

**Record of Half Crown-Marsh Case HCM-300 and Subsequent Appeal to CHC  
prepared by Samantha Paull, September 24, 2015**

I. Application & Supporting Documents Received by HCMNCDC

7/29/15 [Application received]  
7/29/15 Application for Certificate of Appropriateness, received from Anne Duggan & David Ranieri with attached plans and elevations by Philippe Saad architecture dated received July 29, 2015

II. Public Notices/Hearings Scheduled for HCMNCDC

7/30/15 Abutter Notification List prepared by Samantha Paull  
7/31/15 Legal Notice was sent to the *Cambridge Chronicle* for publication in the August 6, 2015 and August 13, 2015 editions  
8/03/15 Abutter Notifications were mailed by Samantha Paull  
8/06/15 Legal Notice published in *Cambridge Chronicle* of August 17, 2015 hearing [Note: for this and the following listed legal notices, the notice was also mailed to the individuals on the notification list, to the City Councilors, posted at the City Clerk's office, and the CHC website]  
8/12/15 Preliminary Agenda for HCMNCDC hearing of August 17, 2015  
8/13/15 Legal Notice published in *Cambridge Chronicle* of August 17, 2015 hearing  
8/17/15 [Public hearing of HCMNCDC]

III. Correspondence to the HCMNCDC Received

8/03/15 Email to Samantha Paull from Genevieve Wagenknecht  
8/04/15 Email to Genevieve Wagenknecht from Samantha Paull  
8/05/15 Email to Samantha Paull from Ted Wagenknecht  
8/05/15 Email to Ted Wagenknecht from Samantha Paull  
8/10/15 Email to Samantha Paull from Frank Neczypor  
8/10/15 Email to Samantha Paull from Frank Neczypor  
8/10/15 Email to Frank Neczypor from Samantha Paull  
8/10/15 Email to Samantha Paull from Ted Wagenknecht  
8/12/15 Letter to HCMNCDC from Tom Traynor  
8/17/15 E-mail to Ted Wagenknecht from Samantha Paull  
8/23/15 Email to Samantha Paull from Robert Ross  
8/24/15 Email to Leland Cheung from Charles Sullivan  
8/24/15 Email to Rosemary Previte from Charles Sullivan  
8/24/15 Email to Robert Ross from Charles Sullivan  
8/25/15 Email to Samantha Paull from Robert Ross  
8/26/15 Email to Robert Ross from Samantha Paull  
8/26/15 Email to Samantha Paull from Robert Ross

IV. Letters of Decision & Other Documents by Staff

8/12/15 Commission Review Worksheet prepared by Samantha Paull  
8/17/15 Photos of 41 Gibson Street provided at hearing by Samantha Paull

8/28/15 Certificate of Appropriateness issued for Case HCM-300  
9/21/15 Final Minutes of 8/17/15 hearing approved by HCMNCDC

V. Appeal Documents Received

9/01/15 Petition of 15 signatures appealing the decision of HCM-300  
9/02/15 Verification of 14 signatures of registered voters on petition  
received from Election Commission (one signed twice)

VI. Public Notices/Hearings Scheduled for CHC Appeal

9/17/15 Abutter Notification List (for appeal hearing) prepared by Sarah  
Burks  
9/17/15 Legal Notice published in *Cambridge Chronicle* of 10/01/15 appeal  
hearing  
[Note: in addition to the individuals on the notification list for the  
original case, the appeal notice was also sent to the members and  
alternates of the HCMNCDC, the CHC's regular monthly list of  
notice recipients, and the appellants (petitioners)]  
9/24/15 Legal Notice published in *Cambridge Chronicle* of 10/01/15 appeal  
hearing  
9/25/15 Agenda for CHC appeal hearing 10/01/15  
10/01/15 [CHC appeal hearing scheduled]

VII. Documents by Staff Re: Appeal

9/28/15 [Record of Case HCM-300 and accompanying memo issued]

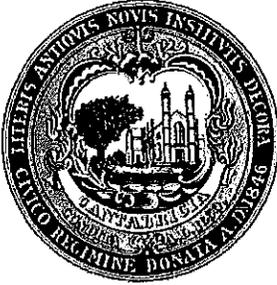
Abbreviations

CHC = Cambridge Historical Commission

HCMNCDC = Half Crown-Marsh Neighborhood Conservation District Commission

USPO = United States Post Office

I. Application & Supporting Documents Received



## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

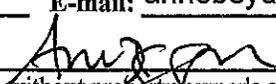
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)

URL: [http://www.cambridgema.gov/Historic/halfcrown\\_marsh\\_home.html](http://www.cambridgema.gov/Historic/halfcrown_marsh_home.html)

1. The undersigned hereby applies to the Half Crown-Marsh Neighborhood Conservation District Commission for a Certificate of (check type of certificate):  Appropriateness,  Nonapplicability, or  Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: 41 Gibson Street, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:  
(An additional page can be attached, if necessary).

please see attached page

<b>Name of Property Owner of Record:</b> <u>Anne Duggan &amp; David Ranieri</u>	
<b>Mailing Address:</b> <u>41 Gibson St, Cambridge, MA 02138</u>	
<b>Telephone/Fax:</b> <u>781-254-0921</u>	<b>E-mail:</b> <u>anneboydduggan@gmail.com</u>
<b>Signature of Property Owner of Record*:</b> <u></u>	
<small>(Required field; application will not be considered complete without property owner's signature)</small>	
<small>*I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.</small>	
<b>Name of proponent, if not record owner:</b> _____	
<b>Mailing Address:</b> _____	
<b>Telephone/Fax:</b> _____	<b>E-mail:</b> _____

<small>(for office use only):</small>		
<b>Date Application Received:</b> <u>7-29-15</u>	<b>Case Number:</b> <u>HCM-300</u>	<b>Hearing Date:</b> <u>8-17-15</u>
<b>Type of Certificate Issued:</b> <u>COA</u>	<b>Date Issued:</b> <u>AUG 28, 2015</u>	

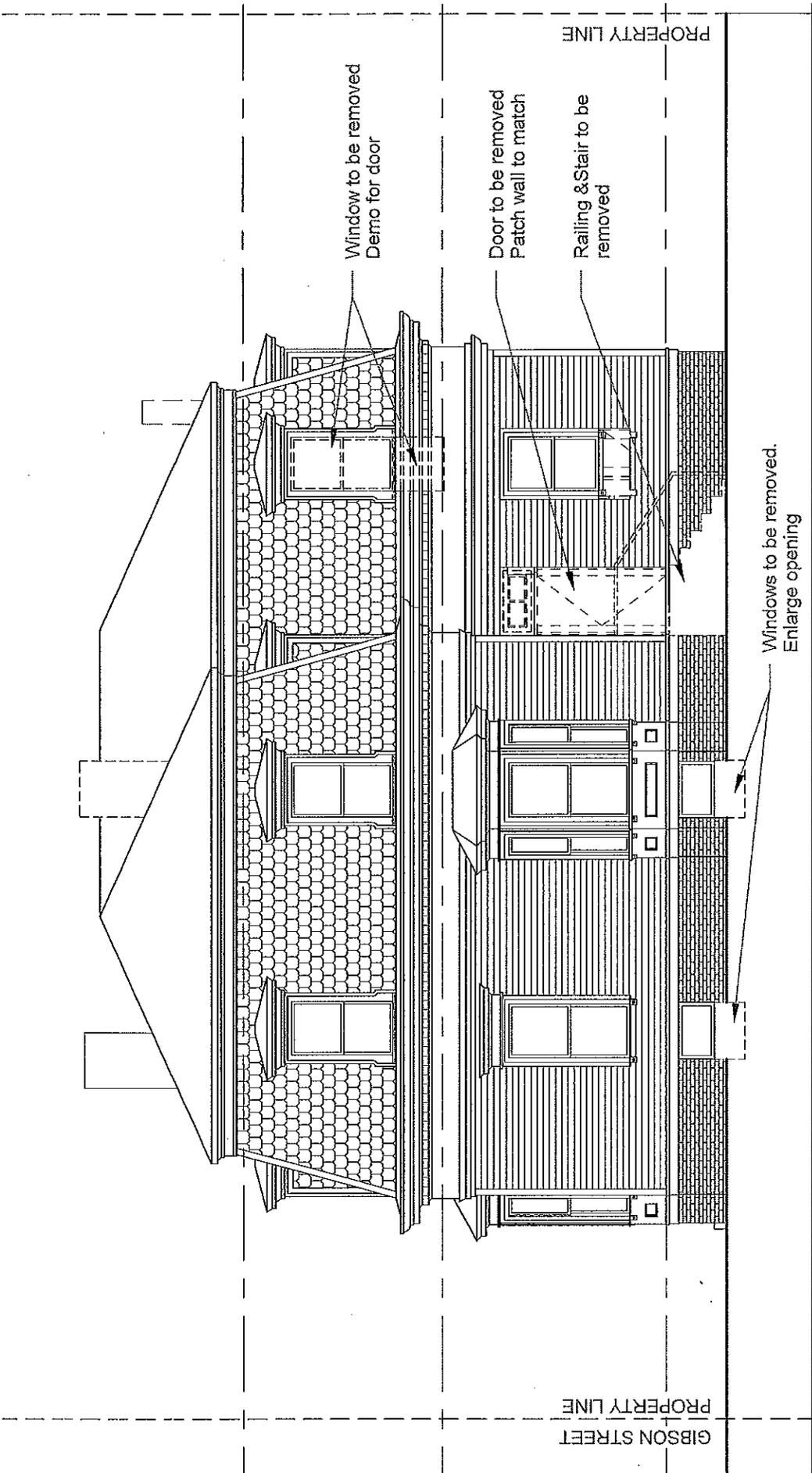
Below are the submitted changes, as provided in more detail on the attached plans:

**Specific alterations**

- (A) Enclose portion of the front porch to create a vestibule. Vestibule foundation to have brick facing above ground. The original molding will be kept and matching clapboard wood siding will be used. The original front door and its molding will be reused. The window and its molding that now opens into the porch will be reused as the vestibule window, opening to the north (and directly under existing window on second floor).
- (B) Remove of two non-functioning chimneys (in the back of the house and the middle). A third front chimney will remain, which is attached to a functional fireplace. Roof will be patched with comparable slate
- (C) Move bulkhead from west facing to north facing side of house. Remove existing bulkhead and fill in foundation, comparable brick or brick facing above ground. Install new bulkhead
- (D) Re-open north facing window. Existing molding will be reutilized and patched with matching wood molding as necessary. Original window will be relocated from another location in house
- (E) Add back entry. Remove back window (to be relocated to north facing, currently closed window – see D) and replace with two wood French doors. Add a small, wooden porch and stairs with, Victorian-style molding to access back yard.
- (F) Install shorter window and add a second matching shorter window. Both windows will be wood, double hung, single pane, (from Marvin or similar manufacturer) and of muntin composition comparable to existing downstairs windows and have comparable wood molding.
  - a. Existing window will be saved and relocated to Gibson facing, currently closed window – see H.
- (G) Existing south facing back door will be removed and patched with comparable wood clapboard.
- (H) Re-open window facing Gibson St. Existing molding will be reutilized and original window relocated from elsewhere
- (I) Enlarge basement windows (1 - below Gibson-facing bay window , 2 - below Kenway-facing single window and 3- -below Kenway-facing bay window). Three new double-hung wood windows will be added, compliant as egress windows, with window wells, also compliant for egress
- (J) Create wood balcony. Window to be replaced with wood and glass door to balcony. Railing to be of Victorian style.
- (K) Addition of A/C condenser past bulkhead (away from Gibson) on north facing side of house
- (L) Windows
  - The first floor windows will be restored. Storm windows will be added
  - Replacement windows on second floor to be wood, double-hung, single pane (from Marvin or similar manufacturer) comparable to existing downstairs windows

**Broad Repair**

- (A) Replace all damaged trim and clapboards with wood, all patching and trim to match existing
- (B) Remove shutters and patch
- (C) Restore slate roof utilizing comparable slate
- (D) Replace roof sash/ curtain with tin
- (E) Replace flat roof with rubber membrane, restore any underlying damage
- (F) Replace gutters where needed with wood or fiberglass gutters, comparable to existing
- (G) Replace gutter downspouts where needed with galvanized steel
- (H) Scrape and paint house, including trim, with primer and 2 coats of Benjamin Moore paint
- (I) Repoint and restore foundation to make water tight

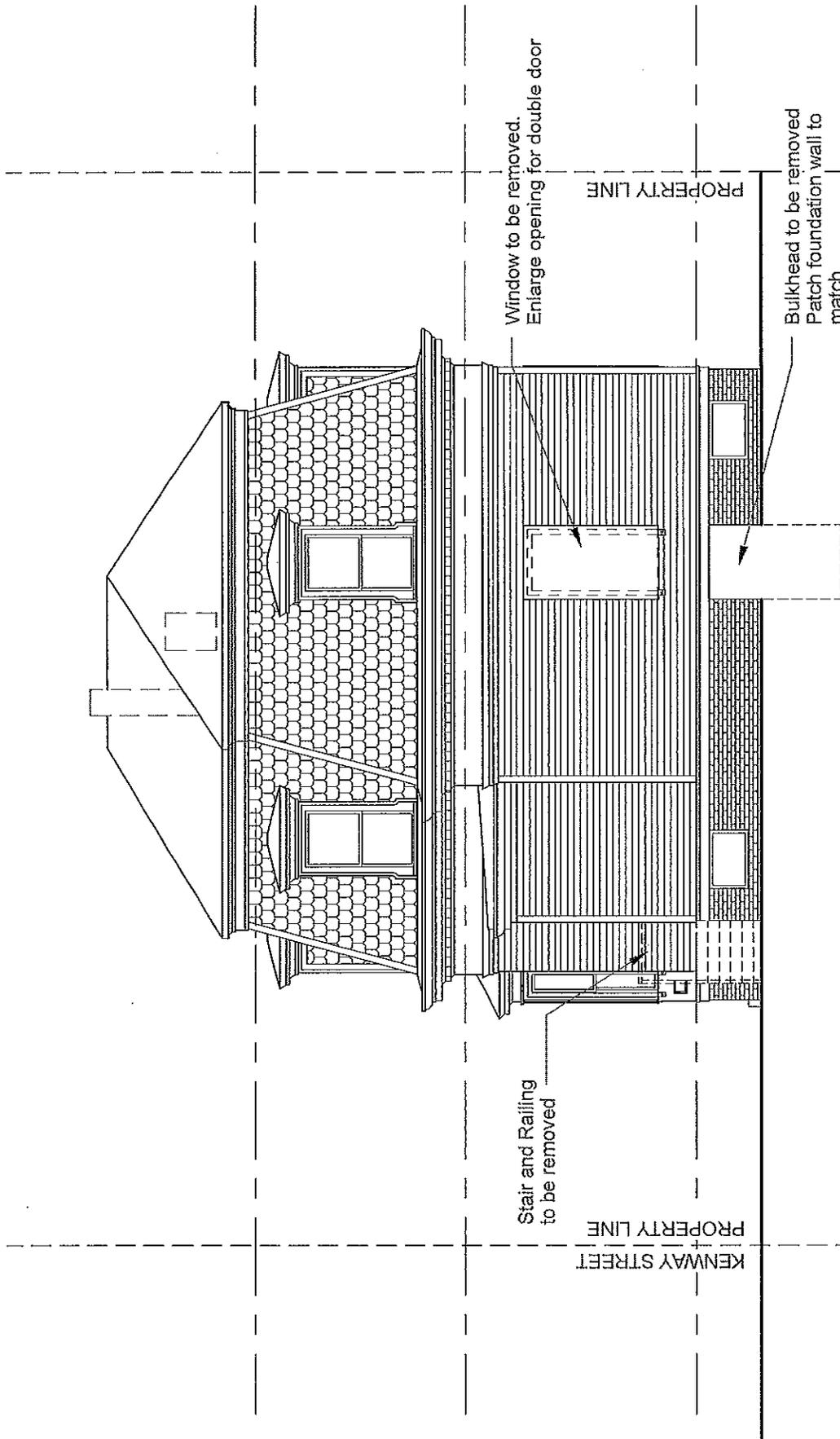


# 41 Gibson Street, Cambridge MA

E Elev Existing/ Demo

1/8" = 1'-0"

Philippe Saad, AIA

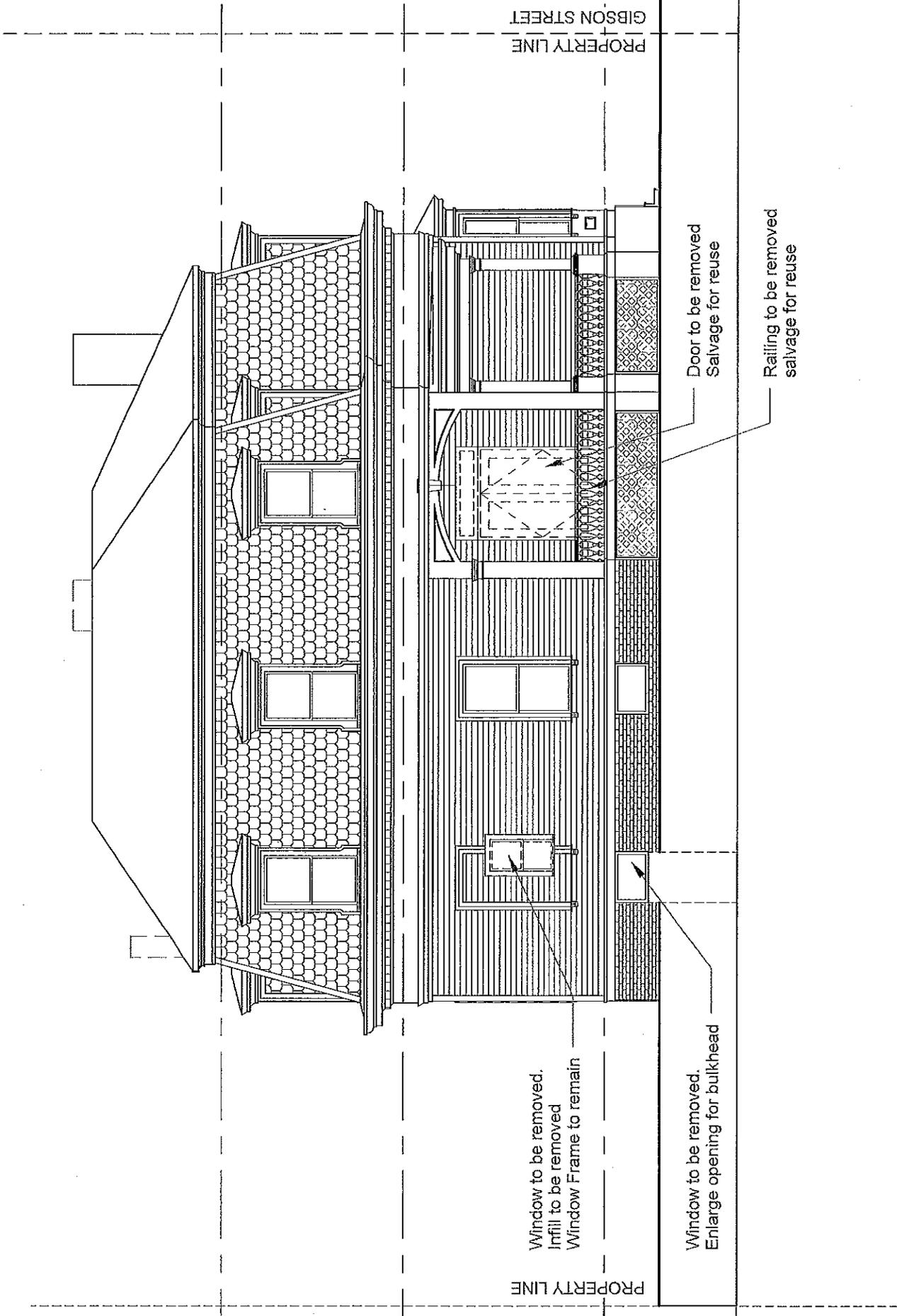


# 41 Gibson Street, Cambridge MA

N Elev. Existing/Demo

1/8" = 1'-0"

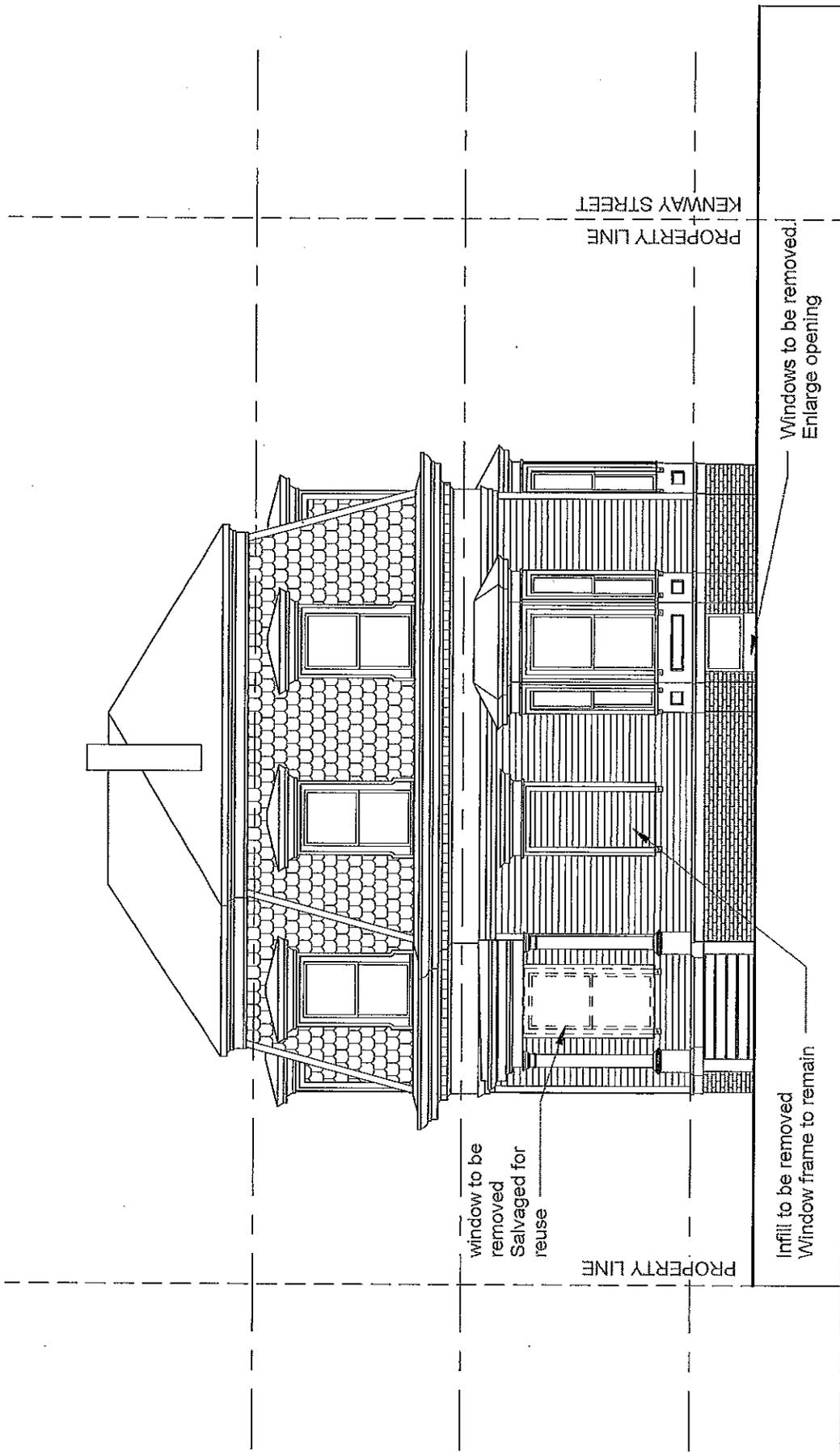
Philippe Saad, AIA



# 41 Gibson Street, Cambridge MA

W. Elev Existing/Demo 1/8" = 1'-0"

Philippe Saad, AIA



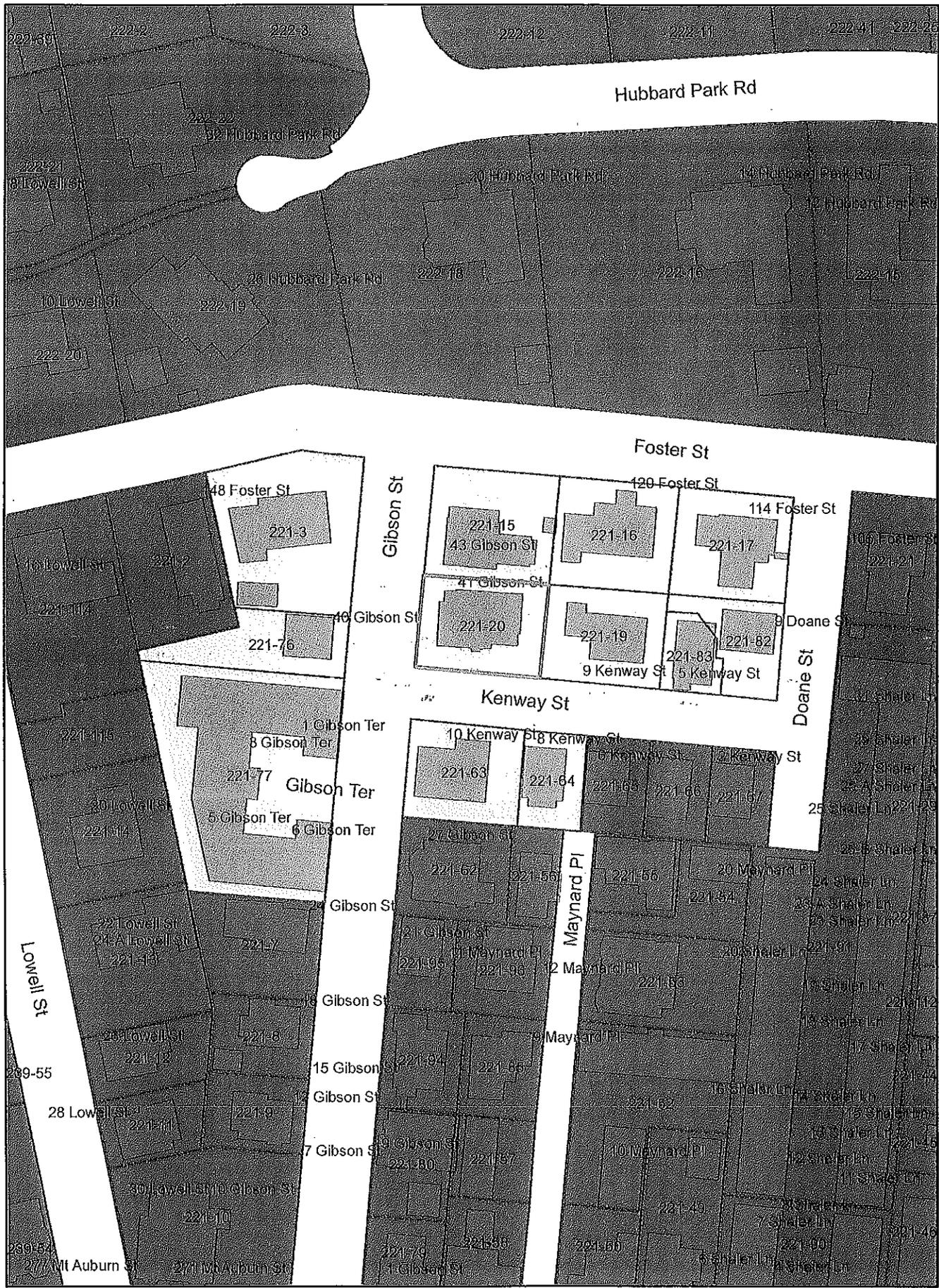
# 41 Gibson Street, Cambridge MA

S. Elev. Existing/Demo

1/8" = 1'-0"

Philippe Saad, AIA

## II. Public Notices/Hearings Scheduled



221-77  
COUNIHAN, CHRISTOPHER, TR. OF 38 GIBSON TERRACE  
NOMINEE TRUST  
67 S. BEDFORD ST., SUITE 400 WEST  
BURLINGTON, MA 01803

221-83  
5 KENWAY LLC  
955 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

221-82  
NECZYPOR, FRANCIS M.  
114 FOSTER STREET  
CAMBRIDGE, MA 02138

221-16  
VAN RANST, ELIZABETH & GERALD ZURIFF  
120 FOSTER ST  
CAMBRIDGE, MA 02138

221-17  
FRANCIS M. & ANN Z. NECZYPOR  
114 FOSTER ST.  
CAMBRIDGE, MA 02138

221-64  
THORESEN, ERIK & TRACI THORESEN  
8 KENWAY ST  
CAMBRIDGE, MA 02138

221-20  
PAUL KURT & BARBARA J. ACKERMANN  
41 GIBSON ST  
CAMBRIDGE, MA 02138

221-76  
MOYER, E. ROSS  
40 GIBSON ST  
CAMBRIDGE, MA 02138

221-15  
THEODORE & GENEVIEVE H. WAGENKNECHT  
43 GIBSON ST  
CAMBRIDGE, MA 02138

221-63  
ADAMS, FRANCES SHTULL  
10 KENWAY ST  
CAMBRIDGE, MA 02138

221-3  
MAHDABI, REZA & MARIE-PIERRE DILLESEGER  
140 FOSTER STREET  
CAMBRIDGE, MA 02138

221-19  
THOMAS & GABRIELA POMA TRAYNOR  
9 KENWAY ST  
CAMBRIDGE, MA 02138

Anne Duggan & David Ranieri  
41 Gibson Street  
Cambridge, MA 02138



## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)

URL: [http://www.cambridgema.gov/historic/halfcrown\\_marsh\\_home.html](http://www.cambridgema.gov/historic/halfcrown_marsh_home.html)

James Van Sickle, *Chair*, Judith Dortz, *Vice Chair*

William King, Deborah Masterson, *Members*

Marie-Pierre Dillenseger, Peter Schur, Charles Smith, *Alternates*

### Legal Notice

#### Half Crown-Marsh Neighborhood Conservation District Commission

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, August 17, 2015 at 6:00 PM at the Friends Meeting House, 5 Longfellow Park, Cambridge** to consider the following matter under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

**HCM-300: 41 Gibson St, by Anne Duggan & David Ranieri.** Enclose portion of front porch, second floor deck, exterior alterations, and renovation.

James Van Sickle, Chair

*Cambridge Chronicle*, 8/6/15 and 8/13/15

The City of Cambridge does not discriminate on the basis of disability. The Historical Commission will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to qualified individuals with disabilities upon request. For more information, contact the Historical Commission by calling 617-349-4683 or 617-349-6112 (TTY).

**Legal Notices**

HALF CROWN-MARSH 8/17/15  
HEARING

**LEGAL NOTICE**

Half Crown-Marsh  
Neighborhood Conservation  
District Commission

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**HCM-300: 41 Gibson St, by Anne Duggan & David Ranieri.**  
Enclose portion of front porch, second floor deck, exterior alterations, and renovation.

James Van Sickle, Chair

AD#13314185

Cambridge Chronicle 8/6, 8/13/15



## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)  
URL: [http://www.cambridgema.gov/Historic/halfcrown\\_marsh\\_home.html](http://www.cambridgema.gov/Historic/halfcrown_marsh_home.html)

James Van Sickle, *Chair* Judith Dortz, *Vice Chair*  
William King, Deborah Masterson, *Members*  
Marie-Pierre Dillenseger, Peter Schur, Charles Smith, *Alternates*

Date: August 12, 2015  
To: Members and Alternates of the Half Crown-Marsh NCD Commission  
From: Samantha Paull, Preservation Administrator  
Re: Agenda for August 17, 2015 meeting

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, August 17, 2015 at 6:00 PM at the Friends Meeting House, 5 Longfellow Park, Cambridge** to consider the following matter under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

### AGENDA

1. Public Hearing: Alterations to Designated Property

**HCM-300: 41 Gibson St, by Anne Duggan & David Ranieri.** Enclose portion of front porch, second floor deck, exterior alterations, and renovation.

2. Minutes

3. New Business

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HALF CROWN-MARSH 8/17/15  
HEARING

**LEGAL NOTICE**  
**Half Crown-Marsh**  
**Neighborhood Conservation**  
**District Commission**

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, August 17, 2015 at 6:00 PM** at the Friends Meeting House, 5 Longfellow Park, Cambridge to consider the following matter under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

**HCM-300: 41 Gibson St, by Anne Duggan & David Ranieri.**  
Enclose portion of front porch, second floor deck, exterior alterations, and renovation.

James Van Sickle, Chair

AD#13314185  
Cambridge Chronicle 8/6, 8/13/15

III. Correspondence to the Half Crown-Marsh Neighborhood  
Conservation District Commission Received

## Paull, Samantha

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**From:** Genevieve Wagenknecht <noreply-webcontactform@cambridgema.gov>  
**Sent:** Monday, August 03, 2015 9:38 PM  
**To:** Paull, Samantha  
**Subject:** Upcoming Half-Crown Marsh Commission Meeting Re: 41 Gibson St

Sender's Email: genevieve.groom@gmail.com Sender's Name: Genevieve Wagenknecht Sent from a web contact form at <http://www.cambridgema.gov/historic/contactforms/samanthapaul>

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Genevieve Wagenknecht  
43 Gibson Street  
Cambridge, MA 02138

Half Crown-Marsh Neighborhood Conservation District Commission  
831 Massachusetts Avenue, 2nd Fl.  
Cambridge, Massachusetts 02139

August 3, 2015

Dear Commission Members,

We are writing to you in reference to our neighbor's property that is up for consideration by the Commission – 41 Gibson Street, owned by Anne Duggan and David Ranieri. While they have not shared the full plans for the renovation to their home with us, we are aware of one major change that they would like to make to the property: the addition of a driveway to the Gibson Street side of the home. As we have told the homeowners directly, we are not in support of such a change. We find the location of their proposed driveway to pose several significant problems to us as their abutting neighbors.

First, it is our understanding that historically, the original driveway for the home was located on Kenway Street. That location had two advantages: it was adjacent to the driveway and garage of their neighbor on Kenway, and (since that side of Kenway Street does not permit parking) the curb cut did not reduce any available parking spots in the neighborhood.

Second, we are concerned that the proximity of a driveway to the front of our home could diminish the curb appeal, value and historic aesthetic of our house and theirs.

Third, the driveway will result in a car immediately outside of our main living area, close to the vents to our kitchen and in front of several windows. We believe this will result in car emissions from an idling vehicle entering our home.

Fourth, the addition of a curb cut to Gibson Street will further reduce the on street parking options in our neighborhood.

Fifth, based on a survey of our property done in 2013, we believe the required width of 10' for a driveway would not be possible without infringing on our property.

And, lastly, the addition of a driveway to their property will result in the loss of valuable green space that was long cultivated by the previous homeowner as a lovely natural garden between our two homes.

We are excited to have a new, young couple in the neighborhood who have expressed a strong desire to update and improve their lovely home. This kind of investment can only benefit us and the neighborhood and for that, we are thankful they are being as thoughtful and considerate as they are. We are also thankful that the Commission will take great care to review and evaluate their plans and its impact on the community, and most importantly, their immediate neighbors.

Kind regards,

Genevieve Wagenknecht

## **Paull, Samantha**

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**From:** Paull, Samantha  
**Sent:** Tuesday, August 04, 2015 12:17 PM  
**To:** genevieve.groom@gmail.com  
**Subject:** RE: Upcoming Half-Crown Marsh Commission Meeting Re: 41 Gibson St

Genevieve,

The Commission is not reviewing the addition of a driveway as the parking will be located behind the front plane of the structure. The District Order states that driveways are not reviewed only parking spaces located in front of the structure (from the front plane of the house forward to the street). A curb cut will be reviewed by Council as part of a separate application, which you will be notified about by the Clerk; however, I will not be your contact for that.

The upcoming hearing is in regard to the renovation of the structure at 41 Gibson St. The applicant is proposing to restore windows, alter some existing window openings, and install a second floor deck.

Please let me know if you have any other questions. Have a lovely week!

Sincerely,  
Samantha Paull  
Preservation Administrator  
Cambridge Historical Commission  
spaull@cambridgema.gov  
617.349.4686  
For hours and research info: [www.cambridgema.gov/historic](http://www.cambridgema.gov/historic)

-----Original Message-----

**From:** Genevieve Wagenknecht [mailto:noreply-webcontactform@cambridgema.gov]  
**Sent:** Monday, August 03, 2015 9:38 PM  
**To:** Paull, Samantha <spaull@cambridgema.gov>  
**Subject:** Upcoming Half-Crown Marsh Commission Meeting Re: 41 Gibson St

Sender's Email: genevieve.groom@gmail.com Sender's Name: Genevieve Wagenknecht Sent from a web contact form at <http://www.cambridgema.gov/historic/contactforms/samanthapaull>

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Genevieve Wagenknecht  
43 Gibson Street  
Cambridge, MA 02138

Half Crown-Marsh Neighborhood Conservation District Commission  
831 Massachusetts Avenue, 2nd Fl.  
Cambridge, Massachusetts 02139

August 3, 2015

Dear Commission Members,

We are writing to you in reference to our neighbor's property that is up for consideration by the Commission – 41 Gibson Street, owned by Anne Duggan and David Ranieri. While they have not shared the full plans for the renovation to their home with us, we are aware of one major change that they would like to make to the property: the addition of a driveway to the Gibson Street side of the home. As we have told the homeowners directly, we are not in support of such a change. We find the location of their proposed driveway to pose several significant problems to us as their abutting neighbors.

First, it is our understanding that historically, the original driveway for the home was located on Kenway Street. That location had two advantages: it was adjacent to the driveway and garage of their neighbor on Kenway, and (since that side of Kenway Street does not permit parking) the curb cut did not reduce any available parking spots in the neighborhood.

Second, we are concerned that the proximity of a driveway to the front of our home could diminish the curb appeal, value and historic aesthetic of our house and theirs.

Third, the driveway will result in a car immediately outside of our main living area, close to the vents to our kitchen and in front of several windows. We believe this will result in car emissions from an idling vehicle entering our home.

Fourth, the addition of a curb cut to Gibson Street will further reduce the on street parking options in our neighborhood.

Fifth, based on a survey of our property done in 2013, we believe the required width of 10' for a driveway would not be possible without infringing on our property.

And, lastly, the addition of a driveway to their property will result in the loss of valuable green space that was long cultivated by the previous homeowner as a lovely natural garden between our two homes.

We are excited to have a new, young couple in the neighborhood who have expressed a strong desire to update and improve their lovely home. This kind of investment can only benefit us and the neighborhood and for that, we are thankful they are being as thoughtful and considerate as they are. We are also thankful that the Commission will take great care to review and evaluate their plans and its impact on the community, and most importantly, their immediate neighbors.

Kind regards,

Genevieve Wagenknecht

## Paull, Samantha

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**From:** Ted Wagenknecht <tw@appliedfr.com>  
**Sent:** Wednesday, August 05, 2015 10:55 AM  
**To:** Paull, Samantha  
**Subject:** Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson

Dear Samantha,

My name is Ted Wagenknecht, and my wife, Genevieve, wrote to you yesterday regarding an upcoming Half Crown Marsh meeting in which exterior plans for 41 Gibson Street will be considered. We were puzzled by your comment that the District Order means that the owner's driveway proposal will not be considered by the commission because the car will not be parked in front of the building plane. I wanted to write to suggest that the commission absolutely should have purview over this decision, because the simple act of constructing a driveway from the curb to the building is a material change in the historical landscape (and the front plane of the house). Whether or not a car is eventually parked further back alongside a house still doesn't change the fact that (in this case specifically) a beautiful stretch of greenspace will be paved over—against the historical usage of the space, and against the historical location of the driveway on Kenway street. Further- if no comment is made- there would be no way for the commission to actually ensure that a car is actually parked behind the building plane—or whether or not the owner will park two cars, or three, filling up the entire space in front of a in back of the front plane. I would think (and even hope) that because a driveway requires a significant change to the front “plane” of the house that the commission would be intensely interested (and within their right) to maintain an appropriate use and development of this space. I respectfully ask that you bring this matter up to the commission in your next communication.

Also- you mentioned that a “curb cut” will be reviewed by Council as part of a separate application, and that we would be notified by the Clerk—what is the format for that contact? Will they write to us? Call us? You also mentioned a second floor roof deck- we were not aware of this- where is the proposed roof deck going to be located?

Best,  
Ted Wagenknecht

## Paull, Samantha

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**From:** Paull, Samantha  
**Sent:** Wednesday, August 05, 2015 4:42 PM  
**To:** Ted Wagenknecht  
**Subject:** RE: Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson  
**Attachments:** 201508051629.pdf

Dear Mr. Wagenknecht,

Please see the district order as it explicit exempts the regulation of new driveways that are substantially on grade under item "V. Exemptions" in the order found here:

[http://www.cambridgema.gov/~media/Files/historicalcommission/pdf/hc\\_marsh\\_consol\\_order.pdf](http://www.cambridgema.gov/~media/Files/historicalcommission/pdf/hc_marsh_consol_order.pdf)

I can still forward your comments to the Commission to make them aware of your concern. I would advise you to follow up during the curb cut application process with Council, which as an abutter you'll be notified of. As part of the curb cut process, the applicant has a form that abutters sign stating their support or objection. While it isn't the final say of whether it gets approved, it does get factored into the process. As I mentioned, the council process will be the best venue regarding comments about the new curb cut and driveway.

As for the proposed project, the proposed plans and existing elevations are attached. Please let me know if you have any questions or concerns. Have a good evening.

Sincerely,

Samantha Paull

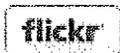
*Preservation Administrator*

Cambridge Historical Commission

spaul@cambridgema.gov

617.349.4686

For hours and research info: [www.cambridgema.gov/historic](http://www.cambridgema.gov/historic)



**From:** Ted Wagenknecht [mailto:tw@appliedfr.com]  
**Sent:** Wednesday, August 05, 2015 10:55 AM  
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Dear Samantha,

My name is Ted Wagenknecht, and my wife, Genevieve, wrote to you yesterday regarding an upcoming Half Crown Marsh meeting in which exterior plans for 41 Gibson Street will be considered. We were puzzled by your comment that the District Order means that the owner's driveway proposal will not be considered by the commission because the car will not be parked in front of the building plane. I wanted to write to suggest that the commission absolutely should have purview over this decision, because the simple act of constructing a driveway from the curb to the building is a material change in the historical landscape (and the front plane of the house). Whether or not a car is eventually parked further back alongside a house still doesn't change the fact that (in this case specifically) a beautiful stretch of greenspace will be paved over--against the historical usage of the space, and against the historical location of the driveway on Kenway street. Further- if no comment is made- there would be no way for the commission to actually ensure that a car is actually parked behind the building plane--or whether or not the owner will park two cars, or three,

filling up the entire space in front of a in back of the front plane. I would think (and even hope) that because a driveway requires a significant change to the front "plane" of the house that the commission would be intensely interested (and within their right) to maintain an appropriate use and development of this space. I respectfully ask that you bring this matter up to the commission in your next communication.

Also- you mentioned that a "curb cut" will be reviewed by Council as part of a separate application, and that we would be notified by the Clerk--what is the format for that contact? Will they write to us? Call us? You also mentioned a second floor roof deck- we were not aware of this- where is the proposed roof deck going to be located?

Best,  
Ted Wagenknecht

## Paull, Samantha

---

**From:** Frank Neczypor <fmneczypor@outlook.com>  
**Sent:** Monday, August 10, 2015 12:19 PM  
**To:** Paull, Samantha  
**Cc:** 'Francis Neczypor'; tw@appliedfr.com  
**Subject:** RE: Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson

Dear Samantha Paull,

I had asked Mr. Wagenknecht to forward to me the correspondence and plans for the conversion of 41 Gibson street. As background, I have lived at 114 Foster street for 30 years and in Cambridge for 30 years. I am also the owner of 9 Doane street.

I purchased 9 Doane as a result of the "glacial" level of residential conversions and rehabilitations on Doane, Kenway, Gibson and Foster street since 1990. I have maintained the exterior envelope of that property and the property at 114 foster street.

As such and as a matter of standing, I have owned the 2 properties at the end of the Foster street and Kenway street block that have direct sight lines to the back of the property at 4 Gibson for 25 and 15 years respectfully.

Based on my understanding of the drawings, it appears that every side of the property will be materially changed. In addition a driveway and curb-cut is proposed to allow for the parking of cars on the side lawn of the property .

Whereas, I would expect the zoning board and the Cambridge Inspectional service department to enforce the existing zoning ordinance, I would expect your authority to comment on the proposed changes as they impact the "historic" nature of the neighborhood.

Clearly, I embrace the concept of "de gustibus non est disputandum", however, allowing cars to be parked on the front lawn, adding a second story deck to observe the neighborhood , and adding doors in lieu of windows in the basement and second floor seems excessive to the principal of maintaining the current neighborhood condition of the property.

Therefore I respectfully request that the Commission object to the changes as presently drafted to 41 Gibson street due to the nature, size and concept relative to the current structure.

Please do hesitate to contact me and I appreciate your attention to this matter.

Regards,

Frank Neczypor  
Francis M Neczypor

75 Arlington Street Suite 500  
Boston Ma. 02116

fmneczypor@outlook.com  
617- 571- 6084 Cell  
617 -848 -4501 Office

---

From: Paull, Samantha <[spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)>  
Sent: Wednesday, August 5, 2015 4:42 PM  
Subject: RE: Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson  
To: Ted Wagenknecht <[tw@appliedfr.com](mailto:tw@appliedfr.com)>

Dear Mr. Wagenknecht,

Please see the district order as it explicit exempts the regulation of new driveways that are substantially on grade under item "V. Exemptions" in the order found here:[http://www.cambridgema.gov/~media/Files/historicalcommission/pdf/hc\\_marsh\\_consol\\_order.pdf](http://www.cambridgema.gov/~media/Files/historicalcommission/pdf/hc_marsh_consol_order.pdf)

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As for the proposed project, the proposed plans and existing elevations are attached. Please let me know if you have any questions or concerns. Have a good evening.

Sincerely,  
Samantha Paull  
*Preservation Administrator*  
Cambridge Historical Commission  
[spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)  
[617.349.4686](tel:617.349.4686)  
For hours and research info: [www.cambridgema.gov/historic](http://www.cambridgema.gov/historic)

## Paull, Samantha

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**From:** Frank Neczypor <fmneczypor@outlook.com>  
**Sent:** Monday, August 10, 2015 2:08 PM  
**To:** Paull, Samantha  
**Cc:** tw@appliedfr.com; 'Francis Neczypor'  
**Subject:** RE: Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson

To all addresses:

I have changed a few points in the initial submission.

Please use this document as the final transmission.

Regards,

Francis M Neczypor

75 Arlington Street Suite 500  
Boston Ma. 02116

fmneczypor@outlook.com  
617- 571- 6084 Cell  
617 -848 -4501 Office

**From:** Frank Neczypor [mailto:fmneczypor@outlook.com]  
**Sent:** Monday, August 10, 2015 12:19 PM  
**To:** spaul@cambridgema.gov  
**Cc:** 'Francis Neczypor' <fmneczypor@outlook.com>; tw@appliedfr.com  
**Subject:** RE: Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson

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Sincerely,

Samantha Paull

*Preservation Administrator*

Cambridge Historical Commission

[spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)

[617.349.4686](tel:617.349.4686)

For hours and research info: [www.cambridgema.gov/historic](http://www.cambridgema.gov/historic)

## Paull, Samantha

---

**From:** Paull, Samantha  
**Sent:** Monday, August 10, 2015 2:18 PM  
**To:** Frank Neczypor  
**Cc:** tw@appliedfr.com  
**Subject:** RE: Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson

Mr. Neczypor,

I will make sure the Commission gets a copy of your comments.

As for the windows on the basement, they are not being altered to doors. They are being amended to larger windows to let light into the basement.

Cars are not proposed to be parked on the front lawn. The driveway is proposed for the side between houses on Gibson Street, not the front lawn between the structure's front elevation and Gibson St. Additionally, the Commission does not review driveways per the District Order.

Please let me know if you have any questions about the proposal.

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*Preservation Administrator*  
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For hours and research info: [www.cambridgema.gov/historic](http://www.cambridgema.gov/historic)



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To all addresses:

I have changed a few points in the initial submission.

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Regards,

Francis M Neczypor

75 Arlington Street Suite 500

Boston Ma. 02116

[fmneczypor@outlook.com](mailto:fmneczypor@outlook.com)

617- 571- 6084 Cell

617 -848 -4501 Office

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**Sent:** Monday, August 10, 2015 12:19 PM

**To:** [spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)

**Cc:** 'Francis Neczypor' <[fmneczypor@outlook.com](mailto:fmneczypor@outlook.com)>; [tw@appliedfr.com](mailto:tw@appliedfr.com)

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## Paull, Samantha

---

**From:** Ted Wagenknecht <tw@appliedfr.com>  
**Sent:** Monday, August 10, 2015 3:02 PM  
**To:** Paull, Samantha; Frank Neczypor  
**Subject:** RE: Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson

Samantha- is it possible to recommend to the commission that they (even though they do not "review" the driveway proposal) include language in their report to the city stating whether or not they believe the driveway to be congruent to the historical nature of the home? There has to be some way for the commission to make their opinion of a driveway known?

Theodore H. Wagenknecht, CFA  
Portfolio Manager  
Applied Fundamental Research, LLC  
50 Church Street, 5<sup>th</sup> Floor  
Cambridge, MA 02138  
(O) (617) 360-7176  
(M) (781) 801-2847

**From:** Paull, Samantha [mailto:spaul@cambridgema.gov]  
**Sent:** Monday, August 10, 2015 2:18 PM  
**To:** Frank Neczypor  
**Cc:** Ted Wagenknecht  
**Subject:** RE: Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson

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**Sent:** Monday, August 10, 2015 2:08 PM  
**To:** Paull, Samantha <[spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)>  
**Cc:** [tw@appliedfr.com](mailto:tw@appliedfr.com); 'Francis Neczypor' <[fmneczypor@outlook.com](mailto:fmneczypor@outlook.com)>  
**Subject:** RE: Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson

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Regards,

Francis M Neczypor

75 Arlington Street Suite 500  
Boston Ma. 02116

[fmneczypor@outlook.com](mailto:fmneczypor@outlook.com)  
617- 571- 6084 Cell  
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**Sent:** Monday, August 10, 2015 12:19 PM  
**To:** [spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)  
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Francis M Neczypor

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Sent: Wednesday, August 5, 2015 4:42 PM  
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To: Ted Wagenknecht <[tw@appliedfr.com](mailto:tw@appliedfr.com)>

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Sincerely,

Samantha Paull

*Preservation Administrator*

Cambridge Historical Commission

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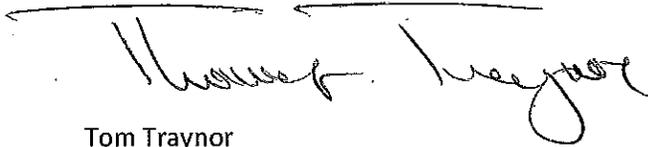
Tom Traynor  
9 Kenway Street  
Cambridge, MA 02138

To the Half-Crown March Neighborhood Conservation District,

I am writing to express my support for the proposed 41 Gibson Street renovations.

I own the house directly next to 41 Gibson on Kenway. The condition of 41 Gibson is very poor, and the renovations will provide much needed maintenance. Further, I believe that proposed renovations are fully consistent with the character of the neighborhood and the results will be a huge improvement to the entire neighborhood.

Thank you,

A handwritten signature in cursive script that reads "Tom Traynor". The signature is written in black ink and is positioned above the printed name.

Tom Traynor

RECEIVED  
AUG 12 2015  
CAMBRIDGE HISTORICAL COMMISSION

## Paull, Samantha

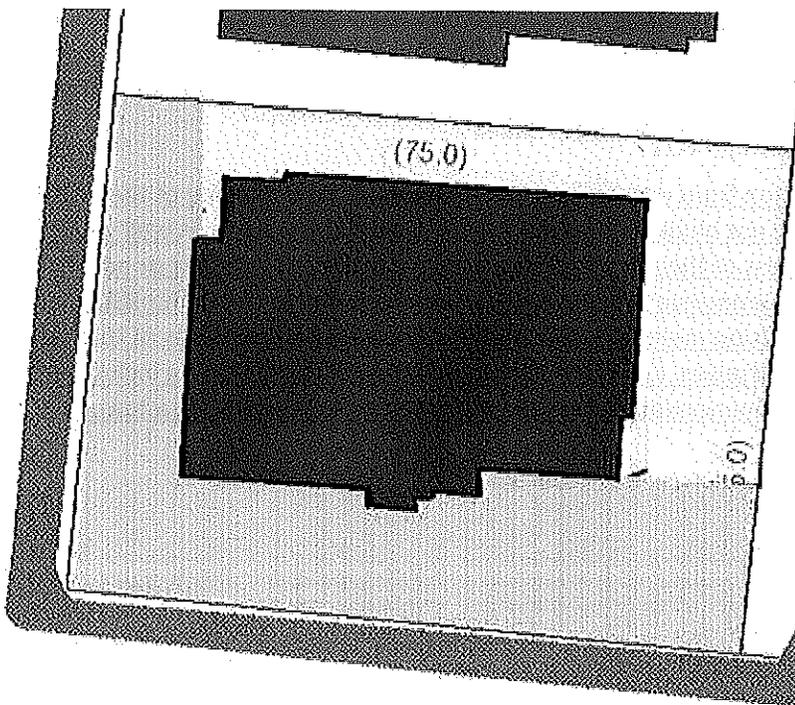
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**From:** Paull, Samantha  
**Sent:** Monday, August 17, 2015 11:52 AM  
**To:** Ted Wagenknecht; Frank Neczypor; mpdillenseger@gmail.com  
**Subject:** RE: HCM Commission Submission for Aug 17th Hearing

Ted,

I have already printed the emails received and the Commission will be aware of public comments. The District Order is explicit. I did not write it, I facilitate the hearings.

As for the front plane question you had. That means the front wall forward to the street. The purple area shows the area in front of the front plane.



I hope this clarifies things for you. Let me know if you have any other questions.

Sincerely,  
Samantha Paull  
Preservation Administrator  
Cambridge Historical Commission  
spaul@cambridgema.gov  
617.349.4686  
For hours and research info: [www.cambridgema.gov/historic](http://www.cambridgema.gov/historic)



**From:** Ted Wagenknecht [mailto:tw@appliedfr.com]  
**Sent:** Friday, August 14, 2015 12:37 PM

To: Paull, Samantha <spaul@cambridgema.gov>; Frank Neczypor <fmneczypor@outlook.com>;  
mpdillenseger@gmail.com  
Subject: HCM Commission Submission for Aug 17th Hearing

Dear Samantha,

I have read the district order that you sent along, and note that the following language DOES NOT EXEMPT or PREVENT the Commission from commenting on the proposed driveway proposal in the materials shared with The Board of Zoning Appeal, the Commissioner of Inspectional Services, and other city boards, agencies and officials, but simply states that the Commission's recommendation to these agencies on matters such as these are not binding. The passage from the district order is re-written below:

*"The authority of the Commission shall be binding except with regard to the categories of structures or exterior architectural features identified in Section V below.*

*V. Exemptions.*

*The authority of the Commission shall not extend to the following categories of structures or exterior architectural features, and such structures or features may be constructed or altered without review by the Commission:*

*A. Terraces, walks, driveways, sidewalks and similar structures substantially at grade level, provided, however, that they are not to be used for parking between the street and either the principal front wall plane of a building or the principal front and side wall planes of a building that occupies a corner property."*

Nothing in this language PREVENTS the commission from expressing their opinion on the suitability of the proposed driveway. It simply states that these opinions are not binding. The Half Crown-Marsh Commission is well within their purview to state an opinion on the appropriateness of the proposed driveway regardless of whether or not this opinion is binding. Therefore I respectfully ask that both Genevieve Wagenknecht's original letter to the Commission (sent to you via your website) be forwarded on to Commission members, AND FURTHER, based on the merits of that letter and the concerns brought forth by abutters such as ourselves, I respectfully request that the Commission include in their report to be shared with other city agencies a recommendation that the proposed driveway NOT be allowed.

Best,  
Ted Wagenknecht  
43 Gibson Street

From: Paull, Samantha <spaul@cambridgema.gov>  
Sent: Wednesday, August 5, 2015 4:42 PM  
Subject: RE: Upcoming Half Crown-Marsh Commission Meeting Re: 41 Gibson  
To: Ted Wagenknecht <tw@appliedfr.com>

Dear Mr. Wagenknecht,

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Theodore H. Wagenknecht, CFA  
Portfolio Manager  
Applied Fundamental Research, LLC  
50 Church Street, 5<sup>th</sup> Floor  
Cambridge, MA 02138  
(O) (617) 360-7176  
(M) (781) 801-2847

**Paull, Samantha**

---

**From:** Robert Ross <rn01ross@gmail.com>  
**Sent:** Sunday, August 23, 2015 1:20 PM  
**To:** Paull, Samantha  
**Subject:** 41 Gibson Street renovation proposal  
**Attachments:** Commission letter.9.21.docx

Dear Samantha Paull,

I have sent the attached letter regarding the proposal to renovate 41 Gibson Street to Charles Sullivan, Ted Beaty, and Leland Cheung. Would you please see that the members of the Half Crown-Marsh Neighborhood Conservation District Commission also get copies. I would have contact them directly but there seems to be no way.

Thank you for your help in this matter.

Robert N. Ross  
10 Kenway Street  
Cambridge, MA 02138  
Mobile: 617.501.3800  
Telephone and FAX: 617.945.5084

**Paull, Samantha**

---

**From:** Sullivan, Charles M.  
**Sent:** Monday, August 24, 2015 3:40 PM  
**To:** tw@appliedfr.com  
**Cc:** Cheung, Leland  
**Subject:** RE: 41 Gibson Street Historical Commission Application for Change

Mr. Wagenknecht,

I received your communication regarding the 41 Gibson Street matter that the Half Crown Marsh Neighborhood Conservation District (NCD) Commission heard recently, and I will share your concerns with them.

The ordinance governing neighborhood conservation district commissions provides for appeals of NCD decisions to the Cambridge Historical Commission. Appeals must be filed by ten registered voters within twenty business days of the filing of the Commission's decision with the City Clerk. The Commission will review the record and determine whether due-process procedures have been followed or whether the NCD commission has been arbitrary or capricious, but the Historical Commission will not substitute its judgment for that of the NCD Commission.

Because of public notice requirements, the next available Historical Commission hearing will be on Thursday, October 1. To get on the agenda for that date, we will need to receive an appeal no later than September 10.

Charles Sullivan

---

Charles Sullivan, Executive Director  
Cambridge Historical Commission  
831 Massachusetts Avenue  
Cambridge, Mass. 02140  
617 349-4684

-----Original Message-----

From: Ted Wagenknecht [mailto:noreply-webcontactform@cambridgema.gov]  
Sent: Monday, August 24, 2015 2:09 PM  
To: Sullivan, Charles M. <csullivan@cambridgema.gov>  
Subject: 41 Gibson Street Historical Commission Application for Change

Sender's Email: tw@appliedfr.com  
Sender's Name: Ted Wagenknecht  
Sent from a web contact form at <http://www.cambridgema.gov/historic/contactforms/charlesmsullivan>

-----

Dear Mr. Sullivan- attached is a letter written to Leland Cheung asking him to revisit last week's Half Crown-Marsh Historical Commission decision regarding 41 Gibson Street. I am writing you to encourage you to do the same. Both myself and my concerned neighbors would like the Historical Commission to step-in and revisit this decision.

Best,  
Ted

Leland Cheung  
Cambridge City Councillor

Via email

cc: Charles Sullivan

Re: 41 Gibson Street Historical Commission Application for Change

Dear Councillor Cheung,

My name is Ted Wagenknecht, and I am one of your constituents living in the Half Crown-Marsh conservation district at 43 Gibson Street, Cambridge. I am writing you for your help (based on your promise to your community) in creating a neighborhood that lives up to your promise of "inclusionary zoning" for all.

Last week on the 17th of August, our local "Half Crown-Marsh Historical Commission" held a "hearing" on proposed changes to one of the most historical homes in our area, 41 Gibson St, the former home of Barbara Ackermann, the first female mayor of Cambridge. While I believe our city should claim this property as a special "historical" home, I will leave that aside (with the hope that YOU will take that up on your own) and speak solely to what I believe is one of the most ridiculous examples of how this neighborhood "commission" is failing (miserably) to live up to the needs of the neighborhood and the city.

On the 17th, 6 of the 7 (85.7%) homeowners who are abutters of the subject property (41 Gibson Street) took time out of their lives to appear at the "Commission" meeting to express their (overwhelmingly negative) views on the proposed changes to the Ackermann home. These views were all but ignored by the "Commission"- led by two "alternates"- who refused to allow us, as the concerned public, to express our dismay at the proposed changes to the property, and who- despite numerous actions that showed no care about the input of these 86% of neighbors, allowed the proposed plans- many of which destroy this historical home- to continue (un-abated).

I am writing to ask for YOU to step-in and STOP this action by the "Commission", and require a "revised hearing". Our reasons are several-fold: the "Commission", which voted 3 to 2 to "approve" these plans, included: a) 1 member who spent the majority of the meeting on her cell-phone answering calls, (and thus not listening to the concerns of the public during the meeting), and a Chair and Vice-Chair who are "Alternates"; b) the architect representing the proposed property owners severely mis-labeled his drawings, in which the east-facing façade was labelled "north facing" and all others were wrongly labelled, leading the "Commission" to be severely confused; c) the new property owner FAILED to deliver a "site plan" which is required by the "Commission" to make a decision, adding to the "confusion" of the commission, and potentially allowing un-approved or un-documented changes to be made to the site over time; d) several previously un-announced changes were added during the meeting: (the addition of "zoning inappropriate" air-conditioner units within plain sight of the street, and a "deck" (previously downplayed as an aesthetic and non-usable space, but described to the "Commission" during the hearing as a substantial addition of outdoor space) on the second floor of the proposed property that completely ignores the historical profile of the home), and were announced only during the "hearing", which were all ignored and accepted by this "board" in their ultimate "decision".

Further, the failure of the applicant to include a site plan for review by the "Commission", and the Commission's failure to require such a site plan to be provided before rendering an approval, could allow for the ultimate inclusion of elements that define "EXCLUSIONARY ZONING"- namely- the applicant wants to develop a parking space on the Gibson side of their lot, which, in addition to not conforming to the zoning requirements for such an addition, would eliminate street-level parking that is used and needed by the numerous rental tenants in the neighborhood, (parking which is already lacking). Further, this proposed parking space would "pave over" significant marshland greenspace that everyone in the neighborhood enjoys, and which was carefully cultivated by Barbara Ackermann for decades. Despite unanimous rejection by the neighbors in attendance, because the "Commission" failed to withhold approval or express their concerns over this element (which, while not binding, is their right and duty to do) plans for a parking space addition and other exterior site-related elements will likely go directly through the "historical commission" to the next level of decision makers (who are even further removed from the sensitive nature of these matters).

Why did the Commission NOT incorporate their comments on this element of the plan in their decision despite their overwhelmingly (based on their own statements during the hearing) negative opinion on the development of a driveway on the "Gibson Street" side of their property? Because the Cambridge appointed "liason", Samantha Paull, failed to allow the "Commission" to express this opinion, having mis-interpreted and mis-understood the mandate of the Commission to not include purview over items such as these. This further added to the Commission's confusion about what they can and cannot comment on (for your reference the Order by which the Commission was established allows the Commission to make comments on certain elements like driveways, walking paths, etc, although this opinion is not binding on the City Council). When this liason's uninformed opinion is combined with the fact that the new property owners FAILED to submit a site plan to the "Commission", and failed to deliver a "real and authentic" "PLAN" for their property (having excluded items like landscaping and development mitigation, because, again, they had been told by Ms. Paull that each was "beyond the scope of the (Commission)" (which is false)), one cannot help but to believe that neither the Commission nor Ms. Paull had any idea what they were doing in this meeting. Their knee-jerk reaction was to simply approve the plans full-stop- (including items altered last minute at the meeting, plans mis-labeled by the architect, without a site plan, without a property plan, and knowing full well that certain items (those most directly related to EXCLUSIONARY ZONING ELEMENTS) had been purposefully "excluded" at the suggestion of the liason, and that 6 out of 7 bordering neighbors objected to these plans). This was not an organized process- this was a calamity. Adding insult to injury was the seconding voter-- the lady who spent half of the meeting talking on her cell phone outside the building.

Our neighborhood is a beautiful example of what makes Cambridge special with respect to architectural differences, what allows West Cambridge to be a leader in inclusionary zoning, and what allows us to be a leader in architectural "difference": This farce of a "Commission"- led by a liason who was confused as to the Commission's role and rights in the process, and who allowed the applicant to submit an incomplete application- ignored all of these principals and paved the way for these new owners to radically change the landscape of this neighborhood, including eliminating parking for rental units on our block, and permitting the construction of a new deck that looks straight into the bathroom of a neighbor.

Leland, please stop this "Commission" from approving these plans. Where else have you seen 6/7 of all homes abutting a property raise such strong objections to plans of change? Please call for a second hearing- attended by yourself and others of the city's highest historical commission- to set right this obvious and glaring mistake by the Half Crown-March Historical Commission- and let us work together to replace this "Commission" with citizens who will actually preserve our historical properties.

Sincerely,  
Ted Wagenknecht  
43 Gibson Street, Cambridge

**Paul, Samantha**

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**From:** Sullivan, Charles M.  
**Sent:** Monday, August 24, 2015 3:42 PM  
**To:** Rosemary Previte  
**Subject:** RE: [Contact us] Proposed renovation of 41 Gibson Street

Ms. Previte,

I received your communication regarding the 41 Gibson Street matter that the Half Crown Marsh Neighborhood Conservation District (NCD) Commission heard recently, and I will share your concerns with them.

The ordinance governing neighborhood conservation district commissions provides for appeals of NCD decisions to the Cambridge Historical Commission. Appeals must be filed by ten registered voters within twenty business days of the filing of the Commission's decision with the City Clerk. The Commission will review the record and determine whether due-process procedures have been followed or whether the NCD commission has been arbitrary or capricious, but the Historical Commission will not substitute its judgment for that of the NCD Commission.

Because of public notice requirements, the next available Historical Commission hearing will be on Thursday, October 1. To get on the agenda for that date, we will need to receive an appeal no later than September 10.

Charles Sullivan

---

Charles Sullivan, Executive Director  
Cambridge Historical Commission  
831 Massachusetts Avenue  
Cambridge, Mass. 02140  
617 349-4684

**From:** Rosemary Previte [mailto:rprevite@cambridgehistory.org]  
**Sent:** Monday, August 24, 2015 10:09 AM  
**To:** Sullivan, Charles M. <csullivan@cambridgema.gov>  
**Subject:** Fwd: [Contact us] Proposed renovation of 41 Gibson Street

Hello,

I am forwarding this message to you regarding renovation of 41 Gibson St.

Rosemary Previte

----- Forwarded message -----

**From:** <Rn01ross@gmail.com>  
**Date:** Sat, Aug 22, 2015 at 2:07 PM  
**Subject:** [Contact us] Proposed renovation of 41 Gibson Street  
**To:** [info@cambridgehistory.org](mailto:info@cambridgehistory.org)

Robert N. Ross sent a message using the contact form at <http://www.cambridgehistory.org/contact>.

ROBERT N. ROSS, PH.D.  
10 KENWAY STREET  
CAMBRIDGE, MA 02138

TELEPHONE: 617.945.5084  
MOBILE: 617.501.3800  
EMAIL: Rn01ross@gmail.com

20 August 2015

Charles Sullivan, Executive Director  
Cambridge Historical Society

Re: 41 Gibson Street, Cambridge

Dear Mr. Sullivan:

The Half Crown-Marsh Neighborhood Conservation District Historical Commission met on 17 August 2015 to consider extensive changes to the property at 41 Gibson Street (formerly Barbara Ackermann's house).

I do not believe that the conduct of the meeting served the stated purpose of the Cambridge Historical Society: namely, to "preserve, conserve, and protect the distinctive features of the Half Crown neighborhood through identification, conservation, and maintenance of its areas, sites, and structures."

Consequently, I am respectfully requesting that the Half Crown-Marsh Neighborhood Conservation District Historical Commission re-open the discussion of the many changes the Commission approved in totality.

My reasons for making this request are detailed below.

First, I think that adding the proposed balcony to the flat roof on the Kenway Street side of the house is a design error that does a great injustice to the historical character of the house. The Commission acknowledged that the house is a rare example of an Empire Mansard style. The construction of such a balcony would obscure significant architectural elements of the building: (a) the existing window would be made into a door to the balcony; (b) the door would interrupt the flow of the dentil molding of the cornice so that there would be an awkward run of only a few feet from the door to the corner of the house; (c) the mandatory railing of the balcony would further degrade the design of that portion of the house and emphasize the intrusion of the balcony; and (d) if the existing slightly pitched roof is not removed and rebuilt, leveling the floor of the proposed balcony would require a broad fascia board to fill the space between the top surface of the balcony floor and the bottom surface of the existing roof. The resulting broad expanse of fascia board would underscore, and make more visually massive from both Gibson Street and Kenway Street, the intrusion of this balcony and its adnexa, which are totally out of keeping with the graceful design of the existing house. Finally, I object to building the proposed balcony on the grounds that it faces into our bathroom and directly overlooks our patio.

However, although I cannot agree with the decision of the Commission to permit construction of this balcony, I would draw particular attention to the process that led the Commission to its decisions regarding this house.

For this reason, I am requesting that the discussion of 41 Gibson Street be re-opened.

The presentation by the owners was sorely lacking in detail (for example, what does "Victorian style railing" mean in actual fact? What does "restoration of the windows" mean?). I wish the Commission had pressed the owners for details. The Commission did not.

The presentation focused on the details (which are important) but ignored the larger issues of the plot plan (not submitted by the owners) and, of course, the driveway issue. The driveway question was simply kicked to the Zoning Board of Appeal (ZBA) as if the ZBA would not have benefitted from an opinion from the Historical Commission. In fact, the ZBA code (6.35.1 (5) explicitly states that consideration of a curb cut and off-street parking will consider (and I quote)

"Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, significant negative impact on the historic resources on the lot, impairment of the urban design objectives of the city as set forth in Section 19.30 of the Zoning Ordinance, or loss of pedestrian

amenities along public ways."

It was irresponsible of the Commission not to give guidance to the ZBA on this crucial question.

My chief disappointment, however, is with how the Commission conducted its business during the public hearing.

(1) The Commission, I would say, pretended to have concerns, but voiced them in such a careless way that the "concerns" simply disappeared from the discussion and the final vote. The very first comment from the Commission was about the car drawn to the left of the house (looking from Gibson) as if there would be a driveway there. When the owner responded by saying that the car should not have been drawn there, the Commission did not follow up with the obvious question of how the car came to be placed there in the drawing, or whether a driveway would be put anywhere on the property. A second example is the absence of a site plan. The Commission made a pretense of caring that there was no presentation of an overall plan for the property: driveway, other structures, landscaping, etc. But in the end, that omission of what the Commission seemed to think was a critical piece of data had no impact on the deliberations of the Commission or the final vote.

(2) The deliberations of the Commission were remarkably devoid of nuance. Renovating a house like this one is a complicated undertaking. There was little serious discussion of how the renovation would serve to protect this historically valuable asset, namely a rare example of notable Cambridge architecture. Instead, the owners were permitted to make windows into doors, change windows, move windows, and enclose a graceful arch on the distinctively deep and generous porch in order to enclose a mudroom.

(3) It was my strong impression that the Commission was not taking its mission seriously during the meeting. The fact that one member of the Commission left the room to take a number of telephone calls and, on returning never asked what she might have missed, suggests to me that she had more important things on her mind than the issue before the Commission. In addition, when the Commission requested any clarifying information from the presenter, the conversation took place at the Commissioners' table, with the presenter's back to the public. Despite a request that the public be allowed to hear those private conversations, the Chair did not make it possible for the public to be a party to what was transacted essentially in private, and thereby effectively excluded the public from making informed comment.

(4) The Commission, which has the mission of protecting the values of the neighborhood, elicited questions of fact and comments from the public. Eight immediate neighbors (representing 6 properties) repeatedly voiced concerns about proposed changes to the house (notably removing or changing windows and inserting doors, introducing a second-floor balcony) or concerns about probable changes upon which the proposal was silent (notably placement of the driveway and impact on existing greenery and greenery that would be unavoidably destroyed during the construction process) but the Commission did not engage the public in any discussion of these voiced concerns. In short, the Commission did not respond to any of the issues raised by the concerned public, despite the fact that the neighbors will live for many years with the results of the Commission inaction.

(5) The vagueness of the deliberations, the unresponsiveness to the public, and the failure of the Commission to take its guardianship role seriously are all reflected in the "motion" to be voted on. I doubt that anyone could have paraphrased the rambling discourse that stood in place of a motion to vote on the proposal. Nevertheless, the "motion" to accept the proposal in its entirety was promptly seconded (in fact, by the very member of the Commission who had left the room several times to take her telephone calls) and passed with little further discussion either among Commissioners or with further comment from the public. In other words, the public had no opportunity to respond to possible misperceptions and misstatements by the Commission prior to their putting the question to a vote.

(6) The fact that the vote was an undifferentiated yes or no suggests, further, that the outcome of the vote was a foregone conclusion. The Commission had several courses of action open to it and chose to take the course of least resistance – approve the project in totality – despite the fact that the Commission has sometimes given provisional or partial approval to an owner's proposal. The public hearing was not a serious forum in which to balance the interests of the owners and the neighbors or to protect the interests of the larger Cambridge community.

I look forward to hearing your response to this request.

Sincerely,

Robert N. Ross

cc:

For the Half Crown-Marsh Neighborhood Conservation District Commission

James Van Sickle, Chair

Judith Dortz, Vice Chair

Marie-Pierre Dillenseger

William King

Deborah Masterson

Dr. Peter Schur

Charles Smith

For the Cambridge Historical Society

Ted Beaty, President

Leland Cheung, Cambridge City Councilor

--

Rosemary Previte

Cambridge Historical Society

Hooper-Lee-Nichols House

159 Brattle Street

Cambridge, MA 02138

617-547-4252

## Paull, Samantha

---

**From:** Sullivan, Charles M.  
**Sent:** Monday, August 24, 2015 3:43 PM  
**To:** Rn01ross@gmail.com  
**Subject:** RE: 41 Gibson Street proposal

Mr. Ross,

I received your communication regarding the 41 Gibson Street matter that the Half Crown Marsh Neighborhood Conservation District (NCD) Commission heard recently, and I will share your concerns with them.

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Charles Sullivan, Executive Director  
Cambridge Historical Commission  
831 Massachusetts Avenue  
Cambridge, Mass. 02140  
617 349-4684

-----Original Message-----

**From:** Robert N. Ross [mailto:noreply-webcontactform@cambridgema.gov]  
**Sent:** Saturday, August 22, 2015 2:06 PM  
**To:** HistComm <HistComm@CambridgeMA.GOV>  
**Subject:** 41 Gibson Street proposal

Sender's Email: Rn01ross@gmail.com

Sender's Name: Robert N. Ross

Sent from a web contact form at <https://www.cambridgema.gov/historic/contactforms/historicalcommission>

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ROBERT N. ROSS, PH.D.  
10 KENWAY STREET  
CAMBRIDGE, MA 02138  
TELEPHONE: 617.945.5084  
MOBILE: 617.501.3800  
EMAIL: Rn01ross@gmail.com

20 August 2015

Charles Sullivan, Executive Director  
Cambridge Historical Society

Re: 41 Gibson Street, Cambridge

Dear Mr. Sullivan:

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I look forward to hearing your response to this request.

Sincerely,

Robert N. Ross

cc:  
For the Half Crown-Marsh Neighborhood Conservation District Commission James Van Sickle, Chair Judith Dortz, Vice Chair Marie-Pierre Dillenseger William King Deborah Masterson Dr. Peter Schur Charles Smith For the Cambridge Historical Society

Ted Beaty, President  
Leland Cheung, Cambridge City Councilor

## Paull, Samantha

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**From:** Robert Ross <rn01ross@gmail.com>  
**Sent:** Tuesday, August 25, 2015 1:16 PM  
**To:** Paull, Samantha  
**Subject:** Proposal to renovate 41 Gibson Street

Dear Samantha Paull,

As you are aware, several of us are not satisfied with how the Commission meeting was conducted the other evening.

Can you please tell me what the appropriate appeal process is?

I understand that we need to submit a request to make a formal appeal, with at least 10 signatures of registered voters.

Is that request made by a simple letter or is there a particular form to submit? If so, where do I get such a form?

To what body do we send that letter or form? to the Half Crown-Marsh Commission or to the governing Historical Commission?

Thank you for your help?

Robert N. Ross  
10 Kenway Street  
Cambridge, MA 02138  
Mobile: 617.501.3800  
Telephone and FAX: 617.945.5084

## Paull, Samantha

---

**From:** Robert Ross <rn01ross@gmail.com>  
**Sent:** Wednesday, August 26, 2015 11:37 AM  
**To:** Paull, Samantha  
**Subject:** Re: Proposal to renovate 41 Gibson Street

Dear Samantha Paull,

Thank you for your prompt reply. The procedure sounds simple enough.

Nevertheless, I would like to speak with you next week, if that suits your schedule. I will call you Monday to make an appointment.

-- Robert N. Ross

Robert N. Ross  
10 Kenway Street  
Cambridge, MA 02138  
Mobile: 617.501.3800  
Telephone and FAX: 617.945.5084

On Wed, Aug 26, 2015 at 8:27 AM, Paull, Samantha <[spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)> wrote:

Mr. Ross,

I can advise you on the appeal process. The Historical Commission does not have *de novo* hearings when an appeal is made of a neighborhood conservation district (NCD) commission decision. They review the procedural and due process matters of the NCD case and can return a matter to the NCD commission for reconsideration, but they do not substitute their opinion on the initial application in a *de novo* review.

There is not a form to fill out for the specifics of your appeal, but you can write it in the form of a letter to the Historical Commission. If you would like to come in and speak with me about this, I'd be happy to meet with you.

Sincerely,

Samantha Paull

*Preservation Administrator*

Cambridge Historical Commission

[spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)

617.349.4686

For hours and research info: [www.cambridgema.gov/historic](http://www.cambridgema.gov/historic)



**From:** Robert Ross [mailto:[rn01ross@gmail.com](mailto:rn01ross@gmail.com)]

**Sent:** Tuesday, August 25, 2015 1:16 PM

**To:** Paull, Samantha <[spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)>

**Subject:** Proposal to renovate 41 Gibson Street

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To what body do we send that letter or form? to the Half Crown-Marsh Commission or to the governing Historical Commission?

Thank you for your help?

Robert N. Ross

10 Kenway Street

Cambridge, MA 02138

Mobile: 617.501.3800

Telephone and FAX: 617.945.5084

#### IV. Letters of Decision & Other Documents Issued by Staff

## Half Crown-Marsh NCD Commission Review Worksheet

Case: HCM-300  
Address: 41 Gibson Street

Hearing: August 17, 2015

This worksheet provides a summary of the Specific Objectives and Principles, the General Criteria, and the Exemptions of the City Council order establishing the Half Crown-Marsh NCD that the Commission should consider in making a determination whether or not to issue a Certificate of Appropriateness, Hardship, or Non-Applicability in this case. The determination must be made in a public meeting after a hearing open to questions and testimony by members of the public. (However, the staff may issue a Certificate of Non-Applicability on behalf of the commission if it determines that the case involves only changes to architectural features not visible from a public way or that are exempt from Commission review under the order.)

The Commission "shall not consider interior arrangements or architectural features not subject to public view" and "shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects, architectural significance or the distinctive character of the . . . neighborhood conservation district." (Ch. 2.78.220, A. and B.)

### **Section III, B. General Criteria**

"Applications shall be considered in terms of the impact of the proposed new construction, demolition or alteration on the District as a whole, and in addition with regard to the following factors:

- the architectural and historical significance of the structures on the site, if any;
- the physical characteristics of the site, including but not limited to existing vegetation and topography; and
- the potential adverse effects of the proposed construction, demolition, or alteration on the surrounding properties, and on the immediate streetscape."

### **Application may contain issues relevant to these aspects of Section III, A. Specific Objectives and Principles:**

- Conserve the historic architectural character of the Neighborhood, including the modest character that typifies the mid to late 19<sup>th</sup>-century workers' and suburban housing of the Neighborhood, and the overall simplicity of its traditional wood-frame vernacular architecture, as well as the early 20<sup>th</sup>-century apartment houses where they exist.
- Conserve the historic development patterns of the Neighborhood, including its dense network of short, through-block streets, courts, back streets, and ways.
- Conserve views through yards and between houses to maintain the pattern of visual layering that characterizes streetscapes in the Neighborhood while respecting the residential privacy of individual properties.
- Allow for architectural diversity and individualized alterations while respecting the traditional small scale of the housing stock.
- Encourage the planting of trees and greenery to enhance the landscape amenities of the Neighborhood.
- Encourage low fences to define the street edge while protecting views of houses and through yards, and also while permitting flexibility to minimize the adverse visual effect of trash containers, air compressors, transformers and other fixtures whose location may not otherwise be practically screened from public view.
- Consider traffic impacts of proposed development as they may affect traditional street patterns and pedestrian activity.
- Discourage the construction of parking lots as a principal use.

### **Application may contain issues exempted as per Section V, Exemptions:**

"The authority of the Commission shall not extend to the following categories of structures or exterior architectural features, and such structures or features may be constructed or altered without review by the Commission:

- Terraces, walks, driveways, sidewalks and similar structures substantially at grade level, provided, however, that they are not to be used for parking between the street and either the principal front wall

plane of a building or the principal front and side wall planes of a building that occupies a corner property.

- Walls and fences four feet high or less as measured from the grade of the sidewalk or the surface of the ground immediately below the wall or fence, whichever grade is lower.
- Storm doors and windows, screens, window air conditioners, trelliswork and similar appurtenances.
- Flat skylights or solar collectors parallel to and in close contact with the plane of the roof provided that all new and existing skylights and collectors are not larger than one-third of the area of the roof plane in which they are installed.
- Intake and exhaust vents of less than one square foot in area provided that no more than two such vents are installed on an elevation of a one-to-three family house or within a 20-foot horizontal section of an elevation of a rowhouse, apartment, retail or commercial structure.
- Permanent exterior lighting provided that it is installed in a manner that will prevent direct light from shining onto any adjacent property.
- Chimney caps provided they are installed in a manner that will allow their removal without altering the structure or appearance of the chimney.”

**Date of Construction: 1870**

**Architect/Builder (if known): unknown**

The subject property was constructed in 1870. It was moved to its current location in 1897. The two-story structure was originally constructed in the Second Empire style as reflected in the mansard roof with steep pitch on the hip roof portion, wood clapboards, two over two wood windows, window hoods, unique window trim details, slate roof, wood shutters, bay windows, dentil molding cornice, substantial wood balusters on the front porch, arch detail on the front porch, and a unique side double door entry.

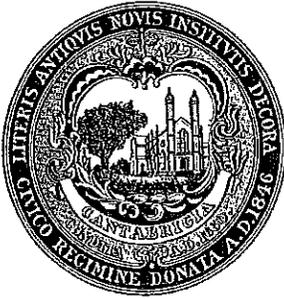
The applicant is proposing to alter the exterior, alter window openings, enclose a portion of the front porch for a mudroom, move the front door, install a second floor porch, as part of a larger renovation.

**Staff Initials: smp**

**Date: 8-12-15**







## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov

James Van Sickle, *Chair*, Judith Dortz, *Vice Chair*  
Marie-Pierre Dillenseger, Peter Schur, Charles Smith, Deborah Masterson, William  
King, *Members*

### CERTIFICATE OF APPROPRIATENESS

PROPERTY: **41 Gibson Street**

OWNER: **Anne Duggan & David Ranieri**

The Half Crown-Marsh Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

**Enclose a portion of the front porch for an entry vestibule, open shuttered window on front elevation, enlarge basement windows, construct window wells, move the bulkhead to the left (north) elevation, restore a historic size window opening on the left (north) elevation, install a door on the rear (east) elevation, alter kitchen windows on right (south) elevation, removal of the door and stair on the right (south) elevation, restoration of the windows on the first floor, replace the windows on the second floor, and install a roof deck on existing flat roof on the property. Work is to be completed as reflected in plans dated received on June 29, 2015, titled "41 Gibson Street, Cambridge, MA," by Philippe Saad with final construction details to be reviewed by staff.**

The plans and specifications referenced above are incorporated into this certificate, which is binding on the applicant and all improvements shall be carried out as described therein.

The Commission approved the application as submitted.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one extension not exceeding six months may be allowed in writing by the Chairman.

Case Number: **HCM-300**

Date of Certificate: **August 28, 2015**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Half Crown-Marsh Neighborhood Conservation District Commission on **August 28, 2015** By

**James Van Sickle /smp** Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_ . Appeal has been filed \_\_\_\_\_ .

Date \_\_\_\_\_ , City Clerk.

## Minutes of the Half Crown-Marsh Neighborhood Conservation District Commission

Approved at the September 21, 2015 Hearing

August 17, 2015 - 6:00 PM at Friends Meeting House, 5 Longfellow Park, Cambridge

Members present: James Van Sickle, *Chair*; Judith Dortz, *Vice Chair*; Deborah Masterson, Charles Smith, Marie-Pierre Dillenseger and William King, *members*

Members absent: Peter Schur, member

Staff present: Samantha Paull

Members of the Public: see attached list

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Mr. James Van Sickle, Chair, called the meeting to order at 6:02pm and gave an overview of the agenda. Mr. Van Sickle discussed meeting procedures. Ms. Marie-Pierre Dillenseger, Commissioner, recused herself from voting, because she was an abutter. She removed herself to the audience.

### **HCM-300: 41 Gibson St, by Anne Duggan & David Ranieri. Enclose portion of front porch, second floor deck, exterior alterations, and renovation.**

Ms. Samantha Paull, staff, gave a brief history of the structure and an overview of the proposed application.

Ms. Anne Duggan and Mr. David Raneiri, owners of 41 Gibson Street, introduced themselves and made a presentation for the project. Ms. Duggan stated that they were hoping to restore the structure while updating it for modern living and making it family friendly. She noted that on the first floor, they were proposing to restore the windows and for the second floor, they were proposing to replace the windows, as they had been previously replaced. She stated the replacement product would match the remaining historic windows on the structure with a two over wood design in wood, fitting the historic openings.

Ms. Duggan continued that on the first floor there were three windows to be altered; the first window to be altered was on the left (north) elevation, which would be restored to the full size opening where the historic trim still reflects the previous size. She added that they hoped to utilize a historic window for another location on the first floor as possible.

Ms. Duggan continued, noted that on the front elevation they hoped to re-establish the historic window opening on the front elevation that had shutters over it. She added that on the front elevation, the plans included adding a foyer/mudroom space, which would be achieved by enclosing a portion of the open front porch. She said the historic front door would be reoriented to Gibson Street and the window that faced Gibson Street would be reused on the new foyer/mudroom space on the left/north elevation. She noted that three basements windows were also slated to be enlarged and have window wells added to allow more light into the basement. Mr. Van Sickle asked if the window wells were needed for egress requirements. Ms. Duggan replied yes.

Mr. Smith asked if she was proposing to keep the hedge. Ms. Duggan replied yes.

Ms. Judith Dortz, Vice Chair, asked how the porch was proposed to be altered. Ms. Duggan said they hoped to create a vestibule within the current porch, the portion that was under the second floor area, not the entire porch. She noted that the stairs would remain as would the historic arch detail on the porch. Ms. Dortz asked how far the space came out. Mr. Phillippe Saad, architect for 41 Gibson Street, responded seven (7) feet and showed her the proposed floorplans. Mr. Van Sickle asked if this would have a zoning issue. Ms. Duggan responded no, it would not because it was already under the roof.

Ms. Deborah Masterson, Commissioner, asked what the owners proposed for the gutters. Ms. Duggan said that they were replacing the metal downspouts with the same and using wood gutters.

Mr. William King, Commissioner, asked how the owner proposed to address the shutters. Ms. Duggan said they hope to remove them as the shutters were in extreme disrepair and she thought they were uncommon to this style and some were missing.

Ms. Duggan added that they hoped to remove two of the three chimneys and keep one main chimney; the chimneys proposed for removal are located in the middle and rear of the structure. She said the main chimney would remain as it was attached to a functioning fireplace, while the roof openings would be infilled with matching slate.

Ms. Duggan added that the plans included the addition of air conditioning condenser, proposed for the left (north) elevation toward the back of the house, close to where the neighbor currently had theirs. The architect showed the Commission a site plan, which was not included in their application packet. The Commissioners noted that the submitted application packet did not include this site plan and the elevations were incorrectly labeled. The architect aided the Commission in properly labeling the elevations with the help of said site plan.

Ms. Duggan pointed out the new bulkhead, which they proposed to move from the rear (east) elevation to the north (left) elevation. She noted on the rear (east) elevation the plans included altering the window into a door with sidelights, a small wood landing and stairs down to the patio with a railing to match the Victorian railing on the front porch. Ms. Duggan added that on right side (south) elevation, facing Kenway, a door and a single window would be altered into two single windows, removing the stairs. She showed that the plans also included the addition of a railing and door to turn the flat roof over the kitchen space off Kenway Street into a small roof deck. She said the plan proposed a railing with Victorian spindles the same as proposed for the steps to get out of the back door.

Ms. Masterson noted the presence of a car on the drawings and asked if the renovation plans included a driveway. Ms. Duggan said they were still researching the driveway and it was not proposed at this time. Ms. Masterson asked about dimensions of the lot. Ms. Duggan replied that the side yard was ten (10) feet wide, the length of the property was 75 feet. Ms. Masterson asked what the distance was from the front plane of the structure back to the HVAC condenser. Mr. Saad responded the house was setback twelve (12) feet and the condensers would be back 28 feet from the house.

Mr. Van Sickle asked if the roof deck railing height met code as the plans reflected only a 37 inch rail. Mr. Saad responded that as the property was single family, only a 36 inch railing was required, higher railings are required for commercial or multi-family over two units.

Ms. Dortz asked the depth of the proposed window wells. Mr. Saad responded 24 inches.

Mr. King asked if the three proposed basement egress windows were all required. Mr. Saad responded that the owners were hoping for more light primarily; however, all three were not required by code. Mr. King stated a site plan would have helped with the window wells and elevation directions. Mr. Saad showed the Commission and public a floor plan of the basement that reflected the location of the window wells. Ms. Dortz asked where the bulkhead was proposed. Mr. Saad referenced the basement plan.

Mr. Ted Wagenknecht, abutter at 43 Gibson St, asked what was proposed for the second floor windows. Ms. Duggan clarified wood windows to match the historic two over two design. He asked what was happening with the hedges. Ms. Duggan stated they proposed to keep hedges. She added that the tree on the front elevation needs to come down due to the proximity to the foundation.

Mr. Smith asked if a driveway was proposed on the left (north) elevation. Ms. Duggan said it was a concept but not proposed on this application as they were still working out details.

Ms. Elizabeth Van Ranst, abutter at 120 Foster St, asked the owner for clarification on the statement that they had no plans to change the landscaping or hardscaping this year, if that would be discussed next year. Ms. Duggan responded that the renovation of the structure is the focus at this time, and beyond the tree on the front elevation, landscaping will be looked at after the renovation.

Fran Adams, abutter at 10 Kenway St, asked if the roof deck would obscure the mansard roof or the dentil molding below it. Mr. Saad replied no. Mr. Ross, abutter at 31 Gibson Street, stated that there had to be an impact as the window was being changed to a door. Mr. Saad clarified that there would be minimal impact under the window.

Genevieve Wagenknecht, abutter at 43 Gibson, asked if the lack of a site plan impacted the process of the application. Mr. Van Sickle responded that no, the Commission could proceed with the drawings, further stating that while it would have been helpful it was not necessary. Ms. Wagenknecht stated she did not see the actual location for the HVAC, and asked if it could be shown where it was being proposed. Ms. Duggan apologized and stated it was a small change, and was proposed to be located below the small window being altered, in front of the proposed new bulkhead. Mr. Wagenknecht, asked for the distance from the curb to the house, then from the house to the condenser. Mr. Van Sickle responded the house was setback 12 feet and it was another 28 feet from there to the condenser.

Ms. Dortz noted that the renovation would be an asset. She pointed out that the neighbors' condenser was located in the same area as the owners of 41 Gibson St were proposed to locate their new unit and Ms. Duggan agreed.

Ms. Van Ranst asked for the dimensions of the back porch, roof deck, and what would remain of the front porch. The architect responded that the back porch/stair was five (5) wide by seven (7) feet; the roof deck measured the same footprint of the existing flat roof, fourteen (14) wide by five and a half (5.5) feet deep. He stated that the remaining open portion of the front porch was six (6) feet by seven (7) feet.

Mr. Wagenknecht asked if it was feasible to locate the HVAC condenser by the patio off the rear (east) elevation so it would not be visible from the street. Mr. Saad responded that the HVAC condenser was pushed far back and the location suggested in the rear would reduce a lot of the useable rear yard.

Mr. Ross asked the Commission if they could speak up over the fan as it was hard to hear their comments. Ms. Paull offered to turn the fans off.

Ms. Marie-Pierre Dillenseger, abutter at 1 Foster St, asked if the Commission knew how many historic mansards were left in Cambridge that had not yet been renovated. Mr. Van Sickle asked Staff if they knew how many were original in this condition. Ms. Paull said she did not know, and noted that Mr. Charles Sullivan, executive director of the Commission state during a site visit that this structure had architectural elements and features that were unique for Cambridge.

Mr. Robert Ross, abutter at 10 Kenway Street, noting that there was a lot of talk about restoration and that all the wood that needed to be restored, asked what was meant by restoration and what was being replaced. Ms. Duggan responded that the goal was to keep the historic fabric and to replace only what was beyond repair as needed. She confirmed that the replacement elements would match the historic element that was needing replacement. She continued that the new siding and trim work would be all custom to make the replacement seamless, as that was their goal. Mr. Saad added that the house has a lot of unique details, and while no stock molding would match they were committed to finding a match or having one carefully made.

Mr. Van Sickle reminded the public that this is a neighborhood conservation district, not a historic district; he further stated that the Commission's objective was to save the character while allowing for updates that work for modern living. Ms. Duggan said that they bought this house because they appreciate and love this structure, including its unique craftsmanship, but want to make it functional and modern.

Mr. Reza Mahdavi, abutter at 140 Foster Street, welcomed the new neighbors stating that it was a great house. He asked what the plans were for a driveway or the shrubs. Ms. Duggan responded that there were no plans for a driveway or shrubs, rather they were focusing on the restoration of the structure.

Ms. Wagenknecht asked if the Commission would discuss the addition of new living space. Mr. Van Sickle responded no, further stating that additional living space was a zoning issue and that the zoning board of appeals would hold a hearing if the addition of space exceeded current code limitations.

Mr. Francis Neczypor, abutter at 9 Doane Street, asked if they were adding new living space. Mr. Van Sickle responded that the Commission did not discuss zoning issues. Ms. Duggan said she would be following up with other departments as needed throughout the project, doing the due diligence. Mr. Van Sickle added that if it was not allowed by right, it would be subject to a hearing which is a public process and as an abutter, Mr. Neczypor would be notified.

Mr. Mahdavi asked why the material proposed for gutters was galvanized metal and fiberglass as he used copper. Ms. Duggan said in terms of gutter and downspout, we worked with staff on options for materials, copper is an option but others in the area use galvanized steel or painted galvanized steel. Ms. Paull noted that fiberglass is approved on a staff level, as well as copper, wood or wood lined with copper; she said the main concern is if the proposed product matches the historic gutter profile. Mr. Mahdavi continued that he did not feel that the roof deck fit with the style of the structure.

Mr. Ross said that he lived across the street and would not want to look at a roof deck as proposed. He continued stating that everyone was ignoring the impact of the renovation on the site and would like to know that the landscaping that would be subsequently ruined during construction would be replaced with something. He also stated he took issue with adding a driveway as it was a very difficult site and putting

the driveway would be a huge issue. Mr. Van Sickle read the section of the District Order that noted items that were exempt from the Commission's review, which included driveways where parking is not located in front of the front plane of the structure.

Ms. Duggan responded that the goal was to live in this house and make it function while retaining a lot of the beauty and charm; there would be some inconveniences during the renovation with some things temporarily taken out of place. She continued that they had spent a lot of money on the house and that they did not want it to look bad - their goal was to make it a beautiful home to live in and raise a family, not to "flip" the house as a developer would. Ms. Duggan noted that the neighbor at 10 Kenway Street had a second floor porch in a similar location as the one they were proposing.

Mr. Neczypor stated he purchased 9 Doane Street because he did not want it to be demolished. He continued that he had seen demolition and projects that seemed to negatively affect the neighborhood. He noted his concern about how much of an impact the alterations would have on the structure and the overall area.

Ms. Dillenseger said that it was obvious from the number of neighbors at the hearing, that the residents love the neighborhood and the area; she noted it was hard for the residents to disassociate an individual structure from the neighborhood as a whole. She asked for confirmation that there would be landscaping added in the future. Ms. Duggan responded that they had plans to replant and make a yard, as they wanted an outside space for living and for the neighborhood to enjoy as well.

Ms. Dortz attempted to reassure the neighbors that the owners were conscious of detail as evidenced in the detail they were applying to the house restoration project. She suggested the neighbors allow the owner to deal with the renovation first and recognize the same attention to detail will be applied to the garden later. She offered her support of the balcony and stated it appeared to have minimal impact on the structure as the roof space was existing.

Mr. Ross asked if the Commission's minutes would reflect the driveway discussion. Ms. Paull responded yes, that the minutes traditionally reflect as much of the discussion as staff could capture. She continued that she attempts to provide detailed minutes similar to a transcript.

Mr. Wagenknecht asked if the chair would read the exemption section of the order, as the preamble stated that while the Commission's opinion on those exempt things is not binding, nothing prevents the Commission from expressing an opinion. Mr. Wagenknecht stated that as an abutter he wanted to express that a driveway was not appropriate and he hoped the Commission would state the same opinion. Mr. Van Sickle responded that the applicant did not present a driveway, additionally a driveway would most likely be exempt from the Commission's review. Mr. Van Sickle added that new curb cuts are reviewed by City Council at a hearing; that is a public process where the public could participate in discussion.

Ms. Adams said that while many of these changes were appropriate, she was concerned with the addition of a roof deck and felt it would be inappropriate to the neighborhood as it did not maintain the character. She continued that the residents of the area like the greenery and the hedge; she emphasized that the natural hedge was important.

Ms. Duggan noted that the earlier removal of landscaping, primarily the smaller trees including the Japanese maple, was due to the desire to preserve the house and keep trees away from the power lines.

Mr. Ross stated his concern about other shrubs in the neighborhood that were out of control. He continued to urge to the Commission that the house is a precious resource - it was rare, an anchor of the neighborhood, and very splendid.

Ms. Van Ranst stated she felt the roof deck was rather large. She noted that while there were some existing in the neighborhood, she felt like adding a new roof deck was not good for the neighborhood. She expressed concern with how close the houses were in the neighborhood already and as there was a lack of privacy, a roof deck would only aim to further reduce visibility and privacy in the area. She said it was sad how many trees have come down in the area and hoped that the owners would save the pine tree in the back yard.

Mr. Van Sickle read a letter from Mr. Tom Traynor, owner of 9 Kenway Street, in support of the project. Mr. Van Sickle asked staff if the letter was from an owner who shared a property line with 41 Gibson Street. Ms. Paull confirmed the letter was from a property owner who shared a property line with 41 Gibson Street.

Ms. Dortz said she liked the plan as submitted and hoped the owners would keep vegetation on the property. She continued that she had no issue with the roof deck, as it was more akin to adding a railing to an existing space. She added that it would be a nice space to have for that house.

Mr. Smith noted that many of the houses on Kenway Street have had changes to them, including window alterations and roof decks added to many of them. He voiced concern that the roof deck on this structure would negatively impact the house. He stated his support for the project, but noted that he was not in support of the roof deck. Ms. Masterson voiced her agreement with Mr. Smith.

Mr. King commended the application for keeping the historic windows and the prominent chimney, as other property owners have been tempted to remove all chimneys in the past. He expressed his concern with the smaller windows in the kitchen under the roof deck area, as the other window alterations were focused on establishing a more consistent size, the size of the kitchen windows did not relate to any other windows on the structure. He stated his support of the roof deck and hoped the applicant would provide staff with a landscaping plan that included landscaping around the HVAC condenser.

Ms. Masterson stated her hesitations about the addition of the roof deck and concern about the two small windows in the kitchen. She offered admiration for all the other components, specifically with keeping the windows. She offered her support for the proposed alteration of the entrance as well.

Ms. Duggan asked about how the Commission would prefer her to address historic windows on the right (south) or Kenway Street elevation. Mr. Van Sickle offered a variety of options including a backsplash that covered the windows and would flip back to allow for access to clean.

Ms. Dortz said in regard to the south elevation, removing the door away would be a substantial benefit. She felt the trade of the window for the door was a viable option.

Mr. Van Sickle noted the Commission encouraged plantings but not specific plants or specific locations. He stated that the Commission always encourages owners to talk to neighbors. Ms. Duggan said we talked to almost all adjacent neighbors, none of whom mentioned the concerns they were stating at the hearing.

Mr. King made a motion to approve as submitted with the condition that staff have final construction detail approval prior to permitting and that the applicant screen the HVAC condenser with landscaping. Ms. Dortz seconded. Mr. Van Sickle added that the new windows should be a two over two true divided light product. Mr. King and Ms. Dortz accepted the amendment. Mr. Smith asked if Mr. King was approving the roof deck. Mr. King said yes but was allowing staff to determine whether construction details should be reviewed at the staff level or brought back to the Commission. The motion was approved 3-2, with Ms. Masterson and Mr. Smith voting against the motion as they did not support the addition of the roof deck.

Ms. Dillenseger joined the Commission.

**Minutes**

Mr. Smith made a motion to approve the July 13, 2015 minutes with edits. Ms. Dortz seconded the motion. The motion was approved 5-0.

Ms. Masterson made a motion to adjourn the meeting at 8:15pm. Ms. Dillenseger seconded the motion. The motion was approved 5-0.

**Members of the Public  
(who signed the Attendance list)**

Robert Ross	Abutter	10 Kenway Street
Ted Wagenknecht	Abutter	43 Gibson Street
Fran Adams	Abutter	10 Kenway Street
Reza Mahdavi	Abutter	140 Foster Street
Francis Neczypor	Abutter	9 Doane Street
Elizabeth Van Ranst	Abutter	120 Foster Street
Genevieve Wagenknecht	Abutter	43 Gibson Street
Anne Duggan	Owner	41 Gibson Street
David Ranieri	Owner	41 Gibson Street
Philippe Saad	Architect	281 Summer Street, Boston

Note: All addresses are located in Cambridge unless otherwise noted.

V. Appeal Documents Received

RECEIVED

SEP 01 2015

**Hand delivered to the Cambridge Historical Commission**

831 Massachusetts Avenue  
Cambridge, Massachusetts 02140  
Charles Sullivan, Executive Director

CAMBRIDGE HISTORICAL COMMISSION

**Date:**

31 August 2015

**Re:**

Hearing regarding proposal to renovate 41 Gibson Street, Cambridge, MA 02138

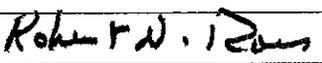
The Half Crown-Marsh Neighborhood Conservation District Historical Commission met on 17 August 2015 to consider extensive changes to the property at 41 Gibson Street (formerly Barbara Ackermann's house).

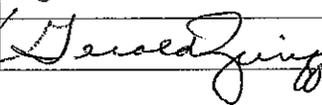
We, the undersigned, do not believe that the conduct of the meeting served the stated purpose of the Cambridge Historical Society: namely, to "preserve, conserve, and protect the distinctive features of the Half Crown-Marsh neighborhood through identification, conservation, and maintenance of its areas, sites, and structures."

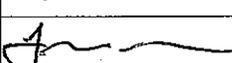
Consequently, we, the undersigned, respectfully request that the Cambridge Historical Commission direct the Half Crown-Marsh Neighborhood Conservation District Historical Commission to re-open discussion of the many proposed structural changes to 41 Gibson Street approved in totality by the Half Crown-Marsh Commission.

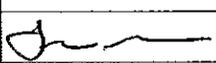
Reasons for this petition are outlined in the attached correspondence.

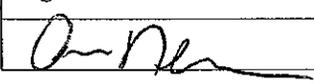
Respectfully submitted by the following registered voters and Fran Adams, owner and resident of 10 Kenway Street:

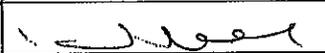
Signature	Printed Name	Address
✓ 	ROBERT N. ROSS	10 KENWAY STREET

Signature	Printed Name	Address
✓ 	Gerald Zuriff	120 Foster St.

Signature	Printed Name	Address
✓ 	FRANCIS NECZYDOR	114 FOSTER ST.

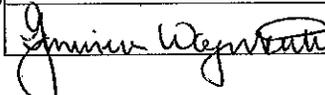
Signature	Printed Name	Address
N 	FRANCIS NECZYDOR	9 DOANE ST.

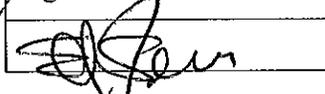
Signature	Printed Name	Address
✓ 	Fran Adams	114 Foster St

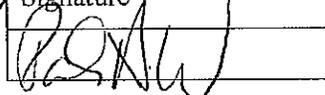
Signature	Printed Name	Address
	Kathleen Moore	9 Downer St

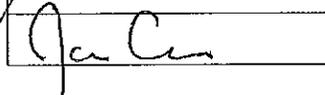
Signature	Printed Name	Address
	Ted Wagenbuecht	43 Gibson St.

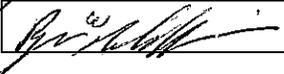
Signature	Printed Name	Address
	Elizabeth Van Ranst	120 Foster St.

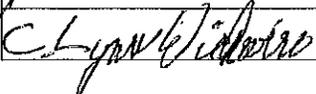
Signature	Printed Name	Address
	Genevieve Wagenbuecht	43 Gibson St.

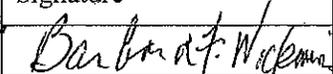
Signature	Printed Name	Address
	Edward Senev	100 Foster St

Signature	Printed Name	Address
	PATRICIA A. WAM	100 Foster St.

Signature	Printed Name	Address
	Jay Connor	98 Foster

Signature	Printed Name	Address
✓ 	Reza Mahdavi	140 Foster Street

Signature	Printed Name	Address
✓ 	C Lynn Wickwire	40 Gibson St, Cambridge

Signature	Printed Name	Address
✓ 	BARBARA F. WICKWIRE	40 GIBSON ST., CAMBRIDGE

Signature	Printed Name	Address

Signature	Printed Name	Address

Signature	Printed Name	Address

Signature	Printed Name	Address

ROBERT N. ROSS, PH.D.

10 KENWAY STREET

CAMBRIDGE, MA 02138

TELEPHONE: 617.945.5084

MOBILE: 617.501.3800

EMAIL: [Rn01ross@gmail.com](mailto:Rn01ross@gmail.com)

20 August 2015

Charles Sullivan, Executive Director  
Cambridge Historical Society

Re: 41 Gibson Street, Cambridge

Dear Mr. Sullivan:

The Half Crown-Marsh Neighborhood Conservation District Historical Commission met on 17 August 2015 to consider extensive changes to the property at 41 Gibson Street (formerly Barbara Ackermann's house).

I do not believe that the conduct of the meeting served the stated purpose of the Cambridge Historical Society: namely, to "preserve, conserve, and protect the distinctive features of the Half Crown neighborhood through identification, conservation, and maintenance of its areas, sites, and structures."

Consequently, I am respectfully requesting that the Half Crown-Marsh Neighborhood Conservation District Historical Commission re-open the discussion of the many changes the Commission approved in totality.

My reasons for making this request are detailed below.

First, I think that adding the proposed balcony to the flat roof on the Kenway Street side of the house is a design error that does a great injustice to the historical character of the house. The Commission acknowledged that the house is a rare example of an Empire Mansard style. The construction of such a balcony would obscure significant architectural elements of the building: (a) the existing window would be made into a door to the balcony; (b) the door would interrupt the flow of the dentil molding of the cornice so that there would be an awkward run of only a few feet from the door to the corner of the house; (c) the mandatory railing of the balcony would further degrade the design of that portion of the house and emphasize the intrusion of the balcony; and (d) if the existing slightly pitched roof is not removed and rebuilt, leveling the floor of the proposed balcony would require a broad

fascia board to fill the space between the top surface of the balcony floor and the bottom surface of the existing roof. The resulting broad expanse of fascia board would underscore, and make more visually massive from both Gibson Street and Kenway Street, the intrusion of this balcony and its adnexa, which are totally out of keeping with the graceful design of the existing house. Finally, I object to building the proposed balcony on the grounds that it faces into our bathroom and directly overlooks our patio.

**However, although I cannot agree with the decision of the Commission to permit construction of this balcony, I would draw particular attention to the process that led the Commission to its decisions regarding this house.**

For this reason, I am requesting that the discussion of 41 Gibson Street be reopened.

The presentation by the owners was sorely lacking in detail (for example, what does "Victorian style railing" mean in actual fact? What does "restoration of the windows" mean?). I wish the Commission had pressed the owners for details. The Commission did not.

The presentation focused on the details (which are important) but ignored the larger issues of the plot plan (not submitted by the owners) and, of course, the driveway issue. The driveway question was simply kicked to the Zoning Board of Appeal (ZBA) as if the ZBA would not have benefitted from an opinion from the Historical Commission. In fact, the ZBA code (6.35.1 (5) explicitly states that consideration of a curb cut and off-street parking will consider (and I quote)

**"Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, significant negative impact on the historic resources on the lot, impairment of the urban design objectives of the city as set forth in Section 19.30 of the Zoning Ordinance, or loss of pedestrian amenities along public ways."**

It was irresponsible of the Commission not to give guidance to the ZBA on this crucial question.

My chief disappointment, however, is with how the Commission conducted its business during the public hearing.

(1) The Commission, I would say, pretended to have concerns, but voiced them in such a careless way that the "concerns" simply disappeared from the discussion and the final vote. The very first comment from the Commission

was about the car drawn to the left of the house (looking from Gibson) as if there would be a driveway there. When the owner responded by saying that the car should not have been drawn there, the Commission did not follow up with the obvious question of how the car came to be placed there in the drawing, or whether a driveway would be put anywhere on the property. A second example is the absence of a site plan. The Commission made a pretense of caring that there was no presentation of an overall plan for the property: driveway, other structures, landscaping, etc. **But in the end, that omission of what the Commission seemed to think was a critical piece of data had no impact on the deliberations of the Commission or the final vote.**

(2) The deliberations of the Commission were remarkably devoid of nuance. Renovating a house like this one is a complicated undertaking. There was **little serious discussion of how the renovation would serve to protect this historically valuable asset, namely a rare example of notable Cambridge architecture.** Instead, the owners were permitted to make windows into doors, change windows, move windows, and enclose a graceful arch on the distinctively deep and generous porch in order to enclose a mudroom.

(3) It was my strong impression that the Commission was not taking its mission seriously during the meeting. The fact that one member of the Commission left the room to take a number of telephone calls and, on returning never asked what she might have missed, suggests to me that **she had more important things on her mind than the issue before the Commission.** In addition, when the Commission requested any clarifying information from the presenter, the conversation took place at the Commissioners' table, with the presenter's back to the public. Despite a request that the public be allowed to hear those private conversations, **the Chair did not make it possible for the public to be a party to what was transacted essentially in private, and thereby effectively excluded the public from making informed comment.**

(4) The Commission, which has the mission of protecting the values of the neighborhood, elicited questions of fact and comments from the public. Eight immediate neighbors (representing 6 properties) repeatedly voiced concerns about proposed changes to the house (notably removing or changing windows and inserting doors, introducing a second-floor balcony) or concerns about probable changes upon which the proposal was silent (notably placement of the driveway and impact on existing greenery and greenery that would be unavoidably destroyed during the construction process) but the Commission did not engage the public in any discussion of these voiced concerns. In short, **the Commission did not respond to any of**

**the issues raised by the concerned public, despite the fact that the neighbors will live for many years with the results of the Commission inaction.**

(5) The vagueness of the deliberations, the unresponsiveness to the public, and the failure of the Commission to take its guardianship role seriously are all reflected in the "motion" to be voted on. I doubt that anyone could have paraphrased the rambling discourse that stood in place of a motion to vote on the proposal. Nevertheless, the "motion" to accept the proposal in its entirety was promptly seconded (in fact, by the very member of the Commission who had left the room several times to take her telephone calls) and passed with little further discussion either among Commissioners or with further comment from the public. In other words, **the public had no opportunity to respond to possible misperceptions and misstatements by the Commission prior to their putting the question to a vote.**

(6) The fact that the vote was an undifferentiated yes or no suggests, further, that the outcome of the vote was a foregone conclusion. The Commission had several courses of action open to it and chose to take the course of least resistance – approve the project in totality – despite the fact that the Commission has sometimes given provisional or partial approval to an owner's proposal. **The public hearing was not a serious forum in which to balance the interests of the owners and the neighbors or to protect the interests of the larger Cambridge community.**

I look forward to hearing your response to this request.

Sincerely,

Robert N. Ross

cc:

For the Half Crown-Marsh Neighborhood Conservation District Commission

James Van Sickle, Chair  
Judith Dortz, Vice Chair  
Marie-Pierre Dillenseger  
William King  
Deborah Masterson  
Dr. Peter Schur  
Charles Smith

For the Cambridge Historical Society

Ted Beaty, President  
Leland Cheung, Cambridge City Councilor



Robert Ross <rn01ross@gmail.com>

---

**RE: Historical Commission**

---

Ted Wagenknecht <tw@appliedfr.com>

Mon, Aug 24, 2015 at 2:11 PM

To: Robert Ross <rn01ross@gmail.com>, Marie-Pierre Dillenseger <mpdillenseger@gmail.com>, Frank Neczypor <fmneczypor@outlook.com>, Elizabeth Van Ranst <elizabeth.vanranst@verizon.net>

Below is the letter written to Leland Cheung (sent direct via email), and to Sullivan, head of the Cambridge Historic Commission. Rob has already written- who is next?

Best,

Ted

Dear Mr. Sullivan- attached is a letter written to Leland Cheung asking him to revisit last week's Half Crown-Marsh Historical Commission decision regarding 41 Gibson Street. I am writing you to encourage you to do the same. Both myself and my concerned neighbors would like the Historical Commission to step-in and revisit this decision.

Best,

Ted

Leland Cheung

Cambridge City Councillor

Via email

cc: Charles Sullivan

Re: 41 Gibson Street Historical Commission Application for Change

Dear Councillor Cheung,

My name is Ted Wagenknecht, and I am one of your constituents living in the Half Crown-Marsh conservation

district at 43 Gibson Street, Cambridge. I am writing you for your help (based on your promise to your community) in creating a neighborhood that lives up to your promise of "inclusionary zoning" for all.

Last week on the 17th of August, our local "Half Crown-Marsh Historical Commission" held a "hearing" on proposed changes to one of the most historical homes in our area, 41 Gibson St, the former home of Barbara Ackermann, the first female mayor of Cambridge. While I believe our city should claim this property as a special "historical" home, I will leave that aside (with the hope that YOU will take that up on your own) and speak solely to what I believe is one of the most ridiculous examples of how this neighborhood "commission" is failing (miserably) to live up to the needs of the neighborhood and the city.

On the 17th, 6 of the 7 (85.7%) homeowners who are abutters of the subject property (41 Gibson Street) took time out of their lives to appear at the "Commission" meeting to express their (overwhelmingly negative) views on the proposed changes to the Ackermann home. These views were all but ignored by the "Commission"- led by two "alternates"- who refused to allow us, as the concerned public, to express our dismay at the proposed changes to the property, and who- despite numerous actions that showed no care about the input of these 86% of neighbors, allowed the proposed plans- many of which destroy this historical home- to continue (un-abated).

I am writing to ask for YOU to step-in and STOP this action by the "Commission", and require a "revised hearing". Our reasons are several-fold: the "Commission", which voted 3 to 2 to "approve" these plans, included: a) 1 member who spent the majority of the meeting on her cell-phone answering calls, (and thus not listening to the concerns of the public during the meeting), and a Chair and Vice-Chair who are "Alternates"; b) the architect representing the proposed property owners severely mis-labeled his drawings, in which the east-facing façade was labelled "north facing" and all others were wrongly labelled, leading the "Commission" to be severely confused; c) the new property owner FAILED to deliver a "site plan" which is required by the "Commission" to make a decision, adding to the "confusion" of the commission, and potentially allowing un-approved or un-documented changes to be made to the site over time; d) several previously un-announced changes were added during the meeting: (the addition of "zoning inappropriate" air-conditioner units within plain sight of the street, and a "deck" (previously downplayed as an aesthetic and non-usable space, but described to the "Commission" during the hearing as a substantial addition of outdoor space) on the second floor of the proposed property that completely ignores the historical profile of the home), and were announced only during the "hearing", which were all ignored and accepted by this "board" in their ultimate "decision".

Further, the failure of the applicant to include a site plan for review by the "Commission", and the Commission's failure to require such a site plan to be provided before rendering an approval, could allow for the ultimate inclusion of elements that define "EXCLUSIONARY ZONING"- namely- the applicant wants to develop a parking space on the Gibson side of their lot, which, in addition to not conforming to the zoning requirements for such an addition, would eliminate street-level parking that is used and needed by the numerous rental tenants in the neighborhood, (parking which is already lacking). Further, this proposed parking space would "pave over" significant marshland greenspace that everyone in the neighborhood enjoys, and which was carefully cultivated by Barbara Ackermann for decades. Despite unanimous rejection by the neighbors in attendance, because the "Commission" failed to withhold approval or express their concerns over this element (which, while not binding, is their right and duty to do) plans for a parking space addition and other exterior site-related elements will likely go directly through the "historical commission" to the next level of decision makers (who are even further removed from the sensitive nature of these matters).

Why did the Commission NOT incorporate their comments on this element of the plan in their decision despite their overwhelmingly (based on their own statements during the hearing) negative opinion on the development of a driveway on the "Gibson Street" side of their property? Because the Cambridge appointed "liason", Samantha Paull, failed to allow the "Commission" to express this opinion, having mis-interpreted and mis-understood the mandate of the Commission to not include purview over items such as these. This further added to the Commission's confusion about what they can and cannot comment on (for your reference the Order by which the Commission was established allows the Commission to make comments on certain elements like driveways, walking paths, etc, although this opinion is not binding on the City Council). When this liason's uninformed opinion is combined with the fact that the new property owners FAILED to submit a site plan to the "Commission", and failed to deliver a "real and authentic" "PLAN" for their property (having excluded items like landscaping and development mitigation, because, again, they had been told by Ms. Paull that each was "beyond the scope of the (Commission)" (which is false)), one cannot help but to believe that neither the Commission nor Ms. Paull had any idea what they were doing in this meeting. Their knee-jerk reaction was to simply approve the plans full-stop- (including items altered last minute at the meeting, plans mis-labeled by the architect, without a site plan, without a property plan, and knowing full well that certain items (those most directly related to EXCLUSIONARY ZONING ELEMENTS) had been purposefully "excluded" at the suggestion of the liason, and that 6 out of 7 bordering neighbors objected to these plans). This was not an organized process- this was a calamity. Adding insult to injury was the seconding voter-- the lady who spent half of the meeting talking on her cell phone outside the building.

Our neighborhood is a beautiful example of what makes Cambridge special with respect to architectural differences, what allows West Cambridge to be a leader in inclusionary zoning, and what allows us to be a leader in architectural "difference": This farce of a "Commission"- led by a liason who was confused as to the Commission's role and rights in the process, and who allowed the applicant to submit an incomplete application- ignored all of these principals and paved the way for these new owners to radically change the landscape of this neighborhood, including eliminating parking for rental units on our block, and permitting the construction of a new deck that looks straight into the bathroom of a neighbor.

Leland, please stop this "Commission" from approving these plans. Where else have you seen 6/7 of all homes abutting a property raise such strong objections to plans of change? Please call for a second hearing- attended by yourself and others of the city's highest historical commission- to set right this obvious and glaring mistake by the Half Crown-Marsh Historical Commission- and let us work together to replace this "Commission" with citizens who will actually preserve our historical properties.

Sincerely,

Ted Wagenknecht

43 Gibson Street, Cambridge

Theodore H. Wagenknecht, CFA

Portfolio Manager



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: [histcomm@cambridgema.gov](mailto:histcomm@cambridgema.gov) URL: <http://www.cambridgema.gov/Historic>



William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*  
M. Wyllis Bibbins, Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*  
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Date: Sept 1, 2015  
To: Election Commission  
From: Charles M. Sullivan, Executive Director  
Cambridge Historical Commission  
Re: Request for Verification of Registered Voters

As required by Chapter 2.78.180 of the Code of the City of Cambridge, the Historical Commission requests that the names on the attached petition be verified as being registered voters of the City of Cambridge. ONLY TEN NAMES NEED TO BE VERIFIED TO VALIDATE THE PETITION.

Please sign and return to the Historical Commission via interoffice mail.

Signatures checked by Virginia Kelley Date 9-1-15

VI. Public Notices/Hearings Schedules for CHC Appeal



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: [histcomm@cambridgema.gov](mailto:histcomm@cambridgema.gov) URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*;  
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

### LEGAL NOTICE CAMBRIDGE HISTORICAL COMMISSION

Notice is hereby given that a public hearing will be held on Thursday, October 1, 2015, at 6:00 PM at 806 Massachusetts Ave., Cambridge Senior Center, Cambridge, to consider the following matters under M.G.L. Ch. 40C and Ch. 2.78 of the Code of the City of Cambridge:

#### Alterations to Designated Properties

**Case 3481 (continued): 11 Dunster St., by Porter Dunster, Inc., owner, o/b/o Mike's Pastry, tenant.** Install blade signs.

**Case 3499: 34 Follen St., by Douglas Yoffe, 34 Follen Street LLC.** Exterior renovations including alterations to windows and doors and replacement of fences.

#### Demolition Review

**Case D-1374: 136-138 Cushing St.** Demolish residence/club building (ca. 1843 with later alterations).

#### Landmark Designation Proceedings

**L-110 (continuation): 37 Brookline St.** Revisit request for designation study received from property owner, Peter Valentine.

#### Neighborhood Conservation District (NCD) Appeal

**Half Crown-Marsh NCD, Case HCM-300: 41 Gibson St. Anne Duggan & David Ranieri, owners.** Consider an appeal of the Half Crown-Marsh NCD Commission's decision in Case HCM 300. Appeal was submitted by petition of Cambridge voters.

William B. King, Chair

*Cambridge Chronicle*, 09/17/15, 09/24/15

Cases may be taken out of order and approved at the beginning of the meeting. Persons who wish to have a hearing on a case should notify the Commission in advance or be present at the beginning of the meeting when the Consent Agenda will be discussed.

The City of Cambridge does not discriminate on the basis of disability. The City may provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to qualified individuals with disabilities. For information contact Sarah Burks by calling: 617/349-4683 or 617/349-6112 (TTY).



41 Gi

221-77  
COUNIHAN, CHRISTOPHER, TR. OF 3B GIBSON  
TERRACE NOMINEE TRUST  
67 S. BEDFORD ST., SUITE 400 WEST  
BURLINGTON, MA 01803

221-83  
5 KENWAY LLC  
955 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

Anne Duggan & David Ranieri  
41 Gibson Street  
Cambridge, MA 02138

221-16  
VAN RANST, ELIZABETH & GERALD ZURIFF  
120 FOSTER ST  
CAMBRIDGE, MA 02138

221-17  
FRANCIS M. & ANN Z. NECZYPOR  
114 FOSTER ST.  
CAMBRIDGE, MA 02138

221-64  
THORESEN, ERIK & TRACI THORESEN  
8 KENWAY ST  
CAMBRIDGE, MA 02138

221-20  
PAUL KURT & BARBARA J. ACKERMANN  
41 GIBSON ST  
CAMBRIDGE, MA 02138

221-76  
MOYER, E. ROSS  
40 GIBSON ST  
CAMBRIDGE, MA 02138

221-15  
THEODORE & GENEVIEVE H. WAGENKNECHT  
43 GIBSON ST  
CAMBRIDGE, MA 02138

221-63  
ADAMS, FRANCES SHTULL  
10 KENWAY ST  
CAMBRIDGE, MA 02138

221-3  
MAHDAVI, REZA & MARIE-PIERRE  
DILLENSEGER  
140 FOSTER STREET  
CAMBRIDGE, MA 02138

221-19  
THOMAS & GABRIELA POMA TRAYNOR  
9 KENWAY ST  
CAMBRIDGE, MA 02138

PHILIPPE SAAD, AIA  
DIMELLA SHAFFER  
281 SUMMER ST  
BOSTON, MA 02210

MEMBERS OF THE HCM NCDC

APPELLANTS LISTED BELOW:

ROBERT N. ROSS  
10 KENWAY ST  
CAMBRIDGE, MA 02138

GERALD ZURIFF & ELIZABETH VAN RANST  
120 FOSTER ST  
CAMBRIDGE, MA 02138

FRANCIS & ANN NECZYPOR  
114 FOSTER ST  
CAMBRIDGE, MA 02138

KATHLEEN MOORE  
9 DOANE ST  
CAMBRIDGE, MA 02138

TED & GENEVIEVE WAGENKNECHT  
43 GIBSON ST  
CAMBRIDGE, MA 02138

PATRICIA WARNER  
100 FOSTER ST  
CAMBRIDGE, MA 02138

JAY CONNER  
98 FOSTER ST  
CAMBRIDGE, MA 02138

REZA MAHDOURI  
140 FOSTER ST  
CAMBRIDGE, MA 02138

C. LYNN & BARBARA WICKWIRE  
40 GIBSON ST  
CAMBRIDGE, MA 02138

CHC 10/1/15 HEARINGS  
LEGAL NOTICE  
CAMBRIDGE HISTORICAL  
COMMISSION

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Alterations to Designated Properties

**Case 3499: 34 Follen St., by Douglas Yoffe, 34 Follen Street LLC.** Exterior renovations including alterations to windows and doors and replacement of fences.

Demolition Review

**Case D-1374: 136-138 Cushing St.** Demolish residence/club building (ca. 1843 with later alterations).

Landmark Designation Proceedings

**L-110 (continuation): 37 Brookline St.** Revisit request for designation study received from property owner, Peter Valentine.

Neighborhood Conservation District (NCD) Appeal

**Half Crown-Marsh NCD, Case HCM-300: 41 Gibson St. Anne Duggan & David Ranieri, owners.** Consider an appeal of the Half Crown-Marsh NCD Commission's decision in Case HCM 300. Appeal was submitted by petition of Cambridge voters.

William B. King, Chair

Cases may be taken out of order and approved at the beginning of the meeting. Persons who wish to have a hearing on a case should notify the Commission in advance or be present at the beginning of the meeting when the Consent Agenda will be discussed.

AD#13332427  
Cambridge Chronicle 9/17,  
09/24/15

CHC 10/1/15 HEARINGS  
LEGAL NOTICE  
CAMBRIDGE HISTORICAL COM-  
MISSION

Notice is hereby given that a public hearing will be held on Thursday, October 1, 2015, at 6:00 PM at 806 Massachusetts Ave., Cambridge Senior Center, Cambridge, to consider the following matters under M.G.L. Ch. 40C and Ch. 2.78 of the Code of the City of Cambridge:

Alterations to Designated Properties

**Case 3481 (continued): 11 Dunster St., by Porter Dunster, Inc., owner, o/b/o Mike's Pastry, tenant.** Install blade signs.

**Case 3499: 34 Follen St., by Douglas Yoffe, 34 Follen Street LLC.** Exterior renovations including alterations to windows and doors and replacement of fences.

Demolition Review

**Case D-1374: 136-138 Cushing St.** Demolish residence/club building (ca. 1843 with later alterations).

Landmark Designation Proceedings

**L-110 (continuation): 37 Brookline St.** Revisit request for designation study received from property owner, Peter Valentine.

Neighborhood Conservation District (NCD) Appeal

**Half Crown-Marsh NCD, Case HCM-300: 41 Gibson St. Anne Duggan & David Ranieri, owners.** Consider an appeal of the Half Crown-Marsh NCD Commission's decision in Case

HCM 300. Appeal was submitted by petition of Cambridge voters.

William B. King, Chair

Cases may be taken out of order and approved at the beginning of the meeting. Persons who wish to have a hearing on a case should notify the Commission in advance or be present at the beginning of the meeting when the Consent Agenda will be discussed.

AD#13332427  
Cambridge Chronicle 9/17,  
09/24/15



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: [histcomm@cambridgema.gov](mailto:histcomm@cambridgema.gov) URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington, Jo M. Solet,  
*Members*; Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Date: September 25, 2015  
To: Members and Alternates of the Historical Commission  
City Clerk, please post  
From: Charles Sullivan, Executive Director  
Re: Preliminary Agenda

The next regular meeting of the Cambridge Historical Commission will be held on **Thursday, October 1, 2015, at 6:00 PM at 806 Massachusetts Ave., Cambridge Senior Center, Cambridge, Mass.**

Note that cases may be taken out of order and approved at the beginning of the meeting. Persons who wish to have a hearing on a case should notify the Commission in advance or be present at the beginning of the meeting when the Consent Agenda will be discussed.

### AGENDA

1. Public Hearings: Alterations to Designated Properties

**Case 3481 (continued): 11 Dunster St., by Porter Dunster, Inc., owner, o/b/o Mike's Pastry, tenant.** Install blade signs.

**Case 3482 (continued): 104 Dunster St., by Eliot Square Enterprises Trust, owner, o/b/o Harvard Employees Credit Union, tenant.** Install signage.

**Case 3499: 34 Follen St., by Douglas Yoffe, 34 Follen Street LLC.** Exterior renovations including alterations to windows and doors and replacement of fences.

2. Demolition Review

**Case D-1374: 136-138 Cushing St., by MacArthur Construction Co.** Demolish residence/club building (ca. 1843 with later alterations).

3. Landmark Designation Proceedings

**L-110 (continuation): 37 Brookline St.** *Owner's request for landmark study withdrawn.*

4. Neighborhood Conservation District Appeal Proceedings

**Half Crown-Marsh NCD, Case HCM-300: 41 Gibson St. Anne Duggan & David Ranieri, owners.** Consider an appeal of the Half Crown-Marsh NCD Commission's decision in Case HCM 300. Appeal was submitted by petition of Cambridge voters.

- 5. Preservation Grants
- 6. Minutes
- 7. Executive Director's Report
- 8. New Business: Determination of Procedure

The City of Cambridge does not discriminate on the basis of disability. The Historical Commission will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to qualified individuals with disabilities upon request. For more information contact us by calling: 617/349-4683 or 617/349-6112 (TTY).

VII. Documents by Staff Re: Appeal