

Minutes of the Half Crown-Marsh Neighborhood Conservation District Commission

Mon., Jan. 23, 2012 at 6:00 PM, Friends Meeting House, 5 Longfellow Pk., Cambridge

Commission Members present: James Van Sickle, *Chair*; Robert Banker, Judith Dortz, Grenelle Scott, *members*; Michael Robertson, Charles Smith, *alternates*

Commission Members absent: William King, *member*; Deborah Masterson, *alternate*

Staff present: Eiliesh Tuffy

Members of the Public: See attached list

Chair Van Sickle called the meeting to order at 6:03 PM. Mr. Van Sickle introduced the Commissioners and staff present and alternate Michael Robertson was appointed to vote as a member.

Public Hearing: Alterations to Designated Properties

HCM-140: 43 Gibson St., by Ted Wagenknecht and Genevieve Groom.

The property under review is a 1908 frame four-square on a corner lot at the intersection of Gibson and Foster streets. The original builder, Thomas Powers, was a local carpenter who resided in the district at 7-1/2 Brewer St. The house exterior is cedar clapboards and the windows are wood, 6-over-6 double hung with the exception of a few casement and fixed pane windows in the rear ell. The primary elevation facing Gibson Street has a covered front porch and a window bay on the 1st floor. Later additions consist of a 1955 1st-floor addition with a flat roof by The Architects Collaborative (TAC) and a 1969 2-story rear ell with a gabled roof by architect Jim Freeman.

Ms. Dortz asked if there would be any changes to the front porch or railings on the primary elevation. The architect said it would remain unchanged.

The architect stated that among the goals of the proposed alterations was to replace the parapet on the 1955 addition with a small hip roof at the eaves that would terminate at the base of a 2nd floor addition in this location.

Mr. Robertson, when viewing the plans to install new windows in the Master bedroom closets, suggested that installing French doors to those closets would help transmit natural light to the house's interior.

When asked about the chimney removal, the architect said it would not be needed with the new heating system and that the new boiler would vent out of the building horizontally. The 2-sided fireplace shown in the plans would be a gas fireplace that vents through the roof.

On the south elevation, a door and rear stair at the 1st floor that currently fall within the side yard setback would be eliminated in favor of new windows on that wall. Mr. Van Sickle asked if the high efficiency boiler vent was indicated on the south elevation plan.

The Commission requested that the architect run through the dimension of the windows throughout the house, both existing and proposed.

There were no questions from the public.
There were no comments from the public.

The Commission spoke in favor of the proposed changes, saying that they were pleased the architect worked with staff prior to the submittal and that the resulting design he had created was very sensitive to the property.

Mr. Robertson made a motion to approve the application as submitted, delegating the review and approval of both construction details and exterior mechanicals to staff. Ms. Scott seconded the motion, which passed 6-0.

Minutes

Mr. Van Sickle and Ms. Dortz offered corrections to the minutes from the November, 2011 meeting.

Mr. Banker moved to approve the corrected minutes of the November 2011 meeting. Mr. Robertson seconded the motion, which passed 6-0.

The meeting was adjourned at 7:07pm.

Respectfully submitted,

Eiliesh Tuffy
Preservation Administrator

Members of the Public who signed the attendance sheet, January 23, 2012

Genevieve and Ted Wagenknecht 43 Gibson Street, Cambridge, MA 02138
Kyle Sheffield 222 Third Street, Cambridge, MA 02142