

DRAFT MINUTES

Minutes of the Half Crown-Marsh Neighborhood Conservation District Commission

Mon., April 8, 2013 at 6:00 PM, Friends Meeting House, 5 Longfellow Pk., Cambridge

Commission Members present: James Van Sickle, *Chair*; Judith Dortz, William King *members*; Deborah Masterson, Michael Robertson, Charles Smith, *alternates*

Commission Members absent: Robert Banker, *member*

Staff present: Eiliesh Tuffy

Members of the Public: See attached list

Chair Van Sickle called the meeting to order at 6:00 PM. Mr. Van Sickle introduced the Commissioners and staff present.

Public Hearing: Alterations to Designated Properties

HCM-187: 12 Gibson St., by Mark & Mary Canner. Alter windows on side elevation.

The house under review is one of a series of identical houses centered around Gibson and Kenway streets, all designed by architects and brothers Edwin and William Blaikie. The house at 12 Gibson Street was completed in 1891.

The current proposal involves altering the existing kitchen and adding a half bath. The impact this work would have to the exterior of the property is that several windows would be altered on the north side of the building that are publicly visible.

The proposed replacement windows would have insulated glazing and an aluminum cladding on the exterior.

Mr. King asked whether the applicant had considered wood replacement windows. Ms. Canner said the existing windows are aluminum casement windows and not original to the house, so no original wood windows were to be removed. She selected new clad windows in the hopes of reducing the regular maintenance.

Ms. Dortz asked why the owner had selected awning windows. The owner explained that the windows would be over kitchen counters and in a bathroom space respectively. The awning windows would allow for kitchen ventilation and alternately provide privacy in the new half bath location. The design of the new windows was based on the existing art-glass window towards the front of the north elevation.

No questions or comments were received from the public.

Mr. Van Sickle commented that, if these proposed window alterations were proposed for the front elevation it would be cause for concern, as it throws off the symmetry of the fenestration. Given that this is not changing out original windows to begin with, and that they are towards the back half of the side elevation it was not interpreted as being wholly disruptive. Mr. King seconded Mr. Van Sickle's comments, adding that he was not as concerned about the size of the new window opening as he was about their material. But since the existing windows are already

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non-original he saw no reason not to grant a Certificate of Appropriateness. Ms. Masterson agreed.

Some discussion about the most appropriate muntin patterns resulted in the majority of the Commission favoring the proposed 2-lite muntin configuration.

Ms. Masterson made a motion to approve the application as submitted. Mr. Robertson seconded the motion, which passed 6-0.

The meeting was adjourned at 6:30pm

Respectfully submitted,

Eiliesh Tuffy
Preservation Administrator

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Members of the Public who signed the attendance sheet, April 8, 2013

Mary Canner 12 Gibson St., Cambridge, MA 02138