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93 Kirkland Street LLC, 30 Bow Street Somerville, MA 02143

5.20.13

To: Major Henrietta Davis, Vice Mayor Denise Simmons, and Councillors Leland Cheung, Marjorie Decker, David Maher, Ken Reeves, Timothy Toomey, Minka van Beuzekom and Craig Kelly.

RE: Application for a curb cut 93 Kirkland Street

We are writing regarding our curb cut application for 93 Kirkland Street. 93 Kirkland Street is the last lot before you reach Somerville via Kirkland. In fact, the back corner of the lot is in Somerville. It is in the commercial area at the intersection of Beacon and Kirkland, where Dali's Restaurant is located. The site is directly opposite Savenor's Market.

As managers of 93 Kirkland LLC, we would like to respond to the public comment you received at your hearing of May 7, 2013 from Valerie Livingston speaking on behalf of Thomas and James Dewire in which she cited a lack of information about the proposed changes at the site as a reason for you to delay approval of the requested curb cut at 93 Kirkland Street.

On the site at present there is a six unit apartment building built in the early 1900's. The building has been vacant for several years. 93 Kirkland Street LLC purchased the building in February. The current building is non-conforming to zoning. As part of a plan to bring the lot and building into conformity with zoning whilst preserving the existing historic building, in March we made an application to the Cambridge Historic Commission to move most of the existing building from its nonconforming position on the lot about 9 feet to the west and 7 feet forward to a position that conforms to the required setbacks.

The current lot is also non-conforming for zoning because there is no off street parking. Our property has a frontage of 80 feet. The plan for the site includes adding a driveway on the Somerville side of the property, as far as possible away from the lot of our Holden Street neighbors, and over 165 feet from the intersection with Holden Street. This enables the addition of basement parking via the rear of the existing historic structure and to provide access for parking for three new townhouses. No parking would be visible from the street and all would conform to zoning.

Its April 4th public hearing the Historic Commission looked favorably on the application to preserve the existing building via its relocation, and voted in favor of the application. In order to permit the relocation, the Historic Commission issues a demolition permit. I have attached documentation regarding the Historic Commission's review. It is confusing that Valerie Livingston appeared before you suggesting there was a "lack of information" regarding the project as the information regarding the relocation and proposed construction is in the public record as part of that application. Moreover, we met with Valerie Livingston and

Thomas Dewire prior to the Historic Commission and reviewed the plans in full. Both spoke at the Historic Commission hearing where the plans were extensively discussed prior to the Commission's approval. No other member of the public spoke at the hearing.

Regarding the process of the curb cut: We reached out to all of our abutters as part of the application and all supported the petition with the exception of our neighbors on Holden Street, the Dewire family, whose parents were major landowners in the area before they sold land to Harvard. Our efforts to meet with the Dewires has met with limited success. In response to our hand-delivered letter to Frances, James and Thomas Dewire, listed in City records as the owners of the two 2-family homes on Holden Street, we received a phone call from a Valerie Livingston who said she represents the Dewire family as a whole, and while she said she does not live there, she represents them. Subsequently we met with Valerie Livingston and Thomas Dewire and reviewed our plans with them. At that meeting Thomas Dewire declined to sign the curb cut application either in favor or opposed. Further efforts on our part to meet other members of the family and to meet again with Thomas Dewire have gone unanswered. It is our understanding from the City Clerk's office that the ANC was told that negotiations were ongoing regarding the curb cut application, a curiosity given the lack of response to our office to meet.

The most recent communication from the abutter that we just saw on line references "inconsistencies in the record". While these are not specified, they may refer to the fact that as soon as we closed on the property we submitted a building permit for the existing building with a small extension, that did not require a curb cut. Thanks to the extraordinary vagaries of the current building department, this simple permit is, even months later, still to be issued in full. We have kept it active despite the Historic Commission approval pending the issuance of the curb cut.

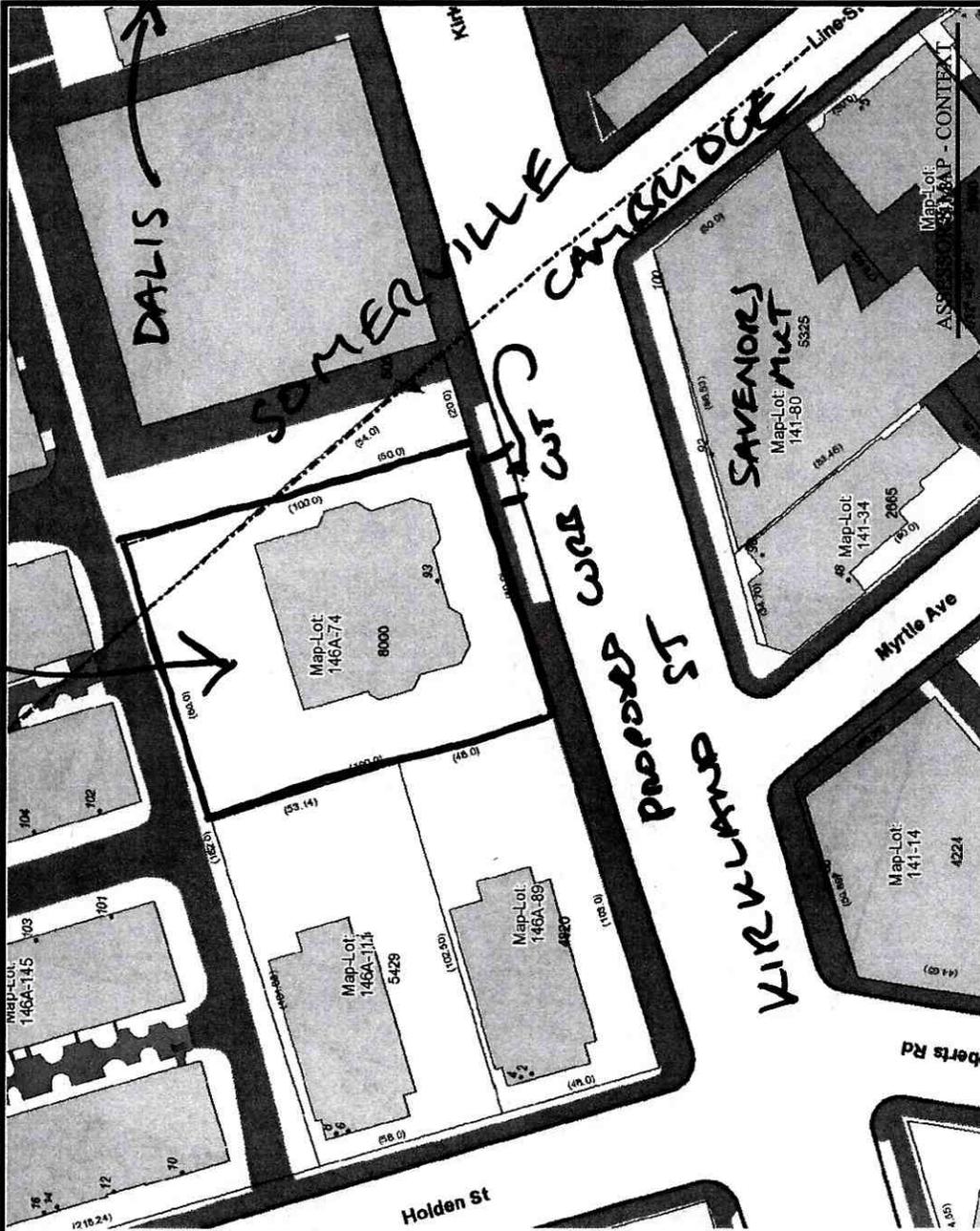
Lastly, it is our understanding that the Law Department has indicated to this body in the past that property owners who meet zoning requirements and have approval from all the requisite City Departments have a right to connect to the public way where no alternative exists. We have taken care to locate the curb cut and conceal the proposed parking at 93 Kirkland below grade so as to least impact our neighbors while provided much needed off-street parking for the residents in a commercial area. We ask that you approve the requested curb cut to prevent further delay to the project.

Thank you for your consideration.

Mark Boyes-Watson & Muireann Glenmullen

Managers, 93 Kirkland Street LLC

93 KIRKLAND STREET



BOYES WATSON ARCHITECTS
 1275 North Street, Cambridge, MA 02142
 (617) 552-8200 Fax (617) 552-8201

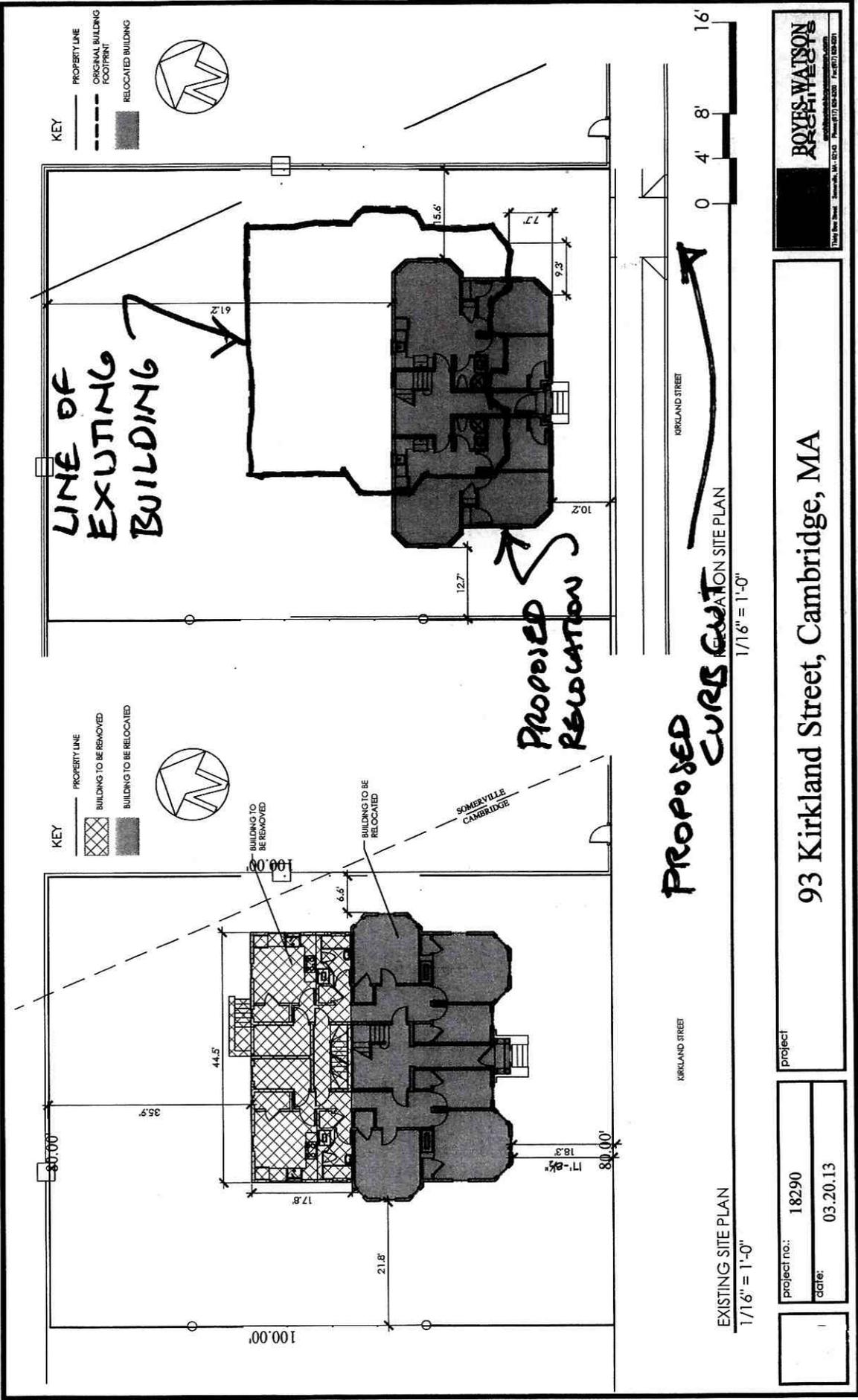
93 Kirkland Street, Cambridge, MA



CONTEXT PICTURES
 NTS

project no.:	18290
date:	03-20-13 - 04.04.13

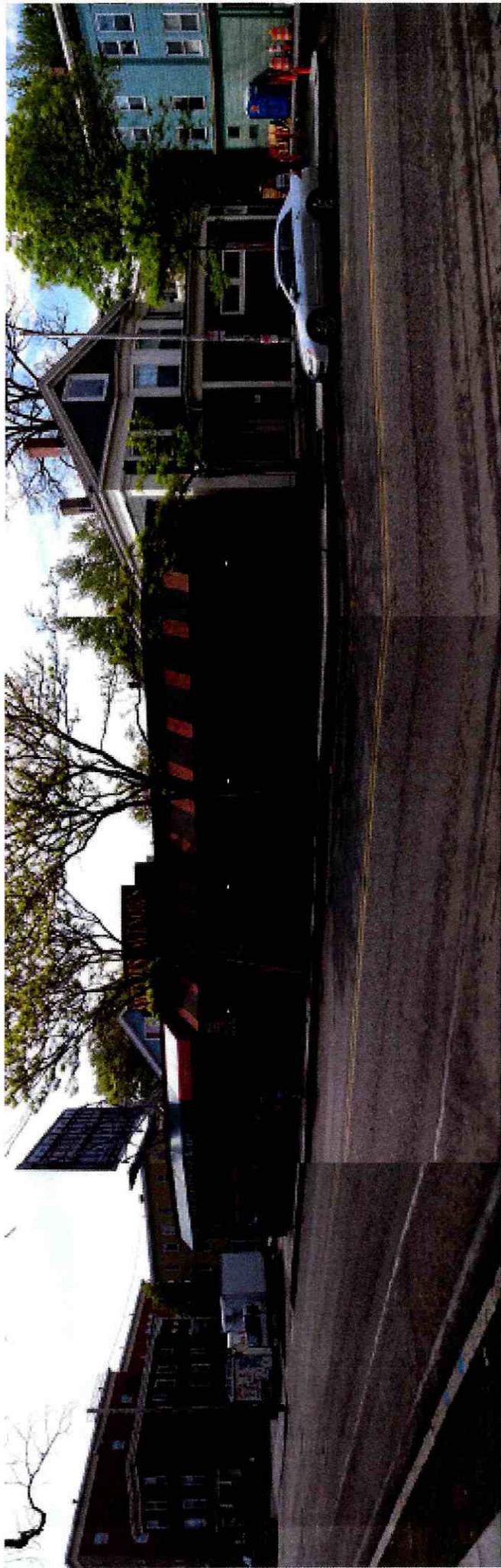
project



93 Kirkland Street, Cambridge, MA

project

project no.: 18290
 date: 03.20.13



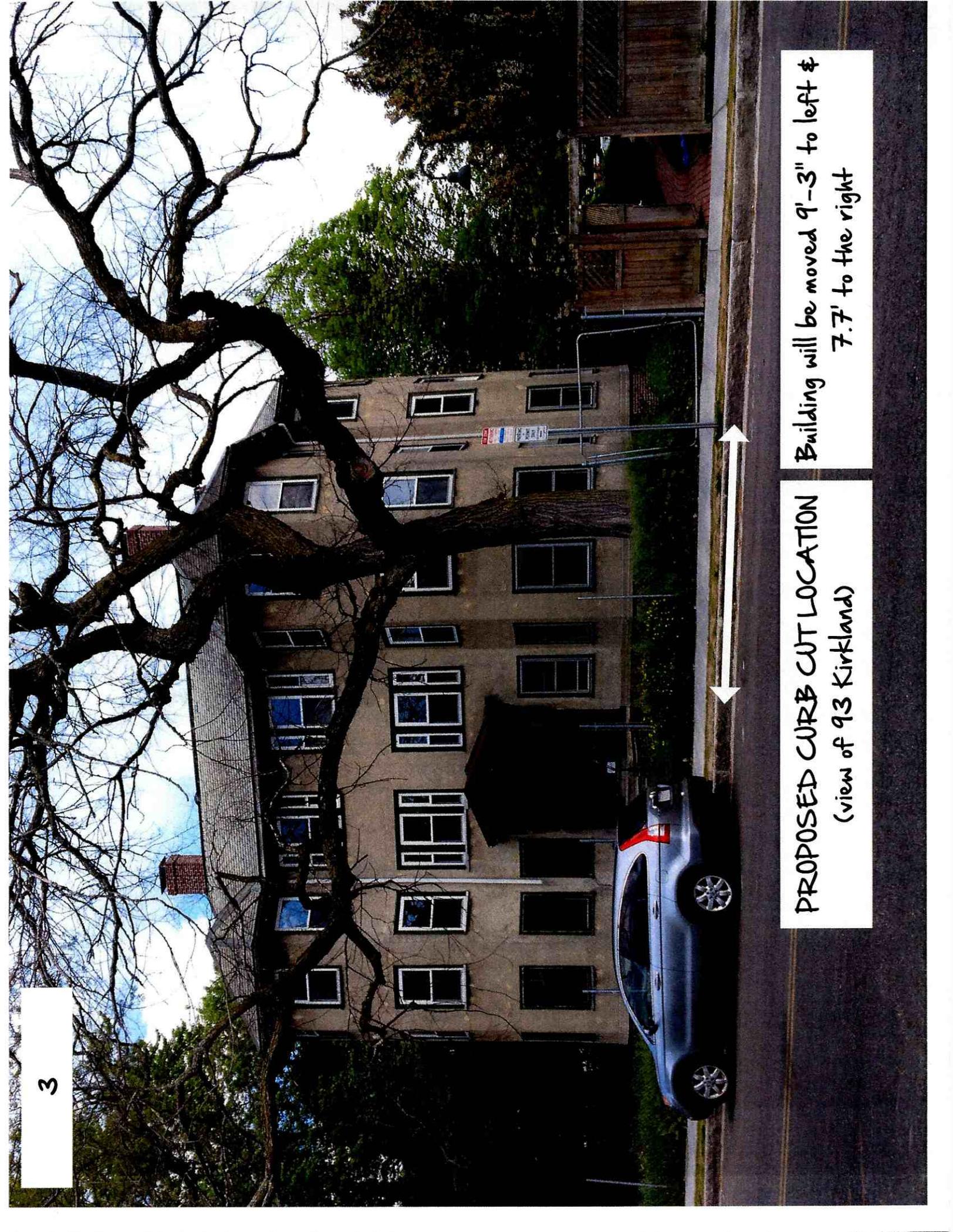
VIEW ACROSS FROM PROPOSED CUT AT 93 KIRKLAND
(showing existing commercial abutters opposite site)

93 KIRKLAND



PROPOSED CURB CUT LOCATION
(view down Kirkland street)

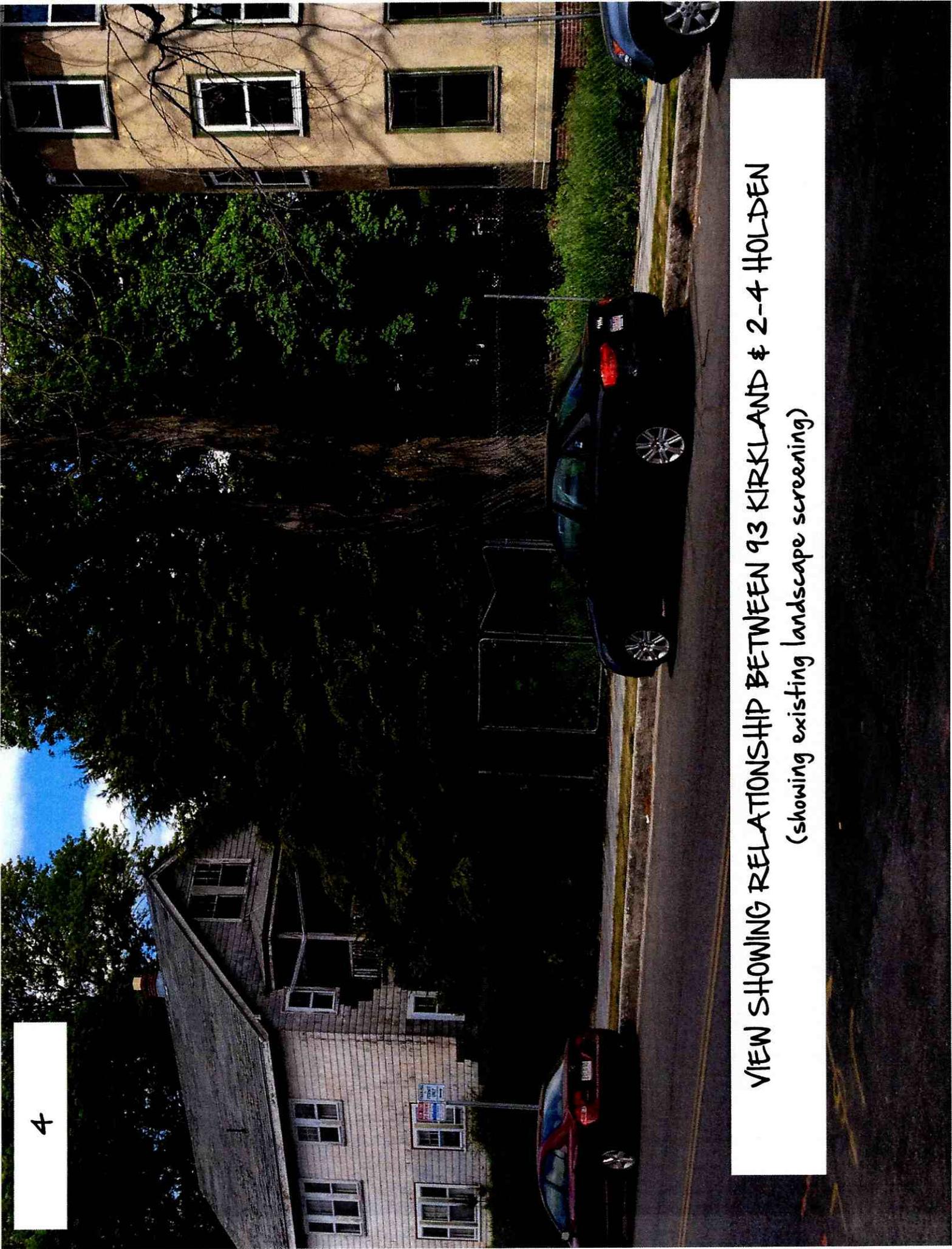




Building will be moved 9'-3" to left &
7.7' to the right

PROPOSED CURB CUT LOCATION
(view of 93 Kirkland)

4



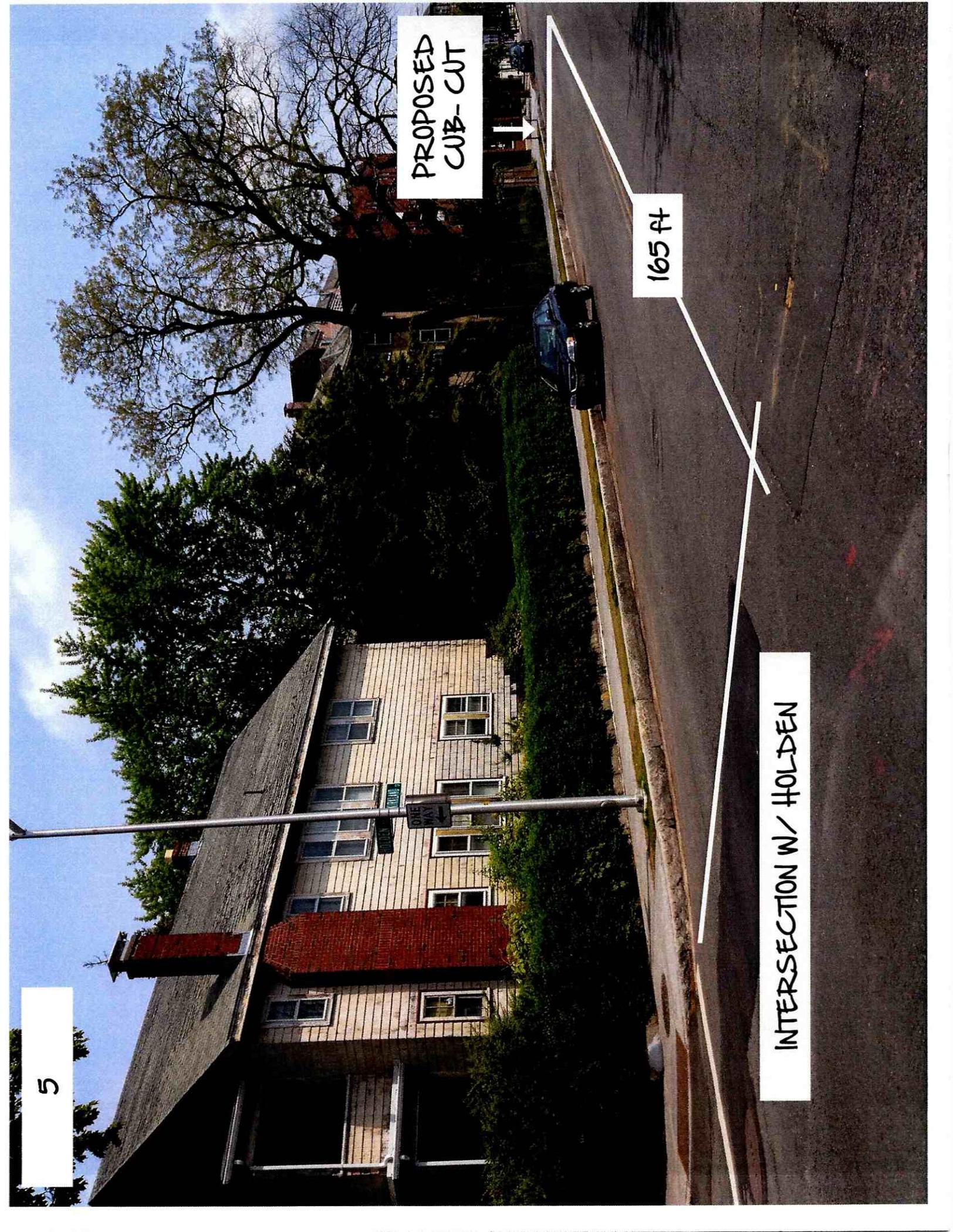
VIEW SHOWING RELATIONSHIP BETWEEN 93 KIRKLAND & 2-4 HOLDEN
(showing existing landscape screening)

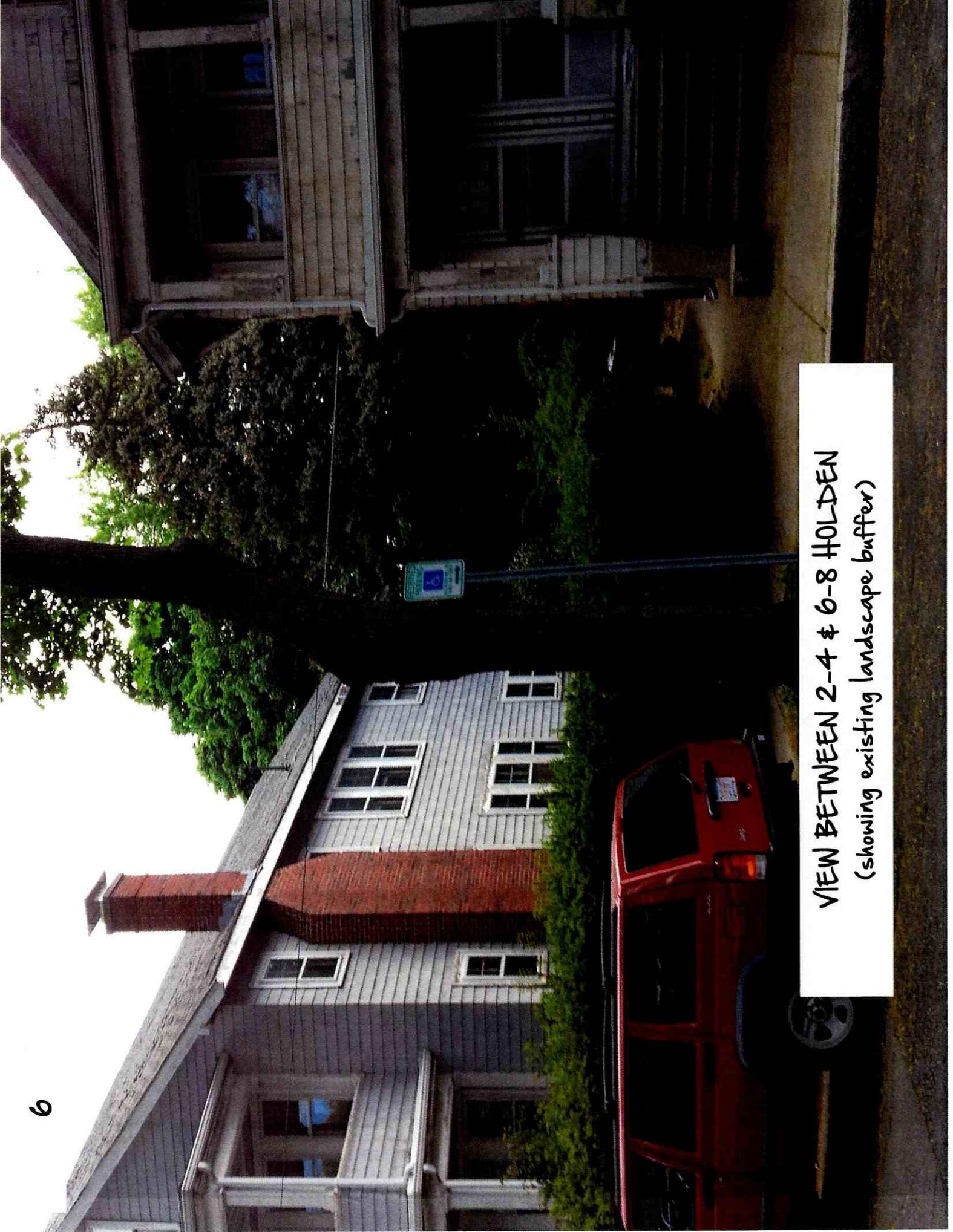
5

PROPOSED
CUB-CUT

165 ft

INTERSECTION W/ HOLDEN





VIEW BETWEEN 2-4 & 6-8 HOLDEN
(showing existing landscape buffer)

Heather Scott

From: Mark Boyes-Watson
Sent: Monday, May 20, 2013 1:42 PM
To: Heather Scott
Subject: Fwd: ANC Community Notice - 5/17/13

Sent from my iPhone

Begin forwarded message:

From: "Sullivan, Charles M." <csullivan@cambridgema.gov>
Date: May 17, 2013, 1:21:10 PM EDT
To: "psinclair@agassiz.org" <psinclair@agassiz.org>
Subject: RE: ANC Community Notice - 5/17/13

Terry,

The Norton house at 93 Kirkland Street is not in danger of demolition.

The new owners of the building received permission from the Historical Commission to remove about 18' from the rear of the building and move it slightly on the lot to allow construction of three townhouses behind it. The exterior of the existing building will be restored, and it will retain the same relationship to Kirkland Street and its neighboring buildings as at present.

This site is in a Residence C-2B zoning district, which allows substantially greater density than the adjoining A-2 district that protects the rest of the Shady Hill neighborhood. Preserving the Norton building in the manner approved by the Historical Commission protects the site from a much larger and more intrusive project that could be built as-of-right if the Norton building were demolished.

Charlie

Charles M. Sullivan, Executive Director
Cambridge Historical Commission
831 Massachusetts Avenue
Cambridge, Mass. 02139
617 349-4684 (direct line)
617 349-3116 (fax)

From: Phoebe Sinclair [<mailto:terry@agassiz.ccsend.com>] **On Behalf Of** Phoebe Sinclair
Sent: Friday, May 17, 2013 12:40 PM
To: Sullivan, Charles M.
Subject: ANC Community Notice - 5/17/13

COMMUNITY NOTICES



CONNECT



CONTENT

Painter Jill Hoy Exhibits Work at Century 21 Avon

Grace Norton House in Danger of Demolition

Community Discussion of Dr. King Jr.'s Speech "Beyond Vietnam"

Oxford and Forest St. Paving

Farm Fresh Barbecue on Garfield St.

Painter Jill Hoy Exhibits Work at Century 21 Avon

As part of Cambridge Open Studios, plein air painter Jill Hoy, will be showing a selection of Maine and Cambridge oil paintings at Century 21 Avon, 1675 Mass. Ave, Cambridge.

Worked outdoors on location, subjects range from architecture and gardens, to Seascapes and vintage gas stations. The paintings will be on view **Saturday, May 18 and Sunday, May 19.**

Jill Hoy teaches drawing and painting at the Maud Morgan Art Center, 20A Sacramento St. Additionally, she runs the Jill Hoy Gallery in Stonington Maine seasonally and is married to painter Jon Imber. Learn more at: www.jillhoy.com.

Source: Jill Hoy, artist and community member

INCORRECT INFO

Grace Norton House in Danger of Demolition

The Grace Norton Apartment House, a historic 6-family building at 93 Kirkland Street, is in danger of demolition. Developers are in the process of obtaining building permits for two structures on the property, one of which will retain the facade of the original building.

The Cambridge City Council will be meeting on **Monday, May 20 at 5:00 PM** to review a Curb Cut application for 93 Kirkland Street. Approval by the city council is required before the developers can receive those permits.

We want to show the City Council that we care about our neighborhood, and what happens to it. To learn more, contact Citizens for Saving Norton House at norton93kirk@yahoo.com.

Source: Citizens for Saving Norton House

SEE CHARLES SULLIVAN EMAIL TO TERRY



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*; Bruce A. Irving, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., M. Wyllis Bibbins, Robert G. Crocker, Chandra Harrington,
Jo M. Solet, *Members*; Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

April 23, 2013

Muireann Glenmullen, Manager
93 Kirkland Street LLC
P. O. Box 380592
Cambridge, Massachusetts 02238

re: Case D-1297; 93 Kirkland St.

Dear Muireann,

On April 4, 2013, the Cambridge Historical Commission voted to find the existing building at 93 Kirkland Street to be significant, as defined in the city's demolition delay ordinance, Chapter 2.78, Article II of the City Code. It further found that the current placement on the lot and the rear portion of the building (approximately 17.8' in depth) was not preferably preserved in the context of the plans for the relocation and development described in the architectural drawings presented by Boyes Watson Architects titled, "93 Kirkland Street, Cambridge, MA," and dated March 20, 2013 and April 4, 2013.

I have the demolition permit application on file and can sign that and return it to you when you are ready to file the application with the Inspectional Services Department.

Sincerely,

Charles M. Sullivan
Executive Director

cc: Ranjit Singanayagam, Inspectional Services
Mark Boyes-Watson



CAMBRIDGE HISTORICAL COMMISSION

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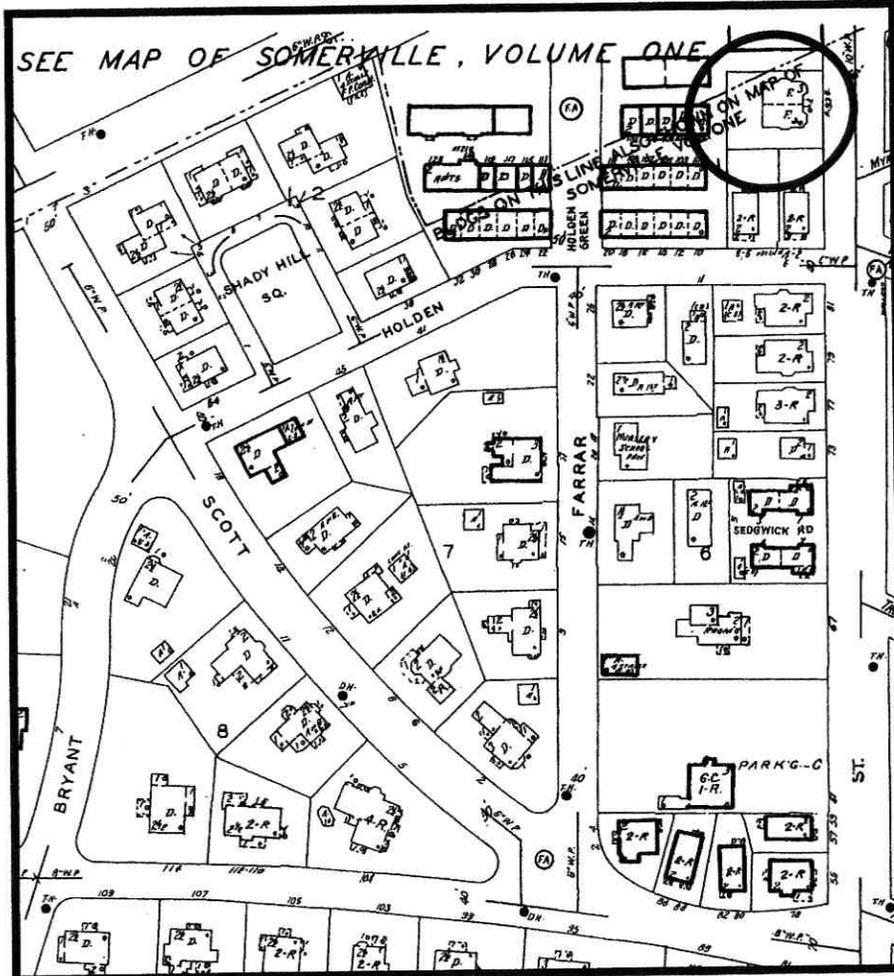
E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
M. Wyllis Bibbins, Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

March 29, 2013

To: Members of the Historical Commission
From: Charles Sullivan, Executive Director
Re: D-1297: 93 Kirkland Street

An application to demolish a portion of the Grace Norton apartment house at 93 Kirkland Street and relocate the remainder on site was received on March 13, 2013. The applicant, Muireann Glenmullen of 93 Kirkland LLC, was notified of an initial determination of significance and a public hearing was scheduled for April 4.



93 Kirkland Street. Sanborn Map Co.

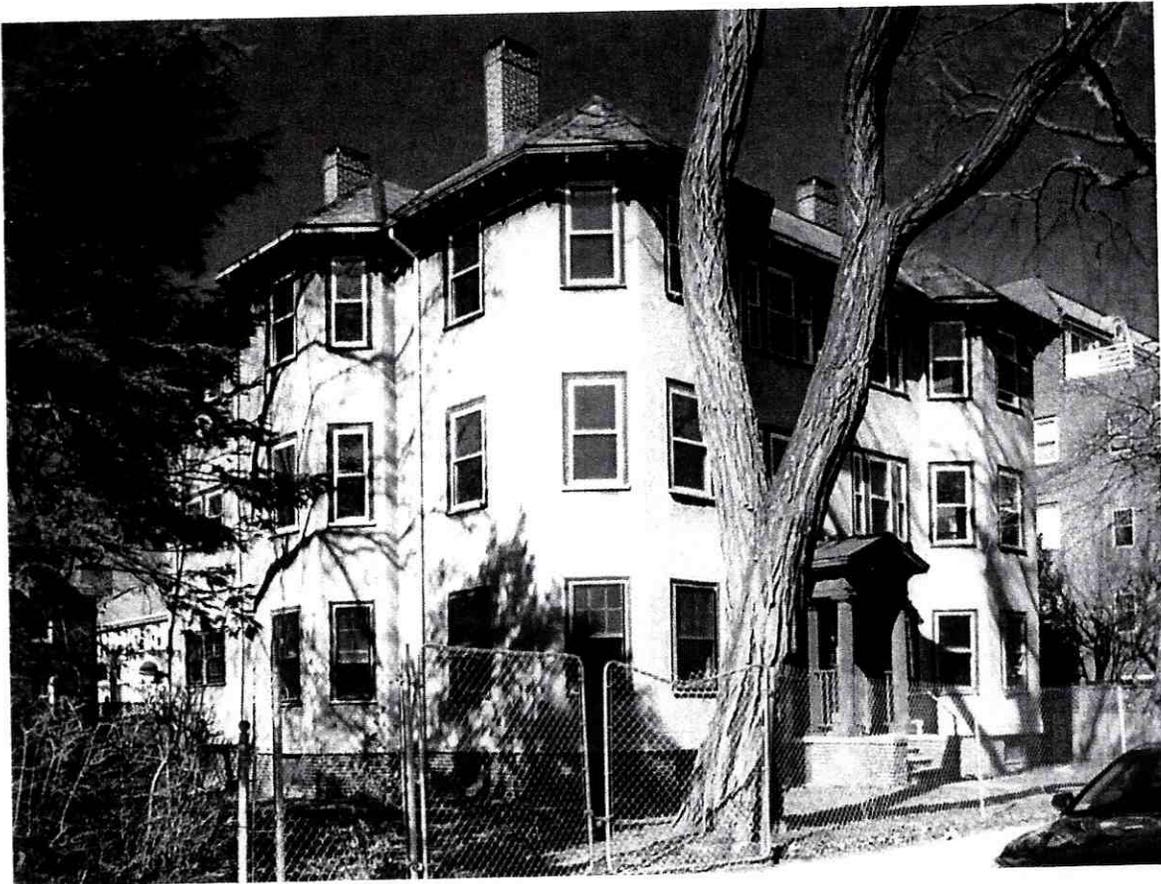
Current Conditions

The Grace Norton apartment house at 93 Kirkland is located on the north side of the street between Holden Street and Beacon Street. The building sits on an 8,000 square-foot lot in a Business BA district, which has the same dimensional requirements as the Residence C-2B district, with an FAR of 1.75 and a height limit of 45 feet. A portion of the lot is in Somerville. The assessed value of the property is \$1,223,600, of which \$599,700 is attributable to the building. The property sold recently for a considerably higher amount.

The condition of the building appears to be fair to good, although it has been vacant for several years. No major condition problems were evident from an exterior inspection. The current owner intends to take down part of the building, move the remainder slightly, and construct three new townhouses in the rear.

Description

The Grace Norton apartment house at 93 Kirkland Street is a three-story, stucco-covered wood frame building. A pedimented entrance porch faces the street. Modern vinyl windows have replaced the original 6+1 sash. The four corners are marked by hexagonal bays. The truncated hip roof is covered with slate, and the simple cornice shows exposed rafter tails. The yard is open lawn with mature trees. There is no driveway or off-street parking.



93 Kirkland Street in 2013



93 Kirkland Street in 1965 (CHC staff photos)

History

The Grace Norton apartment house was built in 1911 on a distant corner of Shady Hill, the estate owned by the descendants of Andrews and Catherine Eliot Norton.

Shady Hill originated with 34½ acres of a Colonial-era estate that Hollis Professor of Divinity Henry Ware Sr. bought from Harvard University for \$10,000 in 1817. Catharine Eliot of Boston purchased Shady Hill from Ware in 1821 on the eve of her marriage to Andrews Norton, Dexter Professor of Sacred Literature. Mrs. Norton, who lived until 1879, became the matriarch of her extended family. She was particularly generous to her female relatives, many of whom did not marry. Her heirs, who generally left their share of Shady Hill to spinster daughters and nieces, carried on this tradition.

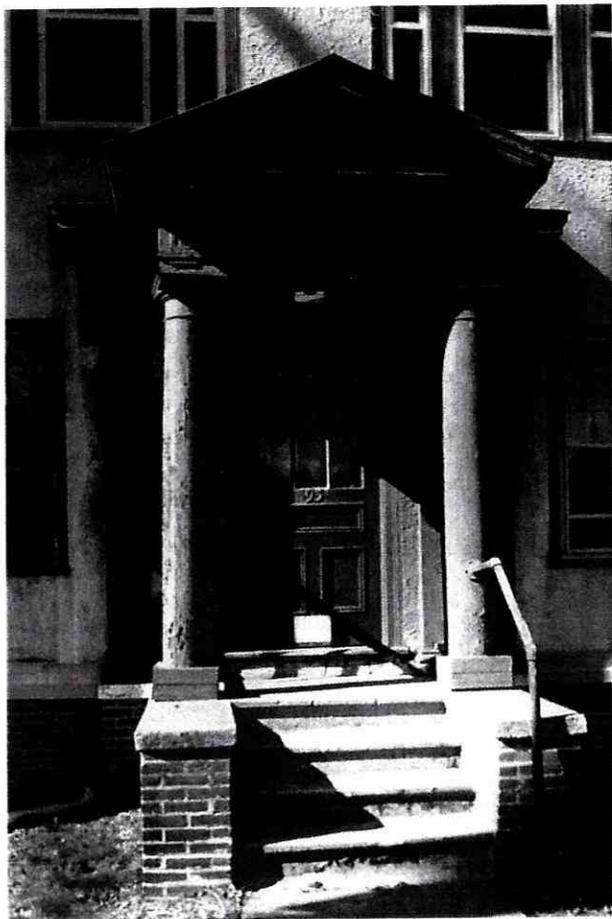
Charles Eliot Norton assumed responsibility for Shady Hill after his father's death. Beginning in 1858, the Nortons sold off some land on Kirkland Street to family members. One 40,000 square foot lot went to Catherine's father, Samuel Eliot, where his son, future Harvard president Charles W. Eliot, built a double house at 59-61 Kirkland Street that he designed himself. Members of the Norton circle also built houses at 67 and 71 Kirkland Street.

Catharine Norton left the house and an acre of land in trust to Charles and his sister Grace, and the remainder of the ±30-acre property to Charles, Grace, and Louisa Norton Bullard (her third surviving child) as tenants in common. When Charles Eliot Norton undertook the development of Shady Hill in 1886 he chose his nephew, Charles Eliot, the son of the Har-

vard president, to lay out the site, and sold lots on Irving and Scott streets to his colleagues on the Harvard faculty. After Norton died in 1908 there was little incentive to keep the remainder of Shady Hill intact. His heirs sold 4.8 acres west of the house to the Andover Theological School in 1909 and engaged George Howland Cox, a former member of the Cambridge Park Commission, to develop the land around the house.

The remainder of the estate was a problematical 2.8-acre parcel bounded by Kirkland, Beacon, Scott, and Holden streets, which was partly in Somerville and faced working-class neighborhoods in both cities. Grace Norton took the first step in 1911 by setting off an 8,000 square foot lot and building an isolated six-family apartment house at 93 Kirkland.

Norton's intentions at 93 Kirkland Street are not clear. The *Cambridge Chronicle* noted only that it was an "expensive" building (Aug. 19, 1911). The architects, Newhall & Blevins, were an upscale Harvard Square firm that is best known for the much more elaborate apartment buildings that they developed on Concord Avenue and Waterhouse Street in 1915-16; of their many multi-family projects, the most comparable is the stuccoed apartment house at 47 Hawthorn Street, also built in 1911. One theory is that Miss Norton put up the building to house family retainers who would no longer be employed on the estate. However, the initial tenants – a secretary, a store clerk, a musician, a teamster, a painter, and a student - had no apparent connection to the Norton family.



Nothing else happened on the Kirkland-Beacon-Scott-Holden parcel until 1915, when the Community Trust built Shady Hill Square, a community of double and single houses grouped around a common lawn. Grace Norton (Catharine's last surviving heir) and her co-trustees completed the disposition of Shady Hill in 1922 by selling the remaining land to Roxbury developer Louis Levy. Levy laid out a new street and twenty-three lots surrounding 93 Kirkland, but built only three houses before the neighbors organized the Shady Hill-Norton's Woods Trust and acquired all the land at risk except for the lots where Somerville developer Thomas DeWire built two duplexes in 1926. Three years later, the Harvard Housing Trust acquired most of the remainder to build Holden Green, a ten-building development that accommodated 134 university-affiliated families. After Grace Norton's death in 1926 her niece sold 93 Kirkland Street to Meyer Gross, a furniture dealer in Central Square.

Significance and Recommendation

The Grace Norton apartment house is significant for its architecture and because of its associations with the Norton family and the Shady Hill estate. The proposed development project will protect its essential character and allow it to continue as a multi-family building.

I recommend that the Commission allow the partial demolition and relocation to proceed by finding the affected elements not preferably preserved in the context of the proposed replacement project.