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CAMBRIDGE HISTORICAL
COMMISSION

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October 7, 2021

Sarah Burks
Preservation Planner
Cambridge Historical Commission
831 Massachusetts Avenue
Cambridge, MA 02139

Re: **D-1557/L-138**
68-70 Lexington Avenue

Dear Ms. Burks:

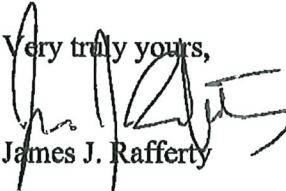
As you know, the above-captioned demolition permit application was heard on Thursday, October 1, 2020. At that hearing, the Commission determined that the existing structure was preferably preserved and imposed a one year demolition delay.

This matter is due to come back before the Commission on December 2nd in order to allow the Commission to decide whether a landmark study of the structure should be undertaken.

During the period of the demolition delay, the property owner has developed significant modifications to the replacement structure. The property owners' intention is to combine the 68-70 Lexington Avenue lot with the adjoining lot at 72 Lexington Avenue where their current home is located. The replacement structure would be an accessory building that would serve as a garage. A 1,490 sf addition would also be built on the existing single family house.

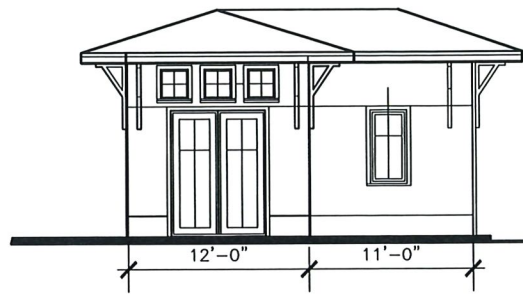
Plans for the new replacement structure and addition are attached hereto. We would request that the property owner be provided with the opportunity to present their revised plans to the Commission at the November 4 hearing, before any determination is made on whether to initiate a Landmark Study.

Thank you for your attention to this matter.

Very truly yours,

James J. Rafferty

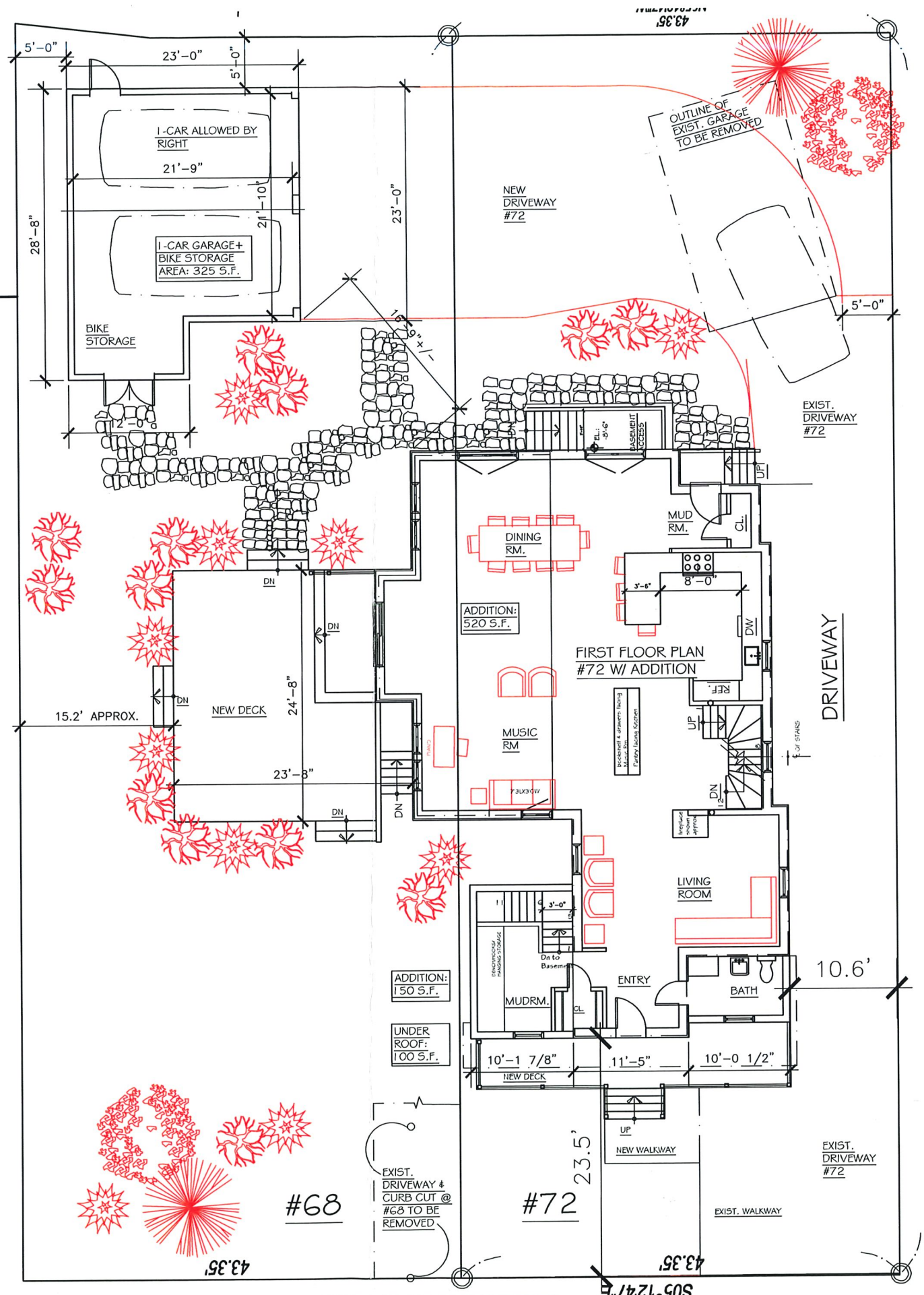
Cc: Gregory Scott Burd and Francesa Gino
Silvana MacArthur-Sawaya

**not a partnership*



NEW AREAS ADDED TO MAIN HOUSE #72:
 1ST FLR: 520 + 150 + 100 = 740 SQ.FT.
 2ND FLR: 520 SQ.FT.
 3RD FLR: 230 SQ.FT.
 TOTAL FOR #72: 1,490 SQ.FT.
 TOTAL ADDITIONAL ALLOWED BY RIGHT FOR COMBINED LOT: 1,866 SQ.FT.

CARRIAGE HOUSE:
 AREA USED FOR 1-CAR PARKING + BIKE STORAGE: 325 SQ.FT.
 (SECOND PARKING BY RIGHT)

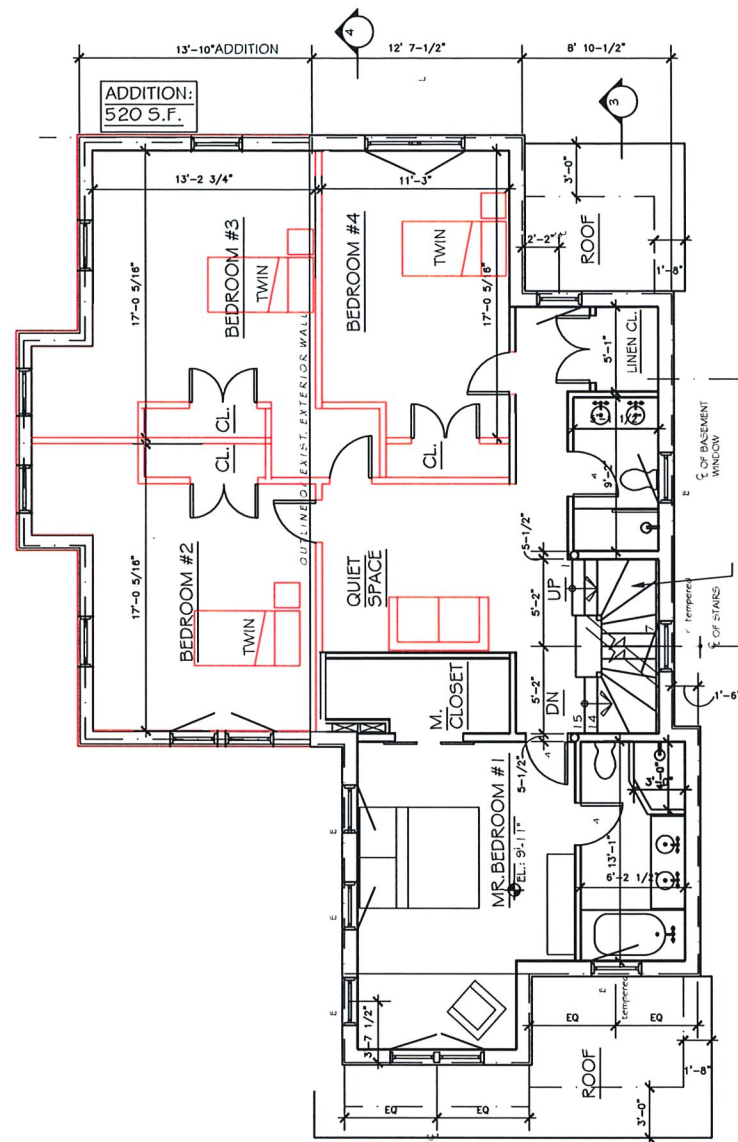


Plans for #72 Additions w/ 15 Ft. H. Carriage House
 SCALE: 1/8"=1'-0"

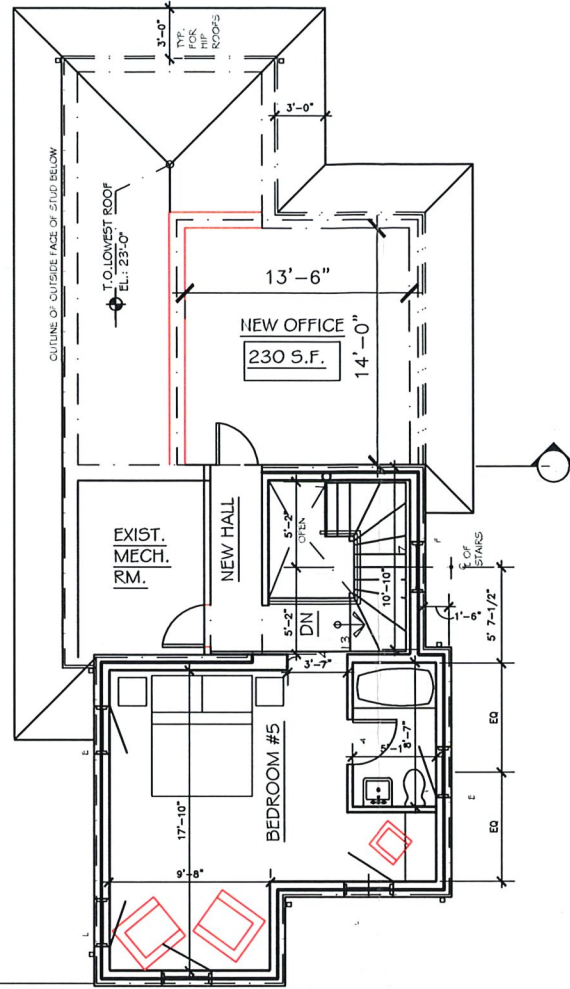
LEXINGTON AVE

Date: 09.28.21

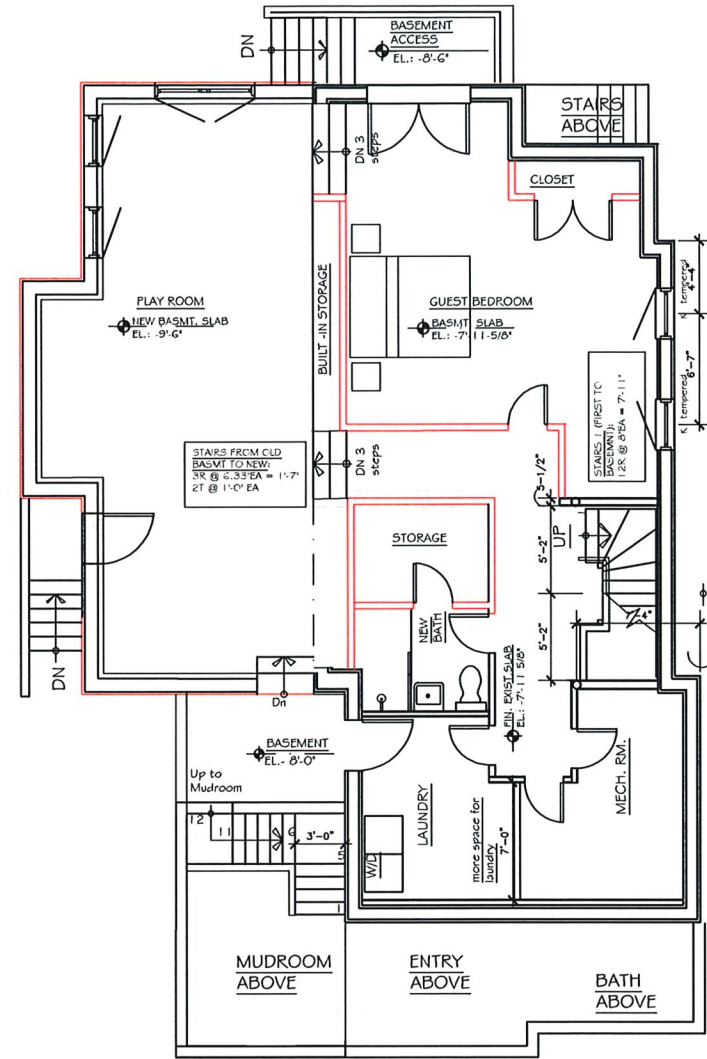
68&72 LEXINGTON AVE. CAMBRIDGE, MA	
15 Ft. H. Carriage House	Date: 09.16.21
Silvana Sawaya Architect 1839 Washington Street Newton, MA 02466 tel: 617.967.1487	Scale: 1/8"=1'-0" 68-72LexingtonPlans.dwg
A1	



SECOND FLOOR PLAN #72 W/ ADDITION



EXISTING UNTOUCHED THIRD FLOOR PLAN #72



BASEMENT PLAN #72 W/ ADDITION

NEW AREAS ADDED TO MAIN HOUSE #72:
 1ST FLR: 520 + 150 + 100 = 770 SQ.FT.
 2ND FLR: 520 SQ.FT.
 3RD FLR: 230 SQ.FT.
 TOTAL FOR #72: 1,490 SQ.FT.
 TOTAL ADDITIONAL ALLOWED BY RIGHT FOR COMBINED LOT: 1,866 SQ.FT.
 CARRIAGE HOUSE:
 AREA USED FOR 1-CAR PARKING + BIKE STORAGE: 325 SQ.FT. (SECOND PARKING BY RIGHT)

68&72 LEXINGTON AVE. CAMBRIDGE, MA	
Floor Plans for #72 Lexington	Date: 09.16.21
Silvana Sawaya Architect 1839 Washington Street Newton, MA 02466 tel: 617.967.1487	
A2	



1 East Elevation - 15Ft. Carriage House & Main House
SCALE: 3/16"=1'-0"

68&72 LEXINGTON AVE. CAMBRIDGE, MA	
Front Elevation East	Date: 09.16.21
Silvana Sawaya Architect 1839 Washington Street Newton, MA 02466 tel: 617.967.1487	Scale: 1/8"=1'-0" 68-72LexingtonPlans.dwg
A3	

Date: 09.28.21