

MINUTES OF THE HALF CROWN-MARSH NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION
Approved at the September 11, 2023 Meeting

August 14, 2023. Meeting conducted online via Zoom Webinar- 6:00 P.M.

Commissioners present: James Van Sickle, Chair; Marie-Pierre Dillenseger, Vice-Chair; Peter Schur

Commissioners Absent: Jo Solet, Adrian Catalano, Rory O'Connor

Staff present: Eric Hill

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, James Van Sickle, Chair, called the meeting to order at 6:02 P.M. He explained the online meeting instructions and public hearing procedures then introduced the commissioners and staff.

Before the Commission began hearing about the first cases, Jim Van Sickle, Chair, asked Eric Hill, CHC Staff, if all three cases were for window replacements in the same building.

Eric Hill confirmed that all three cases were for window replacements in the same building, which has an address range of 987-989 Memorial Drive.

Jim Van Sickle then asked if Eric Hill could give a presentation of all three applications at once and allow the applicants to answer questions separately on their specific cases.

Cases:

HCM-599: 988 Memorial Dr., #284, by Marc Maxwell. Replace 9 windows.

HCM-600: 988 Memorial Dr., #285, by Marc Maxwell. Replace 7 windows.

HCM-601: 989 Memorial Dr., #691, by Jaime Morin. Replace 27 windows.

Eric Hill, shared slides and explained the history of the property at 987-989 Memorial Drive. The apartment building, known as Barrington Court, was developed in 1924 from plans by architect R. B. Whitten, who designed the building in the Tudor Revival style. Eric noted that in the past 2-3 years, about a half-dozen cases in this building and others have come before the commission for similar window replacement applications, all had been approved.

Marc Maxwell, applicant for case HCM-599 & HCM-600, spoke and explained that the two units are adjacent to each other and face north with the windows visible from Brewer Street. He went on to explain that in unit #284, the owners are proposing to replace nine windows and in unit #285, the owners are requesting to replace seven windows. The proposed replacement windows are Pella Reserve, double hung windows. At the bathroom (for HCM-599 only), the window would be replaced with a casement with code-mandated exhaust as part of the renovation. The window muntins were 7/8" with simulated divided lights and double pane for insulation. He noted that many of the existing windows are in tough shape and are ill-fitting. The windows proposed would have a traditional ogee profile at the muntin and finished with putty glaze, painted a Hartford Green to match others on the building.

Marc Maxwell added that the building units are heated by baseboard heat and costs have risen a lot, making many unit-owners want to replace their drafty windows.

Steven Dana, applicant for case HCM-601, explained that the owners of unit #691 were proposing to replace 27 windows in their unit. The proposed windows are Anderson Windows with the same grille pattern with painted exterior and half screen. These windows would match the existing.

Jim Van Sickle, Chair, opened the meeting up to questions by the commission.

Marie-Pierre Dillenseger, Vice Chair, asked if the color of the windows were the same, and if not, what are the names of the colors.

Steven Dana mentioned that the Anderson windows have a different name of their factory finish, but it is very close, if not indistinguishable from the Pella color. The Anderson color is named Forest Green, with the Pella color named Hartford Green.

Eric Hill, staff, asked both applicants if they had received approval from the condo board for the windows.

Marc Maxwell and Steven Dana both acknowledged that they had gotten approval prior to this hearing.

Jim Van Sickle opened the meeting to questions of fact and comments by the public. There were none. He then opened the meeting to comments and discussion by members of the commission.

Marie-Pierre Dillenseger supported the proposals and added that she appreciated the fact that applicants went through the effort of full, complete applications with documentation and followed the appropriate steps for HCM review.

Peter Schur, commissioner, noted that it was a great proposal, and echoed Marie-Pierre's comments commending the applicants for following the proper approval process.

Marie-Pierre Dillenseger followed up asking if either applicant knew if there was a plan to replace all windows in the building at once, for all owners. She mentioned that there may be cost savings for buying and installing the windows in bulk.

Marc Maxwell explained that the issue in the condo documents stipulates that the ownership of the windows and openings falls under the control of the condo board, with the sashes and glass owned by

unit owners. Anderson windows were the official windows approved for replacements in the building by the Condo Board, but due to supply chain issues, they allowed Pella windows as a second option.

Steven Dana added that the Strathcona-on-the-Charles apartments at 992-993 Memorial Drive was looking to do their entire building envelope and windows at once. There is a lot of process, and all owners have different budgets and constraints.

Jim Van Sickle commented that he believes the windows proposed for the units were slightly different, but as the units are on different floors on different facades, they do not need the same level of scrutiny as they are close in design and detail.

Marie-Pierre Dillenseger made a motion to grant a Certificate of Appropriateness to all three cases as submitted. Peter Schur seconded the motion.

Jim Van Sickle began a voice vote with a vote of 3-0 in favor of the motion to approve the application. Approved

Approval of minutes for 06/12/23 public meetings.

Marie-Pierre Dillenseger made a motion to approve the minutes from the June 12, 2023 meeting pending minor edits. Peter Schur seconded the motion. The vote was unanimous to approve the minutes, 3-0.

The meeting adjourned at 6:45 PM.

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