

Crosbie, Allison

From: Alan Stone <alanstone.1@gmail.com>
Sent: Sunday, February 28, 2021 1:21 PM
To: HistComm
Subject: comments on 12 Fayette

Greetings All,

I am Alan J. Stone. I live at 31B Antrim. I am writing about the construction plans for 12 Fayette.

My concerns fall into three categories:

1. **Size.** It seems to me 5200 sq ft is a very large home going where a carriage house belongs, even with the back section of the existing house taken down. This part of Cambridge works because while dense with urban housing, plenty of green space remains. Kudos to the city for managing this balance so well. The loss of this green space however will be substantial relative to the site. Also, the height will impact me in a real way as I have a deck off the top floor of my condo.
2. **Water.** There is a river underneath the buildings in this area and the water table is very high. The land slopes from that land down towards ours. This year while very minor work was being done on the house immediately behind mine – altering for less than one week one of their downspouts – my basement flooded after 18 years of water-free life. The engineers who helped me diagnose the issue explained the sensitivity of the water table in this area. The repairs and new drainage and warning system cost me in excess of \$5,000.00, for a very small basement. This must be addressed or every basement in our building and nearby will be at risk. At a minimum we need to see a hydrologist report on the impact of this construction and building on the water table and underground river in this area.
3. **Noise/dust/traffic.** There is going to be continued disruption of traffic flows at Inman Square, now there will be the work on Fayette. We live on a one-way street and must often drive down Fayette to get home. One could envision being blocked on the same day from using Fayette and Antrim at Inman Square, raising the question: how do we get home? Also, I want to see that state-of-the-art dust management and noise dampening are employed in this construction site, as it is so close to where I live, work and walk. Unless the best dust dampening practices are employed, we will all be wearing masks and it won't be for Covid. Also, I hope construction does not begin too early in the AM. Given what everyone has been through this year, being awakened by drilling at 7:30 AM is unacceptable.

Thank you very much for your consideration. Stay safe,

Alan J. Stone

31B Antrim

Crosbie, Allison

From: Jennifer Sloan <jsloaner87@yahoo.com>
Sent: Monday, March 1, 2021 10:01 AM
To: HistComm
Subject: Written comment for Case MC-6112. 12 Fayette Street
Attachments: Blower Sloan 12 Fayette.docx

To Whom it May Concern,

Please find a letter attached and copied below regarding our concerns about the proposed development at 12 Fayette Street. We are homeowners directly abutting this property. We would also like to note that the plans for this property were only recently posted on the website and that left little time for us to process, discuss and contribute to this discussion and meeting this evening.

Michael Blower & Jennifer Sloan
33 Antrim St. Unit A
Cambridge, MA 02139

1 March 2021

Mid Cambridge Neighborhood Conservation District Commission
831 Massachusetts Ave.
Cambridge, MA 02139

Case MC-6112: 12 Fayette Street

Dear Mid Cambridge Neighborhood Conservation District Commission,

We are writing this letter to inform you of our concerns regarding the purposed development at 12 Fayette Street. As homeowners directly abutting 12 Fayette Street, we have serious concerns about the impacts on our garden. We purchased this property over 12 years ago so we could enjoy the rare slice of outdoor space in the city. We have gardened for years with our three young children and it is an important part of our life. Our whole family looks forward to planting the seeds and taking care of the garden throughout the spring summer and fall. According to the developers plans, the new structure at the rear of the property will remove all of the sunlight to our garden rendering it another dead and dark building enclosed space.

In addition to our concerns regarding the lack of sunlight in our garden, we believe the size of the proposed rear building is greatly out of proportion with other carriage house style buildings in our neighborhood. We acknowledge that Cambridge needs more housing density, but we must all admit that such a large single family multimillion dollar home does nothing to solve this problem.

A solution to a few of these problems would be a smaller two-story rear house that would fit in more with the carriage houses in the neighborhood and let in more sunlight. This would also greatly improve the surrounding homes enjoyment of their decks, yards and private spaces.

We would like to acknowledge that we appreciate the developer's plans to keep the proposed rear building 30 feet from the lot line to help with privacy. In addition, we are happy to see the cluster of mature trees at the back of the property will be preserved.

Thank you for your considering our request.

Sincerely,
Michael Blower & Jennifer Sloan

Michael Blower & Jennifer Sloan
33 Antrim St. Unit A
Cambridge, MA 02139

1 March 2021

Mid Cambridge Neighborhood Conservation District Commission
831 Massachusetts Ave.
Cambridge, MA 02139

Case MC-6112: 12 Fayette Street

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We are writing this letter to inform you of our concerns regarding the proposed development at 12 Fayette Street. As homeowners directly abutting 12 Fayette Street, we have serious concerns about the impacts on our garden. We purchased this property over 12 years ago so we could enjoy the rare slice of outdoor space in the city. We have gardened for years with our three young children and it is an important part of our life. Our whole family looks forward to planting the seeds and taking care of the garden throughout the spring summer and fall. According to the developers plans, the new structure at the rear of the property will remove all of the sunlight to our garden rendering it another dead and dark building enclosed space.

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We would like to acknowledge that we appreciate the developer's plans to keep the proposed rear building 30 feet from the lot line to help with privacy. In addition, we are happy to see the cluster of mature trees at the back of the property will be preserved.

Thank you for your considering our request.

Sincerely,
Michael Blower & Jennifer Sloan

Crosbie, Allison

From: Regina Barzilay <regina@csail.mit.edu>
Sent: Monday, March 1, 2021 3:22 PM
To: Crosbie, Allison
Cc: HistComm
Subject: Re: Fayette 12 Street Extension
Attachments: MCNCD.pdf

Dear Allison,

Thank you for letting us know. Another pair of neighbors wanted to join the letter.

If possible, can you please use this latter with their added names.

Thank you!

On Mon, Mar 1, 2021 at 3:08 PM Crosbie, Allison <acrosbie@cambridgema.gov> wrote:

Hi Regina,

Thank you very much for your comments. They will be distributed to the Commissioners and read into the record at tonight's meeting.

Best regards,

Allison A. Crosbie, Preservation Administrator

Cambridge Historical Commission

831 Mass Ave. 2nd Floor

Cambridge MA 02139

617 349 4686

Pronouns: she/her/hers

From: Regina Barzilay <regina@csail.mit.edu>
Sent: Monday, March 1, 2021 2:58 PM
To: HistComm <HistComm@CambridgeMA.GOV>
Subject: Fayette 12 Street Extension

Dear all,

The letter pertaining to the matter is attached.

Thank you!

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Regina Barzilay
School of Engineering Distinguished Professor for AI and Health
Electrical Engineering and Computer Science Department
Computer Science and Artificial Intelligence Lab
MIT

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Regina Barzilay
School of Engineering Distinguished Professor for AI and Health
Electrical Engineering and Computer Science Department
Computer Science and Artificial Intelligence Lab
MIT

To: Mid Cambridge Neighborhood Conservation District Commission

We are writing to oppose the addition of a second residential building at 12 Fayette Street. We believe it violates the guidelines set out by the Commission, specifically:

- avoiding excessive infill
- complementing existing buildings
- enhancing the economic vitality of the neighborhood

Excessive Infill

The proposed new building replaces a one-story garage approximately 22 ft. in width with a new building 3 ½ stories high and 41'- 8" wide. The volume of the new building blocks views of a green lawn and the open sky from all of its neighbors, including #12 itself and residences on Antrim Street. The Publically Beneficial Open Space has been greatly reduced. Additionally, the privacy of adjacent yards will be reduced by views from the 3rd floor decks of the new building. The excessive infill is confirmed by the proposed conditions that will need a variance from the Zoning Ordinance:

- Rear setback requirement is 29.56ft. (footnote c in Table 5.1). The deck structure is in the setback.
- FAR requirement is not met. Using grade elevations noted on pages L1, L2, L3, the basement is a story above the grade plane of El. 28.04, meaning that the FAR is above .75 by at least 850 sq. ft. This can be seen more easily in the renderings on page R-000, although the basement windows shown there are inconsistent with the proposed plan and with the proposed landscaping.

Complements Existing Building

While a new building does not need to replicate the style of existing buildings, a modern architectural vocabulary should complement the existing building in terms of scale, detail and materials. This proposed new build does NOT complement the existing.

- The fiber cement siding is not only more commercial than residential in feeling, it is also almost 2 x the size of each clapboard in the existing area buildings, drastically altering the scale of the building.
- The glass and metal railings of the decks present shiny planes, eliminating an opportunity for detail similar to the rails and balusters of the surrounding porches.
- Many of the windows may reflect the overall size of those in adjacent buildings, but without the detail of casings, individual sashes and muntins, the scale and detail are missing.
- The windows / door panels on the 3rd floor are massive in scale. They will send much intrusive light into neighbors' spaces.
- The 3rd floor, perhaps trying to reflect the mansard roof of the front building, is badly proportioned. Instead of reading as a lower, attic- like 3rd story, it is the tallest story and even the change of material to standing seam roofing does not help.

Enhancing Economic Vitality

The renovation of #12 and the addition of a new building will definitely increase the market value of the whole lot. It will also probably reduce the value of its neighbors. More importantly however, is that it will probably change the demographic of potential residents from 3 families of renters or smaller condo buyers to 2 families of much greater means. This will impact the economic diversity of the neighborhood.

Signed:

Regina Barzilay

39 Antrim St, Cambridge, MA 02139

Name

Address

Heidi Samojluk and Pablo Ruiz

37 Antrim St, Cambridge, MA 02139

Name

Address

Amy Meltzer & Philip McArthur

45 Antrim St, Cambridge, MA 02139

Name

Address

Karyn Brotman

43 Antrim St, Cambridge, MA 02139

Name

Address

Helen Snively

1 Fayette St, Cambridge, MA 02139

Crosbie, Allison

From: Amy Meltzer <ameltzerma@comcast.net>
Sent: Monday, March 1, 2021 5:23 PM
To: Crosbie, Allison
Subject: letter from neighbors about 12 Fayette St proposal - with additional signatures

Hello Allison,

I am resending this letter, as I have received several more signatures in support of it. The additional signatures are below the ones I sent earlier. I will see you this evening!

Thank you,
Amy Meltzer

To the Mid Cambridge NCD Commission,

We are writing regarding the proposed construction at 12 Fayette St.

We have concerns about the climate implications of the plan to add a new building at the rear of the property. While the developer proposes to protect the five existing mature canopy trees at the rear of the property, the extensive excavation that will be required to site a house close to them will inevitably damage the roots of the trees and put them at risk. They could be dead within two years.

Both the City of Cambridge and the Commonwealth of Massachusetts have recently released plans to combat climate change, and both levels of government strongly support the protection of trees. The state's recently released Massachusetts 2050 Decarbonization Roadmap sets the goal of net zero carbon emissions by 2050. The document specifically states that this goal cannot be reached by limiting carbon emissions alone. The report explains that in order to reach those goals, it is necessary to rely on the state's forests and trees to absorb and store carbon, but even with that plan, it will be difficult to reach net zero emissions. Thus, protecting mature canopy trees such as those at 12 Fayette St, is absolutely essential. The state is launching a Carbon Sequestration Task Force to explore how best to reach this goal.

The City of Cambridge has released an Urban Forest Master Plan, which aims to reduce heat and absorb carbon by protecting and expanding the tree canopy in the city. Inman Square is already one of the city's heat islands. When temperatures reach into the 90's and 100's in summer, which is happening with greater frequency and duration, we all know how uncomfortable and dangerous that is. Built surfaces emit heat. Soil and vegetation, and particularly trees, cool the surrounding area and can absorb and store large amounts of carbon.

Squeezing a luxury building into the back yard at 12 Fayette St will benefit very few people, will contribute to the already dangerous levels of heat in the neighborhood, and will risk setting back the goal of both the City and the Commonwealth to reduce carbon emissions. The impact of losing mature canopy trees goes beyond the immediate neighborhood - it is one more contribution to the acceleration of climate change.

We have reached a critical period when in order to reduce the worst outcomes of climate change we need to consider every decision in light of whether we are contributing to making things better, or worse. The current plan for adding a new building at 12 Fayette St will make things worse. We do think that renovating the existing building will benefit the neighborhood and future homeowners. We propose that the developer omit the new construction and use the rear of the property to plant additional trees and shrubs. This will guarantee the protection of the existing trees, and will help combat climate change, a benefit to all.

Signed:

Amy Meltzer
Philip McArthur
45 Antrim St

John Pitkin
18 Fayette St

Karyn Brotman
43 Antrim St Unit 1

Regina Barzilay
39 Antrim St

Heidi Samojluk and Pablo Ruiz
Valeria & Sebastian
37 Antrim St

Helen Snively
1 Fayette Park

Gao-Wen Shao
9 Fayette St

Anne W. Tappan
17 Fayette St

Sar Mae Berman
Lawrence J Berman
23 Fayette St

Link to the Massachusetts 2050 roadmap:
<https://www.mass.gov/doc/ma-2050-decarbonization-roadmap/download>

From the Urban Forest Master Plan:

There are two primary approaches to reversing the current trend of urban forest contraction:

Stem the loss of existing trees

Grow Canopy by planting new trees

Crosbie, Allison

From: Amy Meltzer <ameltzerma@comcast.net>
Sent: Monday, March 1, 2021 3:11 PM
To: Crosbie, Allison
Subject: letter from neighbors about 12 Fayette St proposal

To the Mid Cambridge NCD Commission,

We are writing regarding the proposed construction at 12 Fayette St.

We have concerns about the climate implications of the plan to add a new building at the rear of the property. While the developer proposes to protect the five existing mature canopy trees at the rear of the property, the extensive excavation that will be required to site a house close to them will inevitably damage the roots of the trees and put them at risk. They could be dead within two years.

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We have reached a critical period when in order to reduce the worst outcomes of climate change we need to consider every decision in light of whether we are contributing to making things better, or worse. The current plan for adding a new building at 12 Fayette St will make things worse. We do think that renovating the existing building will benefit the neighborhood and future homeowners. We propose that the developer omit the new construction and use the rear of the property to plant additional trees and shrubs. This will guarantee the protection of the existing trees, and will help combat climate change, a benefit to all.

Signed:

Amy Meltzer
Philip McArthur
45 Antrim St

John Pitkin
18 Fayette St

Karyn Brotman
43 Antrim St Unit 1

Regina Barzilay
39 Antrim St

Heidi Samojluk and Pablo Ruiz
Valeria & Sebastian
37 Antrim St

Helen Snively
1 Fayette Park

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There are two primary approaches to reversing the current trend of urban forest contraction:

Stem the loss of existing trees

Grow Canopy by planting new trees

Crosbie, Allison

From: Amy Meltzer <ameltzerma@comcast.net>
Sent: Friday, April 2, 2021 7:24 AM
To: HistComm
Subject: letter to MCNHC
Attachments: To MCNCDC 12 Fayette St 4.2.21.pdf

Hi Allison,

I am sending this letter to the Commissioners in advance of the meeting on Monday Aril 5. If it is to be read into the record, I will be happy to do it.

Many thanks!

Amy Meltzer

April 2, 2021

To the Mid Cambridge Neighborhood Conservation District Commission:

We, the undersigned residents of Antrim and Fayette Streets, and other Cambridge neighbors, strongly oppose the proposed infill building at 12 Fayette St. on the following grounds.

1) Visual presence

The residents of twelve surrounding households on Antrim St who now look out of back windows, porches and yards into trees and open space, will be facing a tall massive building, almost as large as #43 Antrim St, the red triple decker to the north of the proposed building. The triple decker was built in the late nineteenth century before # 45 Antrim, the house in front of it, was built. A house the size of #43 should not be seen as a precedent for an infill building. Other nearby infill buildings: #12, and #18R Antrim, are smaller than their surrounding neighbors, have the appearance of being tucked into the block, and do not tower over their neighbors and block views. The size and placement of the proposed building is detrimental to the neighborhood.

2) Trees:

Two significant trees (one with a trunk over 6 ft in circumference and one over 4 ft in circumference) will be directly affected by the new building. The proposed new building will be under - and reaching into - the canopy, meaning that significant roots will have to be cut. This often results in tree fatality within a couple of years. Documents recently released or soon to be released by the Commonwealth of MA and the City of Cambridge all strongly emphasize the critical need to protect trees in the fight against climate change. Trees absorb carbon and provide clean cooling air, which is especially needed near Inman Square, which has been designated one of the heat islands of the city. The documents are The Cambridge Urban Forest Master Plan, the Healthy Soils Plan, and the Massachusetts 2050 Decarbonization Roadmap.

3) Flood risk

All of the houses on Antrim St. abutting this property have experienced basement flooding. The back yard at 12 Fayette is actually lower than the surrounding properties, and a neighbor often observes a little pond in the yard after heavy precipitation. It is good that the new plans call for removing asphalt and installing permeable surfaces, but what will happen to the downhill flow of water after sinking a large, full basement into the lowest and wettest part of the yard? Heavy precipitation events have gotten more frequent and intense because of climate change. We are very concerned that the water that now can slowly sink into the ground will instead flow into the yards and basements of surrounding houses.

4) Consider a different configuration:

A proposal similar to this one was made for adding a new house at the back of the property at 24 Clinton St. The final decision, in 2014, was for an extension to be built onto the back of the existing house rather than building a separate building. That property is quite a bit smaller than the property at 12 Fayette but it worked out well. They conserved space in the back yard and did not impinge on neighbors the way this proposed new house would. Another proposal for an infill building on Inman St , completed in 2020, was also redesigned to be an attached addition to the existing building. We have a similar alternative proposal (drawn by Hugh Russell) which is attached below.

5) Maintaining goodwill in the neighborhood

While the developers may be within their legal rights to build a very large house on that property, we are all aware that the beneficiaries of this project will be increased wealth for the development company, and luxury homes for two very wealthy families. The losers will be the numerous surrounding neighbors who will experience a diminishment of quality of life in the ways described above. In addition, the likely death of two large trees will mean an increase in the heat island effect for the neighborhood and a loss of the carbon sink that those trees provide in the midst of our accelerating climate emergency.

A large number of abutting neighbors would be happier with the siting and the design if the architects would change their plans to attach the new building to the back of the existing house, keep the design more in line with the original house, while offsetting it on the north to give breathing room and light to the Fayette street neighbors on that side. An attractive rain garden could be installed in the back yard, which would help absorb rainwater and would be an environmental benefit, as would the additional protection for the backyard trees. We urge you to consider the impact of this proposal on the quality of life of numerous neighbors, many of whom have lived here for decades.

Signed by:

Amy Meltzer and Philip McArthur
45 Antrim St.

Helen Snively
1 Fayette Park

John LaRosa
17 Fayette St.

Maria Sauzier
42 Antrim St.

Duncan and Mary Kennedy
16 Fayette St.

Judy Somberg and Larry Rosenberg
48 Antrim St.

Kathleen Sheehan
43 Antrim St. #2

Nicki Croghan and Pam Chamberlain
36 Holworthy St. (Formerly 65 Antrim St)

Regina Barzilay
39 Antrim St.

Phyllis Bretholtz
65 Antrim St.

Nance Goldstein
14 Fayette St.

Karyn Brotman
Nathan Phinisee
43 Antrim St. #1

Francis Donovan
Presiding Officer of the Mid-Cambridge
Neighborhood Association Coordinating
Committee, on behalf of the Committee
46 Irving St.

Hugh Russell
1 Corliss Place

Anne Tappen
17 Fayette St.

Lawrence J. and Sara Mae Berman
23 Fayette St.
Cambridge, MA 02139

Deborah Korn and Robert Stickgold
46 Antrim St.

Madge Kaplan
26 Antrim St.

John and Helina Pitkin
18 Fayette St.

Allen and Hallie Speight
33 Antrim St.

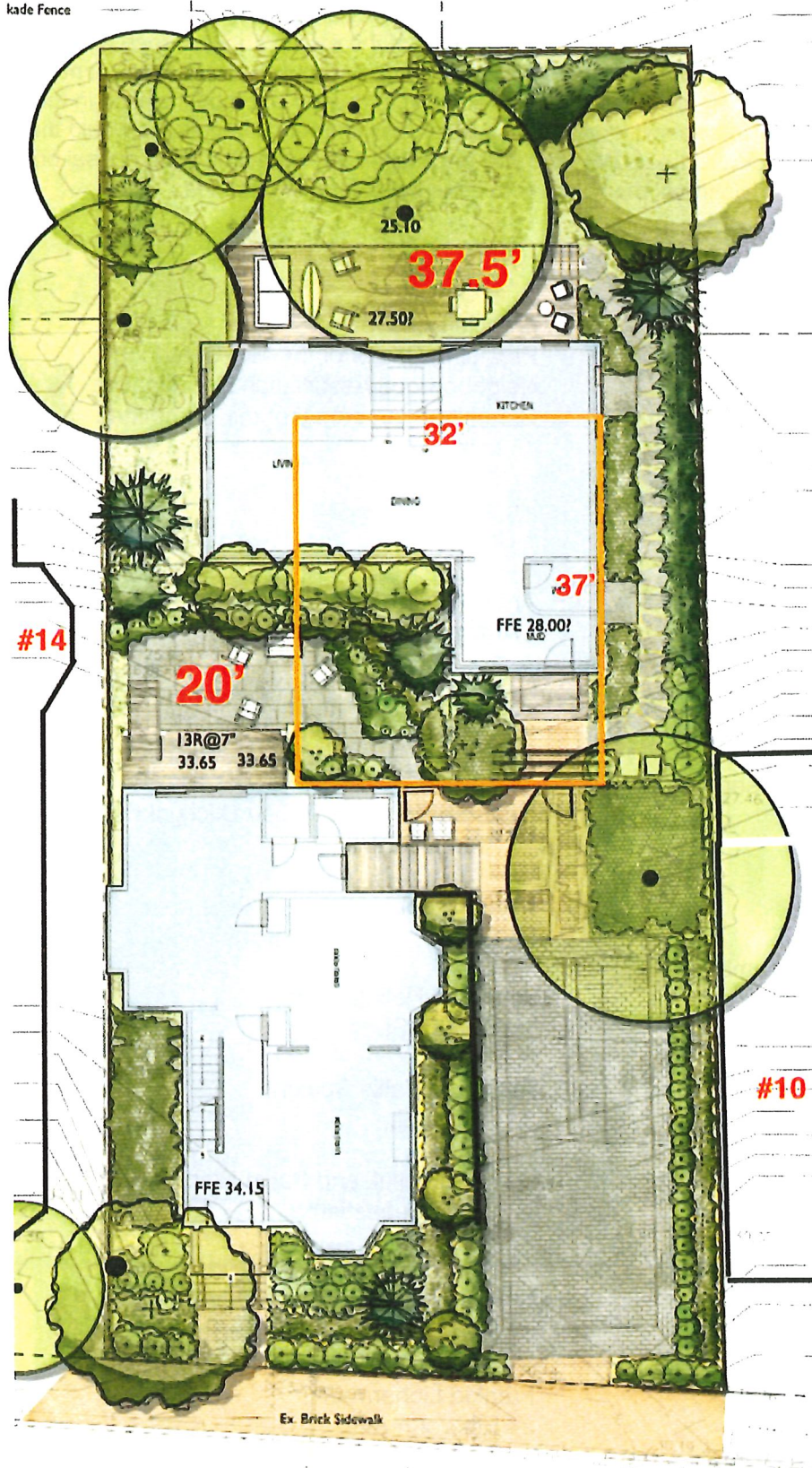
Heidi Samojluk and Pablo Ruiz
Valeria & Sebastian
37 Antrim St.

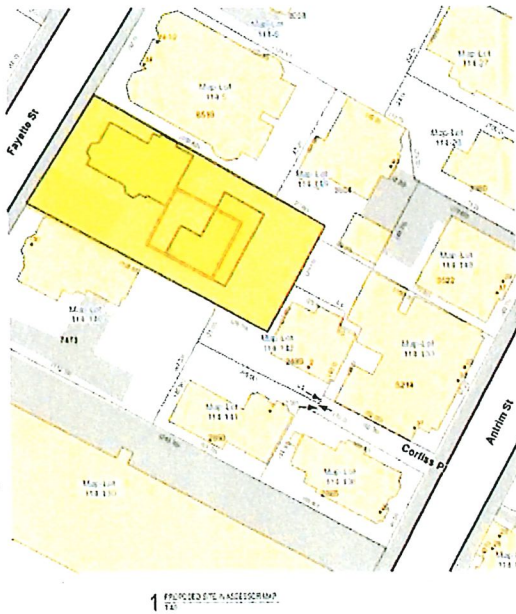
Elizabeth Gombosi
46 Irving St.

Frankie Lieberman
24 Ellsworth Ave.

Please scroll down to see drawings of alternative building design

Kade Fence





Study of a possible footprint of an attached version to compare to the present scheme.

- same footprint for front house
- same area of footprint for rear house but different configuration - orange rectangle
- 20' setback from north property line to get usable yard area for front house
- 37.5' setback from east property line - 7.5' farther from trees and abutter
- no consideration of internal layout - 32' x 37' footprint

From the point of view of Antrim St neighbors and Corliss Place, the house would be 10' narrower and 7.5' farther away

From Corliss Place, it would be about the same size shifted a little to be better screened by existing trees on fence line

From #14, the views from the bay look better - long diagonal view to back yard

From #10 Fayette St. the view doesn't change much - there are only a couple of small windows facing that way

Crosbie, Allison

From: Hallie White Speight <hwhitema@yahoo.com>
Sent: Friday, April 2, 2021 3:55 PM
To: HistComm
Cc: Allen Speight
Subject: 12 Fayette Street proposal
Attachments: MCNCD letter 12 Fayette.03 31 21. 2.docx

To the Commission:
Attached is a letter regarding the proposed construction project at 12 Fayette St., which I understand is to be discussed at the April 5 hearing.

Could you kindly let me know that you have received this? Thanks very much.

Hallie White Speight
33 Antrim St.

March 31, 2021

To the Mid-Cambridge Neighborhood Historical Commission

Re: 12 Fayette Street development proposal

The original development proposal as considered at the March 1, 2021 meeting of the Commission showed disregard for the effects of the proposed construction on the rear abutters on lower Antrim Street. The revised proposal shows no more regard; in fact, it is an insult.

Two points bear remarking from the March 1 meeting. First, not a single abutter spoke in unqualified support of the project as proposed. The best any of the neighbors had to say was that it was ugly, unharmonious with the neighborhood, and too bulky. Second, while any construction raises serious concerns about drainage, increased flood risk, and health of existing mature trees, the neighbors by and large were not categorically opposed to infill construction, or even to the addition of a single family home on this property. It could be done with style and in proportion and aesthetic harmony with the existing neighborhood. A fine example is the rear house at 378 Broadway, which is a beautiful contemporary design that is nonetheless harmonious with its Victorian neighbors because of a sensitive use of stone, glass, and natural materials.

The original proposal ignored these concerns, and the revised proposal does not seriously address them. Lowering the third floor height by a slight 1.5 feet will not stop the building from blocking views and light for the Antrim Street neighbors. And placing some token bedrooms on the lower level to support a late-arriving claim that the house is appropriate for “multi-generational living” does nothing whatever to change the fact that the family whose multiple generations may be living there will have to be wealthy enough to afford a house that will doubtless list for somewhere between three and five million dollars. This is out of character for the neighborhood and poor policy.

At the March 1 meeting the developer invoked the language of zoning laws that designates single family houses as the “highest and best” use of land. It bears noting that “highest and best” is a term of art, not a moral evaluation; to the contrary, in the twenty-first century we are coming to realize that unquestioningly favoring single family houses is in fact bad public policy, a driver of racial and economic inequality, segregation, and climate change. Progressive cities – like Cambridge – are currently looking for ways to mitigate the negative effects of the traditional bias toward single family houses. That said, a single family home – either a two-story house on the rear lot or a house attached to the existing building – could alleviate some of the negative effects while still ensuring a profit for the developer.

The developer has been careful to assure the Commission that the new construction will not be visible from Fayette Street, a public way. We do not agree with this assertion; as photos #1 and #2 indicate, the house will be quite visible from Fayette Street itself. Photo #1 is taken directly from the sidewalk on Fayette Street between #10-12; it is clear that a three-story building that replaces the one-story garage in this photo would have a much greater impact on the historical character of the public-way view from Fayette Street than can be hidden by the skillfully drawn hedges in the architects’ renderings. Photo #2 is taken from the corner of Fayette Street and the

alley behind Longfellow School, a public-way angle which the architects' drawings completely ignore; although the impact here is less than in front of 12 Fayette itself, hedges and trees will not block the proposed building from this angle either.

Finally, the new building would also be extremely – overwhelmingly – visible from the homes of a dozen Antrim Street neighbors like ourselves who are abutters in the rear of the property. Photo #3 shows the view from our back deck: if the new building is indeed—as proposed—built to replace the current one-story garage at the bottom of the picture and is approved as proposed at essentially the same height (35 feet) as 12 Fayette, it will obviously block the entirety of our view and all privacy associated with it, as well as that of our neighbors who also have either decks, gardens or yards impacted. Although this view is not from a public way, the impact of the proposal on a mid-Cambridge “backyard” of a dozen or so families does represent a significant alteration of this neighborhood’s character—and therefore, we think, does properly come under the Commission’s review considerations.

According to Article III, the purpose of creating a neighborhood conservation district is to foster the “conservation and maintenance of neighborhoods” and to “resist and restrain environmental influences adverse to this purpose.” We are concerned—not only as immediate abutters but also as long-term mid-Cambridge residents—that backyard developments of this inappropriate size and scope both disrupt the “conservation and maintenance of neighborhoods” like ours and set truly unfortunate precedents for further neighborhood-destroying development.

Given the seriousness of the issues raised here, we think there has been insufficient independent review of the issues affecting the neighborhood, particularly regarding street-visible changes and the severity of impact on our neighborhood’s character. We therefore urge in the strongest possible terms (1) that the Commission honor its commitment to conserving the character of mid-Cambridge by continuing this matter while independent review of neighborhood effect including sight lines is undertaken; and (2) that the architect be encouraged to submit an amended plan which lowers height and scale significantly in a way that takes into account the concerns neighbors have raised at this and the previous meetings. The developer may not have a legal obligation to consider the quality of life or the property values of the surrounding neighbors. But if they value their reputation and good relations with the community, they should further reconsider this project. As currently proposed, it is still incongruous with the historical aspects, architectural significance, and the distinctive character of the Mid-Cambridge neighborhood.

Sincerely,

Hallie Speight
Allen Speight
33 Antrim St.

Karla Paschkis
Peter Turner
35 Antrim St.



Two views of the property from Fayette Street (a public way):
Photo #1: View of the property taken between #10-12 Fayette Street;
Photo #2: View of the property from the corner of Fayette Street and the alley behind Longfellow School





Photo #3: View from deck at 33 Antrim, showing roof line of 12 Fayette (the one-story garage is in the lower left)

Crosbie, Allison

From: Alan Stone <alanstone.1@gmail.com>
Sent: Sunday, April 4, 2021 11:41 AM
To: Crosbie, Allison
Subject: Proposed Infill Building 12 Fayette

I am Alan J. Stone. I live at 31B Antrim. I am writing about the construction plans for 12 Fayette

I will not reiterate an earlier email which I submitted on Feb. 28. My main points in those comments related to size of the building, risk of flooding, and disruption due to construction. I know amended plans have been filed and that many neighbors attend to weigh in accordingly.

My concerns remain. If you look at the smaller houses along Corliss Place that are behind the 31 side of 31-35 Antrim, you will see a much better example of how to place single family homes behind a large building facing the street. These houses work - indeed they create an idyllic setting of perfect proportion. The proposed building however is a space eater.

I am not one who believes there should be many constraints on property owners in terms of what they can do with their land. But at the same time, I do not know how you monetize the loss of a sunny garden to a young family, or the use of a deck to others. They are property owners too and should have rights. As to the overall community, the responsibility for protection falls to you. Should all large backyards in mid-Cambridge be open to very large new buildings? When is dense too dense? Is the chance of more basement flooding for abutters simply a risk they should assume for living where they live? If so, it could cost them thousands of dollars like it did me.

It is your job to balance these risks and it is a difficult one - and I appreciate that you are a deliberate body that takes these things seriously. I know there are proposals being put forward for a smaller footprint and one that attaches the addition to the existing house, and I endorse those.

Thank you,

Alan J. Stone

Crosbie, Allison

From: Zondervan, Quinton
Sent: Monday, April 5, 2021 10:43 AM
To: Crosbie, Allison
Cc: Sullivan, Charles M.; DePasquale, Louie; John Pitkin
Subject: Letter regarding 12 Fayette St.
Attachments: Zondervan 12 Fayette Street MCNCD letter.pdf

Please see the attached letter.

Best,

Q

Quinton Zondervan
[Cambridge City Councilor](#)
617-901-2006^[L]_[R]
he, him, his

You can follow me on [Twitter](#) (@qzondervan), [Facebook](#), or [Instagram](#) (@CouncillorZondervan) or sign up for email [updates](#) from my Council office.

Stay informed via [city](#) and [state](#) websites about local COVID-19 conditions.



CAMBRIDGE CITY COUNCIL

Quinton Y. Zondervan
City Councillor

April 5, 2021

To the Mid Cambridge Neighborhood Conservation District Commission:

I'm writing in support of the neighbors to ask that you consider the tree canopy impacts of the proposed construction at 12 Fayette Street, which are considerable. The primary concern is encroachment into the root space of two significant trees on the property that may well suffer fatal damage from the construction as proposed. The council is currently considering and will soon pass major amendments to the city's tree protection ordinance. One of the amendments we are considering is to add the following provision:

8.66.078 - Duty of Care

Upon issuance of any City of Cambridge permit by the Inspectional Services Department, Department of Public Works, Water Department, Electrical Department or Traffic, Parking and/or Transportation Department the permit holder is required to take reasonable precautions to ensure that all Significant Trees on the Lot are adequately protected and maintained free from harm from work associated with the permit issued. Failure to adequately protect and maintain Significant Trees free from harm may result in a fine in accordance with 8.66.090, and failure to adequately protect Significant Trees that results in a Significant Tree being removed within two (2) years of the failure to protect being noted may result in a fine in accordance with 8.66.090 and a Mitigation Payment that reflects the value of the Significant Trees removed in accordance with 8.66.070.

To be clear, the above language has not been adopted yet, but it is very likely that the council will adopt this or similar language in the next few weeks. If such a provision were adopted, the property owner could be liable for very significant fines if the trees are destroyed as a result of the proposed construction. More importantly, the neighborhood and our city could lose the ecological, social and climate mitigation benefits of these trees, namely carbon sequestration, urban heat island reduction and flood risk reduction, if this project proceeds as currently proposed.

Since alternative configurations are available that would allow for the creation of additional housing on the site while protecting the significant trees on the lot, I urge you to consider these alternatives, as well as the imperative of tree canopy protection, in making your decision. Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read "QZ", written over a horizontal line.

Quinton Y. Zondervan

Crosbie, Allison

From: Amy Meltzer <ameltzerma@comcast.net>
Sent: Monday, April 5, 2021 10:59 AM
To: Crosbie, Allison
Subject: adding a name to a letter
Attachments: Microsoft Word - To MCNCDC 12 Fayette St 4.5.21.docx.pdf

Hi Allison,

I have added a name to the letter that I sent you on Friday, and updated it to reflect today's date. Otherwise, the letter is the same.

Thank you,

Amy Meltzer

Crosbie, Allison

From: John Pitkin <john_pitkin@earthlink.net>
Sent: Monday, April 5, 2021 4:23 PM
To: Crosbie, Allison
Subject: My slides for MCNCDC at 6 pm PDF
Attachments: Presentation3JP.pdf

Hi Allison,

Please find attached my slides for this evening's meeting of the MCNCDC as a pdf (in case the Powerpoint doesn't work). Please confirm that you receive this. Thanks!

--John Pitkin
18 Fayette St.

**For Mid-Cambridge Neighborhood
Conservation District Commission**

April 5, 2021

By John Pitkin





Crosbie, Allison

From: Frankie Lieberman <frankiehues1@mac.com>
Sent: Monday, April 5, 2021 5:18 PM
To: Crosbie, Allison
Subject: 12 Fayette St

Questions:

How does this project add to city supply of affordable housing?

Wouldn't extending existing house instead of adding a separate unit be more conducive to preserving open space?

Does the developer intend to live on the property?

The commission was created to prevent excess infill. This mission has not been followed very carefully. Perhaps as all our backyards are disappearing it is time to revive this mission.

Thank you,
Frankie Lieberman
24 Ellsworth Ave
Retired member NCDC

Sent from my iPad

Crosbie, Allison

From: Regina Barzilay <regina@csail.mit.edu>
Sent: Thursday, April 8, 2021 9:28 AM
To: Crosbie, Allison
Attachments: Letter to MCNCD.2.docx

--

Regina Barzilay
School of Engineering Distinguished Professor for AI and Health
Electrical Engineering and Computer Science Department
Computer Science and Artificial Intelligence Lab
MIT

To: Mid Cambridge Neighborhood Conservation District Commission

I am writing to oppose the addition of a second residential building at 12 Fayette Street. I believe it violates the guidelines set out by the Commission, specifically:

- avoiding excessive infill
- complementing existing buildings
- enhancing the economic vitality of the neighborhood

Excessive Infill

The proposed new building replaces a one-story garage approximately 22 ft. in width with a new building 3 ½ stories high and 41'- 8" wide. The volume of the new building blocks views of a green lawn and the open sky from all of its neighbors, including #12 itself and residences on Antrim Street. The Publicly Beneficial Open Space has been greatly reduced. Additionally, the privacy of adjacent yards will be reduced by views from the 3rd floor decks of the new building.

Variance IS Needed

The excessive infill is confirmed by the proposed conditions that will need a variance from the Zoning Ordinance:

- Rear setback requirement is 29.56ft. The deck structure is in the setback.

In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

- FAR requirement is not met. Using grade elevations noted on pages L1, L2, L3, the basement is a story above the grade plane of El. 28.04.

GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet (1829mm) from the building, between the building and a point six feet (1829mm) from the building.

We believe that the grade plane has been calculated inaccurately meaning the basement level IS a story above grade and therefore that that the FAR is above .75 by at least 850 sq. ft. This can be seen more easily in the renderings on page R-000, although the basement windows shown there are inconsistent with the proposed plan and with the proposed landscaping.

Complements Existing Building

While a new building does not need to replicate the style of existing buildings, a modern architectural vocabulary should complement the existing building in terms of scale, detail and materials. This proposed new build does NOT complement the existing.

- **The fiber cement siding is not only more commercial than residential in feeling**, it is also almost 2 x the size of each clapboard in the existing area buildings, drastically **altering the scale of the building.**
- Many of the windows may reflect the overall size of those in adjacent buildings, but without the detail of casings, individual sashes and muntins, **the scale and detail are missing.**
- The windows / door panels on the 3rd floor are massive in scale. **They will send much intrusive light into neighbors' spaces.**

Enhancing Economic Vitality

The renovation of #12 and the addition of a new building will definitely increase the market value of the whole lot. It will also probably reduce the value of its neighbors. More importantly however, is that it will probably change the demographic of potential residents from 3 families of renters or smaller condo buyers to 2 families of much greater means. This will impact the economic diversity of the neighborhood and runs counter to the intent of the new zoning overlay district to allow for more middle /lower income housing.

Signed:

Name

Address

Crosbie, Allison

From: Hugh Russell <russell@sover.net>
Sent: Saturday, April 10, 2021 3:02 PM
To: Crosbie, Allison
Subject: Re: Mid Cambridge NCDC Architects Committee Meeting on 12 Fayette Street - April 20, 2021
Attachments: to MCNCD 4-10-21.pdf

To MCNCD:

Here is an unsolicited study by an abutter to an abutter to show the MCNCD Architects' committee to what might happen if you tried to accomplish 3 major goals

- 1 - move the building away from the trees by 5'
- 2 - simplify the roof and give it more pitch
- 3 - not change the size and hence the economics of the project significantly

Hugh Russell
1 Corliss Place, Cambridge
russell@sover.net

April 10, 2011

To MCNCD:

Here is an unsolicited study by an abutter to an abutter for the MCNCD to see what might happen if you tried to accomplish 3 major goals

1 - move the building away from the trees by 5', which Antrim Street neighbors really want, by:

- cutting an additional 18" off the back wing of the front house
- cutting 12" out of the thickness of the new house (24" at entry projection)
- cutting 30" out of the front house patio's planting strip up against the new house, leaving paved area same size

2 - simplify the roof and give it more pitch as suggested by the MCNCD

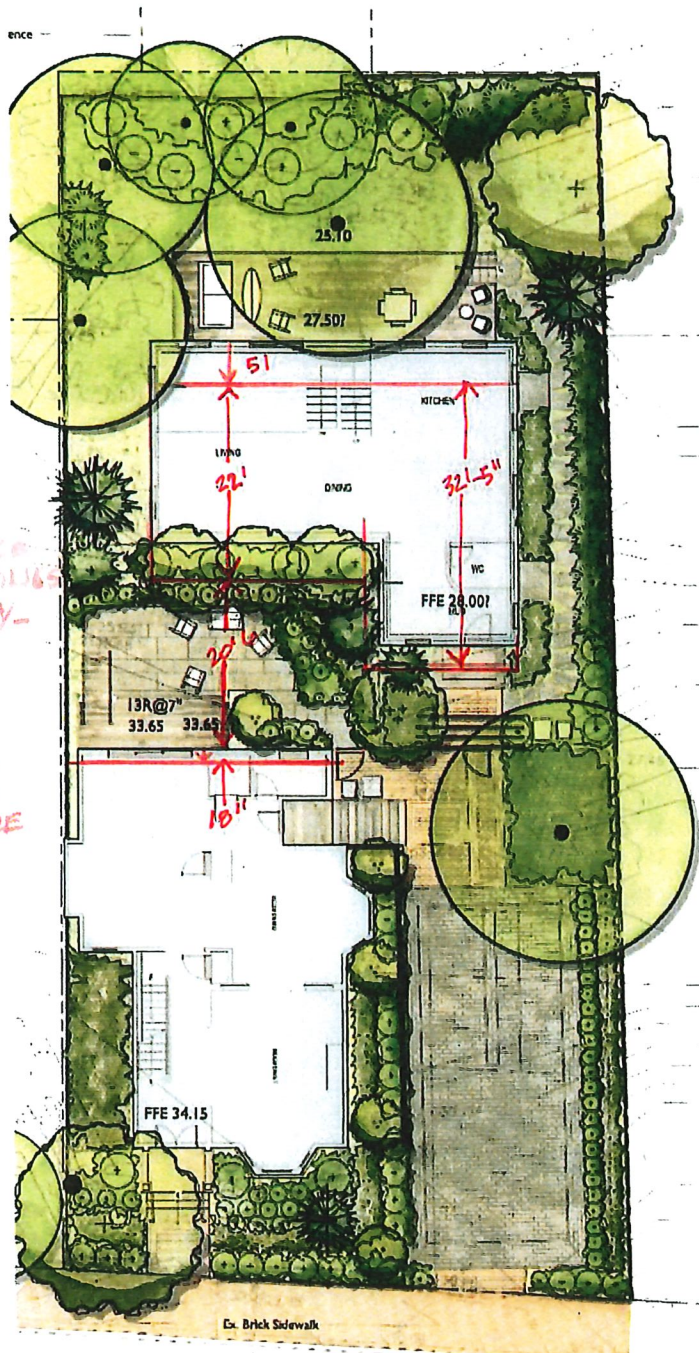
I'm thinking that the 3rd floor glazing would be all roof windows - which would give a very sleek look like the lower floors and draw less attention from the exterior. Balconies would be inset with solid sidewalls up to the slope of the roof. On the "2-3" plan there is a roof section - well actually two. I started with a 2/1 roof pitch, but after doing the elevation sheet I thought 1.6/1 might be less obtrusive. This would mean taking another 6" out of the perimeter rooms or making the knee walls 9" shorter - about 4'-9" from the floor instead of 5'-6".

3 - not change the size and hence the economics of the project significantly

On the bottom 3 floors, and in the front house there doesn't seem to be much impact from the resizing the plans. Each floor only loses about 50 sq ft. On the 3rd floor there's more impact, and a problem to be solved in the bathroom. The height of the structure hasn't changed from the most recent proposal, but the roof cornice has receded about 8' from the Antrim Street point of view which is something substantial.

This design would reduce the impact as viewed from my house too.

Hugh Russell
1 Corliss Place, Cambridge
russell@sover.net



MOVE BACK WALL 5'

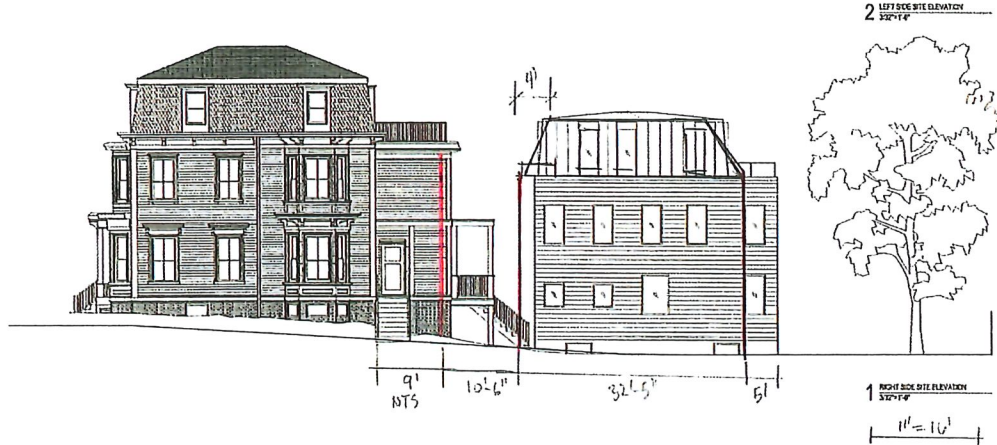
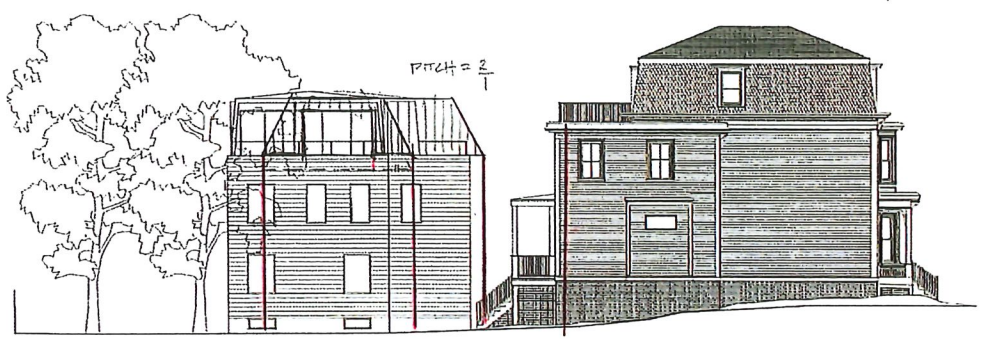
REDUCE PLANTING TO 5'-4"

CUT OFF 18" MORE

- replace 4' LR with 6' ht. Wood Board Fence
- HA-10
- RC-4
- Woodland Garden, mulched
- AR-1
- Wood Porch, See Arch Plans

- TP-1
- TO-8
- Replace CLF with 6' ht. Wood Board Fence
- Bluestone Step Stones
- ap-8, ap-8, dp-8, tn-8
- Area wall (Peagravel)
- ICs-1
- AL-1
- Arbor over Entry Gate
- Trash/Recycling
- IG-5
- 4' ht. Wood Fence between yards
- Transition from 6' ht. Fence to 3' ht. Wood Picket Fence
- cp-130
- Ex. Norway Maple
- Brick Unit Paving
- SV-4
- ck-7
- IG-12
- Permeable Unit Paving
- Unit Paving border
- am-24
- ck-16
- nf-2
- 3' ht. Wood Picket Fence
- granite bollards and 3' ht. Black Metal Picket Fence along front

+ 11' = 16'
HAR 4/7/21



CLIENT
 12 AVENUE STREET #
 NEWTONVILLE
 ANDOVER ROAD WEST
 NEWTON, MA 02459

ARCHITECT
 WMA & DESIGN
 & DEVELOPMENT LLC
 355 WINDY HILL RD #3
 CAMBRIDGE, MA 02142

CONSULTANT
 OLIVIERO
 ARCHITECTURE PLLC
 345 FREEDOM ST #11
 BROOKLINE, MA 02147

SURVEY
 PETER GUARANDI
 ASSOCIATES LLC
 27 NORTH ST
 BOSTON, MA 02109

LANDSCAPE
 VERNON LANDSCAPE
 ARCHITECTURE
 23 WINDY HILL #2
 BROOKLINE, MA 02146

CIVIL ENGINEER
 DESIGN CONSULTANTS #1
 100 WASHINGTON ST #20
 BOSTON, MA 02108

DRAWING TITLE
 SITE ELEVATIONS

PROJECT
 AVENUE STREET DEVELOPMENT

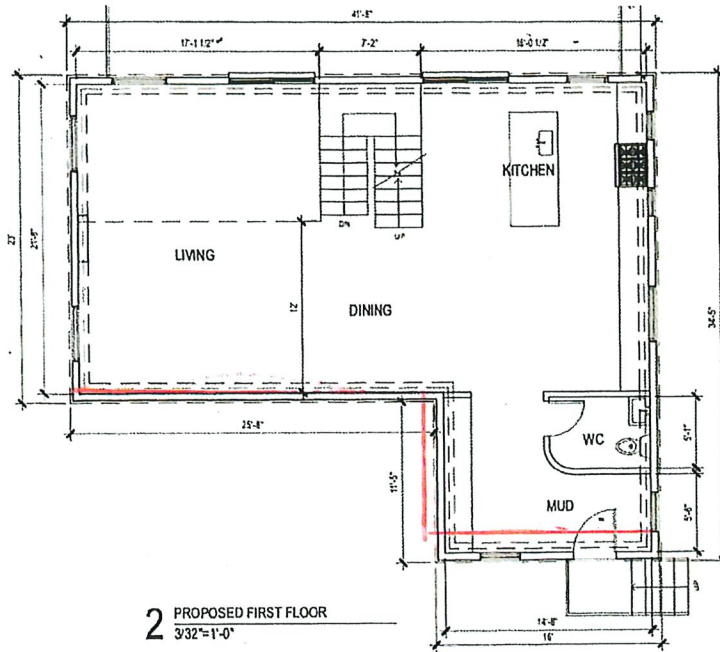
SCALE
 AS NOTED

DATE
 MARCH 29, 2021

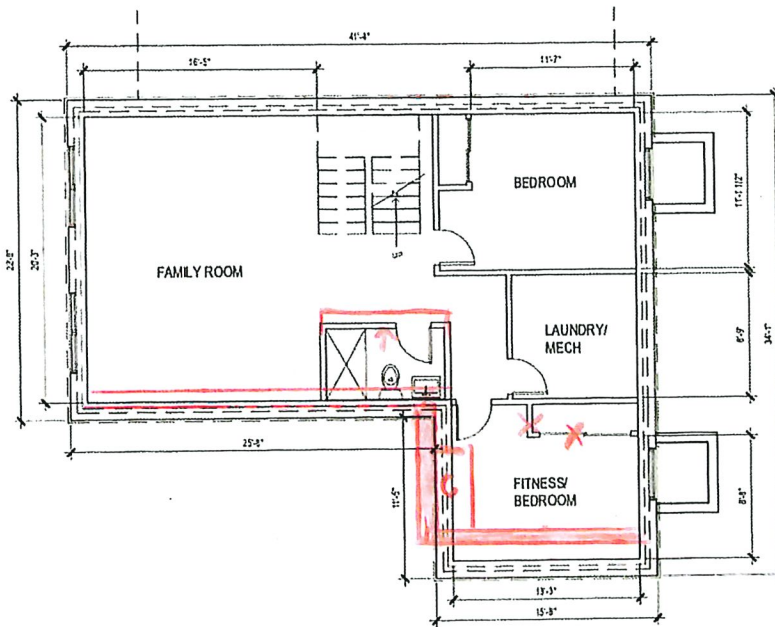
PROJECT NO.
 A-301

HAR 2/7/21

Note: window locations not adjusted in these sketches.

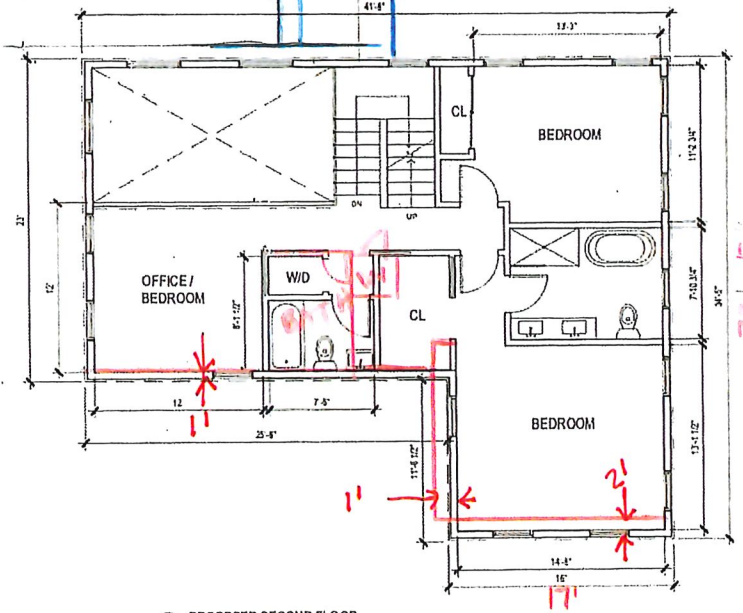
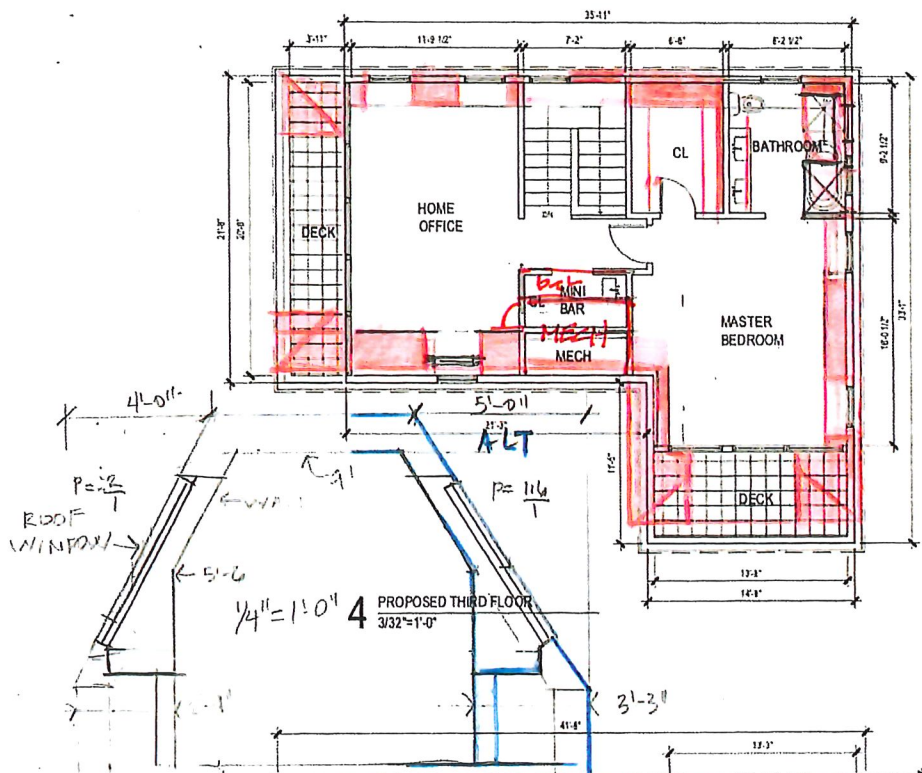


2 PROPOSED FIRST FLOOR
3/32" = 1'-0"



1 PROPOSED BASEMENT
3/32" = 1'-0"

1" = 10'
HAIZ 4/7/21



1" = 10'

4/1/21

From: Alan Stone <alanstone.1@gmail.com>
Sent: Tuesday, April 20, 2021 9:39 AM
To: Crosbie, Allison
Subject: 12 Fayette - Architects Committee Meeting 4/20

Greetings again Ms. Crosbie. I hope all is well.

I understand that there will be another meeting today regarding 12 Fayette. Neighbors have sent a new letter along with a memo from a civil engineer we asked to look at the project, Cassandra Koutalidis. She looked at my basement and surrounding area yesterday, quizzed me about my flooding incidents, asked thoughtful questions and made insightful comments. In agreement with my neighbors who I know are sending you a separate letter which I support, I hope and request that you take the tone and tenor of her memo seriously.

As I have said earlier my basic view is ownership should allow for development. This is how our system works. However, communities and individuals also have a right to protect their interests, and that is where you come in.

In this case it seems to me that unless there is a comprehensive subsurface investigation as well as a serious look at groundwater impacts from the proposed building among other steps, these developers can simply lay off future problems on neighbors and abutters. Will they warranty us against ensuing water problems? No. They will walk away, and we will bear the cost and inconvenience of any problems that arise. That being the case, great caution needs to be exercised now, beforehand, as this is the last great chance to take steps to prevent such problems from arising in the first place. It is the prudent step. I hope you take it.

My view again is that Corliss Place is the model for homes-behind-homes: smaller, discreet, proportional and green.

Many thanks for all you do. Allbest,

Alan J. Stone
31B Antrim

Crosbie, Allison

From: Amy Meltzer <ameltzerma@comcast.net>
Sent: Tuesday, April 20, 2021 11:33 AM
To: Crosbie, Allison
Subject: letter & report for MCNCDC meeting April 20, 2021
Attachments: letter to MCNCDC 42021.pdf; 210419_12 Fayette Street_Preliminary Review of Proposed Development_signed.pdf

Dear Allison,

I hope all is well.

I am attaching below a letter to the Commissioners which we would like them to receive before today's meeting. Signatures are still coming in, but I want to send this before it gets any later. If I get more signatures I will let you know before the meeting at 2:00.

I am also attaching a report we received from a civil engineer about the potential for flooding in consequence of the proposed development at 12 Fayette St.

I left a message for you this morning but I was told you were in a meeting. No need to return my call once you see this.

Many thanks!

Amy Meltzer
45 Antrim St.
617 448-2483

PS Could the observers of the meeting please be admitted when it starts? At the last meeting we missed a good part of the beginning. Thank you!

To the Mid-Cambridge Neighborhood Conservation District Commission and the Architects Subcommittee

Re: Proposed Development at 12 Fayette Street

April 20, 2021

We the undersigned are writing to you in advance of the meeting of the April 20 Subcommittee to ask that you consider an alternative siting of the new house. While we still believe that any free-standing house must be reduced to no more than two stories in order to fit with the character of the neighborhood, we also think that there are serious environmental concerns that could be better addressed by building an attachment to 12 Fayette, rather than a free-standing building.

Foremost among these is the impact of the proposed new building on the extraordinary and substantial flows of storm and groundwater on and near the 12 Fayette Street lot. We have engaged Cassandra Koutalidis, an experienced, respected civil engineer, to study the site and recommend measures to mitigate foreseeable water flows. We are attaching a copy of her recommendations. (Please scroll down to see her credentials.) We are asking you to consider the new building as an attachment to the rear of the existing house in an L-shaped configuration. This would lessen the impact on abutting houses of siting a new building in the downhill path of a historic stream bed, which is documented in city records.

Another advantage of our alternative siting proposal would be the assured preservation and potential improvement of the tree canopy, an asset that benefits more than a dozen abutting and nearby properties. A thriving tree canopy and backyard views would in turn add value to the new development.

In the April hearing, the developer's attorney opposed our proposed alternative scheme for the new building on the grounds that it would not comply with zoning and would therefore require unattainable variances. We believe that the unusually adverse hydrology of the lot would provide a compelling reason to grant necessary variances that we would support.

Signed by:

Amy Meltzer & Philip McArthur 45 Antrim St	Maria Sauzier 42 Antrim St.
John & Helina Pitkin 18 Fayette St	Nance Goldstein 14 Fayette St.
Hallie & Allen Speight 33 Antrim St	Sara Mae & Lawrence Berman 23 Fayette St.
Regina Barzilay 39 Antrim St.	Larry Rosenberg 48 Antrim St
Nicki Croghan and Pam Chamberlain 36 Holworthy St. (Formerly 65 Antrim St)	Kathleen Sheehan 43 Antrim St #2
Helen Snively 1 Fayette Park	Karyn Brotman 43 Antrim St #1
Robert Stickgold & Deborah Korn 46 Antrim St	

Credentials of Cassandra Koutalidis:

Ms. Koutalidis is a civil/environmental engineer with more than 30 years of experience in the study, design and construction of primarily public works projects. In private practice she prepared site and utility plans, and obtained environmental permits. As the engineering manager for the Cambridge Water Department as well as the city engineer for the City of Medford she reviewed and permitted many site development plans. In Medford she also investigated dozens of surface water and groundwater issues affecting property owners and abutters, and was responsible for the resolution of these issues. Cassandra also served as chair for the Somerville Conservation Commission for 16 years, applying her professional expertise in the review and permitting process under the Wetlands Protection Act.

April 19, 2021

Mr. John Pitkin
18 Fayette Street
Cambridge, MA 02139

Re: 12 Fayette Street – Proposed Infill Development
Preliminary Review - Groundwater and Storm Water Runoff Issues

Dear Mr. Pitkin:

Today I visited the referenced property, which is proposed to undergo an infill development of a single-family house as well as remodeling of the existing three-family property into a single-family home. I also reviewed the existing conditions site plan and the proposed architectural drawings. The grade of the 8,451 square foot parcel slopes downward toward the rear of the site with an approximately 5.5 ft. decrease in elevation from Fayette Street to the low point in the backyard. This backyard clearly serves as a natural basin for capturing and retaining storm water runoff.

Concerns raised by neighbors include the potential adverse groundwater and surface water impacts to abutting properties, particularly those adjacent buildings down-gradient from the site. The Fayette/Antrim Street area is documented to experience surface water flooding. Basement flooding of adjacent and nearby homes has also occurred, with some properties requiring installation, and subsequent frequent use of sump pumps. Historic maps indicate the area was once wetland that drained into the nearby Millers River (now underground). Further, the City of Cambridge FloodViewer shows the backyard and bordering property, at risk for flooding, being inundated under the present-day 100 year (or 1%) storm. City of Cambridge modeled scenarios for the future (2030 and 2070) show worse conditions.

I understand a comprehensive subsurface investigation has not yet been undertaken. However, the site topography and the experience of basement flooding by abutters, as well as the historical environmental landscape, indicate that the construction of the new basement may adversely impact downgradient properties in terms of a localized rise in groundwater elevation.

A change in the proposed new building's location, such as attaching it behind the existing building, could, in my judgement, mitigate some of the potential groundwater impact.

The City's stormwater control checklist requires the applicant evaluate and describe how adjacent properties would be impacted by storm water runoff from the site. I recommend the City require the project to also undertake an assessment of groundwater impacts. This study should be performed by a professional hydrogeologist and would determine depth to groundwater, direction of groundwater flow, an estimate of hydraulic conductivity of the soils, and an estimate of potential short- and long-term impacts. I can recommend a qualified firm for the developer to retain for this aspect of the project, to conduct an independent evaluation. Said company would work with the developer's civil engineering consultant.

Mr. John Pitkin
12 Fayette Street Preliminary Review
Page 2

In terms of mitigating surface water runoff, subsurface investigations will reveal whether on-site infiltration is possible. At present, the proposed pervious unit pavers would discharge to groundwater and should be assessed as part of the groundwater study.

Currently there are mature trees on the property which contribute to retention of rain water and as such help mitigate impacts to adjacent properties. It is unclear whether the proposed excavation will damage the roots of these trees such that their integrity would be compromised.

Finally, I recommend the developer provide a list of all the required permits and entitlements, variances if any, and what their status is.

I appreciate this opportunity to work with you. Should you have any questions or need anything further please feel free to contact me at (617) 710-9449.

Sincerely,

Cassandra Koutalidis, P.E.

Cassandra Koutalidis, PE

Crosbie, Allison

From: Frank O'Brien <frank.obrien001@gmail.com>
Sent: Tuesday, April 20, 2021 1:52 PM
To: Crosbie, Allison
Subject: Re: 12 Fayette St Review by Mid Cambridge NCDC

Recd.
Thank you.
I will be logging on by phone:
413-406-8478
-

On Tue, Apr 20, 2021 at 1:07 PM Crosbie, Allison <acrosbie@cambridgema.gov> wrote:
Hi Frank,

Thank you for your questions.

Here are some links to information regarding the Mid Cambridge Neighborhood Conservation District Commission.

https://www.cambridgema.gov/-/media/Files/historicalcommission/pdf/mc_criteria.pdf

Brochure - Cambridge, Ma

Massachusetts Avenue, 2nd Floor Cambridge, Massachusetts 02139 617 349 4683 TTY: 617 349 6112

www.cambridgema.gov

https://www.cambridgema.gov/-/media/Files/historicalcommission/pdf/MCNCD_order.pdf

Welcome to the City of Cambridge

Title: TITLE Author: AUTHOR Created Date: 3/22/2006 11:10:33 AM

www.cambridgema.gov

The Commission does consider provisions for landscape and open space.

The applicant has to apply for a permit, and it will involve review by Inspectional Services and the Department of Public Works.

Today's meeting is the Architects Committee meeting, and we will be focused on looking at additional design schemes as directed by the Commission at the last hearing.

Best regards,

Allison A. Crosbie, Preservation Administrator

Cambridge Historical Commission

[831 Mass Ave.](#) 2nd Floor

Cambridge MA 02139

617 349 4686

Pronouns: she/her/hers

From: Frank O'Brien <frank.obrien001@gmail.com>

Sent: Tuesday, April 20, 2021 12:49 PM

To: Crosbie, Allison <acrosbie@cambridgema.gov>

Subject: 12 Fayette St Review by Mid Cambridge NCDC

Thank you for the opportunity to log onto the 12 Fayette St Review and provide questions in advance.

Some of these may be covered in the ordinary course of the meeting.

1. Please explain the scope of NCDC review - and indicate what level of formal findings or approvals it makes for the project.
2. Does NCDC review include natural features of a property such as trees and ornamental landscaping which may contribute to a property's significance.
3. Can NCDC or the proponent describe where NCDC review fits within the overall City review - listing all review steps, permits, and approvals required for the project.

Thanks You.

Frank O'Brien

-

Crosbie, Allison

From: Tony Hung <tonyhung@gmail.com>
Sent: Wednesday, April 28, 2021 8:14 AM
To: Crosbie, Allison
Cc: Amy Meltzer
Subject: Request to Mid-Cambridge NCDC for information on 75-77 Inman Street

Allison,

My name is Tony Hung, and along with my wife Soojin Hung we recently bought and recently moved into 43 Antrim Street #3 that is abutting the 12 Fayette Street where there is a proposed infill development. Amy Meltzer passed on your contact to me.

I'm writing to request NCDC meeting minutes and decisions/actions pertaining to 75-77 Inman street. The only records I could find online about this was from the June 3, 2019 meeting minutes. I couldn't find the meeting minutes for any subsequent meetings online or information on what decisions or actions were made. From the June 3, 2019 meeting it appears the initial design for 75-77 Inman was a single-family detached infill with a modern design and open floorplan layout. Based on current real estate records the current property (77 Inman Street #77) is an attached unit with a traditional design that matches the front property. Clearly some changes happened since the initial proposal, and those changes reflect my preferences for 12 Fayette Street as well. It would be instructive to understand how that came about.

Document/information request:

- Mid-Cambridge NCDC Meeting Minutes or decisions and actions pertaining to
- Case MC-5653: 75-77 Inman Street
- Dates: From June 2019 to November of 2020

Thank you,

Tony

43 Antrim Street #3

=====

Crosbie, Allison

From: GaoWes86 at Outlook.com <GaoWes86@outlook.com>
Sent: Sunday, May 2, 2021 4:41 PM
To: Crosbie, Allison; HistComm
Cc: carrie ruchin; Howard Blum; Helen Snively (& Dave Golber); Amy Meltzer; John Pitkin; awtappan@juno.com
Subject: Concerns about 12 Fayette St construction

Dear members of the Mid-Cambridge Neighborhood Conservation District Commission:

As residents of Fayette Street/Fayette Park, we, the undersigned, oppose the proposed infill building at 12 Fayette St on these grounds:

1) Visual presence

The residents of surrounding households on Antrim St (who now look out of back windows, porches and yards into trees and open space), will face into a large building out of character for the neighborhood. Other nearby infill buildings: #12, and #18R Antrim, are smaller than their neighbors, appear tucked into the block, and do not block views. The size and placement of the proposed building is detrimental to the neighborhood.

2) Trees

Two significant trees will be directly affected by the new building. The proposed new building will be under - and reaching into - the canopy, meaning that significant roots would be cut. This can result in tree fatality within a few years. Inman Square is designated as one of the heat islands of the city. The trees on the 12 Fayette property should be protected.

3) Flood risk

We understand that 12 Fayette St is uphill from Antrim St in an area with a historic stream bed, and that all the houses immediately downhill of the property have experienced basement flooding during heavy rains. It is an added risk for abutters to have a new house with a deep basement in this zone.

4) Broader neighborhood impact

While the developers may be within legal rights to add a very large house, the result will be two homes whose luxury/price point are inconsistent with the neighborhood, and increased wealth for a business that is not local. The neighborhood will be a loser, experiencing a diminished quality of life in the ways described above. In addition, the death of two large trees will contribute to the heat island effect for the neighborhood and a loss of the carbon sink that those trees provide.

Thank you for your service.

Signed,

Helen Snively
1 Fayette Park
Resident, owner

Carrie Ruchin
3 Fayette St
Resident

Gao-Wen Shao
9 Fayette St
Resident, owner

Howard Blum
11 Fayette St
Resident, owner/trustee
15 Fayette St
Owner/trustee

Ann Tappan
17 Fayette St

Thank you.

Crosbie, Allison

From: Amy Meltzer <ameltzerma@comcast.net>
Sent: Monday, May 3, 2021 9:16 AM
To: Crosbie, Allison
Cc: Sullivan, Charles M.
Subject: letter and request for MCNDC meeting May 3 2012
Attachments: Microsoft Word - letter to MCNDC 5321.docx.pdf

Dear Allison,

I am sending you a letter from residents of our neighborhood, to be shared with the commissioners prior to the 6:00 meeting today.

We are requesting that people who attend the meeting be visible on Zoom. It is a public meeting, and pre-pandemic, we would all be present in the same room. We understand keeping the participants on mute unless they are given time to speak, but we do not understand the rationale for keeping the public invisible at a public meeting. There is something one-sided about the official host knowing who is present while citizens are in the dark. It strikes us as an undemocratic practice, and we would appreciate a change in this policy in time for our meeting tonight.

As always, we appreciate your assistance.

Amy Meltzer
45 Antrim St

To the Mid-Cambridge Neighborhood Conservation District Commission
Re: Proposed Development at 12 Fayette Street
May 3, 2021

We the undersigned are writing to you, and through you, to the developer, to follow up on our April 20 letter to the Architects Subcommittee and the recommendations that we forwarded to you from Cassandra Koutalidis, an experienced, respected civil engineer. We appreciate your continued attention to the design and size of the proposed freestanding building and the developer's intention to do things the right way, such as by aiming for a building that meets Passiv house standards and that is in keeping with the character of existing mid-Cambridge neighborhood infill. But the concerns about the potential for increased flooding that we raised in our previous letter are serious and need to be addressed before the massing and design of the project are finalized and approved.

We are appealing specifically for the developer to undertake an assessment of groundwater impacts. This study should be performed by a professional hydrogeologist and would determine depth to groundwater, direction of groundwater flow, an estimate of hydraulic conductivity of the soils, and an estimate of potential short- and long-term impacts. As Ms. Koutalidis noted, subsurface investigations will reveal whether on-site infiltration is possible. At present, the proposed pervious unit pavers would discharge to groundwater and should be assessed as part of the groundwater study. We are attaching a copy of Ms. Koutalidis' recommendations.

Also, we have found a company that provides ground penetrating radar services to map the roots of mature trees on the property. We appeal to the developer to have a tree root assessment performed in parallel with the hydrogeological assessment. This would address concerns about potential damage to the roots of trees which contribute to retention of rainwater and as such help mitigate impacts to adjacent properties.

The right time to do such studies is *before* the siting and massing of the new building is finalized and approved.

Please note that on April 27 2021 the City of Cambridge launched the Healthy Forest Healthy City Initiative, based on the Healthy Trees Report. From the report: "Because it takes so long for trees to grow and provide shade, every removal of a healthy tree creates a hole in the canopy that takes decades to repair. And the longer a tree lives, the larger its canopy grows. With this in mind, our first priority must be to remove fewer trees unnecessarily and to extend the lives of our trees.... "

<https://www.cambridgema.gov/Departments/publicworks/news/2021/04/arboreweek2021>

Tree roots can extend 30% beyond the tree canopy. Though the developers do not intend to cut down trees, the plan to site the building under the overhanging canopy means that the roots of nearby trees will have to be cut, which often results in fatality within two years. Putting mature trees at risk is clearly in violation of a major goal of the city.

We are therefore appealing to the Commission to delay approval of a design at this time and to hold open the possibility of exercising your authority to require the new building to be built as an attachment to the rear of the existing house in an L-shaped configuration, as we favor. This would lessen the impact on abutting houses of siting a new building in the downhill path of a historic stream bed (which is documented in city records).

We appeal directly to the developer to consider the benefits to the neighbors and local ecology of doing these assessments before finalizing any building plans. This is part of doing things the right way, while still maintaining the goal of a Passiv haus in a new configuration. We believe the legal condition for

necessary variances can be overcome if the analyses that we are asking for do document adverse hydrological conditions, and we would support such variances.

Should the building plans proceed without getting these assessments done, we would like to know who will bear the financial responsibility for any future flooding in the abutting buildings.

The developers as of April 30 have now offered three successive proposals that have made only minor changes to their original design for a structure that, in our view, is still far too large for the backyard space in which it is to be located and which threatens both trees and quality of life for those of us in the neighborhood. We would ask the developers to respond more seriously to the commission's request for a "substantial" reduction in the proposed plans.

Sincerely,

John Pitkin
18 Fayette St

Maria Sauzier & Peter Musliner
42 Antrim St

Deborah Allen
83 Inman St

Amy Meltzer & Philip McArthur
45 Antrim St

Larry Rosenberg & Judy Somberg
48 Antrim St

Mary & Duncan Kennedy
16 Fayette St

Tony & Soojin Hung
43 Antrim St #3

Madge Kaplan
26R Antrim St

Charlotte Ikels
14 Sumner Rd.

Regina Barzilay
39 Antrim St

Nance Goldstein
14 Fayette St

Elizabeth Gombosi
46 Irving Street

Hugh Russell
1 Corliss Place

Robert Stickgold & Deborah Korn
46 Antrim St

Frankie Lieberman
24 Ellsworth Avenue

Hallie & Allen Speight
33 Antrim St

Katherine Ellin & Gilead Tadmor
2 Corliss Place

Francis Donovan, Presiding
Officer of the Mid-Cambridge
Neighborhood Association
Coordinating Committee, on
behalf of the Committee
46 Irving Street

Heidi Samuljik & Pablo Ruiz
37 Antrim St

Agnes Murphy Criss
76 Antrim St

Gao-Wen Shao
9 Fayette St

Sara Mae and Lawrence Berman
23 Fayette St

Gus Rancatore
18 Amory St.

Karyn Brotman
43 Antrim St. 1st floor

Robert Guthrie
1 Corliss Place

Elena Saporta
102 Ellery St

Mary Jane Rupert
36 Antrim St

Jonathan Harris
9 Marie Ave.

April 19, 2021

Mr. John Pitkin
18 Fayette Street
Cambridge, MA 02139

Re: 12 Fayette Street – Proposed Infill Development
Preliminary Review - Groundwater and Storm Water Runoff Issues

Dear Mr. Pitkin:

Today I visited the referenced property, which is proposed to undergo an infill development of a single-family house as well as remodeling of the existing three-family property into a single-family home. I also reviewed the existing conditions site plan and the proposed architectural drawings. The grade of the 8,451 square foot parcel slopes downward toward the rear of the site with an approximately 5.5 ft. decrease in elevation from Fayette Street to the low point in the backyard. This backyard clearly serves as a natural basin for capturing and retaining storm water runoff.

Concerns raised by neighbors include the potential adverse groundwater and surface water impacts to abutting properties, particularly those adjacent buildings down-gradient from the site. The Fayette/Antrim Street area is documented to experience surface water flooding. Basement flooding of adjacent and nearby homes has also occurred, with some properties requiring installation, and subsequent frequent use of sump pumps. Historic maps indicate the area was once wetland that drained into the nearby Millers River (now underground). Further, the City of Cambridge FloodViewer shows the backyard and bordering property, at risk for flooding, being inundated under the present-day 100 year (or 1%) storm. City of Cambridge modeled scenarios for the future (2030 and 2070) show worse conditions.

I understand a comprehensive subsurface investigation has not yet been undertaken. However, the site topography and the experience of basement flooding by abutters, as well as the historical environmental landscape, indicate that the construction of the new basement may adversely impact downgradient properties in terms of a localized rise in groundwater elevation.

A change in the proposed new building's location, such as attaching it behind the existing building, could, in my judgement, mitigate some of the potential groundwater impact.

The City's stormwater control checklist requires the applicant evaluate and describe how adjacent properties would be impacted by storm water runoff from the site. I recommend the City require the project to also undertake an assessment of groundwater impacts. This study should be performed by a professional hydrogeologist and would determine depth to groundwater, direction of groundwater flow, an estimate of hydraulic conductivity of the soils, and an estimate of potential short- and long-term impacts. I can recommend a qualified firm for the developer to retain for this aspect of the project, to conduct an independent evaluation. Said company would work with the developer's civil engineering consultant.

Crosbie, Allison

From: Hallie White Speight <hwhitema@yahoo.com>
Sent: Monday, May 3, 2021 9:16 AM
To: HistComm
Cc: Allen Speight
Subject: Development proposal for 12 Fayette
Attachments: MCNCD letter 12 Fayette 05 02 21.docx

Attached is a letter from concerned neighbors regarding this proposal, which is to be discussed at this evening's meeting. I hope it is not too late to be considered; we were waiting to see revised plans from the developer, which were posted only late last week.

Thank you.

May 3, 2021

To the Mid-Cambridge Neighborhood Historical Commission

Re: 12 Fayette Street development proposal

The developers have now had multiple opportunities to address the neighbors' – and the Commission's – concerns about the appearance of their proposed project and its excessive size and bulk. Asked by the Commission to present a serious reduction in size, they have chosen instead to nibble around the edges, presenting at most a slightly-scaled-back version of what one commissioner characterized as “a suburban house wedged into an urban back yard.” This is unacceptable.

The design proposed remains a three-story building of massive size and bulk. While the developers may be able to camouflage its appearance from Fayette Street, it continues to present its massive backside to the Antrim Street neighbors, and it will do so twenty-four hours a day, seven days a week, in all conditions. “Pulling back” the third floor merely puts that third floor a few feet farther away. It still blocks the view from the roof decks at 31-35 Antrim, blocks the sun to backyards and gardens, and interferes with the only private outdoor spaces we have at our properties.

The developer seems to be unable to conceive of a more modest building. Any suggestion (as was made several times by at least one member of the Commission) that the building be reduced to two stories (as would be far more in keeping with the character of the neighborhood) has been met with incomprehension and a vaguely menacing warning that doing so would require expanding the footprint to an unacceptable degree. Here's an idea: why not just make a smaller building rather than an ugly monument to conspicuous consumption that dominates its neighbors' views?

The developer has also repeatedly responded to any suggestion of a more modest building with a warning that doing so would compromise its passive-house character. This seems to us backward. We do not have the expertise to know if this assertion is true. But are we “forced” to build a massive building that is inharmonious with the neighborhood because to do otherwise is somehow environmentally irresponsible? We are in favor of environmental responsibility in development. If the developers are unable to come up with an environmentally responsible construction that is not of excessive size and bulk, maybe the most environmentally friendly decision is not to build at all.

Sincerely,

Allen and Hallie Speight, 33 Antrim St.

Karla Paschkis and Peter Turner, 35 Antrim St.

Regina Barzilay, 39 Antrim St.

Tony and Soojin Hung, 43 Antrim St.

Crosbie, Allison

From: Hallie White Speight <hwhitema@yahoo.com>
Sent: Monday, May 3, 2021 10:17 AM
To: Crosbie, Allison
Subject: Fw: MCNCD meeting: Monday at 6 pm
Attachments: MCNCD letter 12 Fayette 05 02 21.docx

Hi Allison, two more neighbors have asked to be added to our letter. Thanks.

----- Forwarded Message -----

From: La Kerly <hsamojluk@gmail.com>
To: Hallie White Speight <hwhitema@yahoo.com>
Sent: Monday, May 3, 2021, 10:03:06 AM EDT
Subject: Re: MCNCD meeting: Monday at 6 pm

We would like our names added.
Heidi Samojluk
Pablo Ruiz

Thanks!

On Sun, May 2, 2021 at 6:45 PM Hallie White Speight <hwhitema@yahoo.com> wrote:

Dear neighbors, just want to encourage everyone to Zoom in to the MCNCD meeting tomorrow at 6 pm, where they will once again be discussing the proposed development at 12 Fayette Street. Allen and I have composed the attached letter expressing our continued and strong opposition to the project as proposed. If any of you would like to add your names, please let me know by 9 am tomorrow, as I will need to send it to them first thing.

Thanks again to all who have organized and spoken up.

Hallie and Allen Speight

Crosbie, Allison

From: Alan Stone <alanstone.1@gmail.com>
Sent: Monday, May 3, 2021 2:04 PM
To: Crosbie, Allison
Subject: RE: tonight's meeting on 12 Fayette

Greetings Ms. Crosbie,

I know the Mid-Cambridge Neighborhood Conservation District Commission is meeting this evening to discuss 12 Fayette. I'd like to associate myself with the letters that my neighbors have sent regarding this project. Below are my own comments.

As you know one of my most serious concerns has to do with the potential for the flooding of nearby properties to be exacerbated by this build.

I did speak at length with the developers who explained to me their drainage strategy for the new building. Basically as I understand it the water will runoff the building and roof into one or two large detention tanks built underground. That water will eventually be released on a controlled basis, with excess beyond the ordinary to be pumped back up to the street level and into the municipal storm water system. I think that is a reasonably close understanding of the process.

This raises several questions. First, will the normal processes for water retention and release work in an area where the water table is as high as it is in that yard and neighborhood? And if not, what are the consequences? Second, in my experience relying on the municipal stormwater system does not provide a sense of security. For many years the system in front of my place on Antrim functioned basically like a remnant from ancient Rome, without the beauty or the engineering genius. Water regularly swept down the street in torrents during heavy rainfall. I lost a very nice car when our garage was flooded during one of those storms. Finally, the above concerns water that is captured. What about the water that seeps through the yard? There will be less permeable land than before so some of the same questions apply.

And then there are the equities here which I have mentioned earlier. The developers have every right to build. But how many losses does it take to give pause, or correction? The loss of garden light? The loss of a view from a deck? The potential for flooding? The loss of value if one's basement acquires a reputation for dampness or flooding? The blight of a building sized for the front but built in the back? Balancing these things is your job and I know it isn't easy or even a precise science, and I appreciate the seriousness with which you approach your tasks. But it seems to me that there are enough concerns here that suggest an equivalency by the developer that has not yet been met.

Thank you again. Good luck in your work.

Sincerely,

Alan J. Stone
31b Antrim

Crosbie, Allison

From: Amy Meltzer <ameltzerma@comcast.net>
Sent: Tuesday, May 18, 2021 3:46 PM
To: Crosbie, Allison
Subject: letter to MCNCDC
Attachments: Microsoft Word - letter to MCNCDC 51821.docx.pdf

Dear Allison,

Thank you once again for sharing this neighborhood letter to the Commissioners, in advance of the architect's meeting Wednesday morning. Some of the neighbors plan to attend.

Thank you!

Amy Meltzer

May 18, 2021

To the Mid-Cambridge Neighborhood Conservation District Commission
Re: Proposed development at 12 Fayette St.

We want to thank you for your advice to the developers and architects about the 12 Fayette St. project at the May 3 meeting. We felt that you were listening to the concerns that the neighborhood has been raising and that you made thoughtful and creative suggestions to address them.

The Antrim Street abutters continue to believe that a two-story structure is a far more appropriate design, both aesthetically and in terms of the socioeconomic character of the neighborhood. This has been mentioned and at least some of the Commissioners have been in favor of a two-story building. However, if the Commission is resolved to allow the developer to build a three-story structure, we appreciate the efforts to reduce the visual impact on the rear abutters and hope that the Commission will require the changes that were advised at the last meeting:

- 1) reversing the orientation of the master bedroom and bathroom, so the bedroom is on the south side of the building, and both rooms are moved west towards Fayette St, away from the abutting neighbors on Antrim St. and Corliss Place.
- 2) creating a green roof on the second story.
- 3) significantly shortening and/or lowering the back deck.
- 4) adding a vine trellis to the back wall - the east facing side of the building.
- 5) supporting the architect's proposal to add many more trees, shrubs and herbaceous plants to the property. (We request that all planting be close to 100% native plants, and that the landscape architects choose straight species rather than cultivars, to maximize support for biodiversity in the neighborhood.)
- 6) taking seriously our concerns about the potential for increased flooding, and the health of existing trees. We have yet to hear what action will be taken on those issues.

We have a landscaping request about invasive plants:

One abutting neighbor has repeatedly been removing Japanese knotweed from an area at the rear of the property. Black swallowwort and Oriental bittersweet have been found on surrounding properties, so it is likely to be present at the 12 Fayette St site too. In addition, we have recently noticed that a large area in the back yard of 12 Fayette is covered with an invasive ground cover: *Ficaria verna*, or lesser celandine. It is very hard to eradicate and is not very noticeable except when it blooms from April - May. To avoid spreading it further, it would be essential for the landscapers to remove it before any excavation equipment breaks it up and moves it around. We request that a comprehensive assessment and careful removal of invasive plants be undertaken.

Thank you again for your support of the neighbor's concerns. We look forward to seeing how this project progresses.

Sincerely,

Hallie and Allen Speight
33 Antrim St.

Regina Barzilay
39 Antrim St.

Hugh Russell
1 Corliss Place

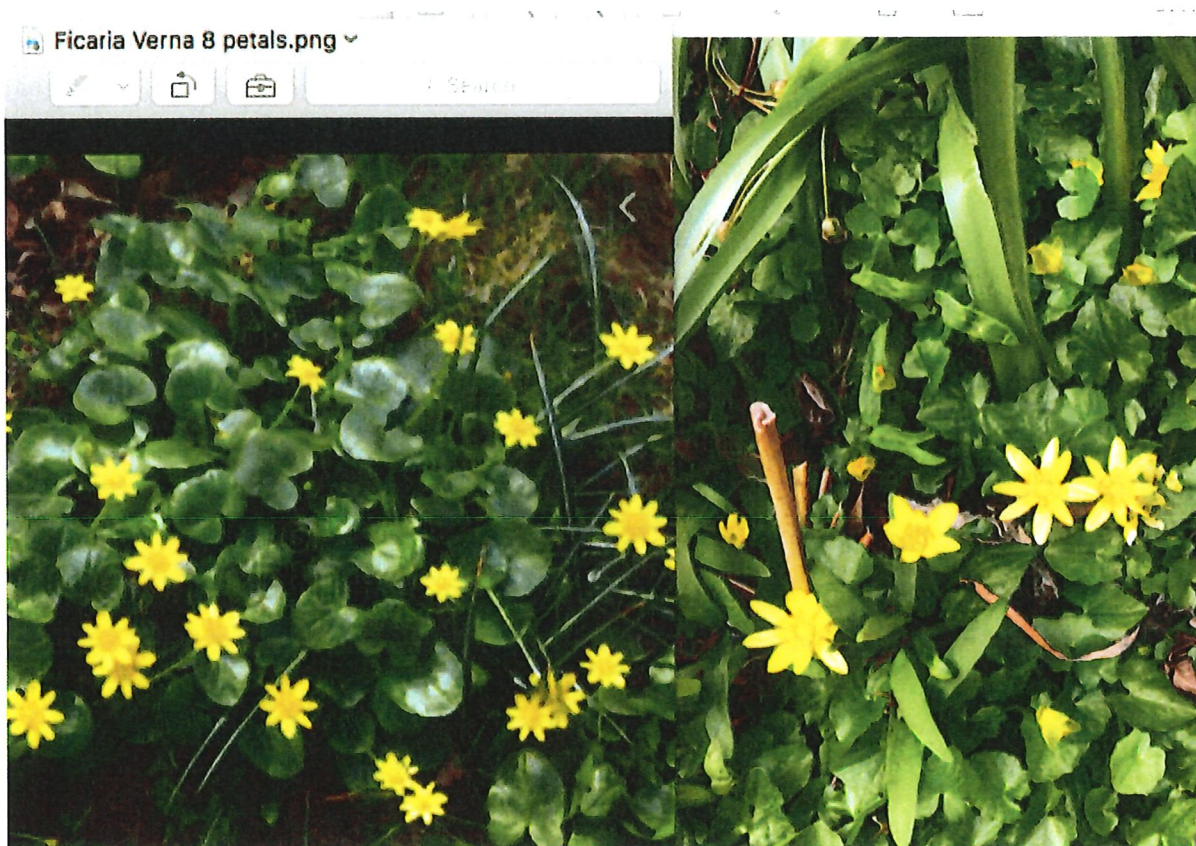
Amy Meltzer
Philip McArthur
45 Antrim St.

Tony and Soojin Hung
43 Antrim St. #3

Nance Goldstein
14 1/2 Fayette St.

Heidi Samuljik
Pablo Ruiz
37 Antrim St.

One of the invasive ground covers:



Crosbie, Allison

From: Speight, C Allen <casps8@bu.edu>
Sent: Monday, May 24, 2021 4:55 PM
To: HistComm
Subject: Appeal to Historical Commission of MCNDC Order Regarding 12 Fayette Street
Attachments: historical commission appeal letter. 05 23 21.docx

Dear Historical Commission Members:

Attached is a letter from the undersigned appealing the May 3 decision of the Mid Cambridge Neighborhood Conservation District Commission regarding application MC 6112 (12 Fayette Street).

Allen Speight 33 Antrim Street
Hallie Speight 33 Antrim Street
Tony Hung 43 Antrim Street
Soojin Hung 43 Antrim Street
Amy Meltzer 45 Antrim Street
Philip McArthur 45 Antrim Street
Larry Rosenberg 48 Antrim Street
Regina Barzilay 39 Antrim Street
Karla Paschkis 35 Antrim Street
Nate Phinisee 43 Antrim Street
Robert Stickgold 46 Antrim Street
Deborah Korn 46 Antrim Street
John Pitkin 18 Fayette Street

May 23, 2021

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Floor
Cambridge, Massachusetts 02139

Dear Commission Members:

Pursuant to the appeals procedure outlined in section 2.78.240 of Article III of the City Code, we the undersigned registered voters of the City of Cambridge write to formally appeal the recent (May 3) decision of the Mid Cambridge Neighborhood Conservation District Commission regarding application MC 6112 (12 Fayette Street).

This applicant has proposed changes to the existing house at 12 Fayette Street and a new single family house in the backyard of 12 Fayette. Our concern is primarily with the proposed new structure, which in its size, scope and design is utterly inconsistent with the character of this mid-Cambridge neighborhood. The MCNCDC issued an order relative to this application following its May 3 meeting, but made its approval of the project contingent on follow-up architects' committee meetings. To date there have been two of these committee meetings and another is to be scheduled in June. We await the outcome of this next meeting but are concerned as neighbors to preserve our right of appeal concerning this project under section 2.78.240, which stipulates that an appeal must be filed within twenty (20) days of the order.

The Mid Cambridge Neighborhood Conservation District Commission has met five times (in three regular meetings and two architects' committee meetings) on this proposal. More than five dozen neighborhood residents, including both direct abutters and other concerned citizens of mid-Cambridge, have expressed significant concerns about the size and scope of this project over the course of these meetings. The proposal is for a large, three-story structure to be built as infill in a neighborhood which has typically only approved two-story carriage house style buildings.

At each of the previous meetings, the MCNCDC has requested that the applicant reduce the size, bulk and massing, particularly of the third floor. At the April meeting, the Commission specifically requested a "substantial" reduction. But at each subsequent meeting, the applicant has presented minimal reductions, if any. In fact, at the most recent Architects' Committee meeting, the applicant presented a third floor plan that *increased* the area by ten per cent.

Each request for reduction has been met by a warning from the applicant that making the building smaller will compromise its "passive house" status. We share the applicant's concern for the environment, but it appears that they believe the only environmentally responsible step is to build a large box that is out of character with the neighborhood in all respects. In our view, the Commission has not sufficiently challenged the applicant on this question—and our understanding is that the MCNCDC could in fact request reductions of up to 30% of zoning-allowable structure for this lot. Surely an environmentally responsible house that is harmonious

with the neighborhood is possible; we ask that the Historical Commission review the decision of the MCNDC to ask the applicant to propose one or to abandon the project for out-of-scale infill in this mid-Cambridge backyard. (As neighbors we do not oppose infill as such. In mid-Cambridge, a number of projects have involved infill but consistent with neighborhood character: 378 Broadway is an excellent example of appropriately sited/scaled infill, but very much different from the sort of building the applicants have proposed for 12 Fayette.)

We thank you for reviewing our appeal. Based on the discussions with the applicant at the next architects' committee meeting, we intend to file an amended appeal with further documentation.

Sincerely,

Allen Speight 33 Antrim Street
Hallie Speight 33 Antrim Street
Tony Hung 43 Antrim Street
Soojin Hung 43 Antrim Street
Amy Meltzer 45 Antrim Street
Philip McArthur 45 Antrim Street
Larry Rosenberg 48 Antrim Street
Regina Barzilay 39 Antrim Street
Karla Paschkis 35 Antrim Street
Nate Phinisee 43 Antrim Street
Robert Stickgold 46 Antrim Street
Deborah Korn 46 Antrim Street
John Pitkin 18 Fayette Street

