

RAMSA

May 4, 2023

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

95 Irving Street

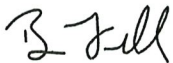
Members of the Commission,

Enclosed please find our application to amend the certificate of appropriateness for 95 Irving Street. On behalf of the owner, we are requesting an amendment to allow the removal and reconstruction of the two existing chimneys. The reconstructed chimneys will allow concealed venting of mechanical and plumbing, allowing the owner to maintain the historic character of the roof.

The reconstructed chimneys will match the existing chimneys in every way visible, including brick color and character, grout color, overall dimensions, and details. Brick products were reviewed on site with Charles Sullivan, whose selection is shown in this package. We are also showing a proposed replacement for the existing metal chimney caps, which are not original to the house.

Thank you for your consideration.

Sincerely,



Brian Fell
Associate Partner, RAMSA



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

APPLICATION FOR CERTIFICATE


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

2. Address of property: , Cambridge, Massachusetts

3. Describe the proposed alteration(s), construction or demolition in the space provided below: (An additional page can be attached, if necessary).

Request to amend the Certificate of Appropriateness to include the removal and reconstruction of the existing brick chimneys.

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: Fox & Prince 86 LLC; IML 45 LLC	
Mailing Address: Palmer Latko Ledas Page LLC, 20 Tower Ln, Suite 305, Avon CT 06001	
Telephone/Fax: 860-573-2394	E-mail: lobermeier@blumshapiro.com
Signature of Property Owner of Record:  (Required field; application will not be considered complete without property owner's signature)	
Name of proponent, if not record owner: Brian Fell, Robert AM Stern Architects	
Mailing Address: 1 Park Avenue, Floor 17, New York, NY 10016	
Telephone/Fax: 212-967-5100	E-mail: b.fell@ramsa.com

(for office use only):		
Date Application Received: _____	Case Number: _____	Hearing Date: _____
Type of Certificate Issued: _____	Date Issued: _____	

Alpha Masonry & Construction Inc.



529 Dale Street • North Andover, MA 01845 USA • Phone: (617) 710-9101 • E-Mail: alphamasonry@verizon.net

Date: April 7, 2023

Re: 95 Irving Street, Cambridge MA

To Whom it May Concern:

We are aware that Brookes and Hill Custom Building is requesting to remove the existing Chimneys and rebuild to match existing at 95 Irving St in Cambridge in efforts to minimize the impact of mechanical venting around the outside of this treasured Historic home.

In our humble opinion, routing vents through the existing chimneys would be a very difficult task, considering the location of smoke chambers and the circuitous paths the chimneys may take. Making room for vents would be very challenging and almost impossible. This would most certainly impact the structural integrity of the chimney as a whole.

We understand that today's modern equipment will have larger than usual ventilation pipes, and so the only way that we can see to maximize the interior space of the chimney way, making way for the increased venting/exhaust, is to remove the existing and replace in kind with a wood frame with a thin brick veneer.

Our methods and practices will be in line with the Historic Committee's direction, but Alpha Masonry also intends to create a mockup board as a control sample of the new chimney build for the director to review. We will take measurements and details from the existing chimneys and match exactly what is in place. Charlie has already selected a brick to match and provided mortar direction.

We greatly appreciate your consideration of this request as our belief is in line with Brookes and Hill that this is the best course of action to maintain the Historic integrity of this property.

With Sincere Regards,

Frank Woulfe
alphamasonry@verizon.net

95 IRVING STREET

AMENDMENT TO CERTIFICATE OF APPROPRIATENESS



		ISSUED 5/04/23
T-000	COVER	X
A-111	ROOF PLAN AND FRONT SIDE ELEVATION - EXTG CHIMNEYS	X
A-112	PROPOSED ROOF PLAN AND FRONT SIDE ELEVATION	X
A-004	CHIMNEY PHOTOS - HISTORIC & CURRENT	X
A-005	CHIMNEY CAP PRECEDENT IMAGES	X
A-006	PROPOSED ELEVATIONS AND BRICK SAMPLE	X
A-007	PROPOSED CHIMNEY ELEVATIONS	X
A-008	CONSTRUCTION DETAILS	X

LEGEND / NOTES

DATE ISSUED: 05/04/23

95 IRVING STREET
CAMBRIDGE, MA 02138

ROBERT A.M. STERN ARCHITECTS, LLP

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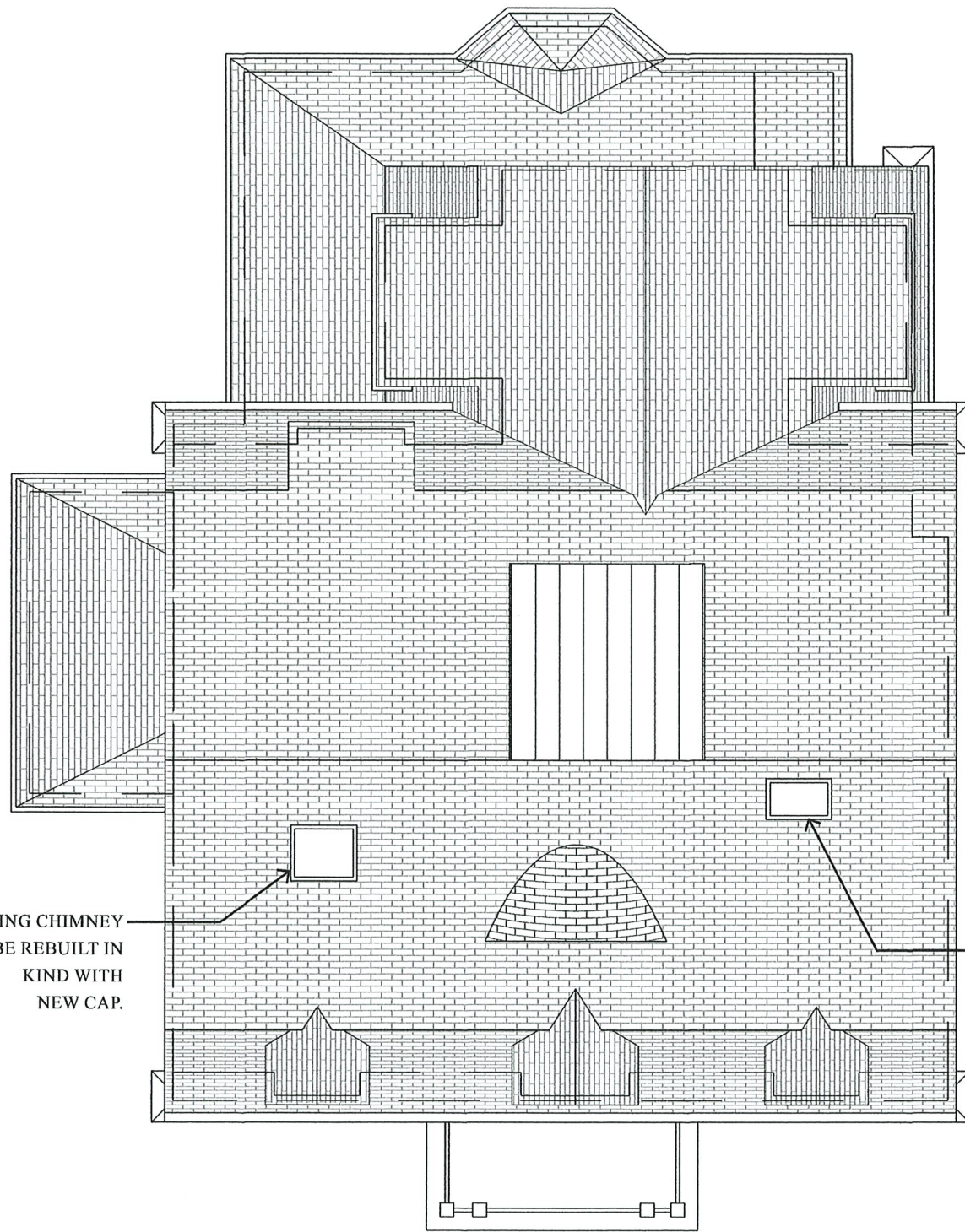
COVER

PROJECT NO:

CAD FILE NO:

DRAWING NO:

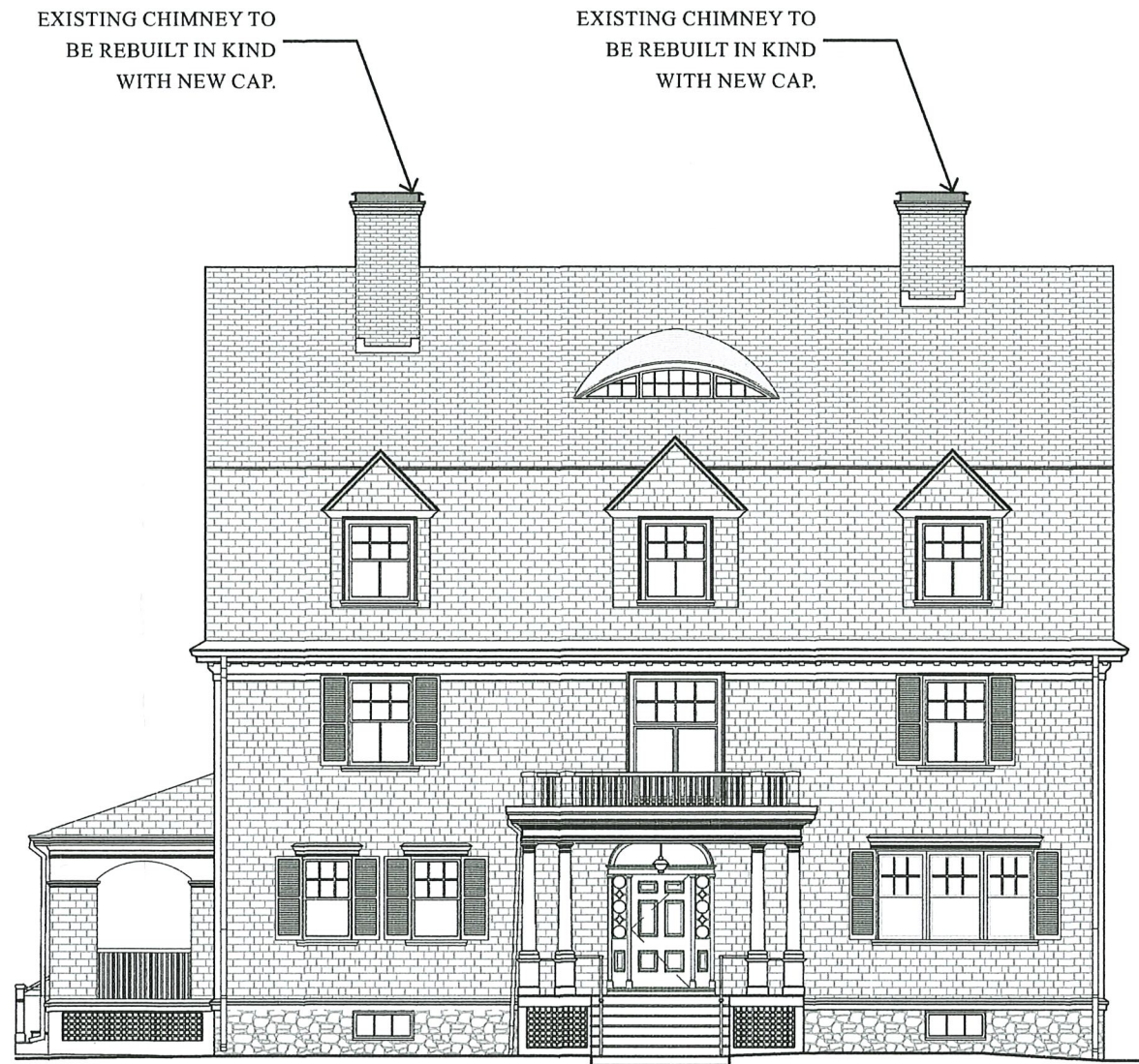
T-000



EXISTING CHIMNEY
TO BE REBUILT IN
KIND WITH
NEW CAP.

EXISTING CHIMNEY TO
BE REBUILT IN KIND
WITH NEW CAP.

ROOF PLAN
SHOWING PREVIOUSLY APPROVED DESIGN AND
EXISTING CHIMNEYS



EXISTING CHIMNEY TO
BE REBUILT IN KIND
WITH NEW CAP.

EXISTING CHIMNEY TO
BE REBUILT IN KIND
WITH NEW CAP.

FRONT ELEVATION (EAST)
SHOWING PREVIOUSLY APPROVED DESIGN AND
EXISTING CHIMNEYS

SCALE: 3/32" = 1'
0 2' 4' 8'

DATE ISSUED: 05/04/23

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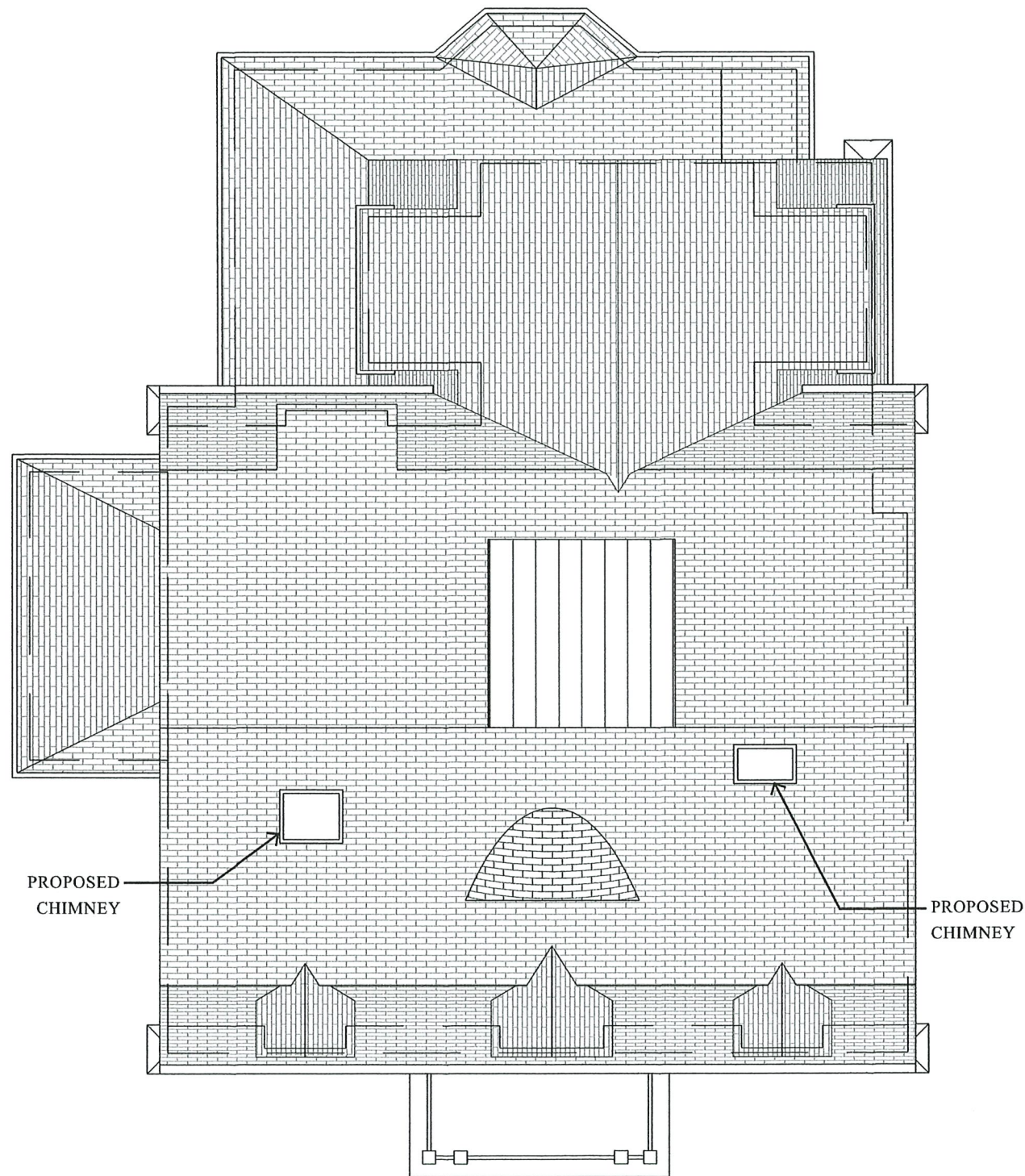
ROOF PLAN AND FRONT SIDE
ELEVATION - EXTG CHIMNEYS

PROJECT NO:

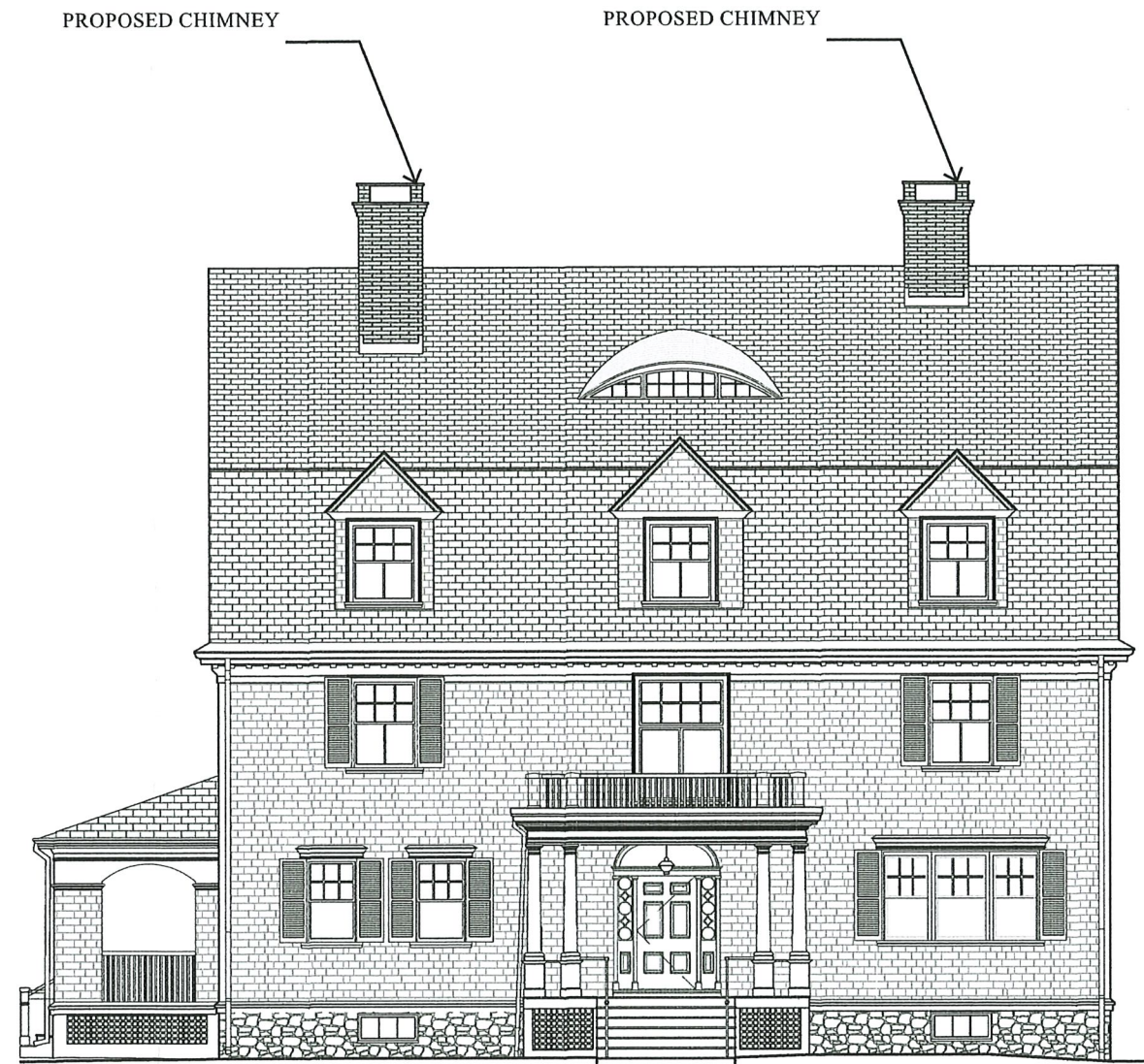
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DRAWING NO:

A-111



PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION (EAST)



SCALE: 3/32" = 1'
0 2' 4' 8'

DATE ISSUED: 05/04/23

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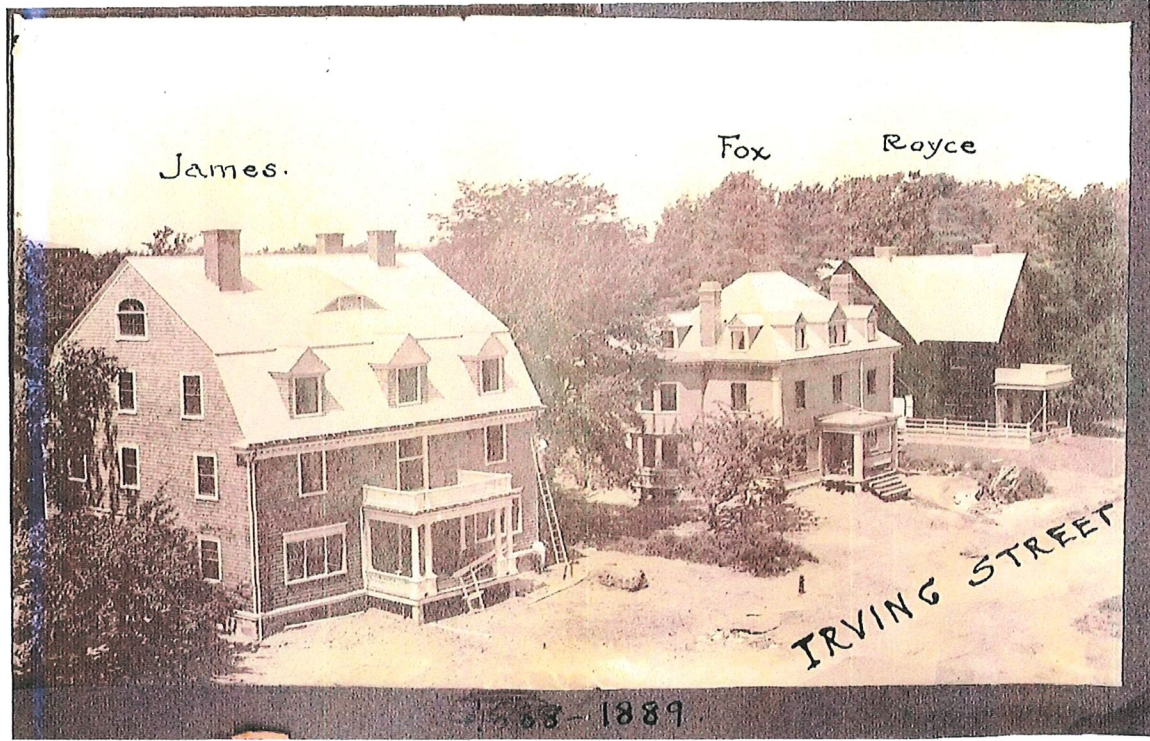
PROPOSED ROOF PLAN AND
FRONT SIDE ELEVATION

PROJECT NO:

CAD FILE NO:

DRAWING NO:

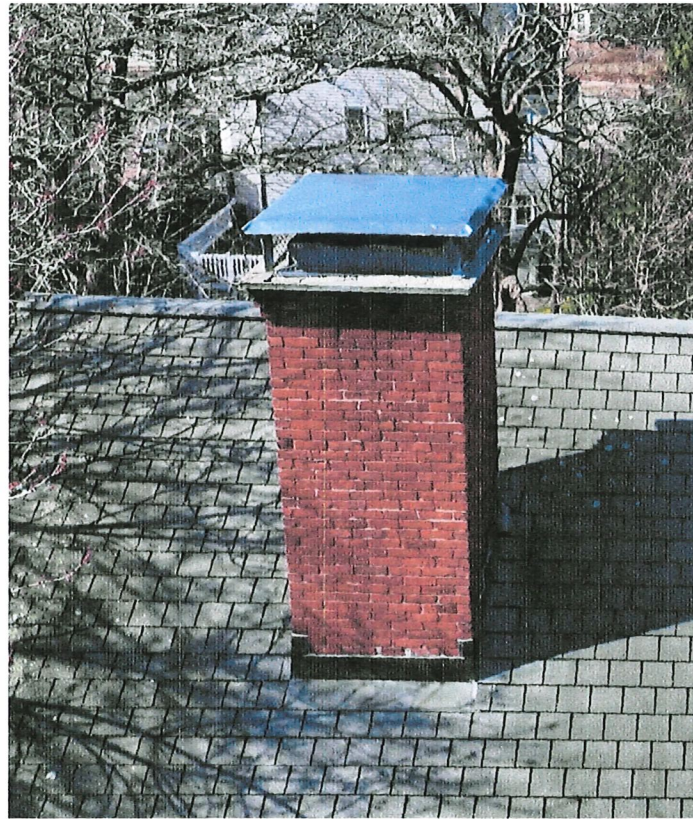
A-111



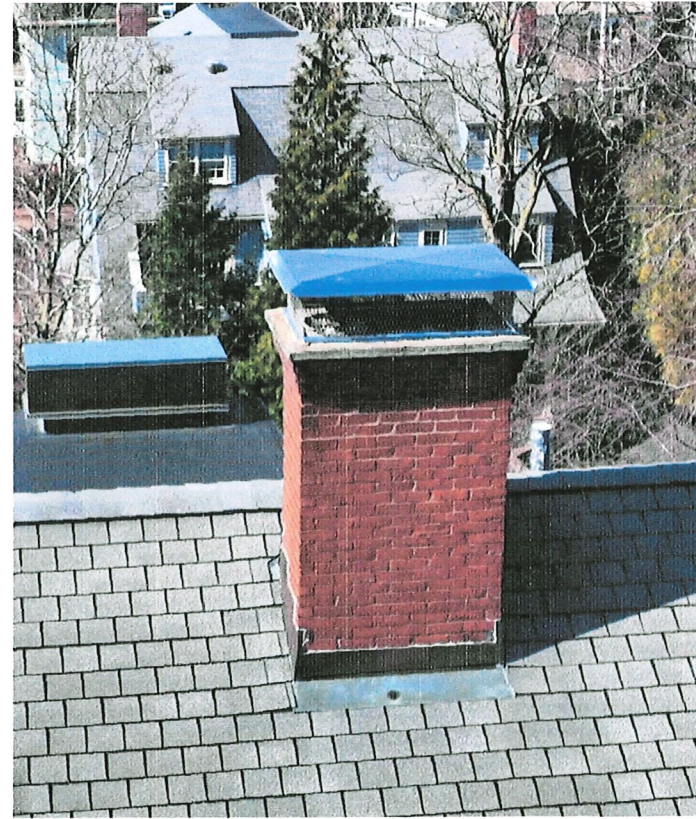
BIRDS EYE VIEW DURING CONSTRUCTION
DATE: 1889
SOURCE: CAMBRIDGE HISTORICAL COMMISSION, COGSWELL COLLECTION



CURRENT SITE CONDITIONS (VIEW FROM IRVING STREET)
DATE: 2023



CURRENT SITE CONDITIONS - SOUTH CHIMNEY
DATE: 2023



CURRENT SITE CONDITIONS - NORTH CHIMNEY
DATE: 2023



CURRENT SITE CONDITIONS - CHIMNEY DETAIL
DATE: 2023

DATE ISSUED: 05/04/23

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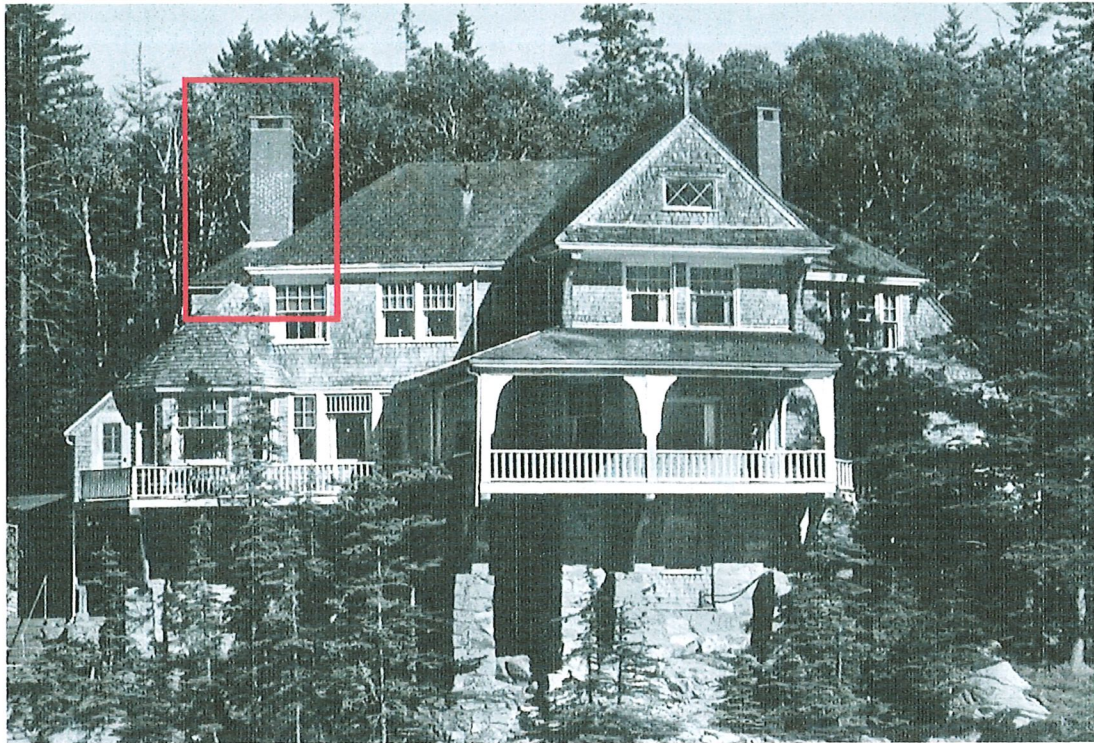
CHIMNEY PHOTOS-
HISTORIC & CURRENT

PROJECT NO:

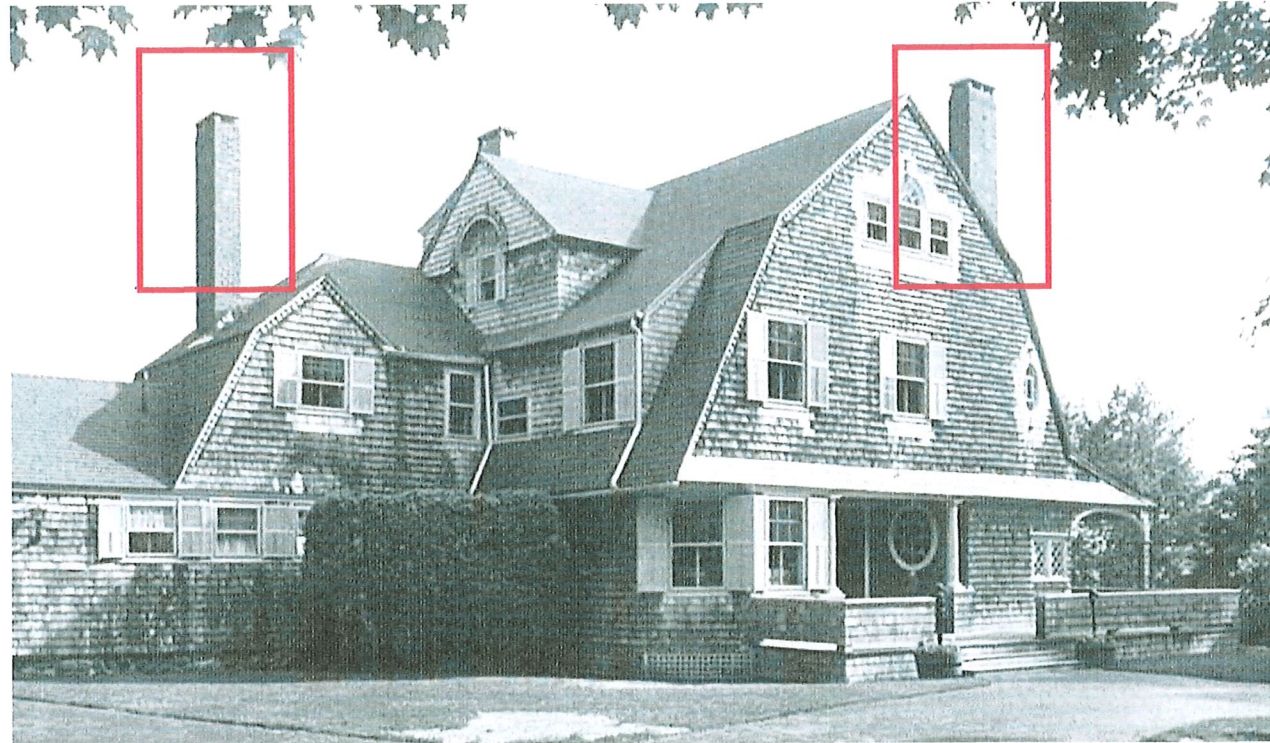
CAD FILE NO:

DRAWING NO:

A-004



FELSTED, FREDRICK LAW OLMSTED SUMMER HOUSE, MAINE
ARCHITECT: WILLIAM RALPH EMERSON
DATE: 1896
SOURCE: SUMMER HOUSES BY THE SEA: THE SHINGLE STYLE / MORGAN, BRET; OSSMAN, LAURIE. - NEW YORK: RIZZOLI, 2019.



THOMAS D. BLAKE COTTAGE, MAINE
ARCHITECT: WILLIAM RALPH EMERSON
DATE: 1891-1892
SOURCE: A DELIGHT TO ALL WHO KNOW IT. THE MAINE SUMMER ARCHITECTURE OF WILLIAM R. EMERSON / REED, ROGER G. - PORTLAND: MAINE CITIZENS FOR HISTORIC PRESERVATION, 1995.



SANGER HOUSE, MONTAUK, NEW YORK
ARCHITECT: MCKIM, MEAD & WHITE
DATE: 1882-1883
SOURCE: THE HOUSES OF MCKIM, MEAD & WHITE/ WHITE, SAMUEL G; WALLEN, JONATHAN. - NEW YORK: RIZZOLI, 1998.

DATE ISSUED: 05/04/23

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CHIMNEY CAP
PRECEDENT IMAGES

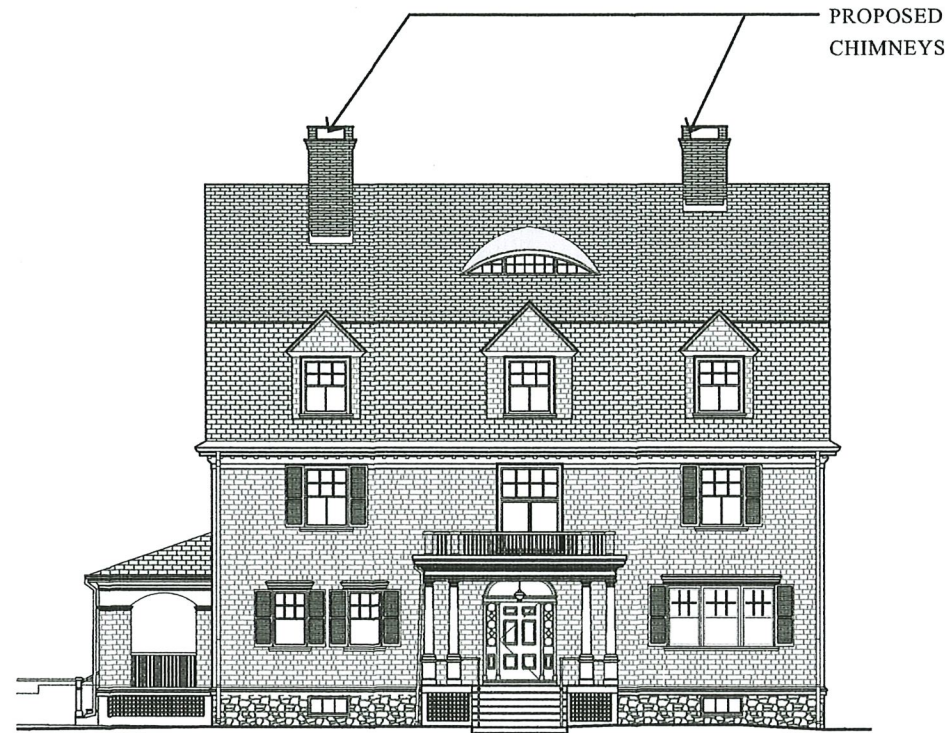
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-005

LEGEND / NOTES



PROPOSED ELEVATION - FRONT SIDE (EAST)
1/16" = 1'-0"



PROPOSED ELEVATION - LEFT SIDE (SOUTH)
1/16" = 1'-0"



EXISTING BRICK



PROPOSED BRICK: MORIN LIGHT FLASHED WATER STRUCK
(VIEWED & SELECTED BY CHARLES SULLIVAN ON SITE)

DATE ISSUED: 05/04/23

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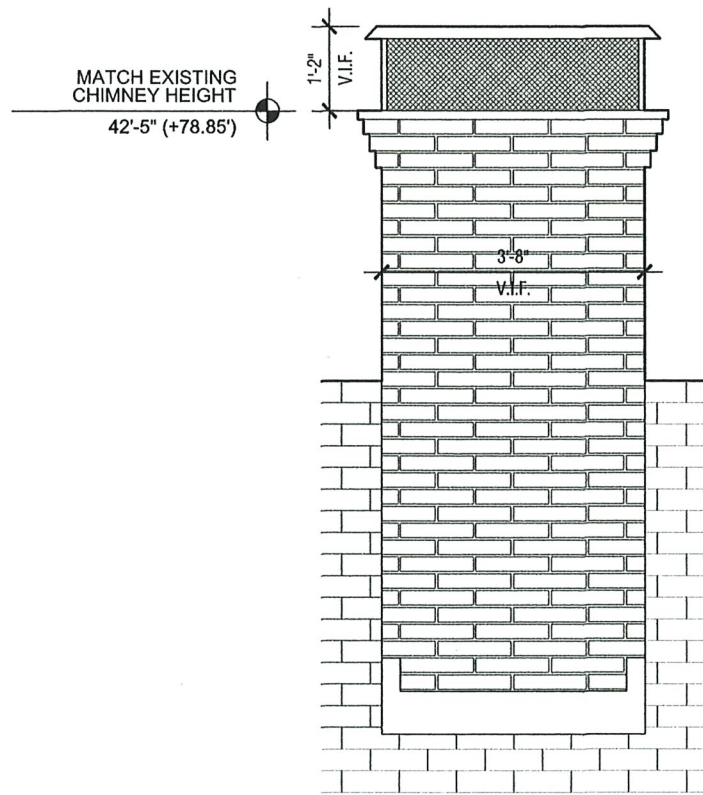
PROPOSED ELEVATIONS &
BRICK SAMPLE

PROJECT NO:

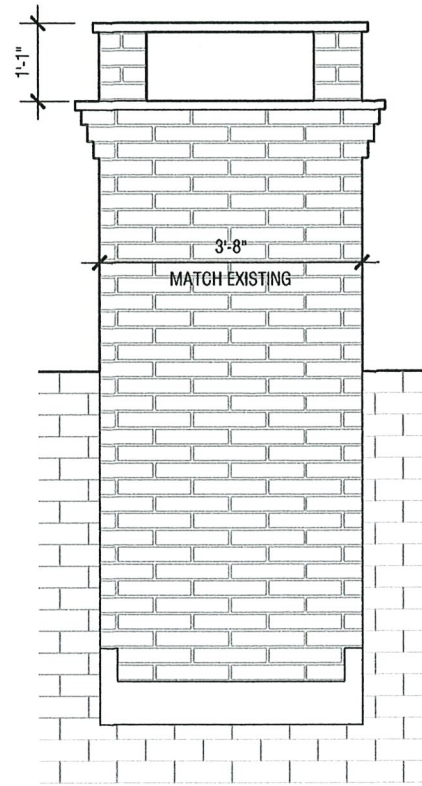
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DRAWING NO:

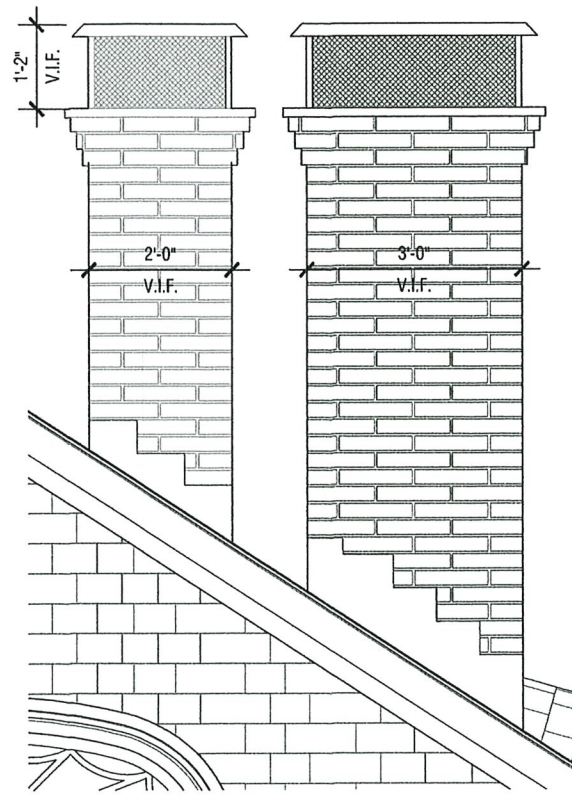
A-006



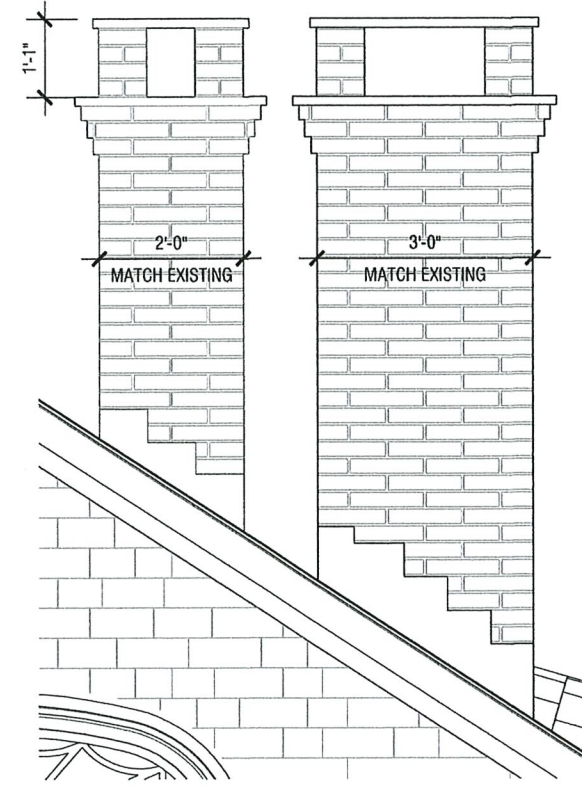
EXISTING CHIMNEY ELEVATION -
FRONT (EAST)
3/8"=1'-0"



PROPOSED CHIMNEY ELEVATION -
FRONT (EAST)
3/8"=1'-0"



EXISTING CHIMNEY ELEVATION -
LEFT SIDE (SOUTH)
3/8"=1'-0"



PROPOSED CHIMNEY ELEVATION -
LEFT SIDE (SOUTH)
3/8"=1'-0"

DATE ISSUED: 05/04/23

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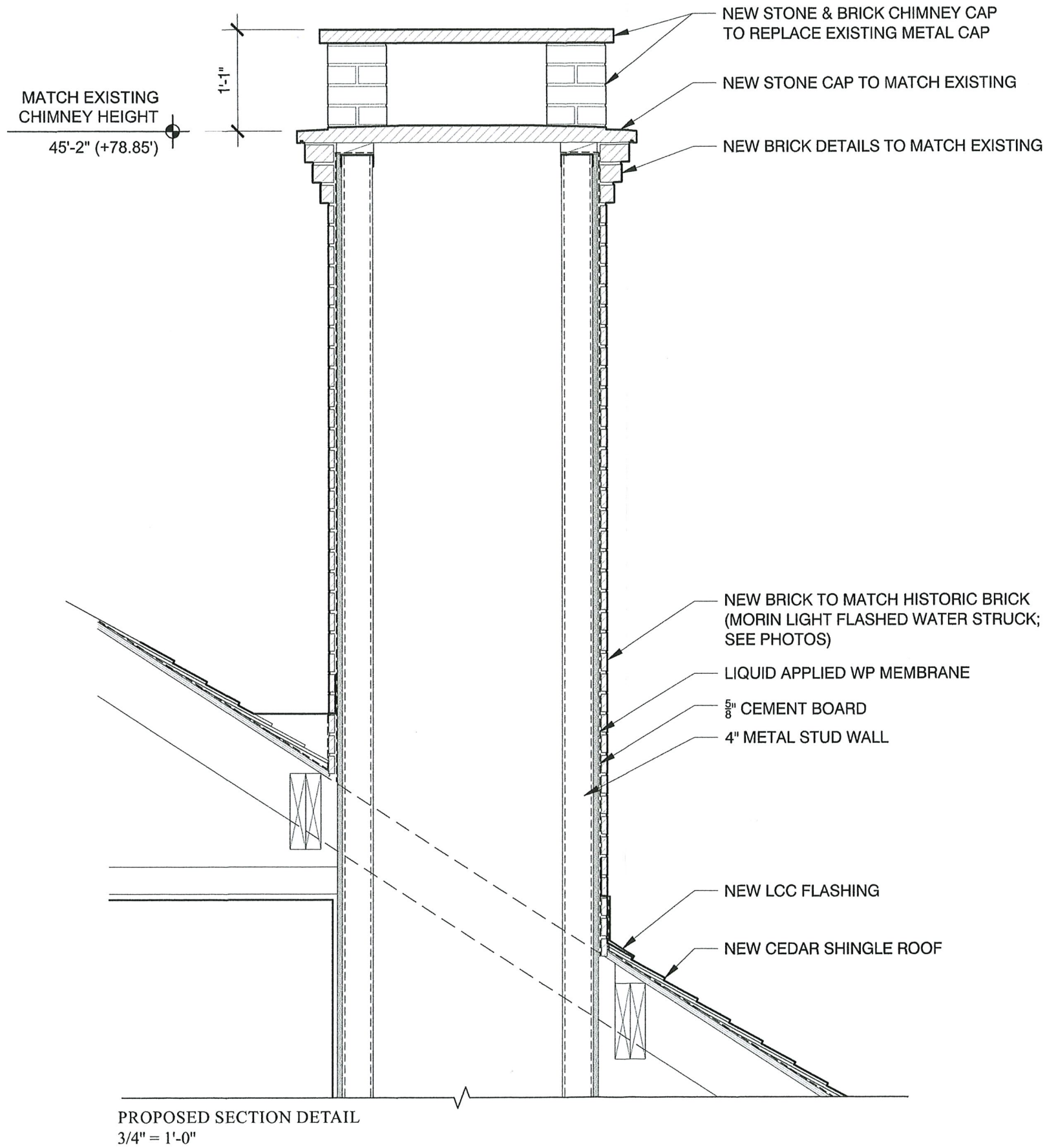
PROPOSED CHIMNEY
ELEVATIONS

PROJECT NO.:

CAD FILE NO.:

DRAWING NO.:

A-007



LEGEND / NOTES

DATE ISSUED: 05/04/23

95 IRVING STREET
CAMBRIDGE, MA 02138

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CONSTRUCTION DETAIL

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-008