

Paull, Samantha

From: Paull, Samantha
Sent: Thursday, May 26, 2016 12:52 PM
To: 'legals@wickedlocal.com'
Subject: Legal ad for Camb Chron
Attachments: 061316 legal ad-amended.doc

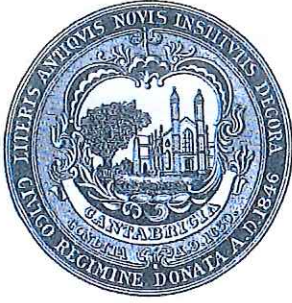
Good afternoon,

Could you please run the attached ad for the Half Crown-Marsh Neighborhood Conservation District Commission in the 6-2 and 6-9 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
617.349.4686
For hours and research info: www.cambridgema.gov/historic





Half Crown-Marsh Neighborhood Conservation District Commission

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

James Van Sickle, *Chair*, 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, June 13, 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-335: 7-9 Gibson Street, by Robert Livingston. Alter windows and remove chimney.

James Van Sickle, Chair
Cambridge Chronicle, 6/2/16 and 6/9/16

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

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James Van Sickle, Chair

AD# 13436385
Cambridge Chronicle 6/2,6/9/16

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

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

Date: June 6, 2016
To: Members and Alternates of the Half Crown-Marsh NCD Commission
From: Samantha Paull, Preservation Administrator
Re: Agenda for June 13, 2016 meeting

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, June 13, 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 (continued): 138 Mt. Auburn Street, by Loreda, LLC. Alter exterior, demolish rear ell, and construct new ell.

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).



Half Crown-Marsh Neighborhood Conservation District Commission

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

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

Date: June 6, 2016

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

From: Samantha Paull, Preservation Administrator

Re: **AMENDED** Agenda for June 13, 2016 meeting

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, June 13, 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:

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DRAFT MINUTES

Minutes of the Half Crown-Marsh Neighborhood Conservation District Commission

Approved at the _____ Meeting

June 13, 2016 - 6:00 PM at Friends Meeting House, 5 Longfellow Park, Cambridge

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

Members absent: *none*

Staff present: Samantha Paull

Members of the Public: see attached list

Mr. James Van Sickle, Chair, called the meeting to order at 6:00pm and gave an overview of the agenda. Mr. Van Sickle discussed meeting procedures. He noted that as all members were present, the alternates were not voting.

HCM-335: 7-9 Gibson Street, by Robert Livingston. Alter windows and remove chimney.

Ms. Samantha Paull, staff, gave an introduction to the application and noted how the application differed from the previous proposal. She added that the owner was not present but had sent in an email detailing his request and his contractor was present for questions.

Mr. Bill King, Commissioner, said he felt it was a prominent chimney. He noted that it appeared that the chimney had already been removed. Ms. Paull replied yes, that the chimney was removed by accident as outlined in the owner's email. Mr. Van Sickle read the email, which noted that the request was driven by a desire to add a countertop in front of the windows. Ms. Paull noted that the chimney did not match the original plans and might not be original to the structure.

Ms. Mary Cannor, abutter on Gibson Street [she did not sign in], asked if there were plans for skylights or additional dormers. Mr. Contractor responded that there might be a skylight in the rear, but the plans had not been finalized and they were not considering any additional dormers at this time. Ms. Cannor said she did not object to the proposal.

Ms. Coon, resident at 985 Memorial Drive, expressed her concern with the small sign that marks the Half Crown-Marsh Neighborhood Conservation District on Hilliard Street. Ms. Paull gave her a card and asked her to follow up outside of the meeting.

Mr. Van Sickle closed the public hearing. He asked the Commission for comments.

Ms. Judith Dortz, Vice Chair, asked if the windows will align on the sides with the windows below and if the headers will still align. Mr. Contractor replied yes, the location would not change, just the sill height.

Mr. Van Sickle asked if the windows would be operable. Mr. Contractor replied yes and he believed they would be a one-over-one window. Ms. Paull noted that when she met with the applicant he discussed

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Minutes of the Half Crown-Marsh Neighborhood Conservation District Commission Meeting held on June 13, 2016
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casements to maximize the view. The Contractor confirmed the request of casements. Mr. Van Sickle said that the Commission struggled with requests for alterations in the kitchen as it was an understandable request but could have a negative impact on the historic character depending on the location.

Mr. Bill King asked about the alterations to the front porch. Ms. Paull said that she had talked to the owner about approving those alterations on a staff level if the original plans were followed as he was restoring a historical feature. She continued, if the plans varied from the original linen plans for the house that the owner had, that it may need to return to the Commission for review. Mr. King asked if the windows on the front porch would remain. Ms. Paull stated that at this time the plan is to open the front porch and restore the historic element; thus the windows would be removed.

Mr. King made a motion to approve the application as proposed. Mr. Charles Smith, Commissioner, seconded the motion. The motion was approved 3-2 with Ms. Deb Masterson and Ms. Marie Pierre Dillenseger in opposition.

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

Ms. Paull gave an overview of the history of the property, noting that the structure had suffered a fire in the 1970s, was rebuilt with a flat roof and altered into the mansard as it looked today in the late 1990s. She showed the survey photo of the property which reflected the original Greek Revival architectural style of the structure.

Mr. Nick Maynard, architect for the project, introduced the applicant Andy Stevenson and the attorney, Mr. James Rafferty. Mr. Maynard outlined the new proposal before the Commission, pointed out how it varied from the previous proposal while showing slides. He noted that the proposal was one and a half feet less than the previous proposal and the addition was only 1,000 square feet. He added that the dormers were reduced and meet the dormer guidelines for Cambridge. Mr. Maynard showed plans that reflect an alternate option which had an increased pitch for the mansard roof, making the structure more historically accurate and concealed the elevator head house which brought the structure up to ADA compliance.

The Commission took a brief recess from 6:34pm to 6:37pm while Dr. Peter Schur, Commissioner, answered a page.

Mr. Maynard showed slides that reflected the visual impacts of the massing from street level. He noted that the proposal included preserving the open pedestrian alleyway and location of the existing fence.

Ms. Dortz asked how close the fence came to the rear elevation of the structure. Mr. Maynard said the rear wall of the structure would be 10 feet from the abutting structure.

Mr. King asked what the height of the existing structure, the proposed renovation and the alternate were. Mr. Maynard replied that the proposal would not impact the existing height, which was just under 35 feet. He noted that the addition of the steeper hip on the mansard portion would take it up to 40 feet at its peak but noted that the additional height was barely visible and did not impact shadows. Mr. Van Sickle asked what the maximum permitted height in this zoning district, O-3, was. Mr. Maynard responded 90 feet, and up to 120 feet for dormitories.

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Mr. King asked where the mechanical equipment would be located. Mr. Maynard responded that currently there are 9 heat pumps/condensers at ground level and the goal was to get down to a single unit. He added that if they could not do the single chiller they would reduce it as much as possible. Mr. King asked if the only projection was the elevator headhouse. Mr. Maynard replied yes. Mr. Van Sickle asked if the elevator headhouse was contained within the roof in the alternate proposal. Mr. Maynard replied yes.

Ms. Dillenseger asked what the distance between the fence and the rear wall of the structure would be with the addition. Mr. Maynard responded about five (5) feet.

Dr. Schur asked when the rear ell was added. Mr. Maynard said that it appeared to be early but it was altered after the fire. Dr. Schur said it didn't seem like it was present in current photos. Ms. Paull put the survey photo up on the PowerPoint.

Dr. Schur asked if there was additional parking proposed, as there was on a previous application, or if the sidewalk in the area was being impacted by the proposal. Mr. Rafferty replied noting that the area where vehicles were parked in the photos was on land owned by the property owner rather than sidewalk space. He continued that the City would not permit that and that the parking spaces existed on the site plan and survey. Mr. Rafferty continued that this was not unique in Cambridge as there were many small streets that had a sidewalk only on one side of the street. Mr. Van Sickle asked what the dimension from the curb to the property line was. Mr. Maynard replied that he was not sure. Mr. Rafferty added that technically there was no curb in this area. Mr. Maynard clarified that there was hardscaping all around the structure with some planting beds. He continued that it appeared there was about 18 inches between the edge of the pavement and the property line. Mr. Van Sickle asked what the speech was where people were parking, as the City of Cambridge required 18 feet for a parking space. Mr. Rafferty replied that the parking spaces were created prior to 1961 and were a legal nonconforming condition. Mr. Van Sickle noted that 18 inches would not suffice for a proper sidewalk in this area if the city wanted to build it. Mr. King added that the city is building larger and larger sidewalks and now required at least three (3) feet for a sidewalk. Mr. Van Sickle added that the City as building four (4) foot sidewalks when they could.

Mr. Rafferty noted that the previous alterations that turned the structure into a mansard were approved in 1999 and the parking situation as it existed currently, was discussed in the minutes and included on the certificate of appropriateness granted to the project. He continued that it was a longstanding condition. He added that the space opened up by the removal of the mechanical lift would not be turned into parking but would remain open, paved space. Mr. Van Sickle noted that had changed from the previous proposal. Mr. Maynard replied yes.

Ms. Dillenseger asked if the applicant had shadow studies that he could show. Mr. Maynard pulled up his shadow study videos that showed the shadow impact of the addition at various angles around the property. He noted that much of the shadows are from the existing structure and that the addition will shadow the main historic structure primarily versus impacting surrounding properties. Mr. Van Sickle asked if the thru-views from the street were being blocked. Mr. Maynard showed on his PowerPoint presentation various angles that showed that they were being enhanced with the removal of the lift.

Ms. Dortz asked what the setback of the Ell was from the primary structure. Mr. Maynard said it would replicate current conditions which was an 18 inch step in on each side.

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Mr. Smith said that the step down appeared to be minimal and that the massing was not reduced from the previous application as the Commissioner had expressed concern with the third floor. Mr. Maynard said that the third floor was the goal of the project and that a reduction of 20% was not minimal.

Mr. Van Sickle asked for questions from the public.

Mr. Craig Appel, abutter at 11 Gerry Street, asked if the Commission had received the 12 emails from abutters. Ms. Paull referred the Commission to the emails that had been handed out to them at the beginning of the hearing. She noted that she had received about four (4) or five (5) emails regarding the current plans; she said she had not received anything recently from Mr. Appel. Mr. Appel handed the Commission his additional emails and said he felt like there were two red herrings in the presentation. He continued by noting that the zoning setbacks were not under the purview of the Commission and that the previous proposal was not what the Commission was comparing the current proposal to but rather the existing conditions. Mr. Appel expressed his concern with the proposal before the Commission, stating he felt it was too large for the site.

Mr. Richard Plumb, abutter at 14 Gerry Street, asked if there was a regulation that addressed the volume change proposed rather than just the footprint. Mr. Maynard replied that generally zoning was looking at the Gross Floor Area (GFA) which included all floor levels, not just the footprint. Mr. Plumb said that it appeared to be an excessive increase in area. He asked if a third floor existing on the rear Ell currently. Mr. Maynard replied there was not and continued that the basis for the renovation and proposal was to add that third floor massing. Mr. Plumb reiterated his concern with the massing. Mr. King added that the Commission had a guideline to determine whether an addition was substantial or not, if it increased the square footage by 25% or more that was considered substantial. Mr. Van Sickle read the guidelines for evaluating a substantial addition. Mr. Plumb asked if that percentage related to the overall structure or just the size of the addition. Mr. Rafferty stated that generally that rule was applied to the overall structure and that the overall number was used to calculate the addition. Mr. King said regardless of how we measure it, the guidelines and criteria can be used to help determine whether an addition is appropriate or incongruous.

Mr. David Rich, abutter at Gerry Street, said that the applicant's presentation was helpful. He continued, stating that the general sense of the neighborhood is the proposal is out of scale with the existing massing, and that it is incongruous to the abutting buildings. He added that he felt the applicant's presentation focused more heavily on the site is complying with the guidelines but little about the compatibility with the neighborhood.

Mr. Van Sickle replied noting that there were several zoning districts within the Commission's purview and that the O-3 portion was very small. He added that his understanding was that the zoning district was added as a transition between Harvard Square and the residential west of the square. Mr. Rich said that he felt like the existing structure already occupied the majority of the lot. Mr. King said that the land area related to the parcel and the surrounding area. Mr. Rich said that when evaluating the project in context the applicant needed to look both ways on Mt. Auburn Street, both toward Harvard Square and toward the residential and smaller commercial like Darwin's. Mr. Rich expressed his concern that parked cars spilled out onto the street. Mr. Van Sickle responded that the Commission did not rule on parking and it was an issue for the police to ticket the cars or another Department. Ms. Dortz expressed concern over property owners in the District as a whole assuming that a sidewalk is an extension of their driveway.

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Ms. Sally Adams, resident at 986 Memorial Drive said she traversed Gerry Street by car and foot and was concerned with the change feeling at odds with the small street with small houses. She continued by saying that she did not agree with Mr. Van Sickle's comment about the area being an area of transition - she felt the transition happened farther up the street by the Post Office and Story Street. She stated that the intangible aspects of the project would create a looming structure at the front of the street. She said if the proposed project were for educational purposes she said she would not object but she did not want to see the financial services sector expanding in the neighborhood.

Mr. Appel reiterated that the proposal was only consistent with structures closer to Harvard Square, not Gerry Street or west down Mt. Auburn Street. Mr. Appel asked where HVAC would be kept since the project included reducing the existing mechanical area. Mr. Maynard responded that there would be five (5) feet from the building wall to the fence. Mr. Appel asked if HVAC would be added in that space. Mr. Maynard replied yes and directed him to the site plan. Mr. Appel asked if there would be a chiller pen. Mr. Maynard replies yes.

Mr. Van Sickle read the emails of abutters who were not present at the hearing, from Ms. Lucy Titman and Ms. Barbara Yeoman.

Ms. Newes asked if there would be additional heat, noise and cars because of the addition. Mr. Van Sickle noted that these were not criteria that the Commission evaluated the proposal under. He read the criteria for the Commission's evaluation: additions should not block layered views, additions should be placed to preserve some layered views and create alternative new views, and additions should not significantly diminish light by casting large new shadows beyond the applicant's property line. He said those were the points that the Commission review under this application.

Mr. King commented that he was not a resident member of the Commission and did not want to participate in the vote. He asked the Chair to designate an alternate to vote. Mr. King added that he preferred the alternate proposal because he did not want to see rooftop mechanicals. He added that the Commission did not evaluate on the merits of zoning - zoning determined the setbacks and the Commission could impose additional setbacks if and only if the proposal impacted the criteria the Commission was ordered to evaluate applications under. He closed by stating this addition impacted the character of the neighborhood; thus he felt a resident member should be voting.

Mr. Van Sickle designated himself as the voting alternate.

Ms. Dortz commended them on cutting back and reiterated that the Commission was not comparing the proposal to the previous version but to the existing structure. She also read the Cambridge Historical Commission's pamphlet on Neighborhood Conservation Districts, which mentioned the impact of projects to the character of the neighborhood.

Dr. Schur asked if the addition of the third floor along was 1,000 square feet or if the addition as a whole was the number reviewed. Mr. Rafferty replied that the addition as a whole is what is evaluated. Mr. Van Sickle concurred with Mr. Rafferty on utilizing the addition as a whole.

Ms. Dortz asked if the addition square footage included the second floor and the basement. Mr. Maynard replied yes.

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Ms. Dillenseger said she recognized the need of business to work in the area but expressed concern that the applicant was not staying within the smaller scale of the neighborhood.

Mr. Rafferty said that there were some factual statements about the surrounding structure that could benefit from clarification. He continued to state that there were extant three-story structures on Gerry Street as well as Brewer Street, to address the concern that the abutters had that a three-story structure was uncommon in the surrounding area. He added that for the proposed application, the compliance with its zoning district mattered because if not the criteria would have been different for the Commission to evaluate the project under. He stated that there appeared to be a fair amount of criticism over the existing three-story mansard condition, which was approved by the Commission previously. He continued, stating that correction of the hip portion of the mansard roof did not benefit the owner but rather the district – addressing the concerns of the abutters that the project was rooted in obtaining more money for the space. Mr. Rafferty noted that the existing ell was truncated because of the fire, previously had a gable roof. He expressed concern over the notion that the district would prevent any additions, stating that prevention of additions would be a problem. He said that his proposal would create better conditions than existed currently, opening up views by removing the lift and maintaining the pedestrian alleyway, which was located on private property and not required to be maintained. He said that the applicant was attempting to be responsive to the concerns of the Commission and abutters and expressed concern over a position that nothing should change. He noted that the subject property was not a historic structure but a replica and that the corrected mansard would go a long way toward improving the structure and its impact to the District as a whole.

Mr. Van Sickle asked for additional comments from the Commission, there were none.

Mr. Van Sickle shared his concerns with the project, noting it was a difficult project to review. He said that architecturally the second option, with the corrected roof is a dramatic improvement over the previous application and helps it to relate to its surrounding structures and character rather than appearing like the haphazard renovation it was currently. He continued that it was absolutely appropriate to the character along Mount Auburn Street, stating that the addition of the massing on the back, while one would hope that it could have been stepped down an entire floor, the need for the elevator and headhouse are understandable. He said that the addition as proposed remained subservient to the primary structure. He said that from the application materials, he did not see that the addition added any significant shadow, nor did it cut off thru-views between the buildings, which were criteria that applications in the District were reviewed under. He added that it seemed to match the character of the neighborhood as there were three-story structures in the surrounding area as Mr. Rafferty had pointed out.

Mr. Van Sickle asked for other comments, there were none.

Dr. Schur made a motion to reject the proposal as submitted as the proposal created a massing that did not fit in with existing massing on Gerry Street. Ms. Dillenseger seconded the motion. The motion was approved 4-1, with Mr. Van Sickle voting against the motion.

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Minutes of the Half Crown-Marsh Neighborhood Conservation District Commission Meeting held on June 13, 2016
Approved at the _____ Meeting

Minutes

Mr. King made a motion to approve the minutes as edited. Mr. Smith seconded the motion. The motion was approved 5-0.

Dr. Schur made a motion to adjourn the meeting. Mr. Smith seconded the motion. The motion was approved 5-0 at 8:12 pm.

Respectfully submitted,

Samantha Paull
Preservation Administrator

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Minutes of the Half Crown-Marsh Neighborhood Conservation District Commission Meeting held on June 13, 2016
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**Members of the Public
(who signed the Attendance list)**

Charles Murphy	Contractor/Rep	83 Virginia Rd, Concord
Nancy Porter	Abutter	14 Gerry Street
Richard Plumb	Abutter	14 Gerry Street
Johane Kuhn	Abutter	985 Memorial Drive, #303
Howard Stevenson	Resident	31 Fayerweather St
Craig Appel	Abutter	11 Gerry Street
Sallie Adams	Neighbor	986 Memorial Drive
Andrew Stevenson	Owner Rep	138 Mt. Auburn Street
David Rich	Abutter	10 Gerry Street
Virginia Newes	Neighbor	986 Memorial Drive #105
Ann Oliver	Neighbor	985 Memorial Drive, #502
Nicholas Maynard	Architect	PO Box 457, Lincoln
Jim Rafferty	Representative	130 Bishop Allen Dr #1

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

IV. Correspondence to the Half Crown-Marsh
Neighborhood Conservation District
Commission Received

Paull, Samantha

From: Paull, Samantha
Sent: Monday, June 13, 2016 10:55 AM
To: 'Beyeoman@aol.com'
Subject: RE: Revised Application response

Thank you for reaching out. I will forward your comments to the Commission.

Sincerely,

Samantha Paull

Preservation Administrator

Cambridge Historical Commission

831 Massachusetts Ave, 2nd Floor

Cambridge, MA 02139

spaul@cambridgema.gov

617.349.4686

For hours and research info: www.cambridgema.gov/historic



From: Beyeoman@aol.com [mailto:Beyeoman@aol.com]
Sent: Friday, June 10, 2016 11:05 PM
To: acebros@gmail.com; Paull, Samantha <spaul@cambridgema.gov>
Subject: Revised Application response

NEIGHBORHOOD RESPONSE TO REVISED APPLICATION

by Loreda LLC, 13 June 2016, to the Half Crown-Marsh Neighborhood Conservation District Commission, for expansion at 138 Mt. Auburn Street.

The undersigned believe that the application, as revised, should be rejected. It differs only in cosmetic detail from the original application, none of the objections we presented in our initial response have been addressed, and the proposal remains inappropriate in scale and character for the location.

I. Architectural

A. The added mass of the revision is virtually identical to that of the original proposal: too big, too high, too heavy. See sketch, attached.

B. Significant issues which we identified in our response of 4 April as undetermined, remain undetermined: the penthouse height and extent, and accommodation for the Verizon easement. In particular, there is no longer any provision at all for condenser/heat-exchange units, and the two obvious places to put them are the roof, and the rear of the building facing down Gerry St. Both of those locations will have significant impact on the streetscape.

II. Parking

No attempt has been made to address resident concerns about cars parking on the sidewalks. The additional parking space requested in the original application does not appear in the revision; there is no indication, however, that the space originally requested will not be used for parking.

III. Usage; other planned expansion

Applicant remains unforthcoming on development plans for 138 Mt Auburn and the neighboring properties.

IV. Heat/air-conditioning visuals, noise, and heat load

Still unknown.

In sum, the proposed alterations are **destructive to the character** of the neighborhood: they impede walking, they promote commuting, and they contribute nothing to the human scale of the Cambridge cityscape.

Thank you for your consideration.

Barbara E Yeoman

11 Brewer Street

Cambridge ,MA

Paull, Samantha

From: Sallie B. Adams <sbasba@att.net>
Sent: Sunday, June 12, 2016 10:11 PM
To: Paull, Samantha
Subject: Proposed Expansion of 138 Mt. Auburn Street

I am strongly opposed to the expansion of 138 Mt. Auburn Street for several reasons:

1. As a near neighbor in the Longview Building at the foot of Gerry Street, I use that Street several times a day on foot and in my car. It is in many ways "my back yard" and also my "front entrance" because routinely we use that access coming from Harvard Square, to and fro to public transportation, and by car coming and going.. In actual use the existing parking already impinges into the Street and has taken up portions of the sidewalk. The parking and filling that goes on already can be alarming to pedestrians. A surprisingly large amount of traffic passes on the street, and each car has to contend with a semi-obstructed view of the on-coming traffic to the Northwest. Pedestrians walking along Mt. Auburn and also Gerry have to contend with enough congestion in what is essentially a residential neighborhood. Adding more cars to this small, crowded area is a bad idea.

2. The air-conditioning, heat and generator machinery, which I believe would be expanded, sticks out like a sore thumb. Wherever it gets put--and that location remains unclear-- the noise and emission mitigation has so far not been adequately delineated. However, the visual impact of industrial-sized support system machinery is inappropriate in an historic residential neighborhood.

3. Expanding the existing building upward and/or outward is a big deal. Scale is important, and already the scale of Gerry Street and its residences are loomed over by taller neighboring buildings. In all "view-scapes", there is a critical mass issue, a tipping point, when the flavor and the character within a few blocks is irrevocably changed. That change has taken place in the vast expansion that has taken place across from the bus tunnel, but that change altered an essentially industrial area, not a small-scale residential street. That is a distinguishing difference. In contrast, Gerry Street is a small-scale residential street with neat, well-kept, mainly single-family houses. What good purpose is served by exceeding what is already tight and full use of the formerly residential houses along Mt. Auburn like #138? To give more commuters space for their cars? To pack in more office workers for services that do not necessarily need to be in that particular place? They do not even need to be close to the University. The University and its tentacles expand, and for convincing educational purposes, I am willing to keep my mouth shut, but I see no compelling reason for any exception to be made for what is essentially a hedge-fund type activity which can be located anywhere.

4. Cambridge is expanding at an extraordinary pace and extraordinary ways. As residents we derive benefits and pay a cost for these changes. That is called progress, for good and less good. However, when we are talking creeping changes for nothing other than convenience, I think we need to draw the line when that convenience comes at the cost of changing the feel and character of an historic structure and adding to the burden of congestion. It is a matter of values--balancing what is lost with what is gained. And for what purpose. I suggest the 138 Mt. Auburn Street changes do not pass the Giggie Test.

I believe the application should be turned down. I can be reached as set forth below. Respectfully yours, Sallie Adams

Sallie B. Adams 986 Memorial Drive #604 Cambridge, MA 02138 (617) 547-7907 sbasba@att.net

Paull, Samantha

From: Virginia Newes <vnewes@comcast.net>
Sent: Sunday, June 12, 2016 4:36 PM
To: Paull, Samantha
Subject: 138 Mt. Auburn, neighbor response
Attachments: Cyprus19920006.pdf

Here is another neighbor's response.

NEIGHBORHOOD RESPONSE TO REVISED APPLICATION

by Loreda LLC, 13 June 2016, to the Half Crown-Marsh Neighborhood Conservation District Commission, for expansion at 138 Mt. Auburn Street.

The undersigned believe that the application, as revised, should be rejected. It differs only in cosmetic detail from the original application, none of the objections we presented in our initial response have been addressed, and the proposal remains inappropriate in scale and character for the location.

I. Architectural

A. The added mass of the revision is virtually identical to that of the original proposal: too big, too high, too heavy. See sketch, attached.

B. Significant issues which we identified in our response of 4 April as undetermined, remain undetermined: the penthouse height and extent, and accommodation for the Verizon easement. In particular, there is no longer any provision at all for condenser/heat-exchange units, and the two obvious places to put them are the roof, and the rear of the building facing down Gerry St. Both of those locations will have significant impact on the streetscape.

II. Parking

No attempt has been made to address resident concerns about cars parking on the sidewalks. The additional parking space requested in the original application does not appear in the revision; there is no indication, however, that the space originally requested will not be used for parking.

III. Usage; other planned expansion

Applicant remains unforthcoming on development plans for 138 Mt Auburn and the neighboring properties.

IV. Heat/air-conditioning visuals, noise, and heat load

Still unknown.

In sum, the proposed alterations are destructive to the character of the neighborhood: they impede walking, they promote commuting, and they contribute nothing to the human scale of the Cambridge cityscape.

Thank you for your consideration.

Jehana Kuhn
985 Memorial Dr #303
Cambridge MA 02138

Paull, Samantha

From: David Rich <davidthayerrich@gmail.com>
Sent: Sunday, June 12, 2016 12:37 PM
To: Paull, Samantha
Cc: Ellen Rich
Subject: Loreda proposal

Dear Ms Paull

My wife, Ellen, and myself are strongly opposed, along with numerous others to the the proposal before the Commission at tomorrow night's meeting. We subscribe totally to the objections set forth in the Neighborhood Response to Revised Application filed with the Commission. In brief, we believe the proposed construction will seriously and adversely affect the character of the neighborhood.

Please convey our opposition to the Commission. Thank you.

David and Ellen Rich
10 Gerry Street

Paull, Samantha

From: Lucy Tittmann <lucyti@me.com>
Sent: Friday, June 10, 2016 12:04 PM
To: Paull, Samantha
Subject: Re: response

Thank you very much, Ms. Paull. My thoughts will be with you all on the 13th,
Lucy Tittmann

Sent from my iPhone

On Jun 10, 2016, at 11:46 AM, Paull, Samantha <spaul@cambridgema.gov> wrote:

Ms. Tittmann,

I will forward your response to the Comission.

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

<image001.png> <image002.png>

From: Lucy Tittmann [<mailto:lucyti@me.com>]
Sent: Friday, June 10, 2016 8:31 AM
To: Paull, Samantha <spaul@cambridgema.gov>
Subject: Fwd: response

Dear Ms. Paull, If I could I would be at the meeting to protest the plans Laredo has for changes to 138 Mt. Auburn Street.

I hope the Historic Commission notices to unified force against the changes, The character of our neighborhood is ver y special and not to be destroyed. Thank you for your attention, Lucy Tittmann

Lucy Tittmann
12 Gerry St.
Cambridge MA 02138
617-491-7442

Begin forwarded message:

Still unknown.

In sum, the proposed alterations are destructive to the character of the neighborhood: they impede walking, they promote commuting, and they contribute nothing to the human scale of the Cambridge cityscape.

Thank you for your consideration.

<image004.jpg>

Paull, Samantha

From: Paull, Samantha
Sent: Friday, June 10, 2016 11:47 AM
To: 'Virginia Newes'
Subject: RE: 138 Mt. Auburn St., Cambridge, MA

Thank you I will forward your response to the Commission.

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



From: Virginia Newes [mailto:vnewes@comcast.net]
Sent: Thursday, June 09, 2016 11:33 PM
To: Paull, Samantha <spaul@cambridgema.gov>
Subject: 138 Mt. Auburn St., Cambridge, MA

NEIGHBORHOOD RESPONSE TO REVISED APPLICATION

by Loreda LLC, 13 June 2016, to the Half Crown-Marsh Neighborhood Conservation District Commission, for expansion at 138 Mt. Auburn Street.

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Thank you for your consideration.

Virginia Newes
986 Memorial Drive, ASpr. 105
Cambridge,MA 02138

Paull, Samantha

From: Paull, Samantha
Sent: Friday, June 10, 2016 11:47 AM
To: 'Nancy Porter'
Subject: RE: Response to 135-138 Mt. Auburn/ Lareda

Nancy,

I will forward your response to the Commission.

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



From: Nancy Porter [<mailto:nancygporter@gmail.com>]
Sent: Friday, June 10, 2016 11:30 AM
To: Paull, Samantha <spaul@cambridgema.gov>
Subject: Response to 135-138 Mt. Auburn/ Lareda

NEIGHBORHOOD RESPONSE TO REVISED APPLICATION

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Thank you for your consideration.

Nancy Porter & Richard Plumb, 14 Gerry St., Cambridge, Ma



Paull, Samantha

From: Craig H. Appel <acebros@gmail.com>
Sent: Monday, April 25, 2016 9:45 AM
To: Paull, Samantha
Cc: nancygporter@gmail.com
Subject: Neighborhood response to Loreda application of 14 March 16
Attachments: 138 Mt Auburn - to Loreda 4Apr16.doc; Attachment 1 R.jpg; Attachment 2 R.jpg; Attachment 3 R.jpg; Attachment 4 R.jpg

Hi Samantha.

We'll bring the signature sheets to the meeting -- there are some twenty-odd signatures now and we need to round them all up.

Thanks for forwarding the attached, and we'll be in touch on Friday

Craig

Paull, Samantha

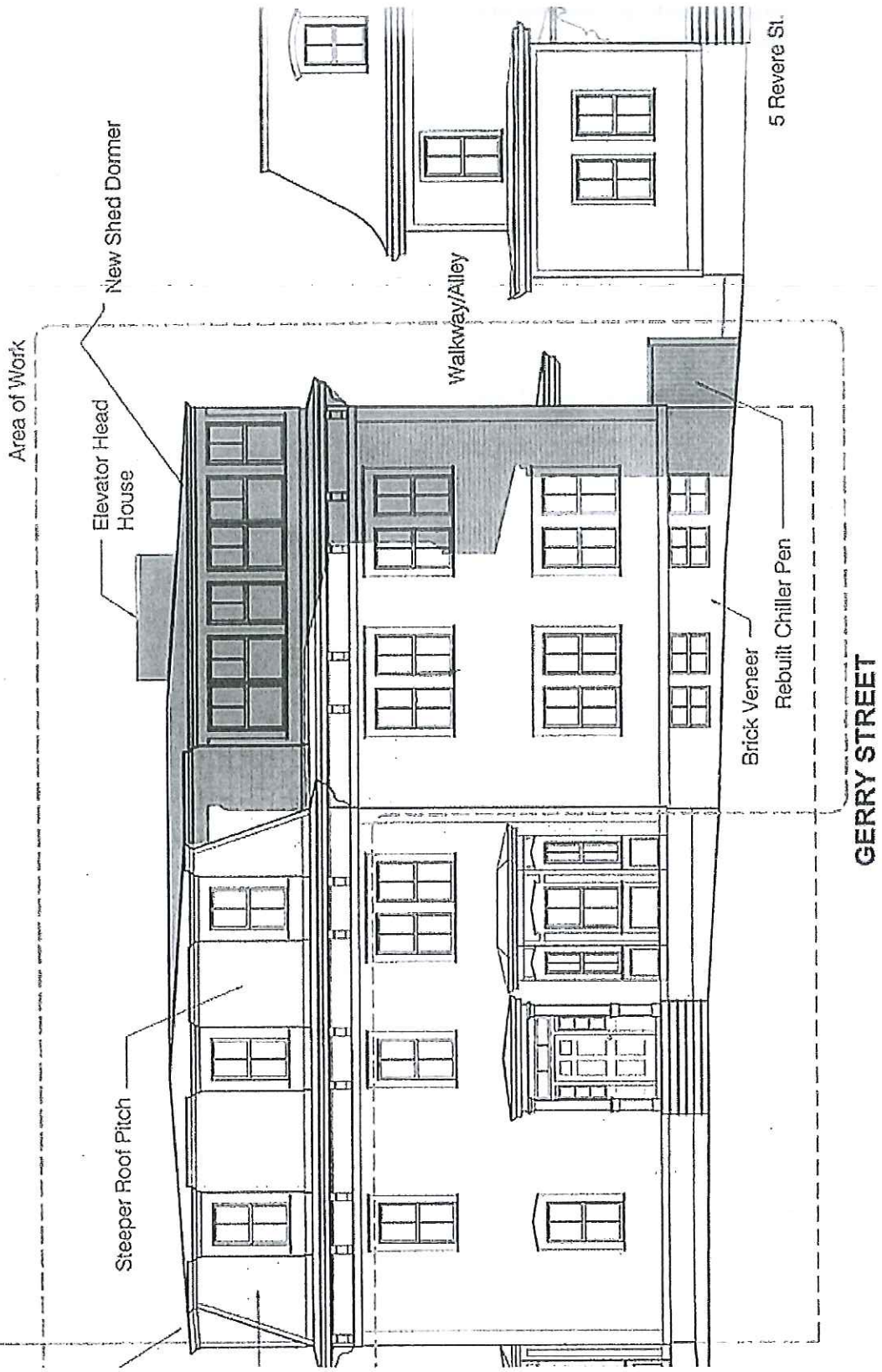
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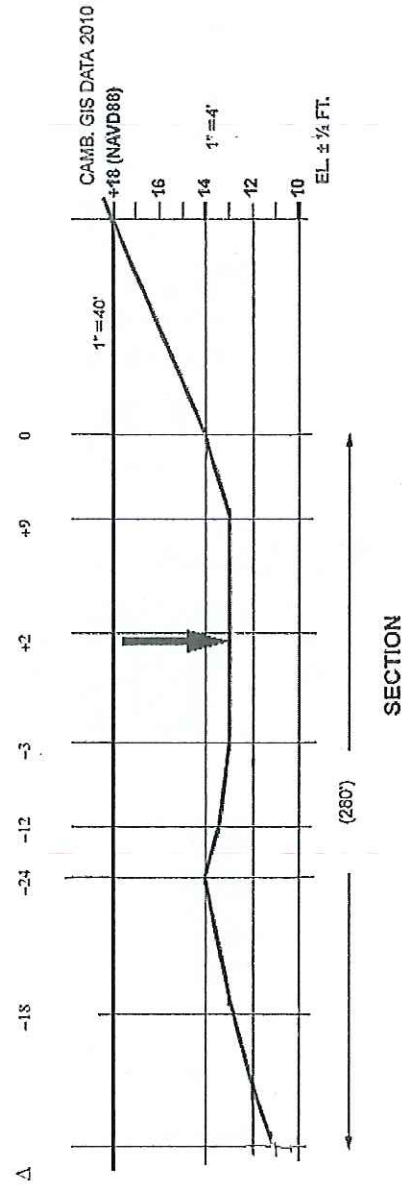
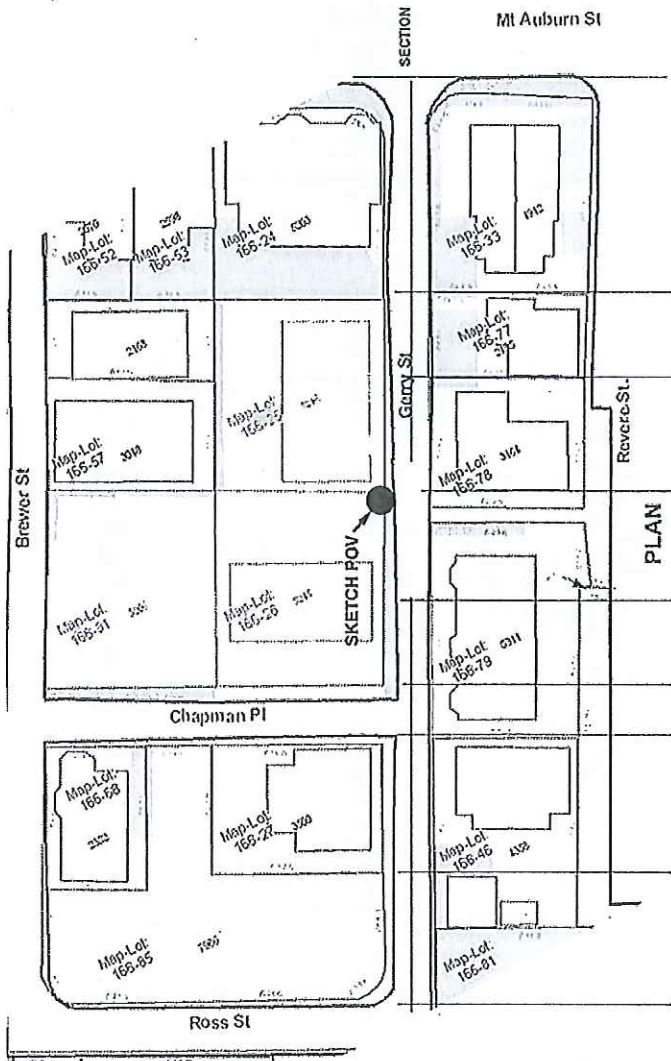
Craig



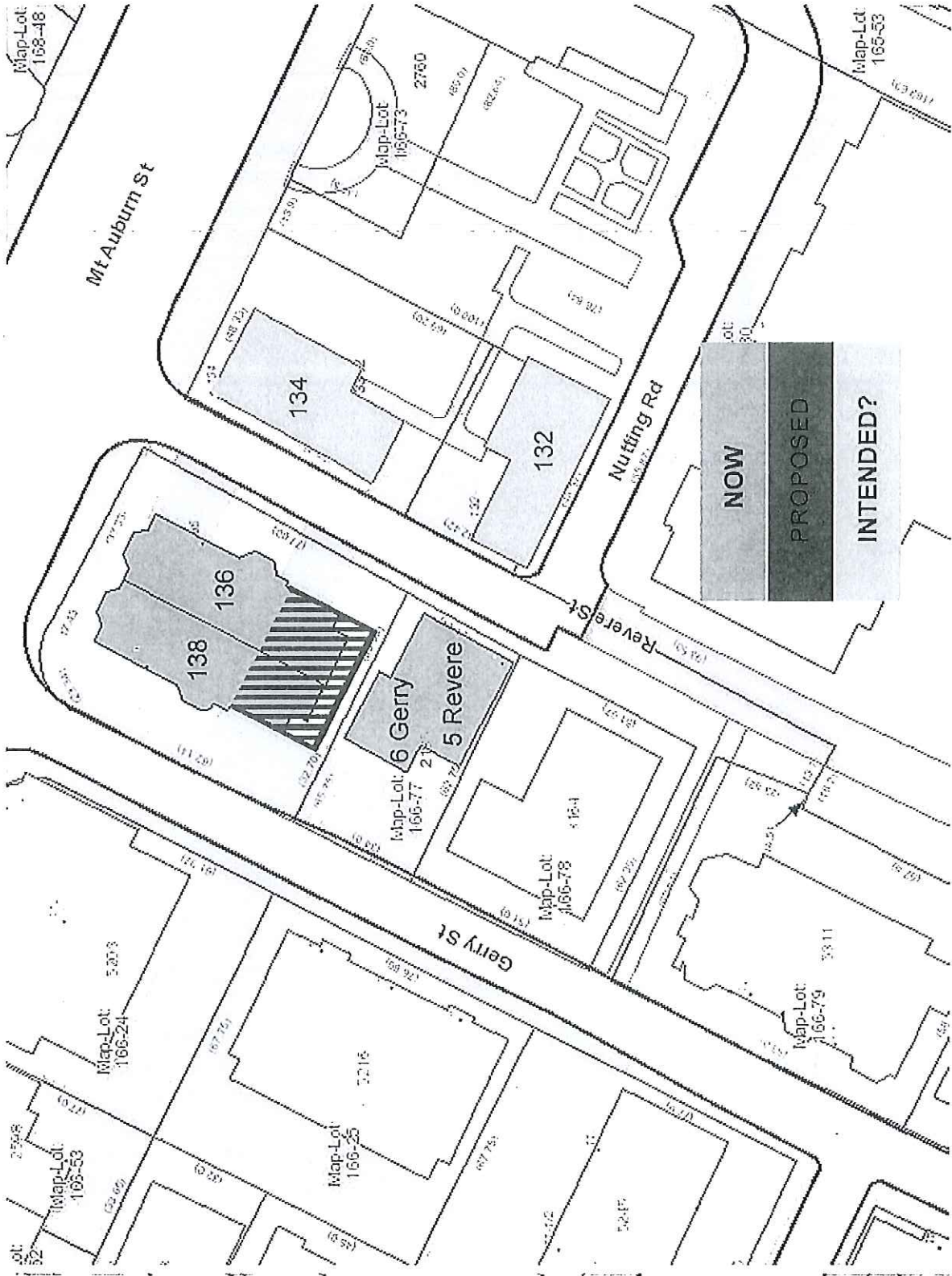
Attachment 1. Gerry Street elevation



Attachment 2. Sketch of existing structure and proposed addition



Attachment 3. Gerry Streey section, showing sketch point of view



Attachment 4. City GIS plan, showing proposed addition and neighboring buildings

NEIGHBORHOOD RESPONSE

to application by Loreda LLC, 14 March 2016, to the Half Crown-Marsh Neighborhood Conservation District Commission, for expansion at 138 Mt. Auburn Street.

The undersigned neighbors believe that the application should be rejected. We list below, first, issues strictly comprised within the NCD's regulatory brief; second, important contextual considerations which we believe should also inform the Commission's decision.

I. Architectural

- A. The proposed addition is inappropriate for the location in character and scale (see attachments 1 and 2). It significantly degrades the streetscape, and so it should not be approved as currently proposed.
- B. Given the gradient from Mt. Auburn St. down Gerry St., some eight feet, the looming effect as viewed from Gerry St. is much more pronounced than it is from the Mt Auburn grade as pictured in applicant's drawings (see attachments 1, 2, and 3).
- C. Our sketch is based on the applicant's submission as received 14 March 2016, but important issues are yet to be determined -- the penthouse height and extent, the HVAC installation, accommodation for the Verizon easement, the mansard siding/window-trim proportions. On that basis alone we suggest that no approval can be forthcoming at this time, based on the incomplete design so far presented.

II. Streetscape

An additional parking slot will only exacerbate the deleterious effect that the current maximum-density arrangement has on the visual quality of the street.

CONTEXT

III. Usage; other planned expansion

- A. There is a disconnect, as yet unexplained, between the application for much more space (+22%) and the claim that many fewer people (-50%) will be using the building -- 138 is currently listed at 4800 net square feet and a total of 5,860 nsf is proposed. Given the history of usage misrepresentations by the former owner, and the lack of transparency of the representations so far made by Loreda, we are concerned that the purpose of the proposed addition is primarily speculative, since Loreda itself has no apparent need for the additional space.
- B. This notion gains credence from Loreda's recent agreement to purchase 6 Gerry / 5 Revere. Adjoining 138 Mt. Auburn to the south, this house has an additional 2,140 net square feet of office space -- roughly as much as is now proposed for the 138 Mt Auburn addition. That brings the total, without the proposed addition, to 6,940 nsf.. With the proposed addition, the total is 8,000 net square feet: roughly twice as much space for, it is claimed, half the number of people.

- C. The current status of 132 and 134 Mt. Auburn is unknown, but both would be obvious targets for further development of the "office campus" to which Mr Maynard alluded at the last NCD meeting. The former has 1,490 square feet and the later, 2,900. The City Property Database lists the owner of both these properties as President and Fellows of Harvard College.

Loreda's principal, Hansjörg Wyss, has been an extraordinarily generous donor to the University -- \$250 million at last count. One would expect that Harvard would be grateful for any opportunity to accommodate Loreda's real-estate ventures, should that in fact be part of applicant's usage plan.

- D. Evidently any speculation about Loreda's development program is just that -- speculation. Given, however, the very minimal information Loreda has so far provided, speculation is all we have.
- E. All of these properties have been offices for many years. We have absolutely no objection to their continued commercial use, but we do object to significant increases in architectural footprint and automobile impact.

In sum, much more is in train here than simply extending a mansard -- exactly how much is unknown at this time. The addition as proposed is unacceptable; the further expansion of the project is troubling, and it needs careful review.

IV. Heat/air-conditioning noise and heat load

Unknown and unknowable, since no HVAC design has yet been presented.

V. Parking

- A. Again: fewer people, but more cars?
- B. Green space. The added parking also violates at least the intent of the zoning-ordinance provisions for green space around office buildings -- in short words, why not a tree?

VI. Enforcement

Our experience over the past thirty-five years has been that the Commission approves projects which then, as the process goes along, drift away from the agreed specifications: what gets built, and so what ends up on our street, is often very different from what the Commission has approved. We would appreciate suggestions for encouraging tighter enforcement of the plans as they have been approved by the Commission.

We thank you for your consideration.

Attachments:

1. Gerry St elevation
2. Sketch of existing structure and proposed addition.
3. Gerry St section, showing sketch point-of-view.
4. City GIS plan, showing proposed addition and neighboring buildings

Paull, Samantha

From: Craig H. Appel <acebros@gmail.com>
Sent: Tuesday, March 15, 2016 11:57 AM
To: Paull, Samantha
Cc: Nick@maynarddesign.com
Subject: 138 Mt Auburn - update

Good morning.

This went out to the neighbors today; it's my take on the meeting last night. Samantha, please do with this as seems best to you; Nick, mostly fyi but your comments questions and/or corrections are certainly welcome.

Thanks.

Craig

Hi.

In essence this is what they're proposing; the addition is tinted red:



The additional parking space will be on the Revere St. side.

Issues:

1. It's a lot more mass, particularly when viewed from downhill on Gerry. There will be a quasi-greenhouse row of windows facing us and, I might say, overlooking us. Height of the elevator head-house is unknown at this time.
2. They plan to re-do their heating/cooling, though they told us that that design is not done, or perhaps not started, unclear. They are adding substantial volume to the structure, so, in the absence of any insulation improvements they will need more cooling capacity. They say they will insulate, so, net gain or loss, hence, net change in noise and heat nuisance, unknown and unknowable at this time.
3. They say there will be many fewer people working in the building, compared to Car Gurus; on the other hand, they say they need to add 22% more floor space to what Car Gurus had. This apparent paradox was not addressed.
4. The process has changed since, hmm, my time: the Historic District Committee now has some kind of binding power. The architect says that the structure conforms to the relevant zoning requirements, so there will not be a zoning appeals hearing. I think this means that last night was our only shot at input to the process,

though, I am not sure; I'm sorry to have misled you, and I wish I had known that.


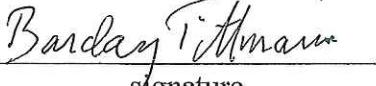

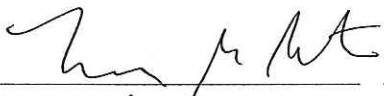

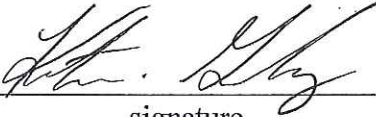
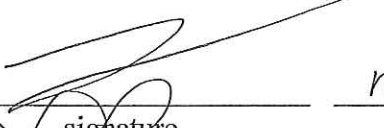
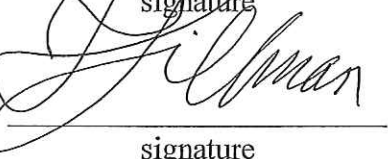
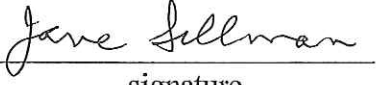
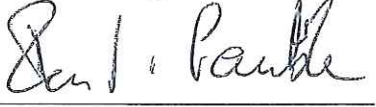
5. Loreda, the new owner, is apparently unconnected with the Iranian dentist. They manage money.

So, that's what I know today. I have more drawings here if anyone is interested.

Ace/Craig

Submitted
5/20/2016

signed,

 signature	HOLLY NIXHOLM print name	1 CHAPMAN PLACE, CAMBRIDGE address
 signature	BARCLAY TITTMANN print name	12 GERRY ST CAMBRIDGE 02138 address
 signature	LUCY TITTMANN print name	12 GERRY ST, 02138 address
 signature	Nancy G. Porter print name	14 Gerry St. C. 02138 address
 signature	Richard A. Plunus print	14 Gerry St. C 02138 address
 signature	Katarna Goldenberg print name	1 Chapman Place Cambridge, MA 02138 address
 signature	Russell Goldenberg print name	1 Chapman Pl Cambridge MA 02138 address
 signature	F.H. SILLMAN print name	8 Gerry St., CB, MA 02138 address
 signature	Jane Sillman print name	8 Gerry St., Cambridge, MA 02138 address
 signature	Ian P. Gamble print name	17 Gerry St Cambridge MA 02138 address

Aldis R Gamble signature ALDIS R GAMBLE print name 17 GERRY ST. CAMBRIDGE MA address 02138

Susan Labandibar signature Susan Labandibar print name 8 Brewer St H6 address

Lisa Gamble signature LISA GAMBLE print name 17 GERRY ST. CAMBRIDGE address

Ellen Rich signature Ellen Rich print name 10 Gerry St. Camb. address

David Rich signature DAVID RICH print name 10 Gerry St Camb. address

Susan Dreier signature Susan Dreier print name 983 Memorial Dr Camb. address

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signature print name address

signature print name address

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signature print name address

signature print name address

V. Letters of Decision & Other Documents by
Staff