

88 Lambert Ave

Landmarks Meeting
02.25.20

MERGEARCHITECTS_{inc}

Who We Are...

88 Lambert

Who We Are...



Claudia Robaina
Resident 88 Lambert Ave / Developer



Michael Winston
Resident 88 Lambert Ave / Developer



Armando Hernandez
Developer



Beth Whittaker
Merge Architects
Owner / Principal



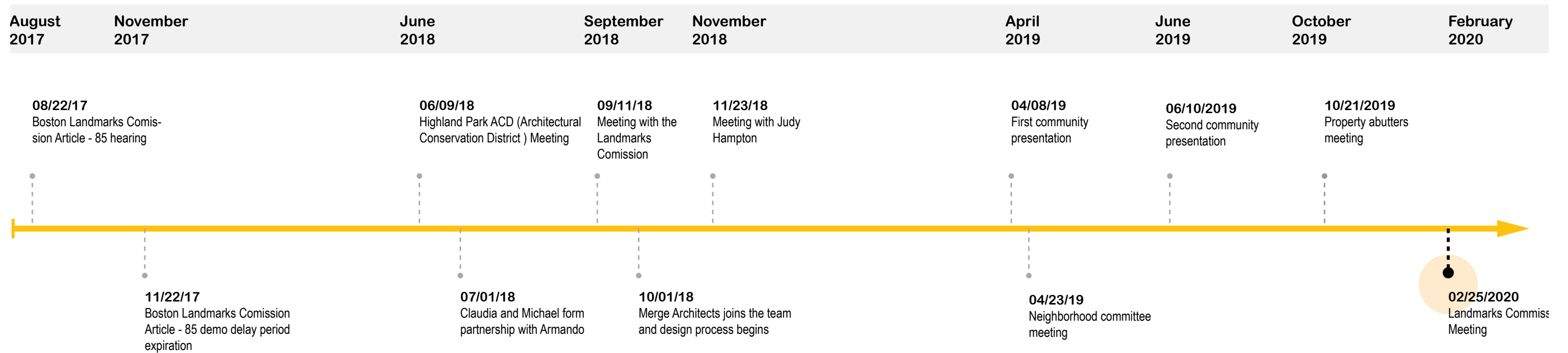
Kyle Barker
Merge Architects
Senior Associate



Christopher Johnson
Merge Architects
Project Manager

88 Lambert

Project Timeline



88 Lambert

Merge Projects



88 Lambert

Merge Projects

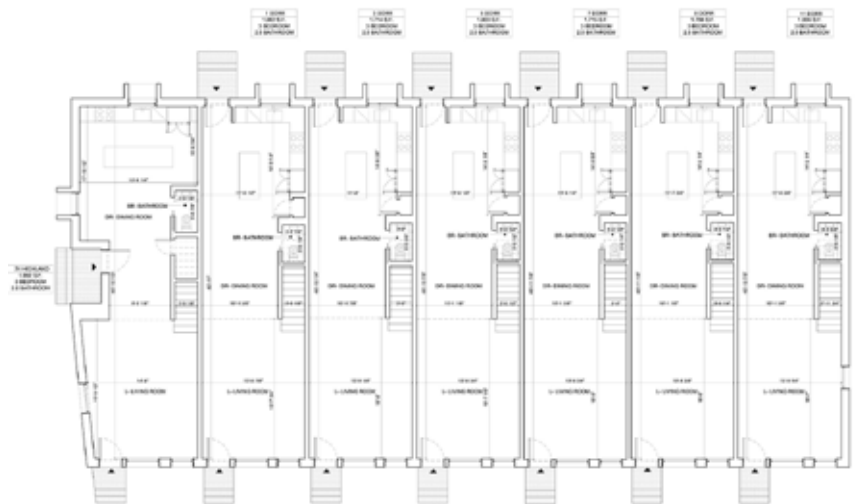
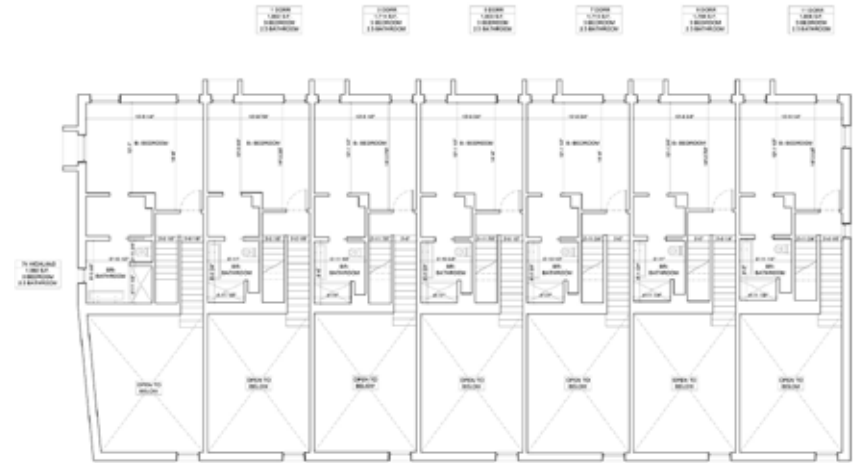
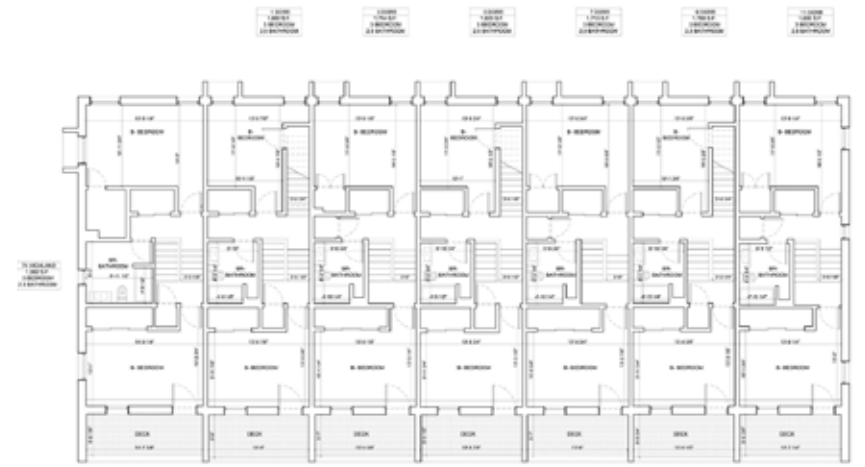
DORR AND HIGHLAND TOWNHOUSES - NET ZERO



INVERTED BAY WINDOWS

88 Lambert

Merge Projects

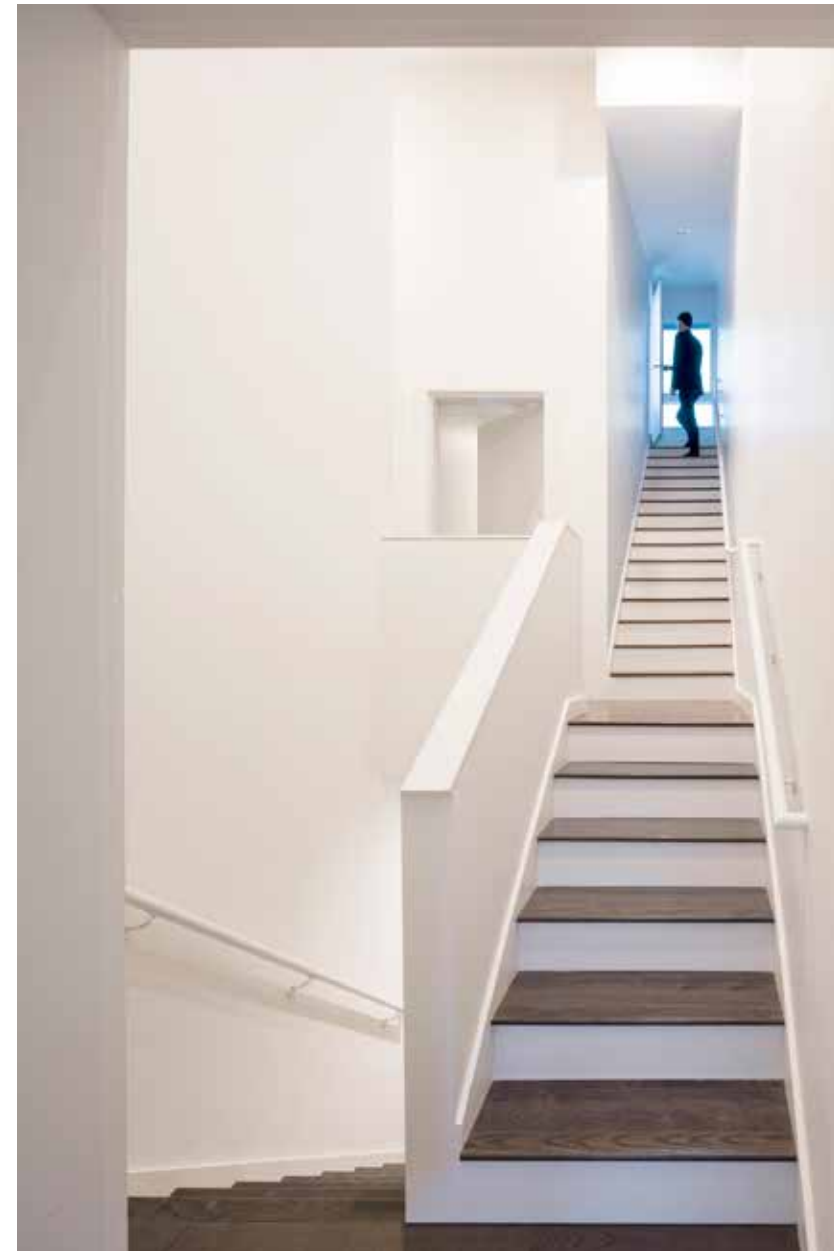


88 Lambert

Merge Projects



..... ROOF TERRACES

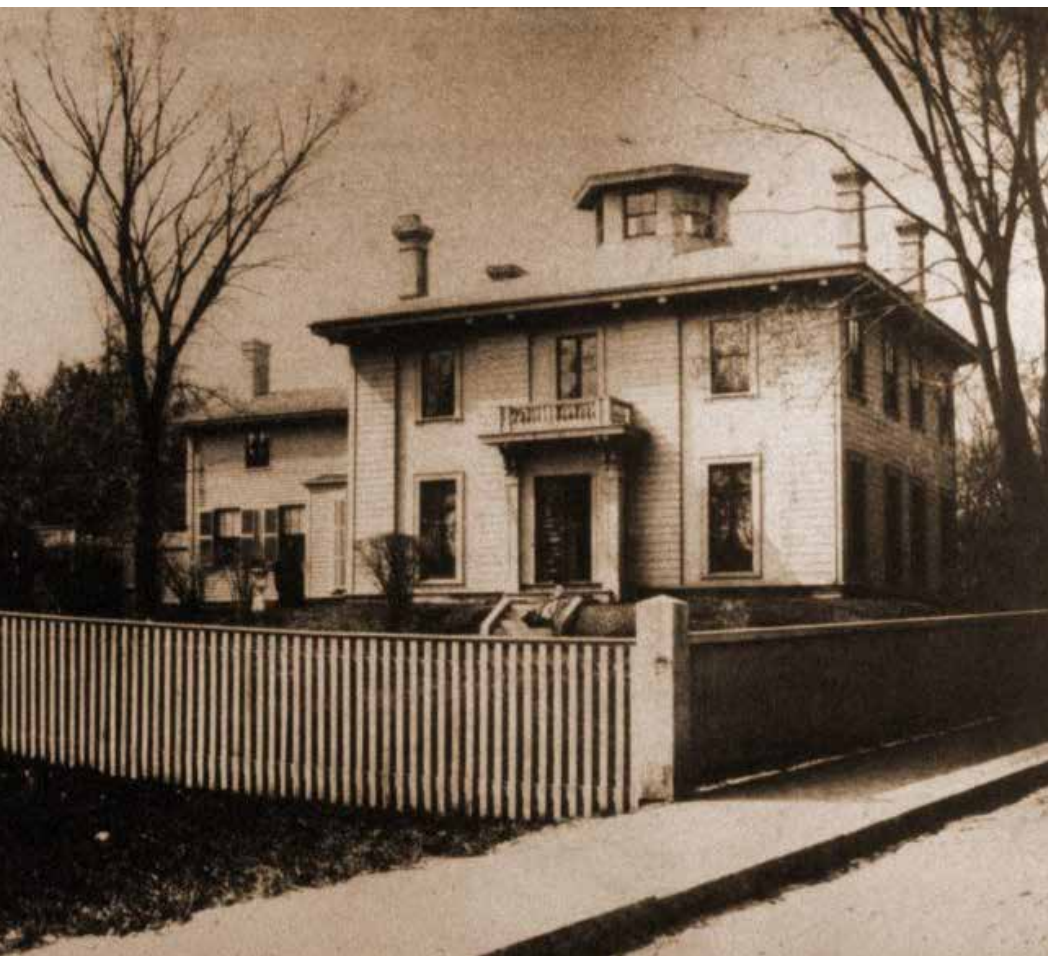


Property Overview

88 Lambert

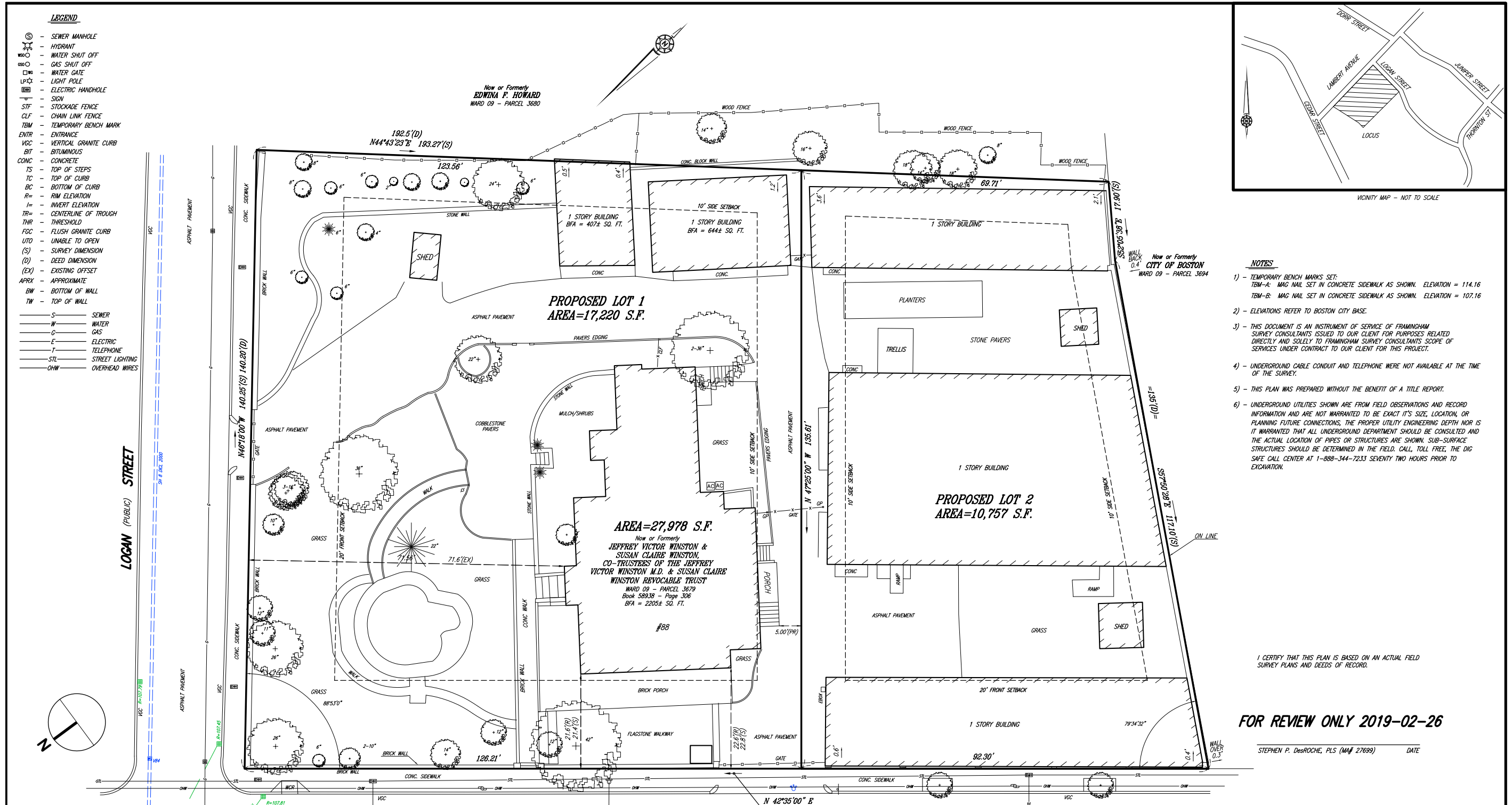
Existing Property

- Located at the corner of Lambert Ave and Logan St
- Adjacent to the Nathan Hale School
- Property includes 1 primary residence, 1 tenant occupied residence and 3 ancillary buildings and 1 storage building
- Former residence of accomplished filmmaker and Civil Rights activist, Henry Hampton



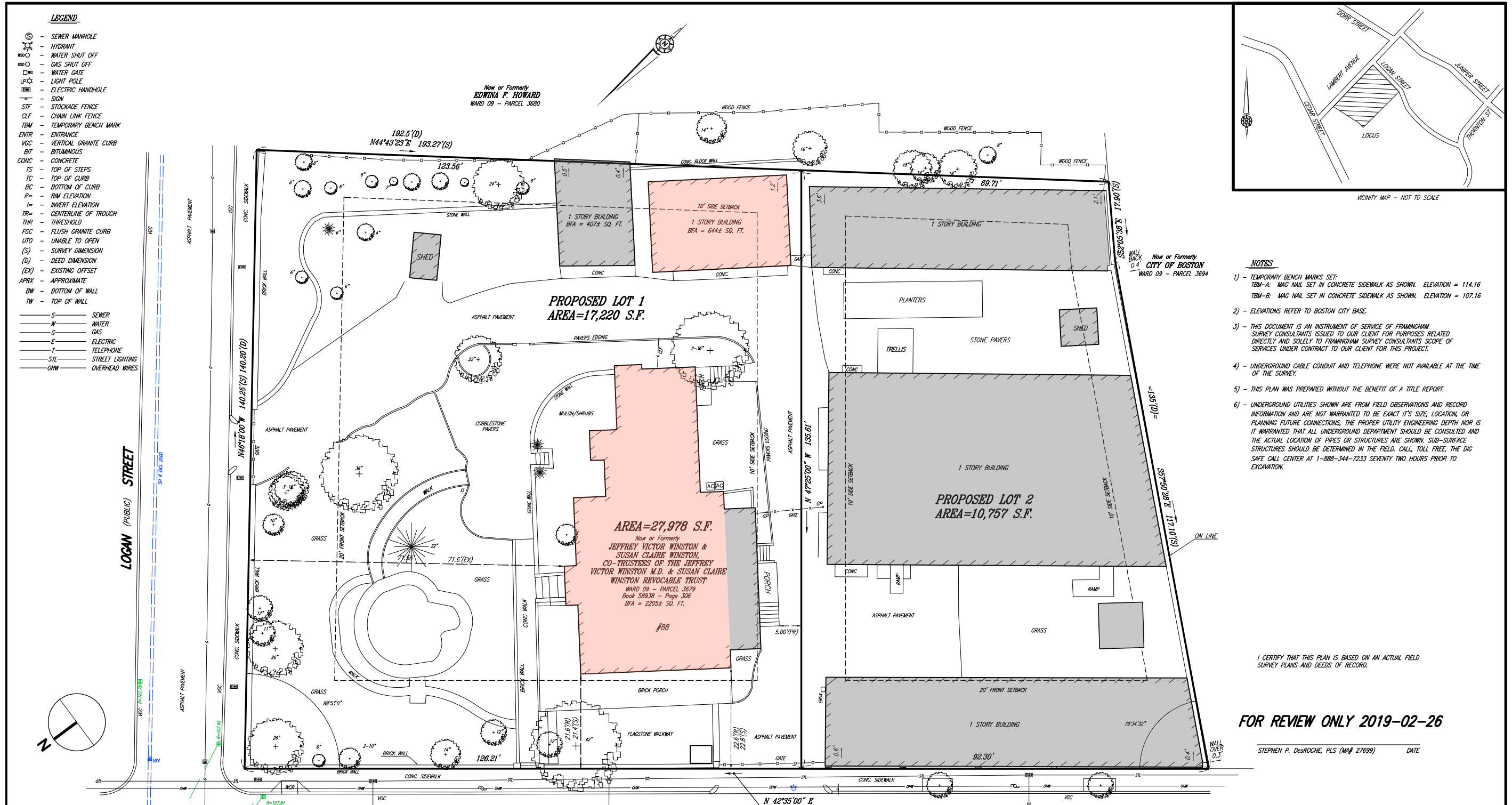
88 Lambert

EXISTING SITE PLAN



88 Lambert

SIGNIFICANT STRUCTURES



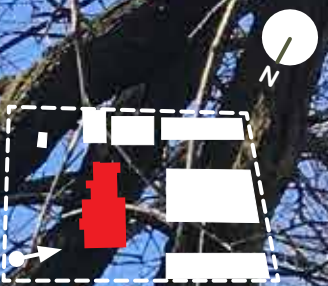
88 Lambert

First Landmarks Meeting

- **The Barn has historical significance and should be preserved**
- **The Original house should be preserved**
- **The garages should not be demolished until there is a design review of the plans to replace them. Attempt to preserve what we can**
- **Aside from Henry Hampton, a historical Architect called Richard Bond also lived in the house. One of the founders of the American Institute of Architects, and has significant works around New England**
- **If we are considering new construction, consider contemporary/modern to contrast the historically significant structures**

88 Lambert

Front Yard - Existing



88 Lambert

Courtyard (Facing East) - Existing



88 Lambert

From Lambert - Existing



88 Lambert

Small Structure to North of Site



88 Lambert

Barn/Chalet

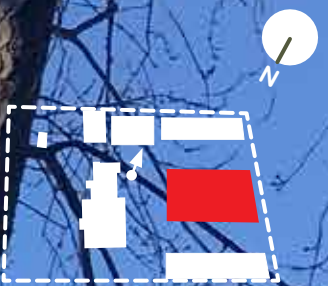


88 Lambert
Garages



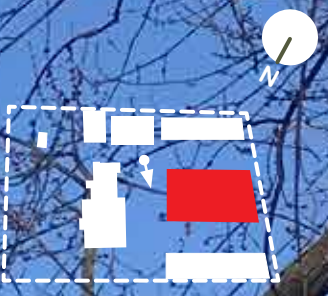
88 Lambert

Garages



88 Lambert

Garages



Intro : Michael Winston

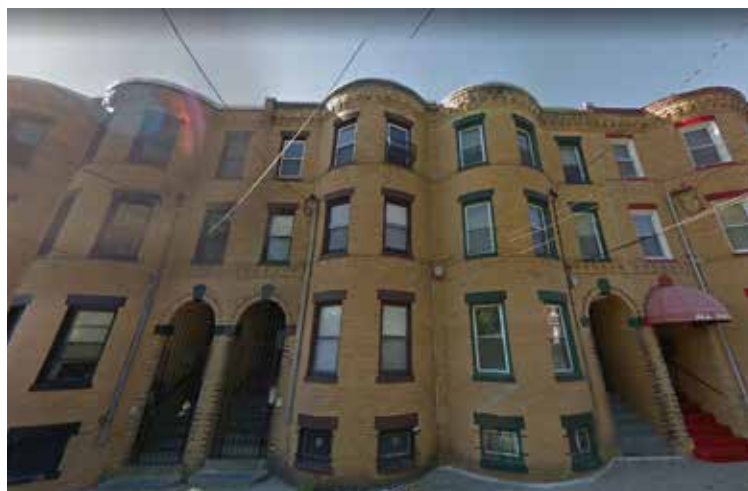


Michael Winston
Resident 88 Lambert Ave / Developer

Looking to the Neighborhood

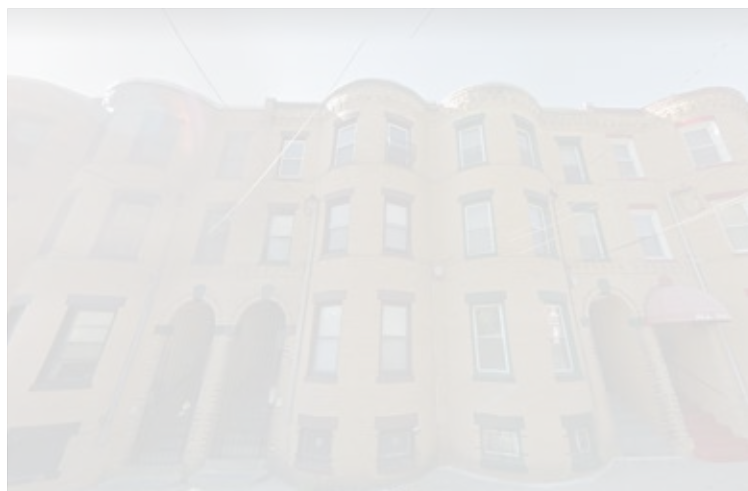
88 Lambert

Looking to the Neighborhood



88 Lambert

Looking to the Neighborhood

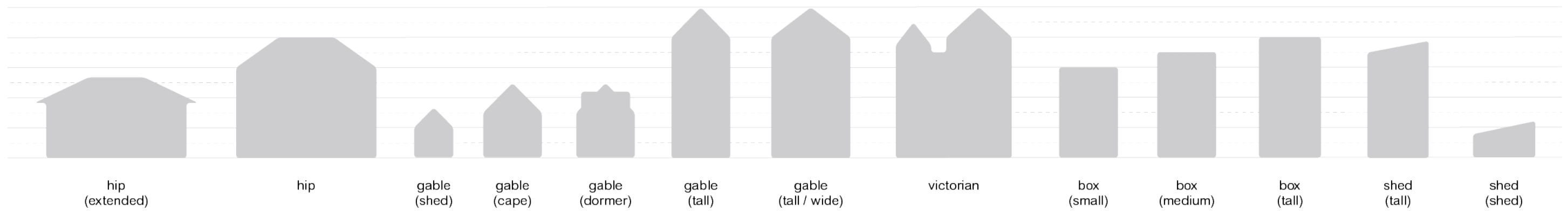


What We Discovered

88 Lambert

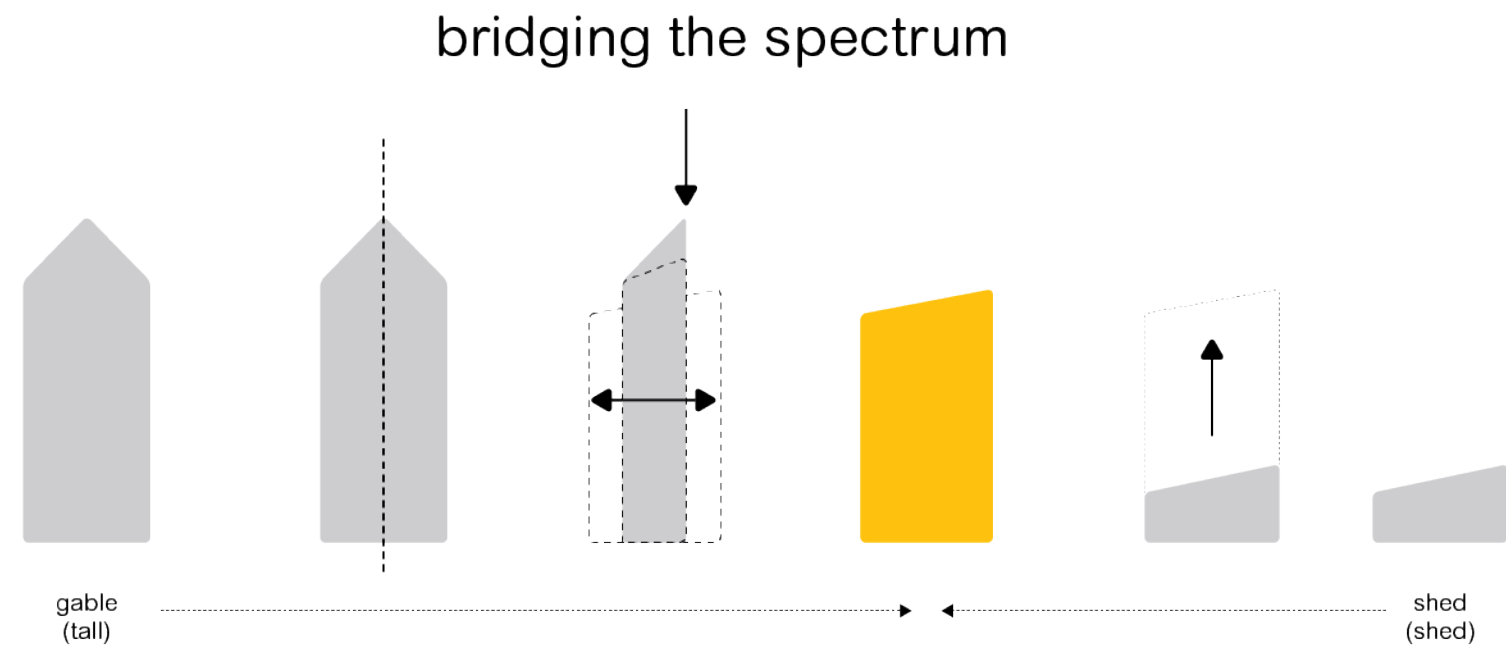
What We Discovered

neighborhood building diversity



88 Lambert

Bridging the Spectrum



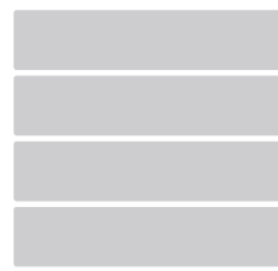
88 Lambert

Adjusting to Neighborhood Scale

scale shift



street facing



lot depth

conventional stack



street facing



lot depth

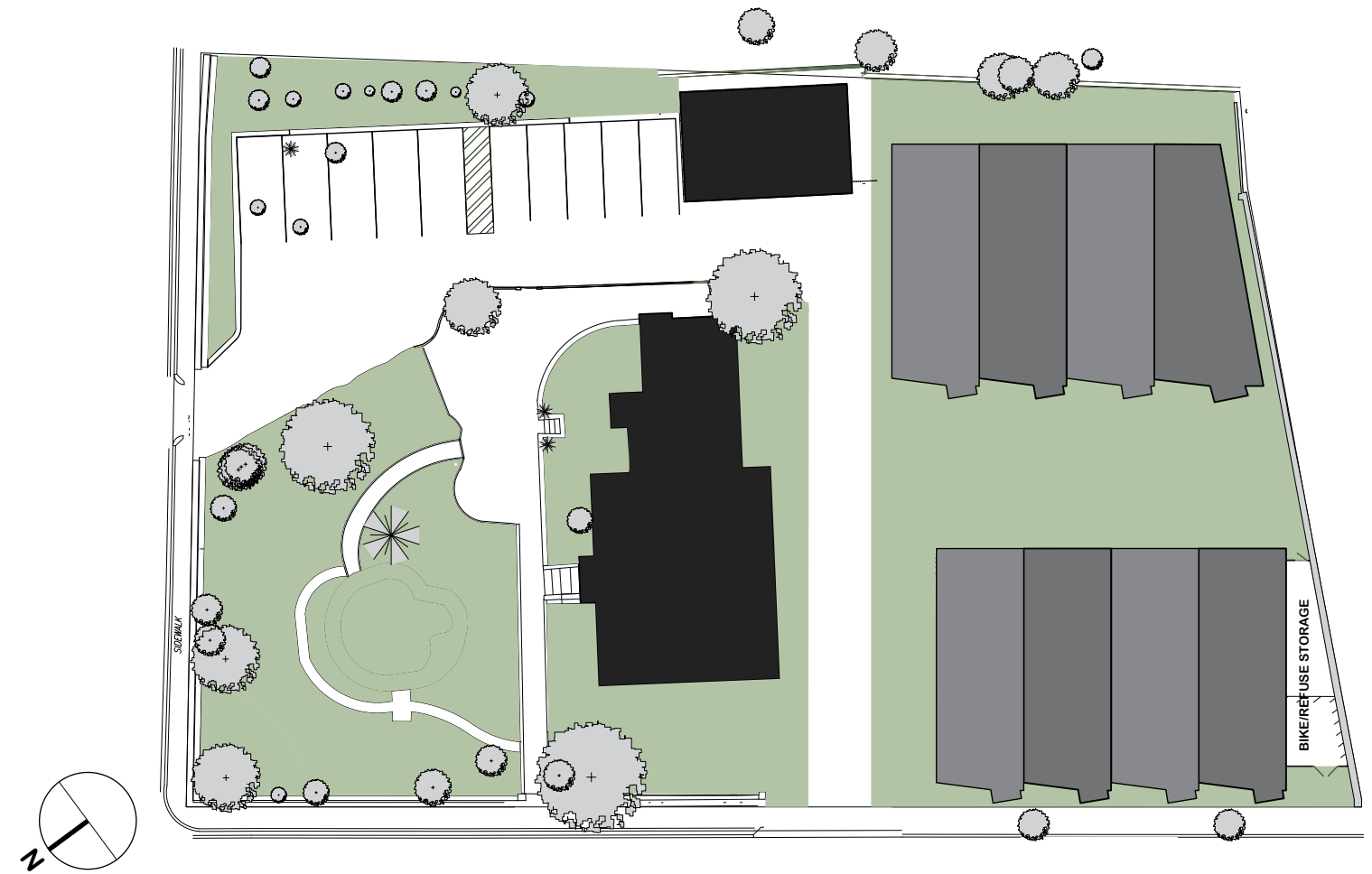
split stack

Project Overview

88 Lambert

Project Goals

- Honor the diverse housing typologies of the neighborhood
- Create more family size units - 3 br, 2.5 bath (~1700SF)
- Honor Henry Hampton's legacy
- Revitalize the original gardens
- Remove decaying garage structures
- Provide sufficient parking to serve new housing
- Add green space
- Preserve NHS mural and update decaying retaining wall
- Provide non-luxury, for-sale housing



88 Lambert

Working With the Neighborhood

What We Heard From the Neighborhood...

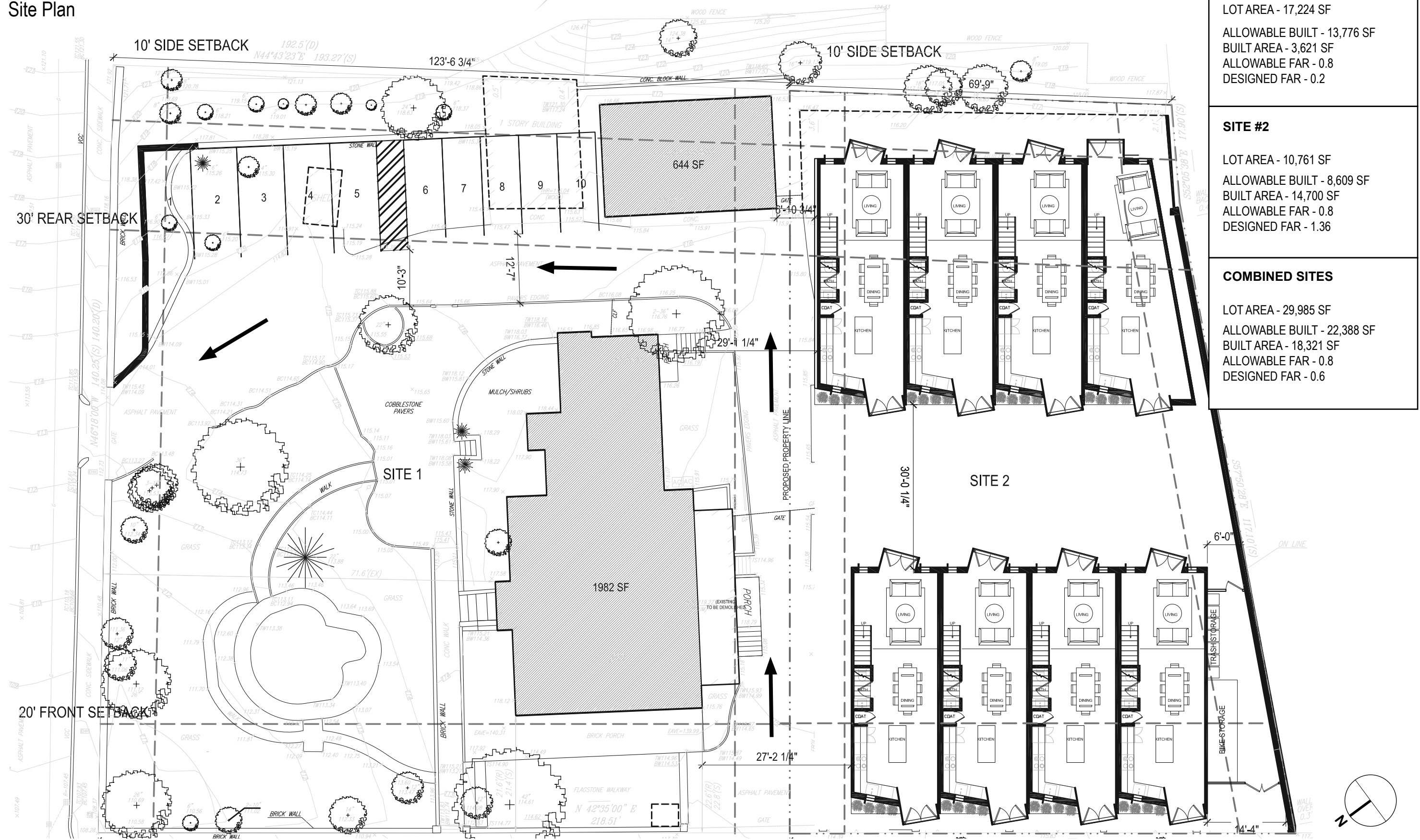
- Provide less density.
- Reduce the number of rentals.
- Honor Henry Hampton and the historical significance of the site.
- Historical House and barn should be preserved

What we are proposing to address concerns...

- Removed (1) full unit on Lambert Ave reducing overall footprint and providing better site lines to green space.
- Created contract stipulation that 6 (of 8) units must be owner occupied.
- Providing a \$20,000 donation to the Nathan Hale School, in celebration of Henry Hanpton and his dedication to early childhood education. Michael and Claudia are in conversation with the Parents Council and School Principal.
- Commission Artist to paint a mural on the wall abutting the Nathan Hale School
- Historical House and Barn will be preserved

88 Lambert

Site Plan



| |
|-----------------------------|
| SITE #1 |
| LOT AREA - 17,224 SF |
| ALLOWABLE BUILT - 13,776 SF |
| BUILT AREA - 3,621 SF |
| ALLOWABLE FAR - 0.8 |
| DESIGNED FAR - 0.2 |

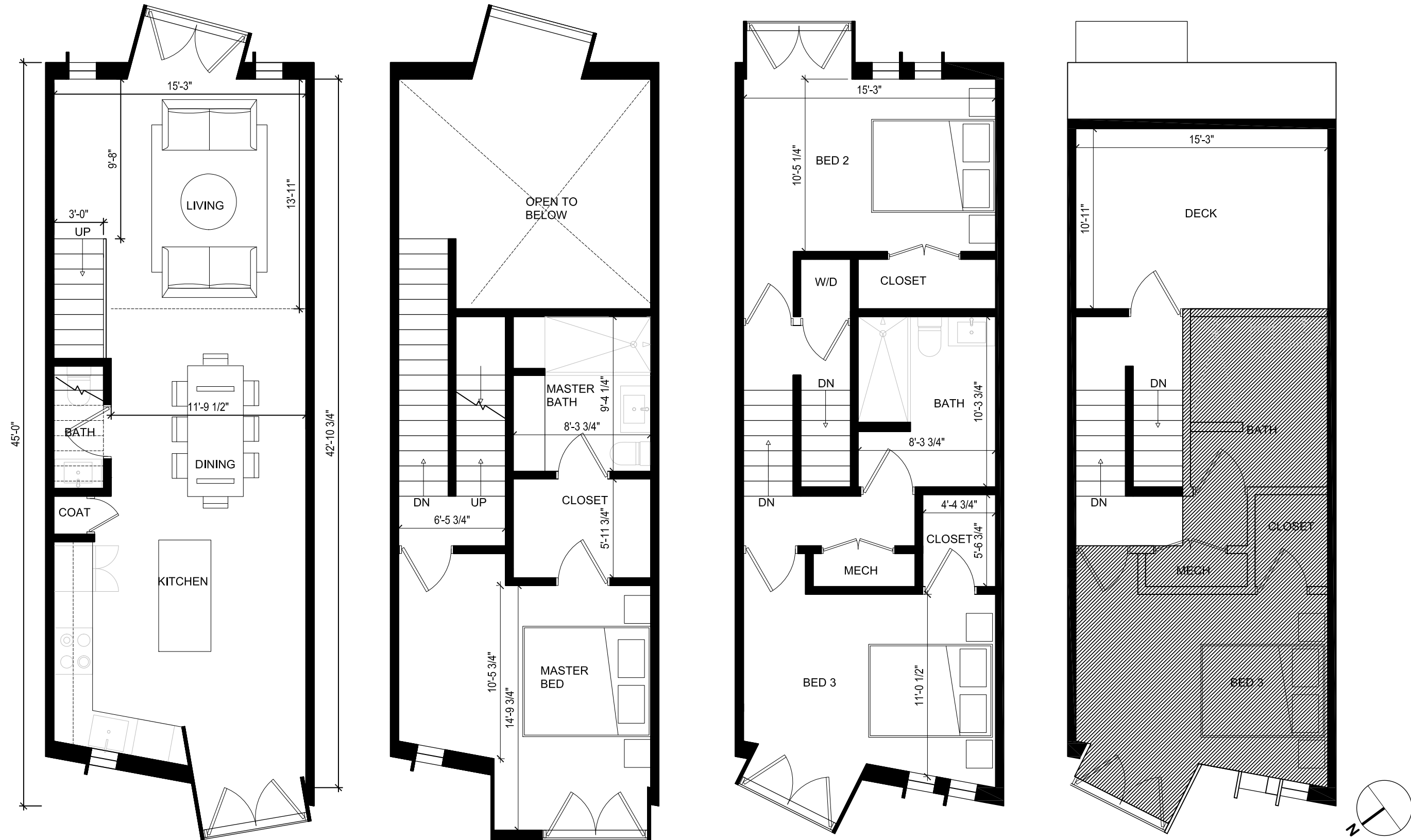
| |
|----------------------------|
| SITE #2 |
| LOT AREA - 10,761 SF |
| ALLOWABLE BUILT - 8,609 SF |
| BUILT AREA - 14,700 SF |
| ALLOWABLE FAR - 0.8 |
| DESIGNED FAR - 1.36 |

| |
|-----------------------------|
| COMBINED SITES |
| LOT AREA - 29,985 SF |
| ALLOWABLE BUILT - 22,388 SF |
| BUILT AREA - 18,321 SF |
| ALLOWABLE FAR - 0.8 |
| DESIGNED FAR - 0.6 |

88 Lambert

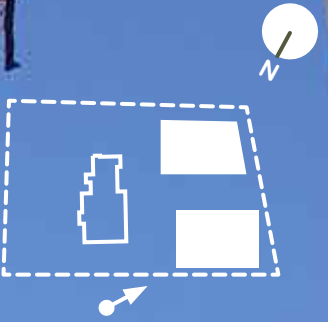
Typical Unit Plan

- ~1700 SF
- 3 Bed 2.5 Bath
- Family Sized



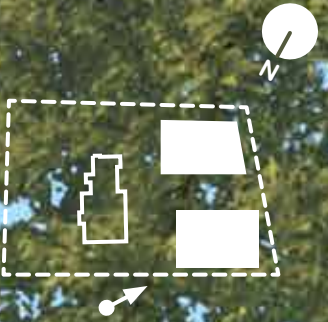
88 Lambert

Street View - Existing



88 Lambert

Street View - Proposed



88 Lambert

Materials

oko skin : glass fiber reinforced concrete panels

- does not require painting/staining
- sustainable (ISO 9001 & 14001 certified)
- variations in length, color, aggregate
- exposed or hidden fasteners



alaskan white cedar : fsc certified

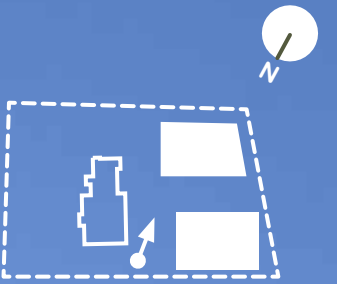


standoff integrated trellis system



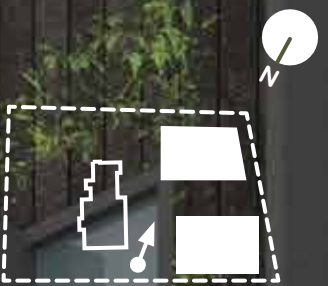
88 Lambert

Driveway View - Existing



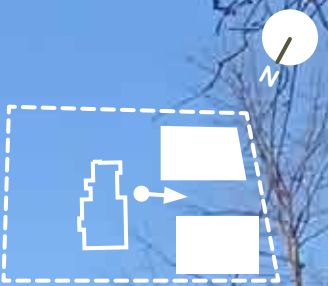
88 Lambert

Driveway View - Proposed



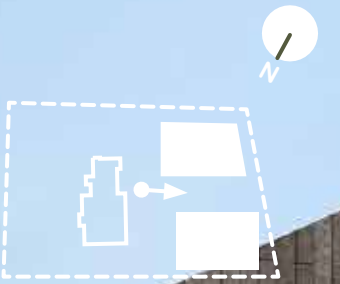
88 Lambert

Courtyard View (Facing West) - Existing



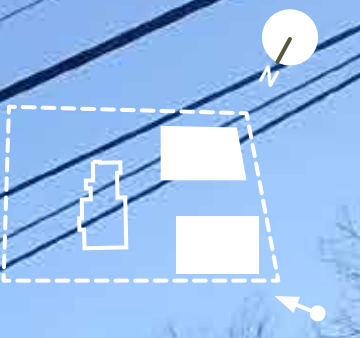
88 Lambert

Courtyard View - Proposed



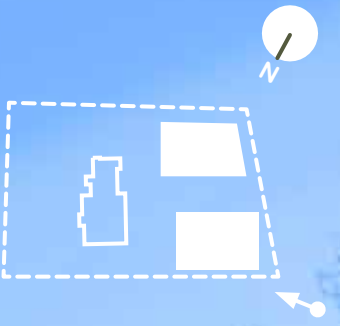
88 Lambert

School View - Existing



88 Lambert

School View - Proposed

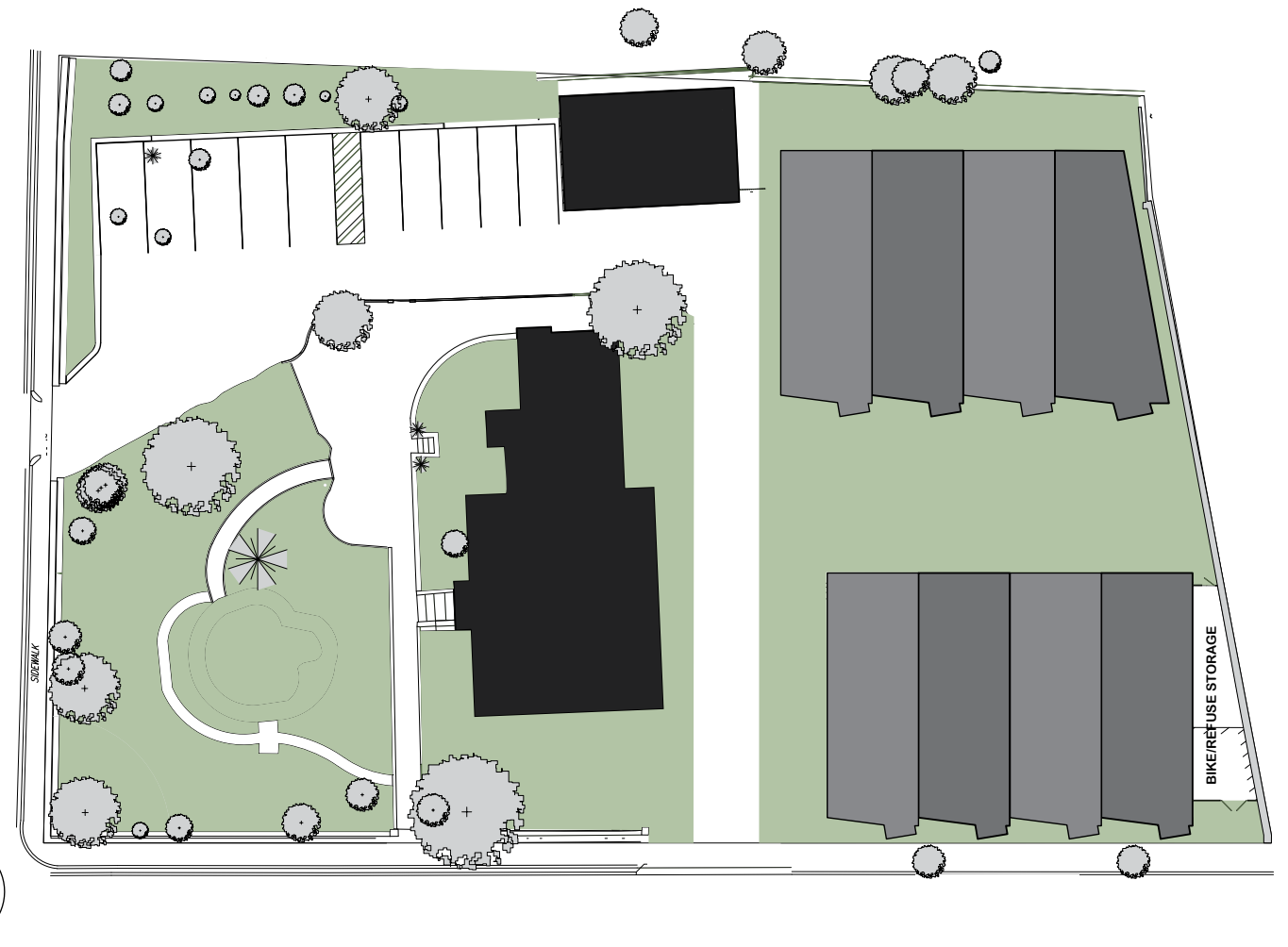


88 Lambert

Site Zoning

VARIANCE LIST

| 88 LAMBERT AVE | VARIANCE REQUIRED | ZONING CODE REFERENCE |
|------------------------|-------------------|---|
| FLOOR AREA RATIO (FAR) | YES | TABLE D - West Roxbury Neighborhood District - Residential Subdistricts - Dimensional Regulations |
| SIDE SETBACK | YES | TABLE D - West Roxbury Neighborhood District - Residential Subdistricts - Dimensional Regulations |
| FRONT SETBACK | YES | TABLE D - West Roxbury Neighborhood District - Residential Subdistricts - Dimensional Regulations |
| REAR SETBACK | YES | TABLE D - West Roxbury Neighborhood District - Residential Subdistricts - Dimensional Regulations |
| OVERALL HEIGHT | NO | 35FT (3 STORIES) |
| USABLE OPEN SPACE | NO | 650 MIN SF PER DWELLING UNIT |
| PARKING | TBD | 1 SPACE PER UNIT LOCATED WITHIN LOT BOUNDARY |



88 Lambert

FAR

SITE #1

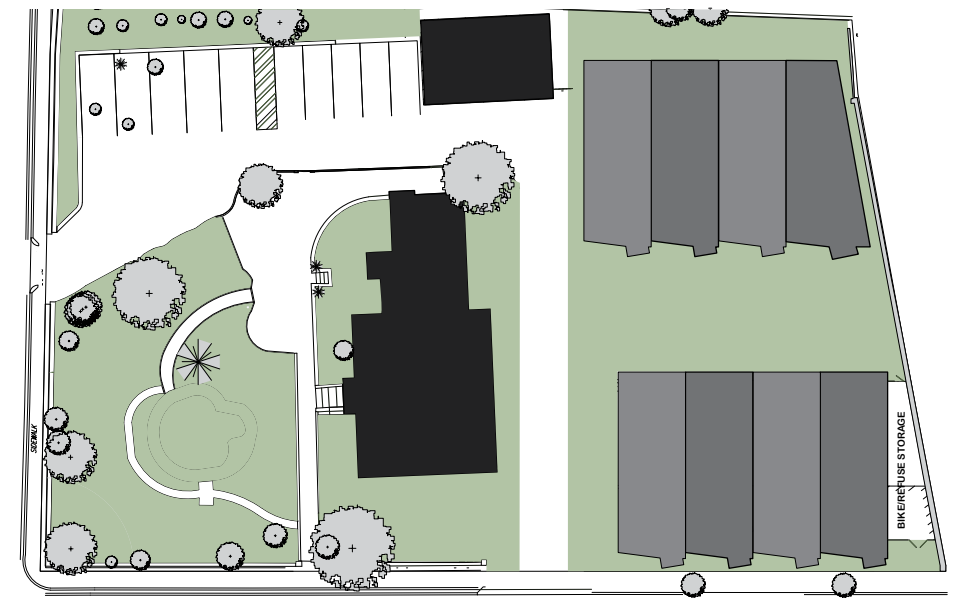
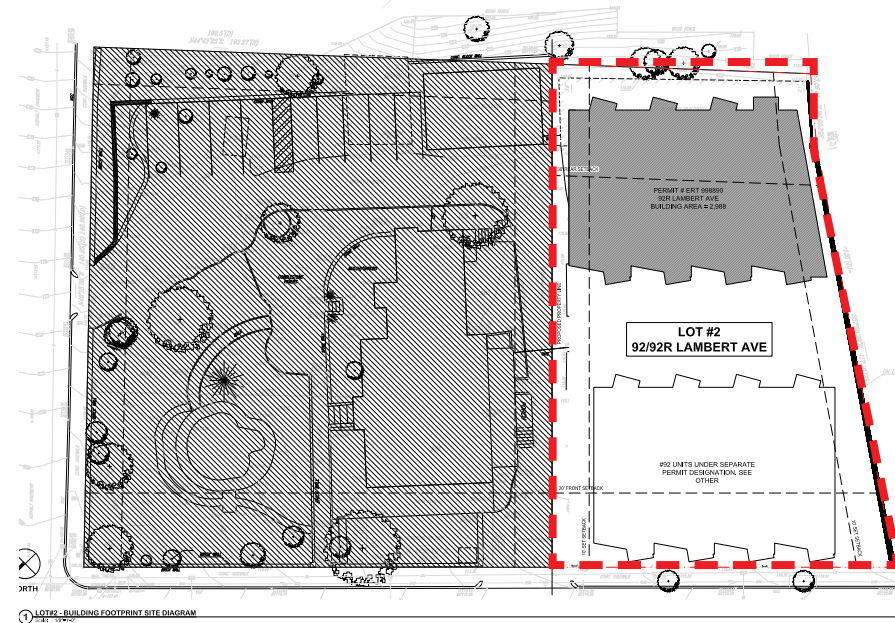
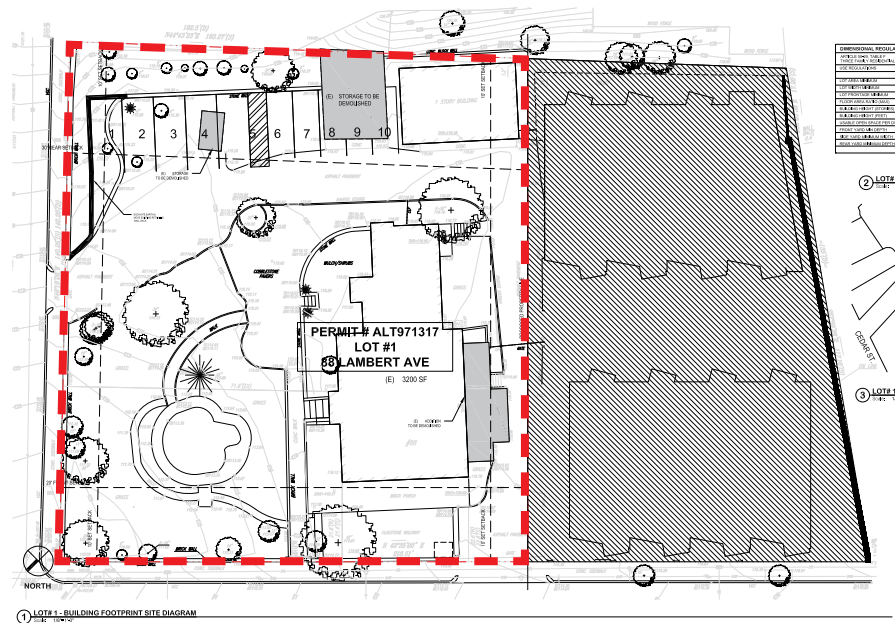
LOT AREA - 17,224 SF
 ALLOWABLE BUILT - 13,776 SF
 BUILT AREA - 3,621 SF
 ALLOWABLE FAR - 0.8
 DESIGNED FAR - 0.2

SITE #2

LOT AREA - 10,761 SF
 ALLOWABLE BUILT - 8,609 SF
 BUILT AREA - 14,700 SF
 ALLOWABLE FAR - 0.8
 DESIGNED FAR - 1.36

COMBINED SITES

LOT AREA - 29,985 SF
 ALLOWABLE BUILT - 22,388 SF
 BUILT AREA - 18,321 SF
 ALLOWABLE FAR - 0.8
 DESIGNED FAR - 0.6



88 Lambert

Impacts



Project Impacts

- 8 New Homes
- Higher wall @ playground (Balls often fly over)
- Replace Imposing Brick wall on Lambert with home entrances
- Safer Entrance/egress of cars via 1-way driveway

Thank You