

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, February 5, 2024, 6:00 PM, online Zoom meeting

Commission Members present: Lestra Litchfield, *Vice Chair*; Charles Redmon, Katinka Hakuta, *Members*, Catherine Tice (recused), *Alternate*

Absent: Nan Laird, *Alternate*, Tony Hsiao, *Chair*

Staff present: Allison Crosbie, Preservation Administrator

Members of the Public: See attached list

This meeting was held via online zoom webinar <http://tinyurl.com/MCFeb2024> with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was 880 9632 8896.

Commission Vice Chair Lestra Litchfield made introductions, explained the process for the hearing, and called the meeting to order at 6:02.

MC-6923: 16 Fainwood Circle Unit 1, by Susanna Lara. Replace windows.

Ms. Allison Crosbie, Preservation Administrator, introduced the project and showed slides of the property, noting that the majority of windows are original with 2/1 sash, and two windows appear to be replacements. Ms. Crosbie also stated that the review was non-binding.

Ms. Susanna Lara, one of the applicants, explained that the existing windows get stuck and are very hard to open and are also very drafty. She also said their gas bill is very high because of the draftiness. Ms. Lara described the proposed windows as wood/fiberglass clad with no grids. She then shared her screen and showed a diagram of the street delineating which houses have 1/1 windows and which ones have a mix of styles. She also mentioned that they want 1/1 windows to allow more light to come in.

Commission Questions

Commissioner Charles Redmon asked to confirm how many windows were being replaced. Ms. Lara replied that 9 windows would be replaced.

Public Questions and Comments

Ms. Maureen Monks of 12 Fainwood Circle clarified in response to Ms. Lara's window survey that the windows on her house have 2/1 sash. She also said that she understood the issues raised by the applicants.

Commission Comments

Ms. Litchfield stated that she appreciated the survey by the applicant on the types of windows on the street. She went on to say that since most windows are replacements with 1/1, this makes the applicant's original windows that much more special because they maintain the historic character of the structure. She also commented that the grid really doesn't prevent that much light from passing through.

Mr. Redmon agreed with Ms. Litchfield that 2/1 windows would retain the original character of the building and reiterated that there won't be a loss of natural light.

Commissioner Monika Pauli concurred with Mr. Redmon and Ms. Litchfield explaining that the muntin is so thin that there won't be any impact. She also commented that maintaining the 2/1 style could potentially encourage neighbors to do the same.

Mr. Horacio Gutierrez, one of the applicants, stated that he thought muntins obstruct views and without them it feels more open. Ms. Litchfield replied that that 1/1 windows are a modern aesthetic. Ms. Litchfield also explained what simulated divided lights are and why the Commission prefers that style. She further explained that the building is currently missing a lot of detail with the aluminum residing, and she advised that they store the existing windows so at some time in the future the building could be restored with all its details.

Ms. Hakuta motioned to deny the application and recommend using 2/1 style windows to match the original windows. Mr. Redmon seconded, and the motion passed 4-0.

Mr. Redmon motioned to approve the minutes from January 2, 2024. Ms. Litchfield seconded, and the motion passed 4-0.

The meeting was adjourned at 6:28 pm.
Respectfully submitted,
Allison A. Crosbie, Preservation Administrator

Members of the Public Present on February 5, 2024

Panelists:

Susanna Lara, applicant

16 Fainwood Circle, unit 1

Horacio Gutierrez, applicant

16 Fainwood Circle, unit 1

Attendees:

Maureen Monks

12 Fainwood Circle