



Historic Preservation Commission Minutes Meeting – April 16, 2020

The Historic Preservation Commission met on Thursday, April 16, 2020 at 6pm at the City Council Chambers, 305 Gay Street.

Due to the Corona Virus situation, the meeting was conducted via a conference call where all Commissioners and applicants called in.

The meeting was also broadcasted live on TownHallStream.com.

Commissioners Attendance:

Present: George Vojtech - Chairman, Susan Morgan - Vice Chair, Commissioners Laura Oliphant, Sharon Smith and Hershel Johnson

Liaison: City Council 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 6 p.m. He began the meeting by conducting a roll call, issuing a welcome, and explained to the applicants they would be sworn in as they were planning to testify.

Review of the Agenda:

The agenda is modified.

HPC 2020-049 308 Oakley Street – Driveway

The application received by staff was incomplete. The case is deferred to the May 21st HPC hearing.

Approval of Minutes:

Review of March 19, 2020 HPC Meeting Minutes. Vice Chair Morgan made a motion to approve the minutes as submitted, it was seconded by Commissioner Smith; all approved unanimously.

Old Business:

HPC 2019-040 314 West End Avenue – Facades Renovations (deferred from March 19, 2020)

The items not approved and deferred from March 19, 2020 for a re-submission at the April 16, 2020 HPC meeting were:

- Treatment and installation of the foundation wall surface
- Front porch floor (decking proposed was not appropriate) and ceiling
- Porch railing / handrail and balusters
- Back door
- Garden shed
- Exterior lighting

After presentation of the staff report, Commissioners Morgan, Oliphant and Chairman Vojtech raised the question of installation of the concrete coating at the foundation walls.

They both stressed out the need to use a cement strength compatible with the bricks and underlayment + existing mortar.

The applicant will be provided with the instructions from the Secretary of Interior Guide to Rehabilitation, to guarantee the method of concrete parging will be appropriate.

Commissioner Smith also asked to see specifications about the porch handrail and balusters.

Chairman Vojtech made a motion to:

- Approve conditionally the foundation treatment with concrete parging, contingent on a site visit and following the applicable Sec. of Interior Guidelines for Rehabilitation
- Approve the use 3” standard mahogany tongue and groove flooring at the porch floor
- Approve the use of pine beaded panels at the porch ceiling
- Approve the use the coachman style wall mounted bracket lights at the side & back doors
- Defer the approval of the 8x10 garden shed until a dimensioned site plan is provided
- Defer the approval of the porch handrail and balusters until specifications are provided

Vice Chair Morgan seconded that motion; all approved unanimously.

New Business:

HPC 2020-048 200 Belvedere Avenue – Shed

This is an application to renovate the existing garden shed, located in the side yard of the property.

The Commission commended the applicant on the quality of the application and the intended result of the renovation.

Commissioner Smith made a motion to approve the application as submitted, Vice Chair Morgan seconded, all approved unanimously.

HPC 2020-050 104 Vue DeLeau– Front Porch

This is an application to remove the front porch parapet walls, currently clad in cedar shakes, and replace them with open handrail and balustrade. The columns would remain clad fully from top to bottom in the same cedar shakes.

Comments from the presentation:

- Commissioner Oliphant recommended to attempt preserving the cedar shingle clad parapet walls at the front porch; it was commented that there are only a few rare survivors of this architectural treatment, and it would be unfortunate to lose one of the last examples of this feature in Cambridge
- Commissioner Oliphant would like the applicant to explore a drainage solution of the porch floor that would not require removing the low walls, and would prevent moisture accumulation and potential rot of the floor boards
- The Commission did not find appropriate (in design) to have only the columns fully clad in cedar shingles, but nothing else; they were in agreement that the bare column should be fully clad to match the others

Since the applicant was unable to log-in to the conference call and address the concerns and comments, Chairman Vojtech made a motion to defer the case to the May 21st 2020 HPC meeting; Vice Chair Morgan seconded; all approved unanimously.

HPC 2020-051 110 Choptank Avenue – Shed Demolition

This is an application to demolish a shed in the back yard, visible from the street.

Staff report and visits by several Commissioners confirmed that the shed considered for demolition is beyond restoration and non-contributing.

Commissioner Johnson made a motion to approve the application as submitted, Vice Chair Morgan seconded that motion. All approved unanimously.

Note: the in-kind roof replacement on the main house is being processed as an Administrative Review Approval.

HPC 2020-052 321 West End Avenue – Facades Renovations

This is an application to renovate the façade and envelope of a house that is believed to be one of the oldest in Cambridge. An area of concern for Commissioners Morgan and Oliphant was the replacement of the front doors with a non-historic door.

Commissioner Smith made a motion to approve the following:

- Porch floor to be salt treated wood, tongue and groove 3-5/8” boards laid out front to back
- Porch ceiling to be wood beaded paneling
- All deteriorated windows to be replaced by matching size and details Andersen 400 series vinyl (per staff, 3rd floor window is a custom shape, and should be repaired/restored)
- Back deck to be 5” salt treated wood decking, 8’x10’ approximately
- Overhang above back door, as submitted in application
- Vinyl siding to match size of existing wood siding, applied on rear volume addition
- All necessary repairs of the existing asbestos façade shingles with Weatherside wavy fiber cement siding shingles

Commissioner Smith included in that motion the deferment of the following items to the May 21st HPC meeting:

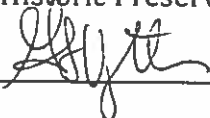
- Front Door – applicant was asked to explore restoring the original and historic front door before considering a replacement
- Back deck handrails, balusters and posts need specifications and profiles, to be reviewed

Comm. Oliphant seconded that motion; all approved unanimously.

Chairman Vojtech asked for a motion to adjourn the meeting. A motion by Vice Chair Morgan to adjourn the meeting was seconded by Commissioner Oliphant and carried unanimously. The meeting adjourned at 7:40pm.

Respectfully submitted,
Herve Hamon
Planning & Zoning
Planner I & Historic Preservation

Signature: _____



Date: _____

11 - June 2020

HPC Chairman