

# Cambridge Historical Commission

September 8, 2022

To View Project Plans and Applications:

Go to: [cambridgema.gov/historic](http://cambridgema.gov/historic)

The Project Plans and Staff Reports page is located under the Permits & Applications tab.

## Participant Instructions

Panelists: please turn off your video and audio until your case is called.

Attendees: Use the Raise Hand button (or \*9 on your phone) to request during questions and comments periods.

## Consent Agenda

Use the Raise Hand button (or \*9 on your phone) if you object to approval of an agenda item selected for the Consent Agenda and prefer to have full discussion of the item in the case order indicated on the regular agenda.

Public Hearing: Old Cambridge Historic District

Case 4836: Brattle Street from Mason to Craigie streets,  
by City of Cambridge (continuation)

Install two-way separated bicycle lanes with flex posts  
and low concrete barriers;  
related alterations to signs, roadway, select curbs and ramps.























Public Hearing: Alterations to a Property  
in the Old Cambridge Historic District

Case 4848: 0 Garden St., by Christ Church.

Temporary multi-media art installation.





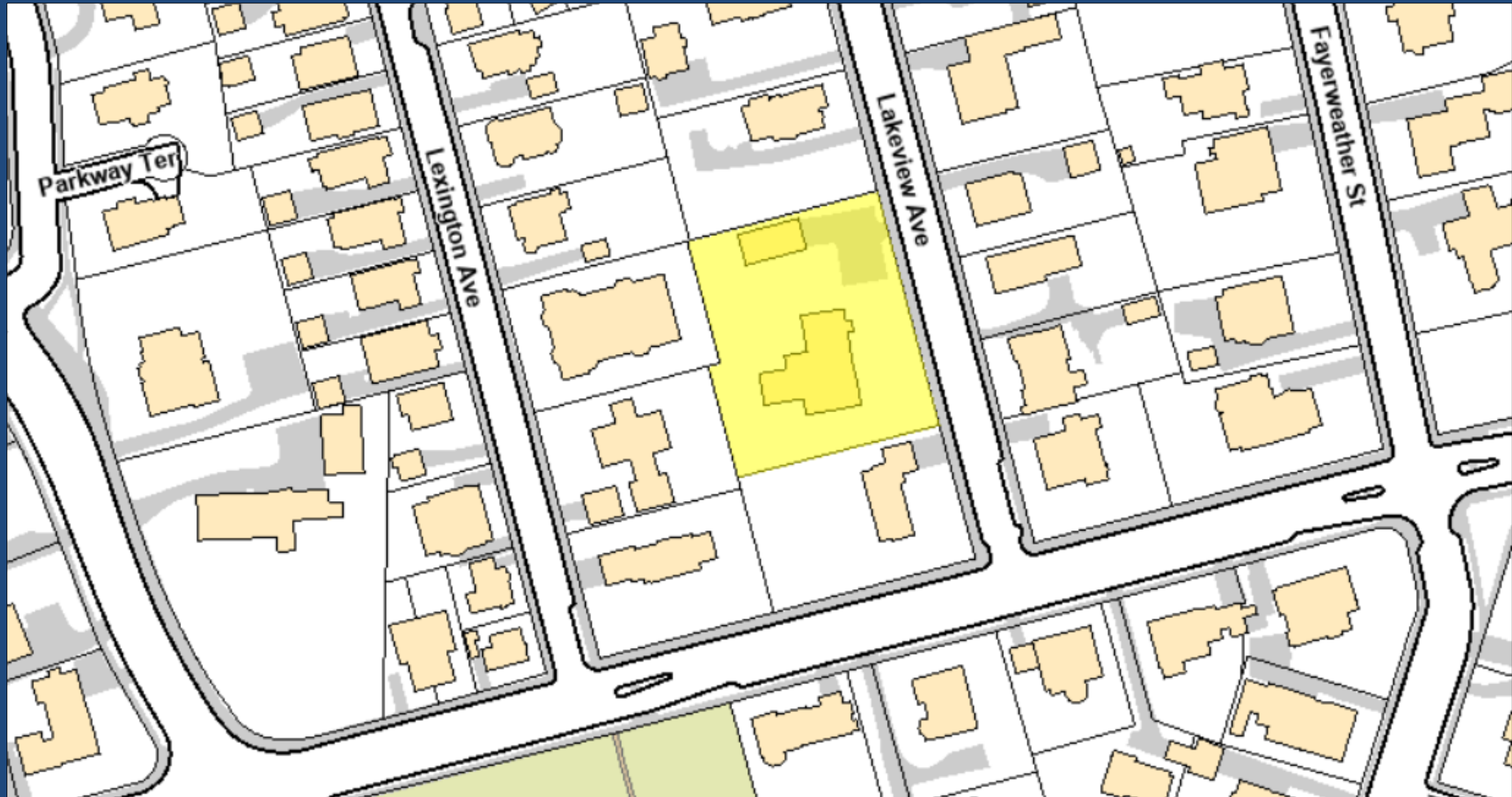
## Public Hearing: Demolition Review

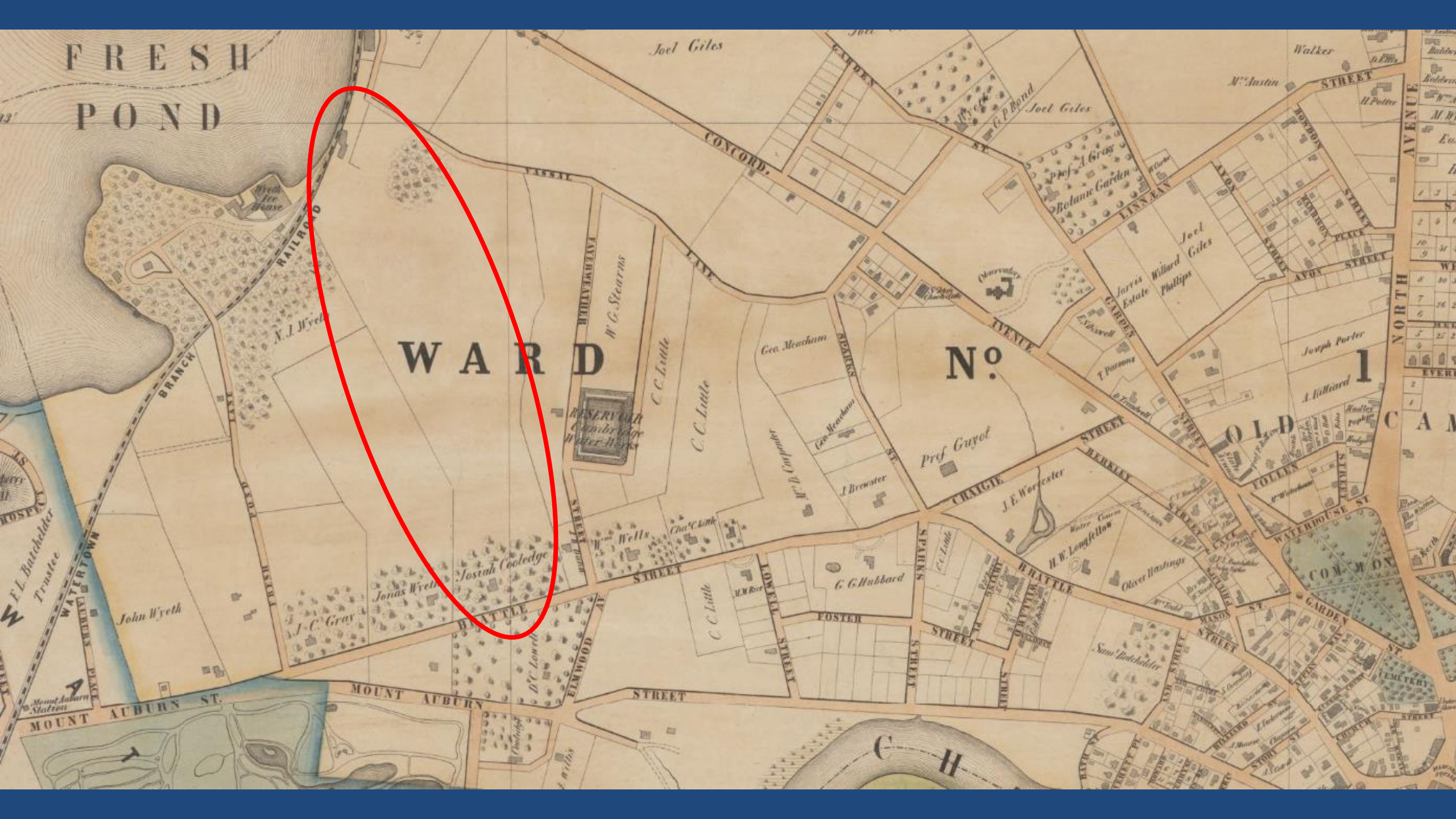
Case D-1619: 12 Lake View Ave., by Jefferson M. Case and Elizabeth Green Case.

Retroactive application to demolish house (1846).



12 Lake View Avenue, November 2020





FRESH  
POND

WARD

No.

OLD

1  
CAM

Joel Giles

M. Austin

Walker

H. Potter

M. H.

CONCORD ST.

Joel Giles

Joel Giles

M. Austin

Walker

H. Potter

M. H.

RAILROAD

BRANCH

N.J. Wyeth

WARD

W.G. Stearns

C.C. Little

C.C. Little

Geo. Meacham

Geo. Meacham

No.

Prof. Guyot

J.E. Worcester

OLD

1  
CAM

F.L. Butcher  
Trustee

WATER TOWN

John Wyeth

J.C. Gray

Jonas Wyeth

Josiah Coolidge

Wm. Wells

Chas. Clark

C.C. Little

H.W. Rice

C.G. Hubbard

H. Rattle

H.W. Longfellow

Oliver Hastings

Water House

Water House

Water House

MOUNT AUBURN ST.

MOUNT AUBURN

STREET

FOSTER

STREET

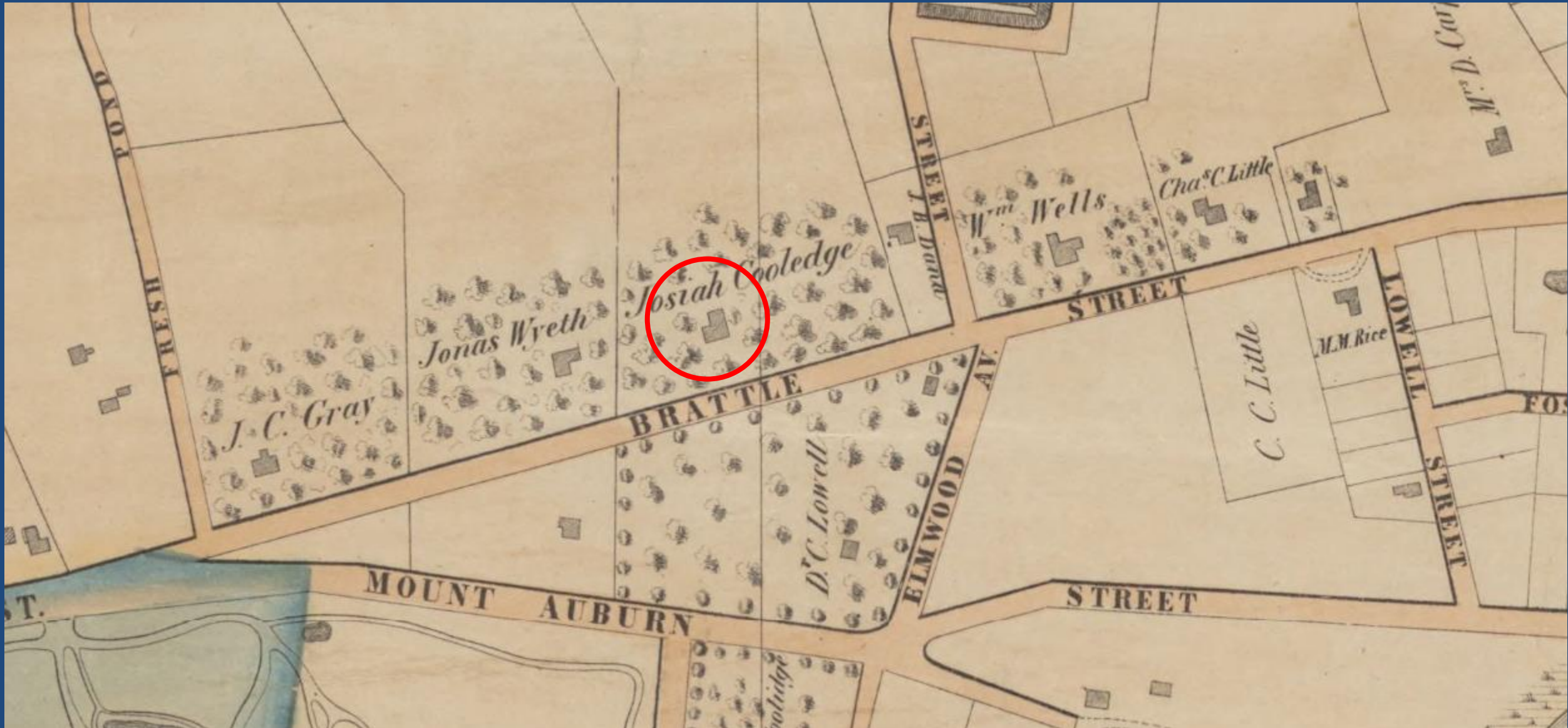
Saw Butcher

WATERHOUSE ST.

COM. MON.

CEMETERY

C H



Josiah Cooledge

J.C. Gray

Jonas Wyeth

Wm. Wells

Cha. C. Little

M.M. Rice

D.C. Lowell

C. C. Little

MOUNT AUBURN

BRATTLE

ELMWOOD AV.

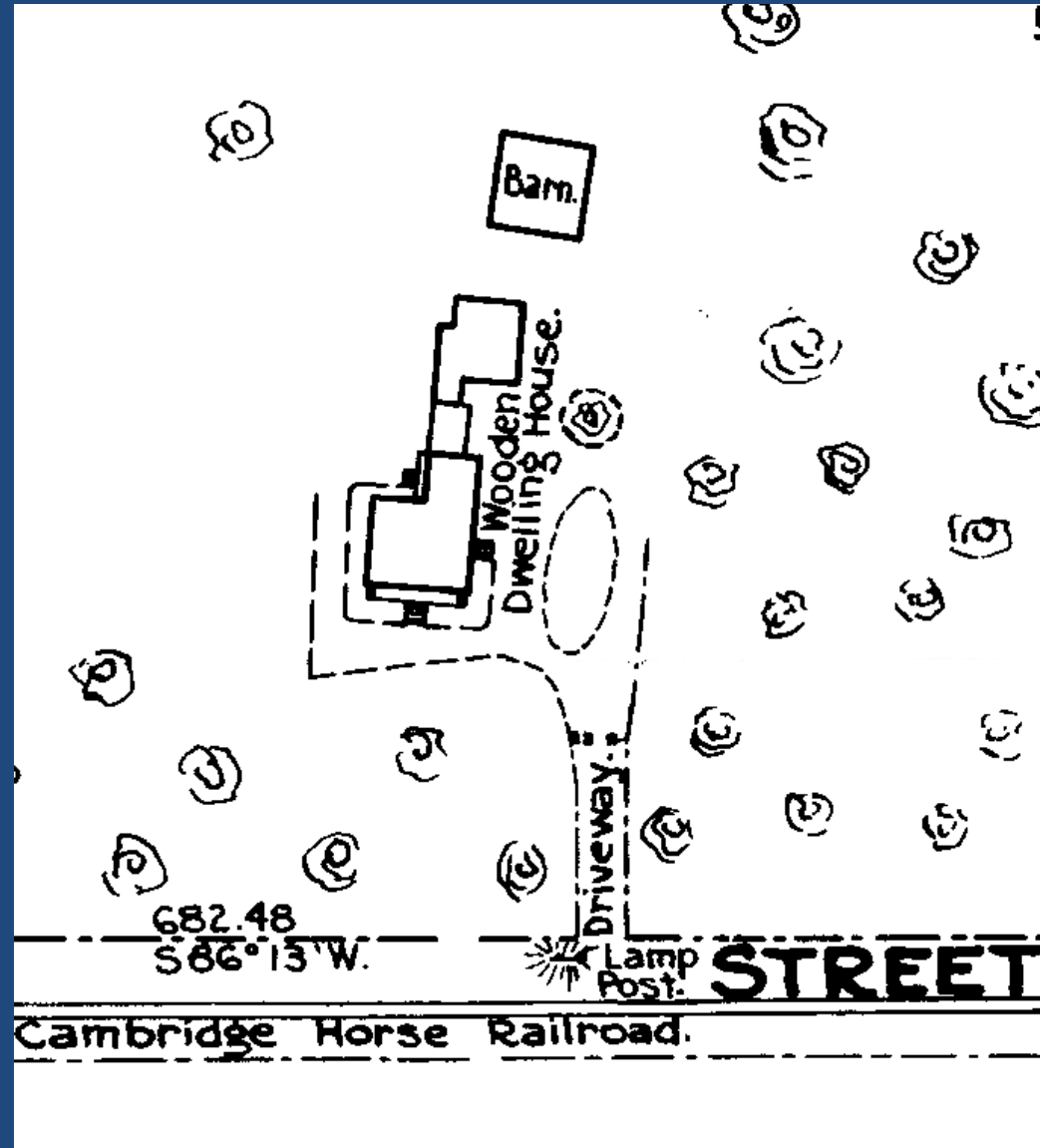
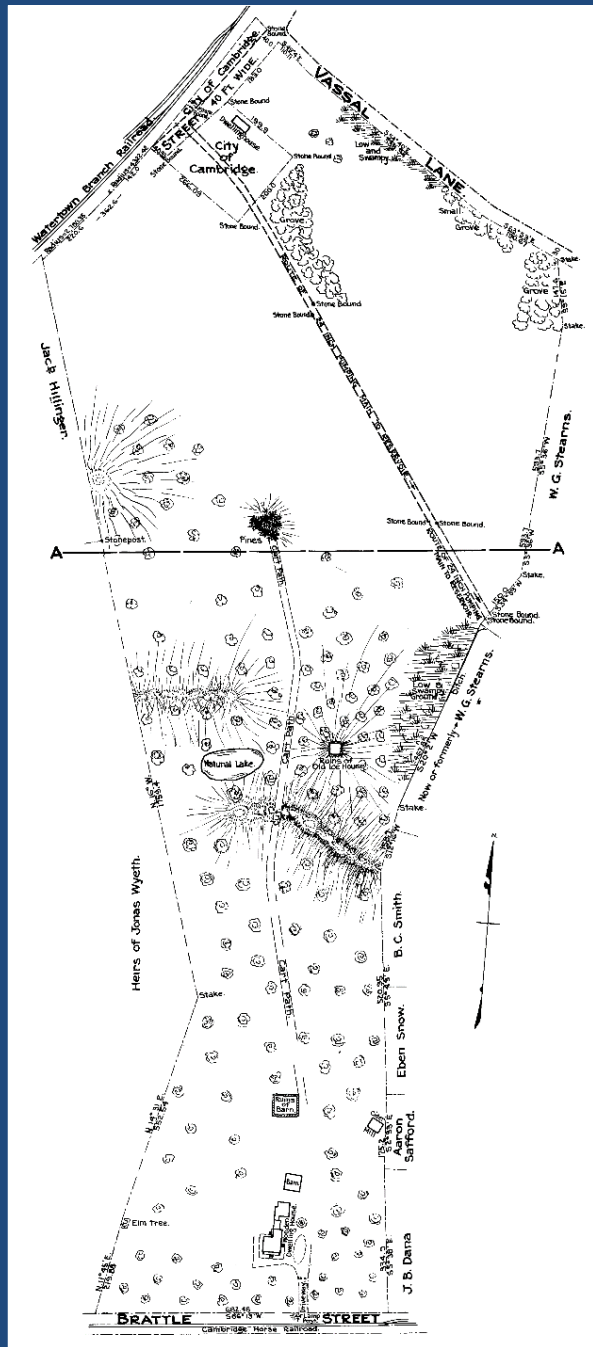
STREET

LOWELL STREET

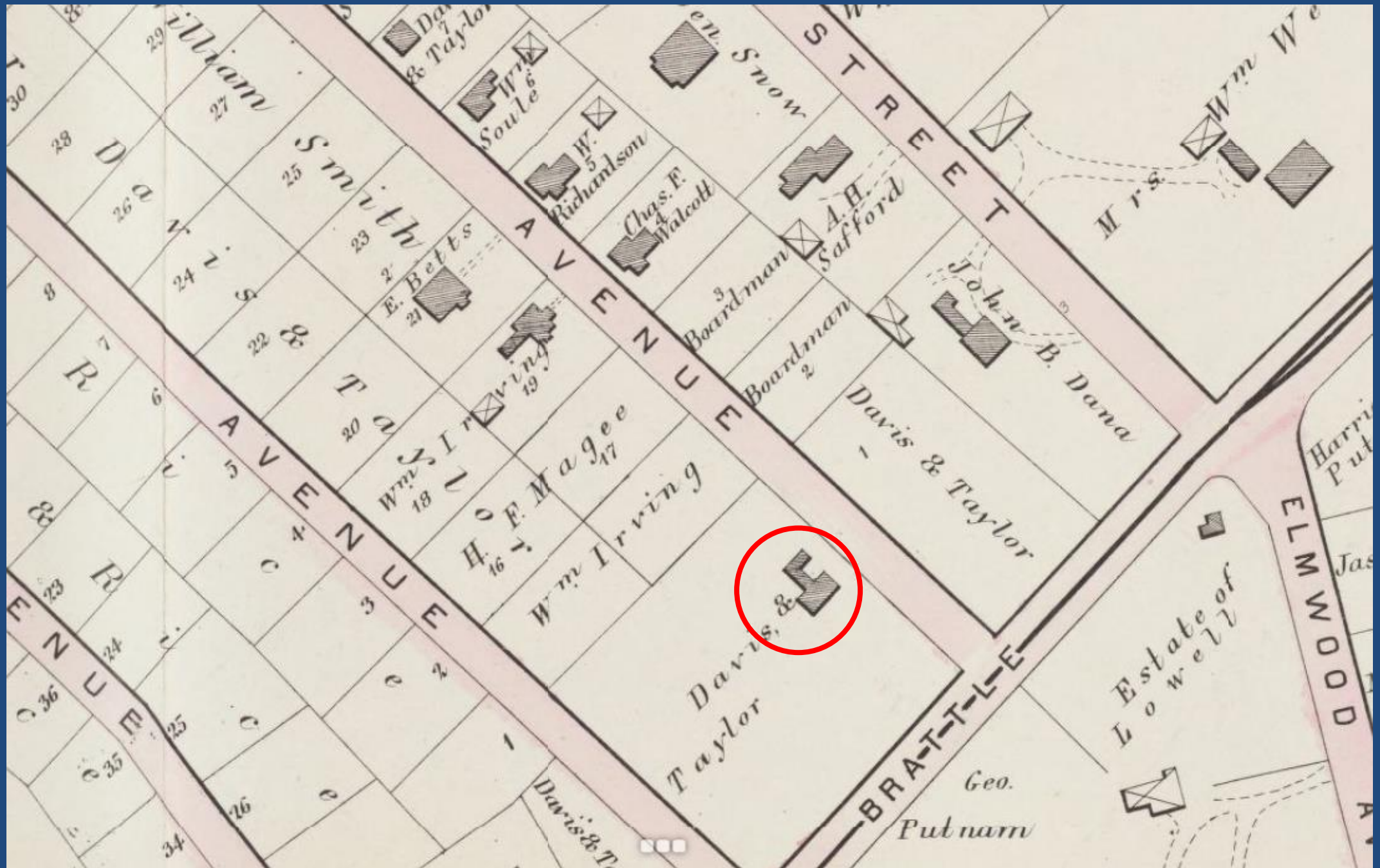
FOSS

M. D. Carr

ST.



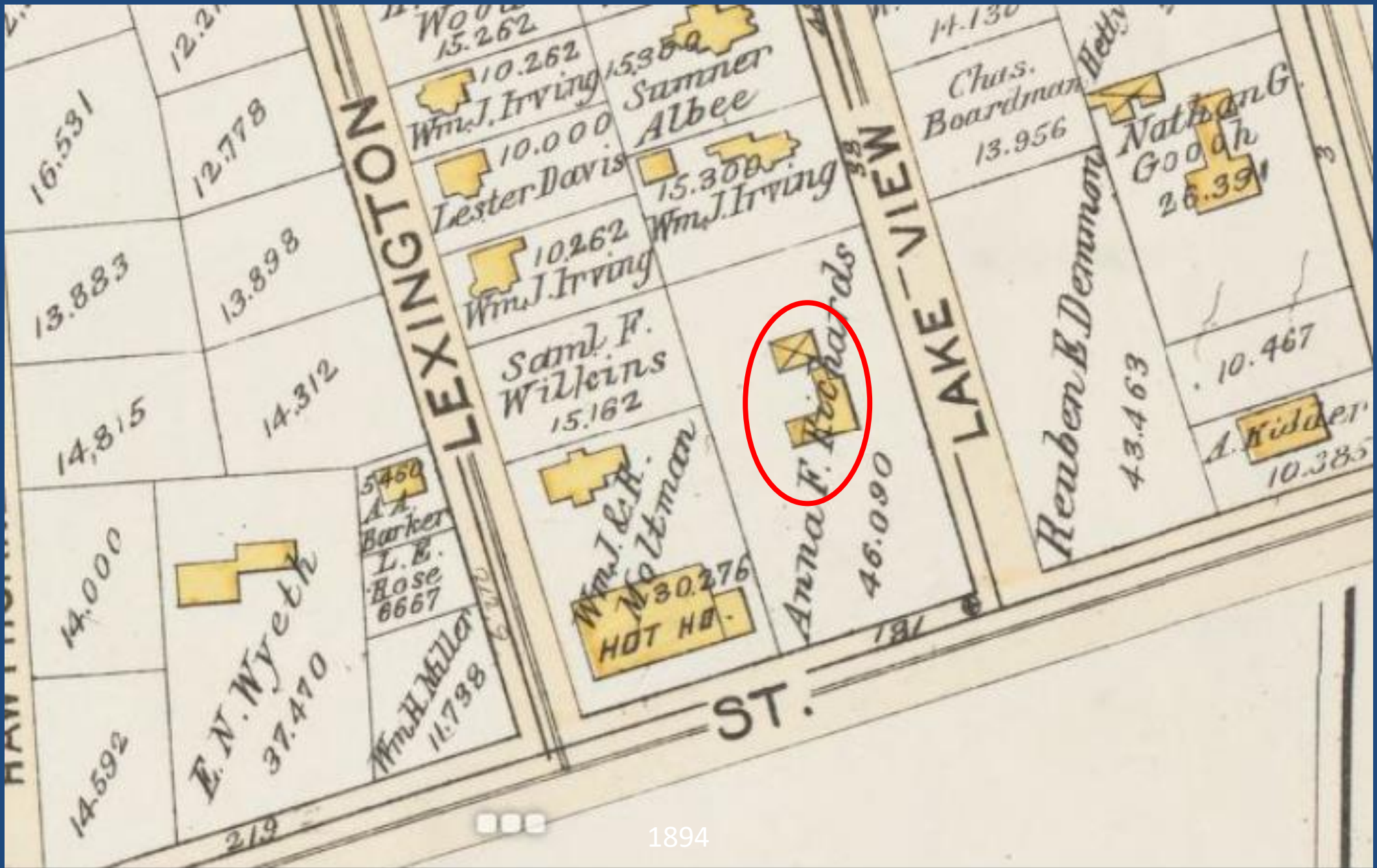
Coolidge Farm and farmhouse as surveyed in 1870

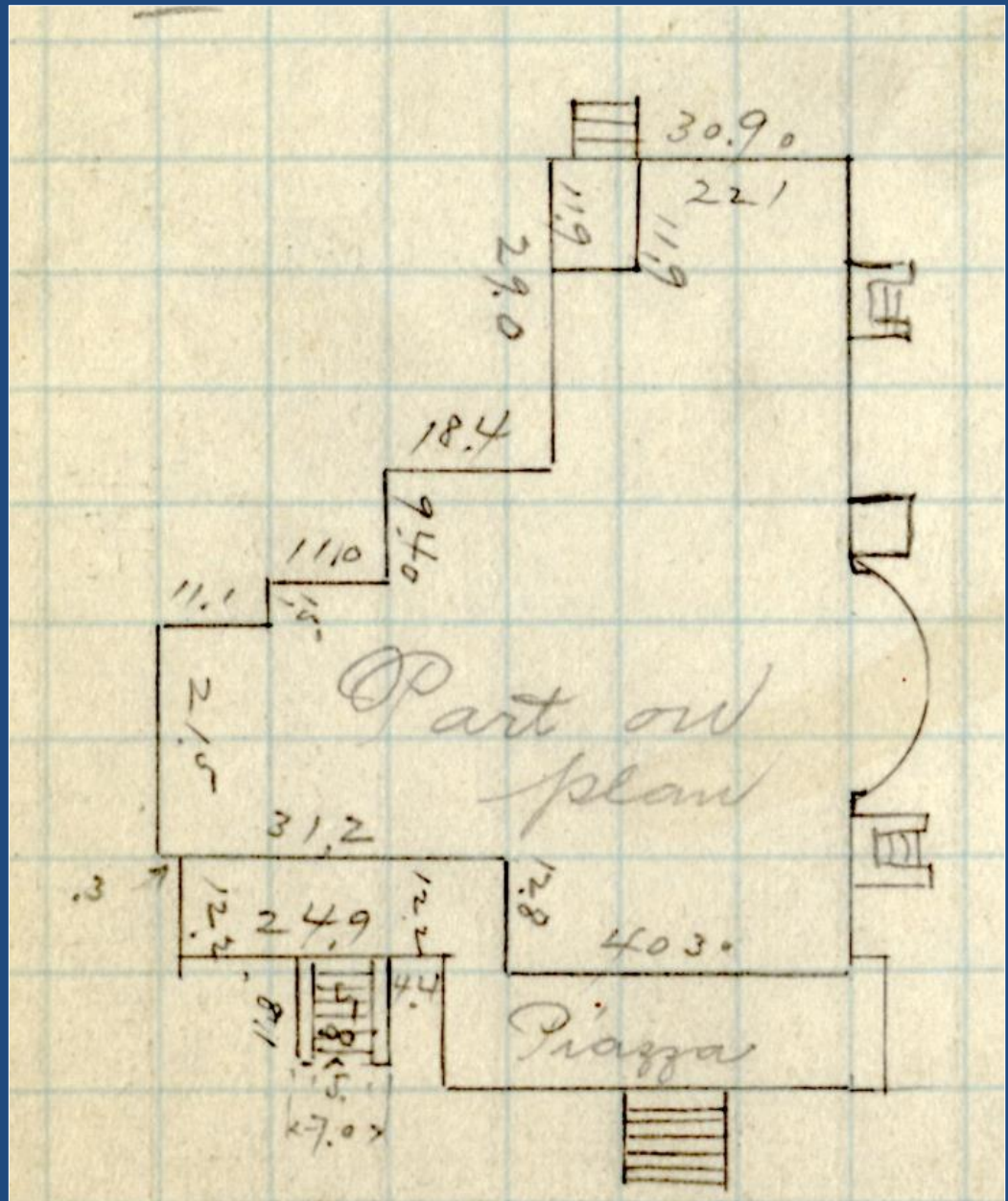
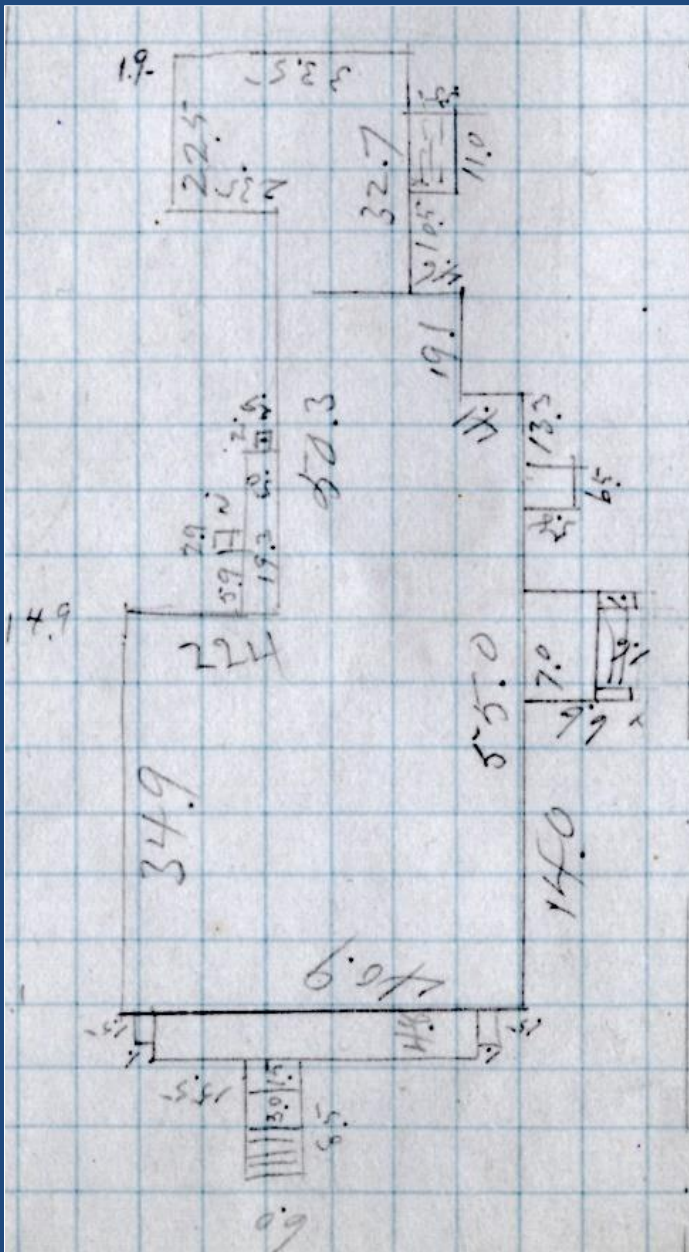






Lake View Avenue, ca. 1950



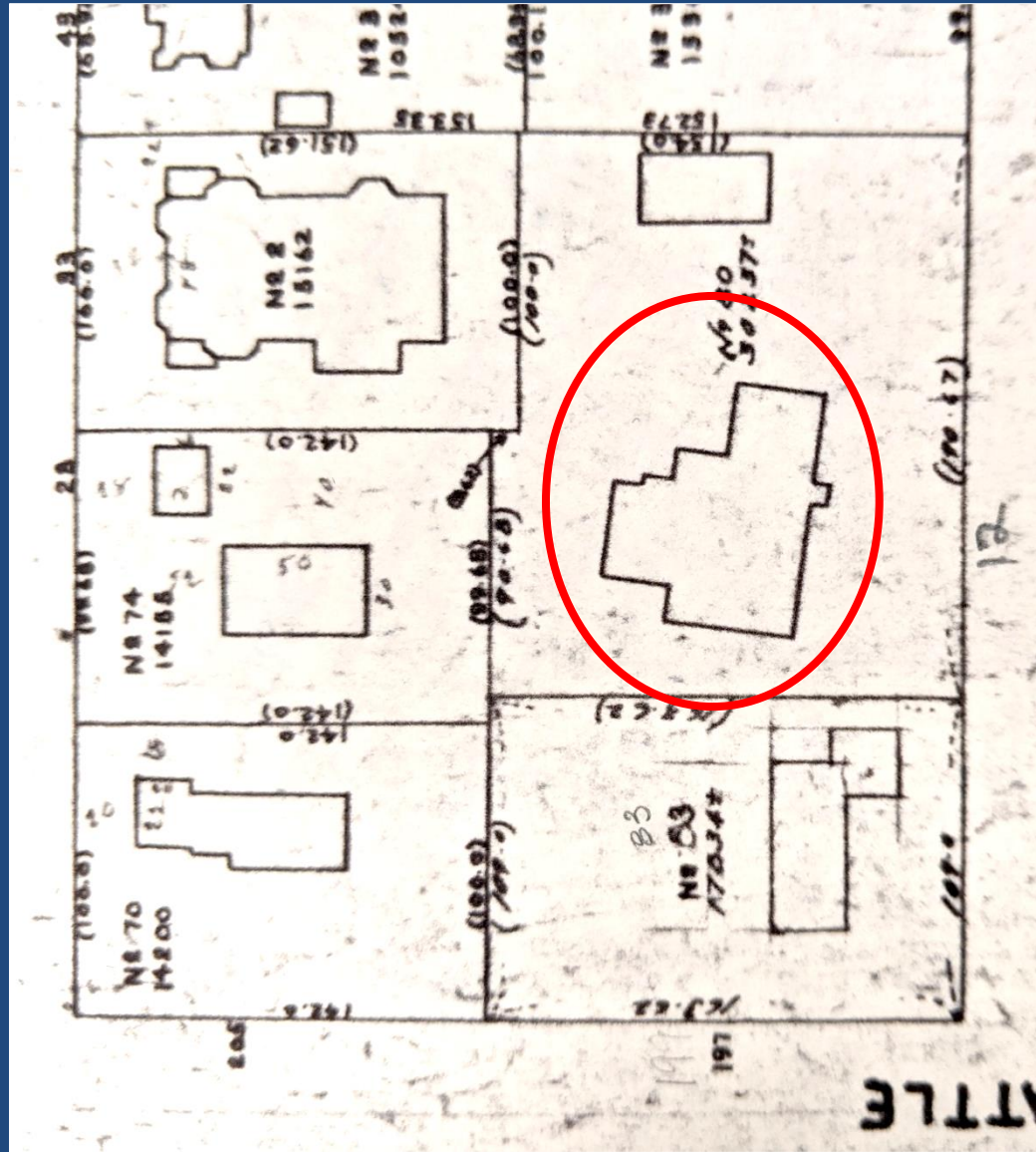


12 Lake View Avenue, as surveyed in 1877 and 1909



1970





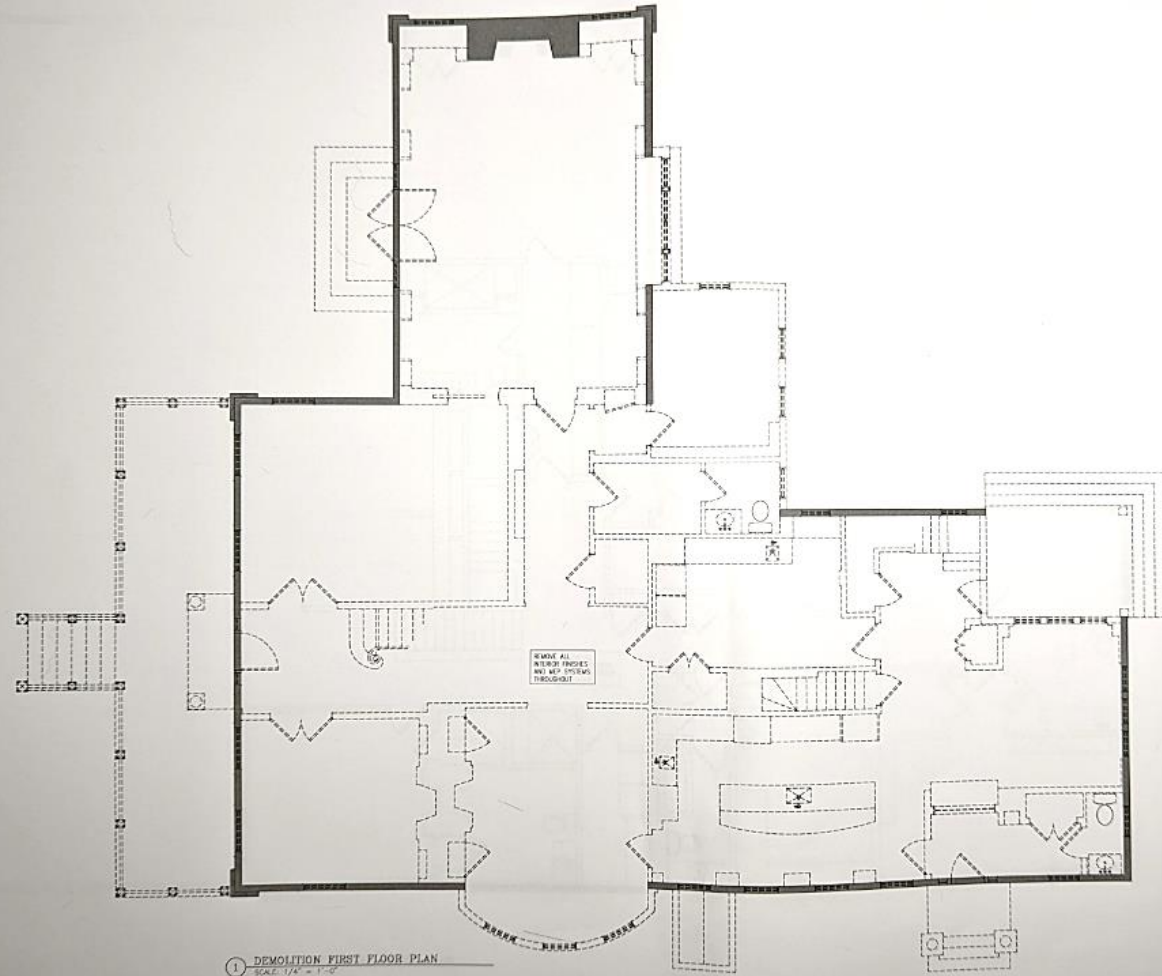
Cambridge Assessors, 1958



12 Lake View Avenue

Demolition





**ARCHITECT**  
 Hart Associates, Inc.  
 1200 Massachusetts Avenue  
 Cambridge, MA 02142  
 Tel: 617-452-4000  
 Fax: 617-452-4001

**12 Lakeview Avenue**  
 Cambridge, MA

**FIRST FLOOR DEMOLITION**  
 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT SET	06.16.2021
2	REVISION	
3		
4		
5		
6		

D1.1

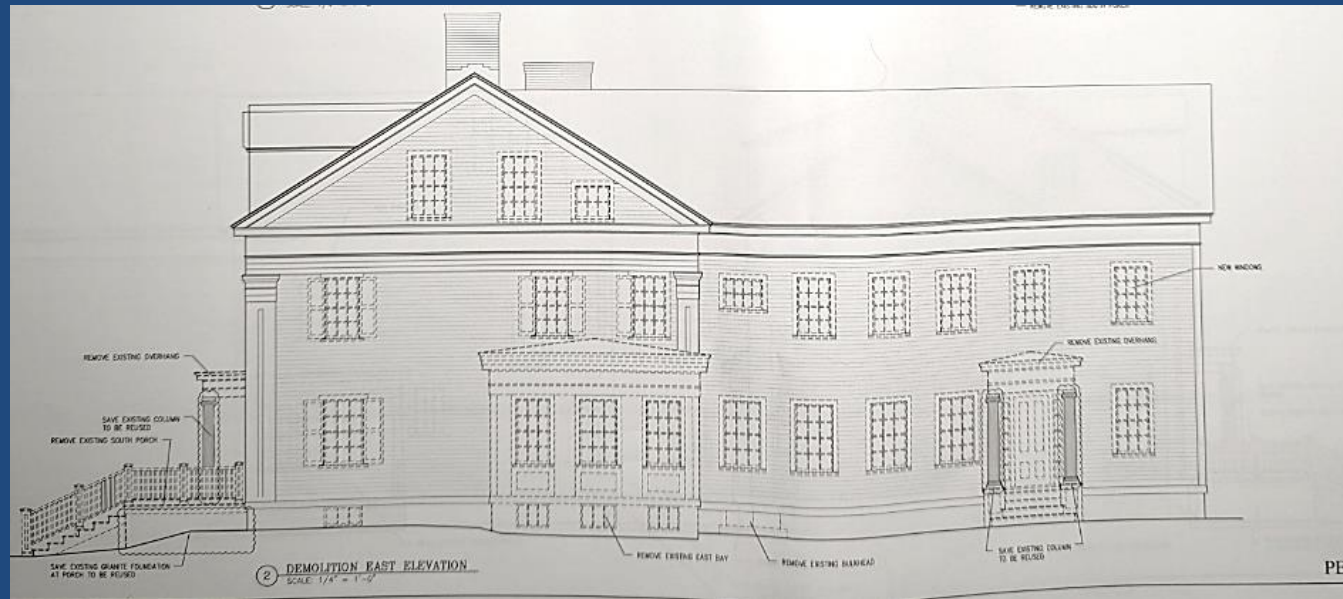
PERMIT SET 06.06.2019

REISSUED 06.16.2021

12 Lake View Avenue Permit Set, #108905  
 First floor demolition plan, June 16, 2021. Heavy lines indicate walls to remain



Demolition plan and proposed South Elevation, June 16, 2021



Demolition plan and proposed east elevation, June 16, 2021

“New Basement Under This 1800’s Boston House”

Matt Risinger podcast, The Bridge  
May 6, 2022

<https://www.youtube.com/watch?v=XLthQEPU8WY>



12 Lake View Avenue lowered on its new foundation, with original framing and exterior still in place, Spring 2022.  
Screenshot, The Bridge podcast



12 Lake View Avenue, June 22, 2022

## Public Hearing: Demolition Review

Case D-1631: 6 Brookline St. (2-10 Brookline and 468-480 Mass Ave.),  
by Sater Realty LLC, owner o/b/o CSQ Realty LLC.

Demolish one-story commercial building (1928).  
*The applicant has requested a continuance until October 6.*

## Public Hearing: Landmark Designation Study

Case L-140: Charles Hicks Saunders House, 1627 Massachusetts Ave.

The property owner, Homeowners Rehab Inc., has requested to extend the study period and interim protections until June 8, 2023 to allow further time for design development and community engagement.





## Affordable Housing Preservation Grant

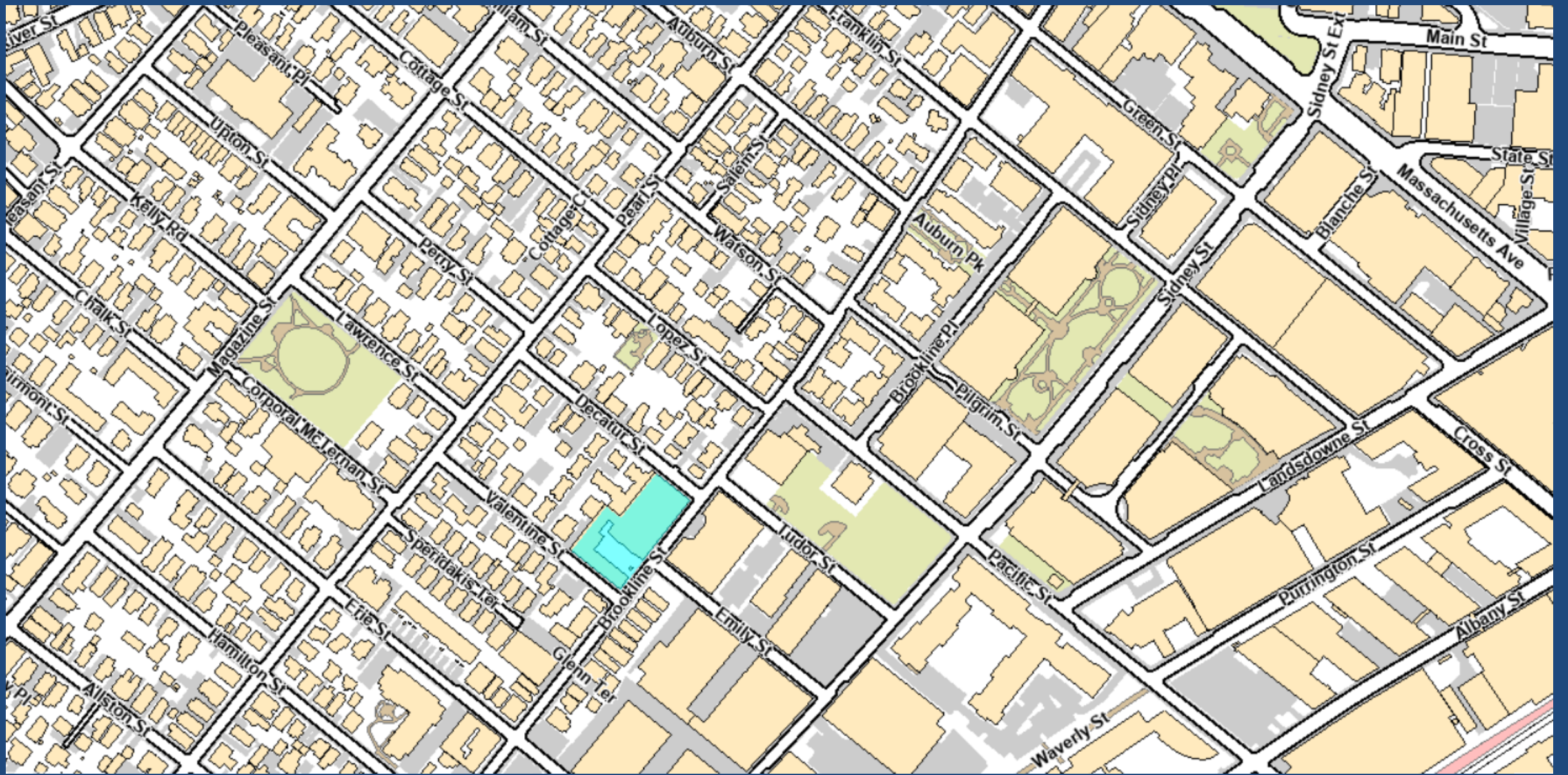
Case PG 23-1, 155 Brookline Street, unit #1.  
JAS on behalf of owner. \$10,000 for roof replacement.

Case PG 23-2, 155 Brookline Street, Unit #18.  
HRI on behalf of owner. \$10,000 for roof replacement.

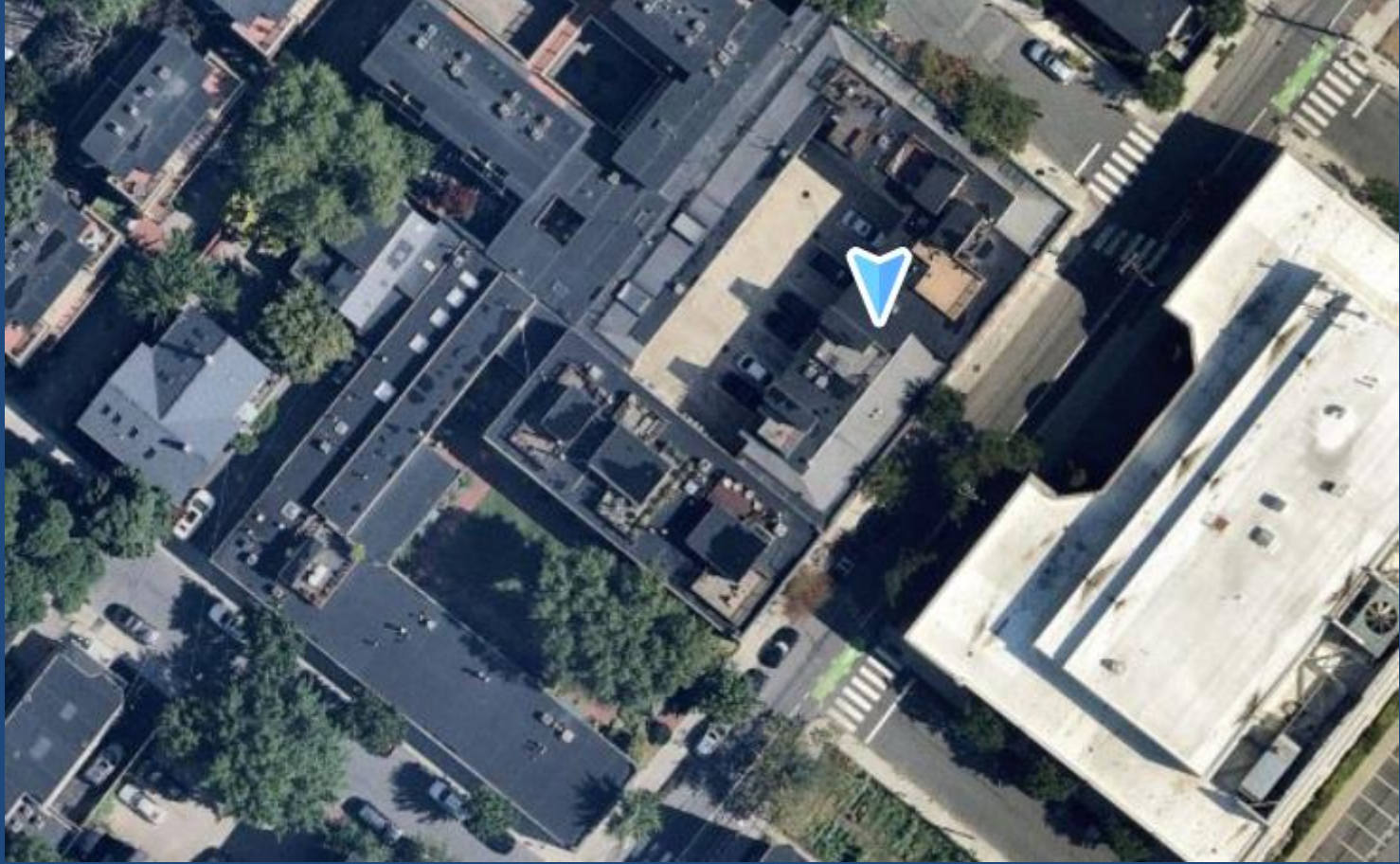
Available balance: \$262,009.53



George H. Dyer Co. machine shop, 1914-1918. Converted to housing, 1997.







## Affordable Housing Preservation Grant

Case IPG 23-2, 23 Church Street. First Church of Christ, Scientist Cambridge.

\$100,000 for façade restoration.

Available balance: \$262,009.53







William Balmer factory, 23–25 Church Street (1894, Marshall N. Stearns, builder). Photo ca. 1935.





GAS  
E  
L  
E  
C  
T  
R  
I  
C  
S  
E  
R  
V  
I  
C  
E

23 CHURCH STREET

AUTOMATIC  
WATER HEATERS

NEW  
GLENWOOD  
RANGE

ELECTOLIN  
REFRIGERATOR

SUNSHINE

SILENT



