



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: www.cambridgema.gov/Historic

RECEIVED

APR 15 2020

CAMBRIDGE HISTORICAL COMMISSION

APPLICATION FOR CERTIFICATE

- The undersigned hereby applies to the Cambridge Historical Commission for a Certificate of **(check one box)**: Appropriateness, Nonapplicability, or Hardship, in accordance with Chapter 40C of the Massachusetts General Laws and/or Chapter 2.78 of the Municipal Code.
- Address of property: 213 Brattle Street, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

Please see attached documents

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

Name of Property Owner of Record: Mary Gehring and Jon Penterman

Mailing Address: 213 Brattle Street, Cambridge MA 02138

Telephone/Fax: 617-308-7604 or 617-949-1006 **E-mail:** jonpenterman@gmail.com; marygehring@gmail.com

⇒ **Signature of Property Owner of Record:** *Mary Gehring*
 (Required field; the application will not be considered complete without the property owner's signature)

Name of proponent, if not record owner: _____

Mailing Address: _____

Telephone/Fax: _____ **E-mail:** _____

(for office use only): by email = 4/8/20

Date Application Received: 4/15/20 **Case Number:** 4322 **Hearing Date:** 5/7/20 Postponed

Type of Certificate Issued: _____ **Date Issued:** _____

We propose the addition of a driveway for parking one car at 213 Brattle St., under hardship conditions. To keep in place the traditional aspect of the building, the parking will use materials consistent with old Cambridge historic district. We will use brick and a granite curb to make it feel like an entry courtyard. The size of the parking/courtyard will be 9'-9" x 18'8", big enough to park a standard size car and walk around it. It will follow the same finish elevations and slope of the neighbor's driveway to enhance both properties and protect the roots of the existing tree.

There is no on-street parking on Brattle St. either in front of the property or across the street. This was removed in 2010-2011. We usually park on Lexington St., the nearest cross street, or farther east and across the street on Brattle. When we purchased 213 Brattle St. in August 2019 we were aware of the lack of parking. However, several recent events have highlighted the need for parking, both for safety and to be able to maintain the building, thus prompting our application for a certificate of hardship.

We have two children, aged 8 and 4. In December 2019 our 4 year old son badly injured his foot and was in a cast. He thus had to be physically carried to and from the car while he healed. While possible (although not easy) with a four-year old, this incident highlighted the impracticability of distant on-street parking should anyone else in the family have a mobility issue. There is also a general safety issue with loading and unloading the children from the car, particularly in the winter. If there is no parking on Lexington, we park farther down the street on the south side of Brattle. Thus one child has to get in and out of the car on the busy traffic side. We then cross Brattle street to the north side at the crosswalk in front of Lowell Park, often after dark. This is a heavily trafficked area and the speed of traffic going in both directions typically far exceeds the speed limit.

Additionally, and importantly for maintenance of this historic property, we have found it challenging to obtain services from contractors because of the lack of a designated parking space and the lack of any nearby on-street parking. We have been turned down for services including emergency plumbing and roofing. Our roof is at least 30 years old and needs to be replaced very soon. Roofers have declined to give us quotes because there is no driveway in which a refuse bin could be parked.

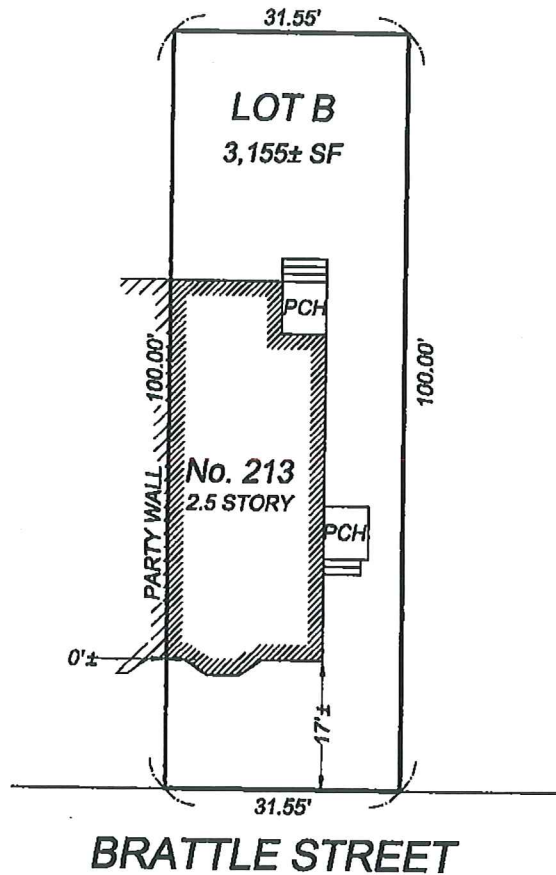
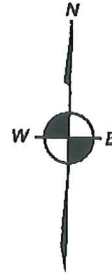
The addition of a driveway on Brattle St. has some precedence. The physically adjoining property, at 215 Brattle St., added a driveway after successful petition 20+ years ago.

MORTGAGE INSPECTION PLAN

LOCATION: 213 BRATTLE STREET
CITY, STATE: CAMBRIDGE, MA
APPLICANT: GEHRING & PENTERMAN
CERTIFIED TO: CAMBRIDGE SAVINGS BANK
DATE: 06-27-2019



19-06135
BOSTON
SURVEY, INC.
P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1616
WWW.BOSTONSURVEYING.COM



MS
SP

SCALE: 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as ZONE: X

COMMUNITY PANEL No. 25017C0419E
EFFECTIVE DATE: 6/4/2010

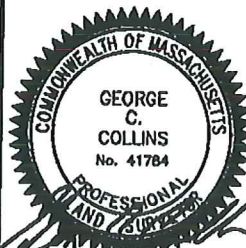
REFERENCES

DEED REF: 28133/469
PLAN REF: 4655/END

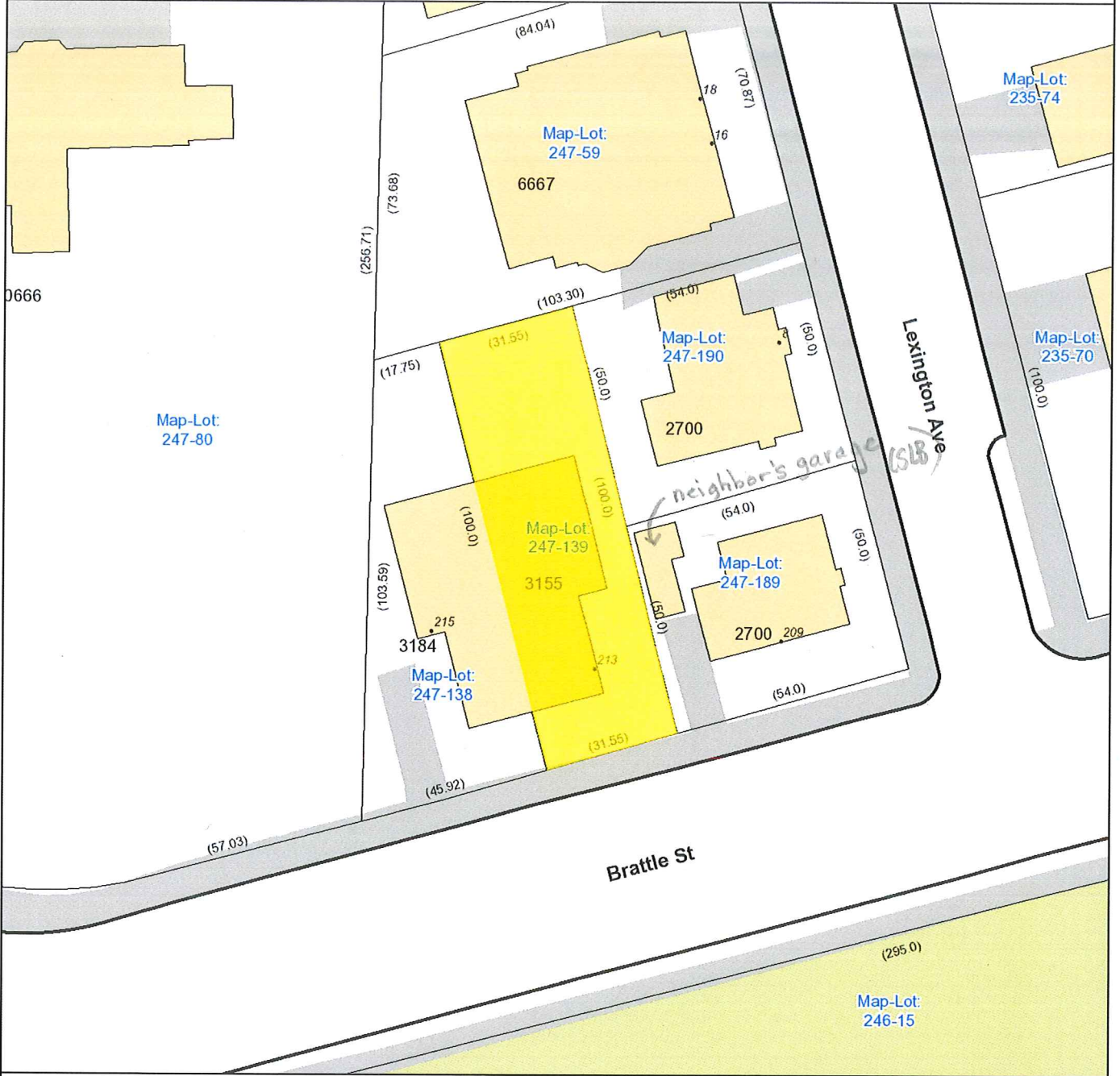
NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS



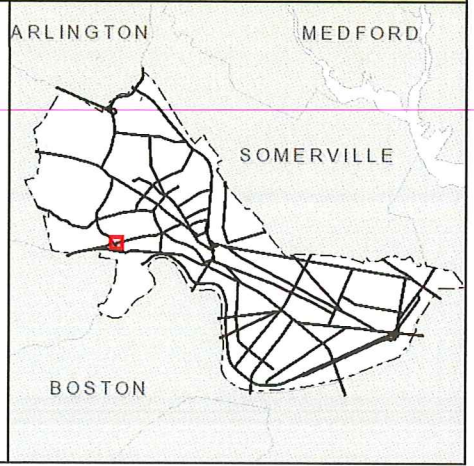
City of Cambridge
Massachusetts

1" = 35 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

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





Parcels

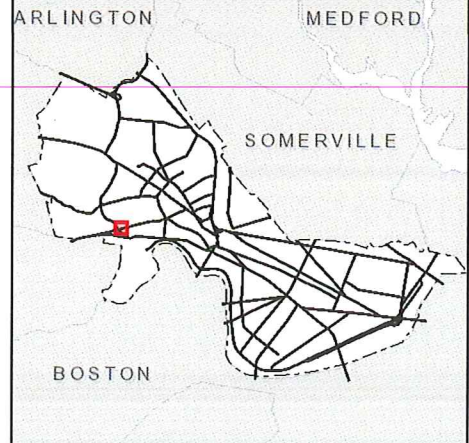


City of Cambridge
Massachusetts

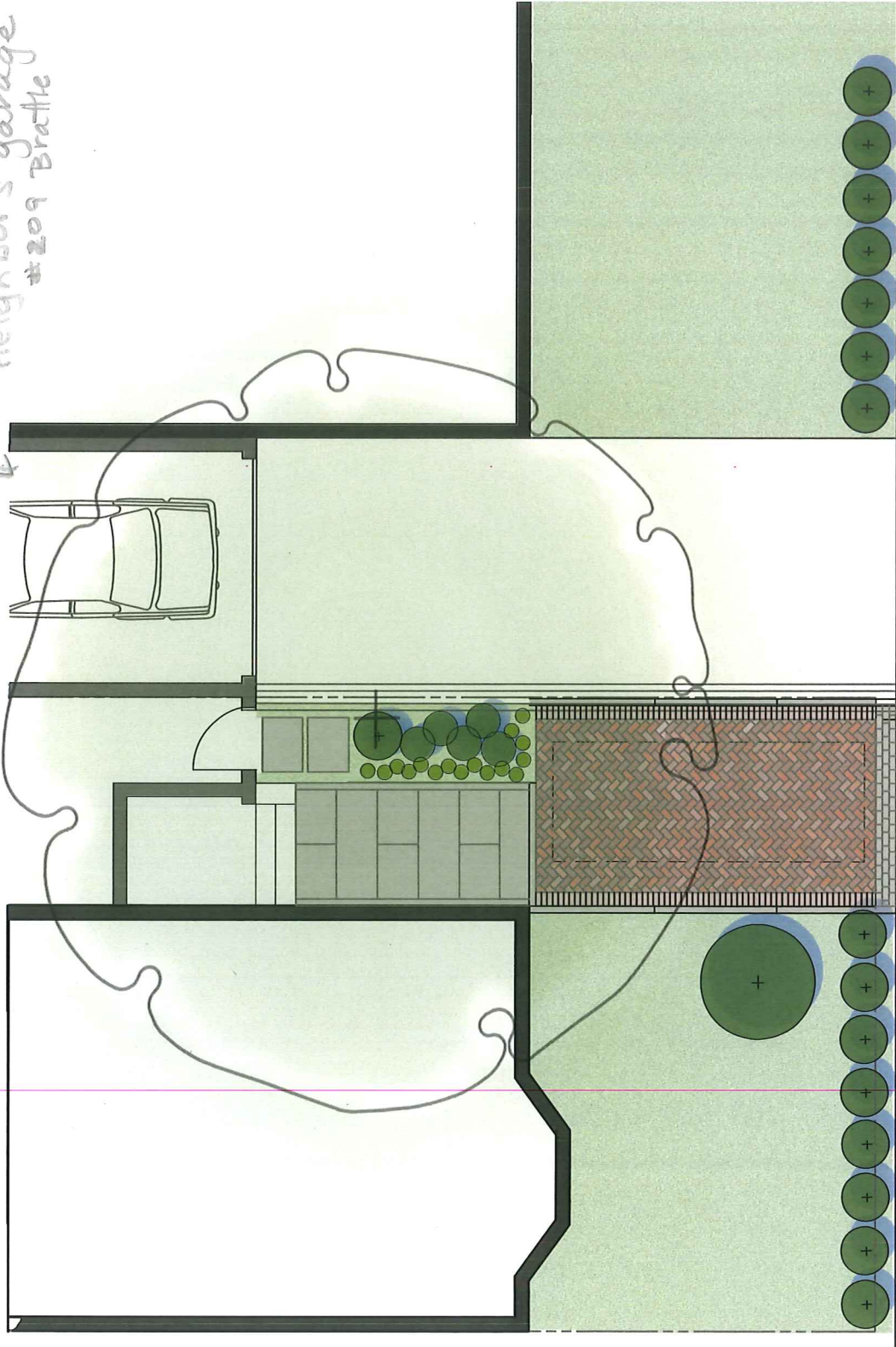
1" = 35 ft

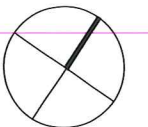
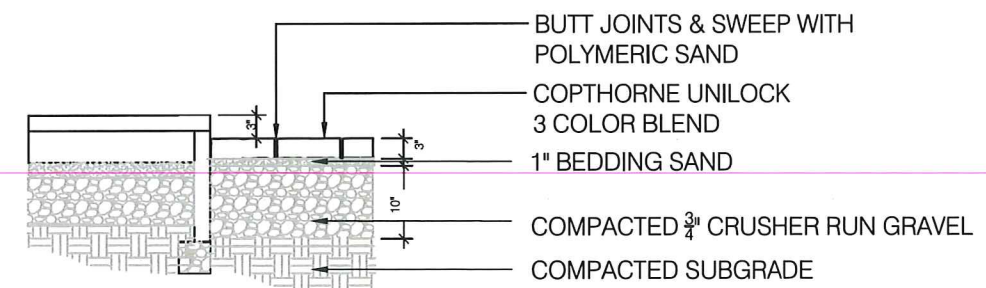
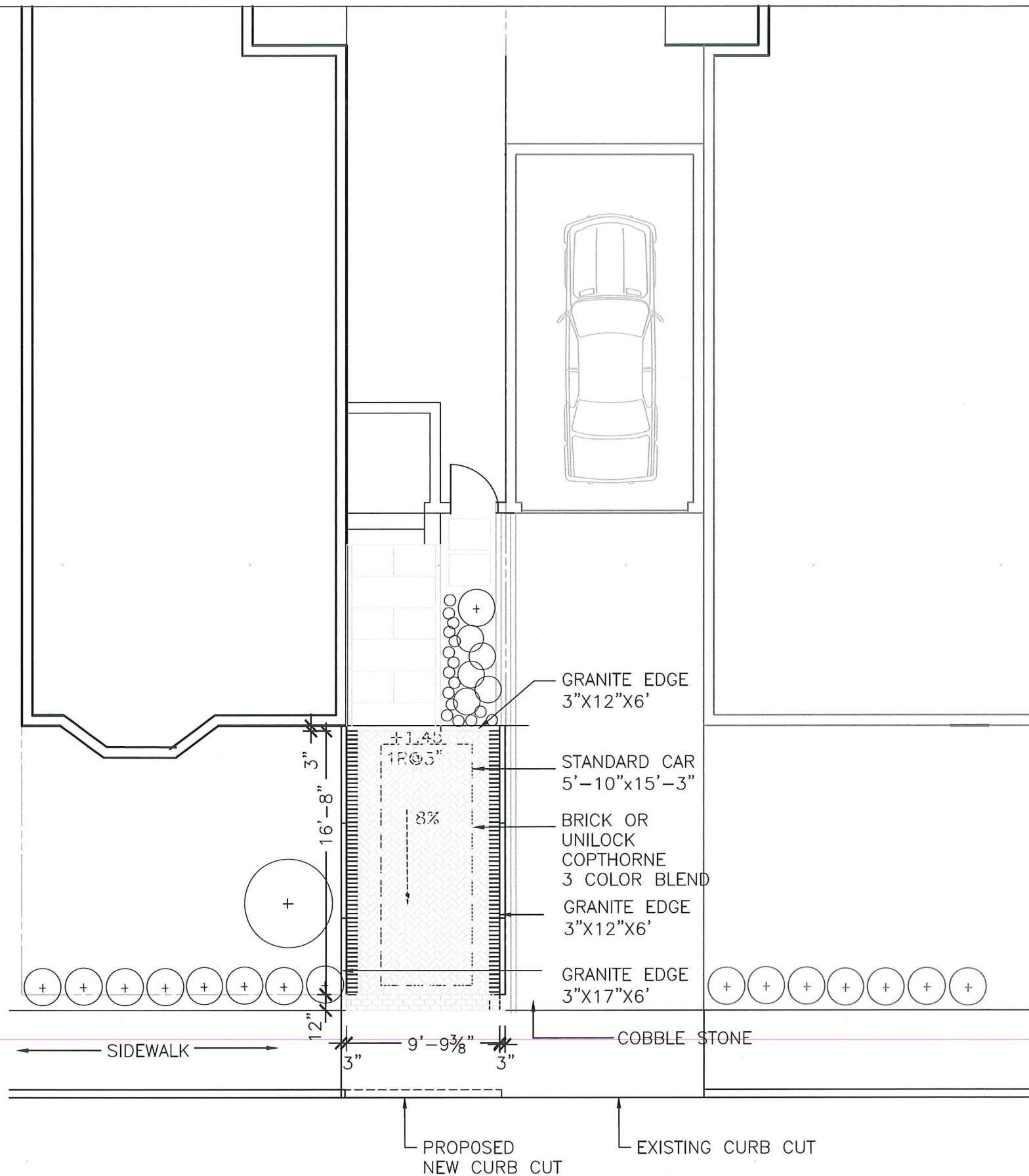
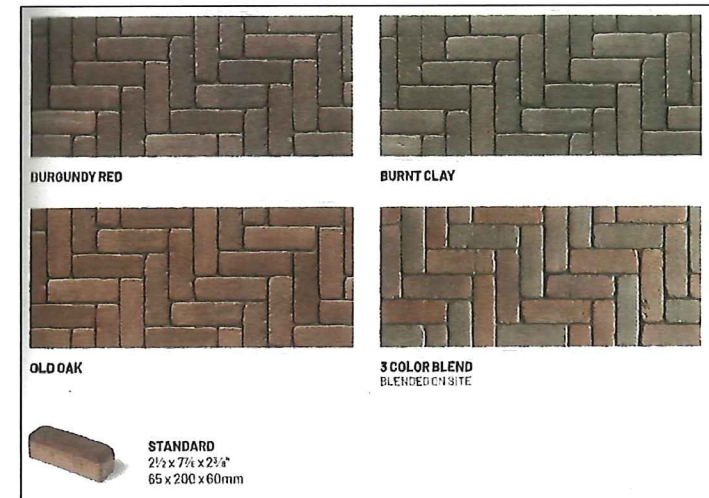
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



neighbor's garage (slis)
#209 Brattle





DRAWN BY:
BP

DATE: FEB-20-2020

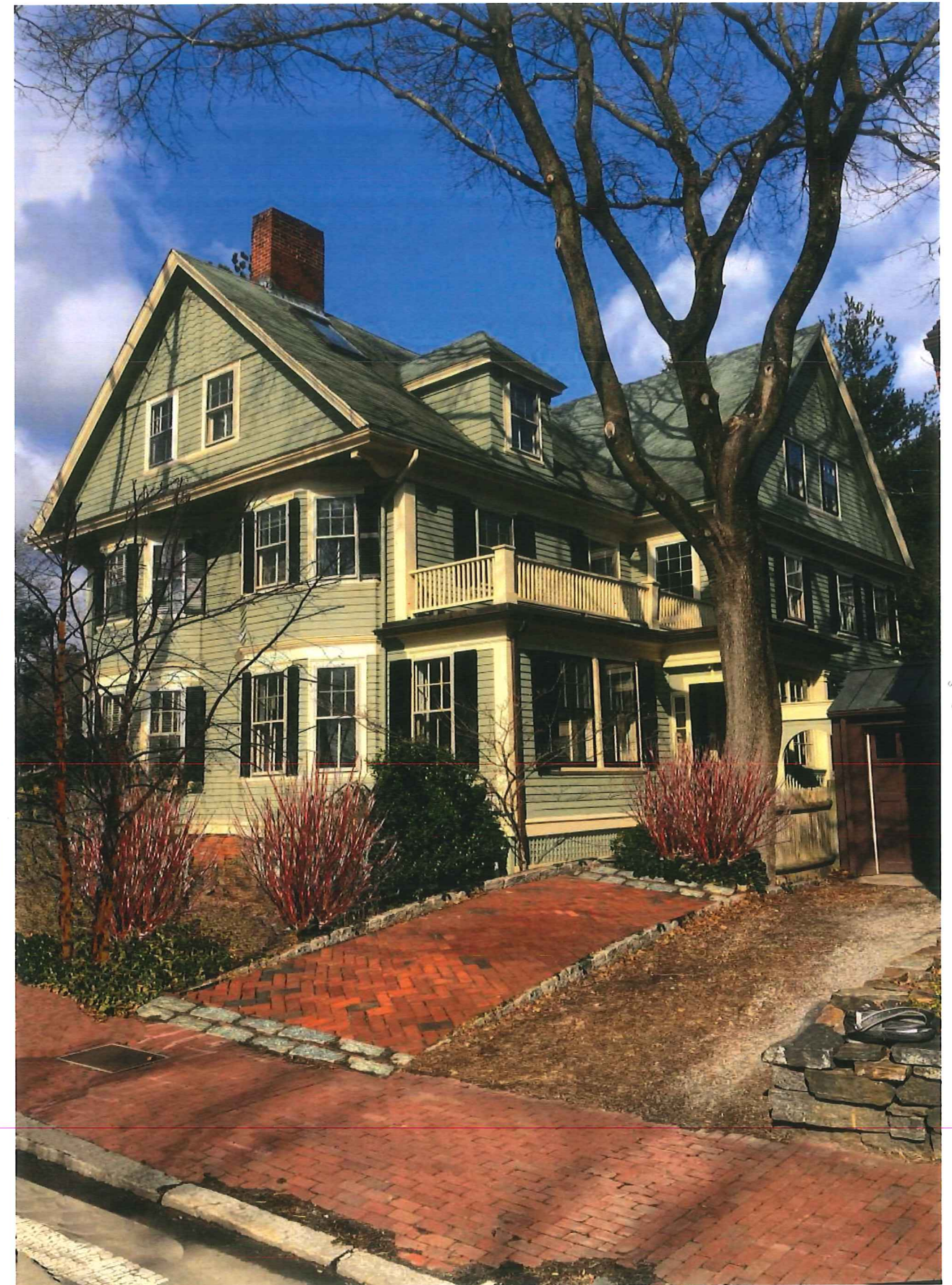
SCALE
1"=8'-0" 0 8'



ABOVE LEFT; It shows the propose driveway during the winter time approached from Fresh Pond Parkway. The decidius shrubs screens more than 50% during the winter time, the rest of the year will be 100% screen.

BELOW LEFT; Existing conditions

ABOVE RIGHT; Proposed driveway using brick and granite to keep consistency with Cambridge Old Historic District



April 8, 2020

Cambridge Historical Commission
831 Massachusetts Avenue #2
Cambridge, MA 02139

Dear Commission Members,

We are writing this short note in regard to our neighbors' (Jon Penterman and Mary Gehring) application for a curb cut and driveway installation at 213 Brattle St., Cambridge, MA 02138.

We have reviewed their plan and discussed its implementation. Jon and Mary have agreed to commission a legal boundary survey to confirm the 213 Brattle plot line. If the boundary survey confirms that all work will indeed occur on the 213 Brattle plot, we support this application.

Sincerely,



Marc J. Kaufman
209 Brattle St.
Cambridge, MA 02138
617-945-5252
52kaufman@comcast.net



Rebekah R.A. Kaufman
209 Brattle St.
Cambridge, MA 02138
617-945-5252
52kaufman@comcast.net

Akos Szilvasi and Deborah Gurewich
16 Lexington Avenue
Cambridge, MA 02138

April 2020

Dear Cambridge Historic Commission,

I'm writing this short note in regard to my neighbors' (Jon Penterman and Mary Gehring) application for a curb cut and driveway installation at 213 Brattle Street. I support their application.

Sincerely,



Akos Szilvasi
617-547-3070



Deborah Gurewich

Carol Lobron
8 Lexington Avenue
Cambridge, MA 02138

April 2020

Dear Cambridge Historic Commission,

I'm writing this short note in regard to my neighbors' (Jon Penterman and Mary Gehring) application for a curb cut and driveway installation at 213 Brattle Street. I support their application.

Sincerely,

A handwritten signature in cursive script that reads "Carol Lobron".

Carol Lobron
617-576-9528

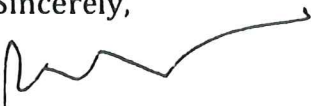
Juliana and Ariel Pakes
215 Brattle Street
Cambridge, MA 02138

April 2020

Dear Cambridge Historic Commission,

I'm writing this short note in regard to my neighbors' (Jon Penterman and Mary Gehring) application for a curb cut and driveway installation at 213 Brattle Street. I support their application.

Sincerely,



Juliana Pakes
617-547-3070



Ariel Pakes