

## Burks, Sarah

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**From:** Mark Boyes-Watson <markboyeswatson@gmail.com>  
**Sent:** Tuesday, June 13, 2017 10:29 AM  
**To:** Burks, Sarah; Sullivan, Charles M.  
**Cc:** Levi Tofias; Lauren Harder  
**Subject:** Case D-1447 Amended plans (221-229 concord Avenue)

Levi Tofias from my office will be submitting our revised plan for the property at 221-229 Concord Avenue today for the July hearing. The plan is intended to be consistent with goals of the new zoning being proposed for the area, and as such seeks to preserve the entire length of the retail frontage that currently exists. It modifies the proposed 7 unit residential component to accomplish that.

The plans for case D-1447 have been amended to reflect only the partial demolition of the retail building and a slight revision to the location to which the historic house at 229 Concord will be relocated, as well as minor changes to the previously proposed new residential structures.

In summary we are asking that the Commission waive the remainder of the demolition delay based on this amended proposal. the proposal is to modify the location to which the house at 229 Concord is moved and to reduce the extent of demolition at the retail building at 221-225 Concord to preserve its entire frontage.

We will be entering new demolition permit forms today on to the online system to reflect these changes.

Thanks, Mark

# 221-227 CONCORD AVENUE, CAMBRIDGE CAMBRIDGE HISTORIC COMMISSION APPLICATION

RECEIVED

JUN 13 2017

CAMBRIDGE HISTORICAL COMMISSION

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

**DRAWING LIST:**

- A000 COVER SHEET
- A001 - EXISTING PHOTOS
- A002 - EXISTING SITE PLAN
- A003 - CONTEXT SITE PLAN
- A004 - SITE PLAN AS PROPOSED
- A005 - STREET PERSPECTIVE - EAST
- A006 - STREET PERSPECTIVE - WEST
- A007 - 221 PROPOSED ELEVATIONS
- A008 - 221 PROPOSED FLOOR PLANS
- A009 - 223 PROPOSED ELEVATIONS
- A010 - 223 PROPOSED FLOOR PLANS
- A011 - 227 PROPOSED ELEVATIONS
- A012 - 227 PROPOSED ELEVATIONS
- A013 - 227 PROPOSED FLOOR PLANS

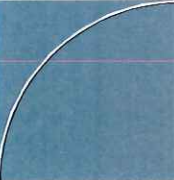
title  
**COVER SHEET**

project  
**221-229 CONCORD AVE**



② PERSPECTIVE LOOKING EAST

BOYES-  
WATSON  
ARCHITECTS



thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
19180

scale

date issued  
6/13/17

HISTORIC

sheet no.  
HIST 000

221-225 CONCORD AVE  
EXISTING RETAIL



227 CONCORD AVE  
EXISTING OFFICE SPACE



client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
**EXISTING PHOTOS**  
project  
221-229 CONCORD AVE

BOYES-  
WATSON  
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**HISTORIC**

sheet no.  
**HIST 001**



REDLINE INDICATES EXISTING FOOTPRINT OF 227 CONCORD AVE

REDLINE INDICATES EXISTING FOOTPRINT OF 221-225 CONCORD AVE

1 CONTEXT SITE PLAN  
1/32" = 1'-0"

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
CONTEXT SITE PLAN  
project  
221-229 CONCORD AVE

BOYES-WATSON ARCHITECTS  
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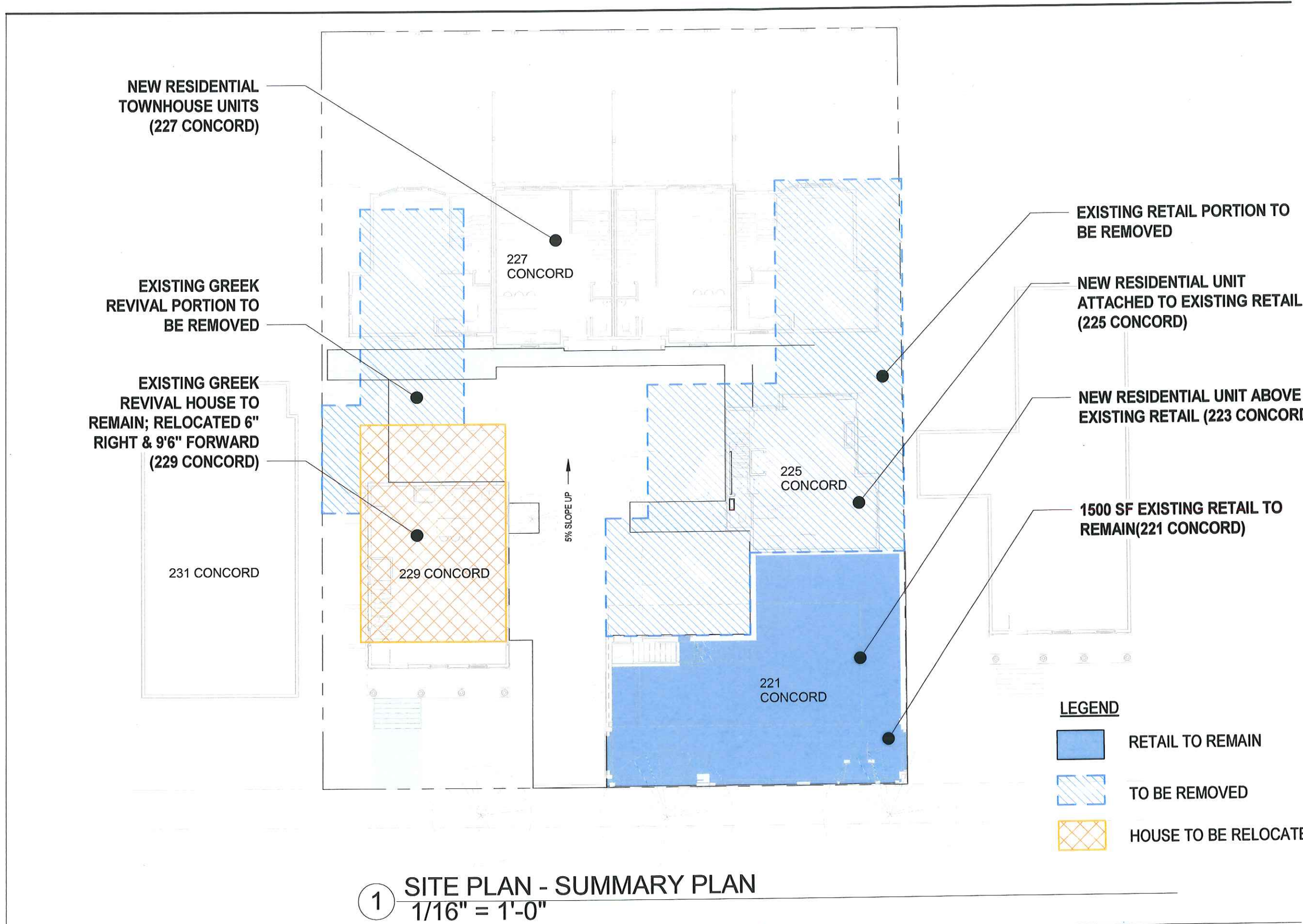
job number  
19180

scale  
1/32" = 1'-0"

date issued  
6/13/17

HISTORIC

sheet no.  
HIST 002



client  
 227 CONCORD  
 NOMINEE TRUST  
 CAMBRIDGE, MA

title  
**SITE PLAN - SUMMARY**  
 project  
**221-229 CONCORD AVE**

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scale  
 1/16" = 1'-0"

date issued  
 6/13/17

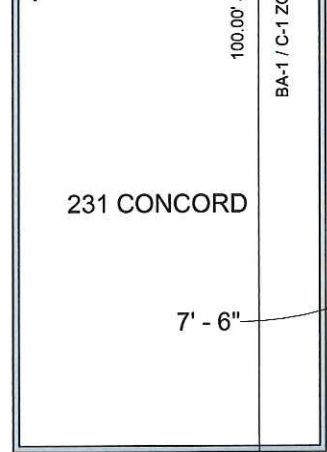
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sheet no.  
**HIST 003**

**1 SITE PLAN - SUMMARY PLAN**  
 1/16" = 1'-0"

NEW RESIDENTIAL  
TOWNHOUSE UNITS  
(227 CONCORD)

EXISTING GREEK  
REVIVAL HOUSE TO  
REMAIN; RELOCATED 6"  
RIGHT & 9'6" FORWARD  
(229 CONCORD)



NEW RESIDENTIAL UNIT  
ATTACHED TO EXISTING RETAIL  
(225 CONCORD)

NEW RESIDENTIAL UNIT ABOVE  
EXISTING RETAIL (223 CONCORD)

1500 SF EXISTING RETAIL TO  
REMAIN (221 CONCORD)

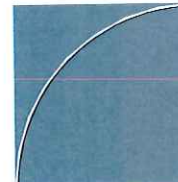
1 SITE PLAN AS PROPOSED  
1/16" = 1'-0"

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
SITE PLAN AS PROPOSED

project  
221-229 CONCORD AVE

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scale  
1/16" = 1'-0"

date issued  
6/13/17

HISTORIC

sheet no.  
HIST 004

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

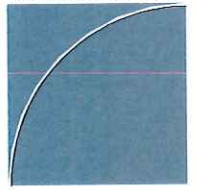
title  
STREET PERSPECTIVE

project  
221-229 CONCORD AVE



1 PERSPECTIVE LOOKING EAST

BOYES-  
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date issued  
6/13/17

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sheet no.  
HIST 005

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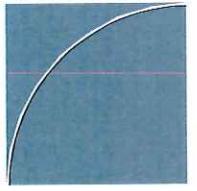
① PERSPECTIVE LOOKING WEST

client  
 227 CONCORD  
 NOMINEE TRUST  
 CAMBRIDGE, MA

title  
**STREET PERSPECTIVE**

project  
 221-229 CONCORD AVE

BOYES-  
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 19180

scale

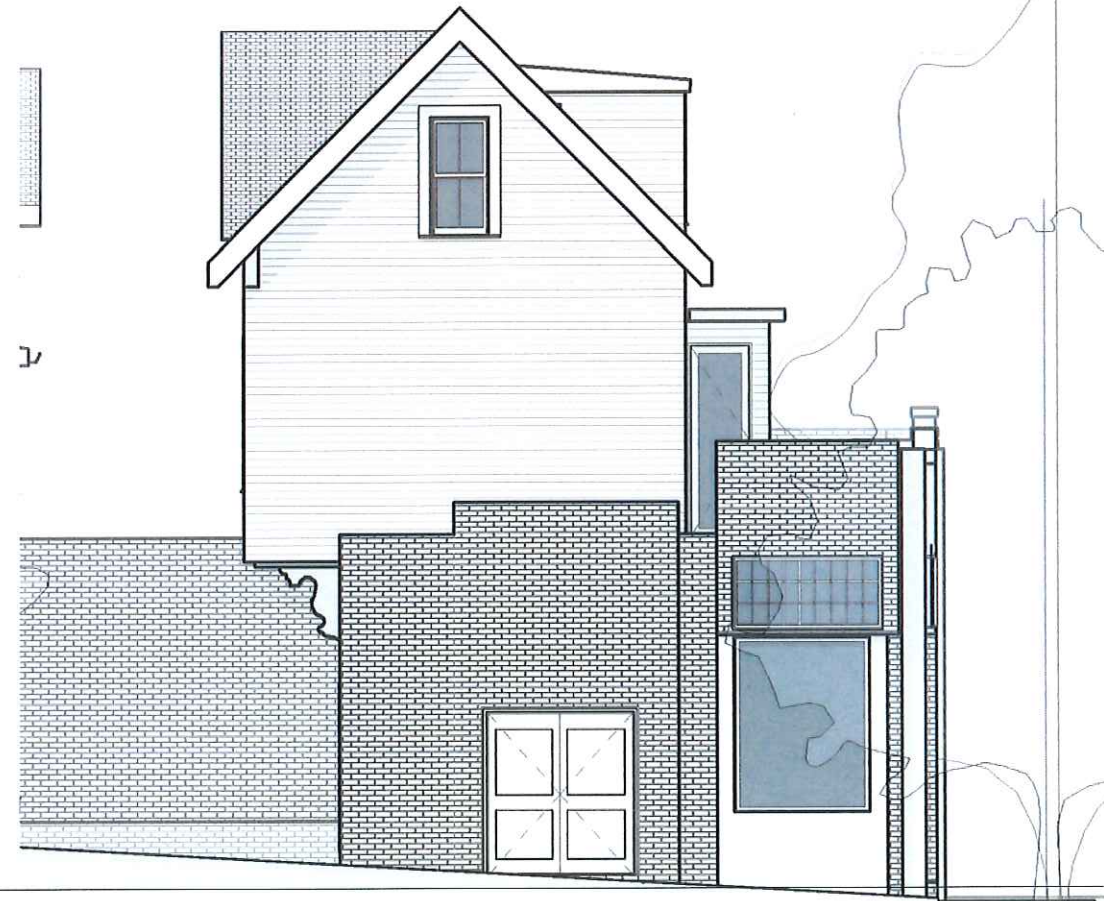
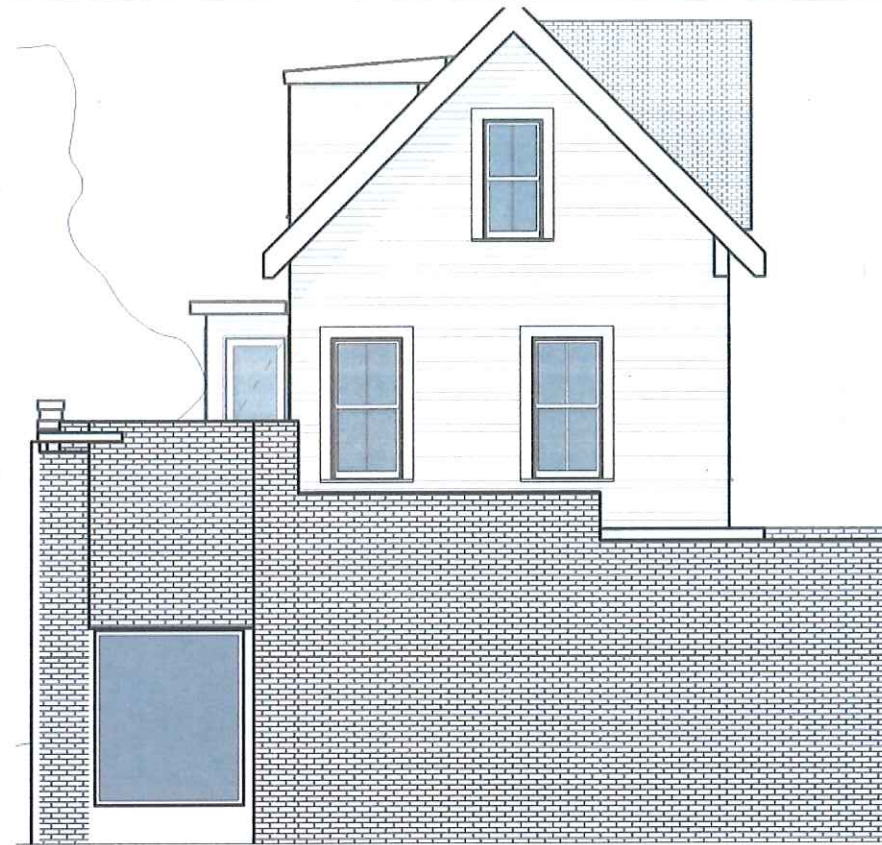
date issued  
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HISTORIC

sheet no.  
 HIST 006

STUDIO ARCHITECTURE





client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
**221 & 223 PROPOSED ELEVS**

project  
**221-229 CONCORD AVE**

BOYES-  
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job number  
19180

scale  
1/8" = 1'-0"

date issued  
6/13/17

**HISTORIC**

sheet no.  
**HIST 007**

VIEWPORT 1:10:00 1/8"

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
221 & 223 PROPOSED PLANS

project  
221-229 CONCORD AVE

BOYES-  
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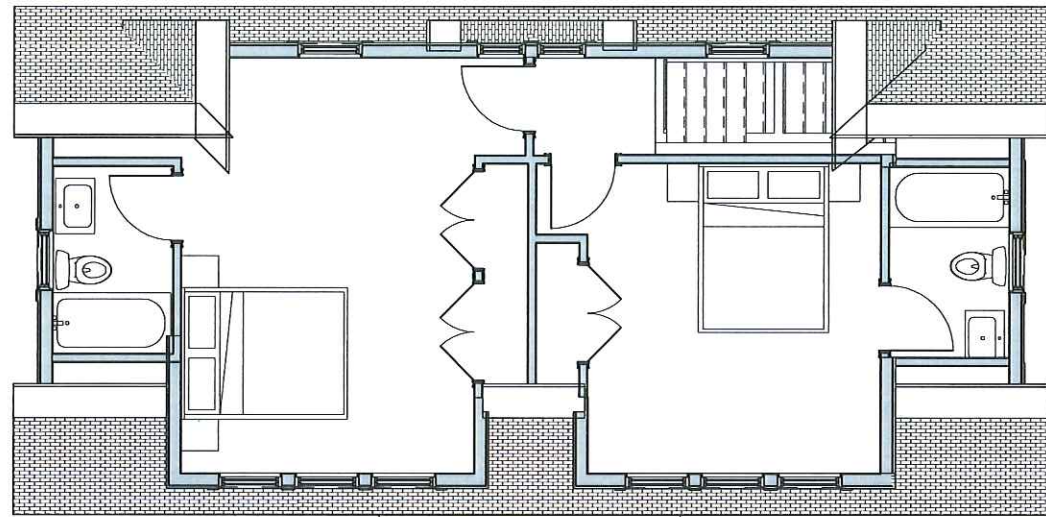
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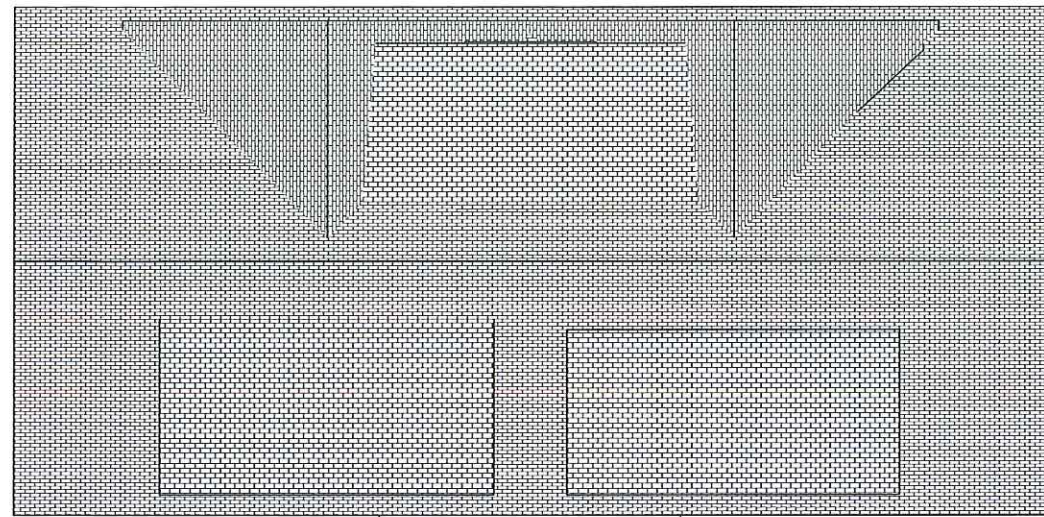
date issued  
6/13/17

HISTORIC

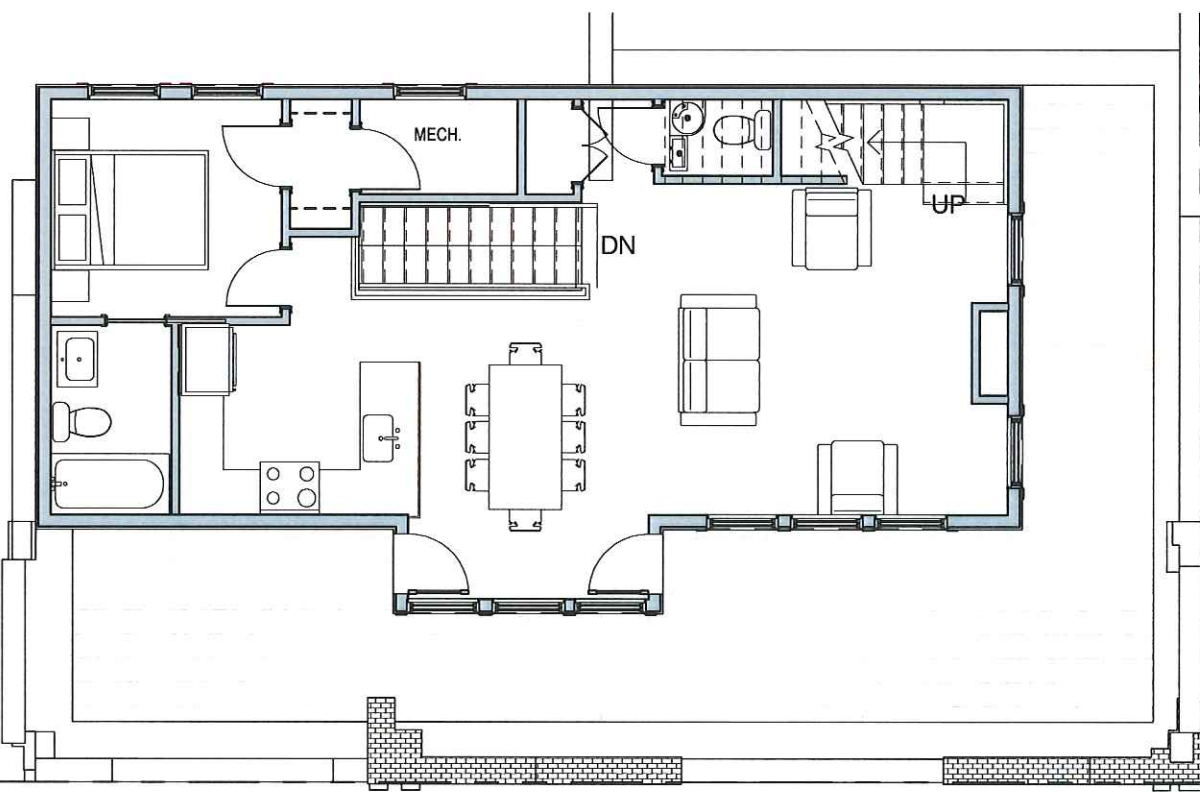
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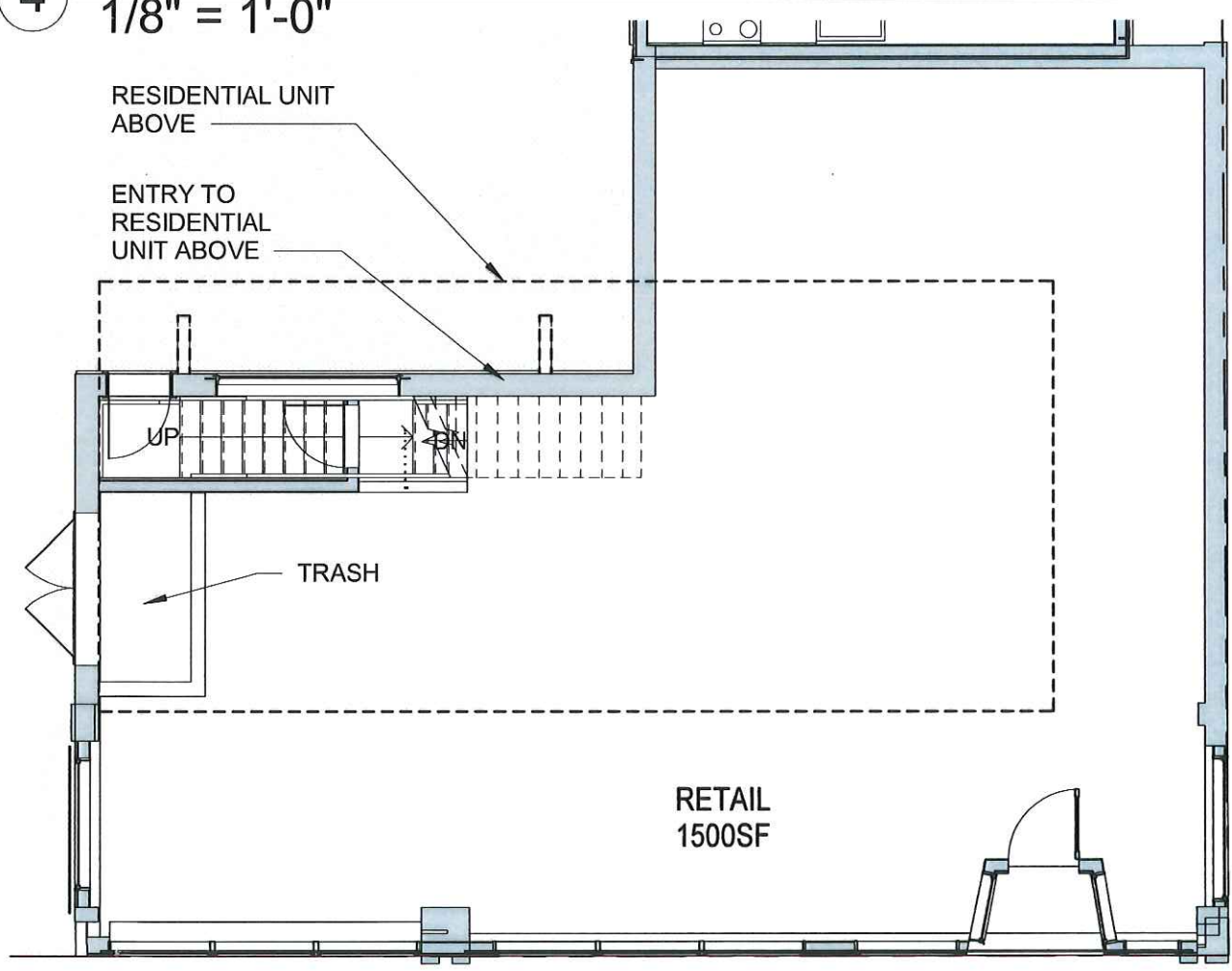
3 221 THIRD FLOOR PLAN  
1/8" = 1'-0"



4 221 ROOF PLAN  
1/8" = 1'-0"



2 221 SECOND FLOOR PLAN  
1/8" = 1'-0"



1 221 FIRST FLOOR PLAN  
1/8" = 1'-0"



1 225 SOUTH ELEVATION  
1/8" = 1'-0"



2 225 EAST ELEVATION  
1/8" = 1'-0"



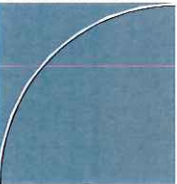
3 225 NORTH ELEVATION  
1/8" = 1'-0"



4 225 WEST ELEVATION  
1/8" = 1'-0"

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
225 PROPOSED ELEVS  
project  
221-229 CONCORD AVE

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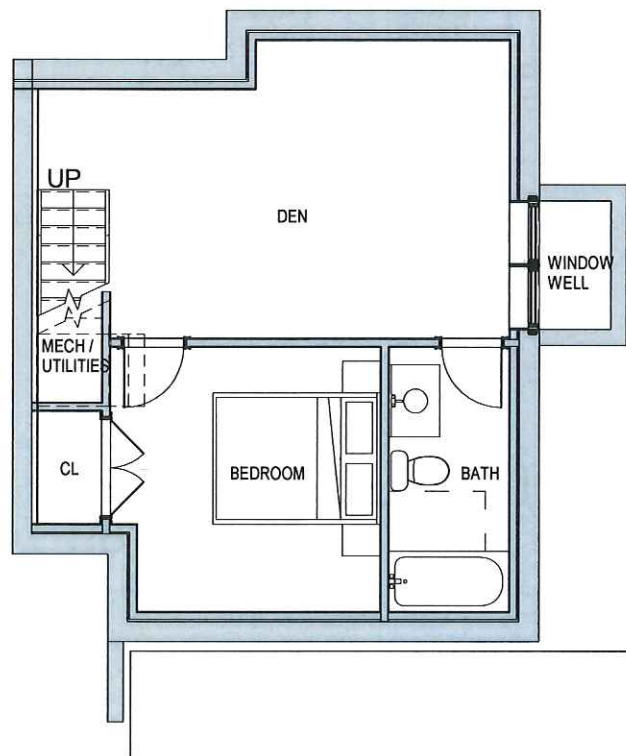
scale  
1/8" = 1'-0"

date issued  
6/13/17

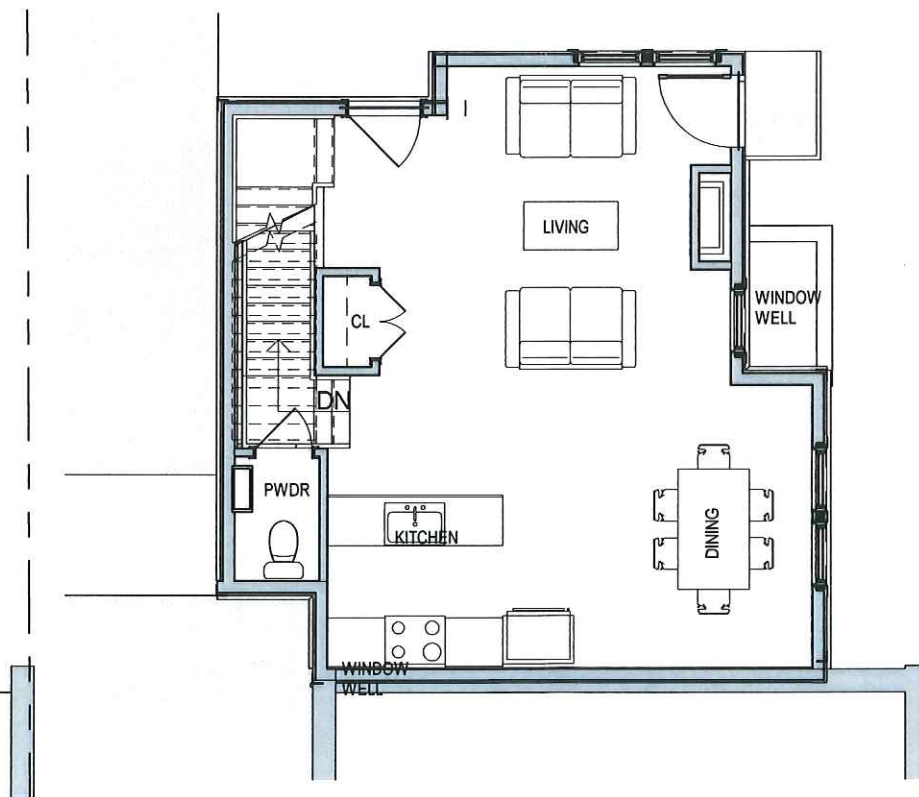
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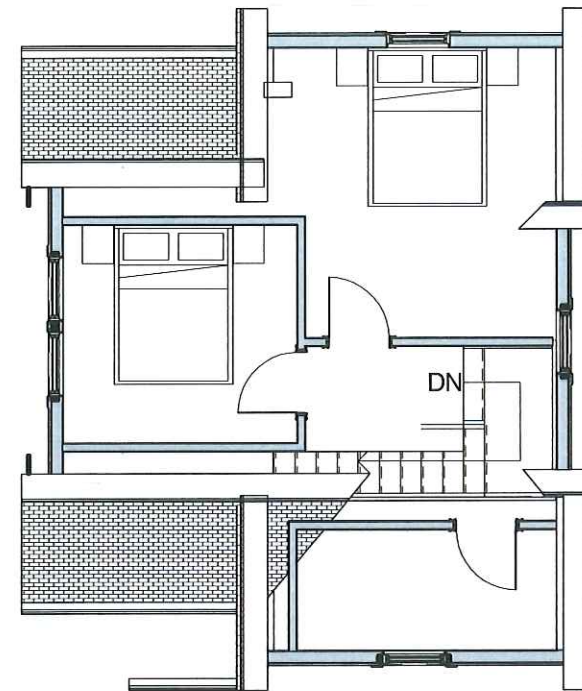
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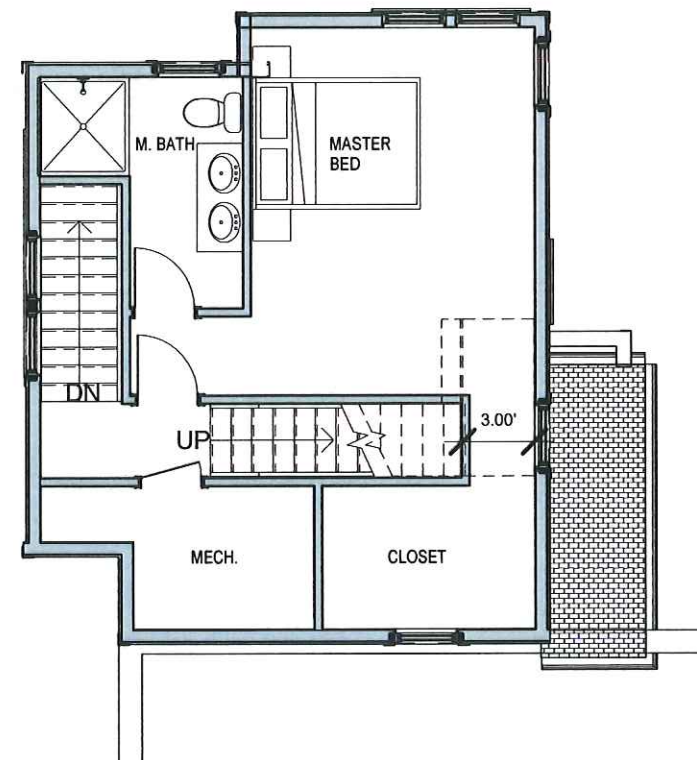
1 225 BASEMENT PLAN  
1/8" = 1'-0"



2 225 FIRST FLOOR PLAN  
1/8" = 1'-0"



4 225 THIRD FLOOR PLAN  
1/8" = 1'-0"



3 225 SECOND FLOOR PLAN  
1/8" = 1'-0"

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
**225 PROPOSED PLANS**  
project  
**221-229 CONCORD AVE**

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job number  
19180

scale  
1/8" = 1'-0"

date issued  
6/13/17

HISTORIC


sheet no.  
HIST 010

2017.06.13.10.19.11.11

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
**229 PROPOSED ELEVATIONS**  
project  
**221-229 CONCORD AVE**

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ARCHITECTS



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job number  
19180

scale  
1/8" = 1'-0"

date issued  
6/13/17

HISTORIC

sheet no.  
**HIST 012**

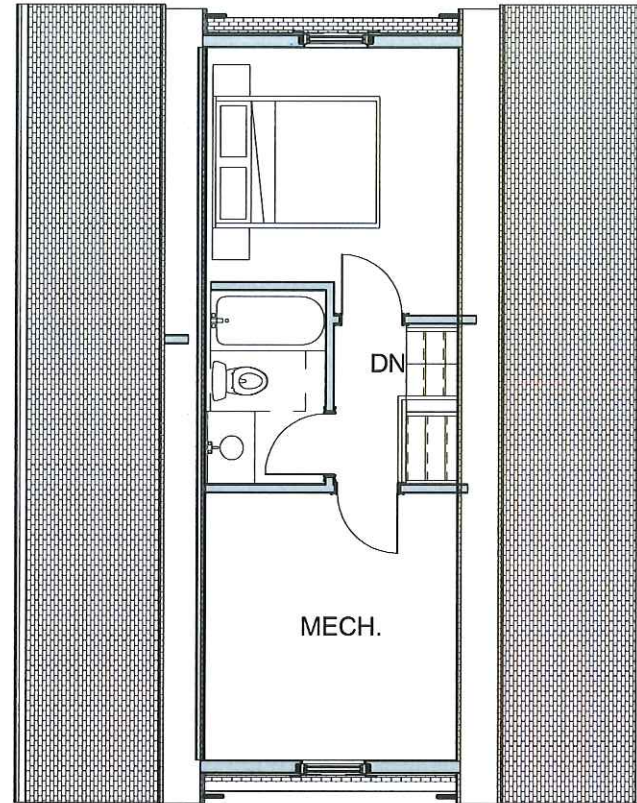


① 229 REAR ELEVATION  
1/8" = 1'-0"

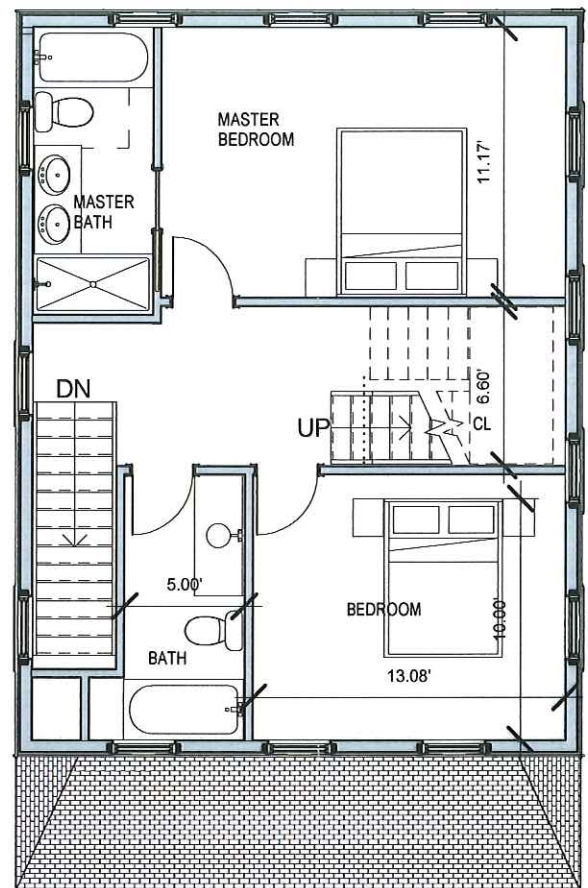


② 229 LEFT ELEVATION  
1/8" = 1'-0"

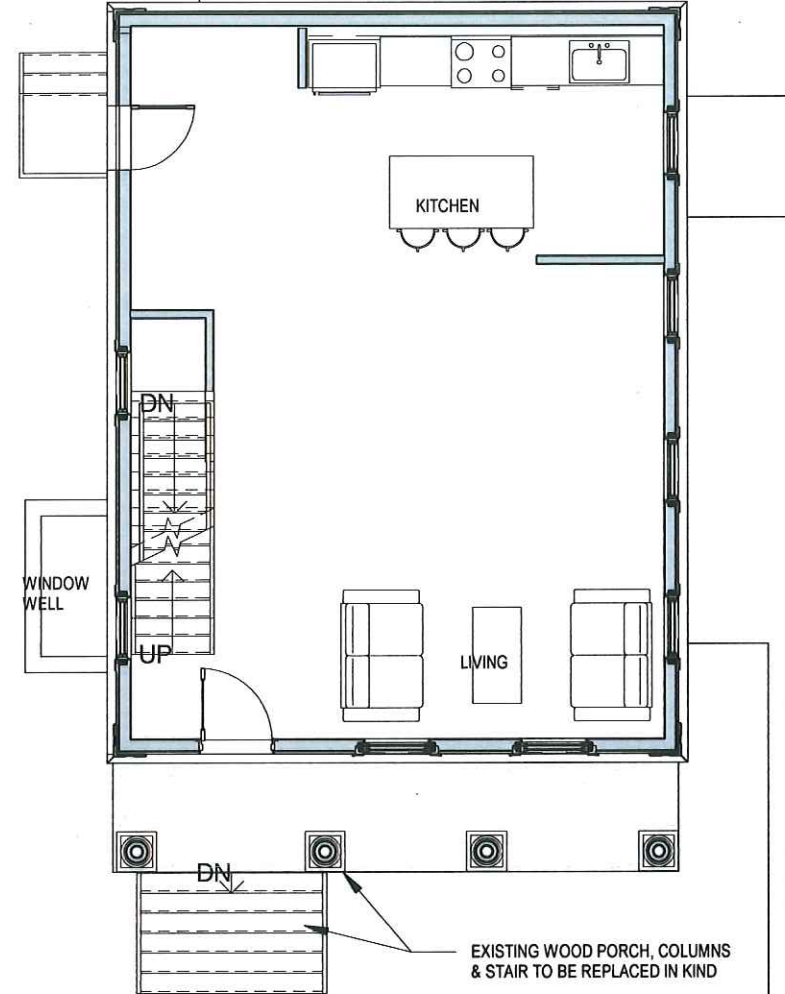
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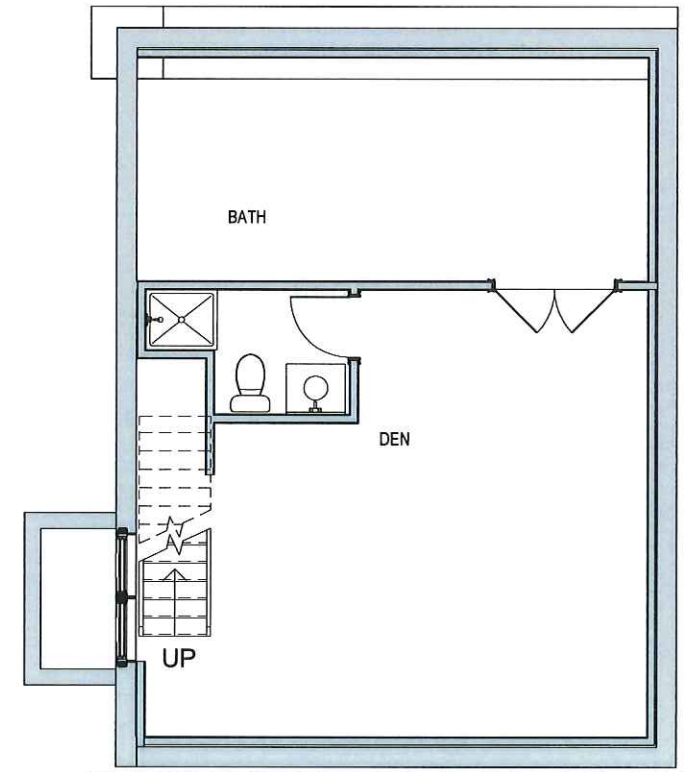
4 THIRD FLOOR PLAN  
1/8" = 1'-0"



3 SECOND FLOOR PLAN  
1/8" = 1'-0"



2 FIRST FLOOR PLAN  
1/8" = 1'-0"



1 BASEMENT FLOOR PLAN  
1/8" = 1'-0"

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
**229 PROPOSED PLANS**  
project  
**221-229 CONCORD AVE**

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6/13/17

HISTORIC

sheet no.  
HIST 013