

NOV 14 2018



CAMBRIDGE HISTORICAL COMMISSION

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

Telephone: 617 349 4683 TTY: 617 349 6112

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

CAMBRIDGE HISTORICAL COMMISSION

APPLICATION FOR CERTIFICATE

1. The undersigned hereby applies to the Cambridge Historical Commission for a Certificate of (check one box): [X] Appropriateness, [] Nonapplicability, or [X] Hardship, in accordance with Chapter 40C of the Massachusetts General Laws and/or Chapter 2.78 of the Municipal Code.

2. Address of property: 6 Shady Hill Square, 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 statement. Thank you.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief. The undersigned also attests that he/she has read the statements printed on the reverse.

Name of Property Owner of Record: Jane Thomas and Melissa Thomas
Mailing Address: 6 Shady Hill Square
Telephone/Fax: 4087411101 E-mail: mt7mt7@gmail.com
Signature of Property Owner of Record: [Handwritten Signature]
Name of proponent, if not record owner:
Mailing Address:
Telephone/Fax: E-mail:

(for office use only):
Date Application Received: 11/14/18 Case Number: 4021 Hearing Date: 12/6/18
Type of Certificate Issued: Date Issued:

Jane Thomas
6 Shady Hill Square
Cambridge, MA 02138
(408) 741-1101
mt7mt7@gmail.com

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Historical Commission Application / Description

1. Windows and Doors:

Windows are as follows:

Complete restoration of front-facing windows: The front windows had been in very poor condition. They were painted shut in a number of instances and boarded over behind a bookcase in one instance. The few that opened at all, required a stick to hold them open. We undertook many thousands of dollars of complete refurbishment and rebuilding of all existing front-facing windows. We demolished the bookcase that had boarded up one of the windows and cleaned away the paint holding many of the windows stuck shut. Now all those windows work well with 100 year brass chains, and brass interior liners. The gorgeous front bay window was also inoperable and painted shut. It is being lovingly restored by the vintage window doctor and being returned to operating condition.

Secluded side and rear only, install custom classic antique New England-wooden, single pane windows by Brosco. These are specifically custom designed to be an exact match on profile, and grid width and depth, of existing windows. They are even single pane to exact match, but have a very discreet storm window attachment over the single pane, that is a great improvement visually over the previously existing modern clunky storm windows. The old storm windows are the only thing you see when looking at the windows and the beautiful grids are visually obscured. With the new discreet storm layer, the richness of the grids shows through very attractively.

Additional proposed Bay window at ground level at center, far back of home behind a high stucco wall, to be custom Anderson Bay window with grids to match existing windows in front bay window of the home.

The new Brosco windows are only on the far left secluded side and back of the building which are areas not visible from the square without walking back onto the property. The new bay window is at the center far back side at ground level of the home, visible only if directly in the back yard.

2. Three doors as follow:

Balcony small door replacement: Formerly a cheap, contemporary-style side door that was estimated to have been installed in the 80's. This undersized door appeared cut-off at the base and was incorrectly placed such that it broke the seal on the roof of the balcony causing a chronic leakage problem along the side wall of the house. New door is weather-sealed classic-style small french door that captures the feel and richness of the home and allows for proper installation to allow new top of the line roof system. This is a flat roof, well above eye viewing level, and is invisible to anyone viewing the house. This will create a true water-proof permanent solution to the chronic leaking issue.

Two new classic-style French doors onto the back yard. These French doors have grids to match the existing front bay window. Both are in the back yard, rear-facing, at ground level behind a high stucco wall. The French door style with grids have the vintage feel appropriate to the age of the home, and are visible only to someone standing directly inside the back yard.

3. Skylight replacement.

Replace old, 3rd level Skylight on flat roof section. The skylight will be the flat (not bubble) style and will not be visible whatsoever from the street due to being on a flat roof back behind the steep, slanted, slate front-facing roof.:

There is chronic leaking from the single pane, very ugly, skylight in the top of the stairwell. It also acts like a magnifying glass bringing in sweltering heat in the summer. This is a critical element in all the homes for lighting the staircases, but ours is original and has completely failed. The entire well around the skylight is damaged from years of leaking. Propose to replace this 3rd level roof skylight with matching flat glass-type, low-profile, Velux skylight with low-e glass to prevent the sweltering heat that currently accumulates in the 3rd level from the old glass skylight.

4. Vents:

All vents to be painted to match Shady Hill approved historical exterior color of Bleeker Beige.

Bath vents: Two new ground level, rear-facing, bathroom vents for toilet area and tub/shower area are visible only when standing directly in the back yard.

Side-facing vent replacements. These were existing bath vents that had rusted-through with clunky fat covers over blades that stuck out beyond the side wall. Remove old-style blades from the walls, install Whsiper Fans in the interior bath ceilings to replace the exterior wall rotary blade fans. Then exterior, large, round covers replace with new low-profile hoods that only discreetly protect the opening with back-flow protectors. Fan system is housed in the new interior bath fans installed inside the baths which are all Panasonic super-silent Whisper Fans. Second level dryer vent to be lined up exactly adjacent to and matching existing bath vent. Kitchen vent: vent at first-floor level, rear yard facing for stove, only visible when standing in the back yard. Laundry vent: vent to bring to code dryer venting previously done not to code with a hideously ugly hose simply hanging out the basement window. This is a discreet, small hood painted to match exterior historical approved color of Bleeker Beige.

5. New landscaping and hardscaping:

Currently there are a series of very ugly, cheap, uneven, cement blocks leading up to the front door. Some have lifted over the years and some have sunk over the years so you either step in a muddy puddle or have to step up to stay on the concrete. Propose replace with a high quality professionally installed stone pavers forming a curving walk that will start at the street, go to the front porch, then around the entire home concluding in a natural-looking curved patio in the back yard.

6. Front porch railing and second level balcony railing.

Please note: the drawings do not show the Georgian style as the architect did not have the exact template. He used a generic railing but labeled it to be the matching Georgian style we desire to coordinate with our neighbors. The current ground level front porch railing is a modern, brown wood straight rail style estimated installed within 20 to 30 years time-frame. Propose to match the Georgian traditional style railing with ivory railing paint of the neighborhood both on the

balcony and on the front porch to bring these elements into conformity with the vintage feel and age of the home.

Thank you for considering our application. Respectfully submitted: Jane and Melissa Thomas

Dear esteemed members of the Historical Commission:

I am the mother of Jane Thomas, who is the owner of 6 Shady Hill Square. Jane has lived in the Boston area for a dozen years. She has developed very deep roots with her hardy New England neighbors whom she initially admired and respected, and now loves and calls family. After many years of Jane struggling to afford expensive rents in Cambridge, Jane's father and I were able to co-sign to help her achieve her dream of finding a forever home in her beloved Cambridge community.

It was quite a stretch to achieve this as she kept getting outbid on offer after offer. Then along came the all-original 100 year old jewel at 6 Shady Hill Square. It looked kind of slanty and funny in the picture so it happened to sit on the market. We walked over from her apartment on Mass Avenue on a drizzly evening and it was love at first sight. My husband and I had no intention of retiring and I am intending to continue working full-time plus, for many years to come. However, Jane's dad became wheel chair bound due to a brain condition. Although better after a successful brain surgery, he will never work again. Jane worked one or two jobs at all times all through college, including being a live-in nanny for a couple of professors who recently made Jane Godmother to their three children.

In recent years Jane was working as a paramedic plus two other part-time jobs to make ends meet and shared her beloved, but fragile, all original, 100 year old home with some very nice friends. They were very happy and grateful to be there. Then things started going to pieces when the old pull chain toilet on the third level failed and flooded onto the bath below. When the plumber tried to stop the leak, the plumbing was so brittle it just kept escalating into successive leaks. Ultimately the entire ceiling fell in and the only way to repair it was to tear out all the plumbing and start over and on it went.

We took out a home equity line of credit on our home to undertake the much needed remodel, but it has gotten so expensive that we recently tried to increase it but couldn't qualify without my husband working. We are desperate to get the house finished. Jane has gone back to school and will be in a better position in a few years, but right now, I can very truly say we are experiencing extreme financial hardship and struggling to pay the bills.

Please take these elements into consideration:

Rear of house: The rear yard is enclosed by a high stucco wall. Beyond the wall is Somerville and busy Beacon Street. That section of Beacon Street is modern mixed commercial with some modern condos scattered further down the street. There is also some pretty heavy tree coverage on that back side. It was much heavier before we recently did some pruning and cleaning out very large dead vine branches that were entwined in the trees in back. As a courtesy, we trimmed overhanging branches that were blocking people walking on the sidewalk on Beacon. Walking on Beacon, you cannot see over the wall.

Windows: You can look at our adjoining neighbor's windows to see how bad the condition of our windows had been. They were crumbling, wind blew right in, and it was freezing in the winter. We did a lot of research and hired the vintage window Doctor to lovingly restore all front-facing windows. This was very expensive, many thousands of dollars but they are beautiful.

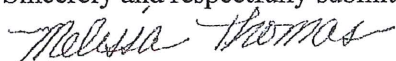
The side of the house is at an angle where it is minimally visible, requiring that you walk to the far left to look back. The new windows for side and rear only are Brosco custom antique restoration windows made to exact match the grid width and depth with our existing front-facing original windows. They are even the same authentic single-pane, all 100% wood frame, trim exact match, everything. It pained us to custom order single pane windows with the cold New England winters, but we wanted to build as exact duplicates as possible. Brosco is a company that specializes in antique restoration windows specifically for the Northeast.

Side of house: The balcony door removed was definitely modern, and very cheap. It had apparently been cut-off at the bottom to force a fit. It was incorrectly installed such that the old tar and gravel flat roof over the balcony was breached. Years of water damage had to be address as a result. The replacement is a small French door that is appropriate for the vintage home and certainly since facing the side at an oblique angle, only viewed by a deliberate effort. The way the house sits at an angle, you have to walk well over to the left to see along that side and even standing directly on the side, you have to really look up to see it.

The only side window that was removed was the old kitchen window. That window was a modern add-on. It had only two panes and did not operate any more. Wind howled in through the gaps where it was kind of crookedly installed and it didn't even have grids. It definitely did not match the front windows. The replacement custom Brosco window is a much more attractive match to the front windows and also has a discreet clip-on storm cover that eliminates the bulky storm windows where you only see the storm window instead of the pretty grids.

House history: 6 Shady Hill Square had been in one family for two generations. The parents had passed away and it had been a rental for many years by the children now in their 60's. As can happen with rentals, preventative maintenance had been long neglected and things had deteriorated pretty badly. Jane has her whole heart in her home. It is her pride and joy. She will put everything she has into lovingly caring for what is truly a legacy home. It will now be kept up and protected as this wonderful soulful home deserves. Please forgive us for the mistakes we made. I have made myself sick worrying about this and I am a nervous wreck about the upcoming hearing. We are throwing ourselves on your mercy to be able to finish and get back to happy living again.

Sincerely and respectfully submitted,

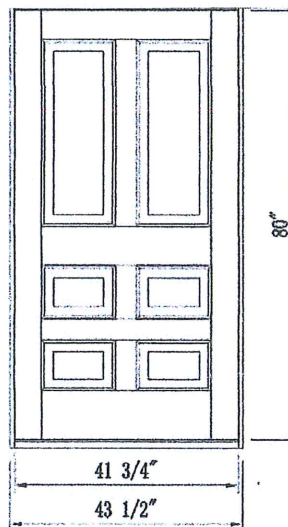


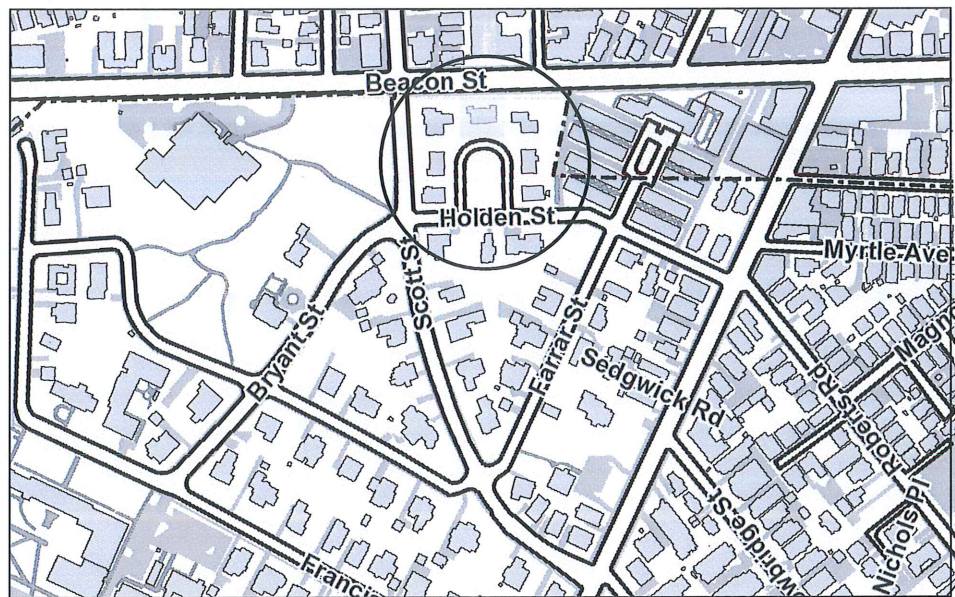
Melissa Thomas (Mother of homeowner, Jane Thomas and co-signer)

6 Shady Hill Square, Cambridge, MA -02138

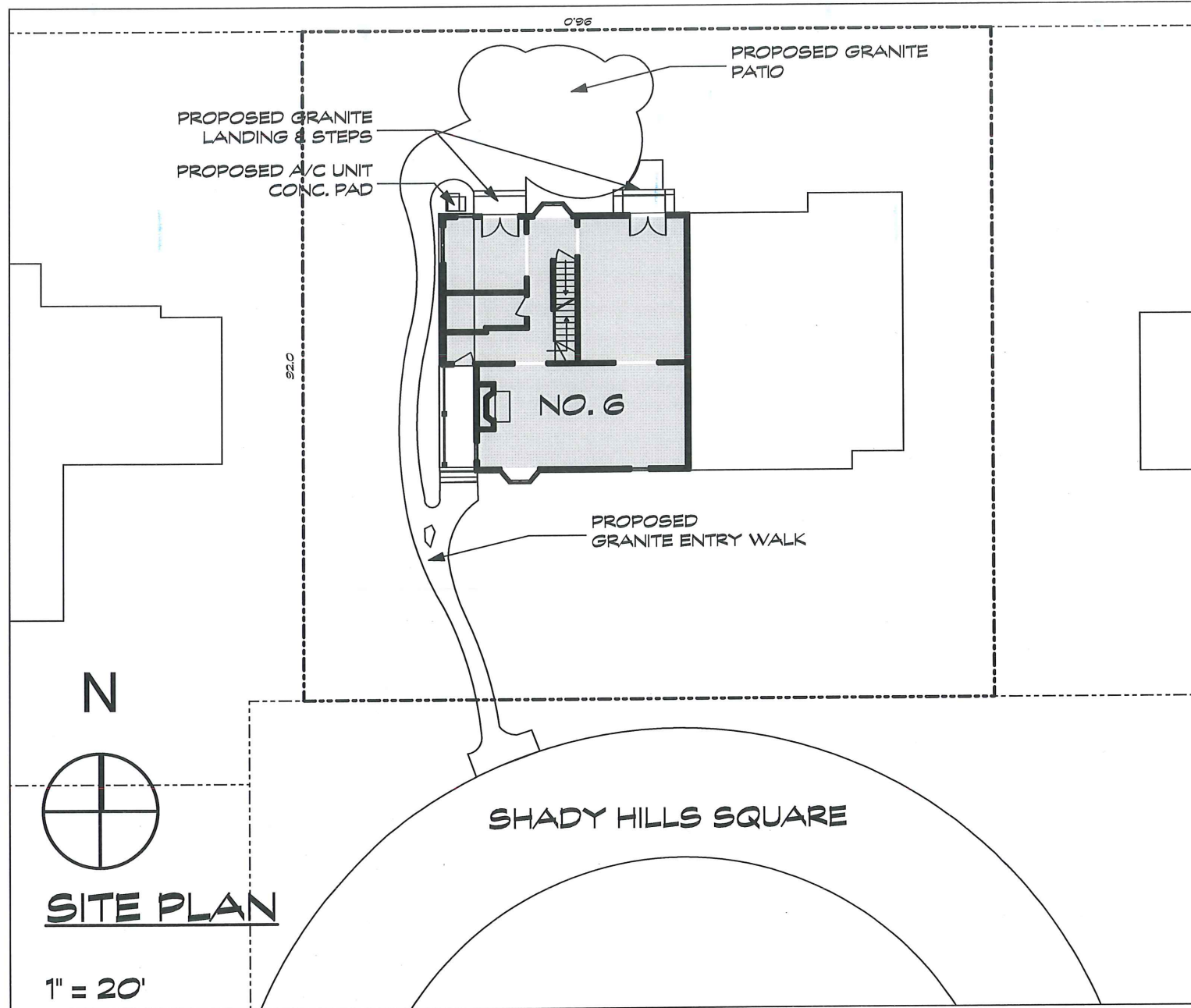
Replace modern, stark, flat slab entry door:

One family owned the home for two generations. When the parents passed away the children (now in their 60's) rented it out for many years. When items failed around the house, the previous owners tended to replace them with the cheapest possible option. In the case of the front door, it was replaced with an absolutely flat slab door. Propose return entry door to a vintage style consistent with the neighboring homes and consistent with the age of the home as per attached drawing. Door is to be a classic Georgian style six panel solid mahogany door. The doors are an unusual size and must be custom ordered. We walked all around the neighborhood and saw that the most common door is the six panel style in solid wood. The attached design is copied from our neighbors' beautiful doors.





SHADY HILLS PARCEL MAP



BUZZ BRYAN
DESIGNER

10070 PASADENA AVENUE, SUITE 1
CUPERTINO, CALIFORNIA 95014-5917
408 / 257-7500

ALTERATIONS TO

6 SHADY HILL SQUARE

CAMBRIDGE, MA

JANE THOMAS, OWNER
6 SHADY HILL
CAMBRIDGE, MA.02138
408 741-1101
mtmt@gmail.com

DATE: 11/13/2018

DRAWN BY:

REVISION:

SITE PLAN

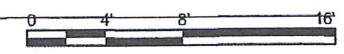
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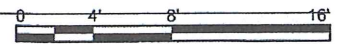
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



CENTERLINE OF BLDG.

BUZZ BRYAN
DESIGNER

10070 PASADENA AVENUE, SUITE 1
CUPERTINO, CALIFORNIA 95014-5917
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JANE THOMAS, OWNER
6 SHADY HILL
CAMBRIDGE, MA.02138
408 741-1101
mt7mt7@gmail.com

DATE: 11/21/2018

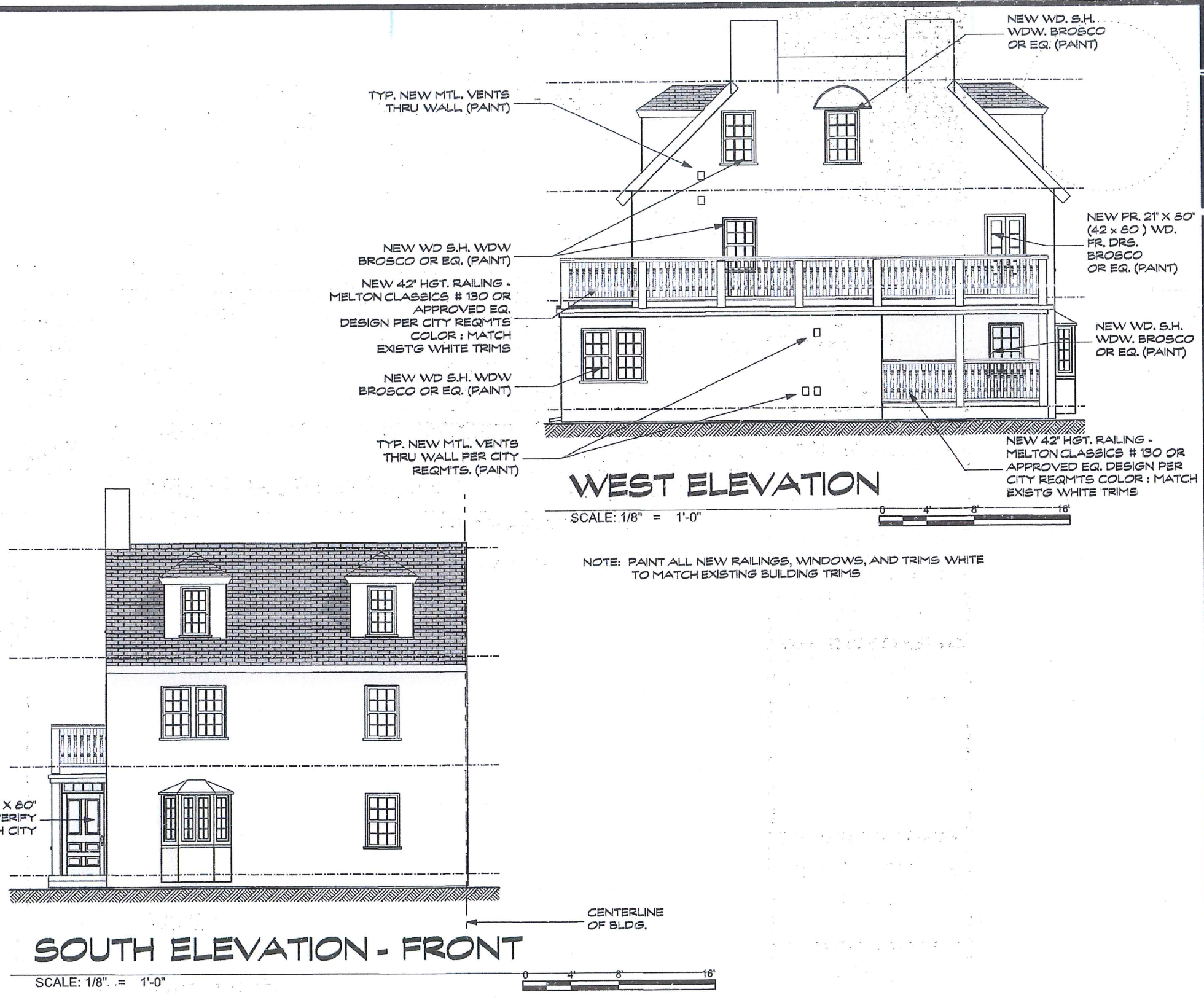
DRAWN BY:

REVISION:

**EXISTING ELEVATIONS
S + W**

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BUZZ BRYAN
DESIGNER

10070 PASADENA AVENUE, SUITE 1
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408 / 257-7500

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CAMBRIDGE, MA

JANE THOMAS, OWNER
6 SHADY HILL
CAMBRIDGE, MA.02138
408 741-1101
mt7mt7@gmail.com

DATE: 11/25/2018

DRAWN BY:

REVISION:

ELEVATIONS
S + W
(Proposed)

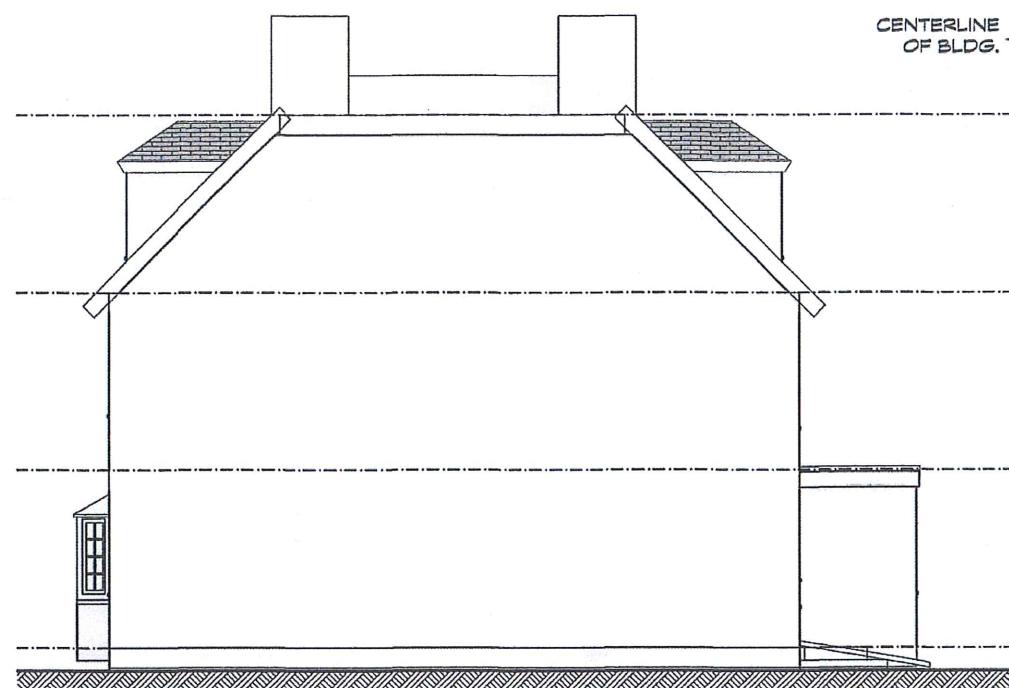
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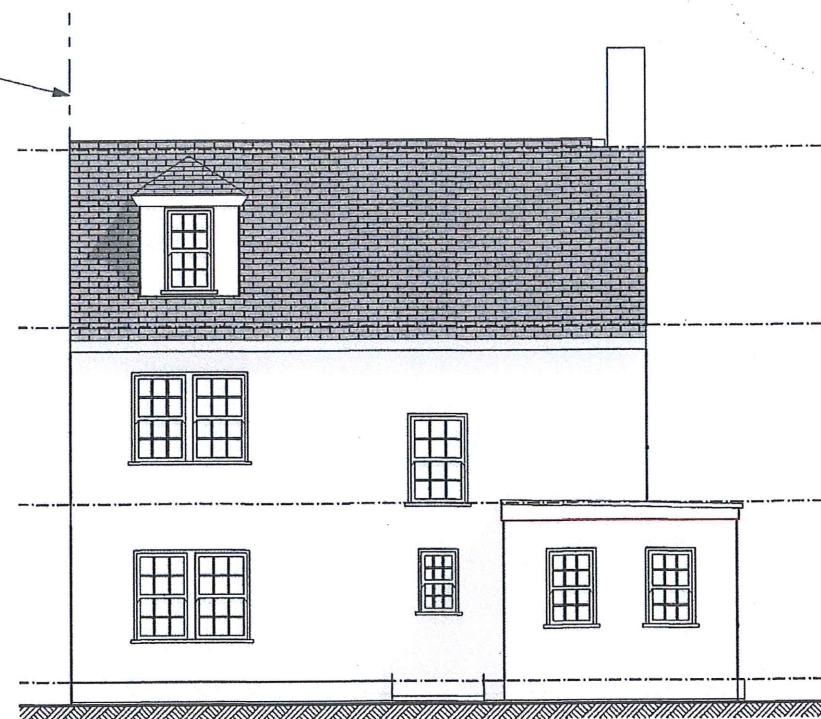
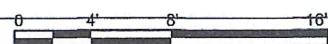
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CENTERLINE
OF BLDG.

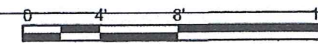
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUZZ BRYAN
DESIGNER

10070 PASADENA AVENUE, SUITE 1
CUPERTINO, CALIFORNIA 95014-5917
408 / 257-7500

ALTERATIONS TO

**6
SHADY
HILL
SQUARE**

CAMBRIDGE, MA

JANE THOMAS, OWNER
6 SHADY HILL
CAMBRIDGE, MA.02138
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mt7mt7@gmail.com

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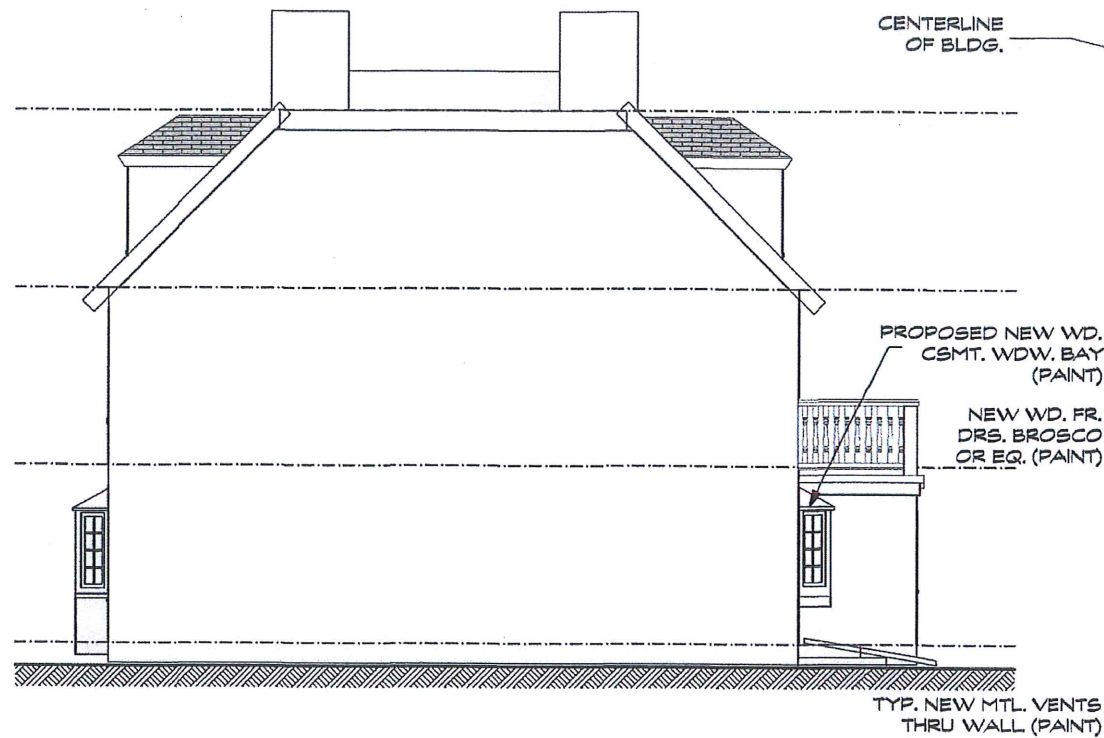
DRAWN BY:

REVISION:

**EXISTING
ELEVATIONS
N + E**

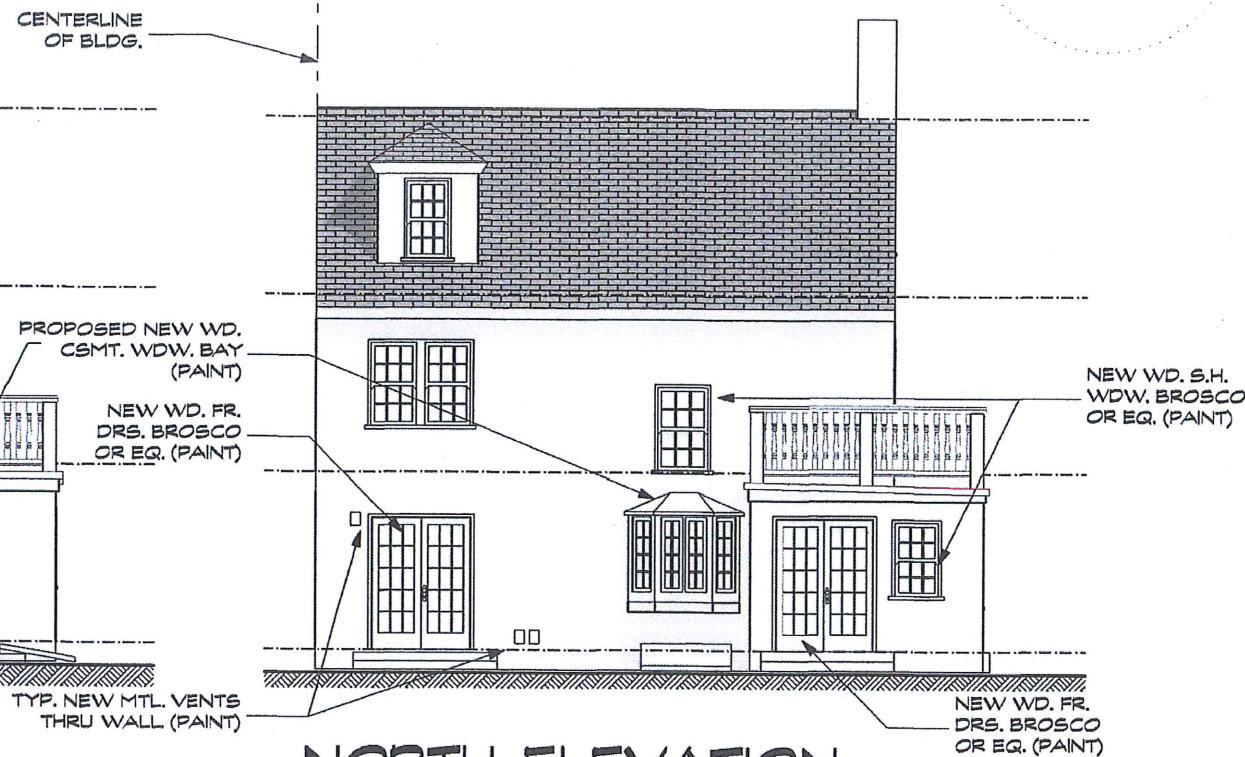
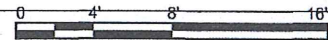
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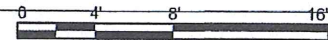
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



NOTE: PAINT ALL NEW RAILINGS, WINDOWS, AND TRIMS WHITE TO MATCH EXISTING BUILDING TRIMS

BUZZ BRYAN
DESIGNER

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**6
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CAMBRIDGE, MA

JANE THOMAS, OWNER
6 SHADY HILL
CAMBRIDGE, MA.02138
408 741-1101
mt7mt7@gmail.com

DATE: 11/25/2018

DRAWN BY:

REVISION:

ELEVATIONS

N + E
(Proposed)

A9.07