

MINUTES OF THE HALF CROWN-MARSH NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION
Approved at the 08/19/2024 Meeting

April 8, 2024. Meeting conducted online via Zoom Webinar- 6:00 P.M.

Commissioners present: Aaron Kemp, Acting-Chair; Jim Van Sickle, Donna Marcantonio, Jo Solet
Commissioners Absent: Ruby Booz, Marie-Pierre Dillenseger, Peter Schur

Staff present: Charles Sullivan, Executive Director

Due to statewide emergency actions limiting the size of public gatherings in response to COVID-19, this meeting was held online with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform.

With a quorum of commissioners and the applicant present, Aaron Kemp, Acting-Chair, called the meeting to order at 6:05 P.M. She explained the online meeting instructions and public hearing procedures then introduced the commissioners and staff.

1) Public Hearing: Alterations to Designated Properties

HCM-635: 9 Brown Street: Construct portico at main entrance.

Jim Van Sickle recused himself from this case.

Charles Sullivan introduced the case, sharing his screen and discussing existing conditions and the commission's jurisdiction.

Toby Rodes, owner of 9 Brown Street, explained that they renovated the home in 2017 and did not finish front element of house renovations. The original house had fluted pilasters which were replaced with the blank pilasters. Are now coming back to execute the renovations which were intended almost 10 years ago. He spoke to the necessity of the porch roof as it would provide safety to protect the front steps from the elements preventing frozen steps along with a cover for packages and deliveries out of the weather.

He explained that the design is complimentary to the surrounding neighborhood. The hipped roof and materials speak to the era and style of the house. The engaged pilasters are seen elsewhere on the house and the new columns are a more open version of the pilasters in a lighter version. The structure would largely be on the existing granite footprint. Will be using the same gutters on the porch in fiberglass as seen elsewhere on the home.

Aaron Kemp, Acting-Chair, opened the meeting to questions of fact by commissioners.

Jo Solet asked to see the plans and then asked if the existing granite steps would also be replaced as part of this project.

Toby Rodes explained that the granite steps would be replaced nearly in-kind in granite but dug down approximately 4'-0" and given a solid foundation as to make them sturdy and resistant to freeze/thaw shifting.

Jo Solet asked if the new fluted columns would be new to the design.

Toby Rodes stated that they are new, but would be replicating what was there previously.

Donna Marcantonio asked about the original plans and if the proposal fits within those dimensions and scale.

Toby Rodes stated that originally, there was just a pilastered entry without any type of roof cover.

Aaron Kemp opened the meeting up to questions of fact or comments by members of the public. There were none. He then opened the meeting to comments and deliberation by the Commission.

Donna Marcantonio made a motion to approve the project as presented.

Jo Solet seconded the motion.

Aaron Kemp began a voice vote with a vote of 3-0 in favor of the motion. Approved.

Jim Van Sickle returned to the meeting.

HCM-636: 983-986 Memorial Drive: Replace windows.

Charles Sullivan introduced the case, sharing his screen and discussing existing conditions and the commission's jurisdiction. He explained that the applicant, the condo board, was hoping to also institute a window package which would allow staff to review and approve future window applications pending they are the selected, approved product.

Casey Patterson, the applicant of Mediate Management Company, explained that they are the management company for the Longview Corporation which is the condominium building at 983-986 Memorial Drive. She noted that presently a unit in the building was looking to replace their windows and the common areas are also in need of wholesale replacement. Most original wooden windows are single-pane, double-hung windows with exterior storms. The proposed Pella windows are aluminum-clad wood windows with half-screens and no exterior storm windows.

Aaron Kemp, Acting-Chair, opened the meeting to questions of fact by commissioners.

Donna Marcantonio asked if the proposed windows were wood on the inside or if they were hollow core systems.

Casey Patterson stated that they are true wood windows and are clad with aluminum only at the exterior.

Donna Marcantonio next asked if there would be a uniform replacement for windows that had previously been replaced, but do not necessarily match the original or proposed windows in the building.

Casey Patterson explained that they would not require unit-owners to replace their windows, but if they wanted to replace them, this would allow them to be uniform with other units in the building, and to receive an expedited approval from the condo board and HCM Commission. They are also getting a 20% discount for a bulk order with the common spaces, so some unit owners may also wish to be included in this package.

Jim Van Sickle asked if the building presently has any units with the proposed windows installed from previous applications.

Casey Patterson was not aware of any specific cases from owners, but some units have replaced windows within the past 10 years. Some of those windows may be other manufacturers.

Jo Solet asked if the proposed windows have screens and if they would be double-hung or single-hung.

Casey Patterson stated that they would have screens.

Charles Sullivan showed the slides and shared that the Commissions typically support half-screens.

Aaron Kemp asked if the color was to match the historic windows, which closely resemble limestone in color.

Casey Patterson responded in the affirmative.

Jim Van Sickle made a motion to approve the project as presented with the condition that the management company requires all subsequent window replacement applications to match the Pella Reserve window as shown in the approved color. All future window replacement applications would be remanded to staff review as long as they conform to the approved window package.

Donna Marcantonio seconded the motion.

Aaron Kemp began a voice vote with a vote of 4-0 in favor of the motion. Approved.

Minutes for the March 11, 2024 meeting were not reviewed.

The meeting adjourned at 6:47 PM.

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