

Eamon Fee
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617-592-3928
eamonfee@mac.com

October 15, 2022

Dear members of the Board,

On October 6th Mr. Kevin Emery and myself convened with the Zoning Board of Appeals to seek relief by special permit to construct an attached garage and dwelling unit at the back of the existing non-conforming house at 21 Loomis Street.

The board was sympathetic to both our efforts and the collaboration with the historic commission to save this house and to arrive at a satisfactory proposal that works for all parties. They acknowledged that there is a chronic shortage of housing stock in Cambridge but could not ignore the public comment from the whole neighborhood and especially from the neighbors on both sides of the project. The project got unanimous disapproval. They did however enter the letter of support from the Historical staff and the certificate of appropriateness into the record. They wished us well in our continued efforts.

We met with The Historical staff on October 11th to discuss our situation and arrive at alternative options.

This is an outline of our new proposal.

The rear unit and attached garage and all its components, elevations, heights, landscaping, etc. Would remain substantially the same. In accordance with the commissions original Certificate of appropriates.

To help mitigate and minimize the compromising of the front structure located at 21 Loomis St.

We would pivot the structure a couple of degrees in an anticlockwise manner using the front right corner as the pivot point. This squares the structure with the front boundary and reduces the nonconformity of the side yard setbacks by several inches.

Then we would remove the existing structural components of the front door and set them aside.

We would then cut the structure in half and remove a one-foot section from the middle of the building.

The building would be reconnected and the original front door framing would be reattached.

This proposal would save both gables of the original building, preserve existing locations of windows and door openings, preserve the existing cedar shingle siding original to the house.

We would like the board to consider this approach. As I understand it, this technique for saving the major components of a building has been employed in Cambridge and many other towns in the Commonwealth.

This compromise sacrifices 2.8% of the building and preserves 97.2% of the building including its major components.

We had hoped that the ZBA would allow us the opportunity to preserve a 100% of the building, but unfortunately that is not the case.

Kevin and I have collaborated with the Historical Commission many times in the past on various projects. And each project turned out quite beautiful.

We hope the board finds it favorable to grant us an amended certificate of appropriateness for these minimal changes. Thank you for your attention in this matter.

Regards,

Eamon

PLAN NO. 419 OF 2018

N/F
NEIL BENECK AND
MARIE SAINT - HILAIRE
CERT. NO. 215905
LOT 100 - LC PLAN NO. 5841-K
#93 NORMANDY AVE
ASSESS. MAP 267A PARCEL 263

N/F
MICHAEL B & SUSAN M. MURPHY
CERT. NO. 203865
LOT 60 - LC PLAN NO. 5841-B
#103 NORMANDY AVE
ASSESS. MAP 267A PARCEL 204

NORMANDY
TERRACE

S 85°30'00" E 55.50'

LOTS 5,6 & PT. 7
AREA = 5719 +/- SF
ASSESS. MAP 267C PARCEL 60

N/F
GEORGE W. AND ROXANNE LEARY
SPARTICHINO
CERT. NO. 234810
LOTS 120 AND 121 LC PLAN NO.
14710-A
LOT 202 LC PLAN NO. 14229-D
#15 LOOMIS STREET
ASSESS. MAP 267C PARCEL 50

N 04°30'00" E 103.05'

EXISTING 6" PVC SEWER REPLACED
ON 10/4/12 (SEE FIELD BOOK AT CAMBRIDGE DPW)

EXISTING CLEANOUT
INV = 27.3

PROPOSED SEWER LATERAL
S = 2% MIN.

EXISTING DRIVEWAY EASEMENT
(SEE BK 71046 PG 399 & PLAN NO. 419 OF 2018)

N/F
MICHAEL STONE & ALISA LEMBERG
BOOK 70983 PAGE 277
LOTS 8,9 & PT. LOT 7
PLAN NO. 498 OF 1964

#25 LOOMIS STREET
ASSESS. MAP 267C PARCEL 61

EXISTING 1 1/2 STORY
DWELLING
TOF EL = 35.83
FF EL = 36.81
NO 21

EX. 1" WATER SERVICE

WATER GATE

N 85°30'00" W 55.50'

LOOMIS STREET (PUBLIC - 40.00' WIDE)

SMH
RIM = 31.52
(BENCHMARK)

6" WATER LINE

NOTES:

- 1.) RECORD OWNER: 21 LOOMIS STREET LLC
- 3.) DEED REFERENCE: BOOK 77733 PAGE 315
- 3.) PLAN REFERENCE: PLAN NO. 498 OF 1964
PLAN NO. 419 OF 2018
- 4.) CO = CLEANOUT WG = WATER GATE



PLOT PLAN SHOWING
PROPOSED ADDITION
IN

CAMBRIDGE, MA
21 LOOMIS STREET



SCALE: 1" = 15'-0"

JULY 29, 2021

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566

PLAN NO. 419 OF 2018

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MARIE SAINT - HILAIRE
CERT. NO. 215905
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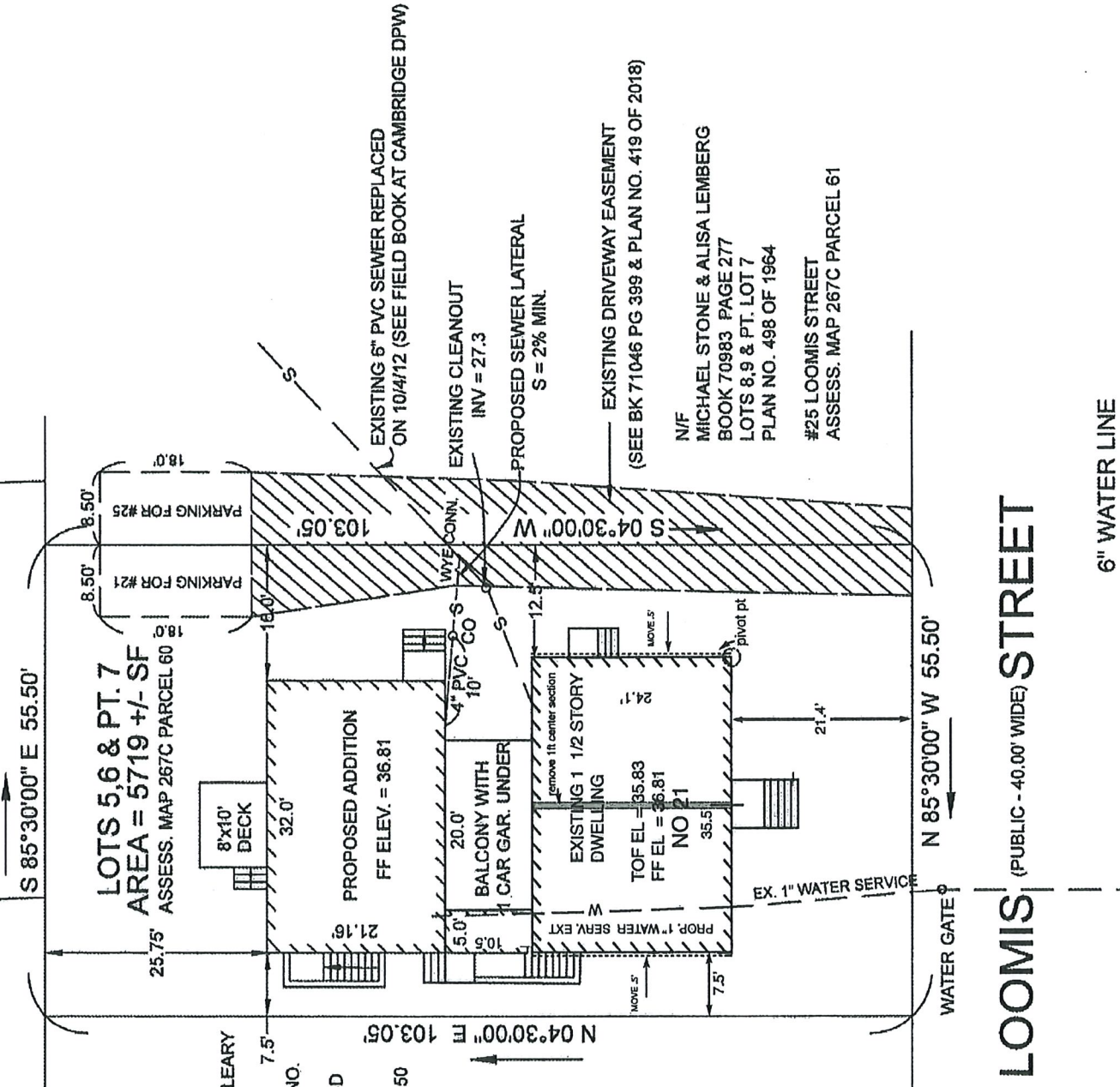
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(PUBLIC - 40.00' WIDE)

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PLOT PLAN SHOWING
PROPOSED ADDITION

IN

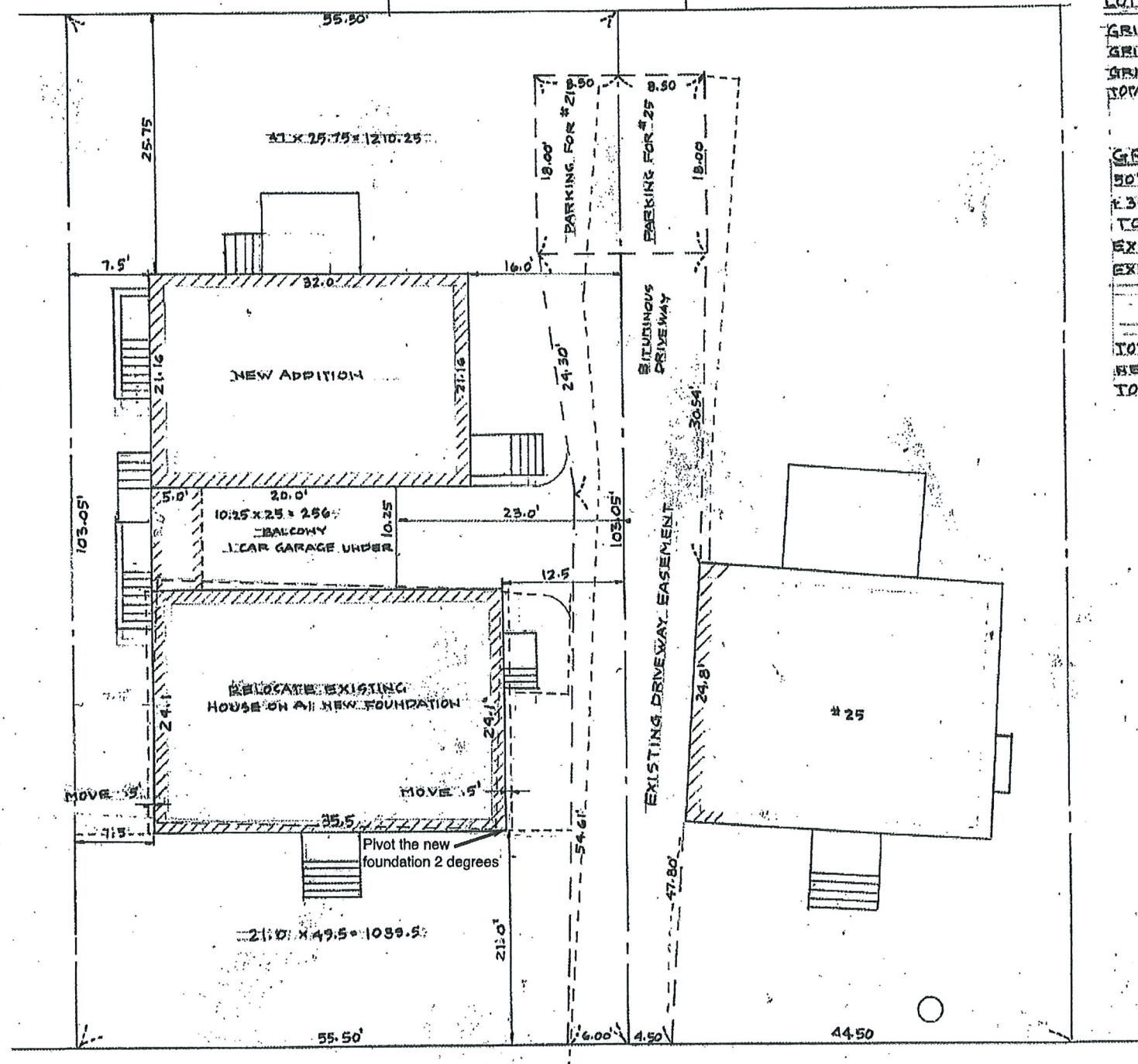
CAMBRIDGE, MA
21 LOOMIS STREET



SCALE: 1" = 15'-0"
Oct 15 2022



D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566



MINIMUM OPEN SPACE
 LOT 5719.27 S.F. 40% = 2287.71 S.F.
 GRID A 21.00 x 49.5 = 1039.5
 GRID B 49 x 25.75 = 1210.25
 GRID C 10.25 x 25 = 256
 TOTAL OPEN SPACE = 2505.75

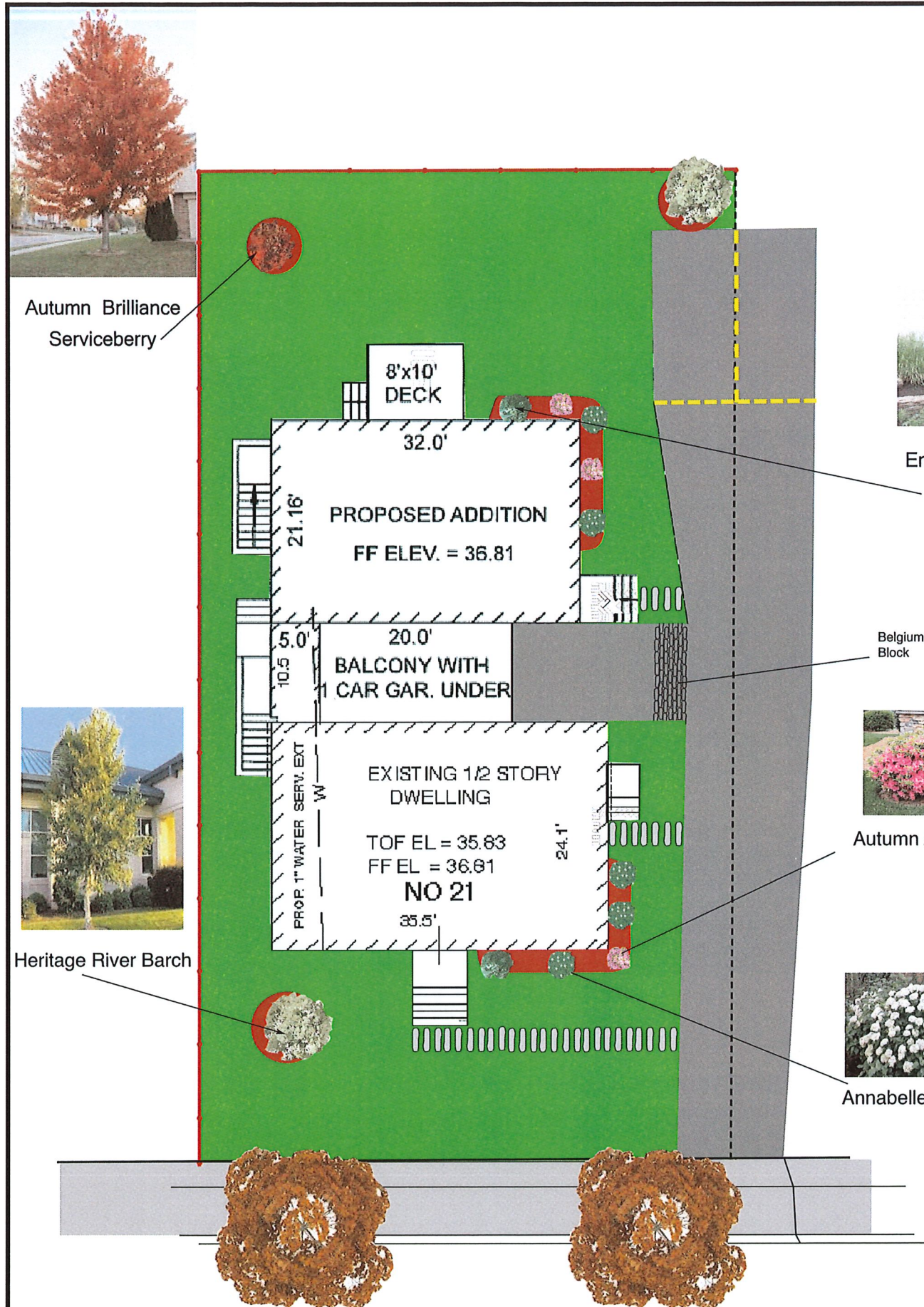
GROSS SQUARE FOOTAGE LOT AREA 5719.27
 50% OF FIRST 5000 S.F. OF LOT AREA = 2500 S.F.
 35% OF REMAINING LOT AREA = 251.7 S.F.
 TOTAL ALLOWED 2751.7
 EXISTING 1ST FLOOR 24.1 x 35.5 = 855.55
 EXISTING 2ND FLOOR 10 x 35.5 = 355
 " BATH 7 x 12 = 84
 " DORMERS 5 x 7 x 2 = 70
 509
 509 S.F.
 TOTAL EXISTING HOUSE = 1364.55
 NEW ADDITION 21.00 x 49.5 = 1039.5
 TOTAL GROSS SQUARE FOOTAGE = 2739.55

SITE PLAN
 CAMBRIDGE MASSACHUSETTS
 INFORMATION FROM A PLAN BY
 V.T.P ASSOCIATES LAND SURVEYORS
 DATED APRIL 30, 2018
 0 5 10 20 30
 SCALE: 1/8" = 1'-0"

LOOMIS STREET
 (40' WIDE PUBLIC)

SCALE 1/8" = 1'-0"
 DATE 10-15-2022
 RESIDENTIAL DESIGNS BY
 ROBERT M. CONNELL
 22 NORTH ST. WILMINGTON, MA.
 ADDITION TO HOME FOR
 EMERY HOMES L.L.C.
 21 LOOMIS STREET CAMBRIDGE, MA.
 C1

Preliminary Landscape Plan



Autumn Brilliance Serviceberry

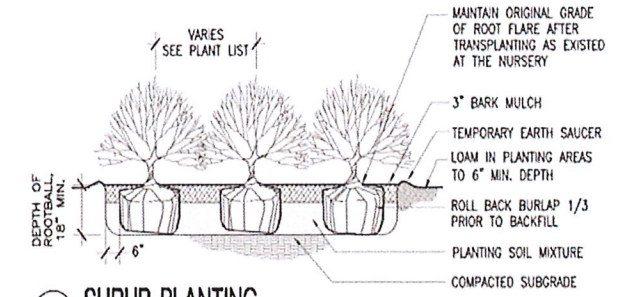
Heritage River Birch

Emerald Green Arborvitae

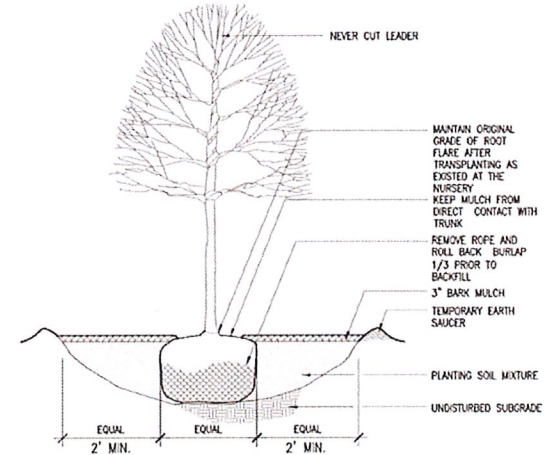
Belgium Block

Autumn Amethyst

Annabelle Hydrangea



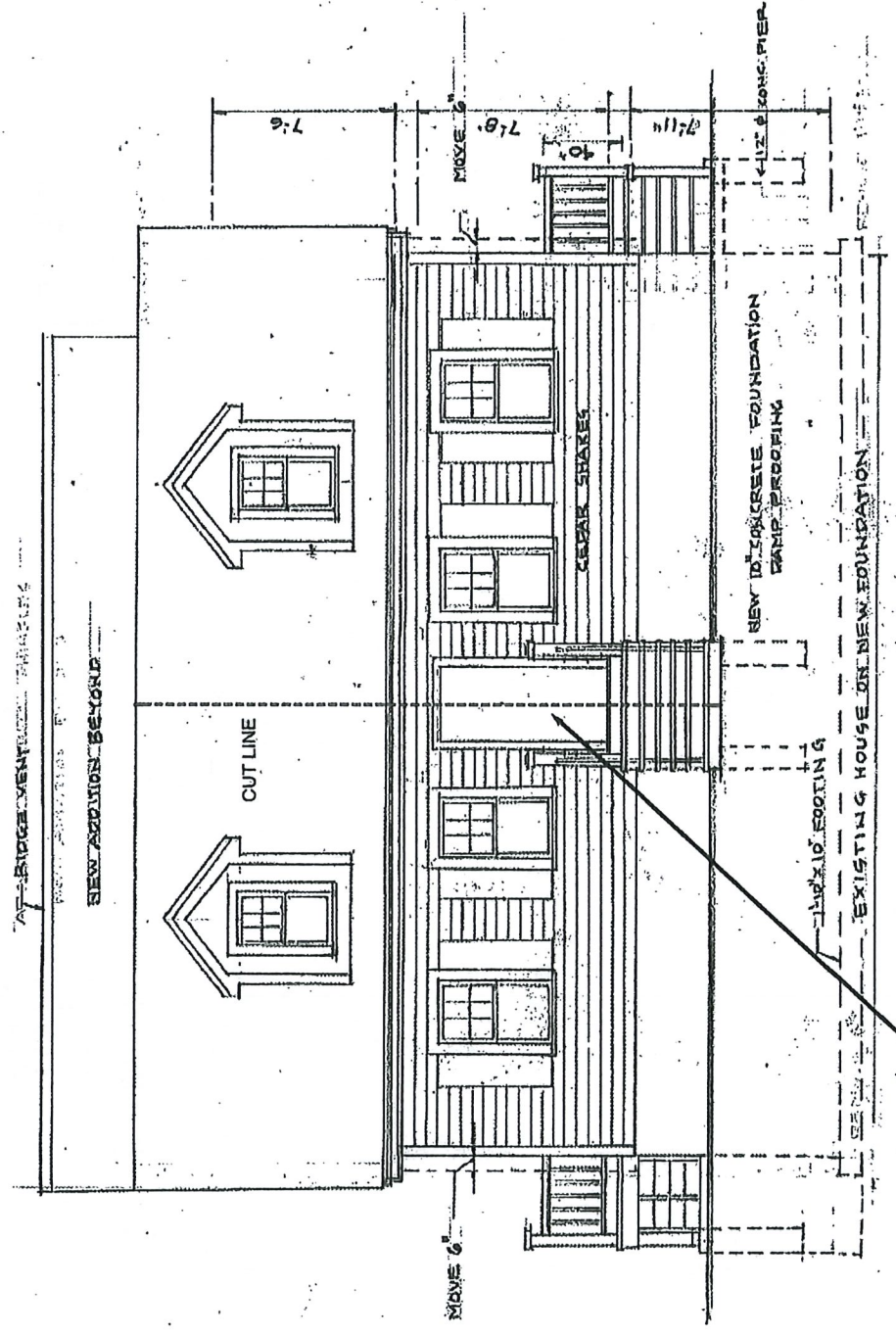
4 SHRUB PLANTING
SCALE: NOT TO SCALE



3 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

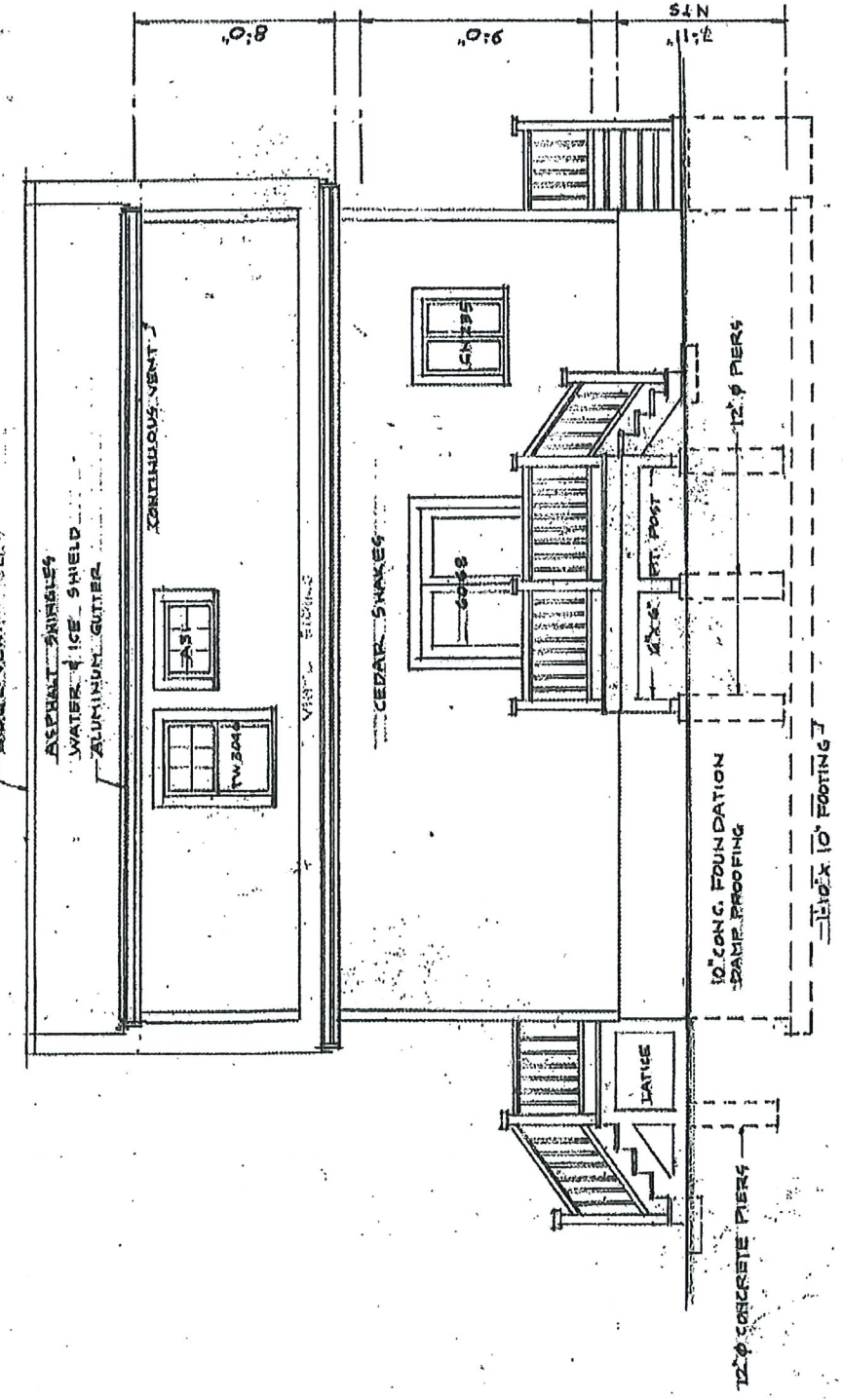
- All plants shall be located as shown on the plan.
- Final grading of topsoil shall be completed before any planting commences.
- All new plantings shall be continuously watered. A watering schedule shall be maintained by the building contractor.
- If planting is unavailable and requires substitution, the landscape contractor must receive an approval of the substitution from the building contractor.
- The contractor shall verify location of all plantings on the plan and locate these areas for the landscaping contractor.
- In the larger plantings, the root shall remain 3" above finished grade. Sufficient room shall be allowed around the root ball to receive planting mix.
- All mulch beds around plantings shall be shaped and edged. They shall receive a minimum of 2" bark mulch.
- All planting mix shall have a ratio of two parts topsoil and one part compost.
- All plantings shall be planted in strict adherence to the instructions of the nurseries that supplied the planting.
- Stakes will be located around tree trunks and shall be tied off to the stakes to give planting stability.
- The entire lawn areas shall be hydroseeded and shall be watered twice a day.
- Both the parking spaces and the front walkway shall be brick-paved with a red holland brick. The perimeter of the parking spaces shall consist of a soldier course while the body of the area shall have a herringbone design. The substrata shall include a 4" layer of sand and cement.
- A 3-foot-long area in front of the driveway shall receive Belgium block granite laid in a concrete mix and joints filled with mortar mix. This will serve to protect the driveway from ice and snow deris from tires before entering the driveway.
- The driveway shall consist of two coats of 2" asphalt layers, on top of 4" crushed stone.

LOOMIS ST 40 FT WIDE



FRONT ELEVATION

Structural elements of front door rough opening shall be removed and shall be reinstalled upon the reseaming of the structure

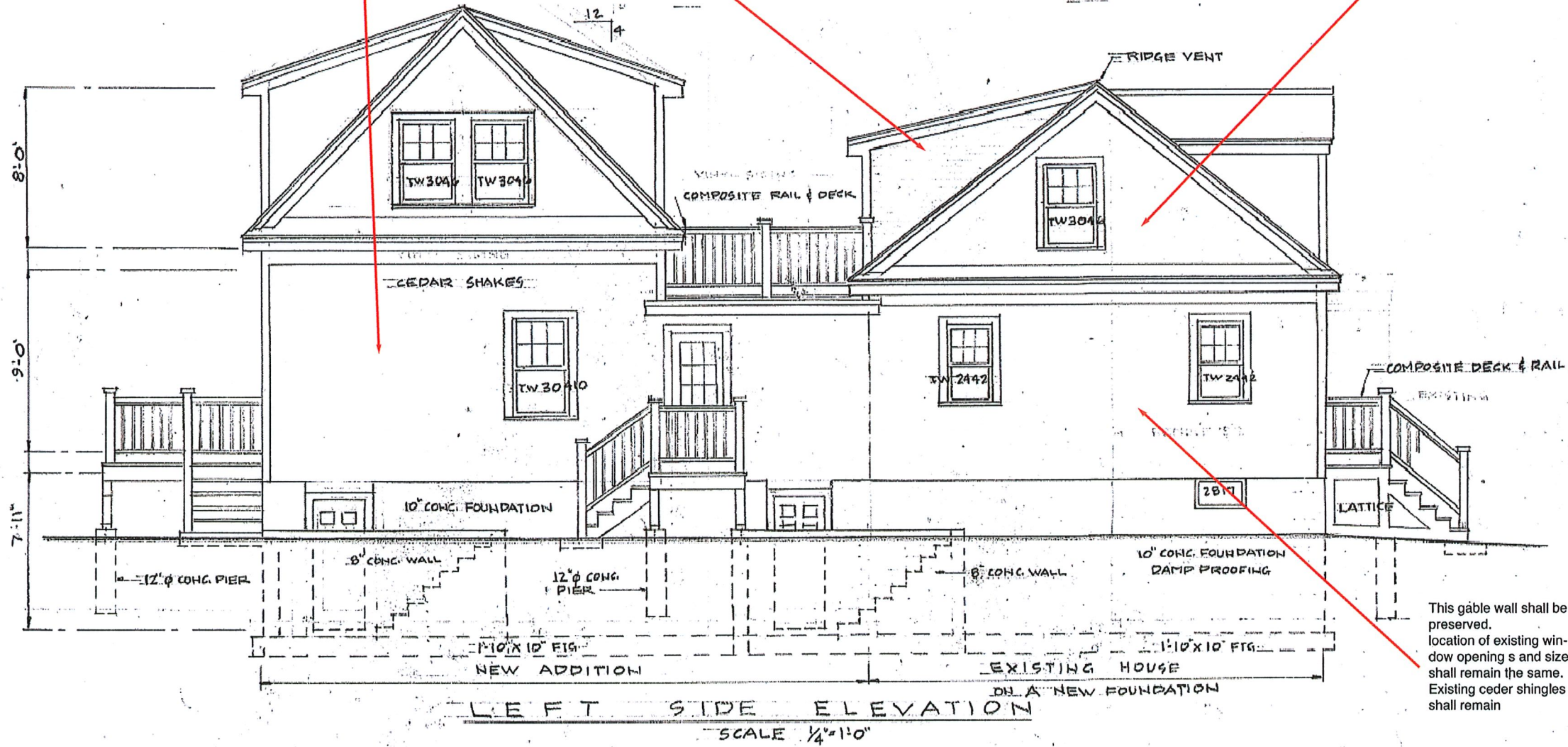


REAR ELEVATION

REV 5.12.2022	SCALE 1/4"=1'-0"	DATE 10-15-2022
ADDITION TO HOME FOR EMERY HOMES LLC 21 LUDMIS ST. CAMBRIDGE, MA.	RESIDENTIAL DESIGNS BY ROBERT M. CONNELL 22 NORTH ST WILMINGTON MA.	A1

Proposed shed dormer at the rear of the front structure shall remain the same.
Attached garage and rear structure shall remain the same

This roof gable shall be preserved.
location of existing window opening and size shall remain the same.
Existing cedar shingles shall remain



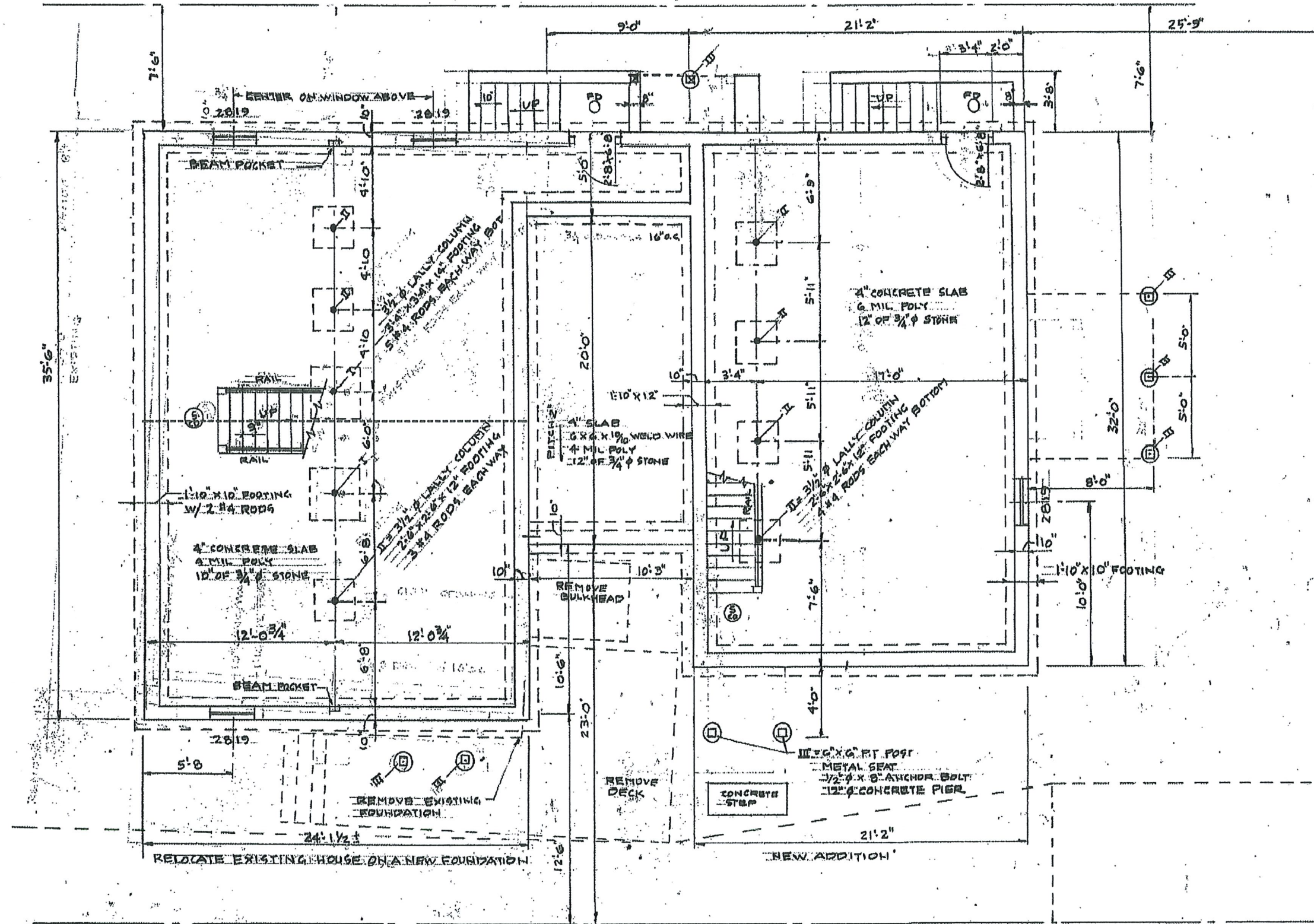
This gable wall shall be preserved.
location of existing window openings and sizes shall remain the same.
Existing cedar shingles shall remain

SCALE 1/4"=1'-0"
OCT 15-2022

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

ADDITION TO HOME FOR
EMERY HOMES, LLC
21 LOOMIS STREET CAMBRIDGE, MA.

A3



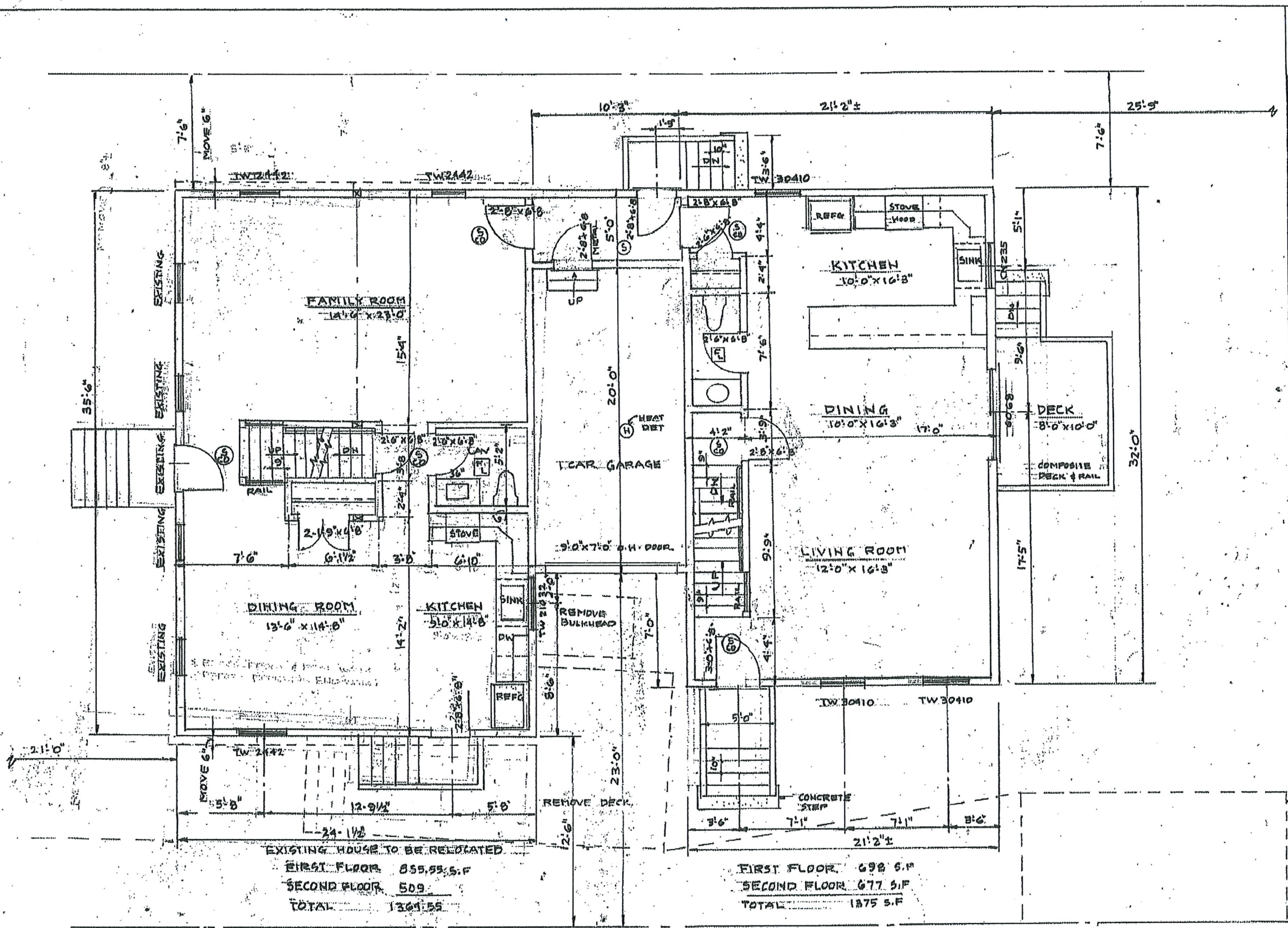
FOUNDATION / BASEMENT PLAN
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"
OCT 15-2022

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

ADDITION TO HOME FOR
EMERY HOMES, L.L.C.
21 ROOMS ST. CAMBRIDGE, MA.

A-A



EXISTING HOUSE TO BE RELOCATED
 FIRST FLOOR 855.99 S.F.
 SECOND FLOOR 509
 TOTAL 1364.99

FIRST FLOOR 698 S.F.
 SECOND FLOOR 677 S.F.
 TOTAL 1375 S.F.

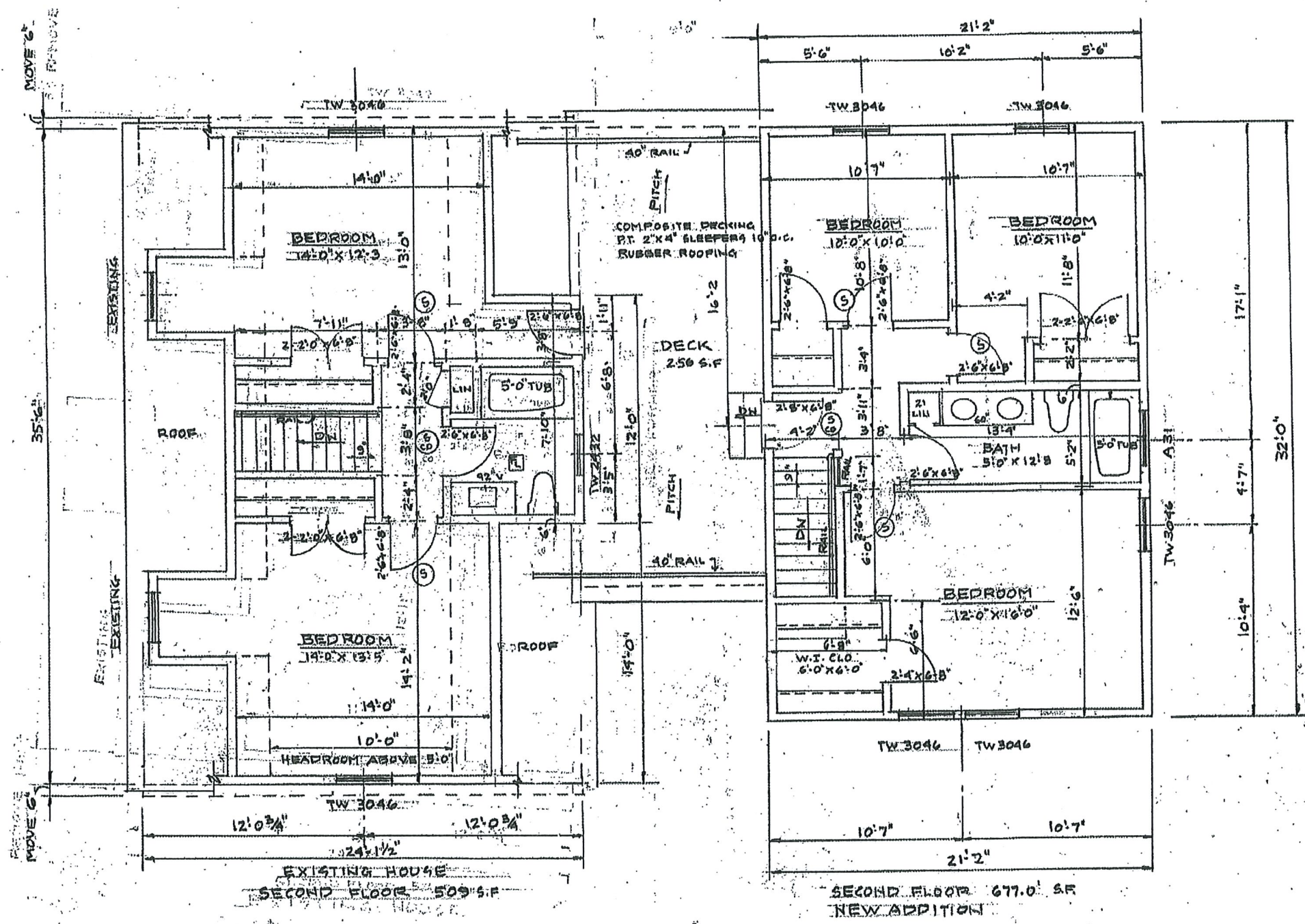
FIRST FLOOR PLAN
 SCALE 1/4"=1'-0"

RESIDENTIAL DESIGNS BY
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 22 NORTH ST. WILMINGTON, MA.

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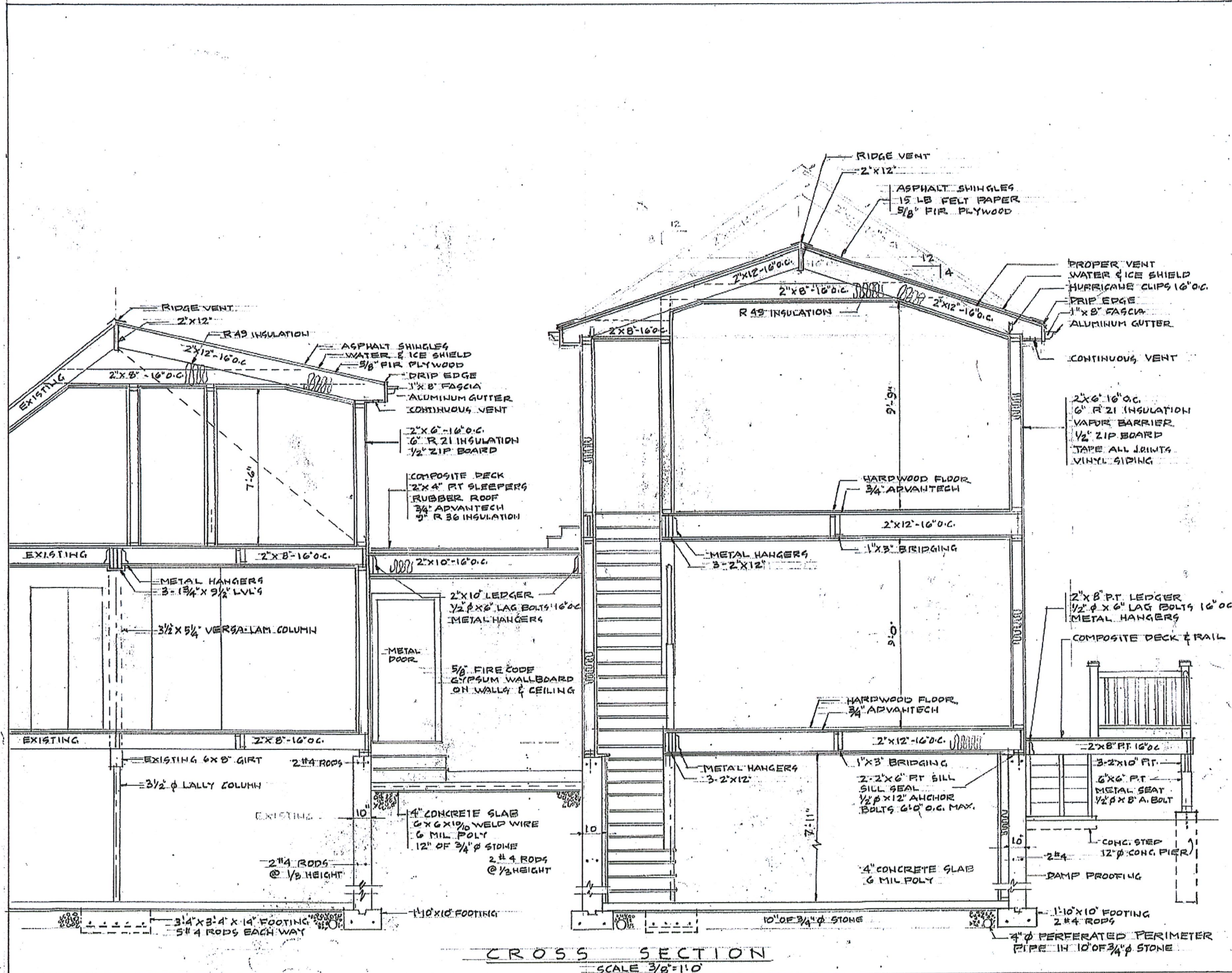
SCALE 1/4"=1'-0"
 OCT 15-2022

A 5



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

ADDITION TO HOME FOR EMERY HOMES, LLC 2100MIS ST. CAMBRIDGE, MA	RESIDENTIAL DESIGNS BY ROBERT M. CONNELL 22 NORTH ST. WILMINGTON, MA	SCALE 1/4" = 1'-0" OCT 15-2022
	A 6	A 6



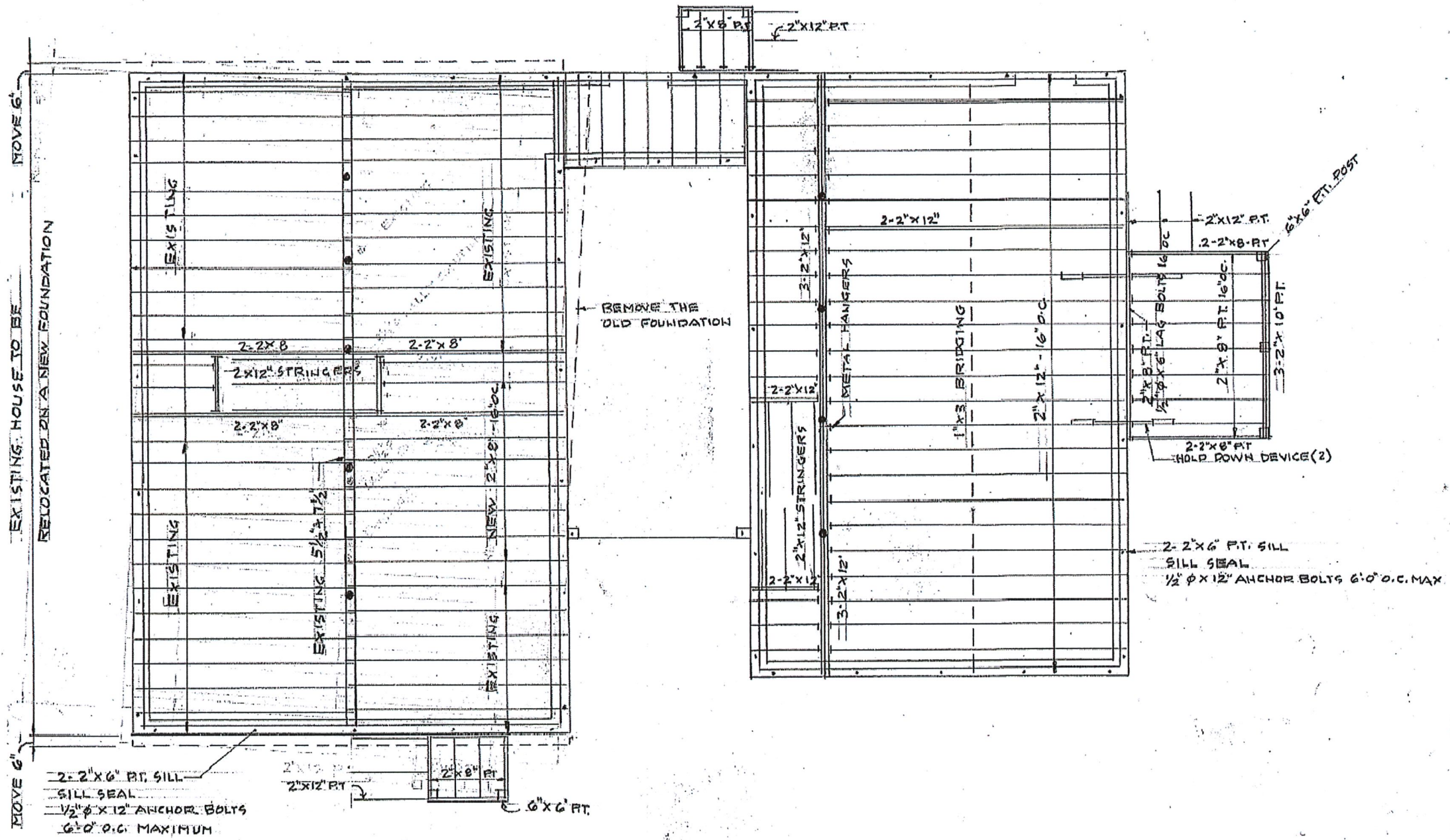
CROSS SECTION
 SCALE 3/8"=1'-0"

SCALE 3/8"=1'-0"
 OCT 15-2022

RESIDENTIAL DESIGNS BY
 ROBERT M. CONNELL
 22 NORTH ST. WILMINGTON, MA.

ADDITION TO HOME FOR
 EMERY HOMES L.L.C.
 21 LOOMIS ST. CAMBRIDGE, MA.

A7



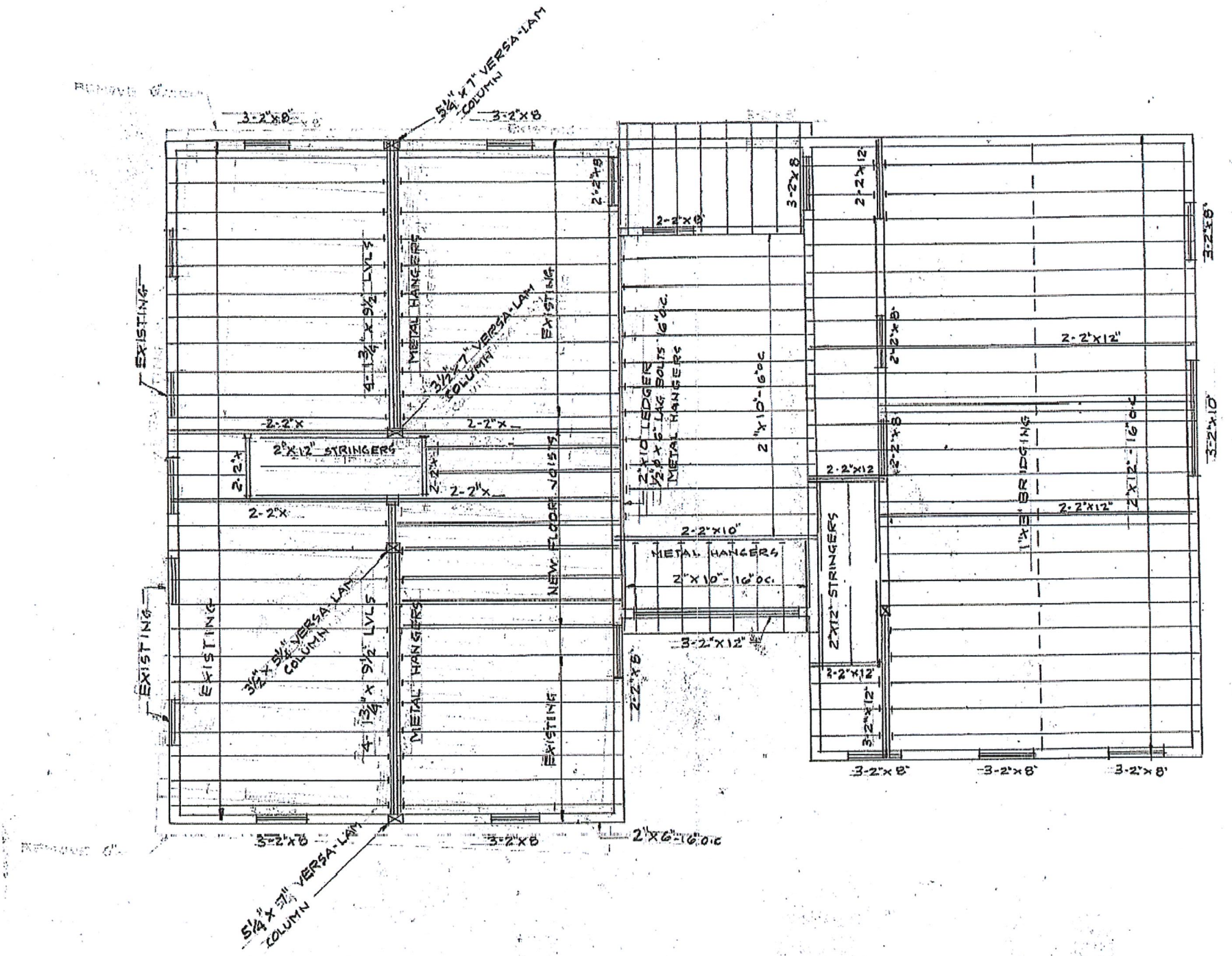
FIRST FLOOR FRAMING
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"
OCT 15-2022

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA

ADDITION TO HOME FOR
EMERY HOMES L.L.C.
21 LOOMIS ST. CAMBRIDGE, MA

A 8



SECOND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

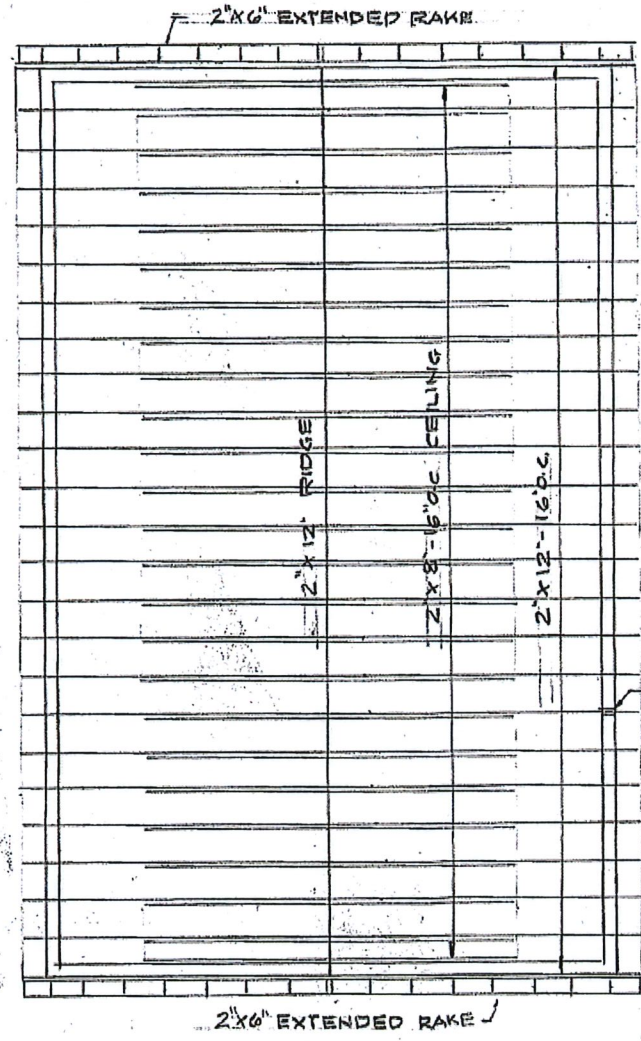
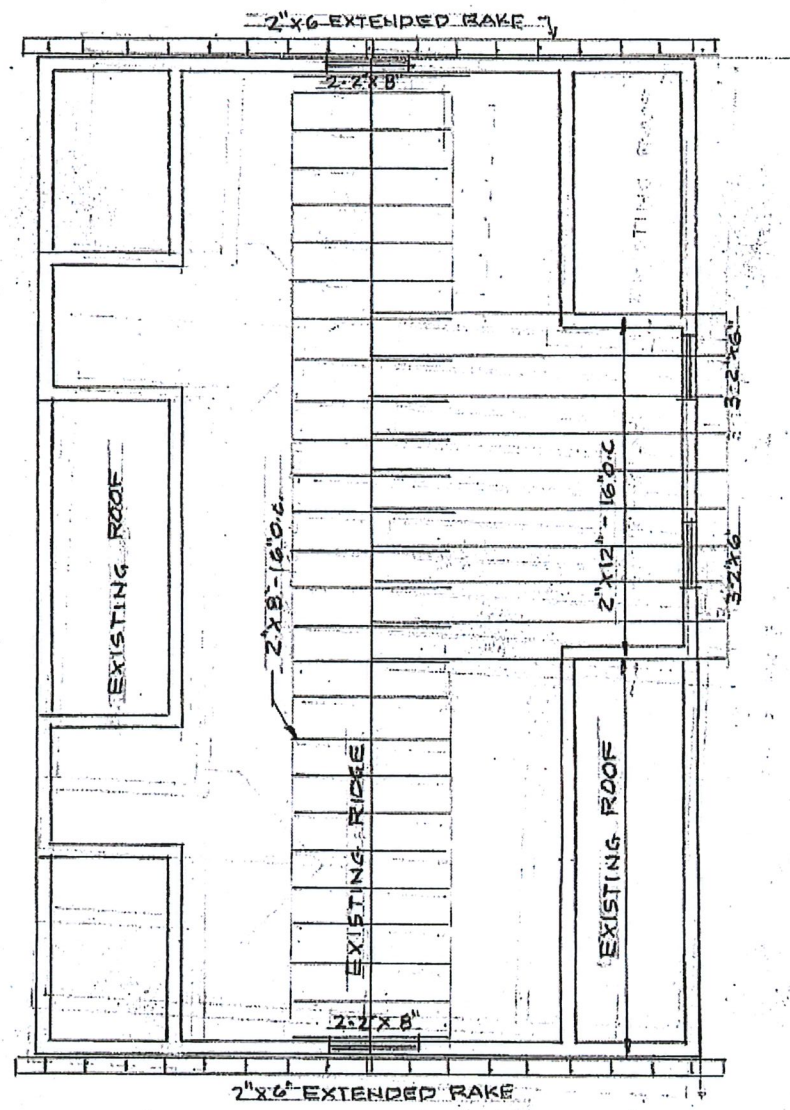
ADDITION TO HOME FOR
EMERY HOMES L.L.C
211 COMBIS ST, CAMBRIDGE, MA.

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

SCALE 1/4" = 1'-0"
OCT 15-2022

A9

A9



ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

ADDITION TO HOME FOR
EMERY HOMES L.L.C.
21 LOOMIS ST. CAMBRIDGE, MA.

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

SCALE 1/4"=1'-0"

OCT 15-2022

A10

A10

- A. Gut the entire interior of the existing house
- B. Pivot new foundation to align with street thus reducing setback non conformity
- C. Cut building in half removing center 12' section.
- D. Rejoin building and replace center entrance original door opening, including structural components.
- E. preserve gable ends of building.
- F. Install Geldwin wood framed windows six over six. Windows will be similar to post-war design.
- G. Trim shall be primed pine and shall match post-war construction.
- H. The house shall be sided with red cedar shingles identical to the original.
- I. Shutters shall match shutters of the period.
- J. Front door shall be pine with 6 panels painted.
- K. The existing front porch including brick stairway and cast iron handrail shall be eliminated.
- L. The new stairway and landing to the structure shall consist of pressure-treated wood veneered with primed pine, trim, mahogany steps, cedar posts, and cedar handrails and hemlock balustrades.
- M. Roofing shall consist of 3 tab asphalt shingles similar to post war construction.
- N. Landscaping including plantings, walkways, and driveways shall be consistant to post war conditions.



Perspective drawing depicting the preservation and development of 21 Loomis St Cambridge Oct -15-2022



21 Loomis St
Perspective view from the left side
of house oct 15-2022