

**Record of Half Crown-Marsh Case HCM-323 and Subsequent Appeal to CHC**

**prepared by Samantha Paull, July 29, 2016**

- I. Half Crown-Marsh NCDC Meeting March 14, 2016
  - Application submitted for public hearing ..... 2/25/2016
  - Legal Notice sent to *Cambridge Chronicle* for Publication..... 2/25/2016
  - Abutter List for Mailing Created by staff..... 2/26/2016
  - Abutter Notices Sent by staff..... 2/26/2016
  - Legal Notice published in *Cambridge Chronicle* ..... 3/3/2016
  - Legal Notice published in *Cambridge Chronicle* ..... 3/10/2016
  - Preliminary Agenda Compiled by staff ..... 3/10/2016
  - Public Hearing Held ..... 3/14/2016
  - Final Minutes ..... 5/9/2016
  
- II. Half Crown-Marsh NCDC Meeting May 9, 2016 – DEFERRED REQUESTED BY APPLICANT
  - Legal Notice sent to *Cambridge Chronicle* for Publication..... 4/21/2016
  - Abutter Notices Sent by staff..... 4/25/2016
  - Legal Notice published in *Cambridge Chronicle* ..... 4/28/2016
  - Preliminary Agenda Compiled by staff ..... 5/4/2016
  - Legal Notice published in *Cambridge Chronicle* ..... 5/5/2016
  - Public Hearing Held ..... 5/9/2016
  
- III. Half Crown-Marsh NCDC Meeting June 13, 2016
  - Application submitted ..... 5/25/2016
  - Legal Notice sent to *Cambridge Chronicle* for Publication..... 5/26/2016
  - Abutter Notices Sent by staff..... 5/27/2016
  - Legal Notice published in *Cambridge Chronicle* ..... 6/2/2016
  - Legal Notice published in *Cambridge Chronicle* ..... 6/9/2016
  - Preliminary Agenda Compiled by staff ..... 6/6/2016
  - Public Hearing Held ..... 6/13/2016
  - Draft Minutes ..... 6/22/2016
  
- IV. Correspondence to the Half Crown-Marsh Neighborhood Conservation District
  - Commission Received
  - Barbara Yeoman to Samantha Paull (SMP) for HCM ..... 6/10/2016

|                                                                      |           |
|----------------------------------------------------------------------|-----------|
| Sallie B. Adams to SMP for HCM .....                                 | 6/12/2016 |
| Virginia Newes to SMP for HCM with attachment signed by J. Kuhn .... | 6/12/2016 |
| David & Ellen Rich to SMP for HCM .....                              | 6/12/2016 |
| Lucy Tittmann to SMP for HCM .....                                   | 6/10/2016 |
| Virginia Newes to SMP for HCM .....                                  | 6/10/2016 |
| Nancy Porter to SMP for HCM .....                                    | 6/10/2016 |
| Craig Appel to SMP for HCM .....                                     | 4/25/2016 |
| Craig Appel to SMP & Nick Maynard (applicant) for HCM .....          | 3/15/2016 |
| Signatures submitted at hearing, no petition/letter attached.....    | 5/25/2016 |

V. Letters of Decision & Other Documents by Staff

|                                                                                           |                        |
|-------------------------------------------------------------------------------------------|------------------------|
| Commission Review Worksheets .....                                                        | 3/14/2016 and 5/9/2016 |
| HCMNCDC Guidelines for Infill Construction and Substantial Additions or Alterations ..... | ---none---             |
| Photos of Subject Property prior to 1997 alterations .....                                | ---none---             |
| Staff PowerPoint Slides .....                                                             | 3/14/2016              |
| Staff PowerPoint Slides .....                                                             | 5/9/2016               |
| Applicant PowerPoint Slides .....                                                         | 5/9/2016               |
| Denial Letter issued for Case HCM-323 .....                                               | 6/23/2016              |

VI. CHC Meeting for Appeal on August 4, 2016

|                                                                        |           |
|------------------------------------------------------------------------|-----------|
| Appeal request submitted by Mr. James Rafferty o/b/b Loreda, LLC ..... | 7/11/2016 |
| Legal Notice sent to <i>Cambridge Chronicle</i> for Publication.....   | 7/18/2016 |
| Abutter List made and Notices Sent by staff.....                       | 7/21/2016 |
| Legal Notice published in <i>Cambridge Chronicle</i> .....             | 7/21/2016 |
| Appeal Memorandum received by CHC staff .....                          | 7/25/2016 |
| Legal Notice published in <i>Cambridge Chronicle</i> .....             | 7/28/2016 |
| Appeal Memorandum from Gerry St Neighbors in Opposition .....          | 7/28/2016 |
| Preliminary Agenda Compiled by staff .....                             | 7/29/2016 |
| Scheduled Public Hearing .....                                         | 8/4/2016  |

Abbreviations

CHC = Cambridge Historical Commission    NCDC = Neighborhood Conservation District Commission

**Record of Half Crown-Marsh Case HCM-323**

**and Subsequent Appeal to CHC**

**prepared by Samantha Paull**

**July 29, 2016**

I. Half Crown-Marsh NCDC Meeting March

14, 2016






## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)  
URL: [http://www.cambridgema.gov/Historic/halfcrown\\_marsh\\_home.html](http://www.cambridgema.gov/Historic/halfcrown_marsh_home.html)

1. The undersigned hereby applies to the Half Crown-Marsh Neighborhood Conservation District Commission for a Certificate of (check type of certificate):  Appropriateness,  Nonapplicability, or  Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: 138 Mount Auburn Street, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:  
(An additional page can be attached, if necessary).

The proposed alterations are to remove and replace the existing 2 story ell from the rear of building and replace it with a 3 story structure that extend further to the rear of the site. It will match the width of the existing ell and height and roof lines of the existing mansard. The entire roof will be replaced with synthetic slate and the dormers on the front mass will be rebuilt as shed dormers with new windows to match the size of the windows on the lower levels. The rebuilt ell will extend 4.5' beyond the existing footprint at the full existing width of nearly 30'. The property set-back will decrease from 12.7' to 8.2' across the back of the site, all other set-backs remain unchanged. The proposed project conforms to O-3 zoning requirements.

|                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Property Owner of Record:</b> <u>Lorede LLC</u>                                                                                                                                                                                                                                                                                                                                    |
| <b>Mailing Address:</b> <u>138 Mt. Auburn St.</u>                                                                                                                                                                                                                                                                                                                                             |
| <b>Telephone/Fax:</b> <u>617 714 9307 / 617 714 4158</u> <b>E-mail:</b> <u>stevenson andrew@lorade.org</u>                                                                                                                                                                                                                                                                                    |
| <b>Signature of Property Owner of Record*:</b> <br>(Required field; application will not be considered complete without property owner's signature)<br>*I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief. |
| <b>Name of proponent, if not record owner:</b> <u>Nicholas Maynard, AIA</u>                                                                                                                                                                                                                                                                                                                   |
| <b>Mailing Address:</b> <u>Maynard Design + Architecture, PO Box 457, Lincoln, MA 01773</u>                                                                                                                                                                                                                                                                                                   |
| <b>Telephone/Fax:</b> <u>617.359.6141</u> <b>E-mail:</b> <u>Nick@MaynardDesign.com</u>                                                                                                                                                                                                                                                                                                        |

|                                          |                           |                            |  |
|------------------------------------------|---------------------------|----------------------------|--|
| <b>(for office use only):</b>            |                           |                            |  |
| <b>Date Application Received:</b> _____  | <b>Case Number:</b> _____ | <b>Hearing Date:</b> _____ |  |
| <b>Type of Certificate Issued:</b> _____ | <b>Date Issued:</b> _____ |                            |  |





February 25, 2016

## PROJECT DESCRIPTION – 138 Mount Auburn Street

**Location:** 138 Mount Auburn Street is a 2.75 story mansard roofed Victorian of generally recent construction, located across from the intersection of Hilliard and Mount Auburn Streets and between Revere and Gerry Streets. This proposal is for the improvement of the third floor dormers and demolition and reconstruction of the ell at the rear of the property.

**History:** The construction of this property dates from 1854 but discussion with the Historical Commission concludes that it is of no historical significance and has very little original work or detail remaining. The original roof was removed by fire in 1970 and replaced by the current mansard in the late 1990's. Its current and intended future use is as a 2.75 story office building with finished basement.

**Districts:** The property is on the edge of the Half-Crown Marsh NCD, adjacent to the Harvard Square CD. The zoning is Office 3 and is adjacent to C-1 Residential. It is part of the Harvard Square zoning overlay.

**Abutters:** The group of buildings framed by Nutting, Gerry and Mount Auburn Streets, and including Revere has been developed as a small scale office campus against the backdrop of two, much larger, recent buildings to the south and east. Consistent brick walks and alleys tie the area together as a walkable grouping. Only one residential condominium building diagonally abuts the project to the southwest, located at 5-9 Gerry Street.

**Proposal:** We propose to remove the 2 story ell and replace it with a 3 story version with a mansard roof that aligns with the height of the existing front. Additionally, we propose to rebuild the front dormers so they align with the top of the existing mansard. The proposal extends the footprint towards the Charles River 4.5 feet but remains within the original, stepped back width of the current ell. The proposed setback from the adjacent property (5 Revere St.) will be 8.2'. The reconstruction will level the floor plates of the front and rear portions of the building and increase the total area (measured from exterior walls, including basement) by 1341square feet, from 6116 to 7457 square feet.

The top floor of the ell will have an extended shed dormer parallel and perpendicular to Gerry Street and will be almost entirely double hung windows. There are similar dormers in the vicinity, most notably, directly across Revere Street at 134 Mount Auburn, though the proposed will be significantly less obtrusive because of the mansard roof and step back in massing from the front of the building (see attached images).

The current mansard, on the front portion of the building has low and squat gable dormers. We intend to rebuild these as individual shed dormers that will allow for taller, more proportionally correct windows and is a common and historically accurate approach to dormers in the area (see attached images). The dormers will be painted to match the trim. The roof slope will be steepened between the second and third dormers on each side of the building to provide more useable interior space. The shingles will be replaced with gray slate and clean cornice line will be emphasized at the top of the mansard. Simple brackets will be added to the entablature under the dormers and carried around the addition. All detailing will be modest and of superior quality. The building will be repainted a grey green with off-white trim (Benjamin Moore Louisburg Green HC-113, Inner Balance 1522 trim).

The proposed and existing structures conform to zoning, including the requisite dimensional limitations. There will be no change to the amount of permeable private open space. The existing rear walkway will remain open to the public. Off street parking will be increased from 8 to 9 spaces and the platform lift will be removed.



The proposed massing is an appropriate transition in scale and consistent with the increase in massing volume of the buildings lining Mount Auburn Street as they approach Harvard Square. Along Mount Auburn, sloped roof structures give way to triple-deckers at Hilliard Street and then are quickly replaced with mid-rise buildings a short block later at the post office.



February 24, 2016

**LEGEND**

- Address
- Rail
- Building Footprints
- Pavement
- Paved Surfaces
- Private Roads
- Bridges
- Upper Roads
- Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surfaces
- Public Footpath

City of Cambridge  
Massachusetts


1" = 40 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, its availability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

MARLINTON

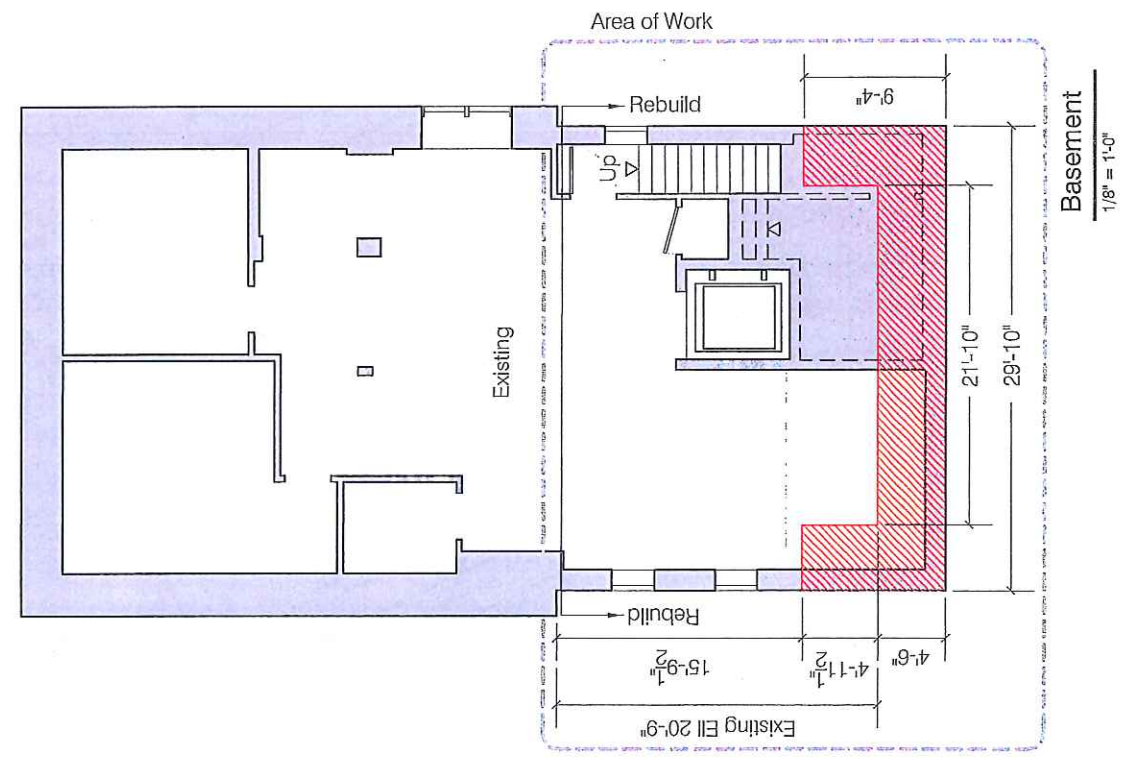
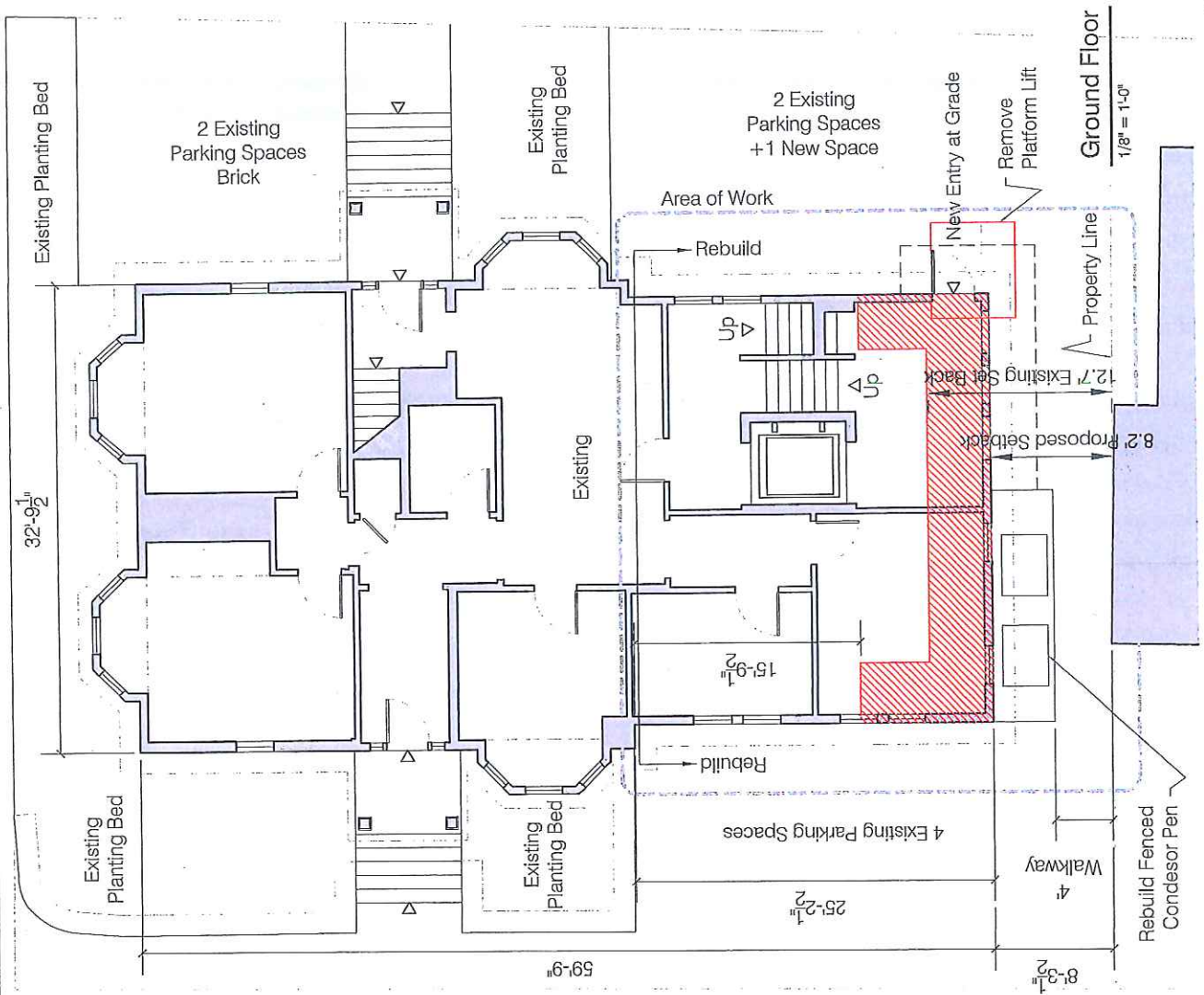
MEDFORD



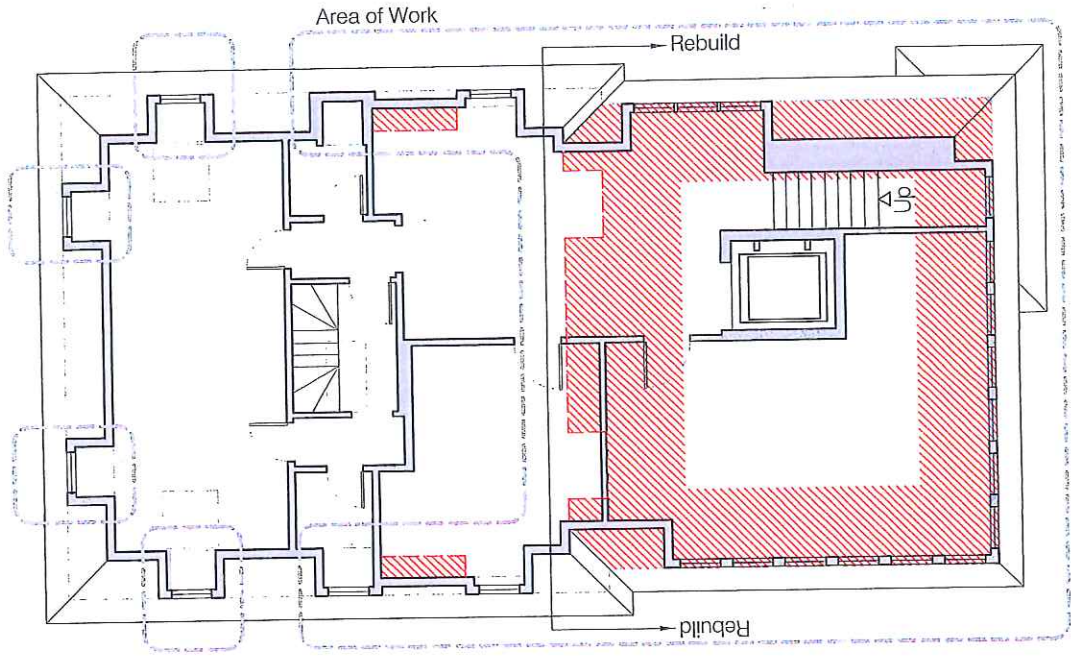
BOSTON



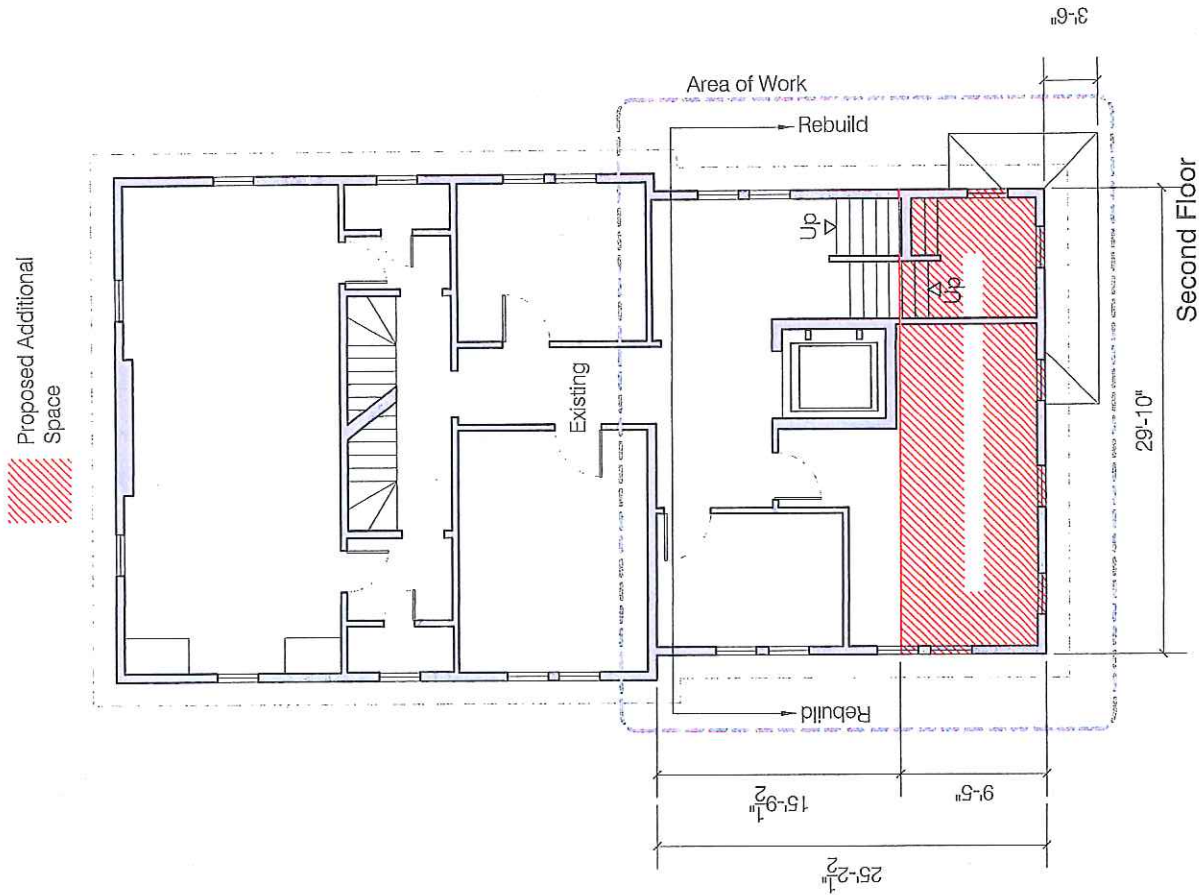
City of Cambridge







Third Floor  
 1/8" = 1'-0"



Second Floor  
 1/8" = 1'-0"



Foundation: Brick veneer to match existing  
 Trim: Painted cedar/redwood for longer runs, cellular PVC in areas of abuse or extreme weather exposure  
 Window Trim: Painted flat casing w/ 1-1/2" Sill and 1x Cap  
 Dormers: Painted flat stock similar to windows  
 Siding: Cedar clapboard to match existing  
 Trim paint: BM - Inner Balance  
 Siding paint: BM - Louisburg Green  
 Shingles: Inspire, Aledora Mist Grey Slate  
 Canopy Roof: Standing Seam Copper  
 Repair/Replace: rot and flashing details on existing

Detail of Rebuilt Ell to be similar to second story of front of existing - flat casing with cap and sill. Brackets to continue around mansard on rebuilt ell.

**ELEVATION: Mount Auburn Street**

1/8" = 1'-0"

Renovated Dormers:  
 New Black Clad Marvin Ultimate  
 Double-Hung Windows  
 to Match First and Second Floor  
 Unit Proportions

Area of Work

32'-4" Grade  
49' MSL

38'-7" Grade  
53' MSL

Synthetic Shingles  
 New Brackets



ELEVATION: Revere Street

1/8" = 1'-0"

--- Limit of Existing Structure



Elevator Head House  
 (as required)

Synthetic Slate

36'-5" Grade  
 53' MSL

29'-7" Grade  
 44' MSL

Area of Work

Steeper Roof Pitch

Renovated  
 Dormer

Replace panel entablature  
 with frieze board and  
 modest brackets

New Entry  
 Canopy

3'-6"

Entry

Walkway/Alley

5 Revere St.

138 Mt. Auburn St.

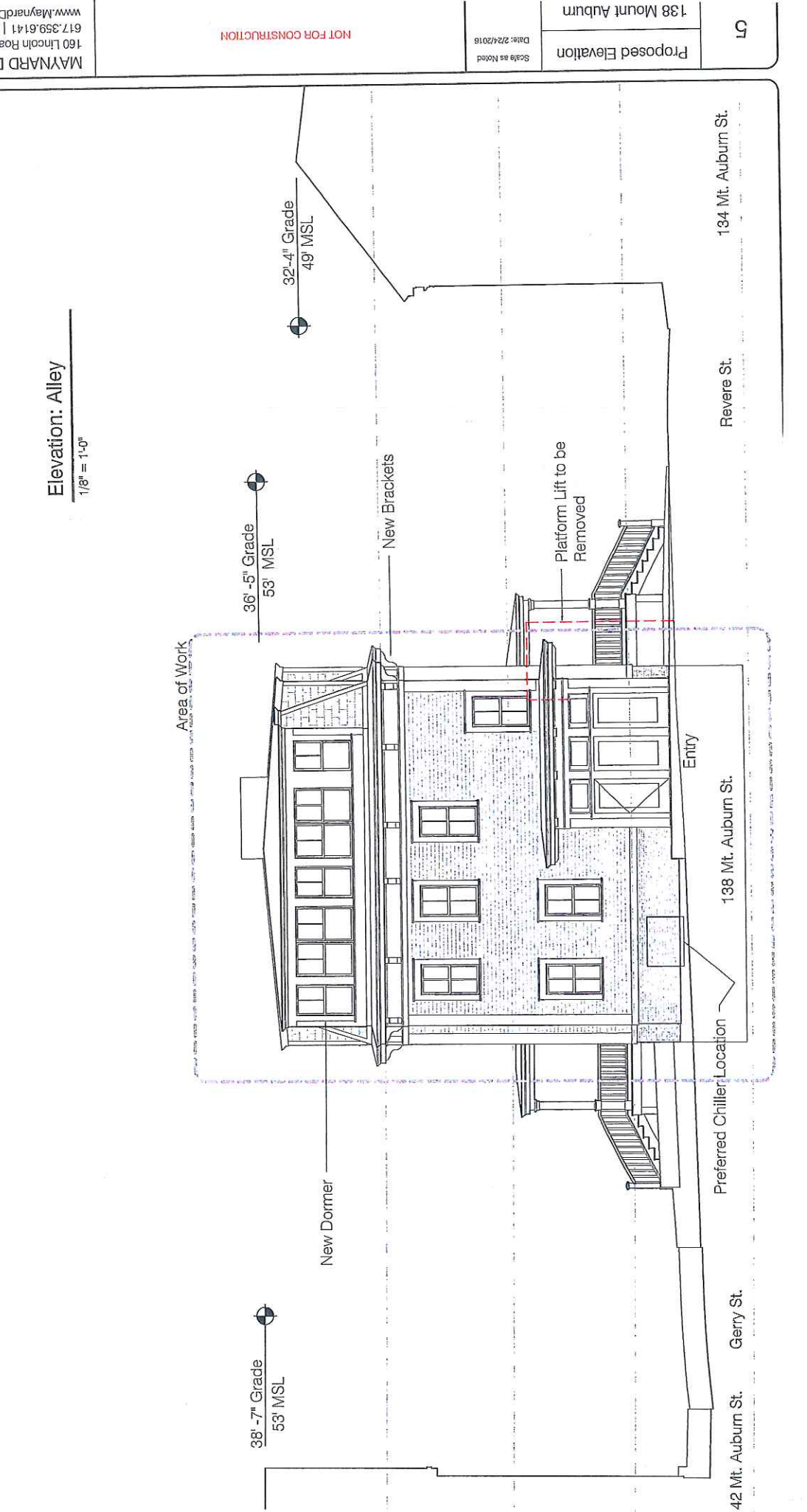
Mt Auburn St.



NOT FOR CONSTRUCTION

MAYNARD DESIGN + ARCHITECTURE  
160 Lincoln Road | P.O. Box 457, Lincoln, MA 01773  
617.359.6141 | Nick@MaynardDesign.com  
www.MaynardDesign.com

Elevation: Alley  
1/8" = 1'-0"



42 Mt. Auburn St. Gerry St. 138 Mt. Auburn St. 134 Mt. Auburn St. Reverse St.



**ELEVATION: Gerry Street**

1/8" = 1'-0"

--- Limit of Existing Structure

Area of Work

Renovated  
Dormer

ynthetic Slate

Mt. Auburn St.

Steeper Roof Pitch

Elevator Head  
House

New Shed Dormer

36'-5" Grade  
53' MSL

29'-7" Grade  
44' MSL

Walkway/Alley

138 Mt. Auburn St.

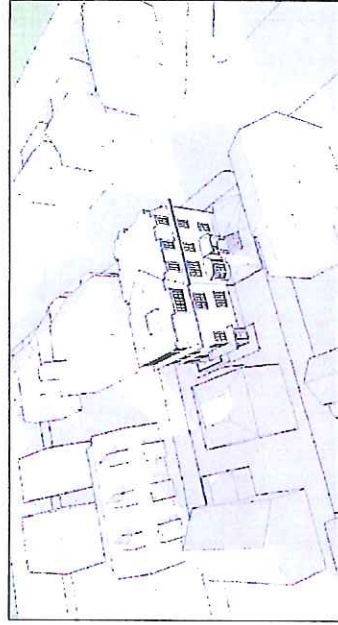
Brick Veneer  
Rebuilt Chiller Pen

5 Revere St. (Rear)

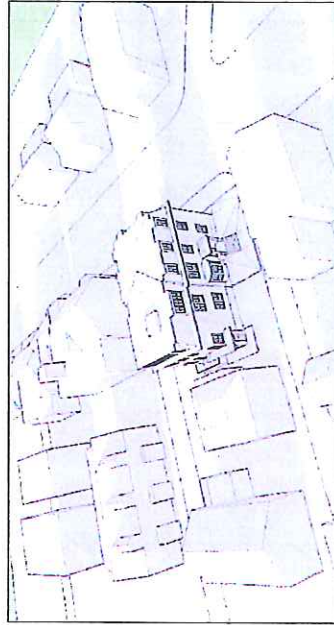
8 Gerry St.

124 Mt. Auburn St.  
(Nutting Rd.)

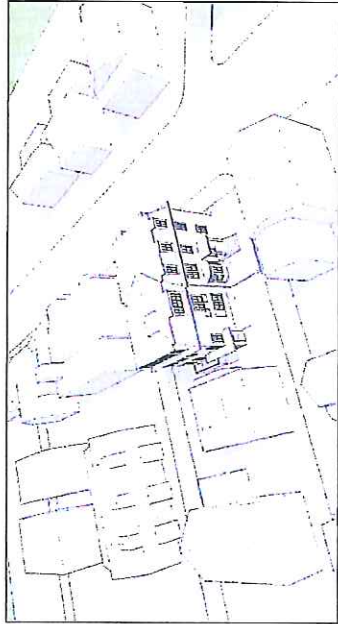
Sun Study from SE  
no scale



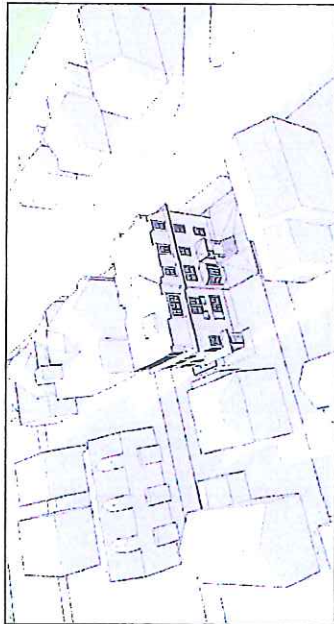
10am December 21



2pm December 21



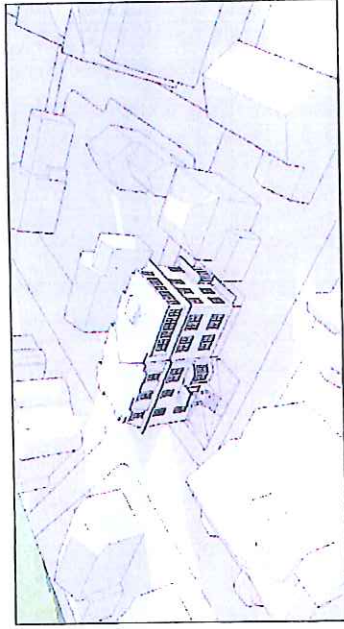
9am June 21



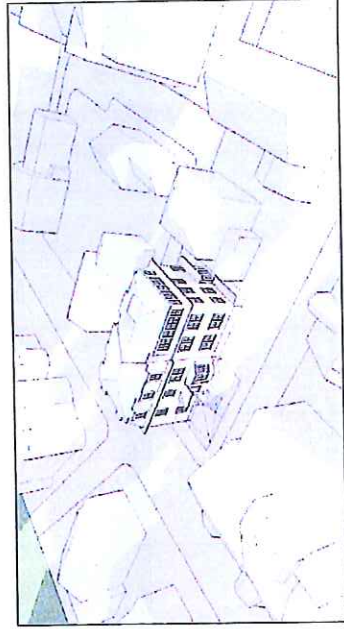
5pm June 21



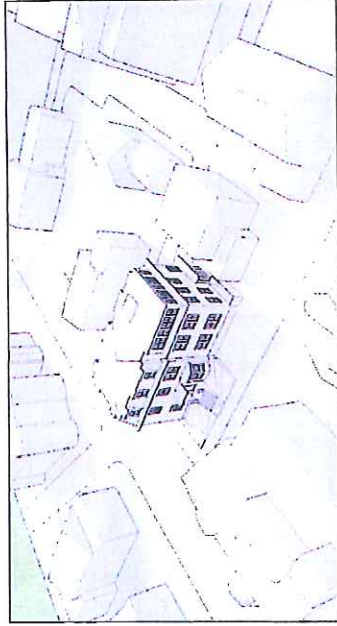
Sun Study from SW  
no scale



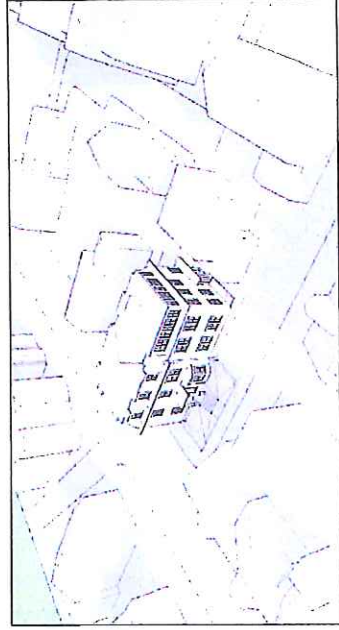
10am December 21



3pm December 21



9am June 21

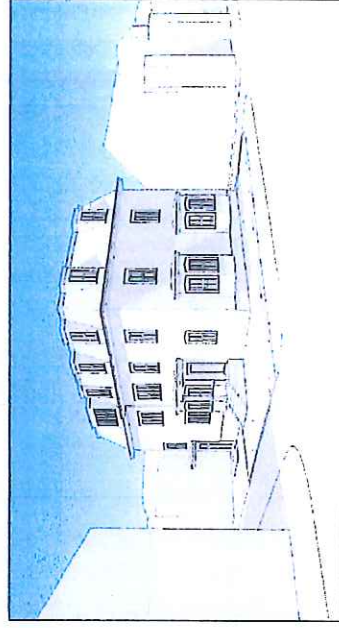


5pm June 21

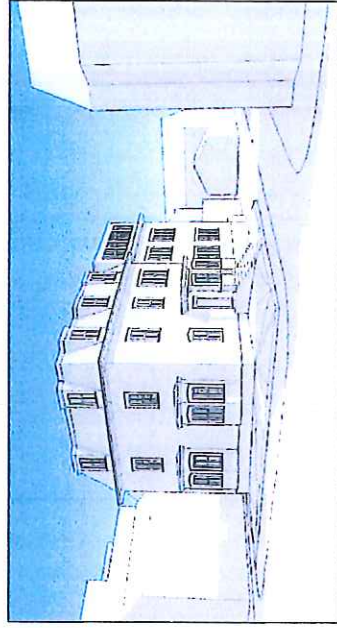
NOT FOR CONSTRUCTION

MAYNARD DESIGN + ARCHITECTURE  
160 Lincoln Road | P.O. Box 457, Lincoln, MA 01773  
617.359.6141 | Nick@MaynardDesign.com  
www.MaynardDesign.com

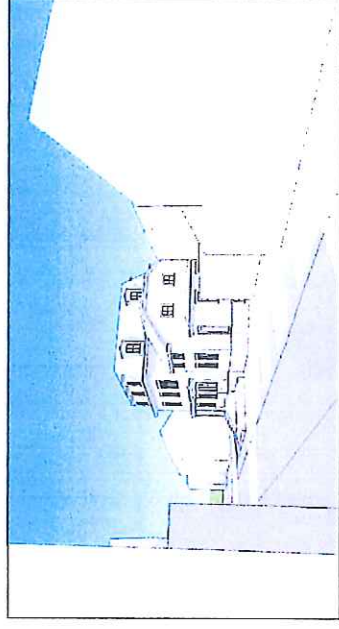
Sun Study from SW  
no scale



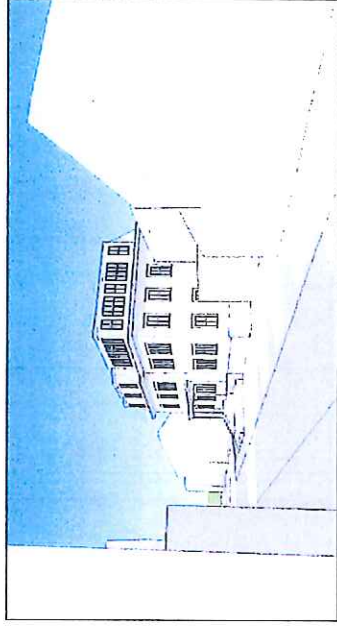
Proposed from Mt. Auburn to SW 9am June 21



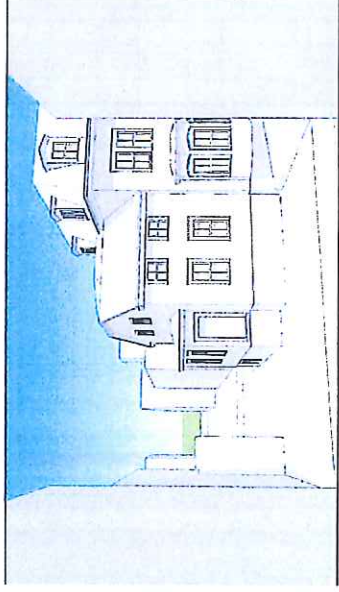
Proposed from Mt. Auburn to SE 4pm June 21



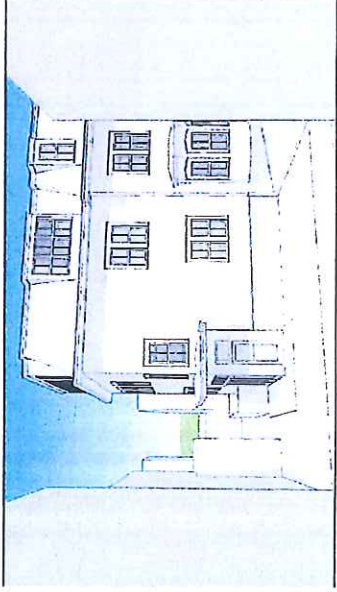
Existing Ell from Gerry 4pm June 21



Proposed Ell from Gerry 4pm June 21



Existing Ell across Revere 10am June 21



Proposed Ell across Revere 10am June 21



NOT FOR CONSTRUCTION

MAYNARD DESIGN + ARCHITECTURE  
160 Lincoln Road | P.O. Box 457, Lincoln, MA 01773  
617.359.6141 | Nick@MaynardDesign.com  
www.MaynardDesign.com



Looking to NE



Mt. Auburn Street

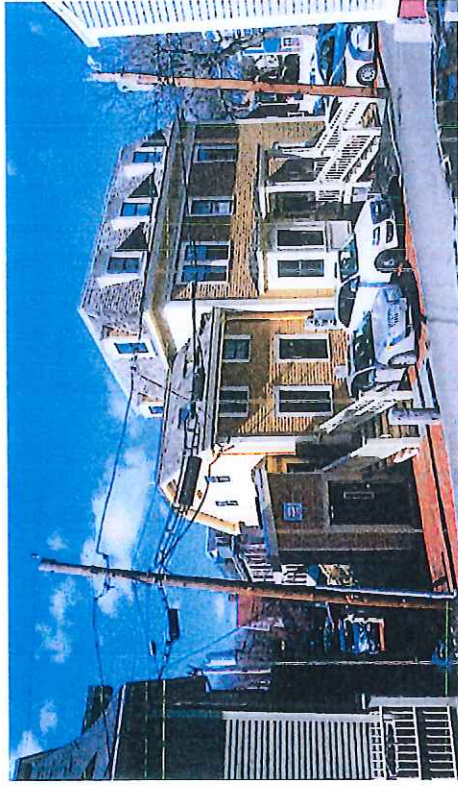


Looking to SE





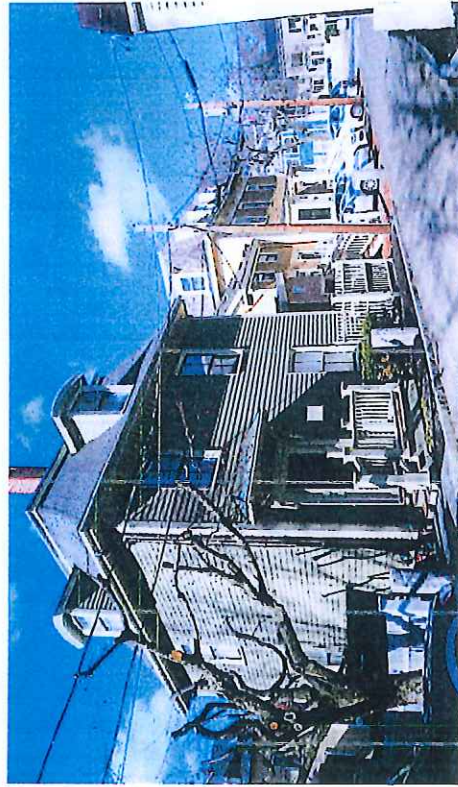
Alley from Gerry Street to Revere Street



Revere Street



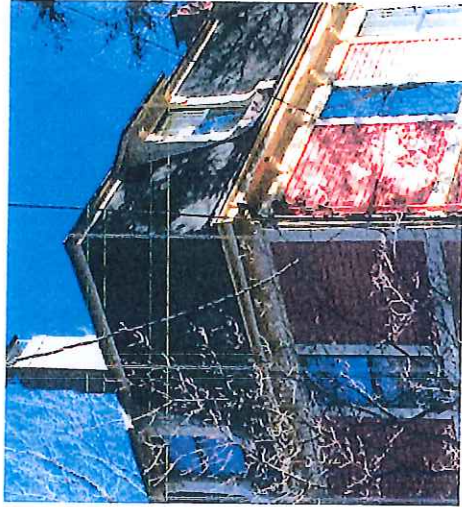
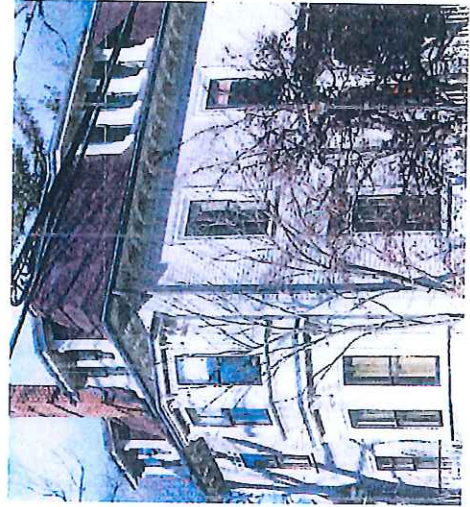
Gerry Street



Side Streets & Rear



Existing Dormer



Examples of Similar to Proposed Dormers in the Neighborhood





## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

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

E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)

URL: [http://www.cambridgema.gov/historic/halfcrown\\_marsh\\_home.html](http://www.cambridgema.gov/historic/halfcrown_marsh_home.html)

James Van Sickle, *Chair*, Judith Dortz, *Vice Chair*

William King, Deborah Masterson, Marie-Pierre Dillenseger, Peter Schur, Charles Smith, *Members*

### Legal Notice

#### Half Crown-Marsh Neighborhood Conservation District Commission

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, March 14, 2016 at 6:00 PM at the Friends Meeting House, 5 Longfellow Park, Cambridge** to consider the following matter under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

**HCM-323: 138 Mt. Auburn Street, by Loreda, LLC.** Alter exterior, demolish rear ell, and construct new ell.

James Van Sickle, Chair

*Cambridge Chronicle*, 3/3/16 and 3/10/16

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).

## Paull, Samantha

---

**From:** Paull, Samantha  
**Sent:** Thursday, February 25, 2016 4:13 PM  
**To:** 'Dillon, Debra'; 'legals@wickedlocal.com'  
**Subject:** Legal Ad HCM  
**Attachments:** 031416 legal ad.doc

Good afternoon,

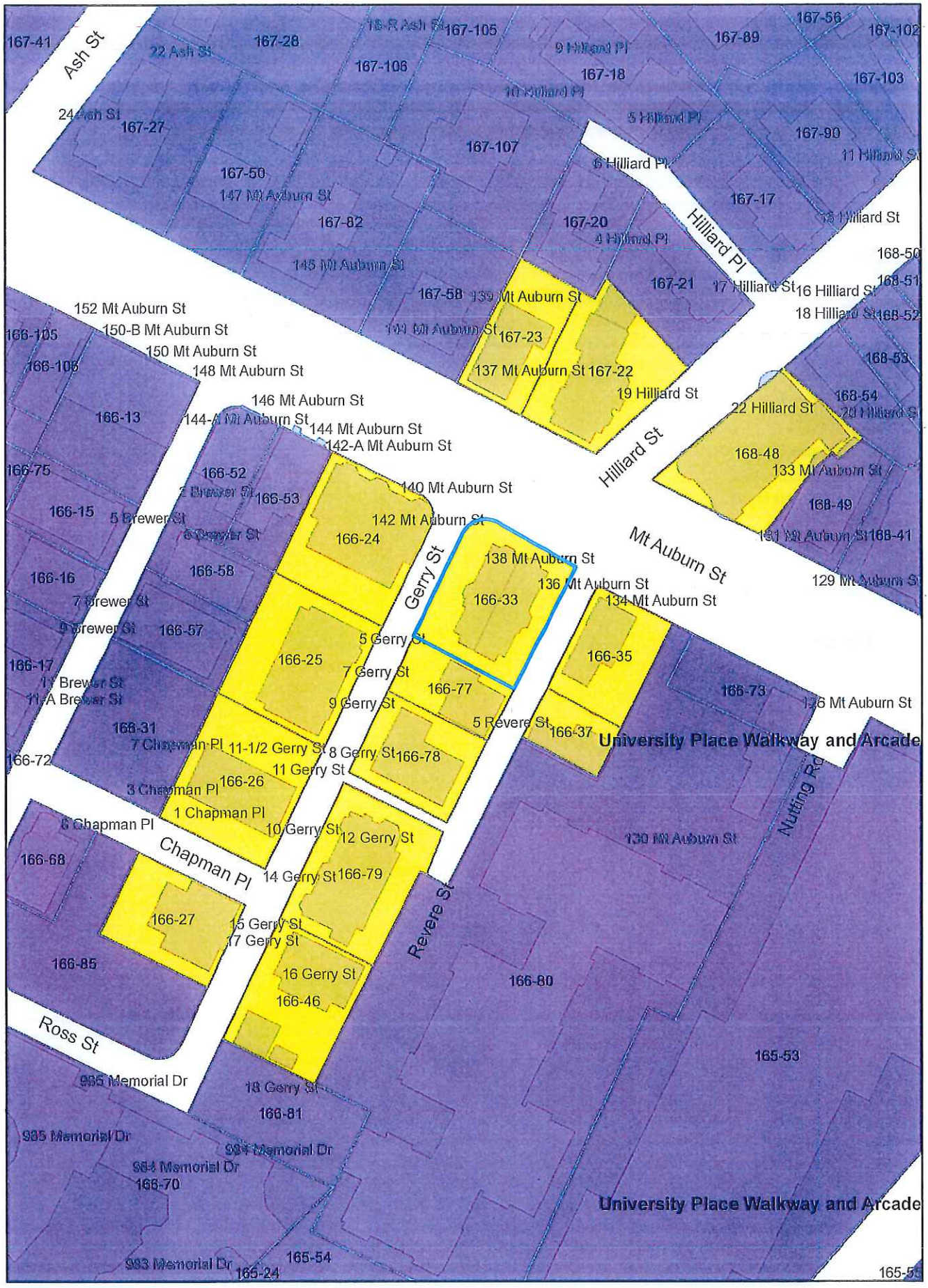
Would you please publish the attached legal ad in the 3/3/16 and 3/10/16 editions of the Cambridge Chronicle?

Thank you.

Sincerely,  
Samantha Paull  
*Preservation Administrator*  
Cambridge Historical Commission  
831 Massachusetts Ave, 2nd Floor  
Cambridge, MA 02139  
[spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)  
617.349.4686  
For hours and research info: [www.cambridgema.gov/historic](http://www.cambridgema.gov/historic)









6-33  
ARTFAM LLC,  
8 PLEASANT ST  
LINGTON, MA 02474

NYA IATRIDIS  
RVARD PLANNING & PROJECT MANAGEMENT  
50 MASS AVE, STE 573  
MBRIDGE, MA 02138

5-24  
ESIDENT & FELLOWS OF HARVARD COLLEGE  
HARVARD REAL ESTATE, INC.  
LYOKE CENTER - RM. 1000  
50 MASSACHUSETTS AVE.  
MBRIDGE, MA 02138

6-78  
LMAN, FREDERICK H. AND JANE S. SILLMAN  
GERRY ST  
MBRIDGE, MA 02138

6-79  
H, DAVID T. & ELLEN M. RICH  
GERRY ST., UNIT #1  
MBRIDGE, MA 02138

6-25  
ARNS, PAUL T. & MARY KEARNS  
GERRY ST. UNIT #5  
MBRIDGE, MA 02138

6-79  
TMANN, LUCY K.  
GERRY ST. #2  
MBRIDGE, MA 02138

cholas Maynard, AIA  
aynard Design + Architecture  
Box 457  
icoln, MA 01773

168-48  
DIBENEDETTO, INC  
71 PENNI LANE  
NORTH ANDOVER, MA 01845

166-25  
GORDON, KEVIN & DIANA LEONARD  
9 GERRY ST., UNIT #9A  
CAMBRIDGE, MA 02138

166-26  
APPEL, CRAIG H.  
11-11 1/2 GERRY ST., #1  
CAMBRIDGE, MA 02138

166-27  
JHALA, JAYASINHJI & RAJKUMARI JHALA  
15-17 GERRY ST., UNIT #15  
CAMBRIDGE, MA 02138

166-25  
SAUL, DANIEL & RANELLA HIRSCH  
20 PARK PLAZA, 4TH FLOOR  
BOSTON, MA 02116

166-79  
PLUMB, RICHARD A & NANCY G. PORTER  
14 GERRY ST. UNIT#3  
CAMBRIDGE, MA 02138

166-46  
CLEARY, JOANNE M.  
16 GERRY ST  
CAMBRIDGE, MA 02138

167-22  
DIGIOVANNI, JOHN P & ANNE E. DIGIOVANNI  
19 HILLIARD ST  
CAMBRIDGE, MA 02138

166-26  
NIXHOLM, HOLLY G.  
30 MADISON STREET  
CAMBRIDGE, MA 02138

166-77  
KRITZMAN, MARK TR. OF FIVE REVERE STREET REALTY  
TRUST  
5 REVERE ST  
CAMBRIDGE, MA 02138

166-25  
SUN, ANGELA A.  
9B GERRY ST  
CAMBRIDGE, MA 02138

166-27  
BROSIO, GIUSTINA C/O GAMBLE, IAN P. & LISA M.  
GAMBLE  
15-17 GERRY ST., #17  
CAMBRIDGE, MA 02138

167-23  
BAILE BEAG 11, LLC  
50 CHURCH ST  
CAMBRIDGE, MA 02138

LOREDA, LLC  
138 MT. AUBURN ST  
CAMBRIDGE, MA 02138

HALF CROWN-MARSH 3/14/16  
HEARING

**LEGAL NOTICE**  
**Half Crown-Marsh**  
**Neighborhood Conservation**  
**District Commission**

Notice is hereby given that the Commission will hold a Public Hearing on Monday, March 14, 2016 at 6:00 PM at the Friends Meeting House, 5 Longfellow Park, Cambridge to consider the following matter under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

**HCM-323: 138 Mt. Auburn Street, by Loreda, LLC. Alter exterior, demolish rear ell, and construct new ell.**

James Van Sickle, Chair

AD#13397461  
Cambridge Chronicle 3/3, 3/10/16



**Legal Notices**

HALF CROWN-MARSH 3/14/16  
HEARING

**LEGAL NOTICE**  
**Half Crown-Marsh**  
**Neighborhood Conservation**  
**District Commission**

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, March 14, 2016 at 6:00 PM** at the **Friends Meeting House, 5 Longfellow Park, Cambridge** to consider the following matter under Ch. 278, Article III of the City Code and the Order establishing the Commission:

**HCM-323: 138 Mt. Auburn Street, by Loreda, LLC. Alter exterior, demolish rear ell, and construct new ell.**

James Van Sickle, Chair

AD#13397461  
Cambridge Chronicle 3/3, 3/10/16



## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

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

E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)

URL: [http://www.cambridgema.gov/Historic/halfcrown\\_marsh\\_home.html](http://www.cambridgema.gov/Historic/halfcrown_marsh_home.html)

James Van Sickle, *Chair*, Judith Dortz, *Vice Chair*, *Alternates*

William King, Deborah Masterson, Marie-Pierre Dillenseger, Peter Schur, Charles Smith, *Members*

Date: March 10, 2016

To: Members and Alternates of the Half Crown-Marsh NCD Commission

From: Samantha Paull, Preservation Administrator

Re: Agenda for March 14, 2016 meeting

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, March 14, 2016 at 6:00 PM at the Friends Meeting House, 5 Longfellow Park, Cambridge** to consider the following matter under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

### AGENDA

1. Public Hearing: Alterations to Designated Property

**HCM-323: 138 Mt. Auburn Street, by Loreda, LLC.** Alter exterior, demolish rear ell, and construct new ell.

2. Minutes

3. Old Business

4. New Business

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 at 617/349-4683 or 617/349-6112 (TTY).

**Minutes of the Half Crown-Marsh Neighborhood Conservation District Commission**  
*Approved at the May 9, 2016 Meeting*

March 14, 2016 - 6:00 PM at Friends Meeting House, 5 Longfellow Park, Cambridge

Members present: James Van Sickle, *Chair*; Judith Dortz, *Vice Chair*; William King, Charles Smith, and Peter Schur, *members*

Members absent: Marie-Pierre Dillenseger, Deborah Masterson, *member*

Staff present: Samantha Paull

Members of the Public: see attached list

---

Mr. James Van Sickle, Chair, called the meeting to order at 6:03pm and gave an overview of the agenda. Mr. Van Sickle discussed meeting procedures.

Mr. Van Sickle noted that all Commissioners present would be voting.

**HCM-323: 138 Mt. Auburn Street, by Loreda, LLC. Alter exterior, demolish rear ell, and construct new ell.**

Ms. Samantha Paull, staff, gave a brief history of the structure, showed slides, and an overview of the proposed application.

Mr. Nick Maynard, architect, introduced himself and outlined the proposal. He stated the goal was to clean up the previous additions, update mechanicals and maximize their office space within the building while maintaining a transition between the taller commercial structures of Harvard Square and the residential properties outside of the Square. He said the proposal included reworking the third floor and removing the existing ell, constructing a new, large ell, and upgrading the building to allow for ADA accessibility. Mr. Maynard added that they were proposing to reroof the structure with a synthetic slate shingle and add brackets to the eaves.

Ms. Judith Dortz, Commissioner, asked where the parking was proposed. Mr. Maynard pointed out on the proposed plans that the new parking space was proposed by the new rear entry door.

Mr. William King, Commissioner, asked if the bollard would be removed. Mr. Maynard responded yes. Mr. King asked how tall the head house was. Mr. Maynard said that it would depend on the final elevator chosen and the goal was to avoid it completely. Mr. King expressed concern about what's approved in the sky. Mr. King asked if there was currently an elevator. Mr. Andy Stevenson, owner's representative, said that there was only a lift, which they would be removing with the proposed alterations. Mr. Maynard added that the elevator would service the entire structure.

Mr. Van Sickle noted that there was a fire that reduced the structure to a two-story structure with a flat roof but was later altered into a mansard with a third floor and reviewed under a non-binding review by the Half Crown Commission before the districts merged.



Mr. Cleary expressed concern about juggling maximizing the space and fitting in with the scale of the area. Mr. Van Sickle added that it is a very prominent issue for the district, and the desire to preserve the character of the neighborhood.

Mr. King expressed concern about additional utility boxes blocking open/green space. Mr. Stevenson said their goal was not to increase the need for meters or boxes on the property.

Dr. Schur asked if all the windows would have the same mullion, muntin and trim sizes. Mr. Maynard said they could look at maintaining consistency.

Mr. Van Sickle asked if there were any more questions or comments from the public. There were none. He closed the public hearing.

Mr. Charles Smith, Commissioner, expressed concern with the scale exceeding that of a residential building. Mr. King added that while the building is seeing some improvements, such as insulation, mechanical, and interior, the loss of thru views and impact of the scale is important to take into consideration. He noted that the area is zoned an office area. Mr. Maynard asked if Mr. King meant from Gerry Street to Revere Street. Mr. King clarified yes.

Mr. Van Sickle read the Commission's "Guidelines for Substantial Additions," and noted that it is important the additions remain subordinate in massing, scale, and height.

Ms. Dortz expressed her concern over the massing, band of windows along the rear elevation, lack of greenspace, and outstanding parking issues. She said she would prefer if it did not exceed two stories. Mr. Maynard said that the third story was important to the owner and said that he could reduce the size of the proposed addition to increase the rear setback. Dr. Schur added that the structure needs to appear residential in nature.

Mr. Van Sickle said it appeared that the building was morphing into an office building versus being part of an old residential neighborhood and converted. He stated the existing structure's addition does a good job of stepping down from the main structure to the residential to the rear. Mr. Van Sickle suggested looking at mansards in the surrounding area, that they had a steeper pitch on the main hip roof portion of the mansard than the flat roof reflected on the proposal. He added that he felt a larger two story addition that provided a transition would be more appropriate. Mr. King agreed and asked the applicant if he was open to that. Mr. Stevenson expressed concern over the reduction to two stories as they would not be able to add an elevator to the project. Mr. Maynard echoed the concern of the loss of the third floor for making the elevator work. Mr. Van Sickle said it would be helpful to see plans incorporating the concerns of the Commission and abutters.

Ms. Paull reviewed the options the Commission could choose, either continuance, withdraw, or vote on the application. Mr. King made a motion to accept the applicant's request for a continuance until May. Mr. Smith seconded the motion. The motion was approved 5-0.

## Minutes

**Members of the Public  
(who signed the Attendance list)**

|                  |           |                       |
|------------------|-----------|-----------------------|
| Nicholas Maynard | Architect | PO Box 457, Lincoln   |
| Andrew Stevenson | Owner Rep | 138 Mt. Auburn Street |
| Dick Plumb       | Abutter   | 14 Gerry Street       |
| Ken Cleary       | Abutter   | 16 Gerry Street       |
| Craig Appel      | Abutter   | 11 Gerry Street       |
| David Rich       | Abutter   | 10 Gerry Street       |
| Nancy Porter     | Abutter   | 14 Gerry Street       |
| Susan Labandibar | Abutter   | 10 Brewer Street      |

Note: All addresses are located in Cambridge unless otherwise noted.

*II. Half Crown-Marsh NCDC Meeting May 9,*  
*2016 – DEFERAL REQUESTED BY APPLICANT*



## Paul, Samantha

---

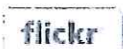
**From:** Paul, Samantha  
**Sent:** Thursday, April 21, 2016 3:50 PM  
**To:** 'Lalime, Dawn'  
**Subject:** RE: Legal ad for HCM May 9  
**Attachments:** 050916 legal ad-amended.doc

Dawn,

I just noticed I left off the owner information on the last person. Could you please use the attached ad instead?

Thanks!

Sincerely,  
Samantha Paull  
*Preservation Administrator*  
Cambridge Historical Commission  
831 Massachusetts Ave, 2nd Floor  
Cambridge, MA 02139  
[spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)  
617.349.4686  
For hours and research info: [www.cambridgema.gov/historic](http://www.cambridgema.gov/historic)



**From:** Lalime, Dawn [mailto:[dlalime@wickedlocal.com](mailto:dlalime@wickedlocal.com)]  
**Sent:** Thursday, April 21, 2016 3:48 PM  
**To:** Paul, Samantha <[spaul@cambridgema.gov](mailto:spaul@cambridgema.gov)>  
**Subject:** Re: Legal ad for HCM May 9

Thank you, I will process your request

Thank you  
Dawn Lalime  
Legal Ad Representative  
Office: 781 433 7959  
Fax: 781-433-7951  
[legals@wickedlocal.com](mailto:legals@wickedlocal.com)

For Patriot Ledger legals, the email address is [legals@ledger.com](mailto:legals@ledger.com)

**WICKED**  
**LOCAL Media**  
Solutions

Digital | Print | Direct | Live



## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)  
URL: [http://www.cambridgema.gov/historic/halfcrown\\_marsh\\_home.html](http://www.cambridgema.gov/historic/halfcrown_marsh_home.html)

James Van Sickle, *Chair*, Judith Dortz, *Vice Chair*  
William King, Deborah Masterson, Marie-Pierre Dillenseger, Peter Schur, Charles  
Smith, *Members*

### Legal Notice

#### Half Crown-Marsh Neighborhood Conservation District Commission

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, May 9, 2016 at 6:00 PM at the Friends Meeting House, 5 Longfellow Park, Cambridge** to consider the following matter under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

**HCM-323 (continued): 138 Mt. Auburn Street, by Loreda, LLC.** Alter exterior, demolish rear ell, and construct new ell.

**HCM-328: 15 Brown Street, by James & Mary Alice Van Sickle.** Alter garage and construct entry hoods.

**HCM-329: 52-54 Foster Street, by Ann & Charles Bonney.** Alter windows.

**HCM-330: 7-9 Gibson Street, by Robert Livingston.** Alter windows, remove existing roof, construct new mansard roof, remove chimney, alter porches, and replace windows.

James Van Sickle, Chair  
*Cambridge Chronicle*, 4/28/16 and 5/5/16

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).

HCROWN 5/9/16  
**LEGAL NOTICE**  
Half Crown-  
Marsh Neighborhood  
Conservation District  
Commission

Notice is hereby given that the Commission will hold a Public Hearing on Monday, May 9, 2016 at 6:00 PM at the Friends Meeting House, 5 Longfellow Park, Cambridge to consider the following matter under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

- HCM-323 (continued): 138 Mt. Auburn Street, by Loreda, LLC. Alter exterior, demolish rear ell, and construct new ell.
- HCM-328: 15 Brown Street, by James & Mary Alice Van Sickle. Alter garage and construct entry hoods.
- HCM-329: 52-54 Foster Street, by Ann & Charles Bonney. Alter windows.
- HCM-330: 7-9 Gibson Street, by Robert Livingston. Alter windows, remove existing roof, construct new mansard roof, remove chimney, alter porches, and replace windows.

James Van Sickle, Chair

AD#13421096  
Cambridge Chronicle, 4/28/16  
and 5/5/16





## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

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

E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)

URL: [http://www.cambridgema.gov/Historic/halfcrown\\_marsh\\_home.html](http://www.cambridgema.gov/Historic/halfcrown_marsh_home.html)

James Van Sickle, *Chair*, Judith Dortz, *Vice Chair, Alternates*

William King, Deborah Masterson, Marie-Pierre Dillenseger, Peter Schur, Charles Smith, *Members*

Date: May 4, 2016

To: Members and Alternates of the Half Crown-Marsh NCD Commission

From: Samantha Paull, Preservation Administrator

Re: Agenda for May 9, 2016 meeting

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, May 9, 2016 at 6:00 PM at the Friends Meeting House, 5 Longfellow Park, Cambridge** to consider the following matter under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

### AGENDA

1. Public Hearing: Alterations to Designated Property

***DEFERRAL REQUESTED - HCM-323 (continued): 138 Mt. Auburn Street, by Loreda, LLC. Alter exterior, demolish rear ell, and construct new ell.***

**HCM-328: 15 Brown Street, by James & Mary Alice Van Sickle. Alter garage and construct entry hoods.**

**HCM-329: 52-54 Foster Street, by Ann & Charles Bonney. Alter windows.**

**HCM-330: 7-9 Gibson Street, by Robert Livingston. Alter windows, remove existing roof, construct new mansard roof, remove chimney, alter porches, and replace windows.**

2. Minutes

3. Old Business

4. New Business

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 at 617/349-4683 or 617/349-6112 (TTY).

HCROWN 5/9/16

**LEGAL NOTICE**

**Half Crown-  
Marsh Neighborhood  
Conservation District  
Commission**

Notice is hereby given that the Commission will hold a Public Hearing on Monday, May 9, 2016 at 6:00 PM at the Friends Meeting House, 5 Longfellow Park, Cambridge to consider the following matter under Ch. 278, Article III of the City Code and the Order establishing the Commission:

**HCM-323 (continued): 138 Mt. Auburn Street, by Loreda, LLC.** Alter exterior, demolish rear ell, and construct new ell.

**HCM-328: 15 Brown Street, by James & Mary Alice Van Sickle.** Alter garage and construct entry hoods.

**HCM-329: 52-54 Foster Street, by Ann & Charles Bonney.** Alter windows.

**HCM-330: 7-9 Gibson Street, by Robert Livingston.** Alter windows, remove existing roof, construct new mansard roof, remove chimney, alter porches, and replace windows.

James Van Sickle, Chair

AD#13421096  
Cambridge Chronicle, 4/28/16  
and 5/5/16



III. Half Crown-Marsh NCDC Meeting

June 13, 2016



## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

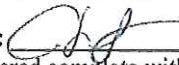
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)

URL: [http://www.cambridgema.gov/Historic/halfcrown\\_marsh\\_home.html](http://www.cambridgema.gov/Historic/halfcrown_marsh_home.html)

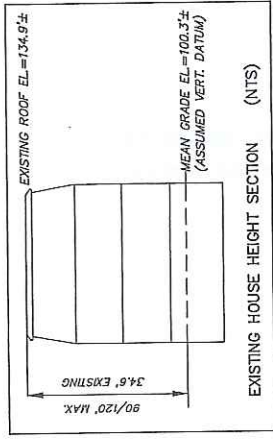
1. The undersigned hereby applies to the Half Crown-Marsh Neighborhood Conservation District Commission for a Certificate of (check type of certificate):  Appropriateness,  Nonapplicability, or  Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: 138 Mount Auburn Street, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:  
(An additional page can be attached, if necessary).

Please see attached pages

|                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Property Owner of Record:</b> <u>Lorecta LLC</u>                                                                                                                                                                                                                                                                                                                                   |
| <b>Mailing Address:</b> <u>138 Mt. Auburn St.</u>                                                                                                                                                                                                                                                                                                                                             |
| <b>Telephone/Fax:</b> <u>617-714-93057 / 617-714-4156</u> <b>E-mail:</b> <u>stevensw andrew@lorecta.com</u>                                                                                                                                                                                                                                                                                   |
| <b>Signature of Property Owner of Record*:</b> <br>(Required field; application will not be considered complete without property owner's signature)<br>*I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief. |
| <b>Name of proponent, if not record owner:</b> <u>Nicholas Maynard, AIA</u>                                                                                                                                                                                                                                                                                                                   |
| <b>Mailing Address:</b> <u>Maynard Design + Architecture, PO Box 457, Lincoln, MA 01773</u>                                                                                                                                                                                                                                                                                                   |
| <b>Telephone/Fax:</b> <u>617.359.6141</u> <b>E-mail:</b> <u>Nick@MaynardDesign.com</u>                                                                                                                                                                                                                                                                                                        |

|                                          |                           |                            |
|------------------------------------------|---------------------------|----------------------------|
| <b>(for office use only):</b>            |                           |                            |
| <b>Date Application Received:</b> _____  | <b>Case Number:</b> _____ | <b>Hearing Date:</b> _____ |
| <b>Type of Certificate Issued:</b> _____ | <b>Date Issued:</b> _____ |                            |

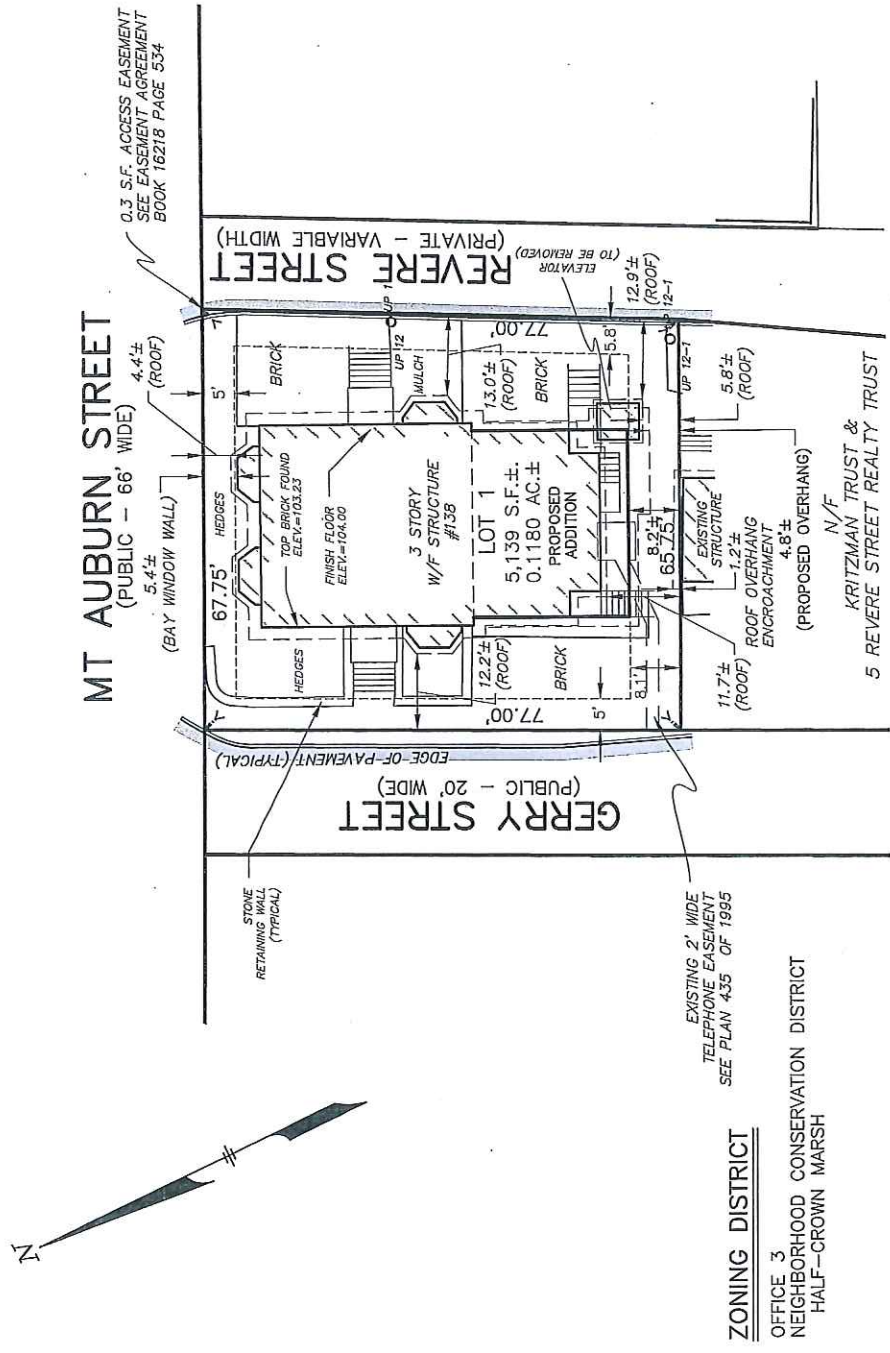




**PROGRESS PRINT**  
**22 FEBRUARY 16**

PLOT PLAN  
IN  
**CAMBRIDGE, MASSACHUSETTS**  
(MIDDLESEX COUNTY)  
FOR: **MAYNARD DESIGN + ARCHITECTURE**  
SCALE: 1"=20' FEBRUARY 22, 2016

**STAMSKI AND MCNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
(5585)work.dwg 138 Mt Auburn Street SM-5585



**ZONING DISTRICT**  
OFFICE 3  
NEIGHBORHOOD CONSERVATION DISTRICT  
HALF-CROWN MARSH

**REFERENCE**  
DEED BOOK 44901 PAGE 517  
PLAN BOOK 4A PLAN 19



**138 Mount Auburn Street**

**Proposal to Remove and Rebuild Eil**

**Summary:** This revised proposal is presented in response to the areas of concern expressed at the March 14th meeting. It is an approximately 1000 square foot addition to the existing building that extends the structure towards the Charles River by three feet and adds a third floor to the eil. The proposal includes an entry at grade and an elevator within the building. The existing platform lift will be removed.

**Reduce Footprint:** The proposed expansion to the rear of the property has been reduced by one third, from 4' 6" to 3' 0". In conjunction with revisions to the dormers this reduces the proposed expansion by 18.5% or about 200 square feet. The distance between the proposed eil and closest abutter (and property line) will be 10'. The setback as determined by formula from the Zoning Bylaws, is 8.1 feet.

**Reduce Bulk:** The rebuilt eil will be consistent but subordinate to the existing front block. The eave line of the mansard on the eil is suppressed below that of the front. The detailing, brackets and form are consistent but more modest than on the front of the building.

The dormers are pulled back from the corners of the roof and are limited in width to conform to the City of Cambridge guidelines. The roof will be slate and the dormers on the eil will be wrapped in slate so they blend with the surrounding roof.

**Alternate:** The entire roof could be rebuilt a foot taller at the mansard cornice and with an appropriately pitched (5:12) upper roof which would make it in keeping with other traditional mansards in the area. The eil also allows the eil to step down further from the front of the building.

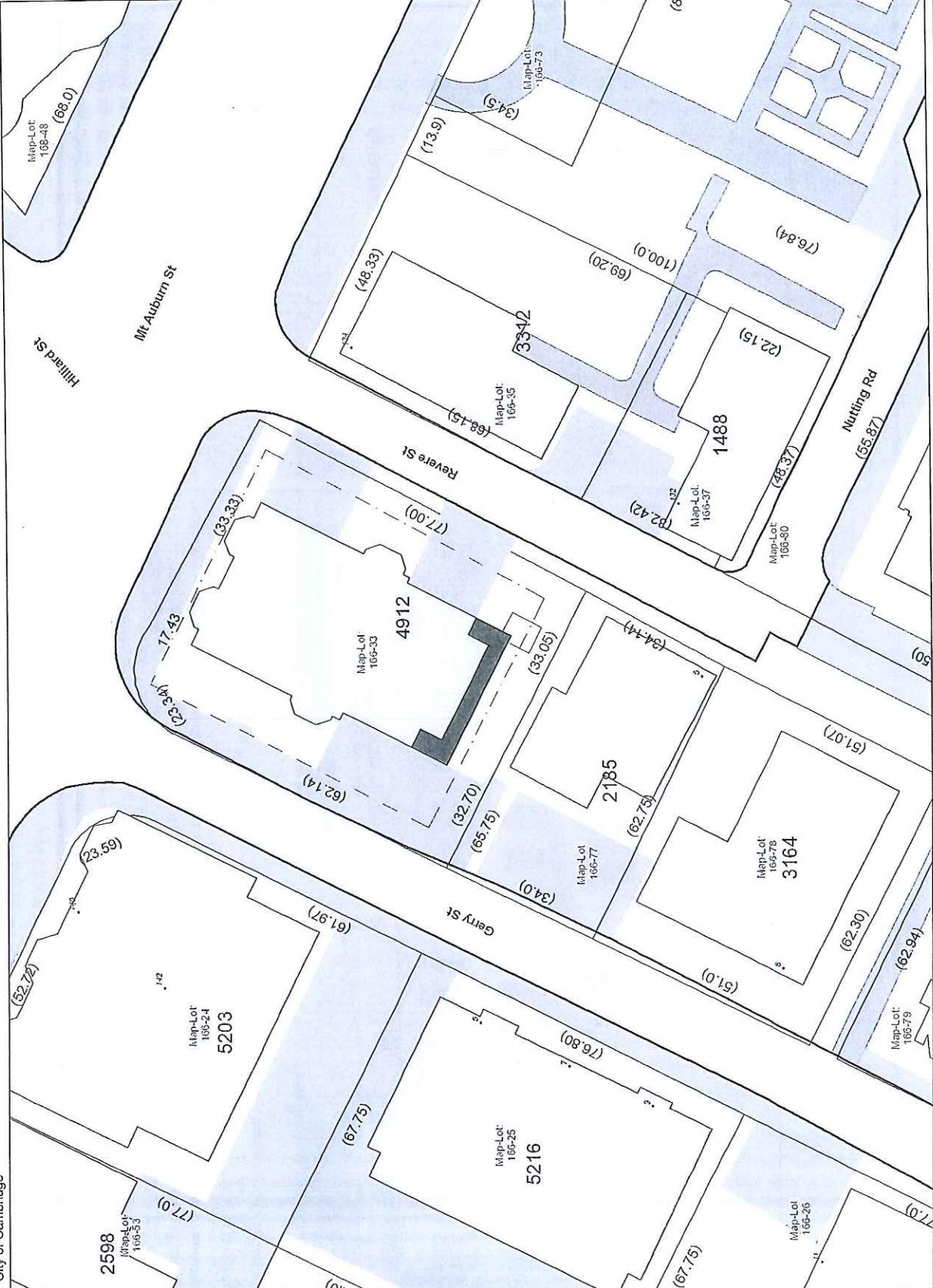
**CONTENTS**

- Project Description
- Assessors Map
- 0 Gross Floor Area Comparison
- 1 Plans Basement
- 2 Plans Ground Floor
- 3 Plans Second Floor
- 4 Plans Third Floor
- 5 Elevation Mount Auburn Street
- 6 Elevation Revere Street
- 7 Elevation Private Alley
- 8 Elevation Gerry Street
- 9 Alternate Elevation Mount Auburn Street
- 10 Alternate Elevation Revere Street
- 11 Alternate Elevation Private Alley
- 12 Alternate Elevation Gerry Street
- E1 Existing Elevation Mount Auburn Street
- E2 Existing Elevation Revere Street
- E3 Existing Elevation Private Alley
- E4 Existing Elevation Gerry Street
- M1 Model Views from Hilliard Street
- M2 Model Views up Gerry Street
- M3 Model Views up Revere Street



May 23, 2016

City of Cambridge



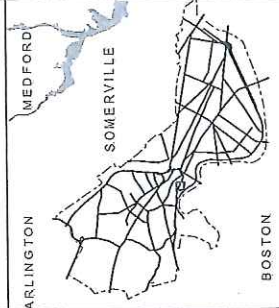
**LEGEND**

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
- Paved Roads
- Bridges
- Unpaved Roads
- Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surfaces
- Public Footpath
- Proposed Addition
- Zoning Setback
- Platform lift
- to be removed

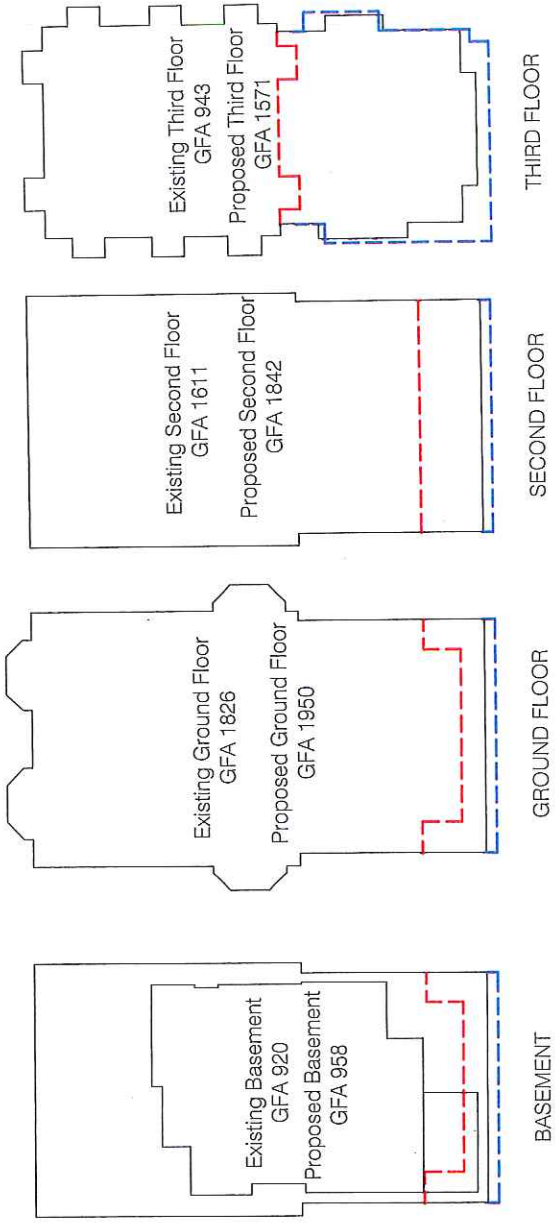


City of Cambridge  
 Massachusetts  
 1" = 20 ft

All data is provided for graphic representation only. The City of Cambridge does not warrant, guarantee, or assume any liability, expressed or implied, including but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.  
[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



- Extent of Existing
- Extent of Current Proposal
- Extent of Previous Proposal

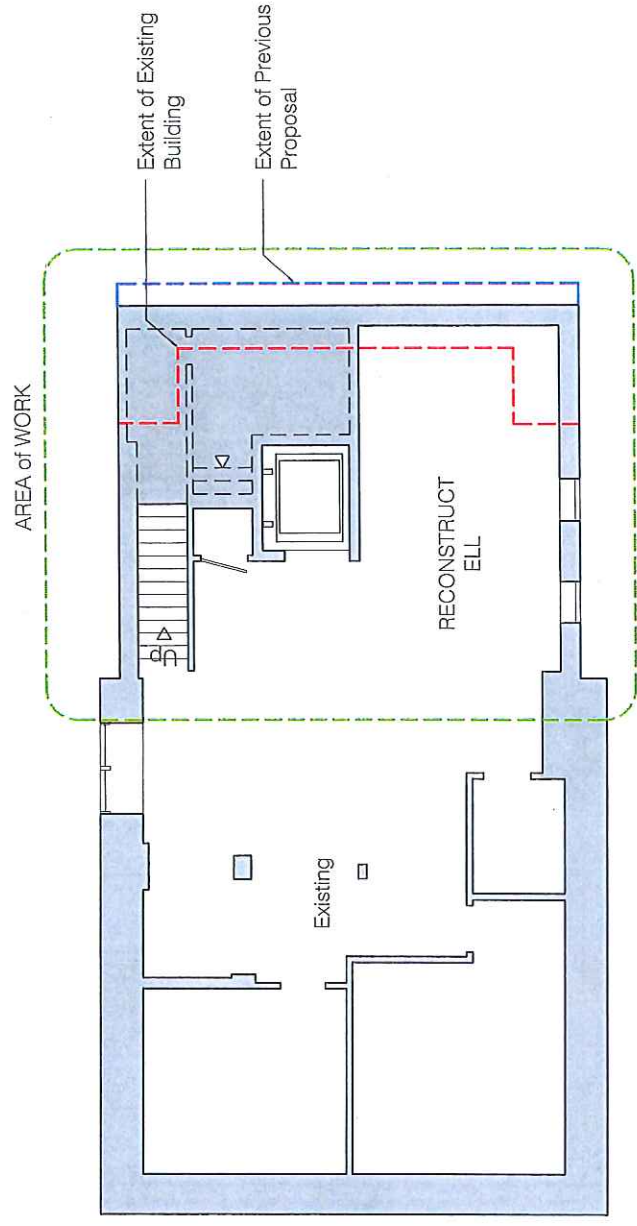


Total GFA Existing 5300

Total GFA Proposed 6321 (19% increase)

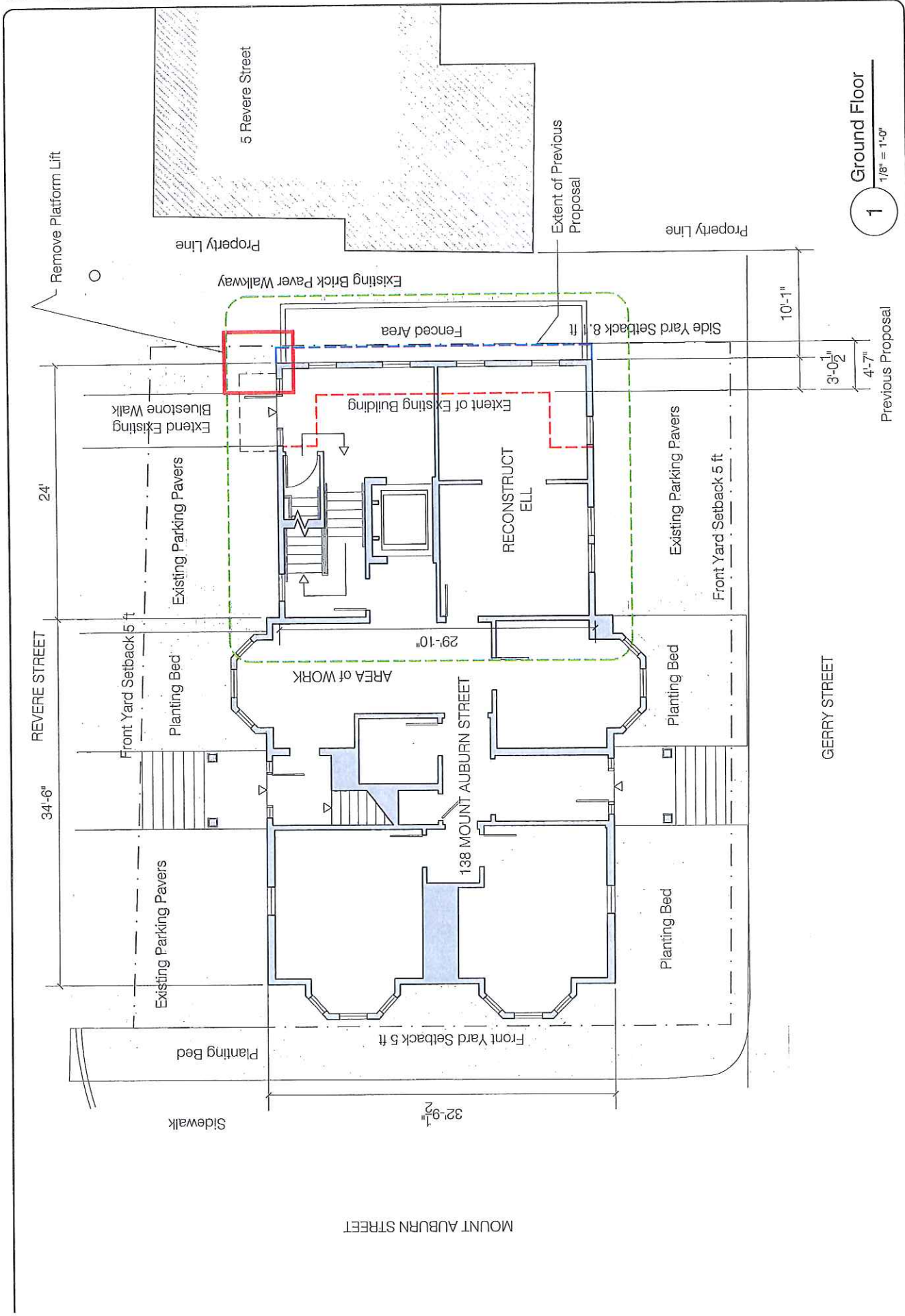
(Current proposed addition is 18.6% smaller than the previous proposal.)

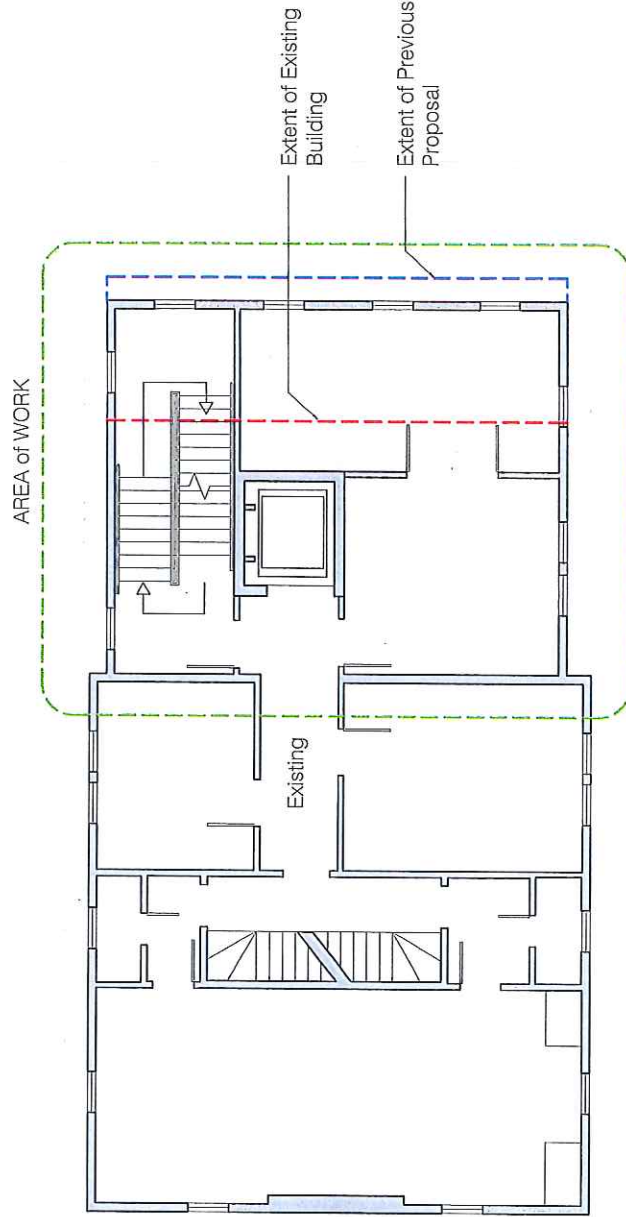
Gross Floor Area Comparison  
 1/16" = 1'-0"



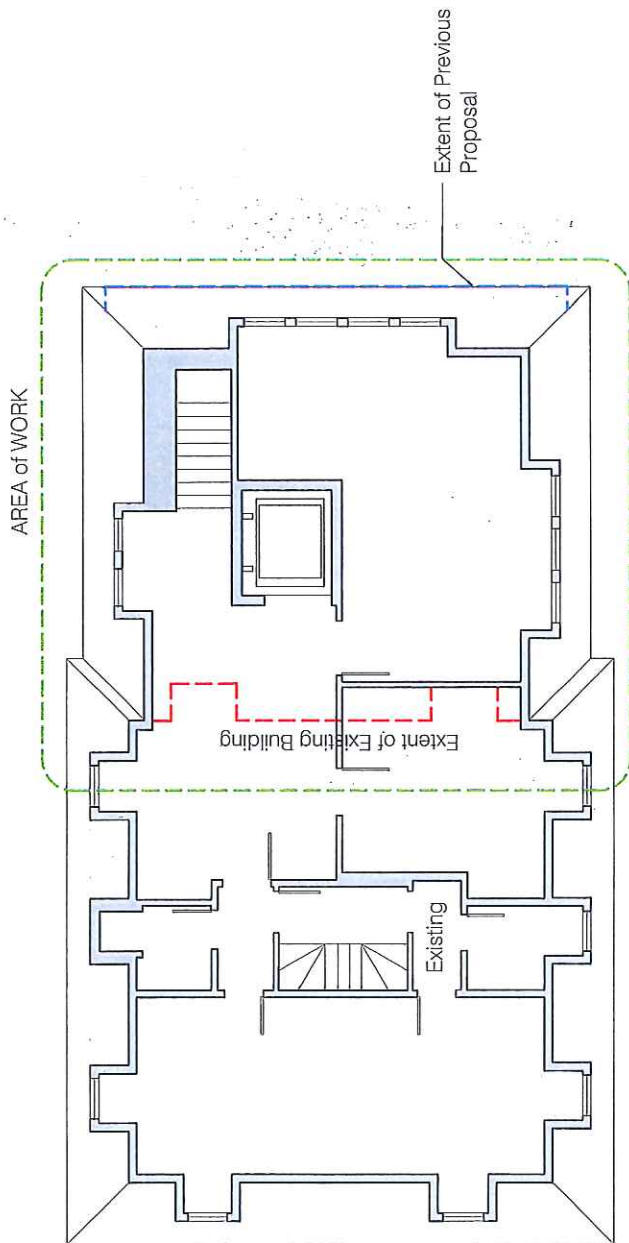
1  
1/8" = 1'-0"







1 Second Floor  
1/8" = 1'-0"



1 Third Floor  
1/8" = 1'-0"



- A Simplified and lowered eave on ell to reduce bulk with modest single brackets
- B Step ell dormers back from perimeter wall to reduce mass
- C Clad ell dormers with slate to blend with mansard
- D Pull ell dormers back from building corners and keep widths below recommended maximums (<15')
- E Reduce extension to rear of property in comparison to previous proposal and minimum required by zoning
- F Replace cedar shake mansard with slate product
- G Install paired eave brackets on front portion of building
- H Entry canopy reduced from pervious proposal
- I Existing building outline
- J Previous proposal outline

34.6' Grade  
Existing/Proposed



ELEVATION: Mount Auburn Street  
1/8" = 1'-0"

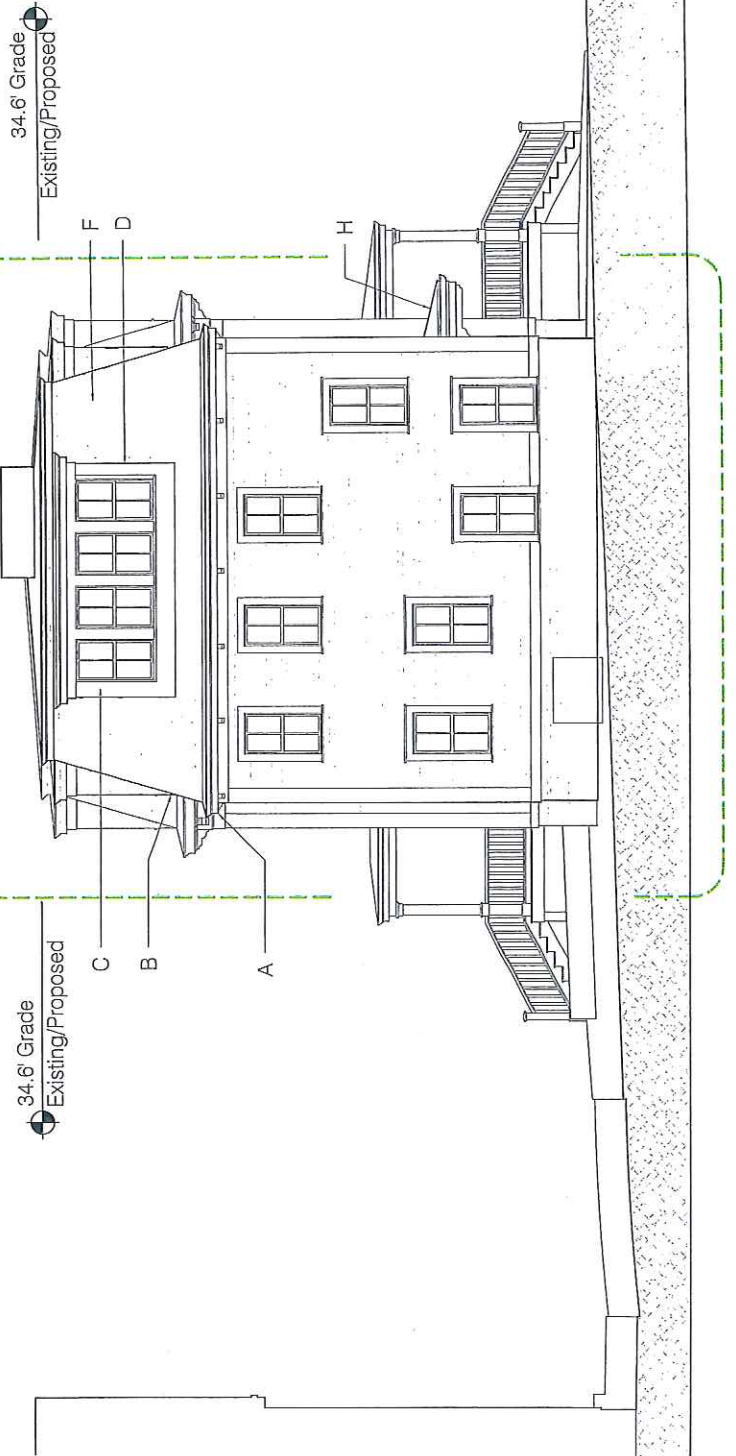
- A Simplified and lowered eave on ell to reduce bulk with modest single brackets
- B Step ell dormers back from perimeter wall to reduce mass
- C Clad ell dormers with slate to blend with mansard
- D Pull ell dormers back from building corners and keep widths below recommended maximums (<15')
- E Reduce extension to rear of property in comparison to previous proposal and minimum required by zoning
- F Replace cedar shake mansard with slate product
- G Install paired eave brackets on front portion of building
- H Entry canopy reduced from previous proposal
- I Existing building outline
- J Previous proposal outline



ELEVATION: Revere Street  
1/8" = 1'-0"

- A Simplified and lowered eave on ell to reduce bulk with modest single brackets
- B Step ell dormers back from perimeter wall to reduce mass
- C Clad ell dormers with slate to blend with mansard
- D Pull ell dormers back from building corners and keep widths below recommended maximums (<15')
- E Reduce extension to rear of property in comparison to previous proposal and minimum required by zoning
- F Replace cedar shake mansard with slate product
- G Install paired eave brackets on front portion of building
- H Entry canopy reduced from previous proposal
- I Existing building outline
- J Previous proposal outline

AREA of WORK



34.6' Grade  
Existing/Proposed

34.6' Grade  
Existing/Proposed

Elevation: Private Alley  
1/8" = 1'-0"



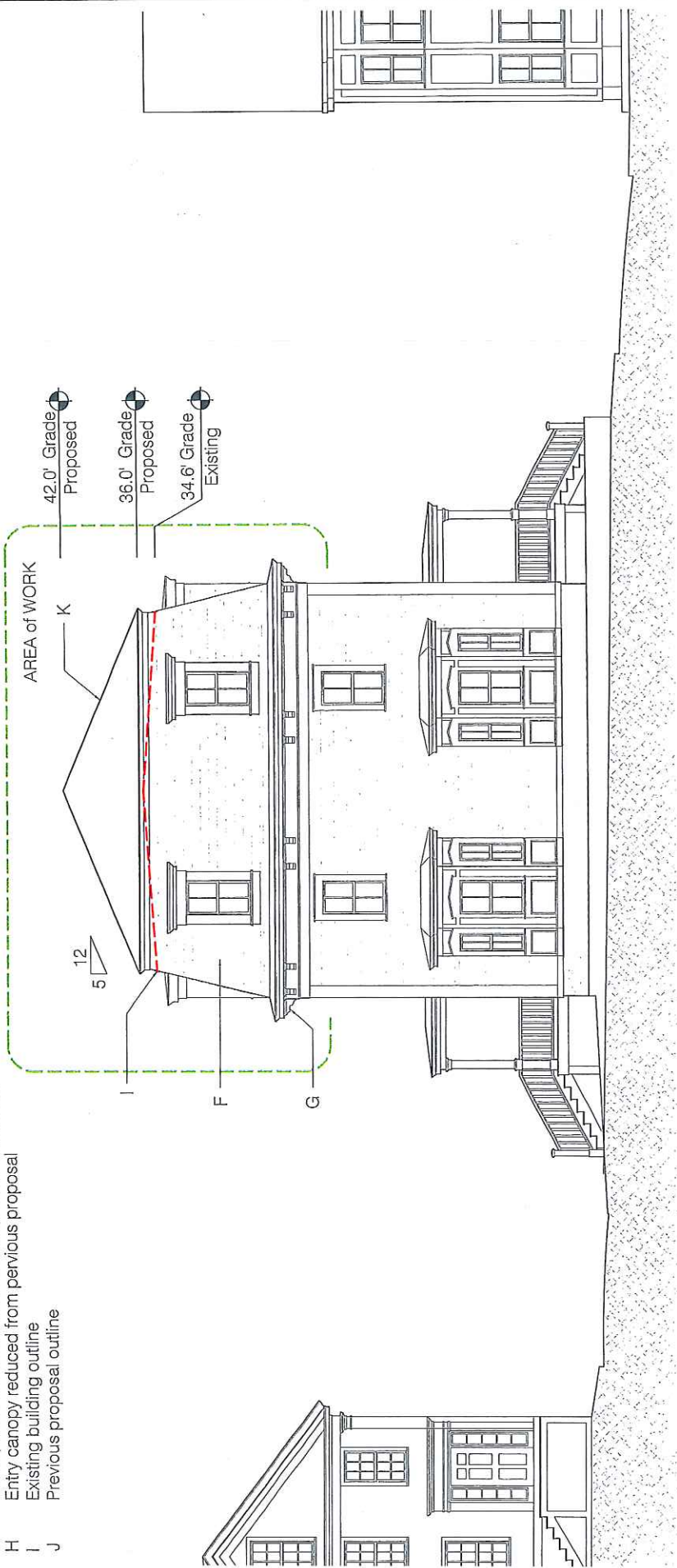
- A Simplified and lowered eave on ell to reduce bulk with modest single brackets
- B Step ell dormers back from perimeter wall to reduce mass
- C Clad ell dormers with slate to blend with mansard
- D Pull ell dormers back from building corners and keep widths below recommended maximums (<15)
- E Reduce extension to rear of property in comparison to previous proposal and minimum required by zoning
- F Replace cedar shake mansard with slate product
- G Install paired eave brackets on front portion of building
- H Entry canopy reduced from pervious proposal
- I Existing building outline
- J Previous proposal outline



ELEVATION: Gerry Street

1/8" = 1'-0"

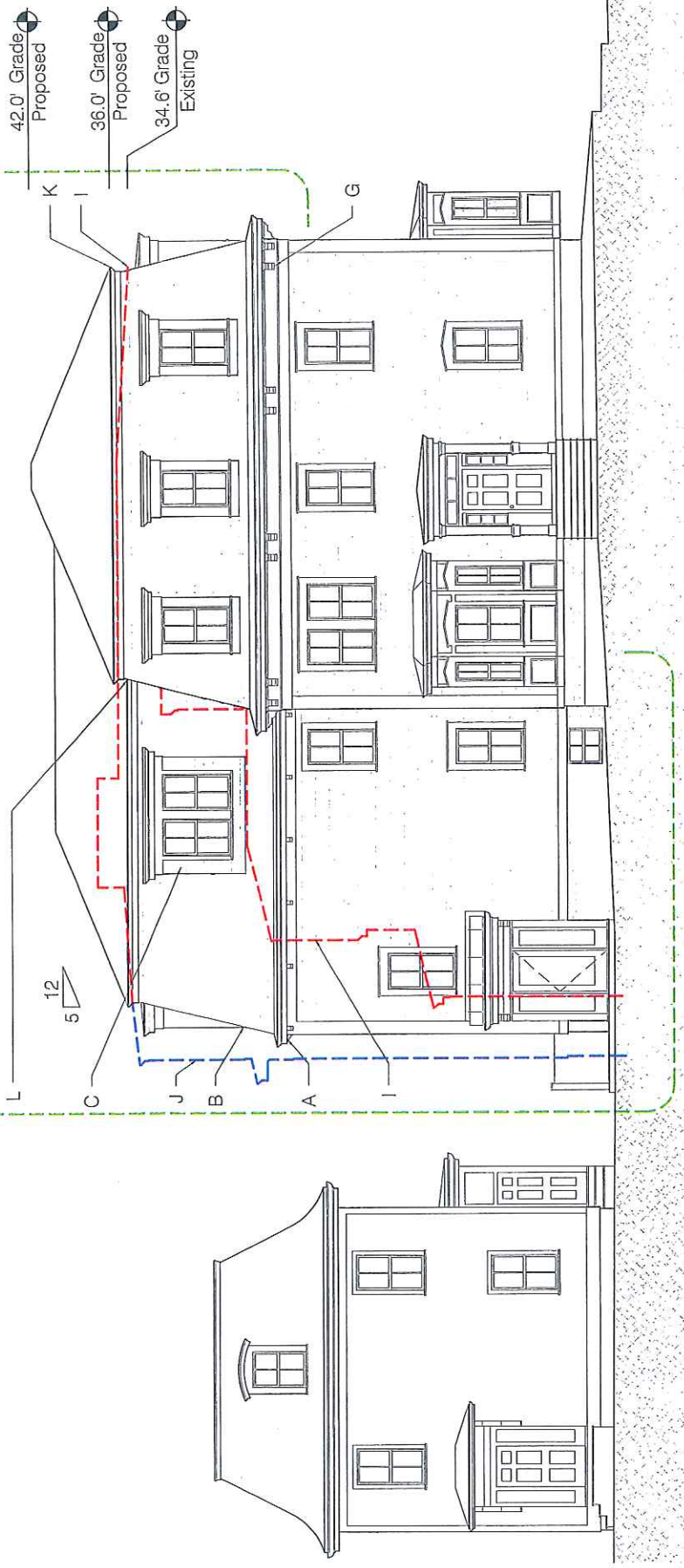
- A Simplified and lowered eave on ell to reduce bulk with modest single brackets
- B Step ell dormers back from perimeter wall to reduce mass
- C Clad ell dormers with slate to blend with mansard
- D Pull ell dormers back from building corners and keep widths below recommended maximums (<15')
- E Reduce extension to rear of property in comparison to previous proposal and minimum required by zoning
- F Replace cedar shake mansard with slate product
- G Install paired eave brackets on front portion of building
- H Entry canopy reduced from pervious proposal
- I Existing building outline
- J Previous proposal outline
- K Raise mansard cornice and rebuild upper roof at 5 in 12 to produce traditional/appropriate mansard proportions
- L Lower cornice line of ell mansard to make subordinate to front



Alternate Elevation: Mount Auburn Street  
 1/8" = 1'-0"



- A Simplified and lowered eave on ell to reduce bulk with modest single brackets
- B Step ell dormers back from perimeter wall to reduce mass
- C Clad ell dormers with slate to blend with mansard
- D Pull ell dormers back from building corners and keep widths below recommended maximums (<15)
- E Reduce extension to rear of property in comparison to previous proposal and minimum required by zoning
- F Replace cedar shake mansard with slate product
- G Install paired eave brackets on front portion of building
- H Entry canopy reduced from pervious proposal
- I Existing building outline
- J Previous proposal outline



- K Raise mansard cornice and rebuild upper roof at 5 in 12 to produce traditional/appropriate mansard proportions
- L Lower cornice line of ell mansard to make subordinate to front

Alternate Elevation: Revere Street  
 1/8" = 1'-0"

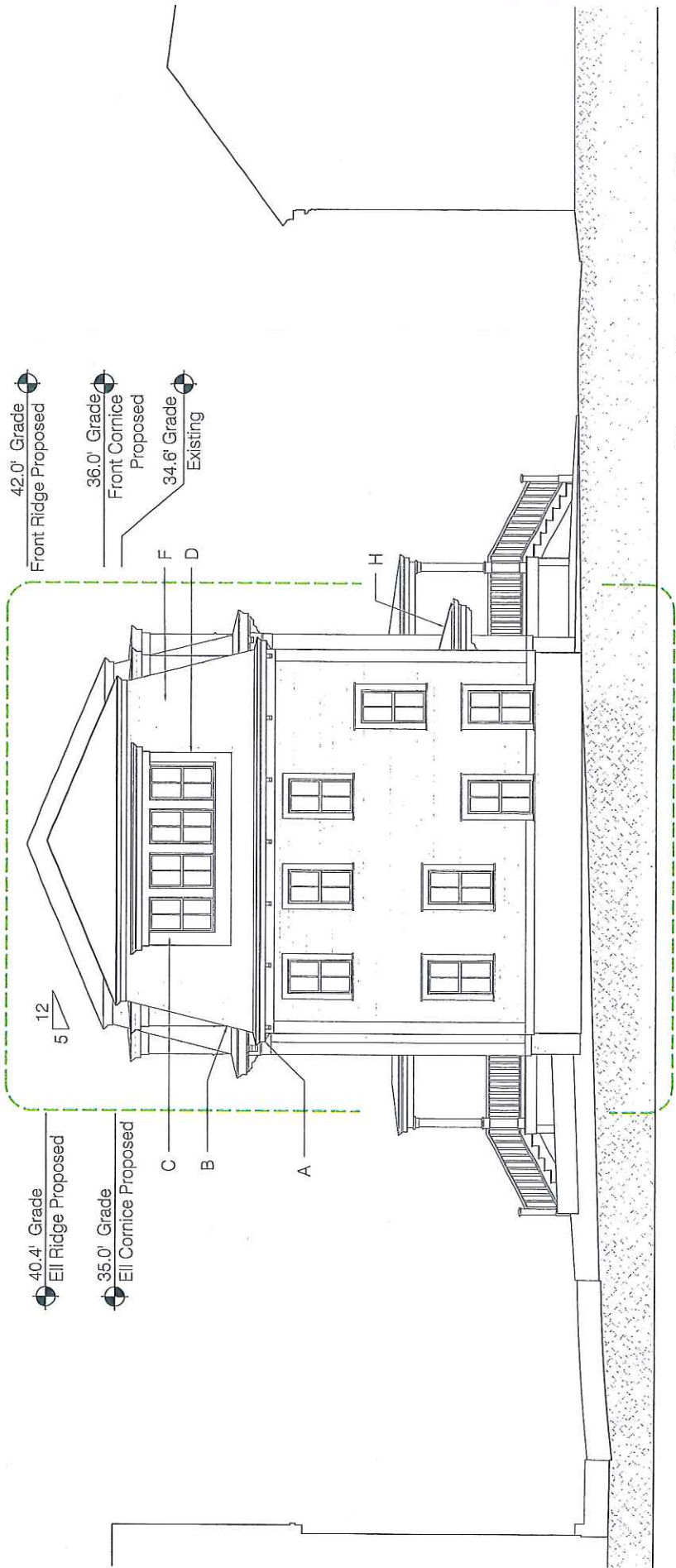
NOT FOR CONSTRUCTION

Scale as Noted  
 Date: 5/25/2018

Proposed Elevation  
 138 Mount Auburn



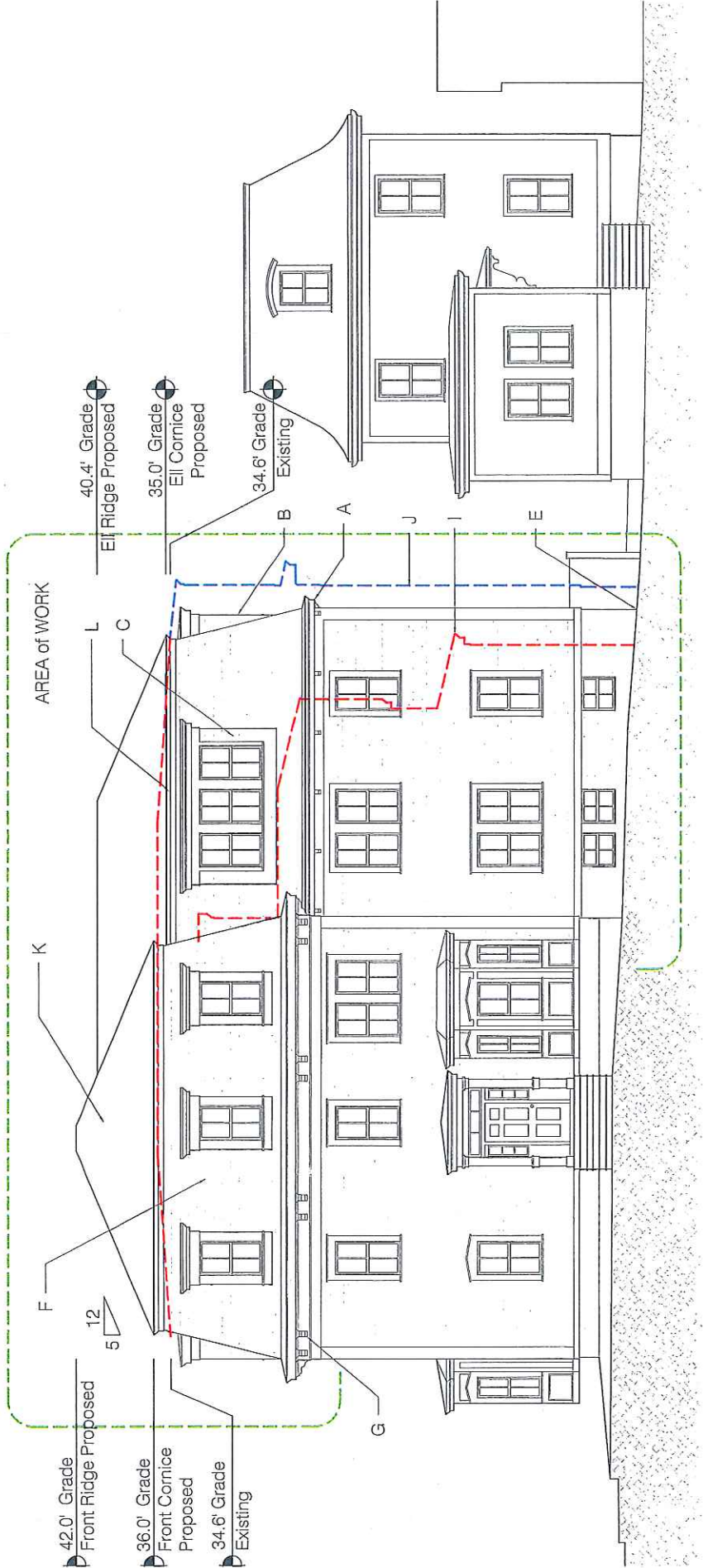
- A Simplified and lowered eave on ell to reduce bulk with modest single brackets
  - B Step ell dormers back from perimeter wall to reduce mass
  - C Clad ell dormers with slate to blend with mansard
  - D Pull ell dormers back from building corners and keep widths below recommended maximums (<15')
  - E Reduce extension to rear of property in comparison to previous proposal and minimum required by zoning
  - F Replace cedar shake mansard with slate product
  - G Install paired eave brackets on front portion of building
  - H Entry canopy reduced from pervious proposal
  - I Existing building outline
  - J Previous proposal outline
- K Raise mansard cornice and rebuild upper roof at 5 in 12 to produce traditional/appropriate mansard proportions
  - L Lower cornice line of ell mansard to make subordinate to front



Alternate Elevation: Private Alley

1/8" = 1'-0"

- A Simplified and lowered eave on ell to reduce bulk with modest single brackets
- B Step ell dormers back from perimeter wall to reduce mass
- C Clad ell dormers with slate to blend with mansard
- D Pull ell dormers back from building corners and keep widths below recommended maximums (<15')
- E Reduce extension to rear of property in comparison to previous proposal and minimum required by zoning
- F Replace cedar shake mansard with slate product
- G Install paired eave brackets on front portion of building
- H Entry canopy reduced from previous proposal
- I Existing building outline
- J Previous proposal outline
- K Raise mansard cornice and rebuild upper roof at 5 in 12 to produce traditional/appropriate mansard proportions
- L Lower cornice line of ell mansard to make subordinate to front



EXIST

1

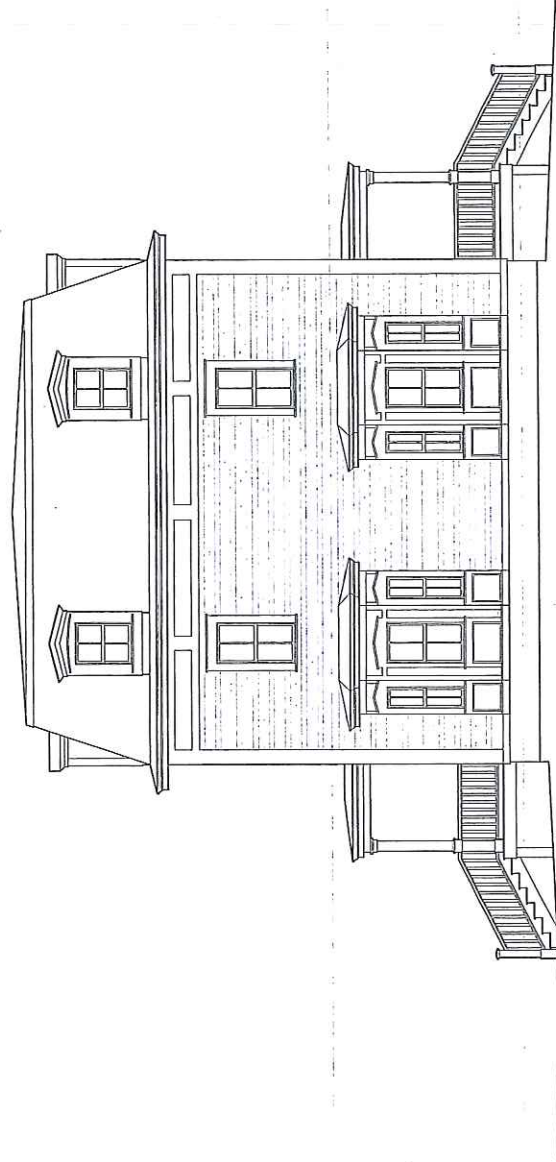
138 Mount Auburn

Existing Elevation

Scale as Noted  
Date: 5/25/2016

NOT FOR CONSTRUCTION

MAYNARD DESIGN + ARCHITECTURE  
160 Lincoln Road | P.O. Box 457, Lincoln, MA 01773  
617.359.6141 | Nick@MaynardDesign.com  
www.MaynardDesign.com



Existing: Mount Auburn Street

1/8" = 1'-0"

1



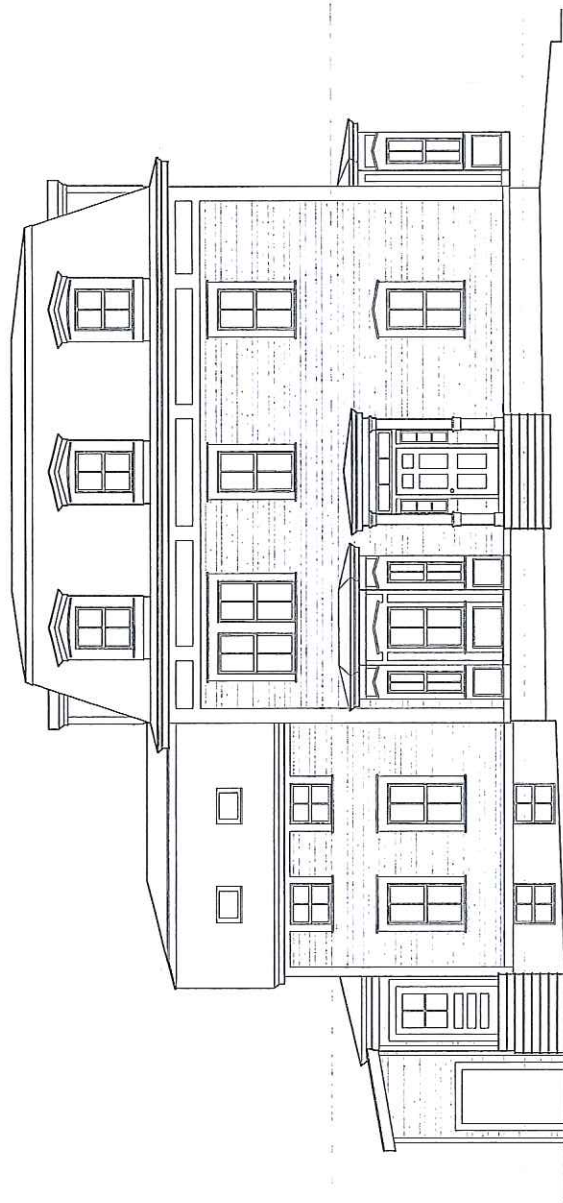
EXIST  
2

Existing Elevation  
138 Mount Auburn

Scale as Noted  
Date: 5/25/2016

NOT FOR CONSTRUCTION

MAYNARD DESIGN + ARCHITECTURE  
160 Lincoln Road | P.O. Box 457, Lincoln, MA 01773  
617.359.6141 | Nick@MaynardDesign.com  
www.MaynardDesign.com



Existing: Revere Street

2  
1/8" = 1'-0"

EXIST

3

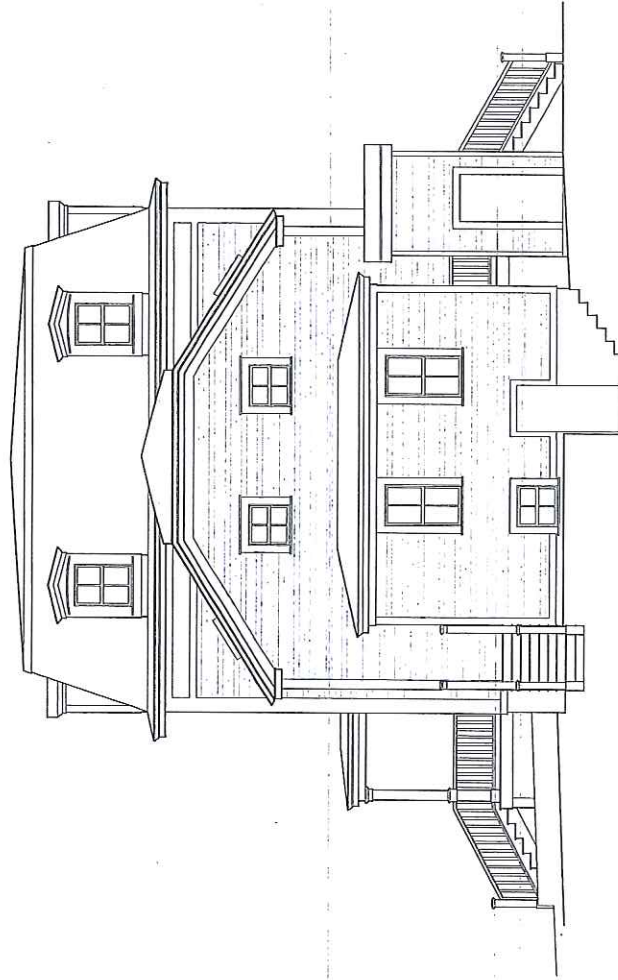
138 Mount Auburn

Existing Elevation

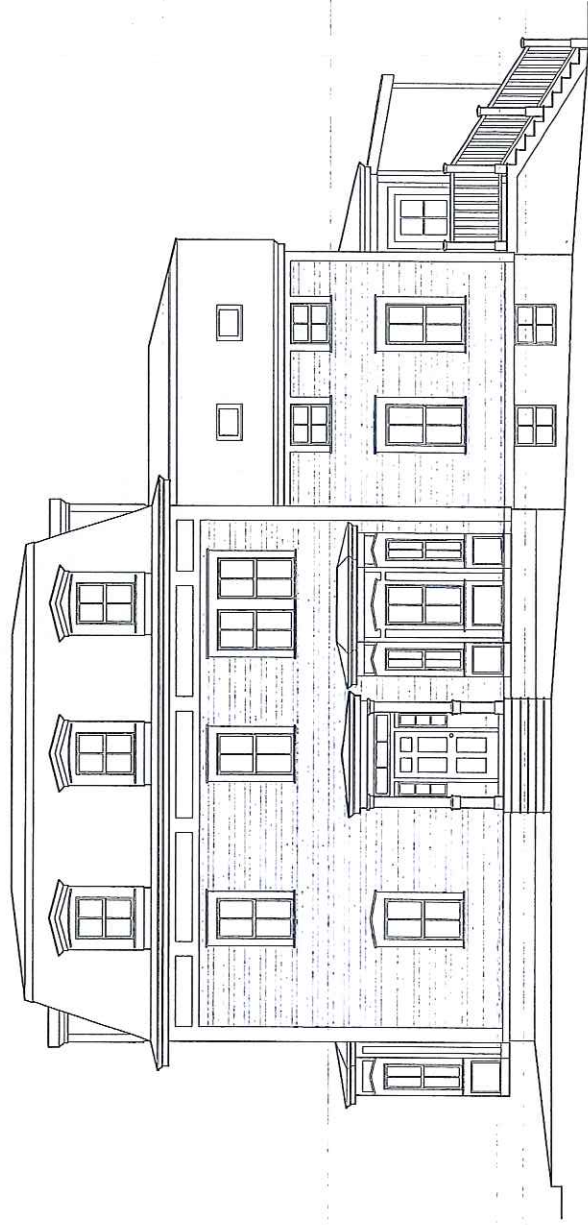
Scale as Noted  
Date: 5/25/2016

NOT FOR CONSTRUCTION

MAYNARD DESIGN + ARCHITECTURE  
160 Lincoln Road | P.O. Box 457, Lincoln, MA 01773  
617.359.6141 | Nick@MaynardDesign.com  
www.MaynardDesign.com



Existing: Alley  
3 1/8" = 1'-0"

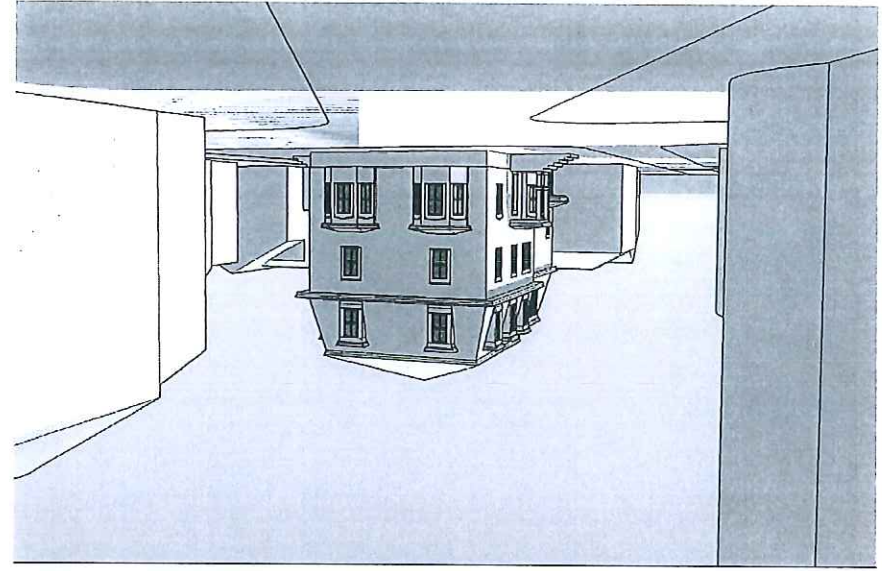


Existing: Gerry Street

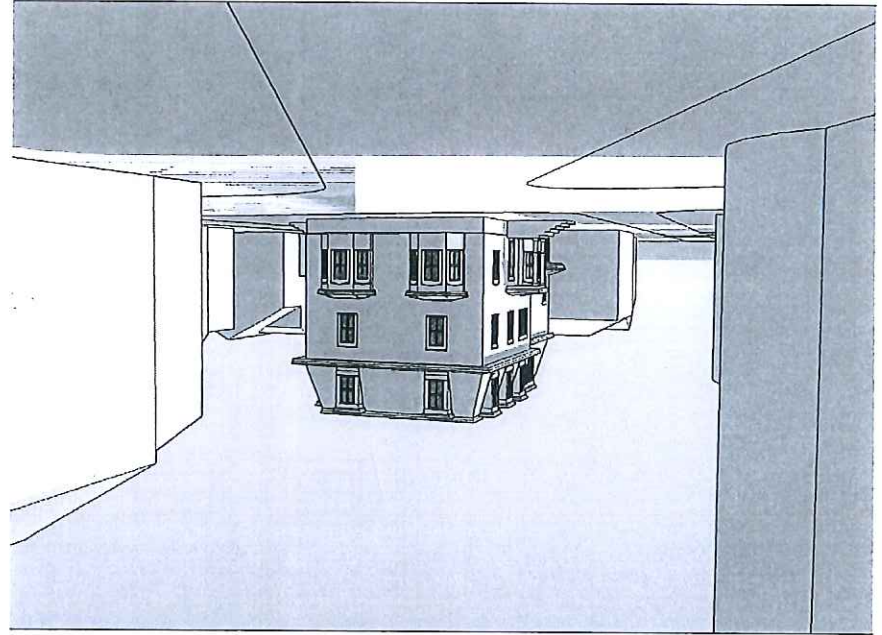
1/8" = 1'-0"

4

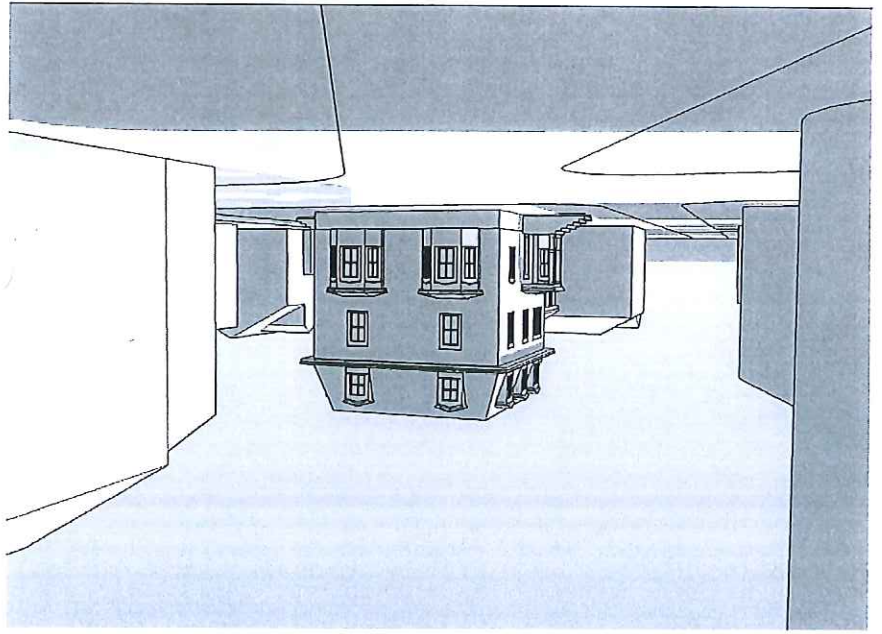




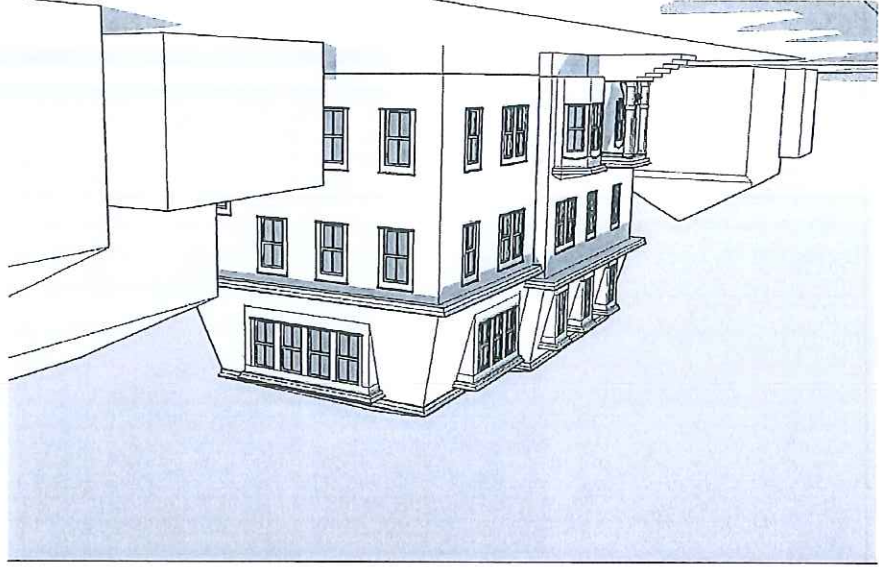
Alternate: Proposed Traditional Mansard  
from Hilliard Street



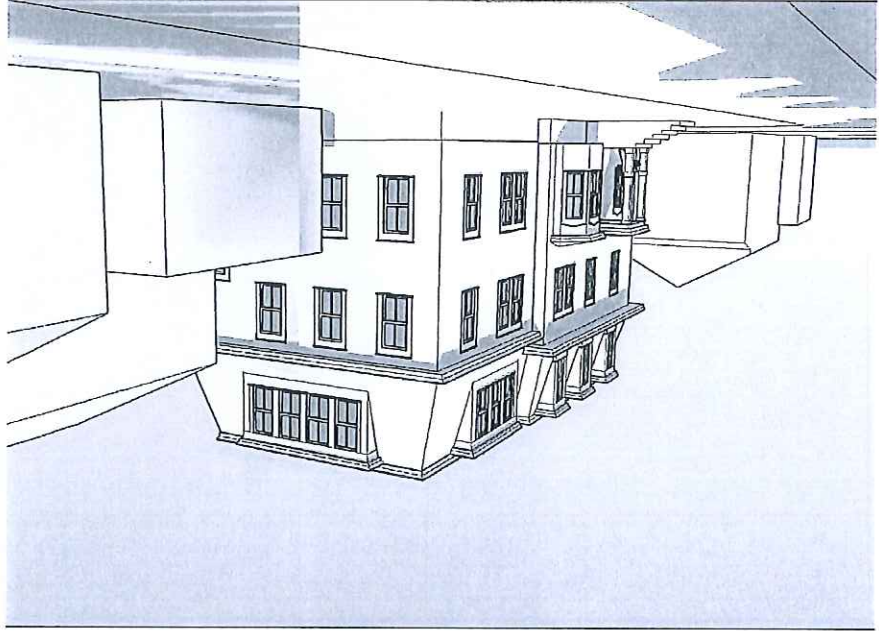
Proposed Dormer Alterations  
from Hilliard Street



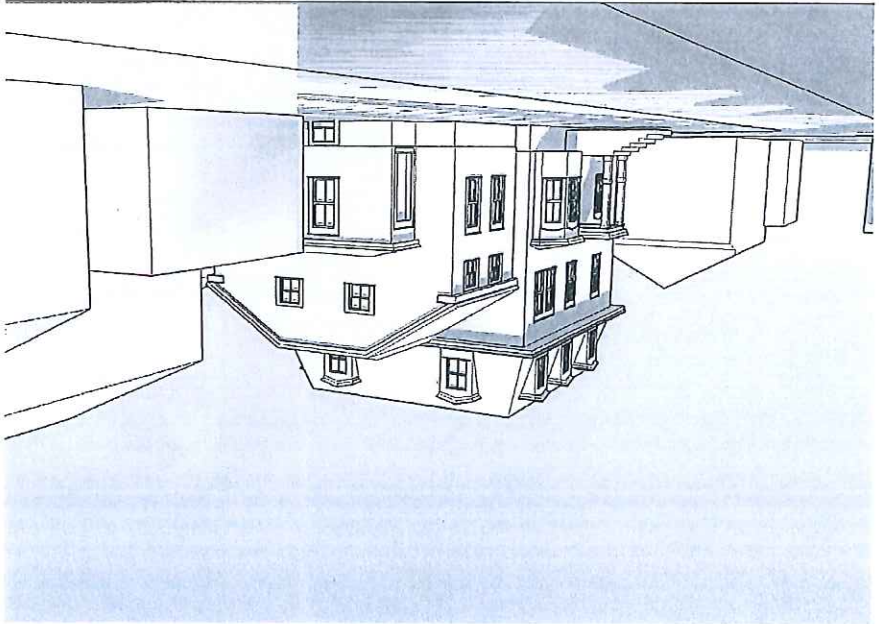
Existing Mansard  
from Hilliard Street



Alternate: Proposed Traditional Mansard  
looking up Gerry Street

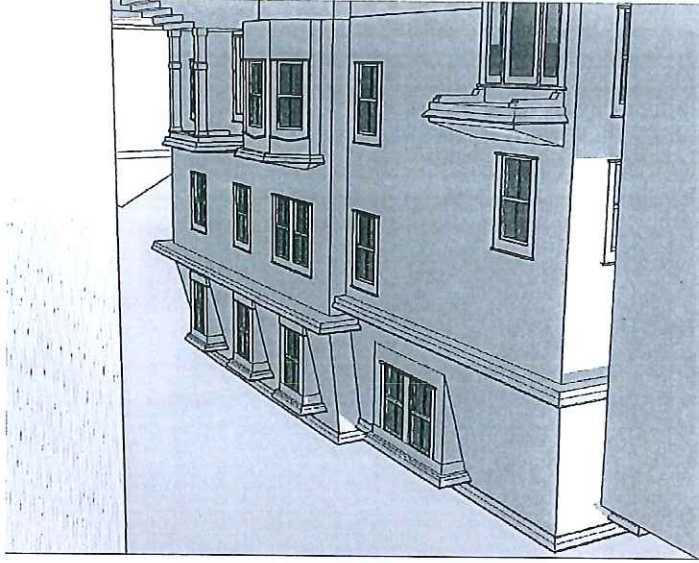


Proposed Eil  
looking up Gerry Street

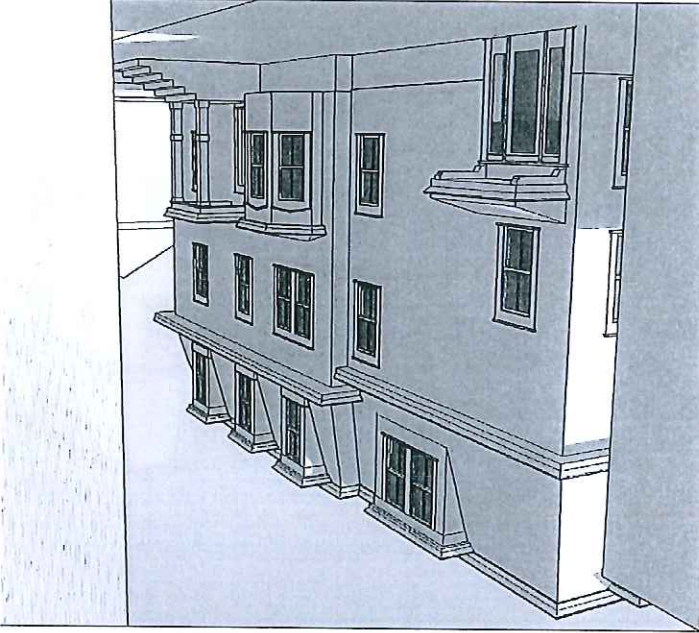


Existing Mansard & Eil  
looking up Gerry Street

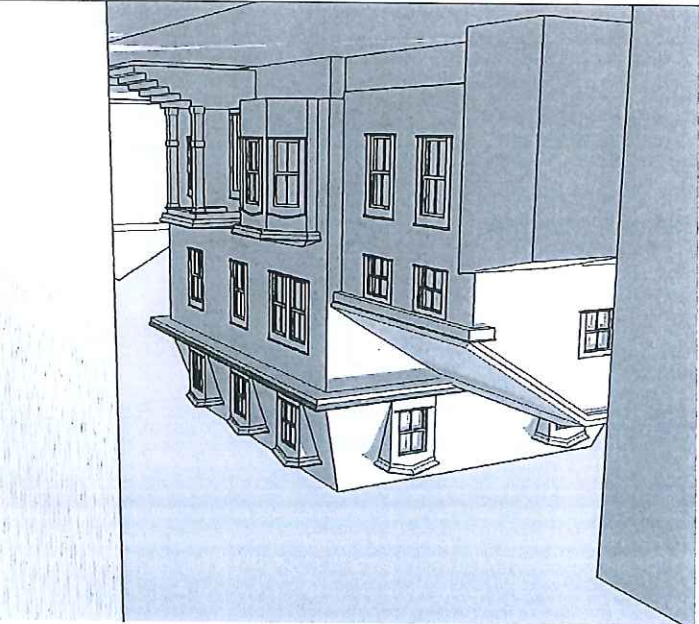




Alternate: Proposed Traditional Mansard  
looking up Revere Street



Proposed Eil  
looking up Revere Street



Existing Mansard & Eil  
looking up Revere Street