

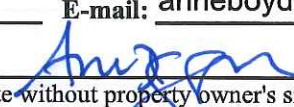


Half Crown-Marsh Neighborhood Conservation District Commission

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

Name of Property Owner of Record: Anne Duggan & David Ranieri
Mailing Address: 41 Gibson St, Cambridge, MA 02138
Telephone/Fax: 781-254-0921 E-mail: anneboydduggan@gmail.com
Signature of Property Owner of Record*:  (Required field; application will not be considered complete without property owner's signature) *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.
Name of proponent, if not record owner: _____
Mailing Address: _____
Telephone/Fax: _____ E-mail: _____

(for office use only):
Date Application Received: 7-29-15 Case Number: HCM-300 Hearing Date: 8-17-15
Type of Certificate Issued: COA Date Issued: Aug 28, 2015

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"

Phillippe Saad, AIA

GIBSON STREET
PROPERTY LINE



Window to be removed
Demo for door

Door to be removed
Patch wall to match

Railing & Stair to be
removed

Windows to be removed.
Enlarge opening

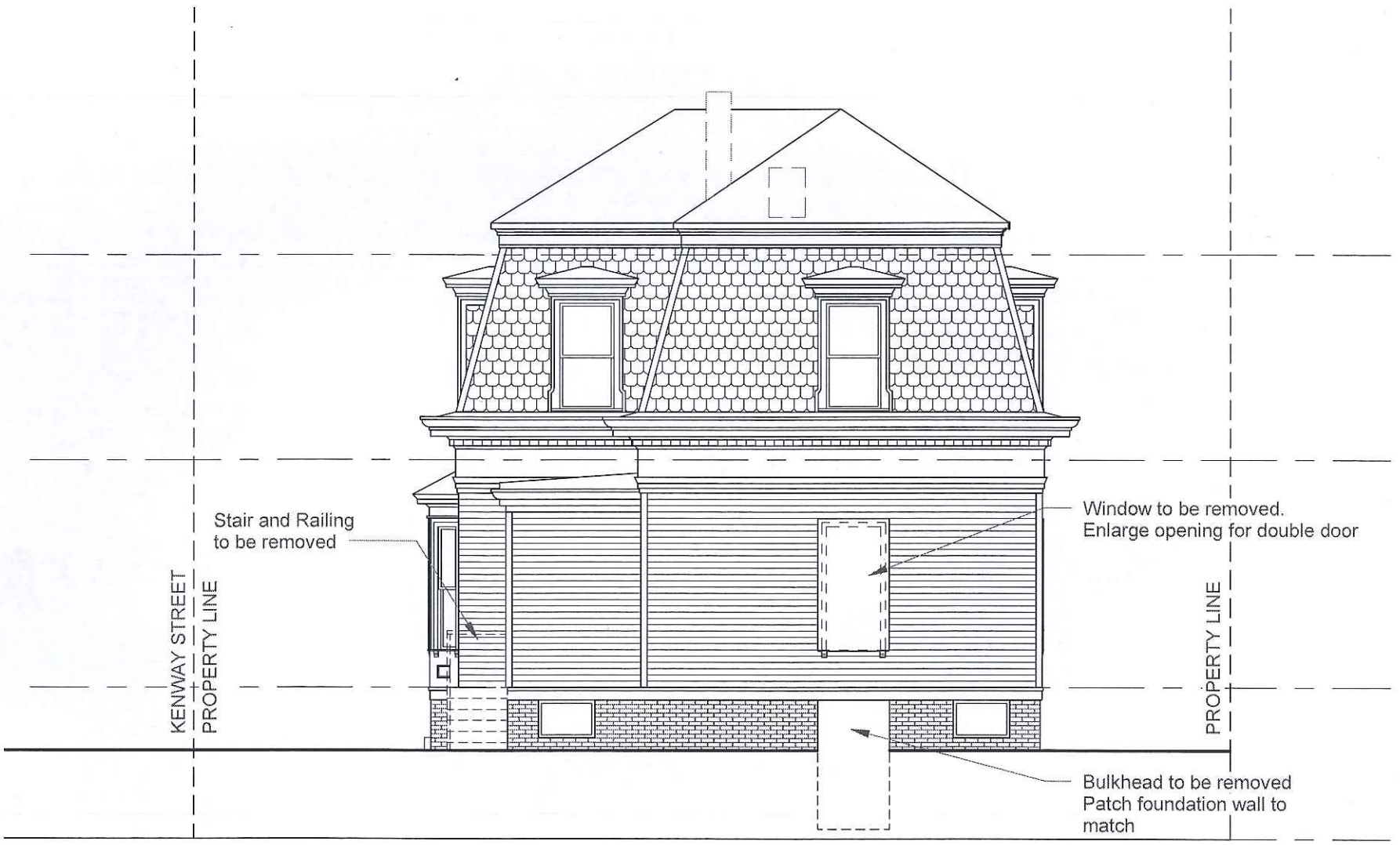
PROPERTY LINE

41 Gibson Street, Cambridge MA

N Elev. Existing/Demo

1/8" = 1'-0"

Philippe Saad, AIA



KENWAY STREET
PROPERTY LINE

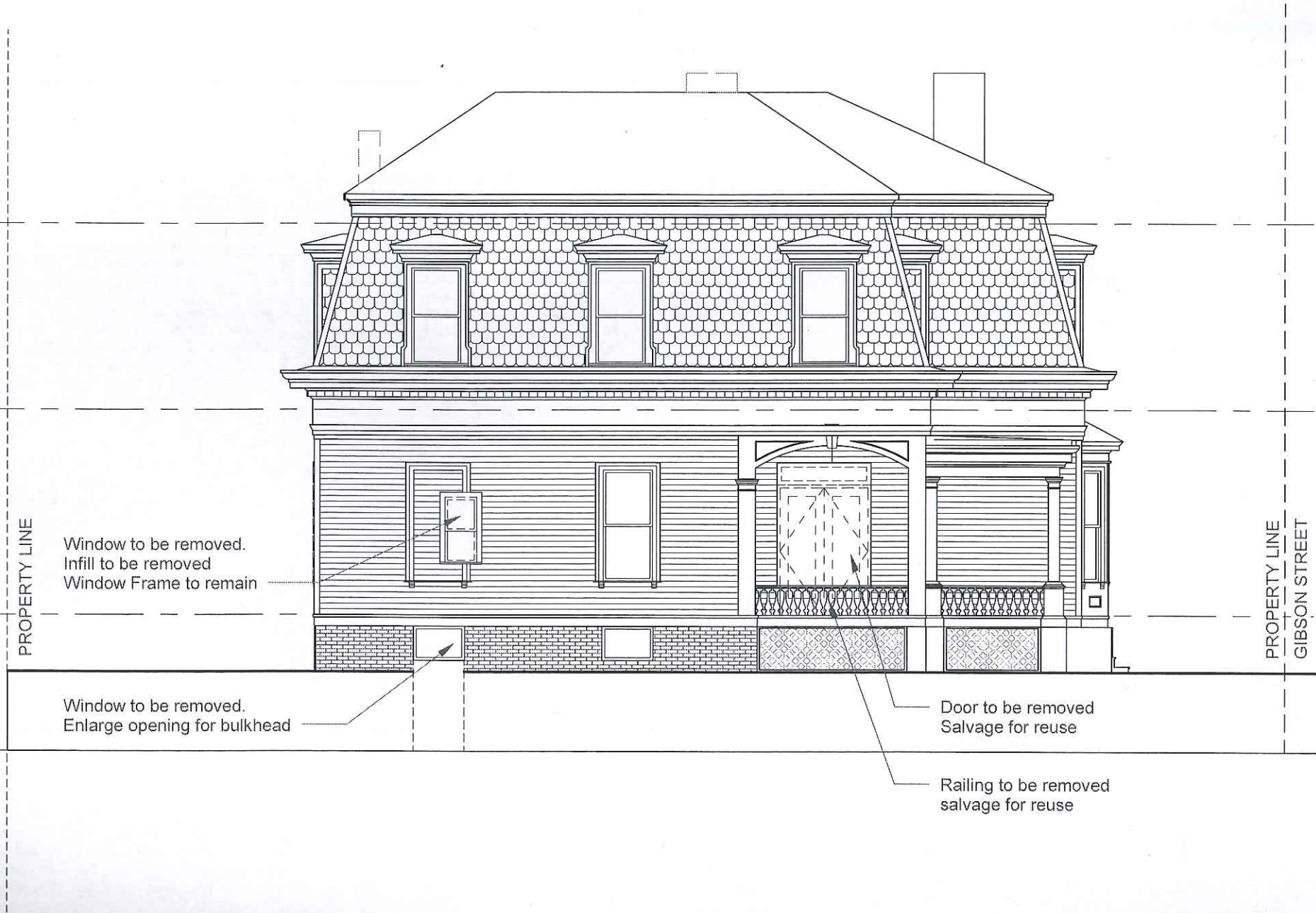
PROPERTY LINE

Stair and Railing
to be removed

Window to be removed.
Enlarge opening for double door

Bulkhead to be removed
Patch foundation wall to
match

41 Gibson Street, Cambridge MA
W. Elev. Existing/Demo 1/8" = 1'-0"
Phillippe Saad, AIA



PROPERTY LINE

Window to be removed.
Infill to be removed
Window Frame to remain

Window to be removed.
Enlarge opening for bulkhead

Door to be removed
Salvage for reuse

Railing to be removed
salvage for reuse

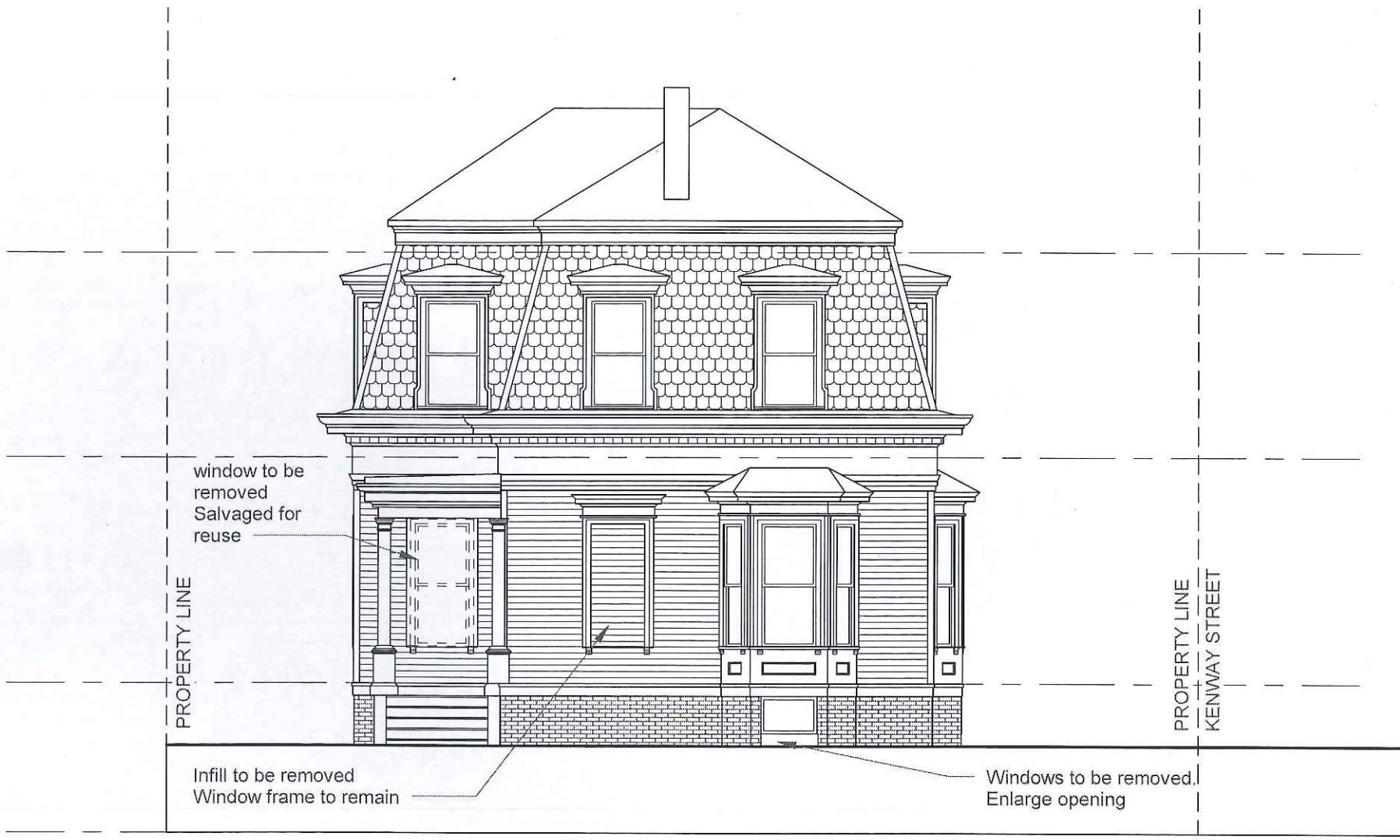
PROPERTY LINE
GIBSON STREET

41 Gibson Street, Cambridge MA

S. Elev. Existing/Demo

1/8" = 1'-0"

Phillippe Saad, AIA



window to be removed
Salvaged for reuse

PROPERTY LINE

Infill to be removed
Window frame to remain

Windows to be removed.
Enlarge opening

PROPERTY LINE
KENWAY STREET