

Burks, Sarah

From: James Rafferty <jrafferty@adamsrafferty.com>
Sent: Friday, December 29, 2017 12:41 PM
To: Sullivan, Charles M.; Burks, Sarah
Cc: Robert Korff; David Roache
Subject: 227 Cambridge Street Landmark Study
Attachments: fo_scan-17122912350.pdf

Hi Charlie and Sarah,

I am forwarding a few proposed edits and additional text for your consideration. Please feel free to contact me if you wish to discuss this directly.

Thank you and Happy New Year.

Best regards,

Jim Rafferty

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C. Staff Recommendation

The staff recommends that the Commission find that the Lechmere National Bank building is eligible for landmark designation as defined in the ordinance for the reasons stated above and should be designated a protected landmark under Article III, Chapter 2.78. The designation should incorporate the addition of a retail store as designed by BKA Architects on plans titled "Preliminary Outline Plan", "Exterior Elevations", and "Site Plan", dated December 18, 2017, December 14, 2017, and October 20, 2015, respectively. An earlier version of these plans was the basis for the Historical Commission's August 2017 decision to find 207 Cambridge Street "not preferably preserved."

The former Lechmere National Bank maintains a prominent location on Cambridge Street and contributes to the architectural character of the neighborhood. If implemented by the City Council, landmark designation would incorporate an already-designed addition and allow the Commission to review and approve future publicly-visible exterior alterations with the goal of protecting the historic and architectural integrity of the building and its setting. The designation would not regulate use or alterations to interior features. *bank*

VI. Standards and Criteria

Under Article III, the Historical Commission is charged with reviewing any construction, demolition or alteration that affects the exterior architectural features (other than paint color) of a designated landmark. This section of the report describes exterior architectural features that are among the characteristics that led to consideration of the property as a landmark. Except as the order designating or amending the landmark may otherwise provide, the exterior architectural features described in this report should be preserved and/or enhanced in any proposed alteration or construction that affects those features of the landmark. The standards following in paragraphs A and B of this section provide guidelines for the treatment of the landmark described in this report. *L.*

A. General Standards and Criteria

Subject to review and approval of exterior architectural features under the terms of this report, the following standards shall apply:

1. Significant historic and architectural features of the landmark should be preserved.
2. Deteriorated architectural features should be repaired rather than replaced.
3. When replacement of architectural features is necessary, it should be based on documentary evidence. Restoration of missing architectural features should be considered when non-original fabric is proposed for alteration or replacement.
4. New materials should, whenever possible, match the original material in physical properties, design, color, texture, and appearance. The use of imitation replacement materials is generally discouraged.

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bank*

In general, new construction on the ^{2.}landmarked premises should be treated as an addition to the Lechmere National Bank building. If the CVS project is not constructed, the Secretary of the Interior's Standards for Rehabilitation would provide useful guidance for evaluating a different project:

New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource.

Recommended practices include:

- *Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.*
- *Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.*
- *Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.*
- *Designing new additions in a manner that makes clear what is historic and what is new.*
- *Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.*
- *Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.*

The following actions are not recommended by the National Park Service:

- *Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior space.*
- *Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.*
- *Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.*
- *Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.*
- *Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.*
- *Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.*
- *Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building*

1. These standards are intended to ensure an appropriate exterior restoration of the former bank.

2. Review of any modifications or alterations to the exterior of the retail addition shall be done by the Commission staff and be limited to ensuring that the work does not adversely affect the architectural integrity of the former bank.

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