

**FROM:** IK Studio, LLC  
Simon Y Kim  
Mariana Ibanez  
26 Surrey Street  
Cambridge, MA 02138

Cafasso Design Group  
15 Francis Avenue  
Cambridge, MA 02138

**TO:** Charles Sullivan, Executive Director  
Cambridge Historical Commission  
831 Massachusetts Ave., 2nd Fl.  
Cambridge, MA 02139

**RE:** 73 Kirkland St, Cambridge, MA 02138  
DEMOLITION PERMIT REVIEW: Supplemental Materials



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**1. PROJECT INFORMATION**

Dear Mr. Sullivan

Please accept this booklet as a supplement to the demolition permit application for the property located at 73 Kirkland St, Cambridge, MA 02138.

The lot, with its existing structure, is located in a Residency C-1 District. The lot size is 5,756 sqf. The existing house is a single-family structure with a living area of 1,422 sf, originally built in 1900. There is also a detached shed in the back of the property. The house is in very poor condition both on the exterior and the in the interior.

Description of Proposed Work

The design as presented in this submission proposes a multi-family building that includes four units in compliance with new zoning regulations. The proposed square footage above ground is 9,990 sqf distributed in four levels. The project also includes covered parking and basic common spaces in the basement (lobby, mechanical rooms, and storage) and an accessible roof.



First, I'd like to thank the Commission for the important work you do. We have an incredibly rich and layered cultural and architectural heritage in our city, and we all owe you a debt of gratitude for the thoughtful work you do to preserve our most important treasures while still balancing the ever-evolving needs of our citizenry. Thank you too for your careful and measured study of the matter at hand. While it is always difficult let go of any part of our past, it is my fervent hope that your investigation into this matter will lead you to the conclusion that the needs of the present and the future would be better served by what we propose for 73 Kirkland Street. We have put in a lot of time and effort to create a design that improves, rather than detracts from the neighborhood and streetscape.

By way of introduction, I am a third generation Cantabrigian. I have two children, Alexander 14 and Natalya 15 who are fourth generation. I grew up in a multi on Hammond Street and have devoted my life's work to rebuilding this city I love. I have redeveloped over 20 sites in Cambridge over the past 20 years, all with meticulous care and respect for their surroundings. My wife, who is a primary care physician at Atrius Health on Cambridge Street across from CRLS where my daughter attends, and I and our kids live a few blocks away from 73 Kirkland Street in a duplex I developed seven years ago. For all these reasons, I feel incredibly connected to my community, and to this project.

While quite a lot of development in Cambridge has been built for the many young professionals moving into our city, an important segment of our city's population is being neglected – empty-nesters who own single-family homes, and want to downsize into a home where they can live for the next 20-30 years, and age in place. The options for aging in place in Cambridge are extremely limited. At this point they must move to one of only a few large condominiums buildings - and we are all well aware that one of them is about to be razed – or move out of Cambridge. Our analysis indicates that there is an acute shortage of housing in our city geared toward the needs of this underserved demographic.

With the enactment of the landmark zoning reforms passed by the City Council this year, it is now finally possible to build this type of housing, supportive of empty nesters, that we currently lack. To this end, we plan to build four elevator-served units with covered parking below – units well-suited for empty-nesters looking to age in place. We plan to have a “green roof” and “living walls” to bring organic life to the upper levels. In addition, our design team is prioritizing volume, light, internal flow and integrated inside and outside spaces with multiple advantages to support an elevated quality of life for people of potentially limited mobility. With the abundance of shops, restaurants and grocers within a block, and Harvard Square only a short walk away, 73 Kirkland Street is an ideal location to promote engaged, connected and independent living. Kirkland Street is a wide thoroughfare, with mostly 3 (and some 4) story multiunit buildings already; precisely the sort of spot where the city is encouraging increased density.

We envision 73 Kirkland also to be attractive to young families. Our smaller units will be priced significantly below Cambridge's large, single family houses.

The Kirkland Street house was attractive to us for a number of reasons. It is very much an outlier, as one of very few single-family homes on a street of mostly three-story condos, institutional housing, and multi-family rentals as well as several 10 plus unit apartment buildings - some over 4 stories tall. While the house is quite small, at 1,400 feet, it sits on 5,700 feet of land. It is in an advanced state of decay. The floors are all sinking drastically to the center bearing line and the outer sills sit essentially at grade and show signs of insect infestation. The Cambridge Property Database lists it as being in “very poor” condition both inside and out.

The original owners bought the house as a kit from a catalogue in 1923, from The Gordon Van-Tine Company. This company likely purchased the design from another firm, as the same plan was marketed under different names by different manufacturers. As a kit house it is, by definition, very much a commodity product

rather than an expression of custom artisanship, craftsmanship or architectural inspiration. The home is not the work of an “important” architect or builder, nor is it associated with any historically celebrated person. It is not on the National Register. It is a one off and not part of a cluster of period homes, nor does it seem to represent any identifiable site-specific cultural moment in our city or the Commonwealth. It is not even of a design indigenous to our region; indeed, one advertisement listed it under the heading of “Homes of Oklahoma”. There is nothing architecturally unique about the house. While printed catalogue homes no longer exist, internet catalogue kit homes are still widely available. It's hard to imagine that if such a home were purchased and built in Cambridge today, that 50 years from now it would be deemed architecturally significant.

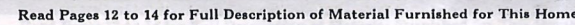
We view the development of this property as an opportunity to create four joyful, energy-efficient, accessible homes to replace a single neglected, unoccupied, sad house. Intentionally limiting the development to four units, and a height lower than the new regulations allow (45' by right and 65' in certain instances), we are in keeping with the fabric of the neighborhood. The same neighborhood where I live with my family, and am raising my children.

It is our sincere wish to offer an example of what thoughtful development, attuned to the community, sensitive to the surroundings, and sensible in its scope might look like under the new zoning guidelines.

Thank you for your consideration,

Martin Cafasso





**Ready Cut No. 2682-A \$1365**  
(For full description see page 8)

**Ready Cut No. 2682-B \$1387**  
(For full description see page 8)

**Not Ready Cut No. 1446-A \$1260**  
(For full description see page 11)

**Not Ready Cut No. 1446-B \$1282**  
(For full description see page 11)

The architect has enhanced the exterior appearance of this design by running the floor clear to the grade line—exposing the foundation would most certainly draw the eye to the present effort. The entrance brings one into the reception hall. There is a broad open stairway and a large open space. The architect does not overlook the fact that just back of the main entrance duplicate opening into the kitchen has to be, say which is the more the most service.

From the reception hall you have a view through the cased opening, across the living room, and then through the French doors onto the porch. The view is not lost. The view of the stairs is an unusually light and airy living room, from which the dining room opens. The view is not lost. The view is not lost in the modern house, and affords a

The view in three directions, because of the open door way.

The practically square kitchen has a Gordon-Van Tieb work table situated between one of our built-in cases and the sink, and nothing needed will be far away. The basement stairway is directly from the kitchen, and next to the outside door. The kitchen floor is covered with a beautiful tile, and the kitchen floor. Plenty of room is provided in the basement as well as under the stairs. The kitchen has a cellar. Windows provide the light that is necessary.

In the upstairs you are offered the choice of two plans. In either case you have a good sized bath and a closet. The plan is a very nice one, and is all pleasant and livable, though in plan A you will find them unusually large and attractive. Only the main floor is shown, but the plan is a very nice house can decide which plan is most desirable.

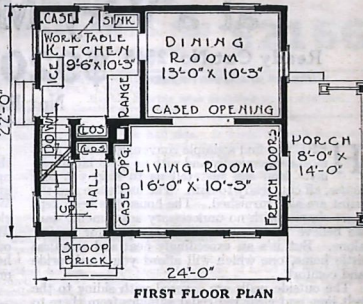
For flower boxes as shown add \$5.50.

CHAMBER  
15'-9" X 10'-3"

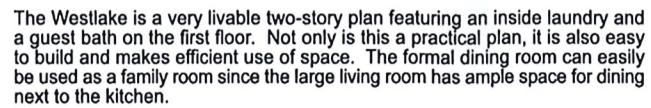
CHAMBER  
15'-9" X 10'-3"

SECOND FLOOR PLAN A

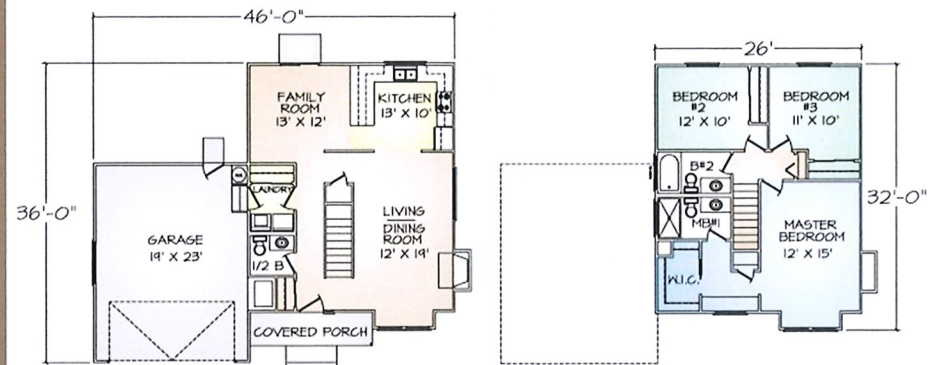
SECOND FLOOR PLAN A



**SECOND FLOOR PLAN B**

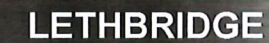


1,606 sq. ft. living space  
801 sq. ft. first floor  
805 sq.ft. second floor  
3 bedroom, 2 1/2 bath  
2 car garage  
8 ft. ceilings  
62 sq. ft. covered porch



**Pacific Modern Homes, Inc.**  
**Pre-Engineered Home Plans**  
All renderings are artist concepts; refer to plans and specifications for actual dimensions and details.

**Original add for 73 Kirkland Street design marketed as "Oklahoma Houses by Mail"**



|                       |                  |
|-----------------------|------------------|
| <i>Living Room</i>    | 16'-0" x 14'-6"  |
| <i>Kitchen</i>        | 8'-6" x 13'-8"   |
| <i>Dining</i>         | 10'-6" x 10'-0"  |
| <i>Master Bedroom</i> | 12'-6" x 13'-10" |
| <i>Bedroom #2</i>     | 10'-0" x 9'-6"   |
| <i>Bedroom #3</i>     | 10'-0" x 9'-6"   |
| <i>Garage</i>         | 22'-0" x 24'-0"  |

*\*All dimensions are approximate\**



NOTE: Artist's renderings do not reflect actual home specifications.

### Example of pre-cut panelized kit home today



2. DESIGN TEAM



WHO WE ARE? WHAT WE DO?

IK Studio is the award winning firm of Mariana Ibanez and Simon Kim. Driven by a commitment to design excellence, technical innovation, and a client-centric approach to each project, we believe architecture is more than buildings - it is a catalyst for better living.

We harness cutting-edge technology and sustainable practices to create inspiring environments that are not only beautiful but also intelligent, efficient, and resilient. Over the past 15 years, the office has produced projects and research that engage with context, culture, and the evolving needs of people and communities, striving to shape a future where architecture enhances lives, fosters innovation, and leaves a positive impact on the environment.

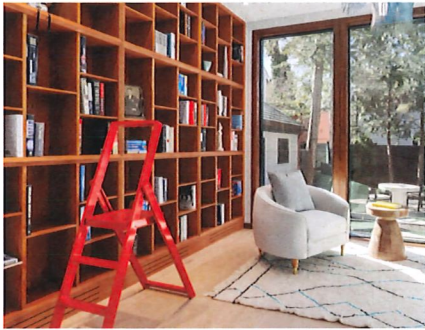
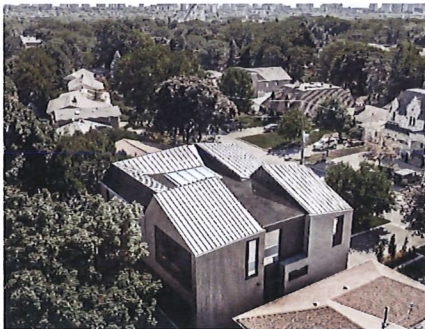
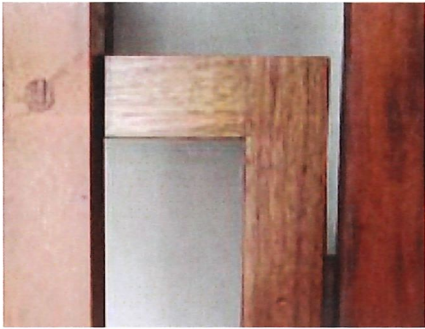
Our projects range from residential to cultural, public spaces, and research projects.

**Mariana Ibanez** is an Architect from Argentina. She is the Chair of the Architecture and Urban Design Department at UCLA. She was faculty at Harvard for over a decade, taught at MIT and Columbia University before relocating to Los Angeles. Before founding IK studio, Mariana was project architect at the office of Zaha Hadid.

**Simon Kim** is a Professor at the University of Pennsylvania and the Director of the Immersive Kinematics Lab. He is an MIT alum and has taught at Yale, Harvard, and MIT before joining the faculty of UPenn. Before founding IK Studio, Simon led the design of award-winning projects at the offices of Zaha Hadid and Frank Gehry.

Over the past 20 years, independently and in collaboration with other architects, we have developed an extensive portfolio of residential work. We specialize in single-family homes, multi-family residential, and mixed used projects.

IK Studio is WBE and MBE certified.





3. SITE PLAN - EXISTING



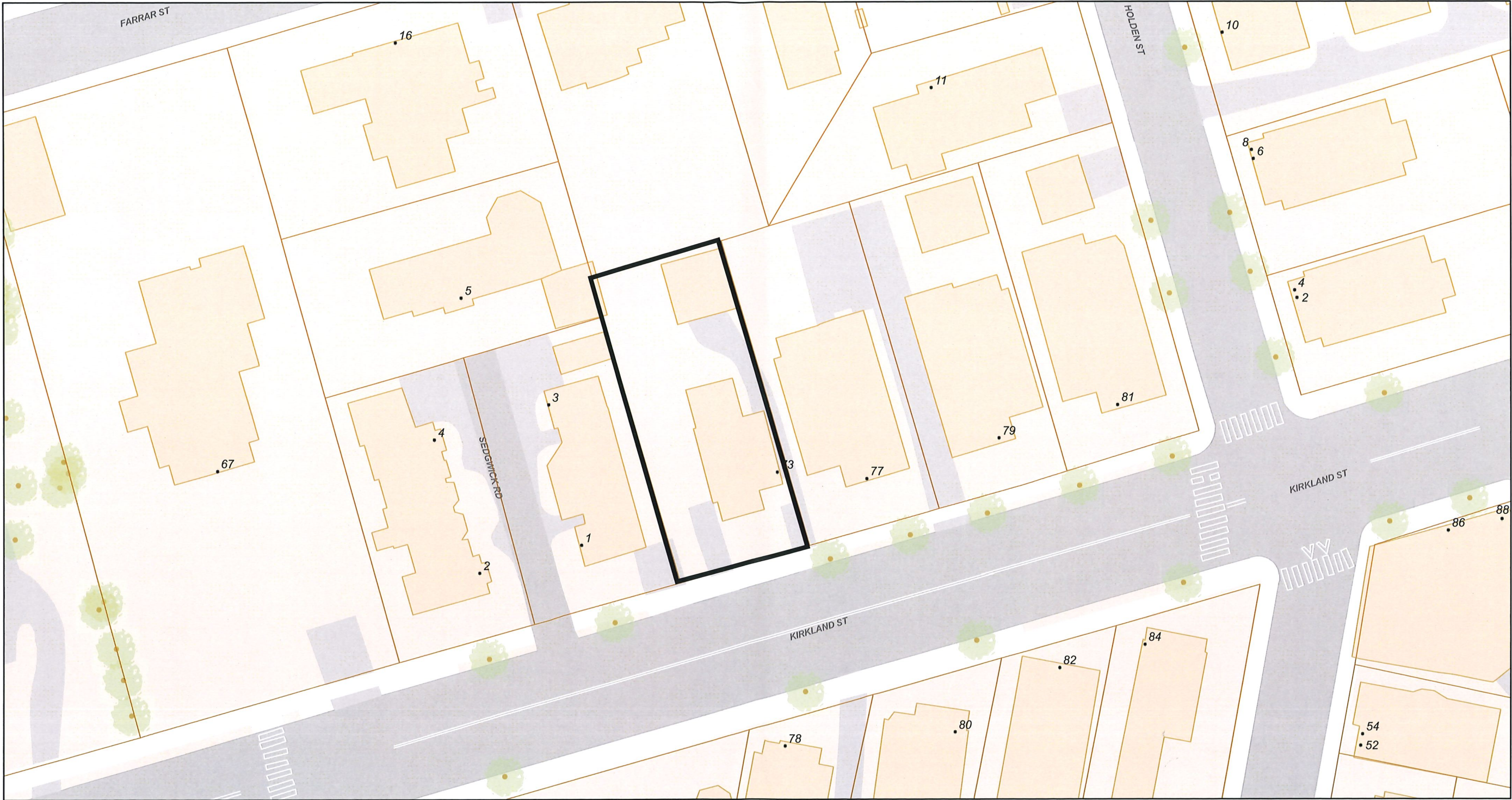
June 27, 2025

City of Cambridge, MA

1 inch = 35 Feet



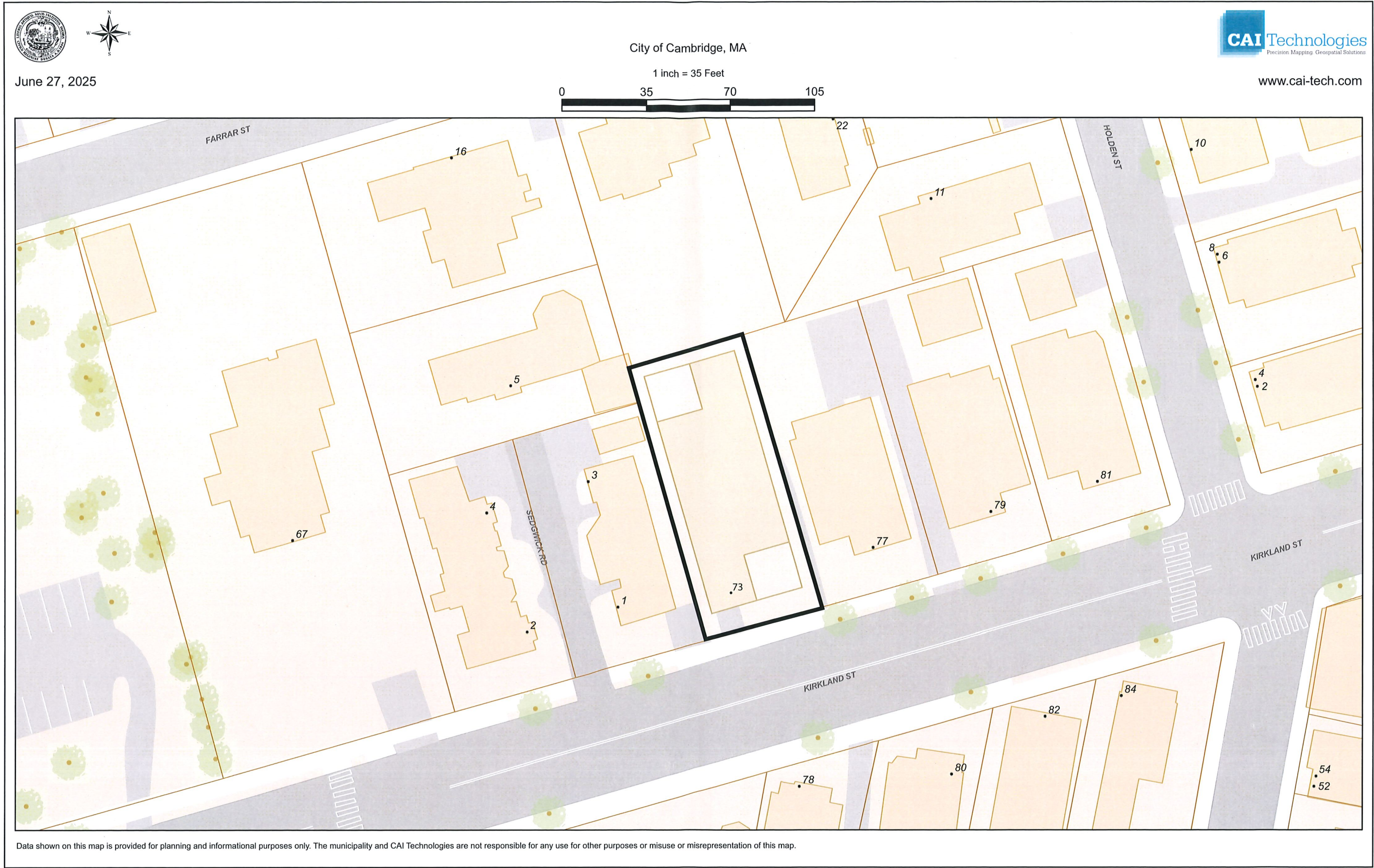
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



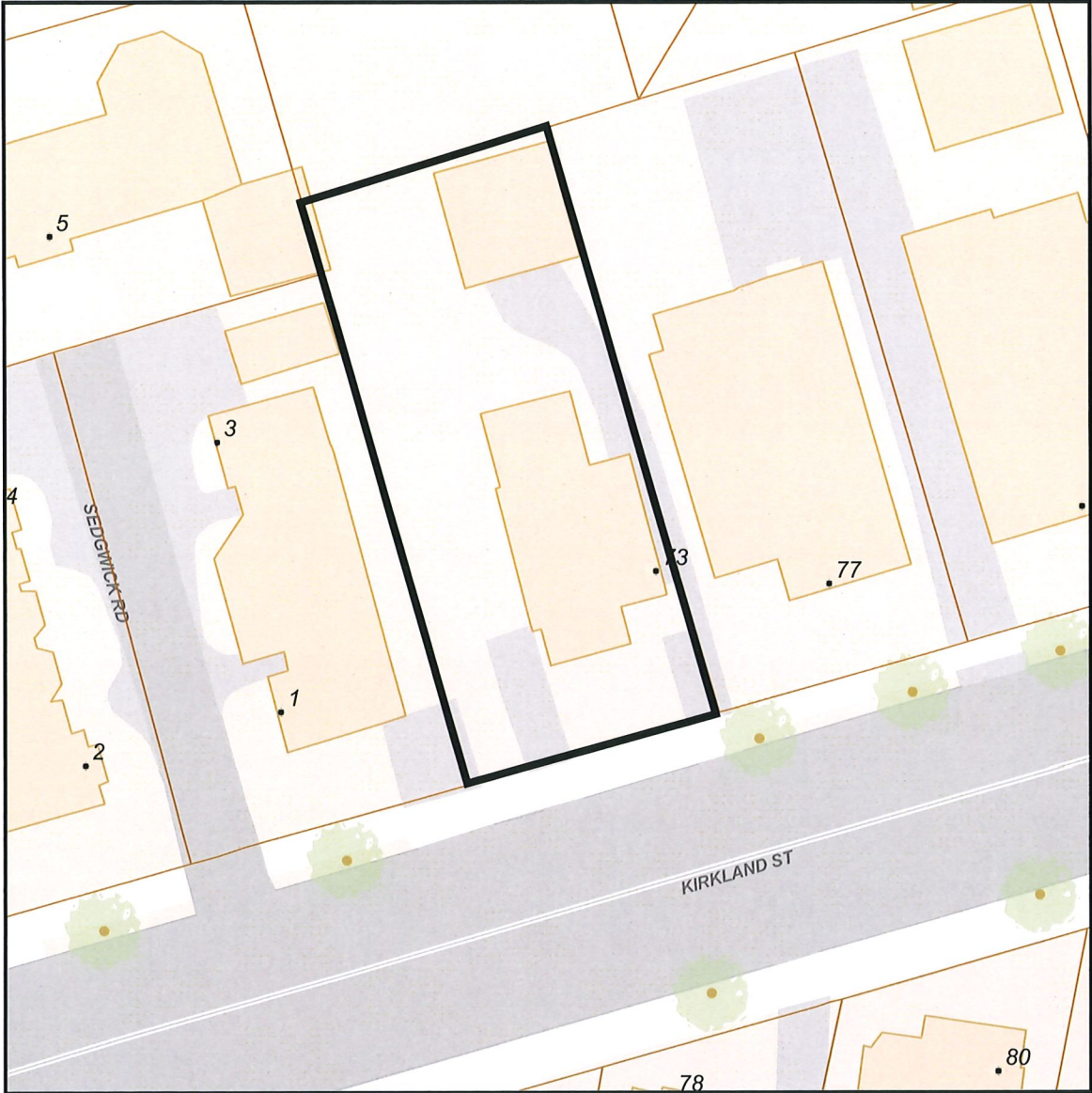
3. SITE PLAN - PROPOSED



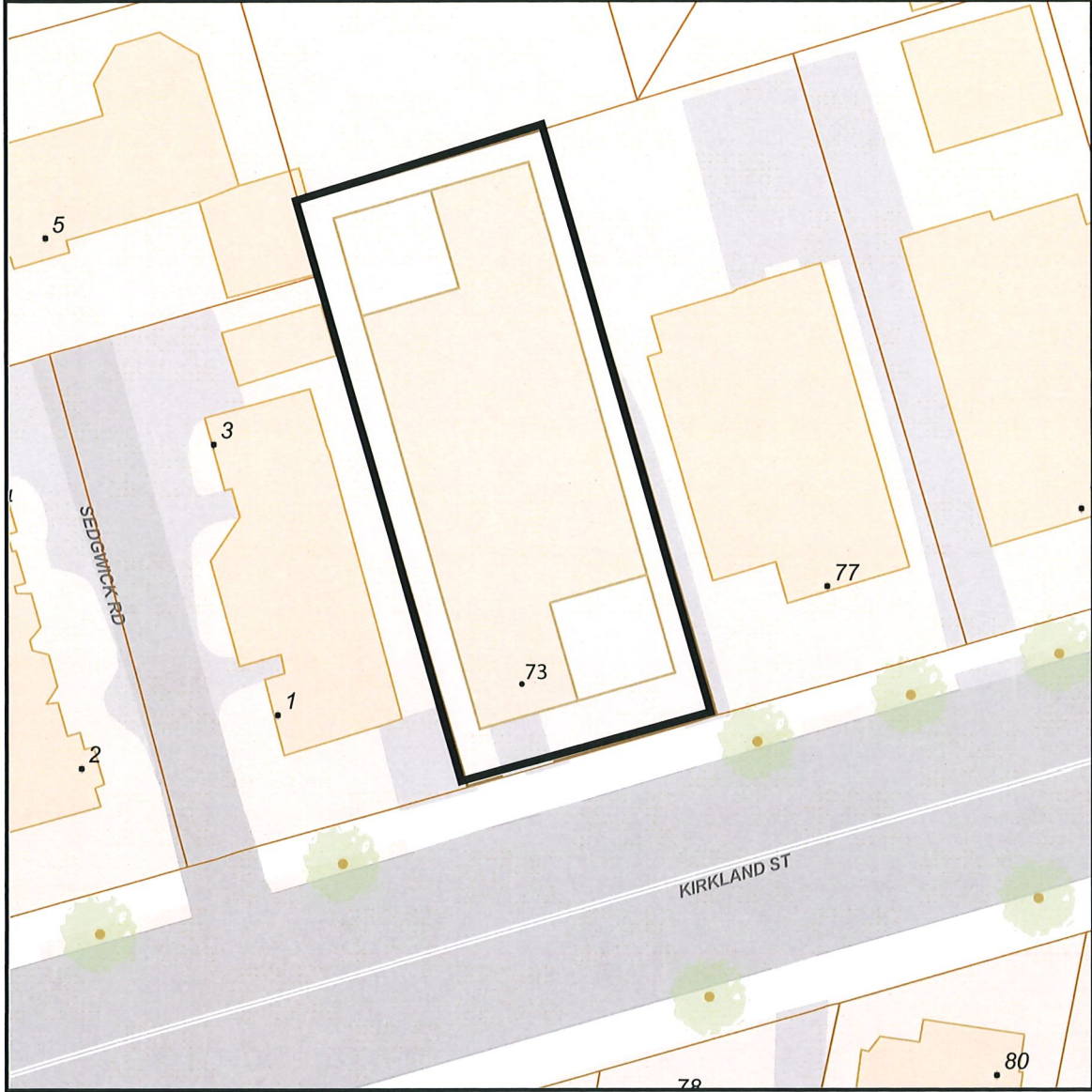
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3. SITE PLAN



SITE PLAN - EXISTING



SITE PLAN - PROPOSED



PREPARED FOR:  
MARTIN CAFASSO  
15 FRANCIS AVENUE  
CAMBRIDGE, MA 02138

REFERENCES:  
OWNER OF RECORD:  
RIVA POOR 2016 TRUST

DEED: BK 71325; PG 192  
PLAN: PL BK 305; PG 38  
No. 603 OF 1931  
No. 618 OF 2000  
No. 436 OF 2011  
LCC: 27597-A

CITY OF CAMBRIDGE ENGINEERING RECORDS  
FB 112, PGS 131-132  
A257 KIRKLAND STREET  
STR-12-23 HOLDEN STREET  
STR-12-24 FARRAR STREET  
STR-15-34 HOLDEN STREET

NOTES:  
PARCEL ID: 146A-94  
V. DATUM: NAVD88

CERTIFIED PLOT PLAN

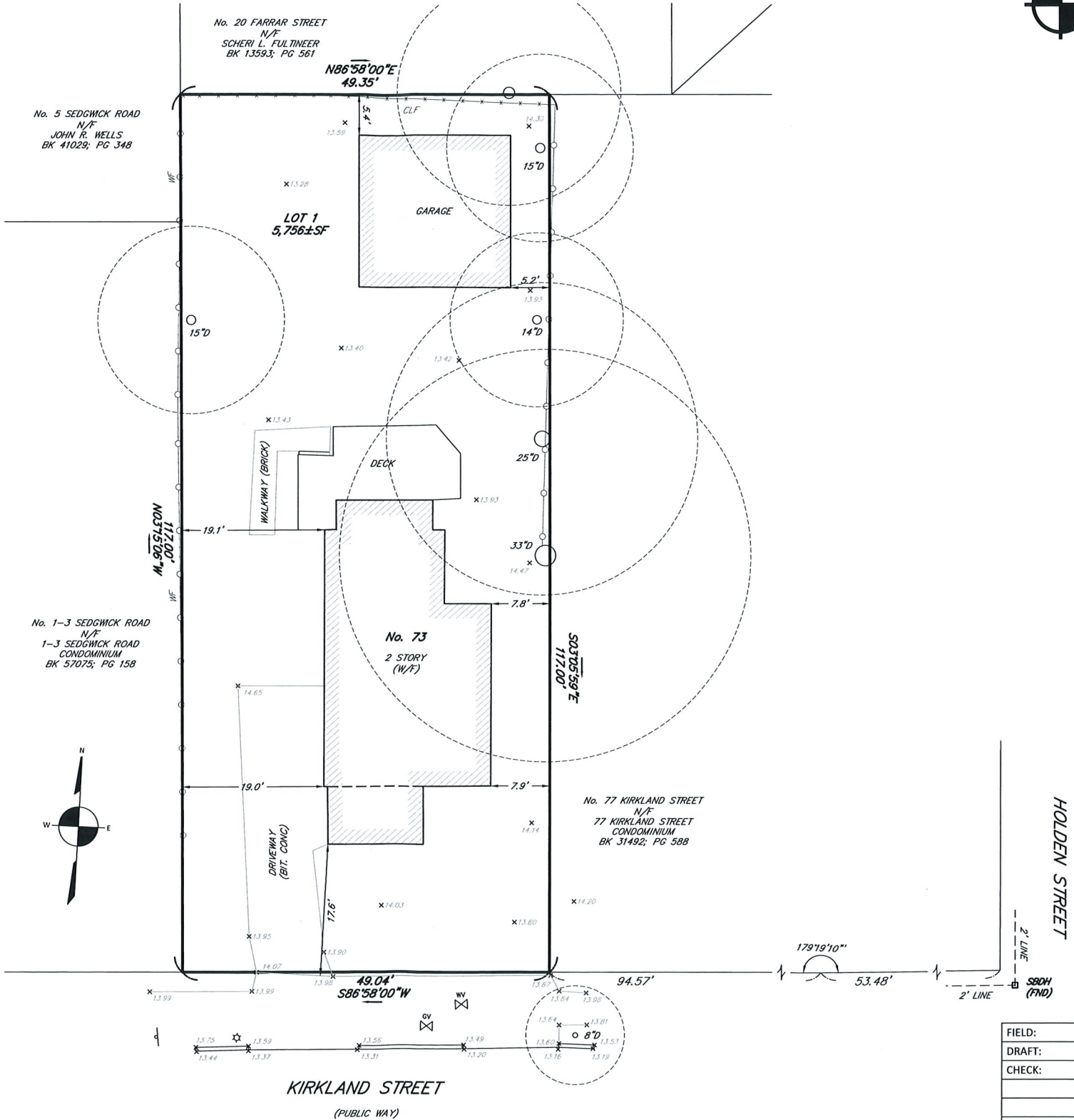
LOCATED AT  
73 KIRKLAND STREET  
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET

I CERTIFY THAT THIS PLAN WAS MADE FROM AN  
INSTRUMENT SURVEY ON THE GROUND ON THE  
DATE OF DECEMBER 9, 2024 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: 25017C0438E  
EFFECTIVE DATE: 6/4/2010

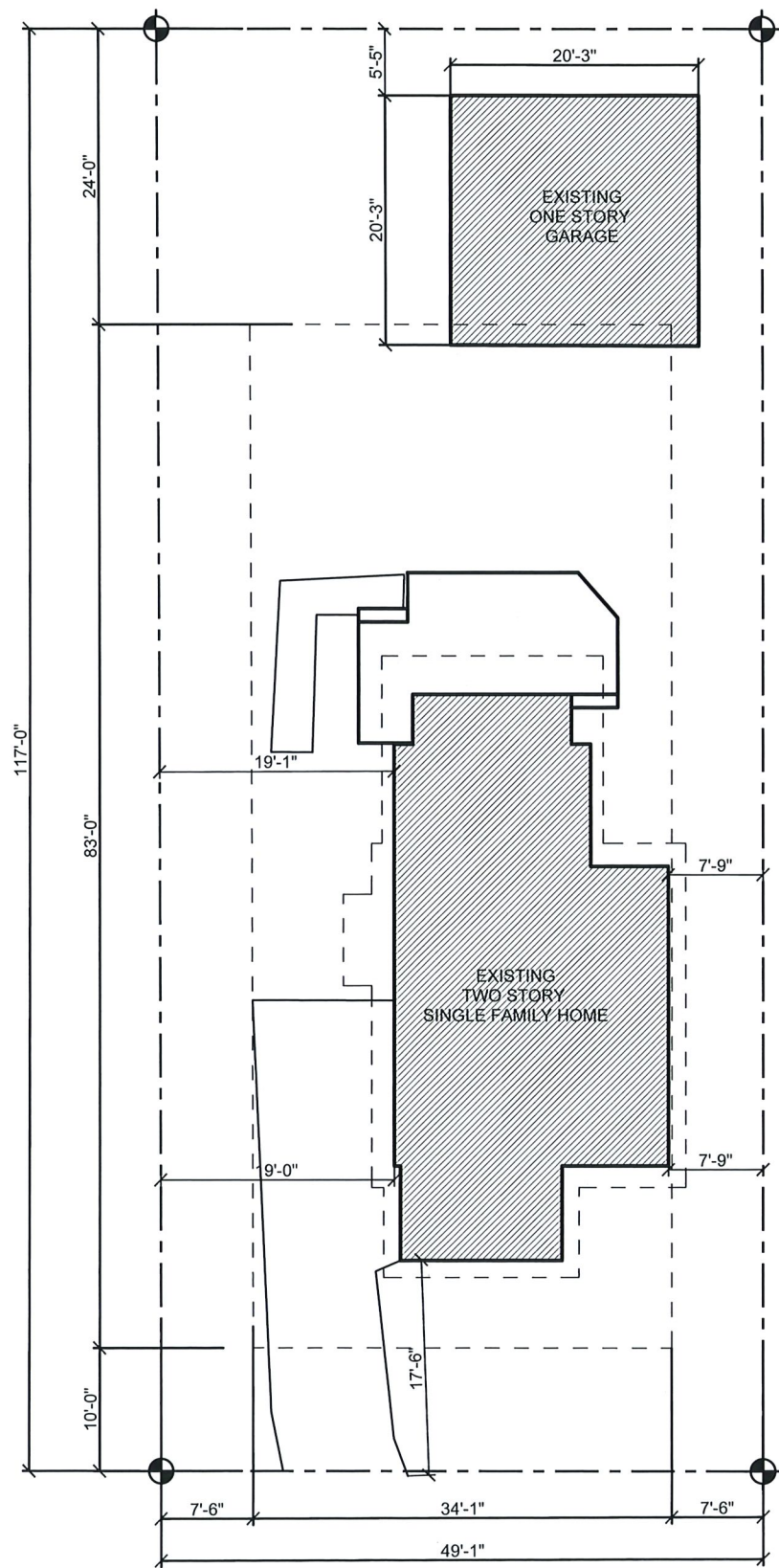
BOSTON  
SURVEY, INC.  
UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313



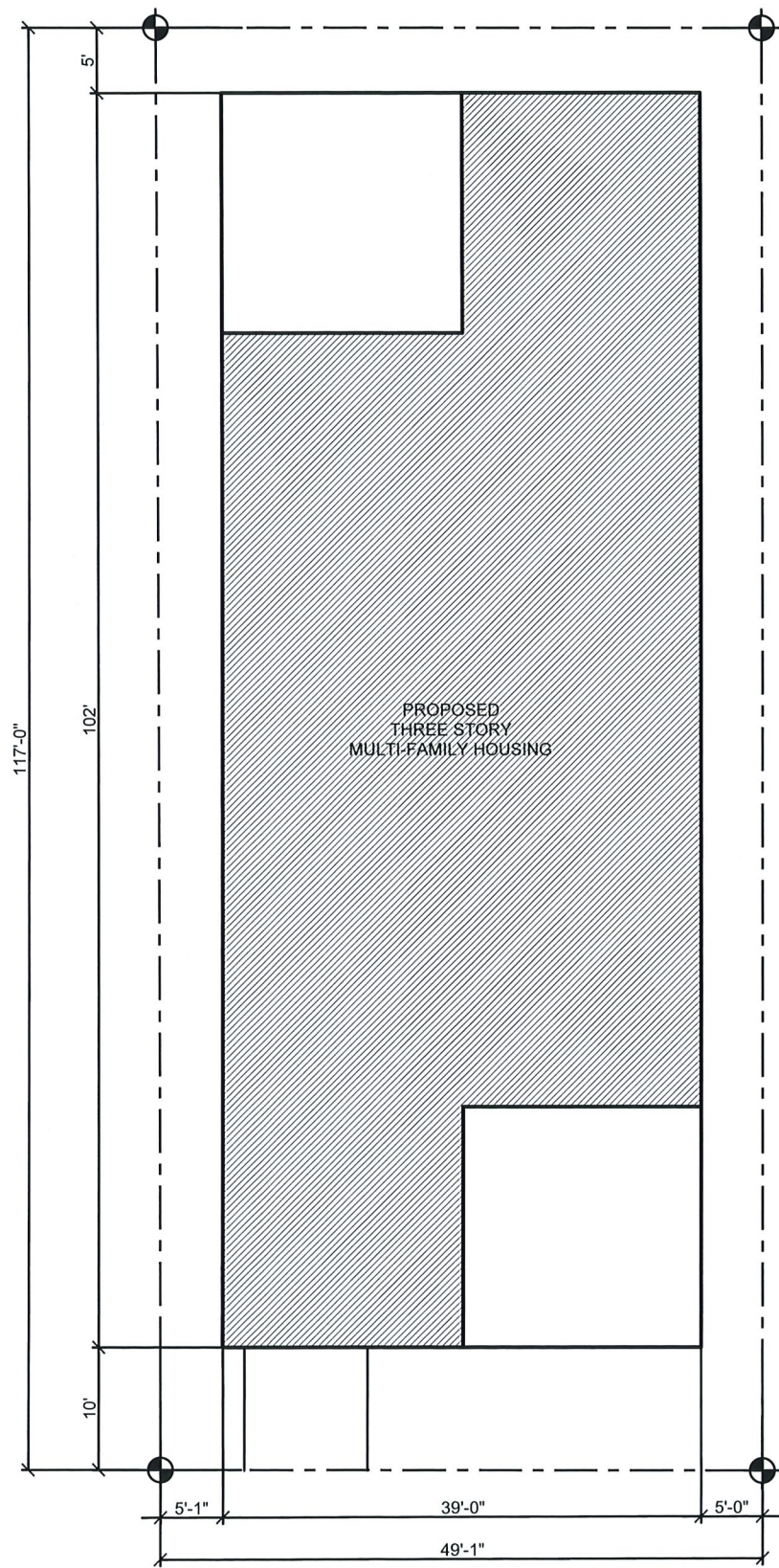
|        |          |
|--------|----------|
| FIELD: | SM       |
| DRAFT: | NPP      |
| CHECK: | GCC      |
| DATE:  | 12/16/24 |
| JOB #  | 24-00848 |



3. SITE PLAN



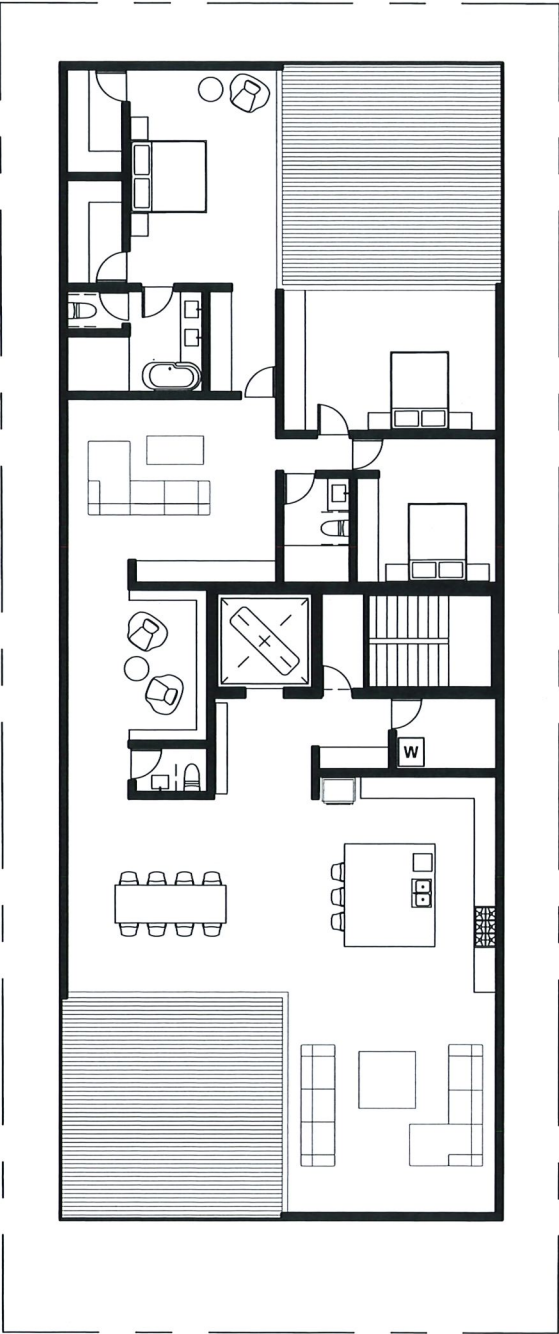
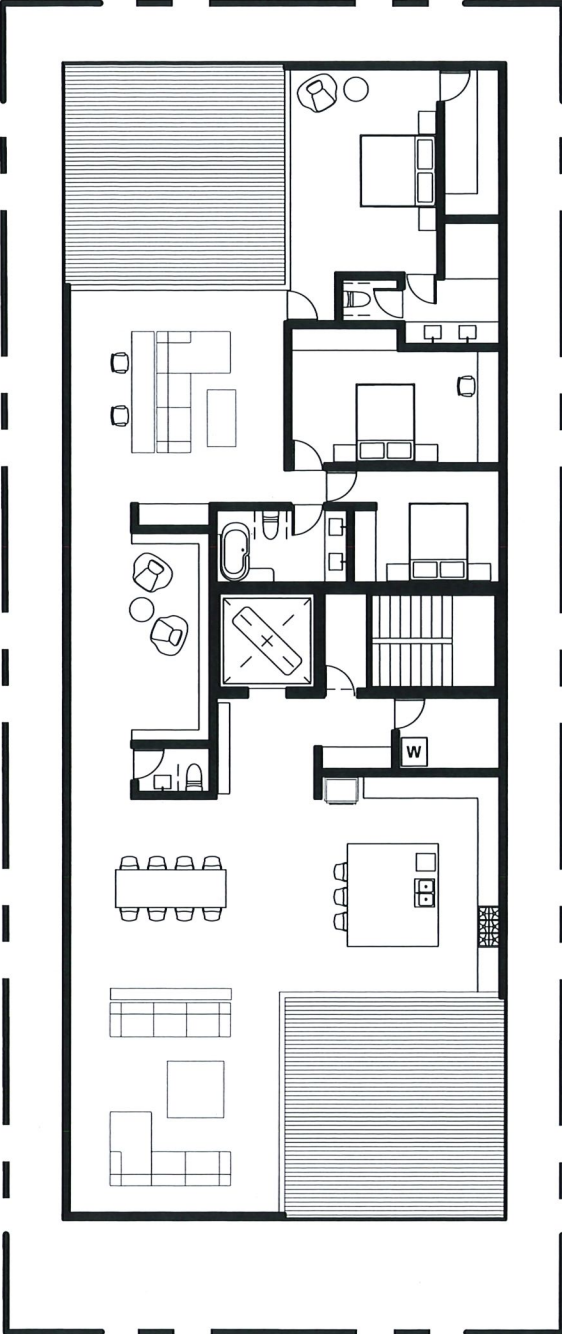
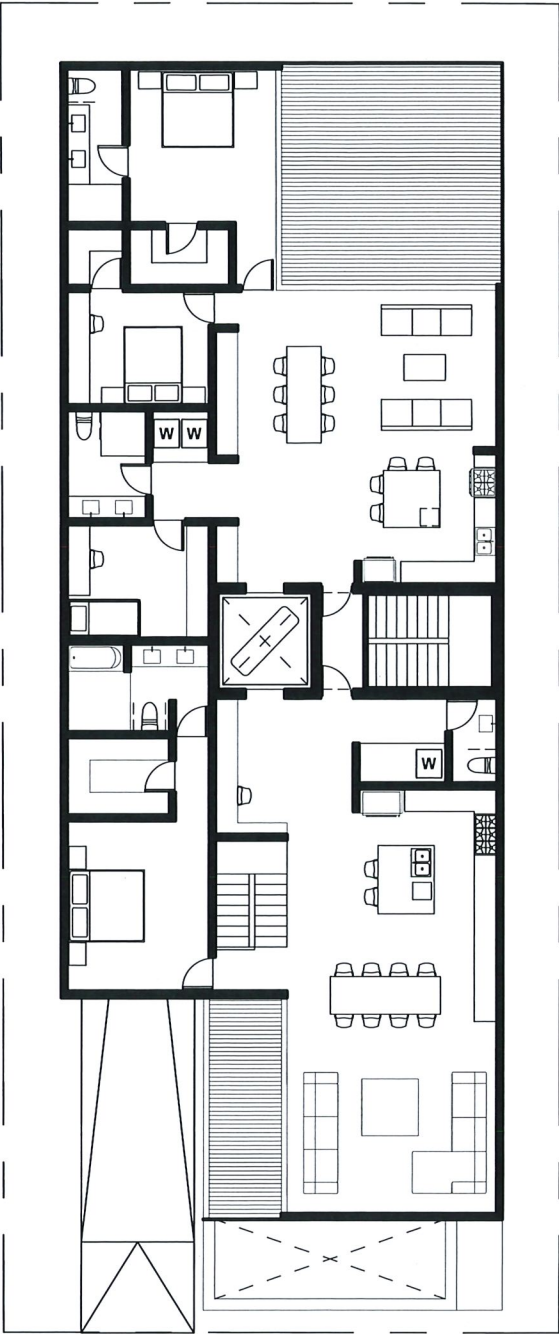
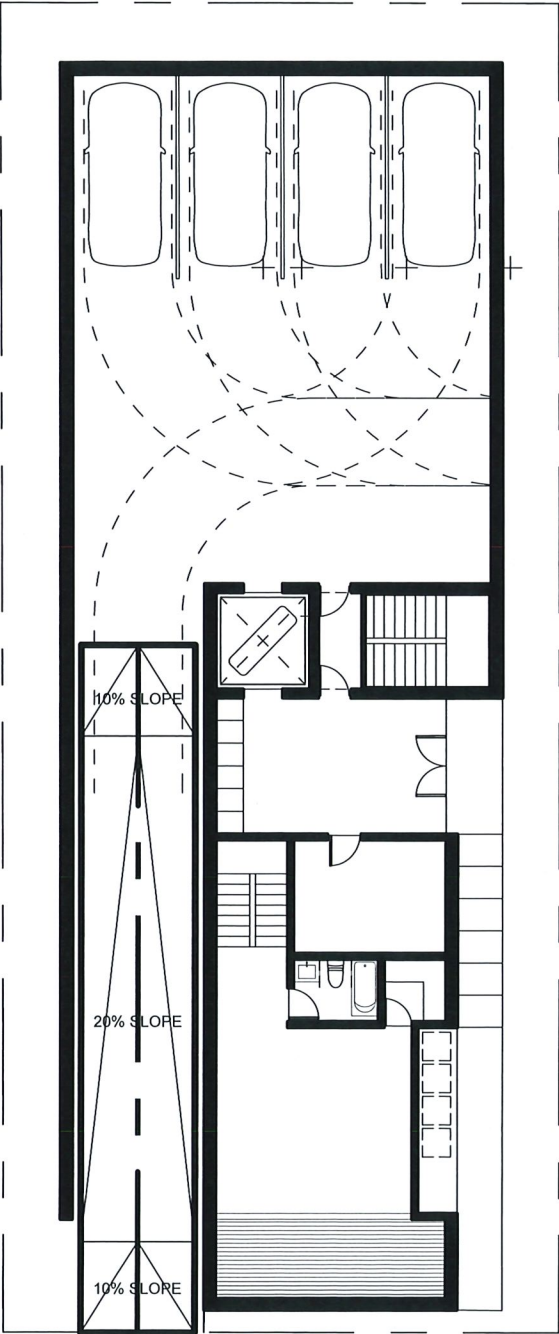
SITE PLAN - EXISTING



SITE PLAN - PROPOSED



4. PLANS





5. SCHEMATIC ELEVATIONS

EXISTING CONDITIONS - Site with context



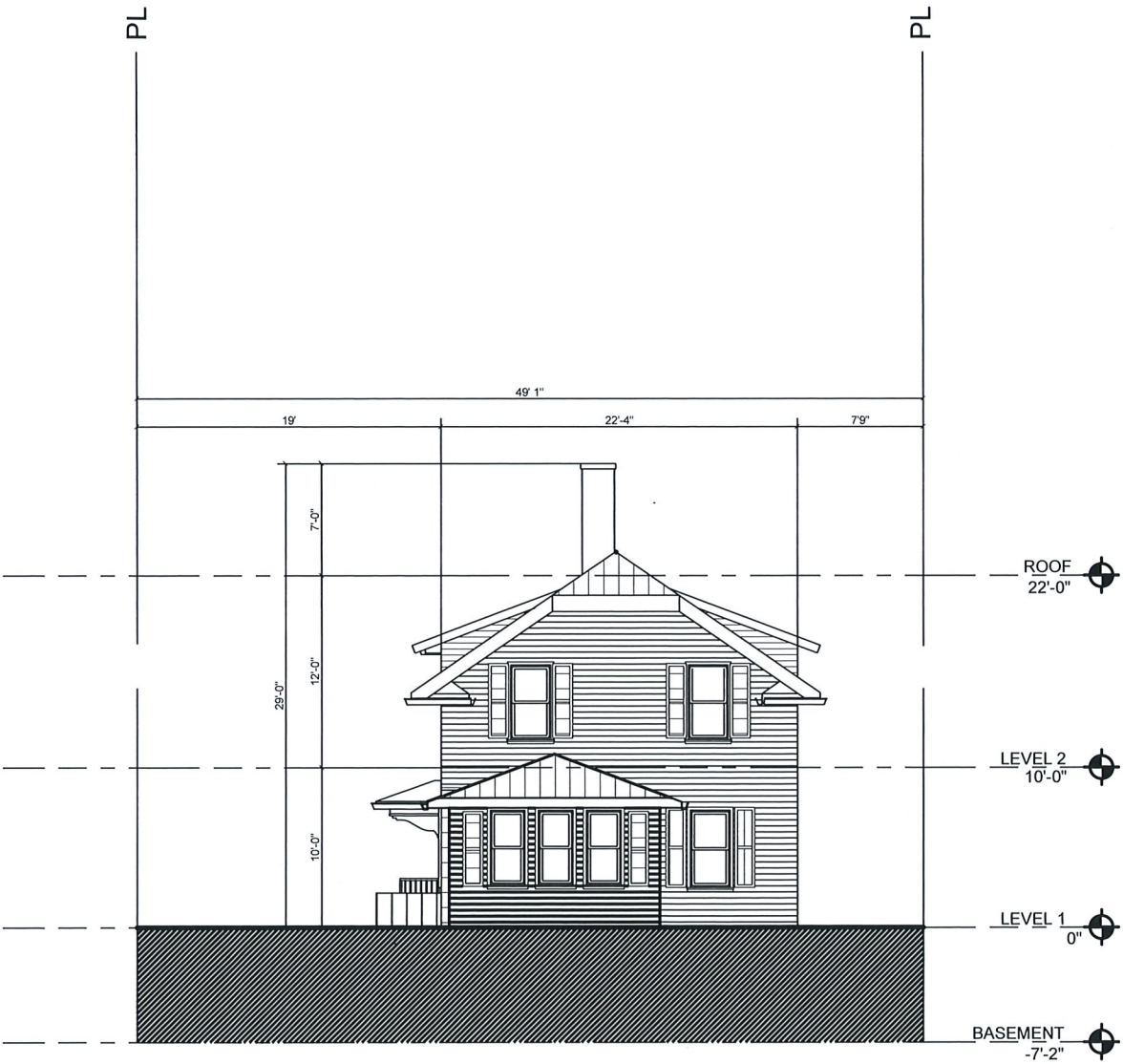
\* This image is a composite collage. A combination of available images from Google Earth have been overlaid to approximate a street elevation as closely as possible. All dimensions should be verified in field.



5. SCHEMATIC ELEVATIONS - VERSION 1

EXISTING PROJECT - MATERIALS

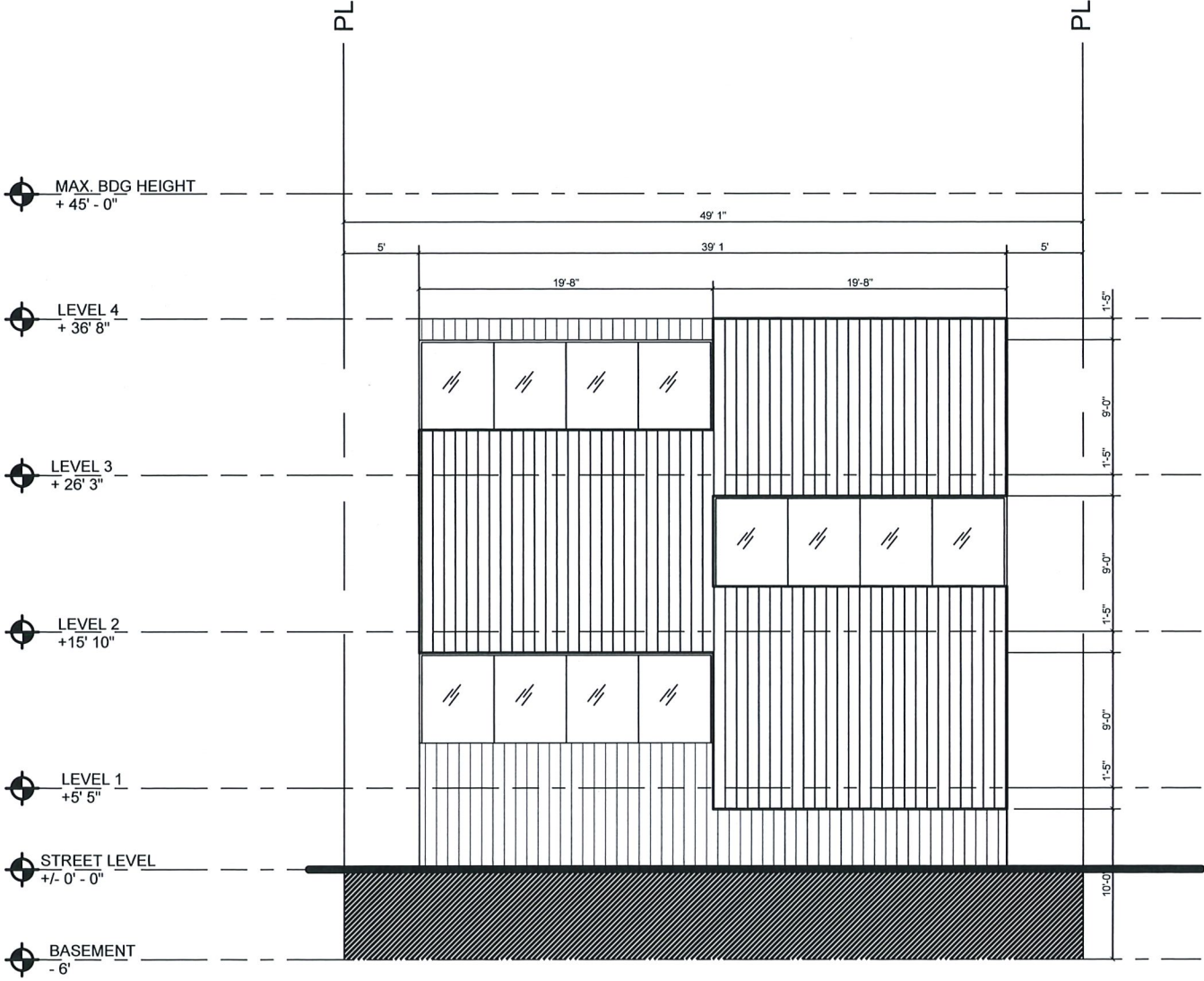
- Exterior Cladding: Frame - Clapboard
- Roof: Aspahlt Shingle



FRONT ELEVATION - EXISTING

PROPOSED PROJECT - MATERIALS

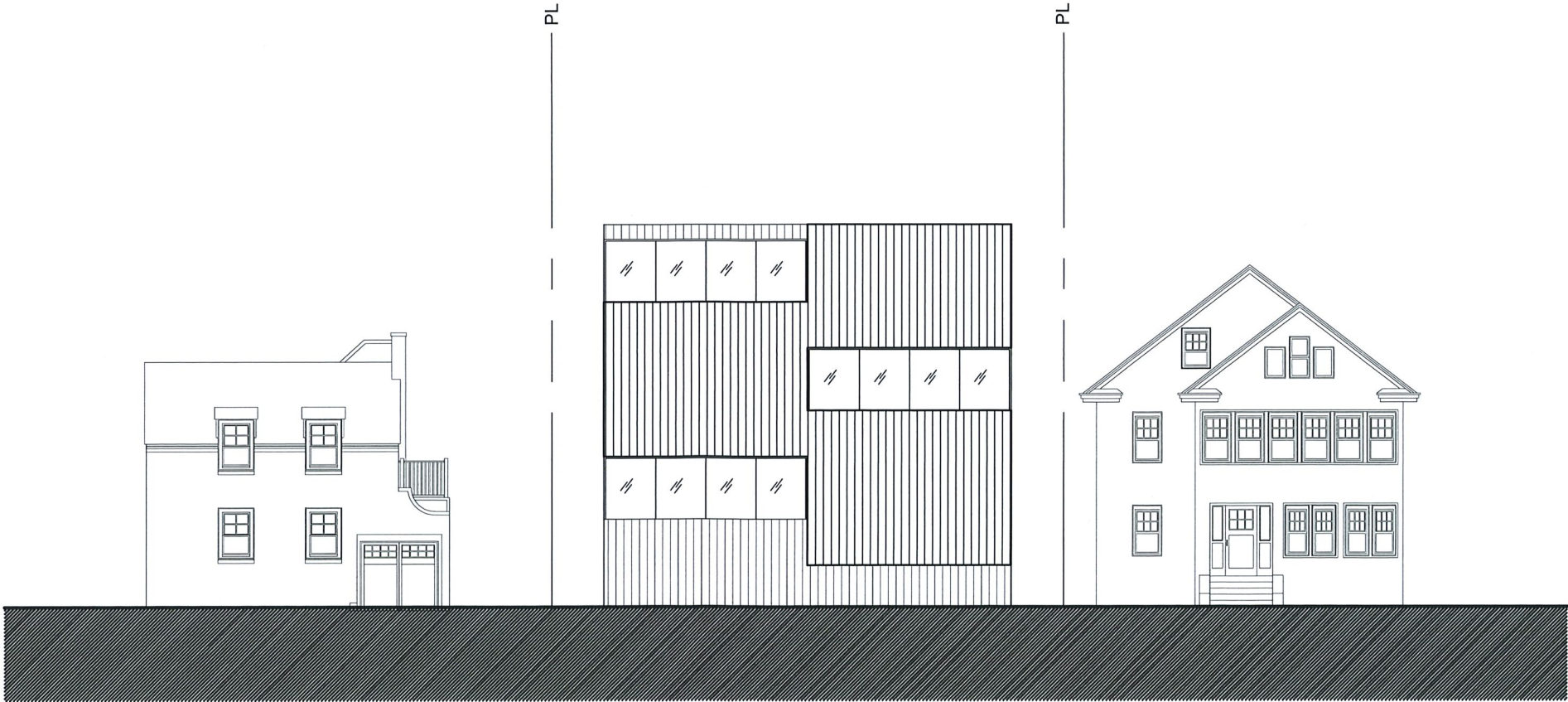
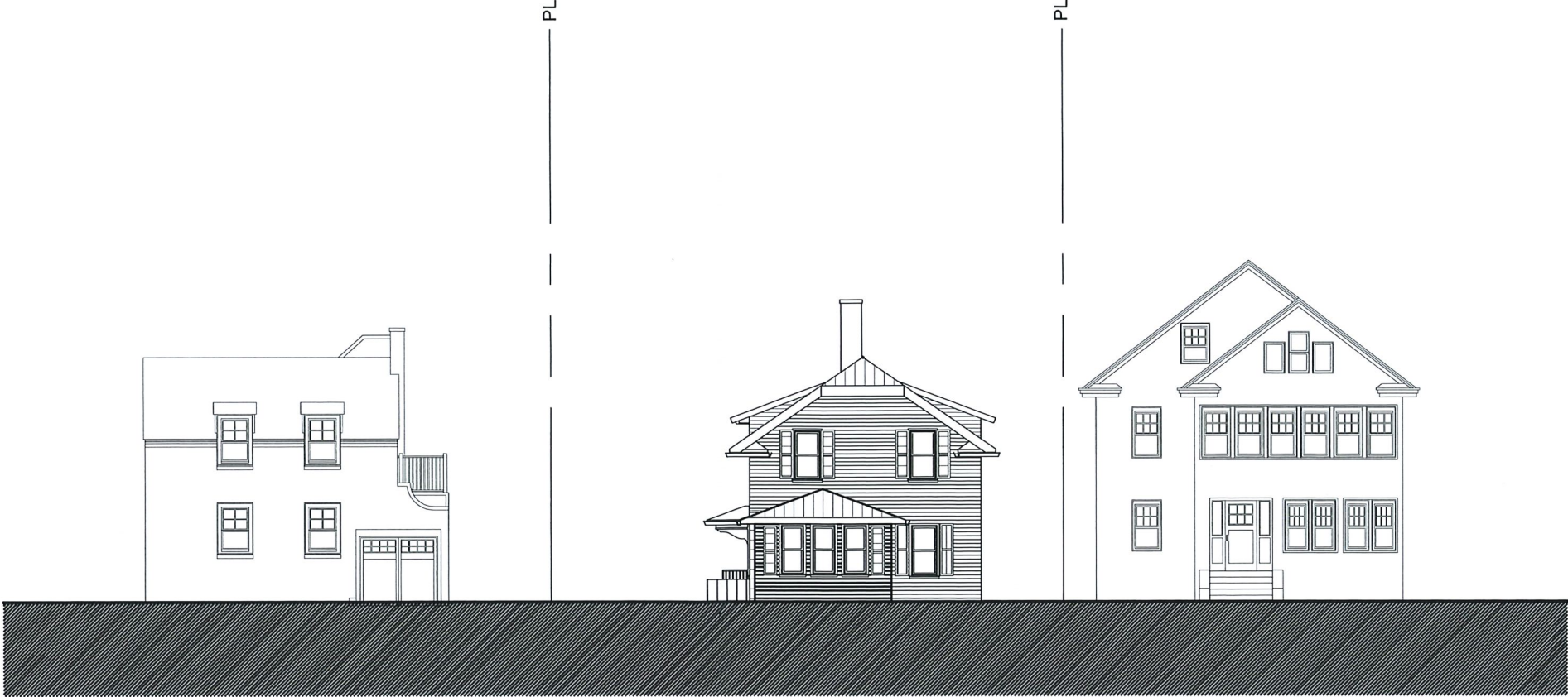
- Exterior Cladding: Borel Tru-Exterior Fly Ash Siding
- Roof: Roof Tiles, Decking, Green Roof



FRONT ELEVATION - PROPOSED



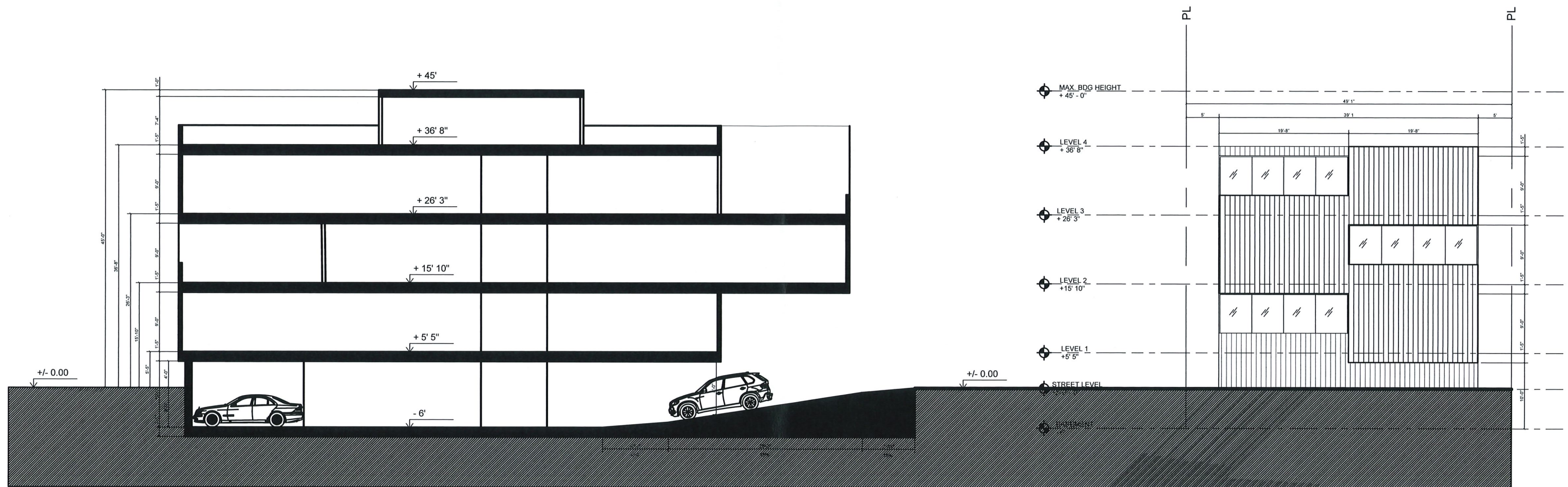
5. SCHEMATIC ELEVATIONS - VERSION 1



\* The elevations of the neighboring buildings were produced by tracing the facades in the photographic collage on page 7 resulting in an approximate elevation. All dimensions should be verified in field.



## SECTION A-A









6. SCHEMATIC VIEWS - From West



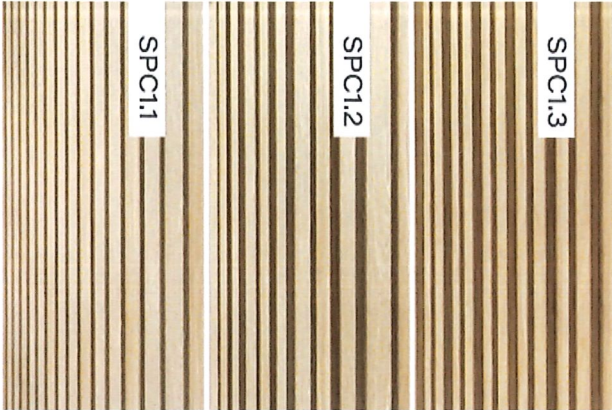


6. SCHEMATIC VIEWS - From East

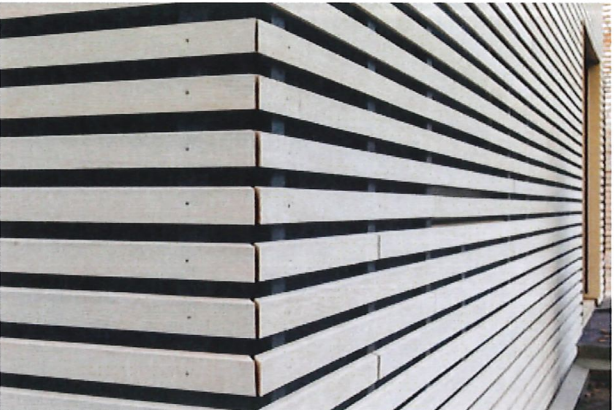




7. MATERIALS AND REFERENCES



Siding  
MAC Fluted Panels



Balcony Green Wall



Green Roof

