



# MOSKOW LINN ARCHITECTS

I N C O R P O R A T E D

RECEIVED

JUN 16 2017

CAMBRIDGE HISTORICAL COMMISSION

June 13, 2017

Bruce Irving  
Chairman and members of the  
Cambridge Historical Commission  
831 Massachusetts Ave.  
Cambridge, MA 02139

Re: Case D-1446:247 Lakeview Ave

Dear Mr. Irving,

We have refined our previous submission request to move and preserve the existing house at 247 Lakeview Avenue. The attached drawings and documents have been produced in response to the feedback we received at the May 4 hearing.

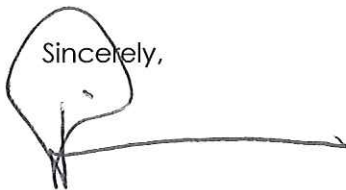
A certified plot plan was produced by Boston Survey to document the existing topography. The architectural design as been modified to better accommodate the existing slope.

A storm water management plan was developed by SITEC Environmental. Multiple test pits were excavated in the rear yard and a soil evaluation was performed. The attached drainage summary describes the existing and proposed conditions. The proposed system would decrease the amount of runoff from 247 Lakeview by 95%.

We have produced additional architectural drawings to better describe the addition and proposed site work that may be seen from the sides and rear of the property. In order to better accommodate the site work to the north of the property we are requesting to move the existing structure 11'-0" to the southeast in lieu of the 10'-2" as previously requested.

We look forward to presenting this additional information at the July 6<sup>th</sup> hearing.

Sincerely,



Robert Linn, AIA  
Moskow Linn Architects Inc.  
88 Broad Street  
Boston, MA 02110

[MOSKOWLINN.COM](http://MOSKOWLINN.COM)

88 BROAD STREET

BOSTON MA 02110

TEL 617 292 2000

FAX 617 426 4701

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 CAMBRIDGE HISTORICAL COMMISSION



1 VIEW FROM LAKEVIEW AVE



2 VIEW FROM BACKYARD

# 247 Lakeview Avenue

Cambridge, MA 02138

Drawing List	
Sheet Number	Sheet Name

A0.0	Cover Sheet and General Notes
EX0.0	Existing Site Plan
EX0.1	Existing Elevations
A0.1	Site Context - Neighboring Buildings
A1.0	Proposed Site Plan
A1.1	Proposed Retaining Wall Detail
A1.2	Proposed First Floor Plans
A1.3	Proposed Second Floor Plans
A1.4	Proposed Third Floor Plans
A2.0	Proposed Elevations
A2.1	Proposed Elevations

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: THE MASSACHUSETTS BUILDING CODE (8TH ADDITION), MASSACHUSETTS FUEL, GAS, AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF CAMBRIDGE, AND THE REQUIREMENTS OF THE CAMBRIDGE FIRE DEPARTMENT.

2. THE CONTRACTOR SHALL VERIFY IN THE FIELD DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.

CLIENT

MacArthur Construction Company  
 67 Smith Place, Unit 12A  
 Cambridge, MA 02138  
 p:617.864.8834

ARCHITECT

Moskow Linn Architects  
 Robert Linn AIA, Keith Moskow FAIA  
 88 Broad St. 5th Floor  
 Boston, MA 02110  
 p:617.292.2000

BUILDER

MacArthur Construction Company  
 67 Smith Place, Unit 12A  
 Cambridge, MA 02138  
 p:617.864.8834

247 Lakeview Avenue  
 Cambridge, MA 02138

Cover Sheet and General Notes

Moskow Linn Architects, Inc.  
 88 Broad Street Boston, Massachusetts 02110  
 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A0.0

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

DATE: 6.15.2017

DRAWN BY: RL/KS



① North Elevation  
1/16" = 1'-0"



② East Elevation  
1/16" = 1'-0"



③ South Elevation  
1/16" = 1'-0"



④ West Elevation  
1/16" = 1'-0"

247 Lakeview Avenue  
Cambridge, MA 02138

Existing Elevations

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

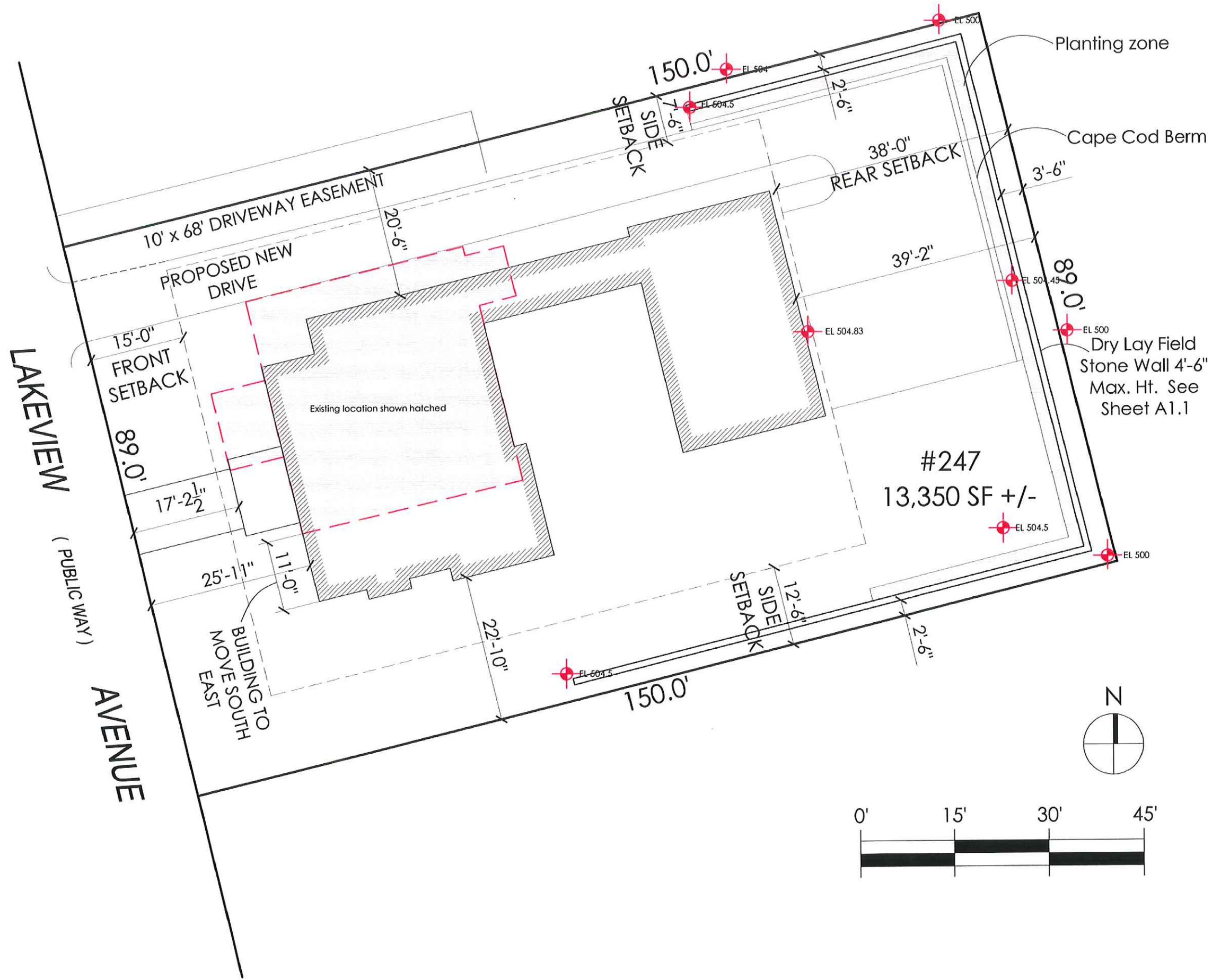
tel. 617.292.200 fax. 617.426.4701 www.moskowiinn.com

EX0.1

SCALE: 1/16" = 1'-0"

DATE: 6.15.2017

DRAWN BY: RL/KS



1 Proposed Site Plan  
1/16" = 1'-0"

247 Lakeview Avenue  
Cambridge, MA 02138

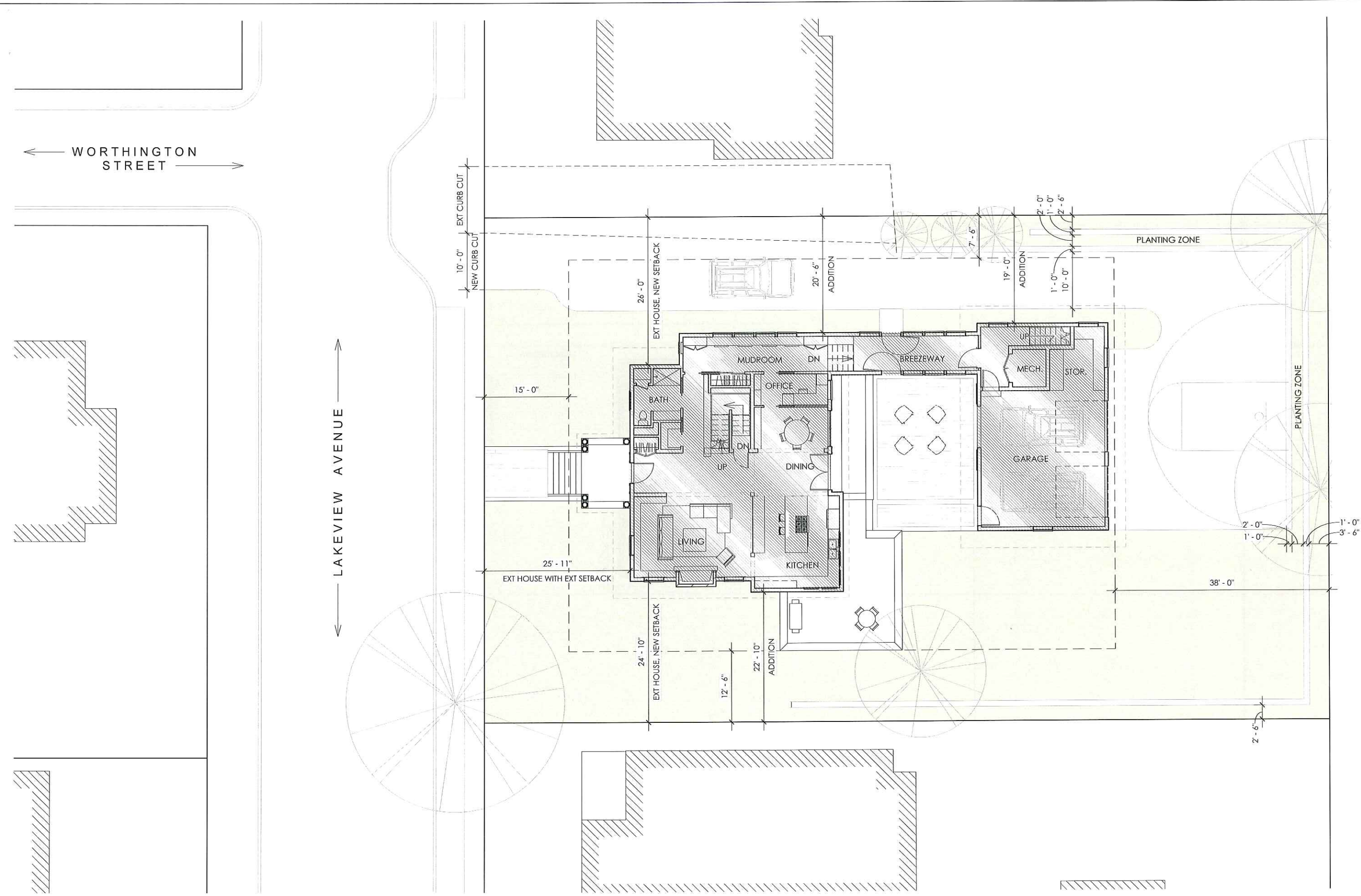
Proposed Site Plan

Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.200 fax. 617.426.4701 www.moskowlinn.com

**A1.0**

SCALE: 1/16" = 1'-0"  
DATE: 6.15.2017  
DRAWN BY: RL/KS

1 LEVEL 1 FLOOR PLAN  
1/16" = 1'-0"

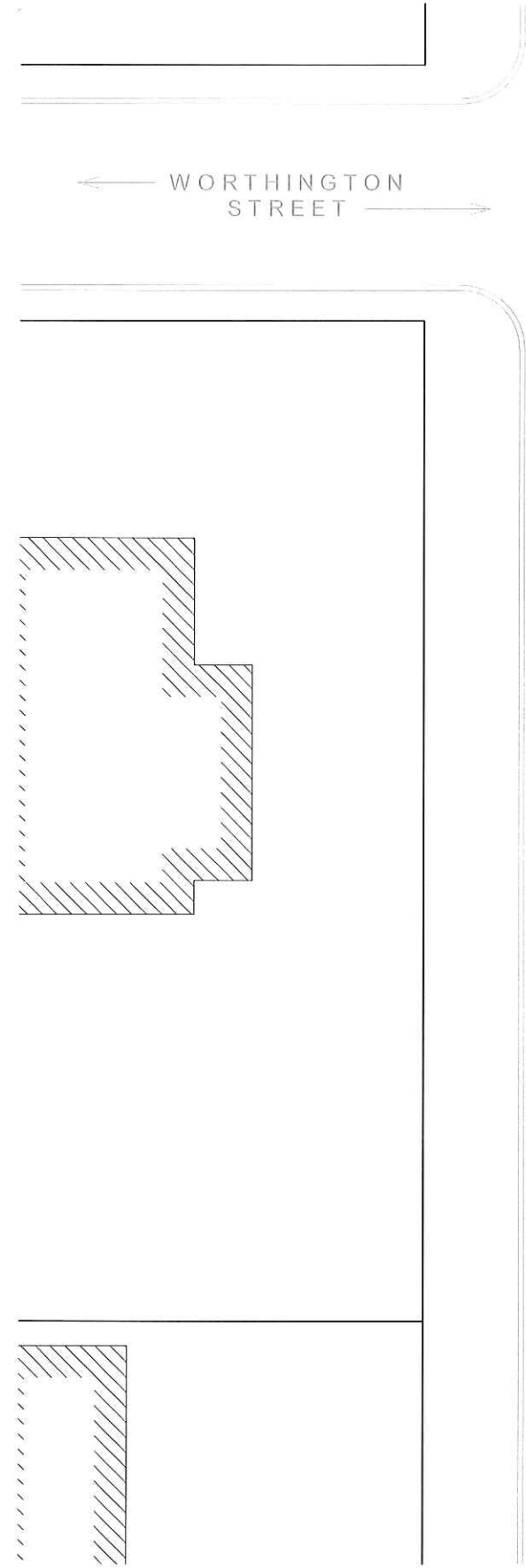


SCALE: 1/16" = 1'-0"  
DATE: 6.15.2017  
DRAWN BY: RL/KS

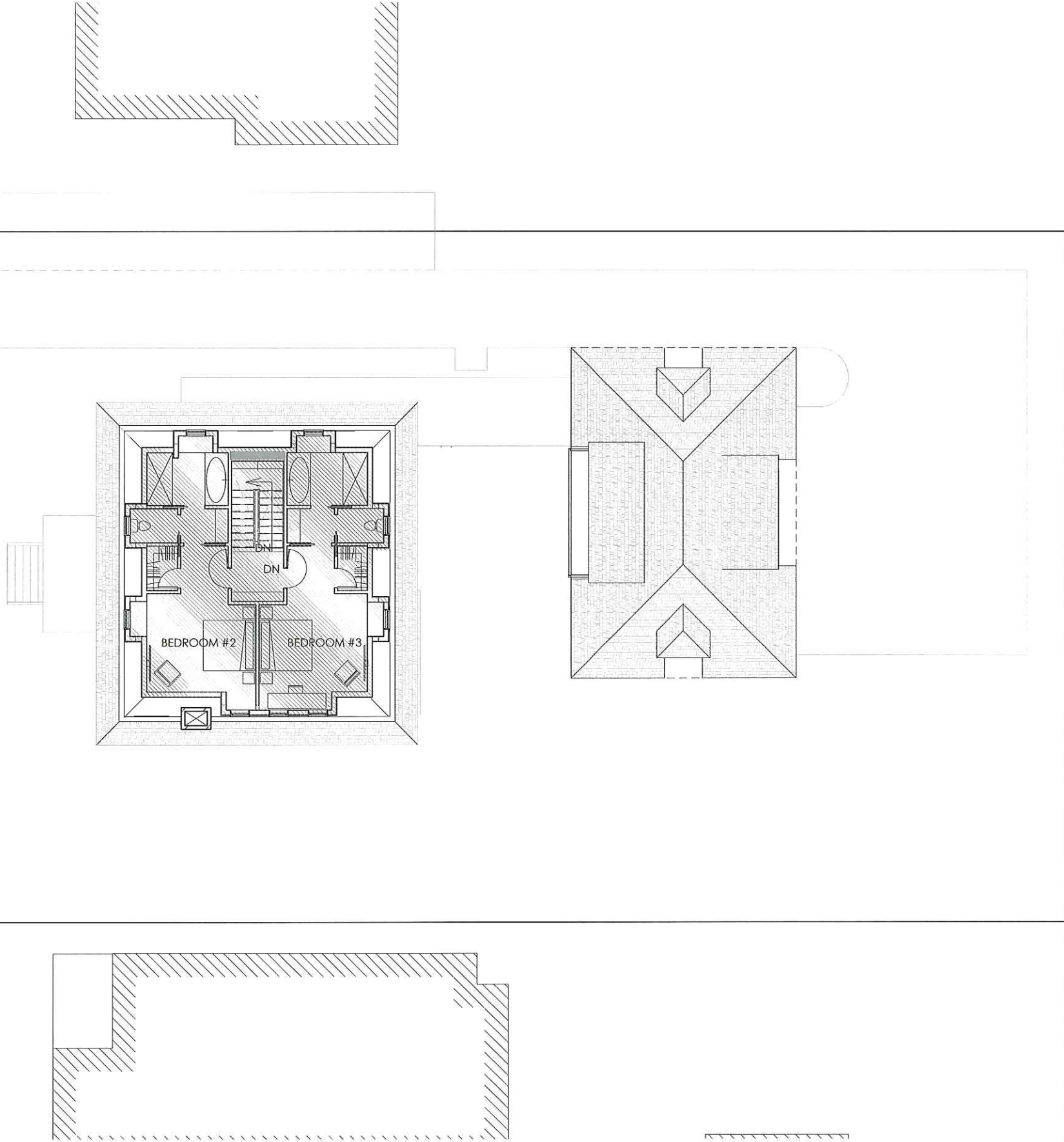
**A1.2**

Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.200 fax. 617.426.4701 www.moskowlinn.com

247 Lakeview Avenue  
Cambridge, MA 02138  
Proposed First Floor Plans



LAKEVIEW AVENUE



1 LEVEL 3 FLOOR PLAN  
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

DATE: 6.15.2017

DRAWN BY: RL/KS

A1.4

Moskow Linn Architects, Inc.

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247 Lakeview Avenue  
Cambridge, MA 02138

Proposed Third Floor Plans



1 Carriage House East Elevation  
1/16" = 1'-0"



2 Carriage House West Elevation  
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

DATE: 6.15.2017

DRAWN BY: RL/KS

A2.1

Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.200 fax. 617.426.4701 www.moskowlinn.com

247 Lakeview Avenue  
Cambridge, MA 02138

Proposed Elevations

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 6, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

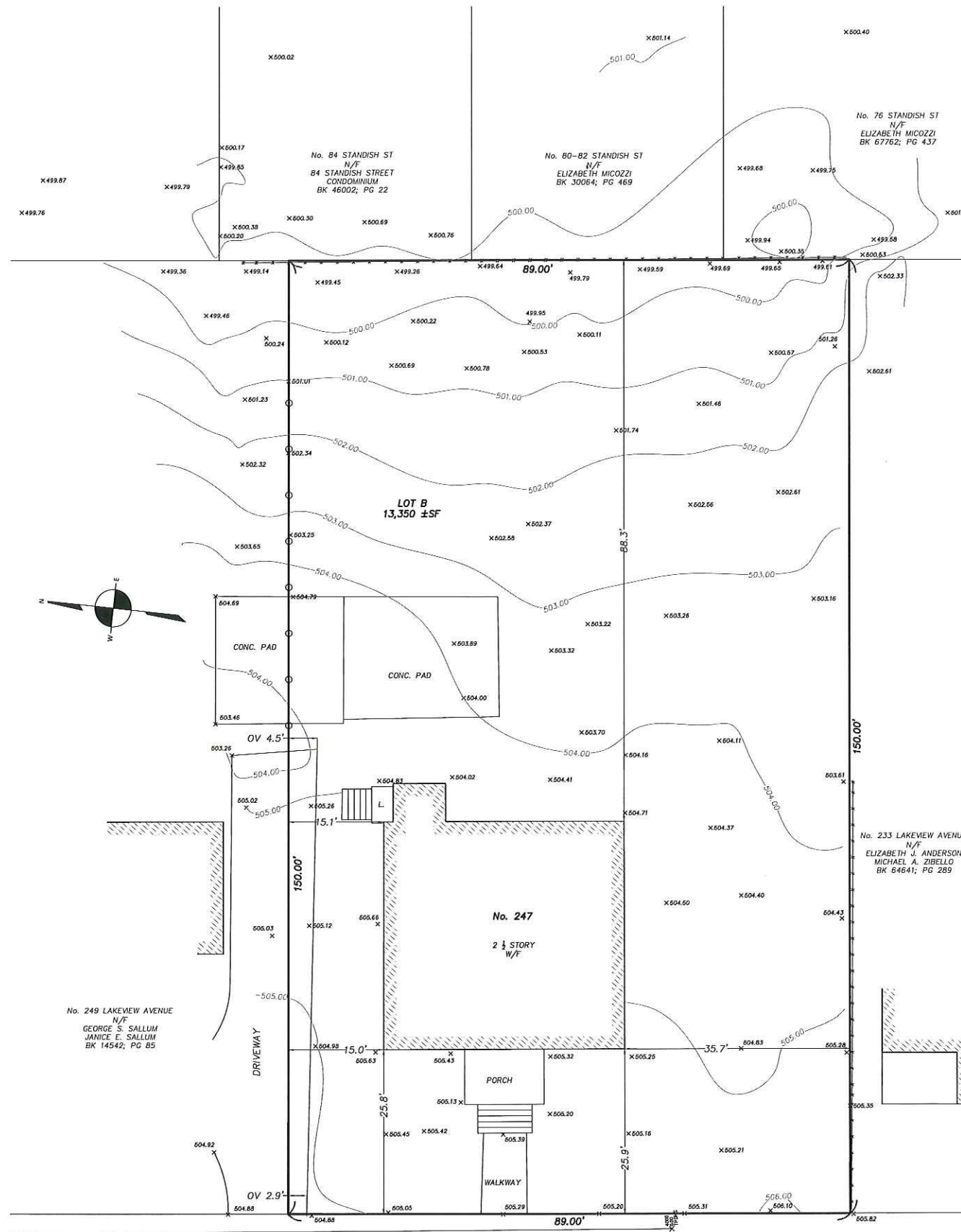
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
 ZONE: X  
 COMMUNITY PANEL: 25017C0419E  
 EFFECTIVE DATE: 06-04-2010

PREPARED FOR:  
 MOSCOW LINN ARCHITECTS, INC.  
 88 BROAD STREET, 5TH FL  
 BOSTON, MA 02110

REFERENCES:  
 OWNER OF RECORD:  
 JOHN K. PEARCE  
 SUZANNE S. PEARCE

DEED: BK 1223; PG 1  
 PLAN: #707 OF 1972  
 #2253 OF 1955  
 #690 OF 2004  
 PL BK 47; PL 13

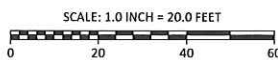
NOTES:  
 PARCEL ID: 234-190  
 ZONING: B



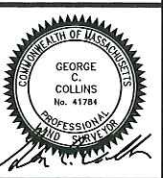
**CERTIFIED PLOT PLAN**  
 LOCATED AT  
**247 LAKEVIEW AVENUE**  
 CAMBRIDGE, MA



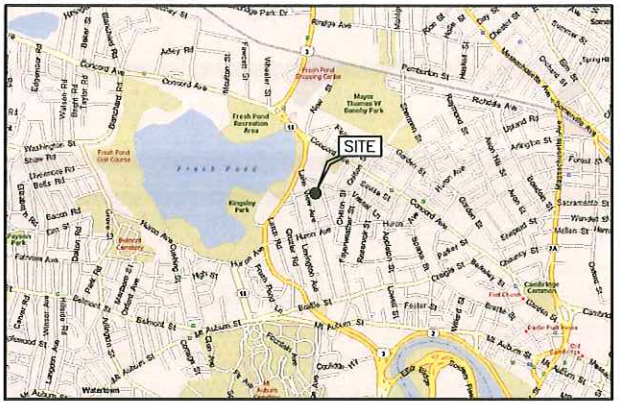
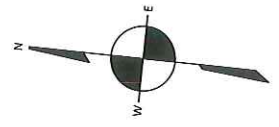
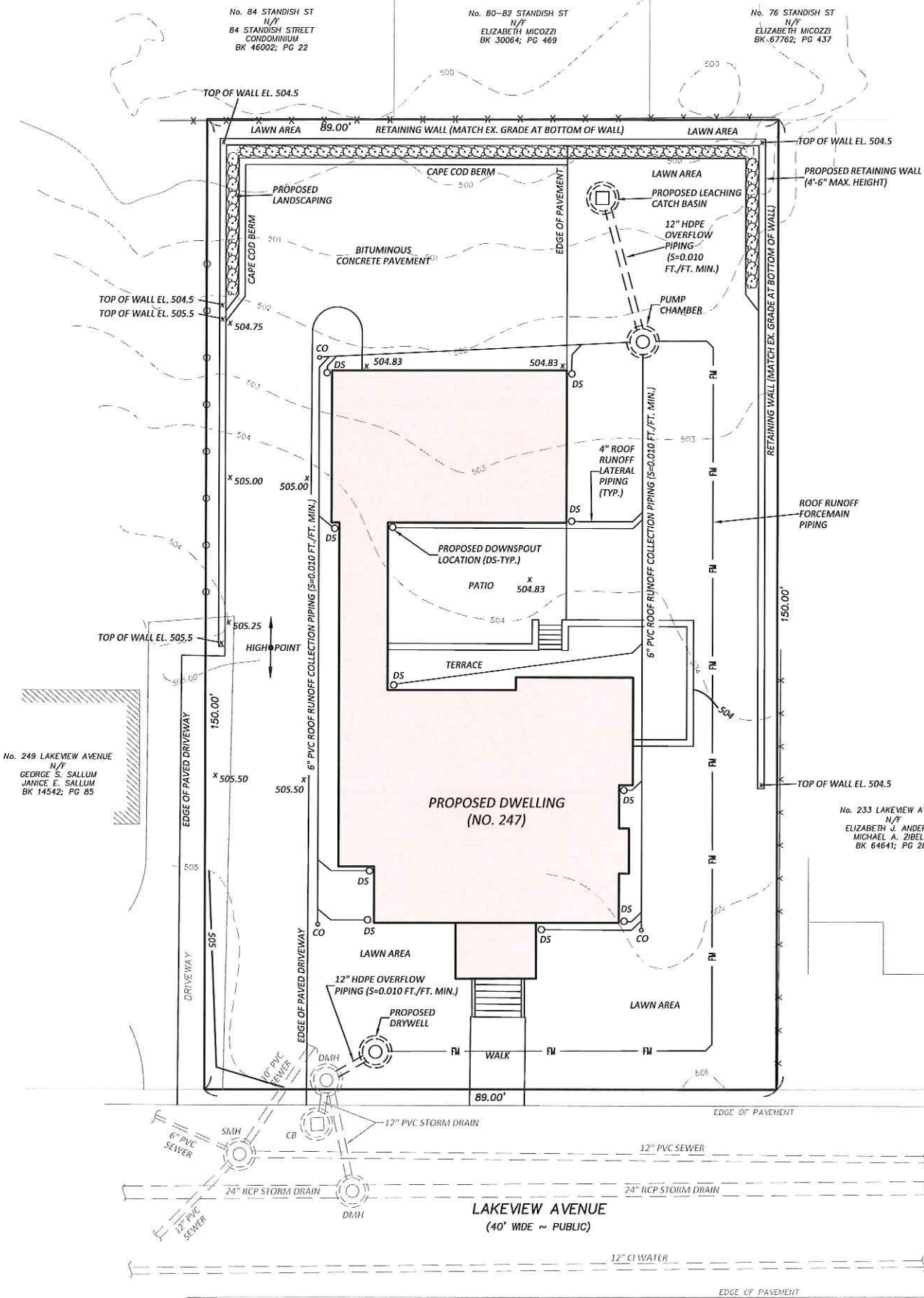
LAKEVIEW AVENUE  
 (40' WIDE ~ PUBLIC)



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	05/16/17
JOB #	17-00377







**LOCUS MAP**  
SCALE IN FEET: 1"=2,000'

**FEMA INFORMATION**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
ZONE: X  
COMMUNITY PANEL: 25017C0419E  
EFFECTIVE DATE: 06-04-2010

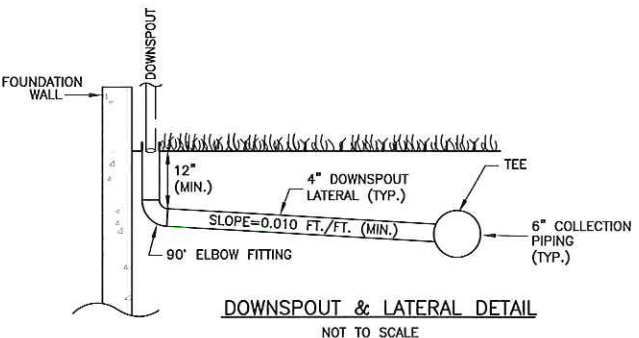
**OWNER OF RECORD:**  
JOHN K. PEARCE  
SUZANNE S. PEARCE

**DEED:** BK 12232; PG 1  
**PLAN:** #707 OF 1972  
#2253 OF 1955  
#690 OF 2004  
PL BK 47; PL 13

**ASSESSORS INFORMATION:**  
PARCEL ID: 234-190

**ZONING INFORMATION:**  
ZONING DISTRICT B

**EXISTING CONDITIONS NOTE:**  
EXISTING CONDITIONS AND PROPERTY LINE INFORMATION SHOWN ON THIS DRAWING FROM PLAN ENTITLED "CERTIFIED PLOT PLAN LOCATED AT 247 LAKEVIEW AVENUE, CAMBRIDGE, MA", PREPARED BY BOSTON SURVEY, INC. OF CHARLESTOWN, MA, DATE 5/16/17.



Project:	PROPOSED RESIDENCE RELOCATION & ADDITION 247 LAKEVIEW AVENUE CAMBRIDGE, MASSACHUSETTS
Client:	MOSKOW LINN ARCHITETS 88 BROAD STREET BOSTON, MASSACHUSETTS
789 Plain Street, Unit C Marblehead, MA 02050 PHONE (781) 318-2100 FAX (781) 324-4750	<b>SITEC</b> ENVIRONMENTAL Civil and Environmental Engineering Land Use Planning and Surveying Hazardous and Solid Waste Consultants
1"=10'	SP-1
date:	JUN. 12, 2017
drawn:	JAC
checked:	ABT
approved:	JAC
drawing number:	SP-1
Revision Description	
Date	
No.	
Appd. By	