

**MINUTES OF THE HALF CROWN-MARSH NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION**  
***Approved at the June 8, 2026 Meeting***

May 11, 2026. Meeting conducted online via Zoom Webinar- 6:00 P.M.

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

Commissioners Absent: 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-731: 983-986 Memorial Drive, by Dan Hughes, Mediate Management: Amend 2024 window package for building to additionally permit Marvin Ultimate windows.**

Eric Hill, staff, introduced the case and discussed the building, its significance and the commission's jurisdiction. He shared existing and historic photos of the building and went over what a window package entails, noting that the application was to amend an existing window package that expressly approved Pella Reserve Windows. He explained that the applicant is back to amend the window package to additionally include the Marvin Ultimate window product as the acceptable windows for the building, which would permit future window replacement applications in the building to be staff review.

Dan Hughes, the new representative of the condominium and manager with Mediate Management, introduced himself stating his role as project manager with the Longview Corporation. He explained that the building had some previously approved, on-going projects including some repointing and masonry work and repainting but wanted to expand the window package for the building due to some previously unforeseen circumstances. Owners in the building had found it difficult with pricing and delivery times for the Pella Reserve product, seemingly that because now, it was the only pre-approved product for the building. By adding a similar window product, they can create some competition on pricing between the manufacturers, which will benefit the condo owners. He added that there are more dealers and installers for the Marvin windows, so it can help keep costs down and scheduling easier.

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

Donna Marcantonio asked about the cost of the two windows and what would happen to the common area windows.

Dan Hughes stated that they have not really priced the Marvin Ultimate for a typical condo project, but his experience in the past is that they are a slightly cheaper product.

Donna Marcantonio added another question inquiring if the windows were identical or just had minor dimensional differences.

Dan Hughes stated that there were very minor dimensional differences and that to the naked eye, those changes would not be very visible, especially when up high. The unit owners would likely replace all windows at once, so there would be little opportunity for a Pella and Marvin window to be installed next to each other.

Eric Hill asked about the color of the windows and if the Marvin and Pella windows are close to the existing window sash color.

Dan stated that they would work with Marvin on a custom color that is a manufactured finish to match exactly. It would slightly increase the price to have a custom color, but would make the building uniform, which is the intent.

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.

Susan Kenyon, President of the Longview Corporation, stated that the board is in support of the application and if approved, expect more installations in the coming months. Many unit owners had been waiting for additional products to be approved, due to pricing. She estimated that including the installation price, the Marvin Ultimate window is 15% cheaper than the Pella Reserve. At about 17 windows per unit in the building, this cost-savings could make replacement easier. Some units have curved sash windows, which would be custom and match existing.

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

Ruby Booz stated that she has used the Marvin Ultimate product in some of her projects and it is a good-quality window and even if there are slight visual differences between the Marvin and Pella, they would be insignificant.

Sarah Holt agreed and added that it would not be the case where an owner would replace windows with two products, so the visual difference will not be apparent.

Marie-Pierre Dillenseger concurred and added that the management company should look to notify owners of orders so they could include themselves within the manufacturing and with larger orders and installations, likely get some cost-savings. She added that the single manufacturer monopoly that impacted price was a learning experience for the Commission who will recommend multiple options for products in the future.

Dan Hughes stated that they would do this and have plans to notify the owners if the matter was approved.

**Donna Marcantonio made a motion to approve the proposal as submitted.  
Ruth Webb seconded the motion.  
The commission was 5-0 in favor of the motion. Approved.**

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**A motion to approve the Minutes of the Architect’s Committee meeting on February 20, 2026 pending minor edits, was made by Ruby Booz. Sarah Holt seconded the motion.  
The commission was 5-0 in favor of the motion**

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**A motion to approve the Minutes of the public meeting on April 13, 2026 pending minor edits, was made by Sarah Holt. Ruby Booz seconded the motion.  
The commission was 5-0 in favor of the motion**

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The meeting adjourned at 6:50 PM.

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

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