

DRAFT

17 Story Street

17 Story Street, Cambridge, MA

Cambridge Historical Commission

Historic Review Application for Certificate of Appropriateness
Supplementary Materials

Prepared by

Owner : 17 Story Street, LLC.

Architect : CambridgeSeven / Atelier Liu Yuyang Architects

October 9, 2025

17 Story Street

17 Story Street, Cambridge, MA

Proposed Architectural Materials

Proposed Materials - 17 Story Street

Exterior

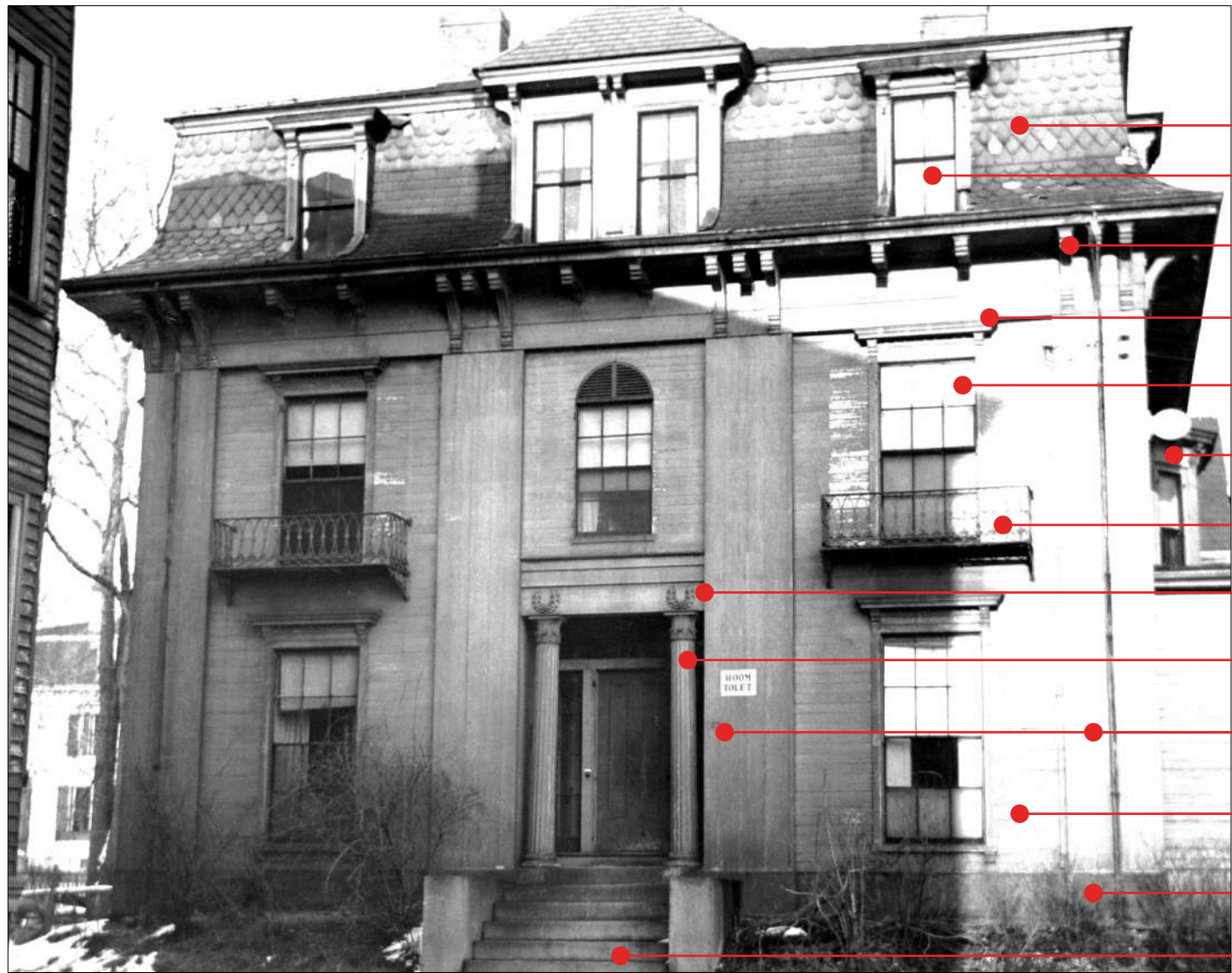
- Rainscreen cladding system; Terracotta, Fiber Cement Panel
- Aluminium window system
- Roof shingles to match existing
- Painted wood pilaster and trim
- Painted wood flushboard and clapboard siding



- Wood window replacements
- Restored columns
- Restored granite foundation
- Restored granite stair

Architectural Materials - Harriet Jacobs House

Exterior Cladding



17 Story Street photo ca. 1950

- Slate mansard roof (1870)
- 2-over-2 double hung windows (1870)
- Wood brackets (1870)
- Window header and surround trim
- 6-over-6 double hung windows
- Bay windows
- Cast iron balconies
- Ornamental wreath wood relief
- Fluted columns with Corinthian capitals
- Broad pilasters
- Flush broad boards
- Smooth finish granite foundation
- Fine granite stair

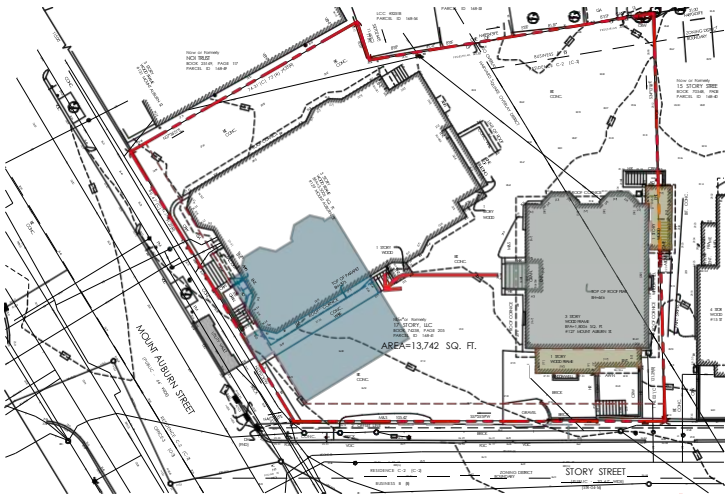
“While 127 Mt. Auburn Street [17 Story Street] has been altered several times, it retains architectural significance both as an example of the Regency Style and for the alterations that were made to enhance its economic utility in post-Civil War Cambridge. Any further alterations should respect significant features of the structure. Ideally, the missing columns at the entrance would be replaced and the exterior finishes and materials, including the massive granite blocks of the foundation, restored.”

Cambridge Historical Commission
December 28, 2023

Existing Building - Harriet Jacobs House

127 Mt Auburn / 17 Story St.- Front, Side

- Relocate 127 Mt Auburn / 17 Story St close to Mt Auburn St and lower 1'-0"
- Replace clapboards and trim as needed
- Replace windows with 2-over-2 and 6-over-6 double hung
- Restore missing fluted columns on front entrance
- Restore and repair wrought iron balcony
- Restore and repair granite blocks stair and foundation
- Demolish north and east ell



127 Mt Auburn / 17 Story St.



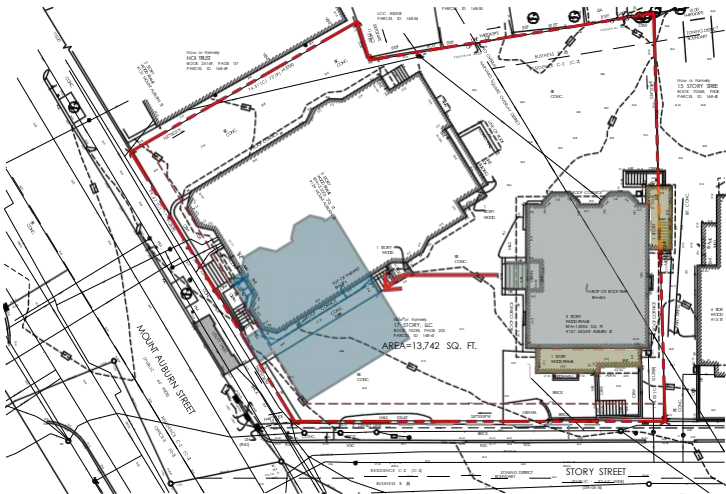
South Elevation

- Replace windows with 2-over-2 double hung
- Replace clapboards and trim as needed
- Replace windows with 6-over-6 double hung
- Repair and restore wrought iron balcony
- Remove ell
- Restore fluted columns



Existing Building - Harriet Jacobs House

127 Mt Auburn / 17 Story St. - Rear & Sides



127 Mt Auburn /
17 Story St.



Replace windows with 2-over-2 double hung

Replace windows with 6-over-6 double hung

Remove portion of wall for new building connection

Replace clapboards and trim as needed

Remove ell with stair

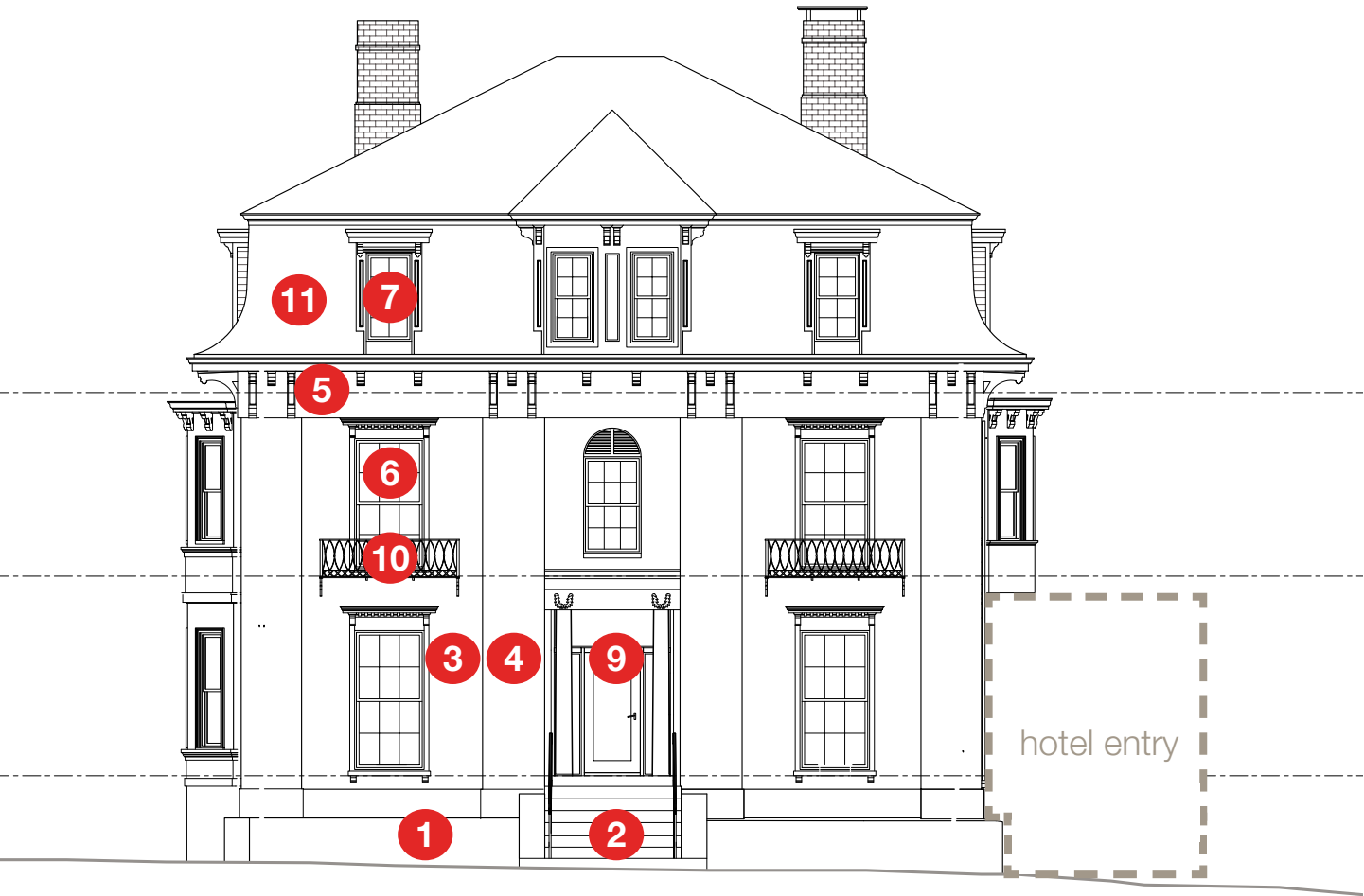


South Elevation - circa 1950

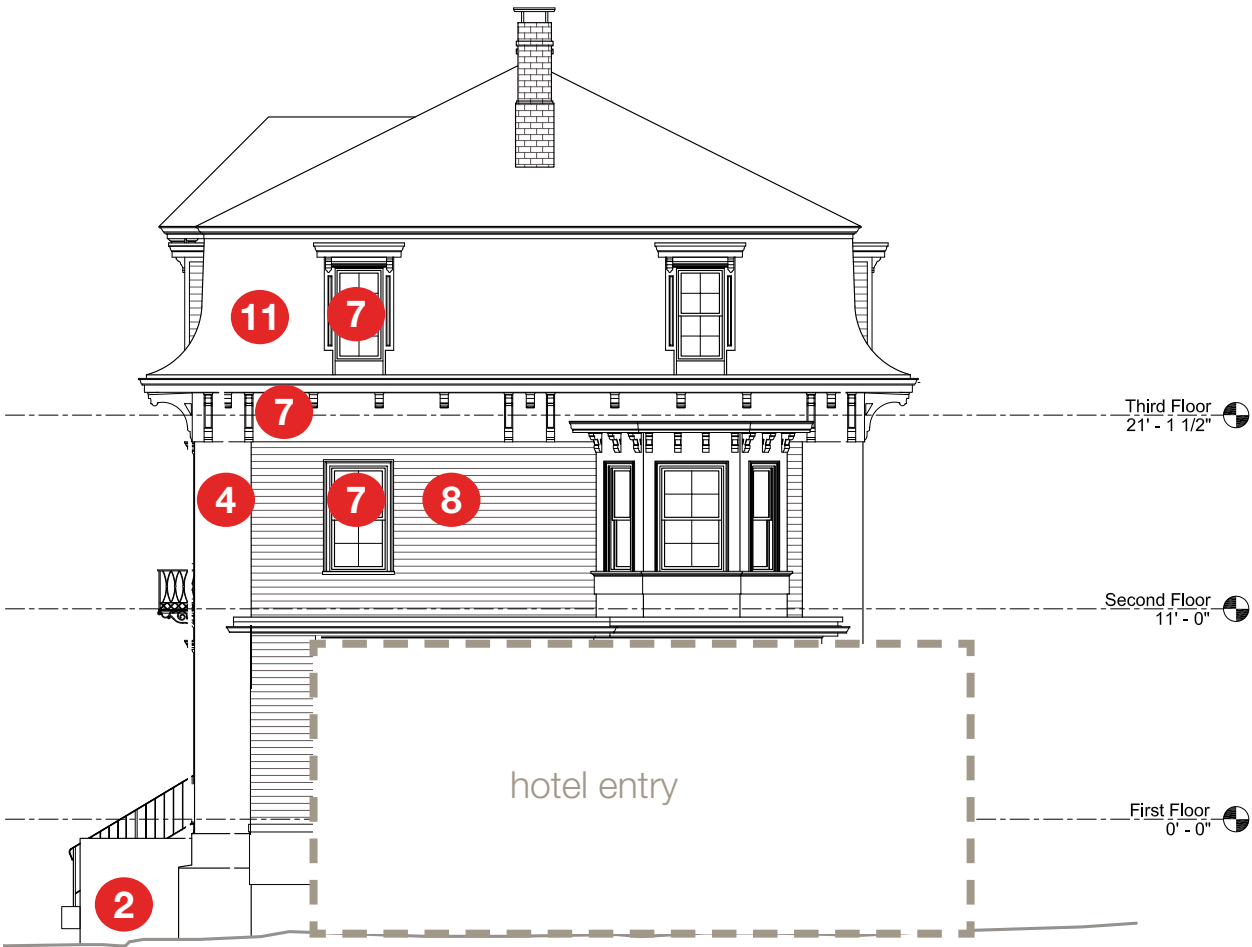
South Elevation - current 2025

Architectural Materials - Harriet Jacobs House

Exterior Cladding



West Elevation



South Elevation



1 Smooth finish granite foundation



3 Flush broad board



5 Wood ornamental molding



6 6-over-6 double hung windows



7 4-over-4 double hung windows



10 Cast iron balcony

Standard

Pointed

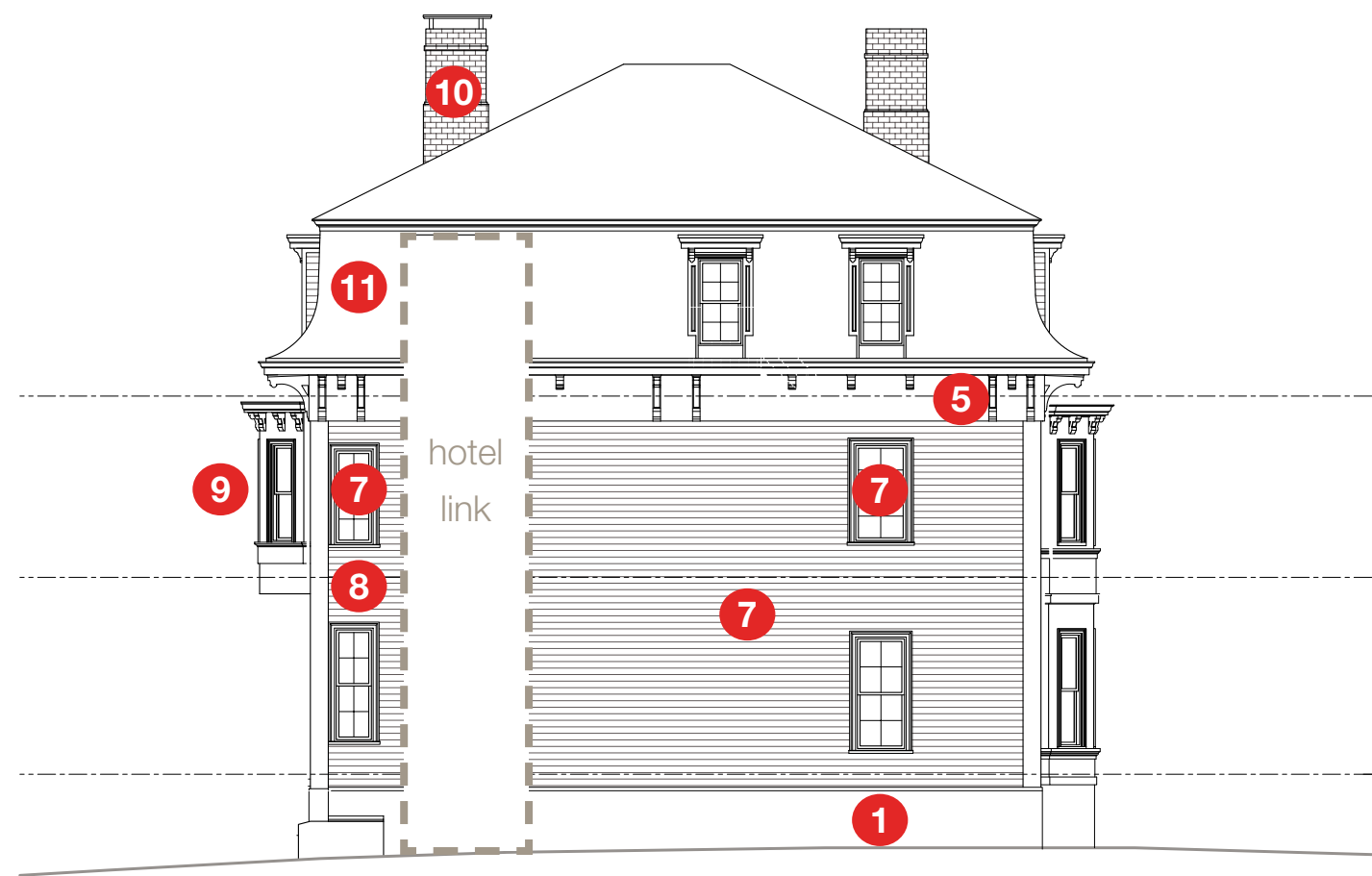
Round



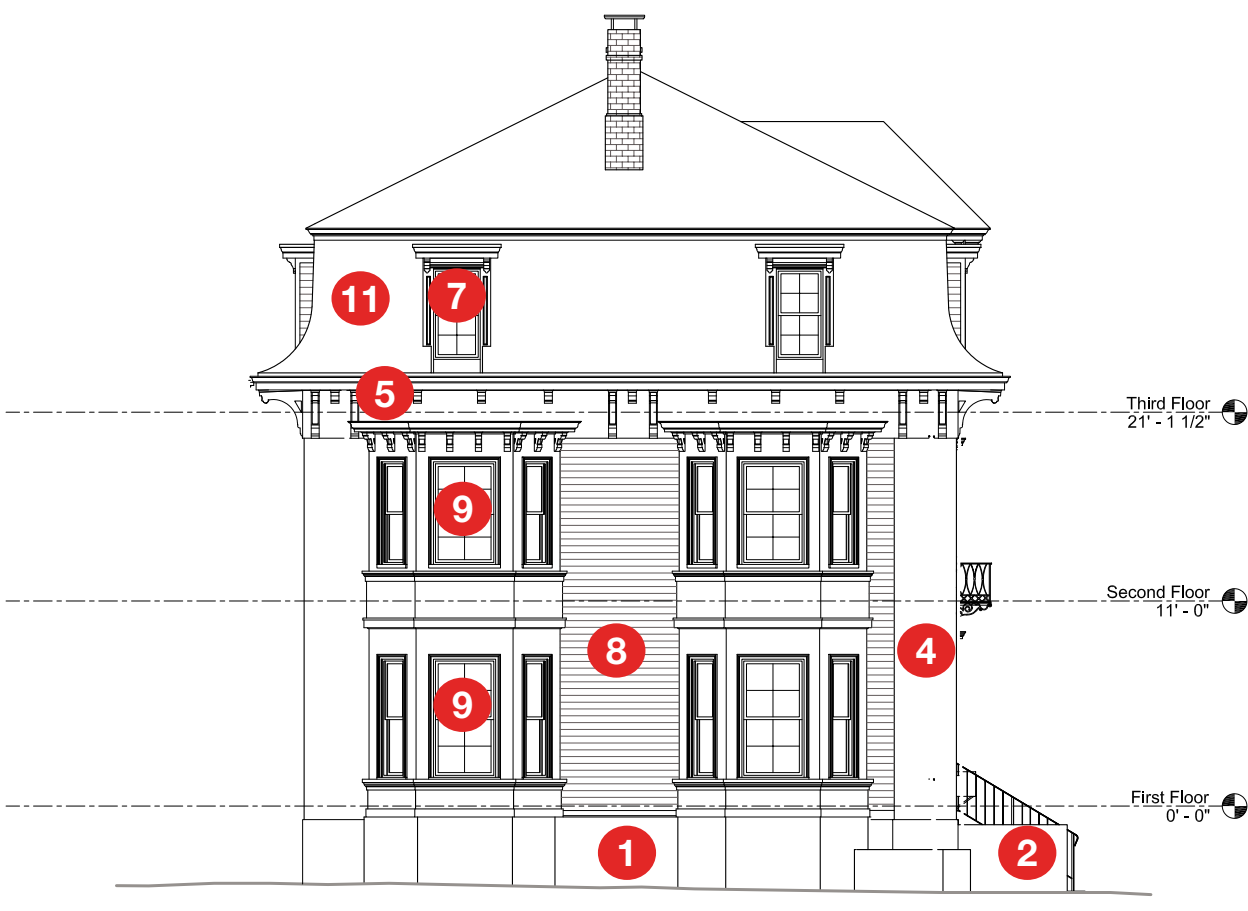
11 Slate mansard roof

Architectural Materials

Exterior Cladding



East Elevation



North Elevation



1 Smooth finish granite foundation



3 Flush broad board



5 Wood ornamental molding



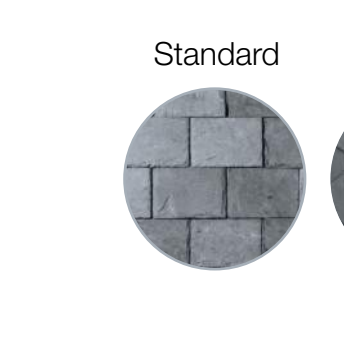
6 6-over-6 double hung windows



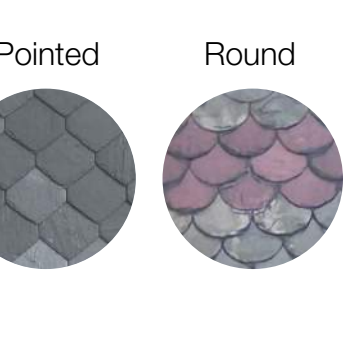
7 4-over-4 double hung windows



9 Bay window



10 Brick chimney



11 Slate mansard roof

Standard

Pointed

Round

Portico with Fluted Columns



17 Story Street portico with fluted columns, photo ca. 1935

GFRc fluted column with Temple of Winds Corinthian capital

Flush Broad Board and Pilaster Cladding



Treadwell-Sparks House in Cambridge



17 Story Street

Granite Stair and Foundation



17 Story Street granite entry stair



17 Story Street granite step

Slate Mansard Roof



17 Story Street photo ca. 1950

Slate Shingle Shapes



Round



Pointed



Standard



24 Linnean Street in Cambridge



Multi-color slate in Cambridge

Cast iron Balcony



17 Story Street balcony

Wood Ornamental Molding



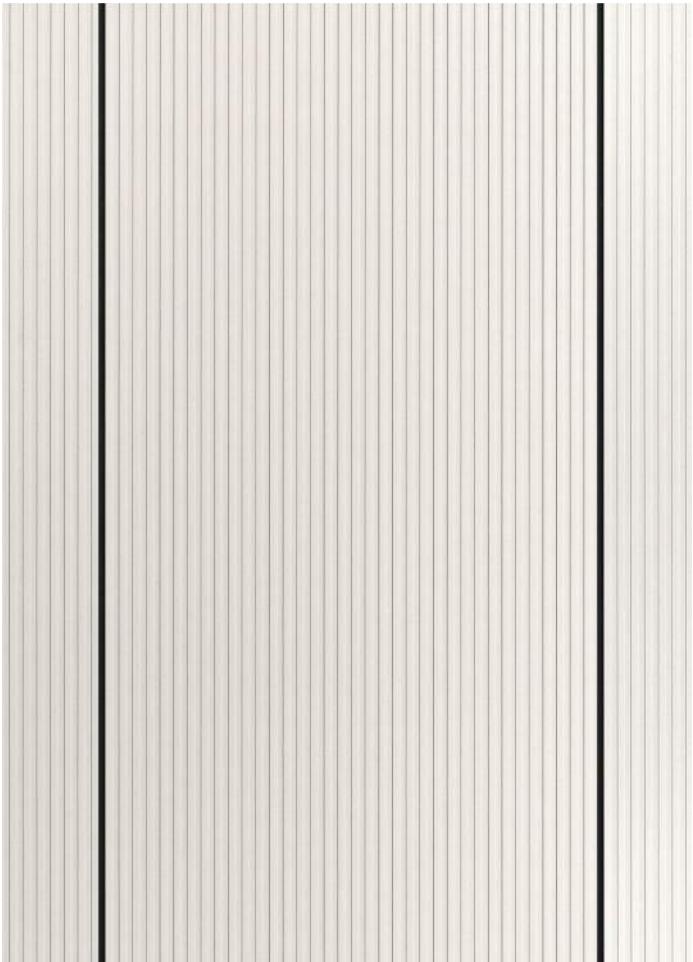
17 Story Street

Architectural Materials - Hotel + Residences

Exterior Cladding



West Elevation



Rainscreen facade with high-density fiber cement panels
Product: Equitone Linea



1 Granite clad ramp, stair and terrace



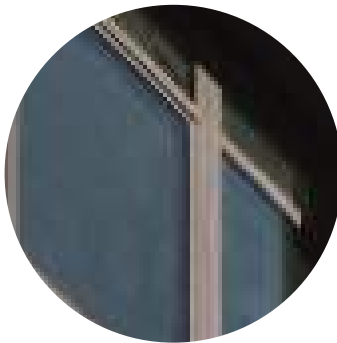
2 Rainscreen facade with high-density fiber cement panels

Product:
Equitone Linea



3 Window recess with high-density fiber cement panels

Product:
Equitone Tectiva



4 Aluminum frame windows



Shadow Effect
Product: Equitone Linea

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17 Story Street, Cambridge, MA

Proposed Design Modifications

OPTION 1



- North facade balcony from 2nd to 6th floors;
- Lower corner chamfered from 1st and 2nd floors;
- Upper corner turned & recessed at 7th and 8th floor.

OPTION 2



- North facade balcony from 3rd to 6th floors;
- Lower corner chamfered from 1st and 2nd floors;
- Upper corner turned & recessed at 7th and 8th floor.

OPTION 3



- North facade balcony from 4th to 6th floors;
- Lower corner chamfered from 1st, 2nd and 3rd floors;
- Upper corner turned & recessed at 7th and 8th floor.

OPTION 1



- North facade balcony from 2nd to 6th floors;
- Lower corner chamfered from 1st and 2nd floors;
- Upper corner turned & recessed at 7th and 8th floor.

OPTION 2



- North facade balcony from 3rd to 6th floors;
- Lower corner chamfered from 1st and 2nd floors;
- Upper corner turned & recessed at 7th and 8th floor.

OPTION 3

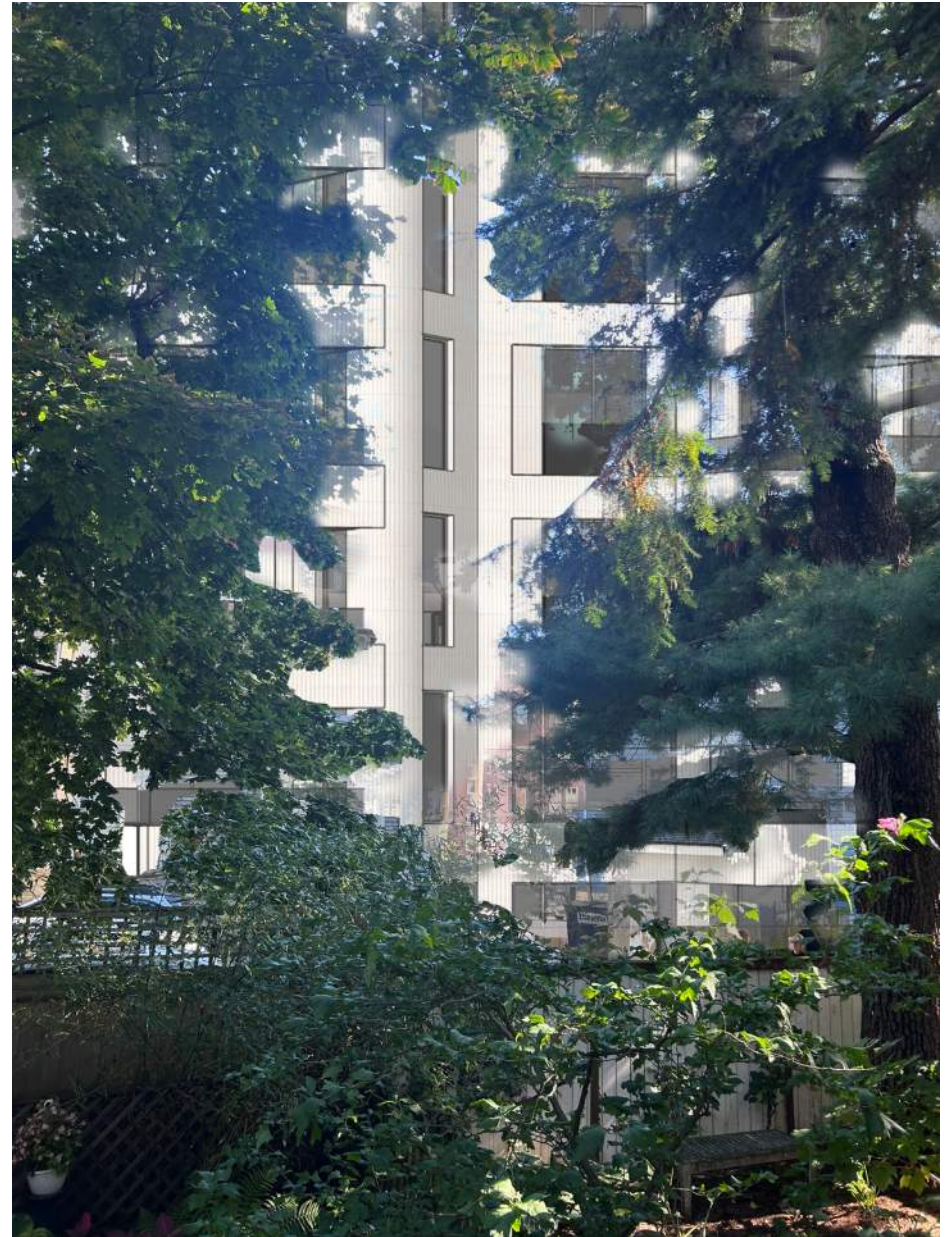


- North facade balcony from 4th to 6th floors;
- Lower corner chamfered from 1st, 2nd and 3rd floors;
- Upper corner turned & recessed at 7th and 8th floor.

Site



V1



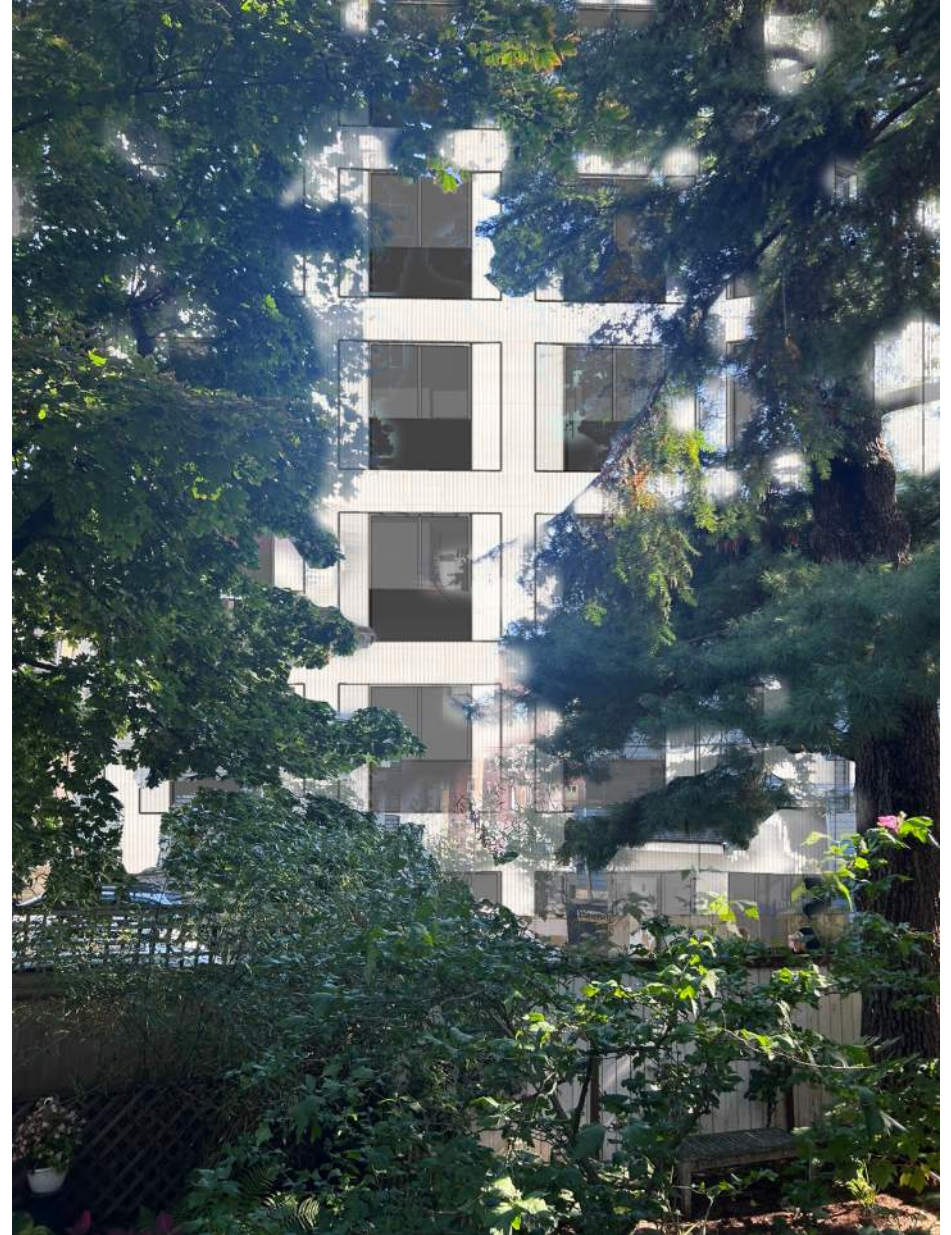
V1.2

1-3F Chamfer + 2-3F Remove Balcony +
2-3F Remove Bay Window

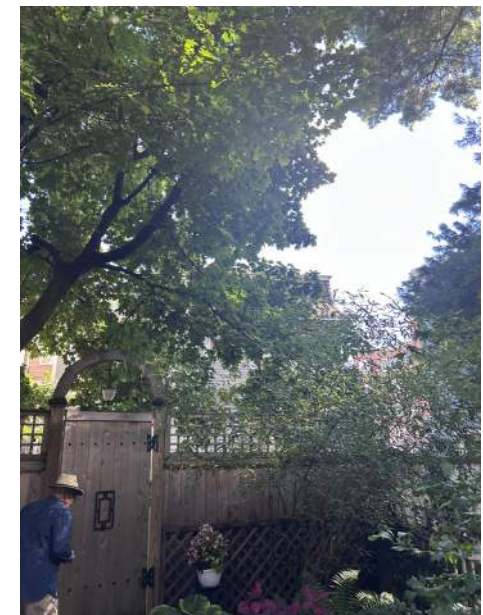


V1.4/1.5

1-6F Chamfer + 2-6F Remove Balcony + 2-6F
Remove Bay Window



Neighborhood Views



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Other issues:

Lighting:

- 1 - There is no proposed exterior lighting that will project outward from the building. The project will fully comply with the City of Cambridge's Outdoor Lighting Ordinance
- 2- Interior Lighting will be residential and commensurate with neighboring buildings

Sound:

- 1 - The project is planned for Passive House specification that results in a higher STC (Sound Transmission Coefficient) and will comply with the City of Cambridge's Noise Control Ordinance

Landscaping:

- 1 - The project's Landscape Architect visited the site on 10-2 and documented tree species and existing conditions. Research with Arborist and design work to be further developed