

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN 10 PM 12:04  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 207186**

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Michael Rosengarten and Christie McDonald

**PETITIONER'S ADDRESS:** 104 Hancock, Cambridge, ma 02139

**LOCATION OF PROPERTY:** 104 HANCOCK ST , Unit 6 , Cambridge, MA

**TYPE OF OCCUPANCY:** residence

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

We are old and need an elevator to continue living in Cambridge in our house. This permit will allow us to extend our floor area by 16 square feet to accomodate and elevator.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 8.000	Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).

Original  
Signature(s):

Michael Rosengarten  
(Petitioner (s) / Owner)

CHRISTIE McDONALD  
(Print Name)

Address:

104 HANCOCK UNIT 6  
CAMBRIDGE 02139

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

**To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.**

I/We Michael Rosengarten and Christie McDonald  
(OWNER)

Address: 104 Hancock Unit 6

State that I/We own the property located at Massachusetts,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Michael Rosengarten and Christie McDonald

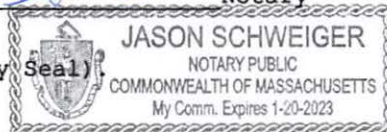
\*Pursuant to a deed of duly recorded in the date 4/5/2015, Middlesex South  
County Registry of Deeds at Book 65220, Page 370; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Michael Rosengarten Christie McDonald  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of \_\_\_\_\_

The above-name Christie McDonald & Michael Rosengarten personally appeared before me,  
this 6 of Jan., 2023, and made oath that the above statement is true.

My commission expires 1/26/2023 (Notary Seal) \_\_\_\_\_  
Notary  
JASON SCHWEIGER  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
My Comm. Expires 1-20-2023

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 104 HANCOCK ST , Unit 6 , Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

The plan is modest, and will have almost no impact on the community. It will not be visible from the street, has the approval of all members of the condo, and our abutting neighbours. The addition of the elevator will allow us to live in Cambridge as we age and deal with a four floor house.

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

The elevator will not affect traffic, pedestrian included, and be pretty much invisible to the community and will blend with the current design of the house.

**C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

This is a minimal change and does not encroach on the setback and maintains the width of the house.

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

There will be no issue with noise or light from the elevator. Its operation will be entirely walled in.

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

No negative impact will occur, to the surroundings or the wellbeing of the community. It will improve ours by allowing us to continue to live in Cambridge.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Tel. No. 617 650 5002  
 E-Mail Address: rosengar@fas.harvard.edu

Date: \_\_\_\_\_

## **BZA Application Form**

### **DIMENSIONAL INFORMATION**

**Applicant:** Michael Rosengarten and Christie McDonald  
**Location:** 104 HANCOCK ST., Unit 6, Cambridge, MA  
**Phone:** 617 650 5002

**Present Use/Occupancy:** residence  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** residence

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		9150	9166	8226	(max.)
LOT AREA:		10969	10969	10969	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>		0.83	0.835	0.75	
LOT AREA OF EACH DWELLING UNIT		1566	1582	1566	
SIZE OF LOT:	WIDTH	85.45	85.45	N/A	
	DEPTH	128.7	128.7	128.7	
SETBACKS IN FEET:	FRONT	n/a	n/a	n/a	
	REAR	14.5	14.5	27.25	
	LEFT SIDE	21.8	21.8	7.5	
	RIGHT SIDE	5	5	8.75	
SIZE OF BUILDING:	HEIGHT	33	33	<35	
	WIDTH	58.4	58.4	58.4	
	LENGTH	30.2	30.2	30.2	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.42	0.415	0.42	
NO. OF DWELLING UNITS:		2	2	2	
NO. OF PARKING SPACES:		1	1	n/a	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		9	9	9	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2023 JAN 30 A 8:12

PROJECT

Alterations to:

The  
McDONALD  
-ROSENGARTEN  
RESIDENCE

104 Hancock St, #6  
Cambridge, MA 02139

BZA-207186

ISSUES / REVISIONS

Date	Description
18 JAN 23	DESIGN REVIEW

NOT FOR CONSTRUCTION

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DRAWING TITLE

North and East Elevations  
- Option 1

SCALE

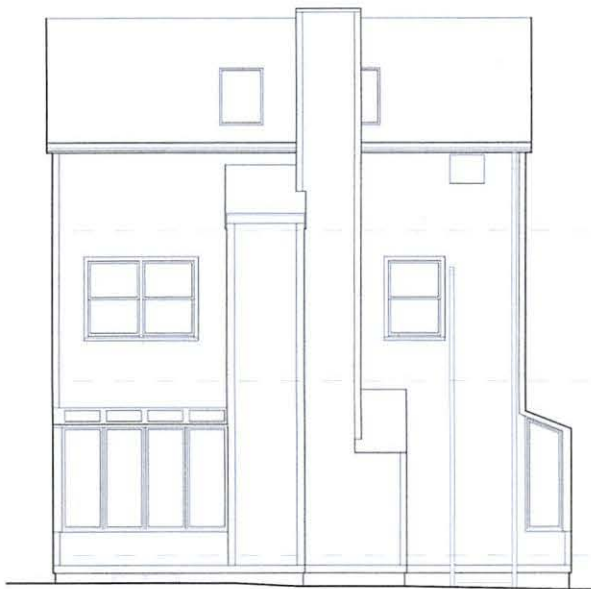
0 1 2 4 8 FT  
1/8" = 1'-0"

DATE

January 18, 2023

SHEET NUMBER

SD-1



2 EAST ELEVATION - OPTION 1  
SCALE: 1/8" = 1'-0"

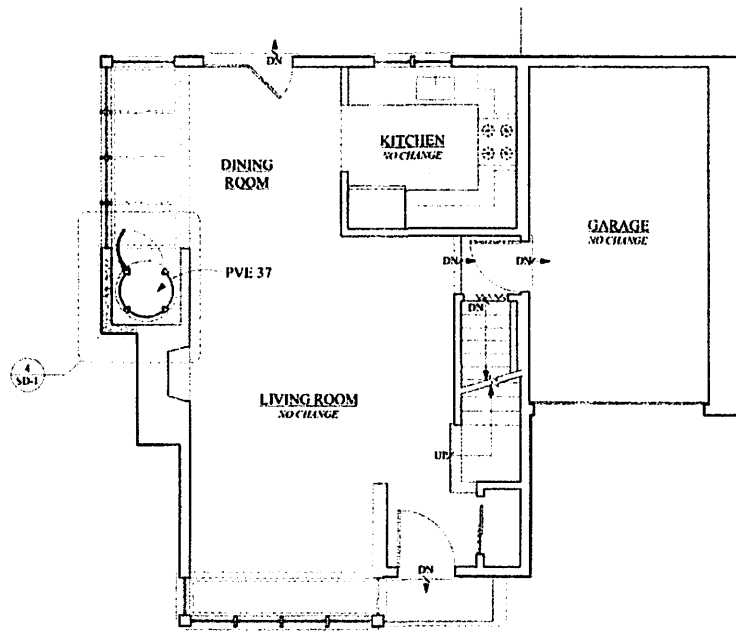
+ 18'-10 1/2"  
THIRD FIN. FLR

+ 10'-1 1/2"  
SECOND FIN. FLR

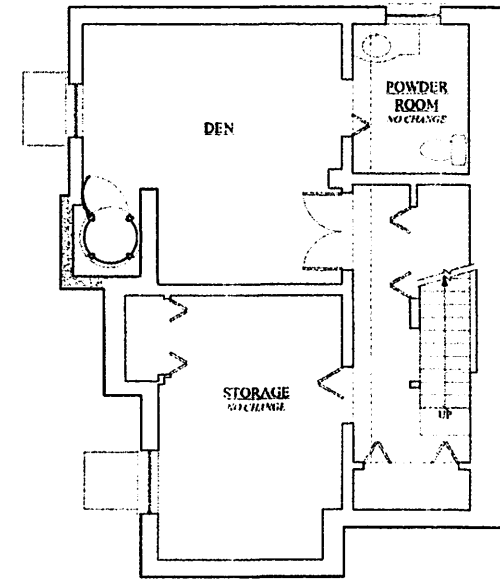
+ 0'-0"  
FIRST FIN. FLR



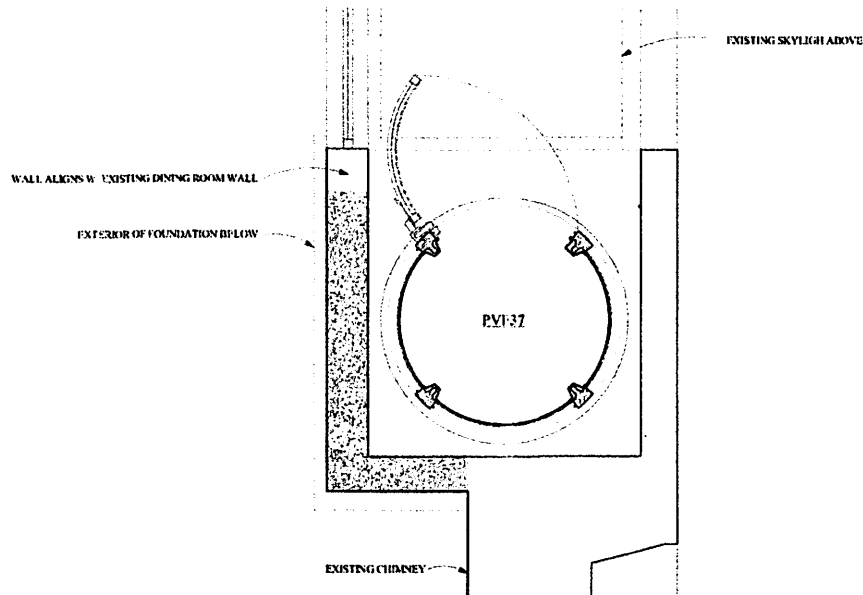
1 NORTH ELEVATION - OPTION 1  
SCALE: 1/8" = 1'-0"



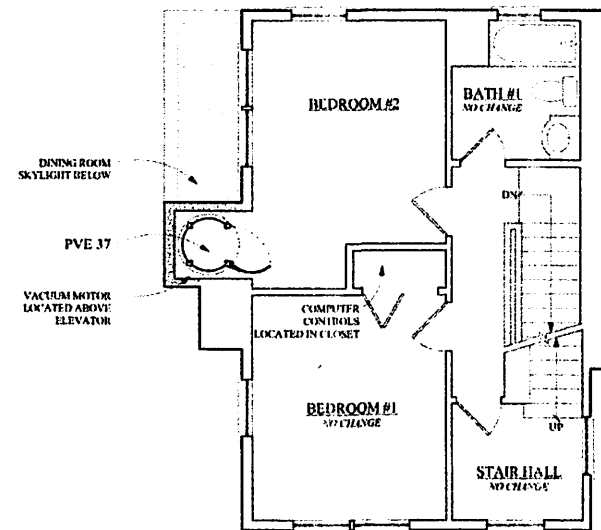
2 FIRST FLOOR PLAN - OPTION 1  
SCALE: 1/8" = 1'-0"



1 BASEMENT FLOOR PLAN - OPTION 1  
SCALE: 1/8" = 1'-0"



4 ELEVATOR SHAFT FIRST FLOOR PLAN - OPTION 1  
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR PLAN - OPTION 1  
SCALE: 1/8" = 1'-0"



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

### BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: M. ROSENGARTEN Date: 25 JAN 2023  
(Print)

Address: 104 Hancock St. #6

Case No. BZA-207186

Hearing Date: 2/9/23

Thank you,  
Bza Members

PROJECT

Alterations to:

The  
McDONALD  
-ROSENGARTEN  
RESIDENCE

104 Hancock St, #6  
Cambridge, MA 02139

## ISSUES / REVISIONS

Date	Description
18 JAN 23	DESIGN REVIEW

**NOT FOR CONSTRUCTION**

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DRAWING TITLE

## North and East Elevations - Option 1

SCALE



DATE \_\_\_\_\_

January 18, 2023

SHEET NUMBER

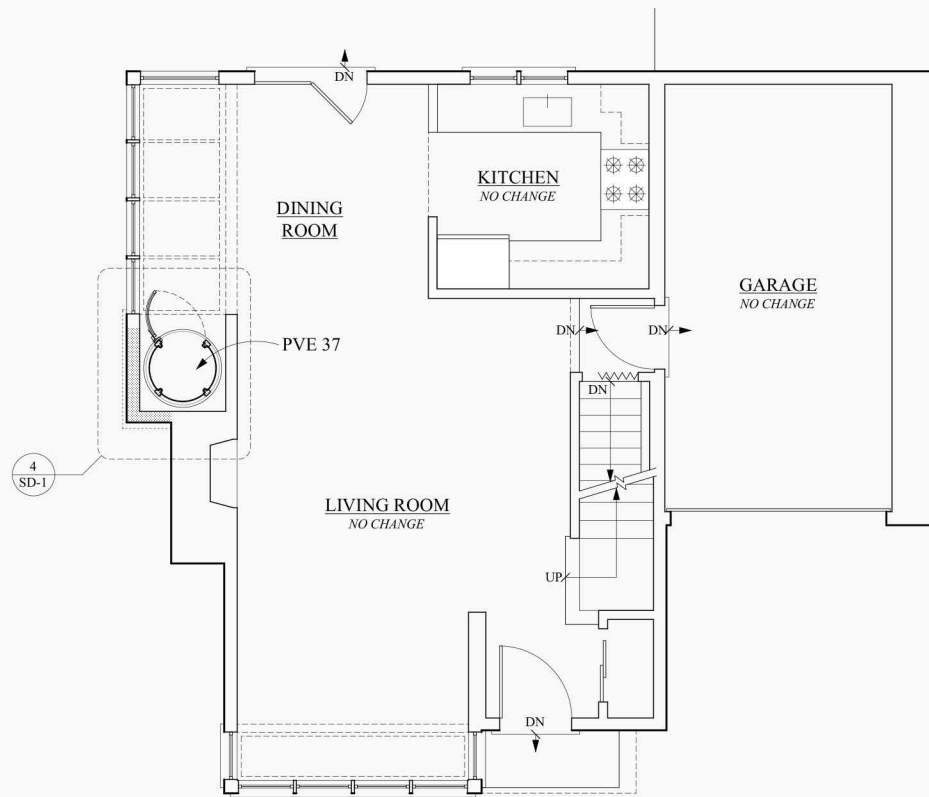
SD-1



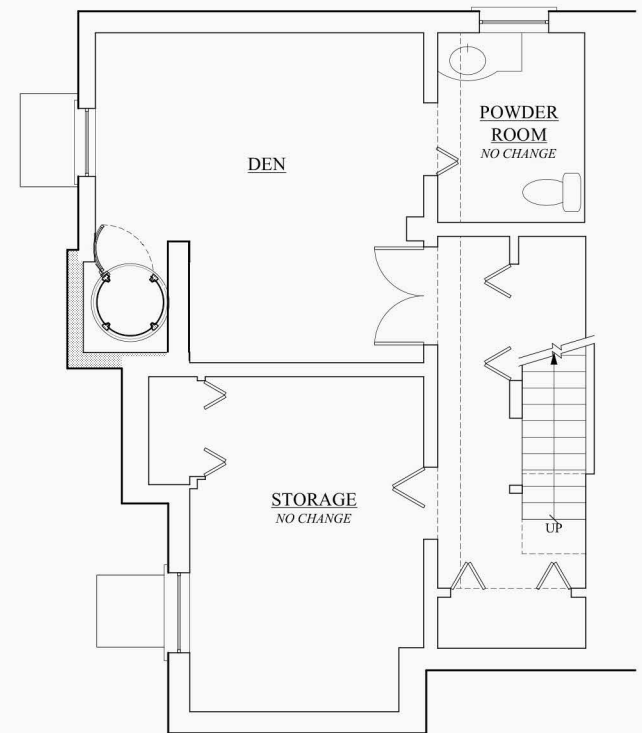
2 EAST ELEVATION - OPTION 1  
SCALE: 1/8" = 1'-0"

1 NORTH ELEVATION - OPTION 1  
SCALE: 1/8" = 1'-0"

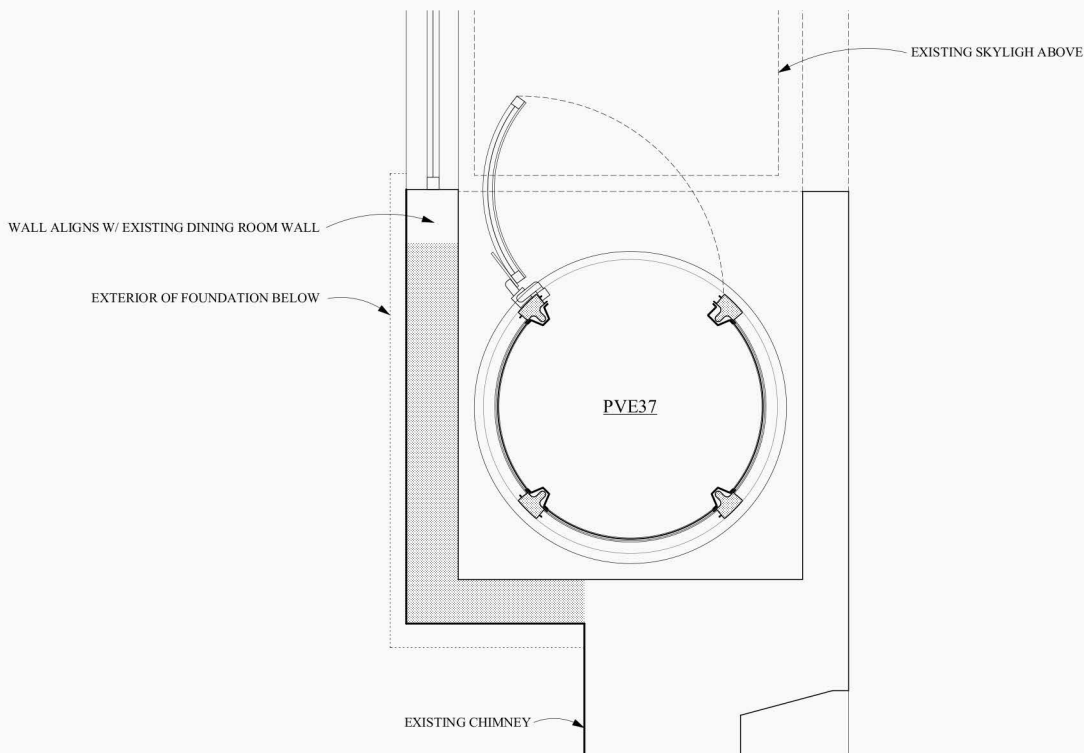




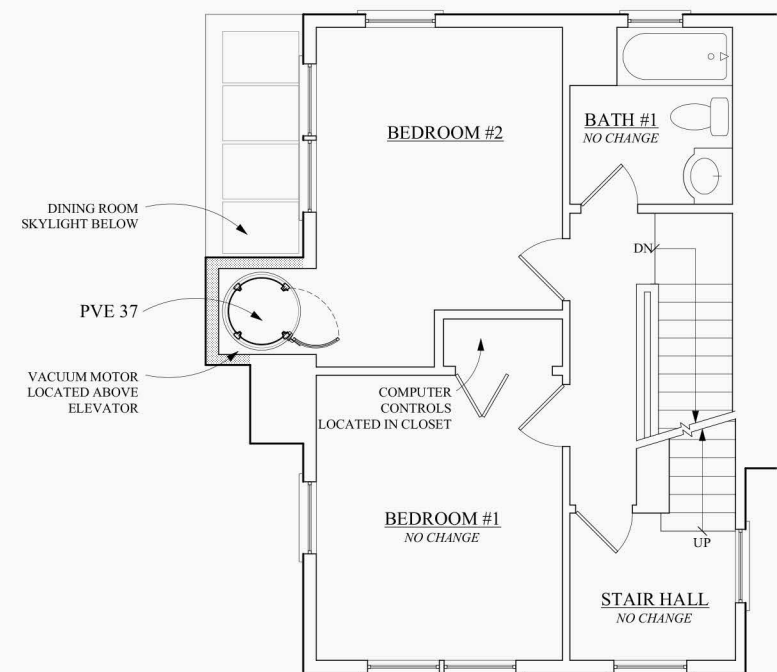
2 FIRST FLOOR PLAN - OPTION 1  
SCALE: 1/8" = 1'-0"



1 BASEMENT FLOOR PLAN - OPTION 1  
SCALE: 1/8" = 1'-0"

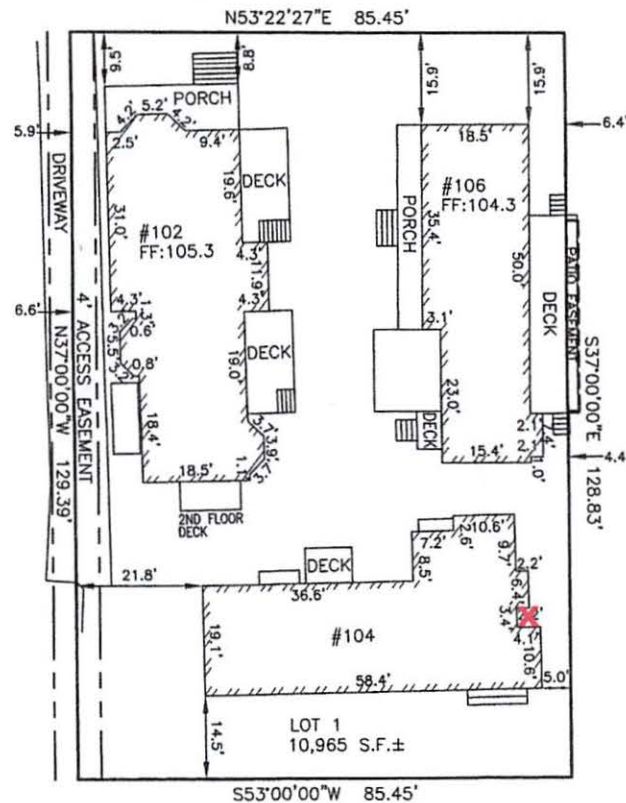


4 ELEVATOR SHAFT FIRST FLOOR PLAN - OPTION 1  
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR PLAN - OPTION 1  
SCALE: 1/8" = 1'-0"

# HANCOCK STREET



ESTABLISHED 1916

**EMB**

EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com



## PLAN OF LAND IN CAMBRIDGE, MA

106 HANCOCK STREET  
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.

DATE: MARCH 6, 2018

DRAWN: GAR

CHECK: BB

REVISIONS:

PROJECT NO. 25491

40 Pearl Street t: 617.547.3333  
Cambridge MA 02139 f: 617.547.2383  
[www.frankshirleyarchitects.com](http://www.frankshirleyarchitects.com)

PROJECT

Alterations to:

The  
McDONALD  
-ROSENGARTEN  
RESIDENCE

104 Hancock St, #6  
Cambridge, MA 02139

[illegible]

## ISSUES / REVISIONS

Date	Description
25 OCT 23	AS WULT RELEASE

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## DRAWING TITLE

### As-Built North and East Elevations

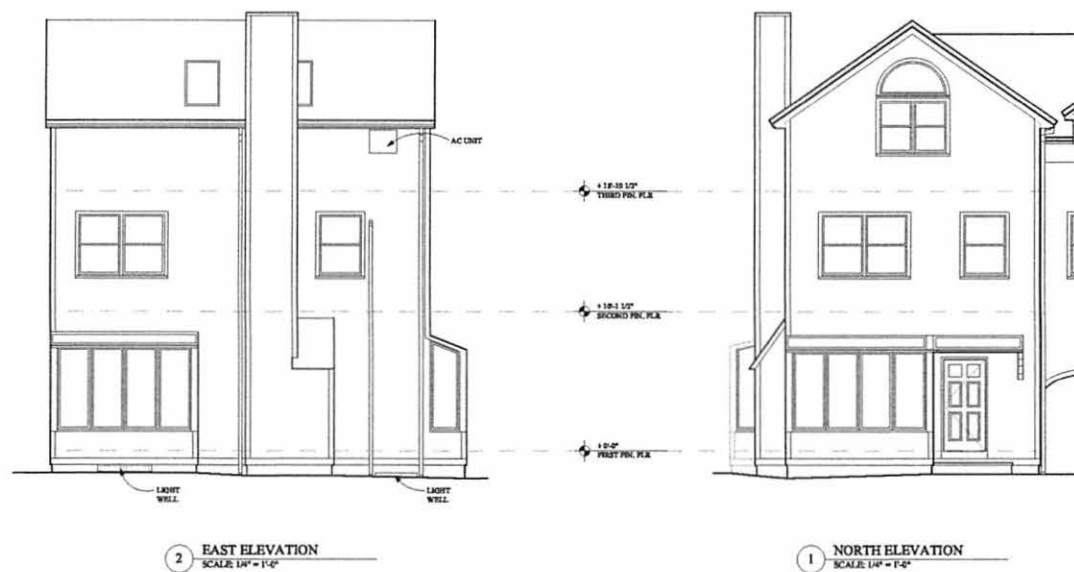
SCALE  
0 1 2 4 8 FT  $1/4" = 1'-0"$

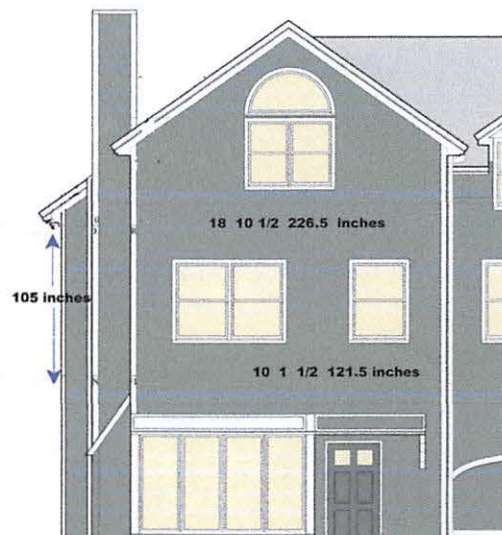
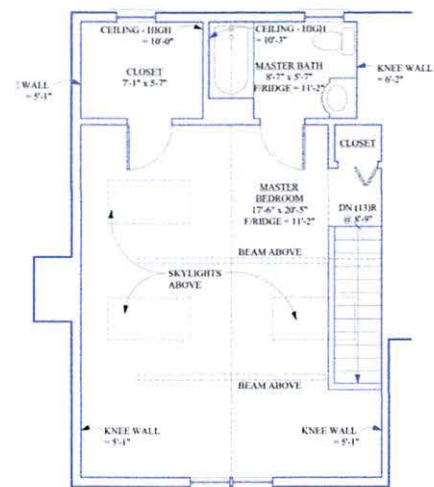
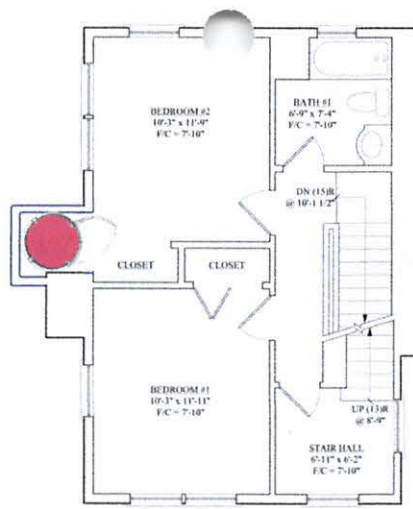
DATE \_\_\_\_\_

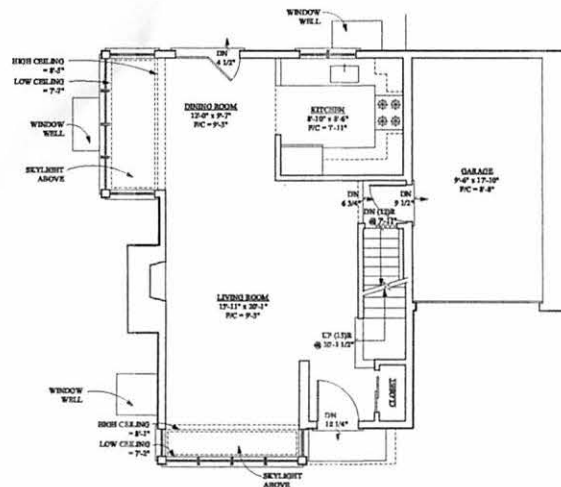
October 25, 2022

SHEET NUMBER

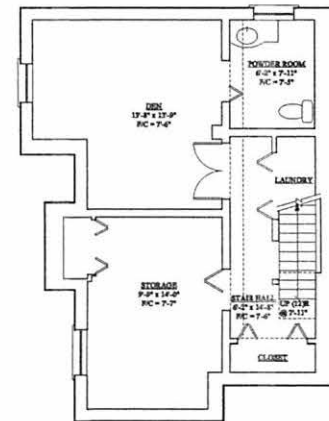
AB-2.01



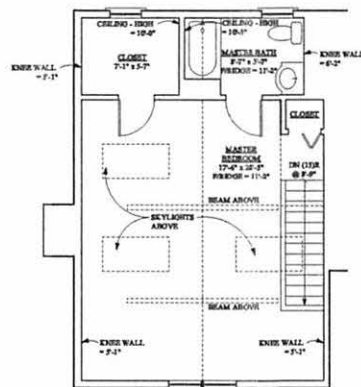




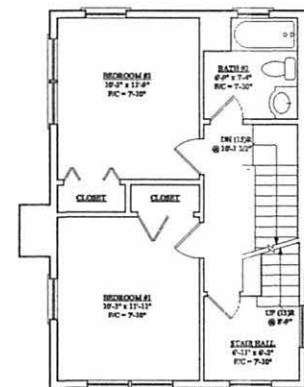
2 AS-BUILT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 AS-BUILT BASMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



4 AS-BUILT THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 AS-BUILT SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



# FRANK SHIRLEY ARCHITECTS

40 Pearl Street  
Cambridge MA 02139  
www.frankshirleyarchitects.com

## PROJECT

Alterations to:

## The McDONALD -ROSENGARTEN RESIDENCE

104 Hancock St. #6  
Cambridge, MA 02139

These drawings are prepared for the project described above and are not to be used for any other project without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the owner or for the results of the construction. The architect is not responsible for the construction of the project or for the results of the construction. The architect is not responsible for the construction of the project or for the results of the construction.

## ISSUES / REVISIONS

Date: Description:  
20 OCT 22 AS BUILT RELEASE

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## DRAWING TITLE As-Built Floor Plans

SCALE  
0 1 2 3 4 5 FT 1/4" = 1'-0"

DATE

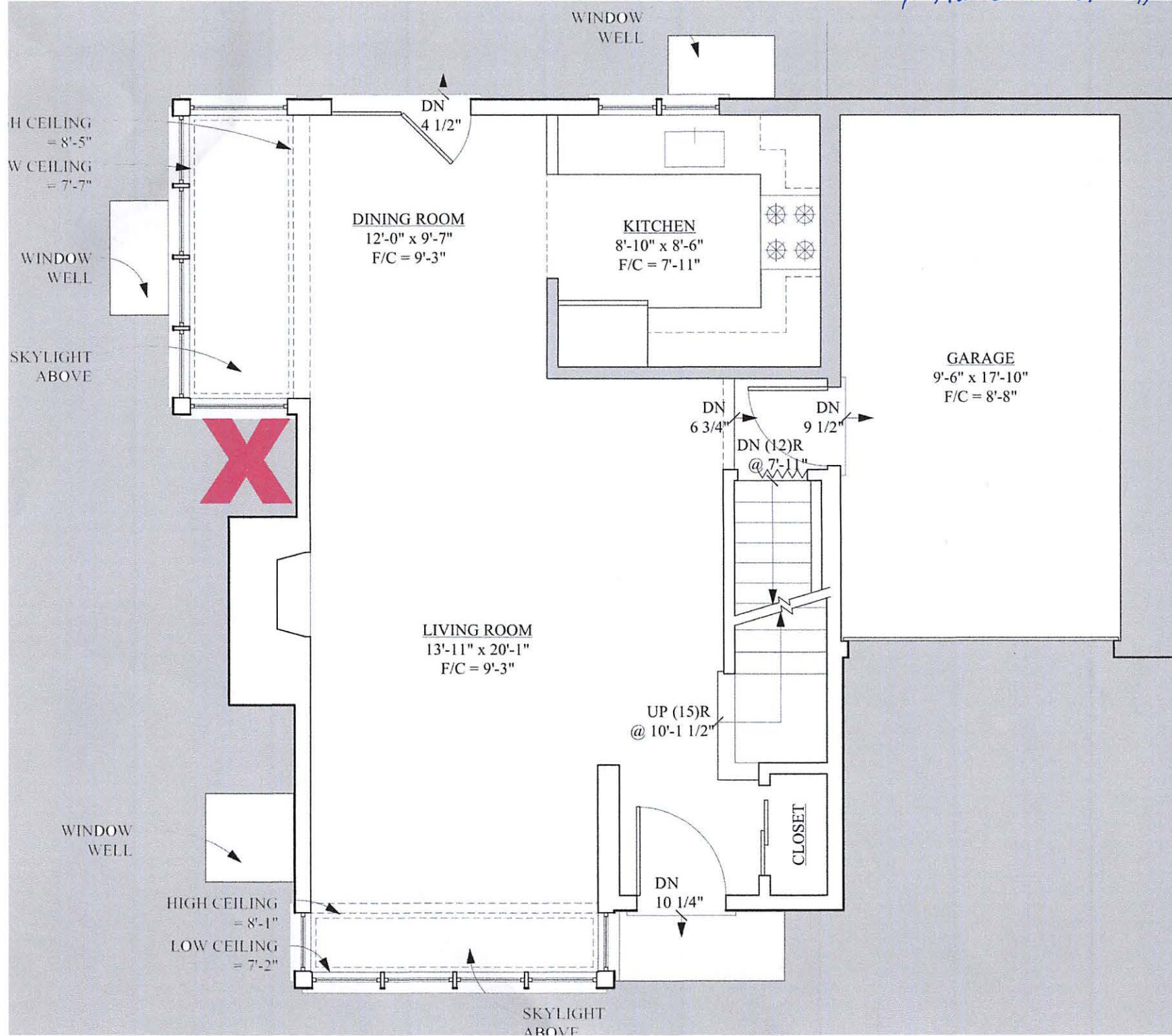
October 25, 2022

SHEET NUMBER

AB-1.01

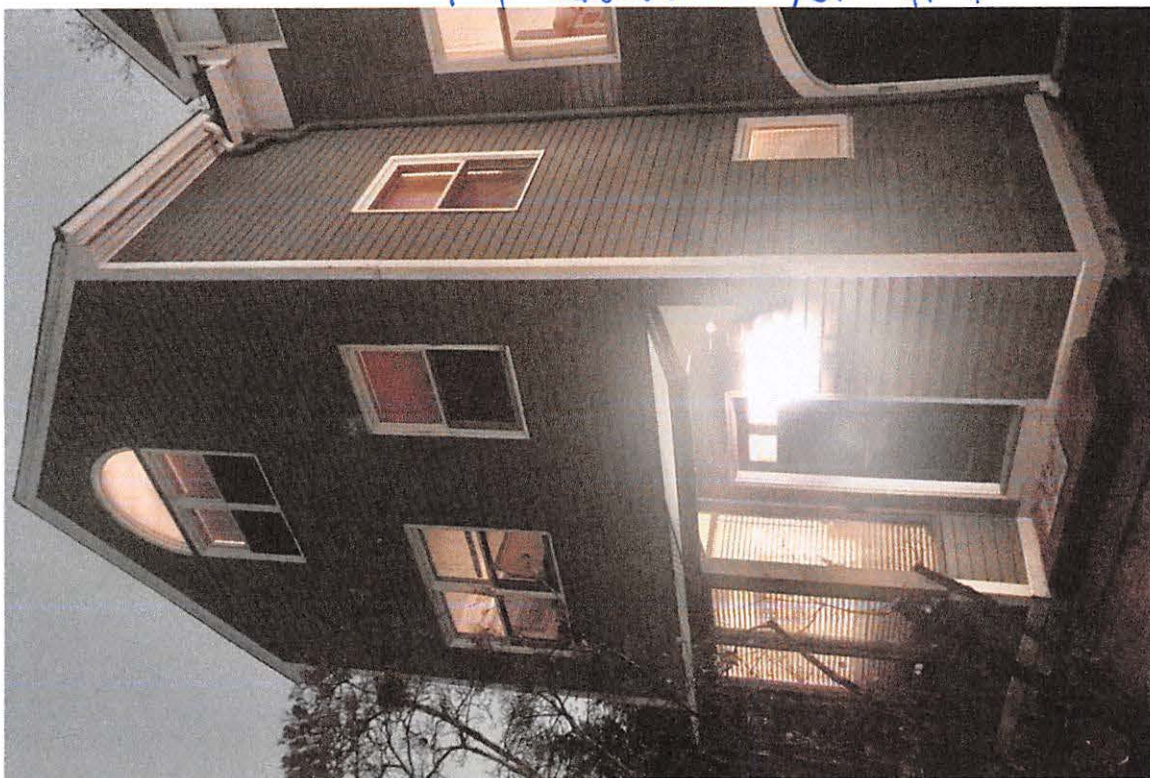


104 Hancock St. #6



✓

104 Hancock St. #6



Hancock Court Condominium  
106 Hancock St  
Cambridge MA  
02139

To:  
The Board of Appeal (BZA)  
City of Cambridge  
Massachusetts

Subject: The addition of an elevator


January 8, 2023

To Whom It May Concern:

This letter is to confirm that Christie McDonald and Michael Rosengarten, owners of 104 Hancock unit 6, have requested permission to add an elevator to the side of their house to enable them to live on in the house as they advance in years. 104 Hancock is in a single structure with two dwellings: units 6 and 7. All unit representatives of the Hancock Court Condominium have given written agreement for the project to add an external elevator to unit 6.

This letter is to confirm that the Hancock Court Condominium has agreed to the addition of an elevator for unit 6 as proposed by Christie McDonald and Michael Rosengarten.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Greenberg".

Steven Greenberg  
President, Hancock Court Condominium  
Cambridge MA 02139



**Subject:** Re: Elevator  
**Date:** Tuesday, November 15, 2022 at 6:23:13 PM Eastern Standard Time  
**From:** Avra Goldman <avralgoldman@gmail.com>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>  
**CC:** Steven Greenberg <greenberg.steven00@gmail.com>  
**Attachments:** image001.gif

Sounds like an excellent idea Mike! We support you in this.

On Tue, Nov 15, 2022 at 9:35 AM Rosengarten, Michael D <[rosengar@fas.harvard.edu](mailto:rosengar@fas.harvard.edu)> wrote:

Dear Avra and Steve,

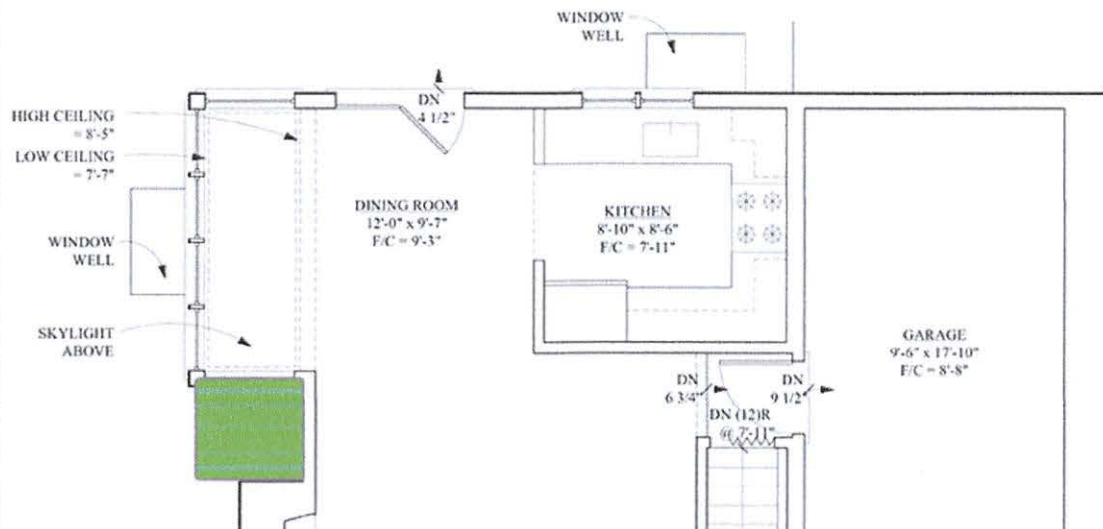
Christie and I love living here, and we are planning for the future. As you know, we have a four-story house, and we would like to explore putting in an elevator to help us if stairs become a problem. We have looked at various ways of doing this, and the best is to place the elevator externally in the empty space between our chimney and our dining room. It will be on the left side of our house, near the back, and will be pretty much invisible from the courtyard. See the diagram with the green square below.

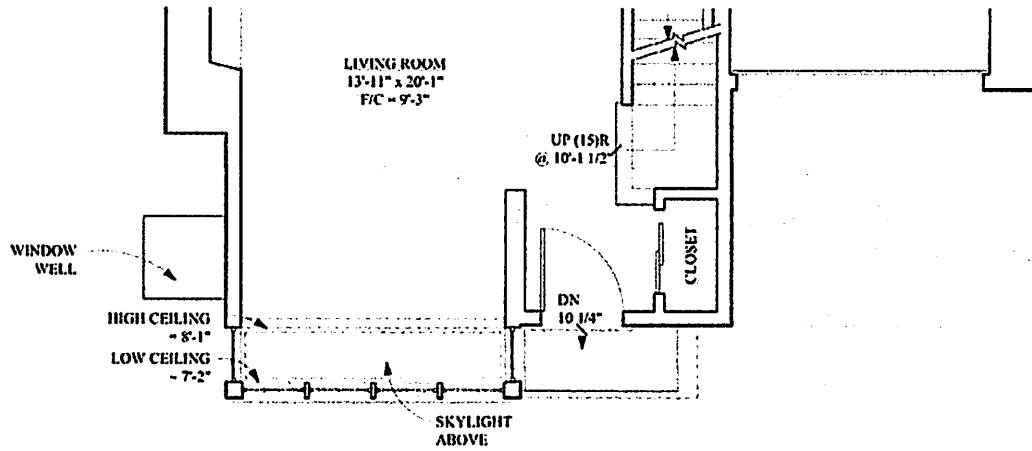
For us to go ahead with the planning, we need all the condo units to agree with us putting in an elevator.

I am writing all the condo members for their consent. Can you please let me know if you agree with us going ahead with this.

Best,

Mike





2 AS-BUILT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**Subject:** Re: Possible elevator for our unit.  
**Date:** Tuesday, November 15, 2022 at 9:42:09 AM Eastern Standard Time  
**From:** Jan Wolitzky <jan.wolitzky@gmail.com>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>  
**CC:** lisa Greenberg <lisa.r.greenberg@gmail.com>, McDonald, Christie <cmcdonal@fas.harvard.edu>  
**Attachments:** image001.gif

Go for it! Keep us posted on how the project goes; we're interested in looking into something like this ourselves.

-- Jan

On Tue, Nov 15, 2022 at 9:32 AM Rosengarten, Michael D <[rosengar@fas.harvard.edu](mailto:rosengar@fas.harvard.edu)> wrote:

Dear Jan and Lisa,

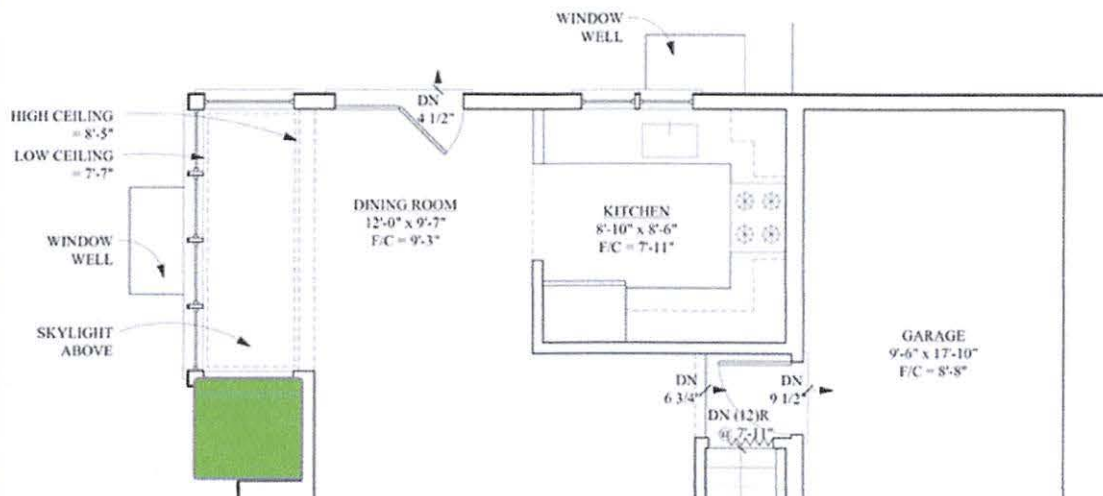
Christie and I love living here, and we are planning for the future. As you know we have a four-story house, and we would like to explore putting in an elevator to help us if stairs become a problem. We have looked at various ways of doing this, and the best is to place the elevator externally in the empty space between our chimney and our dining room. It will be on the left side of our house, near the back, and will be pretty much invisible from the courtyard. See the diagram with the green square below.

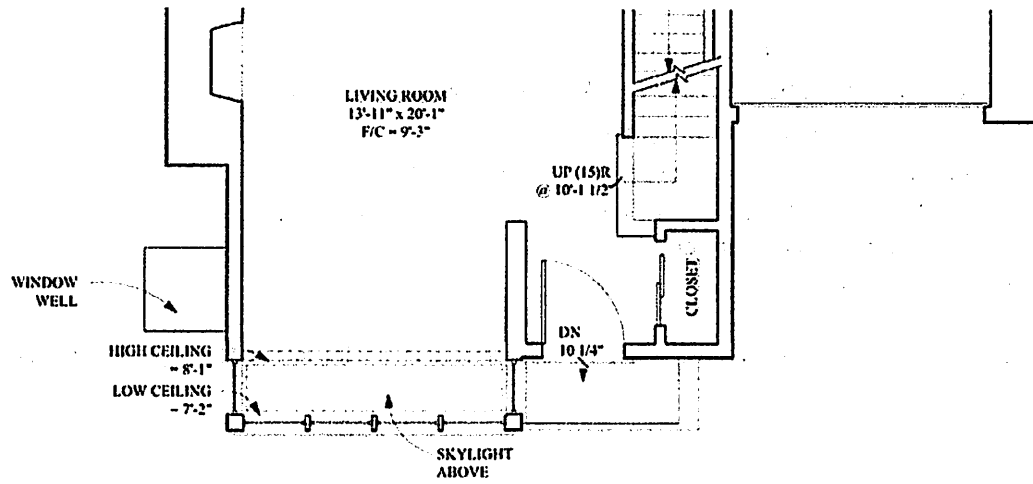
For us to go ahead with the planning, we need all the condo units to agree with us putting in an elevator.

Can you please let me know if you agree with us going ahead with this.

Best,

Mike





2 AS-BUILT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**Subject:** Re: elevator  
**Date:** Tuesday, November 15, 2022 at 9:50:59 PM Eastern Standard Time  
**From:** Zlatev, Julian <jzlatev@hbs.edu>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>, Sarah Stein <skstein2@gmail.com>  
**CC:** McDonald, Christie <cmcdonal@fas.harvard.edu>  
**Attachments:** image001.gif

Hi Mike and Christie,

This sounds like a great idea, we are completely ok with it.

Best,  
Julian and Sarah

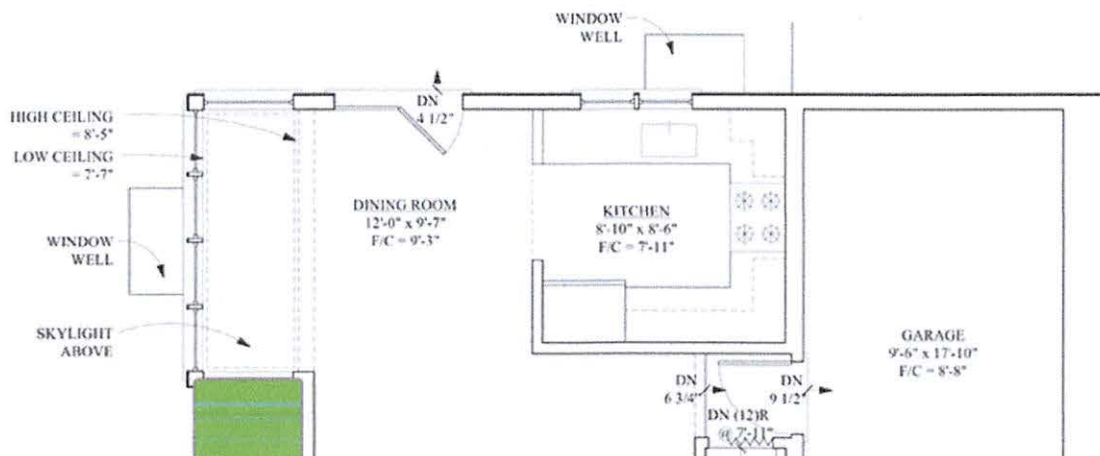
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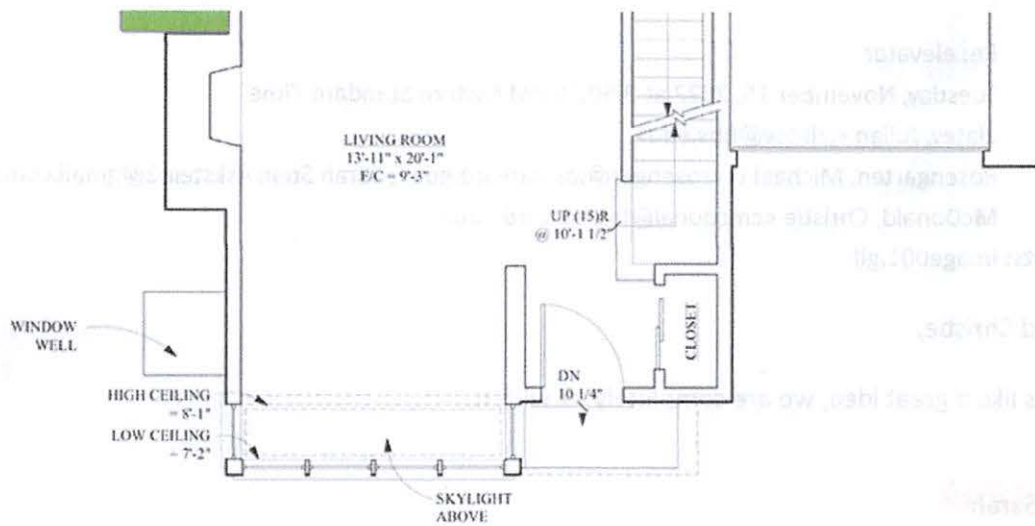
**From:** Rosengarten, Michael D <rosengar@fas.harvard.edu>  
**Sent:** Tuesday, November 15, 2022 9:37 AM  
**To:** Sarah Stein <skstein2@gmail.com>; Zlatev, Julian <jzlatev@hbs.edu>  
**Cc:** McDonald, Christie <cmcdonal@fas.harvard.edu>  
**Subject:** elevator

Dear Sarah and Julian,

Christie and I love living here, and we are planning for the future. We have a four-story house, and we would like to explore putting in an elevator to help us if stairs become a problem. We have looked at various ways of doing this, and the best is to place the elevator externally in the empty space between our chimney and our dining room. It will be on the left side of our house, near the back, and will be pretty much invisible from the courtyard. See the diagram with the green square below. For us to go ahead with the planning, we need all the condo units to agree with us putting in an elevator.

I am writing all the condo members, and I would like to know if you agree with us going ahead with this.





2 AS-BUILT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

*Mike*

--  
Michael Rosengarten 羅邁德 BEng, MD, FRCPC  
Honorary Associate and Former Faculty Dean  
Harvard University  
Adjunct Professor of Medicine  
McGill University



New iMessage

Cancel

To: Kathleen Puckett

ence and thank you:

Fri, Nov 18 at 9:11 AM

I sent you an email on Tuesday about our exploratory work for adding an elevator and am not sure it went through. It is too long for a text but I can resend the email. Hope all is well.  
Christie

Sat, Nov 19 at 5:39 PM

I'm having health issues with my eyes and have not been able to respond. I'm sure anything you want to do is fin with us

Subject

iMessage



**Subject:** FW: More on the elevator  
**Date:** Saturday, January 7, 2023 at 9:08:02 AM Eastern Standard Time  
**From:** McDonald, Christie <cmcdonal@fas.harvard.edu>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>, LIGNER Sarah <Sarah.LIGNER@quaibranly.fr>  
**Attachments:** image001.jpg, image002.gif

**Christie McDonald**

Smith Professor emerita of French Language and Literature, Department of Romance Languages and Literatures  
Professor emerita of Comparative Literature  
Harvard University

[Publications](#)

Exposition:  
[Anne Eisner \(1911-1967\)](#)

---

**From:** Drew Faust <drewgfaust7@gmail.com>  
**Date:** Thursday, November 17, 2022 at 9:24 AM  
**To:** McDonald, Christie <cmcdonal@fas.harvard.edu>  
**Subject:** Re: More on the elevator

Thanks for letting us know about this, Christie. We won't raise any objections to your plans. Hope we can grow old -- or I should say even older -- on Hancock Street together! Best, Dew

On Tue, Nov 15, 2022 at 5:28 PM McDonald, Christie <[cmcdonal@fas.harvard.edu](mailto:cmcdonal@fas.harvard.edu)> wrote:

Dear Drew and Charles,

Michael and I love living here, and we are now planning for the future. As you may know, we have a three-story house with a basement, and we are exploring the possibility of putting in an elevator to help us if stairs become a problem. We have looked at various ways of doing this, and the best is to place the elevator externally in the empty recess between our chimney and our dining room. This is on the left side of our house next to your fence and trees near the back, and it should not extend past the outer wall of our dining room. The elevator should also blend with the rest of the house. Below are two diagrams of the proposed elevator. Michael has added the elevator placeholder (in grey) onto the initial drawings of the house by Frank Shirley, who is doing all the exploratory work. Michael has added a green overlay to the side image to superimpose your tree hedge which will cover at least 2/3 of your view of the elevator.

For us to go ahead with the exploration and planning with the city, we need agreement from our neighbors. We would like to ask if you would accept our addition of an elevator. If you need more information, we'll of course be happy to tell you what we can at this stage.

Best,



Hancock Court Condominium  
106 Hancock St  
Cambridge MA  
02139

To:  
The Board of Appeal (BZA)  
City of Cambridge  
Massachusetts

Subject: The addition of an elevator

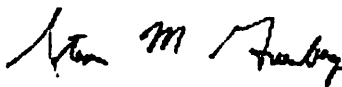
January 8, 2023

To Whom It May Concern:

This letter is to confirm that Christie McDonald and Michael Rosengarten, owners of 104 Hancock unit 6, have requested permission to add an elevator to the side of their house to enable them to live on in the house as they advance in years. 104 Hancock is in a single structure with two dwellings: units 6 and 7. All unit representatives of the Hancock Court Condominium have given written agreement for the project to add an external elevator to unit 6.

This letter is to confirm that the Hancock Court Condominium has agreed to the addition of an elevator for unit 6 as proposed by Christie McDonald and Michael Rosengarten.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Greenberg".

Steven Greenberg  
President, Hancock Court Condominium  
Cambridge MA 02139

**Subject:** Re: Elevator  
**Date:** Tuesday, November 15, 2022 at 6:23:13 PM Eastern Standard Time  
**From:** Avra Goldman <avragoldman@gmail.com>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>  
**CC:** Steven Greenberg <greenberg.steven00@gmail.com>  
**Attachments:** image001.gif

Sounds like an excellent idea Mike! We support you in this.

On Tue, Nov 15, 2022 at 9:35 AM Rosengarten, Michael D <[rosengar@fas.harvard.edu](mailto:rosengar@fas.harvard.edu)> wrote:

Dear Avra and Steve,

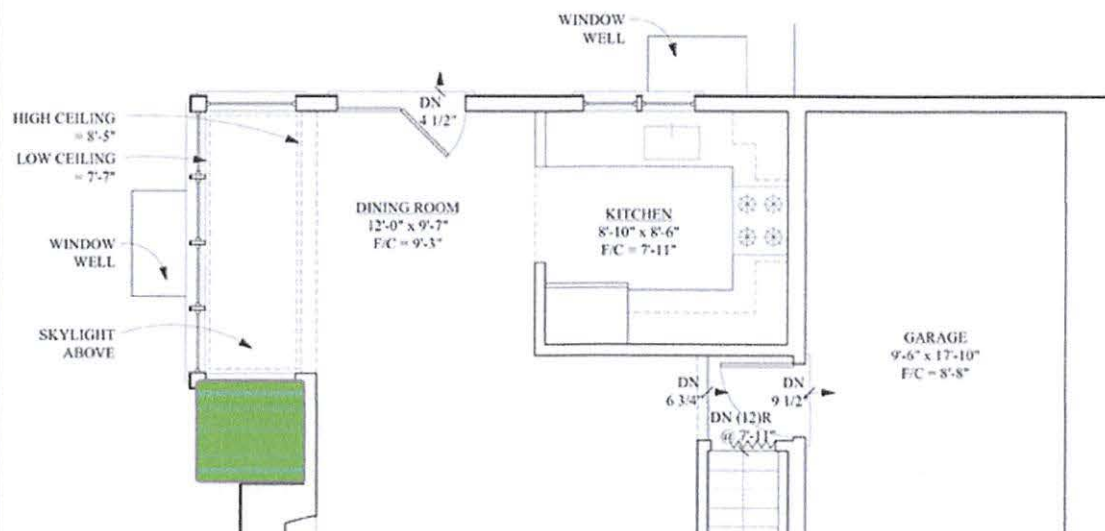
Christie and I love living here, and we are planning for the future. As you know, we have a four-story house, and we would like to explore putting in an elevator to help us if stairs become a problem. We have looked at various ways of doing this, and the best is to place the elevator externally in the empty space between our chimney and our dining room. It will be on the left side of our house, near the back, and will be pretty much invisible from the courtyard. See the diagram with the green square below.

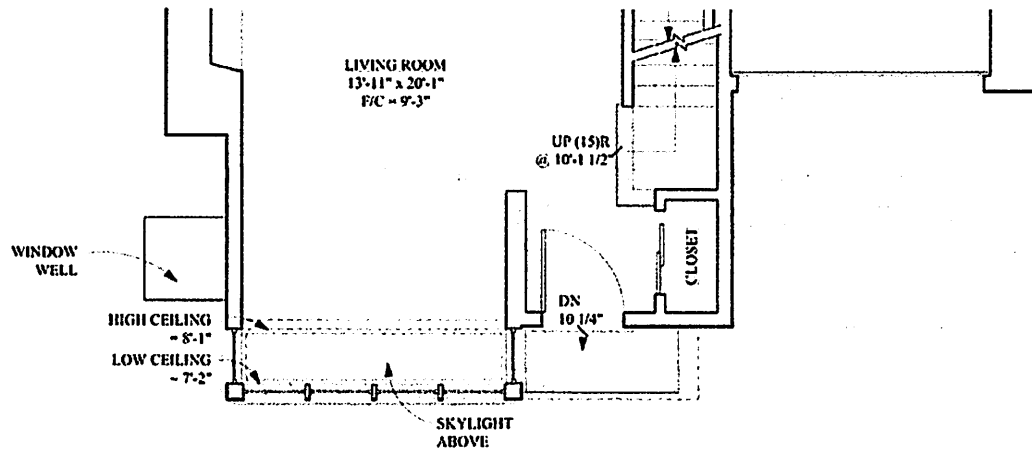
For us to go ahead with the planning, we need all the condo units to agree with us putting in an elevator.

I am writing all the condo members for their consent. Can you please let me know if you agree with us going ahead with this.

Best,

Mike





2 AS-BUILT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**Subject:** Re: elevator  
**Date:** Tuesday, November 15, 2022 at 10:22:51 AM Eastern Standard Time  
**From:** Peter James <pjames@hsph.harvard.edu>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>  
**CC:** Leda Wlasiuk <leda.wlasiuk@gmail.com>, McDonald, Christie <cmcdonal@fas.harvard.edu>  
**Attachments:** image001.gif

Hi Mike and Christie,

This doesn't seem problematic to us. What will the expected construction time be?

Thanks,

Peter and Leda

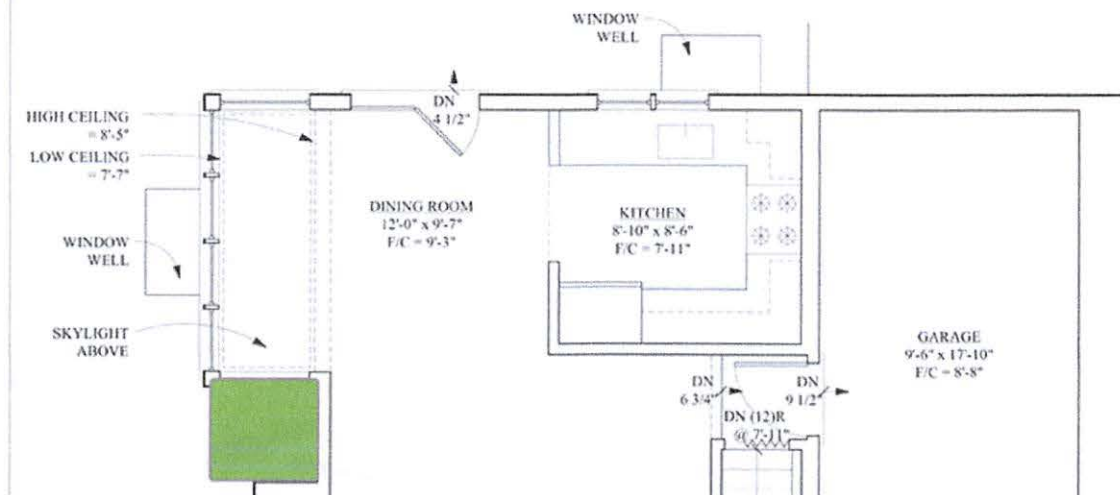
On Tue, Nov 15, 2022 at 9:39 AM Rosengarten, Michael D <[rosengar@fas.harvard.edu](mailto:rosengar@fas.harvard.edu)> wrote:

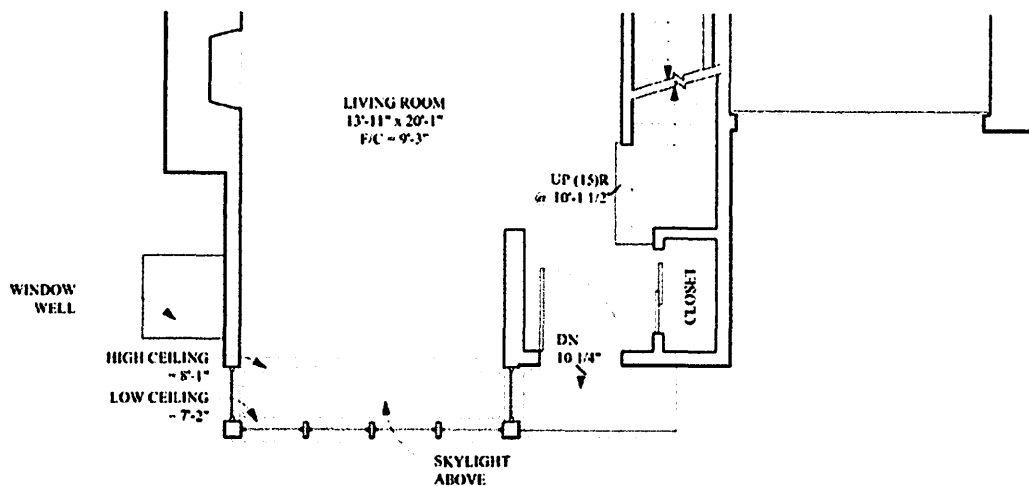
Dear Peter and Leda,

Christie and I love living here, and we are planning for the future. We have a four-story house, and we would like to explore putting in an elevator to help us if stairs become a problem. We have looked at various ways of doing this, and the best is to place the elevator externally in the empty space between our chimney and our dining room. It will be on the left side of our house, near the back, and will be pretty much invisible from the courtyard. See the diagram with the green square below.

For us to go ahead with the planning, we need all the condo units to agree with us putting in an elevator.

I am writing all the condo members, and I would like to know if you agree with us going ahead with this.





2 AS-BUILT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Best,

*Mike*

Michael Rosengarten 羅邁德 BEng, MD, FRCPC

Honorary Associate and Former Faculty Dean

Harvard University

Adjunct Professor of Medicine

McGill University

Peter James, ScD (he/him)

Associate Professor of Population Medicine

Division of Chronic Disease Research Across the Lifecourse (CoRAL)

Department of Population Medicine

Harvard Medical School and Harvard Pilgrim Health Care Institute

Associate Professor of Environmental Health

Department of Environmental Health

Harvard TH Chan School of Public Health

401 Park Drive, Suite 401 | Boston MA 02215

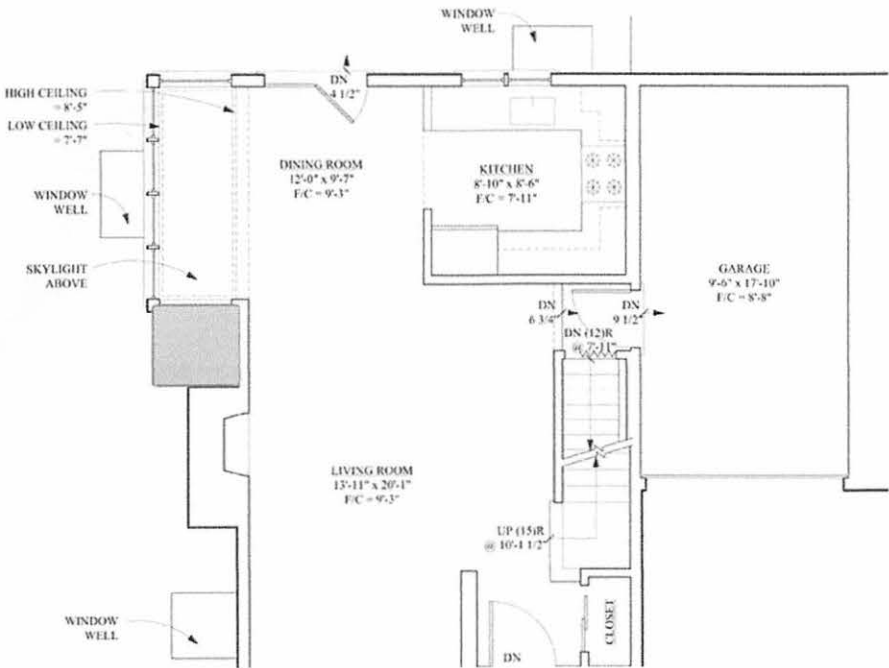
617.867.4850

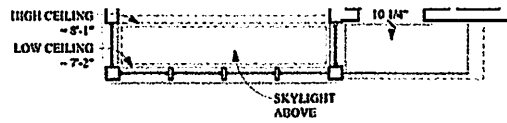
[pjames@hsph.harvard.edu](mailto:pjames@hsph.harvard.edu)

Christie (and Michael)



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"





2 AS-BUILT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



Hancock Court Condominium  
106 Hancock St  
Cambridge MA  
02139

To:  
The Board of Appeal (BZA)  
City of Cambridge  
Massachusetts

Subject: The addition of an elevator

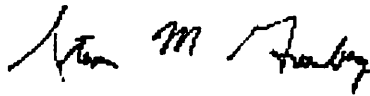
January 8, 2023

To Whom It May Concern:

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This letter is to confirm that the Hancock Court Condominium has agreed to the addition of an elevator for unit 6 as proposed by Christie McDonald and Michael Rosengarten.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Greenberg".

Steven Greenberg  
President, Hancock Court Condominium  
Cambridge MA 02139

This is a detailed street map of a residential area in Boston, Massachusetts. The map shows a grid of streets including Centre St, Hancock St, Lee St, and Arnold Cir. A large yellow area is outlined in red, and a blue line with arrows indicates a path or boundary within this area. The map also shows Cooper Park and various lot numbers.

**Streets and Roads:**

- Centre St
- Hancock St
- Lee St
- Arnold Cir
- Massachusetts Ave
- ROAD

**Lot Numbers:**

- 116-35, 116-34, 116-118, 116-65, 116-30, 116-31, 116-104, 116-93, 116-91, 116-92, 117-1, 117-28, 117-24, 117-23, 117-25, 117-26, 117-27, 117-29, 117-30, 117-31, 117-32, 117-33, 117-34, 117-35, 117-36, 117-37, 117-38, 117-39, 117-40, 117-41, 117-42, 117-43, 117-44, 117-45, 117-46, 117-47, 117-48, 117-49, 117-50, 117-51, 117-52, 117-53, 117-54, 117-55, 117-56, 117-57, 117-58, 117-59, 117-60, 117-61, 117-62, 117-63, 117-64, 117-65, 117-66, 117-67, 117-68, 117-69, 117-70, 117-71, 117-72, 117-73, 117-74, 117-75, 117-76, 117-77, 117-78, 117-79, 117-80, 117-81, 117-82, 117-83, 117-84, 117-85, 117-86, 117-87, 117-88, 117-89, 117-90, 117-91, 117-92, 117-93, 117-94, 117-95, 117-96, 117-97, 117-98, 117-99, 118-1, 118-2, 118-3, 118-4, 118-5, 118-6, 118-7, 118-8, 118-9, 118-10, 118-11, 118-12, 118-13, 118-14, 118-15, 118-16, 118-17, 118-18, 118-19, 118-20, 118-21, 118-22, 118-23, 118-24, 118-25, 118-26, 118-27, 118-28, 118-29, 118-30, 118-31, 118-32, 118-33, 118-34, 118-35, 118-36, 118-37, 118-38, 118-39, 118-40, 118-41, 118-42, 118-43, 118-44, 118-45, 118-46, 118-47, 118-48, 118-49, 118-50, 118-51, 118-52, 118-53, 118-54, 118-55, 118-56, 118-57, 118-58, 118-59, 118-60, 118-61, 118-62, 118-63, 118-64, 118-65, 118-66, 118-67, 118-68, 118-69, 118-70, 118-71, 118-72, 118-73, 118-74, 118-75, 118-76, 118-77, 118-78, 118-79, 118-80, 118-81, 118-82, 118-83, 118-84, 118-85, 118-86, 118-87, 118-88, 118-89, 118-90, 118-91, 118-92, 118-93, 118-94, 118-95, 118-96, 118-97, 118-98, 118-99, 119-1, 119-2, 119-3, 119-4, 119-5, 119-6, 119-7, 119-8, 119-9, 119-10, 119-11, 119-12, 119-13, 119-14, 119-15, 119-16, 119-17, 119-18, 119-19, 119-20, 119-21, 119-22, 119-23, 119-24, 119-25, 119-26, 119-27, 119-28, 119-29, 119-30, 119-31, 119-32, 119-33, 119-34, 119-35, 119-36, 119-37, 119-38, 119-39, 119-40, 119-41, 119-42, 119-43, 119-44, 119-45, 119-46, 119-47, 119-48, 119-49, 119-50, 119-51, 119-52, 119-53, 119-54, 119-55, 119-56, 119-57, 119-58, 119-59, 119-60, 119-61, 119-62, 119-63, 119-64, 119-65, 119-66, 119-67, 119-68, 119-69, 119-70, 119-71, 119-72, 119-73, 119-74, 119-75, 119-76, 119-77, 119-78, 119-79, 119-80, 119-81, 119-82, 119-83, 119-84, 119-85, 119-86, 119-87, 119-88, 119-89, 119-90, 119-91, 119-92, 119-93, 119-94, 119-95, 119-96, 119-97, 119-98, 119-99, 120-1, 120-2, 120-3, 120-4, 120-5, 120-6, 120-7, 120-8, 120-9, 120-10, 120-11, 120-12, 120-13, 120-14, 120-15, 120-16, 120-17, 120-18, 120-19, 120-20, 120-21, 120-22, 120-23, 120-24, 120-25, 120-26, 120-27, 120-28, 120-29, 120-30, 120-31, 120-32, 120-33, 120-34, 120-35, 120-36, 120-37, 120-38, 120-39, 120-40, 120-41, 120-42, 120-43, 120-44, 120-45, 120-46, 120-47, 120-48, 120-49, 120-50, 120-51, 120-52, 120-53, 120-54, 120-55, 120-56, 120-57, 120-58, 120-59, 120-60, 120-61, 120-62, 120-63, 120-64, 120-65, 120-66, 120-67, 120-68, 120-69, 120-70, 120-71, 120-72, 120-73, 120-74, 120-75, 120-76, 120-77, 120-78, 120-79, 120-80, 120-81, 120-82, 120-83, 120-84, 120-85, 120-86, 120-87, 120-88, 120-89, 120-90, 120-91, 120-92, 120-93, 120-94, 120-95, 120-96, 120-97, 120-98, 120-99, 121-1, 121-2, 121-3, 121-4, 121-5, 121-6, 121-7, 121-8, 121-9, 121-10, 121-11, 121-12, 121-13, 121-14, 121-15, 121-16, 121-17, 121-18, 121-19, 121-20, 121-21, 121-22, 121-23, 121-24, 121-25, 121-26, 121-27, 121-28, 121-29, 121-30, 121-31, 121-32, 121-33, 121-34, 121-35, 121-36, 121-37, 121-38, 121-39, 121-40, 121-41, 121-42, 121-43, 121-44, 121-45, 121-46, 121-47, 121-48, 121-49, 121-50, 121-51, 121-52, 121-53, 121-54, 121-55, 121-56, 121-57, 121-58, 121-59, 121-60, 121-61, 121-62, 121-63, 121-64, 121-65, 121-66, 121-67, 121-68, 121-69, 121-70, 121-71, 121-72, 121-73, 121-74, 121-75, 121-76, 121-77, 121-78, 121-79, 121-80, 121-81, 121-82, 121-83, 121-84, 121-85, 121-86, 121-87, 121-88, 121-89, 121-90, 121-91, 121-92, 121-93, 121-94, 121-95, 121-96, 121-97, 121-98, 121-99, 122-1, 122-2,

104 Hancock St #6

1072  
Petitioner

117-74  
BROADWAY LANDMALLS INC.  
339 BROADWAY  
CAMBRIDGE, MA 02139

117-76  
LESLIE, DONALD M., JR. & KATHLEEN M.  
PUCKETT-LESLIE, TRS  
21 LEE ST., #6  
CAMBRIDGE, MA 02139

117-5  
MCDONALD, CHRISTIE A. &  
MICHAEL D. ROSENGARTEN  
104 HANCOCK ST UNIT #6  
CAMBRIDGE, MA 02139

117-76  
CHANG, PAMELA R.  
21 LEE ST., #2R  
CAMBRIDGE, MA 02139

117-74  
C/O BROADWAY LANDMALLS INC.  
339 BROADWAY  
CAMBRIDGE, MA 02139

117-76  
BREGMAN, LAWRENCE D. &  
ADEANE H. BREGMAN  
21 LEE STREET #4R  
CAMBRIDGE, MA 02139

117-7  
ROBBINS, ARNOLD  
ARNOLD ROBBINS NOMINEE TRUST  
116 HANCOCK STREET  
CAMBRIDGE, MA 02139-2206

116-93  
R.J. REALTY LIMITED PARTNERSHIP  
87 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

117-76  
GRINBERG, KEVIN & SARA LOZYNIAK  
21 LEE ST UNIT #7  
CAMBRIDGE, MA 02139

117-76  
MAHONEY, SARAH & JONATHAN WALSH  
21 LEE ST UNIT 1L  
CAMBRIDGE, MA 02139

117-27  
MACPHERSON, BRIAN  
CAROLEEN MACPHERSON  
10 ARNOLD CIRCLE, UNIT 3  
CAMBRIDGE, MA 02139

117-20  
WANG ZHIXIONG & JUE WANG  
15-17 LEE ST - UNIT T-6  
CAMBRIDGE, MA 02139

117-6  
CASEY, CAMERON  
TRS THE 110 HANCOCK ST TR  
110 HANCOCK ST  
CAMBRIDGE, MA 02139

117-76  
KRAMER, ALEX & KATRINA MARTYN  
21 LEE ST  
CAMBRIDGE, MA 02139

117-20  
BERENSON, MARSHALL & KATHY BERENSON  
15 LEE ST - UNIT T3  
CAMBRIDGE, MA 02139

117-27  
QANADILO, HALA & KARIM HUSSEIN  
10 ARNOLD CIR - UNIT 2  
CAMBRIDGE, MA 02139

117-27  
LEIB, RENA  
10 ARNOLD CIR., #1  
CAMBRIDGE, MA 02139

117-3  
HARWOOD, PAULA M.  
3 BALDWIN COURT  
CAMBRIDGE, MA 02138

117-5  
CHEN MING HIU CHRISTOPHER &  
JENNIFER WALSH  
102 HANCOCK ST -UNIT 3  
CAMBRIDGE, MA 02139

117-5  
WOLITZKY, JAN LISA GREENBERG  
104 HANCOCK ST UNIT #7  
CAMBRIDGE, MA 02139

117-74  
98 HANCOCK STREET LLC  
51 EVERETT ST  
WATERTOWN, MA 02472

117-20  
RAMACHANDRAN, KAPIL  
15 LEE ST UNIT #T5  
CAMBRIDGE, MA 02139

117-17  
SCHULERT, ANDREW & JOY LUCAS  
23 LEE ST.  
CAMBRIDGE, MA 02139

117-20  
HARRIS, BARBARA,  
TRUSTEE THE BARBARA L. HARRIS REV TR  
15 LEE ST., #3  
CAMBRIDGE, MA 02139

117-20  
KUNTZ, JOHN F.  
15 LEE ST UNIT #5  
CAMBRIDGE, MA 02139

117-20  
CHARM, TAMARA B. & OREN L. WEISBERG  
48A DANA ST.  
CAMBRIDGE, MA 02139

117-20  
KOCHHAR, SANDEEP  
15-17 LEE ST., #T2  
CAMBRIDGE, MA 02139

117-5  
GREENBERG, STEVEN AND AVRA GOLDMAN  
106 HANCOCK ST #1  
CAMBRIDGE, MA 02139

117-20  
HWANG, MIIN  
15 LEE STREET, UNIT #4  
CAMBRIDGE, MA 02139-2203

117-20  
HALL, CURTIS W. & ELIZABETH J. HALL  
17 LEE ST. UNIT#7  
CAMBRIDGE, MA 02148

104 Hancock St. #6

~~20~~ 202

117-5  
JAMES, PETER LIDYA H. WLASIUK  
102 HANCOCK ST UNIT #5  
CAMBRIDGE, MA 02139

117-5  
STEIN, SARAH K. JULIAN ZLATEV  
102 HANCOCK ST UNIT 4  
CAMBRIDGE, MA 02139

117-26  
ARNOLD CIRCLE LLC,  
200 BROADWAY, SUITE 103  
LYNNFIELD, MA 01940

117-20  
DOYLE, SANDRA  
15 LEE ST, UNIT# 2  
CAMBRIDGE, MA 02139

117-20  
17 LEE STREET REALTY LLC  
15-17 LEE ST., #6  
CAMBRIDGE, MA 02139

117-20  
BERENSON, MARSHALL  
15-17 LEE ST., UNIT #T4  
CAMBRIDGE, MA 02139

117-27  
MACPHERSON, BRIAN R. &  
CAROLEEN V. MACPHERSON  
10 ARNOLD CIR., #4  
CAMBRIDGE, MA 02139

117-59  
COELHO, MARY C,  
TR. THE MARY C. COELHO 2019 TRUST  
9 LEE ST  
CAMBRIDGE, MA 02139

117-76  
GREELEY, ROBIN ADELE & MICHAEL WITOLD  
RACHUBIK ORWICZ, TRS THE GREELEY ORWICZ  
FAMILY TRUST  
21 LEE ST., #5  
CAMBRIDGE, MA 02139

117-20  
NGUYEN, HA D.  
15 LEE STREET, #1  
CAMBRIDGE, MA 02139

116-118  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

116-118  
CAMBRIDGE CITY OF RECREATION DEPT  
51 INMAN ST  
CAMBRIDGE, MA 02139

116-118  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG





## Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov  
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*

### CERTIFICATE OF NON-APPLICABILITY

Property: 104 Hancock Street, unit 6

Applicant: Christie McDonald

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Install elevator at east elevation, adding 16 square feet. Not visible from public way.

Permit #207186

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 6643

Date of Certificate: January 13, 2023

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on January 13, 2023.

By Tony Hsiao/aac, Chair

\*\*\*\*\*

Twenty days have elapsed since the filing of this decision. No appeal has been filed \_\_\_\_ .  
Appeal has been filed \_\_\_\_ . Date \_\_\_\_\_ City Clerk:

**Abutters:**

This list is current as of Jan 14<sup>th</sup> 2023. There have been no abutters that have objected to the project.

<b>Name</b>	<b>Address</b>	<b>Support project</b>	<b>Lot</b>
<b>Avra Goldman and Steven Greenberg</b>	<b>106 Hancock</b>	<b>Yes</b>	<b>117-5</b>
<b>Jan Wolitzky and Lisa Goldman</b>	<b>104 Hancock unit 7</b>	<b>Yes</b>	<b>117-5</b>
<b>Peter James and Leda Wlaskuk</b>	<b>102 Hancock Unit 5</b>	<b>Yes</b>	<b>117-5</b>
<b>Sarah Stein and Julian Zlatev</b>	<b>102 Hancock Unit 4</b>	<b>Yes</b>	<b>117-5</b>
<b>Anne Chen</b>	<b>102 Hancock Unit 3</b>	<b>Yes</b>	<b>117-5</b>
<b>Don and Kathleen Puckett</b>	<b>17 Lee Street</b>	<b>Yes</b>	<b>117-20</b>
<b>Drew Faust and Charles Rosenberg</b>	<b>110 Hancock</b>	<b>Yes</b>	<b>117-6</b>
<b>Don Major</b>	<b>98 Hancock</b>	<b>Yes</b>	<b>117-74</b>



**Subject:** Re: Elevator  
**Date:** Tuesday, November 15, 2022 at 6:23:13 PM Eastern Standard Time  
**From:** Avra Goldman <avralgoldman@gmail.com>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>  
**CC:** Steven Greenberg <greenberg.steven00@gmail.com>  
**Attachments:** image001.gif

Sounds like an excellent idea Mike! We support you in this.

On Tue, Nov 15, 2022 at 9:35 AM Rosengarten, Michael D <[rosengar@fas.harvard.edu](mailto:rosengar@fas.harvard.edu)> wrote:

Dear Avra and Steve,

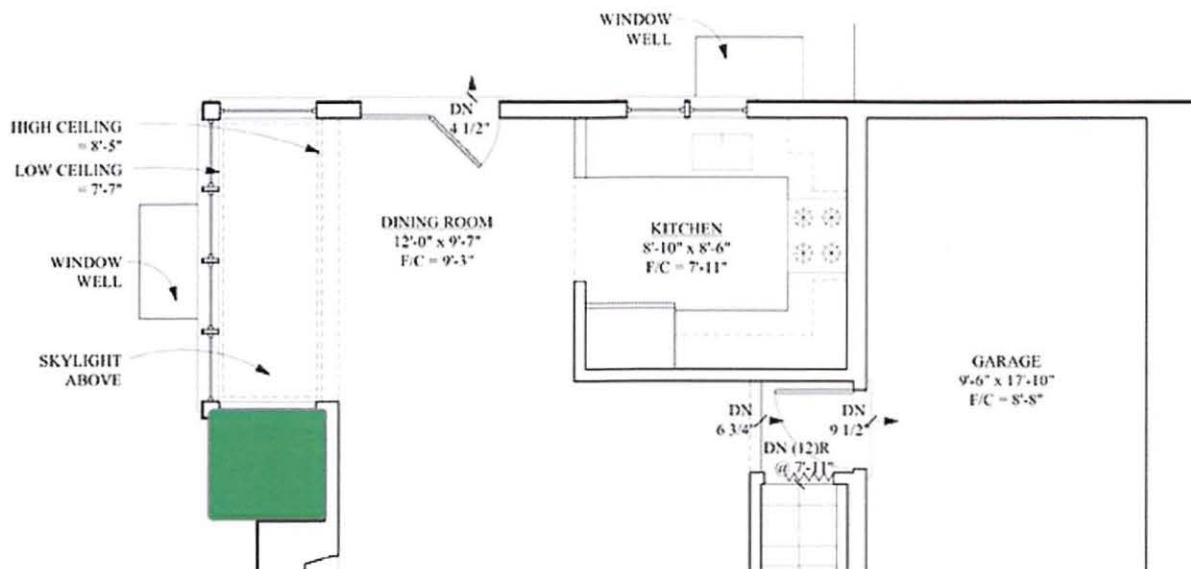
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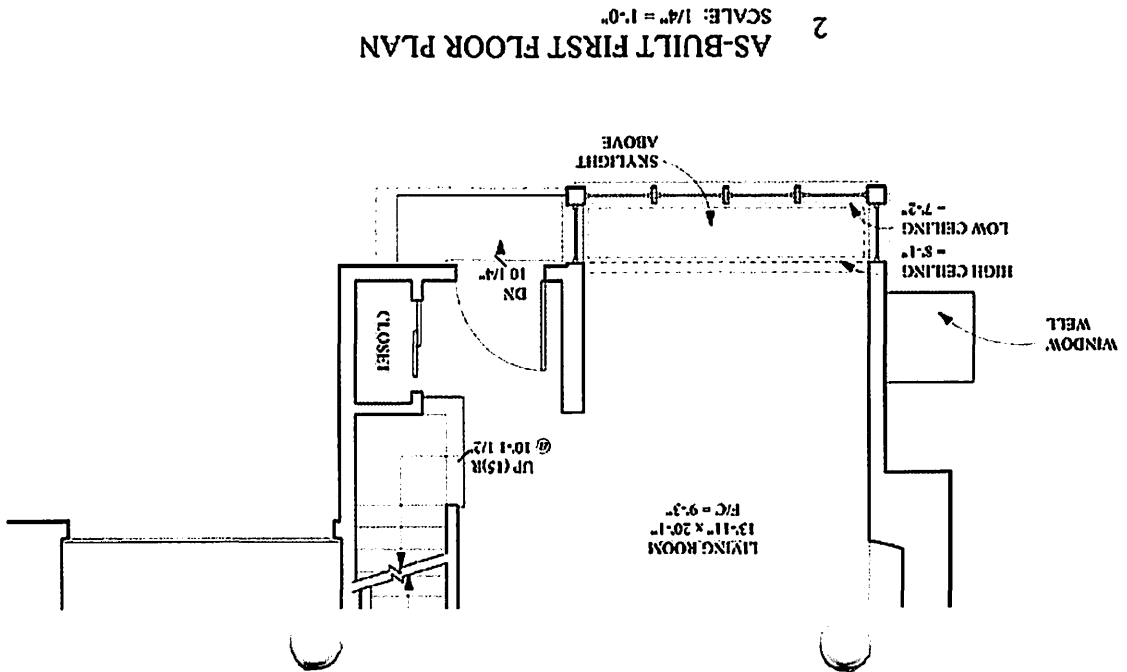
For us to go ahead with the planning, we need all the condo units to agree with us putting in an elevator.

I am writing all the condo members for their consent. Can you please let me know if you agree with us going ahead with this.

Best,

Mike





**Subject:** Re: Hancock. Re: Special Permit

**Date:** Wednesday, January 11, 2023 at 11:06:53 AM Eastern Standard Time

**From:** Don Major <don.w.major@gmail.com>

**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>

Hi Mike!

As the owner of a condo at 98 Hancock Street unit 1 first floor, I have no objection of you installing an elevator on your property.

Regards,

Don Major

Sent from my iPhone

On Jan 11, 2023, at 8:18 AM, Rosengarten, Michael D <rosengar@fas.harvard.edu> wrote:

Dear Don,

Avra was good enough to give me your email. Christie and I have lived many years in our home at 104 Hancock, and we very much enjoy Cambridge and the community. We are reaching out to those who live around us, as we are hoping to install an elevator to allow us to stay in our home as we get older. We have applied for a special permit from the city, and it would be of great help to us to have your agreement as an abutter for the project.

<image001.gif>

We need 16 square feet of increased living space to accommodate the elevator. The diagram shows where the space will be added. Of note, this will not cross our current setback, and not be visible from Hancock St., Lee St., Arnold Crescent, your building or the driveway. The elevator (arrow points to it) is pretty much to scale on the diagram (yes, it is that tiny dot). The elevator is silent and will be internal to our house.

If you need more information, please call me or drop me an email. This is an important

project for us, and we would appreciate your support.

If you can email us or send us a letter indicating that you have no objections to the project that would be great.

Sincerely,

Mike Rosengarten  
104 Hancock Unit 6

**Subject:** FW: More on the elevator  
**Date:** Saturday, January 7, 2023 at 9:08:02 AM Eastern Standard Time  
**From:** McDonald, Christie <cmcdonal@fas.harvard.edu>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>, LIGNER Sarah <Sarah.LIGNER@quaibranly.fr>  
**Attachments:** image001.jpg, image002.gif

**Christie McDonald**

Smith Professor emerita of French Language and Literature, Department of Romance Languages and Literatures  
Professor emerita of Comparative Literature  
Harvard University

[Publications](#)

Exposition:

[Anne Eisner \(1911-1967\)](#)

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**From:** Drew Faust <drewgfaust7@gmail.com>  
**Date:** Thursday, November 17, 2022 at 9:24 AM  
**To:** McDonald, Christie <cmcdonal@fas.harvard.edu>  
**Subject:** Re: More on the elevator

Thanks for letting us know about this, Christie. We won't raise any objections to your plans. Hope we can grow old - - or I should say even older - - on Hancock Street together! Best, Dew

On Tue, Nov 15, 2022 at 5:28 PM McDonald, Christie <cmcdonal@fas.harvard.edu> wrote:

Dear Drew and Charles,

Michael and I love living here, and we are now planning for the future. As you may know, we have a three-story house with a basement, and we are exploring the possibility of putting in an elevator to help us if stairs become a problem. We have looked at various ways of doing this, and the best is to place the elevator externally in the empty recess between our chimney and our dining room. This is on the left side of our house next to your fence and trees near the back, and it should not extend past the outer wall of our dining room. The elevator should also blend with the rest of the house. Below, are two diagrams of the proposed elevator. Michael has added the elevator place holder (in grey) onto the initial drawings of the house by Frank Shirley, who is doing all the exploratory work. Michael has added a green overlay to the side image to superimpose your tree hedge which will cover at least 2/3 of your view of the elevator.

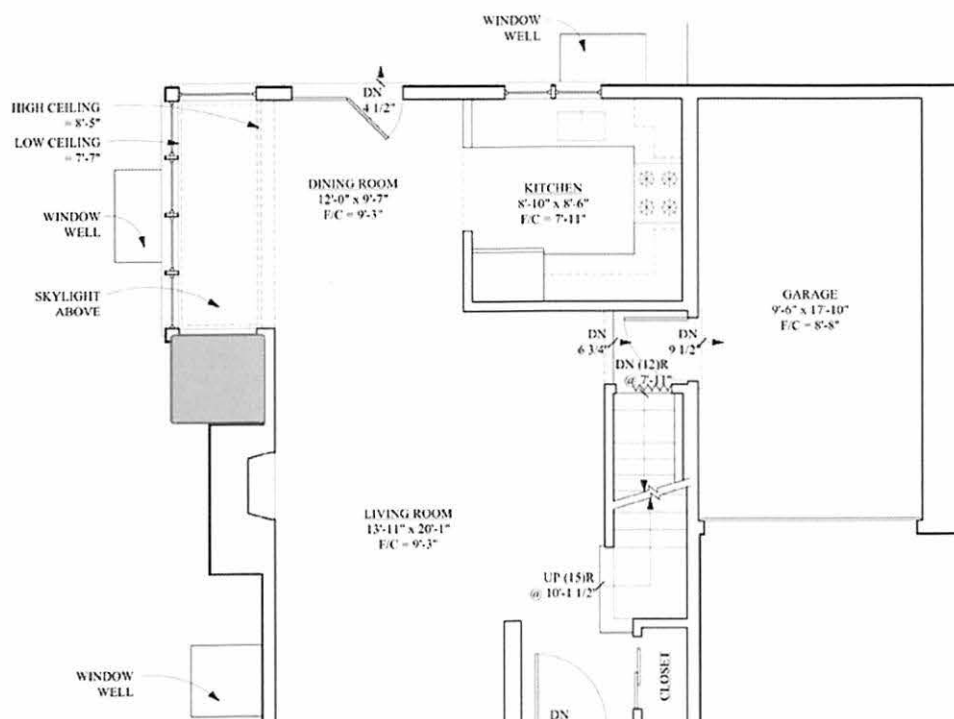
For us to go ahead with the exploration and planning with the city, we need agreement from our neighbors. We would like to ask if you would accept our addition of an elevator. If you need more information, we'll of course be happy to tell you what we can at this stage.

Best,

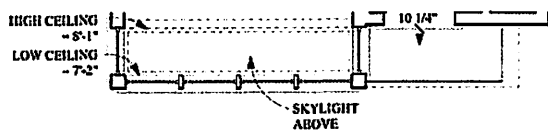
Christie (and Michael)



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"







2 AS-BUILT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Hancock Court Condominium  
106 Hancock St  
Cambridge MA  
02139

To:  
The Board of Appeal (BZA)  
City of Cambridge  
Massachusetts

Subject: The addition of an elevator

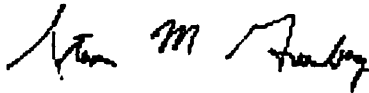
January 8, 2023

To Whom It May Concern:

This letter is to confirm that Christie McDonald and Michael Rosengarten, owners of 104 Hancock unit 6, have requested permission to add an elevator to the side of their house to enable them to live on in the house as they advance in years. 104 Hancock is in a single structure with two dwellings: units 6 and 7. All unit representatives of the Hancock Court Condominium have given written agreement for the project to add an external elevator to unit 6.

This letter is to confirm that the Hancock Court Condominium has agreed to the addition of an elevator for unit 6 as proposed by Christie McDonald and Michael Rosengarten.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Greenberg".

Steven Greenberg  
President, Hancock Court Condominium  
Cambridge MA 02139

New iMessage

Cancel

To: Kathleen Puckett

ence and thank you.

Fri, Nov 18 at 9:11 AM

I sent you an email on Tuesday about our exploratory work for adding an elevator and am not sure it went through. It is too long for a text but I can resend the email. Hope all is well.  
Christie

Sat, Nov 19 at 5:39 PM

I'm having health issues with my eyes and have not been able to respond. I'm sure anything you want to do is fin with us

Subject

iMessage



**Subject:** Re: Elevator  
**Date:** Tuesday, November 15, 2022 at 6:23:13 PM Eastern Standard Time  
**From:** Avra Goldman <avragoldman@gmail.com>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>  
**CC:** Steven Greenberg <greenberg.steven00@gmail.com>  
**Attachments:** image001.gif

Sounds like an excellent idea Mike! We support you in this.

On Tue, Nov 15, 2022 at 9:35 AM Rosengarten, Michael D <[rosengar@fas.harvard.edu](mailto:rosengar@fas.harvard.edu)> wrote:

Dear Avra and Steve,

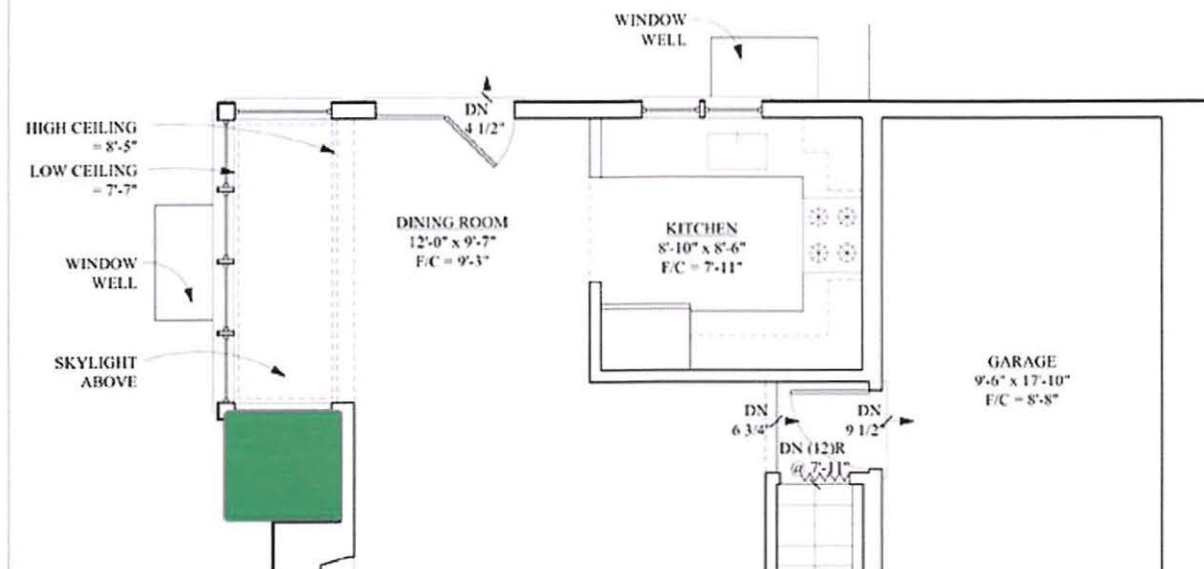
Christie and I love living here, and we are planning for the future. As you know, we have a four-story house, and we would like to explore putting in an elevator to help us if stairs become a problem. We have looked at various ways of doing this, and the best is to place the elevator externally in the empty space between our chimney and our dining room. It will be on the left side of our house, near the back, and will be pretty much invisible from the courtyard. See the diagram with the green square below.

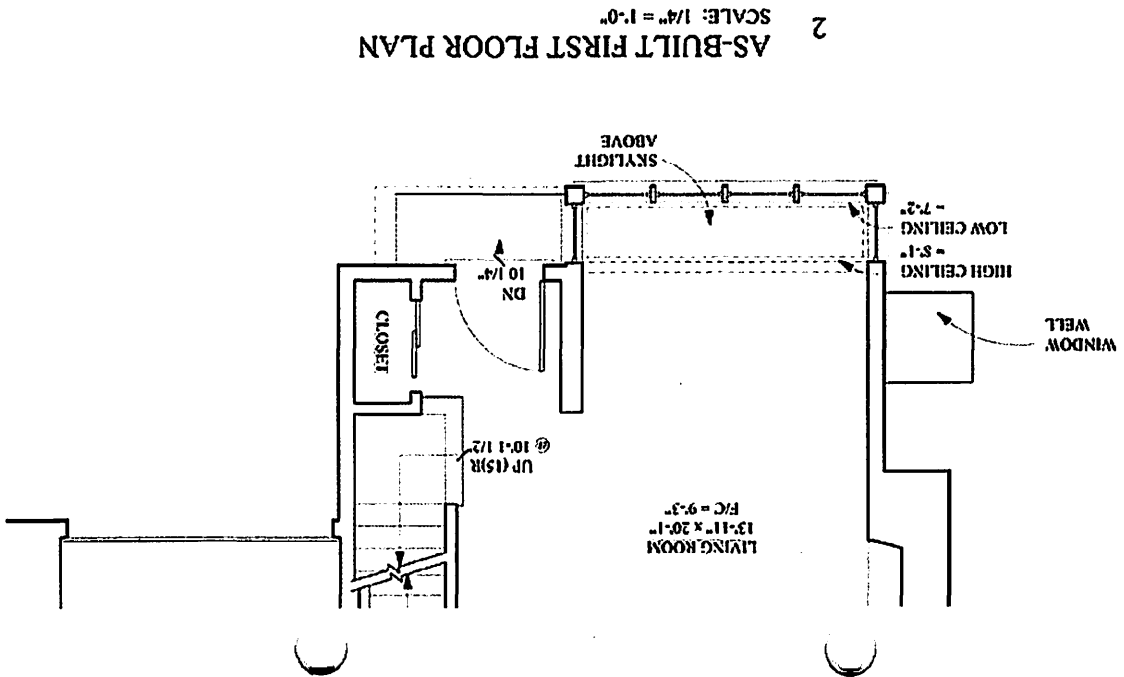
For us to go ahead with the planning, we need all the condo units to agree with us putting in an elevator.

I am writing all the condo members for their consent. Can you please let me know if you agree with us going ahead with this.

Best,

Mike





**Subject:** Re: elevator  
**Date:** Tuesday, November 15, 2022 at 9:50:59 PM Eastern Standard Time  
**From:** Zlatev, Julian <jzlatev@hbs.edu>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>, Sarah Stein <skstein2@gmail.com>  
**CC:** McDonald, Christie <cmcdonal@fas.harvard.edu>  
**Attachments:** image001.gif

Hi Mike and Christie,

This sounds like a great idea, we are completely ok with it.

Best,  
Julian and Sarah

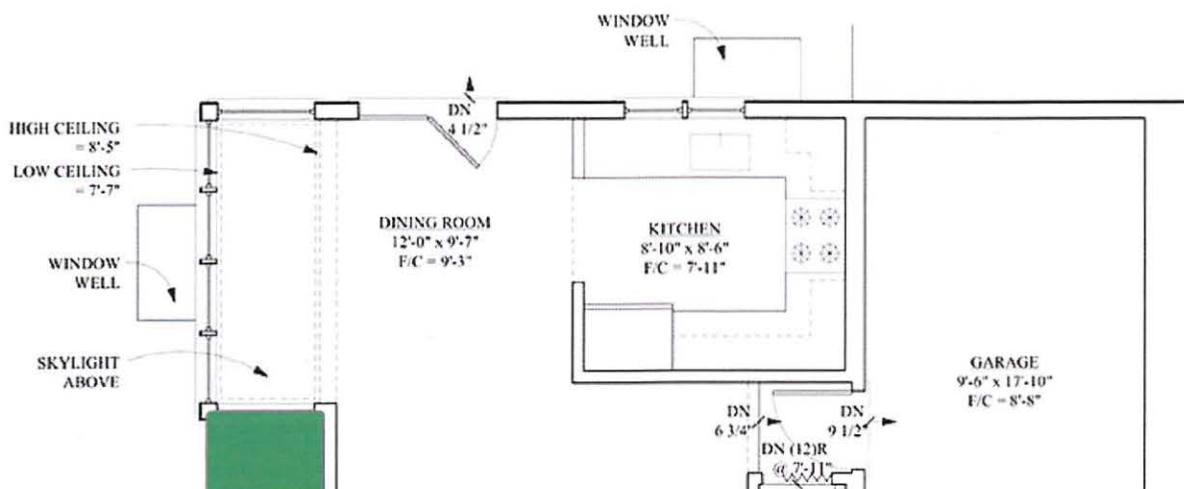
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**From:** Rosengarten, Michael D <rosengar@fas.harvard.edu>  
**Sent:** Tuesday, November 15, 2022 9:37 AM  
**To:** Sarah Stein <skstein2@gmail.com>; Zlatev, Julian <jzlatev@hbs.edu>  
**Cc:** McDonald, Christie <cmcdonal@fas.harvard.edu>  
**Subject:** elevator

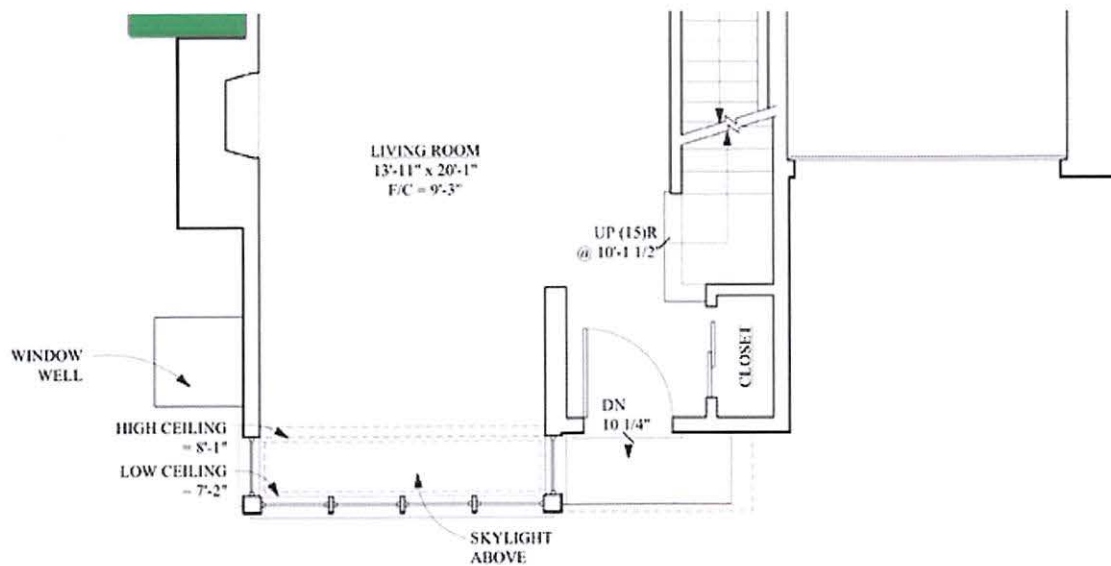
Dear Sarah and Julian,

Christie and I love living here, and we are planning for the future. We have a four-story house, and we would like to explore putting in an elevator to help us if stairs become a problem. We have looked at various ways of doing this, and the best is to place the elevator externally in the empty space between our chimney and our dining room. It will be on the left side of our house, near the back, and will be pretty much invisible from the courtyard. See the diagram with the green square below. For us to go ahead with the planning, we need all the condo units to agree with us putting in an elevator.

I am writing all the condo members, and I would like to know if you agree with us going ahead with this.







2 AS-BUILT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

*Mike*

--

Michael Rosengarten 羅邁德 BEng, MD, FRCPC  
Honorary Associate and Former Faculty Dean  
Harvard University  
Adjunct Professor of Medicine  
McGill University

**Subject:** Re: Possible elevator for our unit.  
**Date:** Tuesday, November 15, 2022 at 9:42:09 AM Eastern Standard Time  
**From:** Jan Wolitzky <jan.wolitzky@gmail.com>  
**To:** Rosengarten, Michael D <rosengar@fas.harvard.edu>  
**CC:** lisa Greenberg <lisa.r.greenberg@gmail.com>, McDonald, Christie <cmcdonal@fas.harvard.edu>  
**Attachments:** image001.gif

Go for it! Keep us posted on how the project goes; we're interested in looking into something like this ourselves.

-- Jan

On Tue, Nov 15, 2022 at 9:32 AM Rosengarten, Michael D <[rosengar@fas.harvard.edu](mailto:rosengar@fas.harvard.edu)> wrote:

Dear Jan and Lisa,

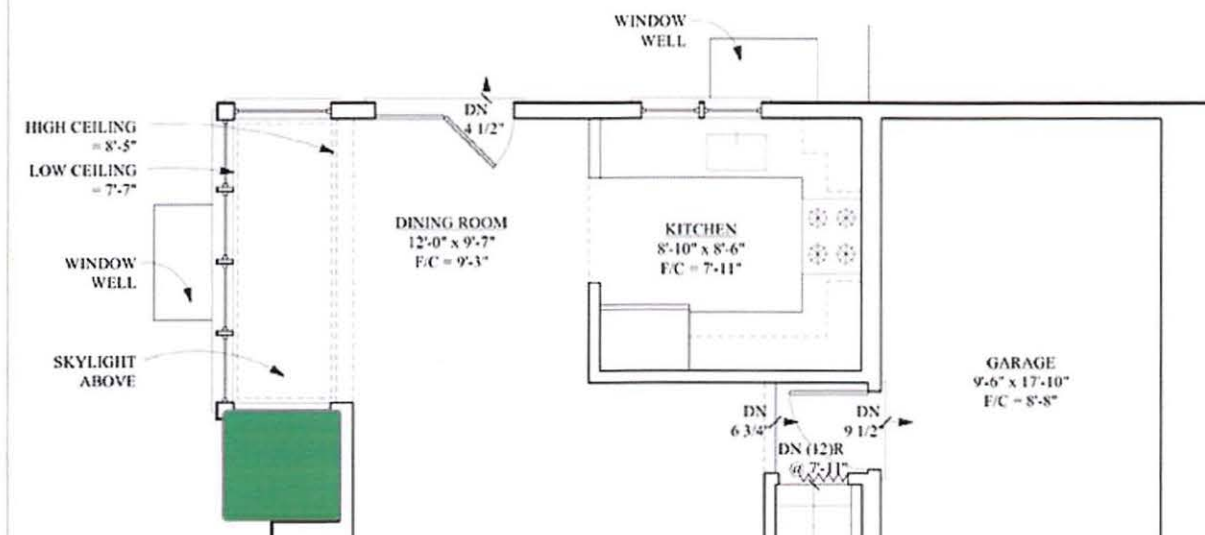
Christie and I love living here, and we are planning for the future. As you know we have a four-story house, and we would like to explore putting in an elevator to help us if stairs become a problem. We have looked at various ways of doing this, and the best is to place the elevator externally in the empty space between our chimney and our dining room. It will be on the left side of our house, near the back, and will be pretty much invisible from the courtyard. See the diagram with the green square below.

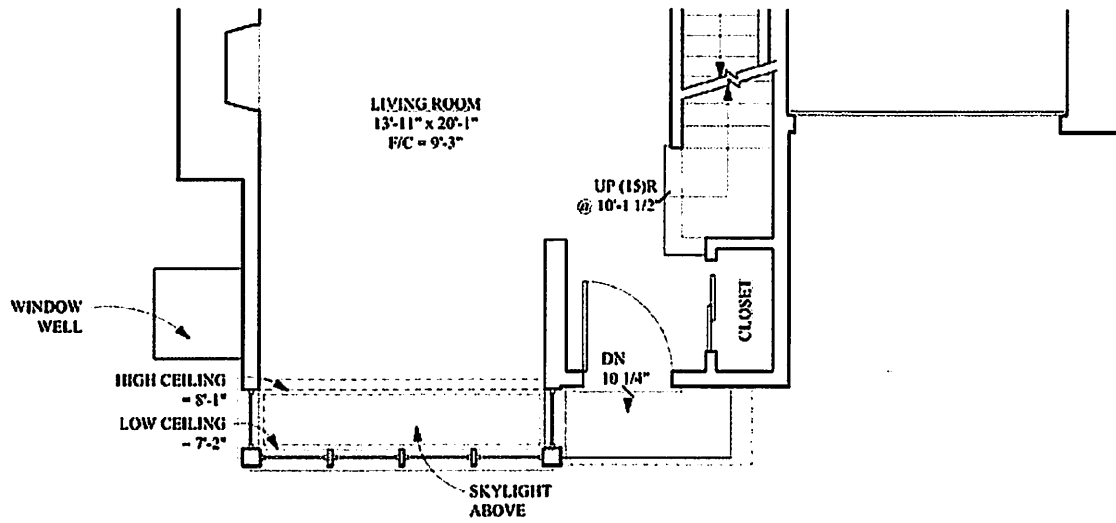
For us to go ahead with the planning, we need all the condo units to agree with us putting in an elevator.

Can you please let me know if you agree with us going ahead with this.

Best,

Mike





2 AS-BUILT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Alterations to:

104 Hancock St, #6  
Cambridge, MA 02139

## ISSUES / REVISIONS

[illegible]

DRAWING TITLE

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As-Built Floor Plans

SCALE

0 1 2 4 8 FT

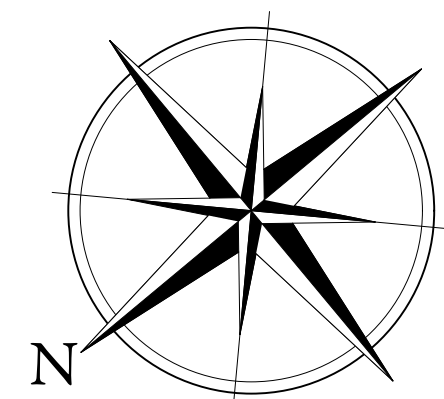
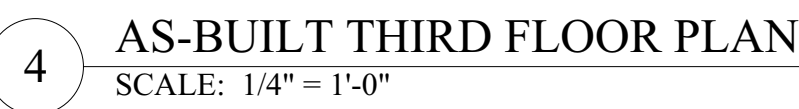
$1/4" = 1'-0"$

DATE \_\_\_\_\_

October 25, 2022

SHEET NUMBER

AB-1.01



Alterations to:

The  
McDONALD  
-ROSENGARTEN  
RESIDENCE

104 Hancock St, #6  
Cambridge, MA 02139

THESE EXISTING PLANS AND/OR PHOTOGRAPHS ARE A REPRESENTATION OF THE EXISTING CONDITIONS OF THE BUILDING. THESE DRAWINGS/PHOTOGRAPHS ARE FOR THE GENERAL CHARACTERISTICS OF THE EXISTING CONDITIONS AND NOT AN EXHAUSTIVE LIST OF ALL CONDITIONS. THE ARCHITECT'S INFORMATION IS FOR COORDINATION OF THE WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. THE GENERAL CONTRACTOR SHALL EXAMINE THESE CONDITIONS IN THE FIELD PRIOR TO THE START OF THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS, THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO NOTIFICATION, THAT DOES NOT CONFORM TO THE DESIGN OR LAYOUT OF THE PLANS AND DIMENSIONS SHALL BE REPLACED BY THE GENERAL CONTRACTOR.

## ISSUES / REVISIONS

[illegible]

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## DRAWING TITLE

### As-Built North and East Elevations

SCALE

0 1 2 4 8 FT

$\frac{1}{4}'' = 1'-0''$

DATE \_\_\_\_\_

October 25, 2022

SHEET NUMBER

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AB-2.01

