

Memorandum

CAMBRIDGE HISTORICAL COMMISSION

To: Cambridge Historic Commission - William B. King, Chairman

From: Lawrence R. Smith. Property Owner - 175 Fayerweather Street,
Cambridge, MA 02138

Re: Residential Construction Project

Background

The Smith Family (currently Lawrence R. Smith), at different times, has owned three different residences on Fayerweather Street dating back to the 1930's (80+ yrs.). The current residence which is owner occupied has been in family ownership since the early 1950's (60+ yrs.).

Description of Work

Current Conditions

The property requires substantial upgrades in order to bring it into modern day standards.

Exterior Repairs

The exterior requires new roofing, chimney repairs, replacement of asbestos siding, new windows, new stairs front and back, new door systems front side and back.

Interior Repairs

Replacement of kitchen and bath, extensive plumbing & electric/electronic upgrades, new ceilings due to roof leaks, flooring upgrades and painting.

It is estimated that all of the above work would take up to a year to complete in that it would require exterior/interior demolition of existing building elements in order to complete the necessary upgrades.

Features of New Home

The current plan calls for the demolition and replacement of the existing structure. The benefits derived from this approach are several.

1. Larger Footprint

The home will include additional square footage while complying with all existing zoning regulations. The current floor plan includes an enclosed porch which will be converted to interior space under the revised floor plan. As a result we will be able to add a half-bath and a guest closet on the first floor. In addition the enlarged first floor plan allows for a larger kitchen which will result in the ability to add a dishwasher which does not presently exist. All of the rooms on both floors will be slightly larger than the existing plan.

2. Time Frame

The rebuilding effort will be accomplished in half the time required by rehabilitation of existing structure because the construction process will be accomplished with a modular construction process. As a result it will be less disruptive to neighborhood and friends.

3. In the end this property will be brand new meeting all current building codes (including setbacks and height) as opposed to a rehabilitated structure.

4. Energy Conservation

The new premises will be energy efficient and will include installation of solar panels.

List of Exhibits

1. Demolition Permit Application – 1 copy
2. Property Map – 11 copies
3. Proposed House Elevations – 11 copies
4. Existing Plot Plan – 11 copies
5. Proposed Plot Plan – 11 copies
6. Photos of adjacent properties – 11 copies

175 Fayerweather Street

RECEIVED

SEP 12 2017

CAMBRIDGE HISTORICAL COMMISSION

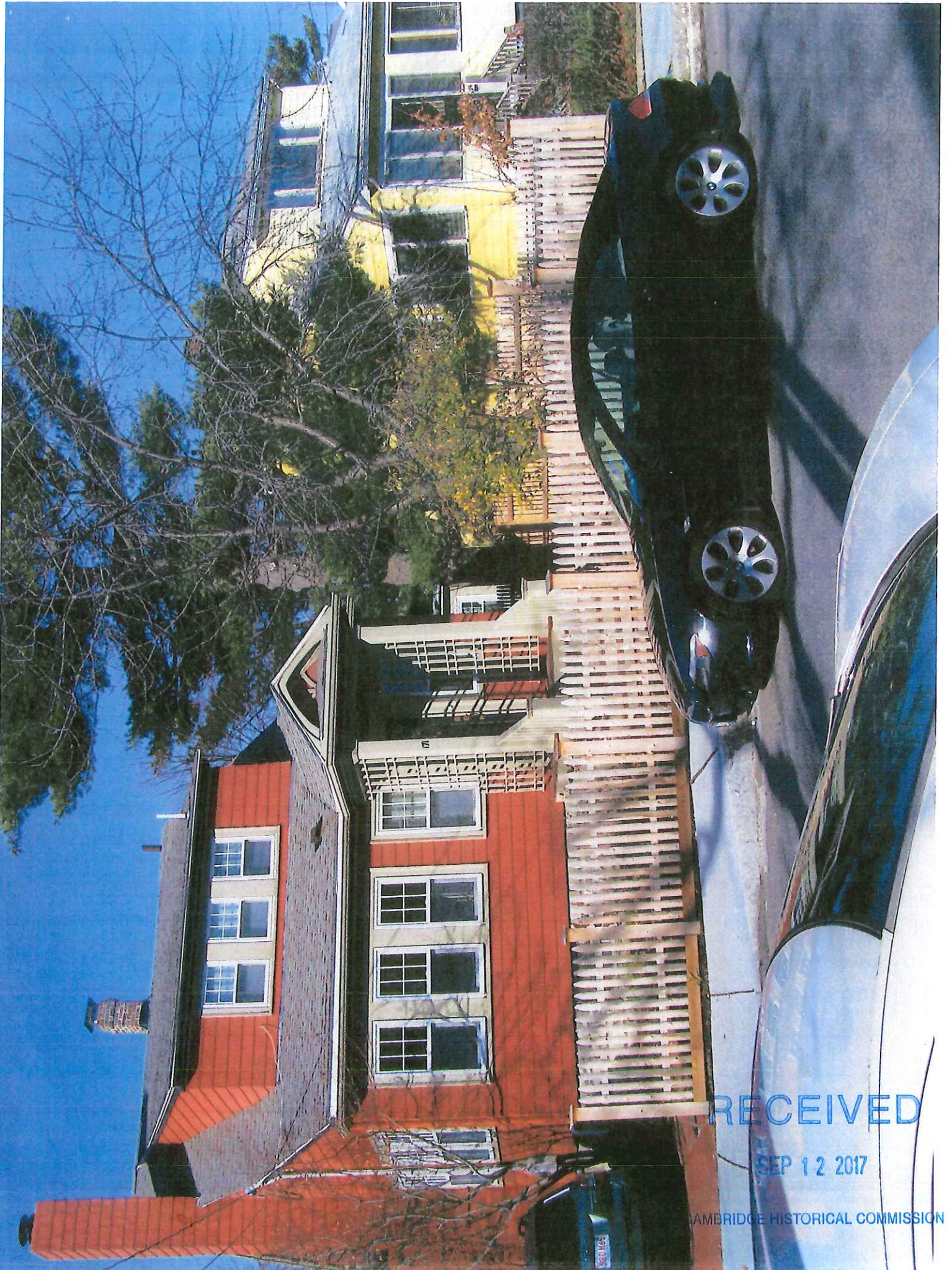
Adjacent Properties



RECEIVED

SEP 12 2017

CAMBRIDGE HISTORICAL COMMISSION



RECEIVED

SEP 12 2017

CAMBRIDGE HISTORICAL COMMISSION

RECEIVED

SEP 12 2017

CAMBRIDGE HISTORICAL COMMISSION





SEP 12 2017

CAMBRIDGE HISTORICAL COMMISSION

RECEIVED

SEP 12 2017

CAMBRIDGE HISTORICAL COMMISSION

Roland W. Moody Square
1888
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900
1901
1902
1903
1904
1905
1906
1907
1908
1909
1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047
2048
2049
2050





RECEIVED

SEP 12 2017

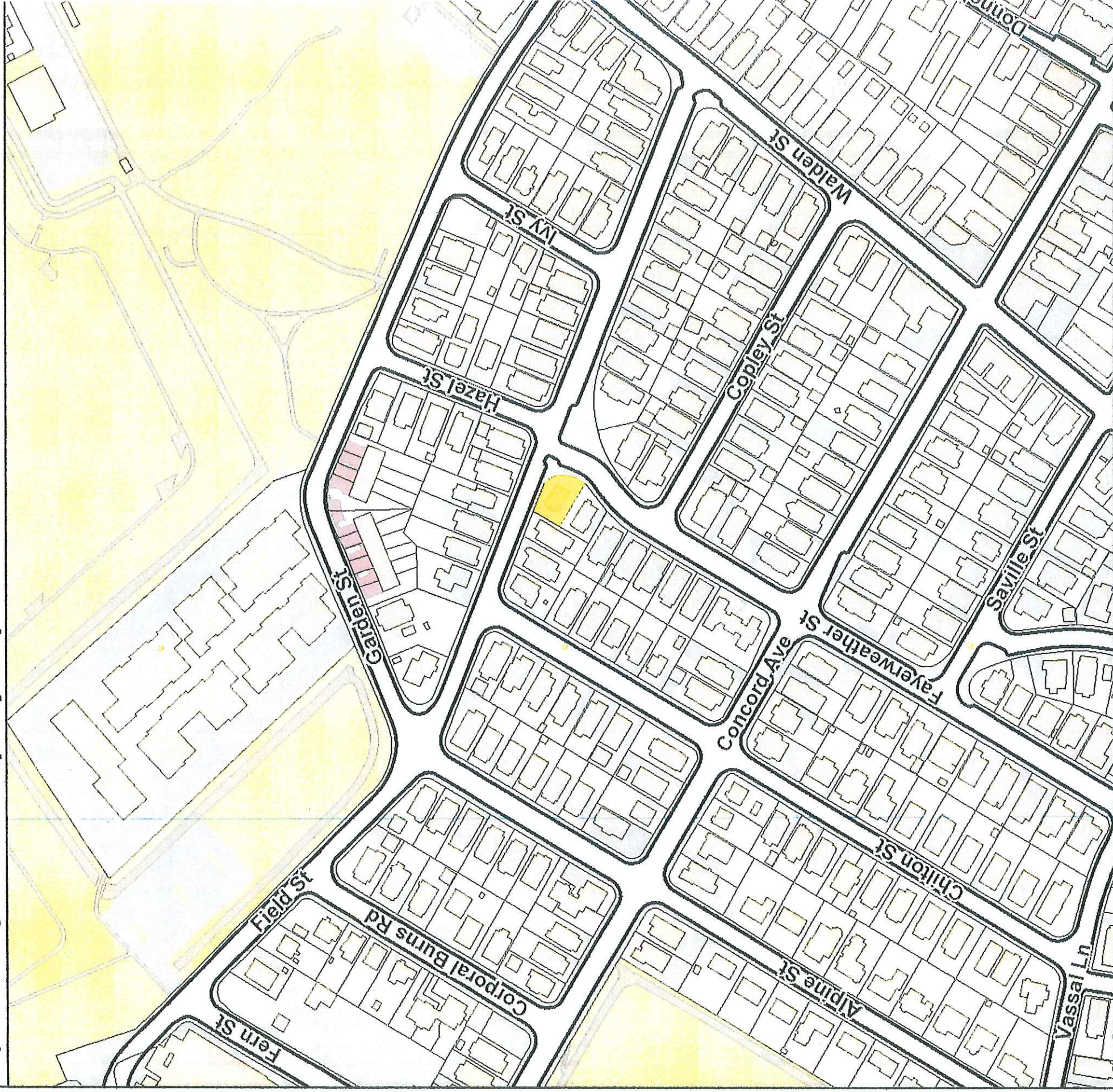
CAMBRIDGE HISTORICAL COMMISSION

RECEIVED

SEP 12 2017

CAMBRIDGE HISTORICAL COMMISSION





City of Cambridge
Massachusetts

1" = 233 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.

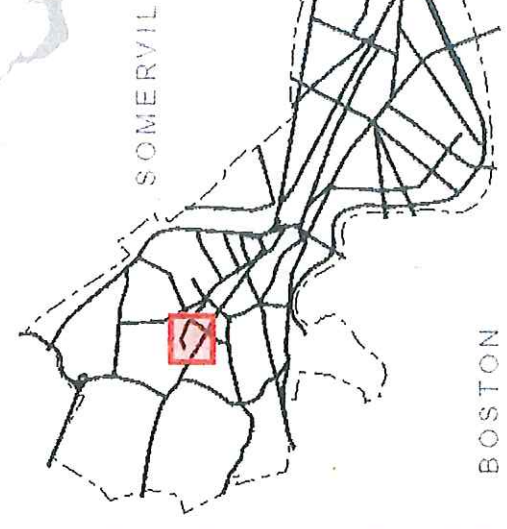
www.cambridgema.gov/gis

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

ARLINGTON

MEDF

SOMERVIL



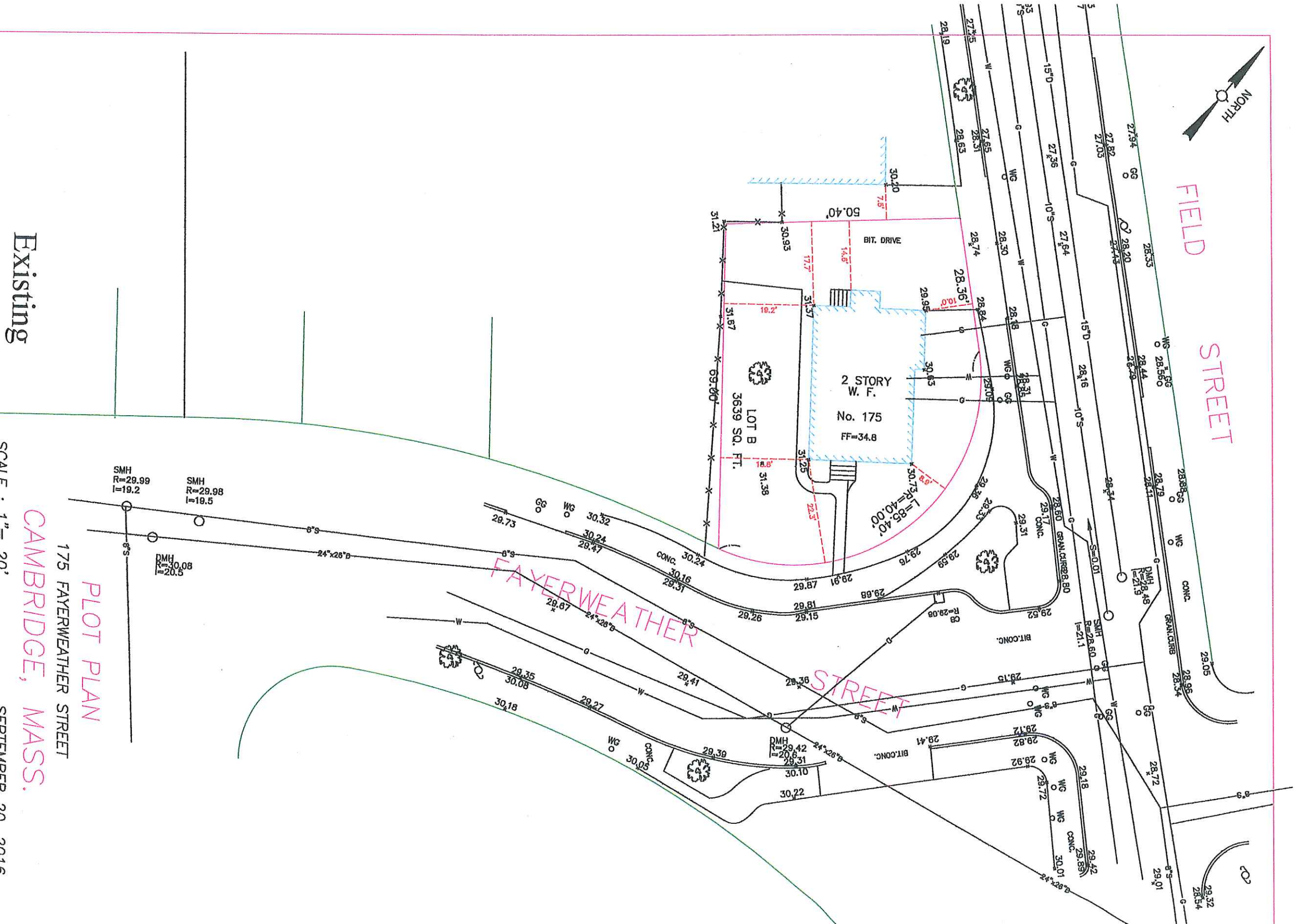
BOSTON

RECEIVED

SEP 12 2017



FIELD STREET

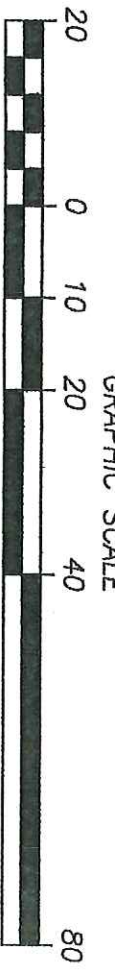


Existing

PLOT PLAN
175 FAYERWEATHER STREET
CAMBRIDGE, MASS.

SCALE : 1" = 20'
AGH ENGINEERING
SEPTEMBER 20, 2016

166 WATER STREET
STOUGHTON, MA 02072
PHONE: (781)344-2386



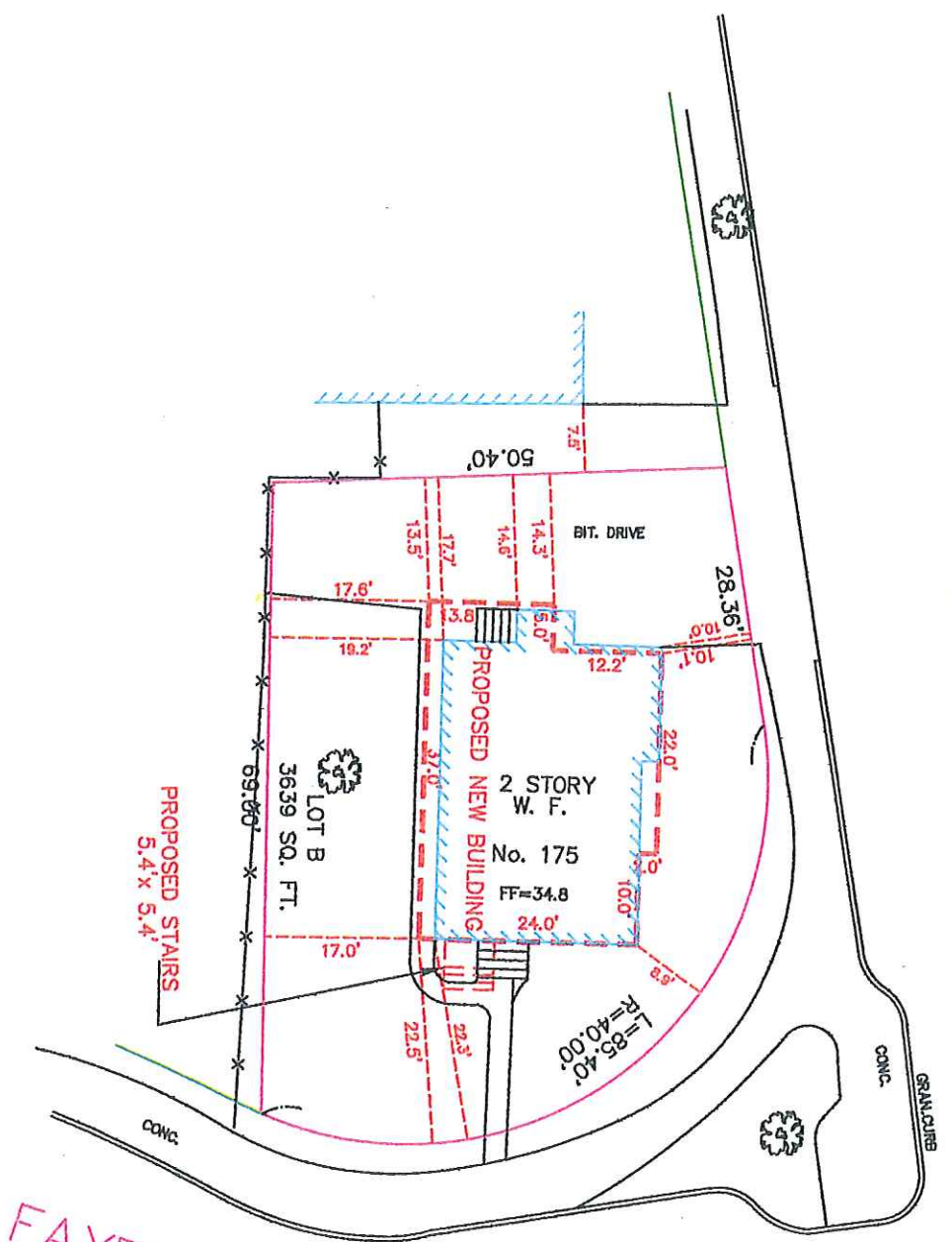
RECEIVED

SEP 12 2017

CAMBRIDGE HISTORICAL COMMISSION



FIELD STREET



FAYERWEATHER STREET

Proposed

PLOT PLAN
175 FAYERWEATHER STREET
CAMBRIDGE, MASS.

SCALE : 1" = 20'
AGH ENGINEERING
SEPTEMBER 20, 2016

166 WATER STREET
PHONE: (781)344-2386
STOUGHTON, MA 02072
GRAPHIC SCALE



RECEIVED

SEP 12 2017

CAMBRIDGE HISTORICAL COMMISSION

SEP 12 2017

RECEIVED



Drawings Provided by:
Avalon Building Systems
560 Turnpike Street
Canton, MA 02021
Tel: 781.828.2100
Fax: 781-828-1050

Lawrence Smith
175 Fayerweather St
Cambridge, MA

COPYRIGHT NOTICE
These designs & Drawings are property of Avalon Building Systems, protected by the Federal copyright laws, & may not be reproduced, modified, distributed, or used in any other way without the specific written consent of Avalon Building Systems. Plans are for documentation purposes only. No warranty is expressed or implied as to suitability for any other purpose.

REVISED:

DATE:
7/19/17

SCALE:

SHEET:
/