



September 10, 2020

Cambridge Board of Zoning Appeals  
City of Cambridge  
831 Massachusetts Ave  
Cambridge, MA 02139

**RE: Harry S. Truman Apartments | Cambridge Housing Authority | Case No. 8469 |  
Substantial Change to Existing Comprehensive Permit Request**

Dear Members of the Board,

Harry S. Truman Apartments is located on 25 Eighth Street (a.k.a. “17-33 Eighth Street” or “17 Eighth Street”) in a C-1 Residential Zoning District. In 1967, the Cambridge Board of Zoning Appeals (“BZA”) granted a variance to the Cambridge Housing Authority (“CHA”) in Case #3894-Z for the construction of an eight-story building containing 67 units for elderly families. Construction was completed in 1969. In 2002, in Case #8469, the BZA granted a comprehensive permit for the reduction of these 67 units to 60 units to accommodate the conversion of 21 studio units into 14 one-bedroom units (the “2002 Comprehensive Permit”). In 2004, in Case #8927, the BZA granted a new comprehensive permit (the “2004 Comprehensive Permit”) to install a trash and emergency generator enclosure located in a separate building on the property. Pursuant to 760 CMR 56.05(11)(c), the CHA is requesting a substantial change to the 2002 Comprehensive Permit. Specifically, the CHA is requesting relief from regulations applicable to the property’s Ratio of Total Floor Area to Lot Area, Side Yard Setback, Distance Between Accessory Building to Principal Building, Off-Street Parking Regulations, the construction of Windows Within 10 Feet of a Parking Space, and Private Open Space Requirements, as described below. In addition, the CHA is requesting to confirm existing non-conforming Front Yard Setbacks at the site.

The aforementioned relief is being requested in connection with a proposed rehabilitation of the Truman Apartments. With the exception of the studio unit conversions mentioned above, the majority of the units have never been comprehensively updated. Apartment systems, fixtures, and finishes are in poor to failing condition, with some original to the building. The proposed renovations will remedy these issues.

In addition, community spaces for the building are undersized. Between December 2019 and March 2020, the CHA held six resident meetings and multiple walk-in hours during which

residents could express their opinion on the renovations in a smaller group. The CHA also issued a design questionnaire with a 50% response rate. Taken together, resident engagement illuminated the need for a larger community room and more expansive program spaces. As a result, the CHA is proposing a 1,759 square foot addition, critical to improving programming and services for our residents as part of the upcoming rehabilitation of Truman Apartments. 1,105 square feet of this addition is on the first floor, and 653 square feet on the second floor. The construction of this addition triggers the need for CHA to bring several aspects of the building into conformance with zoning ordinances, as outlined below.

This substantial change request seeks relief from the BZA for the following:

**Relief from Dimensional Regulations:** Truman Apartments will require dimensional relief regarding Ratio of Total Floor Area to Lot Area (“FAR”), Side Yard Setback, and the Distance to the Nearest Building in the C-1 District.

- **FAR:** The existing 8-story apartment building and generator building total 46,502<sup>1</sup> square feet and are proposed to remain. In addition to renovations to the existing building, the CHA is proposing a 1,759-square-foot of addition in order to expand common spaces for the residents of Truman apartments. The additions on the west side of the building (expansion of first floor community room, common kitchen, laundry room, and addition of a social worker office, computer room, TV room, and fitness areas) total 1,557 square feet and the additions on the east (expansion of first floor vestibule and second floor multi-purpose room) total 202 square feet. The Ordinance requires a maximum FAR of 0.75. The 1967 Variance and 2002 and 2004 Comprehensive Permits all allow a maximum FAR of 2.17<sup>2</sup>. In order to account for the proposed addition, the CHA is requesting a maximum FAR of 2.21.
- **Minimum Setback — Side Yard:** The 2002 Comprehensive Permit granted a 35-foot side yard setback. The Ordinance requires a 41.8-foot side yard setback. In order to account for the proposed addition, the CHA is requesting a 22.3-foot side yard setback. This reduction is necessary as the common area expansion fits best in the side yard of the building based on the building’s proximity to the parking lot to the north, Thorndike Street to the south, and Eight Street to the east.
- **Distance Between Accessory Building to Principal Building:** The existing generator building is proposed to remain. However, because of the new building addition, which will extend the apartment building by approximately 15 feet, the Project will

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<sup>1</sup> The 2004 Comprehensive Permit incorrectly lists the Total Gross Floor Area (“GFA”) as 47,373 square feet. We believe this is due to the inclusion of the elevator penthouse in the GFA calculation.

<sup>2</sup> The 2004 Comprehensive Permit granted a maximum FAR of 2.17, but the CHA only built to an FAR of 2.13, excluding the elevator penthouse.

need relief from Section 4.21(h) of the Ordinance, which states that “an accessory building shall not be located nearer than 10 feet to the principal building”. The addition will reduce the distance between the principal building and the generator building from 10 feet to 7.25 feet. This decrease in the distance between the main building and accessory building is necessary to accommodate the addition of much-needed common space to Truman Apartments.

**Existing Non-Conforming Dimensional Regulations:** The CHA requests to ratify existing non-conforming front yard setbacks.

- Minimum Front Yard Setback — Thorndike Street: The Ordinance requires a 10-foot minimum setback from the front yard property line. However, Truman Apartments was built with a 7.4-foot setback from the front yard property line. This is an existing non-conforming condition.
- Minimum Front Yard Setback — Eighth Street: The 2002 Comprehensive Permit granted a 28-foot minimum setback from the centerline of the street. However, Truman Apartments was built with a 26.7-foot setback from the centerline of the street. Furthermore, the Ordinance requires a 10-foot minimum setback from the front yard property line; however, Truman Apartments was built with a 9.6-foot setback from the front yard property line. These are existing non-conforming conditions.

**Parking Lot:** Truman Apartments will require relief regarding the Number of Parking Spaces in the C-1 District and Parking Spaces within 10 feet of Windows.

- Number of Parking Spaces: The Project’s original variance and 2002 Comprehensive Permit granted Truman a minimum of 18 parking spaces. Truman currently has more parking spaces than was previously granted, a total of 19. In the course of renovations, CHA will be re-striping the parking lot in order to transform one of the three current handicapped parking spaces into a van-accessible handicapped parking space as required by code. This re-striping will decrease the number of parking spaces from 19 to 18. According to Section 6.12(a) of the Ordinance, however, adding an addition to the existing building requires the CHA to meet parking minimums as outlined in the Ordinance. Section 6.36 of the Ordinance requires one parking space per dwelling unit in multifamily housing or one parking space per two dwelling units (and down to one parking space per four dwelling units) in a C-1 Residential area. We are requesting relief to preserve the 18 parking spaces, or one parking space per 3.33 dwelling units, granted in the 2002 Comprehensive Permit. The proposed addition will not increase the number of residential units or the number of people using the building, so 18 parking spaces remains a suitable number of parking spaces for the building.

- Parking Space within 10 feet of Windows: Section 6.44.1(a) of the Ordinance provides that no on grade open parking space shall be located within 10 feet of the portion of a building wall containing windows of occupiable rooms at basement or first story. With the construction of the addition, an existing on-grade open parking space will be within 10 feet of the social worker's office at the northwest corner of the proposed addition. The CHA believes more windows in the office will improve the space for the social worker and residents by providing more natural light into the space. CHA requests relief from this provision.

**Private Open Space:** Truman Apartments will require relief regarding the Open Space Percentage in a C-1 District.

- Open Space Percentage: Section 5.22.1 of the Ordinance requires that 30% of a C-1 Residential lot area be open space. Currently, 34.7%<sup>3</sup> of the lot is composed of open space. After the renovations, 27% of the lot will be composed of open space, as defined as lawns and planting areas. However, the property also has outdoor space used by residents that is not included in the open space percentage, including a paved area in front of the building with benches that residents often use, and a paved area under the proposed backyard pergola with tables, chairs, and grills for resident use. The site has ample outdoor space for resident use, and the addition will provide more indoor space for residents including a larger community room, TV room, multi-purpose room, and fitness areas.

The following documents are attached in support of this application:

- Comprehensive Permit Application
- Site Development Plans
- Report on Existing Conditions
- Drawings and Elevations of First and Second Floors
- Building Tabulations
- Dimensional Form
- 2002 Comprehensive Permit Application and Decision (Case No. 8469)
- Photographs
- Assessor's Plat
- Ownership Certificate

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<sup>3</sup> The 2004 Comprehensive Permit incorrectly shows the Open Space percentage as 19%. We believe this was because of a misunderstanding of which outdoor spaces could count towards the Open Space percentage, which resulted in only the lawn spaces were counted.

- Ownership Certificate

The requested zoning relief for the project will greatly improve the functionality of the building and provided additional program spaces for resident activities. The requested relief is modest, and either captures an existing non-conforming dimension or is rooted in the goal of improving affordable housing in the City.

Approval of these substantial changes by the BZA will enable the CHA to expand amenities and service opportunities for its residents, and proceed with the rehabilitation of Truman Apartments in order to preserve 59 deeply-affordable apartments in Cambridge.

Sincerely,



Brenda Snowden Downing  
Deputy Executive Director

cc.

Michael J. Johnston, Executive Director

Margaret Donnelly Moran, Director of Planning & Development

Susan Cohen, General Counsel

Clara Fraden, Deputy Director of Planning & Development

Maura Barry-Garland, Project Manager



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

TO: Board of Zoning Appeal  

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(Specify Local Board or Agency)

### **NOTICE OF FILING OF A COMPREHENSIVE PERMIT APPLICATION**

REGARDING: 25 Eighth Street, Cambridge, MA 02141  
(Address of Property)

Please be informed that an application for a Comprehensive Permit for the development of low or moderate income housing at the above referenced property has been filed with the Cambridge Board of Zoning Appeals, and is scheduled for a hearing at \_\_\_\_\_ p.m., on Thursday, \_\_\_\_\_, at the Senior Center, 806 Mass Avenue, Cambridge, MA. 1<sup>st</sup> Floor Ballroom.

A copy of the Comprehensive Permit application is attached. The relief requested in the application includes: \_\_\_\_\_

Article 4.21 (h), distance between accessory building and principal building; Article 5.31, Dimensional Requirements (FAR/Setbacks); Article 6.36, Off-Street Parking Requirements; Article 6.44.1(a), Parking Space Within 10 Feet of Window; Article 5.22.1, Private Open Space Requirements

In acting on Comprehensive Permit applications, the Board of Zoning Appeals has the power to grant any permits or approvals, which would otherwise be required from other local agencies. The Board requests that \_\_\_\_\_ and other applicable agencies and boards appear at this hearing to make recommendations relative to this application, and/or that written recommendations be submitted to the Board prior to that hearing date.

Please contact the Zoning Specialist at (617) 349-6100, to receive further information on this Comprehensive Permit proceeding.

**COMPREHENSIVE PERMIT APPLICATION**

PETITIONER: Cambridge Housing Authority

PETITIONER'S ADDRESS: 362 Green Street, Cambridge MA, 02139

PETITIONER'S TELEPHONE: 617-520-6394

NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON  
(If different from Petitioner): \_\_\_\_\_

LOCATION OF SITE: 25 Eighth Street, Cambridge, MA 02141

DESCRIPTION OF PROJECT: Truman Apartments is a 59-unit apartment building providing housing for low-income seniors and people with disabilities. The Cambridge Housing Authority plans to renovate the property to extend the life of building systems (including the roof and facade) and to expand community spaces for residents in the building.

**SPECIFY LOCAL REGULATIONS OR REQUIRMENTS FROM WHICH RELIEF IS REQUESTED:**

<b>Relief Requested:</b>	<b>Applicable Local Board or Authority:</b>
<u>4.21(h) - Distance between buildings</u>	<u>Board of Zoning Appeal</u>
<u>5.31 - FAR</u>	<u>Board of Zoning Appeal</u>
<u>5.31 - Setback</u>	<u>Board of Zoning Appeal</u>
<u>6.36 - Off-Street Parking</u>	<u>Board of Zoning Appeal</u>
<u>6.44.1(a) - Windows near Parking Space</u>	<u>Board of Zoning Appeal</u>
<u>5.22.1- Private Open Space</u>	<u>Board of Zoning Appeal</u>

1. Please specify whether Petitioner is:

- A public agency
- A non-profit organization
- A limited divided organization

2. Is the proposed project new construction? No If not, please explain. Truman Apartments was built in 1969. This renovation project includes a 1,105 square foot addition on the first floor and a 653 square foot addition on the second floor

3. Does the Petitioner own and control the site? Yes If not, please describe the anticipated circumstances and time frames under which the Petitioner will acquire ownership and control of the site. If there are additional owners, please identify each owner, including name, address and the ownership interest for each owner identified. Please ATTACH a copy of the deed, purchase and sale agreement or option agreement.

Petitioner intends to transfer to property to Truman Apartments LLC under a 99 year ground lease and will perform the renovations as part of a 4% Low-Income Housing Tax Credit (LIHTC) transaction.

4. What are the sources of the public subsidy for the proposed project? Please ATTACH project eligibility letter, site approval letter, or other evidence of subsidy for this project.

e) The project has existing Comprehensive Permits from 2002 and 2004 satisfying project eligibility and will continue to be subsidized as affordable housing through a mix of funding sources, including: private equity via the LIHTC program, tax exempt bonds, and the Section 8 program.

5. Total number of dwelling units proposed: 59  
Total number of affordable rental units: 59  
Total number of affordable home ownership units: 0

6. Please describe the eligibility standards for low and moderate income occupants and the duration of the affordability restrictions for the project. If you refer to program regulations or guidelines, please attach copies.

The property is currently under a use agreement securing affordability restrictions

and will remain under a Use Agreement. All 59 units will be LIHTC eligible units and restricted to households at or below 60% AMI.

7. How will this project meet local needs for low income and moderate income housing?

The renovation of 59 existing apartments will preserve affordable housing for elderly and disabled residents in Cambridge. There are currently over 5,000 distinct households on CHA's waitlist seeking elderly/disabled housing.



8. Please provide a complete description of the proposed project, and include with this Comprehensive Permit Application, each of the following items:
- a. Site Development Plans – site development plans showing locations and outlines of proposed buildings; the proposed locations, general dimensions for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site; (1 copy)
  - b. Report on Existing Site Conditions – a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
  - c. Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have site development plans signed by a registered architect;
  - d. Building Tabulations – a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas; (1 copy)
  - e. Subdivision Plan – where a subdivision of land is involved, a preliminary subdivision plan; (1 copy)
  - f. Utilities Plan – a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants;
  - g. Dimensional Form – provided with application; (1 copy)
  - h. Photographs – photographs of site and existing buildings;
  - i. Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA.;
  - j. Ownership Certificate – 1 original notarized copy, provided with application.

# **Site Development Plans**

**Issue**

No.	Description	Date
02	50% PRICING SET	04/02/20
03	50% SCHEMATIC SET	04/17/20
04	SCHEMATIC PRICING SET	05/21/20
05	SCHEMATIC DESIGN	06/05/20
06	50% CD PRICING SET	07/06/20
07	50% CD SET	07/20/20
08	90% CD SET	08/31/20

DRAWING TITLE

ARCHITECTURAL SITE PLAN

SHEET NO.

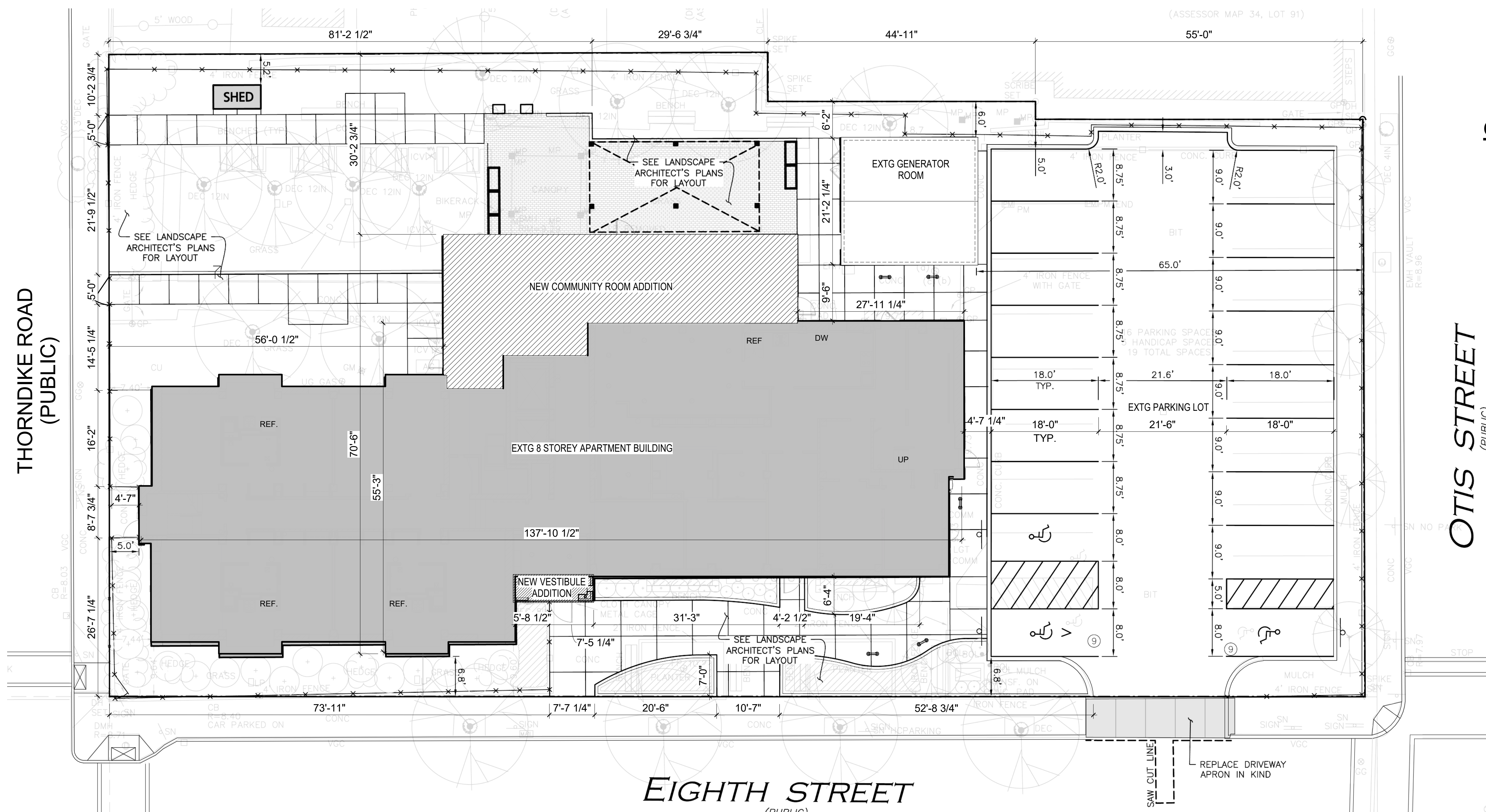
**A1.00**

PROJECT NO. 2005

**SHEET NOTES**

- SEE SHEET G0.02 FOR GENERAL NOTES.
- ALL EXISTING DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED.
- SEE CIVIL DRAWINGS FOR SIDEWALK AND SITE DETAILS
- SEE LANDSCAPE DRAWINGS FOR PLANTING PLANS

**CODED NOTES**



**1 ARCHITECTURAL SITE PLAN - FOR REFERENCE ONLY**  
1" = 10'-0"

# **Report on Existing Conditions**

# EXISTING CONDITIONS AND PLANNED REHABILITATION

## HARRY S. TRUMAN APARTMENTS – 59 UNITS

### Description of site

Harry S. Truman Apartments is an 8-story, 59-unit federally assisted senior housing building. It was constructed and initially occupied in 1969. The single concrete frame and masonry structure is situated on a rectangular 21,804 square foot (0.50 acre) corner lot in the East Cambridge neighborhood bounded by Thorndike Street on the south, Eighth Street on the east and Otis Street on the north. The west side faces a group of multi-family residential buildings. The building's gross footprint is appx 5,756 sf; gross floor area is appx 46,048 square feet. The building's average height above grade is appx 72 feet and therefore the building is considered a high-rise by the Massachusetts State Building Code.

There are 59 units in the building: three on the first floor, and 8 units on floors 2 through 8. All apartments are one-bedroom flats, of which three are accessible (ADA and MAAB compliant). In addition, the building contains a small common room, kitchen, and common laundry room on the first floor, and typical mechanical and support spaces.

The building has undergone a series of limited renovations over the years, the most substantial of which were the combining of studio apartments to produce more livable one-bedroom flats in 2002 and energy efficiency upgrades in 2010. There have also been some limited repairs to address ongoing water infiltration issues due to a failing building envelope. The roof was replaced in 1996 and the most recent masonry repair project was completed in 2008. The majority of building systems are 50 years old, past their useful life and are in need of replacement.

The design team, led by BWA Architecture, is completing construction drawings and specifications that addresses design and physical deficiencies of Truman Apartments.

### Specifications and Scope of Work

The Scope of Work for Truman Apartments includes the following items:

#### *Building Exterior Systems:*

- The exterior masonry walls at Truman Apartments are highly vulnerable to water infiltration and some significant leaks have occurred. The scope of work will address these conditions by re-cladding the building to eliminate places for water to infiltrate the envelope.
- The roofing is in poor condition; it has leaked in the past year, flooding the eighth floor, and roof test cuts have revealed water infiltration in the insulation. The scope of work includes installation of a new roofing system to address leaks and meet the new minimum thermal resistance (R) values required by the energy code.
- The windows are drafty and many residents can no longer operate the windows. The scope of work includes replacement of all existing windows with energy efficient windows.

#### *Building Interior Systems:*

- As noted, components in the kitchens and bathrooms showing significant signs of wear with numerous components having exceeded their useful life. The scope of work includes complete replacement of fixtures and finishes in kitchens and bathrooms in units. Asbestos-

- containing material must be removed from the bathroom walls in order to make this work possible.
- CHA plans to install a new 4-pipe fan coil heating and cooling system
  - The buildings lack adequate ventilation, which can create a build-up of moisture and mildew. CHA is hoping to install an integrated ventilation system which would provide more direct fresh air into the units.

#### Common Areas

- The current common room is undersized for the building's number of residents. The common room will be expanded into the backyard, creating more community space.
- A SmartPackage machine will be installed and the current mailboxes will be replaced with accessible ones that are up to code.

The estimated construction cost for Truman Apartments is approximately \$21.75 million.

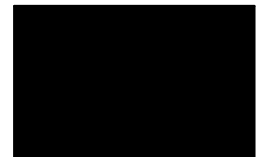
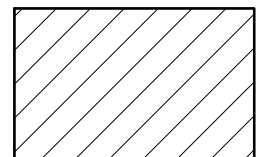
# **Drawings and Elevations of First and Second Floors**

**SHEET NOTES**

- SEE SHEET G0.02 FOR GENERAL NOTES.
- PROTECT ALL ADJACENT CONSTRUCTION THAT IS TO REMAIN. PATCH AND REPAIR ANY EXISTING CONSTRUCTION DAMAGED BY CONSTRUCTION ACTIVITIES AND TO ACCOMMODATE NEW WORK. REPAIRS SHALL MATCH EXISTING ADJACENT MATERIALS AND FINISHES OR AS SPECIFIED.
- SEE MEP DRAWINGS FOR FULL EXTENT OF WORK.
- ALT #5: WINDOWS IN STAIR HALLS ARE TO REMAIN IN LIEU OF REPLACEMENTS. CLEAN AND RESEAL ALL PERIMETER SEALANTS.
- SEE SHEET A2.91 FOR ROOM FINISH SCHEDULE
- SEE SHEET A2.92 FOR DOOR SCHEDULE
- PAINT ALL NEW AND EXISTING WALLS ON 1ST FLOOR

**CODED NOTES**

**LEGEND**

-  NEW CONSTRUCTION
-  EXISTING TO REMAIN CONSTRUCTION



**Issue**

No.	Description	Date
01	EXISTING CONDITIONS	02/27/20
02	50% PRICING SET	04/02/20
03	50% SCHEMATIC SET	04/17/20
04	SCHEMATIC PRICING SET	05/21/20
05	SCHEMATIC DESIGN	06/05/20
06	50% CD PRICING SET	07/08/20
07	50% CD SET	07/20/20

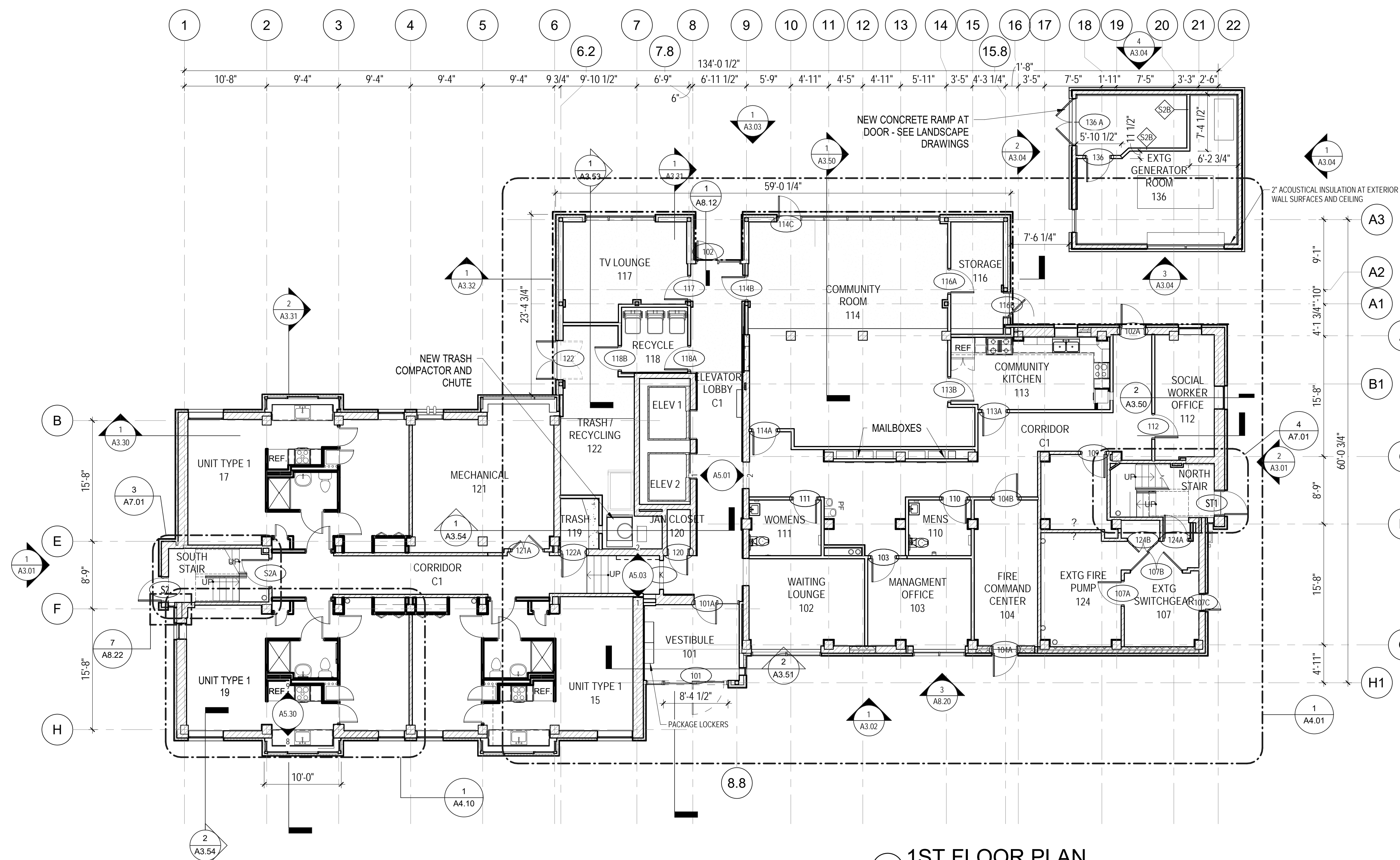
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FLOOR PLAN - LEVEL 1

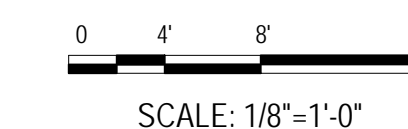
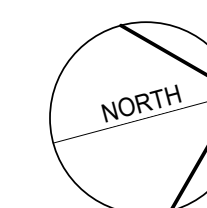
SHEET NO.

**A2.01**

PROJECT NO. 2005



**1 1ST FLOOR PLAN**  
1/8" = 1'-0"



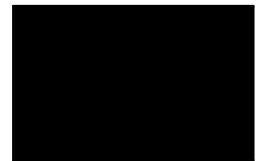
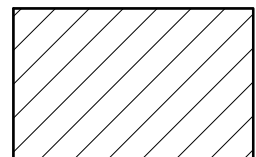


**SHEET NOTES**

1. SEE SHEET G0.02 FOR GENERAL NOTES.
2. PROTECT ALL ADJACENT CONSTRUCTION THAT IS TO REMAIN. PATCH AND REPAIR ANY EXISTING CONSTRUCTION DAMAGED BY CONSTRUCTION ACTIVITIES AND TO ACCOMMODATE NEW WORK. REPAIRS SHALL MATCH EXISTING ADJACENT MATERIALS AND FINISHES OR AS SPECIFIED.
3. SEE SHEET A2.91 FOR ROOM FINISH SCHEDULE
4. SEE SHEET A2.92 FOR DOOR SCHEDULE
5. PAINT ALL NEW AND EXISTING WALLS ON 2ND FLOOR

**CODED NOTES**

**LEGEND**

-  NEW CONSTRUCTION
-  EXISTING TO REMAIN CONSTRUCTION



**Issue**

No.	Description	Date
01	EXISTING CONDITIONS	02/27/20
02	50% PRICING SET	04/02/20
03	50% SCHEMATIC SET	04/17/20
04	SCHEMATIC PRICING SET	05/21/20
05	SCHEMATIC DESIGN	06/05/20
06	50% CD PRICING SET	07/06/20
07	50% CD SET	07/20/20

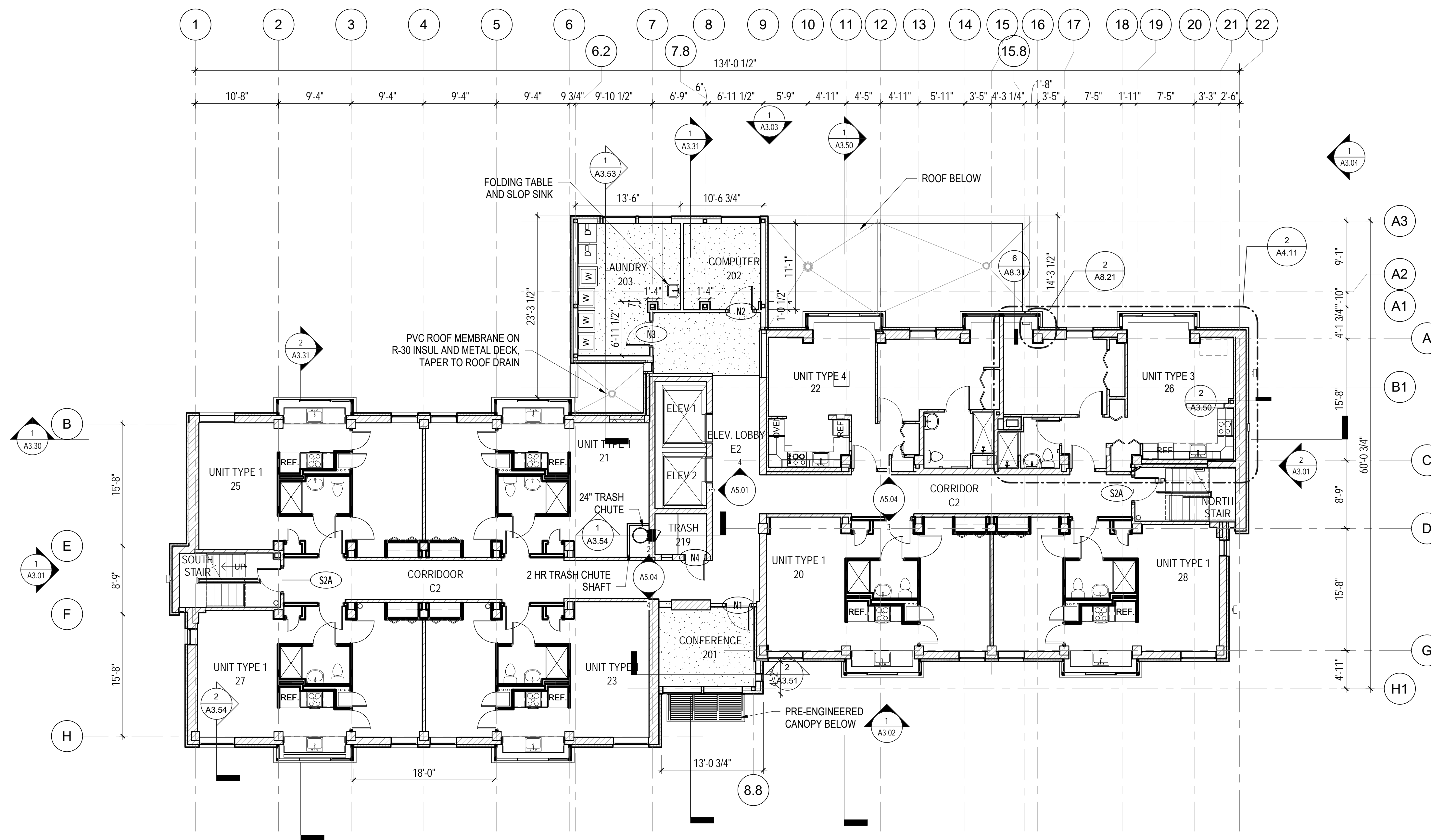
**FLOOR PLAN - LEVEL 2**

SHEET NO.

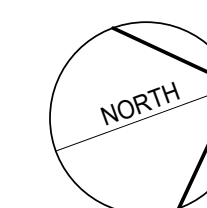
**A2.02**

PROJECT NO. 2005

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**1 2ND FLOOR PLAN**  
1/8" = 1'-0"



SCALE: 1/4" = 1'-0"

H H1 G F E D C B B1 A A1 A2 A3

A3 A2 A1 A B1 B C D E F G H1 H

**SHEET NOTES**

- SEE SHEET A0.01 FOR GENERAL NOTES.
- NEW RAINSCREENING CLADDING SYSTEM CONSISTING OF FLUID-APPLIED AWB OVEREXISTING BRICK VENEER, 3" MINERAL FIBRE INSULATION, 3 1/2" FURRING SYSTEM & FIBRE CEMENT SIDING (NICHHA OR EQUAL)
- NEW THIN STONE VENEER FINISH THINSET APPLIED TO METAL LATH, DRAINAGE MAT, AND AWB OVER EXISTING BRICK WITH COMPOSITE FURRING INSULATION AND CEMENT BOARD TO SERVE AS BASE FOR VENEER STONE SYSTEM (TYP.)



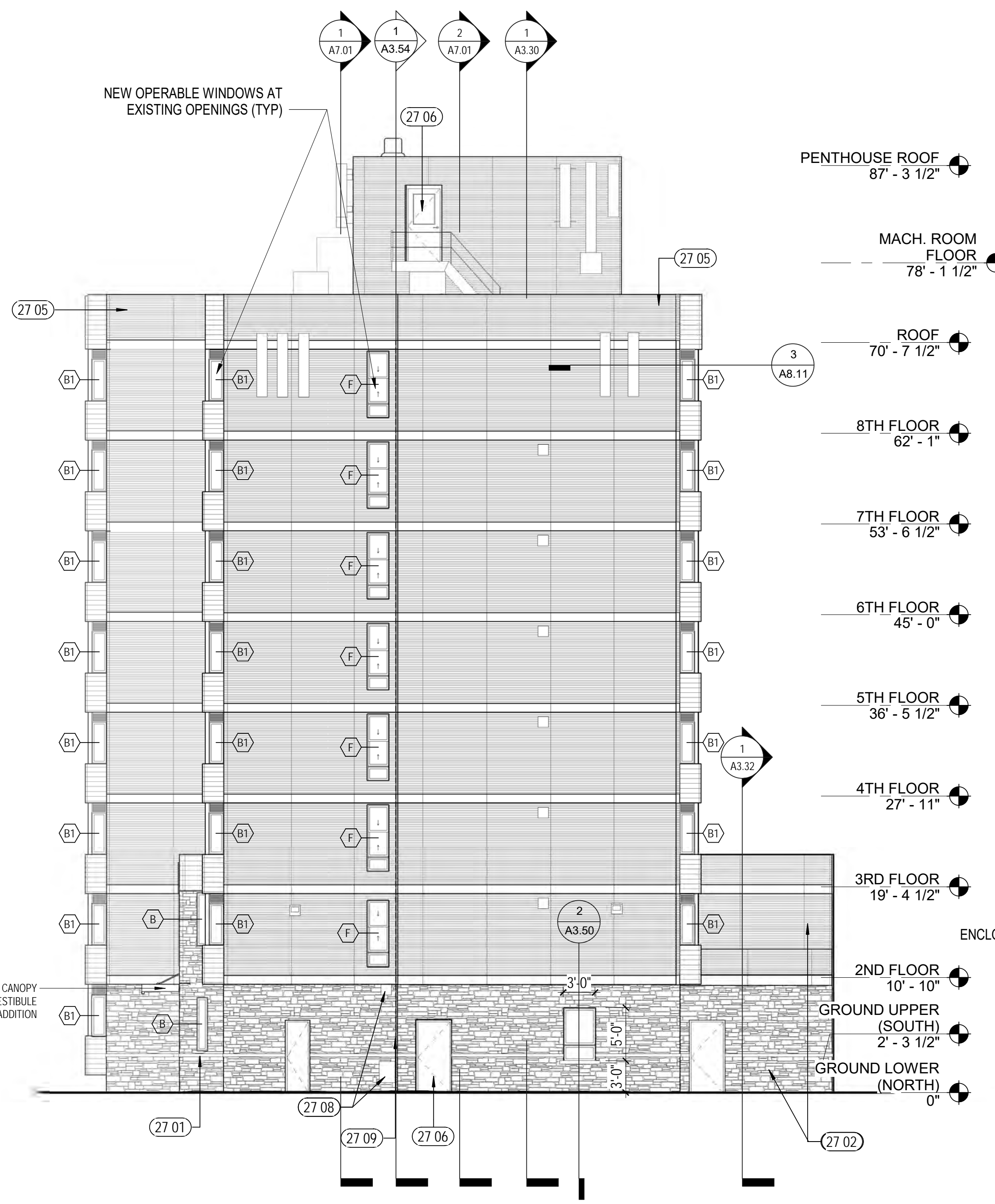
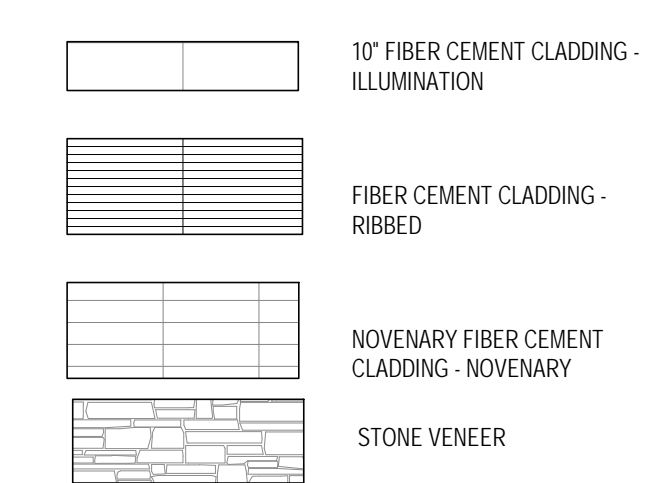
**Revitalization of Truman Apartments**

25 Eighth Street, Cambridge, MA 02141

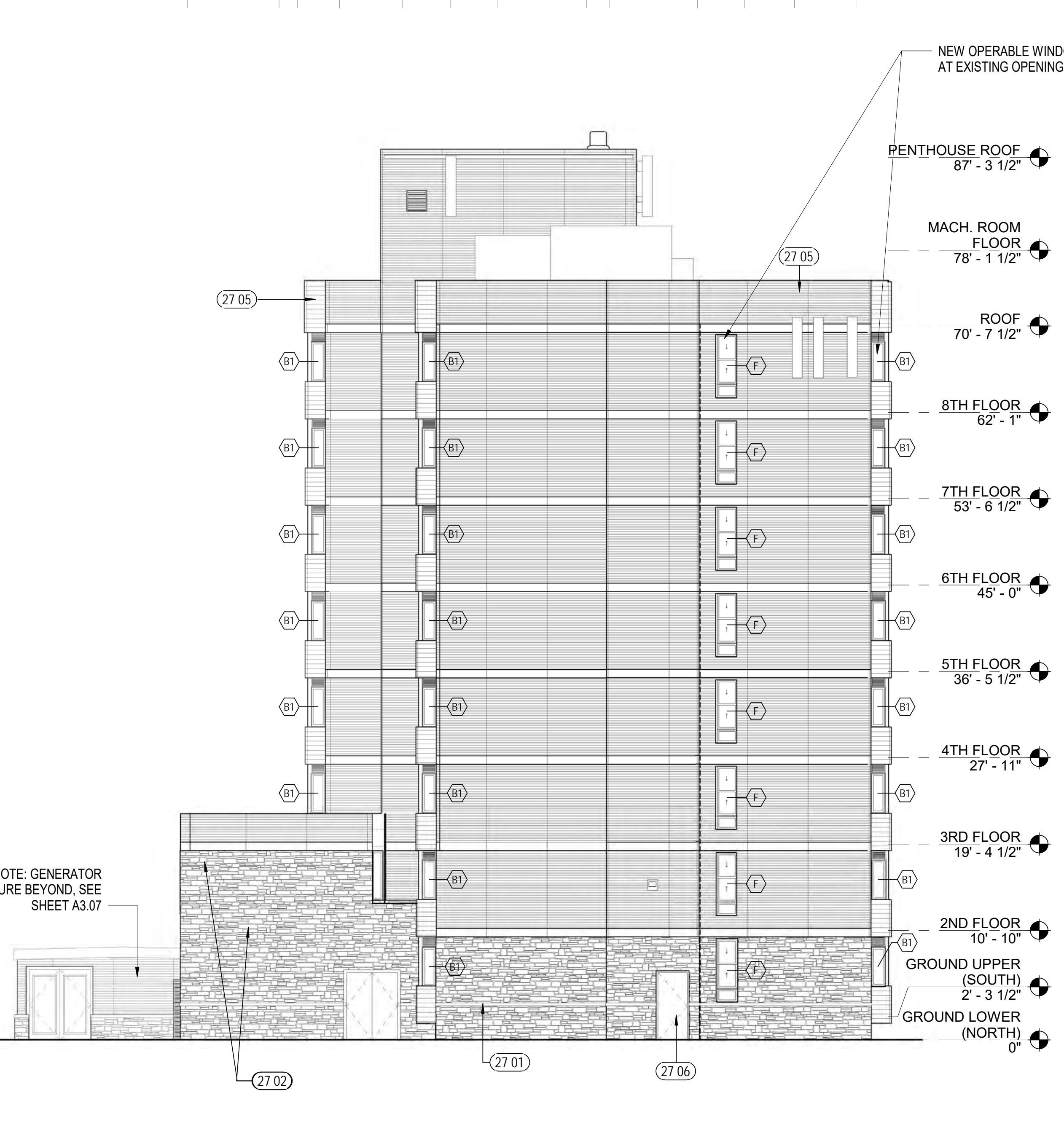
**CODED NOTES**

- 27 01 NEW THIN STONE VENEER TRIM
- 27 02 NEW 2 LEVEL ADDITION
- 27 05 NEW 42" HIGH PARAPET CONSTRUCTION WALL W/ LIGHT GAUGE STUD KICKER BACK TO ROOF
- 27 06 NEW HOLLOW METAL DOOR AND FRAME IN EXISTING OPENING
- 27 08 EXISTING TO BE RELOCATED ON FACE OF STONE VENEER
- 27 09 EXTG CONDUITS TO BE COVERED BY RAINSCREEN CLADDING

**MATERIAL LEGEND**



**2 NORTH ELEVATION**  
1/8" = 1'-0"



**1 SOUTH ELEVATION**  
1/8" = 1'-0"

NOTE: GENERATOR ENCLOSURE BEYOND, SEE SHEET A3.07



**Issue**

No.	Description	Date
01	EXISTING CONDITIONS	02/27/20
02	50% PRICING SET	04/02/20
03	50% SCHEMATIC SET	04/17/20
04	SCHEMATIC PRICING SET	05/21/20
05	SCHEMATIC DESIGN	06/05/20
06	50% CD PRICING SET	07/06/20
07	50% CD SET	07/20/20

**NORTH AND SOUTH ELEVATION**

SHEET NO.

**A3.01**

PROJECT NO. 2005

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**Issue**

No.	Description	Date
01	EXISTING CONDITIONS	02/27/20
02	50% PRICING SET	04/02/20
03	50% SCHEMATIC SET	04/17/20
04	SCHEMATIC PRICING SET	05/21/20
05	SCHEMATIC DESIGN	06/05/20
06	50% CD PRICING SET	07/06/20
07	50% CD SET	07/20/20

**EAST ELEVATION**

SHEET NO.

**A3.02**

PROJECT NO. 2005

**SHEET NOTES**

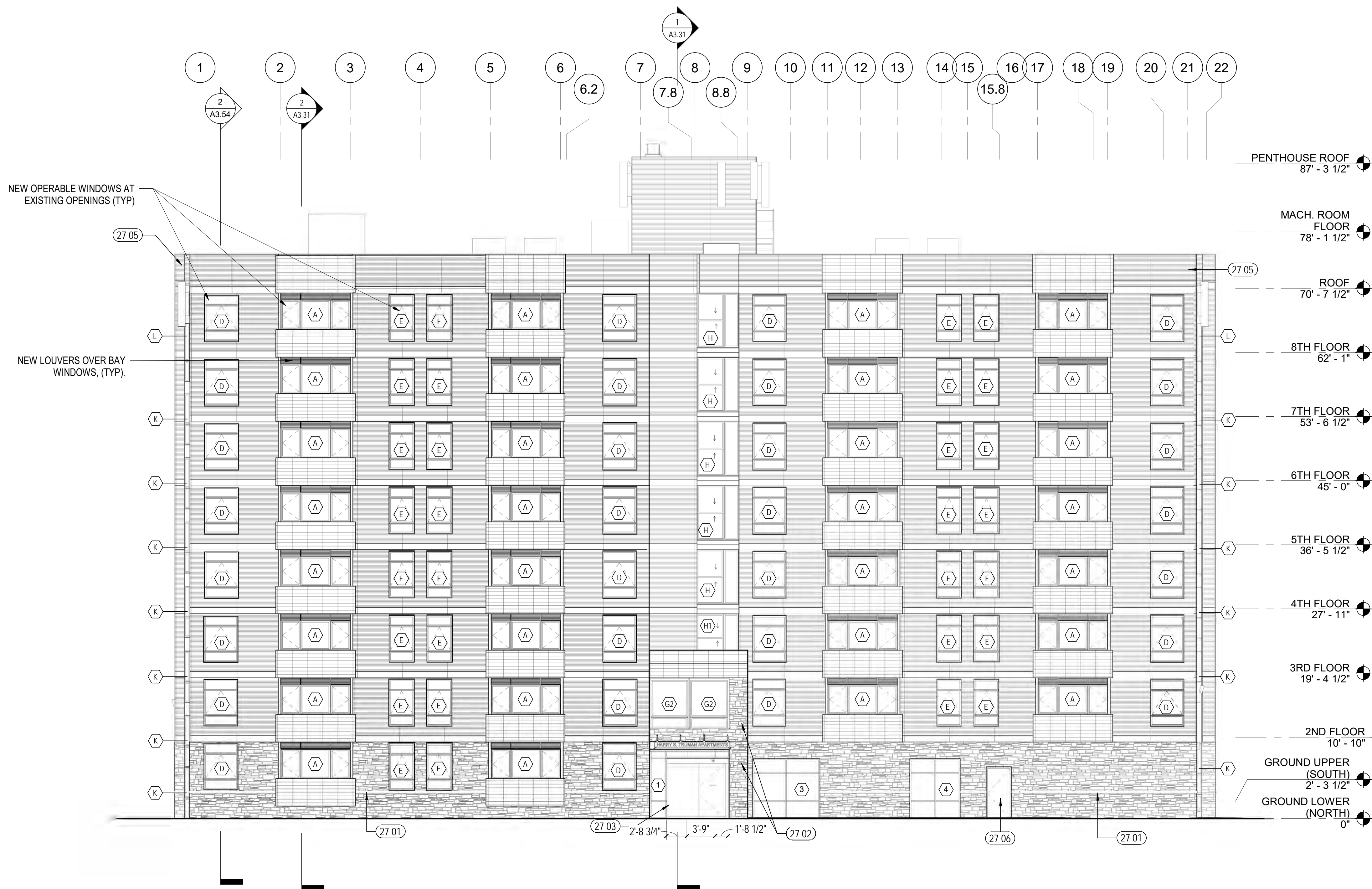
- SEE SHEET A0.01 FOR GENERAL NOTES.
- NEW RAINSCREENING CLADDING SYSTEM CONSISTING OF FLUID-APPLIED AWB OVEREXISTING BRICK VENEER, 3" MINERAL FIBRE INSULATION, 3 1/2" FURRING SYSTEM & FIBRE CEMENT SIDING (NICHHA OR EQUAL)
- NEW THIN STONE VENEER FINISH THINSET APPLIED TO METAL LATH, DRAINAGE MAT, AND AWB OVER EXISTING BRICK WITH COMPOSITE FURRING INSULATION AND CEMENT BOARD TO SERVE AS BASE FOR VENEER STONE SYSTEM (TYP.)

**CODED NOTES**

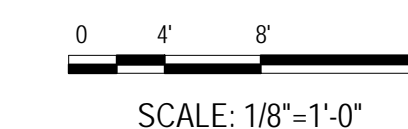
- NEW THIN STONE VENEER TRIM
- NEW 2 LEVEL ADDITION
- NEW ALUMINUM STOREFRONT AT NEW 2 LEVEL ADDITION
- NEW 42" HIGH PARAPET CONSTRUCTION WALL W/ LIGHT GAUGE STUD KICKER BACK TO ROOF
- NEW HOLLOW METAL DOOR AND FRAME IN EXISTING OPENING

**MATERIAL LEGEND**

- 10" FIBER CEMENT CLADDING - ILLUMINATION
- FIBER CEMENT CLADDING - RIBBED
- NOVENARY FIBER CEMENT CLADDING - NOVENARY
- STONE VENEER



**1 EAST ELEVATION**  
1/8" = 1'-0"



**Issue**

No.	Description	Date
01	EXISTING CONDITIONS	02/27/20
02	50% PRICING SET	04/02/20
03	50% SCHEMATIC SET	04/17/20
04	SCHEMATIC PRICING SET	05/21/20
05	SCHEMATIC DESIGN	06/05/20
06	50% CD PRICING SET	07/06/20
07	50% CD SET	07/20/20

**WEST ELEVATION**

SHEET NO.

**A3.03**

PROJECT NO. 2005


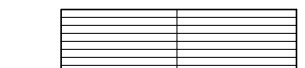
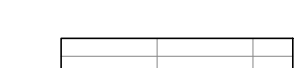

**SHEET NOTES**

- SEE SHEET A0.01 FOR GENERAL NOTES.
- NEW RAINSCREENING CLADDING SYSTEM CONSISTING OF FLUID-APPLIED AWB OVEREXISTING BRICK VENEER, 3" MINERAL FIBRE INSULATION, 3 1/2" FURRING SYSTEM & FIBRE CEMENT SIDING (NICHHA OR EQUAL)
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**CODED NOTES**

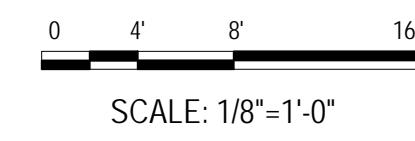
- 27 01 NEW THIN STONE VENEER TRIM  
 27 02 NEW 2 LEVEL ADDITION  
 27 03 NEW ALUMINUM STOREFRONT AT NEW 2 LEVEL ADDITION  
 27 05 NEW 42" HIGH PARAPET CONSTRUCTION WALL W/ LIGHT GAUGE STUD KICKER BACK TO ROOF  
 27 07 NEW LOUVERS

**MATERIAL LEGEND**

-  10' FIBER CEMENT CLADDING - ILLUMINATION
-  FIBER CEMENT CLADDING - RIBBED
-  NOVENARY FIBER CEMENT CLADDING - NOVENARY
-  STONE VENEER



**1 WEST ELEVATION**  
1/8" = 1'-0"



C:\Users\David\Documents\2005\_A\_CHA\_Truman\_Building\_Site\_BWA\_R20\_diamerZTPTL.rvt 7/21/2020 8:34:31 AM

# **Building Tabulations**

## BUILDING TABULATIONS

### PROPOSED UNIT COUNT

#### HARRY S. TRUMAN APARTMENTS

59 Residential Units

Prepared by

**BWA Architecture**

7/27/2020

Dwelling Units	Existing	Proposed
Unit Type 1 (One Bedroom)	45	45
Unit Type 2 (One Bedroom)	4	4
Unit Type 3 (One Bedroom)	7	7
Unit Type 4 (One Bedroom Accessible)	3	3
<b>Total Units</b>	<b>59</b>	<b>59</b>

## PROPOSED CAR AND BICYCLE PARKING COUNTS

### HARRY S. TRUMAN APARTMENTS

59 Residential Units

Prepared by

**BWA Architecture**

7/27/2020

<b>CAR PARKING SUMMARY</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Standard Parking Spaces	16	15
Standard Accessible Parking Spaces	3	2
Van Accessible Parking Space	0	1
Total Parking	19	18
Current Unit Space Ratio (Total Parking / Residential Units)	0.32	0.31

<b>BICYCLE PARKING SUMMARY</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Unsheltered Bicycle Parking	2	10
Sheltered Bicycle Parking	0	0
Total Bicycle Parking	2	10
Unit Space Ratio (Bicycle – Total)	0.03	0.17
Unit Space Ratio (Bicycle – Unsheltered)	0.03	0.17
Unit Space Ratio (Bicycle – Sheltered)	0.00	0.00

Note: The property is not subject to the bicycle parking requirements of the Zoning Code because the renovation doesn't trip the applicability threshold set forth in Section 6.103.

**SITE AND LANDSCAPE TABULATIONS**  
**HARRY S. TRUMAN APARTMENTS**

Prepared by

**BWA Architecture**

7/27/2020

<b>HARRY S. TRUMAN SITE AREA SQUARE FOOTAGE (PROPOSED DESIGN)</b>					
Total Lot Area			21,805	sf	
Building Footprint (high-rise + comm)			7,427	sf	34%
Existing High-Rise	5,851	sf			
Existing Generator Storage	485	sf			
New Vestibule + Community Room Additions	1,091	sf			
Bicycle Storage (5 Post-and-Loop Bicycle Racks)			21	sf	0%
Lawns			3,707	sf	17%
Plantings			2,207	sf	10%
Paving Impervious			7,479	sf	34%
Paving Pervious			985	sf	5%
<b>TOTAL LOT AREA</b>					<b>100%</b>
<b>Open Space Calculations:</b>					
Open space shall not include parking areas, walkways, driveways and shall have a minimum dimension of 15'					
Lawns			3,707	sf	
Planting Areas			2,207	sf	
<b>Total Open Space</b>			<b>5,914</b>	<b>sf</b>	<b>27%</b>



# **Dimensional Form**

**DIMENSIONAL FORM**

**LOCATION:** 25 Eighth Street **ZONE:** C-1

**APPLICANT:** Cambridge Housing Auth **REQUESTED USE/OCCUPANCY:** Multi-Family Res

**PHONE:** 617-864-3020 **PRESENT USE/OCCUPANCY:** Multi-Family Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>	46,502 sf	48,261 sf	NA
<u>LOT SIZE:</u>	21,823 sf	21,823 sf	5,000 sf (min)
<u>RATIO OF TOTAL FLOOR AREA TO LOT AREA:<sup>2</sup></u>	2.13	2.21	*
<u>MINIMUM LOT AREA FOR EACH DWELLING UNIT:</u>	370 sf	364 sf	*
<u>SIZE OF LOT:</u>			
WIDTH	107.9 ft/97.0 ft	107.9 ft / 97.0 ft	-
LENGTH	210.9 ft	210.9 ft	-
<u>(setbacks in feet):</u>			
FRONT (Eighth)	26.7 ft	26.7 ft	H+L/4 = 52.4 ft
REAR Side	37.0 ft	22.3 ft	H+L/5 = 41.8 ft
LEFT SIDE (Thorn)	25.0 ft	25.0 ft	*
RIGHT SIDE (Otis)	88.0 ft	88.0 ft	H=L/4 = 28.9 ft
<u>SIZE OF BLDG.:</u>			
HEIGHT	70.7 ft	70.7 ft	*
LENGTH	138.7 ft	138.7 ft	-
WIDTH	45 ft	58 ft	-
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>	34.7%	27%	*
<u>NO. OF DWELLING UNITS:</u>	59	60	*
<u>NO. OF PARKING SPACES:</u>	19	18	59
<u>NO. OF LOADING AREAS:</u>	0	0	0
<u>OTHER OCCUPANCIES ON SAME LOT:</u>	NA	NA	-
<u>DISTANCE TO NEAREST BLDG.:</u>	41 ft (10 ft to generator)	41 ft (7.5 ft to generator)	-
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u>	454 sf generator	454 sf generator	-
<u>TYPE OF CONSTRUCTION:<sup>4</sup></u>	Concrete/brick	Concrete/cem siding	-
<u>SUBMIT:</u>	<u>PLOT PLAN: X</u>	<u>PARKING PLAN: X</u>	<u>BUILDING PLAN: X</u>

Note:  
Setback  
dimensions  
do not  
include  
added  
insulation  
and finish

- 1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- 2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- 3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.
- 4. E.G., WOOD FRAME, CONCRETE, BRICK, STEEL, ETC.

Generator Building Setbacks:  
Otis Street: 65.0 ft  
Side Yard: 6.0 ft  
Thorndike St: 123.0 ft

\*A variance issued 1967 authorized the construction of the building, including 18 parking spaces. A 2002 comprehensive permit authorized reconfiguration of 21 studio units into 14 one-bedroom units, and a 2004 comprehensive permit authorized construction of a generator building. The \* indicates that relief on the condition has already been granted.

# **2002 Comprehensive Permit**

94



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

2002 APR 10 A 10:51

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

CASE NO: 8469

LOCATION: 25 Eighth Street Cambridge, MA BK 11252 PG 236 Residence C-1 Zone

PETITIONER: Cambridge Housing Authority  
C/o Daniel J. Wuenschel

PETITION: Comprehensive Permit: Renovate existing 8 story building for elderly/disabled, by converting 21 studio units into 14 one-bedroom apartments and replace an emergency generator to a location outside the building. Total number of units to be reduced from 67 (as approved by case #3894-Z) to 60 units.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

DATE OF PUBLIC NOTICE: March 1 & 8, 2002

DATE OF PUBLIC HEARING: March 21, 2002

MEMBERS OF THE BOARD:	THOMAS SIENIEWICZ - CHAIR	✓
	ARCH HORST	_____
	CHARLES PIERCE	_____
	JOHN O'CONNELL	✓
	SUSAN SPURLOCK	_____

ASSOCIATE MEMBERS:	JENNIFER PINCK - VICE-CHAIR	✓
	MARC TRUANT	_____
	SUSAN CONNELLY	_____
	REBECCA TEPPER	✓
	KEEFE B. CLEMONS	_____
	BRENDAN SULLIVAN	✓

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance.

The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

MSD 05/03/02 02:00:34 1024 33.00

Case No. 8469  
Location: 25 Eighth Street  
Petitioner: Cambridge Housing Authority – Daniel Wuenschel

On February 21, 2002, the Petitioner, Cambridge Housing Authority, through its agents Sharon Cowan and Terry Lurie, appeared before the Board of Zoning Appeal with their architect Tim Smith, requesting a comprehensive permit to renovate an existing eight story building for elderly/disabled, by converting twenty-one (21) studio units into fourteen (14) one-bedroom apartments and to replace an emergency generator to a location outside the building; the total number of units is to be reduced from sixty-seven (67) (as approved by case 3894-Z) to sixty (60) units. The Petitioner submitted plans and photographs.

The Chair asked the Petitioner a series of questions to establish that the Petitioner met the standards to apply for a comprehensive permit. The Petitioner presented testimony and documentation, which established that:

1. The Petitioner is a public authority and public funds are involved in the project.
2. The Petitioner controls the site.
3. The project is an affordable housing development for elderly and disabled low income tenants,
4. There is a need for affordable elderly and disabled housing in the community.

Mr. Smith stated that the 21 studio apartments, at 355 s.f. were undersized and that the proposal was to rectify this during the renovation. He stated that they were so small that they could not, under federal guidelines, be built this size today.

Robert Travers Sr. and Jr. of 54 Fulkerson spoke in opposition to the generator. The Petitioner agreed to withdraw the generator portion of the proposal.

After discussion, the Chair moved that the Board find that the applicant, under Case 8469 at 25 Eighth Street, conforms to the requirements necessary to be eligible for a comprehensive permit. The five member Board voted unanimously in favor of the finding (Sieniewicz, Pinck, O'Connell, Tepper and Sullivan).

The Chair moved that the Board find that there is a sufficient need for affordable housing and that the relief requested for the reconfiguration of the units and for the adjustment to the elevation is minor. The Chair moved further that the need to renovate and readjust these affordable housing units to make them more suitable for elderly and handicapped residents definitely warrants the granting of relief and is a positive contribution to the community. The Chair noted that this type of unit was not anticipated when the building was constructed. The Chair moved, based on a request from the Petitioner to withdraw those portions of the comprehensive permit application that detail a new generator and its enclosure. The Chair moved further that the comprehensive permit be conditioned upon the work being consistent with drawings submitted in support of the application, Harry S. Truman Apartment, studio conversion of federal senior housing, MA3-6, created by Tice Diamond Associates Architecture, a site plan and the drawings bear the Board's Stamp Case 8469, dated December 19, 2001, with eight sheets of drawings and a colored plan sheet A100, except for the detailed generator which is not allowed under this comprehensive permit.

The five member Board voted unanimously in favor of the findings, of the withdrawal, and of granting the comprehensive permit (Sieniewicz, Pinck, O'Connell, Tepper and Sullivan). Therefore, the comprehensive permit is granted.

The Board based the decision upon the above referenced findings and upon the following determinations:

1. That the Petitioner proposes to build low or moderate income housing within the meaning of M.G.L. C.40B Sec. 21 and that the project is a publicly subsidized housing development;
2. That the proposal and supporting documentation meet the requirements of the Comprehensive permit Statute, M.G.L. C.40B Sec. 20-23; and;
3. That particular respects in which the project fails to comply with provisions of the Zoning Ordinance, do not adversely affect the environment or create a health, safety or planning problem which outweighs the need for low and moderate income housing in the Cambridge community.

Tom Sieniewicz  
Tom Sieniewicz, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 4/10/02 by Mania Varko, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed

Appeal has been filed and dismissed or denied.

Date: 5/1/02 Margaret [Signature], Clerk.



CAMBRIDGE BOARD OF ZONING APPEALS  
COMPREHENSIVE PERMIT APPLICATION

PETITIONER: Cambridge Housing Authority

PETITIONER'S ADDRESS: 675 Massachusetts Avenue, Cambridge, MA 02139

PETITIONER'S TELEPHONE: (617) 864-3020

NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON (If different from Petitioner): Sharon Cowan 617-520-6259

LOCATION OF SITE: 25 Eighth Street, Cambridge, MA 02141

DESCRIPTION OF PROJECT: Existing 8-story residential building for the elderly/disabled, 21 studio units to be renovated and converted into 14 one-bedroom apartments. Replacement of an emergency generator to a location outside the building.

SPECIFY LOCAL REGULATIONS OR REQUIREMENTS FROM WHICH RELIEF IS REQUESTED:

Relief Requested: Applicable Local Board or Authority:

<u>Reduction of Units</u>	<u>Board of Zoning Appeals</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- Please specify whether Petitioner is:
  - ( X ) A public agency
  - ( ) A non-profit organization
  - ( ) A limited divided organization
- Is the proposed project new construction? No. If not, please explain.  
Project involves renovation of an existing building, converting 21 studio units into 14 one bedroom apartments.



3. Does the Petitioner own and control the site? Yes. If not Please describe the anticipated circumstances and time frames under which the Petitioner will acquire ownership and control of the site. If there are additional owners, please identify each owner, including name, address and the ownership interest for each owner identified. Please ATTACH a copy of the deed, purchase and sale agreement or option agreement.

Copy of the deed is attached in Appendix A

4. What are the sources of the public subsidy for the proposed project. Please ATTACH project eligibility letter, site approval letter, or other evidence of subsidy for this project.

See attached letter from Cambridge Housing Authority  
in Appendix B

5.

Total number of dwelling units proposed:	60
Total number of affordable rental units:	60
Total number of affordable home ownership units:	0

6. Please describe the eligibility standards for low and moderate income occupants and the duration of the affordability restrictions for the project. If you refer to program regulations or guidelines, please attach copies.

See Attached Appendix C

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7. How will this project meet locals needs for low income and moderate-income housing.

See attached Appendix D

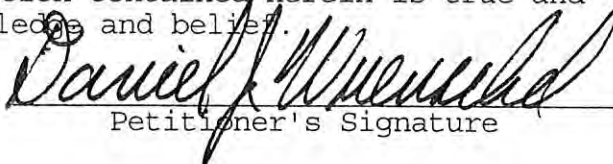
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8. Please provide a complete description of the proposed project, including but not limited to, each of the following items:

- a. Site Development Plans - site development plans showing locations and outlines of proposed buildings; the proposed locations, general dimensions for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site; (2 copies) (*not applicable*)

- b. Report on Existing Site Conditions - a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood; (see appendix E)
- c. Drawings - scaled, architectural drawings, including typical floor plans, typical elevations, and sections, and identifying construction type and exterior finish. All projects of five or more units must have site development plans signed by a registered architect; (see attached drawings C, A001, A100, A200, A300, A601, A502, A503).
- d. Building Tabulation - a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas; (2 copies) (see attached drawings)
- e. Subdivision Plan - where a subdivision of land is involved, a preliminary subdivision plan; (2 copies) (Not applicable)
- f. Utilities Plan - a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants. (not applicable)
- g. Dimensional Form - provided with application; (2 copies). (Attached to application)
- h. Photographs - photographs of site and existing buildings. (See Appendix E)
- i. Assessor's Plat - available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA. (See Appendix F)
- j. Ownership Certificate - 2 Notarized copies, provided with application. (Attached to this Application)

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

  
Petitioner's Signature

2/22/02  
Date

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Cambridge Housing Authority  
(OWNER)

Address: 675 Massachusetts Avenue, Cambridge, MA 02139

State that I/We own the property located at 25 Eighth Street, Cambridge MA 02141 which is  
the subject of this zoning application.

The record Title of this property is in the name of \_\_\_\_\_  
Cambridge Housing Authority

\*Pursuant to a deed of duly recorded in the date 14<sup>th</sup> day of November 1966, Middlesex South  
County Registry of Deeds at Book, 11252, Page 236; or Middlesex  
Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_  
Page \_\_\_\_\_.

Daniel J. Wuenschel  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR  
AGENT

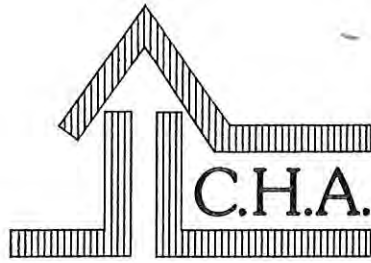
Commonwealth of Massachusetts, County of Middlesex

The above-named Daniel J. Wuenschel personally appeared before me, this 22nd  
of February, 2002 and made oath that the above statement is true.

Whitney Fenwick Notary

My commission expires November 8, 2002 (Notary Seal).

\* If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



CAMBRIDGE HOUSING AUTHORITY

675 MASSACHUSETTS AVENUE., CAMBRIDGE, MA 02139

(617) 864-3020

February 21, 2002

City of Cambridge  
Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: Comprehensive Permit Application for the Studio Renovations at  
Harry S. Truman Apartments, 25 Eighth Street, Cambridge, MA

Dear Board Members:

The Cambridge Housing Authority (CHA) is seeking a Comprehensive Permit pursuant to Chapter 774 of the Acts of 1969 for the purpose of converting 21 studio apartments into 14 one-bedroom units at Harry S. Truman Apartments in East Cambridge.

The following documents are attached in support of the requested Comprehensive Permit Application:

- Application Form
- Ownership Certificate
- Dimensional Requirements Form
- Assessor's Plat
- Neighborhood Photos
- Proposed Renovations

***Background:***

Harry S. Truman Apartments is an 8-story, 67-unit, public housing development, which is owned and managed by the CHA. The building is located at 25 Eighth Street on the corner of Eighth and Thorndike Street in East Cambridge. It was first occupied in 1970 and houses elderly and disabled residents.

For many years the CHA has had difficulty renting 21 studio apartments mainly due to the size of the units. (The remaining 45 units are one-bedroom apartments and one studio is used for management/maintenance purposes). The studio units at Truman are very small (355 square feet), awkward to furnish, and lack a separate sleeping area. These studios are much smaller than most other studio units in the CHA's affordable housing portfolio. To better meet the needs and preferences of residents, the CHA is proposing to convert 21 studio units into 14 one-bedroom apartments using funds from the U.S. Housing and Urban Development Department (HUD's) Capital Fund Program.

The proposed renovations include converting 21 studio units into 14 one-bedroom apartments on each of the seven floors. Three of the newly created one-bedroom units will be handicapped accessible. The kitchens will be comprised of lower cabinets and counters and the bathrooms will be fitted with roll-in showers, grab bars and toilets and sinks to meet ADA requirements. The remaining 11 adaptable units will be fitted with showers, grab bars, ADA sinks and toilets in the bathrooms. The handicapped and adaptable units will better meet the needs of the residents, allowing them to remain in their apartment and ultimately age in place. This is another important reason for renovating the units other than just size. Each renovated unit will have a new reconfigured kitchen and bathroom.

As part of the effort to convert the small studio units into more functional apartments, there will be an overall reduction in units by seven. The proposed work does not affect the size of the building and does not impact the exterior façade except for the installation of 21 new windows. The new windows will match the existing windows in the building.

Also part of the proposed scope of work is the replacement of the existing emergency generator. It will be relocated from the mechanical room of the first floor of Truman Apartments to the outside of the building (see attached plan A100). The existing generator is original equipment and does not have the capacity to provide emergency elevator operation. Given that the resident population is elderly and disabled and the building has 8 stories, the installation of a new generator is essential. The size of the new generator cannot be accommodated in the interior of the building. The proposed generator will be housed in a metal acoustical enclosure, which will be inside a structure. It will meet the City of Cambridge sound ordinance of 60 decibels (dBA) at the property line. The proposed location for the generator is where the maintenance shed is currently situated. The new generator will not affect the minimum rear yard setback.

***Funding:***

Funding for this project comes from HUD's Capital Fund Program. The construction costs for the Studio Renovations at Truman are estimated at \$1.6 million (\$114,000 per unit). The estimated cost of installing a new generator is \$250,000.

***Chapter 774 Comprehensive Permits:***

Chapter 774 of the Acts of 1969 (Chapter 40B of the Massachusetts General Laws) created a method in state law for the review of applications for the construction and operation of low-income housing. The legislation established standards different from those typically applied under the Zoning Enabling Act (Chapter 40A of the Massachusetts General Laws) and local bylaws. Under the Comprehensive Permit procedure local zoning boards have the power to override local zoning by-laws where the proposed housing is "reasonable and consistent with local needs".

The "reasonable and consistent with local needs" standard requires the Board of Zoning Appeal to consider factors such as local and regional need for low-income housing and the number of low-income individuals affected by the lack of sufficient housing together with the need to protect the health and safety of the occupants of the proposed building or residents of the city, and to promote better site and building design in relation to the

surroundings. If the Board of Zoning Appeal concludes that the proposal outlined herein is “reasonable and consistent with local needs”, then the BZA may grant the requested Comprehensive Permit.

### ***Zoning Analysis:***

The architect for the studio renovations is Tise Diamond Architects Inc, (TDA) of Boston Massachusetts. TDA have completed a zoning analysis for Harry S. Truman, which is detailed in the enclosed application and attached drawings and is summarized as follows. The architect for the replacement generator is DiMarinisi and Wolfe of Boston, Massachusetts.

Harry S. Truman is located in a C-1 Residential Zoning District on the corner of Eighth and Thorndike Streets. Multifamily housing, housing for the elderly, congregate housing and existing dwellings converted for specifically oriented housing or congregate housing are allowed as of right. In 1967, the BZA granted a variance for the construction of 67 units. The proposed renovations do not increase the non-conformity for which the variance was granted and the CHA is not creating any additional non-conformity under the zoning by-laws. The only change is the reduction in the number of units from 67 to 60.

The 1967 variance included the following zoning relief:

- Floor Area Ratio (FAR): The present bylaw limits the FAR to .75, the building is currently 2.15. The FAR will not be impacted by the proposed renovations.
- Minimum Lot Area Per Dwelling Unit: 1,200 square feet is required. The lot area for Truman is 21,823. Currently there is 328 square feet per dwelling unit and we are proposing 364 square feet per dwelling unit.
- Minimum Front Yard Setback: The minimum front yard setback required is 52.5 feet. The existing set beck 37 feet. The minimum front yard setback will remain unchanged by the renovations.
- Minimum Rear Yard Setback: The minimum rear yard setback required is 52.5 feet. The existing setback is currently 44 feet. A new structure is being proposed to accommodate the new emergency generator, to be located at the rear of the building. The size of the structure will be the same height as the existing shed and be 18 feet long and 10 feet wide. It will be positioned where the existing storage shed is currently located and once erected, will be closer to the Truman building. The size of the existing shed is 10 feet wide and 12 feet long. The minimum rear yard setback will not be changed by the proposed location of the new emergency generator.
- Maximum Building Height: The maximum building height permitted is 35 feet. The existing conditions at Truman are approximately 70 feet. The planned renovations will not impact the height of the building.

- Parking: The zoning ordinance requires one parking space for every 2 dwelling units for elderly housing. However, a footnote in the ordinance states that parking may be reduced to not less than one space per 4 dwelling units. Truman currently has 18 off street parking spaces, of which 4 are designated as handicapped accessible. The planned renovations will not impact the number of parking spaces and the number of spaces currently provided is within the required minimum of providing 1 space per 4 dwelling unit.

***Planning Process:***

CHA staff have met with residents of the Truman Apartments on numerous occasions to get input on various design options, discuss relocation issues and update them on progress of the project and answer questions.

A neighborhood meeting was held on January 10, 2002 to meet with neighbors of the Truman Apartments to inform them of the proposed renovations to the building and show them plans.

***Current needs:***

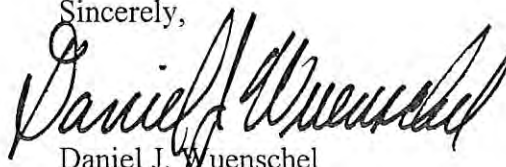
The CHA has seen a decrease in the number of people on the wait list for elderly housing over the last several years. The number of elderly individuals currently on the wait list is 115. In addition, the CHA has had difficulty renting the studio apartments given the small size of the units. They are considerably smaller than other CHA studio units. The proposed renovations will result in an overall reduction in the number of units by 7.

All of the newly converted 14 one-bedroom units will remain affordable units (below 80% of area median income) for the elderly/disabled population. Those residents who have relocated off-site to accommodate the proposed construction will have the opportunity to return to the development once construction is completed.

***Conclusion:***

Chapter 774 allows the BZA to grant a Comprehensive Permit for the creation of low-income housing. The zoning relief sought herein is required due to the reduction in the number of units at the Harry S. Truman created by the conversion of 21 studio units into 14 one-bedroom apartments. The purpose of the renovations is to better meet the needs and preferences of the residents and give them a more functional apartment with a separate sleeping area. We hope the BZA will look favorably upon this request.

Sincerely,



Daniel J. Wuenschel  
Executive Director

DIMENSIONAL FORM

LOCATION: 25 Eighth Street ZONE: C-1

APPLICANT: Cambridge Housing Authority REQUESTED USE/OCCUPANCY: Residential/Multifamily dwelling
PHONE: 617-520-6259 PRESENT USE/OCCUPANCY: Residential/Multifamily dwelling

Table with 4 columns: Description, EXISTING CONDITIONS, REQUESTED CONDITIONS, and ORDINANCE REQUIREMENTS. Rows include: TOTAL GROSS FLOOR AREA, LOT SIZE, RATIO OF TOTAL FLOOR AREA TO LOT AREA^2, MINIMUM LOT AREA FOR EACH DWELLING UNIT, SIZE OF LOT (Width, Length, Front, Rear, Left Side, Right Side), SIZE OF BLDG. (Height, Length, Width), RATION OF USABLE OPEN SPACE TO LOT AREA^3, NO. OF DWELLING UNITS, NO. OF PARKING SPACES, NO. OF LOADING AREAS, OTHER OCCUPANCIES ON SAME LOT, DISTANCE TO NEAREST BLDG., SIZE OF BLDGS. ADJACENT ON SAME LOT, TYPE OF CONSTRUCTION.^4

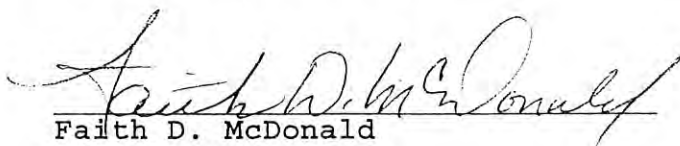
SUBMIT: PLOT PLAN: X PARKING PLAN: X BUILDING PLAN: X

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.
4. E.G. WOOD FRAME, CONCRETE, BRICK, STEEL, ETC.









The Board of Assessors of the City Of Cambridge hereby certifies that to the best of their knowledge the names and addresses listed and attached hereto are parties in interest, as defined in Chapter 808, Acts of 1975, in the matter of: *25 Eighth Street*

BOARD OF ASSESSORS:

  
Faith D. McDonald

  
Kevin T. McDevitt

25 Eighth St

-  Parcels
-  Buildings
-  Water Bodies
-  Road Centerline
-  City Boundary
-  Index

*Petitioner: Cambridge Housing Authority  
 c/o Daniel W. Wunickel  
 675 Mass Ave  
 Cambridge, MA 02139*

Map-Lot, Owner's Name, Address, Address2, Address3, Address4, Address5, City, State, Zip Code

- 34-138, CAMBRIDGE HOUSING AUTHORITY, 675 MASSACHUSETTS AVE,,,,, CAMBRIDGE, MA, 02139
- 33-63, MOUSSA, BACEM M., 52 FULKERSON ST,,,,, CAMBRIDGE, MA, 02141 *2 Denise K Stine*
- 33-65, ELEFTHERAKIS, JOHN J., C/O EIGHTH STREET REALTY TRUST, 267 NORTH BEACON STREET,,,,, BRIGHTON, MA, 02135
- 33-69, MAGLIOZZI, TIMOTHY J. & ZELIA M. MAGLIOZZI, 194 THORNDIKE ST,,,,, CAMBRIDGE, MA, 02141
- 33-97, MAGLIOZZI, MICHAEL C. & JOSEPH JOHN MAGLIOZZI, 180 THORNDIKE ST,,,,, CAMBRIDGE, MA, 02141
- 33-98, GIORGIO, JOEL A. & DEBRA J. GIORGIO, 186 THORNDIKE ST,,,,, CAMBRIDGE, MA, 02141
- 34-112, RIBEIRO, GEORGE, 26 EIGHTH STREET,,,,, CAMBRIDGE, MA, 02141
- 34-131, CIARLONE, ANNA J., FRANK P. CIARLONE & PATRICIA JOSSELYN, 38 FULKERSON ST,,,,, CAMBRIDGE, MA, 02141
- 34-132, DEANGELO, SALVATORE & DOROTHY ANN DEANGELO, 40 FULKERSON STREET,,,,, CAMBRIDGE, MA, 02141
- 34-142, MENDONCA, MANUEL V. & ONDINA MENDONCA, 177 OTIS ST,,,,, CAMBRIDGE, MA, 02141
- 34-15, CARRIERI, PHILIP L. & PAULINE A. CARRIERI, 15 EIGHTH ST,,,,, CAMBRIDGE, MA, 02141
- 34-16, CAPPELLO, FRANK M., ANTOINETTE J. CAPPELLO, FRANCIS M. CAPPELLO & LINDA A. CAPPELLO, 167 OTIS STREET,, CAMBRIDGE, MA, 02141
- 34-17, ELLIS, WALTER J. & CATHERINE N. ELLIS, 169 OTIS ST,,,,, CAMBRIDGE, MA, 02141
- 34-18, MARTIN, CHERYL A., 173 OTIS ST,,,,, CAMBRIDGE, MA, 02141
- 34-34, VIGILANTE, ALFRED R. & SUSAN C. PILLERI, 163 OTIS ST,,,,, CAMBRIDGE, MA, 02141
- 34-72, SPERA, NICHOLAS A. & PATRICIA A. SPERA, 171 THORNDIKE ST,,,,, CAMBRIDGE, MA, 02141



## City of Cambridge Parcel Map

*2-34-88 - Philip R. Thompson & Anne K. Thompson  
 42 Fulkerson St - Camb, MA  
 02141*

795 Massachusetts Ave., Cambridge, Ma. 02139  
 Tel. 617-349-4000

25 Eighth St

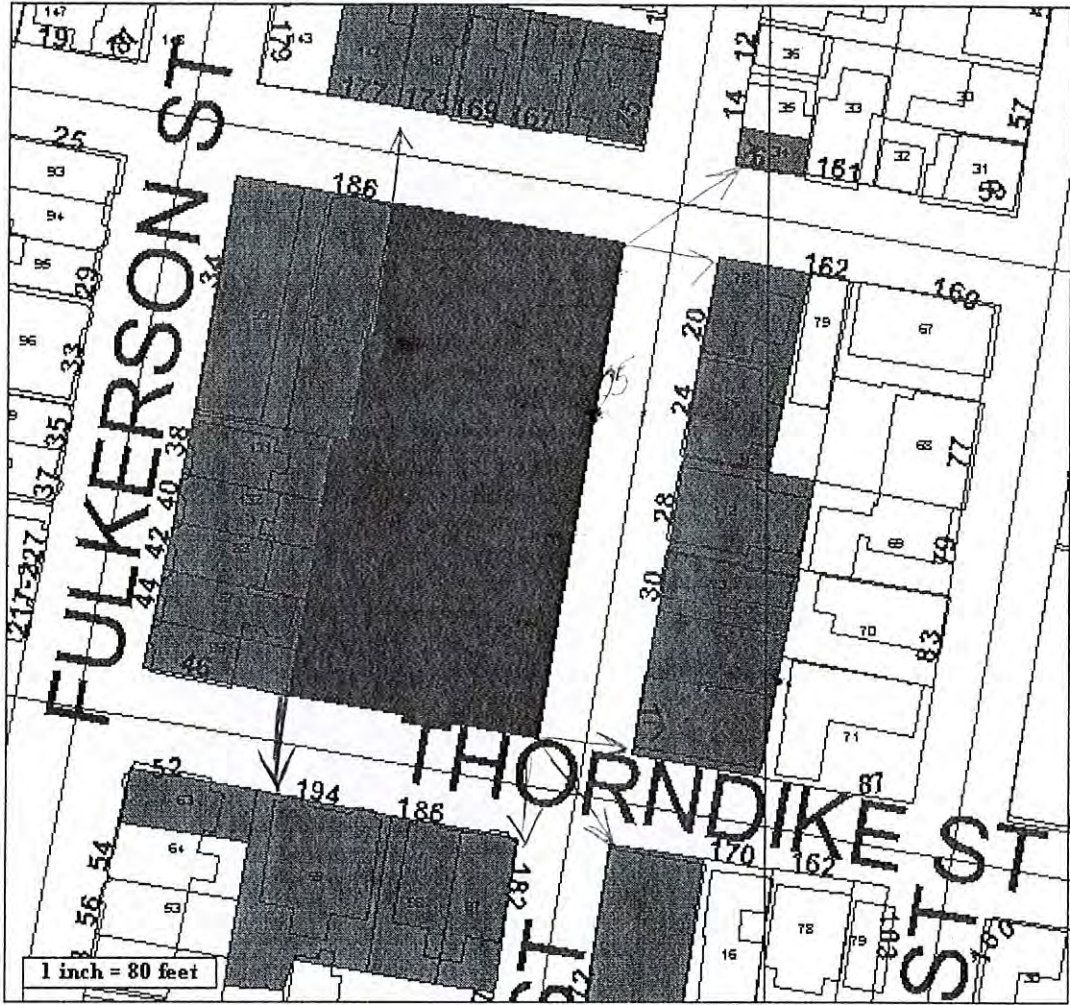
- 34-73, MCCOLGAN, MICHAEL J. & DOROTHY T. MCCOLGAN, LIFE ESTATES, 30 EIGHTH ST,,,, CAMBRIDGE, MA, 02141
- 34-76, AGUIAR, GAULTER & LUCY AGUIAR, TRUSTEE, OF THE AGUIAR FAMILY TRUST, 326 HURLEY ST,,,, CAMBRIDGE, MA, 02141
- 1.78 - 34-77, CABRAL, LILLIAN D. & DORENE M. CABRAL-MOCHI, 18 EIGHTH ST,,,, CAMBRIDGE, MA, 02141
- 34-86, WHEATLEY, JONATHAN I. & NAOMI WHEATLEY, 46 FULKERSON ST,,,, CAMBRIDGE, MA, 02141
- 34-87, RONCHETTI, ELAINE, P.O. BOX 1132,,,, BOSTON, MA, 02205
- 34-88, BEKA, GIRMA B. & TSIGE M. BENEBERU, 42 FULKERSON ST,,,, CAMBRIDGE, MA, 02141
- 34-90, SOUSA, WALTER C., TRUSTEE OF THE FULKERSON, REALTY TRUST, P.O. BOX 224,,,, CAMBRIDGE, MA, 02140
- 34-91, MECHLING, ANN S., 186 OTIS STREET,,,, CAMBRIDGE, MA, 02141



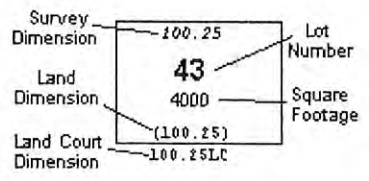
## City of Cambridge Parcel Map

795 Massachusetts Ave., Cambridge, Ma. 02139  
Tel. 617-349-4000

25 Eagle St



# City of Cambridge Parcel Map



795 Massachusetts Ave., Cambridge, Ma. 02139  
Tel. 617-349-4000

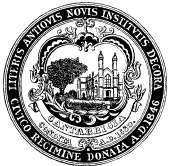


# Photographs

## Exterior Photos



# **Assessor's Plat**



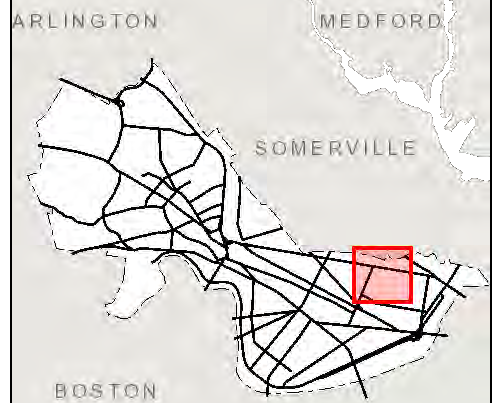
City of Cambridge  
Massachusetts

1" = 424 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

- Rail
- Building Footprints
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath





# Ownership Certificate

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Cambridge Housing Authority  
(OWNER)

Address: 362 Green Street, Cambridge MA, 02139

State that I/We own the property located at \$ 7YZfZ EfdWV which is the subject of this zoning application.

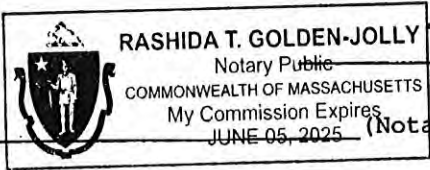
The record title of this property is in the name of Cambridge Housing Authority

\*Pursuant to a deed of duly recorded in the date #S!" S!#+(, Middlesex South County Registry of Deeds at Book 11261, Page 592; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT

Commonwealth of Massachusetts, County of Middlesex

The above-name Brenda Snowden personally appeared before me, this 11<sup>th</sup> of Sept, 2009, and made oath that the above statement is true.  
Downing  
2020

My commission expires \_\_\_\_\_  
  
Notary

\* If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

TO: Board of Zoning Appeal

FROM: Cambridge Housing Authority

RE: Truman Apartments (25 Eighth Street)

PETITIONER: Cambridge Housing Authority

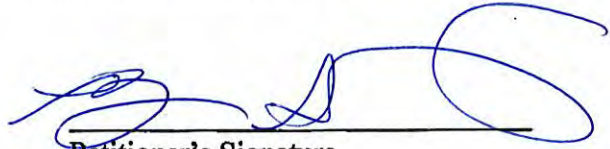
The Petitioner has applied to the Cambridge Zoning Board of Appeals for a comprehensive Permit to create affordable/low income housing at the above referenced property.

Pursuant to Chapter 774 of the Massachusetts General Laws, the Zoning Board of Appeals by the Comprehensive permit process is empowered to grant all necessary permits and licenses that are normally granted by other City agencies or Boards.

If any city agency or board is interested in this case or normally they would grant relief for this development, they should forward all correspondence to the Board of Zoning Appeal before the scheduled hearing dated, as there will be no other hearings will be scheduled for this case.

If you have any questions, please call Ranjit, or Maria at (617) 349-6100.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.



**Petitioner's Signature**

Brenda Snowden Downing  
Deputy Executive Director  
Cambridge Housing Authority

**Print Petitioner's Name**

9/11/2020

**Date**



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

### COMPREHENSIVE PERMIT APPLICATION PROCESS

ADDRESS OF PROPERTY: 25 Eighth Street, 02141

A copy of the proposed plan with description of the project be submitted to the following City Agencies. Please provide evidence of submission to these agencies. Upon completion, this sheet must be submitted to the Board Zoning Appeals case file.

Signature and Date

City Department/Address

Edmund P. [Signature] 9/14/20

Community Development Department,  
344 Broadway

from DPW 9/15  
AKSK  
[Signature] 9/15

Conservation Commission,  
147 Hampshire Street

Sarah R. Bourke 9/14/20

Fire Department,  
491 Broadway

[Signature] 9/11/20

Historical Department,  
831 Massachusetts Avenue

from DPW 9/15  
best  
[Signature] 9/15

Law Department,  
795 Massachusetts Avenue

Public Works Department,  
147 Hampshire Street

Krishna P. [Signature] 9/11/20

Traffic and Parking Department,  
344 Broadway