



**CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100**

BZA APPLICATION FORM

Plan No: BZA-015685-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : President and Fellows of Harvard College - C/O Mark Verkennis, Harvard Plann

PETITIONER'S ADDRESS : 1350 Massachusetts Avenue, Suite 573 Cambridge, MA 02138

LOCATION OF PROPERTY : 3 James St Cambridge, MA 02138

TYPE OF OCCUPANCY : Institutional ZONING DISTRICT : Residence C-2 Zone

REASON FOR PETITION :

 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner proposes the addition of an exterior material lift that requires zoning relief for minimum front yard setback, and to increase an existing non-conformity.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Alteration of a Non-Conforming Structure).

Original Signature(s) :

Mark Verkennis

(Petitioner(s) / Owner)

Mark Verkennis

(Print Name)

Address :

1350 Mass. Ave. Suite 573

Cambridge, MA 02138

Tel. No. :

(617) 496-1879

E-Mail Address :

mark-verkennis@harvard.edu

Date :

3-7-18

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal.)

I/We President and Fellows of Harvard College/Radcliffe Institute for Advanced Study
(OWNER)

Address: 10 Garden Street, Cambridge, MA 02138

State that I/We own the property located at 3 James Street which is the subject of this zoning application.

The record title of this property is in the name of Radcliffe College

*Pursuant to a deed of duly recorded in the date January 28, 1895, Middlesex South County Registry of Deeds at Book, 23335, Page 559; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

E Katherine Coorsan

Signature by Land Owner or Authorized Trustee, Officer or Agent*

Commonwealth of Massachusetts, County of Middlesex

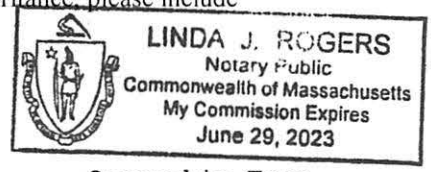
The above-name Katherine N. Loasian personally appeared before me, this 12th of Feb, 20 18, and made oath that the above statement is true.

Linda Rogers Notary

My Commission Expires June 29, 2023 (Notary Seal).



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



Ownership Form
ATTACHMENT B
(BZA - PG.3)



LINDA J. ROGERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 30, 2023



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Harvard University **PRESENT USE/OCCUPANCY:** Institutional

LOCATION: 3 James St Cambridge, MA 02138 **ZONE:** Residence C-2 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Institutional

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	212,978	213,010	329,426	(max.)
<u>LOT AREA:</u>	188,249 SF	No change	5,000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	1.13	1.13	1.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	N/A	N/A	N/A	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	400+'	No change	50'	(min.)
DEPTH	400+'	No change	--	
<u>SETBACKS IN FEET:</u>				
FRONT	7' - 6"	4' - 5"	10' min.	(min.)
REAR	N/A	N/A	N/A	(min.)
LEFT SIDE	N/A	N/A	N/A	(min.)
RIGHT SIDE	N/A	N/A	N/A	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	55'-10"	No change	85'	(max.)
LENGTH	100'	No change	--	
WIDTH	53'	No change	--	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	N/A	N/A	N/A	(min.)
<u>NO. OF DWELLING UNITS:</u>	N/A	N/A	N/A	(max.)
<u>NO. OF PARKING SPACES:</u>	N/A	N/A	N/A	(min./max)
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	11'	No change	18.5' min.	(min.)

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

Six masonry, and two wood frame structures all in educational institutional use.

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

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:**

Requested Relief

President and Fellows of Harvard College, a Massachusetts educational and charitable corporation, acting by and through the Radcliffe Institute for Advanced Study, seeks two variances from the requirements of the Cambridge Zoning Ordinance ("CZO") that will allow the addition of a proposed book and material lift to improve collections management facility operations and user experience at the Schlesinger Library. The following zoning relief is requested:

Variance 1: Front Yard Setback

(CZO 5.31, Table 5.1 Minimum setback to street)

- To permit location of proposed material lift within the required minimum setback.

Variance 2: Alteration or Enlargement of a Nonconforming Structure.

(CZO 8.22.3, not otherwise permitted by CZO 8.22.1 and 8.22.2)

- To permit the alteration or enlargement of a nonconforming structure not otherwise permitted by issuance of a building permit or special permit.

Project Description

The Schlesinger Library (originally Radcliffe College Library) was constructed in 1908, and is one of several late 19th and early 20th c. buildings that comprise Radcliffe Yard. The Radcliffe Institute for Advanced Study is planning a project at the Schlesinger Library designed to position it as a continued leader in special collections libraries. The project's planned interior renovations will re-imagine existing library spaces to foster interactive access to library collections. The project also includes a comprehensive restoration of the library exterior that will include needed repairs to the building envelope and window restoration. As part of the project, a small exterior material lift is proposed to facilitate book and other deliveries to the Library. The proposed lift measuring approximately 4'-5" x 5'-5" is proposed to be located within an existing areaway at the James Street side of the building. The addition of the material lift is the subject of this variance request.

The Schlesinger Library was constructed prior to the adoption of Cambridge Zoning Ordinance provisions which established minimum yard and between building setback requirements. The Residence C-2 zoning district establishes a minimum front yard setback by formula of a minimum of 39' measured from the centerline of street but not less than 10' to the street line. It also establishes a between building setback by formula to Agassiz House (the nearest building on the same lot) of 18.5'. The Schlesinger Library is non-conforming for the front yard setback as measured to the centerline of James Street (approximately 32') and to the street line (approximately 7.5' to the street line at its nearest point); and the between building setback with Agassiz House (approximately 11').

The proposed enclosed material lift is to be located within an existing areaway on the James Street side of the building. The location of the lift is just outside of the required front yard setback as measured to the centerline of James Street, but will be within the required 10' minimum setback to the street line. The addition of the exterior material lift will also increase the building's existing non-conformity for the minimum required setback at this location by approximately 3'.

Like many Harvard special collections libraries the Schlesinger Library stores almost 80% of the archival collection including books, manuscripts, and other research materials off-site at the Harvard University Depository. The Library's research function relies on regularly scheduled deliveries to and from the Depository. The existing lack of a dedicated material lift for books and other materials requires that deliveries share the same building entrance from Radcliffe Yard and internal circulation with the Library's many users and visitors. The building's existing shared circulation creates routine conflicts between book and other deliveries and the Library's patrons, staff and visitors.

A literal enforcement of the zoning provisions would prevent the Schlesinger Library from improving both its collections management and facility operations and the experience of its users. Additionally, as the larger renovation project is designed to facilitate greater public access and interaction with the Library's collections and exhibits the inability to separate routine delivery circulation from the activities of the facility's many researchers and visitors would greatly compromise the Schlesinger Library's vision of its contemporary research and educational mission. These impacts would present a substantial

hardship for the Radcliffe Institute for Advanced Study as it would negatively impact the Institute's ability to address its programmatic needs within its existing buildings. The requested zoning relief will allow Radcliffe to better utilize the Schlesinger Library both for its internal operations and the experience of its visitors.

- 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 but not affecting generally the zoning district in which it is located for the following reasons:

The institutional buildings constructed by Radcliffe College in the late 19th and early 20th centuries were sited with their primary orientation to Radcliffe Yard. The buildings are generally located at the periphery of the lot and have a minimal setback to adjacent streets. With the subsequent adoption of zoning controls many of the buildings became non-conforming for front yard setbacks severely limiting the ability to make even minor additions on their street facing sides.

In addition, contemporary special collections facilities like the Schlesinger Library have unique operational needs such as accommodating regular deliveries of books and other research materials and the need to separate "front" and "back of house" operations, that were not contemplated at the time of the building's original construction. The original siting of the building and its relationship to adjacent streets limits even minor modifications which may be required for contemporary institutional uses. The combination of the building's site characteristics and its continued utilization for permitted institutional uses are a condition that does not generally affect properties located in the Residence C-2 zoning district.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:

The proposed material lift has been sited unobtrusively within an existing areaway on the James Street side of the building. The new enclosed lift has been designed in a manner that is sensitive to the existing historic building and the adjacent streetscape, and this exterior change was recently approved by the Cambridge Historical Commission. The proposed material lift will result in significant improvements in the Library's operations, permitting more efficient delivery of research materials directly into the Library's collections management areas. The new lift also benefits the public by eliminating circulation conflicts with the facilities users and visitors an important consideration as the Library seeks to increase public access to its collections and exhibits. The proposed project is also consistent with the City's institutional growth policies which encourage the increased utilization of existing institutional facilities and sites. The planned renovation project will ensure that the Arthur and Elizabeth Schlesinger Library on the History of Women in America continues to be one of finest collections documenting the lives of women in the United States.

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

Both the Massachusetts Zoning Act and the Cambridge Zoning Ordinance allow nonconforming buildings to remain in place and to be altered and expanded. The proposed addition can be readily accommodated on the site in a manner that respects the historic character of the building, and does not impact the adjacent properties or the surrounding neighborhood. The addition of the material lift will not intensify the existing institutional use but will allow Radcliffe to make more effective use of an existing facility.

Therefore, the requested relief does not nullify or substantially derogate from the intent or purpose of the Ordinance. Granting the requested variance is consistent with the intent and purpose of the Ordinance and will further the preservation of a non-conforming historic structure while significantly improving its efficiency and functionality.

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



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2018 MAR -8 PM 3:50
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-015685-2018

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Original Signature(s) :

Mark Verkennis

(Petitioner(s) / Owner)

Mark Verkennis

(Print Name)

Address :

1350 Mass. Ave. Suite 573

Cambridge, MA 02138

Tel. No. :

(617) 496-1879

E-Mail Address :

mark.verkennis@harvard.edu

Date :

3-7-18



CAMBRIDGE HISTORICAL COMMISSION

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

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 3 James Street (Schlesinger Library)

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
Alterations approved by Historical Commission. Certificate issued.
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date February 28, 2018

Received by Uploaded to Energov Date February 28, 2018
Relationship to project BZA 15685-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*; Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry Jr., Robert G. Crocker, Chandra Harrington, Jo M. Solet,
Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: Schlesinger Library, 3 James Street
Applicant: President & Fellows of Harvard College
Attention: Mark Verkennis
Harvard Planning Office
1350 Massachusetts Avenue, Ste. 573
Cambridge, Mass. 02138

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

Comprehensive exterior renovation of the Schlesinger Library on Radcliffe Yard. Work includes a repairs to the building envelope, window restoration and replacment, where necessary, installation of materials lift, new elevator overrun, and new glazed front doors.

Work is to be carried out as indicated in the architectural drawings by Kennedy & Violich Architecture Ltd. titled, "Harvard Schlesinger Library Interior Renovation & Exterior Restoration," and dated received on December 12, 2017.

Approval was granted on the condition that construction details and material samples be reviewed with and approved by staff.

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 issue. If the work authorized by this certificate is not commenced

within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this 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: **3871**

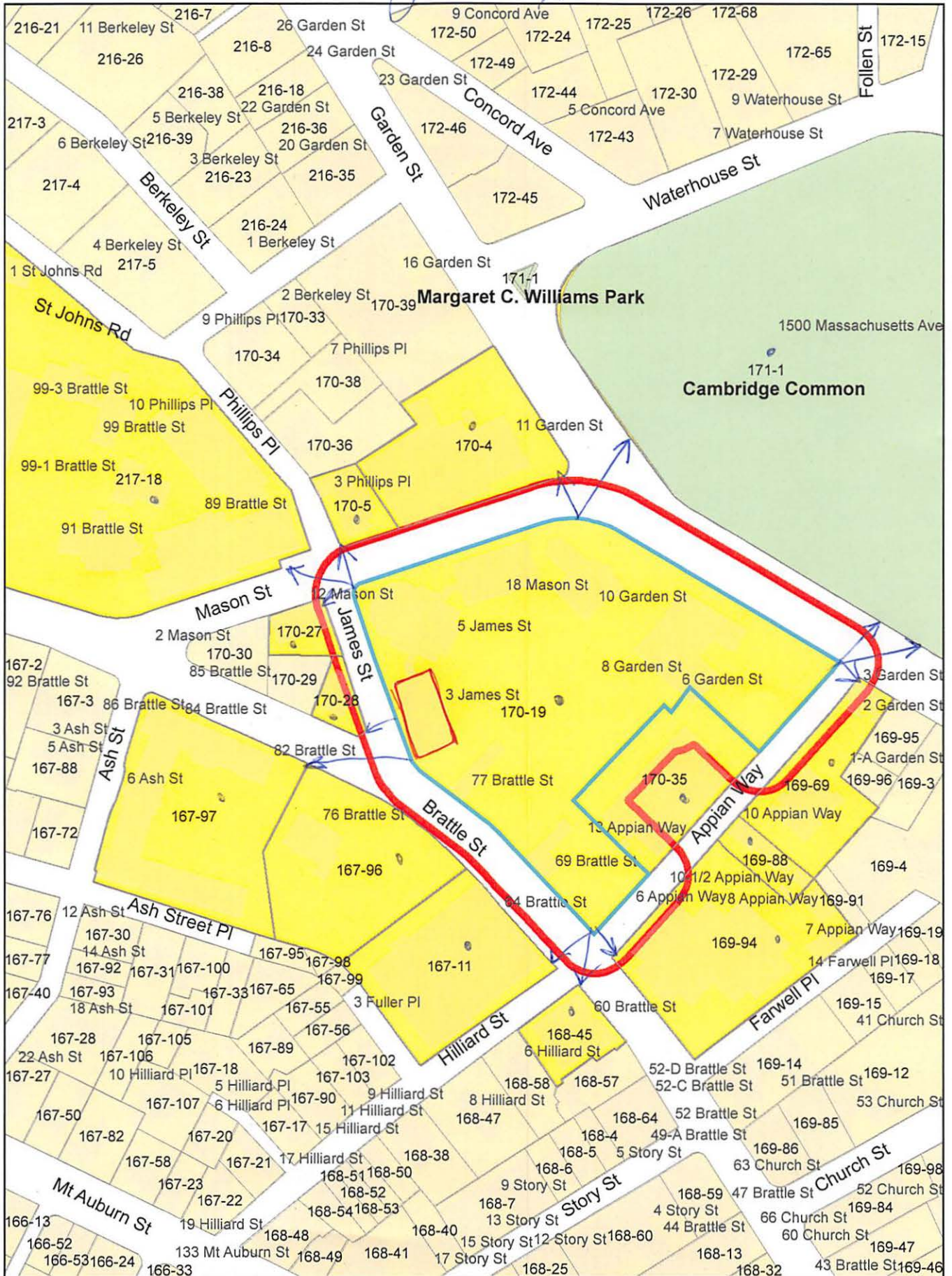
Date of Certificate: 12 February 2018

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 12 Feb. 2018.

By , Chair.

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

3 James St.



3 James St.

Petitioner

167-11-96-97 / 169-69-94 / 170-19-28-35
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

170-27
DAVIS, JAMES F. & CATHERINE E. MASSEY, TRS
OF THE KEITH ROW TRUST
8 MASON ST
CAMBRIDGE, MA 02138

PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O MARK VERKENNIS, HARVARD PLANNING
1350 MASS AVENUE – SUITE 573
CAMBRIDGE, MA 02138

168-45
BRATTLE ARMS LLC.
C/O CHESTNUT HILL REALTY CORP.
300 INDEPENDENCE DRIVE
CHESTNUT HILL, MA 02467

217-18
EPISCOPAL DIVINITY SCHOOL
99 BRATTLE ST
CAMBRIDGE, MA 02138

169-88
ALFARO, GUSTAVO A. & ROSANNA Y. ALFARO
10 APPIAN WAY
CAMBRIDGE, MA 02138

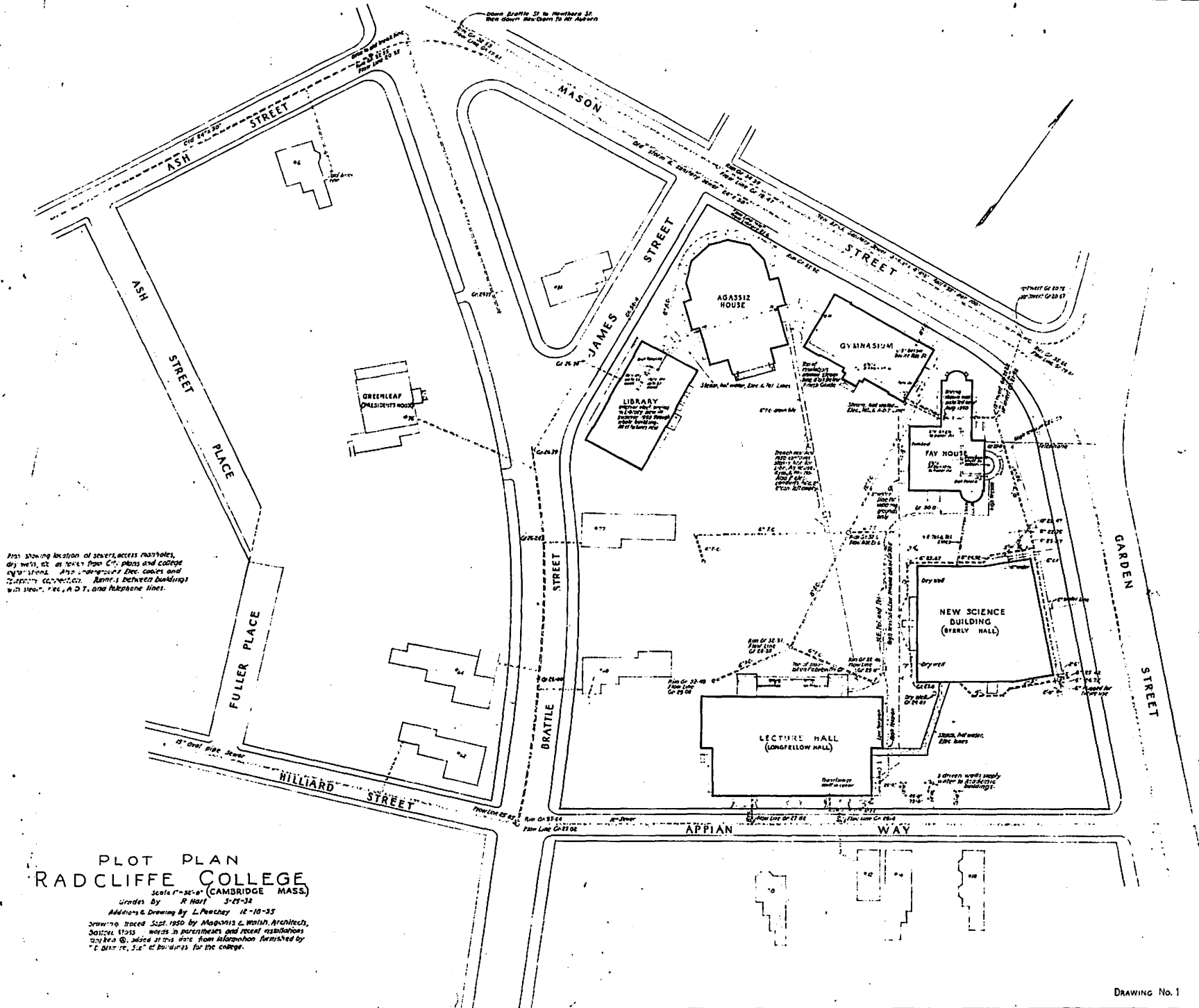
171-1
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

170-4
FIRST CHURCH IN CAMBRIDGE
CONGREGATIONAL
44 GARDEN STREET
CAMBRIDGE, MA 02138

170-5 / 217-18
LESLEY UNIVERSITY
29 EVERETT STREET
CAMBRIDGE, MA 02138

171-1
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

171-1
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR



Plan showing location of sewers, access manholes, dry wells, etc. as taken from C.T. plans and college regulations. Also sewerage, gas, water and telephone connections. Lines between buildings with street, sec., A.D.T. and telephone lines.

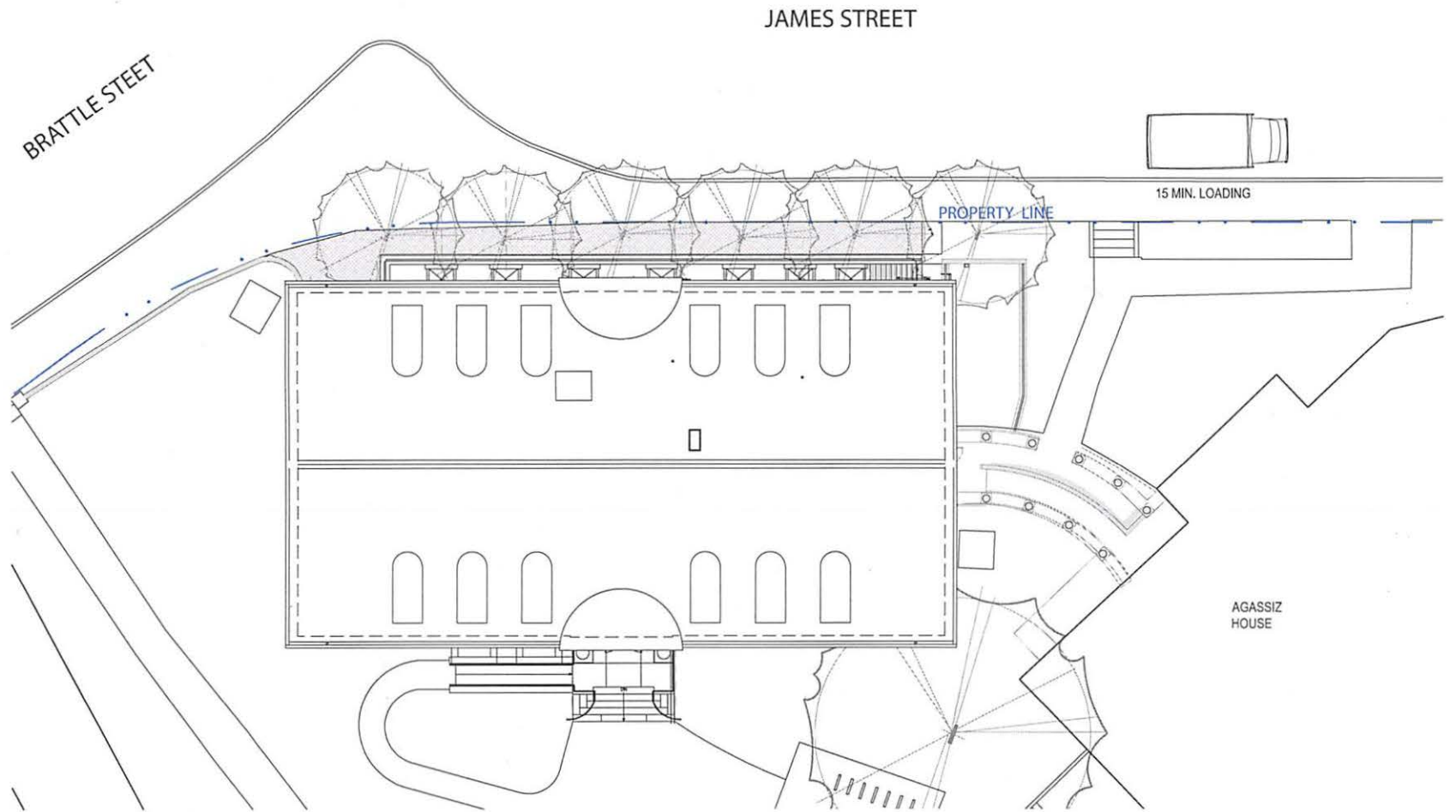
**PLOT PLAN
RADCLIFFE COLLEGE**
CAMBRIDGE, MASS.

Scale 1"=25'-0"
Grades by R. Hart 5-25-32
Additions & Drawing by L. Peachey 12-10-35
Drawing traced Sept. 1950 by Magnus C. Walsh, Architects,
Boston, Mass. words in parentheses and recent restorations
marked (R) since at this date from information furnished by
"P. 25" re. 5-25-32 drawings for the college.

DRAWING No. 1

MAGNUS C. WALSH, ARCHITECTS,
BOSTON

Schlesinger Library - BZA Zoning Variance

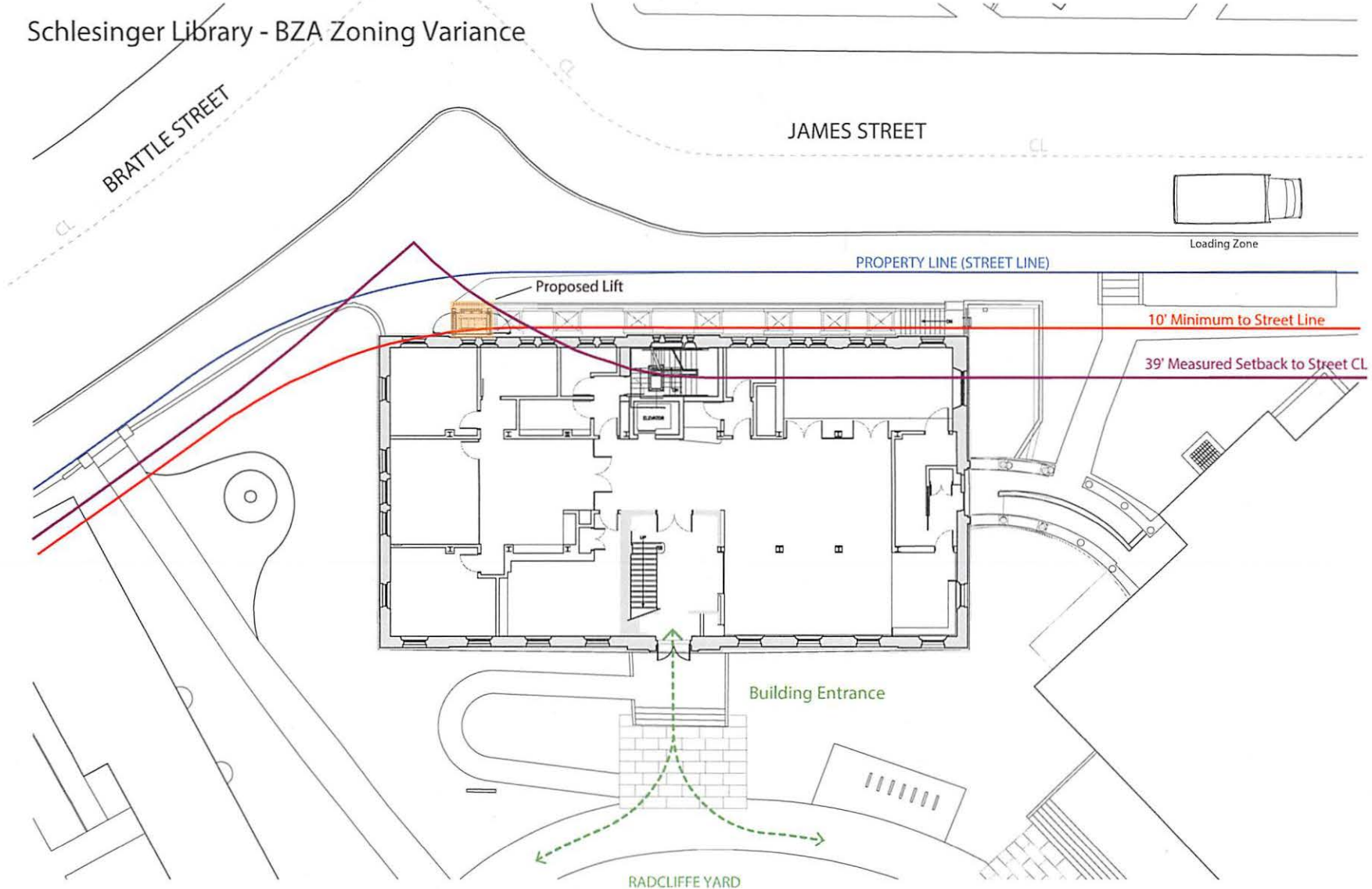


Existing Site Plan



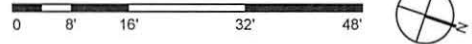
Kennedy & Violich Architecture LTD.

Schlesinger Library - BZA Zoning Variance



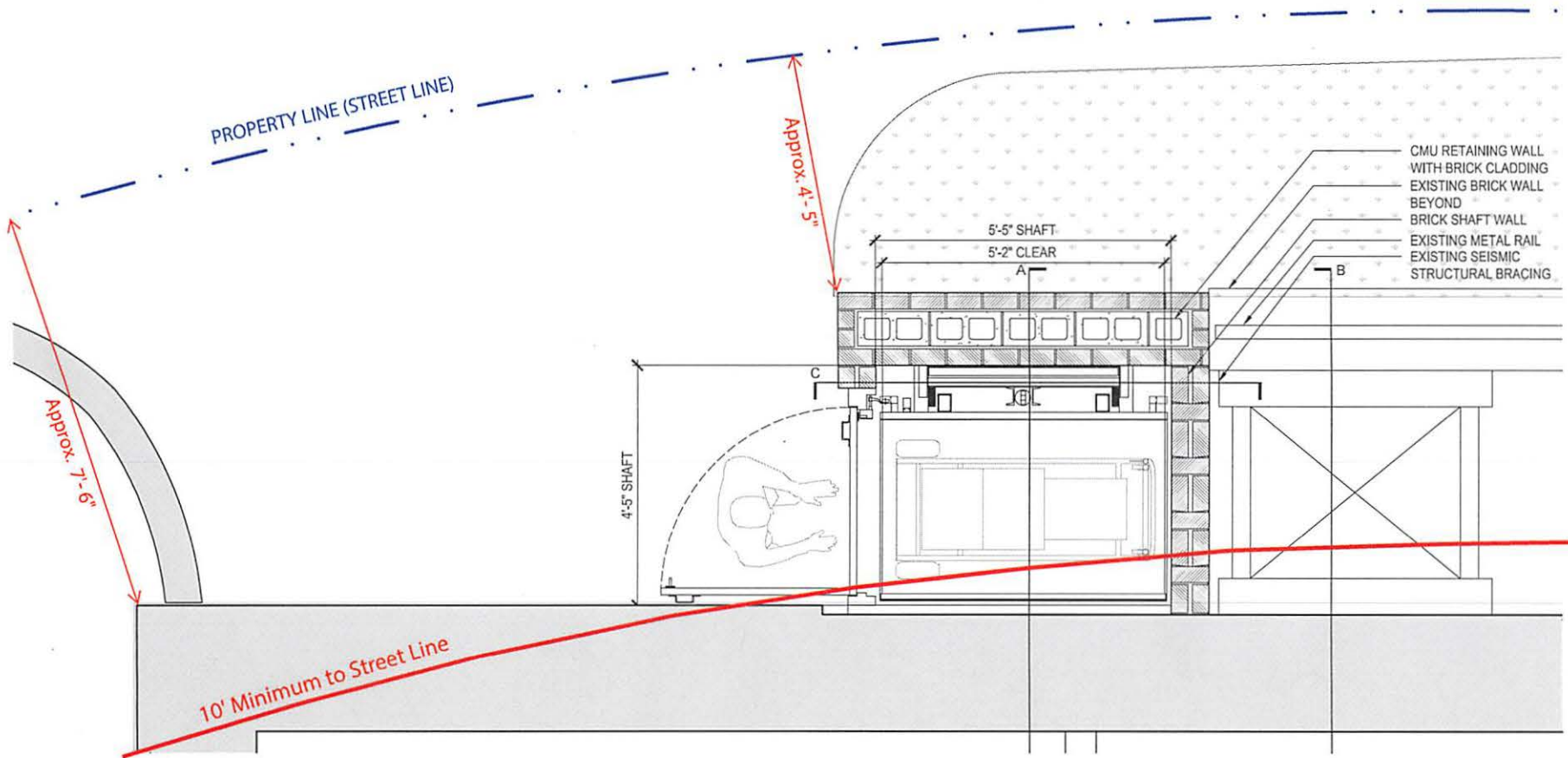
Proposed Site Plan with Material Lift

ZONING SETBACK REQUIREMENTS



Kennedy & Violich Architecture LTD.

Schlesinger Library - BZA Zoning Variance



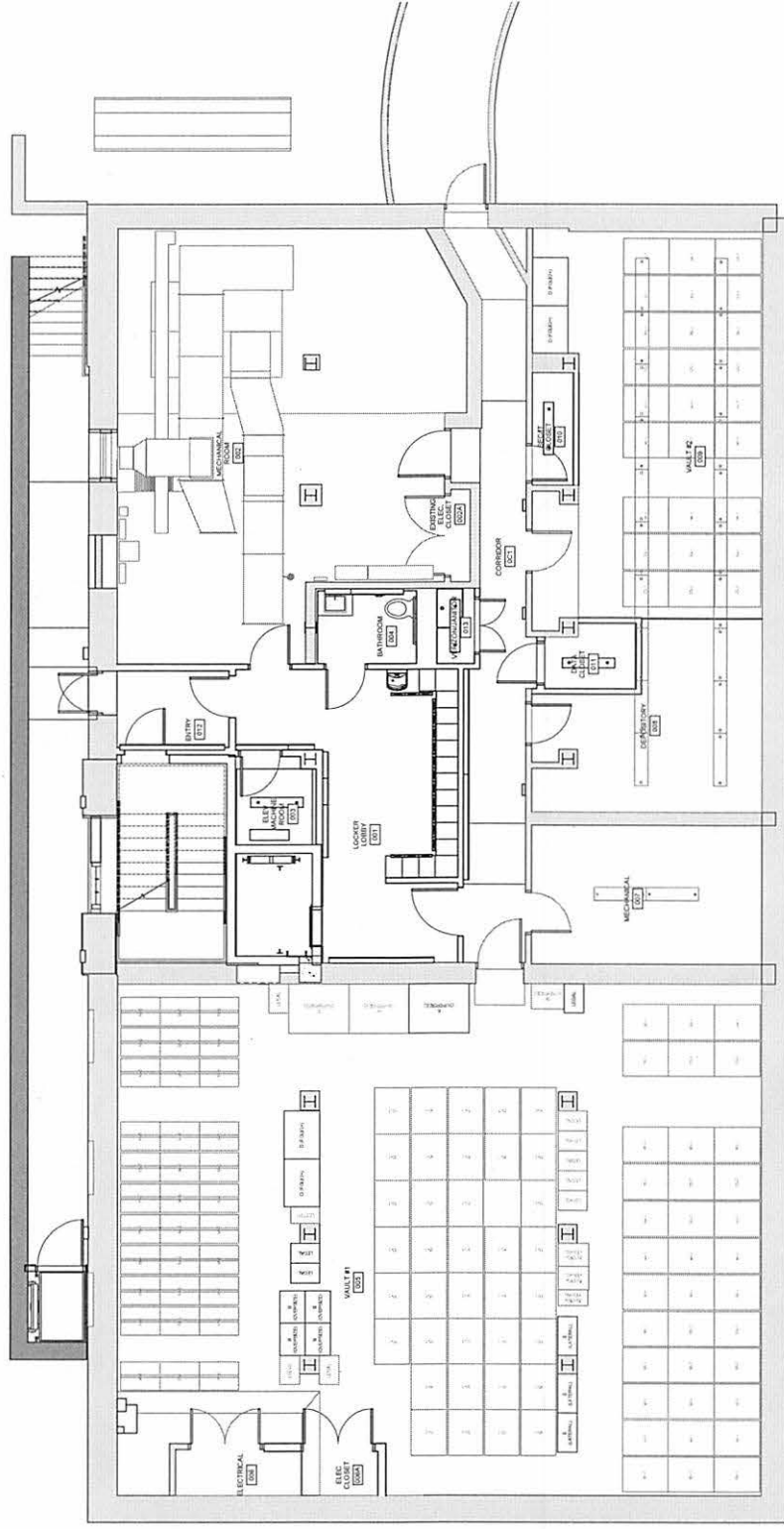
Enlarged Site Plan at Material Lift

ZONING SETBACK REQUIREMENTS



Kennedy & Violich Architecture LTD.

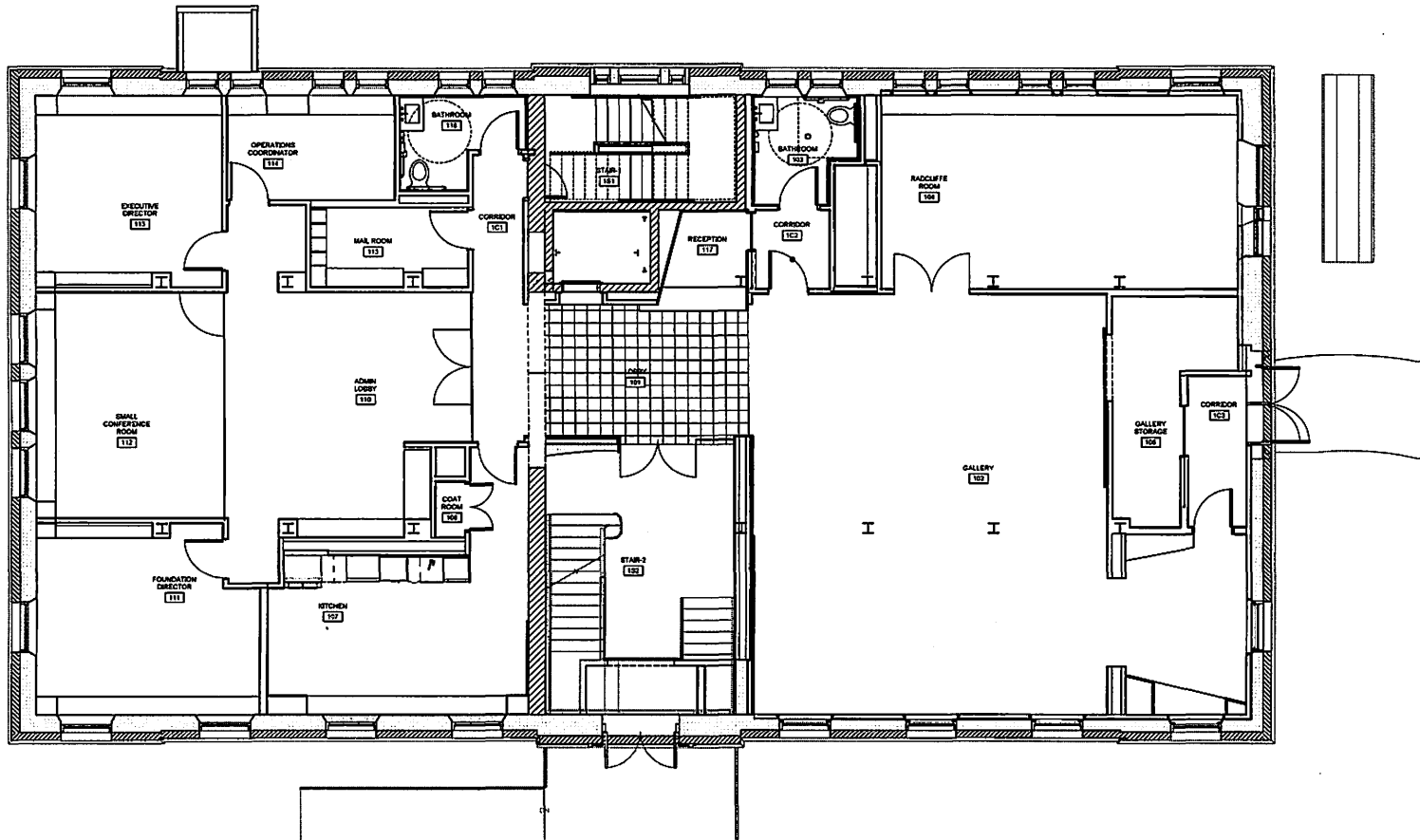
Schlesinger Library - BZA Zoning Variance



Basement Plan



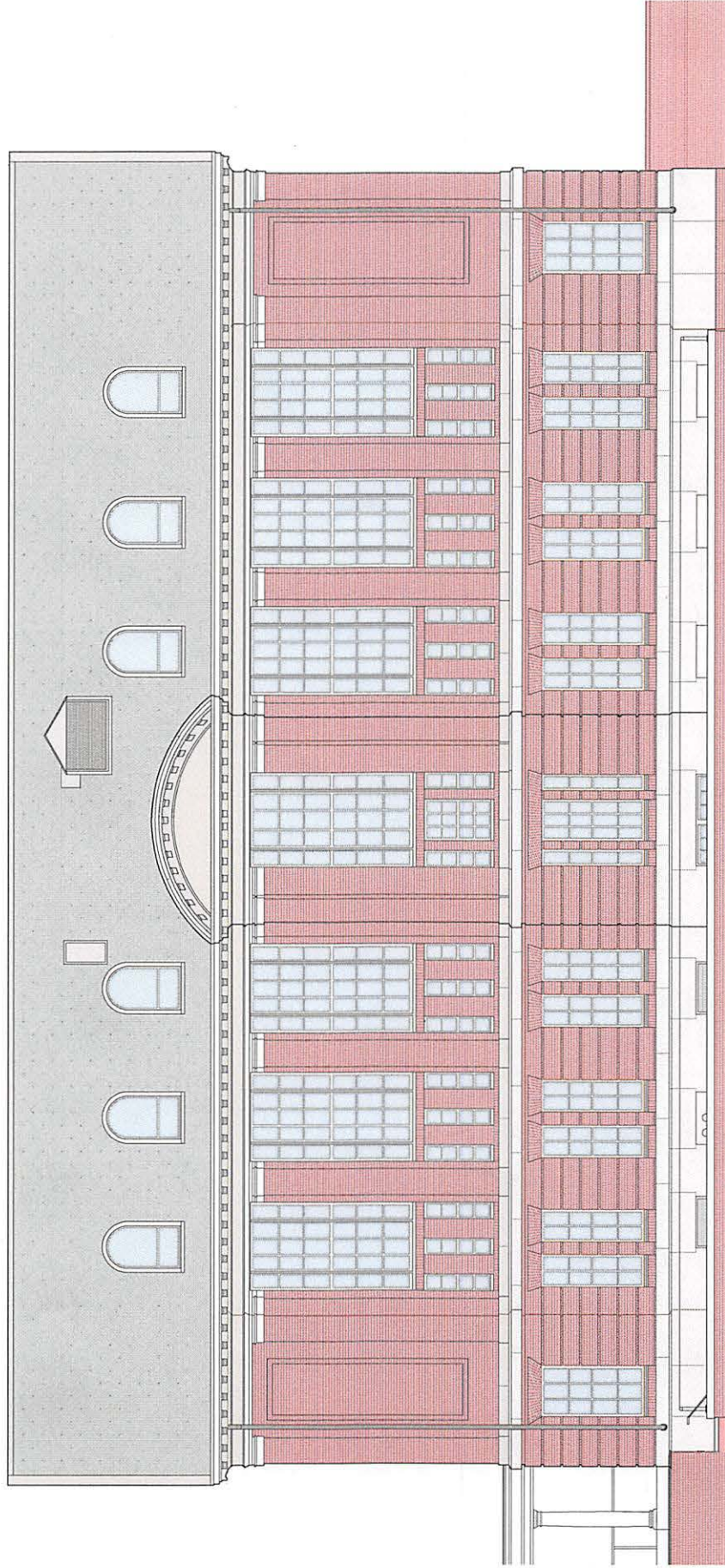
Schlesinger Library - BZA Zoning Variance



First Floor Plan



Schlesinger Library - BZA Zoning Variance



Existing West Elevation



Kennedy & Violich Architecture LTD.

Schlesinger Library - BZA Zoning Variance

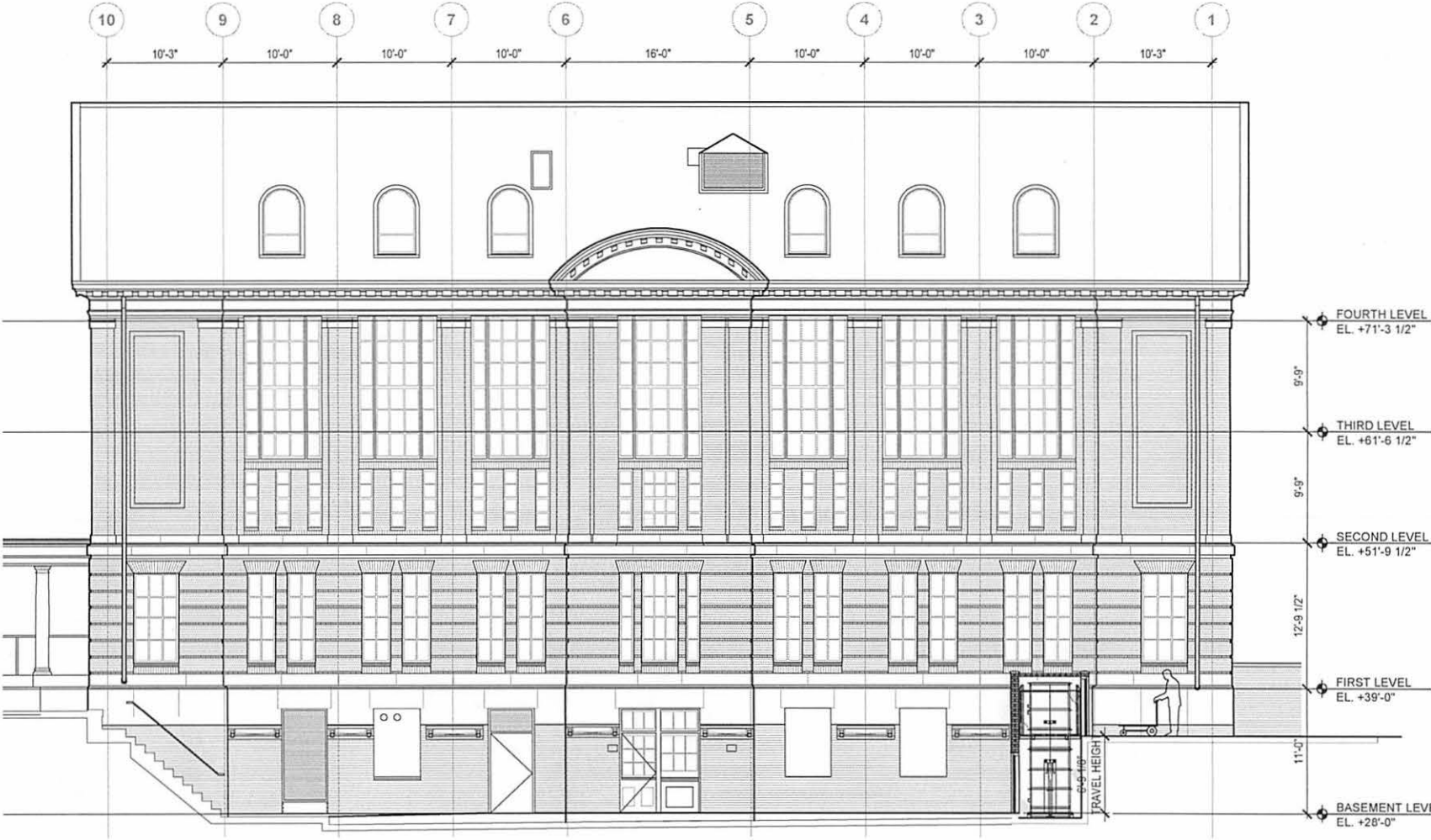


Proposed West Elevation



Kennedy & Violich Architecture LTD.

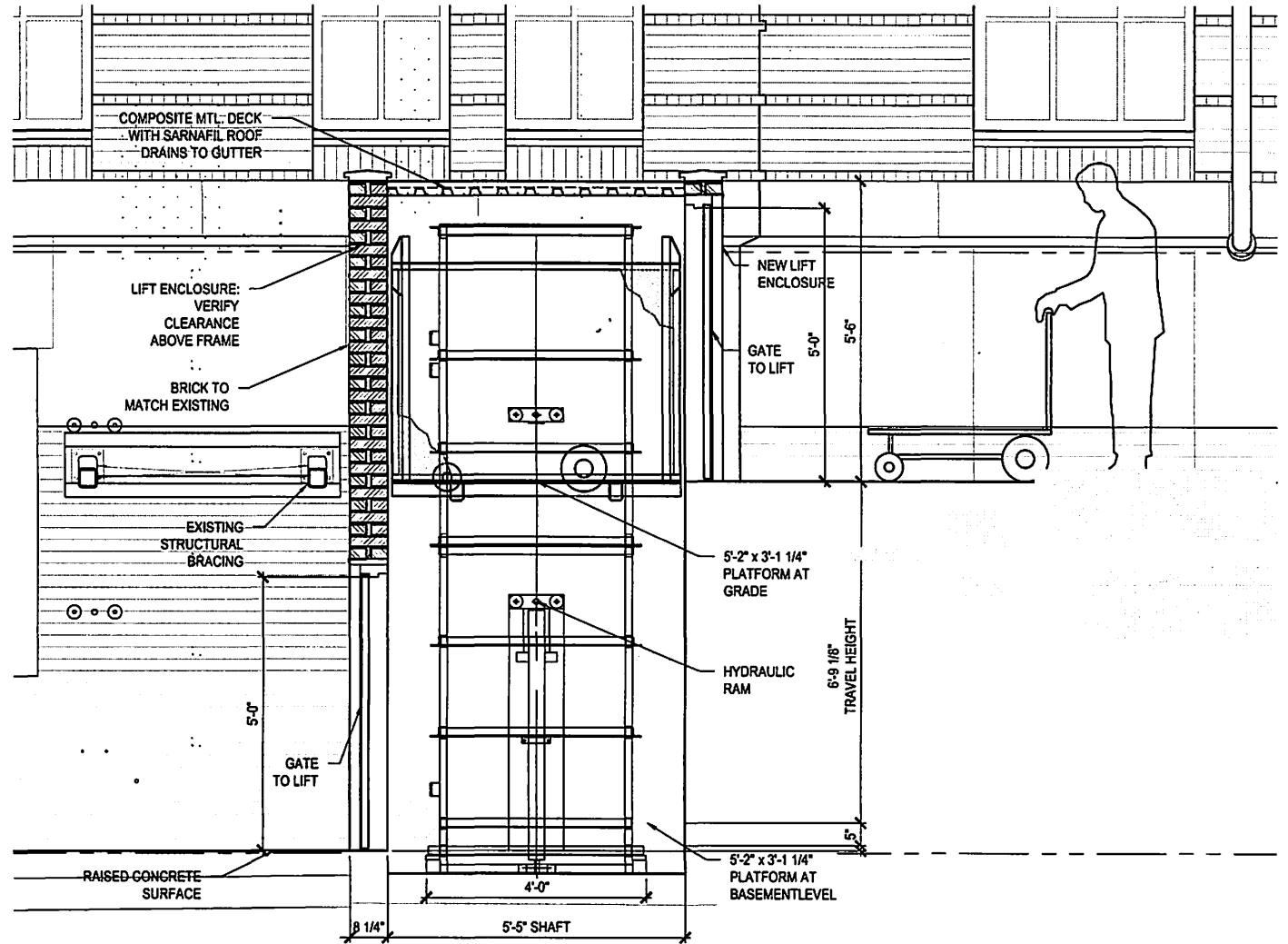
Schlesinger Library - BZA Zoning Variance



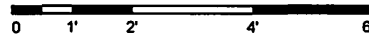
Proposed Section through Areaway



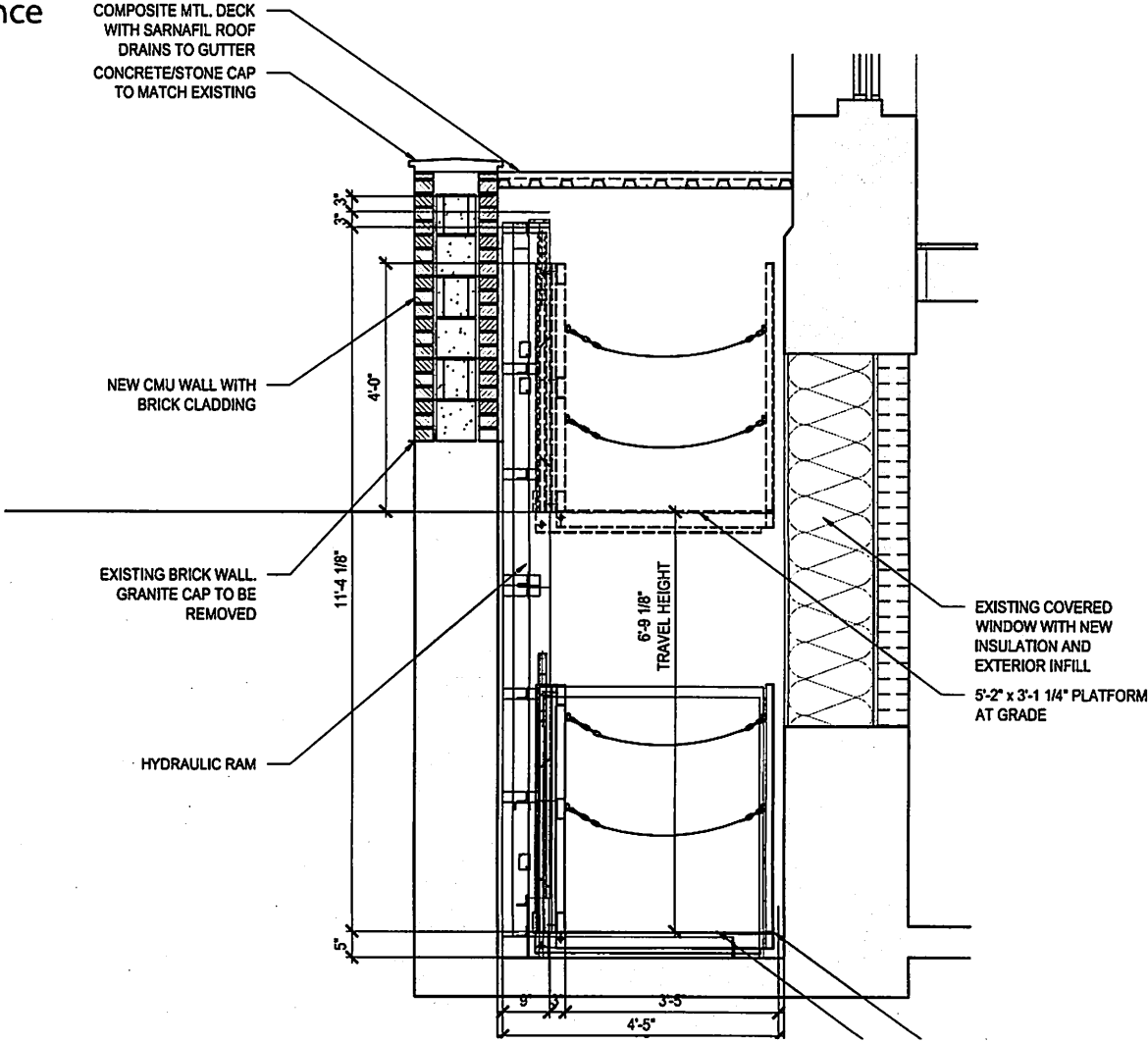
Schlesinger Library - BZA Zoning Variance



Detail Section North-South at Lift



Schlesinger Library - BZA Zoning Variance



Detail Section East-West at Lift



Schlesinger Library - BZA Zoning Variance



Schlesinger Library West Facade along James Street

West Facade

Schlesinger Library - BZA Zoning Variance



Areaway at James Street



Proposed Location for Material lift at South End of Areaway



View into Areaway at Proposed Location for Material Lift

Existing Areaway

Schlesinger Library - BZA Zoning Variance



Areaway Entry to Schlesinger Basement



Areaway Entry to Schlesinger Basement and Structural Bracing



Existing Extended Wall at North End

Existing Areaway

