

JUN 08 2021



Avon Hill Neighborhood Conservation District Commission

CAMBRIDGE HISTORICAL
COMMISSION

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139
 Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112 E-mail: histncds@cambridgema.gov
 URL: <http://www.cambridgema.gov/historic/districtsHistoricProperties/avonhillncd>

APPLICATION FOR CERTIFICATE

Section I:

- The undersigned hereby applies to the Avon Hill Neighborhood Conservation District Commission for a Certificate of (check one box): ☒ Appropriateness, ☐ Nonapplicability, or ☐ Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
- Address of property: 53 Raymond Street, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

Demolition of existing single family residence (constructed 1955) and replacement with new single family residence.

The proposed wood-framed structure consists of two parts: a 2-1/2 story, gabled roof volume on the front (street side) and a 2-story flat roof volume on the rear. The front gabled volume addresses the existing streetscape with wood clapboard siding and double-hung 2 over 2 windows. The existing tall wooden fence along the sidewalk has been replaced with a stone walkway to house's front entrance. The rear portion of the house addresses the wooded lot with windows and views towards the rear landscape. Careful attention was made to window placement on the rear to provide continued privacy to neighboring homes and house occupants. The rear volume facade is composed of metal framed windows and vertical wood rainscreen with a natural finish. Stone veneer is applied to exposed foundation walls throughout the project. The existing driveway location is being reused for a new driveway leading to a detached garage located near the rear of the house.

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 application in full.

Name of Property Owner of Record: <u>53 Raymond St. LLC</u>	
Mailing Address: <u>17 Ellsworth Ave, Cambridge, MA 02139</u>	
Telephone/Fax: <u>617 512 1362</u>	E-mail: <u>matt.sauv@gmail.com</u>
Signature of Property Owner of Record: <u>[Signature]</u> (Required field; application will not be considered complete without property owner's signature)	
Name of proponent, if not record owner: <u>Maryann Thompson Architects, Zac Cardwell - Project Manager</u>	
Mailing Address: <u>741 Mount Auburn Street, Watertown, MA 02472</u>	
Telephone/Fax: <u>512-633-9873</u>	E-mail: <u>zac@maryannthompson.com</u>

(for office use only):

Date Application Received: _____ Case Number: _____ Hearing Date: _____
 Type of Certificate Issued: _____ Date Issued: _____

Section II: To be completed by staff or applicant.

Is property listed on the National Register of Historic Places? Publicly owned?
Current Zoning District: Current Type of Use:

Section III. Complete entire section.

Does the property contain a use established or continued by special permit or variance?
or does the owner propose to continue a use that would require a variance or special permit under the
zoning ordinance? * Proposed use is to continue existing use of single family with Auxiliary unit

Will this project require a: variance? special permit?

If yes, nature of zoning relief sought: setback FAR height parking

Will this project require issuance of a demolition permit, other than for a structure originally built to
house automobiles?

IV. Complete applicable sections.

1. New Construction, Construction of Accessory Building, or Construction of Addition:

Gross Floor Area of Proposed Construction

Gross Floor Area of Existing Construction

*Office Use Only: Increase
in Gross Floor Area*

Existing Total Lot Coverage*

Proposed Total Lot Coverage*

*Office Use Only: Increase
in Total Lot Coverage**

*Additional lot coverage is due to proposed new garage structure

* Total Lot Coverage is defined as the combined square footage of the footprints of all structures on the premises whether or not those structures constitute floor area as defined in the zoning ordinance in effect

2. Alterations: Does this project include (check all that apply):


☐ the increase or reduction of the existing building envelope, including covered porches or decks over 2.5' above grade;

☐ the removal, enclosure or addition of any cornice, fascia, soffit, bay, porch, hood, corner board, window sash, window or door casing, or any other decorative element, including historic shingled siding, wood or copper gutters and downspouts, and copper, slate or wood shingle roofing;

☐ the construction of terraces, walks, driveways, sidewalks, and similar structures that involve a change in grade level, and that are to be used for parking between the street and the principal front wall plane of a building, or the principal front and side wall planes of a building occupying a corner property;

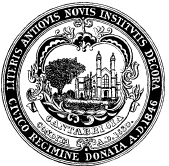
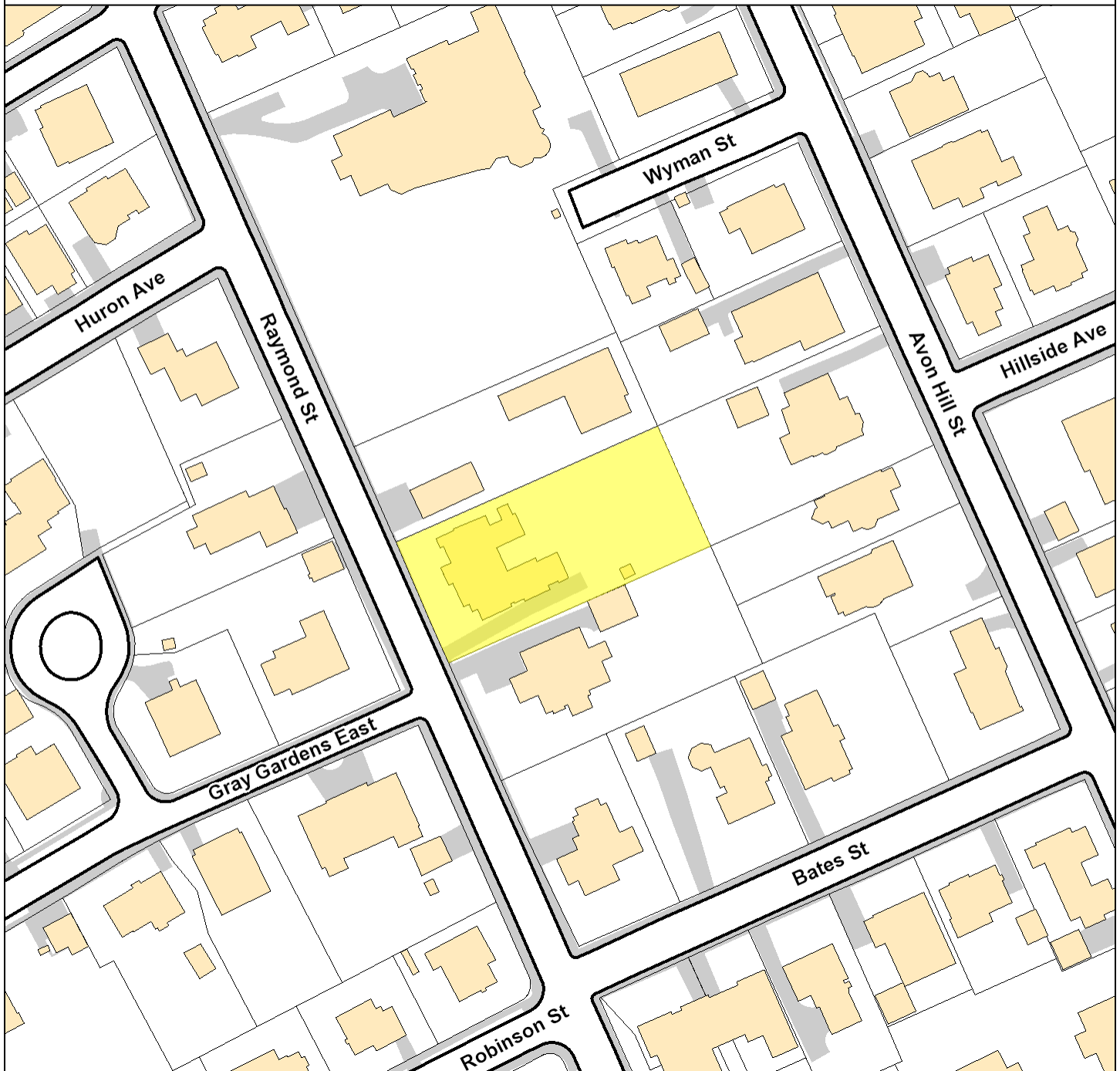
☐ the construction of walls and fences greater than four feet in height as measured from the sidewalk or the existing immediately adjacent grade and located between the street and the principal front wall plane of a building or the front and side wall planes of a building occupying a corner property; or construction of walls and fences greater than six feet high elsewhere on the property; or,

☐ construction of an accessory building that would create new floor area.

☐  stallation of exterior mechanical equipment such as air conditioning condensers, furnace exhausts, vents, etc.?

Clear Form

Print Form



City of Cambridge
Massachusetts

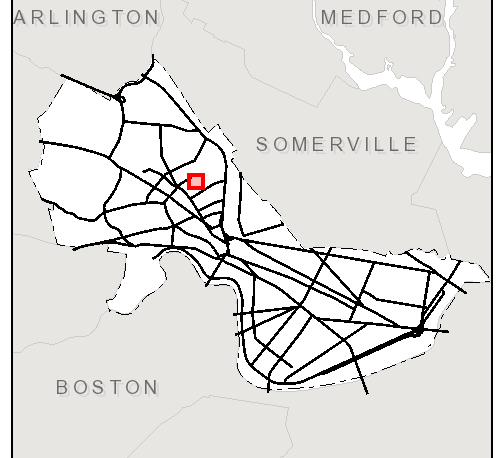
1" = 100 ft

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

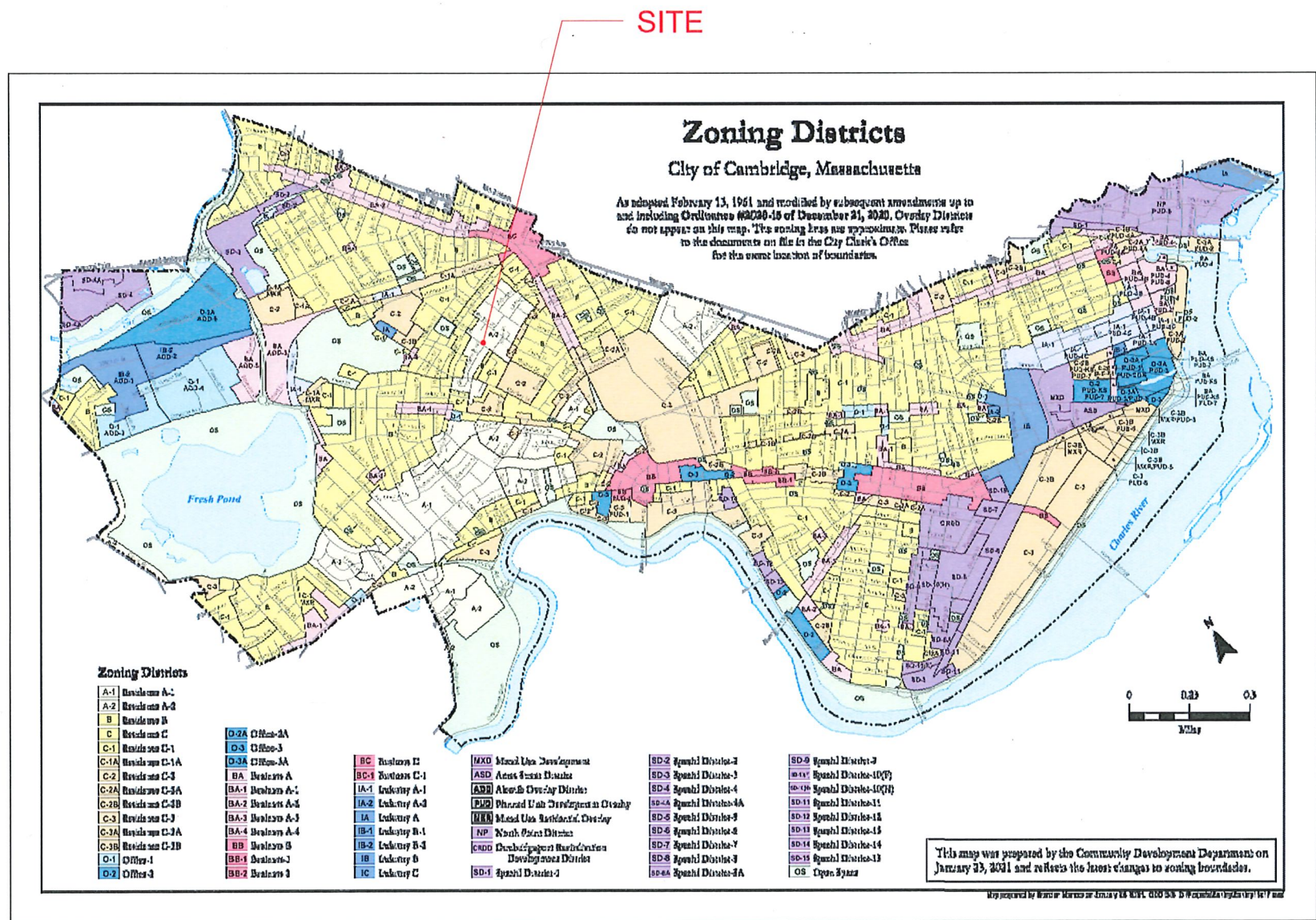


AVON HILL NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION
REVIEW SET



NARRATIVE:

The proposed wood-framed structure consists of two parts: a 2-1/2 story, gabled roof volume on the front (street side) and a 2-story flat roof volume on the rear. The front gabled volume addresses the existing streetscape with wood clapboard siding and double-hung 2 over 2 windows. The existing tall wooden fence along the sidewalk has been replaced with a stone walkway to house's front entrance. The rear portion of the house addresses the wooded lot with windows and views towards the rear landscape. Careful attention was made to window placement on the rear to provide continued privacy to neighboring homes and house occupants. The rear volume facade is composed of metal framed windows and vertical wood rainscreen with a natural finish. Stone veneer is applied to exposed foundation walls throughout the project. The existing driveway location is being reused for a new driveway leading to a detached garage located near the rear of the house.





FENCE ALONG STREET

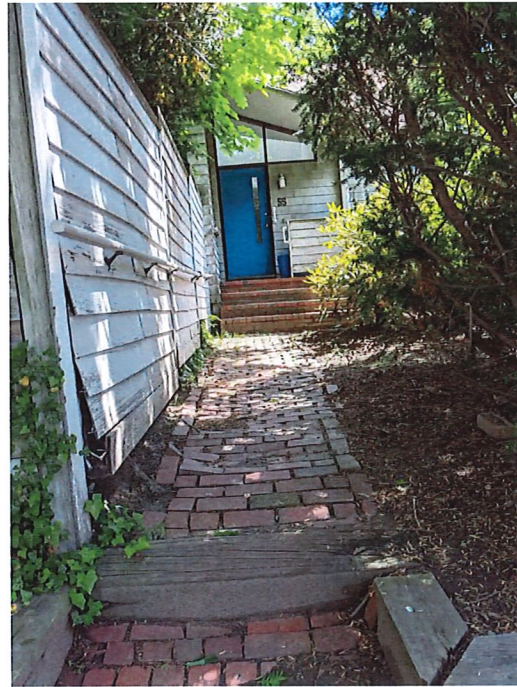


SOUTHWEST CORNER



SOUTH ELEVATION

EXISTING CONDITIONS



ENTRY DOOR AND WALKWAY



SIDE ENTRY BY DRIVEWAY



FOUNDATION DETAIL

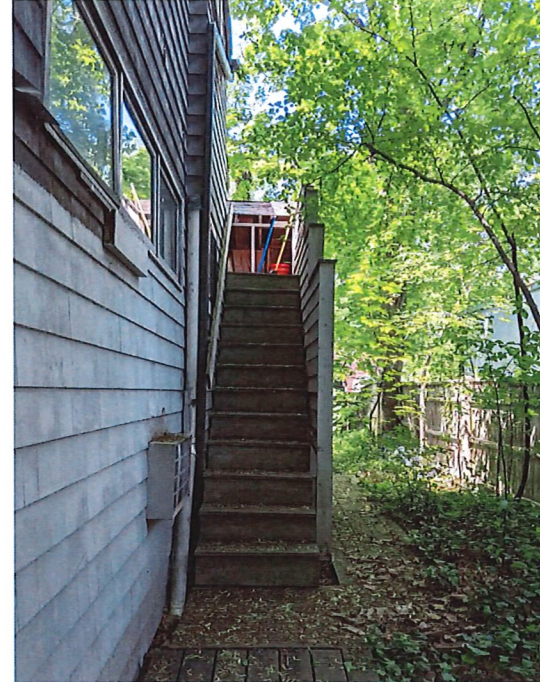


SOUTH ELEVATION WITH PARKING AREA

EXISTING CONDITIONS



PARKING AREA BEHIND HOUSE



ENTRY TO AUXILARY UNIT



WEST SIDE OF HOUSE



EAST ELEVATION

EXISTING CONDITIONS



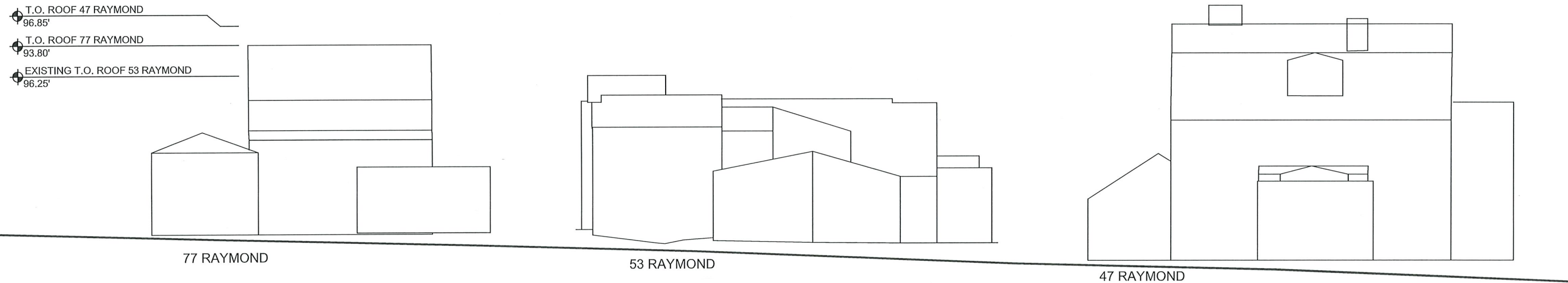
EXISTING FRONT LANDSCAPE



EXISTING REAR LANDSCAPE

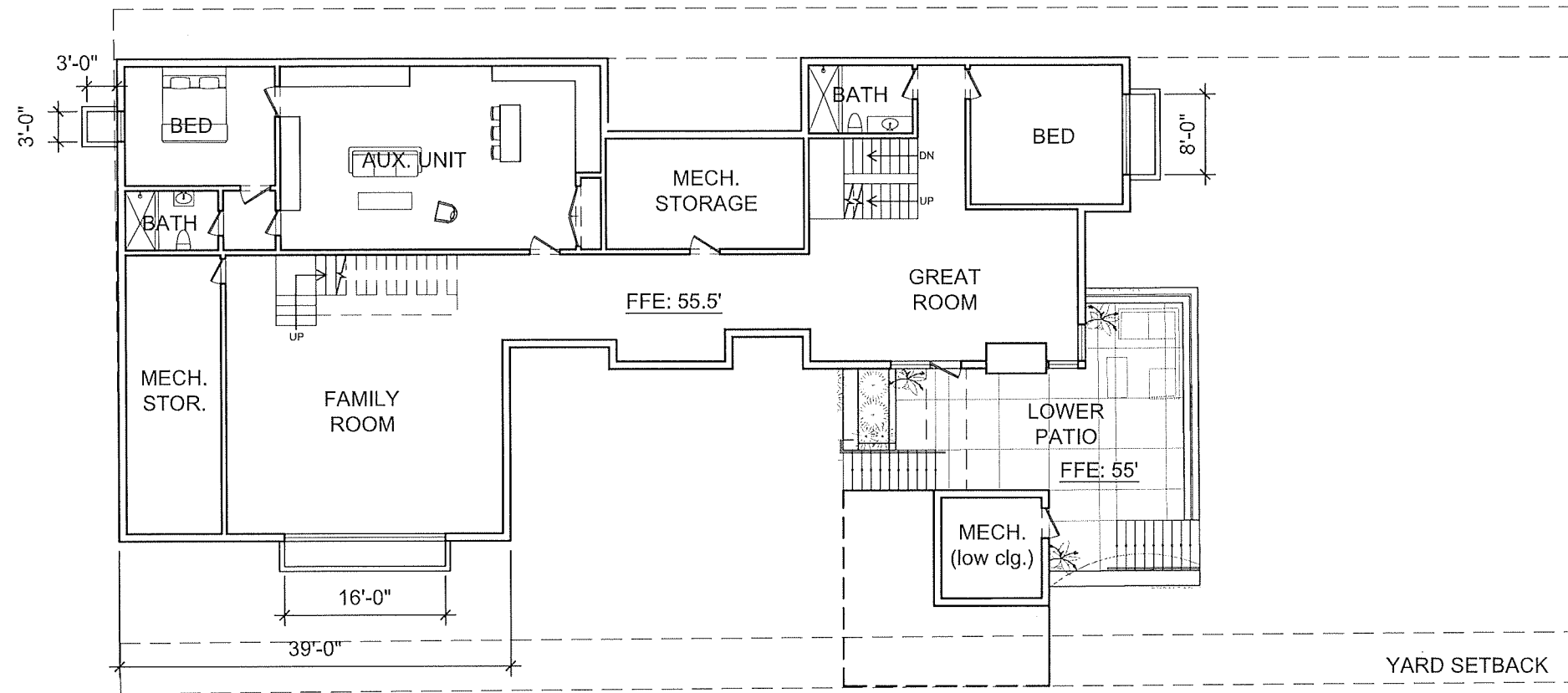
EXISTING CONDITIONS

EXISTING STREET ELEVATION



PROPOSED STREET ELEVATION





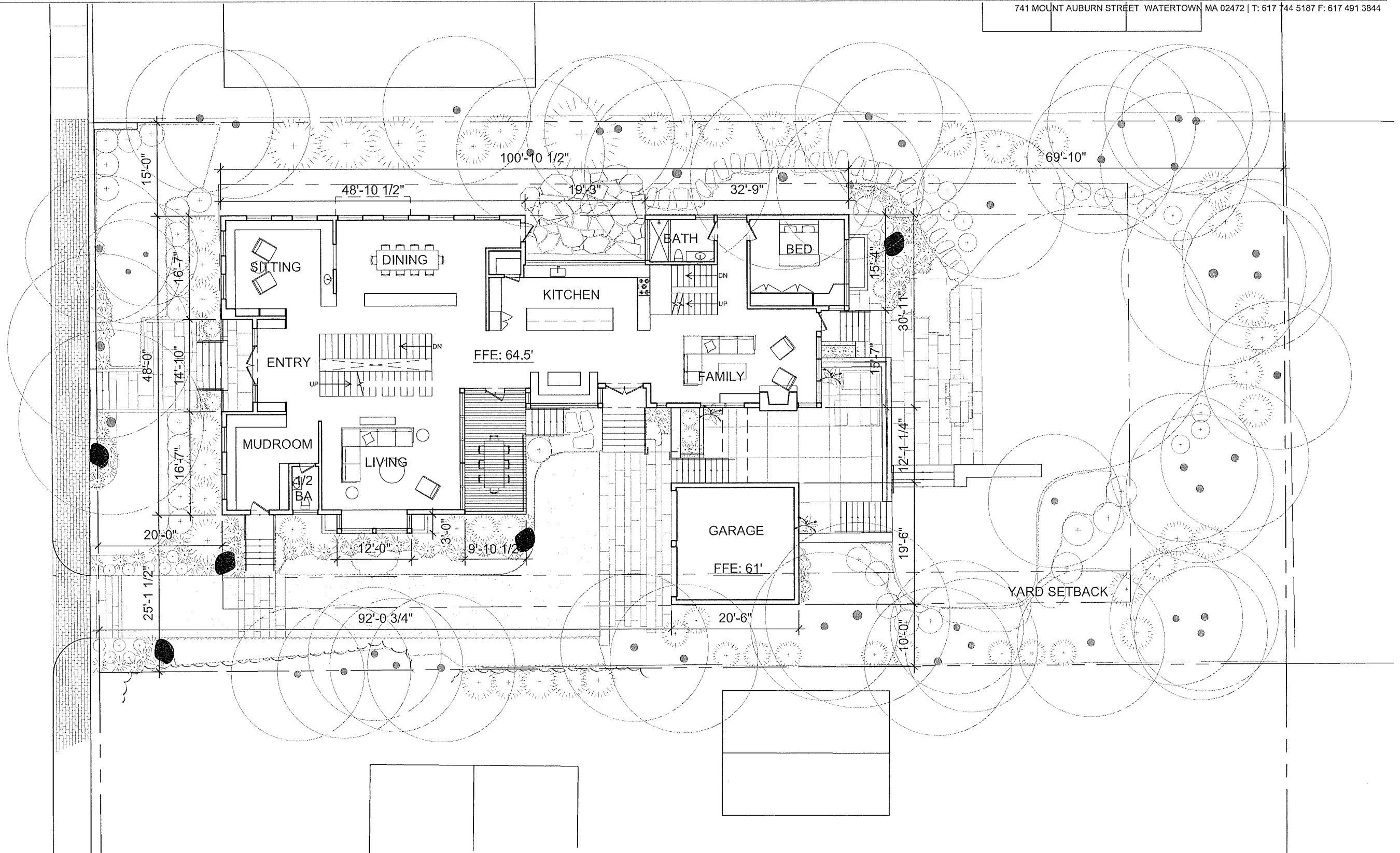
01

PROPOSED BASEMENT PLAN

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

0 10' 20' 50'



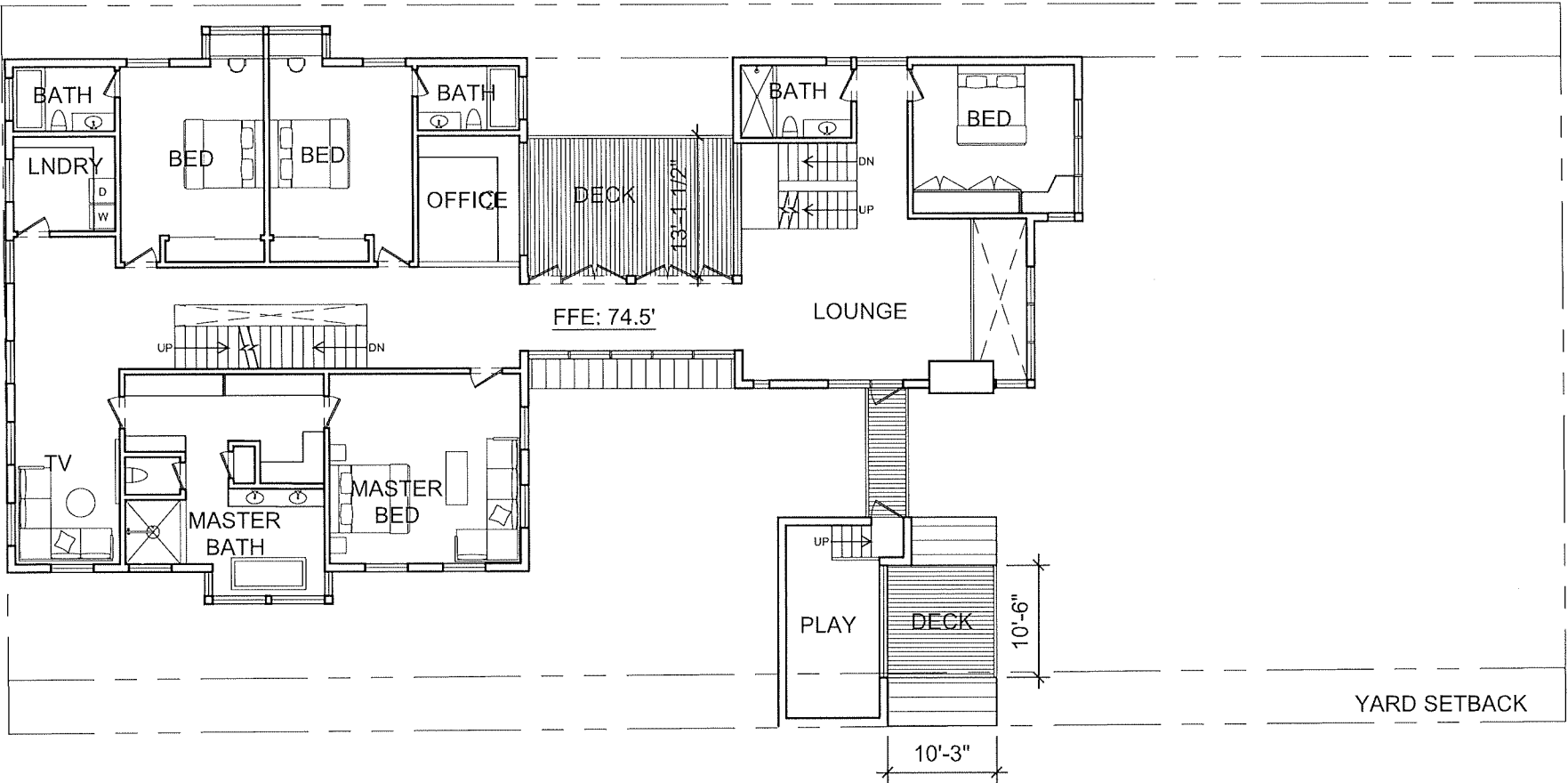


01 PROPOSED FIRST FLOOR PLAN

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

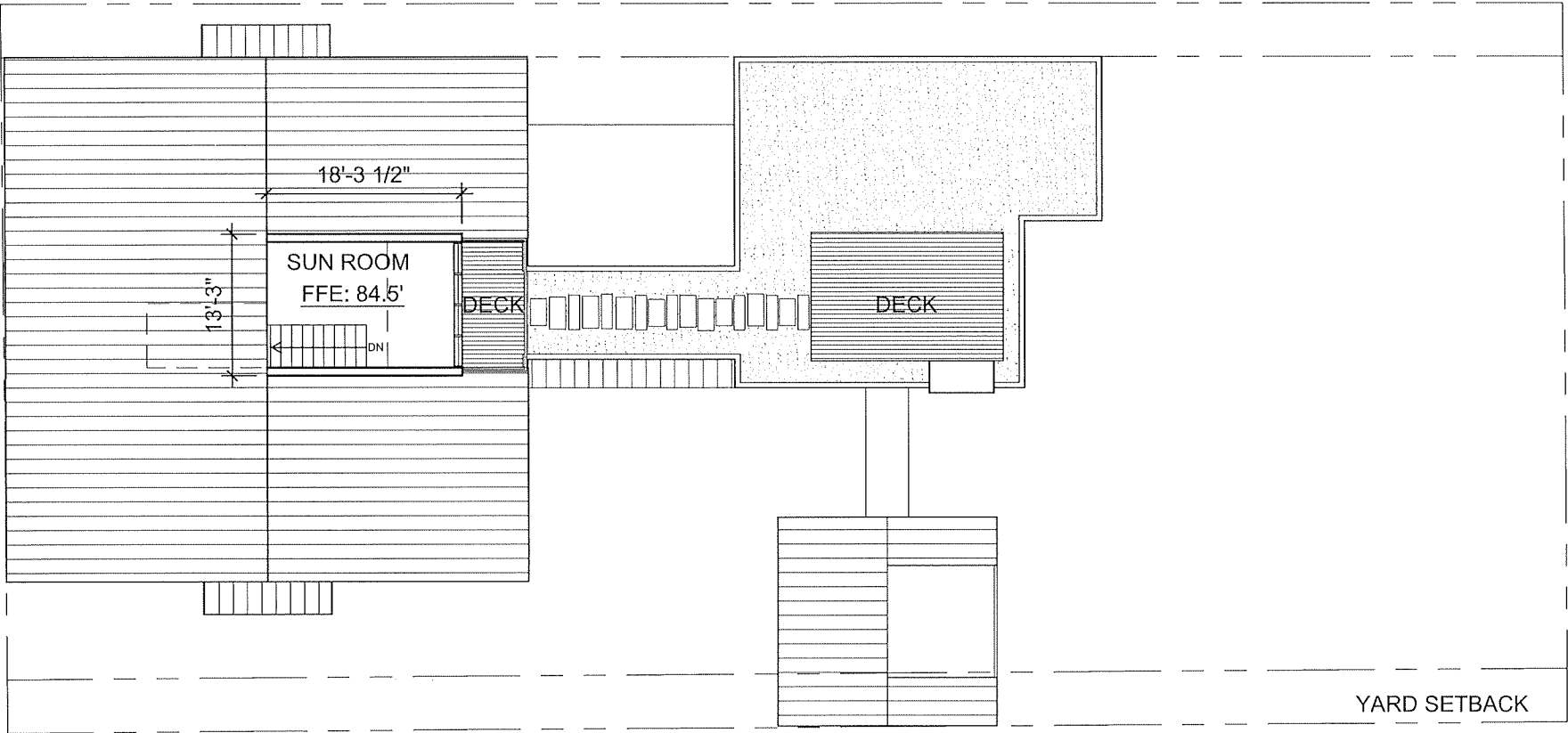
0 10' 20' 50'





01 PROPOSED SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"





01 PROPOSED ROOF PLAN

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

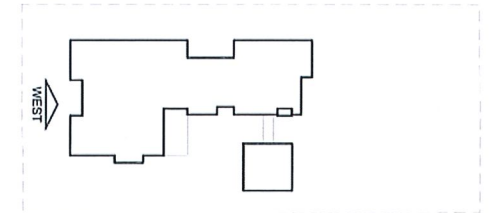
0 10' 20' 50'



- T.O. ROOF
96'-3" (34'-4")
- FFE ROOF LEVEL
84'-6" (22'-7")
- FFE SECOND FLOOR
74'-6" (12'-7")
- FFE FIRST FLOOR
64'-6" (2'-7")
- AVERAGE GRADE
61'-11" (0'-0")



KEY PLAN



0 5' 10' 25'

01 PROPOSED WEST ELEVATION

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

53 RAYMOND STREET
CAMBRIDGE, MA

© MARYANN THOMPSON ARCHITECTS

06.08.2021

T.O. ROOF
96'-3" (34'-4")

FFE ROOF LEVEL
84'-6" (22'-7")

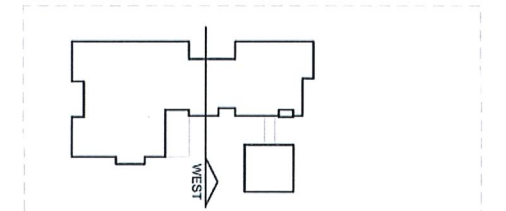
FFE SECOND FLOOR
74'-6" (12'-7")

FFE FIRST FLOOR
64'-6" (2'-7")

AVERAGE GRADE
61'-11" (0'-0")



KEY PLAN

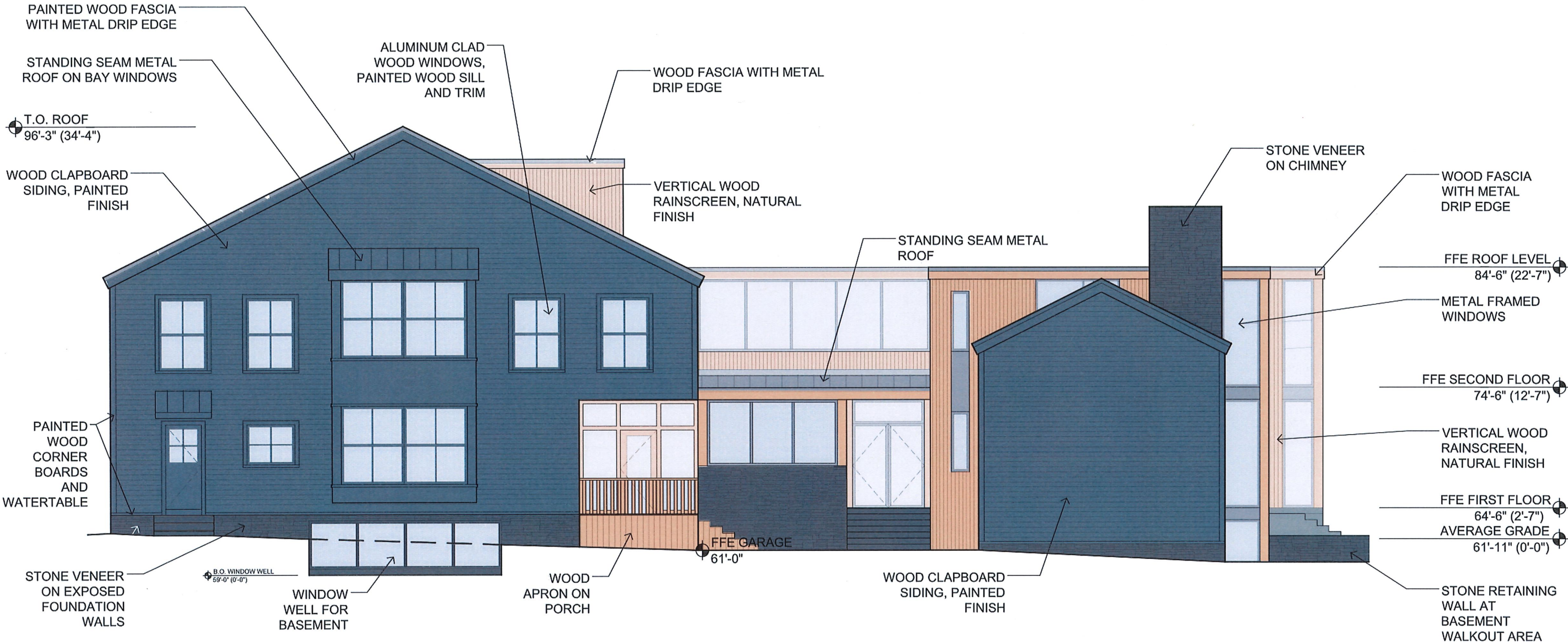


0 5' 10' 25'

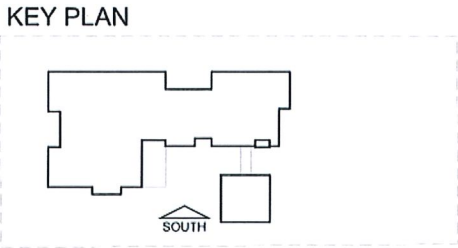
01 PROPOSED WEST ELEVATION/SECTION
SCALE: 1/8"=1'-0"

53 RAYMOND STREET
CAMBRIDGE, MA

06.08.2021



01 PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



T.O. ROOF
96'-3" (34'-4")

FFE ROOF LEVEL
84'-6" (22'-7")

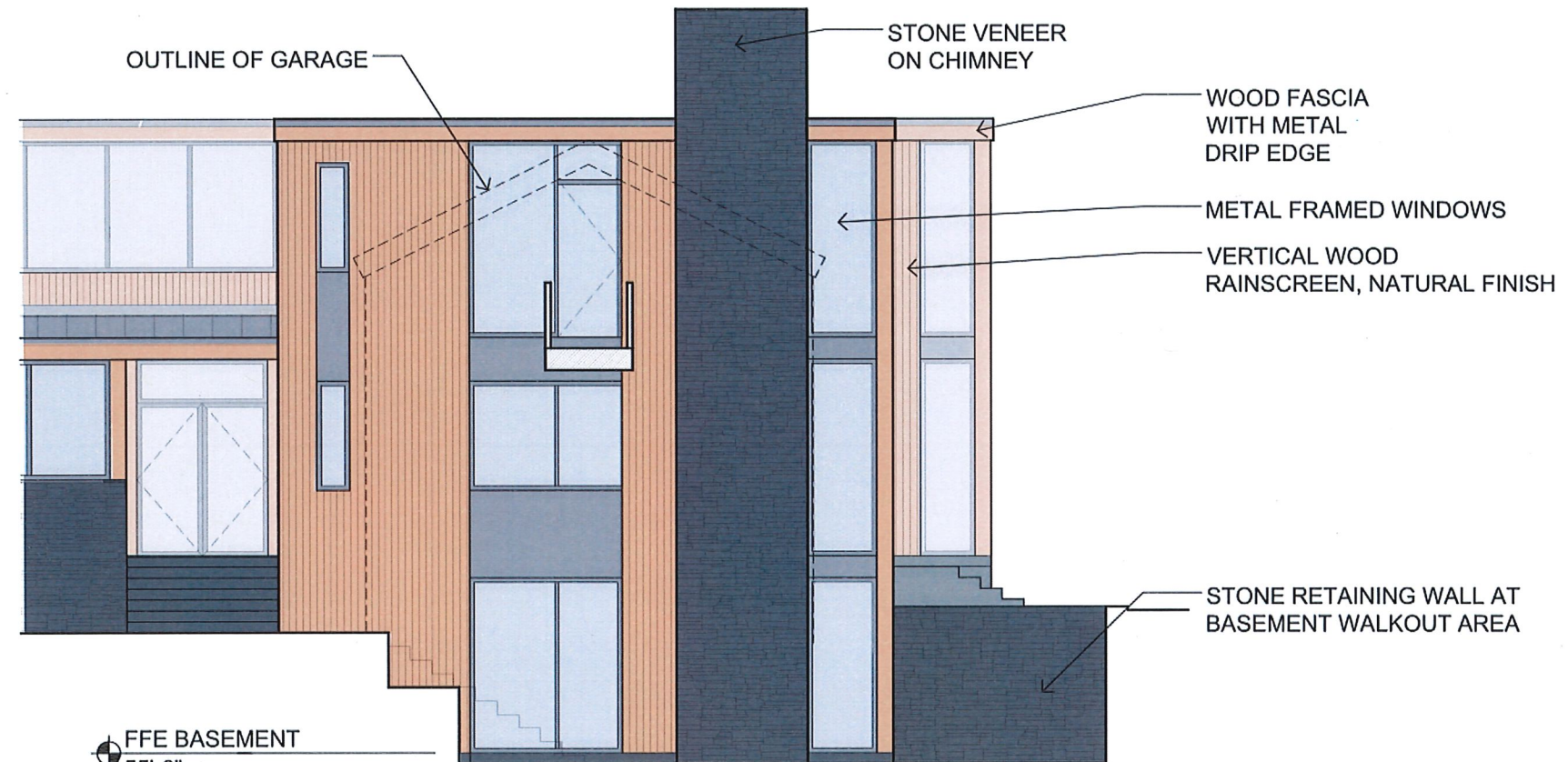
FFE SECOND FLOOR
74'-6" (12'-7")

FFE FIRST FLOOR
64'-6" (2'-7")

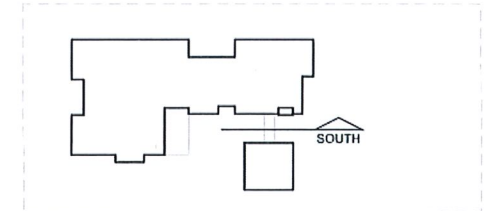
AVERAGE GRADE
61'-11" (0'-0")

FFE GARAGE
61'-0"

FFE BASEMENT
55'-6"



KEY PLAN



0 5' 10' 25'

01

PROPOSED PARTIAL SOUTH ELEVATION

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

T.O. ROOF
96'-3" (34'-4")

FFE ROOF LEVEL
84'-6" (22'-7")

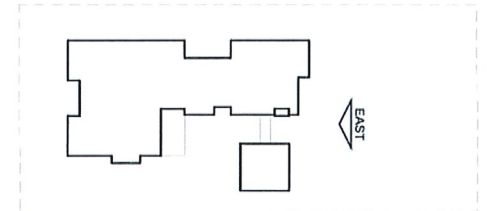
FFE SECOND FLOOR
74'-6" (12'-7")

FFE FIRST FLOOR
64'-6" (2'-7")

AVERAGE GRADE
61'-11" (0'-0")



KEY PLAN



0 5' 10' 25'

01 PROPOSED EAST ELEVATION

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

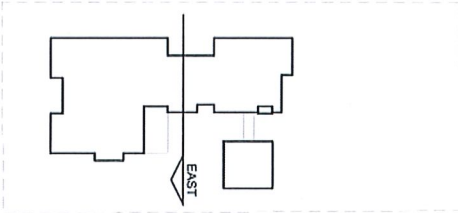
53 RAYMOND STREET
CAMBRIDGE, MA

06.08.2021

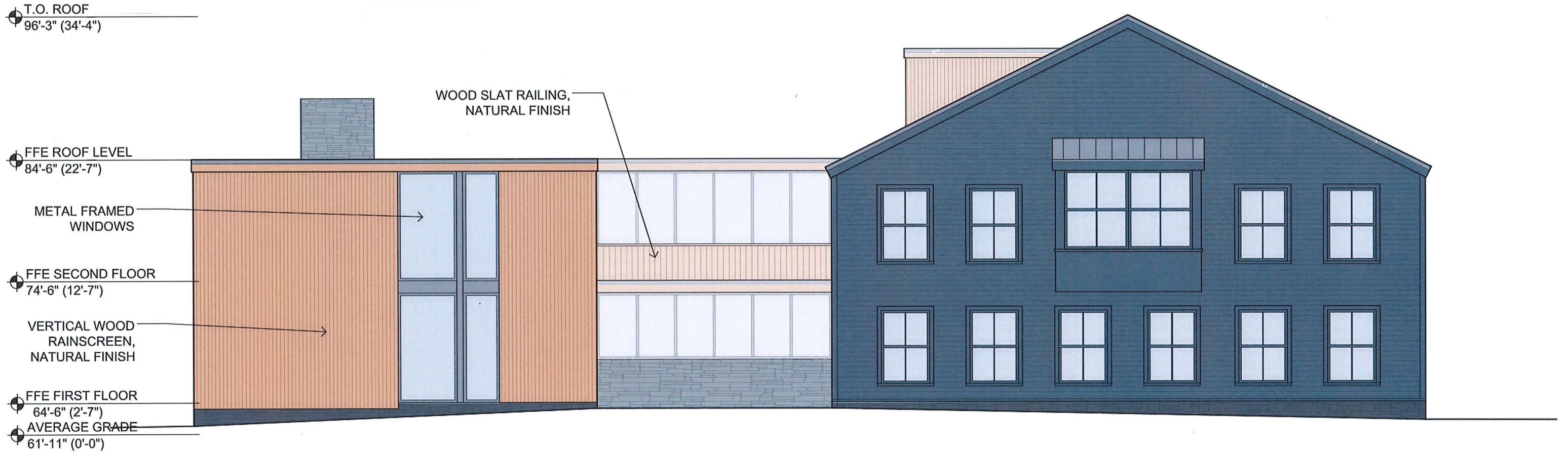
- T.O. ROOF
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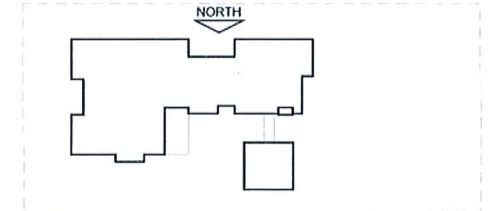
KEY PLAN



01 PROPOSED EAST ELEVATION/SECTION
SCALE: 1/8"=1'-0"



KEY PLAN



01 PROPOSED NORTH ELEVATION

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



NORTHWEST

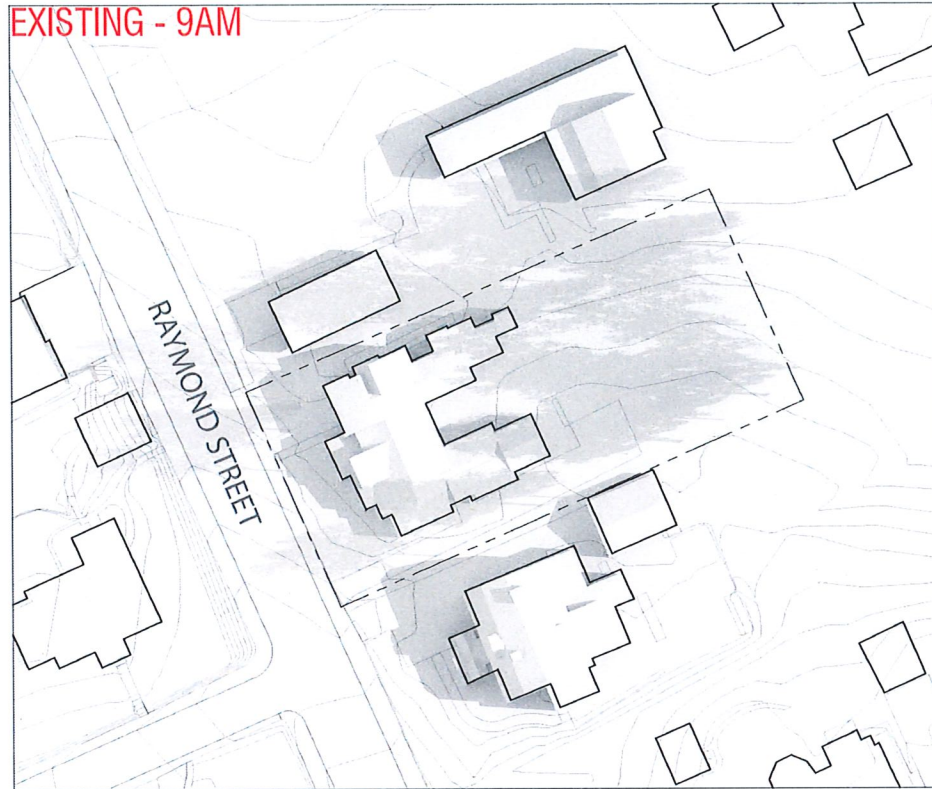
PROPOSED VIEWS



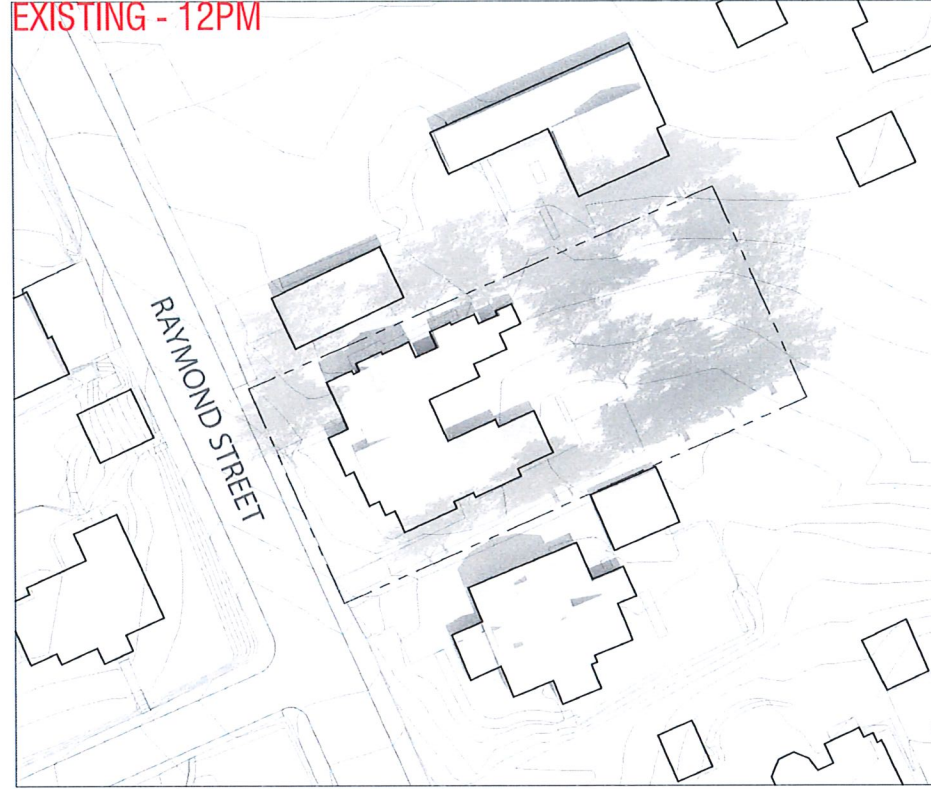
SOUTHWEST

PROPOSED VIEWS

EXISTING - 9AM



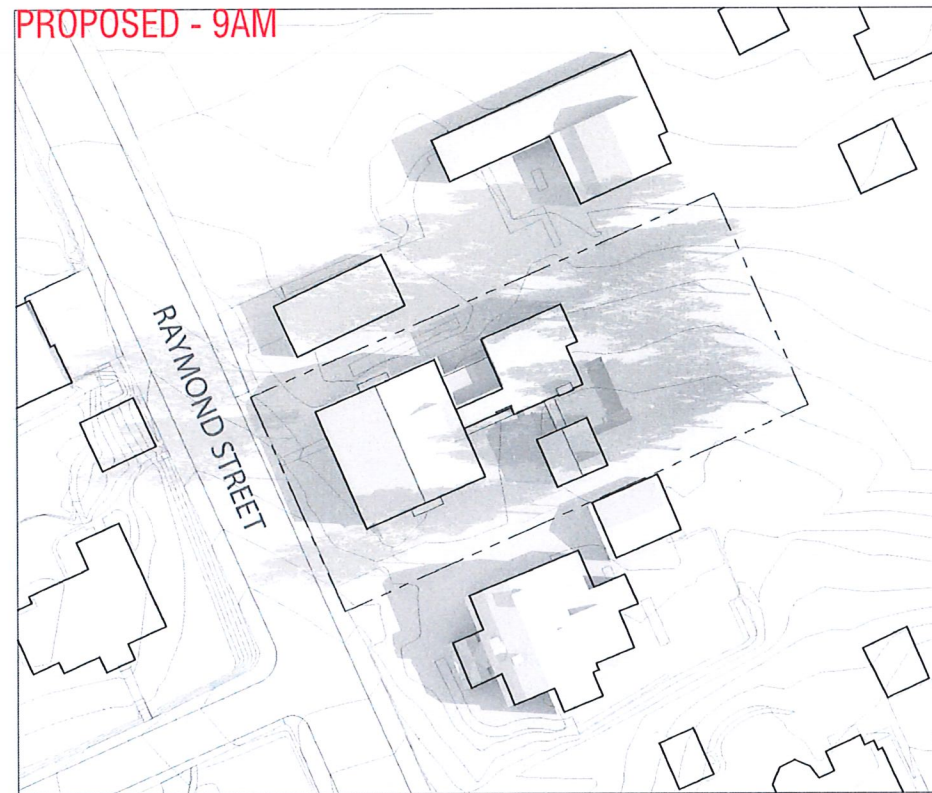
EXISTING - 12PM



EXISTING - 3PM



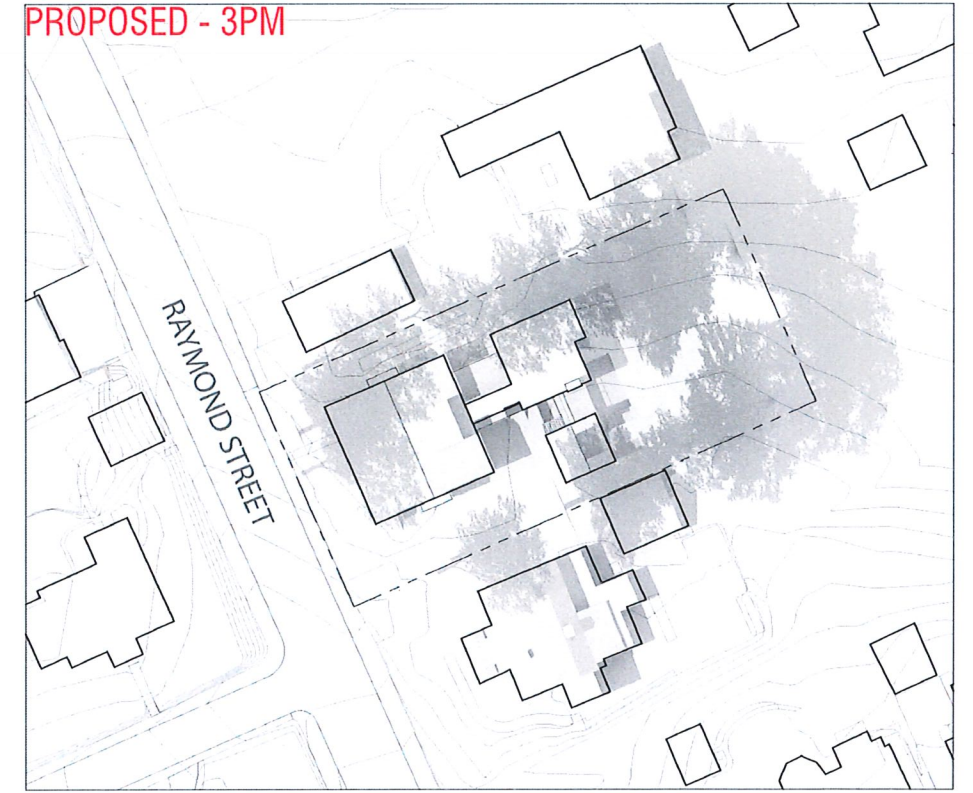
PROPOSED - 9AM



PROPOSED - 12PM

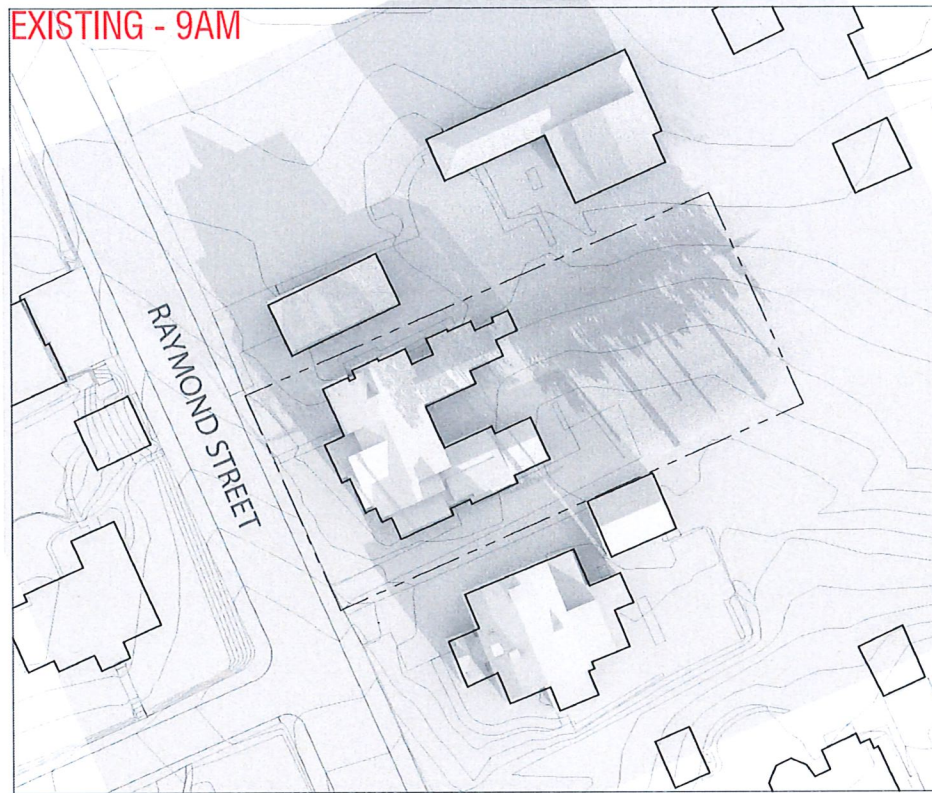


PROPOSED - 3PM



SUN STUDY - SUMMER

EXISTING - 9AM



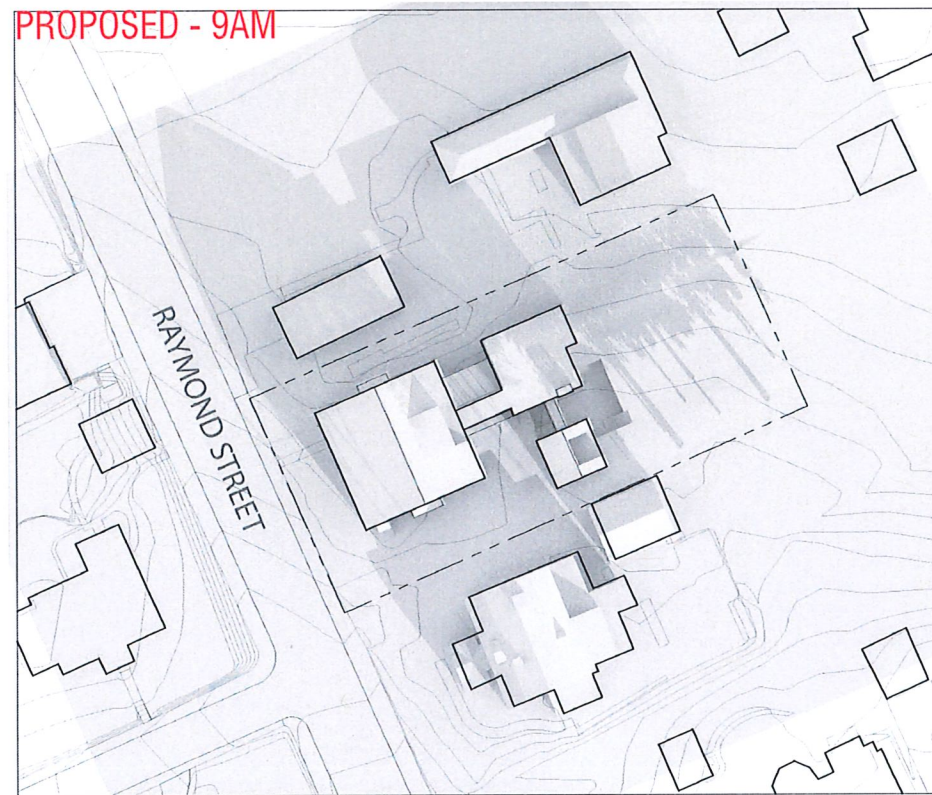
EXISTING - 12PM



EXISTING - 3PM



PROPOSED - 9AM



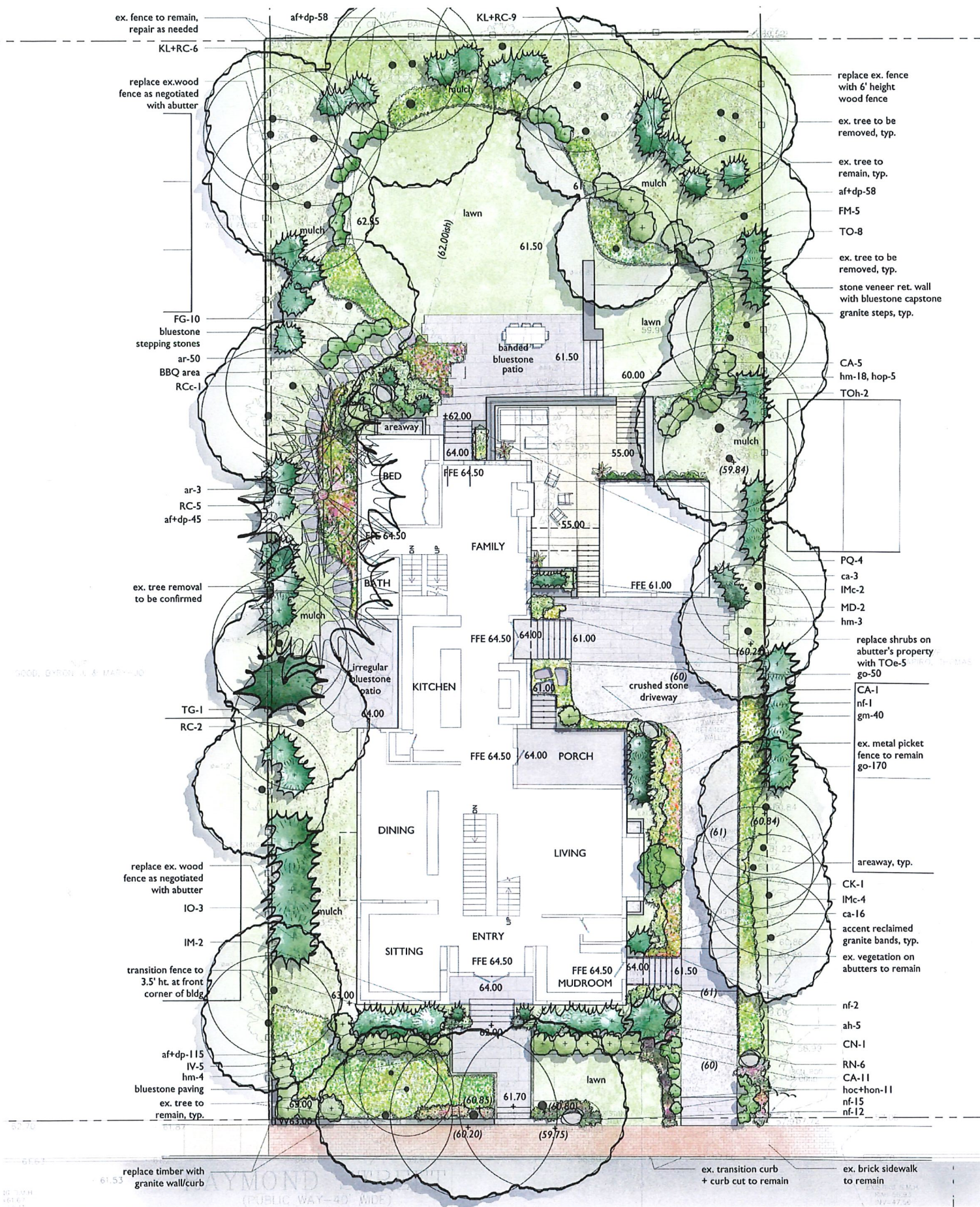
PROPOSED - 12PM



PROPOSED - 3PM



SUN STUDY - WINTER



Kousa Dogwood



Eastern White Cedar



Weeping Nootka Cypress

PROPOSED PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
CK	1	Cornus kousa 'Little Poncho'	Dwarf Kousa Dogwood	1.5" cal.	b&b
CN	1	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	5-6' ht.	b&b
IO	3	Ilex opaca	American Holly	6-7' ht.	b&b, some shall be male
TG	1	Thuja 'Green Giant'	Green Giant Arborvitae	10-12' ht.	b&b
TO	8	Thuja occidentalis 'Emerald Green'	Eastern White Cedar	7-8' ht.	b&b
TOe	5	Thuja occidentalis 'Emerald Green'	Eastern White Cedar	12-14' ht.	b&b, largest available
SHRUBS & VINES					
CA	17	Clethra alnifolia 'Hummingbird'	Summersweet	5 gal.	pots
FG	10	Fothergilla gardenii	Dwarf Witch-Alder	5 gal.	pots
FM	5	Fothergilla major	Witch-Alder	36" ht.	pots
IM	2	Ilex x meserveae 'Castle Spire'	Upright Blue Holly	36" ht.	pots, some shall be male
IMc	6	Ilex x meserveae 'China Girl'	Blue Holly	36" ht.	pots, some shall be male
IV	5	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	5 gal.	pots
KL		Kalmia latifolia	Mountain Laurel	24-30" ht.	pots
MD	2	Microbiota decussata	Russian Arborvitae	3 gal.	pots
PQ	4	Parthenocissus quinquefolia	Virginia Creeper	3 gal.	pots
RC		Rhododndron catawbiense	Catawba Rhododendron	36" ht.	pots
RCc	1	Rhododendron 'Chionoides'	Chionoides Rhododendron	36" ht.	pots
RN	6	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	36" ht.	pots
TOh	2	Thuja occidentalis 'Hetz Midget'	Globe Arborvitae	5 gal.	pots
HERBACEOUS					
af		Athyrium filix-femina	Common Lady-Fern	2 gal.	pots, 24" o.c.
ah	5	Amsonia hubrichtii	Hubricht's Bluestar	2 gal.	pots, 24" o.c.
ar	53	Ajuga reptans 'Burgundy Glow'	Bugleweed	4" pot	pots, 15" o.c.
ca	19	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal.	pots, 24" o.c.
dp		Dennstaedtia punctilobula	Hay-Scented Fern	2 gal.	pots, 24" o.c.
gm	66	Geranium macrorrhizum 'Bevan's Variety'	Bigroot Geranium	2 gal.	pots, 24" o.c.
go	220	Galium odoratum	Sweet Woodruff	4" pot	pots, 15" o.c.
hm	25	Hakonachloa macra 'Aureola'	Golden Japanese Forest Grass	2 gal.	pots, 24" o.c.
hoc		Hosta 'Cherry Berry'	Hosta	2 gal.	pots, 18" o.c.
hon		Hosta 'Neat Splash'	Hosta	2 gal.	pots, 18" o.c.
hop	5	Hosta 'Patriot'	Hosta	2 gal.	pots, 18-24" o.c.
nf	30	Nepeta x faassenii 'Blue Wonder'	Catmint	2 gal.	pots, 24" o.c.



Chionoides Rhododendron



Nova Zembla Rhododendron



Catawba Rhododendron



Mountain Laurel



Witch-Alder



Feather Reed Grass



Japanese Forest Grass



Catmint





Existing fence along east (rear) property line to remain with repairs as needed
Match proposed fence to existing fence style or similar



Irregular bluestone stepping stones to travel between patios



Accent boulders integrated with gardens throughout the site



Stone veneer retaining wall with bluestone capstone, granite steps



Banded bluestone walkway + rear patio



Stainless steel cable railing on retaining wall

NOT TO SCALE