



Avon Hill Neighborhood Conservation District 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:

1. The undersigned hereby applies to the Avon Hill Neighborhood Conservation District Commission for a Certificate of (select one): ☒ Appropriateness, ☐ Nonapplicability, or ☐ Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: 112 Upland Rd, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

Enclose off-street parking space with pergola and garage door; construct trash enclosure.

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>Andrew Hartness and Marie-Emmanuelle Hartness</u>	
Mailing Address: <u>112 Upland Rd Cambridge, MA 02140</u>	
Telephone/Fax: <u>617-230-9472</u>	E-mail: <u>andrew_hartness@hotmail.com</u>
Signature of Property Owner of Record: <u></u> (Required field; application will not be considered complete without property owner's signature)	
Name of proponent, if not record owner: _____	
Mailing Address: _____	
Telephone/Fax: _____	E-mail: _____

<u>(for office use only):</u>		
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? No Publicly owned? No

Zoning District: B

Current Use: Residential

Section III. Complete entire section.

Does the property contain a use established or continued by special permit or variance? No
or does the owner propose to continue a use that would require a variance or special permit under
the zoning ordinance? No

Will this project require: variance? No special permit? No

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? No

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* _____*

* 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:

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

X 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;

_____ construction of an accessory building that would create new floor area

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

Instructions for Completing This Application

This application must be filed at the offices of the Cambridge Historical Commission, which staffs the Avon Hill Neighborhood Conservation District Commission, before any work is undertaken. **A total of 10 copies of the completed application and all supporting materials (see below for list) must be submitted by the filing deadline.** Filing deadlines for applications may be obtained by contacting the Cambridge Historical Commission at 617-349-4683 or cambridgema.gov/historic. Incomplete applications cannot be scheduled for Commission consideration. Applications must be signed by the owner of record for the property. The Commission staff welcomes advance inquiries for interpretation of the order or advice on the content of a proposal. Contact Allison Crosbie with questions at acrosbie@cambridgema.gov.

Upon receipt of a completed application, Commission staff will schedule a public hearing for the next available meeting date. **Owners are strongly encouraged to appear at the hearing.** Though not required, if the owner has engaged professional consultants, they may also attend at the owner's invitation.

Plans should be no larger than 11" x 17" and may be printed on both sides to save paper and postage. Do not use special bindings or heavy paper stock. Plans submitted with applications are incorporated into approved certificates. Subsequent changes to approved plans may require additional review and approval.

Application Requirements:

1. Completed application form with a written description of the work to be done, including all pertinent information of which you think the Commission should be aware
2. Assessor's plan of the area showing neighboring buildings
3. For alterations:
 - Documentation of existing and proposed conditions including dimensioned site plans, elevations, photographs, or manufacturer's documentation as needed to provide the Commission with sufficient information to understand the details of the work proposed.
4. For new construction and additions:
 - Dimensioned site plans of existing and proposed conditions, including the footprints of all existing and proposed buildings, parking areas, and driveways, fencing, and landscaping. Please indicate compass orientation and removal of any mature trees.
 - Detailed, dimensioned elevations and floor plans for any proposed construction, including rendering of window treatment and schedule of materials
 - Sun and shadow study (winter and summer solstice, AM and PM)
 - For new construction only: Streetscape elevation at 1/8th scale showing relative heights and distances of the surrounding buildings in comparison with any proposed new construction
5. When zoning relief is required, please include a copy of the completed Dimensional Form from the Board of Zoning Appeal's variance application

Statement of Principles, Standards, and Guidelines for Review

(from the revised Avon Hill Neighborhood Conservation District Order, 12/14/09)

The Commission, including the Staff with respect to the matters described in Paragraph B of the preceding section IV, shall apply certain principles, standards, and guidelines for review in addition to the factors set forth in Section 2.78.220 of the City Code in considering applications for certificates of appropriateness, non-applicability, or hardship.

A. Principles of Review:

The Commission shall:

1. encourage property owners to invest in their properties and seek to guide change so that it is compatible with the visual character of the neighborhood.
2. recognize the capacity of certain properties in the District for additional development under applicable provision of the zoning code and affirm its consideration of proposed additions and alterations to such properties consistent with the terms of this order.
3. recognize that the District and the greater neighborhood developed incrementally and in different eras and shall review applications with regard to the architecture and period of the building and the development pattern of its surroundings.
4. seek to achieve consensus determinations based on the available historical record, recommendations from members, alternates and Staff, and comments from applicants and abutters and consistent with the terms of this order.
5. affirm its and the Staff's role as a technical advisor to applicants on issues of conservation and preservation.

B. General Conservation Standards:

All applications shall be considered in terms of the visible impact from the public way of the proposed new construction or alteration, relocation or demolition of an existing building on the District as a whole, and in addition with regard to the potential adverse effects of the proposed construction, alteration, relocation, or demolition on the surrounding properties and on the immediate streetscape. General conservation standards shall be to:

1. Balance the interests of homeowners desiring to make changes in their property with the District's interest in conserving the historic development patterns of the District, including its Green Space, open vistas and generous setbacks;
2. Enhance the pedestrian's visual enjoyment of the District's buildings, landscapes, and Structures;
3. Encourage the preservation of the visual form of the District's buildings, landscapes, and Structures;
4. Maintain the diversity of the District's architectural styles.
5. Protect Structures in the Avon Hill National Register District;

C. Conservation Guidelines for the District:

The following guidelines establish the conservation principles to be encouraged within any given application.

1. **Infill Construction and Additions:**
In the A-2 zone, infill construction (including accessory buildings) and additions should not cause Total Lot Coverage to exceed 35%; in the B and C-1 zones, infill construction and additions should not cause Total Lot Coverage to exceed 45%. In addition to considering streetscape impacts of infill construction and additions, vistas into and through the site from surrounding public ways should be conserved. Impacts on significant landscape features and mature plantings should be minimized. Additions should be compatible with the architectural character of the principal building and its surroundings, should be sited away from principal elevations, and should respect the cornice height of the original building.

Avon Hill NCD Application

2. **Parking:**
Where parking between the principal front wall plane of a building and the street is proposed, curb cuts and the square footage of paved area devoted to parking should be minimized. Paving in permeable materials is encouraged. Low fencing, low walls, and plant materials to screen parking areas are encouraged.
3. **Fences:**
Fences should be low and transparent to conserve vistas into and through properties and to enable the pedestrian's visual access to the character of the District. The desire for enclosing private spaces should be balanced against the historically-open character of vistas in the District. Fences needed for privacy should enclose the minimum area necessary to achieve their intent and should leave a portion of the premises open to view from the public way. Where safe and appropriate, privacy fences should be set back behind a planting bed to avoid creating a vertical plane directly on the public way.
4. **Materials:**
The materials of Exterior Architectural Features such as siding, trim and windows should be compatible with the style of the Structure. Vinyl fences, vinyl siding, and vinyl windows should not be used.
5. **Construction of a New Building, including Accessory Buildings:**
Review of the design of a proposed new building, accessory building, or relocated building shall be made with regard to the compatibility of the building with its surroundings, and the following elements of the project shall be among those considered:
 - a. site layout;
 - b. volume and dimensions of the building;
 - c. the scale of the building in relation to its surroundings;
 - d. provisions for open space and landscaping;
 - e. provisions for parking.
6. **Demolition or Relocation of an Existing Building:**
The Commission shall apply the provisions of Article III of Chapter 2.78 of the City Code with regard to the proposed demolition of an existing building, and in addition shall consider the following factors:
 - a. the architectural and historical significance of the building to be demolished, recognizing listing of the building on the National Register of Historic Places or a written determination of eligibility for listing on the National Register of Historic Places from the National Park Service;
 - b. the physical condition of the building;
 - c. a claim of substantial hardship, financial or otherwise; and
 - d. the design of the proposed replacement building, if any.
7. **Alterations to Existing Buildings:**
Review of proposed alterations to an existing building, and of all features not exempted from review under Section IV.C. above, shall be made with regard to the following factors:
 - a. the architectural and historical significance of the building to be altered;
 - b. the extent to which the integrity of the original design has been retained or previously diminished; and
 - c. the potential adverse effect of the proposed alteration on the existing building, surrounding properties, and the District as a whole.
 - d. extent of conformity of new or altered dormers to the Design Guidelines for Roof Dormers (1996) prepared for the Board of Zoning Appeal and compatibility of new dormers with the style, materials, and fenestration of the building.

T1

Title Sheet

HARTNESS RESIDENCE, 112 UPLAND RD

ALTERATION OF EXISTING SINGLE FAMILY BUILDING

112 UPLAND RD, CAMBRIDGE, MA 02140

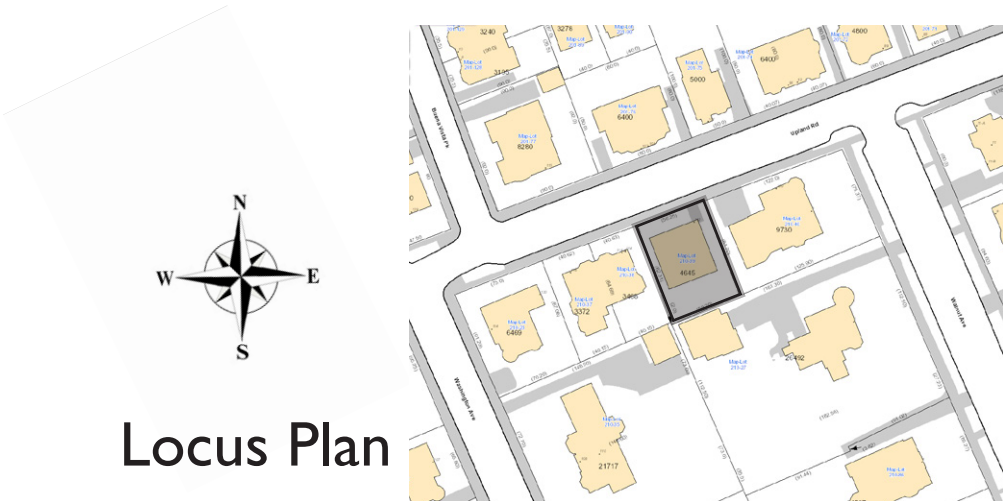


View of project, as seen from Upland Rd sidewalk.

Prepared by A. Hartness, homeowner

LIST OF DRAWINGS		ZBA APPL	
GENERAL			
T1	TITLE SHEET	X	
	ASSESSOR'S SURVEY WITH SPOT TOPOGRAPHY	X	
Z1	ZONING ANALYSIS - ZONING RELIEF	X	
Z2	ZONING ANALYSIS - ILLUSTRATIVE SITE PLAN	X	
	PLAN AND OPEN SPACE		

DESIGN			
A1a	ILLUSTRATIVE SITE PLAN, PHASES I and II	X	
A1b	ILLUSTRATIVE SITE PLAN, Phase III	X	
A2	EXISTING AND PROPOSED NORTH ELEVATION	X	
A3	EXISTING AND PROPOSED EAST ELEVATION	X	
A4	EXISTING AND PROPOSED SOUTH ELEVATION	X	
A5	EXISTING AND PROPOSED WEST ELEVATION	X	
		X	
EC1	EXISTING CONDITION PHOTOS, ABOVE		
EC2	EXISTING CONDITION PHOTOS, FROM STREET	X	
PR1	PRECEDENT, EXAMPLES OF LOCAL TYPOLOGIES	X	
RE1	RENDERING - AS SEEN FROM NEIGHBORS	X	
RE2	RENDERING - AS SEEN FROM PASSERSBY	X	

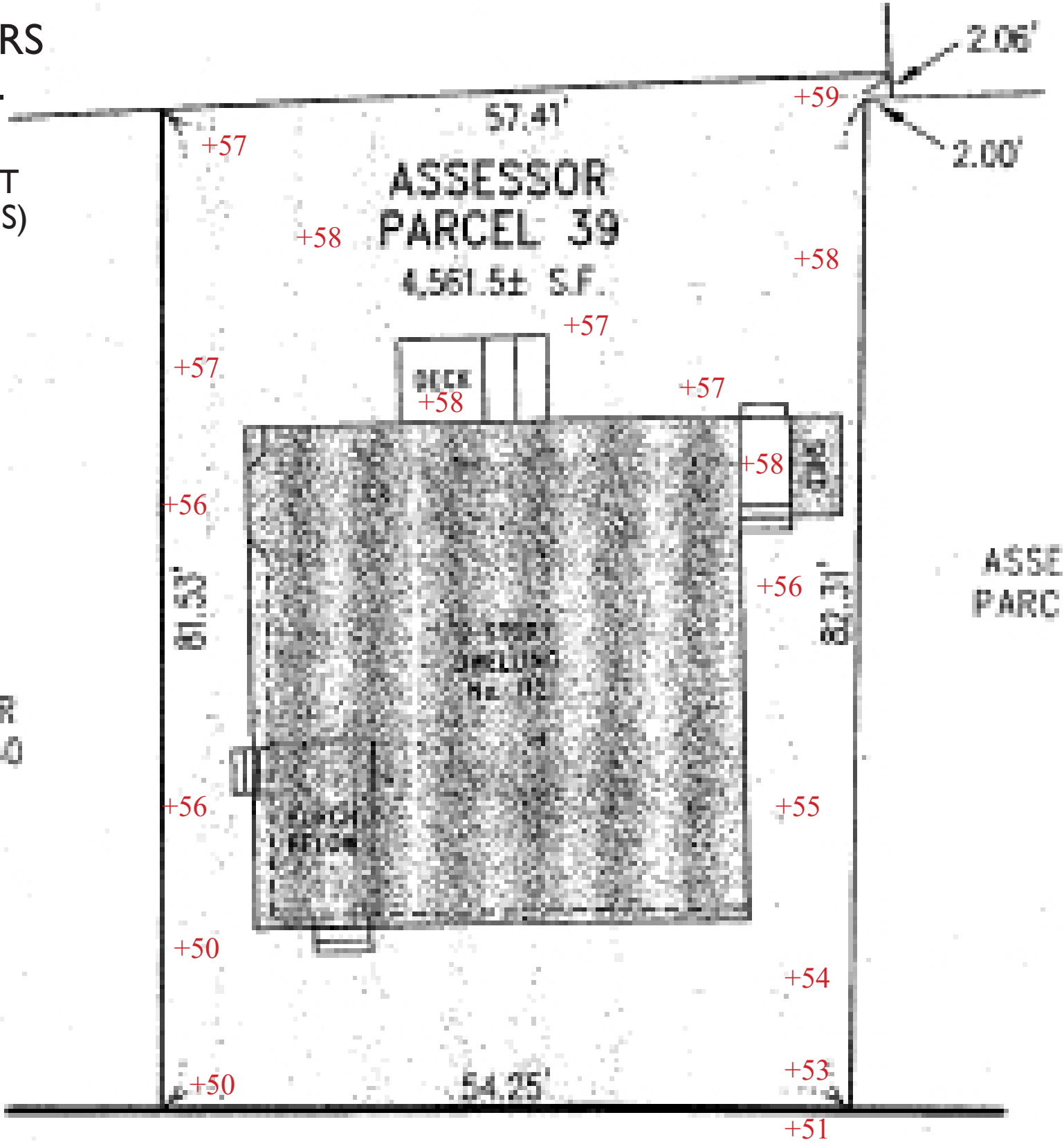


Locus Plan

ASSESSORS
SURVEY -
DETAIL
(WITH SPOT
ELEVATIONS)

N/F
CAPP

ASSESSOR
PARCEL 40



APPLICANT'S NOTES

- 1.) During pre-application interview, it was not determined to be necessary to provide a new site survey. This existing survey is provided as a reference.
- 2.) No utility is identified
- 3.) No title examination provided.
- 4.) Spot elevation information via Google Earth, provided by applicant

HARTNESS RESIDENCE, 112 UPLAND RD

FILE NO.: 230247

N/F NILES

ASSESSOR PARCEL 39
4,561.5± S.F.

N/F CAPP

ASSESSOR PARCEL 40

ASSESSOR PARCEL 38

UPLAND ROAD

LOT CONFIGURATION IS BASED ON DEED, AND/OR ASSESSOR'S MAP, AND OCCUPATION. A MORE ACCURATE REPRESENTATION WILL REQUIRE AN INSTRUMENT SURVEY.

MORTGAGE LENDER USE ONLY

plotplans.com

DES LAURIERS & ASSOCIATES, INC.
400 POSTVUE BOULEVARD
MILFORD, MA 01557
(603) 207-8800 FAX: (508) 608-4001

Sotiri Sougaris,
Attorney at Law

(617) 828-0000
Fax: (617) 507-8255
17 Cabot Street
Falmouth, MA 02035

FLOOD HAZARD INFO:
ZONE: **X** DATED: **5/4/2010**
COMMUNITY PANEL: **250186 0438E**
THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE, EXCEPT AS MAY BE INDICATED.

MORTGAGE INSPECTION PLAN

ADDRESS: **112 UPLAND ROAD, CAMBRIDGE, MA**
LENDER: **NEW FEDERAL MORTGAGE CORP.**
ATTORNEY: **SOTIRI SOUGARIS, ATTORNEY AT LAW HARTNESS**
OWNER: **ROBERT N. SHAPIRO, TRUSTEE OF THE JOEL HIRSH FEIGON TRUST**
APPLICANT: **ANDREW HARTNESS AND MARIE-EMMANUELLE HARTNESS**
DATE: **5/10/2018** SCALE: **1"=20'** COUNTY: **MIDDLESEX**

UNREGISTERED LAND
DEED BOOK: **70845** PAGE: **71**
PLAN BOOK: _____ PAGE: _____ LOT(S): _____
PLAN NUMBER: _____ OF _____

REGISTERED LAND CERTIFICATE OF TITLE:
REGISTRATION BOOK: _____ PAGE: _____
PLAN NUMBER: _____ LOT(S): _____

THERE ARE NO DESIRED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO DWELLING SITUATED ON THIS LOT EXCEPT AS STATED ON THE DEED OF RECORD SHOWN.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE 91A CHAPTER 40A, SECTION 7.

ASSESSORS MAP 210
BLOCK: _____ LOT: **39**

GENERAL NOTES: (1) THE DECLARATIONS MADE ABOVE ARE ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS THE RESULT OF A MORTGAGE INSPECTION TAPE SURVEY, NOT THE RESULT OF AN INSTRUMENT SURVEY MADE TO THE NORMAL STANDARD OF CARE OF REGISTERED LAND SURVEYORS PRACTICING IN MASSACHUSETTS. (2) DECLARATIONS ARE MADE TO THE ABOVE NAMED CLIENT ONLY AS OF THIS DATE. (3) THIS PLAN WAS NOT MADE FOR RECORDING PURPOSES, FOR USE IN PREPARING DEED DESCRIPTIONS OR FOR CONSTRUCTION. (4) VERIFICATIONS OF PROPERTY LINE DIMENSIONS, BUILDING OFFSETS, FENCES, OR LOT CONFIGURATION MAY BE ACCOMPLISHED BY AN ACCURATE INSTRUMENT SURVEY. (5) NO RESPONSIBILITY IS ASSUMED HEREIN TO THE LAND OWNER OR OCCUPANT.

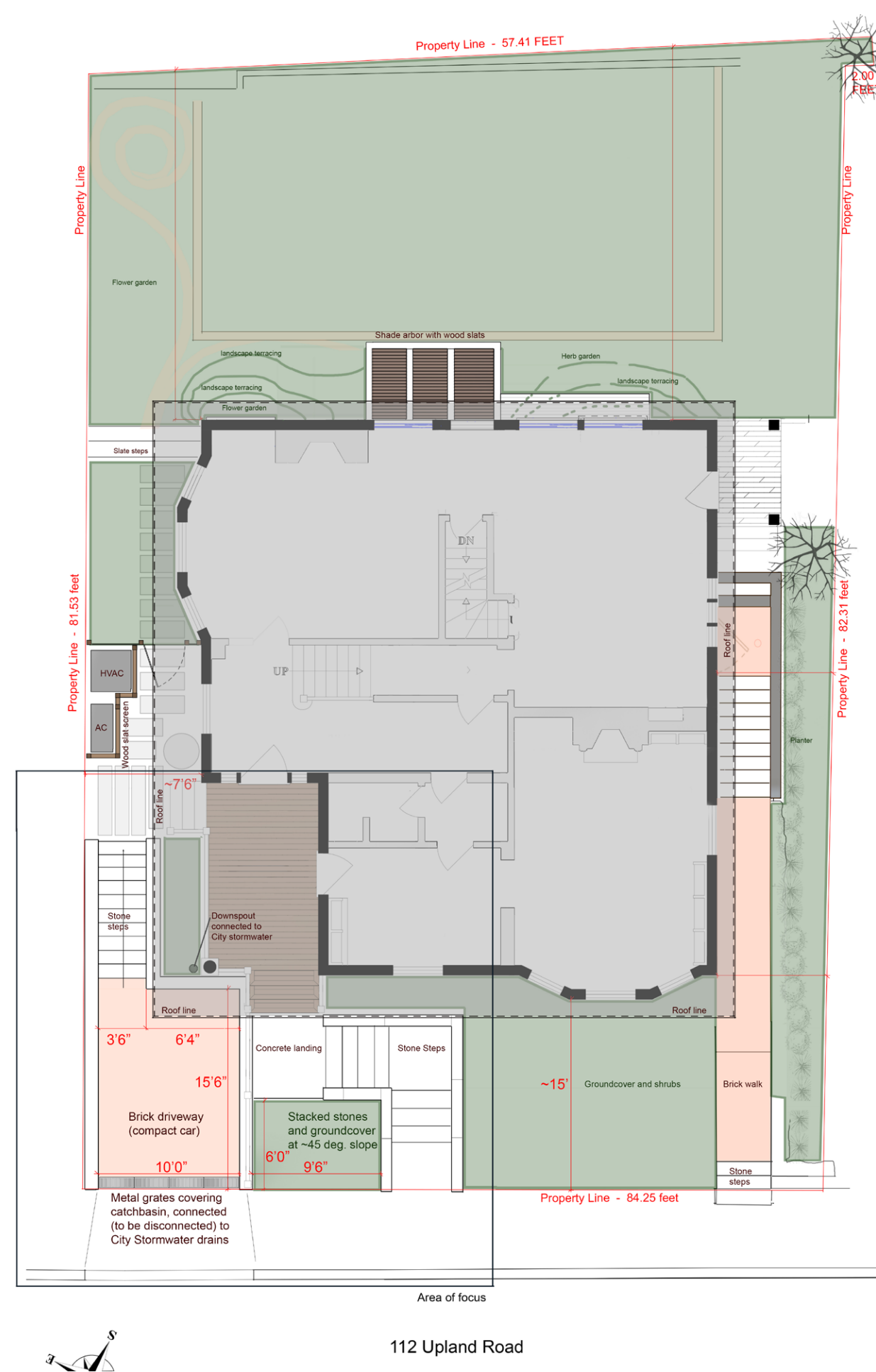
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ZI

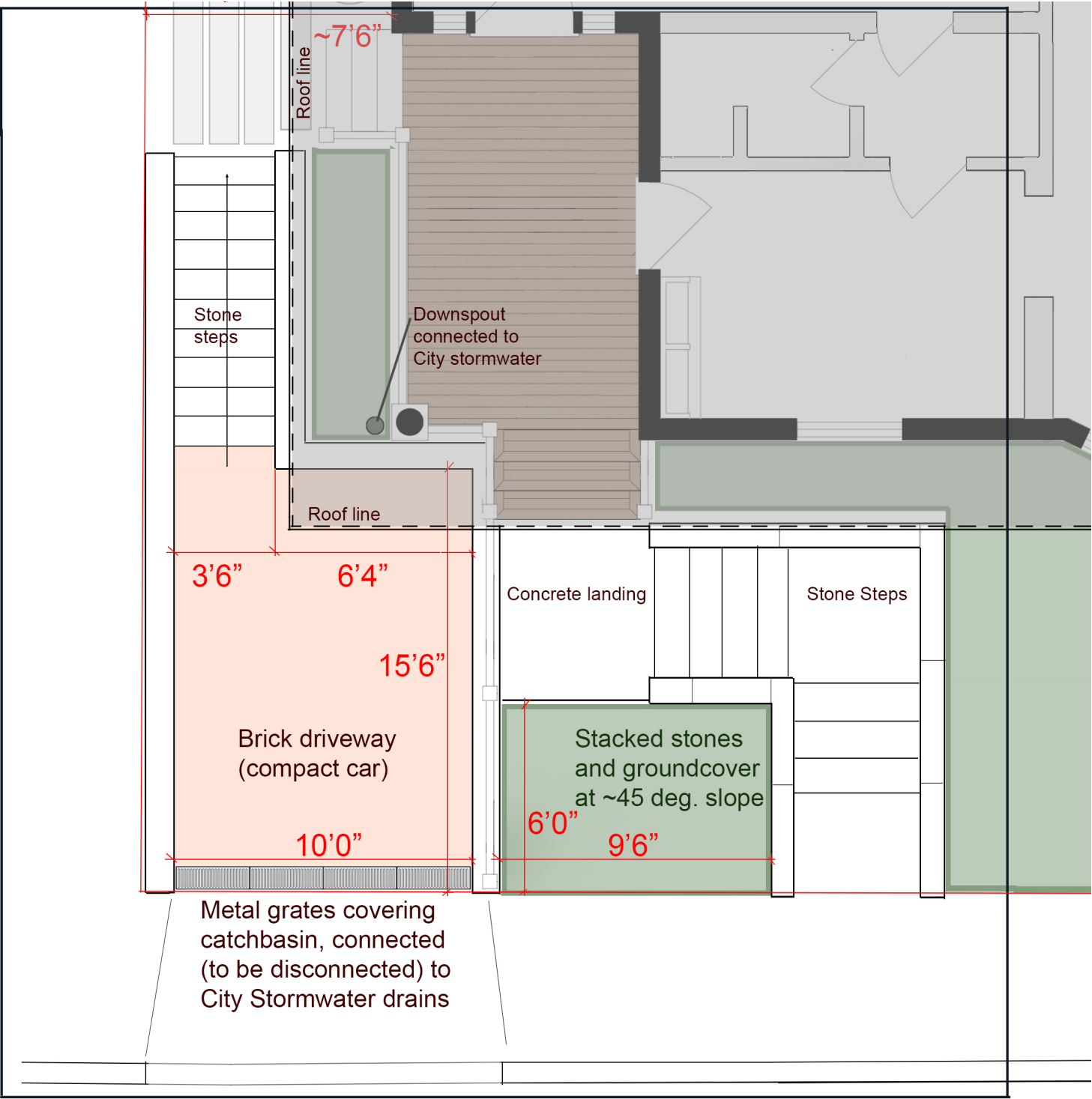
Zoning
Table and
Relief Requested

		<u>EXISTING</u>	<u>REQUESTED</u>	<u>REQUIRED / ALLOWED</u>	<u>RELIEF OR COMPLIANCE</u>
TOTAL GROSS FLOOR AREA:		6119 sf	no change	2874 sf (max.)	Existing nonconformity, No Change
LOT AREA:		4645 sf	no change	5000 sf (min.)	Existing nonconformity, No change
RATIO OF GROSS FLOOR AREA TO LOT AREA:		1.32	no change	0.5 (max.)	Existing nonconformity, No change
<u>SIZE OF LOT:</u>	WIDTH	54-57 ft		50 ft (min.)	No change
	DEPTH	81-82 ft		100 ft	Existing nonconformity, no change
<u>SETBACKS IN FEET</u>	FRONT	15 ft		15 ft (min.)	No change
	REAR	21 ft	21 ft	25 ft (min.)	No change
	LEFT SIDE	7 ft 6 in.	7 ft 6 in.	7 ft 6 in. (min.)	No change
	RIGHT SIDE	8 ft 6 in.	8 ft 6 in.	7 ft 6 in. (min.)	No change
RATIO OF USABLE OPEN SPACE TO LOT AREA :		40 %	no change	40 % (min.)	Open space complies

Z2
Dimensional
Site Plan &
Open Space



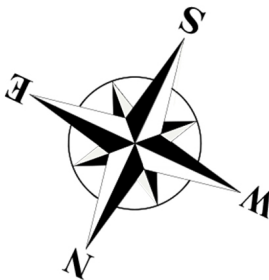
HARTNESS RESIDENCE, 112 UPLAND RD



Area of focus

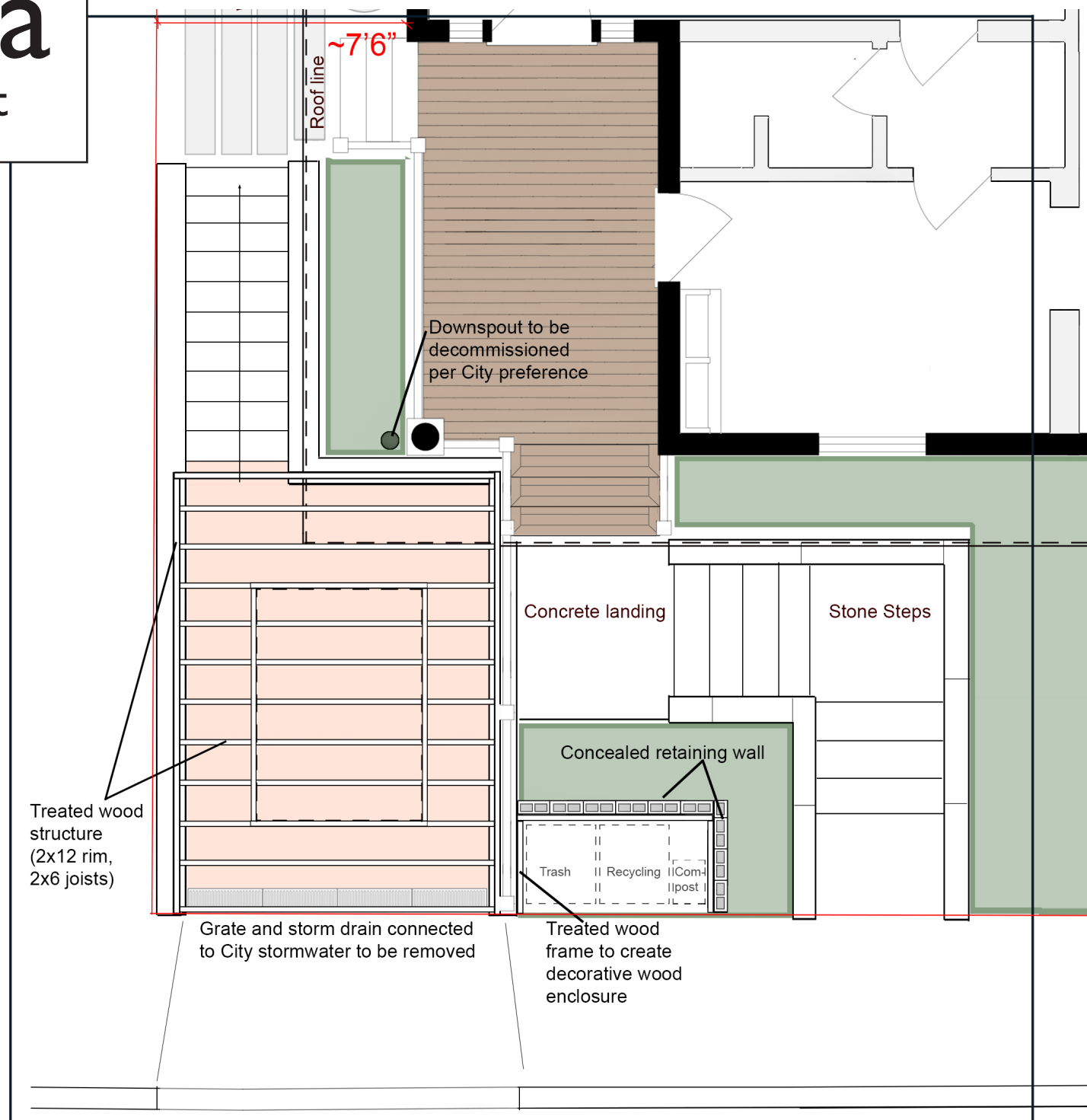
112 Upland Road

Siteplan - Current Conditions
scale 1" = 10'



A1a

Carport
Level -
Phases
I & II

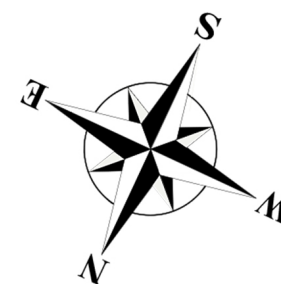
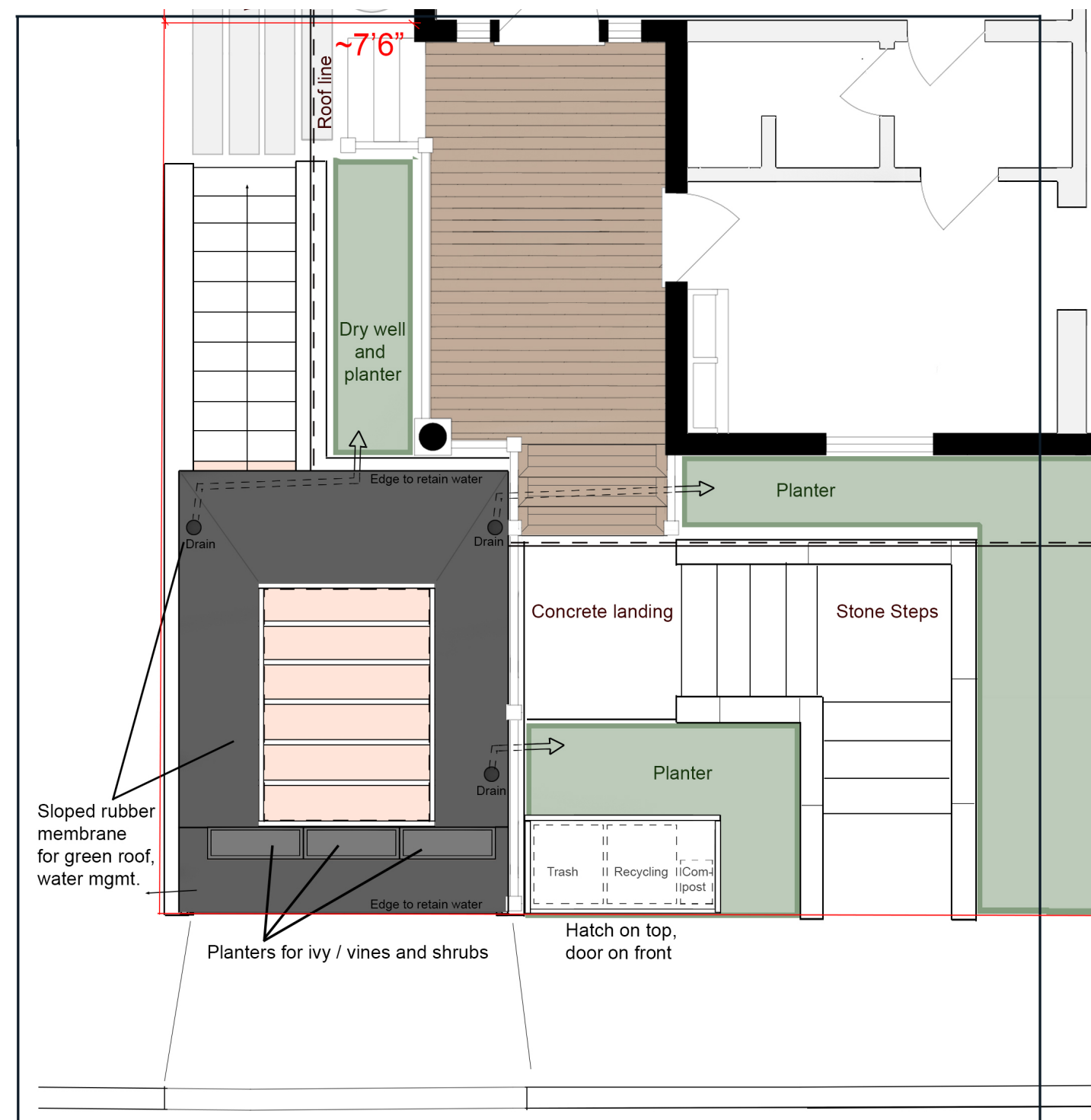


112 Upland Road

Phase I - light structure

scale 1" = 5'

HARTNESS RESIDENCE, 112 UPLAND RD



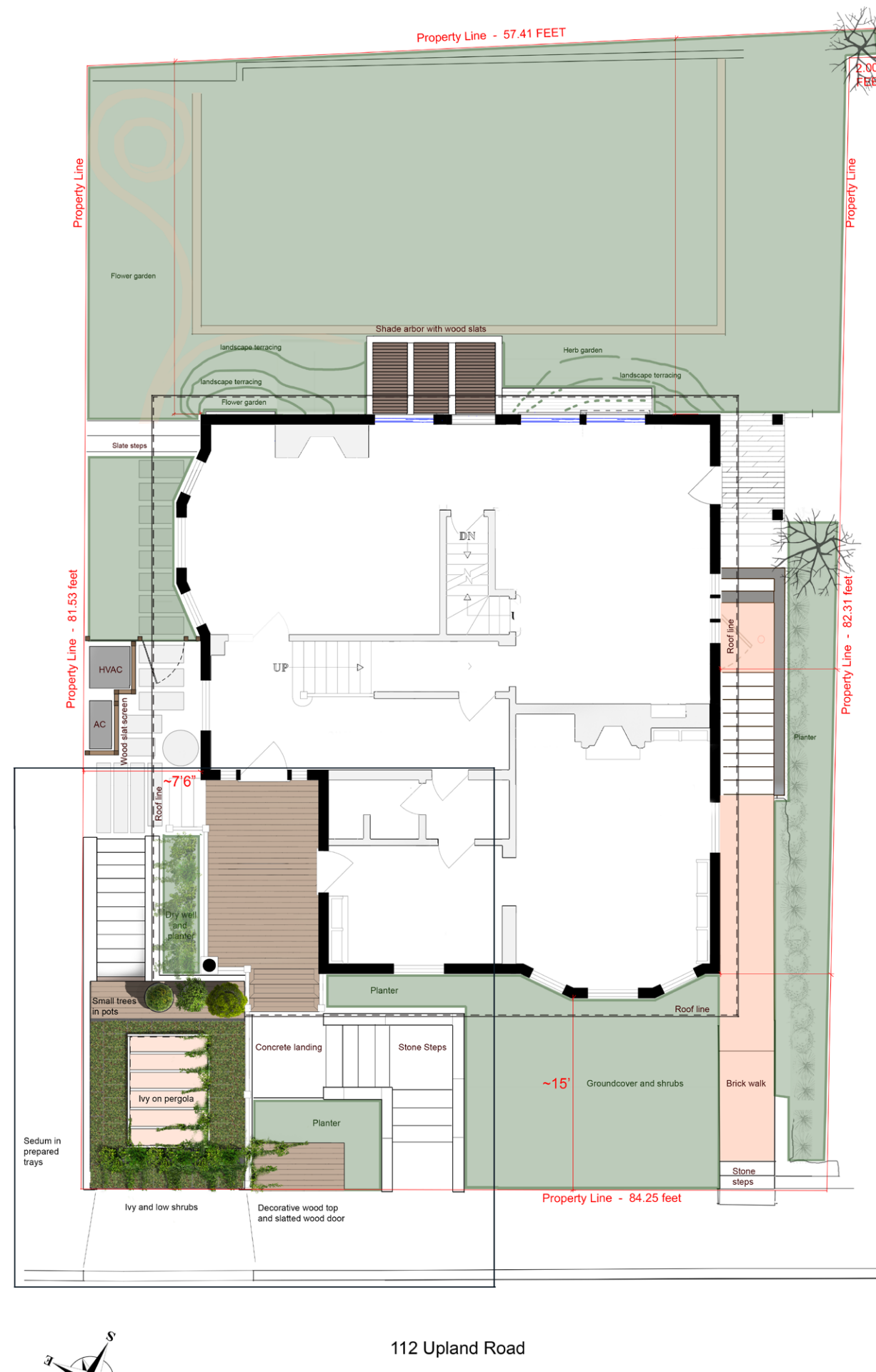
112 Upland Road

Phase II - water management

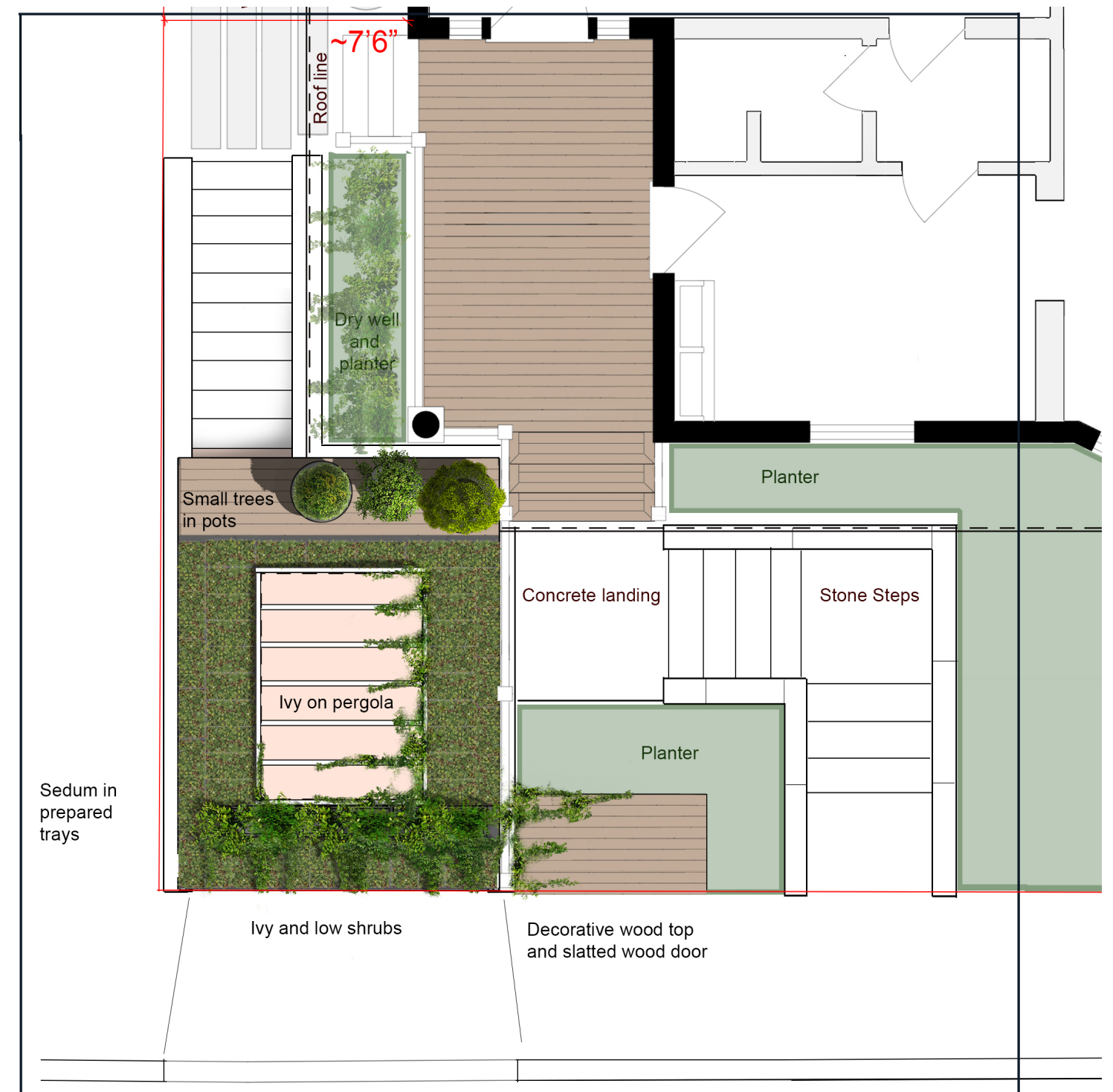
scale 1" = 5'

A1b

Carport Level - Phase III



HARTNESS RESIDENCE, 112 UPLAND RD



Objectives:

- Beautify noncompliant, nontraditional brick carport
- Remove connection of downspout, ground grate to City stormdrain
- Planting to add green datum line accross brick carport
- Improve on-site water management
- Making trash less visible, and more sanitary
- Allow sufficient room for off-screen parking

Phase III - planting
scale 1" = 5'

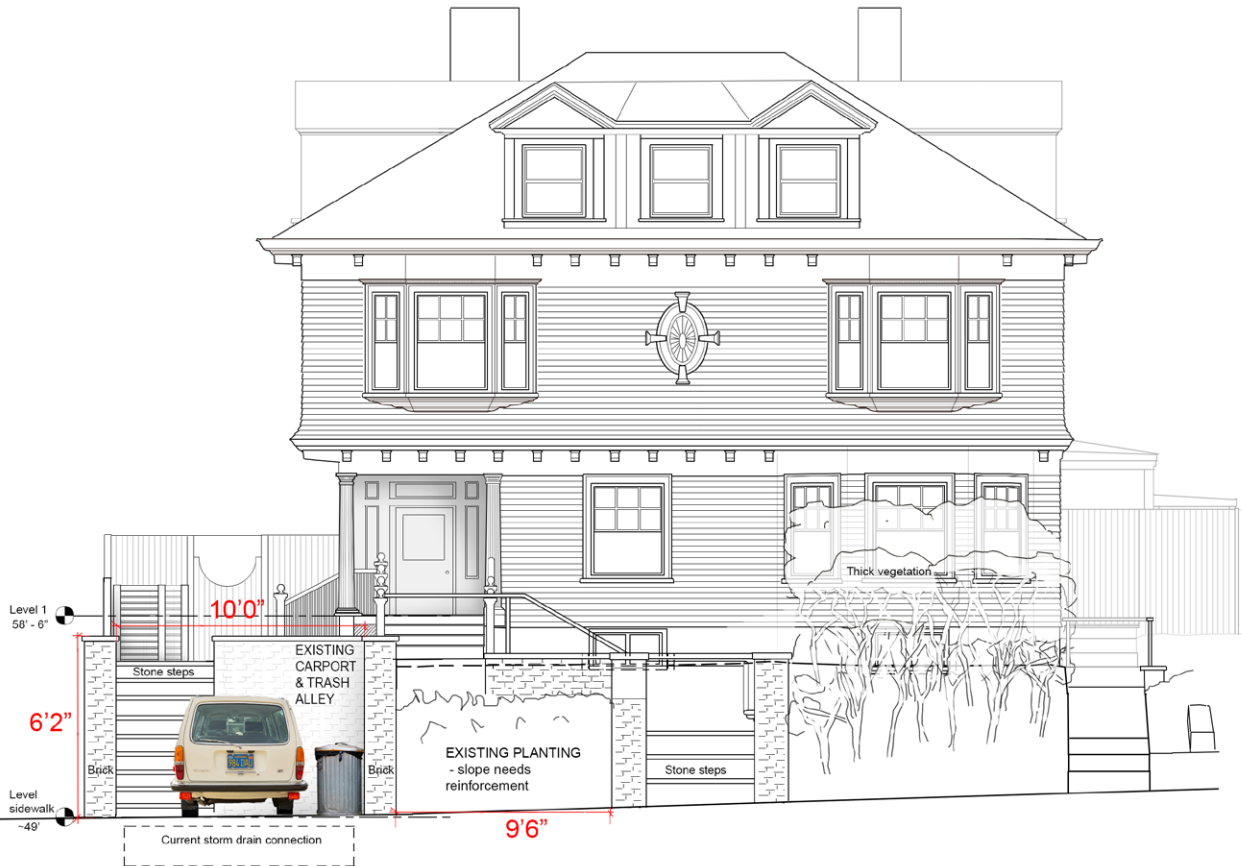
A2
North
Elevation,
Existing &
Proposed



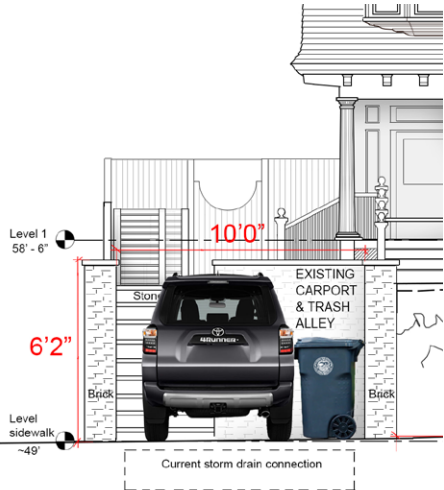
View from neighbor's driveway, 101 Upland Rd

HARTNESS RESIDENCE, 112 UPLAND RD

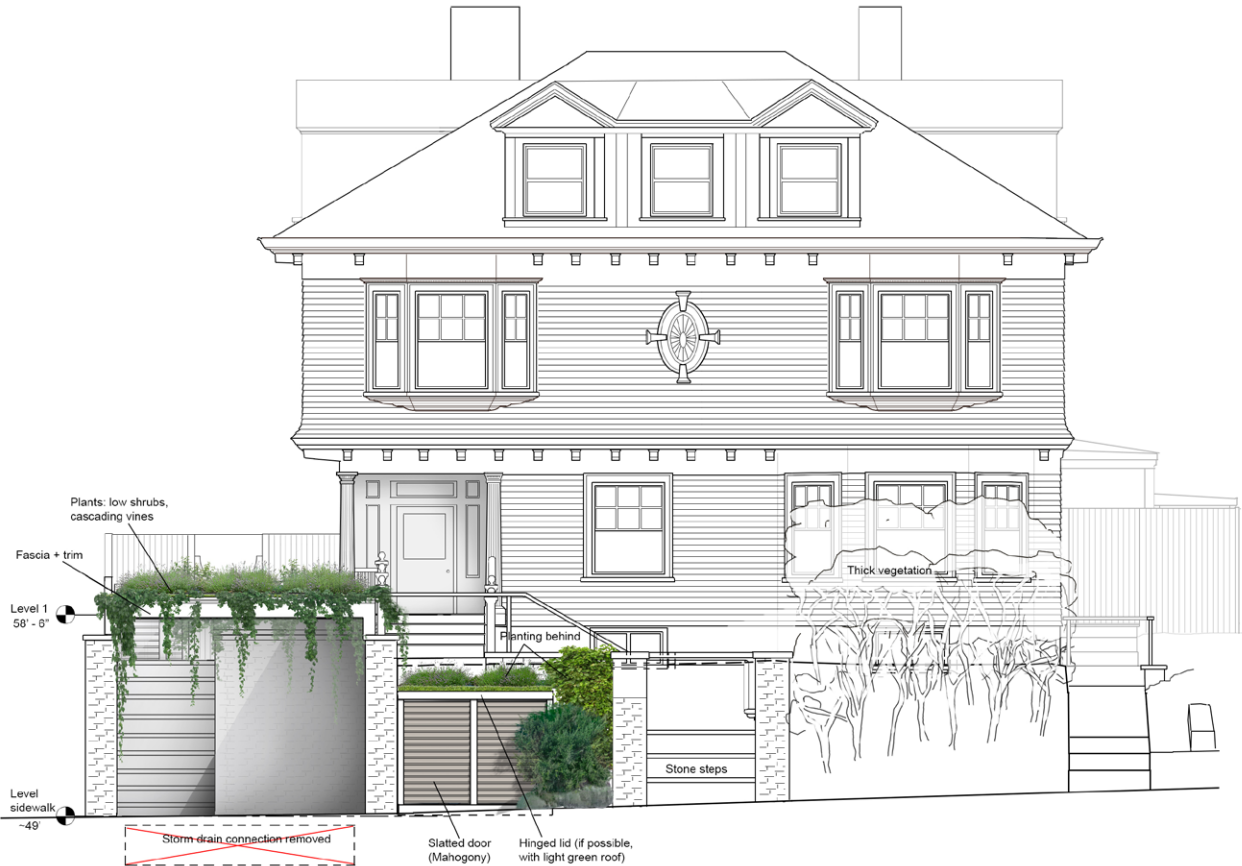
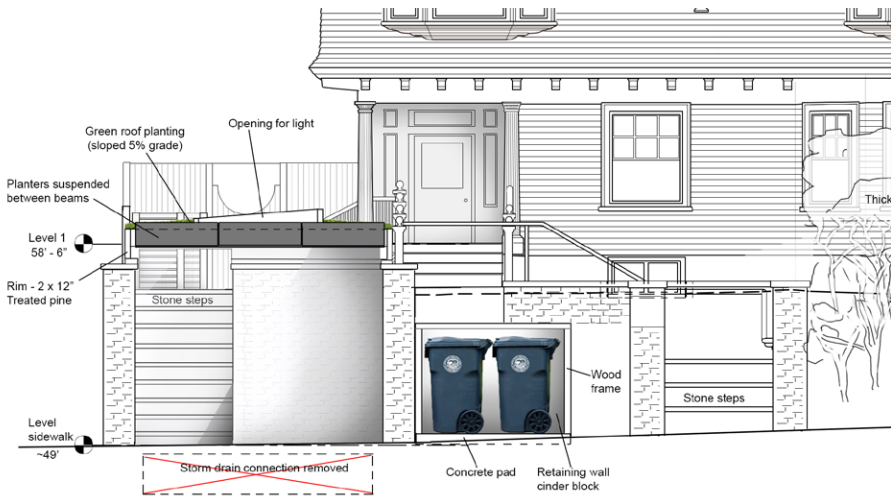
North Elevation,
Original design
scale 1" = 10'



Early 1970s era design accommodated
smaller car and smaller trashcan



2023: Both cars and City-approved
recycling bins are now collectively
too large for the carport space



North Elevation,
Proposed Project
scale 1" = 10'

A4

East
Elevation,
Existing &
Proposed



Photo from neighbor's driveway

HARTNESS RESIDENCE, 112 UPLAND RD

Current East
Elevation

scale 1" = 10'



Project left side
elevation:
- light structure
- Planting

scale 1" = 10'



A5

West
Elevation,
Existing &
Proposed



Photo from neighbor's walkway

HARTNESS RESIDENCE, 112 UPLAND RD

Current right side
yard elevation
scale 1" = 10'



Project right side
yard elevation:
- Creation of bsmt
door
- new basement
windows

scale 1" = 10'



ECI

Existing Photos,
as seen from
above

HARTNESS RESIDENCE, 112 UPLAND RD



Birdseye view from
Northeast, above
Upland Rd, indicating
the driveway flanked
by green massifs.



Aerial view from overhead,
showing tight garage space.



Birdseye view
from Southwest,
indicating abutting
carriage houses on
properties at rear
yard and all-brick cov-
erage of rear yard.

EC2

Existing Photos,
as seen from
street.



View from neighbor's driveway, at 101 Upland Rd:
A renovated Victorian perched on a trash alley



HARTNESS RESIDENCE, 112 UPLAND RD

View from house, indicating limited
space available for both recycling
and even a very small car.



View from sidewalk. Note shallow, closed-off spatial experience:
humid, exposed, blind, and not equivalent to the rest of the property

PRI

Precedents and Local typologies

HARTNESS RESIDENCE, 112 UPLAND RD



Ashe St: vegetation growing above and cascading



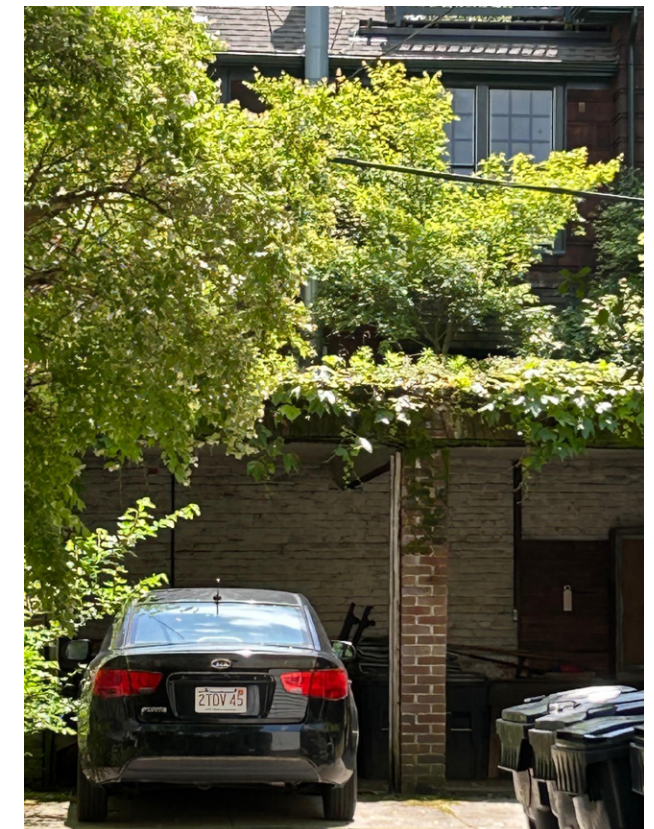
Huron Ave: garage spaces adjacent to sidewalk



Washington St: area above garage accessible for planters



Walden St: vegetation growing above and cascading



Upland Rd: vegetation growing above and cascading

REI

Renderings:
Before & After

HARTNESS RESIDENCE, 112 UPLAND RD



Option - enclosure matching siding
(preferred)



Option - modern enclosure



Current conditions, indicating extent of exposure and sheer brick



Proposed project, to add light structure, free up space for small car.

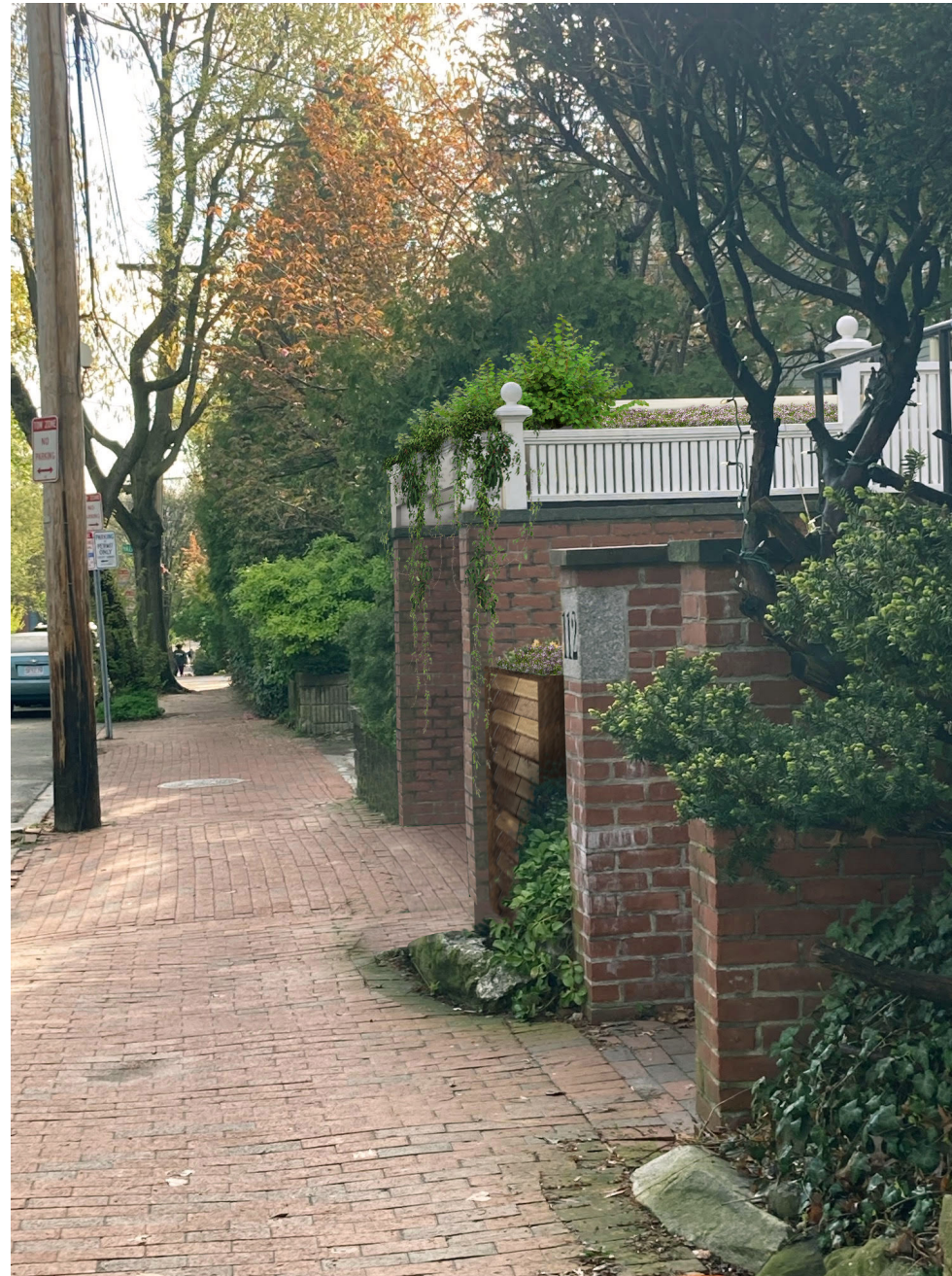
RE2

Renderings:
Sidewalk
Experience

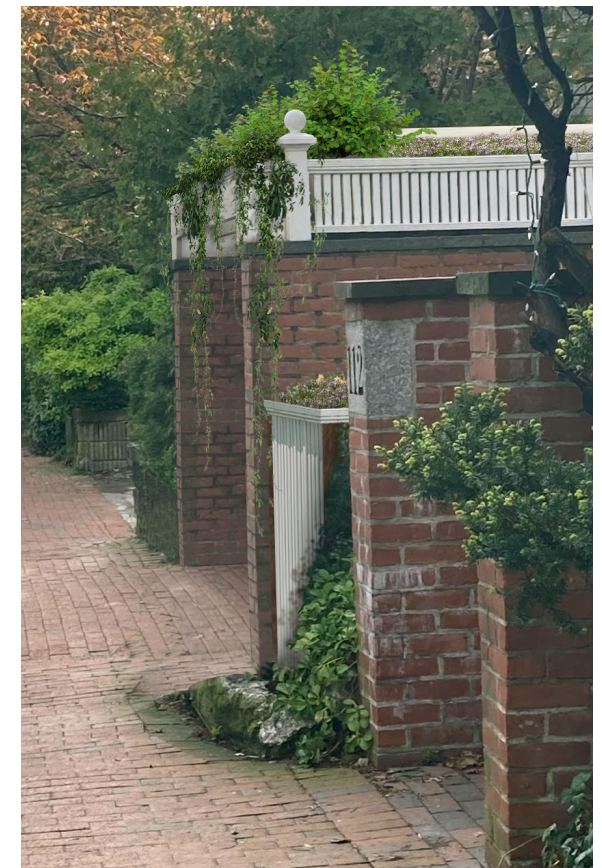
HARTNESS RESIDENCE, 112 UPLAND RD



Current conditions.



Example with trash locale and horizontal slats,
Vegetation will soften project.



Another option with vertical slats