

APPLICATION FORM - GENERAL INFORMATION

CITY OF CAMBRIDGE - BOARD OF ZONING APPEAL

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

Special Permit _____ Variance _____ X _____ Appeal _____

PETITIONER: President and Fellows of Harvard College, c/o Alexandra Offiong

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

LOCATION OF PROPERTY: 63 Mount Auburn Street

TYPE OF OCCUPANCY: Dormitory ZONING DISTRICT: Business B - Harvard Square Overlay

REASON FOR PETITION:

- X Additions New Structure
Change in Use/Occupancy Parking
Conversion to Add'l Dwelling Units Sign
Dormer Subdivision
Other:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes small building addition requiring relief with respect to maximum ratio of floor area to lot area at a nonconforming structure.

SECTIONS OF ZONING ORDINANCE CITED:

Table with 2 columns: Article and Section. Row 1: Article 5.000, Section Section 5.31, Table 5-1, Maximum ratio of floor area to lot area. Row 2: Article 8.000, Section 8.22.3, Alteration or enlargement of a nonconforming structure and use. Row 3: Article, Section.

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): [Handwritten Signature]
(Petitioner(s))
Address: 63 Mount Auburn Street, Cambridge, MA 02138
Tel. No.: 617-384-8155
Date:

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
(OWNER)

Address: c/o Alexandra Offiong, Harvard Planning Office, 1350 Massachusetts Ave, Suite 573 Cambridge, MA 02138

State that I/We own the property located at 63 Mt Auburn Street which is the subject of this zoning application.

The record title of this property is in the name of President and Fellows of Harvard College

*Pursuant to a deed of duly recorded in the date See list below, Middlesex South

County Registry of Deeds at Book, _____, Page _____; or Middlesex

Registry District of Land Court, Certificate No. _____ Book _____

_____ Page _____

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Alexandra Offiong personally appeared before me, this

31st of May, 20 18, and made oath that the above statement is true.

My Commission Expires 12/28/2023



Notary

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

Book 4438, Page 102, June 15, 1920
Book 5539, Page 284, February 26, 1931

Ownership Form
ATTACHMENT B
(BZA - PG.3)

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: President and Fellows of Harvard College, c/o Alexandra Offiong, Harvard Planning Office PRESENT USE/OCCUPANCY: Institutional Educational, Dormitory, CZO 4.33.b.7

LOCATION: Claverly Hall, 63 Mount Auburn Street ZONE: Business B, Harvard Square Overlay

PHONE: 617-384-8155 REQUESTED USE/OCCUPANCY: Institutional Educational, Dormitory, CZO 4.33.b.7

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>56,994 SF</u>	<u>51,165 SF</u>	<u>43,041 SF</u>	<u>(max.)</u>
<u>LOT AREA:</u>		<u>14,347 sf</u>	<u>No change</u>	<u>none</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA²:</u>		<u>3.97</u>	<u>3.56</u>	<u>3.0</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>N/a</u>	<u>N/a</u>	<u>--</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>88.85'</u>	<u>No change</u>	<u>50'</u>	<u>(min.)</u>
<u>SETBACKS IN FEET:</u>	<u>DEPTH FRONT – to Bow St</u>	<u>163.8'</u>	<u>No change</u>	<u>--</u>	
	<u>REAR</u>	<u>Not applicable</u>	<u>Not applicable</u>	<u>Not applicable</u>	
	<u>LEFT SIDE</u>	<u>Not applicable</u>	<u>Not applicable</u>	<u>Not applicable</u>	<u>(min.)</u>
	<u>RIGHT SIDE – to north</u>	<u>Not applicable</u>	<u>Not applicable</u>	<u>Not applicable</u>	<u>(min.)</u>
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	<u>60.5'</u>	<u>No change</u>	<u>60'</u>	<u>(max.)</u>
	<u>LENGTH</u>	<u>165.05'</u>	<u>No change</u>	<u>--</u>	
	<u>WIDTH</u>	<u>94.6'</u>	<u>No change</u>	<u>--</u>	
<u>RATIO OF USEABLE OPEN SPACE TO LOT AREA³:</u>		<u>N/a</u>	<u>N/a</u>	<u>--</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>		<u>N/a</u>	<u>N/a</u>	<u>--</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>(min./ max.)</u>
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BUILDING ON SAME LOT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>(min.)</u>

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

n/a

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'.

DIMENSIONAL FORM, ATTACHMENT B
(BZA - PG. 4)

BZA APPLICATION FORM
SUPPORTING STATEMENT FOR VARIANCES and SPECIAL PERMIT

Requested Relief

President and Fellows of Harvard College, a Massachusetts educational and charitable corporation, acting by and through the Harvard College, seeks two variances from the requirements of the Cambridge Zoning Ordinance (“CZO”) that will allow a proposed renovation of Claverly Hall, an undergraduate dormitory building. The following zoning relief is requested:

Variance 1: Maximum Floor Area Ratio (FAR)
(CZO 5.31, Table 5.1 Maximum ratio of floor area to lot area)

- To exceed the maximum floor area ratio (FAR) permitted on the lot. The project calls for a small addition (335 SF) to create a code compliant egress path. The project overall will result in a reduction of FAR from 3.97 to 3.56, but will continue to exceed the 3.0 maximum for dwellings allowed in the Business B zoning district of the Harvard Square Overlay District.

Variance 2: Alteration or Enlargement of a Nonconforming Structure and Use
(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. Claverly is considered legally nonconforming for FAR and height.

Harvard University is currently engaged in a system-wide effort to renew its undergraduate Houses. The House system began in the 1930s as a cornerstone to the Harvard College education, creating an integrated living and learning community. Nearly all sophomores, juniors, and seniors live in one of twelve undergraduate Houses, including Adams House. Most of the buildings that comprise the current Adams House, including Claverly Hall (1893), were originally built in the late nineteenth century as private luxury dormitories in Harvard Square’s “Gold Coast.” Later Claverly Hall and other buildings were purchased by the University and united to form Adams House. They are all considered contributing buildings in the Harvard Square National Register District.

Harvard is planning the renewal of Adams House beginning with Claverly Hall in its first phase. The renewal has a goal to preserve the historic character and culture of the building while addressing code compliance, deferred maintenance, and raising it to contemporary House standards. The project includes a small infill addition of an open-sided, notch-like lightwell in the rear of the building. The building’s lightwell faces an alley that contains a Harvard-owned surface parking lot and the back sides of several Harvard University buildings. The lightwell, approximately 11’ feet by 6’-8” feet, is not visible from a public way and or any non-Harvard property. The addition comprises a 67 square feet of additional GFA on floors 2-5 as well as a covered exterior area on the ground level that also counts toward GFA for a total of 335 square feet of new GFA. The only existing interior egress path for residents who live in the southwest corner of the building is through the building’s central stair hallway. The proposed infill of the notch allows the creation of a new passageway for a code compliant egress path which does not coincide with the first egress path.

1. Petition – Supporting Statement for Variances for Claverly Hall

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:

Claverly Hall was built in 1892 prior to the 1924 adoption of the CZO and its provisions which govern the maximum allowable floor area and height permitted on a lot. The building is considered legally nonconforming with respect to FAR (allowable 3.0, existing 3.97) and height (allowable 60’, existing 60.5’). The proposed project calls for an alteration of a nonconforming building that proposes a small addition to a building with nonconforming FAR and thus requires zoning relief.

A literal enforcement of the zoning provisions would require that the building size remain unchanged and usable

housing program space be compromised and reduced in order to incorporate the required code compliance modifications. Meeting the specific dimensional and spatial requirements associated with the code mandated egress pathways fully within the building would result in the loss of approximately 1,400 square feet of space within the student living space, which is already significantly constrained. Given the City's stated desire for institutions of higher education to provide housing for their students, such a loss of student bedrooms is contrary to that goal. Maintaining the structure in its current size would present a substantial hardship to the Harvard University as it would compromise Harvard's ability to address life safety code compliance within an existing building and to meet the building code obligations.

The requested zoning relief will allow the Harvard to make required life safety improvements to Claverly Hall while maintaining the housing program. A literal enforcement of the zoning provisions would necessitate a more substantial renovation scope without any appreciable benefit to the program, safety or livability of the building. It would also entail the diminishment of the housing layout and capacity, which would diminish Harvard's ability to house its students.

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:

Claverly Hall is organized around a main stair hall adjacent to the building's front entry. This main stair is generally surrounded by student living suites consisting of bedrooms, common rooms, and private bathrooms. On every floor, the stair hall also connects to a hallway that runs along the north-south spine of the building, and a second egress stairway is located off of that hallway in the northern portion of the building. Currently residents living in the southwest corner of the building must pass through the main stair hall to access the second egress stairway. To provide an interior secondary means of egress that does not coincide with the main stair hall, as is required by building code, fire escapes had been previously installed on the building exterior. In the past such exterior fire escapes were acceptable by code but are no longer allowed. To create a code compliant second means of egress to serve the spaces on the far side of the main stair, Harvard is proposing to create a new corridor connecting these suites to the north-south hallway. Wrapping this new corridor around the existing main stair hair in the most efficient way requires that the existing building notch be infilled.

The building's configuration of suites and bearing walls do not offer another viable path to connect the southwest student suites to this hallway without significant disruption to the layout. It would require the displacement of bathrooms, which would result in a loss of the number of bedrooms and the alteration of bearing walls. The proposed infill passageway would not only avoid the loss of bedrooms, it is also the most efficient route at ~44 feet long including the infill connector. If it were not possible to create an infill connector, the best alternative route to connect these southwest student suites with the hallway would need to wrap the long way around the stair hall, carving out space from six student suites, two on each of the top three floors. This route would take up 370 additional square feet per floor and would be approximately 74 feet long, about 1.7 times longer to serve the same function. On the two lower levels, this longer corridor would not be feasible due to the existence of a double-height coffered entry vestibule on the ground floor. On Floors G and 1, an alternative code compliant second egress path would require adding another stair, a third stair in the building, with direct access to the outside, which would involve additional structural work and new framing. This element, along with the internal corridor route described above, would displace approximately 1,400 SF of residential and support program, and would result in the loss of eight (8) to ten (10) student beds.

Within the Harvard Square Overlay District, the Business B zoning district generally allows a maximum FAR of 4.0, except in cases where the structure contains dwellings, which is the case with Claverly. If Claverly Hall supported any other allowed use besides dwellings, then the building's existing and proposed FAR would be considered conforming as it is below 4.0, and the project would not require zoning relief.

C) Desirable relief may be granted without either:

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

This project responds to the Cambridge Growth Policy 52, which states that "major educational institutions should be encouraged to provide housing" for their students through "effective use of existing land holdings" in the core

campus. Claverly Hall has been in University ownership and in use as a Harvard dormitory for nearly a century, since 1920. Rather than create a detriment to the public good, the proposed renewal of Claverly Hall will result in public benefits in terms of investing in the University's stock of student housing, improving the building's life safety and accessibility, and investing in the historic resources of Cambridge. The project will replace exterior fire escapes with an interior, code compliant secondary means of egress which will dramatically improve life safety for residents of the building. Modified entrances and new elevators will make the building accessible for persons with disabilities. The project will use sustainable methods and materials including new exterior-wall insulation with a goal of achieving LEED Gold certification. Through this project, Harvard is preserving a National Register buildings within historic Harvard Square.

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 even to be expanded, so long as the change, extension or alteration is not substantially more detrimental to the neighborhood. The proposed addition to Claverly Hall can be readily accommodated on the site in a manner that does not impact the overall physical character of the lot or the surrounding neighborhood. As noted above, the FAR will be reduced due to the project overall and the small addition is not visible from a public way and does not extend the building footprint. The proposed project will result in no adverse impacts in terms of traffic or shadows, and the project was designed to provide public benefits of improved accessibility and life safety, and sustainable building means and methods. Therefore, requested relief does not nullify or substantially derogate from the intent or purpose of the Ordinance. Granting the requested variance will support the intent and purpose of the Ordinance, and will permit the preservation of the nonconforming historic structure, while significantly improving its life safety and accessibility.

APPLICATION FORM - GENERAL INFORMATION

CITY OF CAMBRIDGE - BOARD OF ZONING APPEAL

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

Special Permit _____ Variance _____ X _____ Appeal _____

2018 JUN -4 PM 12:40
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: President and Fellows of Harvard College, c/o Alexandra Offiong _____

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

LOCATION OF PROPERTY: 63 Mount Auburn Street _____

TYPE OF OCCUPANCY: Dormitory _____ ZONING DISTRICT: Business B - Harvard Square Overlay _____

REASON FOR PETITION:

X Additions _____ New Structure _____
Change in Use/Occupancy _____ Parking _____
Conversion to Add'l Dwelling Units _____ Sign _____
Dormer _____ Subdivision _____
Other: _____

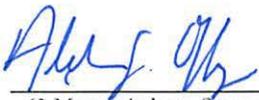
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes small building addition requiring relief with respect to maximum ratio of floor area to lot area at a nonconforming structure.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section Section 5.31, Table 5-1, Maximum ratio of floor area to lot area
Article 8.000 Section 8.22.3, Alteration or enlargement of a nonconforming structure and use
Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):  _____
(Petitioner(s))
Address: 63 Mount Auburn Street, Cambridge, MA 02138 _____
Tel. No.: 617-384-8155 _____
Date: _____

63 Mt. Auburn St.

Petitioner

160-30-36-37-38-54-60 / 161-3
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

161-93
FLY CLUB, THE CORPORATION
2 HOLYOKE PLACE
CAMBRIDGE, MA 02138

PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O ALEXANDRA OFFIONG
1350 MASS AVENUE – SUITE 573
CAMBRIDGE, MA 02138

161-91
TWO HOLYOKE PLACE LLC.
TWO HOLYOKE PLACE
CAMBRIDGE, MA 02138

160-53
MOSKOW, ABRAHAM & MICHAEL B
C/O HARVARD PLANNING & REAL ESTATE, RM1023
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02116

160-84
DAVIDSON, CHARLES L.
19 GARDEN ST.
CAMBRIDGE, MA 02138

160-55
LAURENCE, JOHNSONS, M LOMBARD ET AL
C/O THOMAS H.P. WHITNEY, JR.
CHOATE HALL & STEWART
TWO INTERNATIONAL PLACE
BOSTON, MA 02110

161-2
FORTMILLER, FREDERICK V., ET AL TRS
49 RUSSELL ROAD
WELLESLEY, MA 02482

160-76
WHOLEY, FREDERICK R.,
TRS OF FREDERICK R. WHOLEY IRREVOCABLE TRS
15 ANIS ROAD
BELMONT, MA 02478

160-77
HARVARD STUDENT AGENCIES, INC
67 MT. AUBURN ST
CAMBRIDGE, MA 02138

160-85
P.C. HOLYOKE STREET, LLC,
50 CONGRESS ST. ROOM 540
BOSTON, MA 02109

160-83
PLATIN LLC
15 WALNUT ST., SUITE 150
WELLESLEY, MA 02481

HARVARD

PLANNING OFFICE



May 31, 2018

Mr. Ranjit Singanayagam, Commissioner
City of Cambridge Inspectional Services Department
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

RE: Zoning Variances, Claverly Hall, 63 Mount Auburn Street

Dear Mr. Singanayagam:

Harvard University is seeking zoning relief to facilitate the planned renovation of Claverly Hall (1892) an undergraduate dormitory building part of the larger Adams House. The University is planning for a renewal of Claverly, including its later addition Senior House, which will respect and restore the historic building while bringing it up to contemporary requirements for continued dormitory use.

As part of the project, Harvard is planning to infill an open-sided, notch-like lightwell in the rear of Claverly Hall to add a code compliant egress route. While this small infill represents an increase of 335 square feet of GFA to the building, the project overall will result in a net 10% reduction of FAR due largely to sustainability GFA exemptions. We understand that the project will require zoning relief to 1) exceed the maximum floor area ratio for the lot, and 2) permit the alteration and enlargement of a nonconforming structure not otherwise permitted by issuance of a building permit or special permit. The proposed project will otherwise comply with all applicable zoning requirements.

The project, located in the Harvard Square Conservation District and the Harvard Square National Register District, will be reviewed by the Cambridge Historical Commission on June 7th.

Please contact me at (617) 384-8155 if you have any questions regarding this application. Thank you in advance for your assistance.

Sincerely,

A handwritten signature in blue ink that reads 'Alexandra J. Offiong'.

Alexandra J. Offiong
Director of Planning Services

Enclosure

CC: Brad Seamans, Aaron Lamport, Nate Rogers, Thomas Lucey, Tanya Iatridis

Harvard University Claverly Hall with Senior House

Phase I of Adams House Renewal

Application for Zoning Variance

PREPARED FOR

Cambridge Board of Zoning Appeal

PREPARED BY

Beyer Blinder Belle Architects & Planners LLP

MAY 29, 2018

LIST OF OVERSIZE DRAWINGS

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Variance Request Summary

Adams Phase 1 - Claverly Hall and Senior House



CLAVERLY HALL, LINDEN AND MT. AUBURN STREETS, LOOKING NORTHWEST

VARIANCE 1:

Maximum Floor Area Ratio (FAR)

(CZO 5.31, Table 5.1 Maximum ratio of floor area to lot area)

To exceed the maximum floor area ratio (FAR) permitted on the lot. The project calls for a small addition (335 SF) to create a code compliant egress path. The project overall will result in a reduction of FAR from 3.97 to 3.56, but will continue to exceed the 3.0 maximum for dwellings allowed in the Business B zoning district of the Harvard Square Overlay District.

VARIANCE 2:

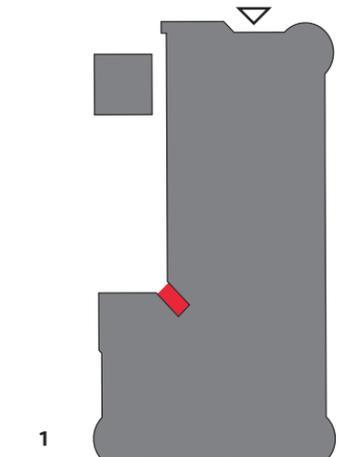
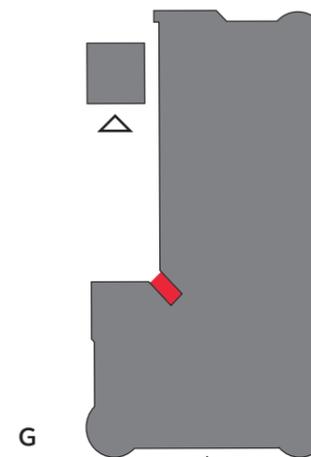
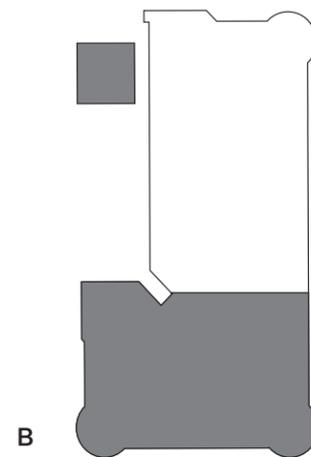
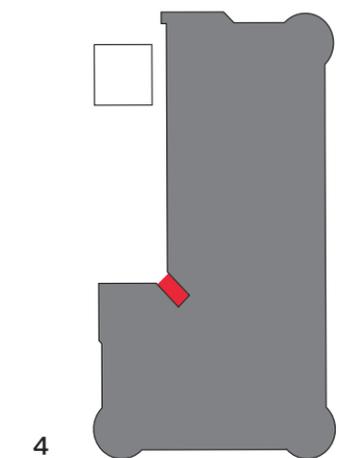
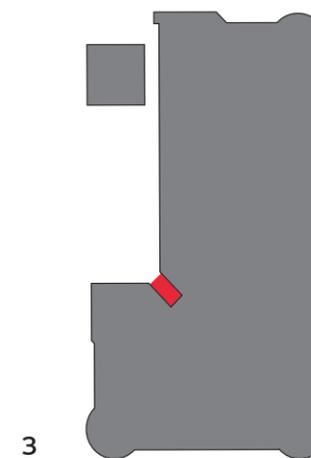
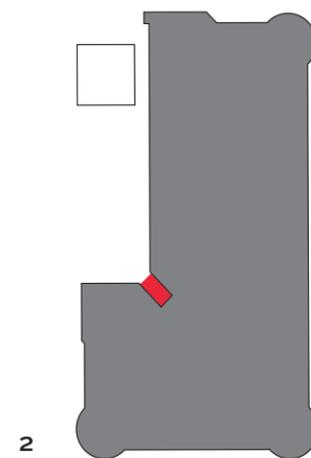
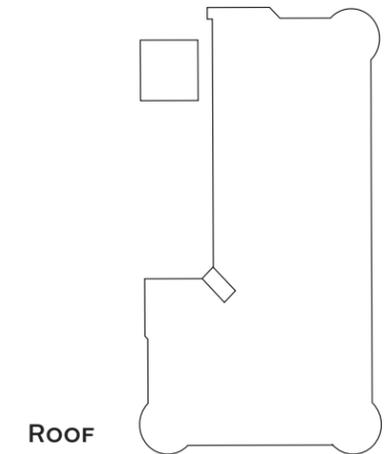
Alteration or Enlargement of a Nonconforming Structure and Use

(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. Claverly is considered legally nonconforming for FAR and height.

Harvard University is requesting two variances to allow for infill construction within an open-sided, notch-like lightwell at the rear of Claverly Hall.

The infill addition is proposed on four floors (Floors 1-4), but does not meet grade, creating a roofed porch condition on the Ground Floor. The addition is necessary to create a code-compliant second means of egress off each floor.



KEY PLANS



AREAS OF PROPOSED NEW ZONING GFA

Detail on FAR Request - Plan Diagrams

Adams Phase 1 - Claverly Hall and Senior House

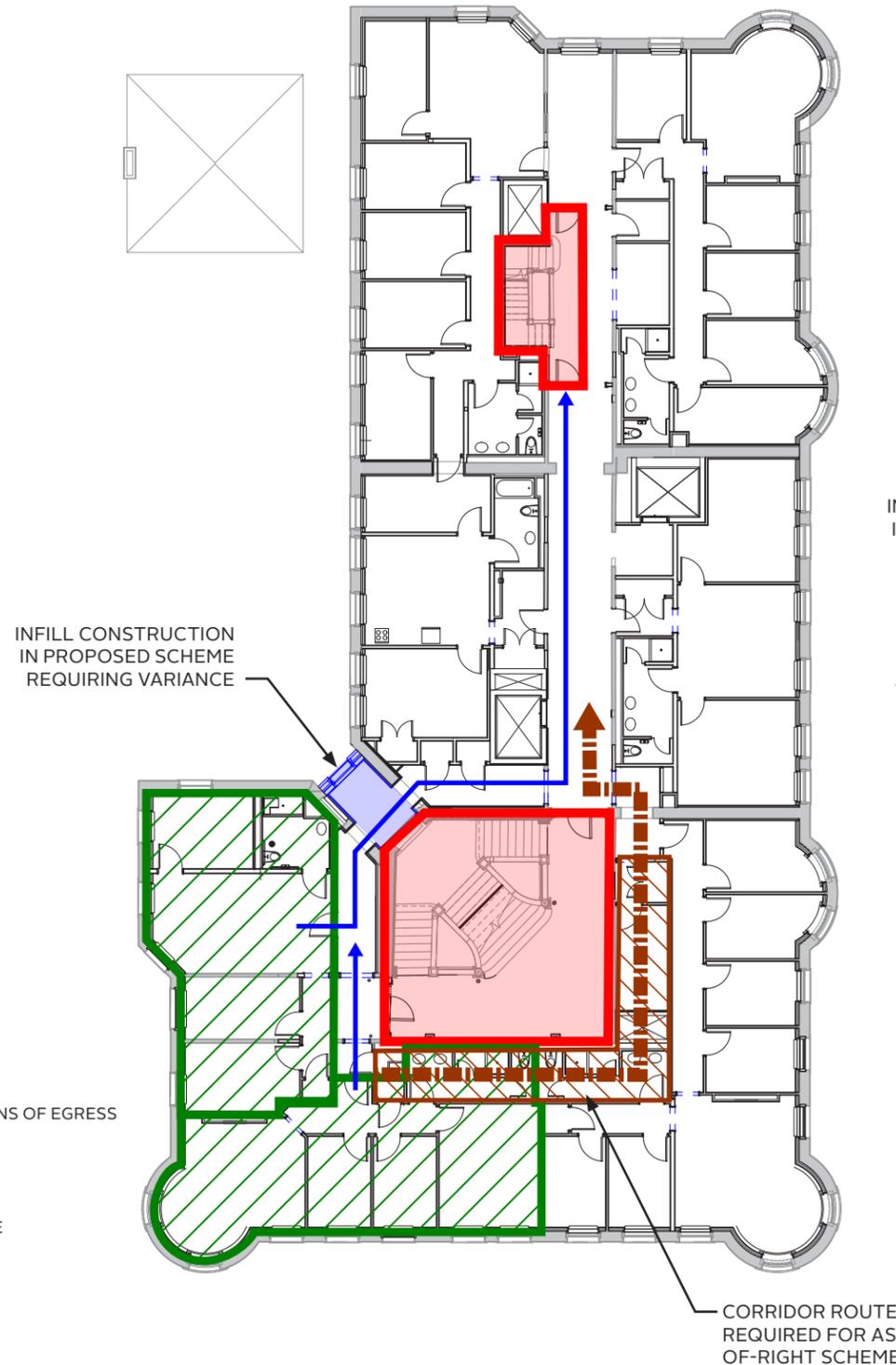
Claverly Hall is organized around a main stair hall adjacent to the building's front entry. This main stair is generally surrounded by student living suites consisting of bedrooms, common rooms, and private bathrooms. On every floor, a primary corridor runs along the north-south spine of the building, linking the main stair to a second exit stair at the north end. Currently, residents living in the southwest corner of the building must pass through the main stair hall to access the second exit stair. To provide a secondary means of egress that does not coincide with the main stair hall, as is required by building code, fire escapes had been previously installed on the building exterior; these are no longer permitted as an exit strategy by code. To create a code compliant second means of egress to serve the spaces on the far side of the main stair, Harvard is proposing to create a new corridor connecting these suites to the main corridor. Wrapping this new corridor around the existing main stair hall in the most efficient way requires that the existing building notch be infilled.

The building's configuration of suites and bearing walls do not offer another viable path to connect the southwest student suites to the main corridor without significant disruption to the layout.

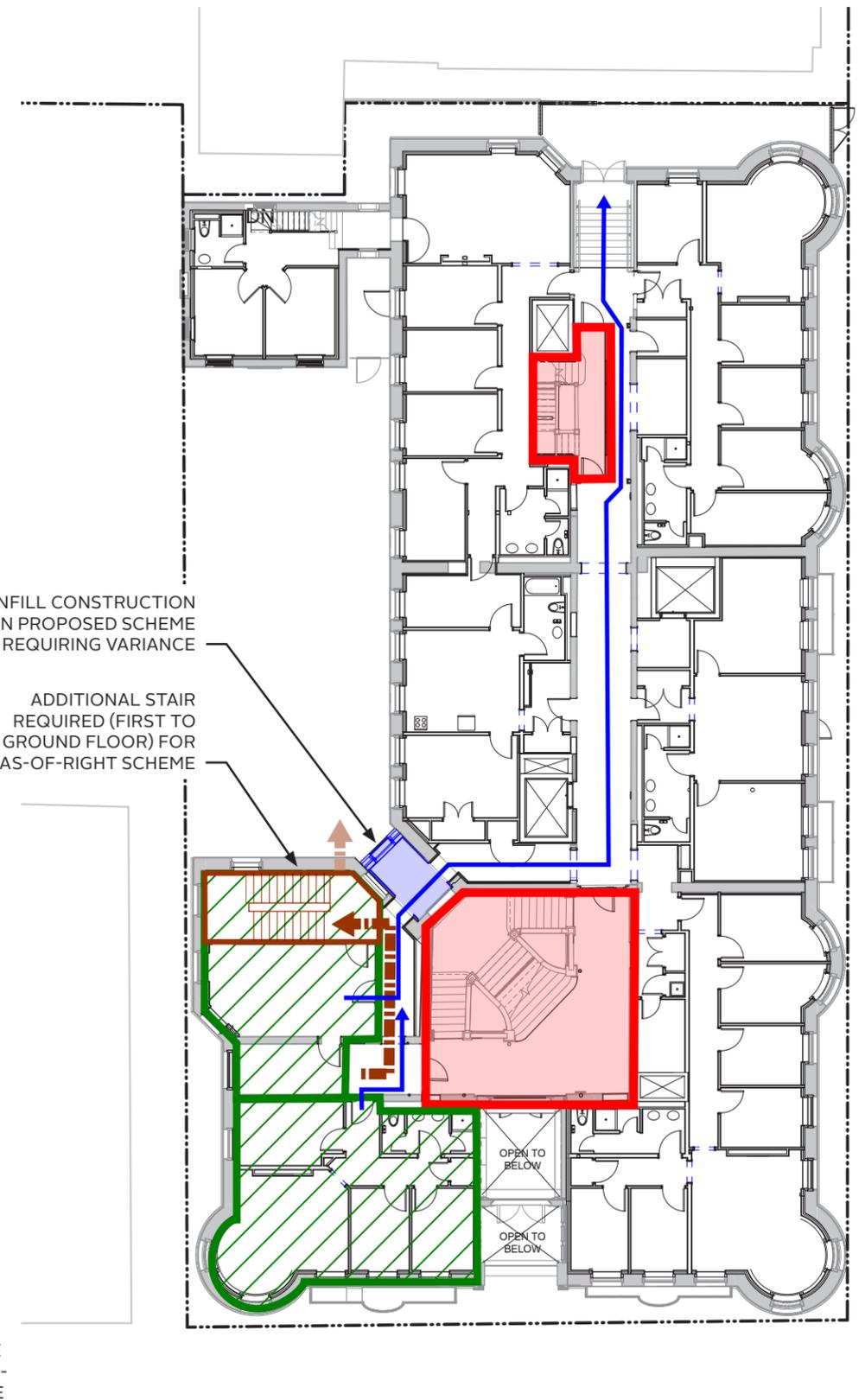
The proposed passageway route would not only avoid the loss of bedrooms, it is also the most efficient route at ~44 feet long including the infill connector. If it were not possible to create an infill connector, the best alternative route to connect these southwest student suites with the main corridor would mean wrapping the long way around the stair hall, carving out space from six student suites, two on each of the top three floors (Floors 2-4). This route would take up 370 additional square feet per floor and would be approximately 74 feet long, about 1.7 times longer to serve the same function.

On the first floor, this longer corridor would not be feasible due to the existence of a double-height coffered entry vestibule on the ground floor. On Floor 1, an alternative code compliant second egress path would require adding another stair down to the Ground Floor, with direct access to the outside. Besides displacing student beds on both these floors, this third building stair would involve additional structural work and new framing.

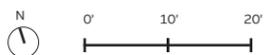
-  DORMITORY UNITS WITH UNMET NEED FOR CODE COMPLIANT SECOND MEANS OF EGRESS
-  EXISTING FIRE-RATED EXIT STAIR ENCLOSURES TO REMAIN
-  **ALTERNATE:** DISPLACED PROGRAM TO CREATE AS-OF-RIGHT EGRESS ROUTE
-  PROPOSED ROUTE TO SECOND EXIT OFF FLOOR
-  **ALTERNATE:** AS-OF-RIGHT EGRESS ROUTE TO SECOND EXIT OFF FLOOR



PROPOSED PLAN FLOORS 2-4 - SHOWING EGRESS DIAGRAM AND ALTERNATE AS-OF-RIGHT EGRESS OPTION WITH AREAS IMPACTED



PROPOSED FIRST FLOOR PLAN - SHOWING EGRESS DIAGRAM AND ALTERNATE AS-OF-RIGHT EGRESS OPTION WITH AREAS IMPACTED



Detail on FAR Request - Elevations

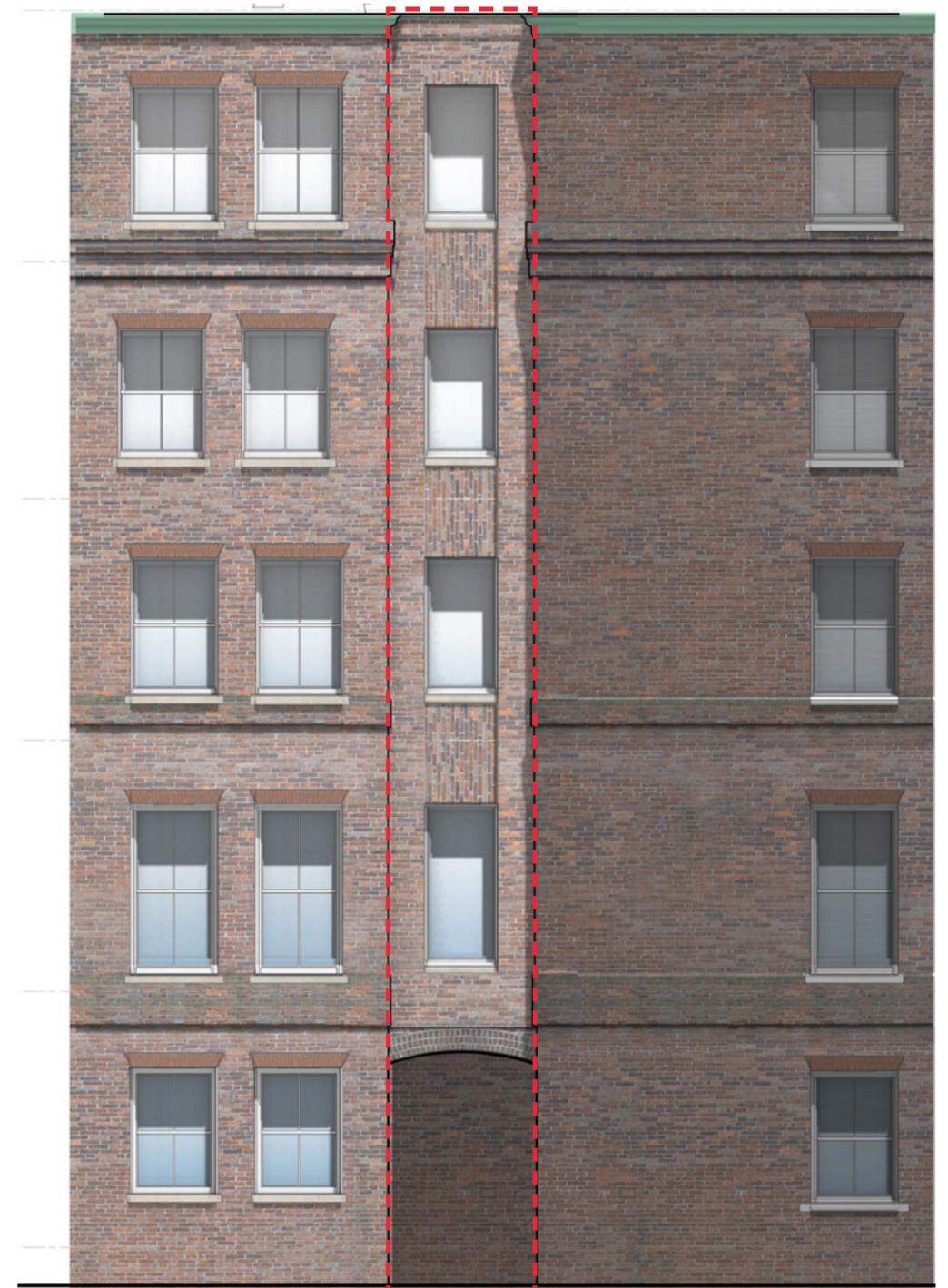
Adams Phase 1 - Claverly Hall and Senior House



REAR "NOTCH" LIGHTWELL: PHOTO OF EXISTING CONDITION



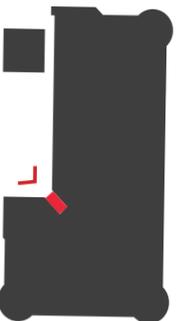
PHOTOMONTAGE OF PROPOSED INFILL CONSTRUCTION



PROPOSED ELEVATION (WITH UNFOLDED NORTH & WEST ELEVATIONS)

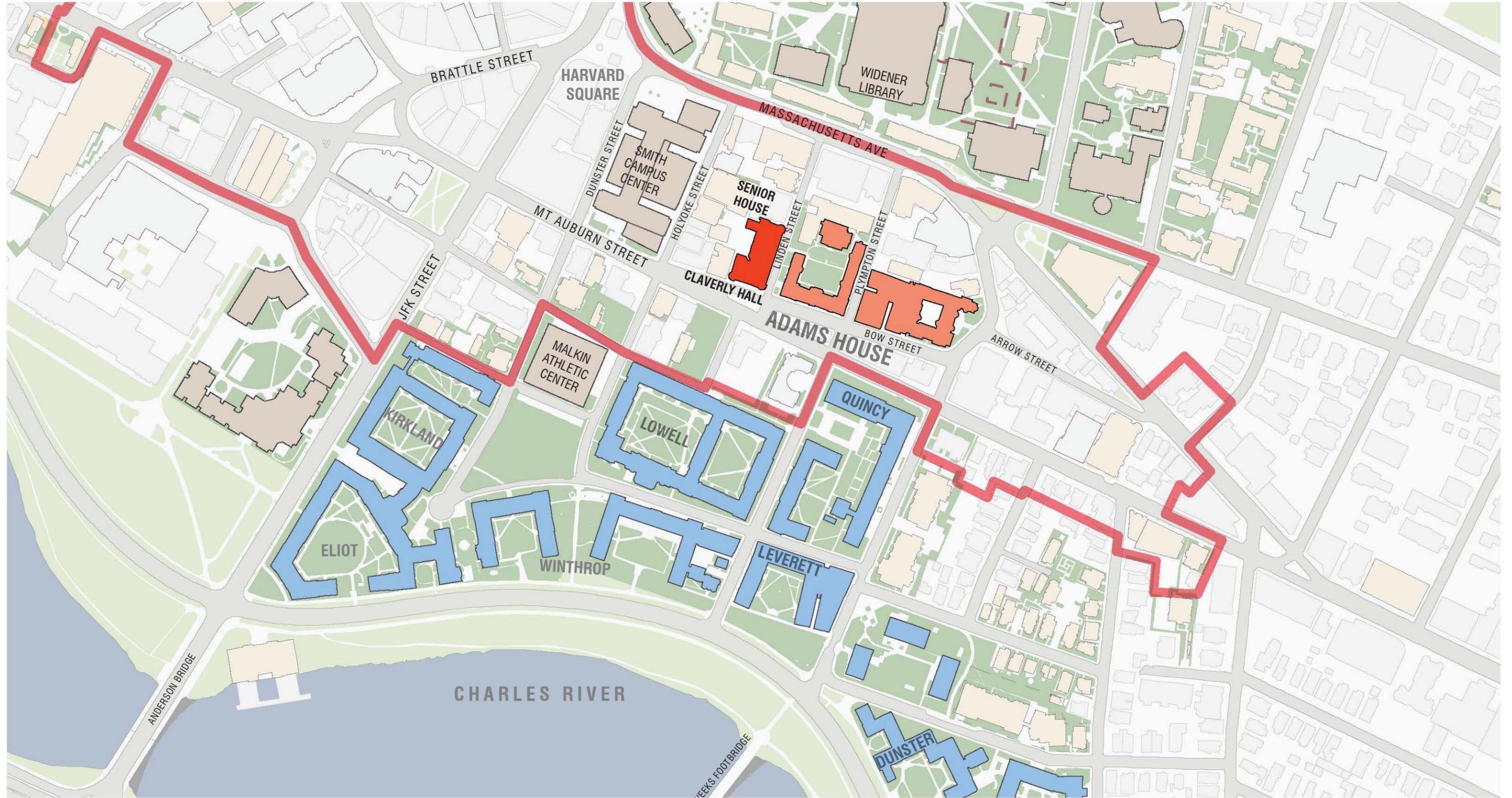
The proposed addition infills the rear lightwell on floors 1-4, creating a roofed porch condition at the Ground Floor (at-grade). The roof of the proposed addition will comply with the maximum zoning height. The proposed addition will not be visible at all from the public way.

 AREA OF PROPOSED NEW GFA



Locational Plan - Neighborhood

Adams House Overall



ADAMS HOUSE PHASE I



ADAMS HOUSE - OTHER PHASES

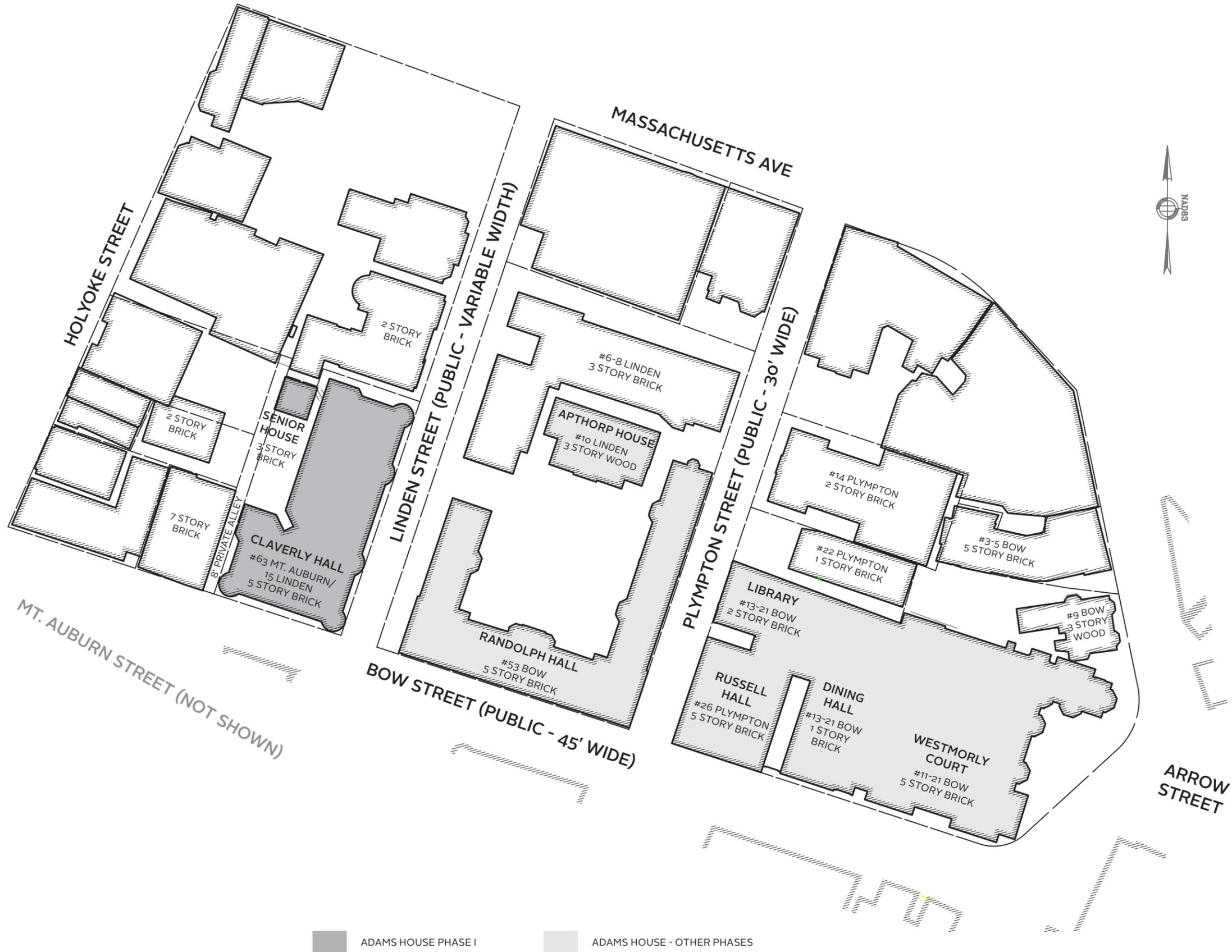


HARVARD SQUARE CONSERVATION DISTRICT



Locational Plan - Site

Adams House Overall



The buildings comprising Adams House are situated across three city blocks bounded by Bow Street to the south and east, Holyoke Street to the west, and Massachusetts Avenue to the north.

The western block of Adams, between Holyoke and Linden, is classified as zoning district BB. The middle block and eastern block of Adams are zoning district O-3. All of Adams House falls within the boundaries of the Harvard Square Conservation District, the Harvard Square Overlay Zoning District, and the "Harvard, Radcliffe, Lesley" Institutional Overlay Zoning District.

Adams is comprised of six buildings. On the western block is Claverly Hall with its Senior House addition. The middle block contains Randolph Hall and Apthorp House. The eastern block contains Russell Hall, the Dining/Library Commons Building, and Westmorly Court.

This application concerns renovations to Claverly Hall and its existing addition, Senior House, both shown in the darker tone.

Existing Conditions and Sightlines - 1

Adams Phase 1 - Claverly Hall and Senior House



AT MT AUBURN/LINDEN STREETS - LOOKING NORTHWEST



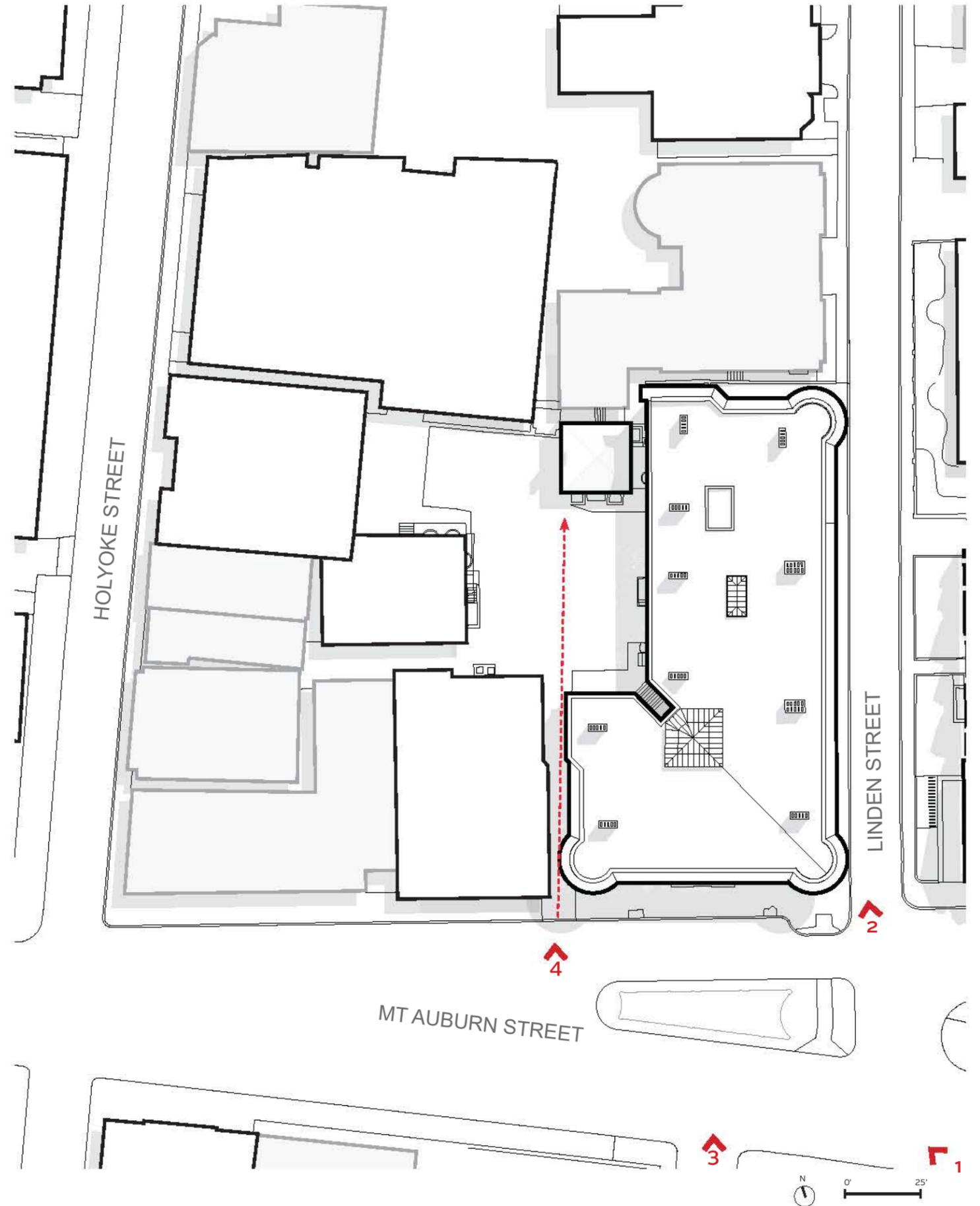
CORNER OF LINDEN AND BOW



AT MT AUBURN/BOW STREETS - LOOKING NORTH



VISIBLE PORTION OF SENIOR HOUSE
LOOKING UP PRIVATE VEHICULAR ALLEY
FROM BOW STREET



Existing Conditions and Sightlines - 2

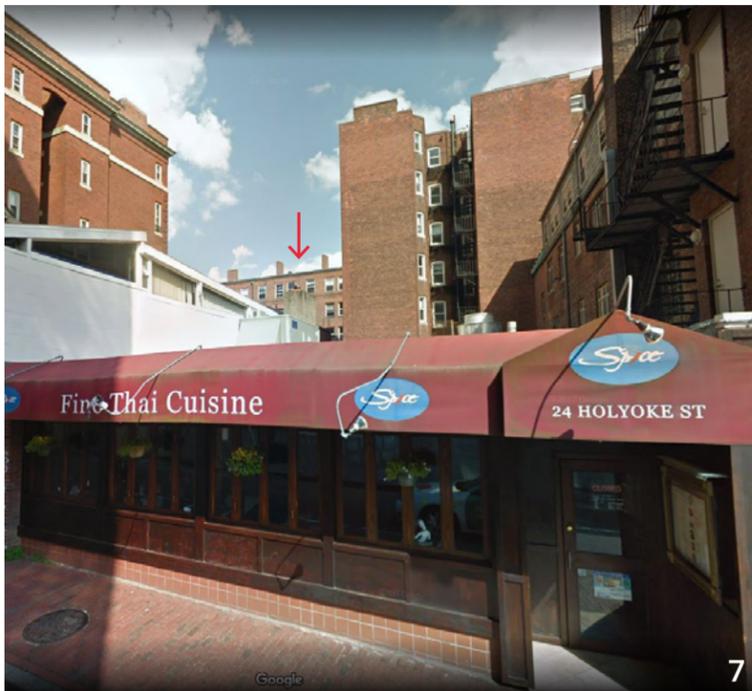
Adams Phase 1 - Claverly Hall and Senior House



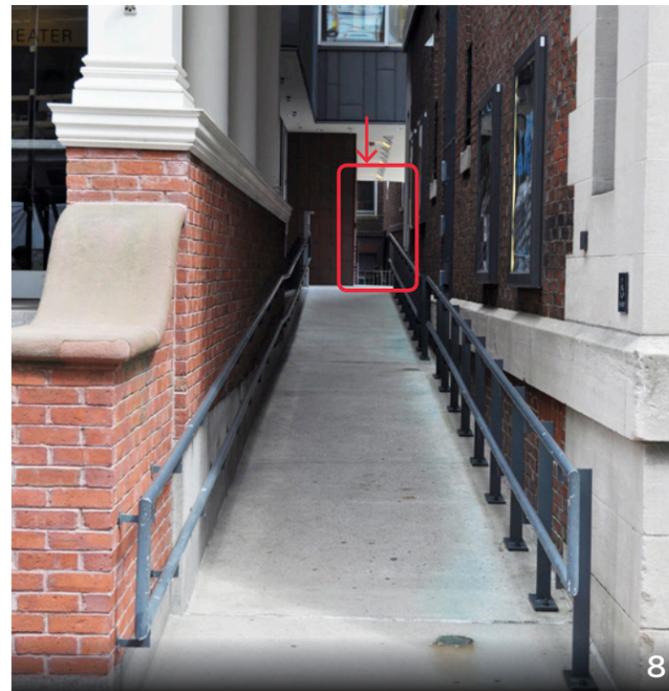
ALONG LINDEN STREET LOOKING SOUTH



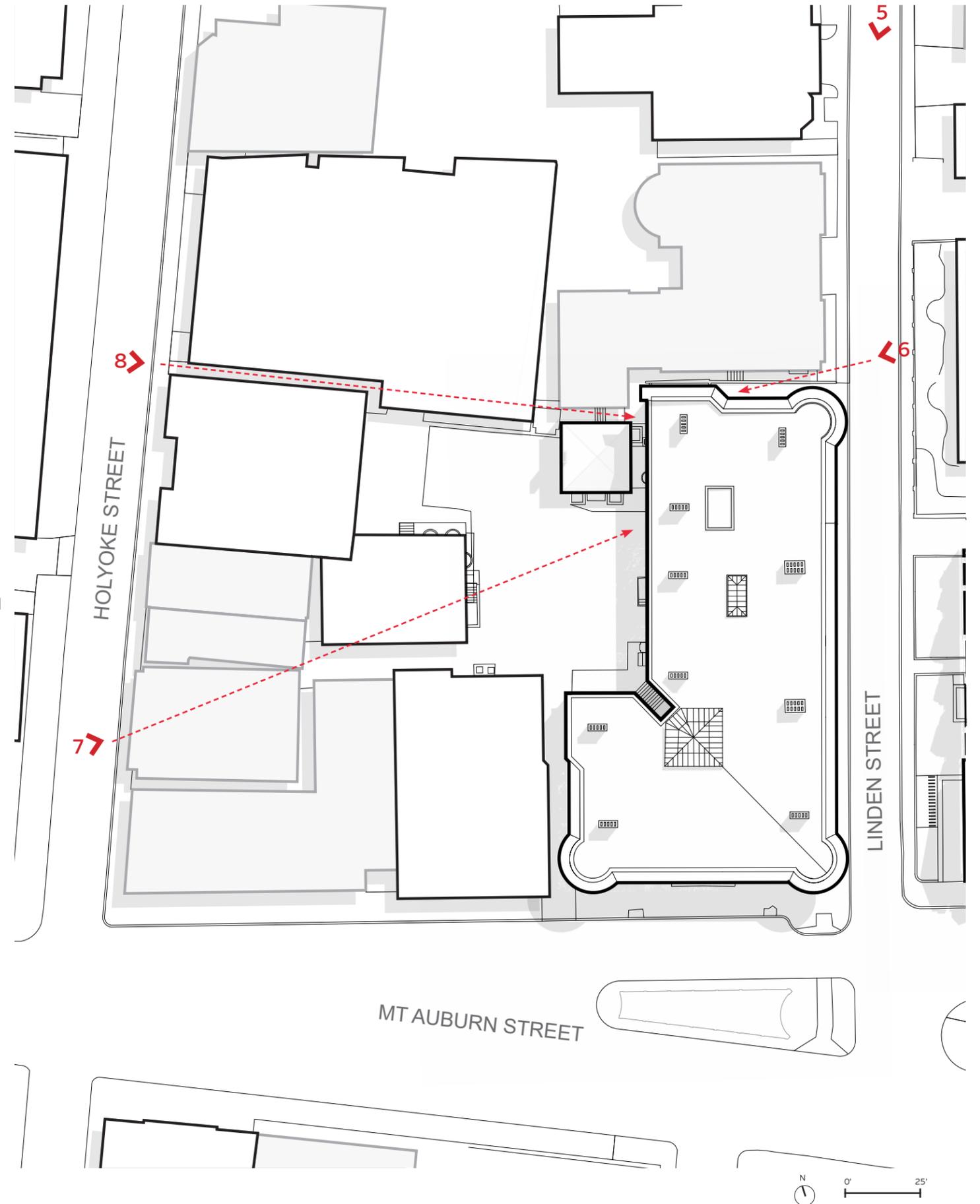
VISIBLE PORTION OF NORTH ELEVATION FROM LINDEN



VISIBLE PORTION OF CLAVERLY REAR FROM HOLYOKE (OBSCURED BY 65 MT. AUBURN, IN RIGHT HALF OF PHOTO)

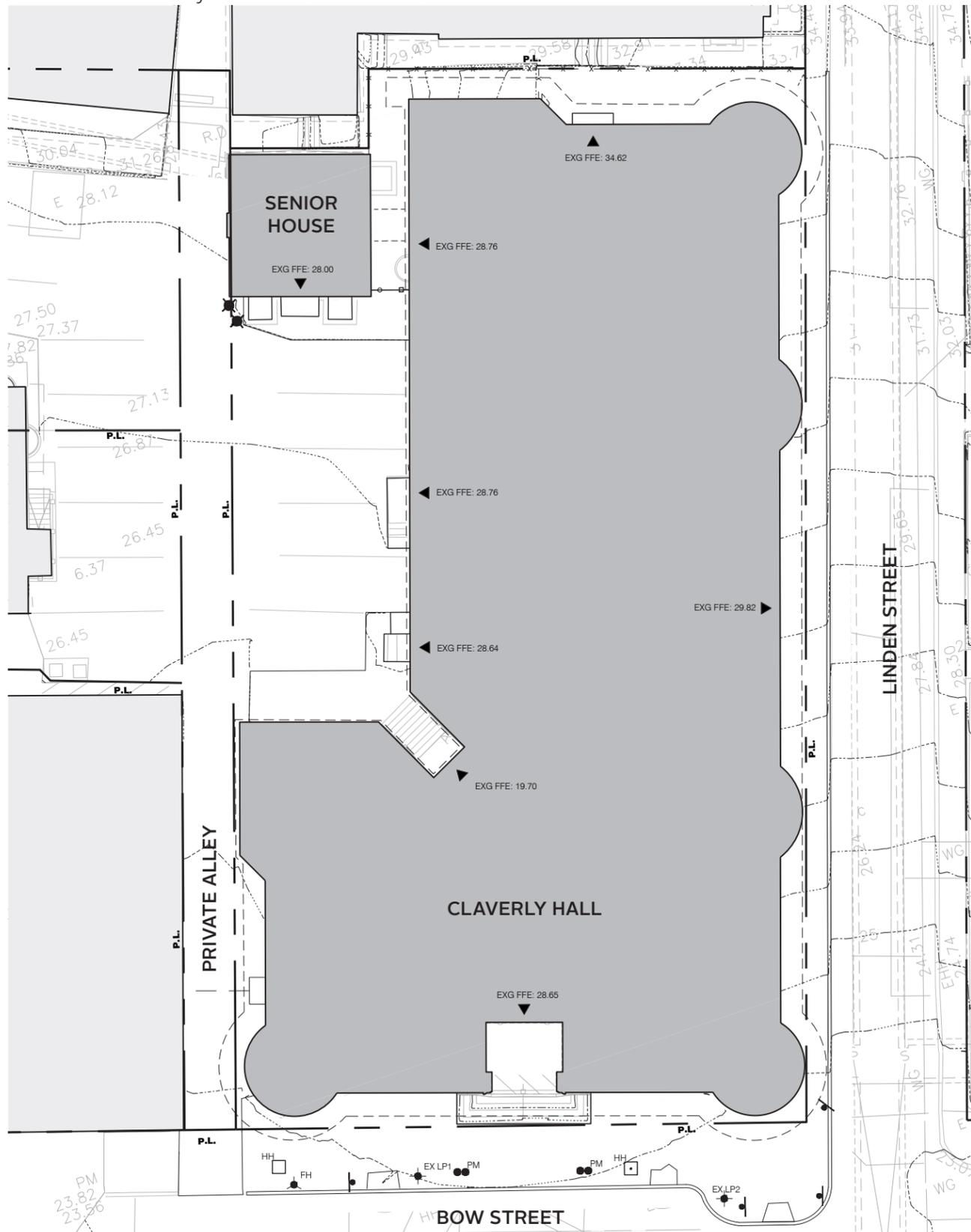


VISIBLE PORTION OF CLAVERLY LOOKING UP PRIVATE PEDESTRIAN ALLEY FROM HOLYOKE STREET

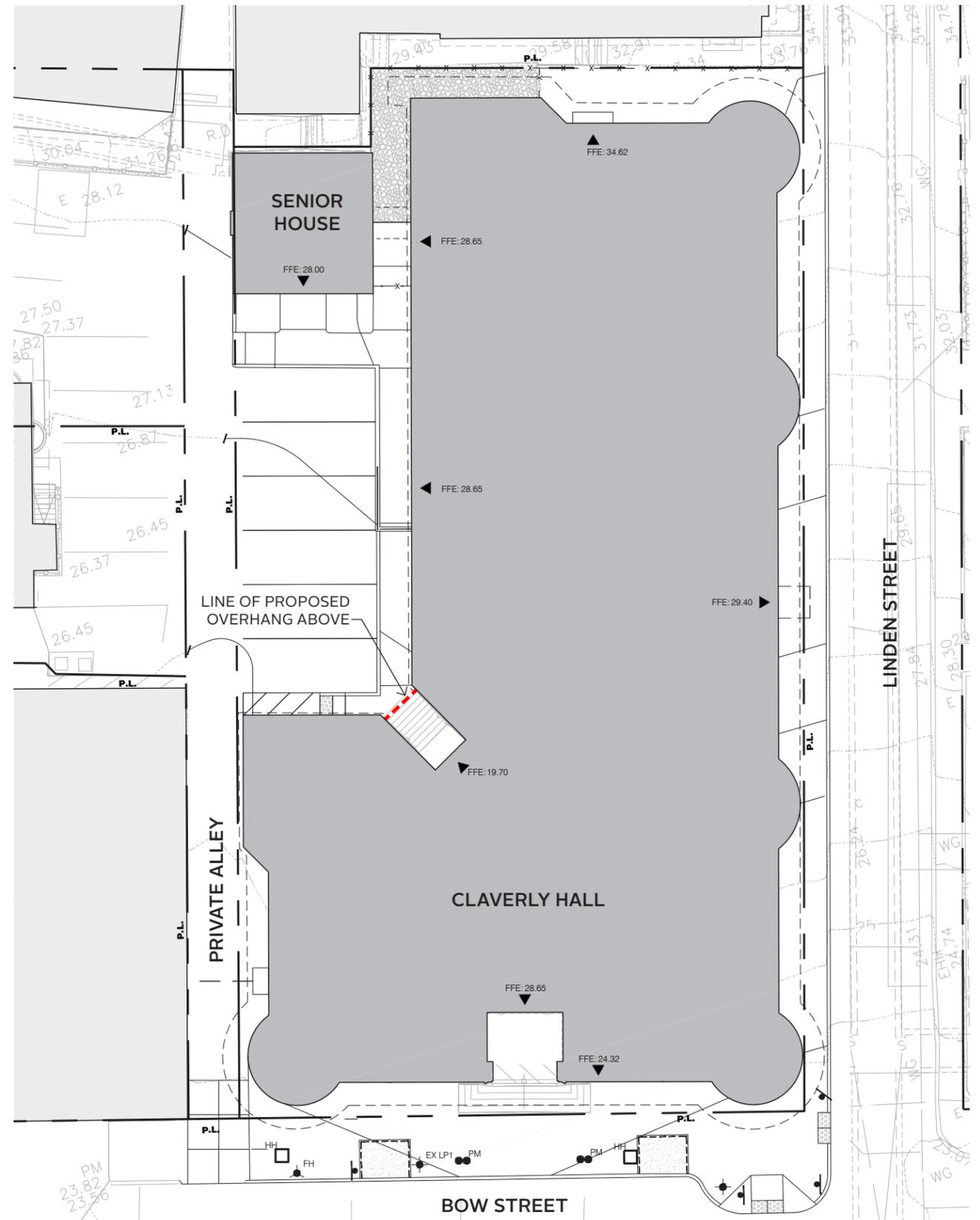


Existing and Proposed Site Plans

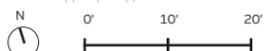
Adams Phase 1 - Claverly Hall and Senior House



EXISTING SITE PLAN

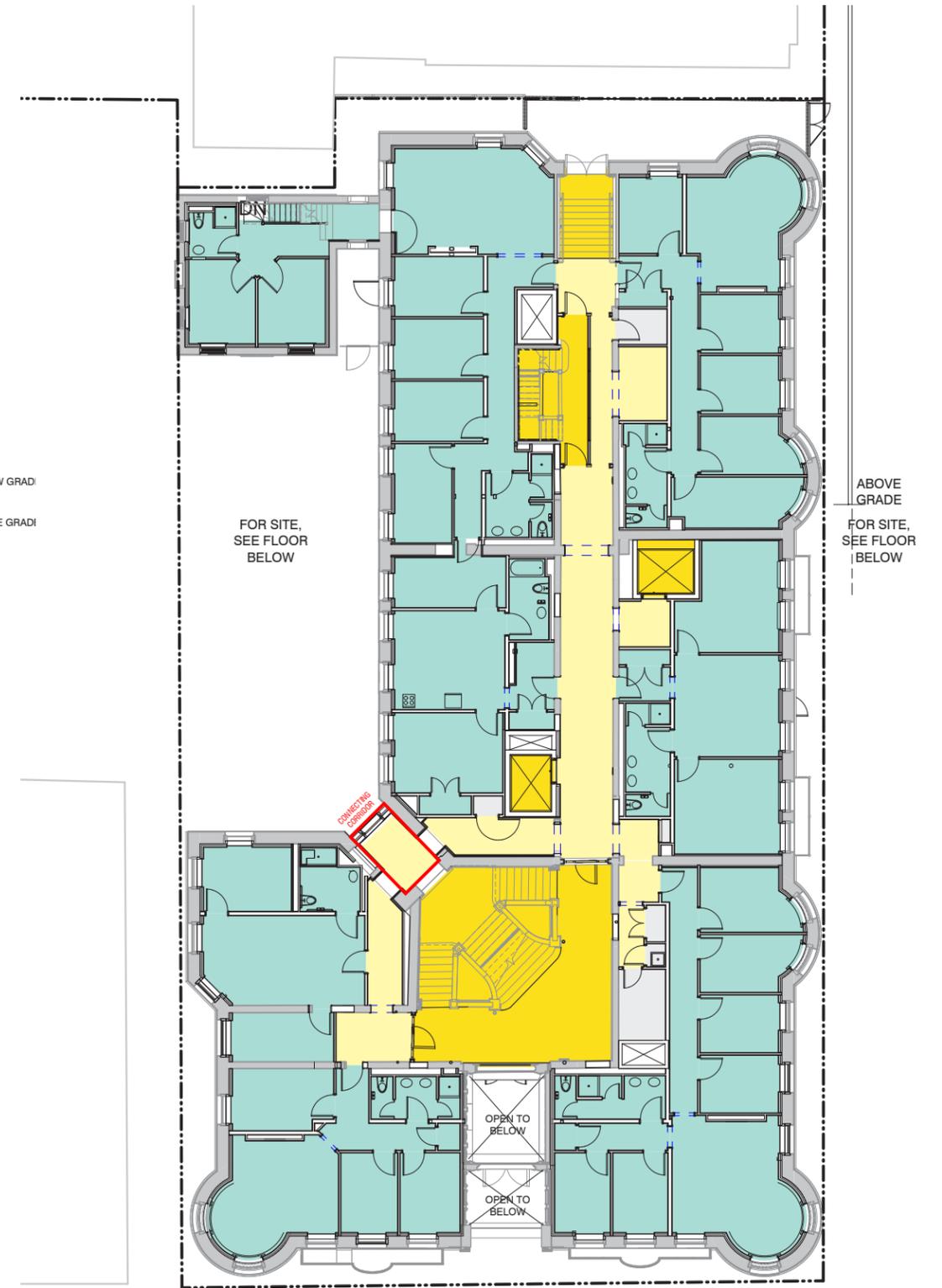
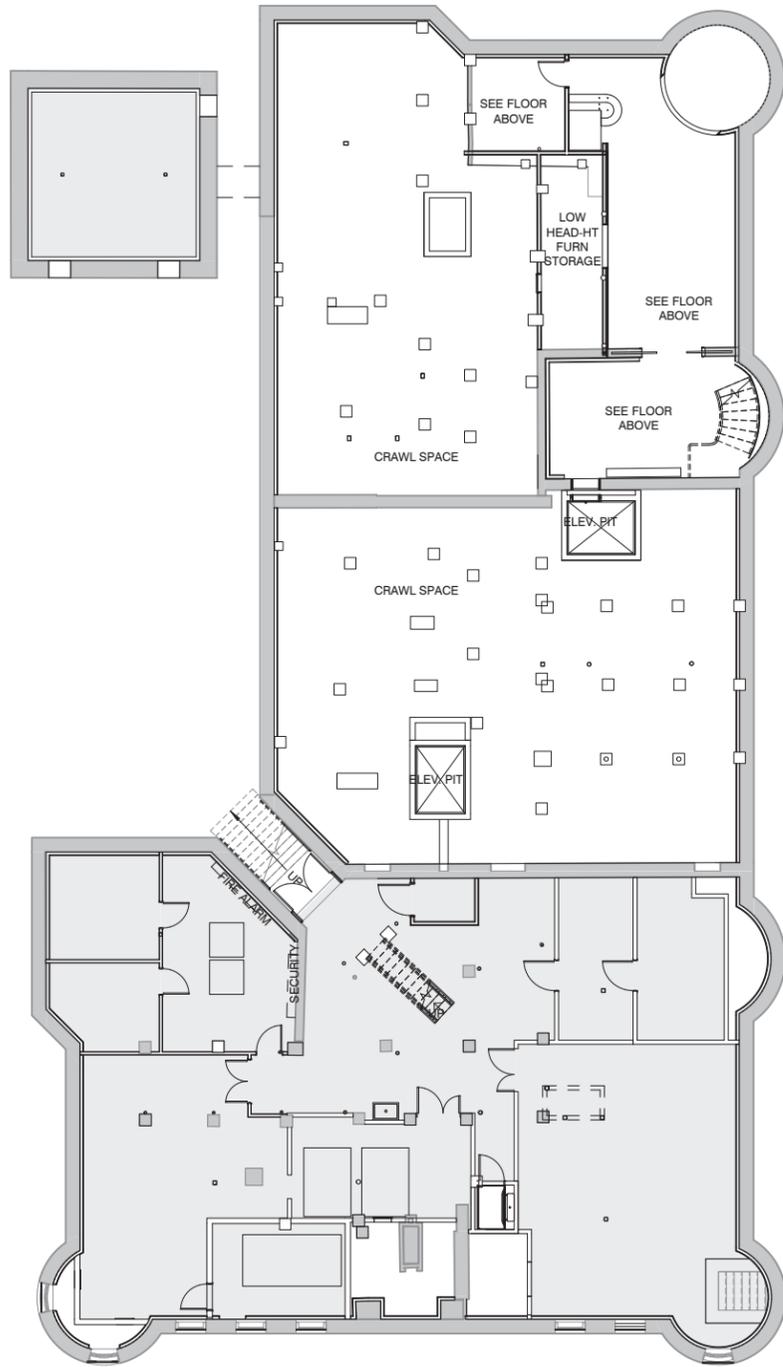


PROPOSED SITE PLAN



Floor Plans - Basement, Ground & 1st Floors

Adams Phase 1 - Claverly Hall and Senior House



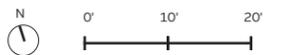
- RESIDENTIAL
- COMMON SPACES
- HOUSE SERVICES
- STAIRS AND ELEVATORS
- CORRIDORS/CIRCULATION
- SUPPORT/MECHANICAL

PROPOSED BASEMENT PLAN

BEYER BLINDER BELLE - ADAMS HOUSE RENEWAL

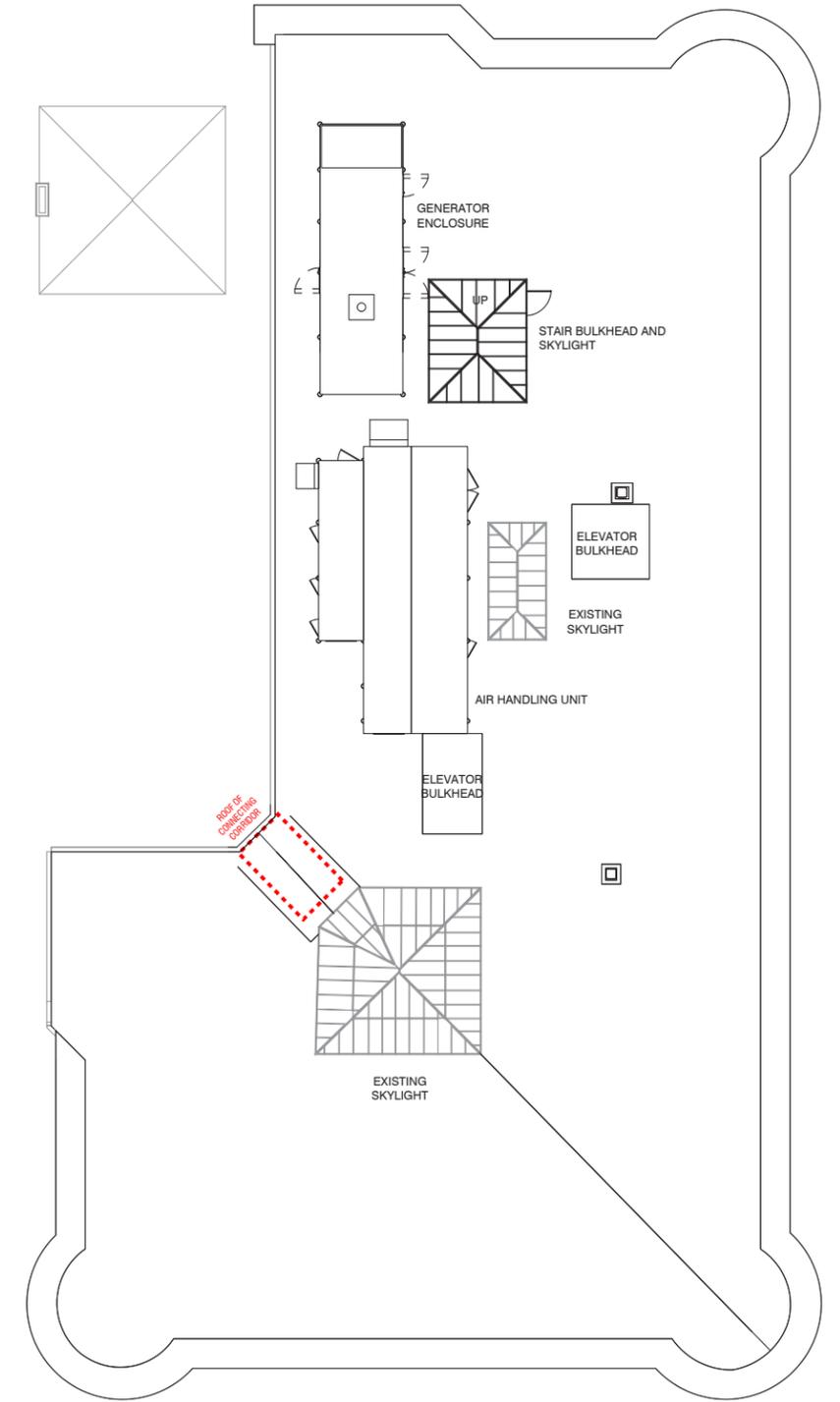
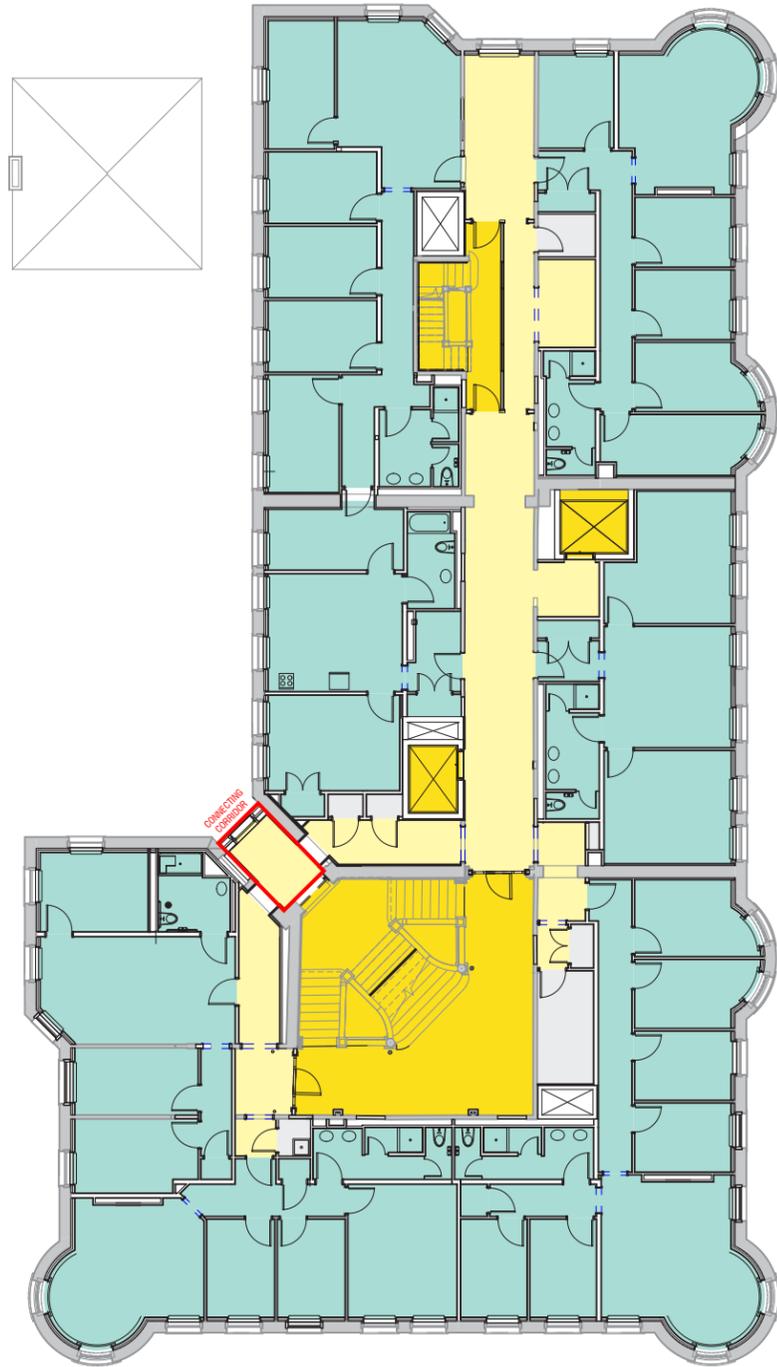
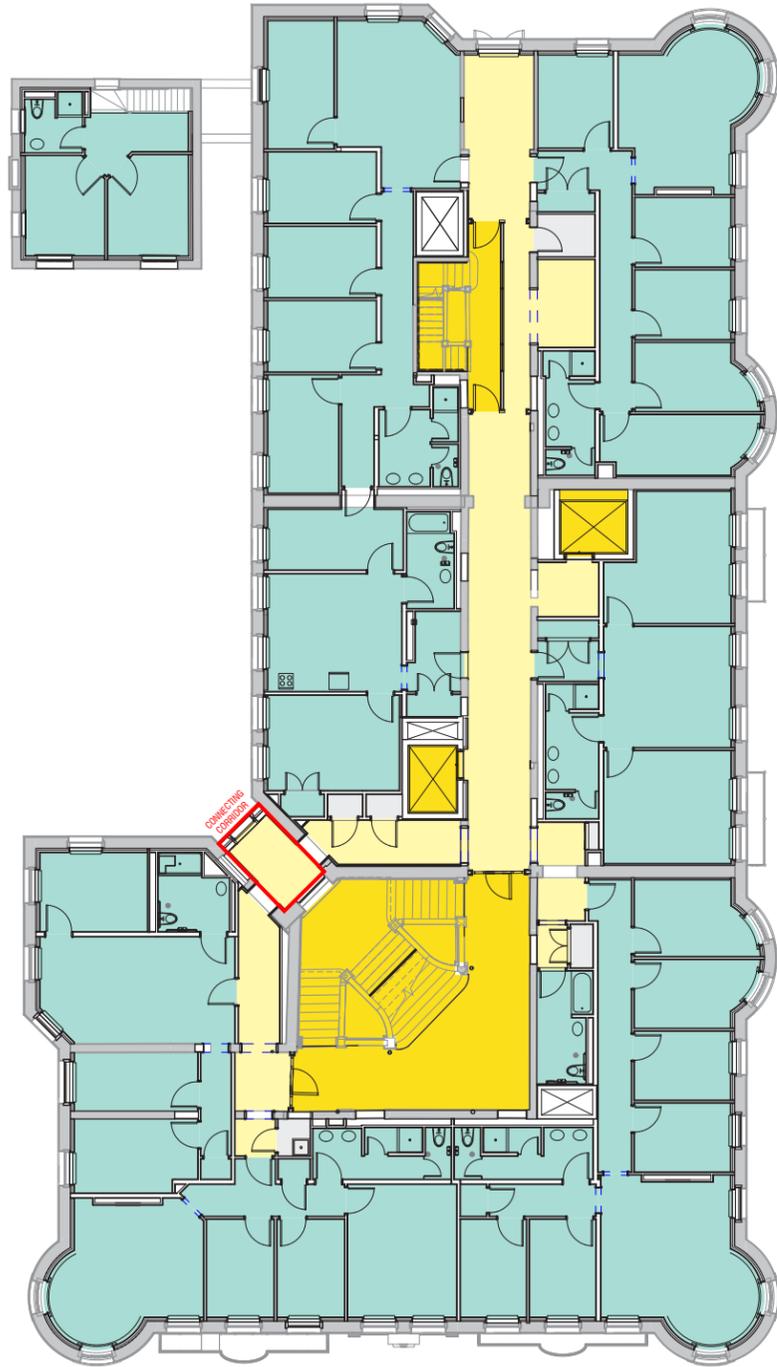
PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN



Floor Plans - Floors 2-4 & Roof

Adams Phase 1 - Claverly Hall and Senior House



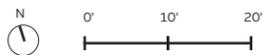
- RESIDENTIAL
- COMMON SPACES
- HOUSE SERVICES
- STAIRS AND ELEVATORS
- CORRIDORS/CIRCULATION
- SUPPORT/MECHANICAL

PROPOSED SECOND FLOOR PLAN

BEYER BLINDER BELLE - ADAMS HOUSE RENEWAL

PROPOSED PLAN: THIRD AND FOURTH FLOORS

PROPOSED ROOF PLAN



Demo and Proposed Elevations - 1

Adams Phase 1 - Claverly Hall and Senior House



EXISTING/DEMO SOUTH ELEVATION



EXISTING/DEMO EAST ELEVATION

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR

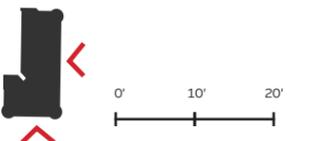


PROPOSED SOUTH ELEVATION



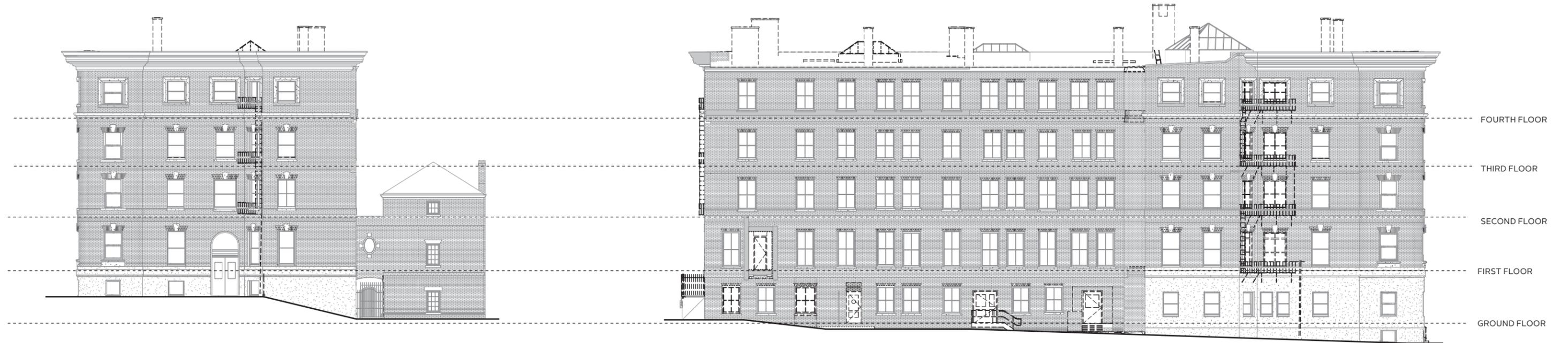
PROPOSED EAST ELEVATION

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR



Demo and Proposed Elevations - 2

Adams Phase 1 - Claverly Hall and Senior House



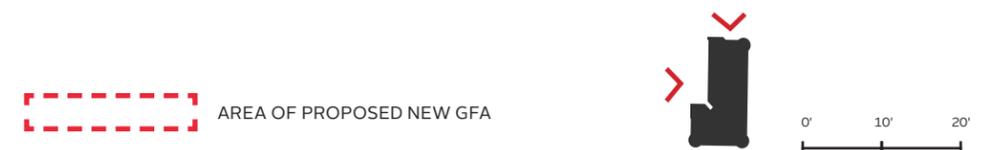
EXISTING/DEMO NORTH ELEVATION

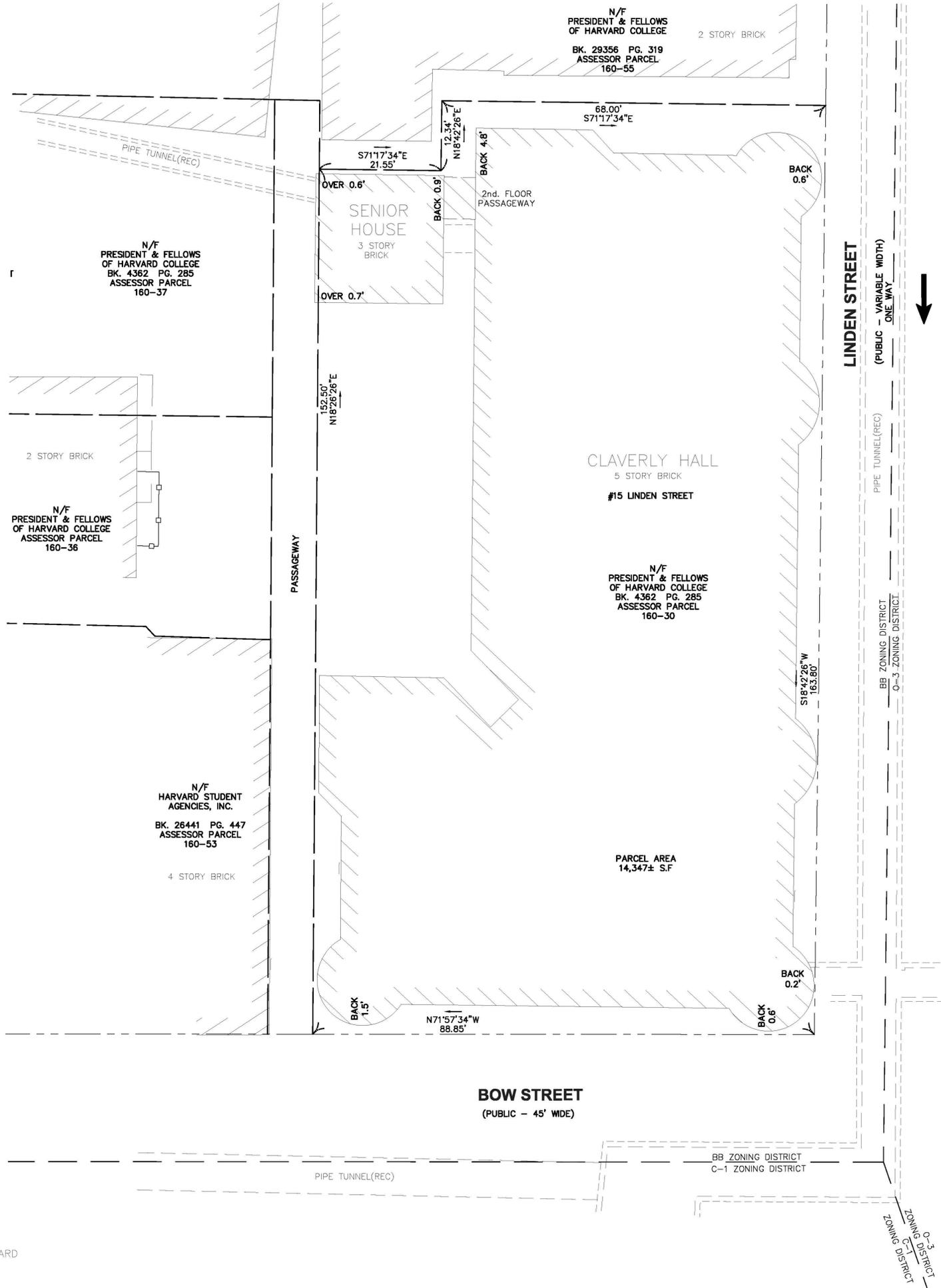
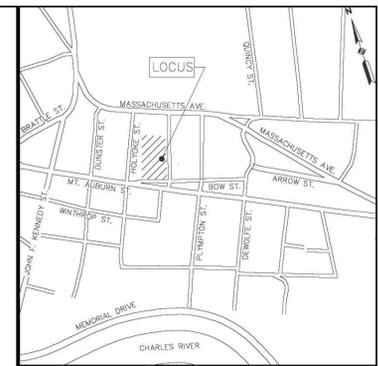
EXISTING/DEMO WEST ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION





LINDEN STREET
(PUBLIC - VARIABLE WIDTH)
ONE WAY

PIPE TUNNEL(REC)
BB ZONING DISTRICT
O-3 ZONING DISTRICT

BB ZONING DISTRICT
C-1 ZONING DISTRICT
ZONING DISTRICT
O-3 ZONING DISTRICT

LEGEND

- BUILDING LINE
 - CITY LAYOUT LINE
 - PRIVATE BOUNDARY LINE
 - INTERIOR PARCEL LINE
 - EASEMENT LINE
- NOTE: BOLD LINE INDICATES PARCEL LIMITS.

NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN THE BB ZONING DISTRICT. SUBJECT PROPERTY IS ALSO LOCATED IN THE HARVARD SQUARE OVERLAY DISTRICT AND THE HARVARD, RADCLIFFE, LESLEY INSTITUTIONAL OVERLAY DISTRICT. ZONING DISTRICT LINES ARE BASED ON A VISUAL INTERPRETATION OF THE CITY OF CAMBRIDGE ZONING MAP AND SHOULD BE REVIEWED AND ACCEPTED BY THE APPROPRIATE MUNICIPAL OFFICE.
2. ALL BUILDING MEASUREMENTS WERE TAKEN AT THE OUTERMOST FOUNDATION CORNER FOR BRICK BUILDINGS OR THE GRANITE/CONCRETE BELT AT GROUND LEVEL.
3. TOGETHER WITH ALL RIGHTS AND TITLE TO THE SOIL OF ANY AND EACH STREETS AND WAYS; AND ALL EASEMENTS THEREIN, AND ALL OTHER PRIVILEGES AND APPURTENANCES TO THE SAID LAND AS DESCRIBED IN DEED BOOK 1356 PAGE 330.

THE PURPOSE OF THIS PLOT PLAN IS TO SHOW THE CLAVERLY HOUSE EXISTING BUILDINGS ON THE PARCEL ON WHICH THEY EXIST FOR SUBMITTAL TO THE CAMBRIDGE INSPECTORIAL SERVICES DEPARTMENT. THE BUILDING AND BOUNDARY LINES SHOWN ON THIS PLAN ARE THE DIRECT RESULT OF AN INSTRUMENT SURVEY PERFORMED ON THE GROUND BY GREEN INTERNATIONAL AFFILIATES, INC. BETWEEN JULY 20 AND AUGUST 25, 2015.

DATE PATRICK J. SCHOLLARD, P.L.S. # 48436

PLAN REFERENCES

- LAND COURT PLAN 2289B
- PLAN OF GROUNDS IN CAMBRIDGE BELONGING TO HARVARD UNIVERSITY BY ASPINWALL & LINCOLN, DATED 1930

LOCUS OWNERSHIP INFORMATION

OWNER: PRESIDENT & FELLOWS OF HARVARD COLLEGE
ASSESSORS: PARCEL 160-30

PLOT PLAN OF LAND OF CLAVERLY HALL HARVARD UNIVERSITY CAMBRIDGE, MASSACHUSETTS SURVEYED FOR HARVARD UNIVERSITY

GREEN INTERNATIONAL AFFILIATES, INC. CIVIL & STRUCTURAL ENGINEERS 239 LITTLETON ROAD, WESTFORD MA. 01886 978-923-0400

SCALE: 1" = 10'	PROJECT NO. 14052
DATE: MAY 04, 2018	SHEET NO. 1 OF 1



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 63 Mt. Auburn St. (Claverly Hall)

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
- 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
Application for Certificate of Appropriateness was approved by the Historical Commission on June 7, 2018.
- 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)
- Structure 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 June 26, 2018

Received by Uploaded to Energov Date June 26, 2018

Relationship to project BZA 16637-2018

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>