

Campbell H. Ellsworth  
267 Norfolk Street  
Cambridge, MA 02139

September 14, 2016

Charles Sullivan, Executive Director  
Sarah L. Burks, Preservation Planner  
Cambridge Historical Commission  
831 Massachusetts Ave., 2nd Fl.  
Cambridge, MA 02139

Dear Mr. Sullivan and Ms. Burks,

Please accept this letter as a supplement to the Application for Certificate, for the demolition of the property at 146-148 Pearl Street. This case was first heard by the Commission on July 7, 2016. When we left the hearing in July, we were given the directives to both review the options of retaining the existing building, and to explore more deeply the options of a replacement structure. In these intervening months we have done both. The proposal before you here is, again, for a full replacement of the existing house with a new two-family, highly energy efficient and net-zero structure for our family. At the Commission meeting on October 6, we will present this investigation.

Some of the information below, and in the accompanying drawings are the same as the initial application, and some are new, addressing the comments of the Commission.

Description of Proposed Work:

We are requesting a permit to remove the structure at 146-148 Pearl Street in Cambridge. In its place, we propose to build a new two-family structure, which will provide a home for my family, and a small apartment that can be used as a rental or for a potential family home for aging parents. We currently have active building permits to build an additional, detached house on the rear of the lot (for 2 units, total), but we are more than willing to give up those permits if we can build the proposed project.

The lot and the current building:

The lot is an irregularly shaped, non-conforming (in both width and overall SF) property, and is located in the C zone. The lot size is 4,161 SF. The C zone has an FAR of 0.6, with an open space requirement of 36%. The size of the lot allows two units as of right.

The existing house is a two family structure, split down the middle (left/right), with a non-conforming driveway to the right. The building is existing non-conforming with respect front and left side setbacks, as well as the dimension of the driveway. The condition of the house is extremely poor, with sub-code structural conditions, very low ceilings and sagging floor joists. It was also occupied for the last 35 year by an owner who was a hoarder and kept it in an unsanitary condition.

The Propose Building:

We believe that the current proposal further refines the last submission in a number of ways.

1. The design addresses the comments by the Commission to provide a more inviting approach, and a gesture on the street and creates an inviting sense of entry.
2. We have created greater articulation of the materials.
3. Details have been worked out for the siding, windows, corner conditions, roof, green roofs, etc., and these will be presented in greater detail at the hearing.
4. We are exploring the design of the landscaping around the building and the green roof at the front of the building.
5. Our architectural firm continues to study intensely the energy implications of building in Cambridge. Cambridge has a robust net-zero energy program in place, and this new net-zero home will be generated early in their schedule, providing a model for other homeowners, builders and developers in the City.
6. The building will be built to Passive House standards, which reduce the energy consumption by 90% of a standard home. After considerable conversation with experts in the field, it is fair to say that any renovation of the existing structure would never be able to achieve this level.
7. We have support in the neighborhood, which will be presented in the next meeting.

As before, we come to the request of a demolition after many design attempts, with extensive research and thought. We believe that this proposal an appropriately modern home for a multi-generational family, allows for a creative live/work environment, and builds responsibly and sustainably to protect our environment.

We look forward to presenting to the Commission at their next meeting.

Respectfully,

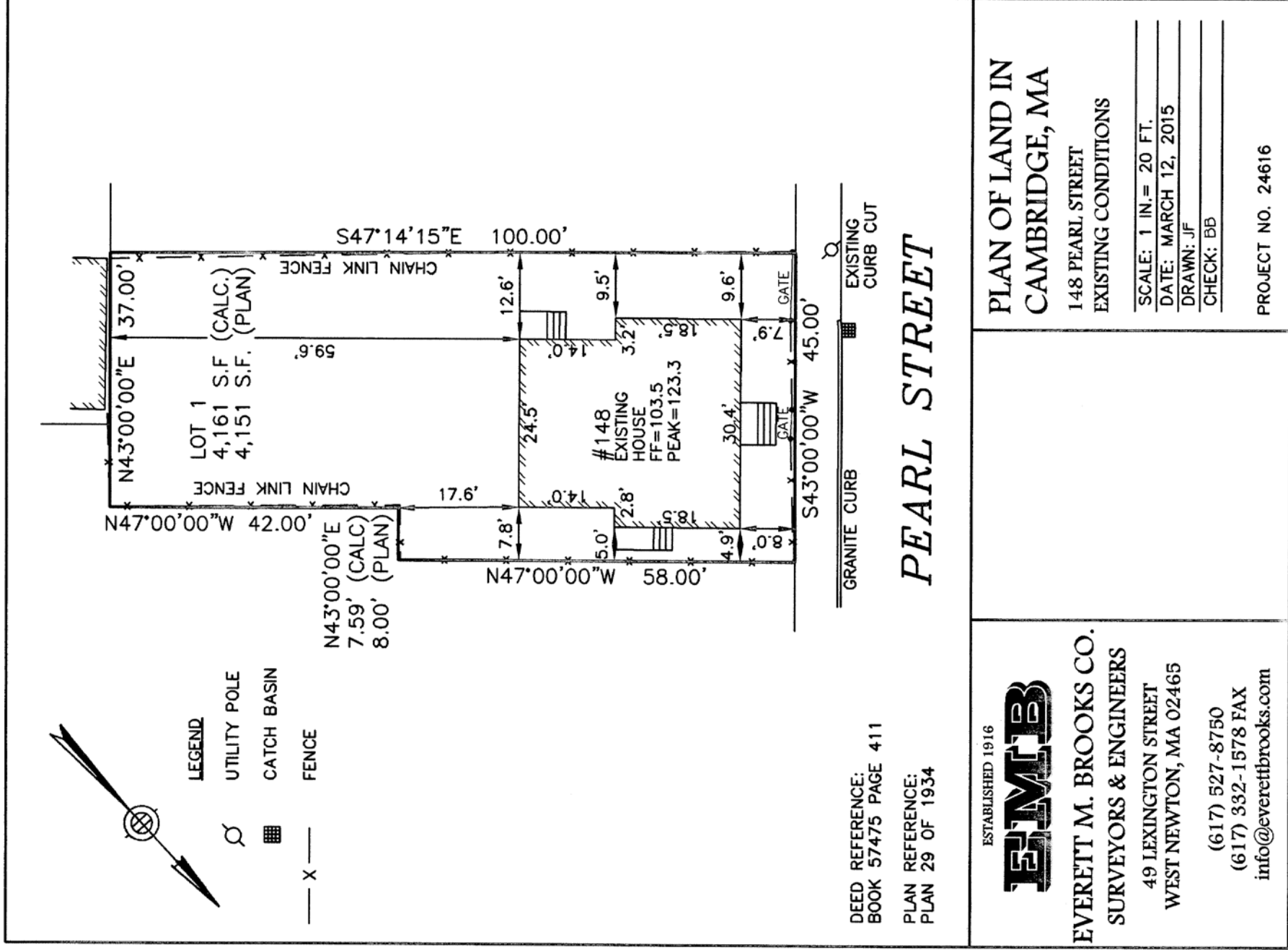


Campbell H. Ellsworth  
MA Lic. Architect #8740  
MA Lic. Construction Supervisor #78813









**PLAN OF LAND IN  
 CAMBRIDGE, MA**

148 PEARL STREET  
 EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.  
 DATE: MARCH 12, 2015  
 DRAWN: JF  
 CHECK: BB

PROJECT NO. 24616

ESTABLISHED 1916  
**EMCB**  
**EVERETT M. BROOKS CO.**  
 SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
 WEST NEWTON, MA 02465

(617) 527-8750  
 (617) 332-1578 FAX  
 info@everettbrooks.com

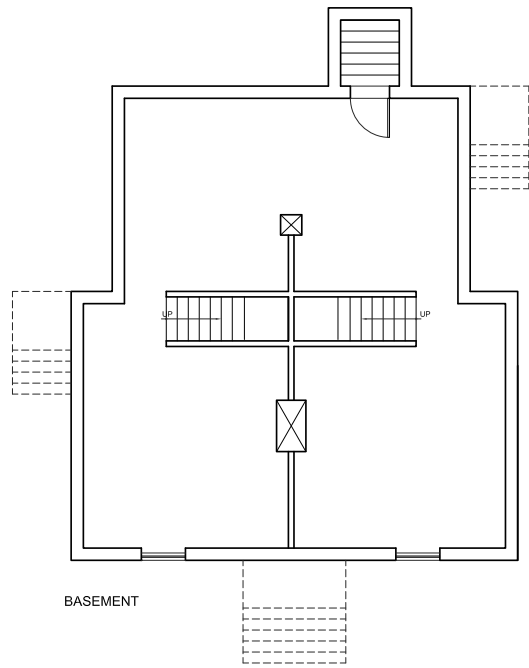
Site1.1

Existing Site

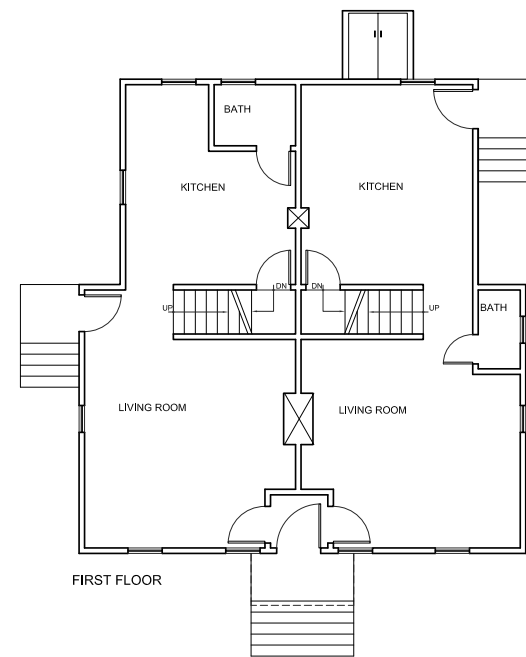
**ELLSWORTH ASSOCIATES, Inc.**  
 267 NORFOLK ST, CAMBRIDGE, MA 02139  
 PH. (617) 492-0709 FAX. (617) 714-5900

146-148 Pearl St, Cambridge, MA

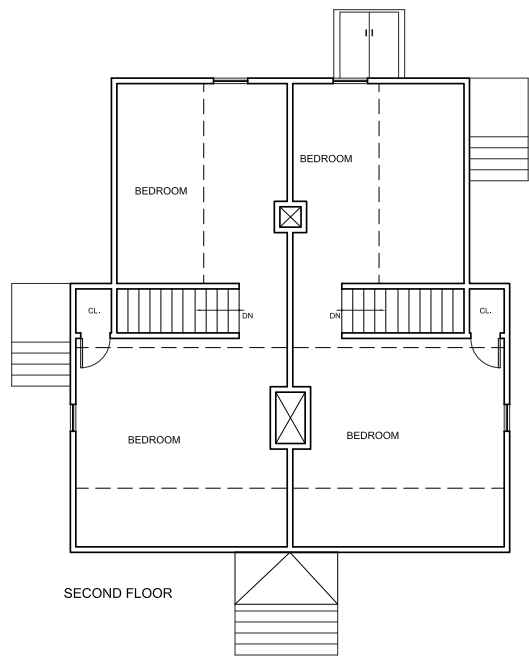
DATE: 06/14/16  
 SCALE:  
 FILE: Pearl St.



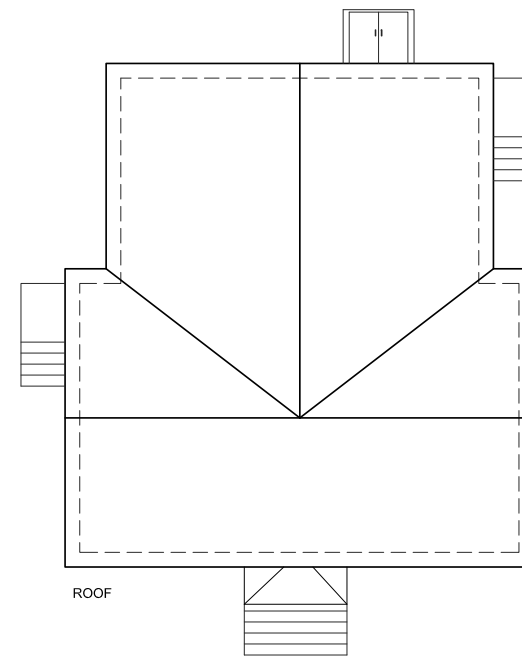
BASEMENT



FIRST FLOOR



SECOND FLOOR



ROOF

REDUCTION ON THE PERMIT SET:  
NOT TO SCALE



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146-148 PEARL ST.  
CAMBRIDGE, MA

**EXISTING CONDITIONS**



DATE: 06/12/2015  
MOD: 09/02/2015

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

JOB NO:  
FILE: PEARL

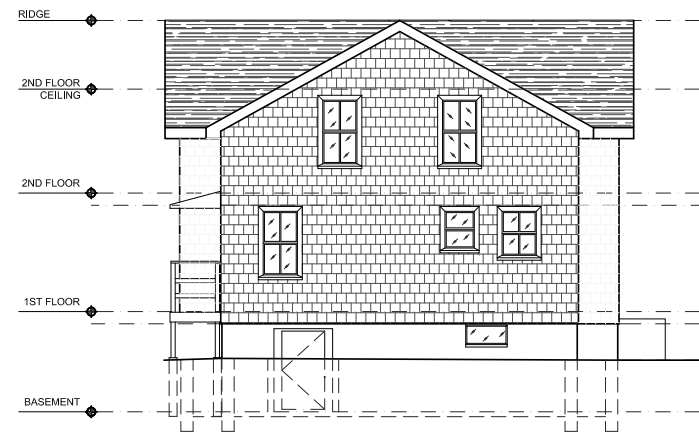
**EX1.1**



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

REDUCTION ON THE PERMIT SET:  
NOT TO SCALE

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146-148 PEARL ST.  
CAMBRIDGE, MA

**EXISTING ELEVATIONS**



DATE: 06/12/2015  
MOD: 09/02/2015

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

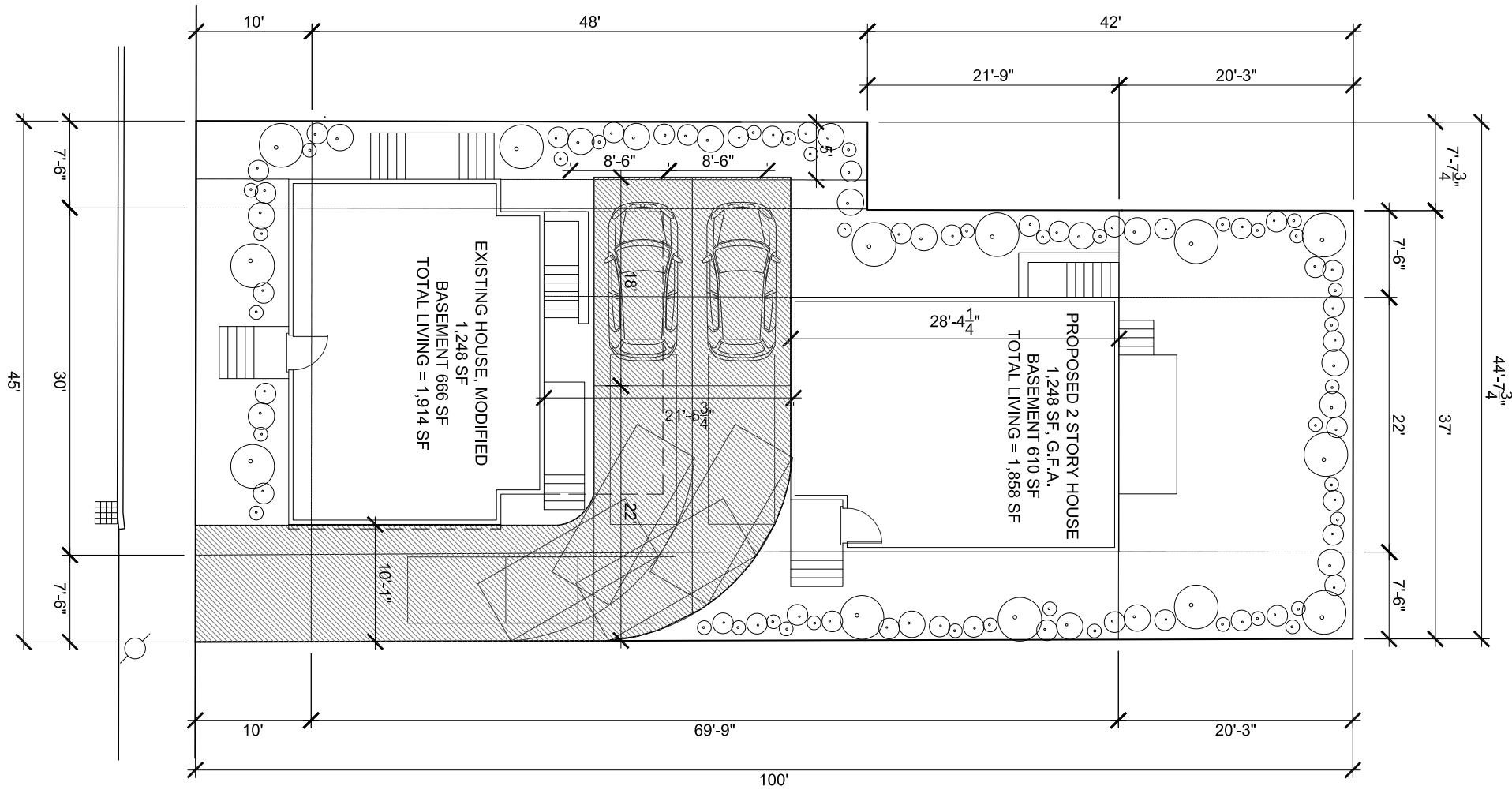
JOB NO:  
FILE: PEARL

**EX3.1**

PEARL STREET



LOT SIZE  
4,161 S.F.



146-148 PEARL ST.  
SCALE: 1/8" = 1'-0"

**PERMITTED PROJECT  
BUILDING PERMITS:**

- BLDR-032304-2015
- BLDR-032071-2015

REDUCTION FROM PERMIT SET:  
NOT IN SCALE.

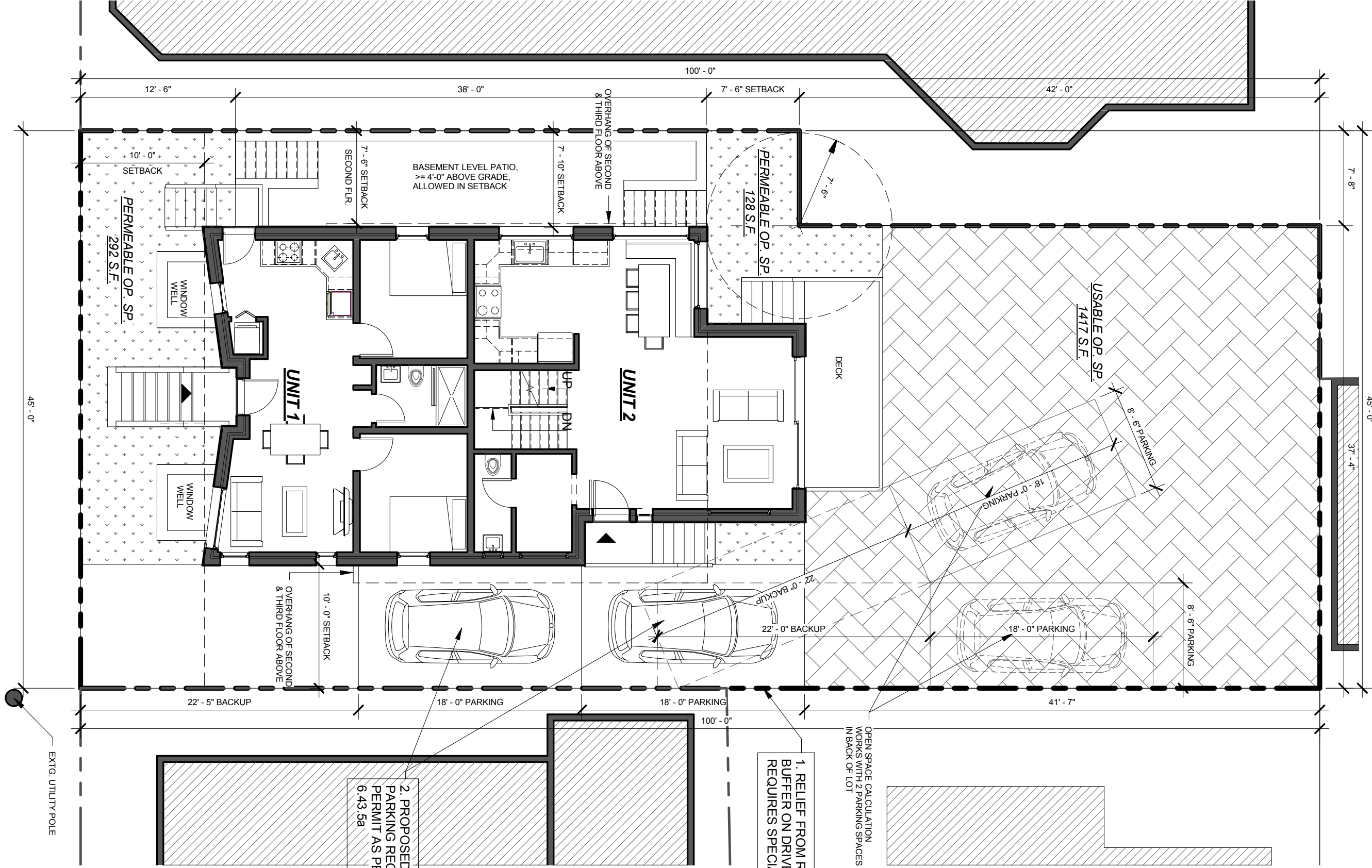
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146-148 PEARL ST.  
CAMBRIDGE, MA  
**SITE DRAWING**

DATE: 04/04/2015  
SCALE: 1/8" = 1'-0"  
JOB NO:  
FILE: PEARL

**SITE**

# PEARL STREET



2. PROPOSED TANDEM PARKING REQUIRES SPECIAL PERMIT AS PER CZO ARTICLE 6.43.5a

1. RELIEF FROM REQ'D 5' BUFFER ON DRIVEWAY REQUIRES SPECIAL PERMIT

OPEN SPACE CALCULATION WORKS WITH 2 PARKING SPACES IN BACK OF LOT



PROJECT NAME:  
146-148 Pearl

PROJECT ADDRESS:  
146-148 Pearl St.  
Cambridge, MA

CLIENT:  
146-148 Pearl St, LLC



ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

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REGISTRATION:

DATE: 09.14.2016  
DRAWN BY: Dawid Wieszczyk  
CHECKED BY: Campbell Ellsworth  
SCALE: 1/4" = 1'-0"  
FILE: Pearl Street

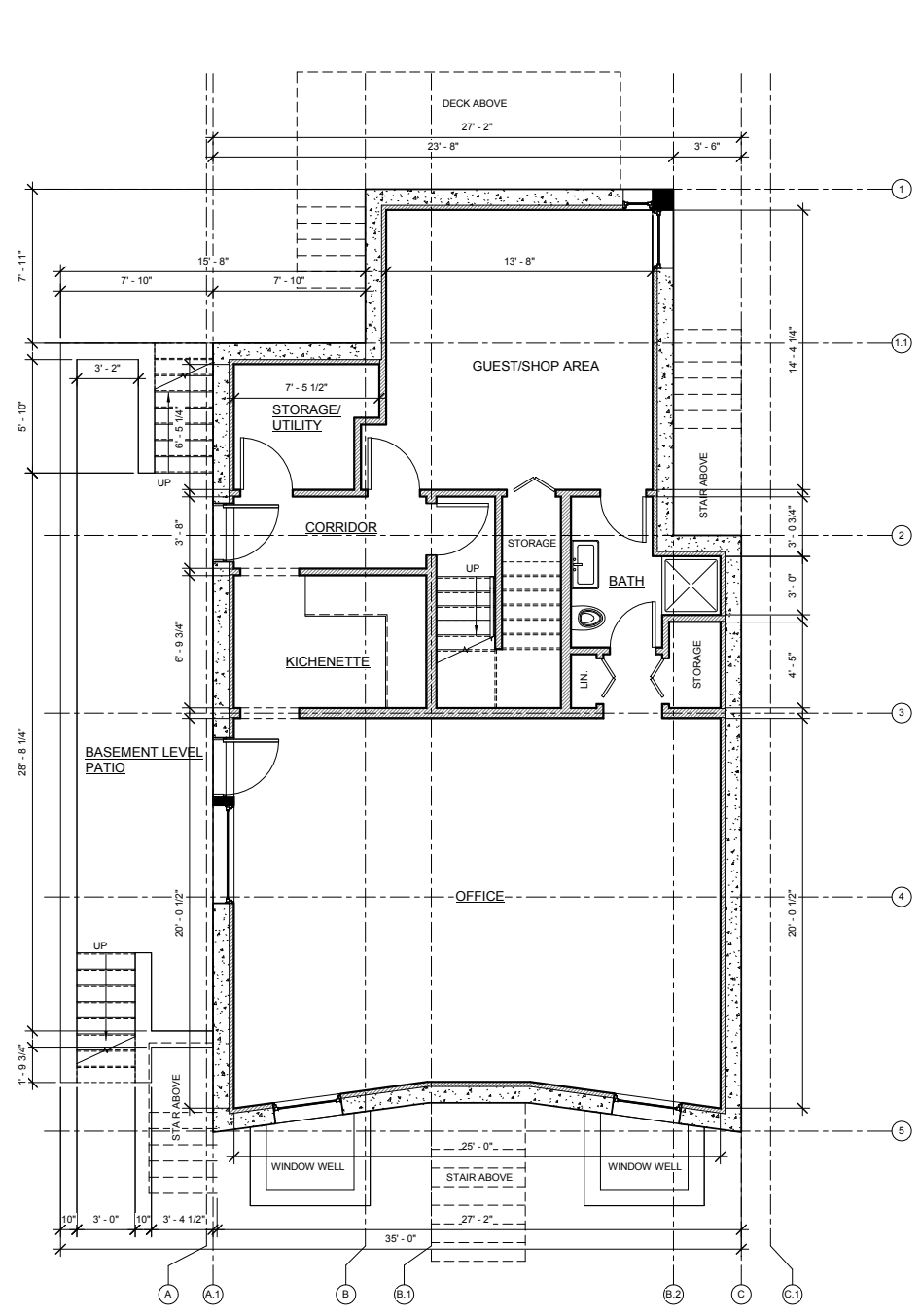
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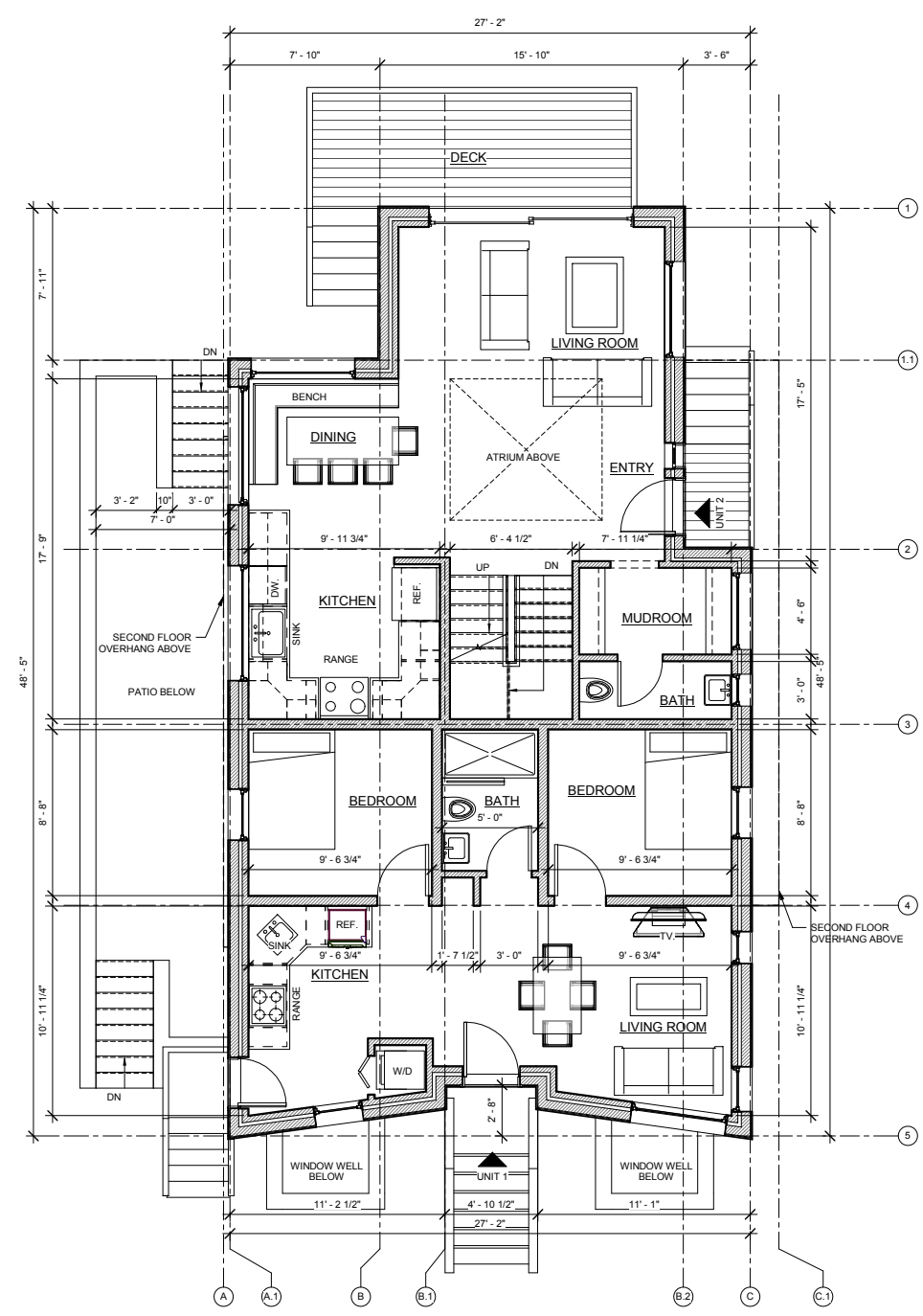
Proposed Plans

**A1.1**

9/14/2016 4:00:39 PM



1 Basement  
1/4" = 1'-0"



2 First Floor  
1/4" = 1'-0"





PROJECT NAME:  
146-148 Pearl

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Cambridge, MA

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FILE: Pearl Street

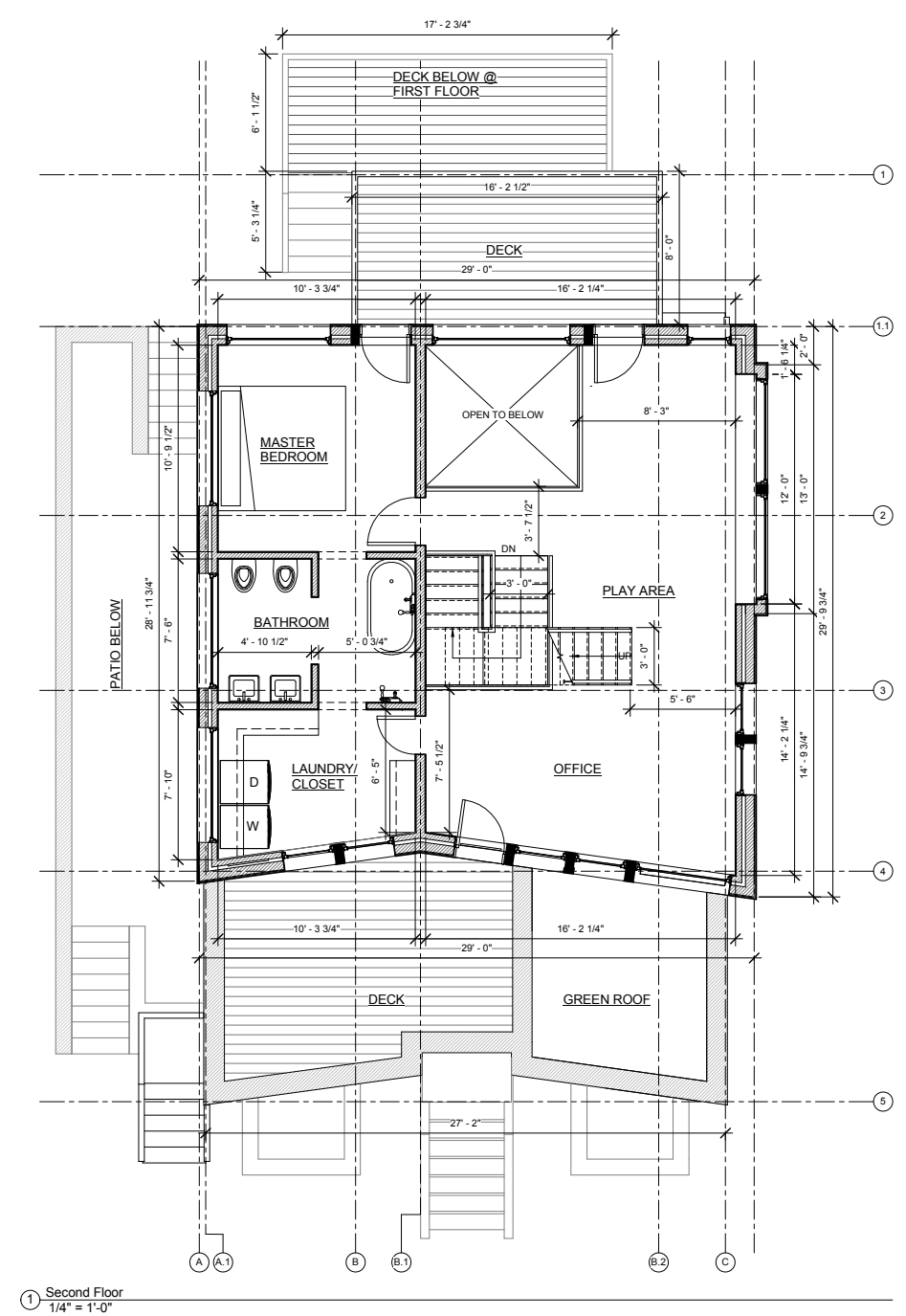
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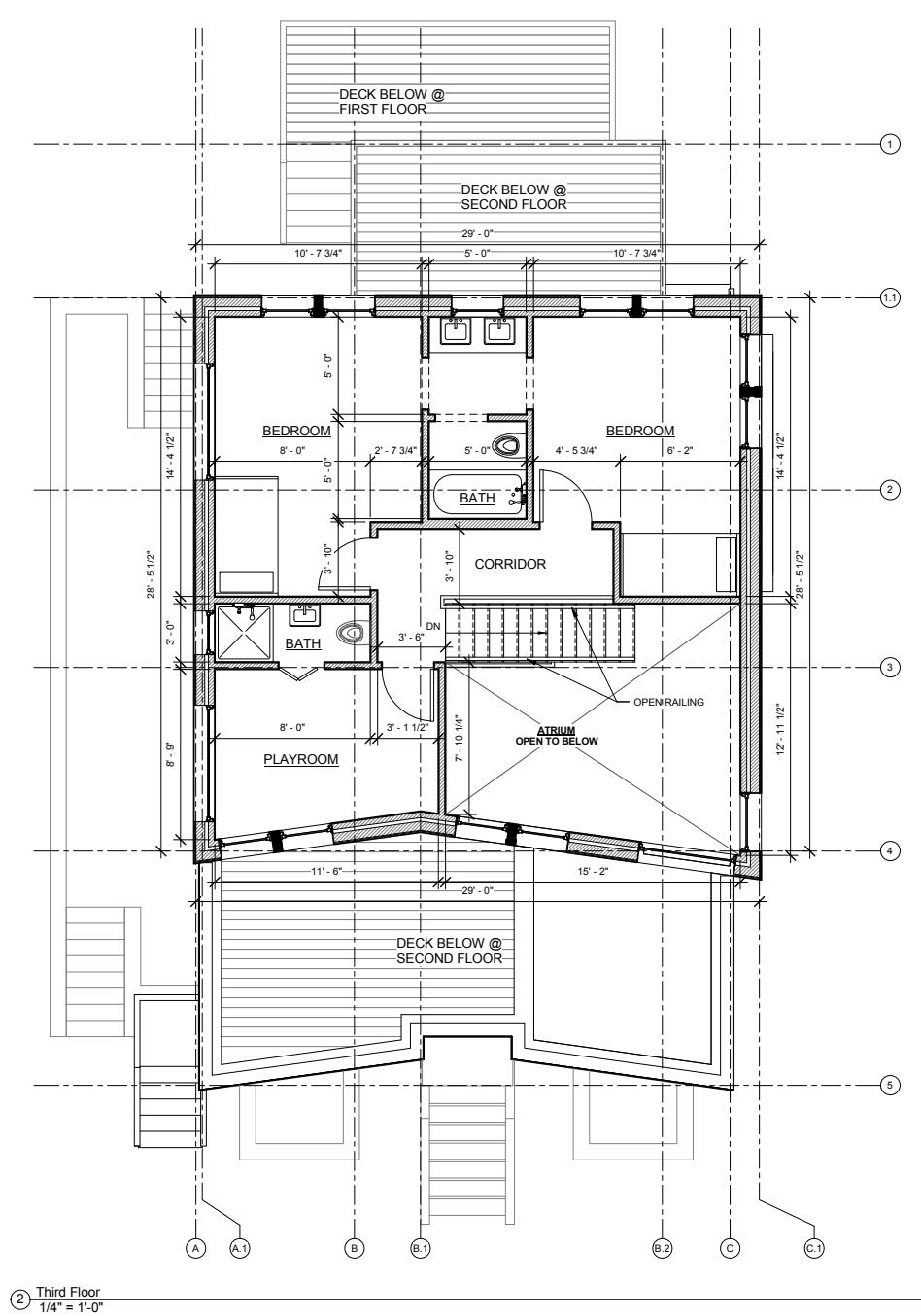
Proposed Plans

**A1.2**

9/14/2016 4:01:18 PM

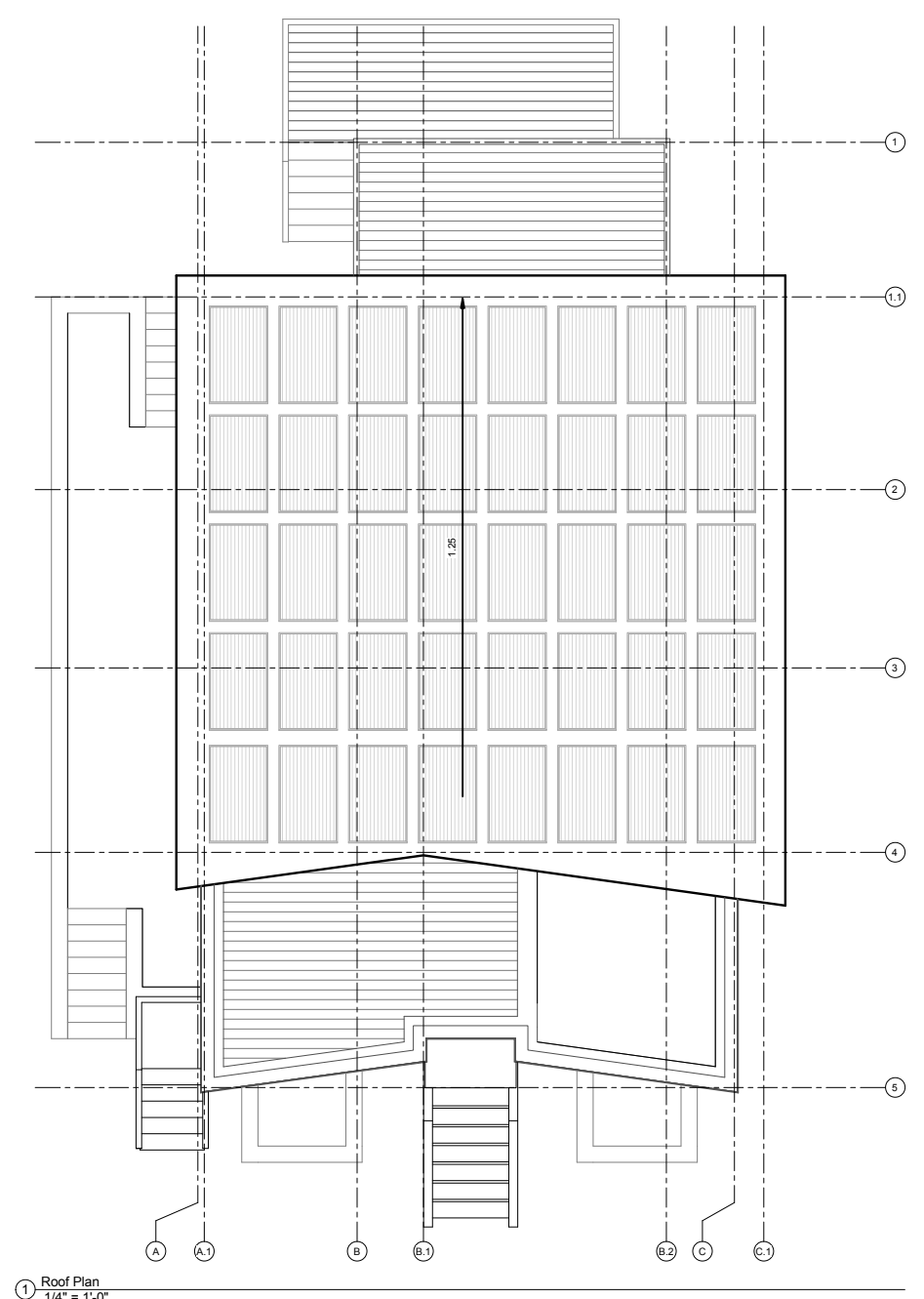


1 Second Floor  
1/4" = 1'-0"



2 Third Floor  
1/4" = 1'-0"





1 Roof Plan  
1/4" = 1'-0"

PROJECT NAME:  
146-148 Pearl

PROJECT ADDRESS:  
146- 148 Pearl St.  
Cambridge, MA

CLIENT:  
146-148 Pearl St, LLC



ARCHITECT:  
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FILE: Pearl Street

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Proposed Roof Plan

**A1.3**



9/14/2016 4:01:45 PM

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146-148 Pearl

PROJECT ADDRESS:  
146- 148 Pearl St.  
Cambridge, MA

CLIENT:  
146-148 Pearl St, LLC



ARCHITECT:  
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FILE: Pearl Street

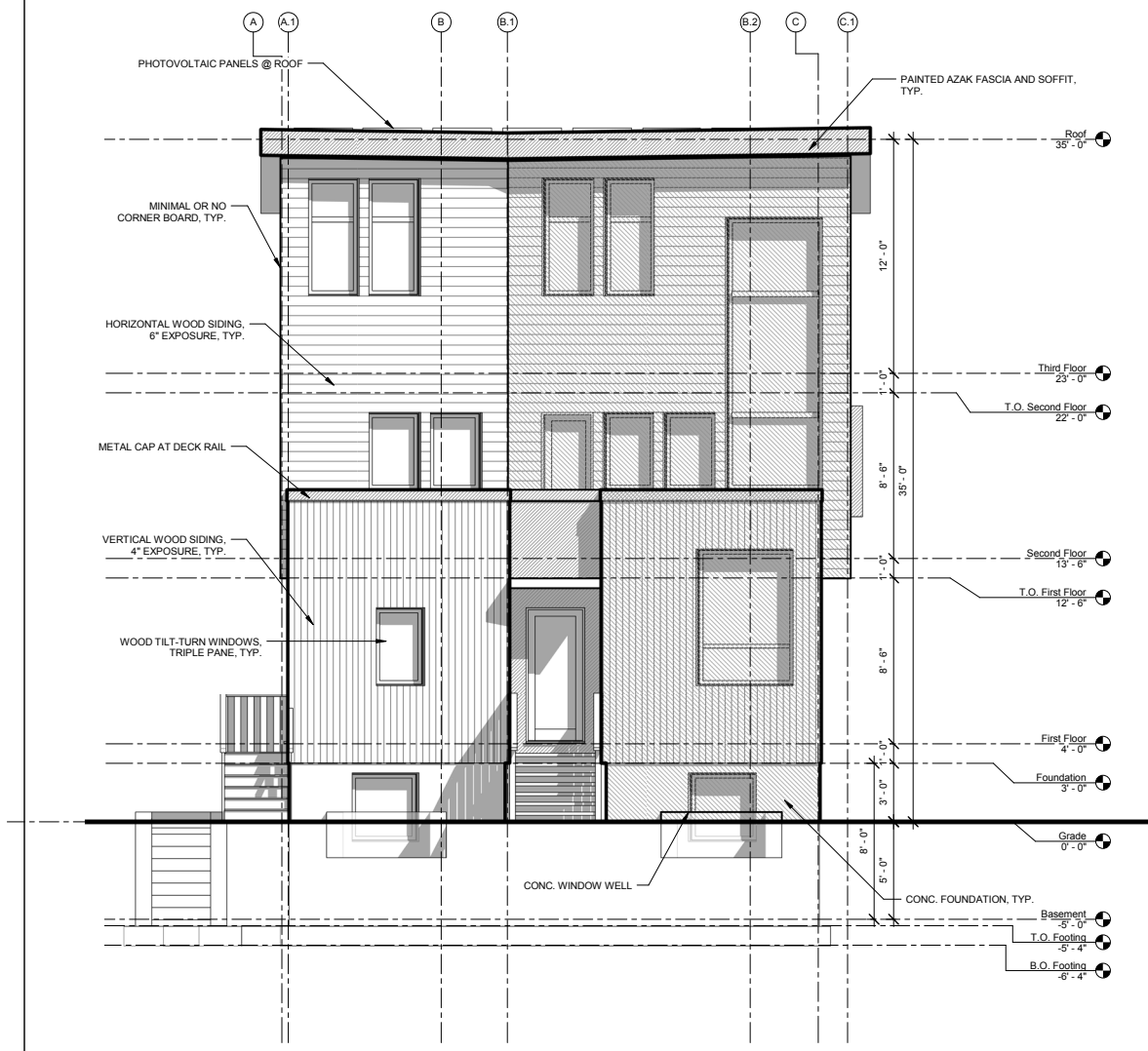
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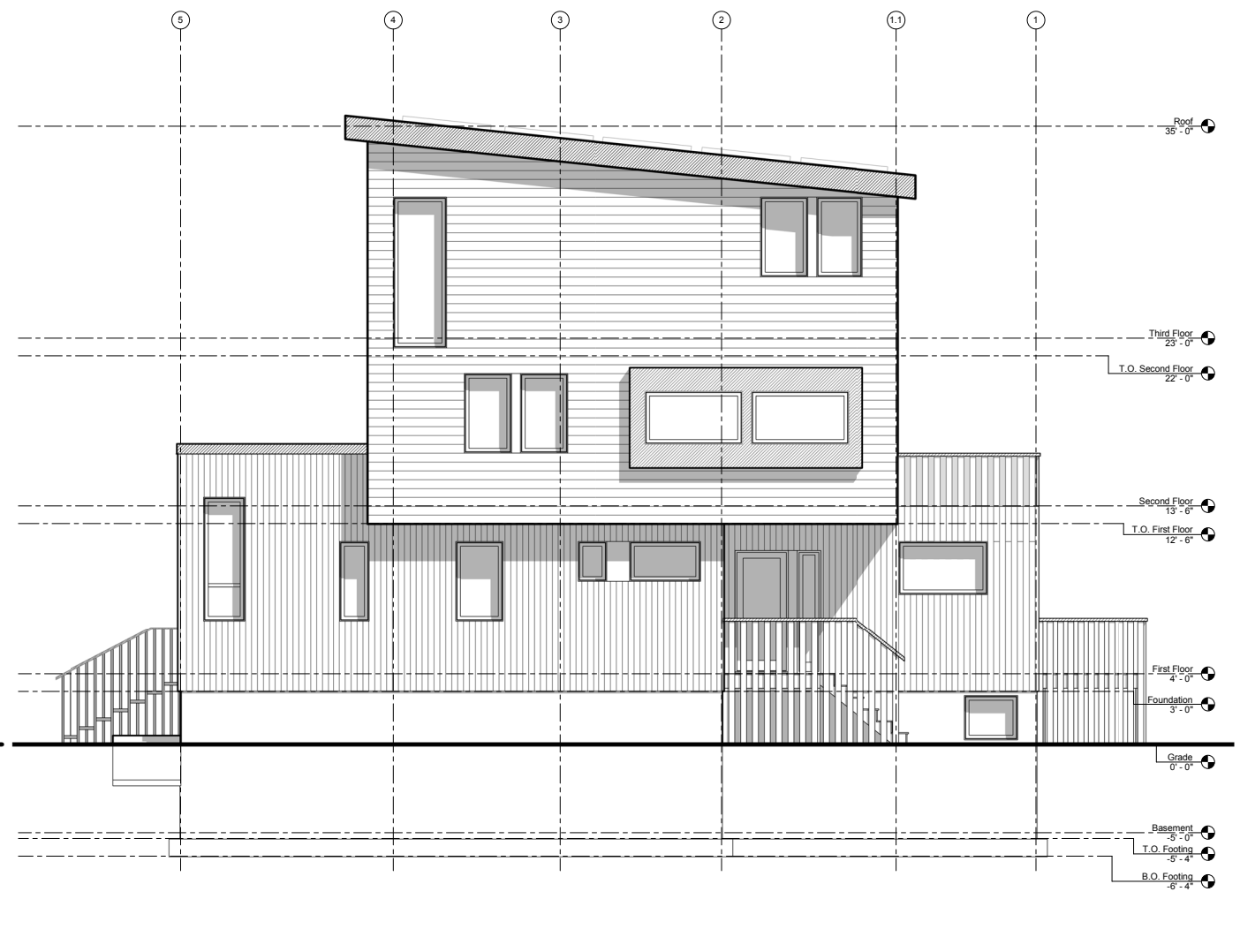
Proposed Elevations

**A3.1**

9/14/2016 4:03:02 PM



① North Elevation  
1/4" = 1'-0"



② West Elevation  
1/4" = 1'-0"

PROJECT NAME:  
146-148 Pearl

PROJECT ADDRESS:  
146- 148 Pearl St.  
Cambridge, MA

CLIENT:  
146-148 Pearl St, LLC



ARCHITECT:  
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SCALE: 1/4" = 1'-0"  
FILE: Pearl Street

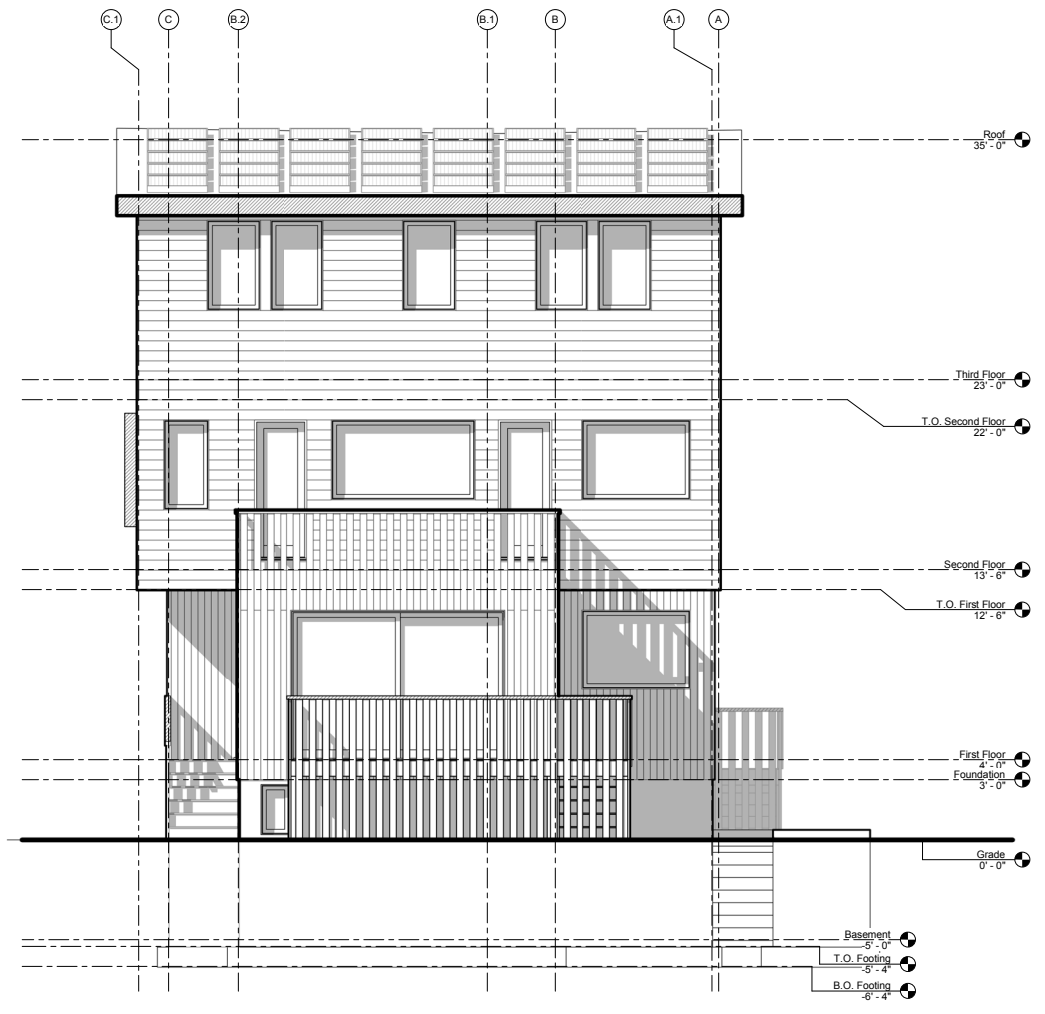
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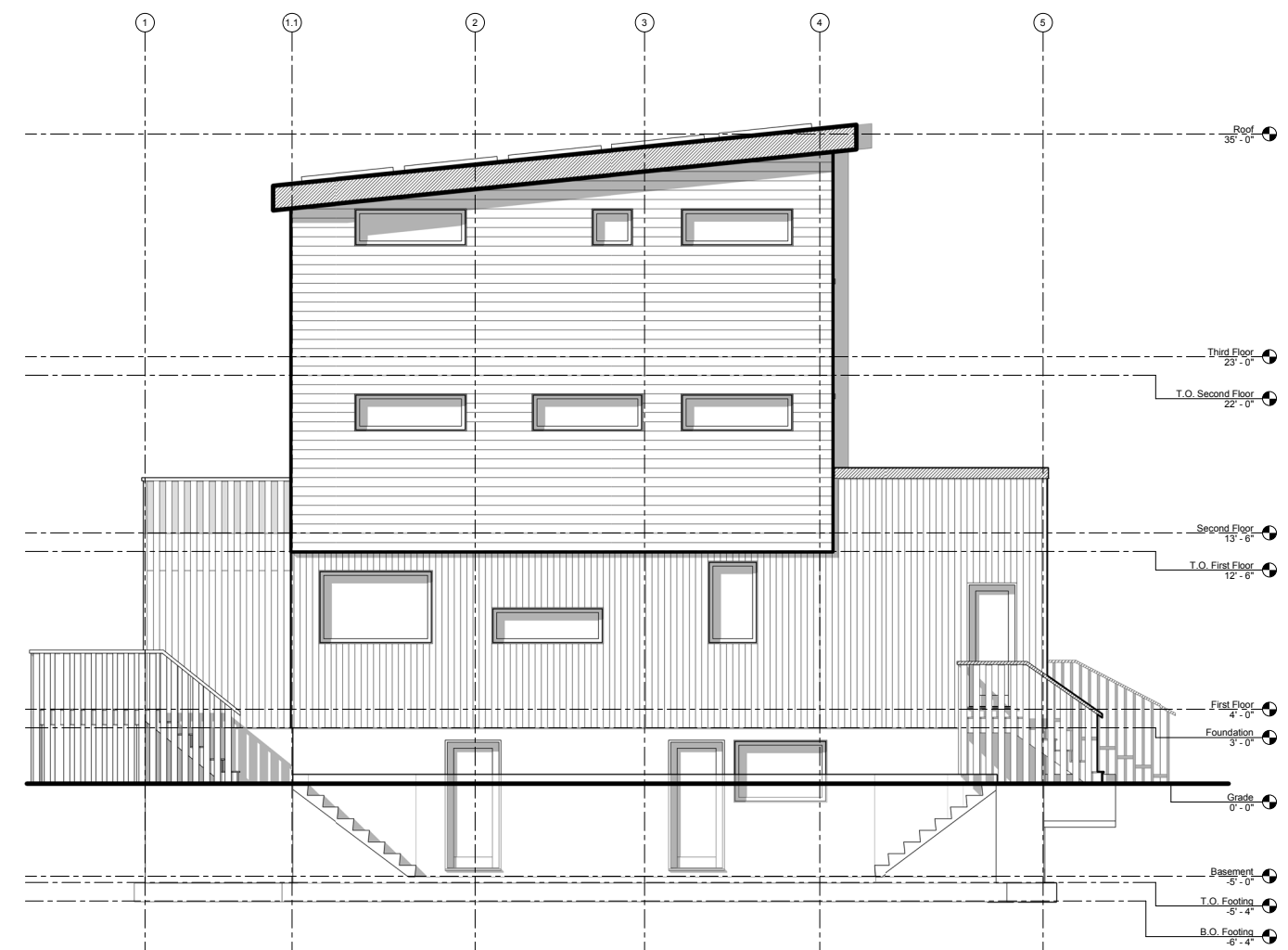
Proposed Elevations

**A3.2**

9/14/2016 4:03:44 PM



① South Elevation  
1/4" = 1'-0"



② East Elevation  
1/4" = 1'-0"

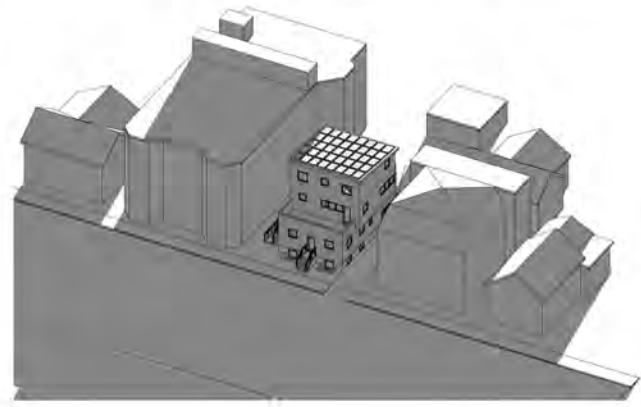




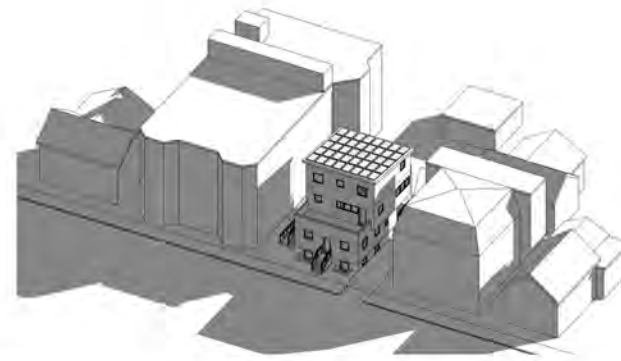
146 -148 PEARL STREET  
EXISTING and PROPOSED Street Elevations



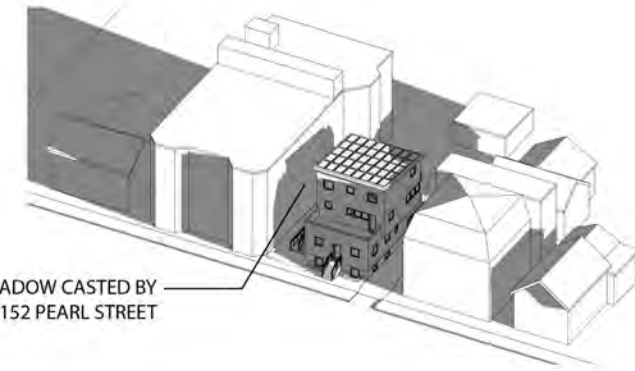
**WINTER SOLSTICE: DECEMBER 21st**



1 Sun Study - Winter 8am - Proposed Right

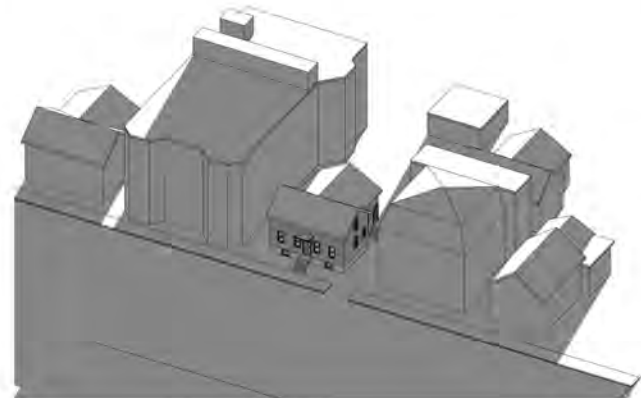


2 Sun Study - Winter 12pm - Proposed Right

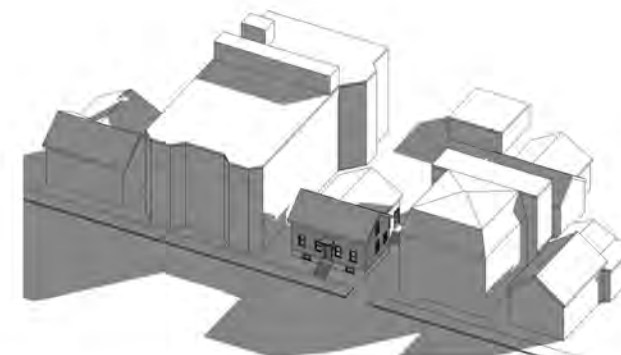


PORTION OF SHADOW CAST BY  
152 PEARL STREET

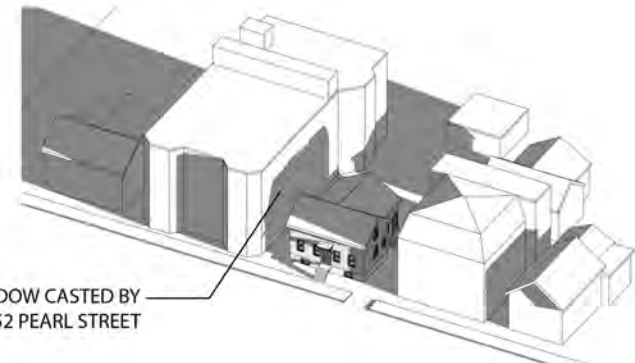
3 Sun Study - Winter 4pm - Proposed Right



4 Sun Study - Winter 8am - Existing Right

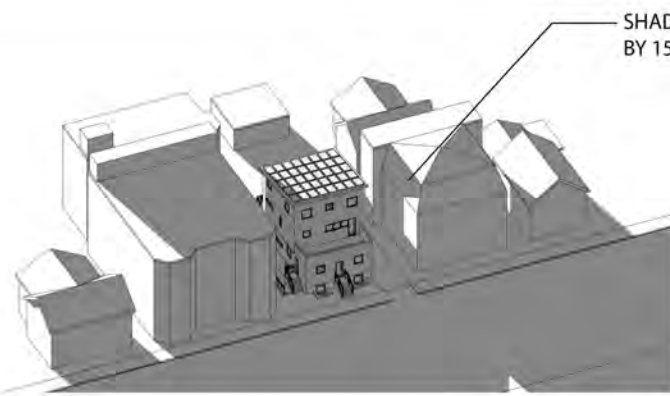


5 Sun Study - Winter 12 pm - Existing Right



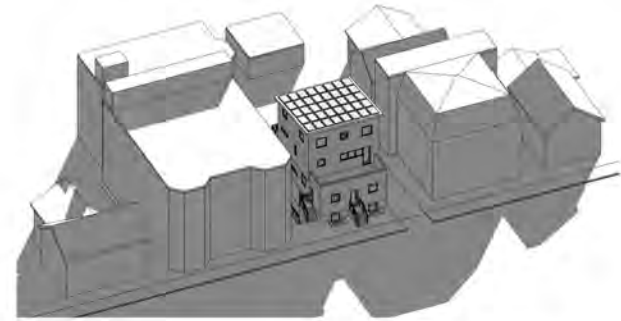
MOST OF SHADOW CAST BY  
152 PEARL STREET

6 Sun Study - Winter 4pm - Existing Right

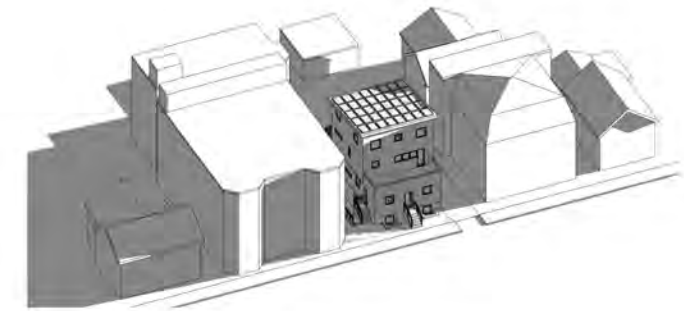


SHADOW CAST ON ITSELF  
BY 152 PEARL STREET

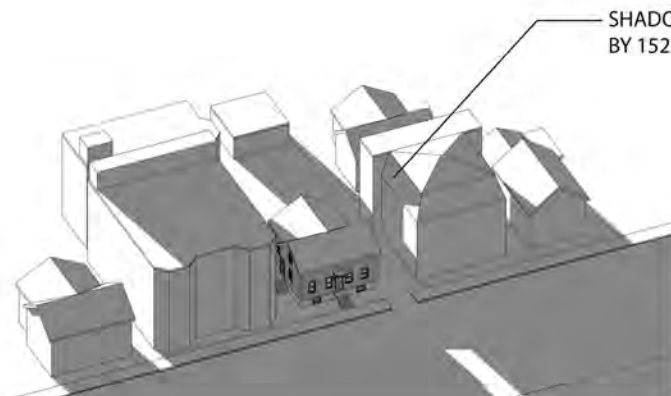
7 Sun Study - Winter 8am - Existing Left



8 Sun Study - Winter 12pm - Existing Left

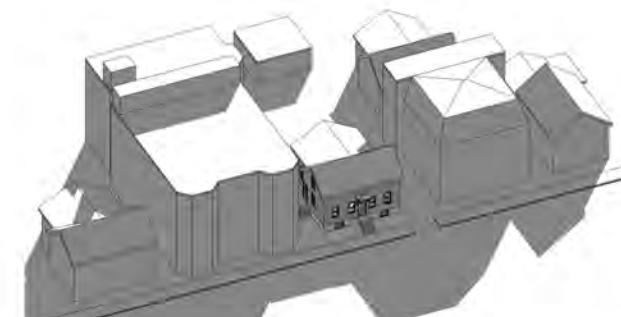


9 Sun Study - Winter 4pm - Existing Left



SHADOW CAST ON ITSELF  
BY 152 PEARL STREET

10 Sun Study - Winter 8am - Existing Left



11 Sun Study - Winter 12pm - Existing Left



12 Sun Study - Winter 4pm - Existing Left

PROJECT NAME:  
148 Pearl Street

PROJECT ADDRESS:  
148 PEARL ST.  
CAMBRIDGE, MA

CLIENT:  
146-148 Pearl St.  
Cambridge, MA



ARCHITECT:  
**ELLSWORTH  
ASSOCIATES, Inc.**

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DATE: 5/16/2016

DRAWN BY: Author

CHECKED BY: Checker

SCALE:

FILE: Pearl Street

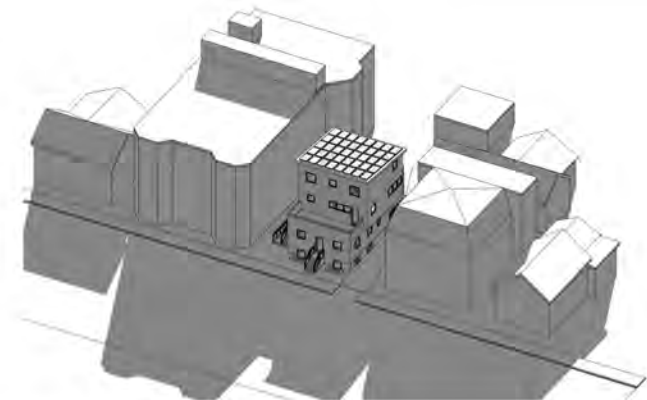
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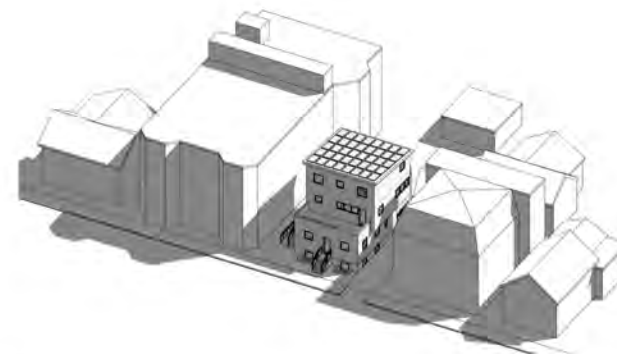
Proposed/Extg.  
- Sun Study -  
Winter Solstice

**A4.1**

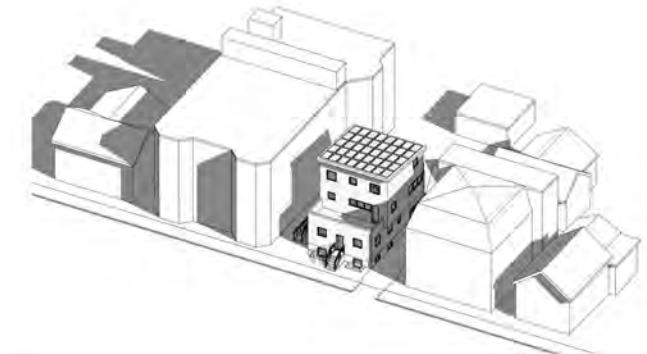
**SPRING EQUINOX: MARCH 21st**



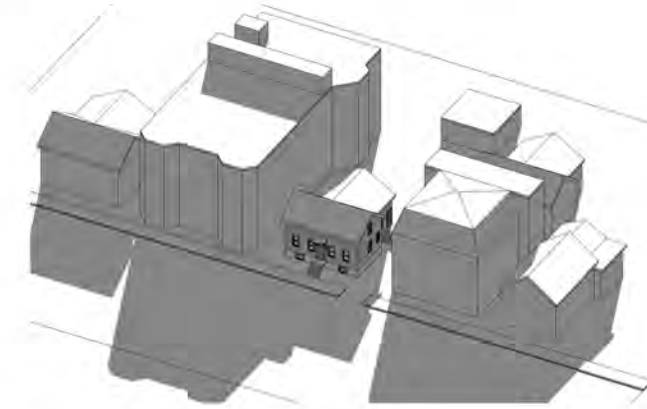
1 Sun Study - Spring 8am - Proposed Right



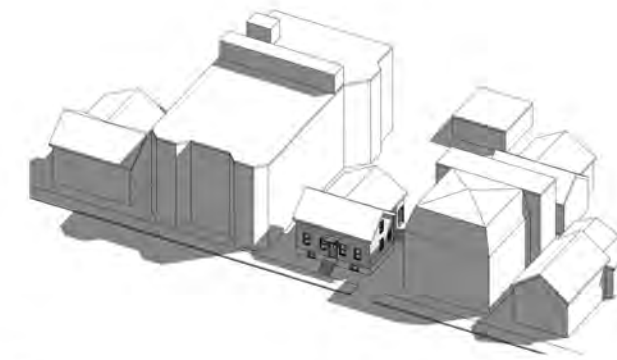
2 Sun Study - Spring 12pm - Proposed Right



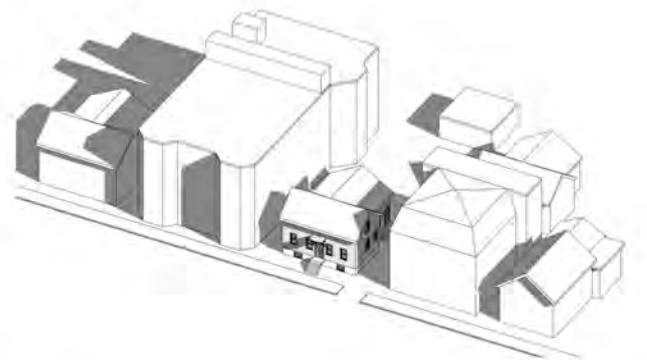
3 Sun Study - Spring 4pm - Proposed Right



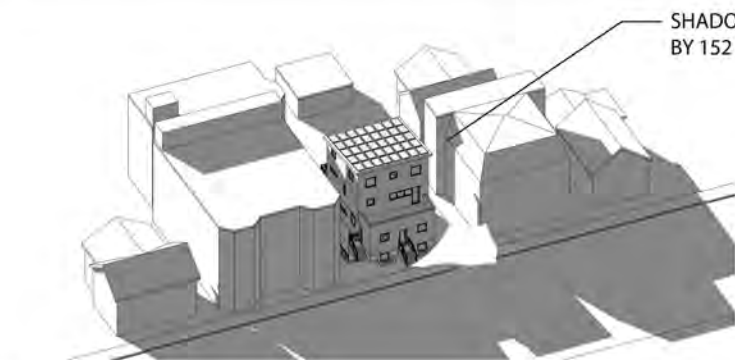
4 Sun Study - Spring 8am - Existing Right



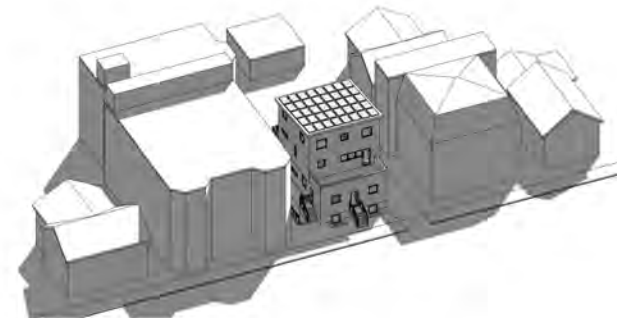
5 Sun Study - Spring 12pm - Existing Right



6 Sun Study - Spring 4pm - Existing Right



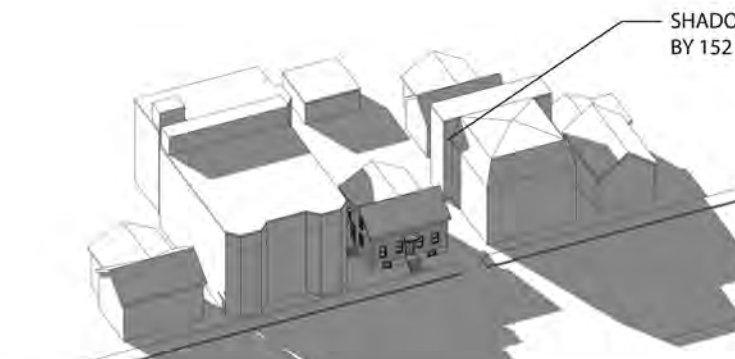
7 Sun Study - Spring 8am - Proposed Left



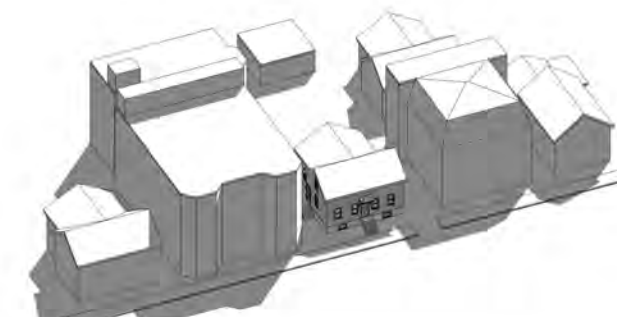
8 Sun Study - Spring 12 pm - Proposed Left



9 Sun Study - Spring 4pm - Proposed Left



10 Sun Study - Spring 8am - Existing Left



11 Sun Study - Spring 12pm - Existing Left



12 Sun Study - Spring 4pm - Existing Left

PROJECT NAME:  
148 Pearl Street

PROJECT ADDRESS:  
148 PEARL ST.  
CAMBRIDGE, MA

CLIENT:  
146-148 Pearl St,  
Cambridge, MA



ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

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DATE: 5/16/2016  
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SCALE: Pearl Street

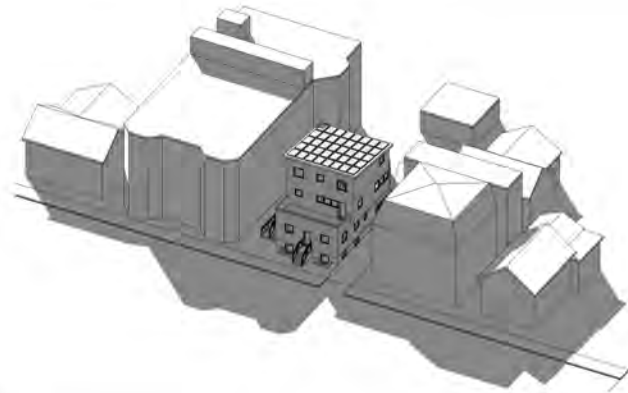
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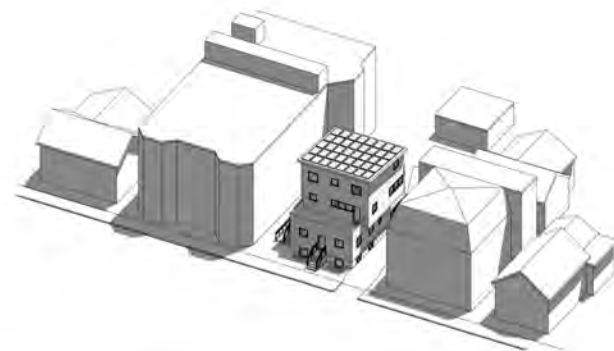
Proposed/Extg.  
Sun Study  
Spring Equinox

**A4.2**

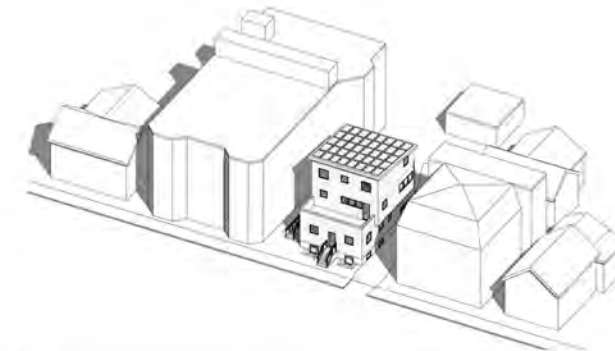
**SUMMER SOLSTICE: JUNE 21st**



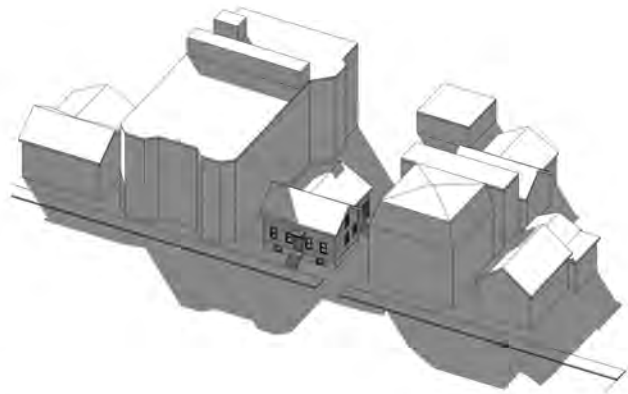
1 Sun Study - 8am - Proposed Right



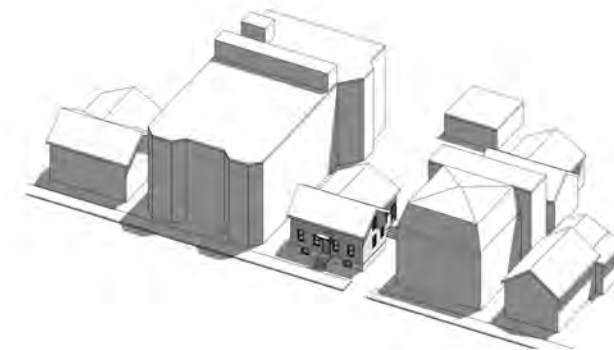
2 Sun Study - Summer 12pm - Proposed Right



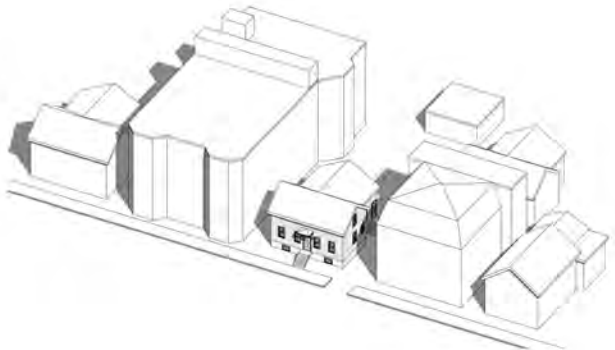
3 Sun Study - Summer 4pm - Proposed Right



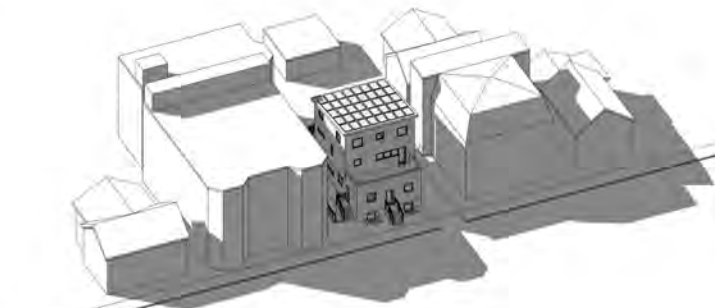
4 Sun Study - Summer 8am - Existing Right



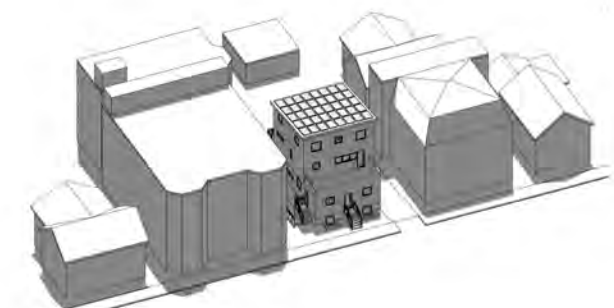
5 Sun Study - Summer 12pm - Existing Right



6 Sun Study - Summer 4pm - Existing Right



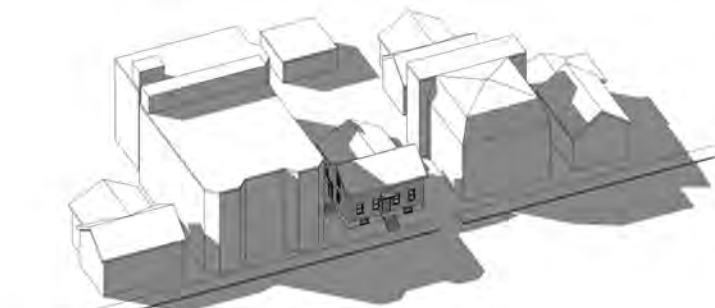
7 Sun Study - Summer 8am - Proposed Left



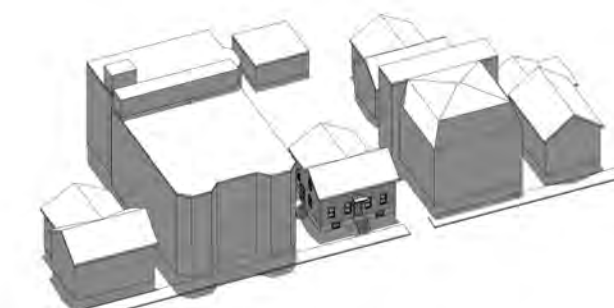
8 Sun Study - Summer 12pm - Proposed Left



9 Sun Study - Summer 4pm - Proposed Left



10 Sun Study - Summer 8am - Existing Left



11 Sun Study - Summer 12pm - Existing Left



12 Sun Study - Summer 4pm - Existing Left

PROJECT NAME:  
148 Pearl Street

PROJECT ADDRESS:  
148 PEARL ST.  
CAMBRIDGE, MA

CLIENT:  
146-148 Pearl St.  
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CHECKED BY: Checker

SCALE:

FILE: Pearl Street

REVISIONS:

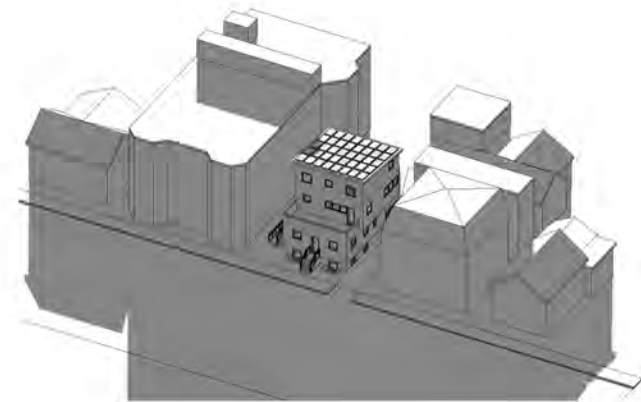
No.	Description	Date
1		
2		
3		
4		
5		
6		

Proposed/Extg.  
Sun Study  
Summer Solstice

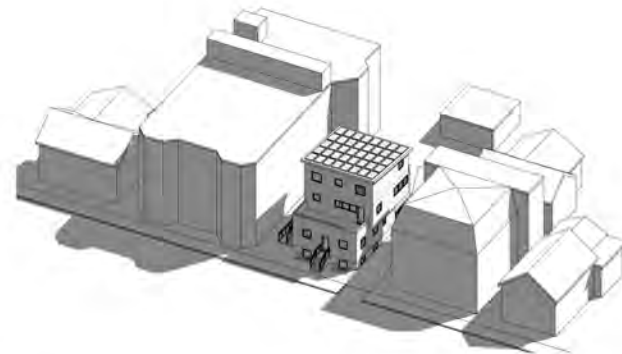
**A4.3**



FALL EQUINOX: SEPTEMBER 21st



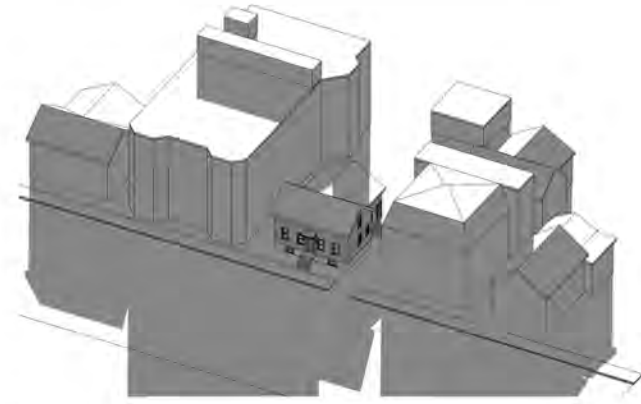
1 Sun Study - Fall 8am - Proposed Right



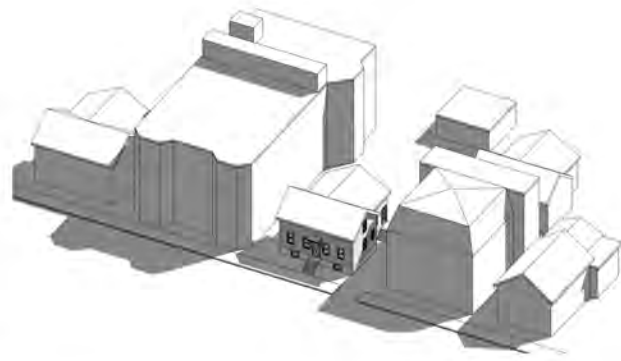
2 Sun Study - Fall 12pm - Proposed Right



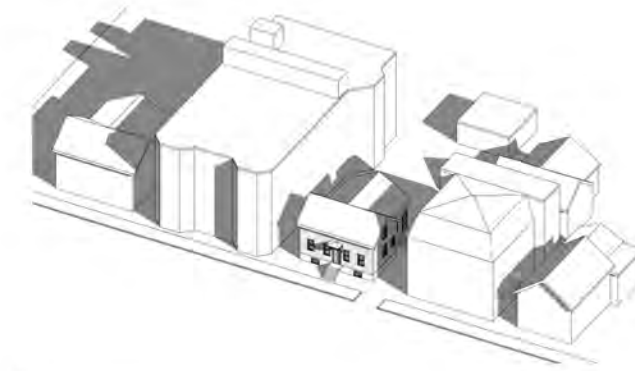
3 Sun Study - Fall 4pm - Proposed Right



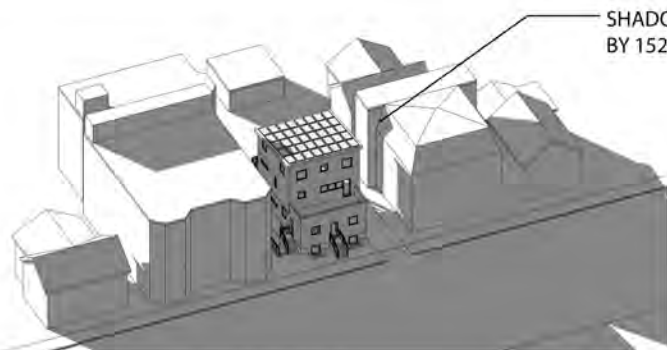
4 Sun Study - Fall 8am - Existing Right



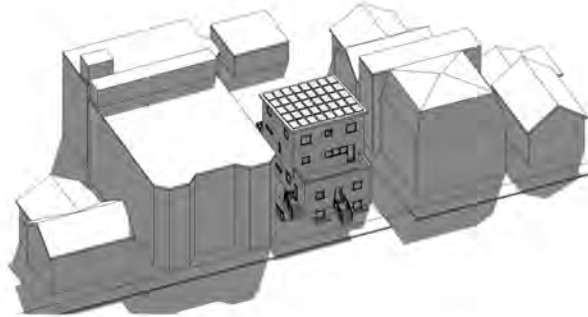
5 Sun Study - Fall 12pm - Existing Right



6 Sun Study - Fall 4pm - Existing Right



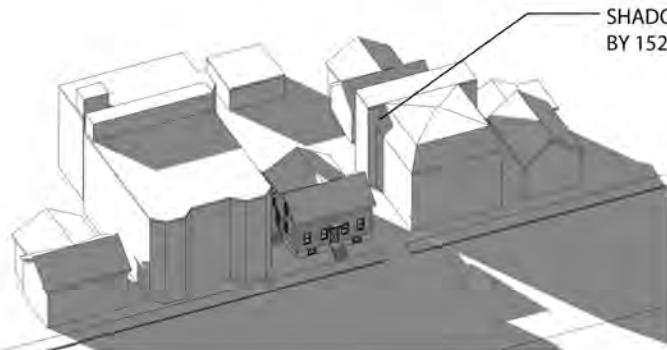
7 Sun Study - Fall 8am - Proposed Left



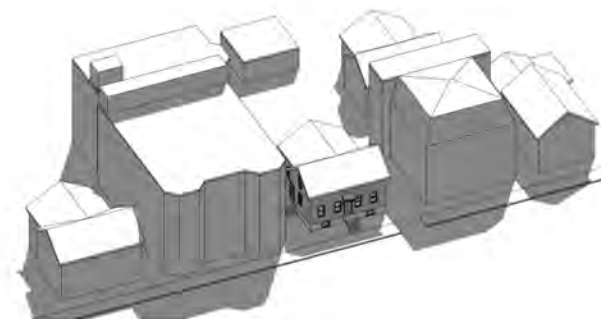
8 Sun Study - Fall 12 pm - Proposed Left



9 Sun Study - Fall 4pm - Proposed Left



10 Sun Study - Fall 8am - Existing Left



11 Sun Study - Fall 12pm - Existing Left



12 Sun Study - Fall 4pm - Existing Left

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No.	Description	Date
1		
2		
3		
4		
5		
6		

Proposed/Extg.  
Sun Study  
Fall Equinox

**A4.4**