

Community Concerns and Responses

From meetings with neighbors in August, 2011 and April, 2012

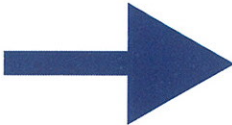
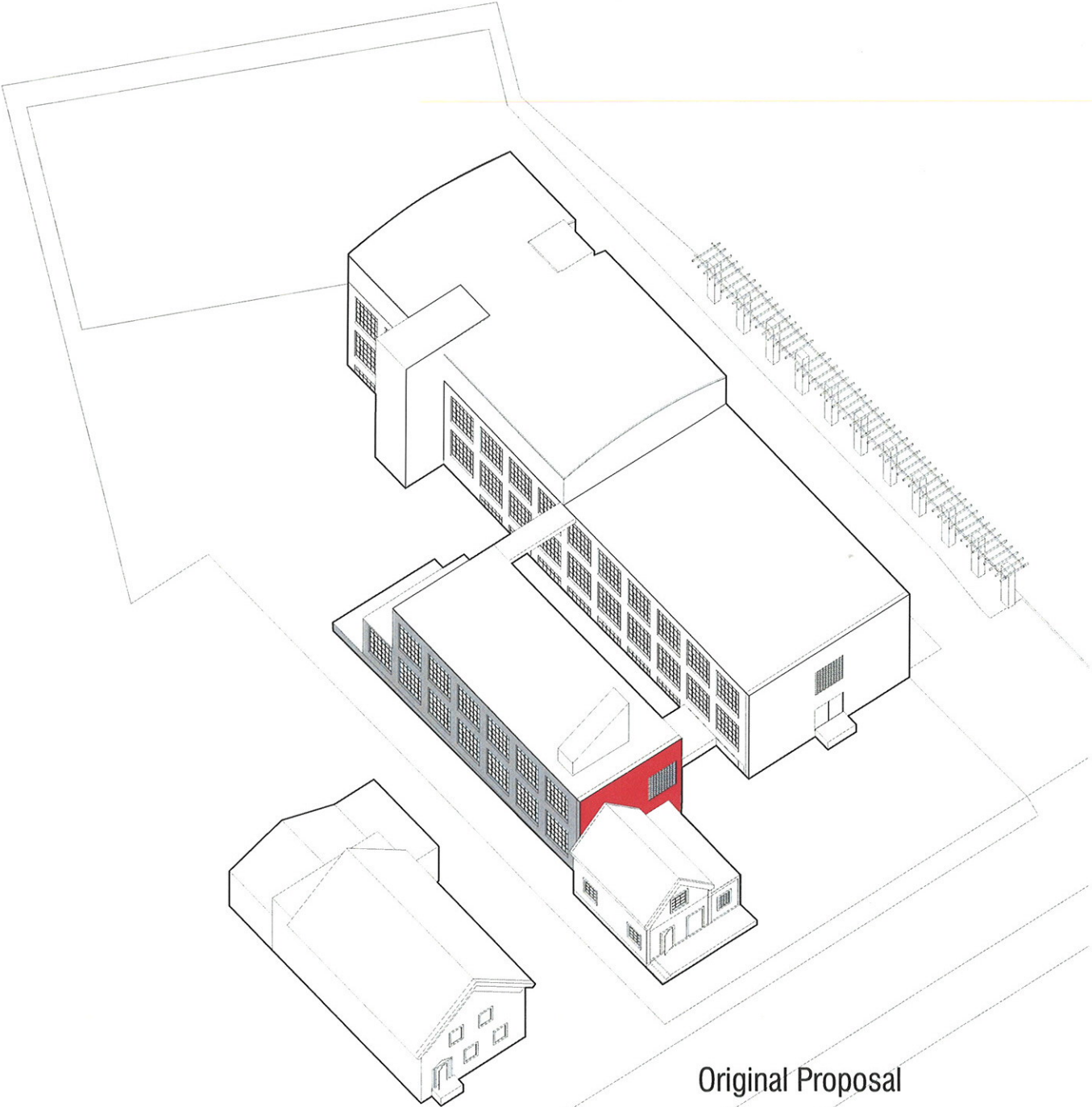
August, 2011 - First Meeting Concerns

1. Materiality: architectural concrete walls do not match neighborhood
-Exterior wall material changed to brick to better match the neighborhood (See diagram 1)
2. Roof Deck: roof deck is too large and does not afford privacy to neighboring garden
-Roof deck area significantly reduced and moved to 100 Properzi-side. Privacy planter screens the neighboring gardens from roof deck (See diagram 2)
3. Building length: long building disrupts rear-yards and blocks sunlight
-Building length reduced by 1 bay (approx 10 ft.), with rear terrace added (See diagram 3)
4. Historic Studio: gable roof building's exterior should be restored to its historic character
-Gable roof studio will have foundation replaced, interior will be gut-renovated, and exterior siding replaced. Garage door and glass block windows will be removed and replaced in keeping with the appearance of similar openings from worker's cottages of circa 1850. (See diagram 4)
5. Office use in residential area: it is not desirable to have more office space in a residential area
-Proposed use of 92 Properzi changed to include only residential use. (See diagram 5)

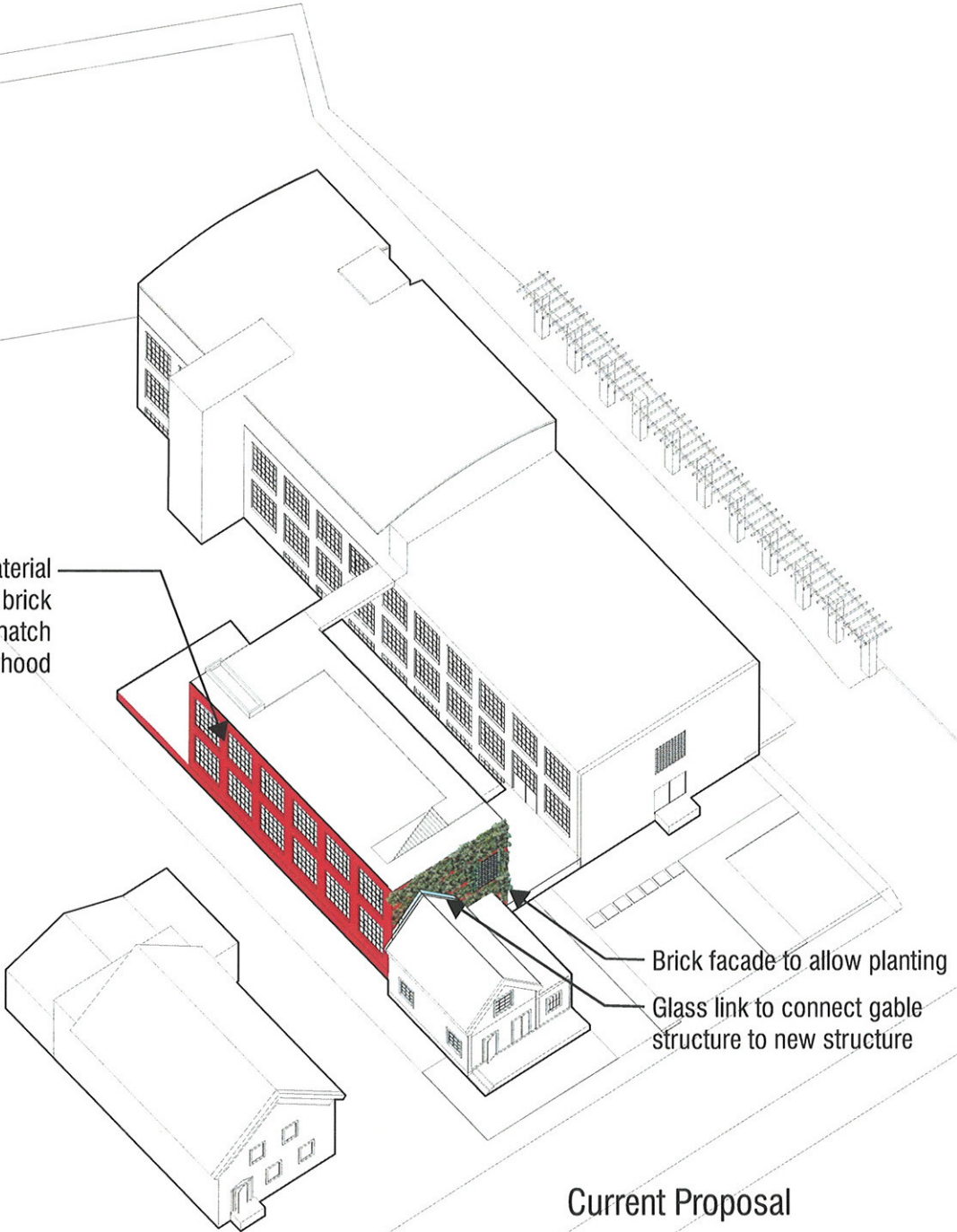
April, 2012 - Second Meeting Concerns

6. Large windows looking directly into living areas of adjacent house
-Windows aligned with 88 Properzi main living space will be translucent glass for privacy. Interior layout reconfigured to position more private spaces adjacent to 88 Properzi. Evergreen trees/hedges provide a screen for both 88 and 92 residences on the first floor, which includes all windows on the west elevation of 88 Properzi Way (See diagram 6)
7. Design Vocabulary not in keeping with historic residential neighborhood
-Previous revision changed material from architectural concrete to brick. New construction reflects 1930's factory building design vocabulary, while front gable construction retained and restored reflects 1850's workers cottage design vocabulary. (See diagrams 1, 7)
8. Sunlight blocked by new structure
-Sunlight analysis is included as a part of study. Reducing the building height to 29' from the allowable 40' significantly reduces possible shadow impact. Stair penthouse eliminated to prevent any increase in shadow impact. (See sunlight study, elevations)
9. Air conditioning will create noise and may be visually unsightly
-Air handling unit (AHU) placed behind wood screen, and situated away from both 88 property and the street. AHU will be residential sized and placed on isolaters for sound insulation. (see roof plan, 3D renderings)
10. Use: connections, overall design suggests intent to convert to commercial use
-Design proposal includes only residential use. A change from residential to commercial use would require an Amendment to the Zoning Ordinance.
-Connections would be conditional and would be removed when either property is sold. Basement connection is completely below grade with no windows to access storage area. (see basement plan)
11. Proposed temporary use suggests commercial nature (ie: inn versus apartment)
-92 Properzi has been used in this manner for a number of years, with virtually no issues with neighborhood residents. Zoning use categories classify this use as 3-unit residential dwelling, an allowed use in RB zoning district. Additionally, many visiting professionals and research fellows remain for many months, often over 1 year. (See supporting statement from Temple Simpson, former Safdie Architects Research Fellow).
12. Property value: new structure may have negative affect on 88 Properzi value
-Design proposal removes structure with 1'-0" setback and replaces with 8'-0" line, significantly improving sideyard setback. Upgrading property at 92 Properzi should have positive impact on value of abutting properties. New construction will be high quality brick exterior, with higher cost than standard wood siding (See chart on Diagram 7).
13. Roof deck remains a privacy concern.
-Previous revision significantly reduced roof deck area and moved the deck towards 100 Properzi-side. Privacy planter screens the neighboring gardens from roof deck (See diagram 2)

Diagram 1: Architectural concrete walls
do not match neighborhood



Exterior wall material
changed to brick
to better match
the neighborhood



Brick facade to allow planting
Glass link to connect gable
structure to new structure

Diagram 2: Roof deck is too large and does not afford privacy to neighboring garden

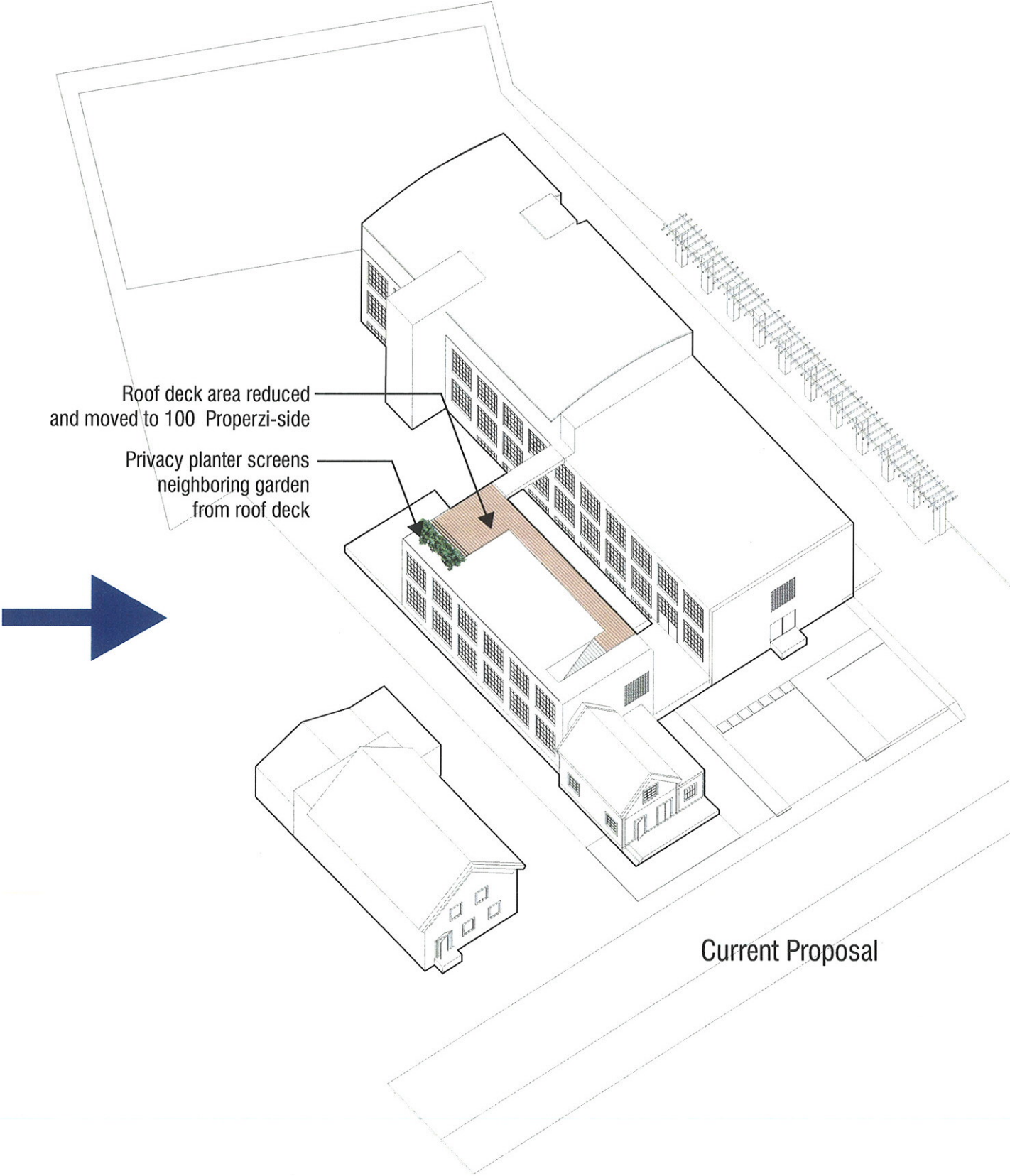
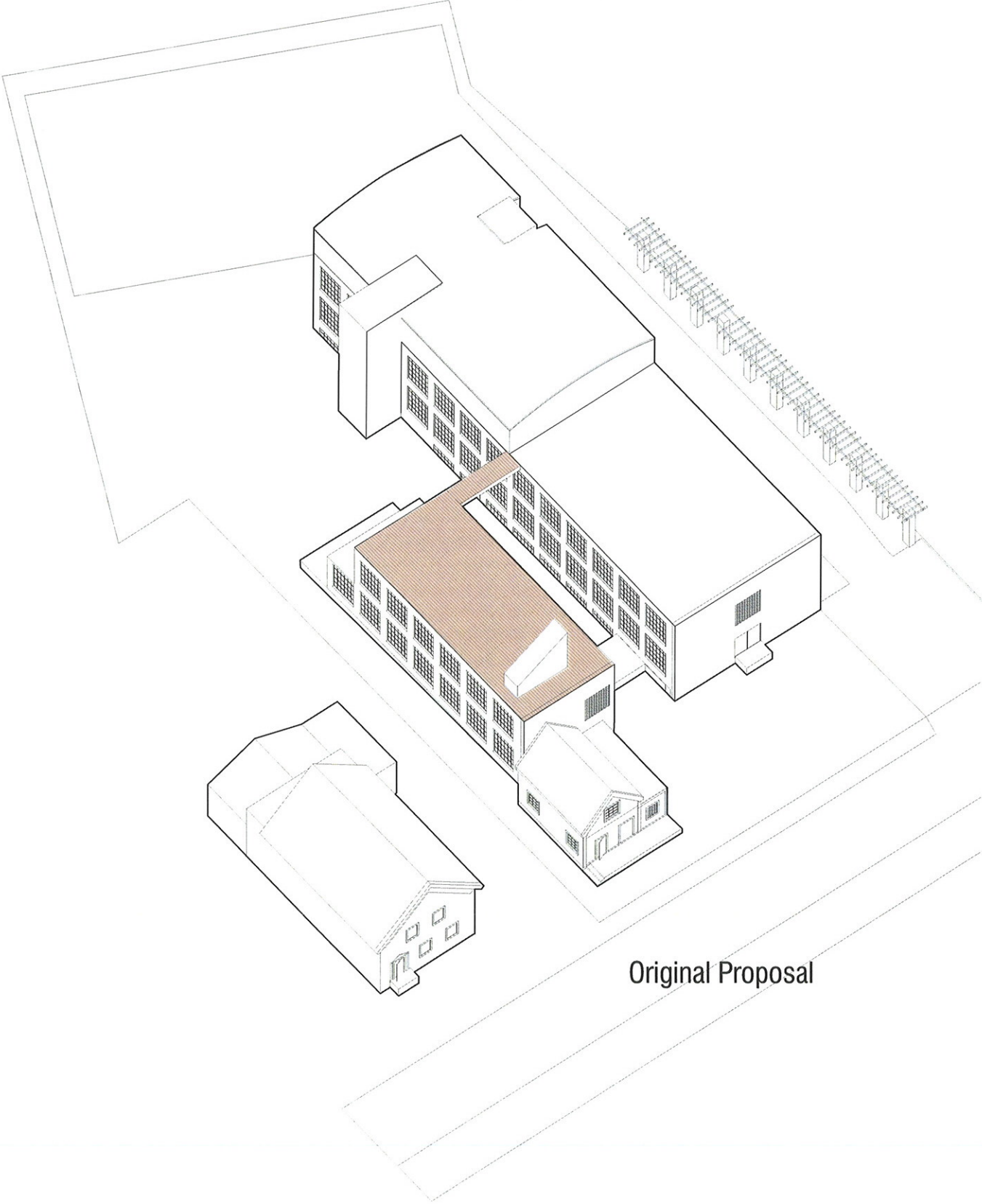


Diagram 3: Long building disrupts rear-yards and blocks sunlight

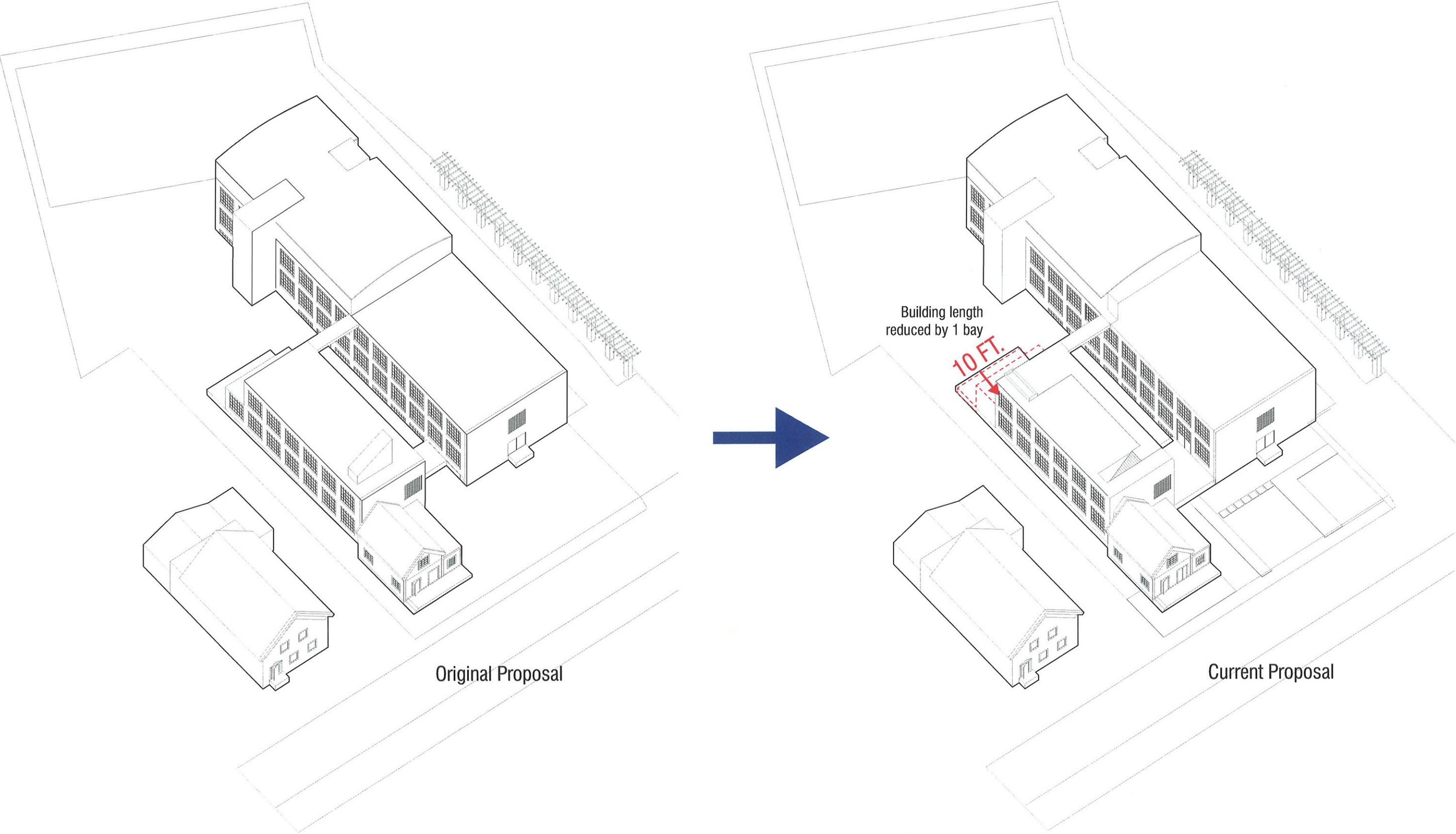


Diagram 4: Gable roof building's exterior should be restored to its historic character

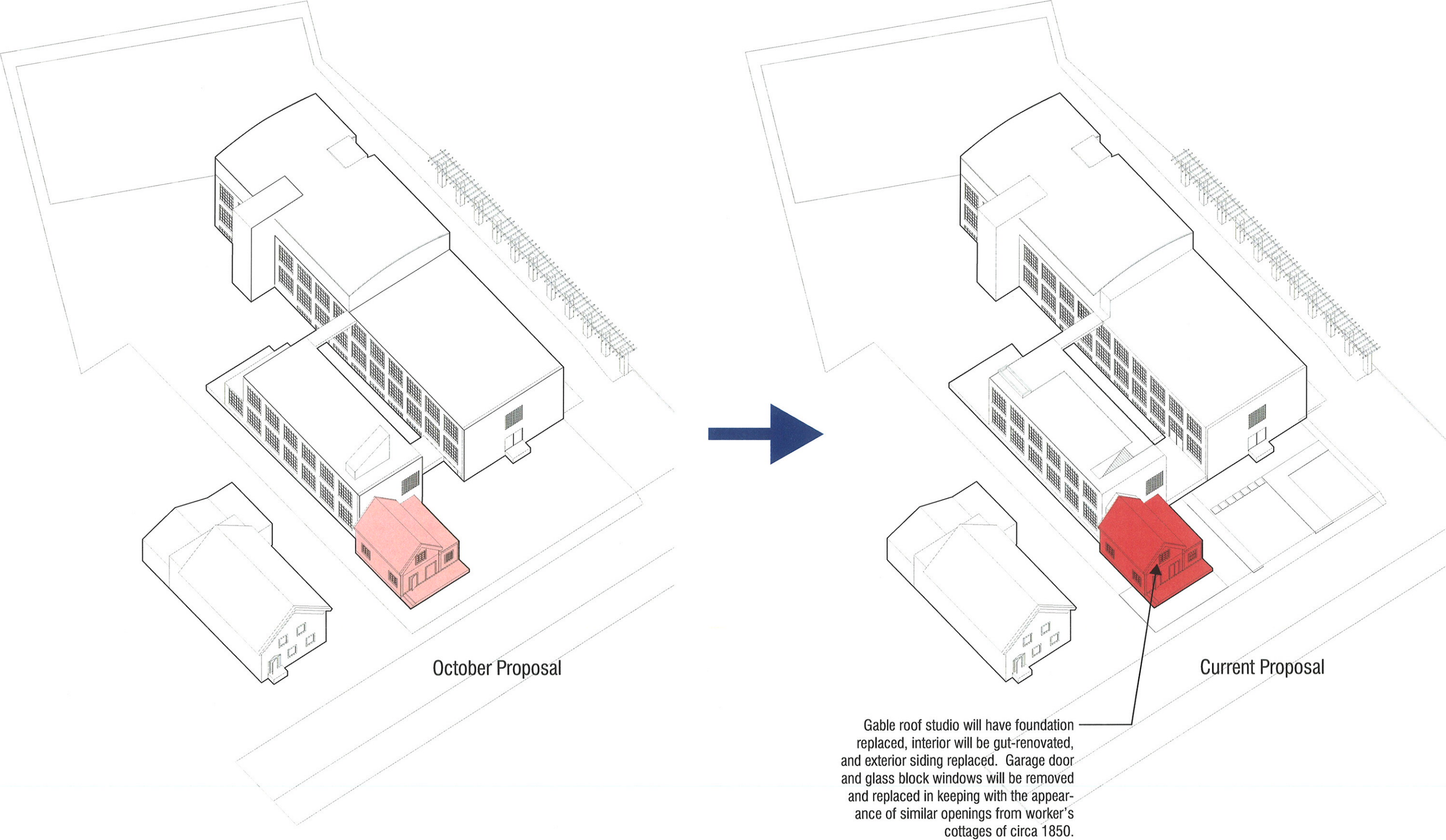


Diagram 5: Not desirable to have more office space in a residential area

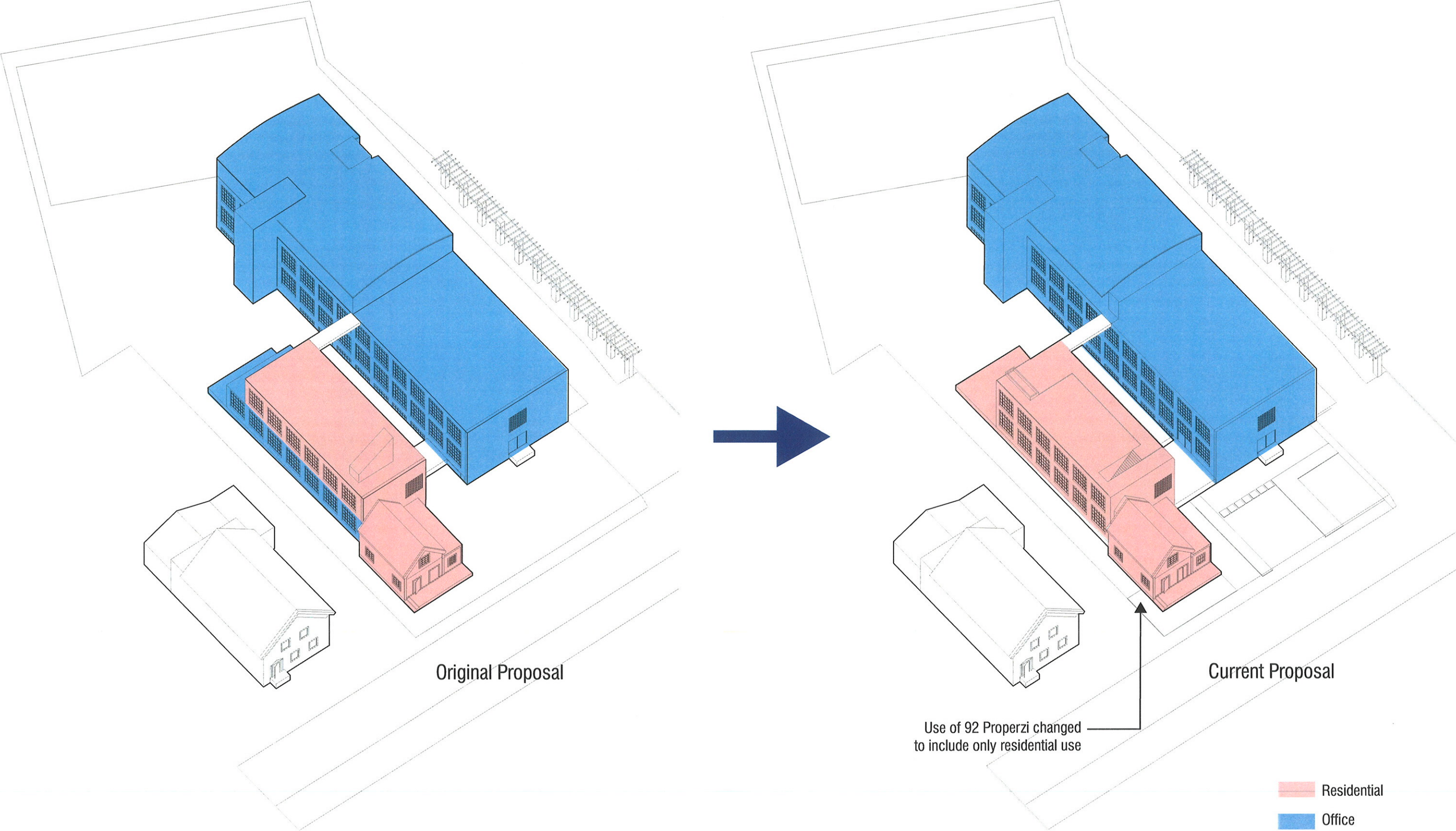


Diagram 6: Large windows looking directly into living areas of adjacent house

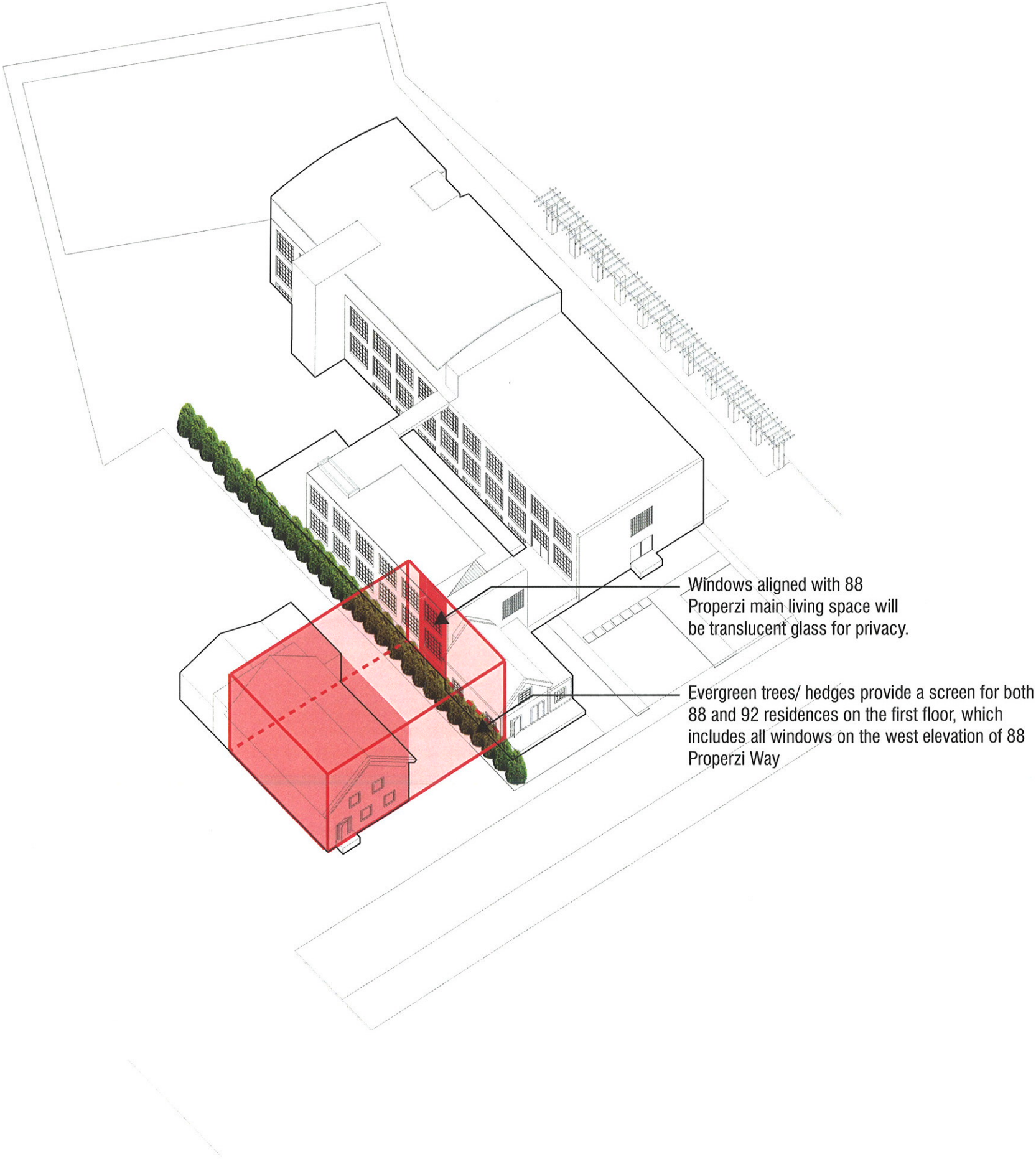
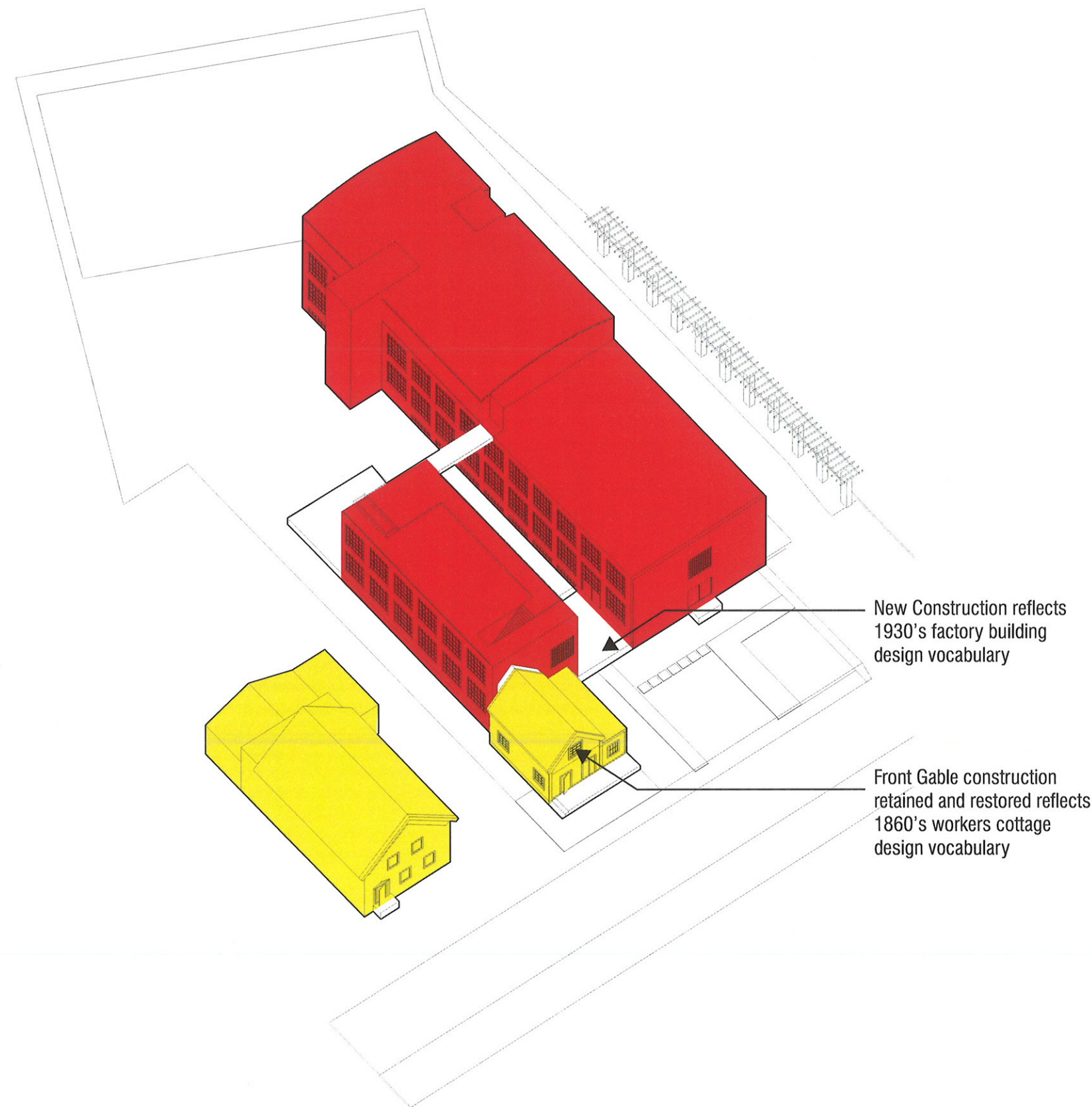


Diagram 7: Design is not in keeping with historic residential neighborhood



- Brick
- Wood
- Concrete Block

Average Cost	
Vinyl Siding:	\$2-\$3 per sf.
Wood Shingles Siding:	\$5-7 per sf.
Hardwood Siding	\$4-\$7 per sf.
Brick Siding	\$6-\$12 per sf.

April 15, 2012

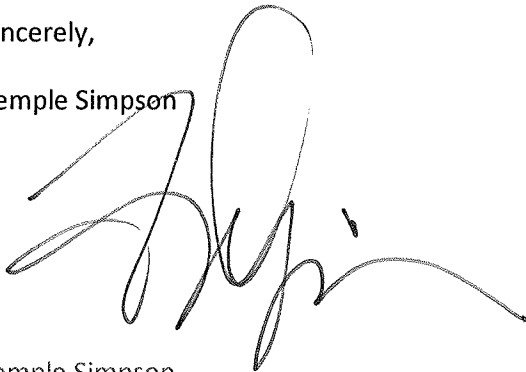
To whom it may concern,

I write to you as a former resident of 92 Properzi Way.

I lived at 92 Properzi Way for 13 months (July of 2009 through August of 2010) while working as a Moshe Safdie Research Fellow. The Fellowship provided me with the unique opportunity to pursue speculative design projects within the framework of a professional architectural office. Compensation for Fellowship work included free housing in addition to a paid stipend. The offer of free housing as part of Fellowship compensation has been made to Fellows of years past as well. The inclusion of free housing at 92 Properzi enabled me to spend a year completely devoted to research without having to solicit outside grants or other sources of funding to spend a year away from traditional design practice. I hope this tradition is allowed to continue for future Fellows.

Sincerely,

Temple Simpson

A handwritten signature in black ink, appearing to read 'Temple Simpson', with a large, stylized loop at the top and a long, sweeping underline.

Temple Simpson

58 Kirkland St. No 2

Cambridge, MA 02138

temple.simpson@gmail.com

Tel: 617.256.5644