

**MINUTES OF THE HALF CROWN-MARSH NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION**  
***Approved at the May 11, 2026 Meeting***

April 13, 2026. Meeting conducted online via Zoom Webinar- 6:00 P.M.

Commissioners present: Marie-Pierre Dillenseger, Chair; Ruby Booz, Sarah Holt, Ruth Webb, members.  
Commissioners Absent: Donna Marcantonio, Emily Oldshue.

Staff present: Eric Hill, Survey Director

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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.

With a quorum of commissioners and the applicant present, Marie-Pierre Dillenseger, Chair, called the meeting to order at 6:02 P.M. She explained the online meeting instructions and public hearing procedures then introduced the commissioners and staff.

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**1) Public Hearing: Alterations to Designated Properties**

**HCM-723: 159 Mt. Auburn Street, by Jaime Alberts: Replace 23 windows.**

Eric Hill, staff, introduced the case and discussed existing conditions of the building and the commission's jurisdiction. He shared photos of the double-house, noting that the application was to replace windows on one half of the building. He then showed images of the existing windows and explained that the attached residence at 157 Mt. Auburn Street, had received approval by the Commission in 2015 to replace their windows.

Jaime Alberts and Jennifer Greenwald, owners of 159 Mt. Auburn Street, introduced themselves and stated that they moved to the neighborhood this year. They are seeking approval to replace their windows as the existing windows are drafty and many of which were not original or in very bad condition. They added that some windows were not operable.

Marie-Pierre Dillenseger, Chair, opened the meeting to questions of fact by commissioners.

Ruby Booz asked if the proposed windows had a spacer bar between the panes of glass to provide depth to the window.

Ryan Clancy, the representative for Pella Windows, explained that the proposed Pella Reserve windows are simulated divided light windows with spacer bars. The grids are located on the outside and inside and the muntins have the trapezoidal profile to match those on the other half of the double-house.

Marie-Pierre Dillenseger asked if the basement windows would be replaced as well.

Jaime Alberts explained that they would love to replace them as well, but it would likely be a second phase due to costs.

Marie-Pierre Dillenseger then asked staff if there were any members of the public who submitted letters or wished to ask questions or make comments on the proposal.

Eric Hill, staff, read one letter that was received by Margaret Rorick, owner of 157 Mt. Auburn Street, who supported the proposal of their neighbors to replace their windows.

One member of the public, "Luke" raised their hand and attempted to speak, but did not.

Marie-Pierre Dillenseger closed public comment and began the period for commission discussion.

Ruby Booz stated that she believed the proposal was appropriate and the Pella windows closely match those next door.

Sarah Holt agreed, stating this was a straight-forward proposal and they have a beautiful home.

Ruth Webb also agreed and said she would support the proposal as submitted.

Marie-Pierre Dillenseger concurred and added that given the condition of the existing windows making their home un-livable in the winter, the application should be approved.

**Ruby Booz made a motion to approve the proposal as submitted.**

**Ruth Webb seconded the motion.**

**The commission was 4-0 in favor of the motion. Approved.**

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**A motion to approve the Minutes of the November 11, 2025 meeting pending minor edits, was made by Sarah Holt. Ruby Booz seconded the motion. The commission was 4-0 in favor of the motion**

The meeting adjourned at 7:04 PM.

Respectfully submitted, Eric Hill, Survey Director, Cambridge Historical Commission