



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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).

See attached scope of work and related drawings.

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: <input type="text" value="Homeowner's Rehab, Inc."/>	
Mailing Address: <input type="text" value="280 Franklin Street, Cambridge, MA 02139"/>	
Telephone/Fax: <input type="text" value="617-868-4858"/>	E-mail: <input type="text" value="stwomey@homeownersrehab.org"/>
Signature of Property Owner of Record: <u><i>Jan E. Boyle</i></u> (Required field; application will not be considered complete without property owner's signature)	
Name of proponent, if not record owner: <input type="text"/>	
Mailing Address: <input type="text"/>	
Telephone/Fax: <input type="text"/>	E-mail: <input type="text"/>

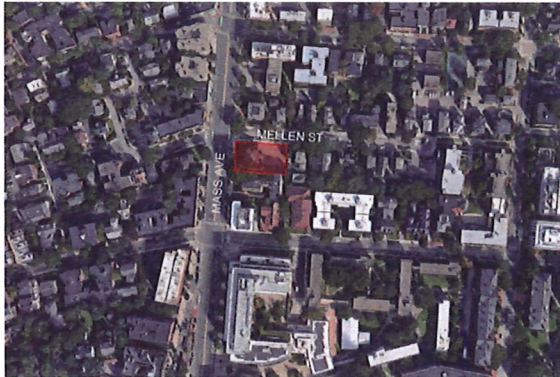
<i>(for office use only):</i>			
Date Application Received: _____	Case Number: <u>4930</u>	Hearing Date: <u>3/30/23</u>	
Type of Certificate Issued: _____	Date Issued: _____		

**Owner: Homeowner's Rehab, Inc (HRI)**

**Property: 1627 Massachusetts Ave**

Homeowner's Rehab, Inc. (HRI) acquired The Charles Hicks Saunders House (the "Saunders House") from Lesley University in August 2022. The Saunders House is listed on the National Register of Historic Places and is subject to an ongoing Landmark Designation Study by the Cambridge Historical Commission. HRI intends to adaptively repurpose the Saunders House into four (4) affordable rental apartment homes as part of an overall site development that would also add a new construction six (6) story building with twenty-five (25) unit to the rear of the Saunders House where there is currently surface parking. This would result in a twenty-nine (29) unit 100% affordable rental housing development. We are working with ICON Architecture on the design of the new building and renovation of the existing mansion.

The site is located at 1627 Massachusetts Ave, at the corner of Mellen Street. It is a 14,400 square foot lot with 90' of frontage on Massachusetts Ave and 160' on Mellen St.



Locus Map



Locus Map: Google Maps



Saunders House  
View from Massachusetts Ave and Mellen St

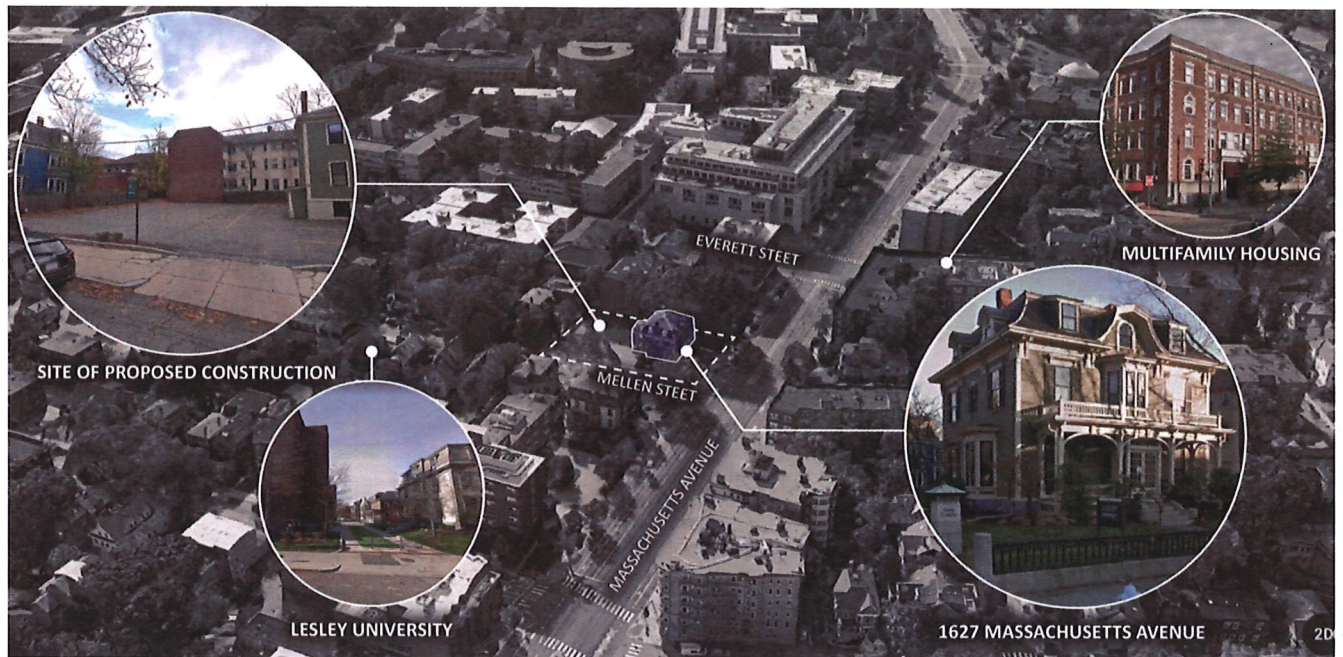


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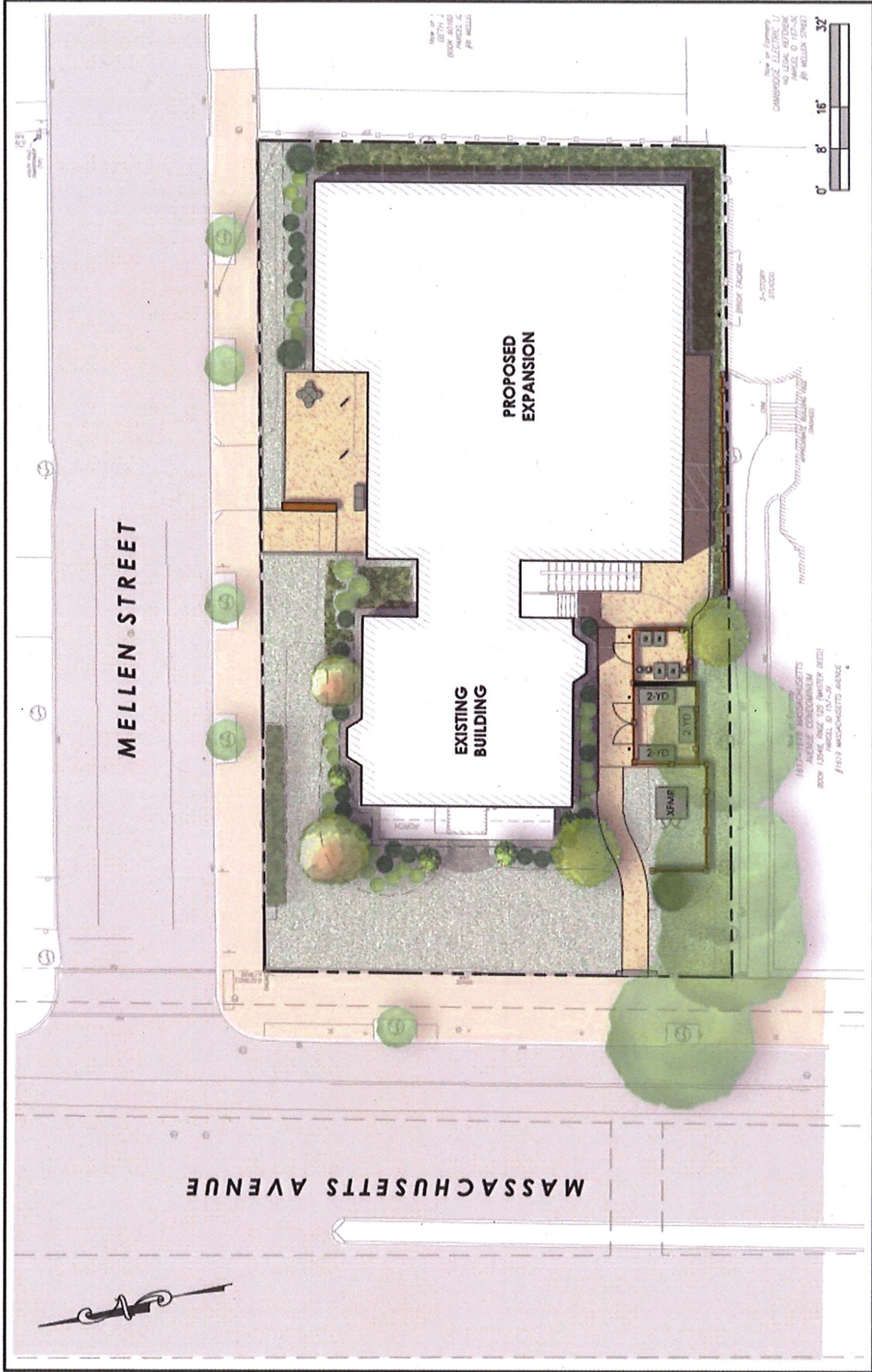
meet the Enterprise Green Communities standard and upgrades to the existing building envelope will dramatically improve its performance and allow for the building to be all-electric. The new construction building will be Passive House Certified, with low heating and cooling loads, that become a path to using net zero energy, since its energy needs can be offset with renewable energy. These high-performance envelopes also mean higher comfort and better indoor air quality for the residents, while maintaining the historic presence on Massachusetts Ave.

Attached are plans, elevations, and renderings showing the proposed work.



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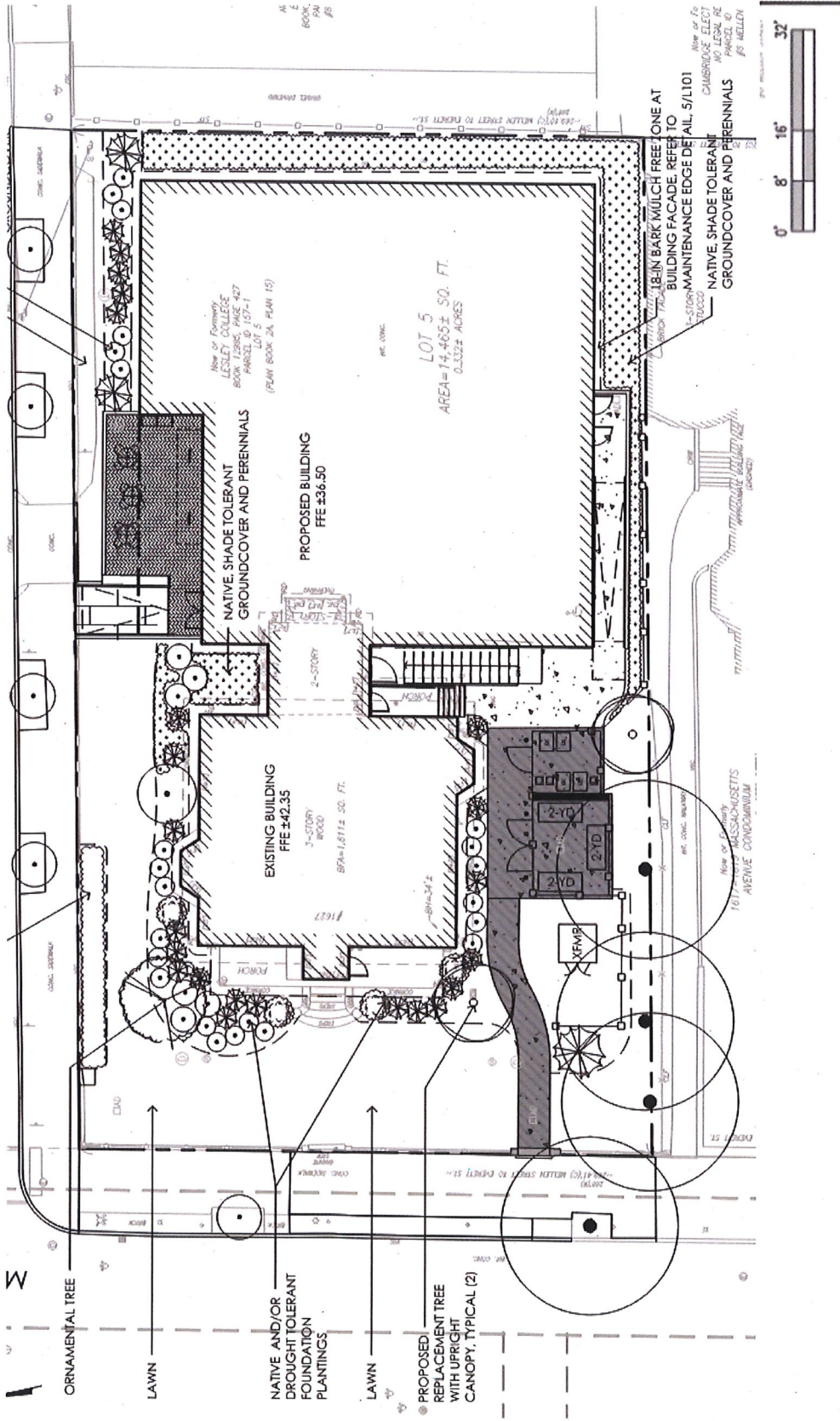


Site Plan



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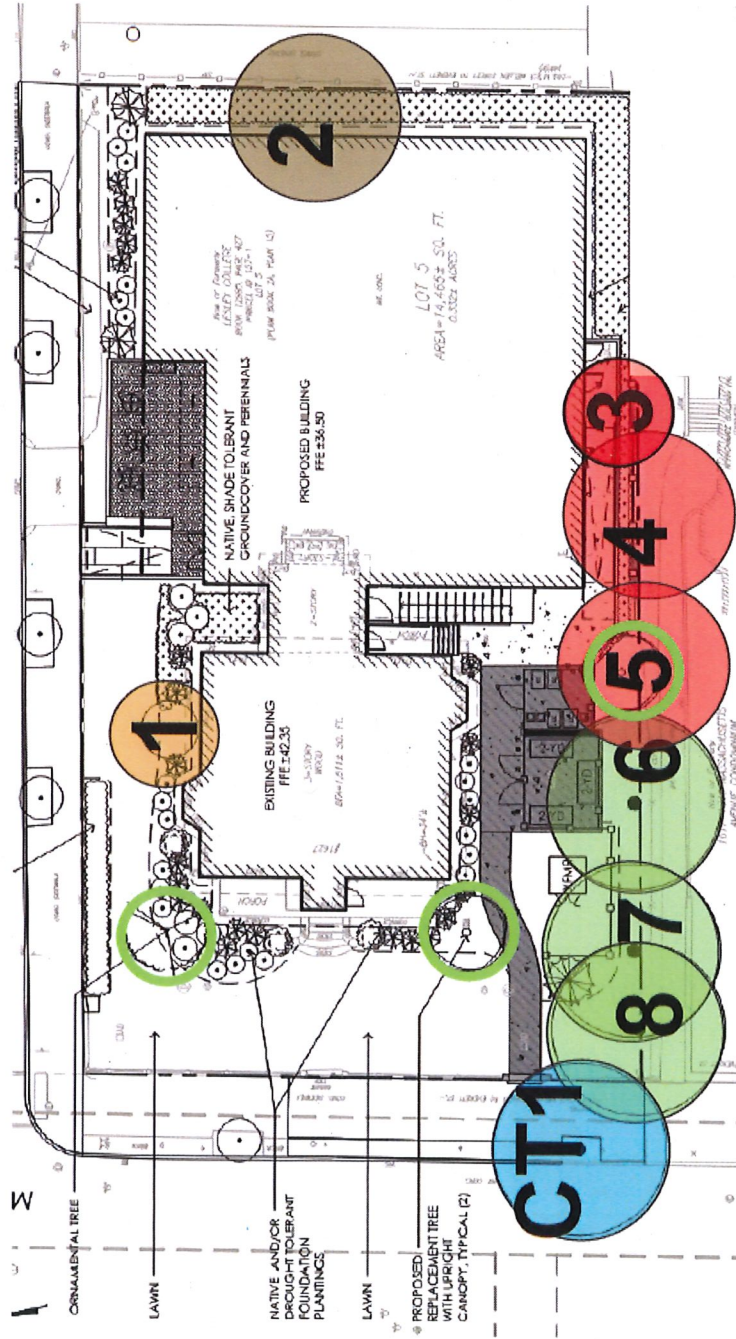


Landscape Plan

Owner: Homeowner's Rehab, Inc (HRI)

Property: 1627 Massachusetts Ave

#	Common Name	Height	Comments
1	Serviceberry	20'	Could be saved
2	Sycamore Maple	45'	To be removed
3	American Elm	15'	"Line trees" - poor condition - disease prone
4	American Elm	55'	Significant decay, defects - high failure risk
5	Norway Maple	60'	Good condition, some larger dead branches
6	Red Oak	70'	City tree - poor condition, decay in stem
7	Red Oak	75'	
8	Red Oak	80'	
CT1	Silver Maple	55'	



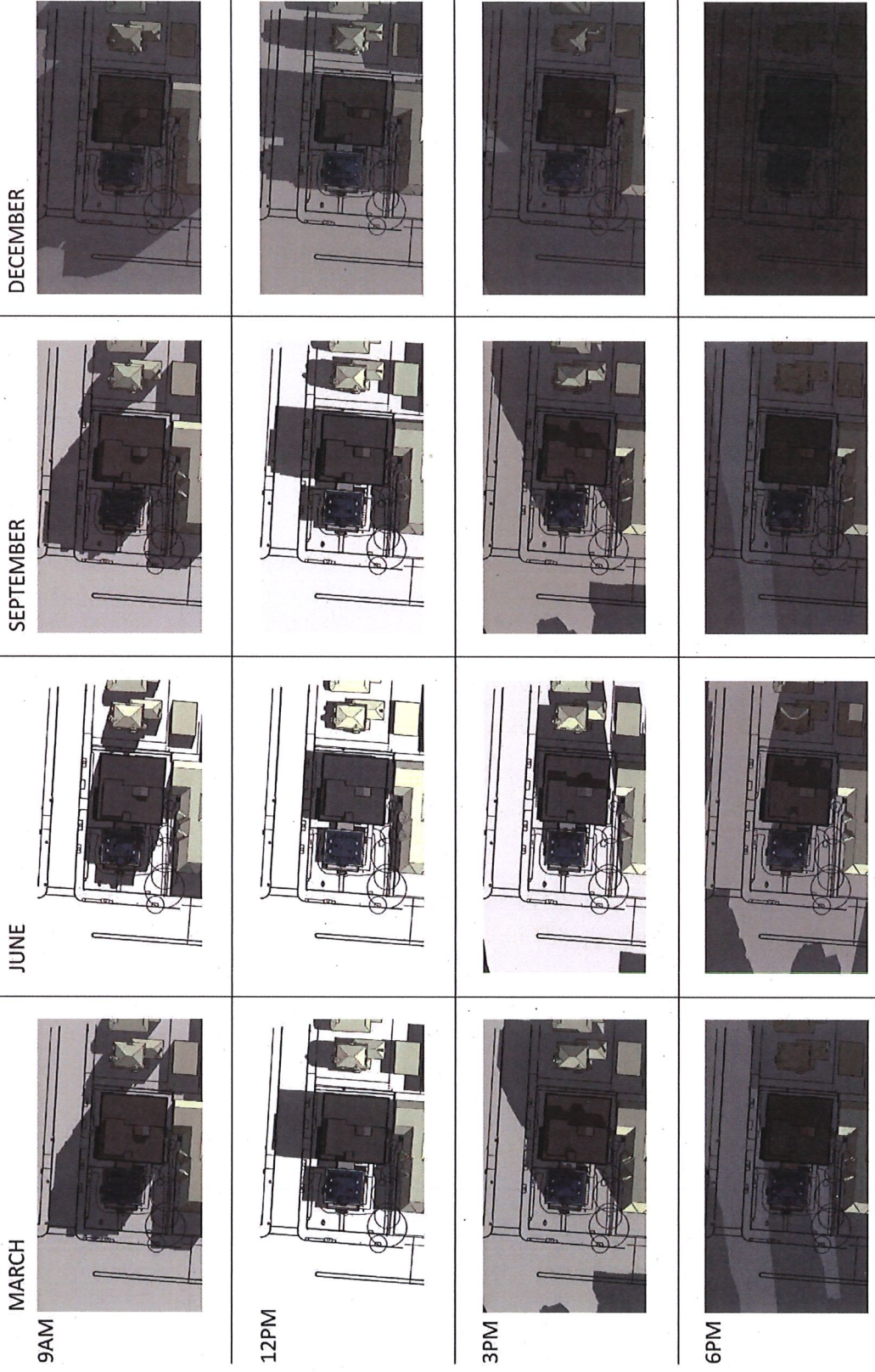
Proposed New Trees

Tree Specialists, Inc.  
Conservation | Preservation | Restoration



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Sun Study



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Rendering – view from Mellen St



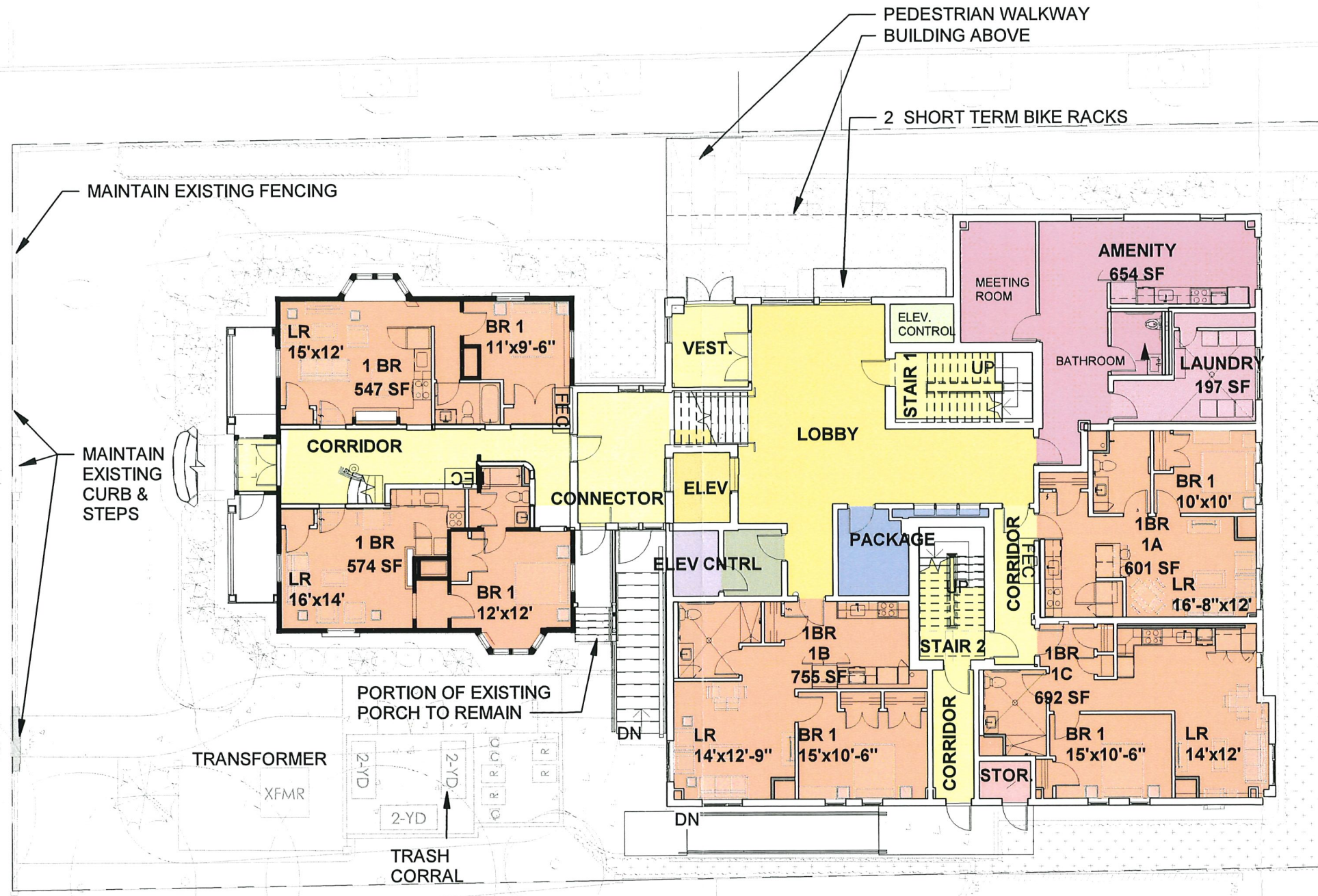
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Context Elevation





**1 PRESENTATION LEVEL 1 FLOOR PLAN**  
 1/16" = 1'-0"

1627 MASS AVE

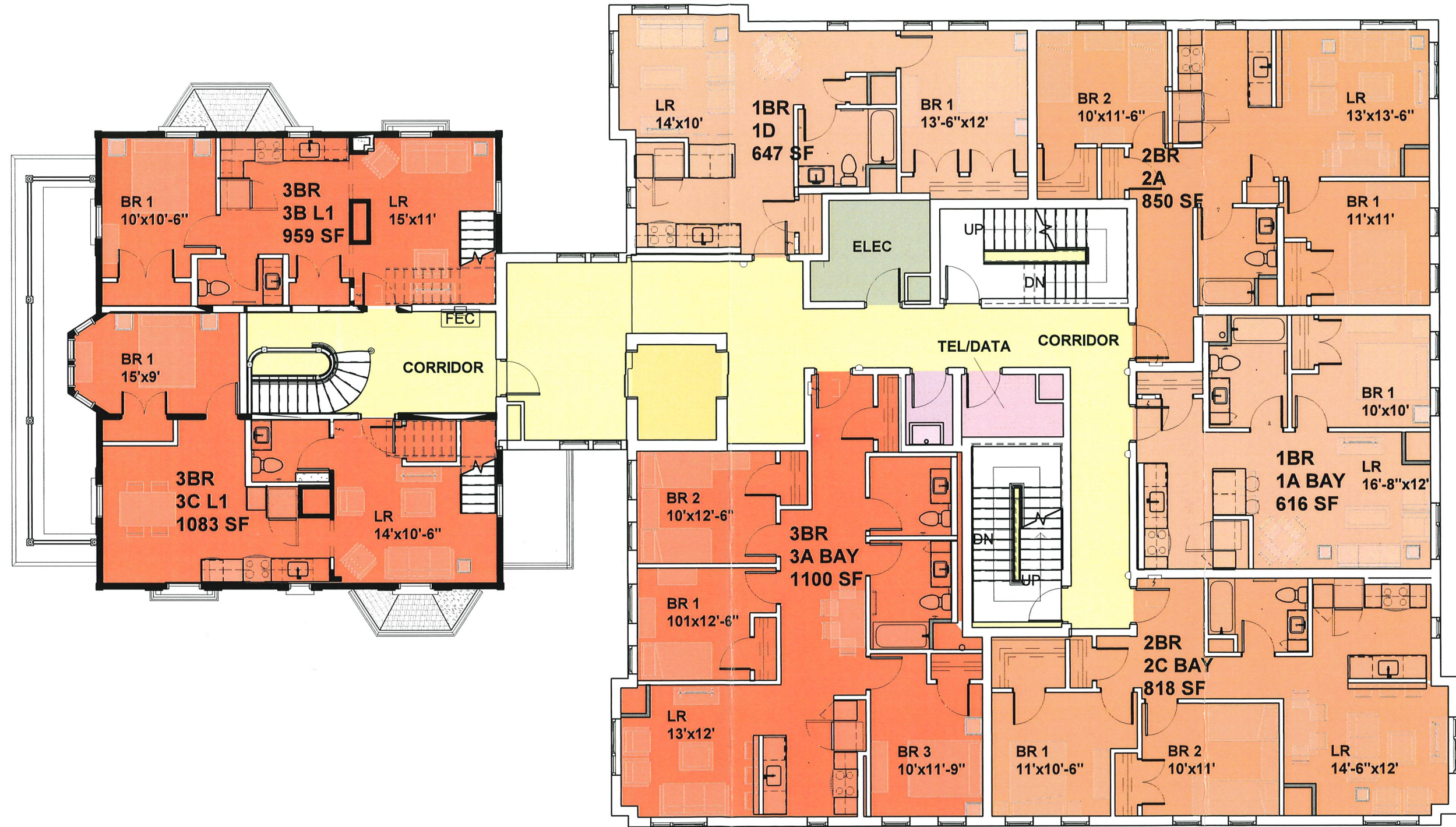
PROPOSED LEVEL 1 PLAN

1627 MASSACHUSETTS AVENUE,  
 CAMBRIDGE MA

03/08/23







1 LEVEL 2 - PROPOSED PLAN  
1" = 10'-0"

1627 MASS AVE

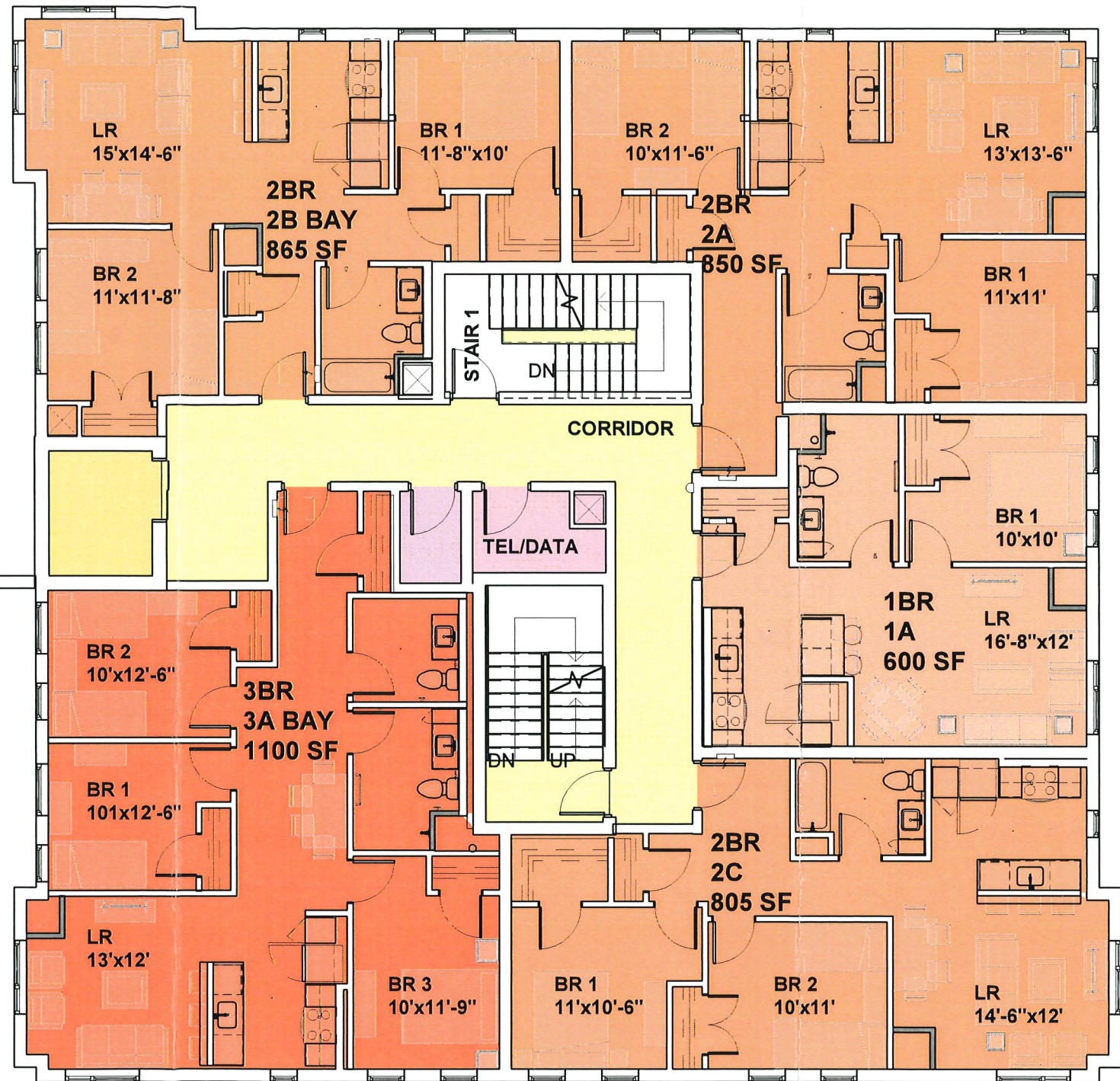
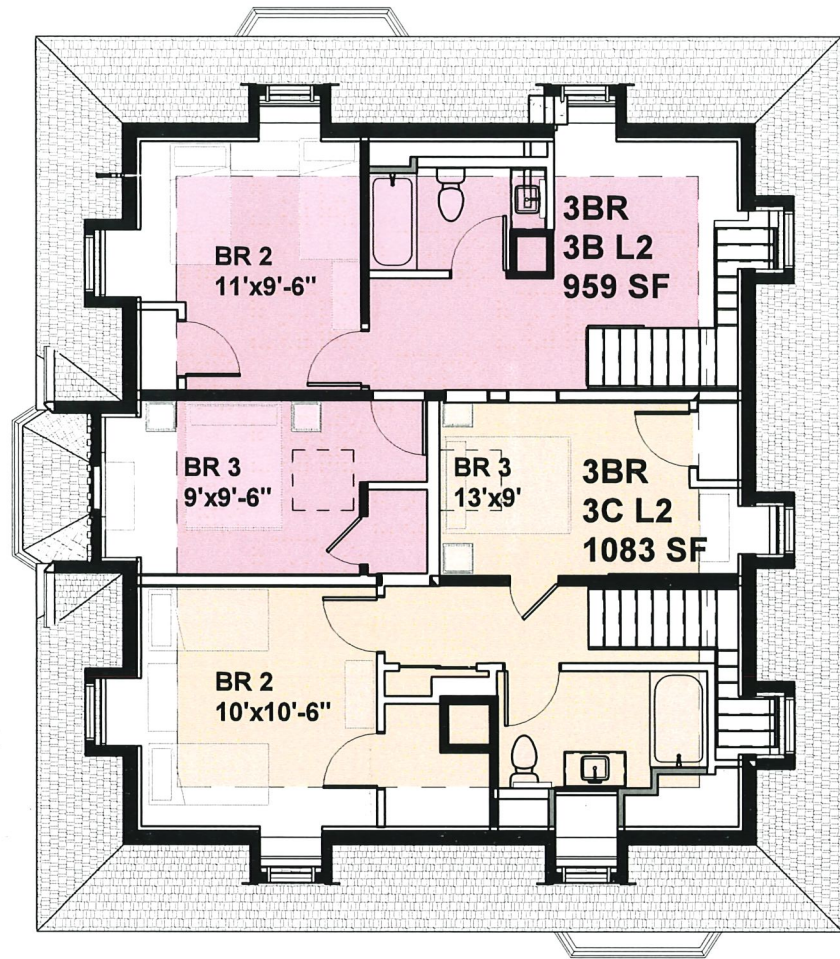
PROPOSED ENLARGED LEVEL 2 PLAN

1627 MASSACHUSETTS AVENUE,  
CAMBRIDGE MA

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1627 MASS AVE

1627 MASSACHUSETTS AVENUE,  
CAMBRIDGE MA

1 LEVEL 3 - PROPOSED PLAN  
1" = 10'-0"

PROPOSED ENLARGED TYP. PLAN

03/08/23







1 PRESENTATION LEVEL 6 FLOOR PLAN EAST ENLARGED  
1" = 10'-0"

1627 MASS AVE

PROPOSED ENLARGED LEVEL 6 PLAN

1627 MASSACHUSETTS AVENUE,  
CAMBRIDGE MA

03/08/23







Elevation View From West, Mass Ave



Elevation View from North



Elevation View from East



Elevation View from South