



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 107045

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Aaron Kemp

PETITIONER'S ADDRESS: 245 Mt Auburn St, Cambridge, MA 02138

LOCATION OF PROPERTY: 245 Mt Auburn St, Cambridge, MA

TYPE OF OCCUPANCY: Detached Single Family **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Amend BZA-017269-2020 to Include Conforming Pergola/Arbor/


DESCRIPTION OF PETITIONER'S PROPOSAL:

Amend BZA-017269-2020 to include Conforming Pergola/Arbor

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 2.000 Section: DEFINITIONS (Gross Floor Area Shall Not Include)
- Article: 5.000 Section: 5.24.1 STANDARDS FOR DIMENSIONAL REGULATIONS (Yards)
- Article: 22.000 Section: 22.53 OVERHANGS AND SUN-SHADING DEVICES (Floor Area Exemption for Pergolas, Arbors and Trellises)

Original
Signature(s):


(Petitioner (s) / Owner)

Aaron Kemp
(Print Name)

Address:

Tel. No. 978-500-2838
E-Mail Address: adkemp@gmail.com

Date: 3 Feb 21

2021 FEB -4 PM 12: 04
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 Aaron Kemp
(OWNER)

Address: 245 Mt Auburn St Cambridge MA 02138

State that I/We own the property located at 245 Mt Auburn St, which is the subject of this zoning application.

The record title of this property is in the name of Aaron Kemp

*Pursuant to a deed of duly recorded in the date 7/01/2009, Middlesex South County Registry of Deeds at Book 53126, Page 19; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

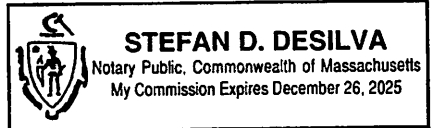
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Aaron Kemp personally appeared before me, this 4 of January, 2021, and made oath that the above statement is true.

Notary

My commission expires 12/26/2025 (Notary Seal).



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

UNITED STATES DEPARTMENT OF JUSTICE

IN RE: [Illegible]

[Illegible]

[Illegible]

[Illegible]

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SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

An amendment to BZA-017269-2020 is required to reference the conforming arbor/ pergola that shades the non-conforming deck. The pergola is an integral part of the design which was omitted from the prior submission based on the recommendation of the zoning staff at the Inspectional Services Department in Feb 2019. The pergola does not extend or alter the non-conforming nature of the existing deck already approved by the BZA. The pergola will serve as a framework for flowering wisteria vines that will shade the deck and provide privacy from above. This is the only conforming way to provide privacy in our outdoor space.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The building permit (#91977) for the arbor/ pergola has already been approved and the structural members and footings for the pergola have already been built. Please refer to original variance: BZA-017269-2020

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The arbor/ pergola is in conformance with all aspects of the zoning ordinance. It is 89% open to the air across all horizontal surfaces and all structural members are separated by greater than three feet on center.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The arbor/ pergola is in conformance with all aspects of the zoning ordinance. This is an amendment to an existing variance.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Aaron Kemp
Location: 245 Mt Auburn St
Phone: 978-500-2838

Present Use/Occupancy: Detached Single Family
Zone: Residence B Zone
Requested Use/Occupancy: Detached Single Family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>	N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	N/A	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u> WIDTH	N/A	N/A	N/A	
DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u> FRONT	N/A	N/A	N/A	
REAR	N/A	N/A	N/A	
LEFT SIDE	N/A	N/A	N/A	
RIGHT SIDE	N/A	N/A	N/A	
<u>SIZE OF BUILDING:</u> HEIGHT	N/A	N/A	N/A	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>	N/A	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>	N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

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.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

APPLICATION TO BOARD OF ZONING APPEALS



3D RENDERING OF DECK SHOWING INTEGRATED PERGOLA AT FAR END OF DRIVEWAY.
THERE IS AN ADDITIONAL PLANTING BED TO THE LEFT OF THE STEPS (NOT SHOWN)

AMENDMENT TO BZA-017269-2020 FOR CONFORMING ARBOR/PERGOLA

245 MOUNT AUBURN ST
CAMBRIDGE, MA 02138
JAN 2021

① DESCRIPTION

REASON FOR AMENDMENT:

- AN AMENDMENT TO BZA-017269-2020 IS REQUIRED TO REFERENCE THE CONFORMING ARBOR/PERGOLA THAT SHADES THE NON-CONFORMING DECK. THE PERGOLA IS AN INTEGRAL PART OF THE DESIGN WHICH WAS OMITTED FROM THE PRIOR SUBMISSION BASED ON THE RECOMMENDATION OF THE ZONING STAFF AT THE INSPECTIONAL SERVICES DEPARTMENT IN FEB 2019. THE PERGOLA DOES NOT EXTEND OR ALTER THE NON-CONFORMING NATURE OF THE EXISTING DECK ALREADY APPROVED BY THE BZA.
- THE BUILDING PERMIT (#91977) FOR THE PERGOLA HAS ALREADY BEEN APPROVED AND THE STRUCTURAL MEMBERS AND FOOTINGS FOR THE PERGOLA HAVE ALREADY BEEN BUILT. ON 05NOV20, THE ZONING COMMISSIONER REQUESTED THAT WE FILE AN AMENDMENT TO THE EXISTING VARIANCE TO REFERENCE THE PERGOLA. THE ARBOR/PERGOLA IS IN CONFORMANCE WITH ALL ASPECTS OF THE ZONING ORDINANCE. IT IS 89% OPEN TO THE AIR ACROSS ALL HORIZONTAL SURFACES AND ALL STRUCTURAL MEMBERS ARE SEPARATED BY GREATER THAN THREE FEET ON CENTER.
- THE PERGOLA, IS 14' WIDE BY 20.5' LONG. THE DECK IS 30 INCHES HIGH AND THERE IS 8 FEET OF HEAD CLEARANCE BELOW THE PERGOLA. THE PERGOLA WILL SERVE AS A FRAMEWORK FOR FLOWERING WISTERIA VINES THAT WILL SHADE THE DECK AND PROVIDE PRIVACY FROM ABOVE. THIS IS THE ONLY CONFORMING WAY TO PROVIDE PRIVACY IN OUR OUTDOOR SPACE. THE PERGOLA ALSO ANCHORS THE DECK ARCHITECTURALLY AND FRAMES THE VIEWS OF THE DRIVEWAY, KITCHEN WINDOWS, BACK PORCH, PLANTING BEDS AND SIDE WALKWAY.
- THE DECK AND PERGOLA PLANS WERE REVIEWED WITH ALL ABUTTERS AND UNANIMOUSLY APPROVED BY THE HALF CROWN MARSH CONSERVATION DISTRICT ON OCT 21ST, 2019. EIGHT ABUTTERS SUBMITTED LETTERS OF SUPPORT FOR THE PROJECT (ATTACHED). ONE ABUTTER SUBMITTED A LETTER EXPRESSING CONCERNS; THE CONSERVATION COMMISSION DETERMINED THOSE CONCERNS DID NOT ALIGN WITH THE BEST INTERESTS OF THE NEIGHBORHOOD. ON SEPT 20TH, 2020 THE CITY OF CAMBRIDGE HISTORICAL COMMISSION HONORED US WITH A PRESERVATION AWARD FOR THIS PROJECT.

SITE CONDITIONS:

- 245 MT AUBURN ST IS A 1.5 STORY WORKERS COTTAGE, CIRCA 1859, ON THE CORNER OF MT AUBURN ST AND CAMDEN PL. THE LOT IS 3000SF AND THE HOUSE HAS A GROSS FLOOR AREA OF APPROXIMATELY 1500SF WITH FRONT AND BACK COVERED PORCHES COMPRISING AN ADDITIONAL 50SF. THE PROPERTY IS ZONED RESIDENCE B. THE PROPERTY HAS TWO SIDE YARD SETBACKS, WHICH ARE 12' ON THE EAST (RIGHT) SIDE ABUTTING MT AUBURN ST AND 8' ON THE NORTH (REAR) SIDE ABUTTING CAMDEN PL (SUM OF 20', AS PER ARTICLE 5.31 TABLE 5-1).
- THE ARBOR/PERGOLA IS SCREENED FROM PUBLIC VIEW BY A 7' HIGH FENCE BELONGING TO THE ABUTTER TO THE NORTH AND OUR 6' HIGH FENCE TO THE SOUTH. THE ABUTTER TO THE EAST IS A CONVERTED GARAGE THAT HAS NO WINDOWS FACING THE DECK. THE AREA TO THE WEST IS OUR 2-CAR DRIVEWAY. THE ENTIRE DECK AND PERGOLA ARE SURROUNDED BY BAMBOO PLANTS WHICH WILL FULLY SCREEN THE AREA FROM THE SIDES, REACHING 15' HIGH UPON MATURITY.

ARTICLE 2.000 – DEFINITIONS:

GROSS FLOOR AREA SHALL NOT INCLUDE: SPACE DIRECTLY BENEATH OVERHANGS, EAVES, AWNINGS, PERGOLAS, ARBORS, TRELLISES OR OTHER SUN-SHADING DEVICES, IN ACCORDANCE WITH THE REGULATIONS IN SECTION 22.50 OF THIS ZONING ORDINANCE.

SECTION 5.20 – STANDARDS FOR DIMENSIONAL REGULATIONS:

EVERY PART OF A REQUIRED YARD SHALL BE OPEN TO THE SKY AND UNOBSTRUCTED. AWNINGS, ARBORS, FENCES, FLAGPOLES, RECREATIONAL AND LAUNDRY DRYING EQUIPMENT AND SIMILAR OBJECTS SHALL NOT BE CONSIDERED OBSTRUCTIONS WHEN LOCATED WITHIN A REQUIRED YARD.

SECTION 22.53 – SUSTAINABLE DESIGN AND DEVELOPMENT - OVERHANGS AND SUN-SHADING DEVICES

FLOOR AREA EXEMPTION FOR PERGOLAS, ARBORS AND TRELLISES: GROUND SPACE DIRECTLY UNDERNEATH AN OUTDOOR PERGOLA, ARBOR OR TRELLIS STRUCTURE SHALL BE EXCLUDED FROM THE CALCULATION OF GROSS FLOOR AREA OF A LOT, PROVIDED THAT THE STRUCTURE IS AT LEAST 80% OPEN TO THE AIR ACROSS ALL HORIZONTAL OR VERTICAL SURFACES, AND THAT ANY PARALLEL STRUCTURAL SUPPORT MEMBERS WITH A CROSS-SECTION OF GREATER THAN ONE (1) INCH BY TWO (2) INCHES ARE SEPARATED FROM EACH OTHER BY AT LEAST THREE (3) FEET ON CENTER. THESE FEATURES MAY BE FREESTANDING OR ATTACHED TO A BUILDING.

Table 5-1. Table of Dimensional Requirements - Residential Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
Res. B	0.5 ⁽ⁱ⁾	5,000	2,500 ⁽ⁱ⁾	50	15	7'6" (sum of 20)	25 ^(c)	35	40%

2 APPLICABLE ZONING

RELEVANT EXCERPTS FROM THE CAMBRIDGE ZONING ORDINANCE. ARBOR/PERGOLA IS 89% OPEN TO THE AIR ACROSS ALL HORIZONTAL SURFACES AND ALL STRUCTURAL MEMBERS ARE SEPARATED BY GREATER THAN THREE FEET ON CENTER.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 Fax: 617-349-6165
E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>



Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

September 20, 2020

Aaron and Jacqueline Kemp
245 Mt. Auburn Street
Cambridge, Massachusetts 02138



Dear Aaron:

I am pleased to inform you that your ongoing project at 245 Mt. Auburn Street has been selected by the Cambridge Historical Commission to receive a 2020 Preservation Award. The award program, initiated in 1997, honors property owners who conserve and protect the city's architecture. On behalf of the Historical Commission, I extend my congratulations and appreciation for your efforts.

Traditionally, the awards have been given out in May during an in-person reception at a historic property. The commission chose not to cancel but to postpone and offer the event in an altered form—entirely online. Please join us for a Zoom gathering on **Thursday, October 15, 2020, at 6:00 pm**. You will soon receive a formal invitation and information on how to access the event. The program will include a presentation showcasing each project and the introduction of project principals. Awards plaques and certificates will be delivered to you in advance.

Enclosed is a form requesting contact information for the people and organizations associated with your project that you would like us to invite to the gathering. Please complete and return by mail, hand, or email (preferably) to histcomm@cambridgema.gov. Also, please send us before-and-after photographs of your project that could be used in the presentation. You may submit prints or email the photos, but they must be received by Friday, October 9th at noon to be included in the presentation.

Again, congratulations on your achievement. I hope you will join us on October 15th.

Sincerely,

Charles Sullivan, Executive Director

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PRESERVATION AWARD

ON OCT 25TH, 2020 THE CITY OF CAMBRIDGE HISTORICAL COMMISSION HONORED US WITH A PRESERVATION AWARD FOR THIS PROJECT. WE WERE ONE OF ONLY 3 SINGLE FAMILY HOMES TO RECEIVE THIS SPECIAL HONOR.



Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histrncds@cambridgema.gov

James Van Sickle, *Chair*, Marie-Pierre Dillenseger, *Vice Chair*
Jo Solet, Peter Schur, *Members*
Adrian Catalano, Maximillian Frank, and Rory O'Connor, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: 245 Memorial Drive
Applicant: Aaron Kemp

The Half Crown-Marsh 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:

Construct new fence at front yard; construct rear deck and pergola at rear yard.

The application was reviewed at the October 21, 2019 and November 18, 2019 public meetings. The deck and pergola were approved by the Half Crown-Marsh NCD Commission at the October hearing as submitted and the fence was approved at the November hearing as submitted.

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 extension not exceeding six months may be allowed in writing by the Chair.

Case Number: HCM-472 Date of Certificate: 11/19/19

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 11/19/19.

By James Van Sickle/EJH, Chair

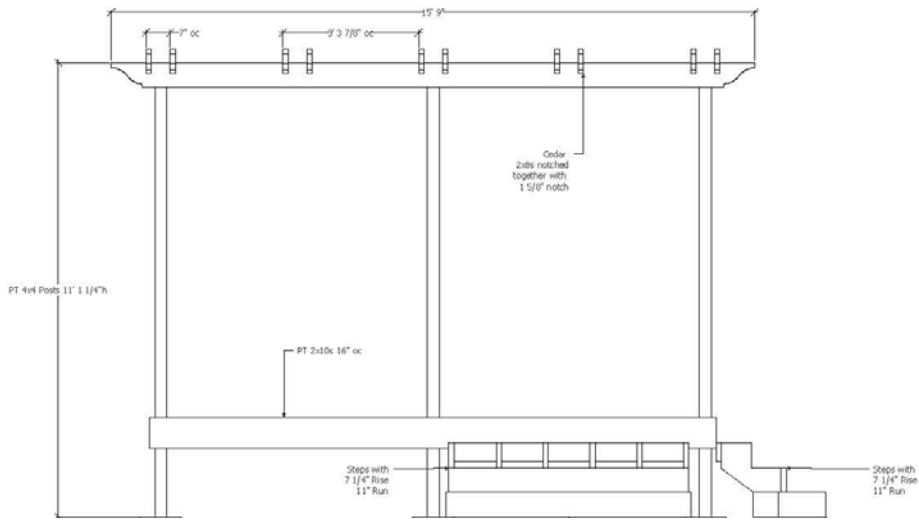
Twenty days have elapsed since the filing of this decision. No appeal has been filed _____.
Appeal has been filed _____.

Date _____ City Clerk: _____

4

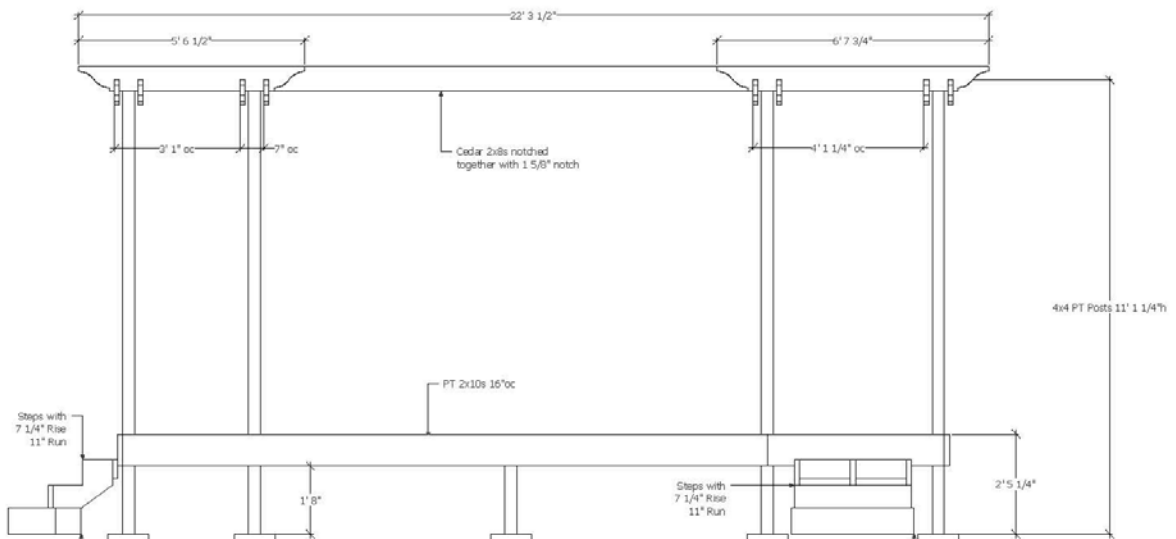
CERTIFICATE OF APPROPRIATENESS

THE DECK PLANS WERE REVIEWED WITH ALL ABUTTERS AND UNANIMOUSLY APPROVED BY THE HALF CROWN MARSH CONSERVATION DISTRICT ON OCT 21ST, 2019. EIGHT ABUTTERS SUBMITTED LETTERS OF SUPPORT FOR THE PROJECT.



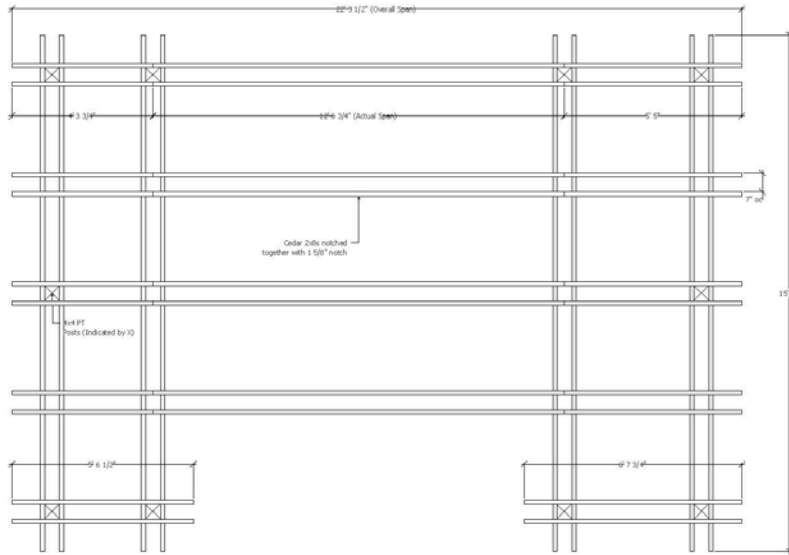
5 PERGOLA ELEVATION FRONT

THE PERGOLA IS 14' WIDE BY 20' 6" LONG BY 11' 1 1/4" HIGH. THE DECK IS 30 INCHES HIGH AND THERE IS 8 FEET OF HEAD CLEARANCE BELOW THE PERGOLA.



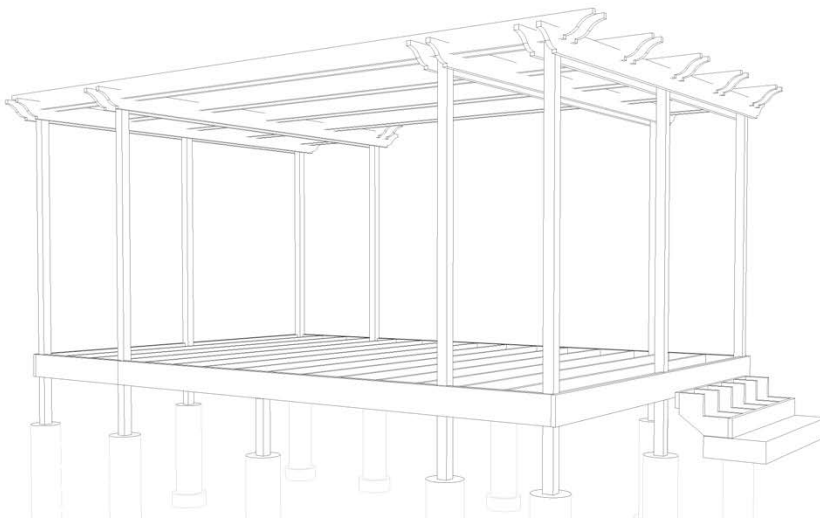
6 PERGOLA ELEVATION SIDE

THE PERGOLA RAFTERS WILL BE CONSTRUCTED OF CEDAR BEAMS AND THE EXISTING PRESSURE TREATED POSTS WILL BE WRAPPED WITH 5" CEDAR BOARDS. THE NEAREST STRUCTURAL MEMBERS ARE 3' 1" ON CENTER. THE SECOND NEAREST ARE 4' 1 1/4" ON CENTER.



7 PERGOLA PLAN TOP

THE THREE PAIRS OF PERGOLA RAFTERS IN THE CENTER ARE OMITTED IN ORDER TO MAINTAIN THE OVERALL FEELING OF OPENNESS. THE PAIR OF PERGOLA RAFTERS SHOWN AT BOTTOM ARE DIVIDED IN ORDER TO WRAP AROUND THE BACK PORCH ROOF.



8 PERSPECTIVE DRAWING

PERSPECTIVE DRAWING SHOWING EXISTING PRESSURE TREATED POSTS AND EXISTING CONCRETE FOOTINGS BELOW GROUND. THE DECK WAS EXPLICITLY DESIGNED AROUND THE PERGOLA AND SHARES THE SAME 12 FOOTINGS AND 10 STRUCTURAL POSTS AS THE PERGOLA.



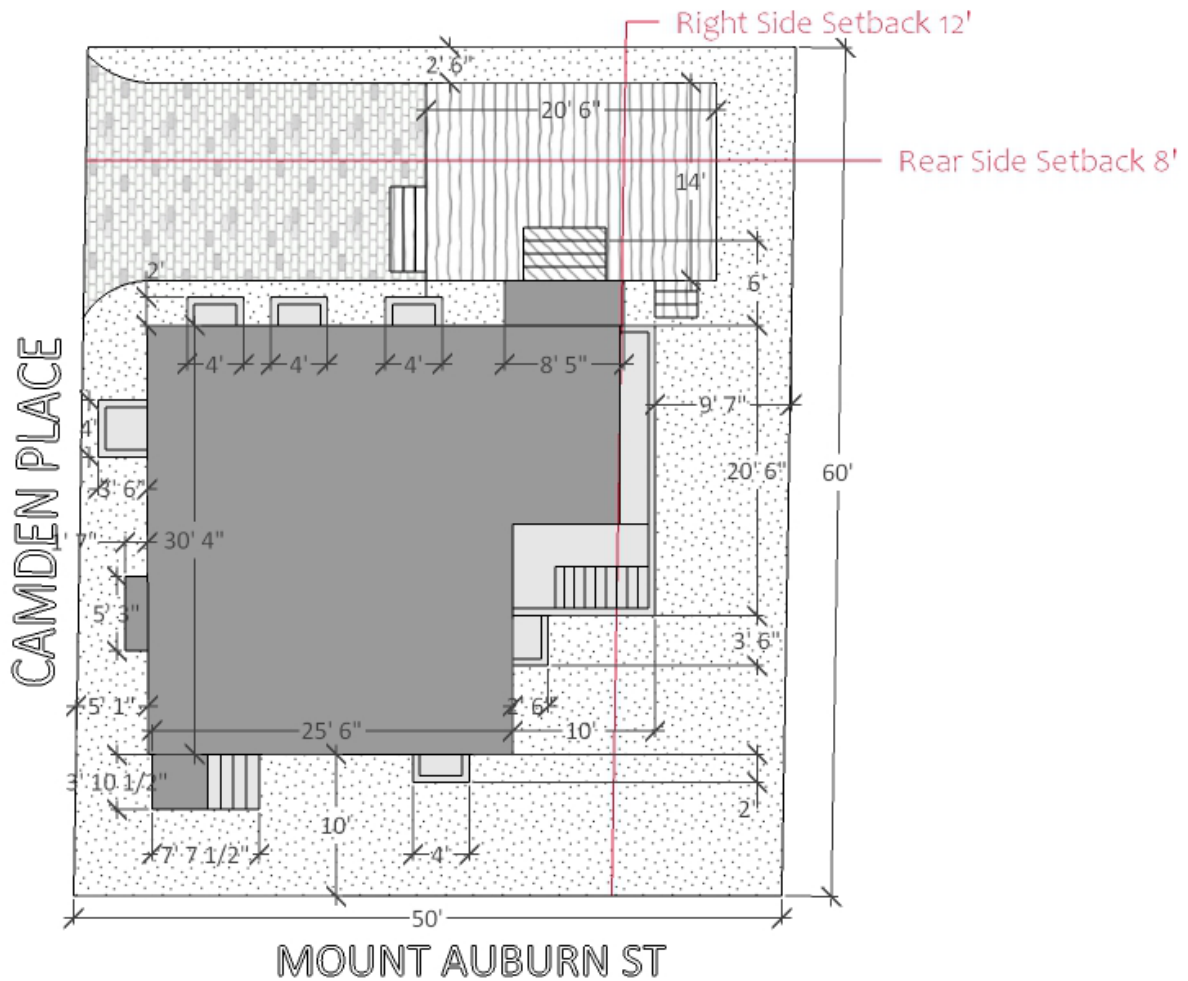
⑨ SITE VIEW FRONT

THE PERGOLA WILL SERVE AS A FRAMEWORK FOR FLOWERING WISTERIA VINES THAT WILL SHADE THE DECK AND PROVIDE PRIVACY FROM NEIGHBORS LOOKING DOWN FROM ABOVE. THE PERGOLA ALSO ANCHORS THE DECK ARCHITECTURALLY AND FRAMES THE VIEWS OF THE DRIVEWAY, KITCHEN WINDOWS, BACK PORCH, PLANTING BEDS AND SIDE WALKWAY.



⑩ SITE VIEW SIDE

THE ARBOR/PERGOLA IS SCREENED FROM PUBLIC VIEW BY A 7' HIGH FENCE BELONGING TO THE ABUTTER TO THE NORTH AND OUR 6' HIGH FENCE TO THE SOUTH. THE ABUTTER TO THE EAST IS A CONVERTED GARAGE THAT HAS NO WINDOWS FACING THE DECK. THE AREA TO THE WEST IS OUR 2-CAR DRIVEWAY. THE ENTIRE DECK AND PERGOLA ARE SURROUNDED BY BAMBOO PLANTS WHICH WILL FULLY SCREEN THE AREA, REACHING 15' HIGH UPON MATURITY.



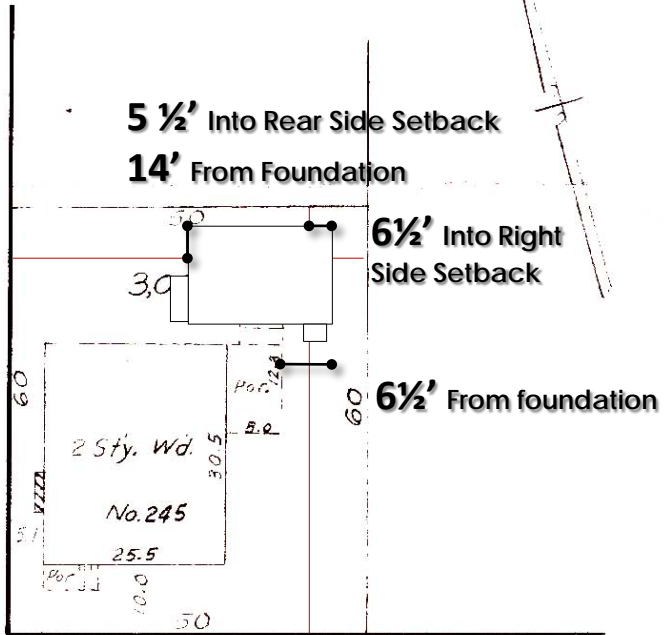
- Total Lot Area (3000sf)
- Permeable Open Space (1200sf / 40%)
- Covered Foundation Area (888sf)
- Uncovered Steps / Window Wells Below Grade (180sf)
- Existing Parking (328sf)
- Former Back Porch Steps (Relocated)
- Existing 30" High Deck

(11) ZONING ANALYSIS

THE ARBOR/PERGOLA IS 14' WIDE BY 20.5' LONG. IT EXTENDS 5 1/2' INTO REAR SIDE SETBACK AND 6 1/2' INTO RIGHT SIDE SETBACK. AS PER SECTION 5.20 OF THE ORDINANCE: ARBORS, FENCES, FLAGPOLES ... AND SIMILAR OBJECTS SHALL NOT BE CONSIDERED OBSTRUCTIONS WHEN LOCATED WITHIN A REQUIRED YARD.

119559

CAMDEN PLACE



MT. AUBURN ST.

MORTGAGE PLOT PLAN

Location CAMBRIDGE Mass.

Scale: 1 in. = 20 ft. Date Mar. 6, 1965

Plan Reference _____
 ROBERT H. DUNNING *Surveying and Drafting*
 2 DOW AVE., ARLINGTON

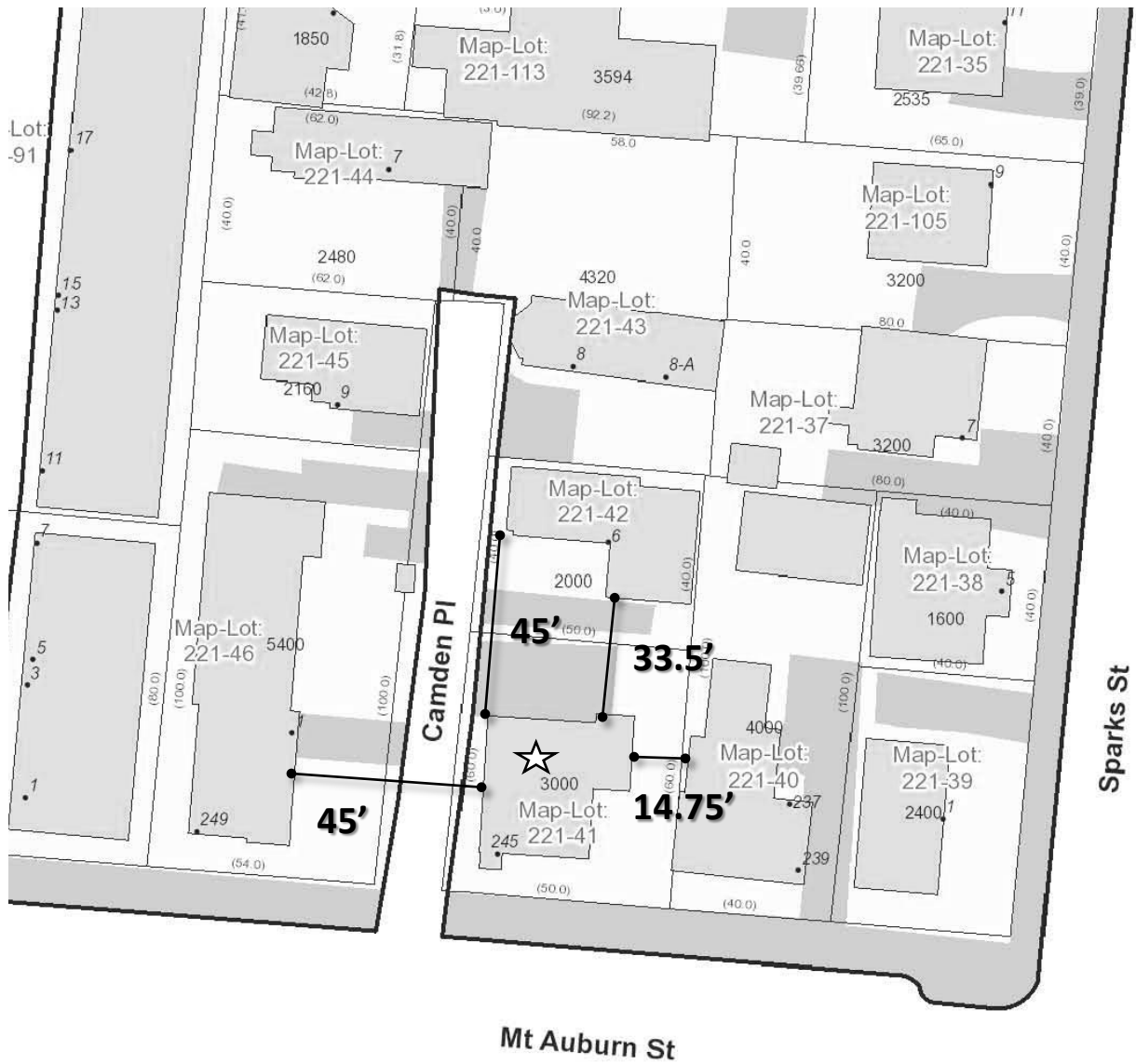
I hereby certify that the building shown on this plan is approximately located on the ground as shown thereon and that it conformed to the zoning and building laws of the city of Cambridge when constructed and to restrictions on record.

Robert H. Dunning

12

CERTIFIED PLOT PLAN

DISTANCES SHOWN TO SETBACKS.



13 MAP OF ABUTTERS
 VIEW OF ABUTTERS SHOWING DISTANCE BETWEEN BUILDINGS.



14 ARIAL VIEW OF ABUTTERS

ARIAL PHOTOGRAPH SHOWING RELATIVE DISTANCE AND PLANTINGS BETWEEN ABUTTERS.

Oded Stark
8A Camden place
Cambridge, Massachusetts 02138

Telephone number: 617 - 576 - 6776

October 8, 2019

Mr. James Van Sickle
Chair
Half Crown-Marsh Neighborhood Conservation District Commission
831 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Van Sickle,

Re: 245 Mt. Auburn Street - Jacqueline and Aaron Kemp

Jacqueline and Aaron Kemp have shared with me their plans to build a new fence, deck, and pergola at 245 Mt. Auburn St. To my mind, that they were thoughtful to present to me their concept, plan, and design, is totally unnecessary; no one will come up with a more restrained and a more neighborhood-considering project than Aaron. Specifically, the scale and aesthetic character of the current proposal are perfect. And the positive externality that this realized project will confer on the entire neighborhood is too strong to ignore.

I have one specific comment, though. The proposal of Jacqui and Aaron to make half the fence less than six feet high is gracious, especially given their proximity to the busy Mt. Auburn St. All the fences on Camden Place are over six feet. The proposed fence is in no way orthogonal to the character of the neighborhood, and it will represent a significant upgrade over the current fence.

As you may well know, I am the one who started the process of establishing the Marsh Historic Commission, having experienced the mutilation of the Camden Place neighborhood by a cunning and dishonest neighbor. I have also lived in Camden Place longer than anybody else. Over the past decade, I have watched Aaron slowly transforming his house, more often than not with his own hands, with exceptional consideration for the spirit and nature of the Camden Place neighborhood. This transformation from the worst on the street to one of the nicest is a gift to the neighborhood, and deserves high praise.

Aaron and Jacqui brought to my attention the gist of a letter that Paul Yager, their next door neighbor at Camden Place, who asked to be paid thousands of dollars in return for not contesting the proposal. I find this mind boggling. If there would be a case for a monetary transfer in conjunction with the proposed project, then the transfer should constitute a subsidy in support of the associated expenses; gaining beauty deserves a donation, not a taxation.

I encourage you to approve the beautiful fence and pergola project that Aaron and Jacqui designed as is. The pergola looks like a natural extension of their house, and it will not detract from any neighbor's view or open space.

I do not merely endorse and support Aaron and Jacqui in this case; I would strongly recommend the Commission to consider citing Aaron as the neighborhood's finest, albeit most modest, remodeler.

Sincerely,

A handwritten signature in black ink that reads "Oded Stark". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

University Professor Dr. Dr. h.c. Oded Stark



Peter Ford and Arlene Katz

9 Camden Place, Cambridge, MA 02138-4705

617-997-1875

October 20, 2019

Cambridge Historic Commission
831 Massachusetts Avenue #2
Cambridge, MA 02139

Dear Commissioners,

Our property at 9 Camden Place abuts 245 Mount Auburn Street whose owners, Aaron and Jacqui Kemp, have recently shown us their plans for replacing their fencing and adding a rear deck and pergola.

We strongly encourage the Commission to approve their design, so that the work can begin without delay. We too have relatively high fences that afford us a measure of privacy on a street whose houses lie closely together. The proposed work will greatly improve the appearance of the Kemps' property, into conformity with the surrounding neighborhood.

Aaron has described to us his choice of materials, and we are happy with AZEK, provided his contractors can guarantee that it will survive wind and weather. He has also assured us that his contractors will not park directly on Camden Place (a cul-de-sac) or block our only access to Mount Auburn Street.

Sincerely yours,

Peter G. Ford
Arlene M. Katz



Aaron Kemp <adkemp@gmail.com>

Aron Kemp proposal

terry holzman <terry.holzman@comcast.net>
To: ehill@cambridgema.gov

Thu, Oct 3, 2019 at 9:57 AM

Todd and Terry Holzman, at 249 Mt. Auburn St, are completely in support of Aaron Kemp's proposal for his fence and pergola and hope it will pass smoothly and without contention. Thank you.

Hill, Eric

From: Paul Malherbe <paulmalherbe@gmail.com>
Sent: Friday, November 15, 2019 11:51 AM
To: Hill, Eric
Cc: Rachel Seidel MD
Subject: Support for 245 Mt Auburn St Resubmission

Dear Eric Hill,

We are neighbors of Aaron Kemp living across the street from 245 Mt Auburn St at 1 Camden Pl (rear unit of 247-249 Mt Auburn St).

We are writing in support of Aaron's plans for a new fence for his front yard along Mt Auburn St, which are scheduled for consideration at the upcoming Half Crown-March NCDC meeting on November 18.

We have spoken with Aaron and reviewed his plans for fencing, including his resubmission package for the upcoming meeting. We understand that the outstanding issue before the Commission concerns the height of the right-hand section of the proposed fence.

In our view, Aaron proposes a pleasing and thoughtful design that is stylistically in keeping with the neighborhood and appropriate in scale, which maintains an open view of the house while creating a modicum of privacy from busy Mt Auburn St for a small play area on the side. The proposed fence will be a great improvement over what currently exists, and more pleasing than taller and more solid fences that already exist in Camden Pl.

We hope that the Commission will approve Aaron's design so that he can move forward with this improvement to our neighborhood.

Sincerely,
Paul Malherbe and Rachel Seidel



Aaron Kemp <adkemp@gmail.com>

Fence and Deck Design - 245 Mt Auburn Street

Wegman, David H <David_Wegman@uml.edu>
To: "ehill@cambridgema.gov" <ehill@cambridgema.gov>
Cc: Aaron Kemp <adkemp@gmail.com>

Wed, Oct 9, 2019 at 12:25 PM

Eric Hill
Half-Crown Marsh Historic District
Neighborhood Conservation Commission

Dear Mr. Hill

I recently learned of Aaron Kemp's application to the Commission for approval of a new fence and pergola to be installed on and around his property at 245 Mt Auburn Street. I own property at 7 Camden Place, in the same small complex as Mr. Kemp's property is located. I think the design being presented will add measurably to the appearance of our neighborhood without detracting from the historical preservation of the area at all. While the fence height, in one section is 6', I think the design carefully accommodates the needs of the property owner without detracting from the needs and visual experience of others in our neighborhood.

Sincerely,

David H. Wegman
7 Camden Place
Cambridge, MA 02138



Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: http://www.cambridgema.gov/historic/halfcrown_marsh_home.html

James Van Sickle, *Chair*; Marie-Pierre Dillenseger, *Vice Chair*;
Jo Solet, Peter Schur, *Members*;
Adrian Catalano, Maximillian Frank, and Rory O'Connor, *Alternates*

Legal Notice

Half Crown-Marsh Neighborhood Conservation District Commission

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, November 18, 2019 at 6:00 PM at the Basement Meeting Room, Lombardi Building, 831 Massachusetts Ave, Cambridge** to consider the following matter under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

HCM-472: 245 Mt. Auburn Street, by Aaron Kemp. Construct new fence at front yard.
Continued from October hearing.

James Van Sickle, Chair
Cambridge Chronicle, 11/07/19 & 11/14/19

Sunday, November 17, 2019

Dear Jim -

I live at 5 Sparks Street, in back of 245 Mt. Auburn St. Aaron Kemp has been a very positive neighbor and in modernizing his house he has shown historic style, attention to detail and whatever steps he might add to his fence, roof-line, and perceived twentieth century character. My wife, Ann, and I support his above mentioned petition.

The City of Cambridge does not discriminate on the basis of disability. The Historical Commission will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to qualified individuals with disabilities upon request. For more information, contact the Historical Commission by calling 617-349-4683 or 617-349-6112 (TTY).

*Thank you - Robert S. Hurlock
5 Sparks Street
Cambridge MA 02138*

Hill, Eric

From: Dominic Yee <dominicjyee@gmail.com>
Sent: Monday, November 18, 2019 5:01 PM
To: Hill, Eric
Subject: Support for Fence Proposed at 245 Mt Auburn St.

Dear Members of the Half Crown Marsh District Commission,

I live at 1 Sparks St and am an abutter to the house at 245 Mt Auburn Street. Aaron and Jacqui Kemp shared the design of their new fence with me.

I understand Aaron and Jacqui's desire to create privacy in their yard and think their proposed fence is attractive, thoughtful and appropriate for the neighborhood.

I urge you to approve their proposal.

Sincerely,

Dominic Yee

Hill, Eric

From: Franziska Amacher <fran@amacher-associates.net>
Sent: Saturday, November 16, 2019 4:32 PM
To: Hill, Eric
Cc: Aaron Kemp
Subject: Fence at 245 Mt. Auburn st

TO: Members of the Historic Commission

Please note I appreciate that Aaron listened to your recommendation and has removed the second high panel along our property line. We at 239 Mt. Auburn Street are fine with Aaron and Jacquie Kemp's proposal for the 6 feet high fence they have proposed (as long as it is not a solid fence). The only reservation we have is the abruptness of how the fence along our property line ends and would prefer if there was a fence section with a transition piece to a lower fence, like they proposed for the fourth fence section from the corner of Camden Place, the transition piece between high and low fence at the front (Mt. Auburn St) of the house.

Respectfully yours,

Franziska

Franziska Amacher FAIA LEED



Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov

James Van Sickle, *Chair*; Marie-Pierre Dillenseger, *Vice Chair*
Jo Solet, Peter Schur, *Members*
Adrian Catalano, Maximillian Frank, and Rory O'Connor, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: 245 Memorial Drive
Applicant: Aaron Kemp

The Half Crown-Marsh 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:

Construct new fence at front yard; construct rear deck and pergola at rear yard.

The application was reviewed at the October 21, 2019 and November 18, 2019 public meetings. The deck and pergola were approved by the Half Crown-Marsh NCD Commission at the October hearing as submitted and the fence was approved at the November hearing as submitted.

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 extension not exceeding six months may be allowed in writing by the Chair.

Case Number: HCM-472

Date of Certificate: 11/19/19

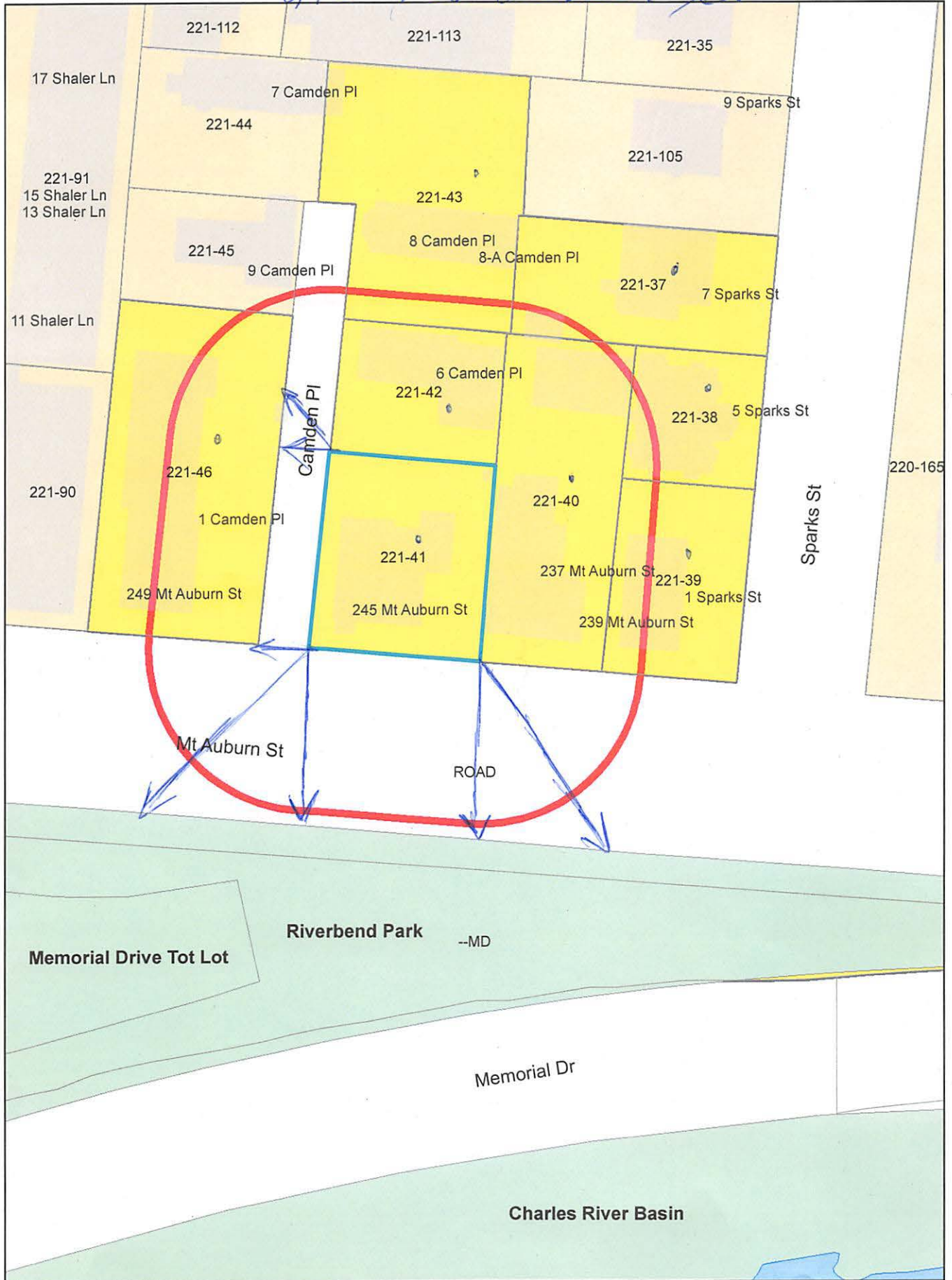
Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 11/19/19.

By James Van Sickle/EJH, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed _____.
Appeal has been filed _____.

Date _____ City Clerk: _____

245 Mt Auburn St.



245 Mt. Auburn St. Petitioner

221-37
GAUGHEN, PATRICK ROBERT &
KATHERINE LYNN GAUGHEN
7 SPARKS ST
CAMBRIDGE, MA 02138

221-40
AMACHER, FRANZISKA,
TR. THE MAUBURN REALTY TRUST
239 MT. AUBURN ST
CAMBRIDGE, MA 02138-4843

221-41
KEMP, AARON
245 MT AUBURN ST
CAMBRIDGE, MA 02138

221-40
JOHNSON, KEITH H. &
FRANIZSKA AMACHER-JOHNSON.....
239 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

221-43
STARK, ODED
8 CAMDEN PLACE, UNIT 8A
CAMBRIDGE, MA 02138

221-38
HURLBUT, ROBERT S. & ANN G. HURLBUT
5 SPARKS ST
CAMBRIDGE, MA 02138

221-39
YEE, DOMINIC JASON
1 SPARKS ST
CAMBIRDGE, MA 02138

221-42
YAGER, PAUL
6 CAMDEN PL
CAMBRIDGE, MA 02138-4706

DEPARTMENT OF CONSERVATION &
RECREATION
251 CAUSEWAY STREET – SUITE 600
BOSTON, MA 02114-2119

221-46
HOLZMAN, TODD & TERRY HOLZMAN
247-249 MT. AUBURN ST., #1
CAMBRIDGE, MA 02138-5603

221-46
MALHERBE, PAUL N, & RACHEL G. SEIDEL
TRS, THE PAUL N. MALHERBE REV TRUST
1 CAMDEN PL., UNIT 2
CAMBRIDGE, MA 02138

(RIVERBEND PARK)
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

(RIVERBEND PARK)
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER