

## **Minutes of the Half Crown-Marsh Neighborhood Conservation District Commission** ***Approved at the July 13, 2015 Hearing***

May 11, 2015 - 6:00 PM at Friends Meeting House, 5 Longfellow Park, Cambridge

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

Members absent: Peter Schur, Marie-Pierre Dillenseger, *alternates*

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 6:01pm and gave an overview of the agenda. Mr. Van Sickle discussed meeting procedures. Mr. Van Sickle designated that Mr. Charles Smith, Commissioner, would be voting on all matters.

**HCM-281: 157 Mt. Auburn St, by Margaret & Mike Rorick.** Alter porches and install new attic vents.

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

Ms. Margaret Rorick, an owner, clarified the scope and outlined specific details of the proposal. She noted that the proposal included removal of the enclosed front porch, construction of an airlock (three season porch/entry vestibule) to provide a weatherized landing space; at the rear, the proposal was to alter the window opening size to better match other windows on the structure and to use a sash with a muntin pattern of two over two sash on the remainder of the structure.

Ms. Deborah Masterson, Commissioner, asked if she proposed adding new window openings in the area before the airlock front porch feature. Ms. Rorick responded that the windows were existing just inside the porch but were obscured under the current configuration.

Mr. William King, Commissioner, asked if the proposal reduced the FAR of house. Mr. Blake Allison, project architect, responded that the proposal did reduce the overall FAR.

Mr. Van Sickle asked Mr. Allison to elaborate on the weather enclosure. Mr. Allison replied that the feature would include a three unit window on the side elevation to the driveway, a storm/screen door with a sidelight and transom facing the street. Mr. Allison added that the feature would have a similar footprint but present as a visually open space instead of enclosed.

Mr. King asked if a roof support was needed in the corner. Mr. Allison responded that the structure would be bolted into the primary structure's support system.

Ms. Masterson asked if there were only two vents proposed. Mr. Allison replied yes, one on the front and another on the side.

Ms. Lindsey Allison, abutter at 159 Mt. Auburn Street, stated she looked forward to a restoration of the structure. Ms. Maggy Bruzelius, abutter at 36 Hawthorn Street, gave her support for the project.

Ms. Masterson asked if the proposed windows were wood. Mr. Allison responded yes, but fixed panes. Ms. Paull asked if they were fixed pane or designed to replicate the appearance of a double-hung sash. Mr. Allison responded that the proposed windows would be fixed but appear like an old fashioned storm window. Mr. Smith asked if there was a hand rail system. Mr. Allison responded yes, of thick tubular brass.

Ms. Dortz noted that she felt the windows should be a two over two product to match the existing windows on the structure. Mr. Van Sickle stated he disagreed and felt that the space should look like a glassed in porch rather than an extension of the house.

Ms. Masterson made a motion to approve the application, as submitted. Mr. King seconded the motion. The motion was approved 5-0.

### **Minutes**

The Commission reviewed the minutes of April 13, 2015. Ms. Masterson made a motion to approve the minutes as submitted with no changes. Mr. Smith seconded the motion. The motion was approved 5-0.

Mr. Smith made a motion to adjourn the meeting. Mr. King seconded the motion. The motion was approved 5-0 at 6:53 pm.

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

Maggy Bruzelius	Abutter	36 Hawthorn Street
Margaret Rorick	Owner	157 Mt. Auburn Street
Mike Rorick	Owner	157 Mt. Auburn Street
Blake Allison	Architect	159 Mt. Auburn Street
Lindsay Allison	Abutter	159 Mt. Auburn Street
Jack Rorick	Resident	157 Mt. Auburn Street

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