

29 FOLLEN STREET

CAMBRIDGE, MA 02138

PREPARED FOR
CAMBRIDGE BOARD OF ZONING APPEAL

PREPARED BY
KELLY BOUCHER ARCHITECTURE
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COVER SHEET

FOLLEN ST OCHD SUBMISSION SET

29 FOLLEN ST, CAMBRIDGE MA

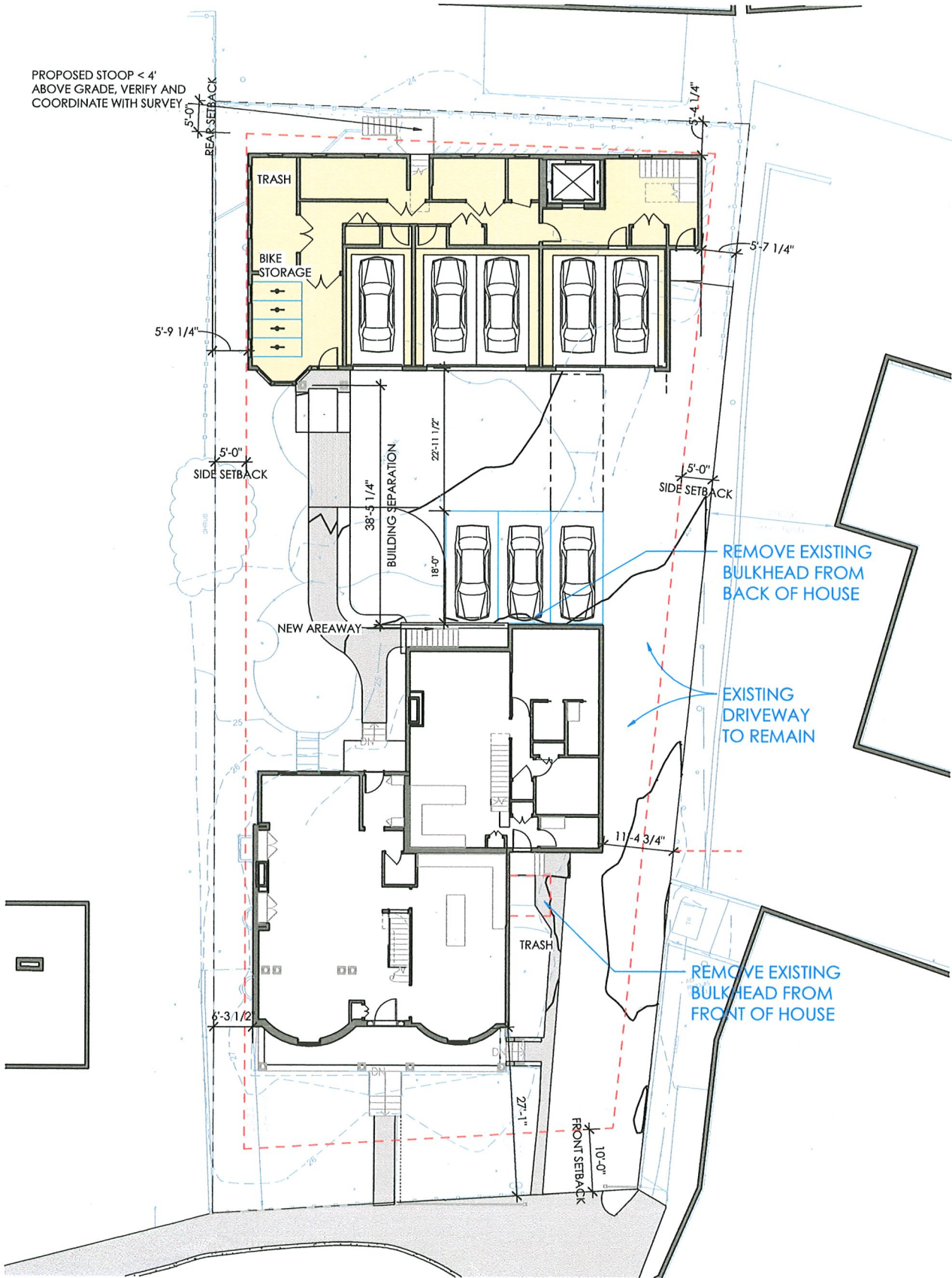


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Date
10.31.25

Drawing no.
A000

LOCATION		29 FOLLEN STREET, CAMBRIDGE MA		
UPDATED CZO DATE: 10.3.25	EXISTING	REQUESTED - EXISTING BLDG	REQUESTED NEW BLDG	CZO REQ
ZONE	RES C-1			
LOT AREA	13535.1	UNCHANGED		5000
FAR	0.36	0.37	0.62	N/A
GFA	4937	5073	8344	N/A
LOT AREA PER DU				N/A
NO OF UNITS	2.0	2.0	3.0	N/A
SIZE OF LOT				
	W	65+/-	UNCHANGED	50
	D	182' +/-	UNCHANGED	
SETBACKS				
	FRONT	20.0'	UNCHANGED	127.4'
	REAR	81.6'	UNCHANGED	5.3'
	LEFT SIDE	6.2'	UNCHANGED	5.3'
	RIGHT SIDE	11.3'	UNCHANGED	5.6'
SIZE OF BLDG				
	HEIGHT	32'	UNCHANGED	44.5'
	LENGTH	68'	UNCHANGED	39'
	WIDTH	57'	UNCHANGED	74'
RATIO OF OPEN SPACE PERCENTAGE OF LOT AREA				30% total 15% Private
TOTAL OPEN SPACE	52.6%		44.3%	4060.5
TOTAL PRIVATE OPEN SPACE	44.5%		34.2%	2030.3
PARKING SPACES	2	3	5	0
LOADING AREA	N/A	N/A	N/A	0
DISTANCE TO NEAREST BLDG	N/A	N/A	N/A	10 or H+H/6



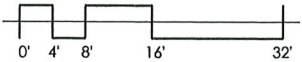
ZONING SUMMARY

FOLLEN ST OCHD SUBMISSION SET

ZONING REVIEW SITE PLAN

3/32" = 1'-0"

29 FOLLEN ST, CAMBRIDGE MA





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EXISTING PHOTOS
FOLLEN ST OCHD SUBMISSION SET

29 FOLLEN ST, CAMBRIDGE MA

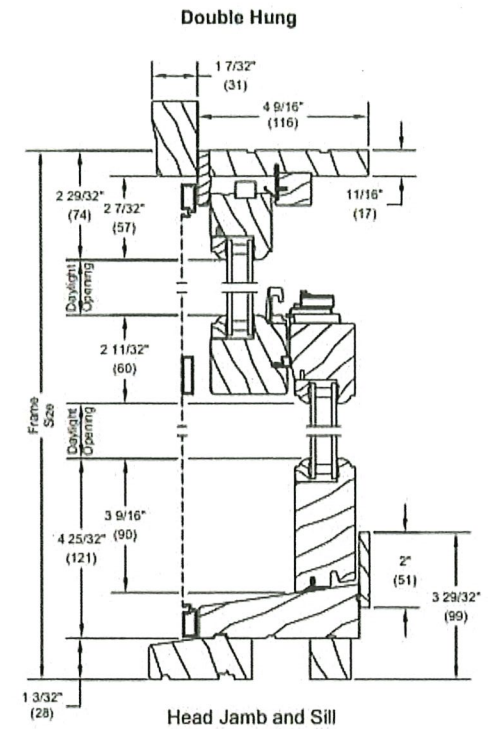


PROPOSED REPLACEMENT WINDOWS (SELECT 2ND FLOOR LOCATIONS ONLY)

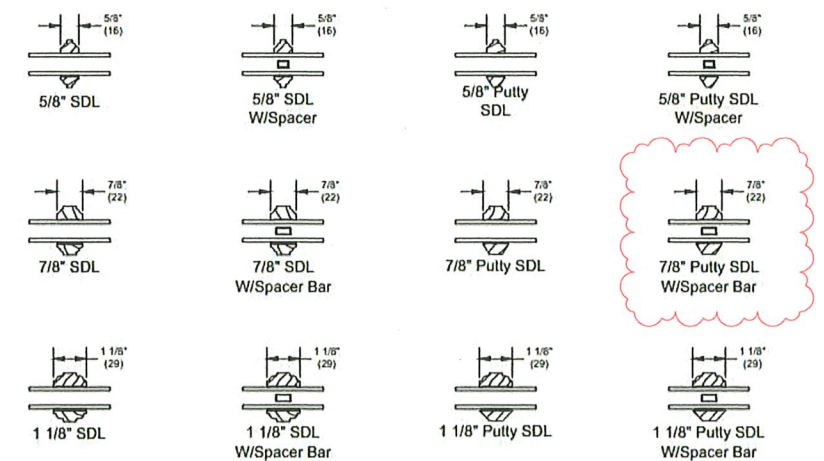
- MARVIN ULTIMATE WOOD WINDOWS, PRIMED WOOD WINDOWS - FIELD PAINTED
- 7/8" PUTTY PROFILE SIMULATED DIVIDED LITES WITH DARK SPACER BAR
- WINDOWS WILL MEET NEW 2023 STRETCH ENERGY CODE REQUIREMENTS
- REUSE EXISTING EXTERIOR TRIM IF POSSIBLE. IF NEW IS REQUIRED, EXTERIOR TRIM TO BE FIELD APPLIED CUSTOM TO MATCH EXISTING
- HALF SCREENS
- SHUTTERS TO BE REMOVED, RESTORED AND REINSTALLED. NEW SHUTTER TIEBACKS.

ORIGINAL WINDOW UNITS

- FULL RESTORATION OF UNITS, SASHES TO BE REMOVED, STRIPPED, GLASS RESET WITH NEW PUTTY. REPLACE EXISTING WEIGHT ROPES WITH CHAINS. REINSTALL UNITS IN ORIGINAL LOCATIONS.
- SHUTTERS TO BE REMOVED, RESTORED AND REINSTALLED. NEW SHUTTER TIEBACKS.



TYPICAL MARVIN WOOD WINDOW SECTION



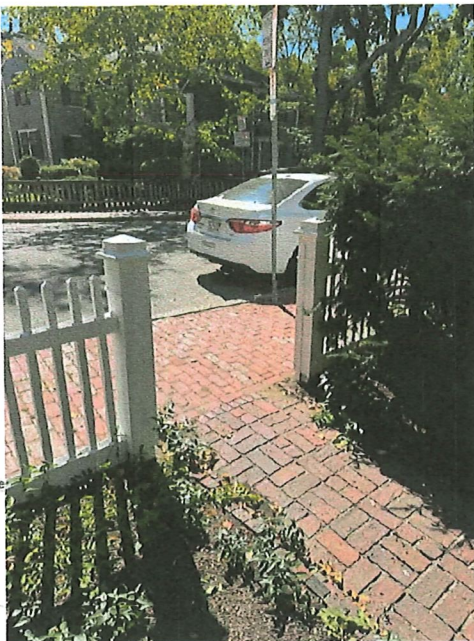
MARVIN WOOD SIMULATED DIVIDED LITE OPTIONS
PROPOSED 7/8" PUTTY SDL W SPACER BAR

WINDOW RESTORATION / REPLACEMENT
FOLLEN ST OCHD SUBMISSION SET

29 FOLLEN ST, CAMBRIDGE MA



Date
10.31.25
Drawing no.
A003



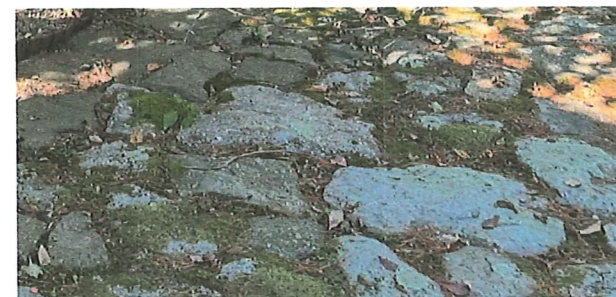
Front Yard White Picket Fence to Remain



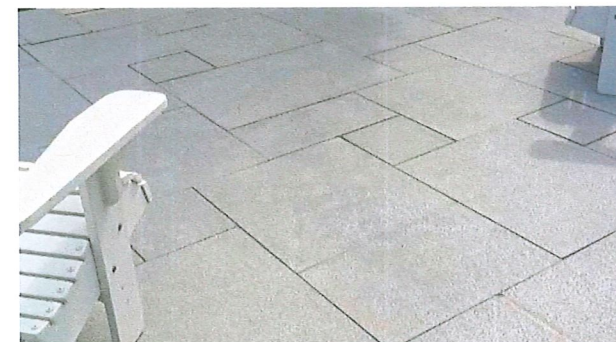
Reuse Ex. Brick Pavers for Front Yard Walkways, or provide new, matching pavers : Basketweave Pattern



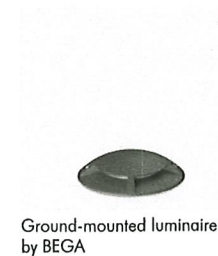
Colored, Stamped Concrete Paving



Reuse Ex. Granite Flagging at Driveway Apron



Random Rectangular Granite Paving: Blue Mist



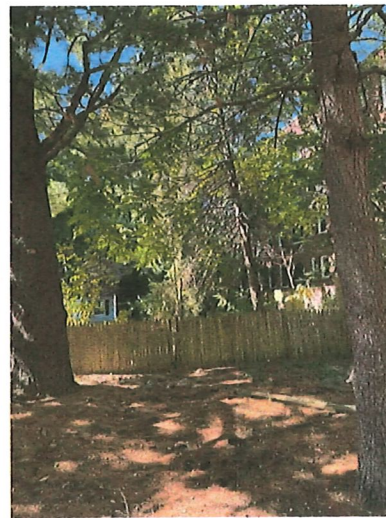
Ground-mounted luminaire by BEGA



Path Light 16024OZ-LL by Hinkley



Ex. Wire Fence at Left Side Yard to Remain



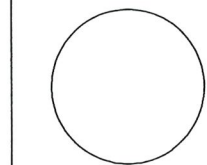
Ex. Wood Fence at Left Side Yard (rear) to Remain



Ex. Wood Fence at Right Side Yard to Remain

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CAMBRIDGE, MA



REVISIONS	ISSUE	DATE
MARK		

DRAWING INFORMATION
ISSUE: _____
DATE: 10/29/2025
SCALE: _____

PROJECT NUMBER: _____
DRAWN BY: SC
CHECKED BY: KP

DRAWING TITLE
**LANDSCAPE
MATERIAL PLAN**

DRAWING NUMBER
L2

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27 FOLLEN STREET
CAMBRIDGE, MA

REVISIONS
MARK ISSUE DATE

DRAWING INFORMATION
ISSUE: _____
DATE: 10/29/2025
SCALE: _____

PROJECT NUMBER:
DRAWN BY: SC
CHECKED BY: KP

DRAWING TITLE
**LANDSCAPE
PLANTING PLAN**

DRAWING NUMBER

L3



Red Maple (AR)



Fruitless Sweetgum (LSr)



Slender Sweetgum (LSs)



Fastigiate Ginkgo (GB)



Green Pillar Pin Oak (QPp)



Heritage River Birch (BN)



Hicks Yew (TM)



'Pendula' Norway Spruce (PA)



Uncle Fogy Jack Pine (PB)



Dwarf Mugo Pine (PM)



Weeping Japanese Maple (AR)



Mountain Laurel (KL)



Mountain Andromeda (PF)



Rose Red Knock out (RK)



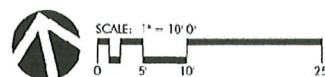
Inkberry (IG)



Annabelle Hydrangea (HA)

TREE SPECIES TO CONSIDER PLANTING

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES:					
AP	1	Acer palmatum dissectum	Weeping Japanese Maple	3" cal.	B&B
AR	2	Acer rubrum	Red Maple	3" cal.	B&B
BN	1	Betula nigra 'Heritage'	Heritage River Birch	10-12' ht.	B&B, clump, 5" total
GB	2	Ginkgo biloba 'Fastigiata'	Fastigiate Ginkgo	3" cal.	B&B
LSr	1	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	3" cal.	B&B
LSs	9	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	3" cal.	B&B
QPp	5	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	3" cal.	B&B
SHRUBS:					
HA	3	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pots space 4' o.c.
IG	7	Ilex glabra	Inkberry	5 gal.	Pots
KL	1	Kalmia latifolia 'Nipmuck'	Mountain Laurel	5 gal.	Pots
PA	2	Picea abies 'Pendula'	'Pendula' Norway Spruce	5 gal.	Pots
PB	1	Pinus banksiana 'Uncle Fogy'	Uncle Fogy Jack Pine	5 gal.	Pots
PM	5	Pinus mugo 'Pumilo'	Dwarf Mugo Pine	5 gal.	Pots
PF	2	Pieris floribunda	Mountain Andromeda	30-36" ht.	Pots
RK	8	Rosa 'Knock out' - Red	Rose Red Knock out	5 gal.	Pots
TM	4	Taxus media 'Hicksii'	Hicks Yew	36" ht.	Pots 2.5' o.c.
PERENNIALS & GRASSES:					
ac	6	Anemone canadensis	Canada Anemone	2 gal.	Pots
ah	24	Amsonia hubrichtii	Blue Star	2 gal.	Pots 24" o.c.
am	22	Alchemilla mollis	Lady's Mantle	2 gal.	Pots
ck	4	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal.	Pots
dp	12	Dennstaedtia punctilobula	Hay Scented Fern	2 gal.	Pots
gm	24	Geranium mac. 'Bevans Variety'	Bigroot Geranium	2 gal.	Pots
hm	28	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 gal.	Pots
pa	8	Polystichum acrostichoides	Christmas Fern	1 gal.	Pots



Ex. Black Locust

HA-3
LSs-5

Ex. Black Locust,
DBH 18"
Ex. Norway Maple,
2 trunks

TM-4
QPp-5
dp-12
LSs-4
gm-16

Ex. Honey Locust
AR-1
ah-16

Ex. 3 Honey Locust
Ex. Norway Maple
Ex. Honey Locust
Ex. Elm, Leaning
PF-2

Ex. Dogwood
Ex. Weeping Spruce
ac-6
am-6
hm-6
Ex. Japanese Maple

hm-8,
gm-8
RK-8
GB-2
ah-8
am-8

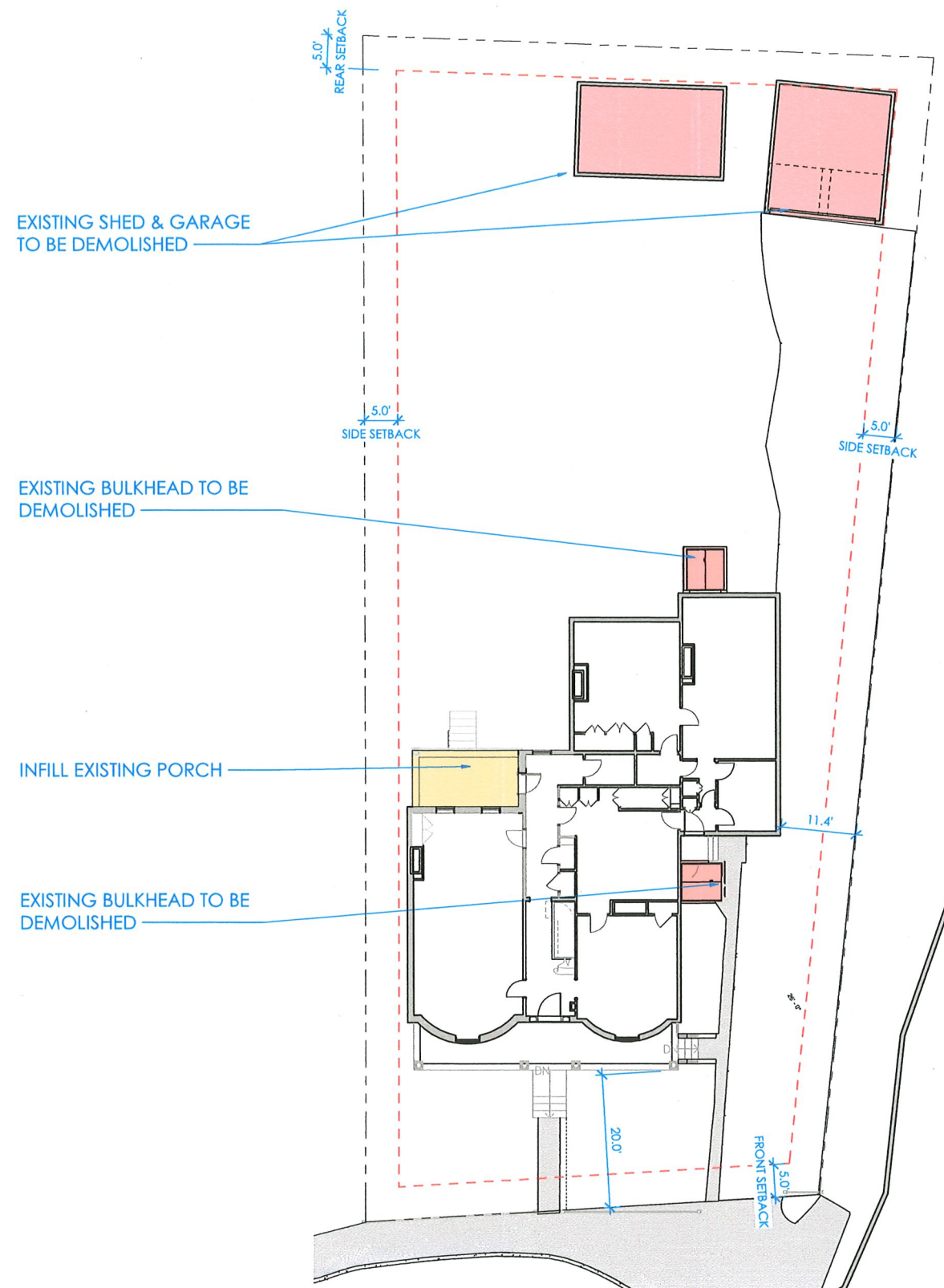
Ex. Dogwood
Ex. PJ
Ex. 2 Hornbeam

PA-2
PB-1

PM-5
BN-1

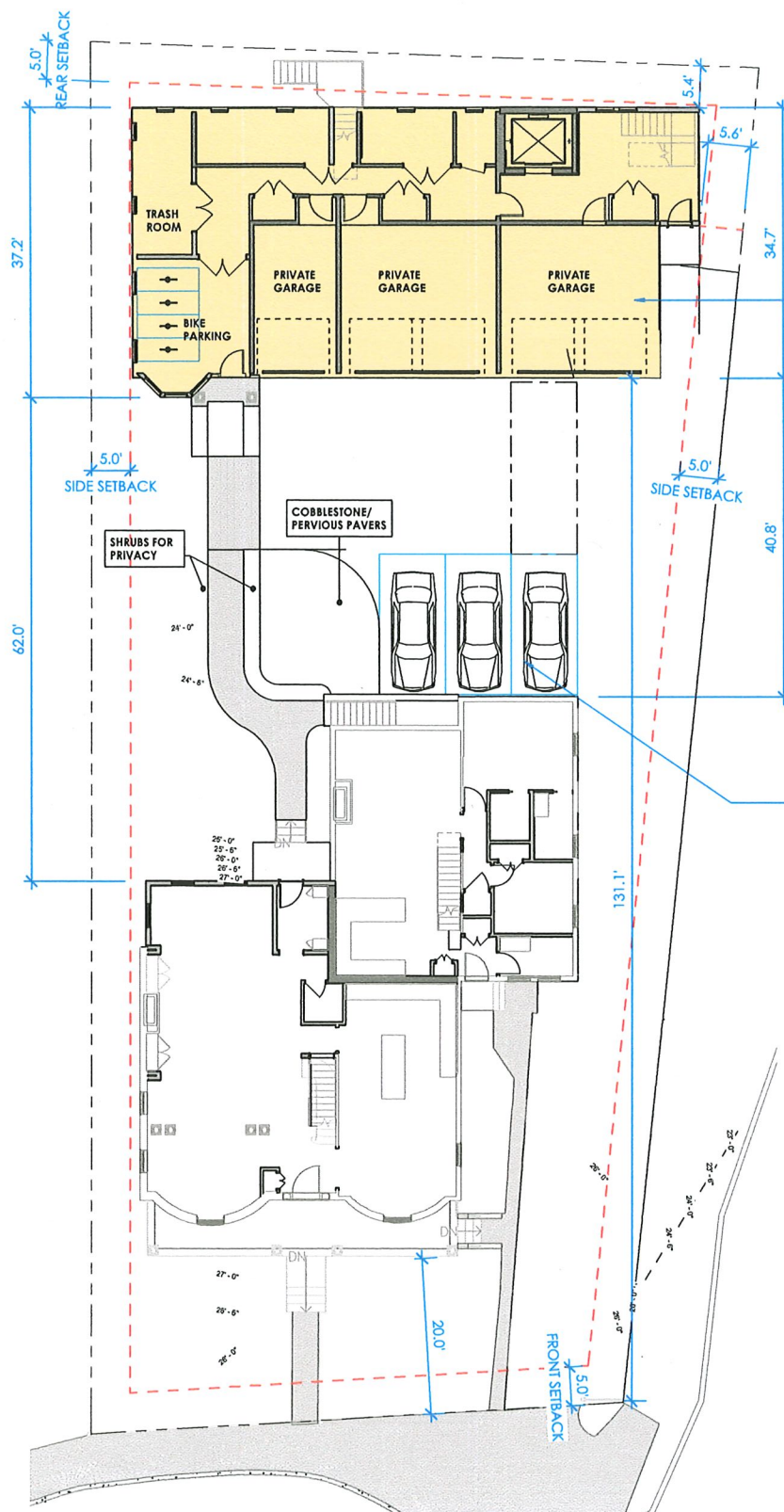
Ex. Azalea
Ex. Magnolia
Ex. 3 Black Locust

Ex. False cypress



SITE PLAN - EXISTING

3/32" = 1'-0"

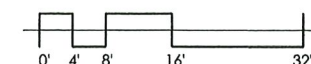


SITE PLAN - PROPOSED

3/32" = 1'-0"

EXISTING & PROPOSED SITE PLANS FOLLEN ST OCHD SUBMISSION SET

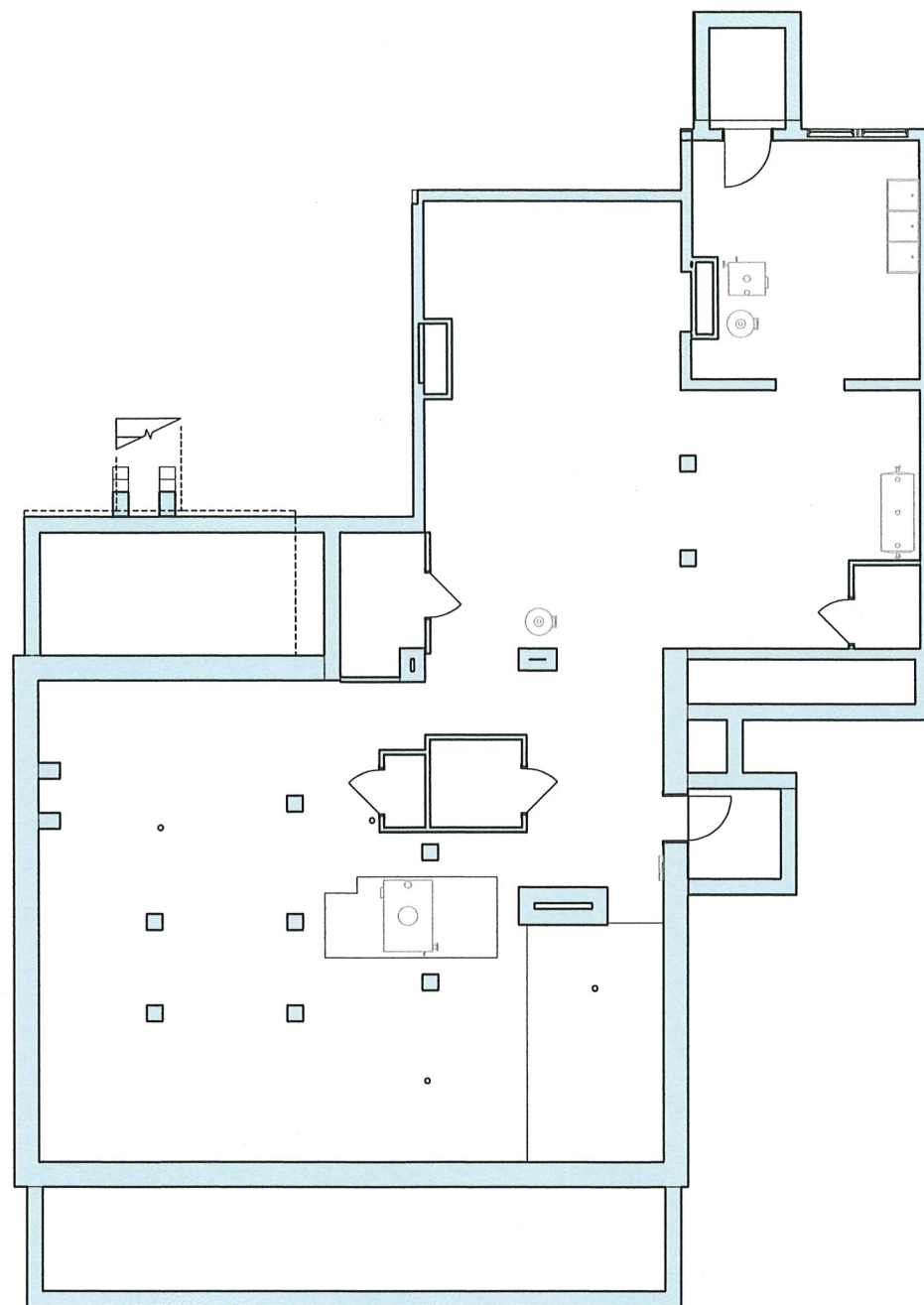
29 FOLLEN ST, CAMBRIDGE MA





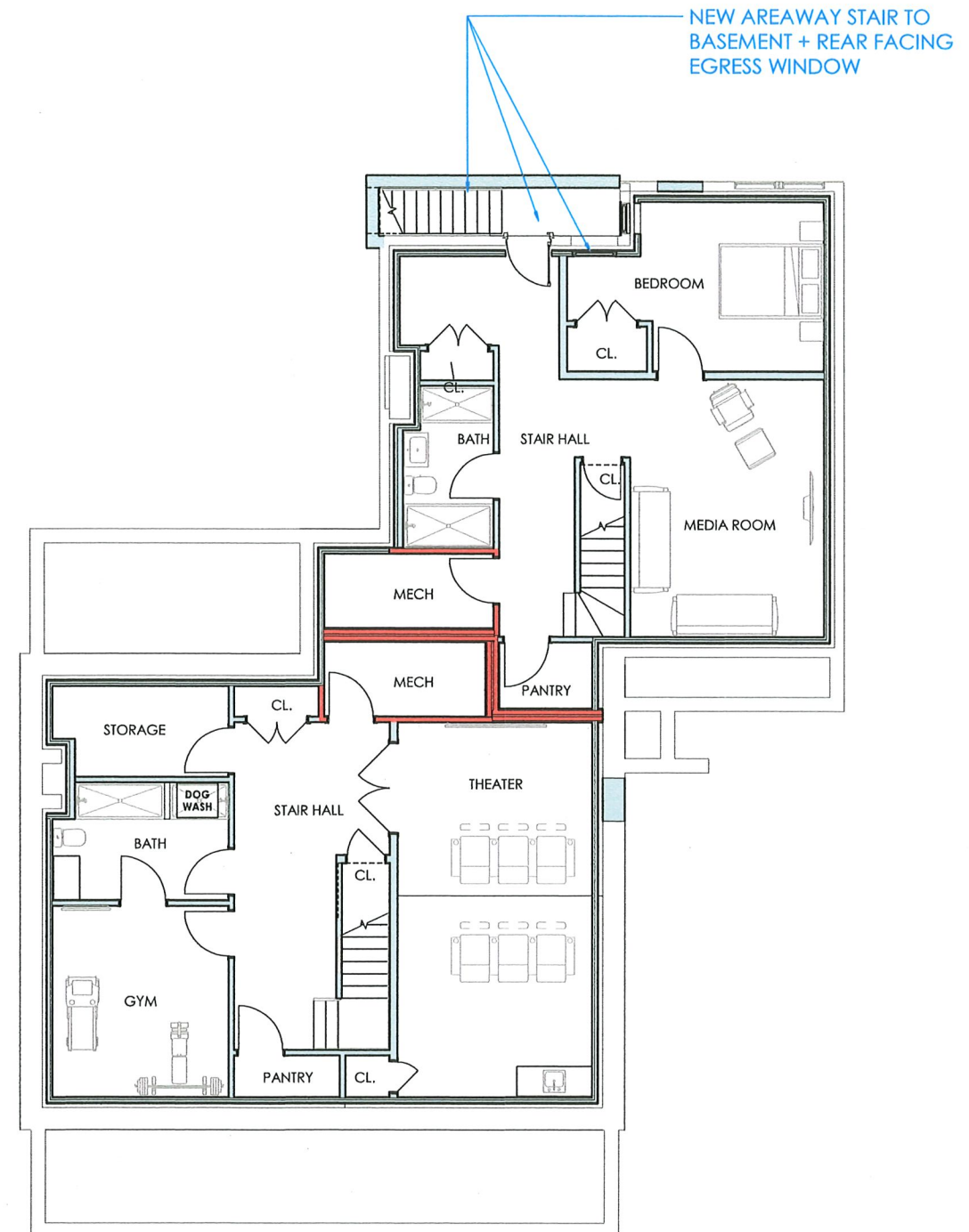
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Date	10.31.25
Drawing no.	A020



BASEMENT PLAN - EXISTING

3/16" = 1'-0"



BASEMENT PLAN - PROPOSED

3/16" = 1'-0"

EXISTING & PROPOSED BASEMENT PLANS
FOLLEN ST OCHD SUBMISSION SET

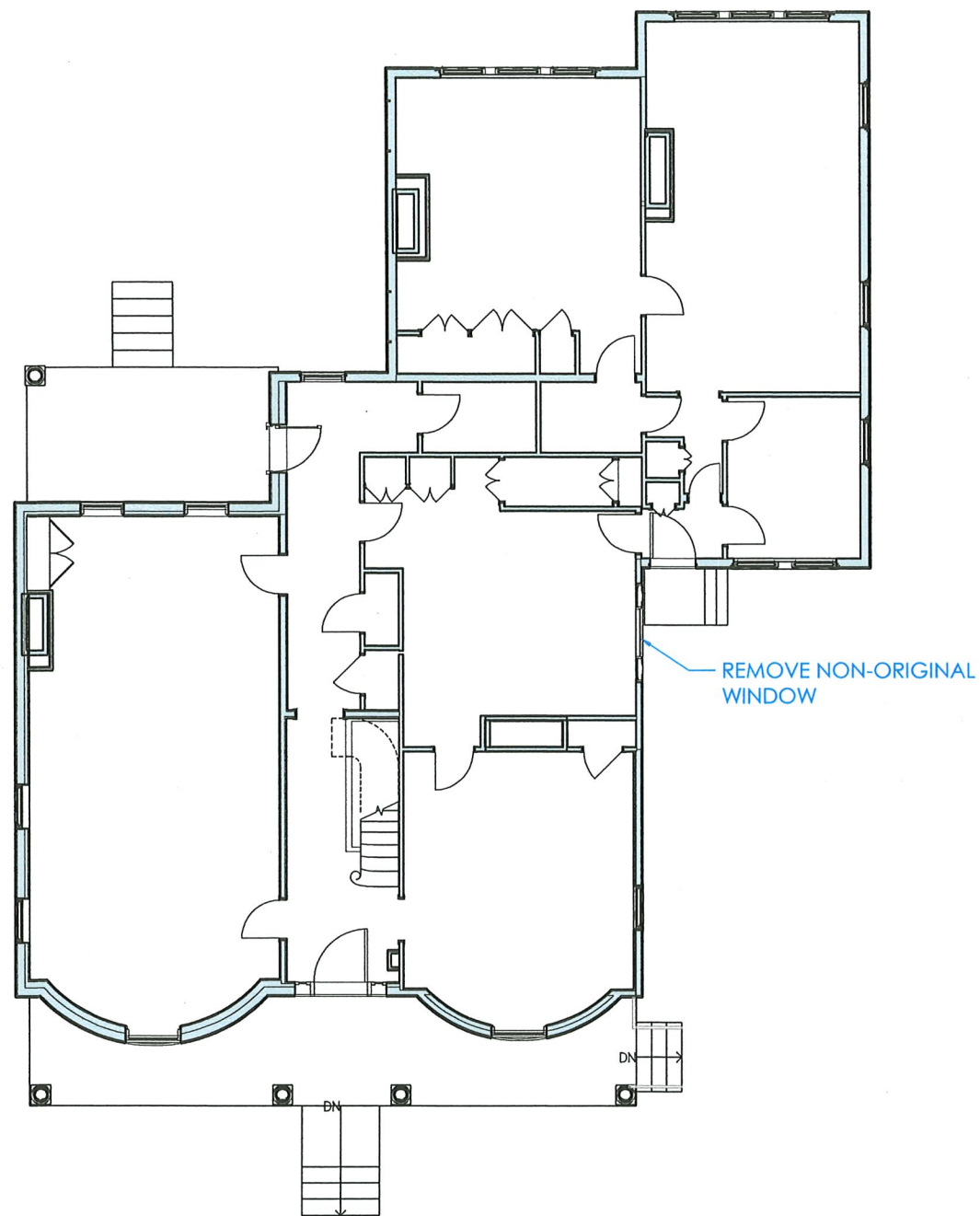
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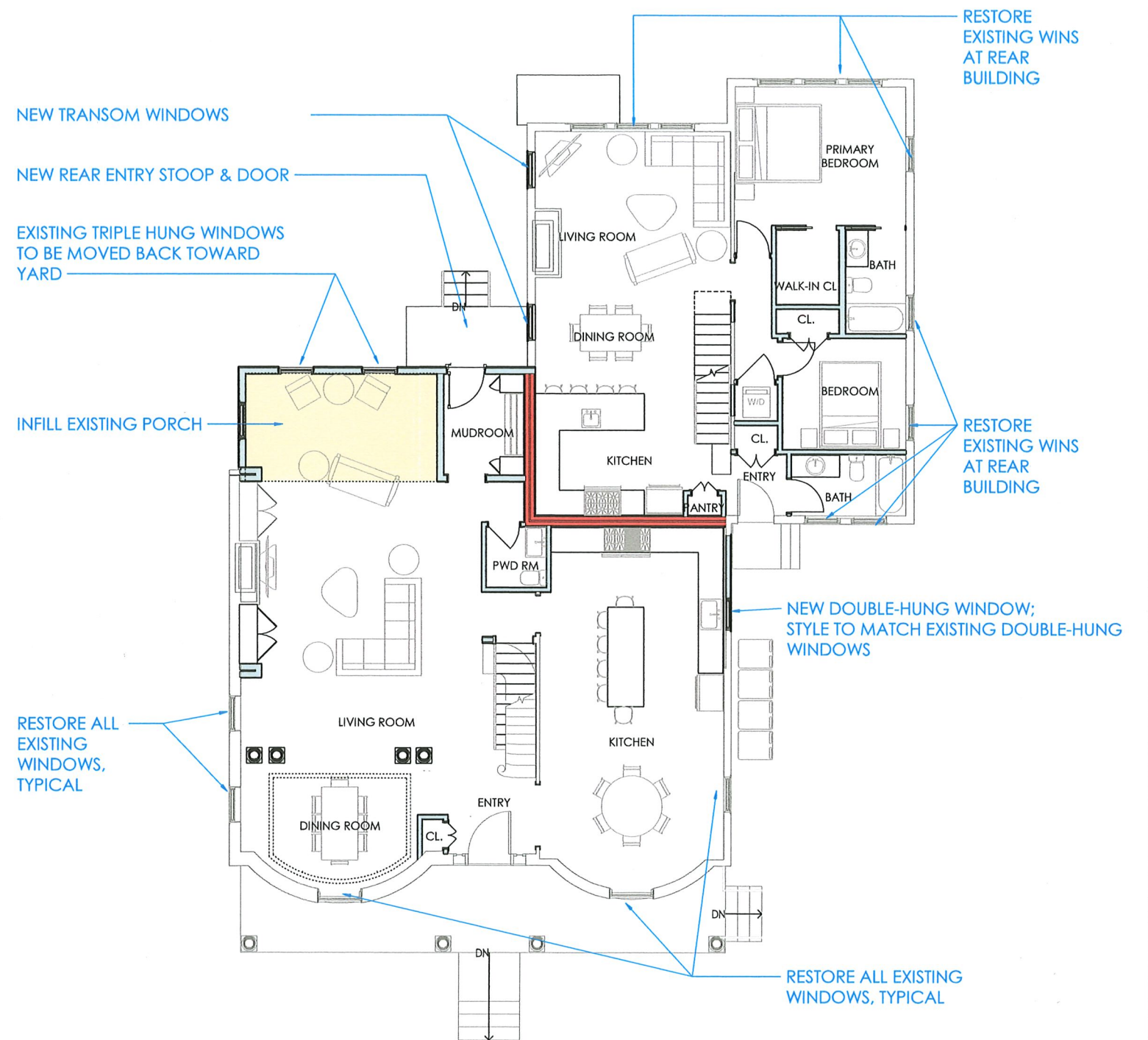
Date
10.31.25

Drawing no.
A100



FIRST FLOOR PLAN - EXISTING

3/16" = 1'-0"

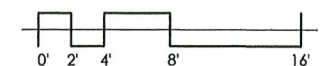


FIRST FLOOR PLAN - PROPOSED

3/16" = 1'-0"

EXISTING & PROPOSED 1ST FLOOR PLANS FOLLEN ST OCHD SUBMISSION SET

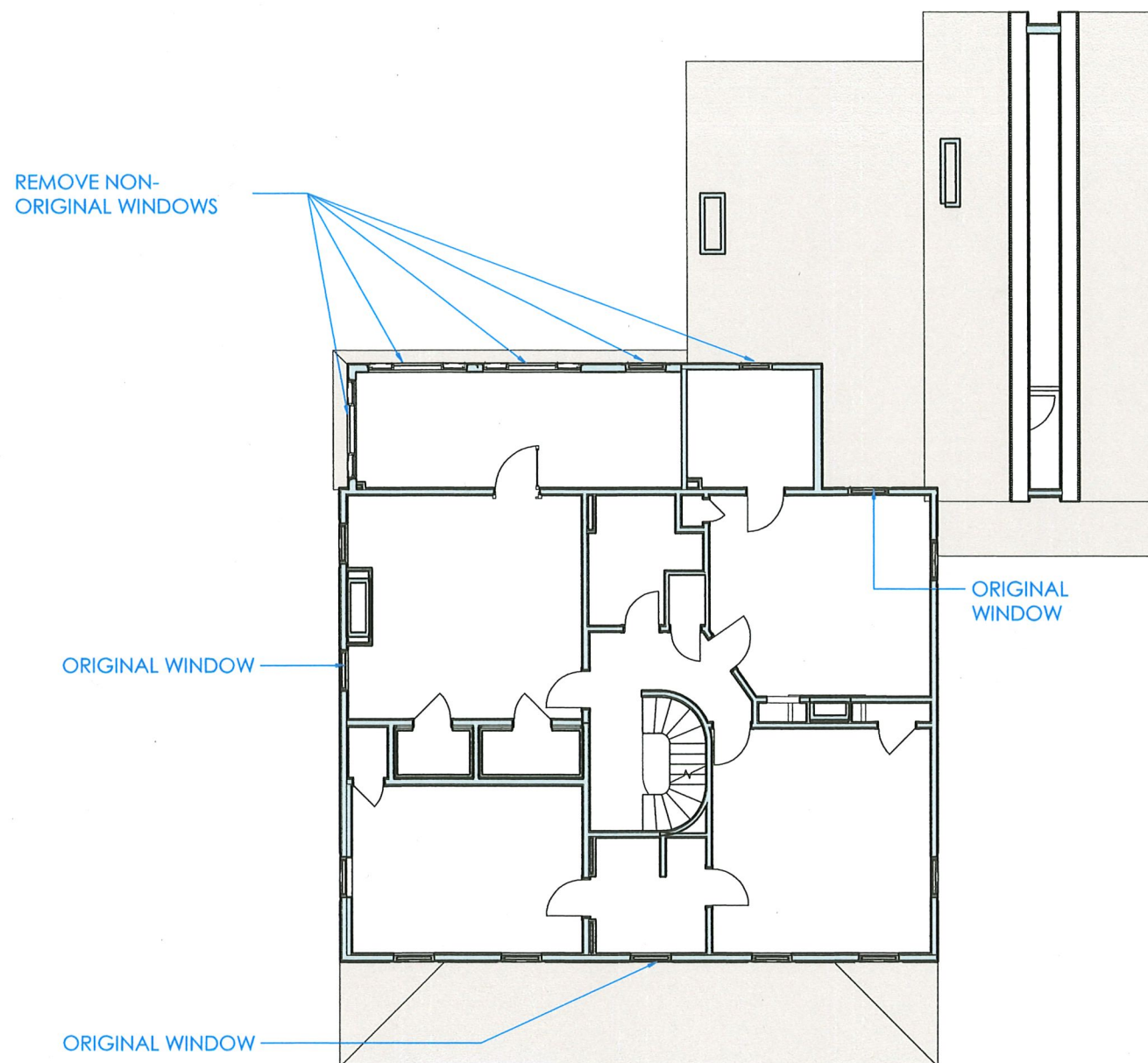
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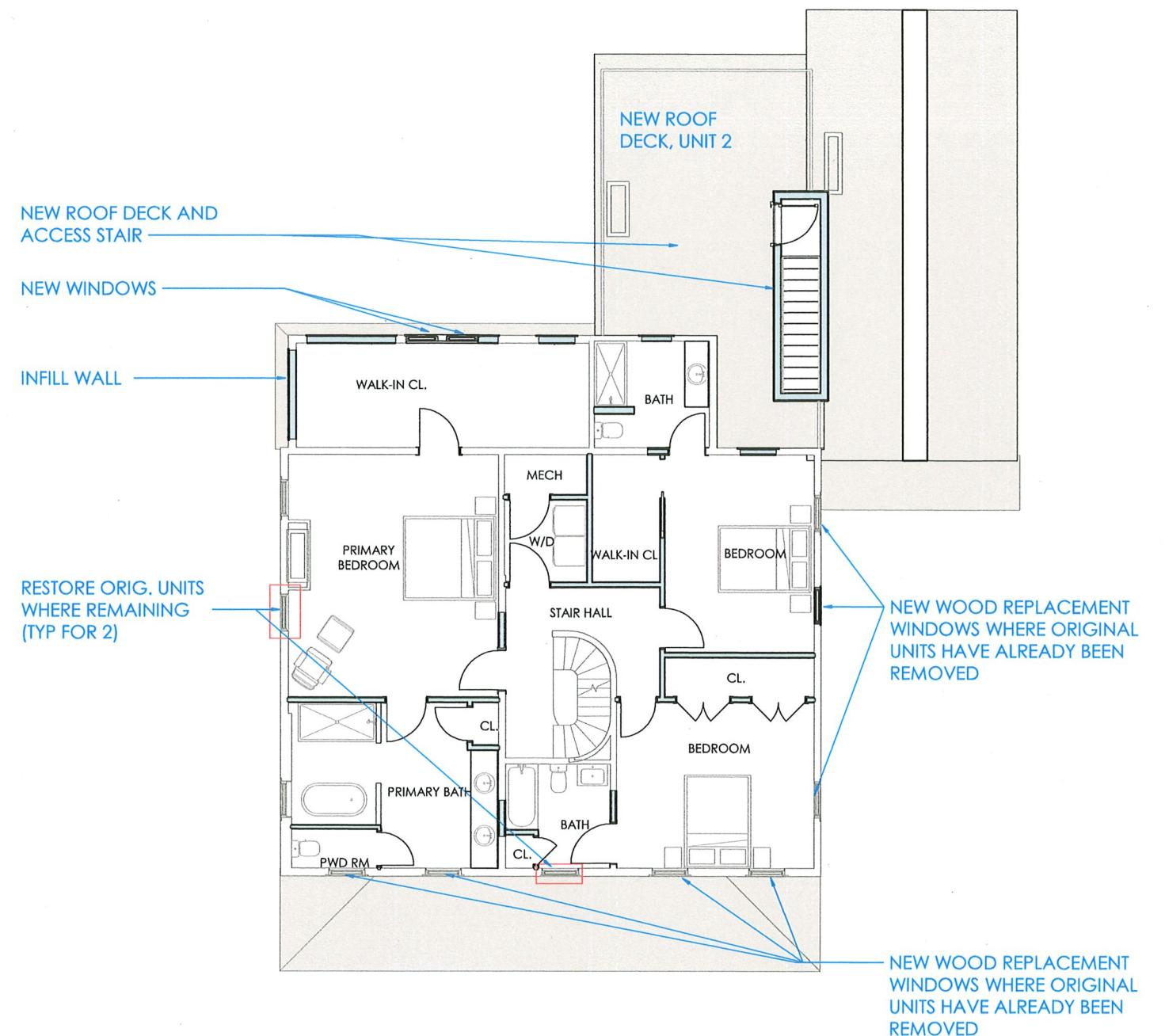
Date 10.31.25

Drawing no. A101



SECOND FLOOR PLAN - EXISTING

3/16" = 1'-0"

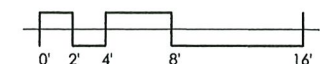


SECOND FLOOR PLAN - PROPOSED

3/16" = 1'-0"

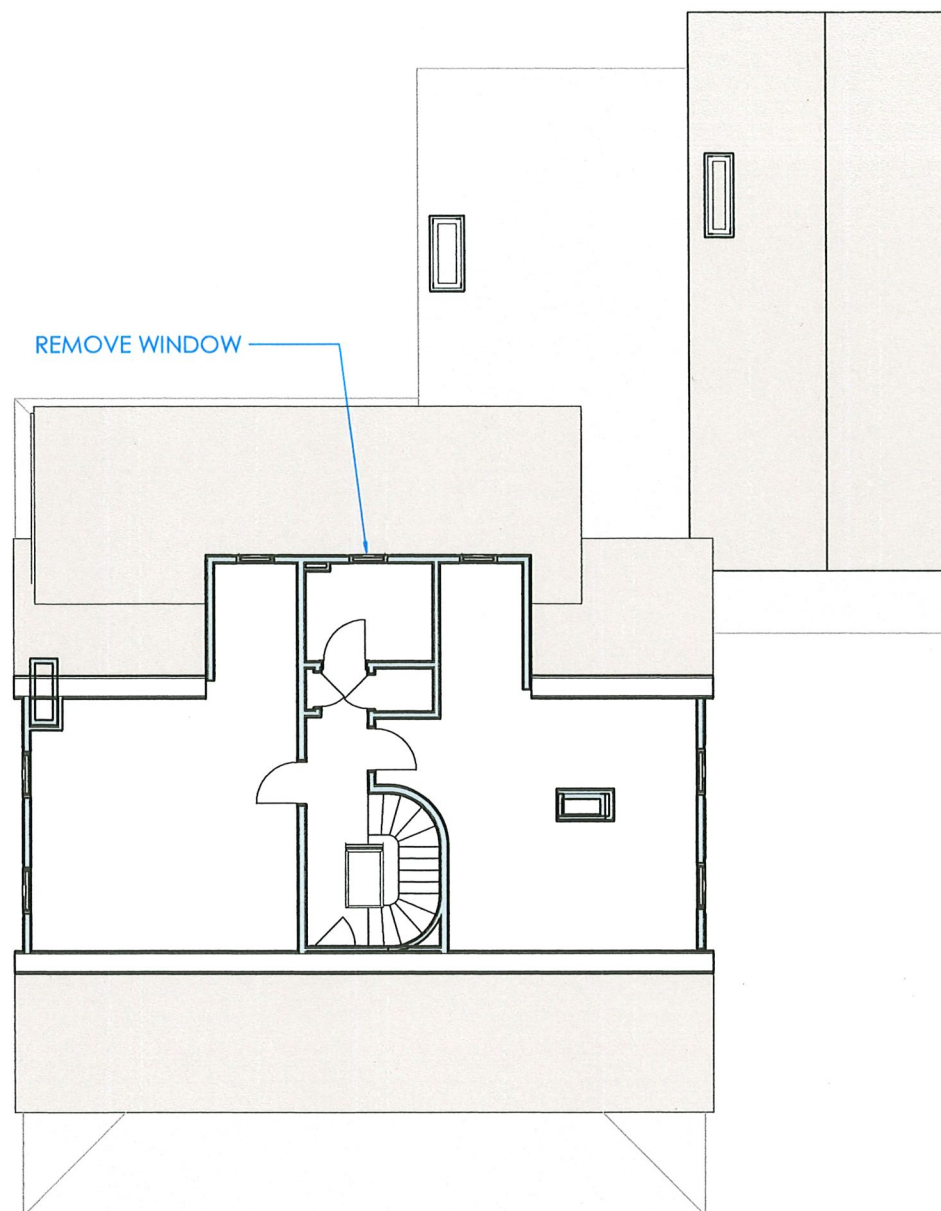
EXISTING & PROPOSED 2ND FLOOR PLANS
FOLLEN ST OCHD SUBMISSION SET

29 FOLLEN ST, CAMBRIDGE MA



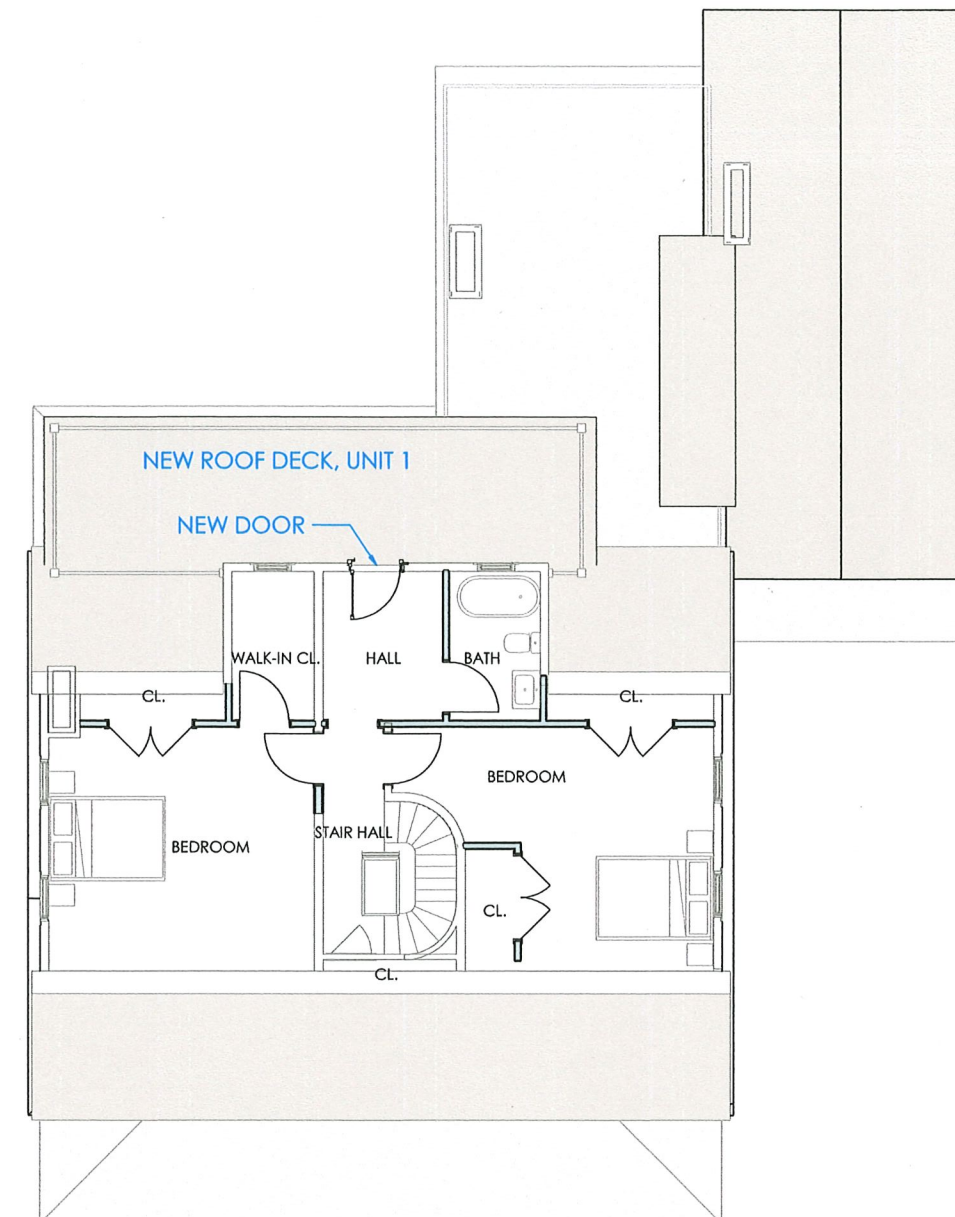
Date 10.31.25

Drawing no. A102



THIRD FLOOR PLAN - EXISTING

3/16" = 1'-0"

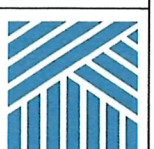


THIRD FLOOR PLAN - PROPOSED

3/16" = 1'-0"

EXISTING & PROPOSED 3RD FLOOR PLANS
FOLLEN ST OCHD SUBMISSION SET

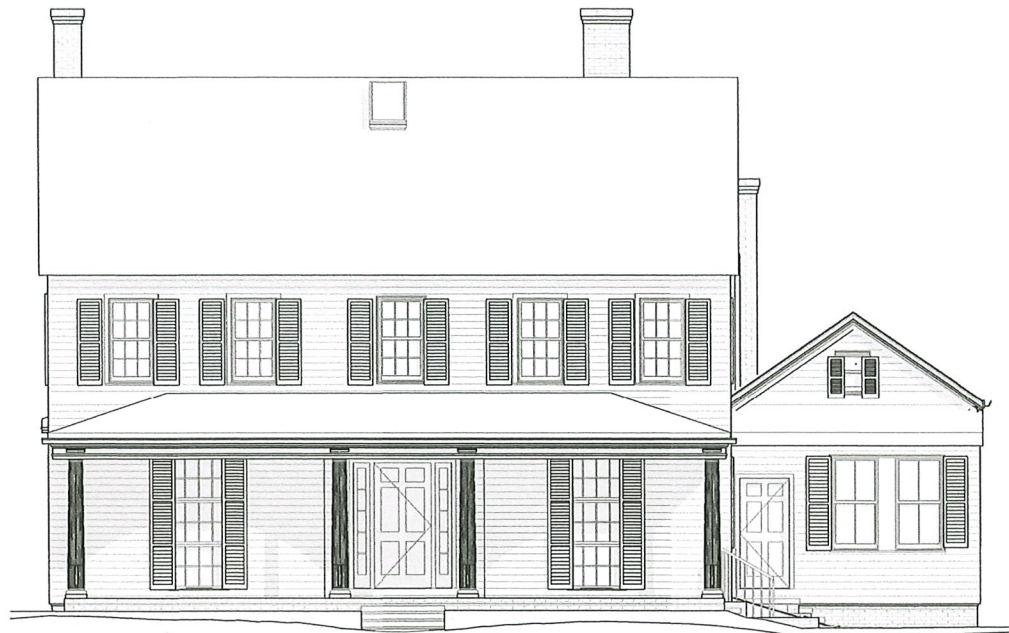
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Date
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A103

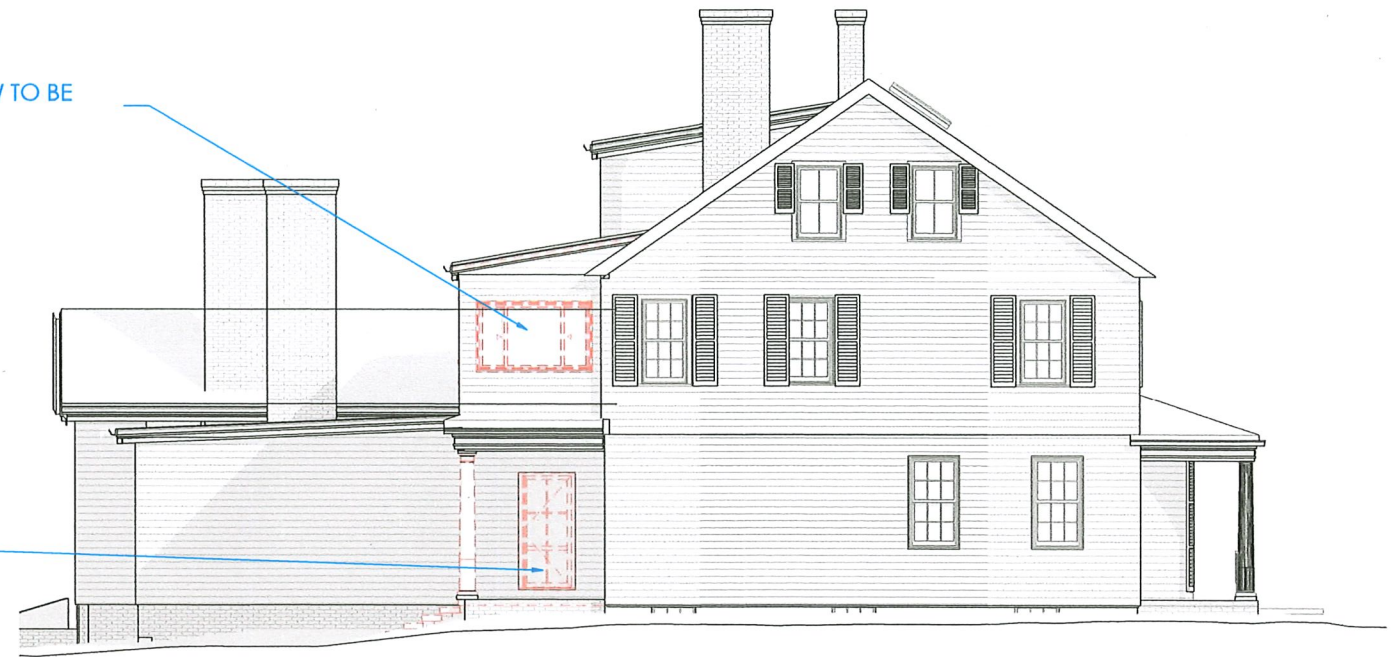


FRONT ELEVATION - EXISTING

3/16" = 1'-0"

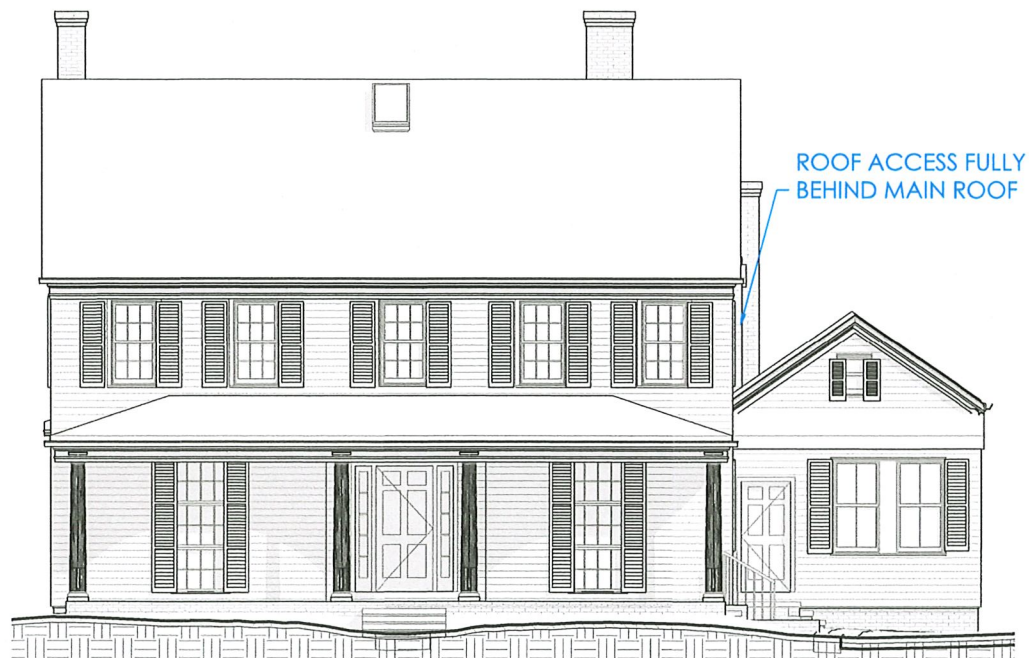
REPLACEMENT WINDOW TO BE REMOVED

EXISTING DOOR TO BE REMOVED



LEFT SIDE ELEVATION - EXISTING

3/16" = 1'-0"



NO CHANGE - FRONT ELEVATION

FRONT ELEVATION - PROPOSED

3/16" = 1'-0"

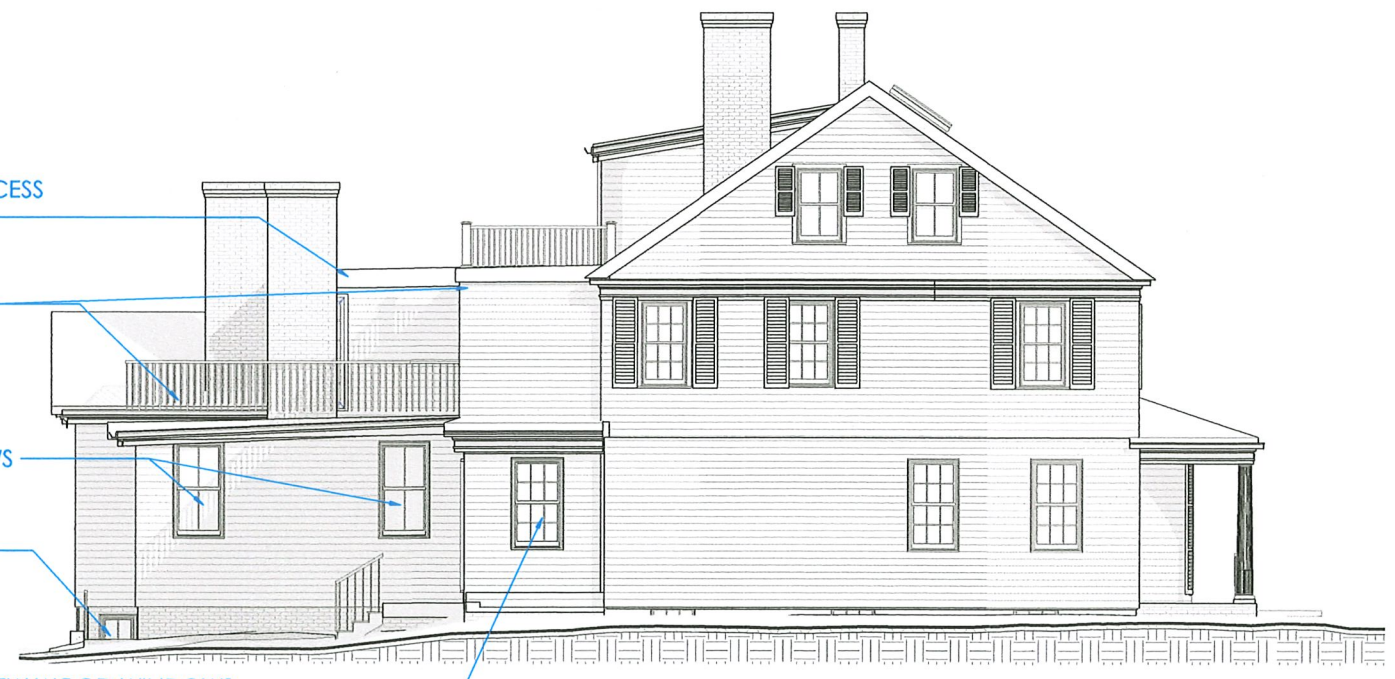
NEW ROOF DECK ACCESS HEADHOUSE

ROOF DECKS ADDED

NEW WOOD WINDOWS

NEW WOOD DH WINDOW

PORCH ENCLOSED; NEW WOOD WINDOWS

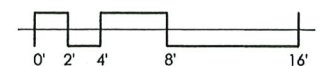


LEFT SIDE ELEVATION - PROPOSED

3/16" = 1'-0"

EXISTING & PROPOSED ELEVATIONS
FOLLEN ST OCHD SUBMISSION SET

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Drawing no.: A201



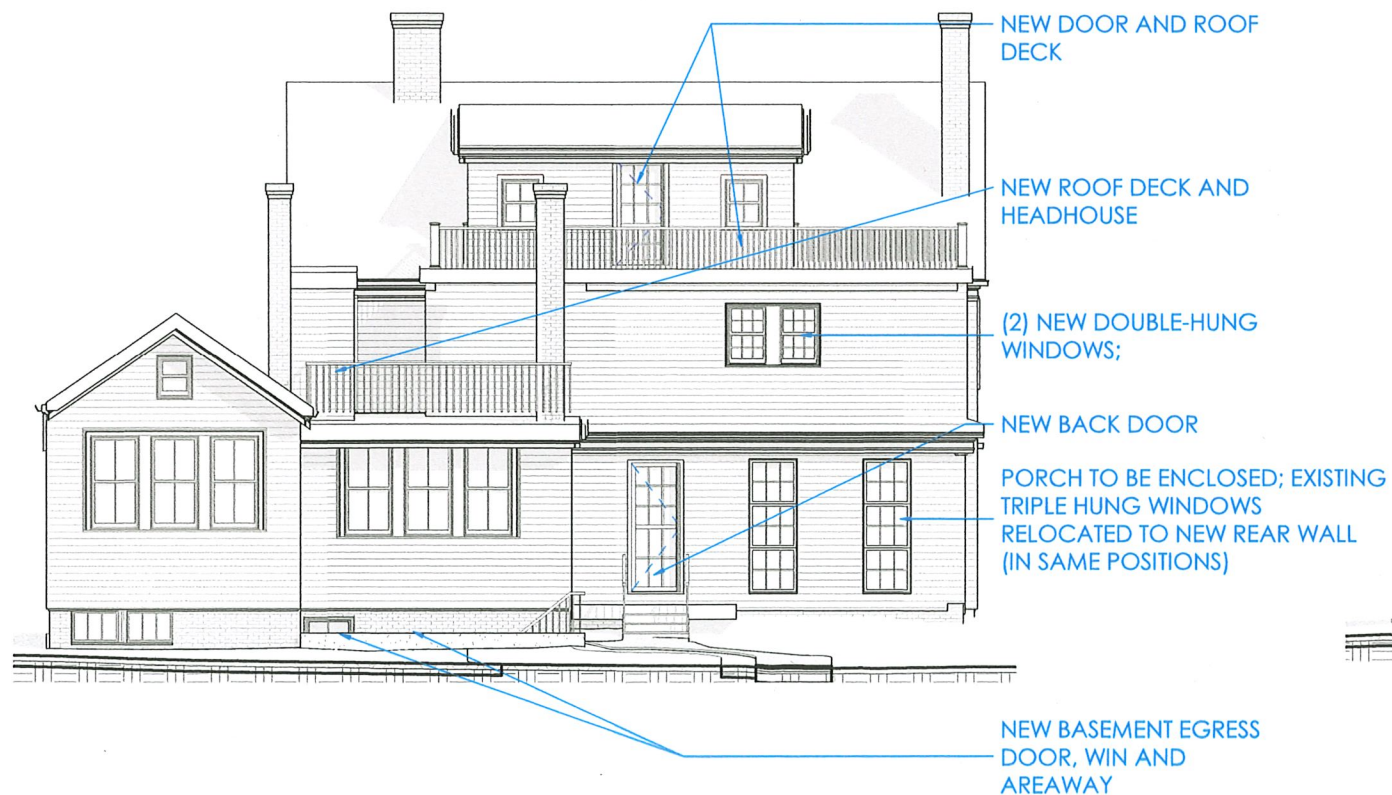
REAR ELEVATION - EXISTING

3/16" = 1'-0"



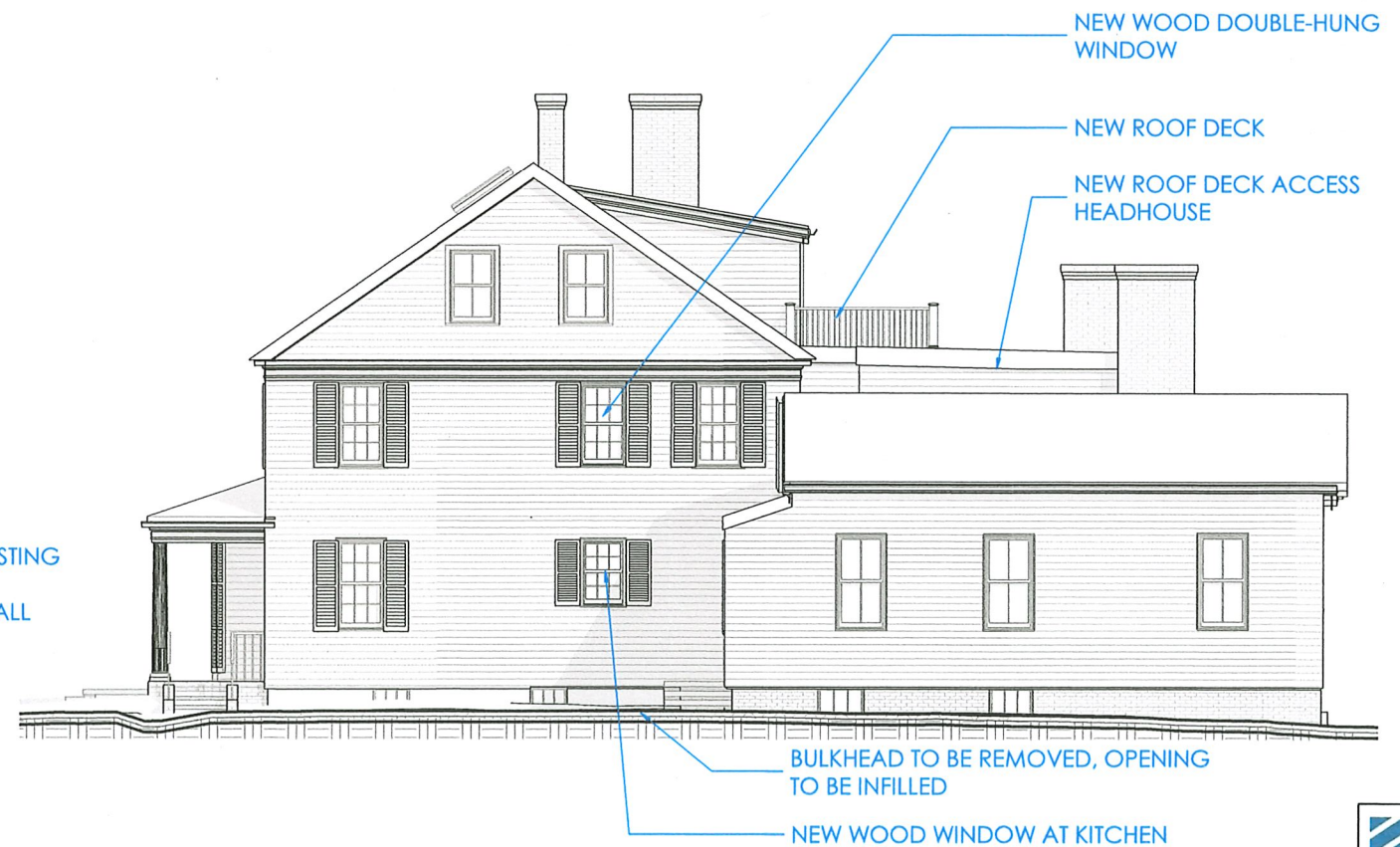
RIGHT SIDE ELEVATION - EXISTING

3/16" = 1'-0"



REAR ELEVATION - PROPOSED

3/16" = 1'-0"

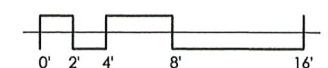


RIGHT SIDE ELEVATION - PROPOSED

3/16" = 1'-0"

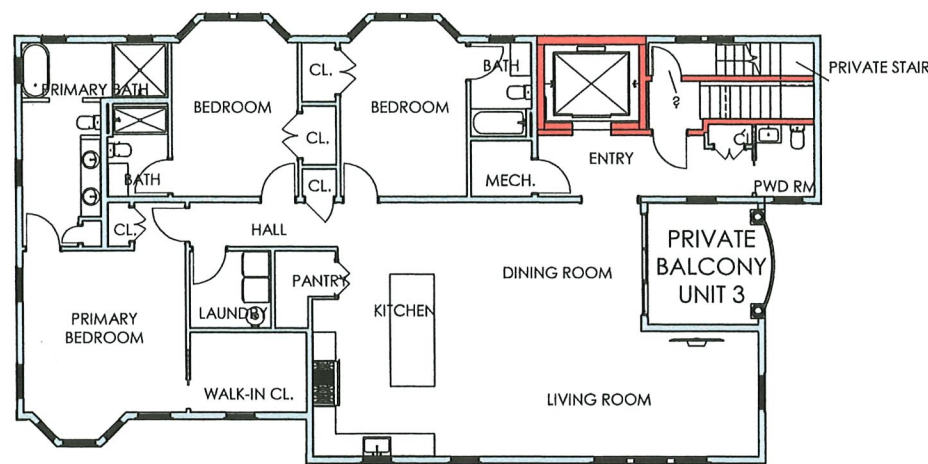
EXISTING & PROPOSED ELEVATIONS FOLLEN ST OCHD SUBMISSION SET

29 FOLLEN ST, CAMBRIDGE MA



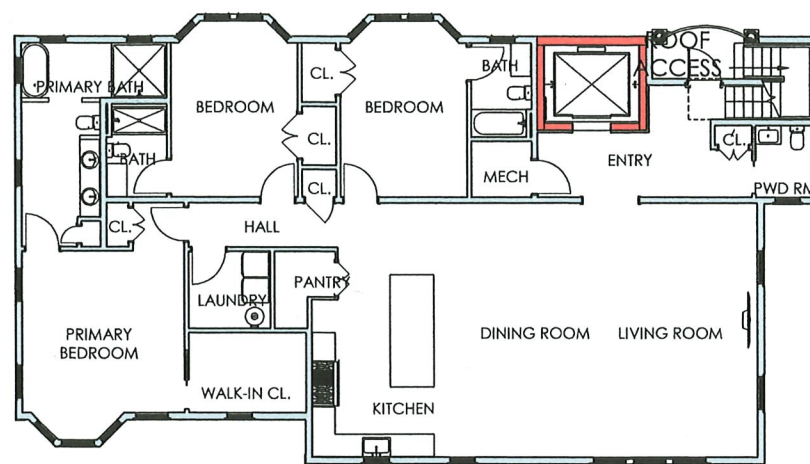
Date
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Drawing no.
A202



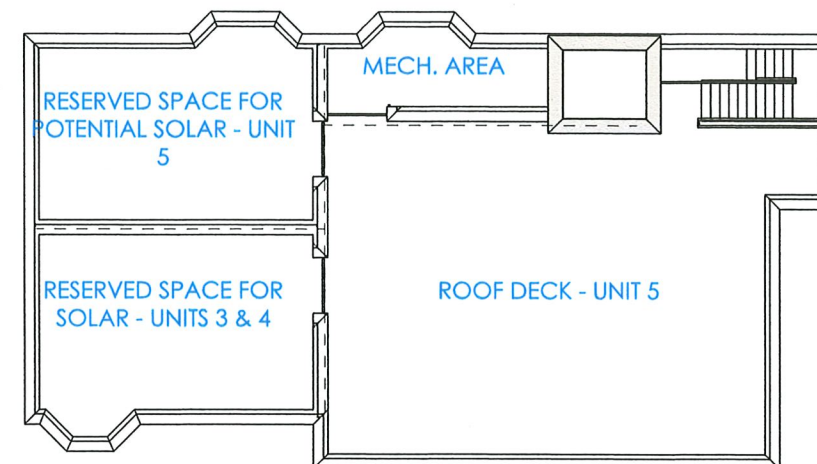
NEW BUILDING - THIRD FLOOR

1/8" = 1'-0"



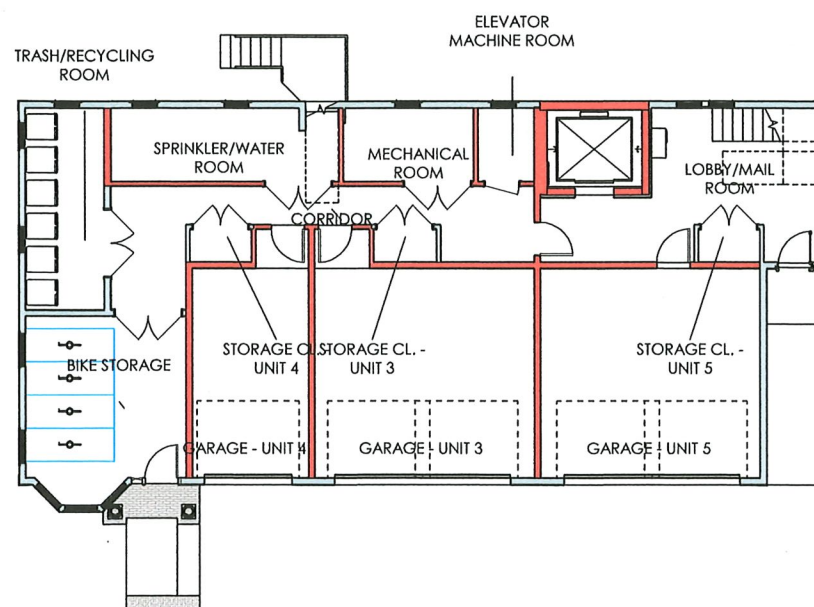
NEW BUILDING - FOURTH FLOOR

1/8" = 1'-0"



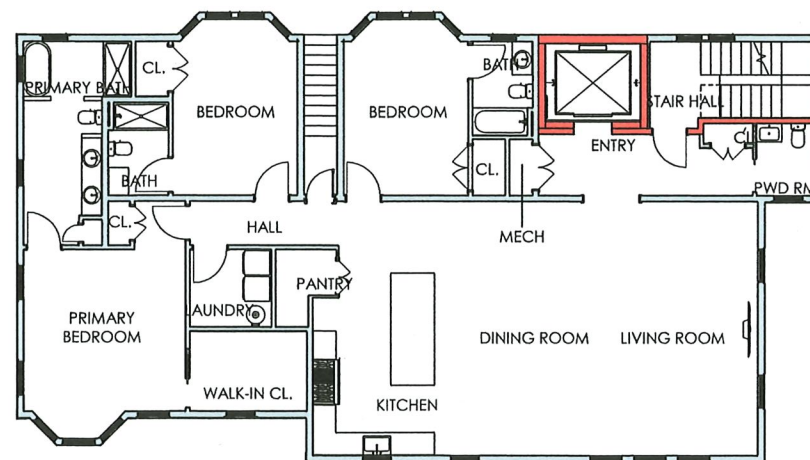
NEW BUILDING - ROOF

1/8" = 1'-0"



NEW BUILDING - FIRST FLOOR

1/8" = 1'-0"



NEW BUILDING - SECOND FLOOR

1/8" = 1'-0"

NEW BUILDING PLANS

FOLLEN ST OCHD SUBMISSION SET

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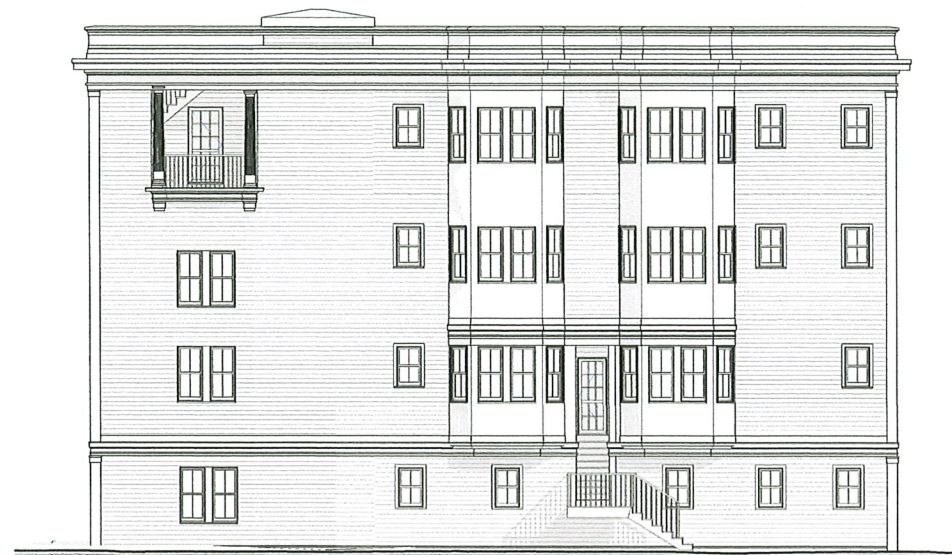
Date 10.31.25

Drawing no. A110



NEW BUILDING LEFT ELEVATION

1/8" = 1'-0"



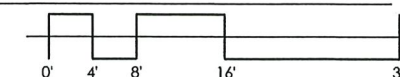
NEW BUILDING REAR ELEVATION

1/8" = 1'-0"



NEW BUILDING RIGHT ELEVATION

1/8" = 1'-0"



ROOF DECK WITH PARAPET
RAILING, TRIM BY ANDERSON
MCQUAID, PROFILES TBD

MARVIN ULTIMATE CLAD
WOOD WINDOWS WITH 7/8"
SDL AND DARK SPACER BARS

PAINTED TRIM PANELS AT
CHAMFERED BAY

CLAPBOARD SIDING W 5"
REVEAL

CEDAR SHAKES AT
STREET/YARD FACING BAY

CONTINUOUS
WATERTABLE AT 2ND FL
LEVEL

CARRIAGE HOUSE STYLE
GARAGE DOORS, MODEL TBD



NEW BUILDING FRONT ELEVATION

3/16" = 1'-0"



ELEVATOR OVERRUN

NEW BUILDING ROOF
68.6'

BUILDINGS BETWEEN 35'-45'
REQUIRE NEIGHBOR MEETING
PER CZO 5.40 (37). THIS MEETING
TO BE HELD ONLY AFTER
APPROVALS GRANTED BY CHC

NEW BUILDING FOURTH
FLOOR
57.2'

NEW BUILDING THIRD
FLOOR
45.9'

5/4 X 10 CORNER PILASTERS WITH
CAP. TRIM PROFILES TBD.

3/4 X 6 WINDOW CASINGS W
BACKBAND PROFILE TBD.

NEW BUILDING SECOND
FLOOR
34.6'

ADA COMPLIANT GRADE
ENTRANCE, ELEVATOR TO
SERVICE ALL FLOORS

NEW BUILDING FIRST FLOOR
24.6'

AVERAGE GRADE - BACK
BUILDING
24.1'

NEW BUILDING ELEVATIONS

FOLLEN ST OCHD SUBMISSION SET

29 FOLLEN ST, CAMBRIDGE MA



Date
10.31.25

Drawing no.
A211



CONTEXT BUILDINGS
SHOWN IN RED



STREET VIEW 1



STREET VIEW 1 - NO TREES

3D VIEWS - PROPOSED STREET VIEWS
FOLLEN ST OCHD SUBMISSION SET

29 FOLLEN ST, CAMBRIDGE MA


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Date	10.31.25
Drawing no.	A901



CONTEXT BUILDINGS
SHOWN IN RED



STREET VIEW 2



STREET VIEW 2 - NO TREES

3D VIEWS - PROPOSED STREET VIEWS
FOLLEN ST OCHD SUBMISSION SET

29 FOLLEN ST, CAMBRIDGE MA