



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
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APPLICATION FOR CERTIFICATE

1. The undersigned hereby applies to the Cambridge Historical Commission for a Certificate of (check one box): Appropriateness, Nonapplicability, or Hardship, in accordance with Chapter 40C of the Massachusetts General Laws and/or Chapter 2.78 of the Municipal Code.

2. Address of property: , 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 description and graphics.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief. The undersigned also attests that he/she has read the statements printed on the reverse.

Name of Property Owner of Record: <u>Fox and Prince 86 LLC ; IML 45 LLC</u>	
Mailing Address: <u>Palmer Latko Ledas Page LLC, 20 Tower Ln. Suite 305, Avon, CT</u>	
Telephone/Fax: <u>860-573-2394</u>	E-mail: <u>lobermeiere@blumshapiro.com</u>
Signature of Property Owner of Record: <u>[Signature]</u> (Required field; application will not be considered complete without property owner's signature)	
Name of proponent, if not record owner: <u>Brian Fell, Robert A.M. Stern Architects</u>	
Mailing Address: <u>1 Park Avenue, Floor 16, NY, NY 10016</u>	
Telephone/Fax: <u>212-967-5100</u>	E-mail: <u>B.Fell@ramsa.com</u>

(for office use only):	
Date Application Received: _____	Case Number: <u>4871</u> Hearing Date: <u>11/3/22</u>
Type of Certificate Issued: _____	Date Issued: _____

RAMSA

95 Irving Street

Description of Proposed Architectural Changes

History and Previous Alterations

95 Irving Street, known as the William James House, is located on Irving Street at the intersection of Farrar and Scott Street on a 16,824 square foot lot. The original cedar-shingled, gambrel-roofed Colonial Revival house was built in 1889 for philosopher and psychologist William James, who engaged the noted Boston architect William Ralph Emerson for the design.

The simple, nearly square massing of the original house has undergone several alterations and additions on the sides and rear over the years. Building permits were issued in 1959, 1976, 1980, 1984, 2001, and 2010. The bulk of these changes have affected the rear of the house where an original ell is partially visible in early photographs and is shown on drawings attributed to Emerson. The renovations in 2001 also added porches on the north (driveway side) and south (garden side), and a mudroom addition in the rear was constructed in 2010.

This property was designated as a protected landmark on Feb. 5, 2001.

Summary of Proposed Alterations

As part of this project the house will be restored to its original single-family status. This proposal removes the additions to the rear and along the driveway that were constructed in 2001 and 2010, replacing the rear addition with a new gambrel and shed-roofed two-story addition. The proposal also removes three decks that were constructed in 2001, on the third and fourth floors in the rear and on the second floor on the south (garden side).

Specific proposed alterations are noted on the drawings and listed below in the following categories:

- **Landscape:** See attached description of landscape changes supplied by Gregory Lombardi Design.
- **Garage:** Removal of existing non-conforming two-car garage and shed (sited in the side yard setback per zoning variance), replacement with new two-car garage conforming to setbacks, distance from primary structure and allowable height.

RAMSA

- Restoration of historic windows: Frame and sash restoration, with glass salvage and reinstallation. Replacement of non-original exterior storm windows with new low-profile wood frame exterior storms.
- Exterior typical details: New construction to match existing mouldings including window and door casings, eave and rake profiles, shingle coursing and shingle stops at building corners.
- House Front (East): Restoration of front porch and steps, reconstruction of historic balustrade atop porch (now removed).
- House Right (North): Removal of porch and entry from 2001, removal of basement stair, addition of two new double-hung windows to match typical existing, relocation of one original window, addition of one new oval window based on Emerson's designs for other houses, addition of wood bracket above first floor based on designs by Emerson and John Calvin Stevens.
- House Rear (West): Removal of the additions constructed in 2001 and 2010, including the removal of a large shed-roofed dormer and deck on the third floor, removal of French doors and deck on the fourth floor, removal of skylights and elevator over-run at the roof.

Construction of a new two-story gambrel and shed-roofed addition including a new entry porch, addition of two new double-hung windows to match existing on the second floor, construction of a new shed dormer on the fourth floor with a new casement window matching existing trim and sash details.

- House Left (South): Conversion of second floor deck and surrounding parapet, constructed in 2001, to a hipped shingle roof and a three-part window, relocation of adjacent windows, addition of a new small oval window based on Emerson's designs for other projects, removal of the steps on the southeast corner of the first floor constructed in 2001, conversion of a door to a pair of double-hung windows to match typical existing.

GREGORY LOMBARDI DESIGN

Landscape Architecture

95 Irving Street

Description of Proposed Landscape Changes

The current landscape that surrounds this house is simple in nature. An open side lawn is bordered by a mixed-species plant palette consistent with today's Cambridge residences. There are no particular landscape features that stand out nor compliment the era of the house, with exception to the four foot tall picket fence and date marker stone; both will remain. A few mature trees help to provide scale to the house and added privacy.

The proposed landscape will improve upon the existing landscape elements while maintaining the integrity of the historical value of the property. The front plant beds will be updated with appropriate understory trees, shrubs, and perennial plantings tailored to today's climate, and maintain similar views of the façade as seen today. New plants will be added throughout the property to provide interest and support the proposed hardscape changes. A stone pathway system will guide residents and guests from the public street front and from the parking surfaces. A raised stone terrace and adjacent pool and terrace will connect the new house addition to the landscape.

The existing garage will be reconstructed in a new position that tucks it behind the house mass. A new mixed-stone driveway will be installed, and a small parking court will be added to allow vehicles to be parked behind the house and quiet the appearance from the street.

The public views of the landscape from Irving Street will predominantly remain as you see them today. We intend to maintain the current fencing around the property. Although the four foot fence off Irving Street may need some repairs, we are not planning to make any major changes at this time.