issue is clarity in the 2018 Cambridge Historic District Design Guidelines that 25% of an element though it does not require a full HPC review and Certificate of appropriateness, DOES require at a minimum an Administrative Review and approval by staff.

**Proposed Action:**

- Set a special HPC work session to review the changes to the Application Form and Design Guidelines related items (FAQ, Process Chart, Minor Work Item Chart)

**Violation Case / Informal Discussion**

**HPC 2019-033 – 800 Hambrooks Boulevard – New Garden Shed Construction**

Staff met with the Applicant, Mr. Knox, on January 10 upon report that a new garden shed had been built at the address above.

The property is located within the Cambridge Historic District, where all constructions (including garden sheds) are subject to a review by city staff and the Historic Preservation Commission (HPC), and as in the rest of town, require a proper Building Permit.

There has been no application filed with HPC, nor any Building Permit filed with the Building Department of the City of Cambridge.

The applicant admitted his fault for not following the required process, was given guidance by the HPC on the expected aspect of the shed and will present a full application reflecting the design guidelines for review at the February 21, 2019 HPC meeting.

**Administrative Reviews:**

**AA 2019-025 308 Willis Street – In-Kind Roof Replacement**

**AA 2019-026 1102 Locust Street – Façade Repairs**

**AA 2019-027 704 Travers Street – Front Door Replacement**

**AA 2019-029 105 Willis Street – Front Stoop Repairs**

**AA 2019-030 302 Glenburn Avenue – Glass Screen Door**

A question by Alternate Olshesky about AA2019-027, 704 Travers Street – Front Door Replacement: is the proposed 6-panel front door appropriate to the period (or wouldn't a 4-panel door be preferable)? Both staff and other commissioners express that there are numerous examples of 6 panel doors currently existing on historic homes throughout Cambridge.

All Administrative Review cases are approved as submitted.

**Emergency Approval Review (EAR):**

**EAR 2019-001 321 West End Avenue – Emergency Repairs of Roof and Front Porch**

Staff presents an update of the situation:

The severe deterioration of the roof and the porch has increased in the past few months.

Urgent repair is needed, and the application from the contractor, received by staff, has been approved in order not to delay repairs.

Chairman Vojtech to contact Cindy Smith at County to explore collaboration for the restoration of 321 West End.

**Post Meeting Discussion:**

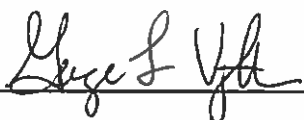
Mill Street School House project

Staff gives an update to HPC members about the January 8 Community Meeting and resulting comments.

Chairman Vojtech asks for a motion to adjourn the meeting. A motion by Commissioner Smith to adjourn the meeting is seconded by Vice Chair Morgan and carried unanimously. The meeting adjourns at 10:30pm.

Respectfully submitted,

Herve Hamon  
Planning & Zoning  
Planner I & Historic Preservation

Signature:  Date: 21-Feb-19 HPC Chairman