

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
11.04.25

Drawing no.
A000



Front Yard White Picket Fence to Remain



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



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



Colored, Stamped Concrete Paving



Reuse Ex. Granite Flagging at Driveway Apron



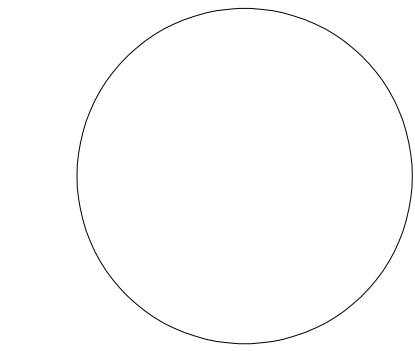
Random Rectangular Granite Paving: Blue Mist



Ground-mounted luminaire by BEGA



Path Light 16024OZ-LL by Hinkley



REVISIONS		
MARK	ISSUE	DATE

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

PROJECT NUMBER:
DRAWN BY: SC
CHECKED BY: KP

DRAWING TITLE
**LANDSCAPE
MATERIAL PLAN**

DRAWING NUMBER
L2



Red Maple (AR)



Fruitless Sweetgum (LSr)



Slender Sweetgum (LSs)



Fastigiate Ginkgo (GB)



Green Pillar Pin Oak (QPo)



Heritage River Birch (BN)



Hicks Yew (TM)



'Pendula' Norway Spruce (PA)



Uncle Foggy Jack Pine (PB)



Dwarf Mugo Pine (PM)



Weeping Japanese Maple (AP)



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
QPo	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.

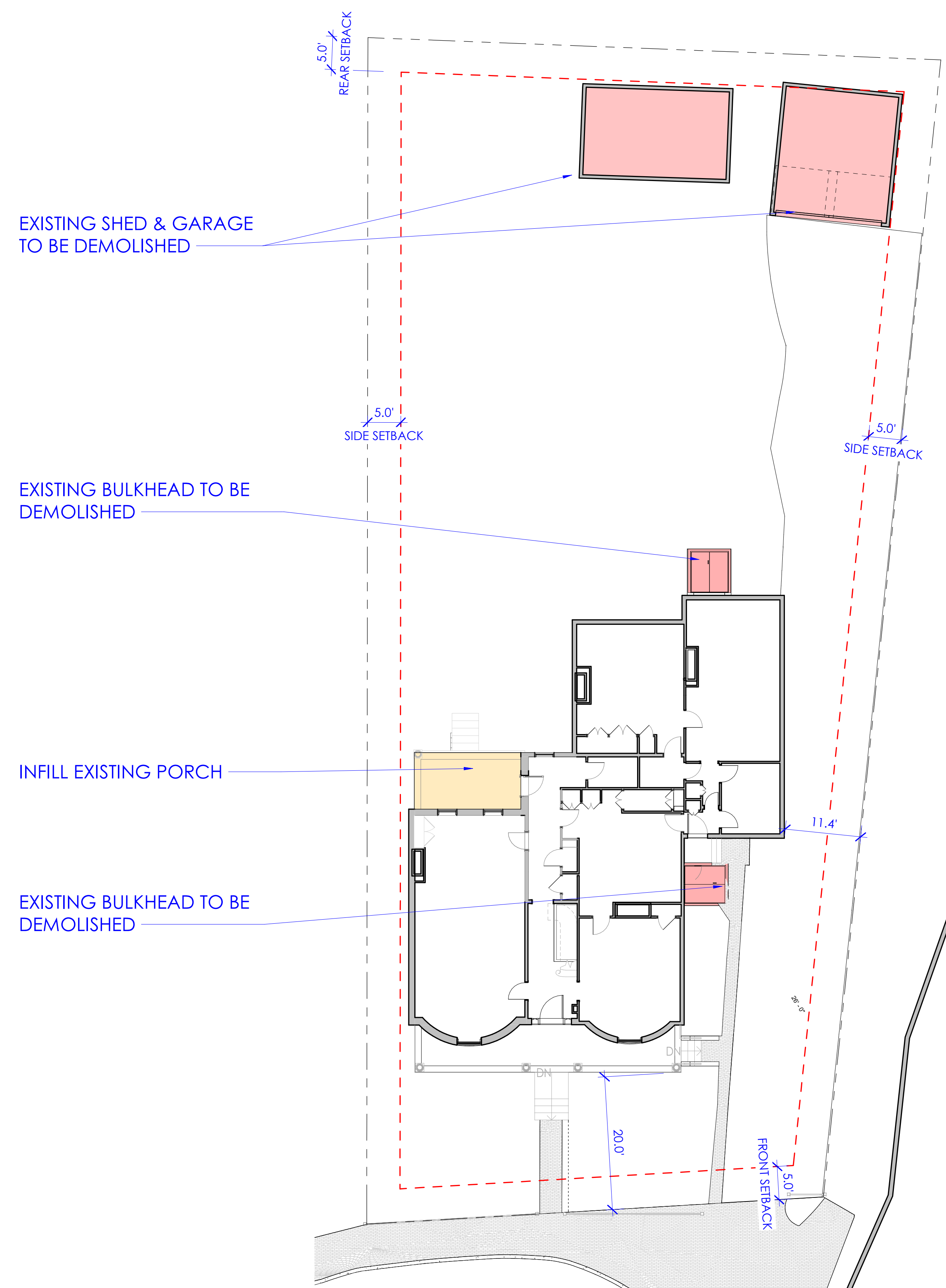
PERENNIALS & GRASSES:					
ac	6	Anemone canadensis	Canada Anemone	2 gal.	Pots
ah	24	Amsonia hubrichtii	Blue Star	2 gal.	Pots
am	22	Alchemilla mollis	Lady's Mantle	2 gal.	Pots
ck	4	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal.	Pots
dp	12	Dennstaetia punctilobula	Hay Scented Fern	2 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

REVISIONS		
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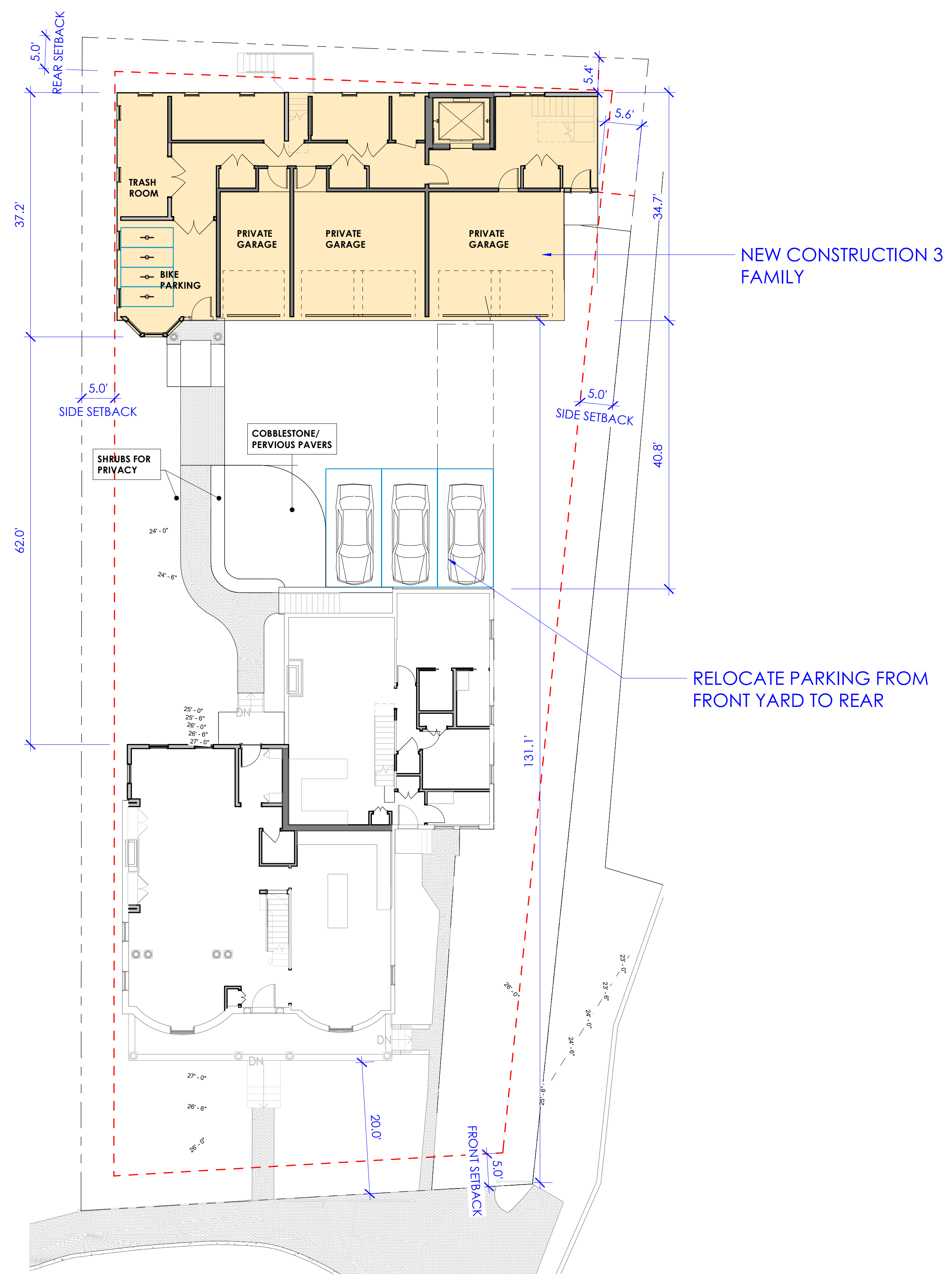
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ISSUE:	
DATE:	10/29/2025
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CHECKED BY: KP	

DRAWING TITLE
**LANDSCAPE
PLANTING PLAN**



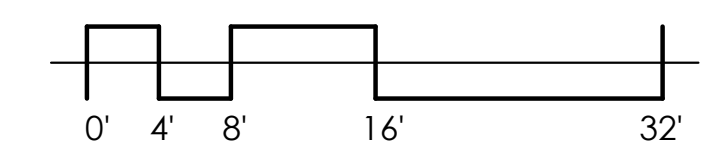
SITE PLAN - EXISTING

$$\frac{3}{32}'' = 1'-0''$$


SITE PLAN - PROPOSED

$$3/32'' = 1'-0''$$

EXISTING & PROPOSED SITE PLANS
FOLLEN ST OCHD SUBMISSION SET

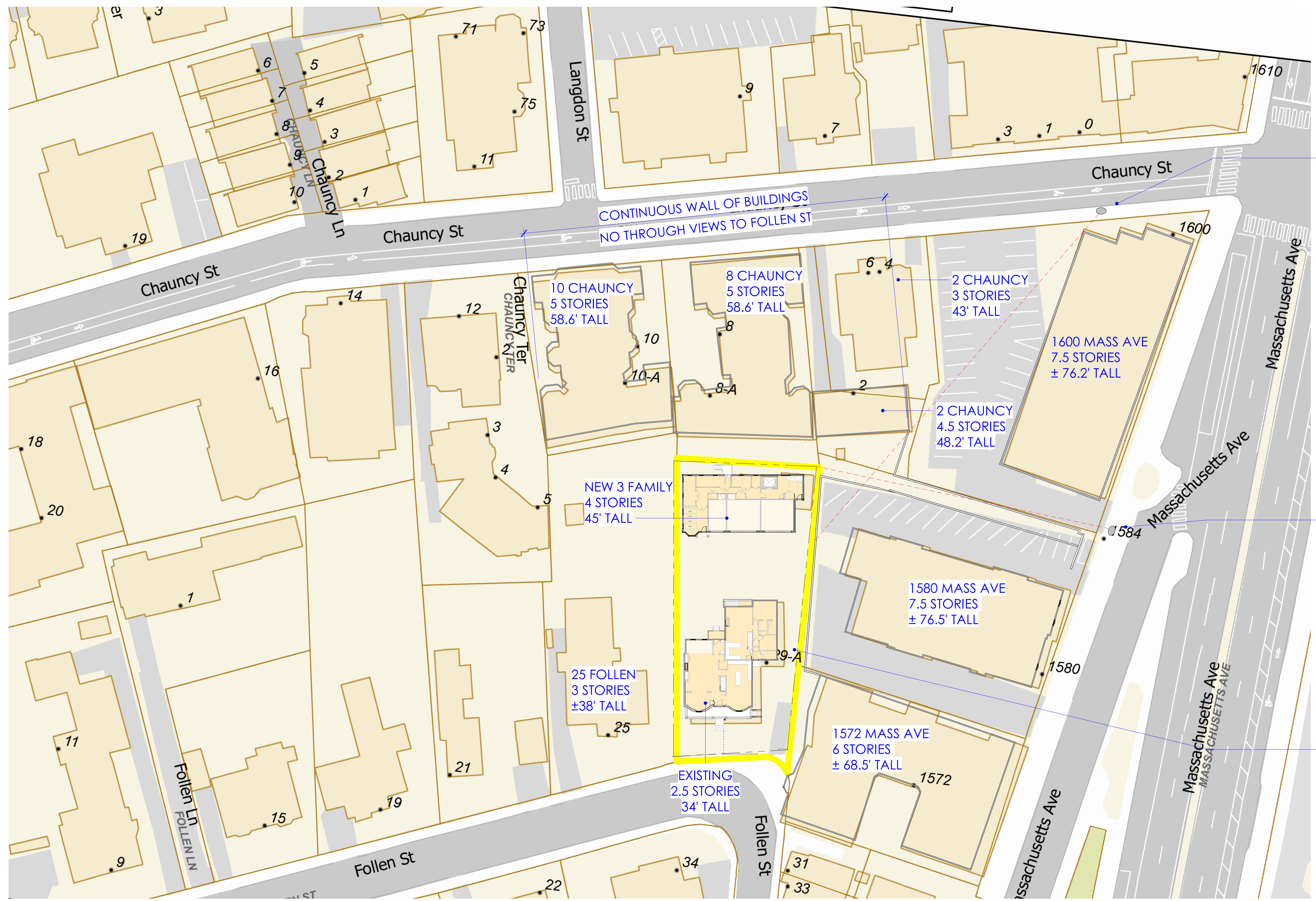


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NEIGHBORHOOD CONTEXT MAP FOLLEN ST OCHD SUBMISSION SET

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EXISTING PHOTOS
FOLLEN ST OCHD SUBMISSION SET

29 FOLLEN ST, CAMBRIDGE MA



VIEW FROM MASSACHUSETTS AVE TOWARD EXISTING BUILDING



VIEW FROM MASSACHUSETTS AVE TOWARD NEW BUILDING



VIEW FROM MASSACHUSETTS AVE TOWARD NEW BUILDING



VIEW FROM CHAUNCY ST TOWARD SITE



VIEW FROM CHAUNCY ST TOWARD SITE



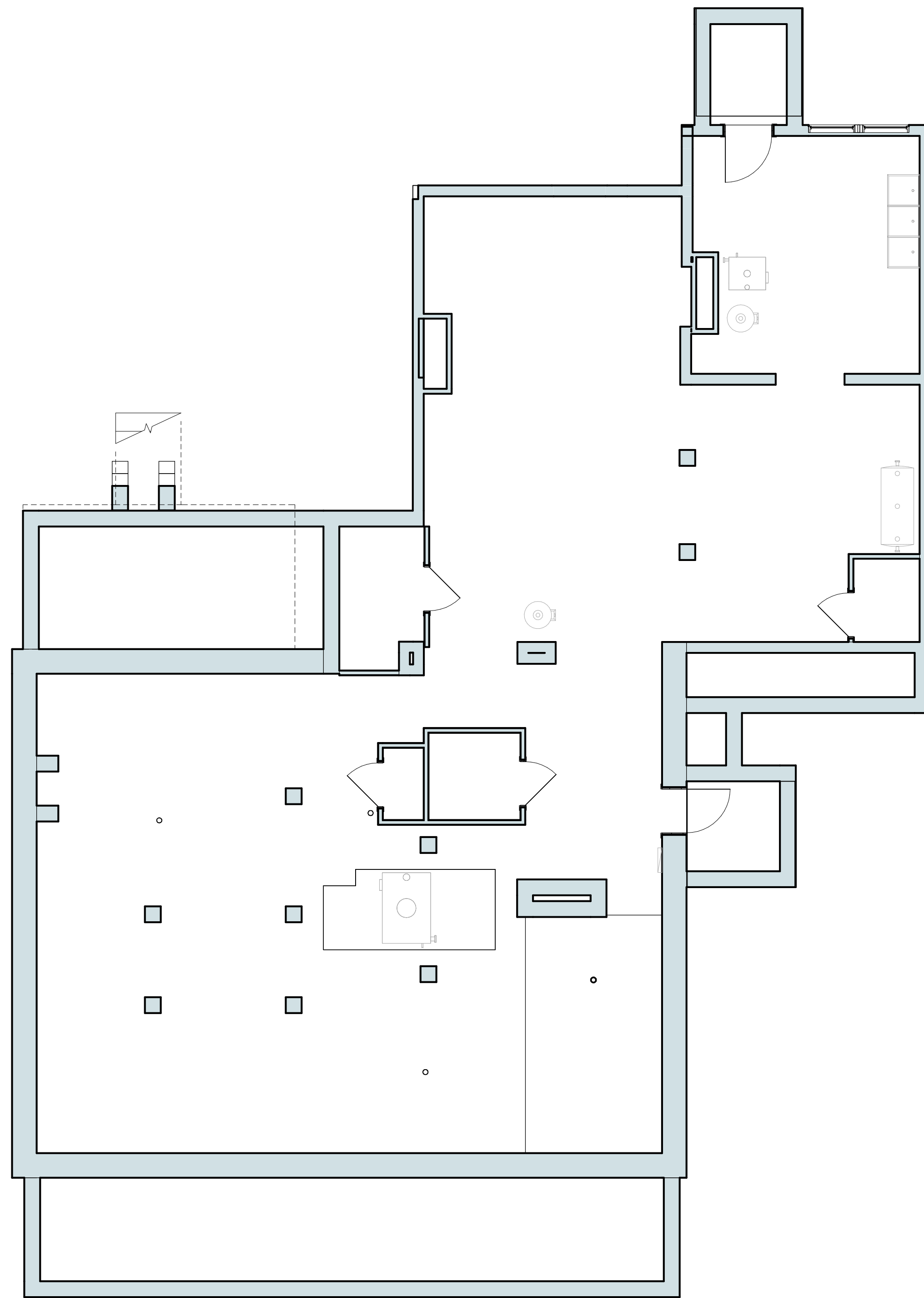
VIEW FROM CHAUNCY ST TOWARD SITE

NEIGHBORHOOD CONTEXT PHOTOS

FOLLEN ST OCHD SUBMISSION SET

29 FOLLEN ST, CAMBRIDGE MA

11/4/2025 10:27:06 AM



BASEMENT PLAN - EXISTING

3/16" = 1'-0"

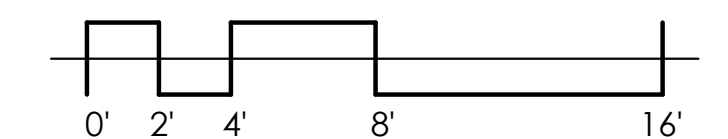



BASEMENT PLAN - PROPOSED

3/16" = 1'-0"

EXISTING & PROPOSED BASEMENT PLANS
FOLLEN ST OCHD SUBMISSION SET

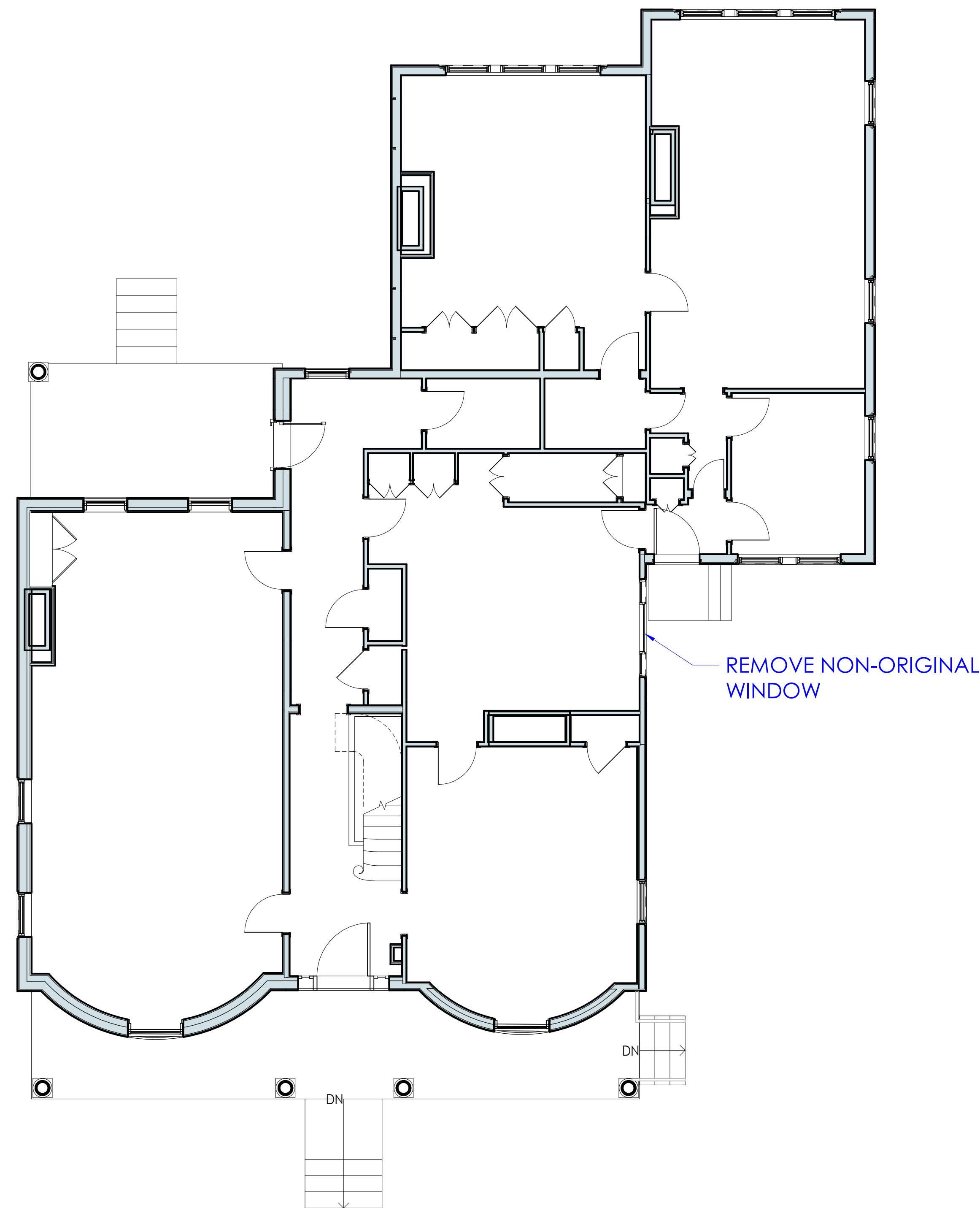
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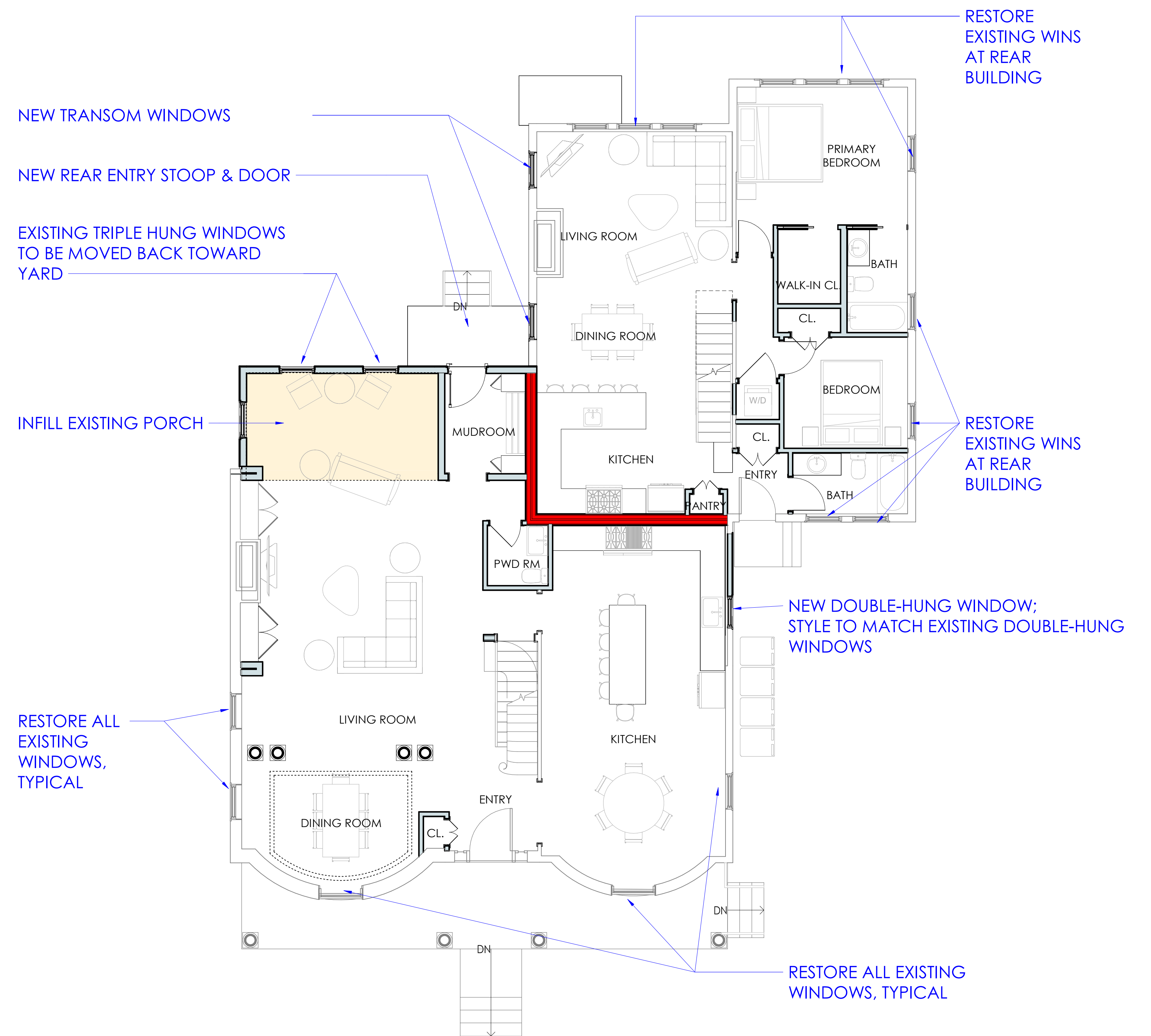
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FIRST FLOOR PLAN - EXISTING

3/16" = 1'-0"

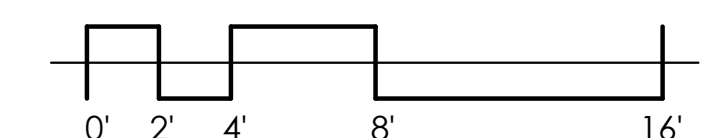


FIRST FLOOR PLAN - PROPOSED

3/16" = 1'-0"

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

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REMOVE NON-ORIGINAL WINDOWS

ORIGINAL WINDOW

ORIGINAL WINDOW

ORIGINAL WINDOW

SECOND FLOOR PLAN - EXISTING

3/16" = 1'-0"

NEW ROOF DECK AND ACCESS STAIR

NEW WINDOWS

INFILL WALL

RESTORE ORIG. UNITS WHERE REMAINING (TYP FOR 2)

NEW ROOF DECK, UNIT 2

NEW WOOD REPLACEMENT WINDOWS WHERE ORIGINAL UNITS HAVE ALREADY BEEN REMOVED

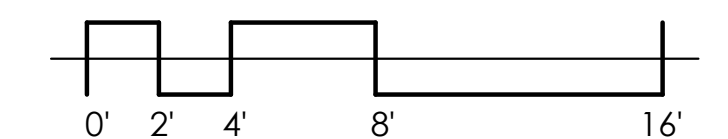
NEW WOOD REPLACEMENT WINDOWS WHERE ORIGINAL UNITS HAVE ALREADY BEEN REMOVED

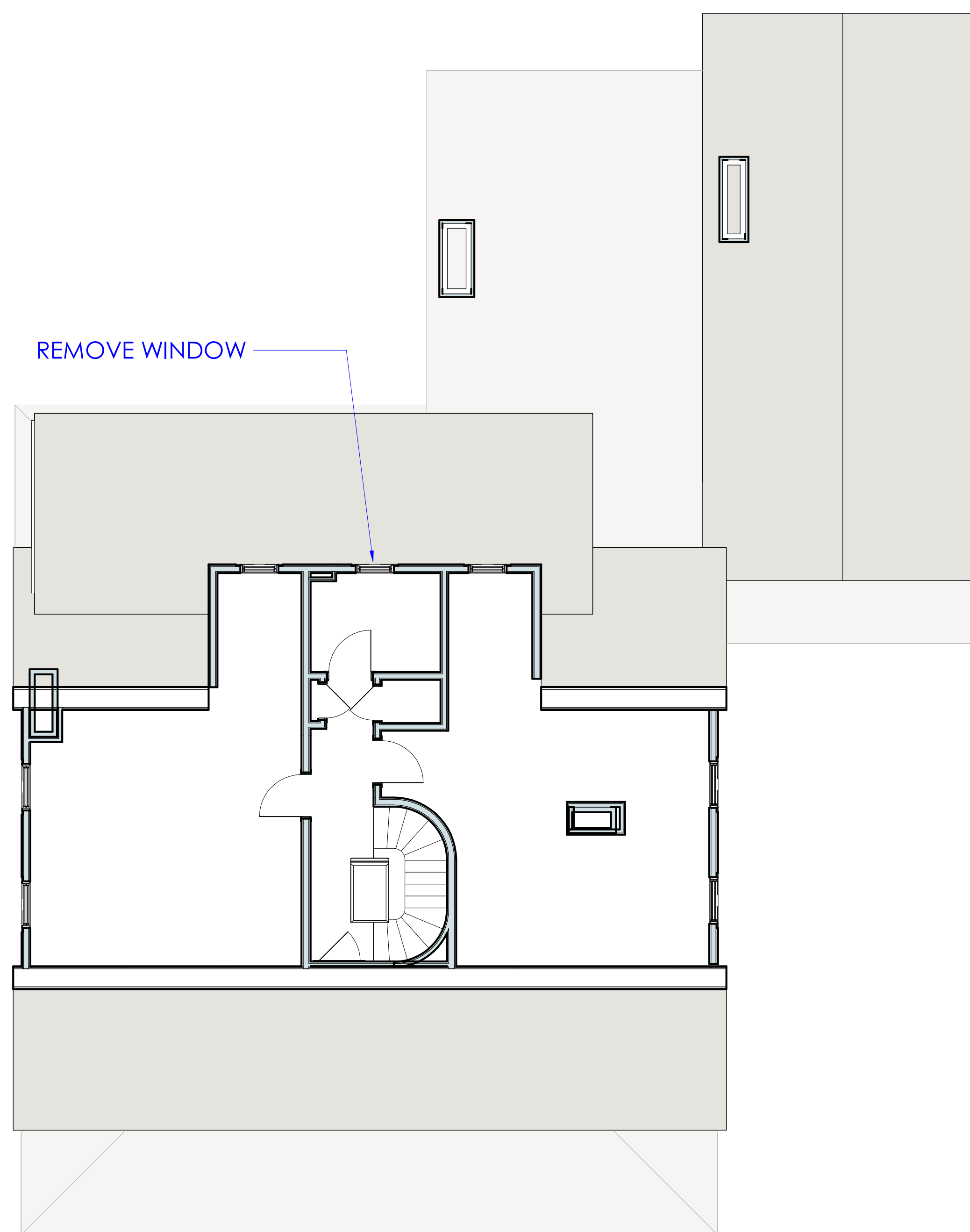
SECOND FLOOR PLAN - PROPOSED

3/16" = 1'-0"

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

29 FOLLEN ST, CAMBRIDGE MA





THIRD FLOOR PLAN - EXISTING

3/16" = 1'-0"

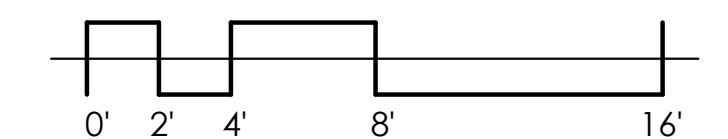



THIRD FLOOR PLAN - PROPOSED

3/16" = 1'-0"

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

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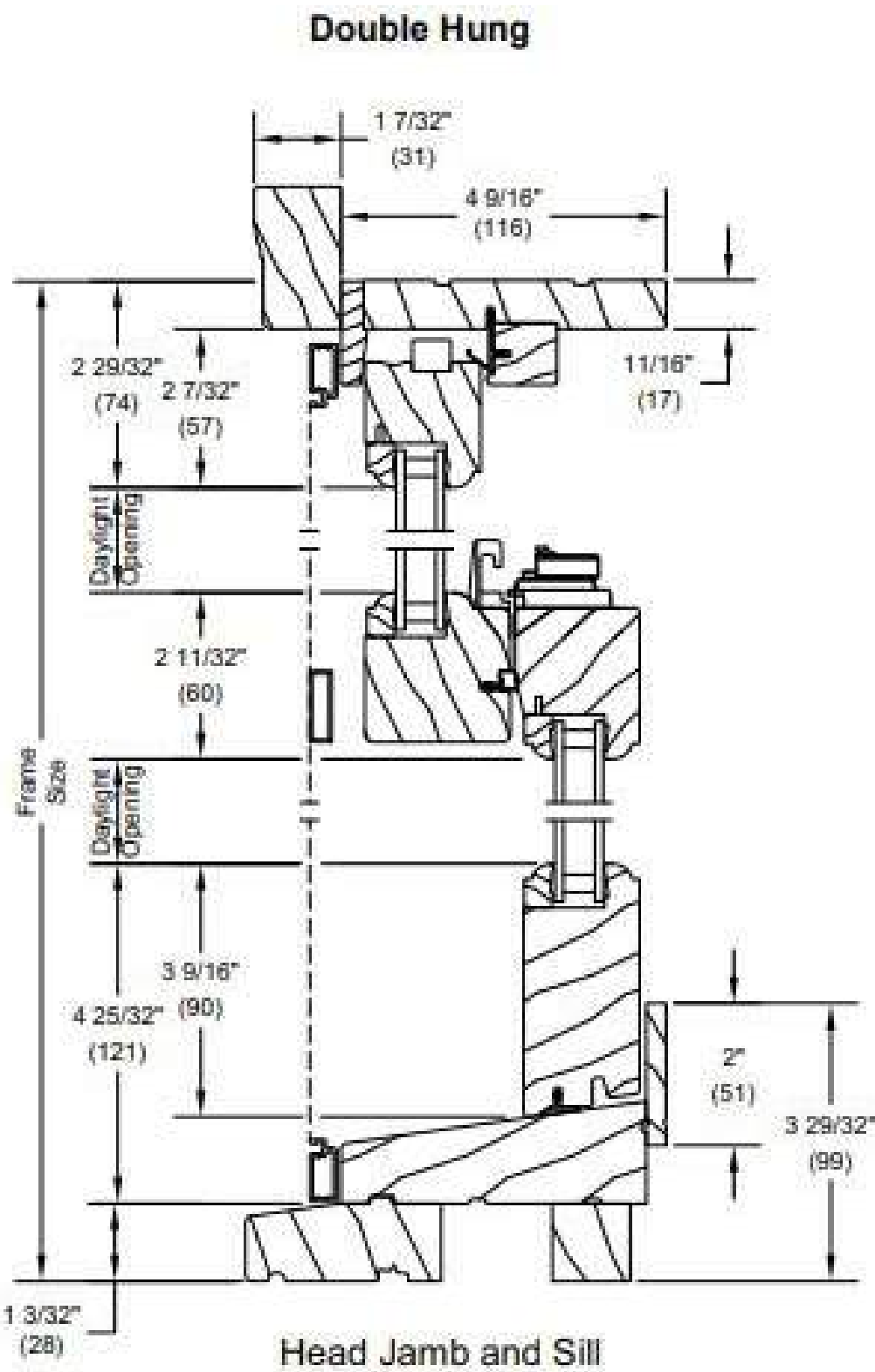


PROPOSED REPLACEMENT WINDOWS (SELECT 2ND FLOOR LOCATIONS ONLY)

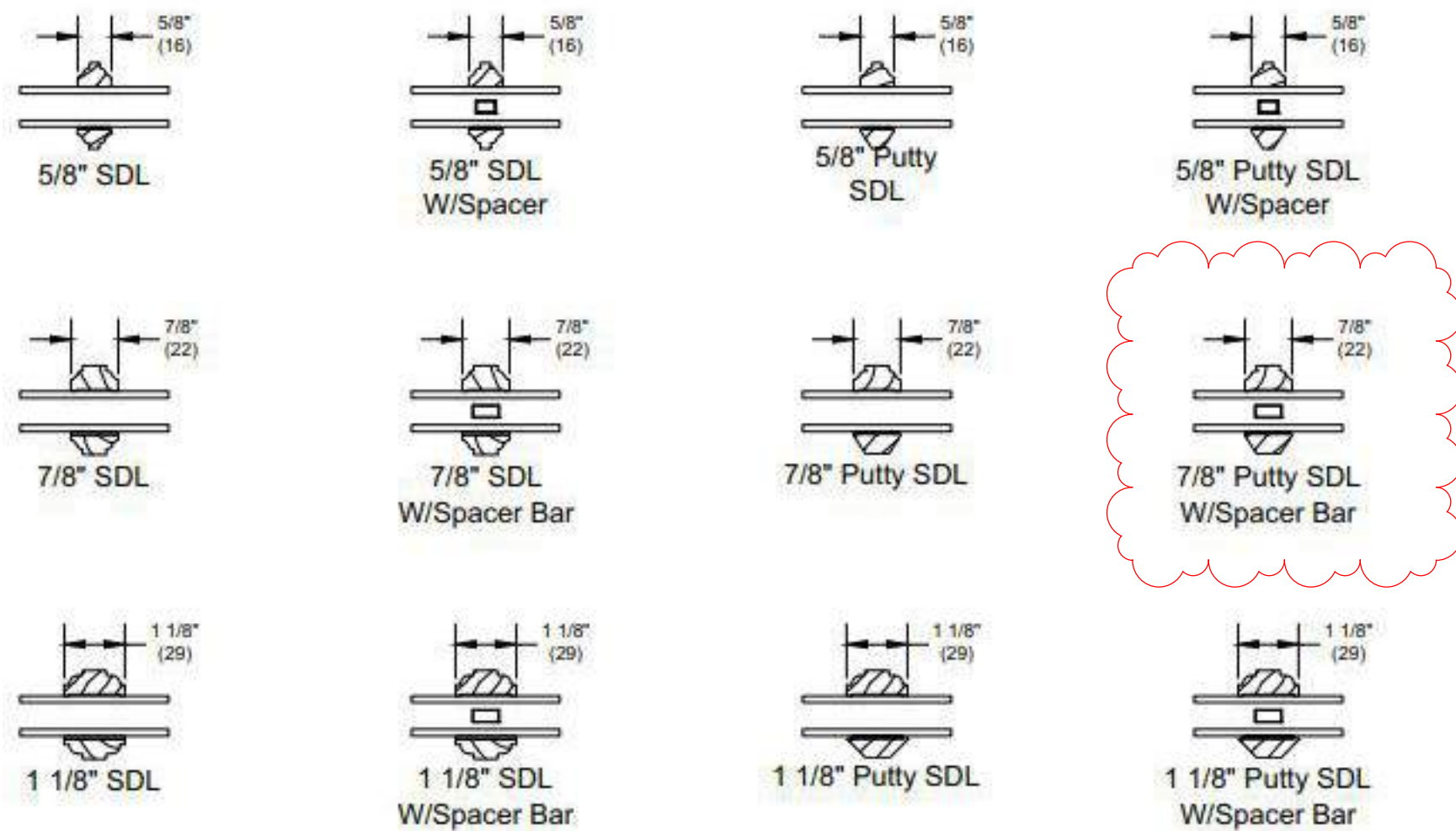
- MARVIN ULTIMATE WOOD WINDOWS, PRIMED WOOD WINDOWS - FIELD PAINTED
- 7/8" PUTTY PROFILE SIMULATED DIVIDED LITES WITH DARK SPACER BAR
- WINDOWS WILL MEET NEW 2023 STRETCH ENERGY CODE REQUIREMENTS
- REUSE EXISTING EXTERIOR TRIM IF POSSIBLE. IF NEW IS REQUIRED, EXTERIOR TRIM TO BE FIELD APPLIED CUSTOM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

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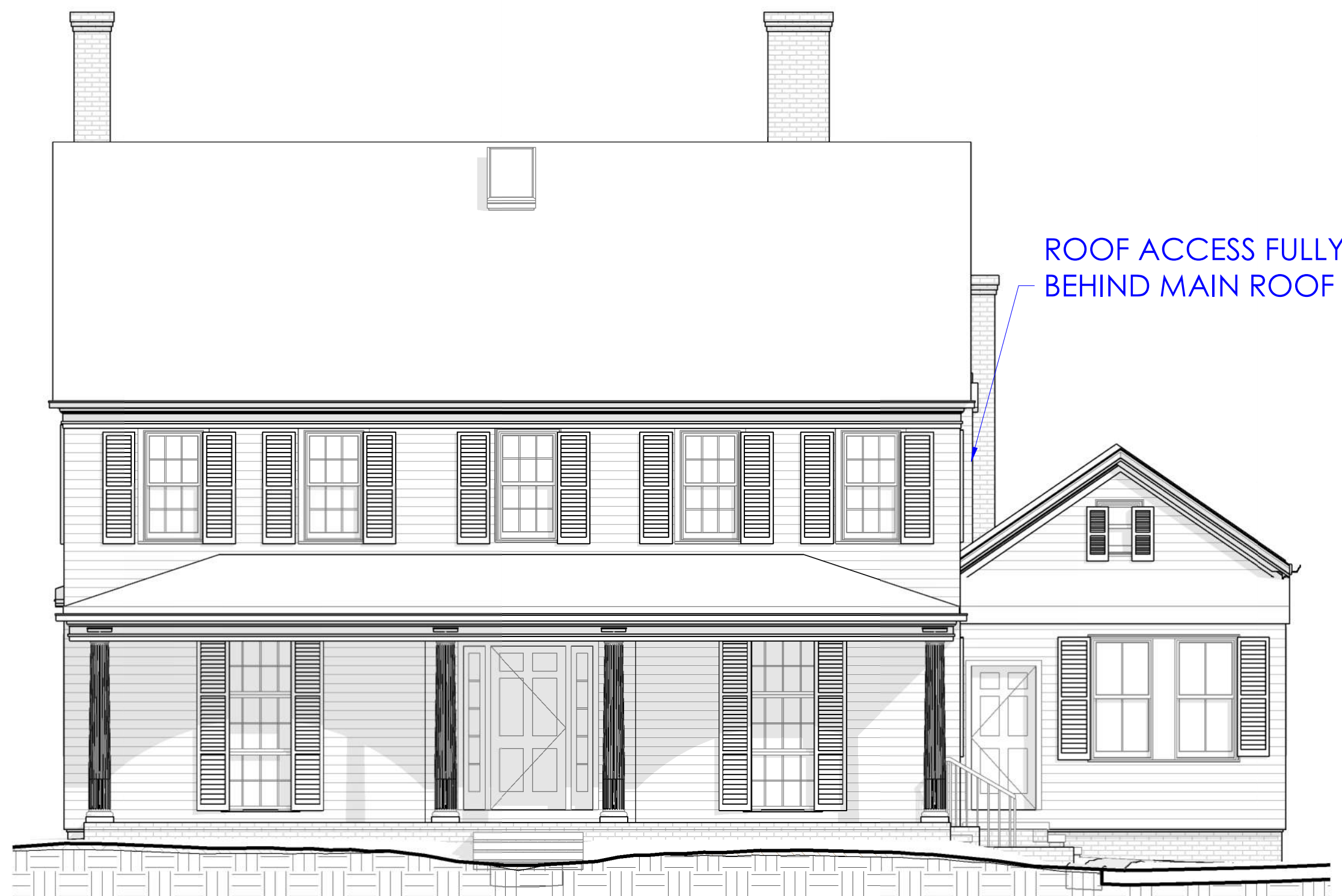
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A003



FRONT ELEVATION - EXISTING

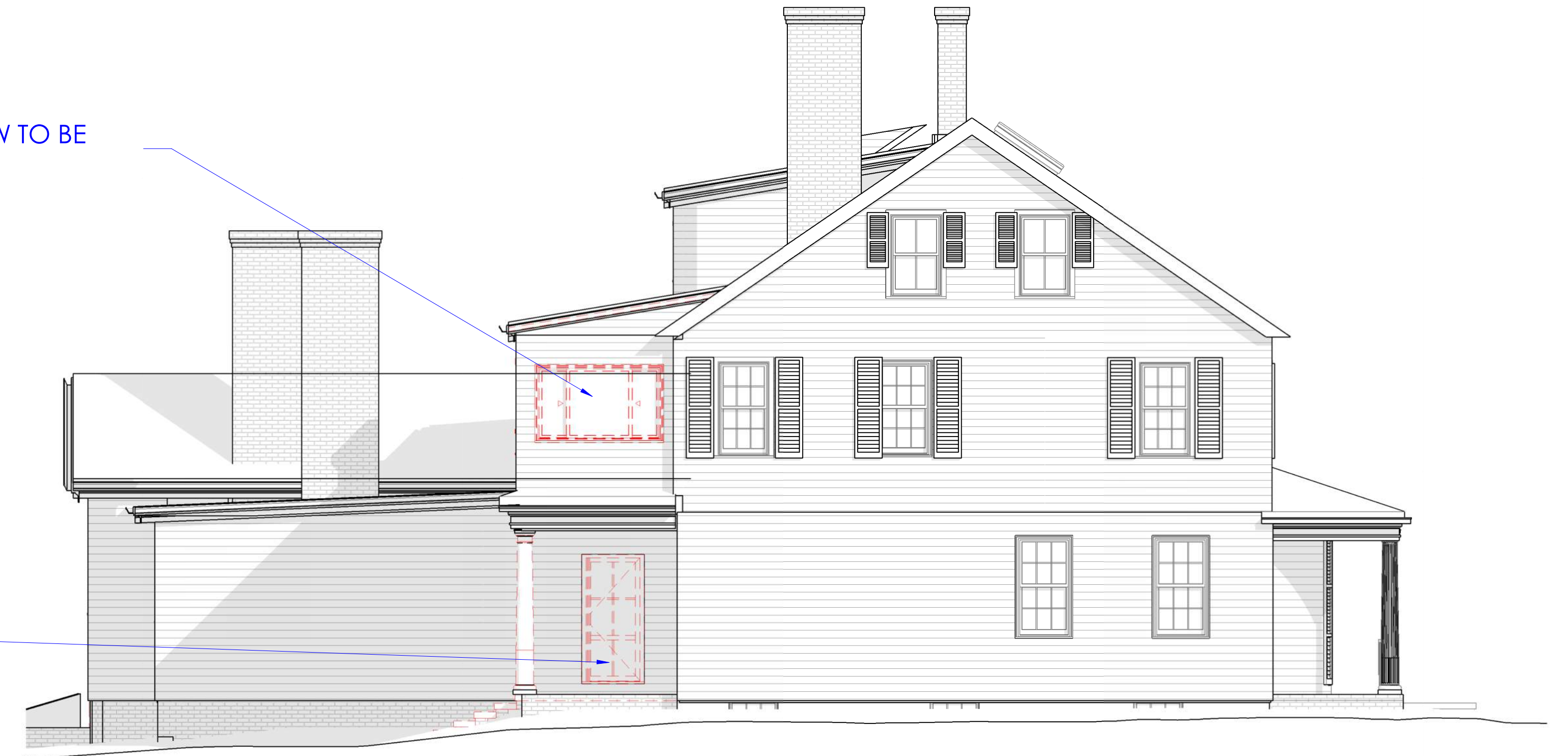
3/16" = 1'-0"



NO CHANGE - FRONT ELEVATION

FRONT ELEVATION - PROPOSED

3/16" = 1'-0"



LEFT SIDE ELEVATION - EXISTING

3/16" = 1'-0"

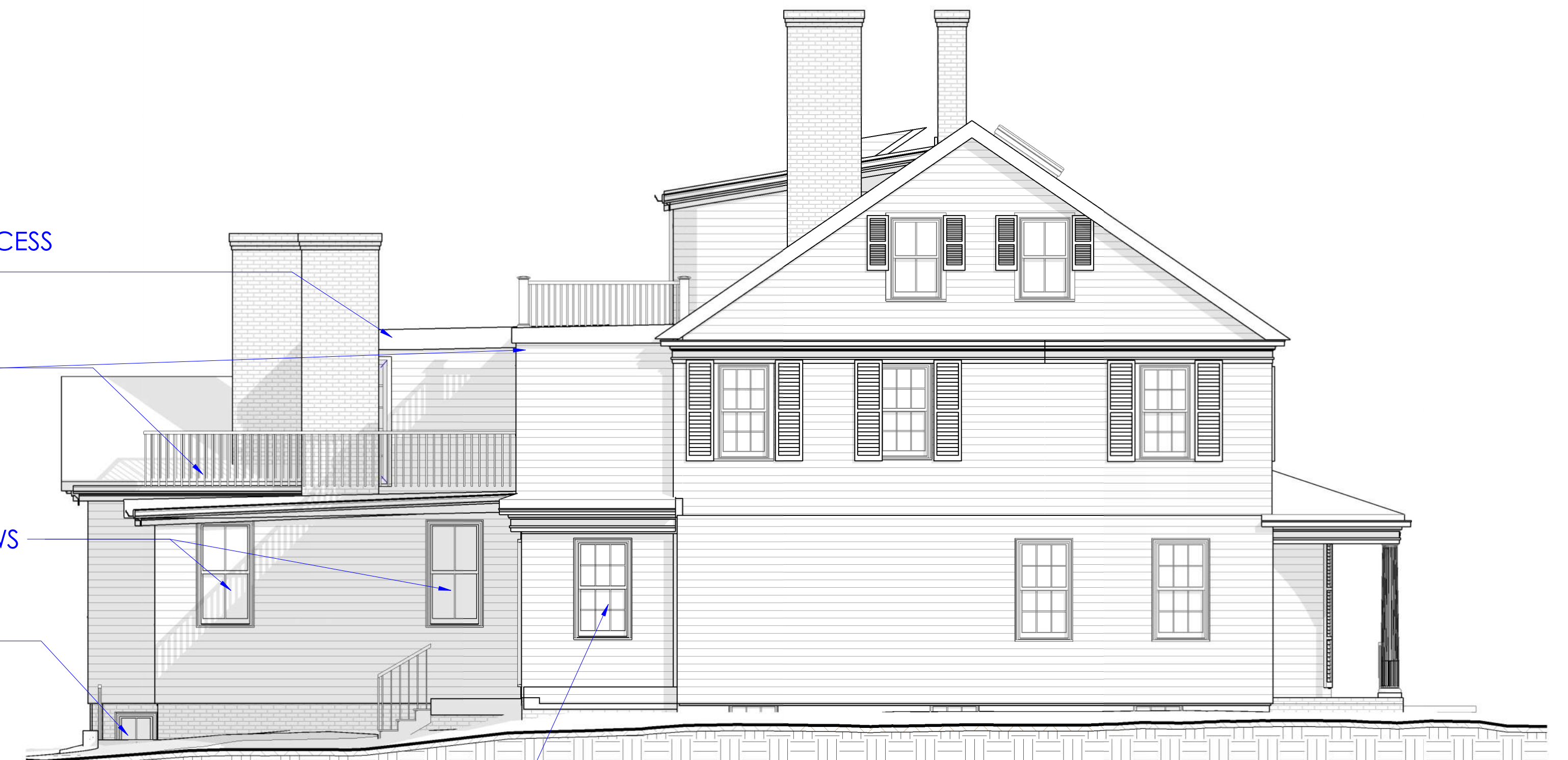
NEW ROOF DECK ACCESS
HEADHOUSE

ROOF DECKS ADDED

NEW WOOD WINDOWS

NEW WOOD DH
WINDOW

PORCH ENCLOSED; NEW WOOD WINDOWS

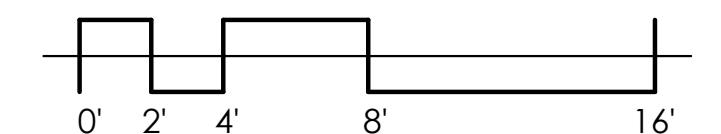


LEFT SIDE ELEVATION - PROPOSED

3/16" = 1'-0"

EXISTING & PROPOSED ELEVATIONS
FOLLEN ST OCHD SUBMISSION SET

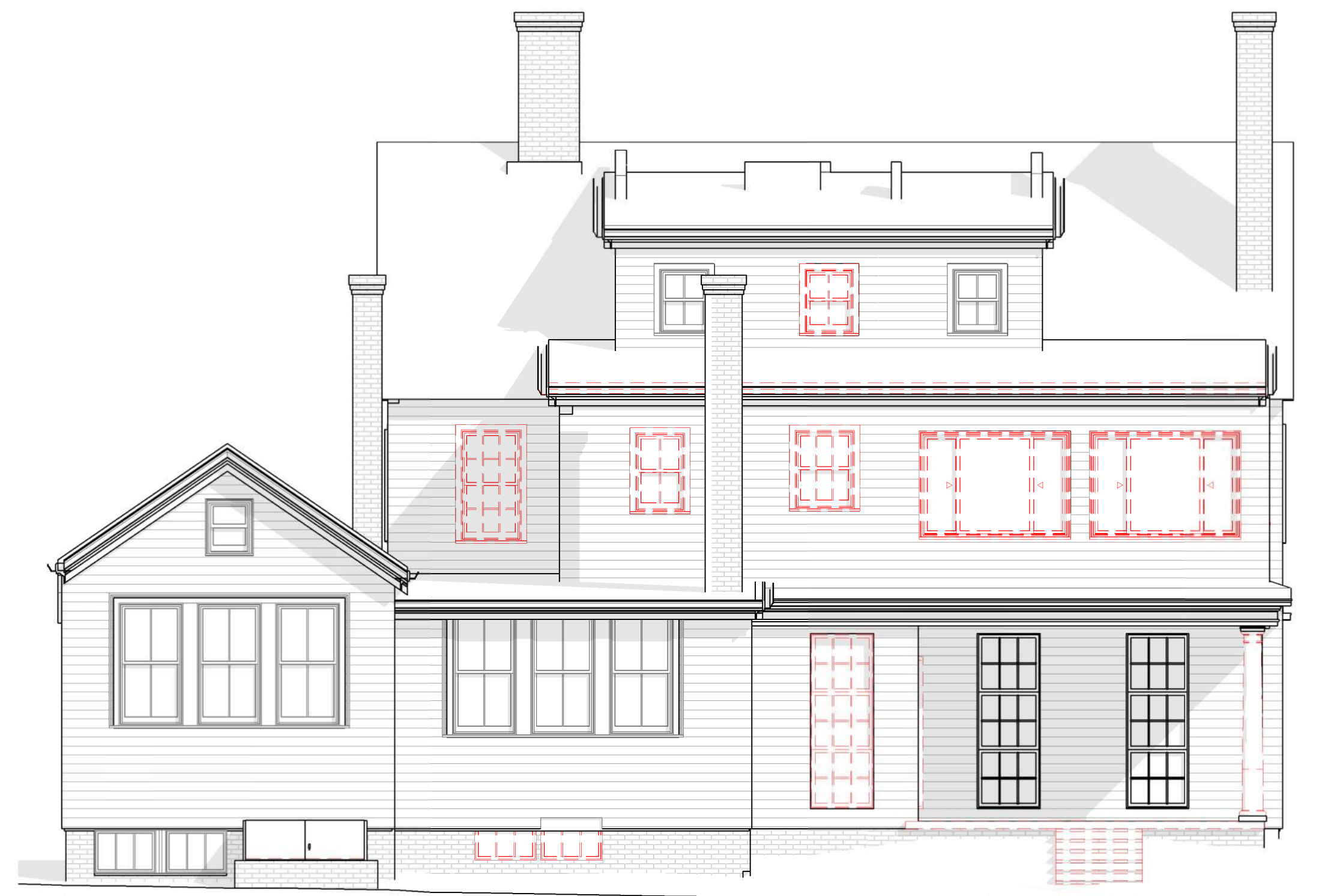
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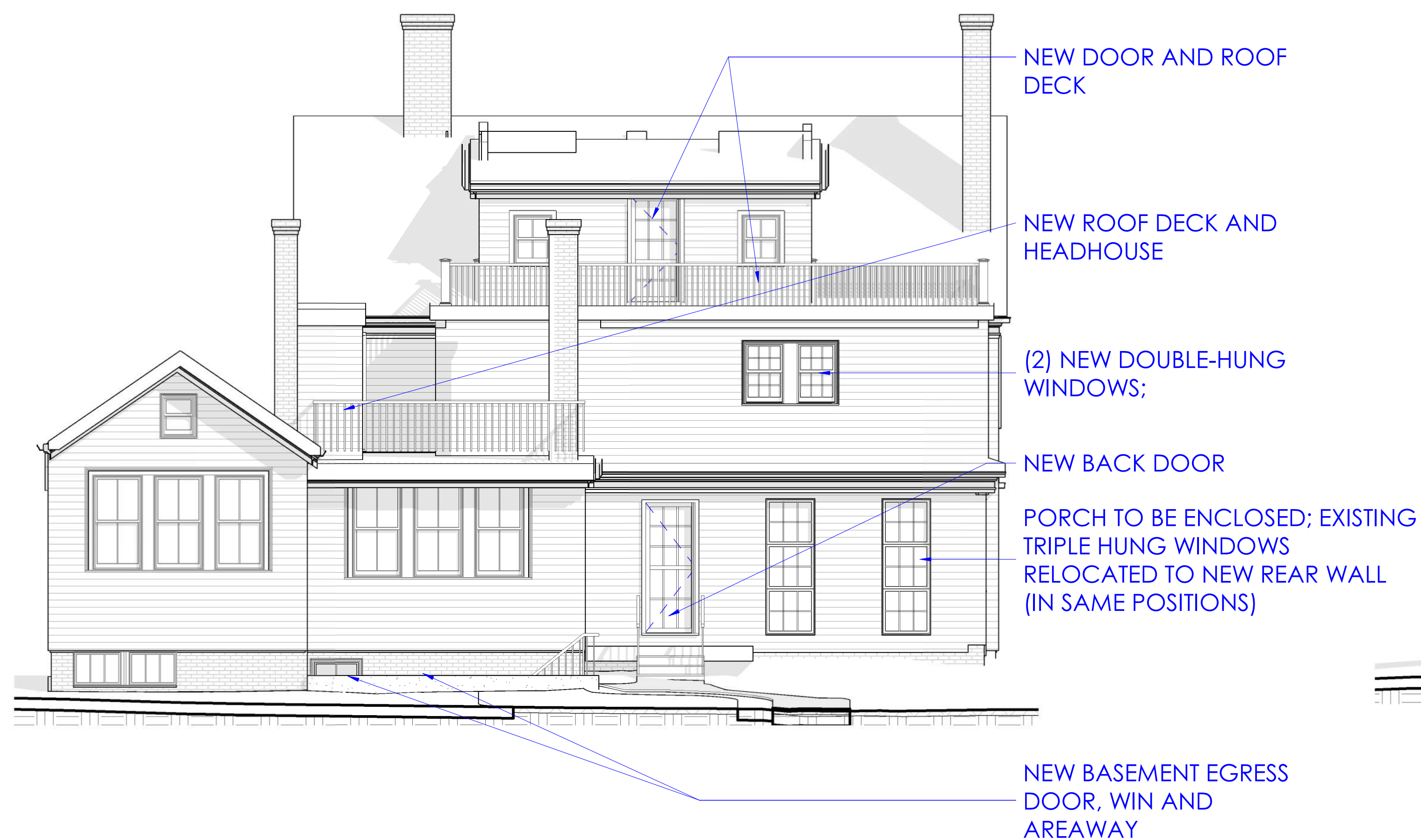
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Drawing no.
A201



REAR ELEVATION - EXISTING

3/16" = 1'-0"



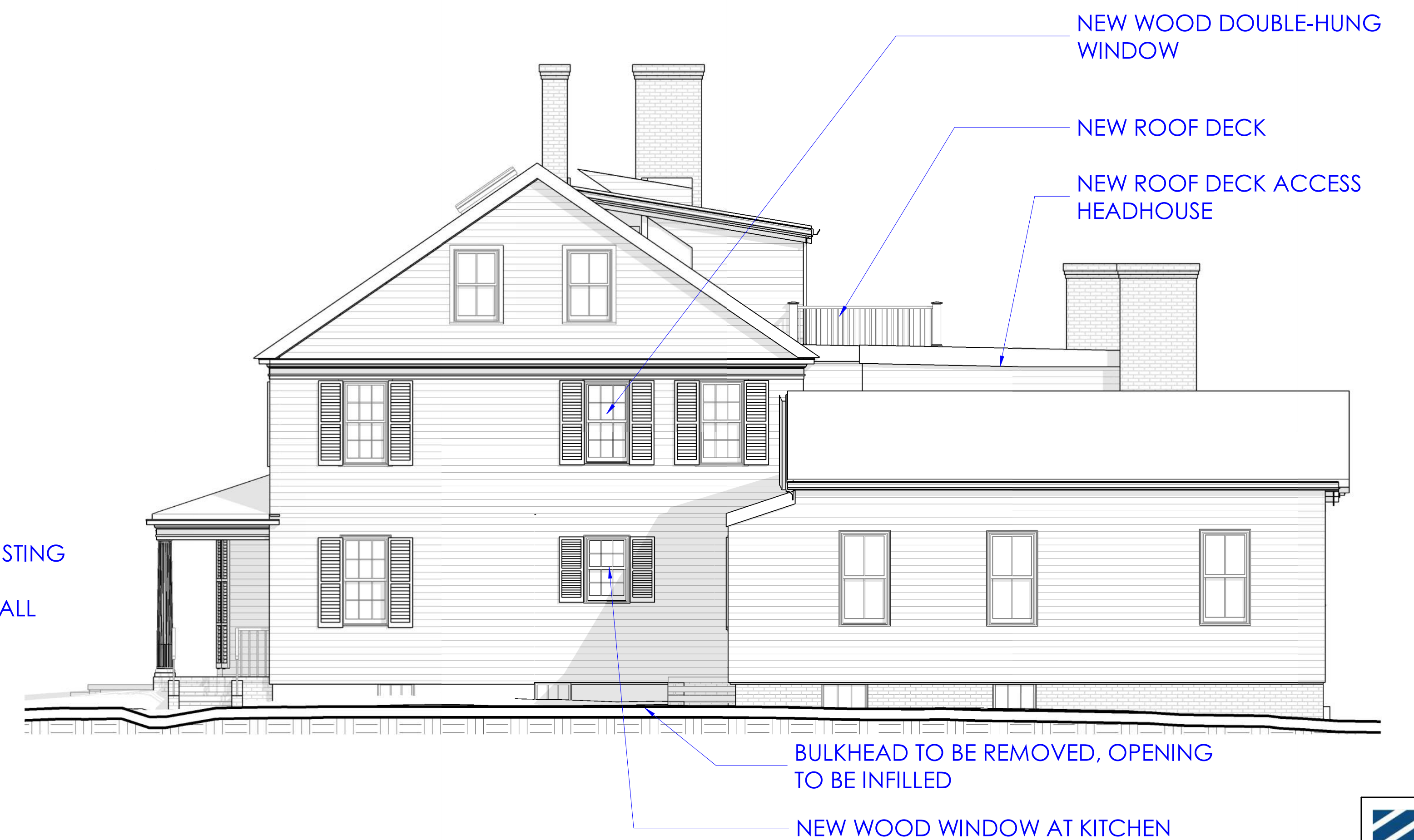
REAR ELEVATION - PROPOSED

3/16" = 1'-0"



RIGHT SIDE ELEVATION - EXISTING

3/16" = 1'-0"

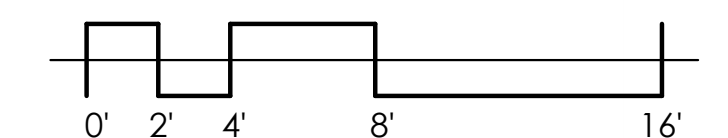


RIGHT SIDE ELEVATION - PROPOSED

3/16" = 1'-0"

EXISTING & PROPOSED ELEVATIONS FOLLEN ST OCHD SUBMISSION SET

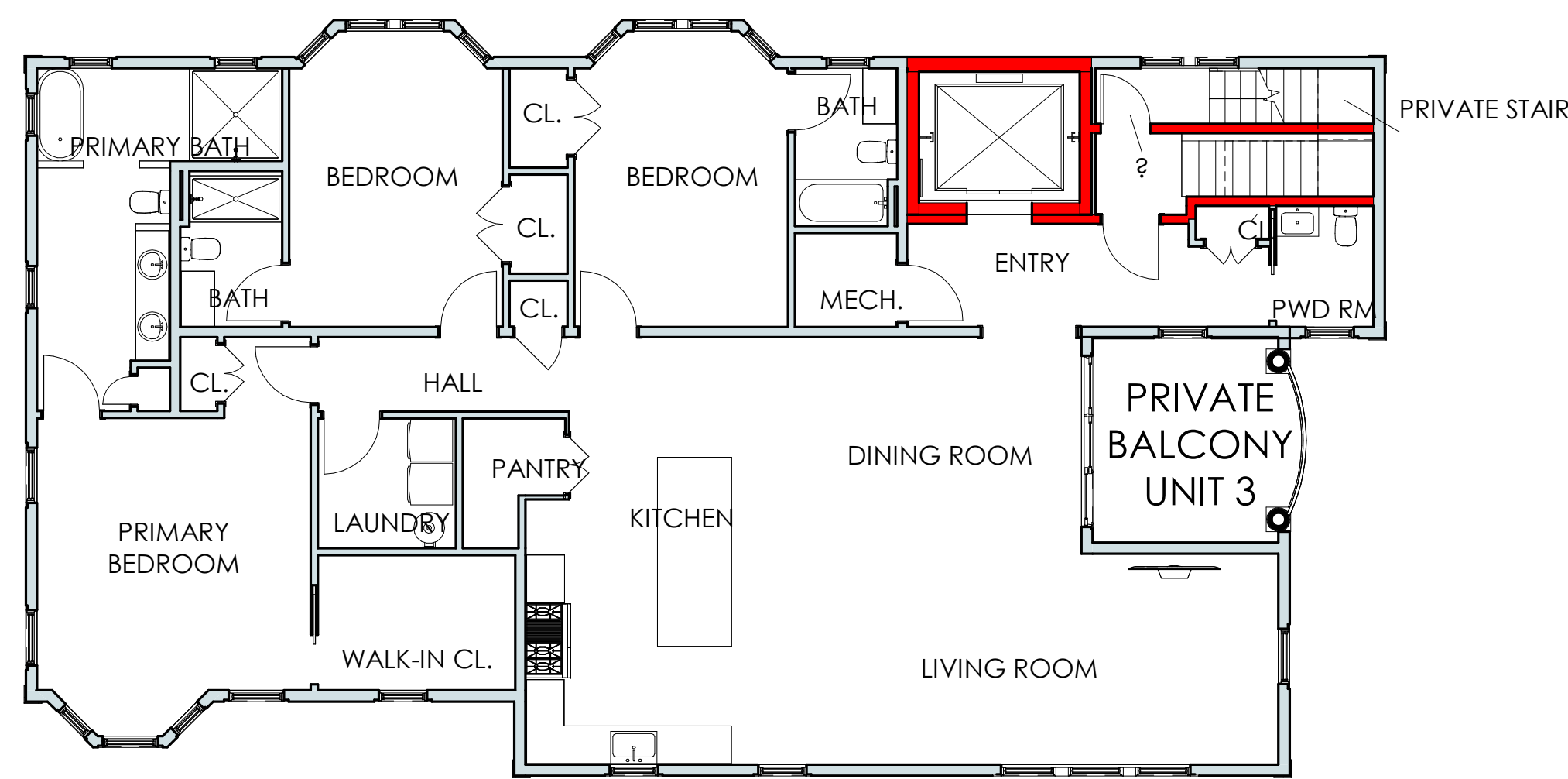
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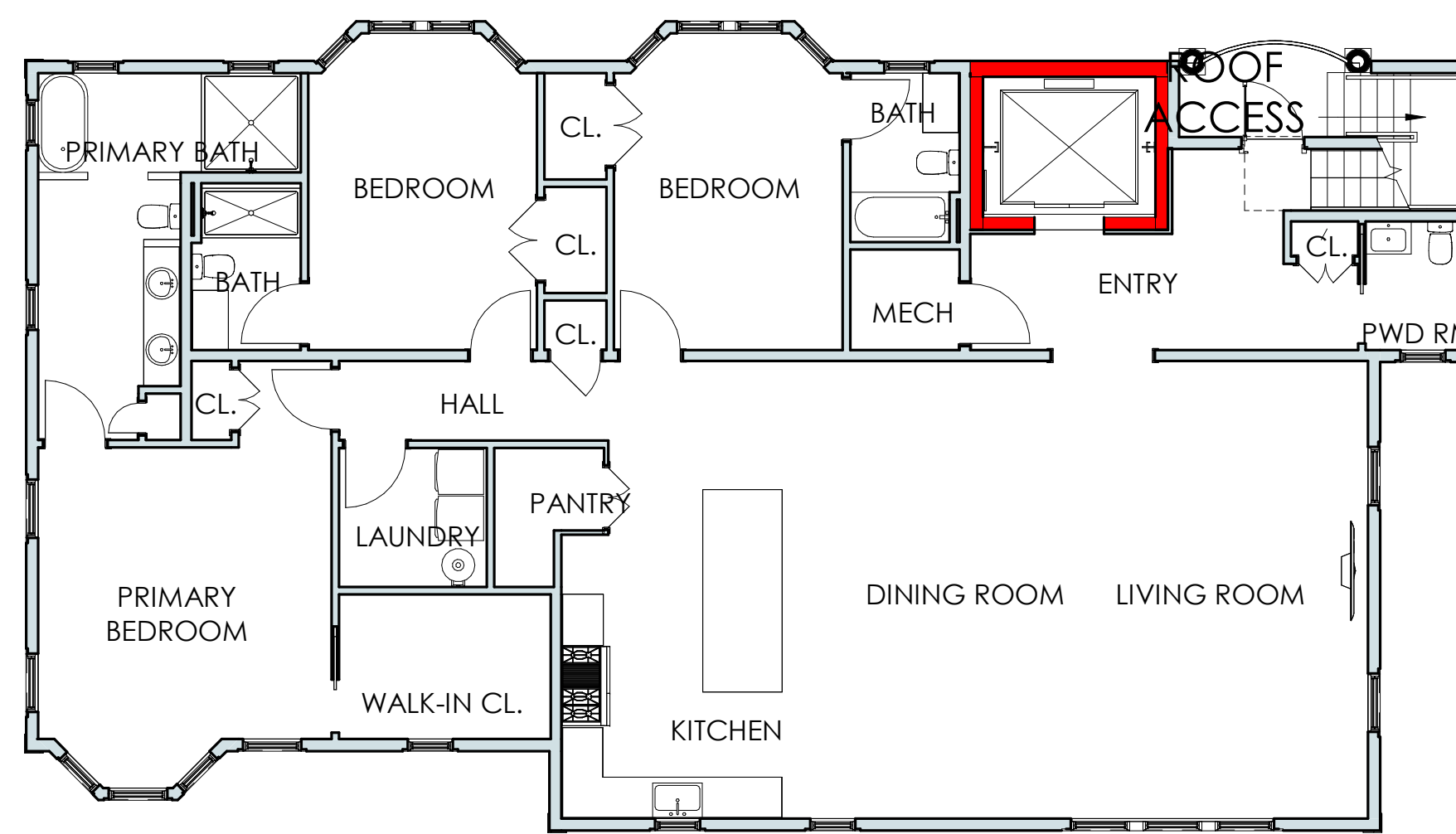
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Drawing no.
A202



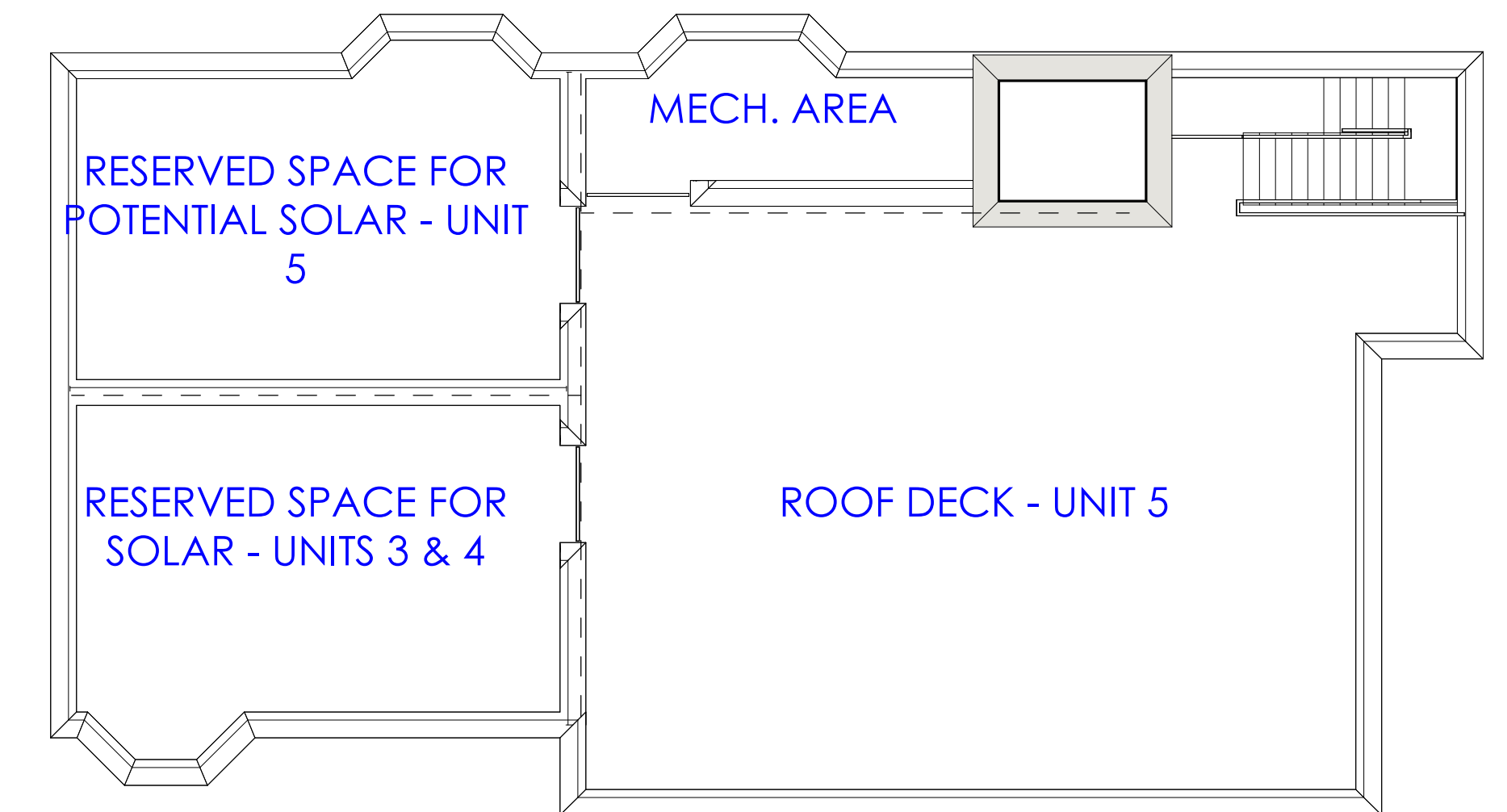
NEW BUILDING - THIRD FLOOR

1/8" = 1'-0"



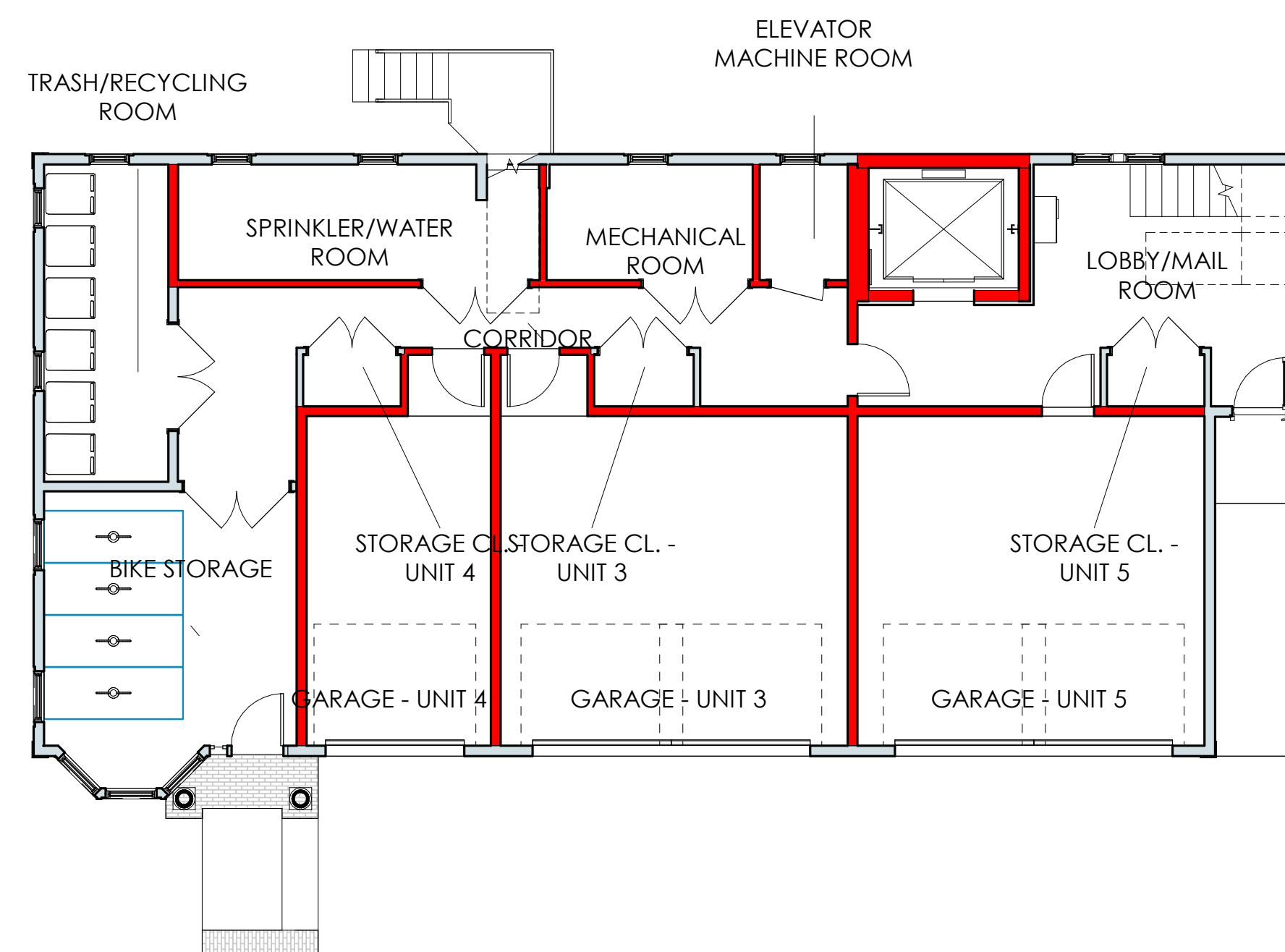
NEW BUILDING - FOURTH FLOOR

1/8" = 1'-0"



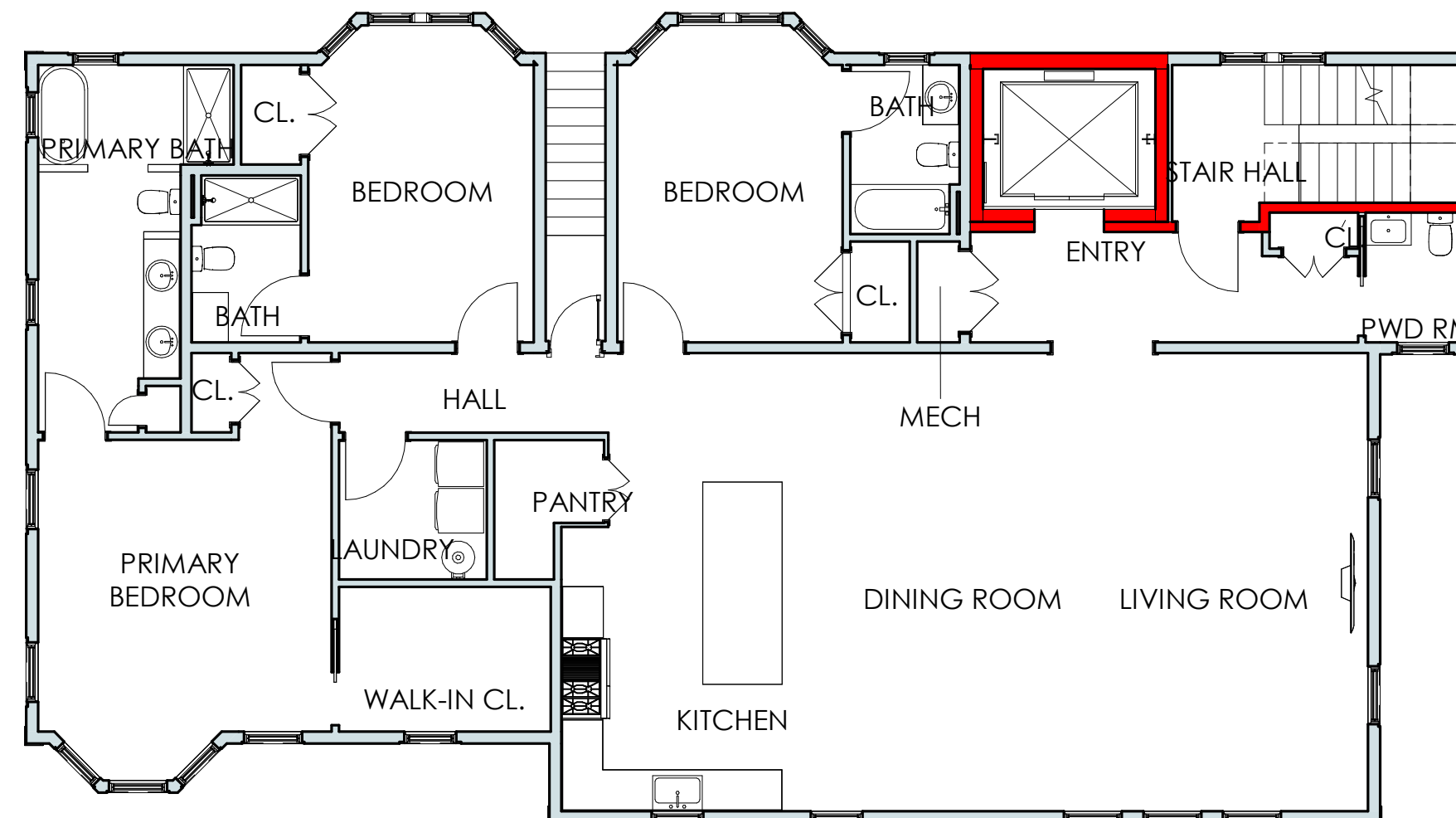
NEW BUILDING - ROOF

1/8" = 1'-0"



NEW BUILDING - FIRST FLOOR

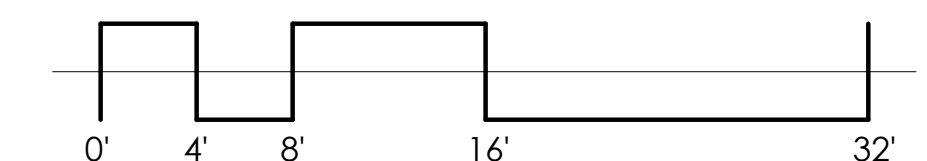
1/8" = 1'-0"



NEW BUILDING - SECOND FLOOR

1/8" = 1'-0"

NEW BUILDING PLANS
FOLLEN ST OCHD SUBMISSION SET



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NEW BUILDING LEFT ELEVATION

1/8" = 1'-0"



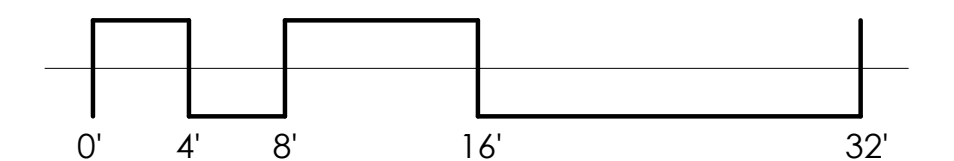
NEW BUILDING REAR ELEVATION

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

CARRAIGE HOUSE STYLE
GARAGE DOORS, MODEL TBD

ELEVATOR OVERRUN

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

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

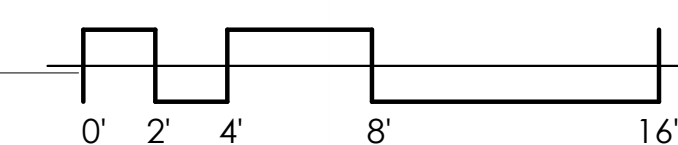
3/4 X 6 WINDOW CASINGS W
BACKBAND PROFILE TBD.

ADA COMPLIANT GRADE
ENTRANCE, ELEVATOR TO
SERVICE ALL FLOORS



NEW BUILDING FRONT ELEVATION

3/16" = 1'-0"



NEW BUILDING ELEVATIONS

FOLLEN ST OCHD SUBMISSION SET

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A211



FOLLEN STREET VIEW 1



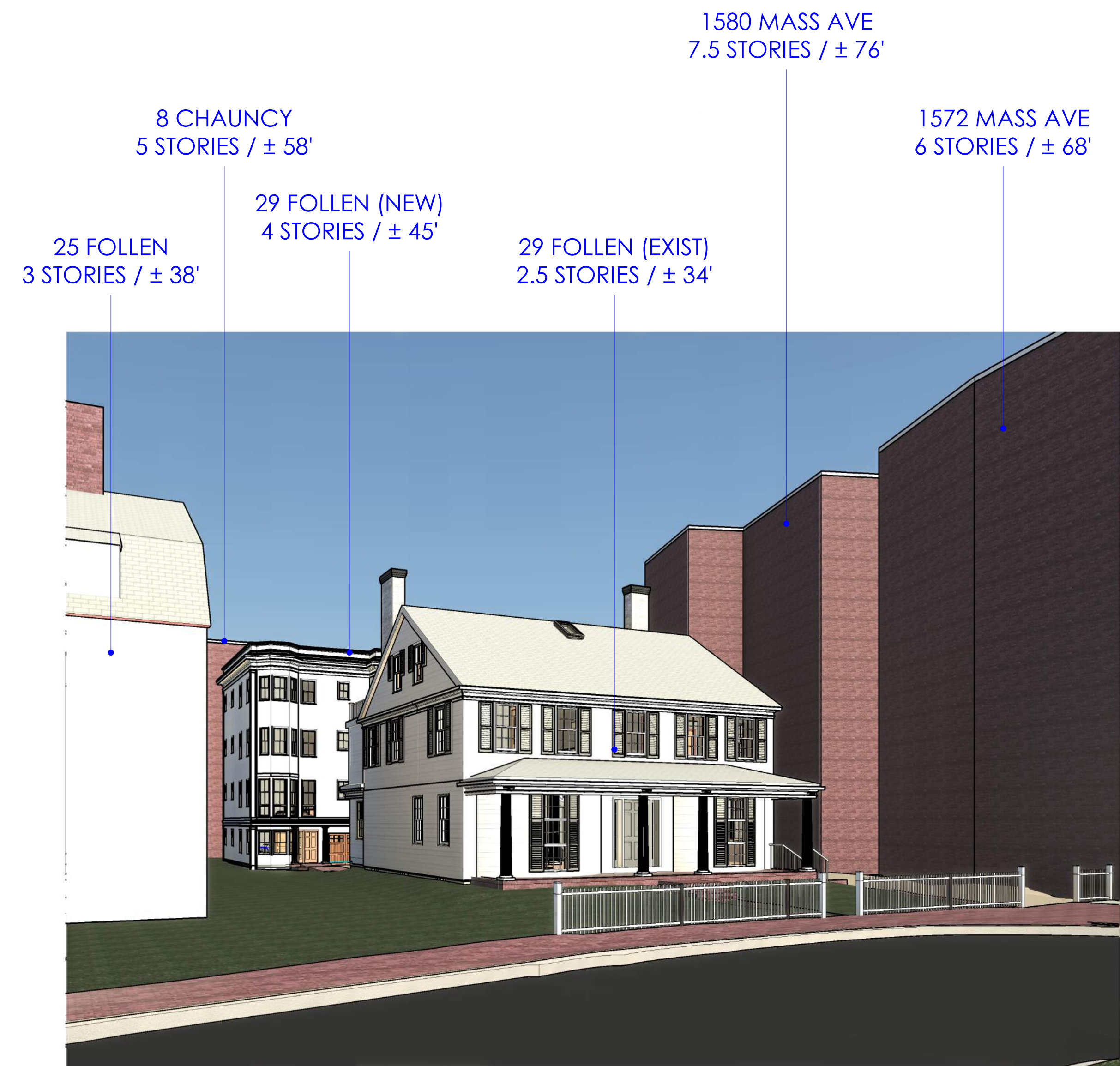
FOLLEN STREET VIEW 1 - NO TREES

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

29 FOLLEN ST, CAMBRIDGE MA



FOLLEN STREET VIEW 2



FOLLEN STREET VIEW 2 - NO TREES

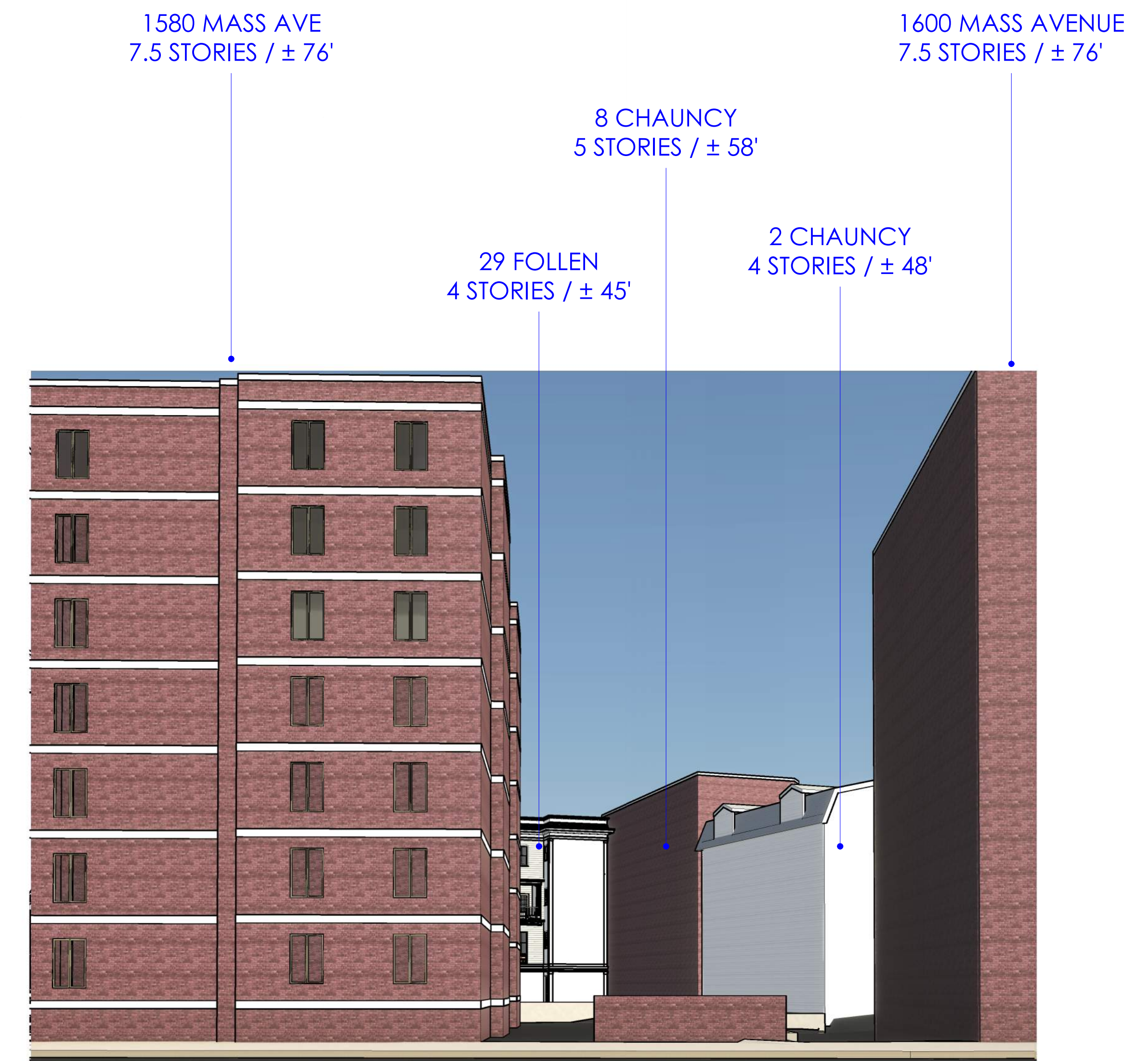
3D VIEWS - PROPOSED FOLLEN STREET VIEWS
FOLLEN ST OCHD SUBMISSION SET

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① MASSACHUSETTS AVENUE VIEW

3D VIEWS - PROPOSED MASS AVE VIEWS FOLLEN ST OCHD SUBMISSION SET



② MASSACHUSETTS AVENUE VIEW - NO TREES

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