



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: www.cambridgema.gov/Historic

APPLICATION FOR CERTIFICATE

1. The undersigned hereby applies to the Cambridge Historical Commission for a Certificate of (check one box): Appropriateness, Nonapplicability, or Hardship, in accordance with Chapter 40C of the Massachusetts General Laws and/or Chapter 2.78 of the Municipal Code.
2. Address of property: 27 Craigie Street, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

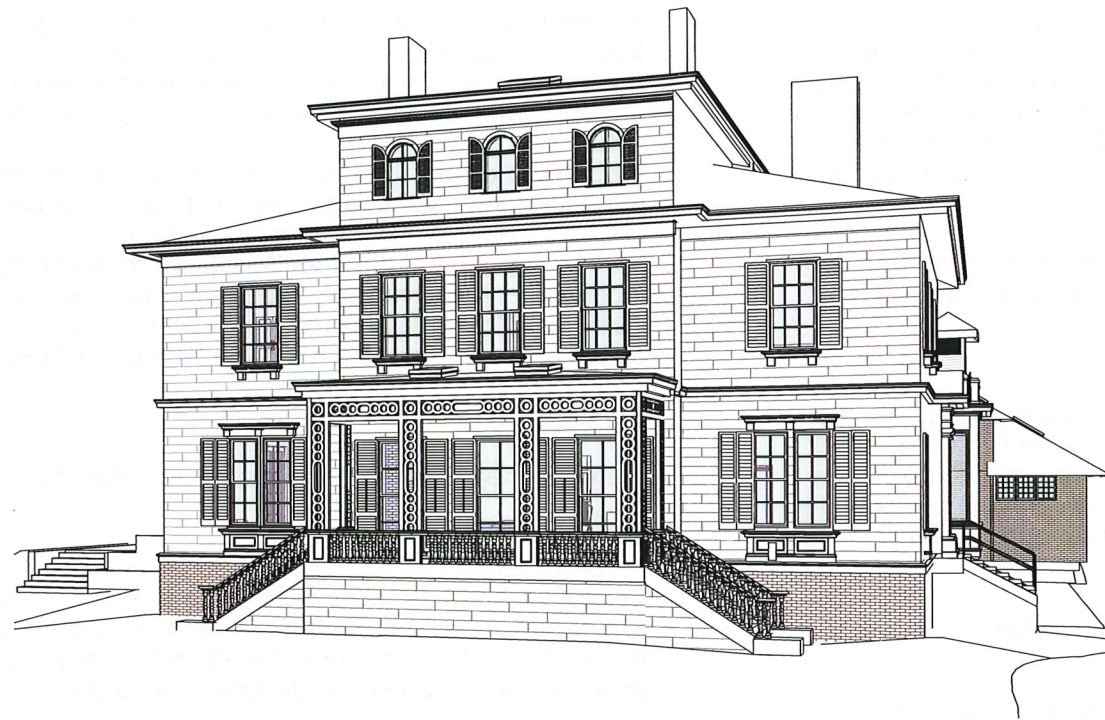
Make minor window alterations to the Craigie Street and Sparks Street facades of the main house. Construct an addition to the side and rear of the main house on the Sparks Street side. At the carriage house add a single pedestrian door and two garage doors. Extend the existing driveway to the rear. Replace inground pool in new location and make changes to the landscape plan.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.
The undersigned also attests that he/she has read the statements printed on the reverse.

Name of Property Owner of Record: Karl Iagnemma, Trustee of 27 Craigie Street Nominee Trust
Mailing Address: 42 Hillside Terrace, Belmont MA 02478
Telephone/Fax: 617 955 9893 E-mail: karl.iagnemma@gmail.com
⇒ Signature of Property Owner of Record: *Karl Iagnemma*
(Required field; the application will not be considered complete without the property owner's signature)

Name of proponent, if not record owner: _____
Mailing Address: _____
Telephone/Fax: _____ E-mail: _____

(for office use only):
Date Application Received: _____ Case Number: _____ Hearing Date: _____
Type of Certificate Issued: _____ Date Issued: _____



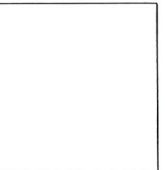
27 CRAIGIE ST. CAMBRIDGE, MA

HISTORIC APPLICATION DRAWINGS

01/11/22

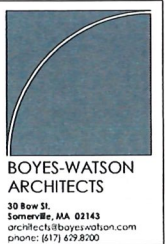
Sheet Name	Sheet Number
COVER	A 000
NARRATIVE	A 001
LANDSCAPE NARRATIVE	A 002
SITE PHOTOS	A 003
ASSESSORS PLAN	A 004
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EXISTING ELEVATION	A 202.1
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EXISTING ELEVATION	A 203.1
PROPOSED ELEVATION	A 203.2
EXISTING & PROPOSED ELEVATIONS	A 204
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EXISTING & PROPOSED ELEVATIONS	A 206
EXISTING & PROPOSED ELEVATIONS	A 207
VIEW FROM COURTYARD	A 600
VIEW FROM YARD	A 601
VIEW FROM POOL	A 602

No.	Description	Date



client
HOME OWNER

title
COVER
project
27 CRAIGIE ST. CAMBRIDGE, MA



job number 20370

scale

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 000

27 Craigie Street Project Description

Cambridge Historical Commission Application 1.11.22

Site Overview

The existing site consists of a 36,178 square foot lot located on the corner of Craigie Street and Sparks Street. There are currently two buildings on the lot: The first a main three story house and the other a two story brick carriage house, located at the rear as you view the property from Craigie Street.

The site's street frontage currently has substantial trees and shrubbery around the perimeter and is largely fenced. A driveway leads from Craigie Street past the house to the Carriage House. Behind the house is a large parking lot paved in asphalt between the two buildings. The northeast corner of the site has a terraced and fenced area with a non-functional in-ground pool (currently decked over to prevent accidents.) This area of the site was previously levelled as a terrace, likely at the time the pool was installed, including stone retaining walls and fencing around the pool area. The proposal for the main house includes extensive restoration of the house and construction of a rear addition that has three components, a glazed porch facing the lawn, a garden pavilion, and a rear porch or loggia.

The following is a narrative describing the proposed alterations, first to the Main House, and then the Carriage House, with a separate narrative regarding the proposed landscape changes.

Main House

At the main house there are some general restoration items. The proposal is to preserve as the existing windows, siding and trim that is in sound condition. The sash at the existing windows will be removed and replaced to match, enabling the storm windows to be removed. The existing roofs will remain, with gutters and downspouts reworked where required to prevent further water damage. All the components will be repaired as required, and the house repainted in colors to be determined.

Reviewing exterior changes to each elevation at the Main House in more detail:

Craigie Street (South) Elevation:

Front Porch: Although the front porch has been previously repaired, both structural and cosmetic failures are apparent. As a result, portions of the front porch will be reconstructed to match the existing. Three skylights will be added to the porch roof. (Note that due to the height of the roof, these skylights will not be visible from the street.)

Window changes: The center window at the second floor that is currently shuttered will be opened up with a matching window.

The addition: The garden pavilion addition is also visible on this elevation. See the description of the North Elevation.

Right side (East) Elevation

Front Steps: The wooden stoop which is rotten will be replaced in like kind and the steel railing replaced with two simple steel rails each side.

Bay: The bay has deteriorated badly and will be reconstructed. The windows will be replaced with divided light layouts to match the rest of the first floor.

The addition: The garden pavilion addition is also visible on this elevation. See the description of the North Elevation.

Sparks Street (West) elevation:

Garden access: The central window at the first floor will be replaced with a French door, with casings to match the adjacent windows exactly. A new stoop will be constructed leading to the West lawn.

The addition: The addition is also visible on this elevation. See the description of the North Elevation.

Rear (North) elevation (Left side elevation per zoning)

Removal of second floor rear stair bump out: The small second floor bump out from the main body of the building will be removed allowing the addition of a new window lighting the main stair.

Window changes: At the second floor the window locations will be modified and new windows installed. A new double width stair window will be added. At the third floor two windows will be added between the existing windows to match the adjacent ones.

Siding: The clapboards will be replaced with siding to match the rest of the house.

Courtyard: A new garden courtyard will be created between the two buildings.

New Addition: The addition consists of three connected elements, the first a glazed-in porch facing the West lawn, the second a latticed columned garden pavilion directly abutting the pool, and the third a rear porch or loggia, partially enclosed, facing the Carriage House.

The first element, the glazed porch facing the West lawn, will be detailed similar to the front entrance with Tuscan pilasters with entasis placed against the walls. This element will have a flat roof.

The second element, the Garden Pavilion, will consist of mainly glass walls with a paired columns with lattice infills, intended to be substantially covered with vines. The roof will be a standing seam zinc roof to match the roofs on the existing house.

The third element of the addition is the partially enclosed porch or loggia along the rear of the main house, not visible from the street, which provides a covered rear entry, a mudroom and pantry, and a modest kitchen expansion. Parts of the new porch roof will be glazed. The porch columns will match the front porch. An access directly to the basement will be also be created.

Carriage House

There are the proposed changes to three elevations of the Carriage House.

Right Side (East) Elevation

It is proposed to extend the driveway to the far northeast corner of the lot and add two garage doors on the east façade. This façade is seen at a very oblique angle from the street (it subtends a five degree visual angle when viewed from Craigie Street). Relocation of the garage doors allows for transformation of the area between the carriage house and main house from an asphalt parking lot into a courtyard designed for outdoor dining and relaxation.

Sparks Street (South) Elevation facing the rear of the existing house.

It is proposed to change the door in the archway to glazed door. Also, behind the existing sliding doors a glazed demountable screen will be added, which will be visible when the existing doors are slid open.

Sparks Street (West) Elevation

A 3' x 7' glazed door will be added to provide access from the pool terrace into the carriage house where pool related facilities will be located. At the existing arched opening, the windows will be replaced by windows that fill the entire opening....the railing will be restored as is.

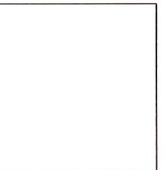
Rear (North) Elevation

There are no changes proposed to the Carriage House rear elevation.

Proposed Changes to the Site Plan

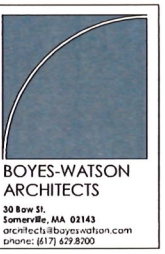
The proposal is to revitalize and rejuvenate, but otherwise maintain the street edge planting and front lawn. The driveway will be extended to the Northeast corner of the lot. The current asphalt driveway surface will be replaced by cobblestone-edged chip seal and native granite. In place of the previous asphalt parking lot, a gravel courtyard will be formed by the main house, carriage house, and new pavilion. (In sum these changes will result in the removal of approximately 700 square feet of asphalt-paved surface.) The pool terrace will be kept at its existing elevation and extended slightly south, and the west lawn will be modestly regraded to level it, with a new access stair provided from the west elevation. The details of the site changes are further outlined in the Landscape narrative and- the proposed landscape drawings.

No.	Description	Date



client
HOME OWNER

title
NARRATIVE
project
27 CRAIGIE ST. CAMBRIDGE, MA



job number 20370

scale

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 001

GREGORY LOMBARDI DESIGN

Landscape Architecture

27 Craigie Street Description of Proposed Landscape Changes

The existing landscape for the Craigie Street residence compliments the original era of the home. An open front lawn allows a subtle glimpse of the house from Craigie Street while the plant beds buffer private use of this lawn from the public. An existing pool is tucked on the west side of the carriage house and a private drive quickly moves north and out of the main front elevation view.

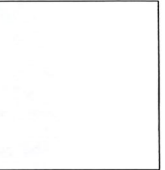
The proposed landscape will mimic and improve upon the existing elements. The meandering plant beds will be renovated and improved by clearing out declining or forlorn plant material and we will add back appropriate understory trees and shrubs. We intend to strengthen the current privacy screenings around the site with a primary focus on the pool and parking areas. The open nature of the front lawn on the south side of the house will remain.

The driveway location will remain the same, but we intend to soften its appearance with a more natural looking stone finish. A new parking zone for family and guests will be added behind the house. Tucked carefully behind the main body of the building, the vehicular zone will be obscured from the street. This change to the current parking conditions will allow for more daily use of a new interior garden courtyard between the house and the carriage house.

Adjacent to the new pavilion structure, we intend to build a series of terraces that are for family use. Lush layers of plants will provide some privacy from the neighboring views as well as some texture and scale to the space. A new pool will be sited in the same vicinity as the existing pool and will meet today's standards for pool safety and enjoyment.

The public views of the landscape from Sparks Street and Craigie Street will predominately remain as you see them today. We intend to maintain the current fence language around the property. There is currently an existing pedestrian gate off of Sparks Street that may need some repairs, but we are not planning any changes to the gate at this time.

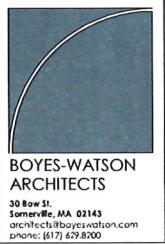
No.	Description	Date



client
HOME OWNER

title
LANDSCAPE NARRATIVE

project
27 CRAIGIE ST. CAMBRIDGE, MA



BOYES-WATSON ARCHITECTS
30 Row St.
Somerville, MA 02143
architect@boyeswatson.com
phone: (617) 629-8200

job number 20370

scale

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 002

2235 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS 02140

T. 617.492.2808 F. 617.492.2904 WWW.LOMBARDIDESIGN.COM



VIEW FROM CORNER OF SPARKS ST. & CRAIGIE STREET



VIEW FROM CRAIGIE ST.



VIEW FROM CRAIGIE STREET



VIEW FROM SPARKS ST.



LEFT FACADE (FACING SPARKS STREET)



VIEW OF MAIN ENTRANCE FROM DRIVEWAY



REAR OF BUILDING

No.	Description	Date

client
HOMEOWNER

SITE PHOTOS

27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
 30 Row St.
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 629-8000

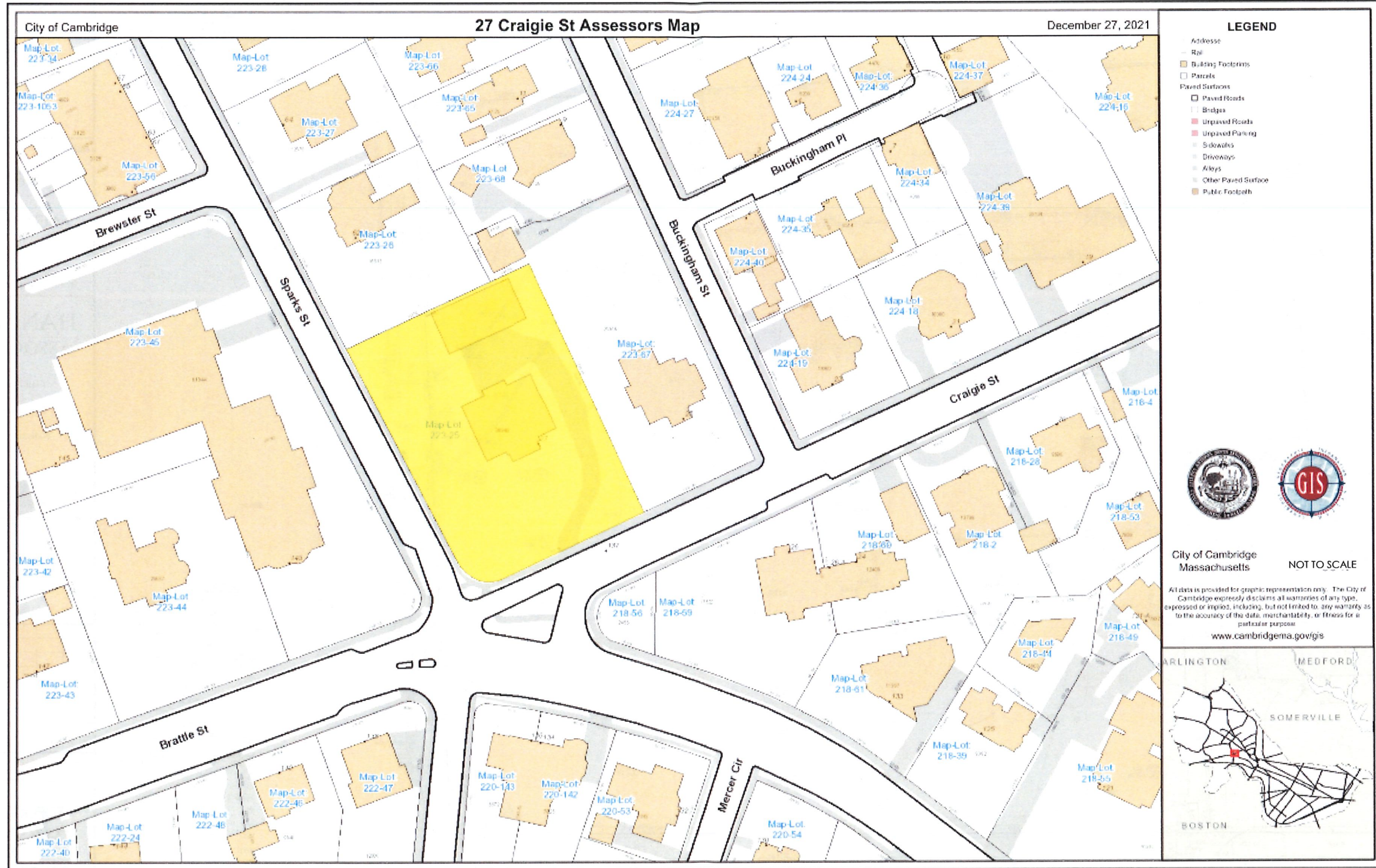
job number 20370

scale

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 003



No.	Description	Date

client
HOME OWNER

title
ASSESSORS PLAN

project
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
 30 New St.
 Somerville, MA 02143
 architect@boyeswatson.com
 phone: (617) 629-8700

job number **20370**

scale

date issued **01/11/22**

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 004

ASSESSORS: MAP 223, LOT 25
 REFERENCES: DEED BOOK 78173 PAGE 56.3
 RECORD OWNER:
 THE 27 CRAIGIE STREET NOMINEE TRUST

FREDERICK H. HORTON & KATHERINE E. RYAN
 DEED BOOK 3,1819, PAGE 4
 PLAN BOOK 308, PLAN 47

NOTES:
 1) ELEVATIONS SHOWN HEREON ARE BASED ON CAMBRIDGE CITY DATUM.
 2) PROJECT SOURCE BENCHMARK IS THE TOP SOUTHEAST CORNER OF A CONCRETE FOUNDATION LOCATED ON THE WESTERLY SIDE OF SPARKS STREET, LOCATED 145.46' SOUTHERLY OF HEMLOCK ROAD.
 3) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

27 CRAIGIE STREET

Cambridge, Massachusetts

PREPARED FOR
KARL IAGNEMMA

42 Hillside Terrace
 Belmont, Massachusetts 02478

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Wetland Scientists

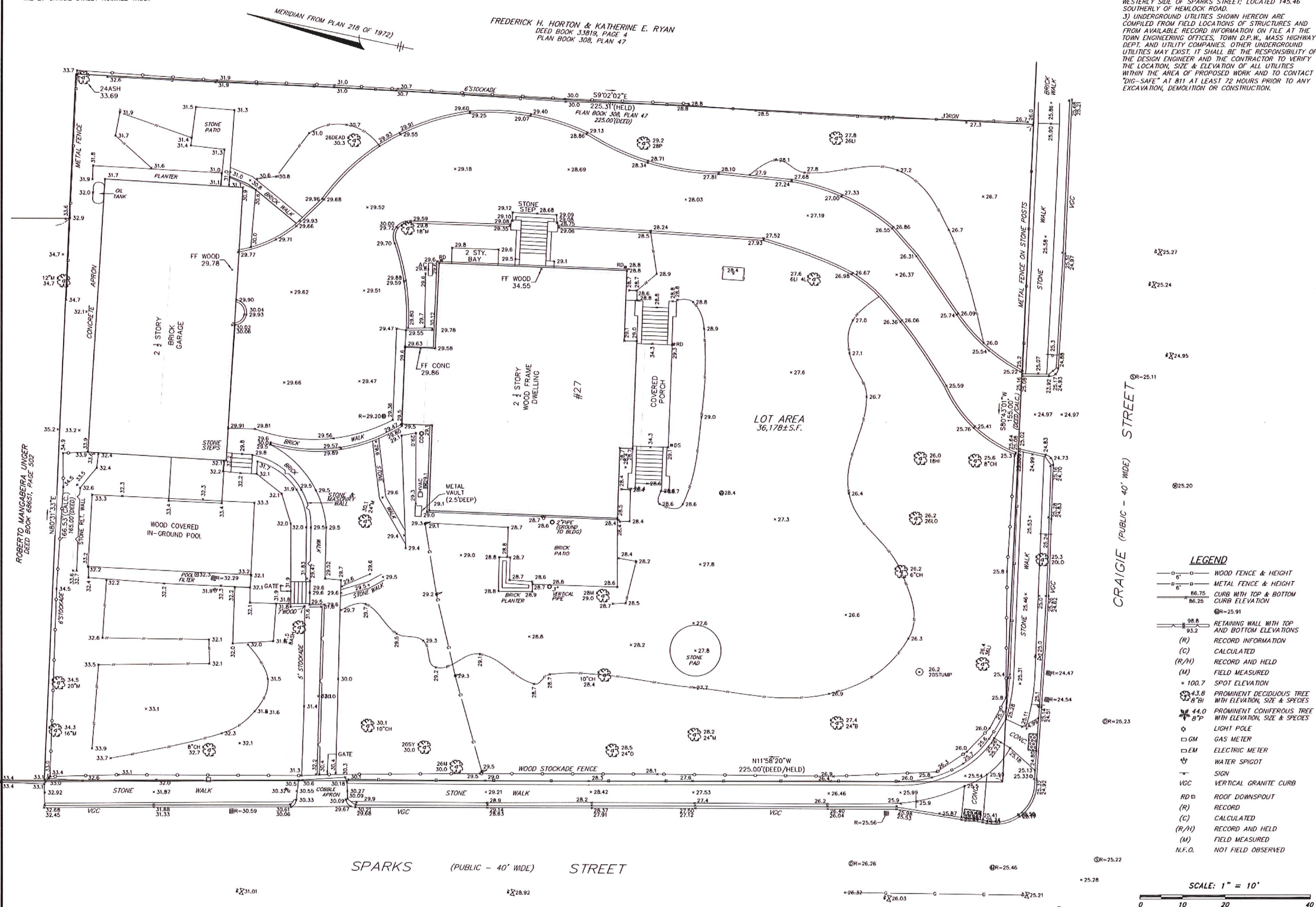
185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM

No.	Description	Date

client
HOME OWNER

SITE SURVEY - BY OTHERS (FOR REFERENCE ONLY)

27 CRAIGIE ST. CAMBRIDGE, MA

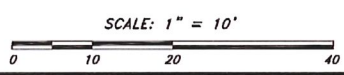


- LEGEND**
- WOOD FENCE & HEIGHT
 - METAL FENCE & HEIGHT
 - CURB WITH TOP & BOTTOM CURB ELEVATION
 - RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS
 - (R) RECORD INFORMATION
 - (C) CALCULATED
 - (R/H) RECORD AND HELD
 - (M) FIELD MEASURED
 - SPOT ELEVATION
 - PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE & SPECIES
 - PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE & SPECIES
 - LIGHT POLE
 - GAS METER
 - ELECTRIC METER
 - WATER SPOUT
 - SIGN
 - VERTICAL GRANITE CURB
 - ROOF DOWNSPOUT
 - (R) RECORD
 - (C) CALCULATED
 - (R/H) RECORD AND HELD
 - (M) FIELD MEASURED
 - N.F.O. NOT FIELD OBSERVED

TOPOGRAPHIC PLAN OF LAND IN CAMBRIDGE, MA

DWG: 254275V.dwg
 LAYOUT: topo plan
 SHEET: 2 OF 39
 PROJECT NO.: 23515

L1.1



BOYES-WATSON ARCHITECTS
 38 Bow St.
 Somerville, MA 02143
 architect@boyes-watson.com
 phone: (617) 679-8300

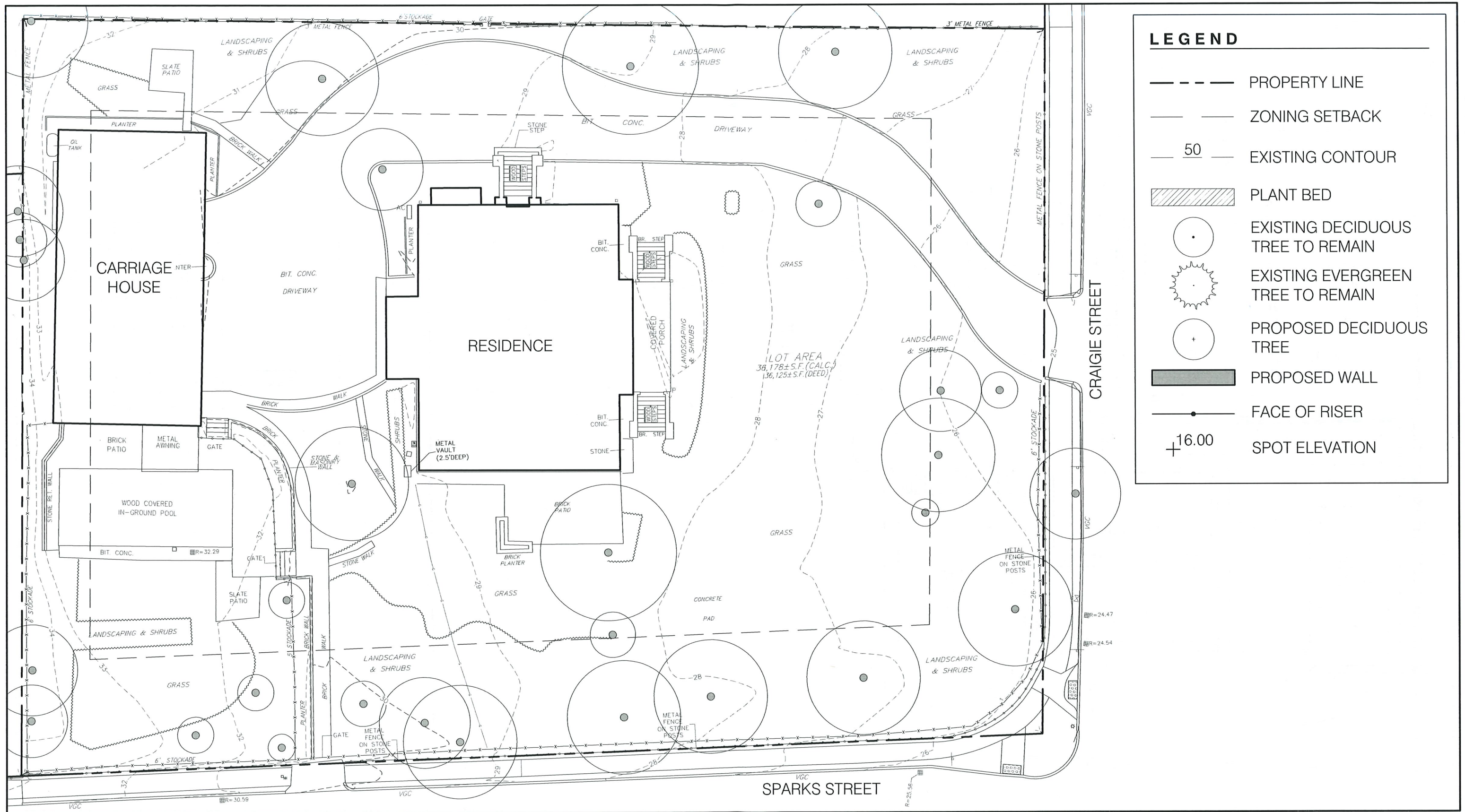
job number 20370

scale

date issued 01/11/22


HISTORIC APPLICATION DRAWINGS

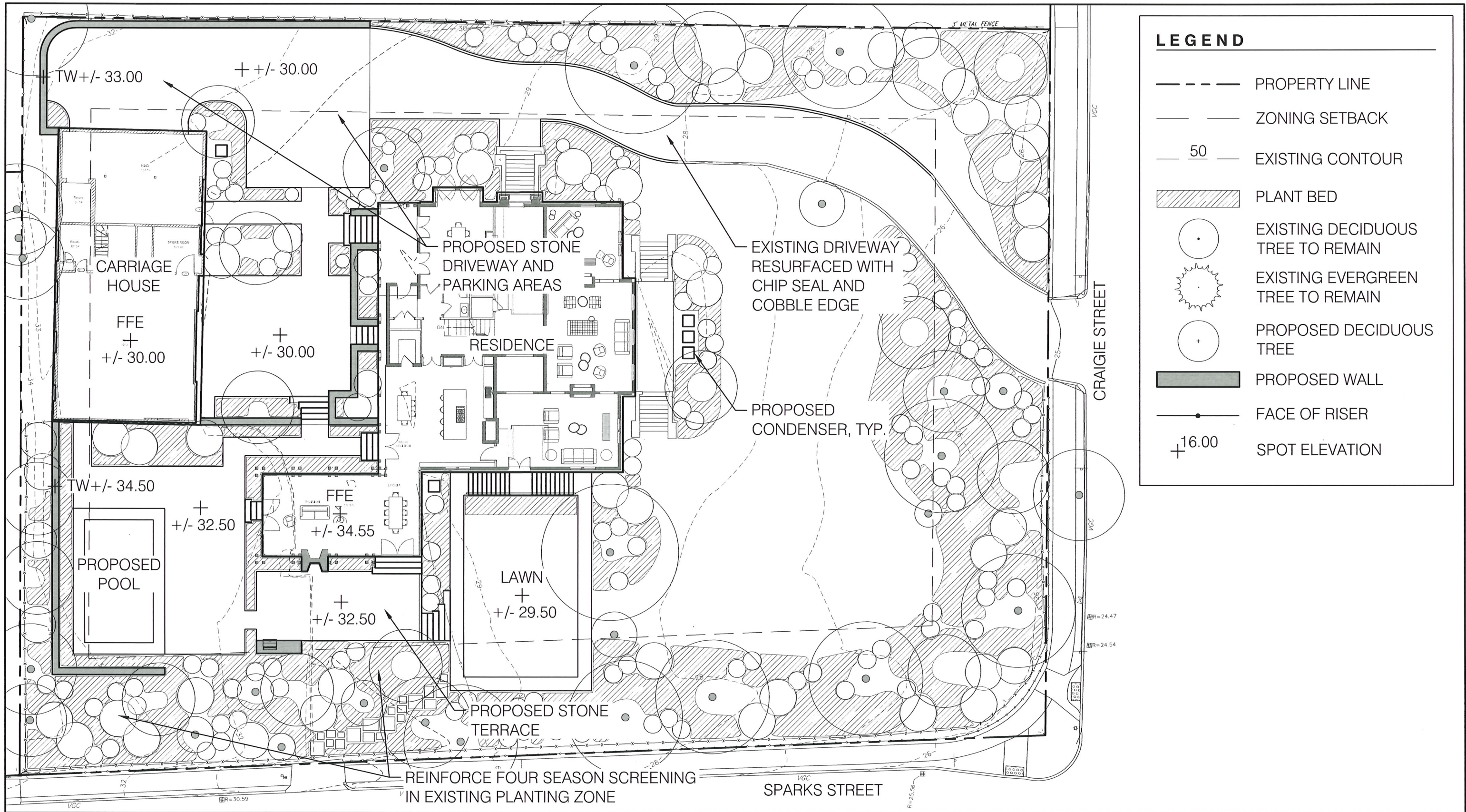
Sheet no.
A 005



LEGEND

- PROPERTY LINE
- - - ZONING SETBACK
- 50 EXISTING CONTOUR
- [Hatched Box] PLANT BED
- (Circle with dot) EXISTING DECIDUOUS TREE TO REMAIN
- (Circle with star) EXISTING EVERGREEN TREE TO REMAIN
- (Circle with +) PROPOSED DECIDUOUS TREE
- [Solid Grey Box] PROPOSED WALL
- FACE OF RISER
- +16.00 SPOT ELEVATION

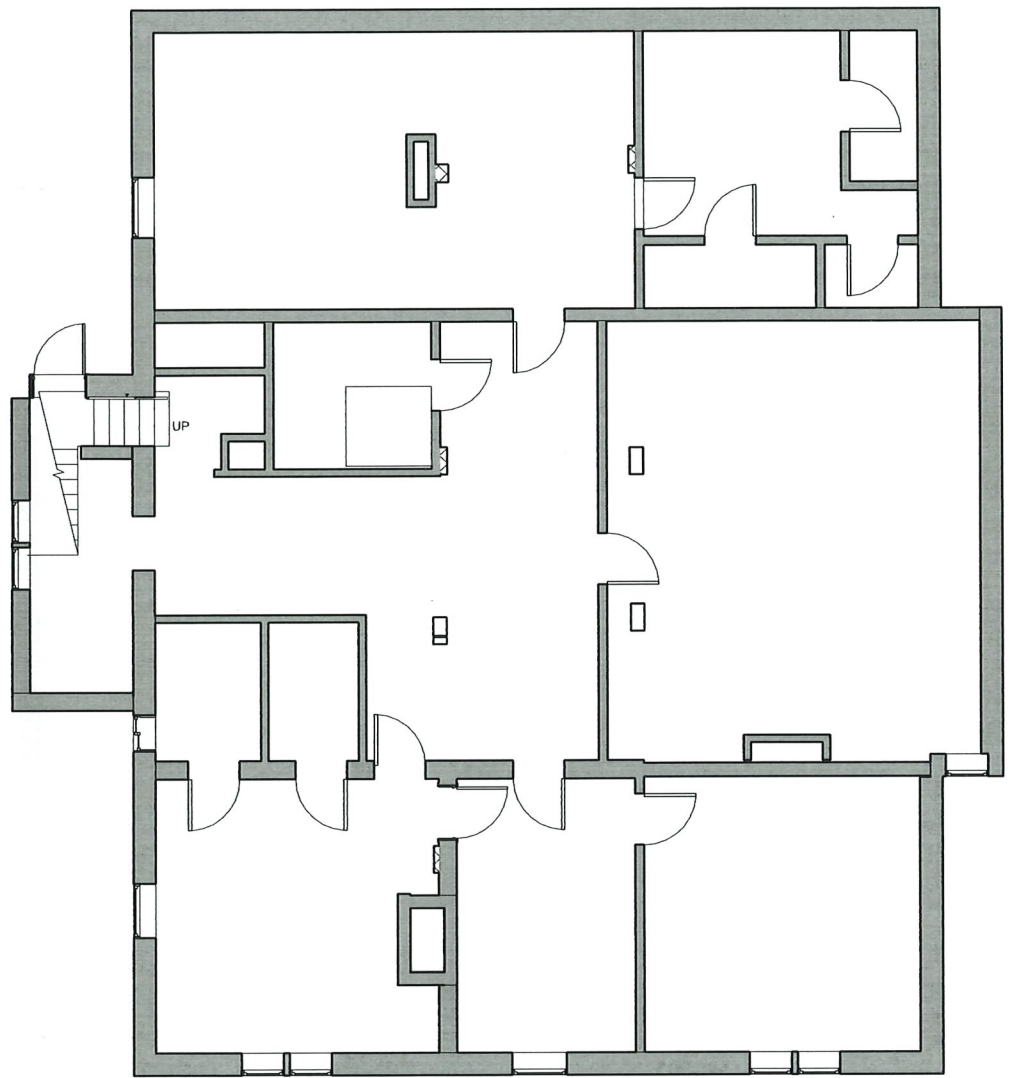
PRIVATE RESIDENCE		27 CRAIGIE STREET, CAMBRIDGE, MASSACHUSETTS		EXISTING CONDITIONS		Sheet Reference: -	
GREGORY LOMBARDI DESIGN <i>Landscapes Architecture</i> 2235 Massachusetts Avenue Cambridge, Massachusetts 02140 Phone 617.492.2808 Fax 617.492.2904						Scale: 1"=20'-0" Date: 2022/01/11	
						Drawn By: EK Project Number: 21056	
						 NORTH	
							1



PRIVATE RESIDENCE 27 CRAIGIE STREET, CAMBRIDGE, MASSACHUSETTS	SITE PLAN	Sheet Reference: -	
GREGORY LOMBARDI DESIGN <i>Landscape Architecture</i> 2235 Massachusetts Avenue Cambridge, Massachusetts 02140 Phone 617.492.2808 Fax 617.492.2904		Scale: 1"=20'-0"	Date: 2022/01/11
		Drawn By: EK	Project Number: 21056



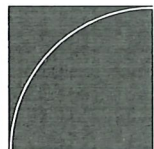
Keynote Legend



No.	Description	Date

client
HOME OWNER

title
EXISTING BASEMENT FLOOR PLAN
project
27 CRAIGIE ST. CAMBRIDGE, MA



BOYES-WATSON ARCHITECTS
 30 Bow St.
 Somerville, MA 02143
 arc@rectusilboyes-watson.com
 phone: (617) 679-8200

job number 20370

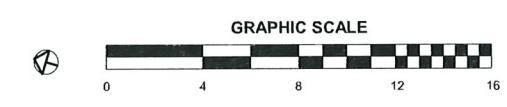
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date issued 01/11/22

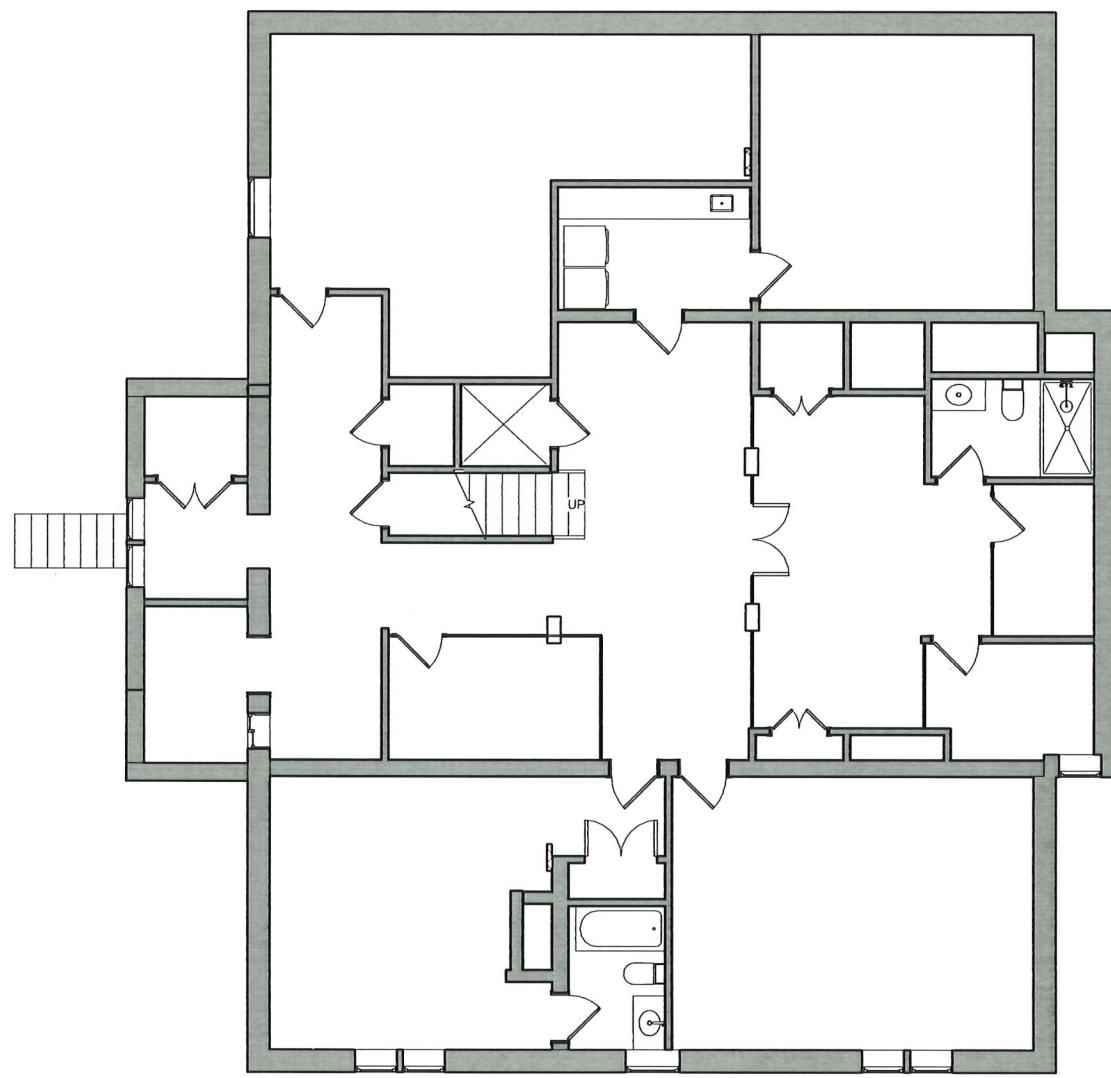
HISTORIC APPLICATION DRAWINGS

Sheet no.
A 101.1

① BASEMENT - EXISTING



1/14/2022 10:06:16 AM




Keynote Legend

No.	Description	Date

client
HOME OWNER

title
PROPOSED BASEMENT FLOOR PLAN

project
27 CRAIGIE ST. CAMBRIDGE, MA



BOYES-WATSON ARCHITECTS
 30 Howe St.
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 629-8200

job number 20370

scale 3/16" = 1'-0"

date issued 01/11/22

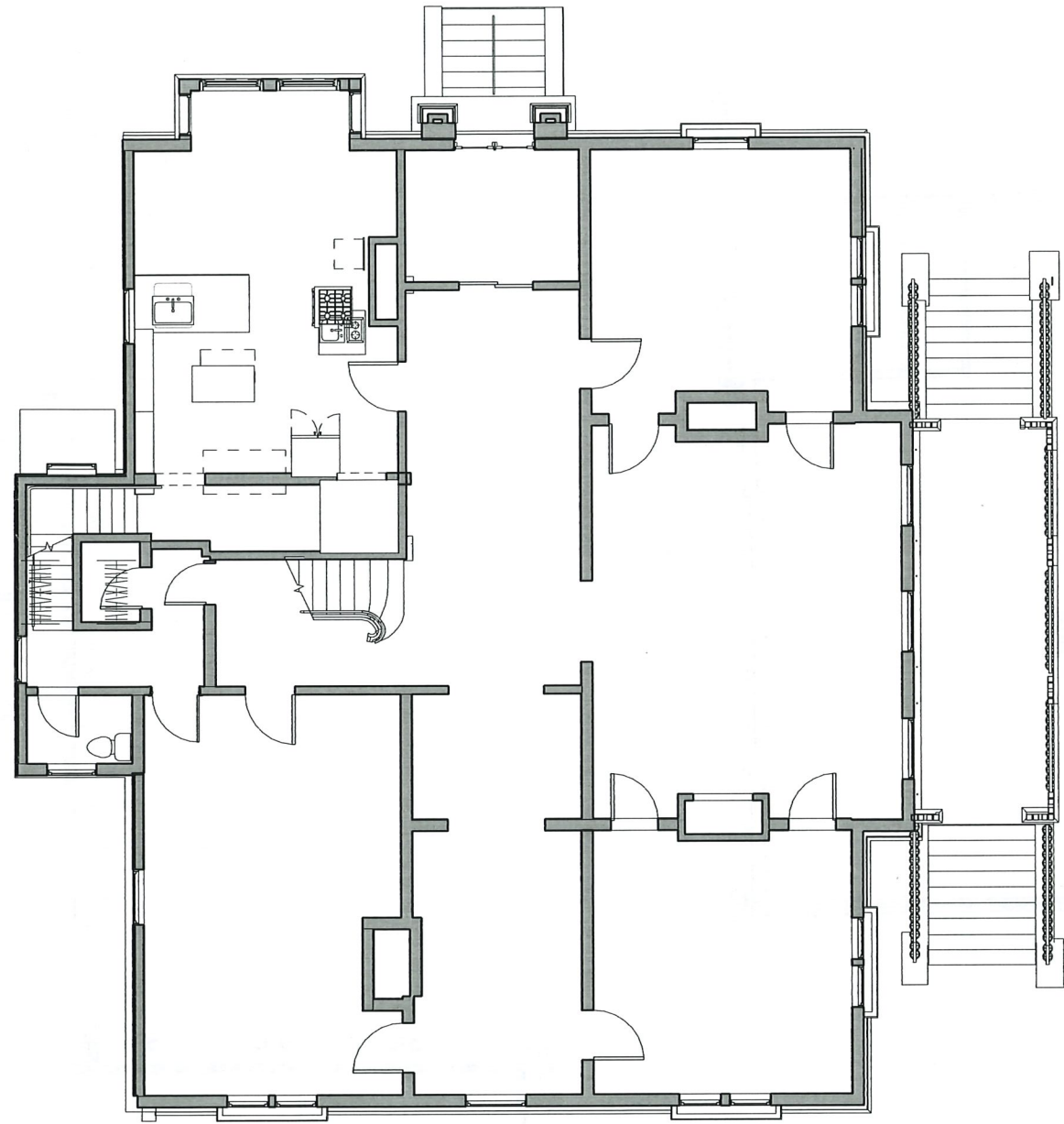
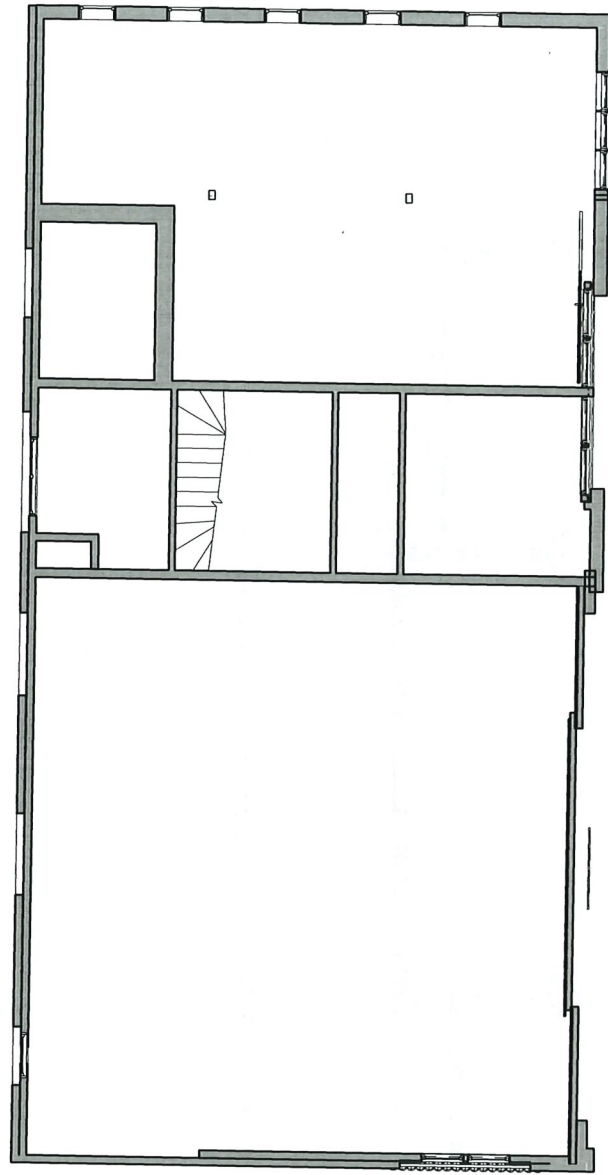
HISTORIC APPLICATION DRAWINGS

Sheet no.
A 101.2

① BASEMENT - PROPOSED



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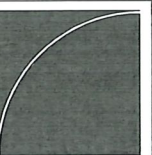
Keynote Legend

No.	Description	Date

client
HOME OWNER

title
EXISTING FIRST FLOOR PLAN

project
27 CRAIGIE ST. CAMBRIDGE, MA



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
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phone: (617) 659-8200

job number 20370

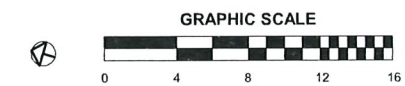
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date issued 01/11/22

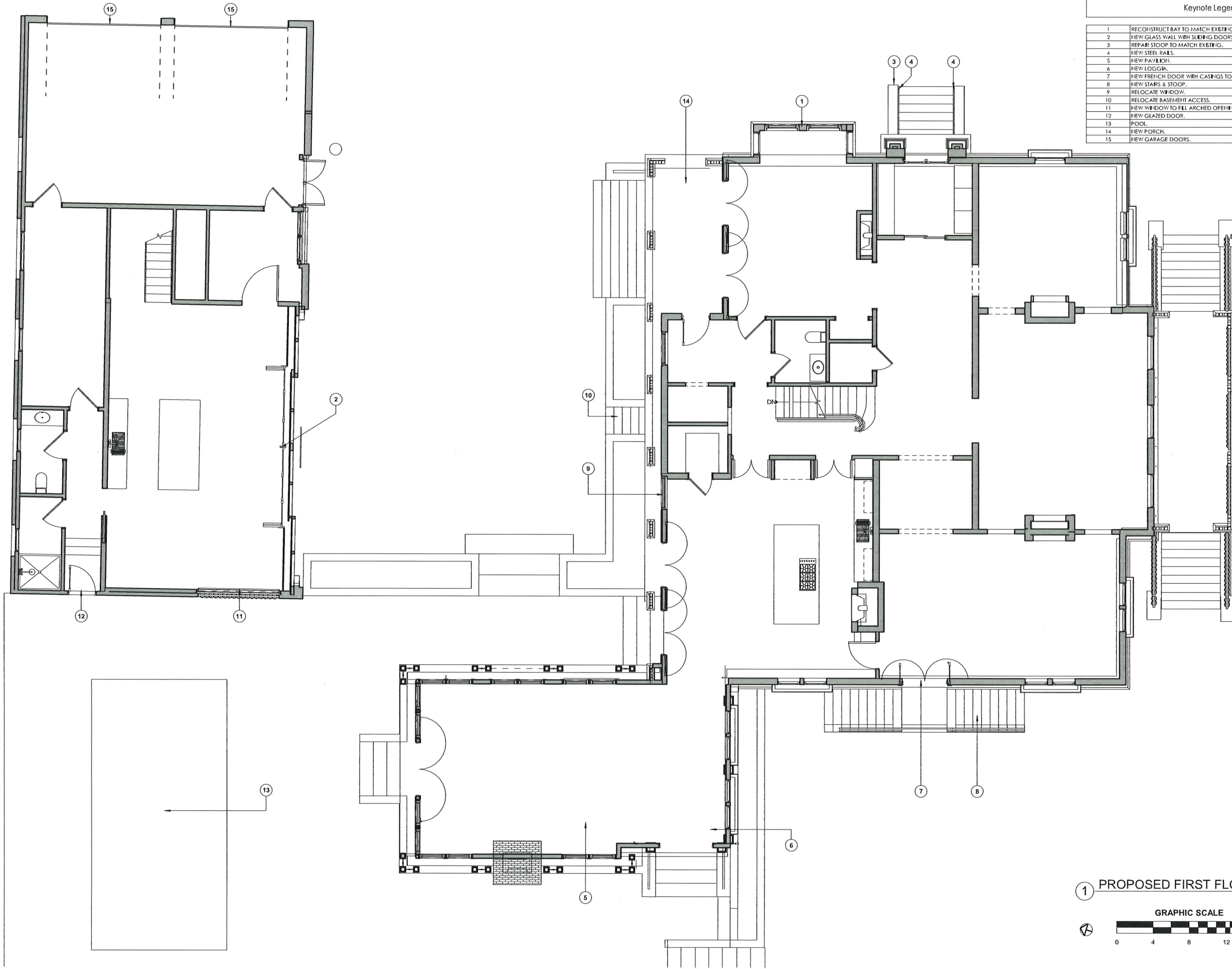
HISTORIC
APPLICATION
DRAWINGS

Sheet no.
A 102.1

① EXISTING FIRST FLOOR PLAN



Keynote Legend	
No.	Description
1	RECONSTRUCT BAY TO MATCH EXISTING.
2	NEW GLASS WALL WITH SLIDING DOORS
3	REPAIR STOOP TO MATCH EXISTING.
4	NEW STEEL RAILS.
5	NEW FAY FLISH.
6	NEW LOGGIA.
7	NEW FRENCH DOOR WITH CASINGS TO MATCH ADJACENT WINDOWS.
8	NEW STAIRS & STOOP.
9	RELOCATE WINDOW.
10	RELOCATE BASEMENT ACCESS.
11	NEW WINDOW TO FILL ARCHED OPENING.
12	NEW GLAZED DOOR.
13	POOL.
14	NEW PORCH.
15	NEW GARAGE DOORS.



No.	Description	Date

client
HOME OWNER

PROPOSED FIRST FLOOR PLAN
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
30 Ross St.
Somerville, MA 02143
architects@boyes-watson.com
phone: (617) 629-8300

job number 20370

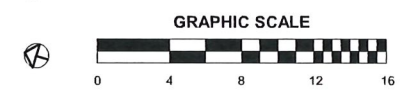
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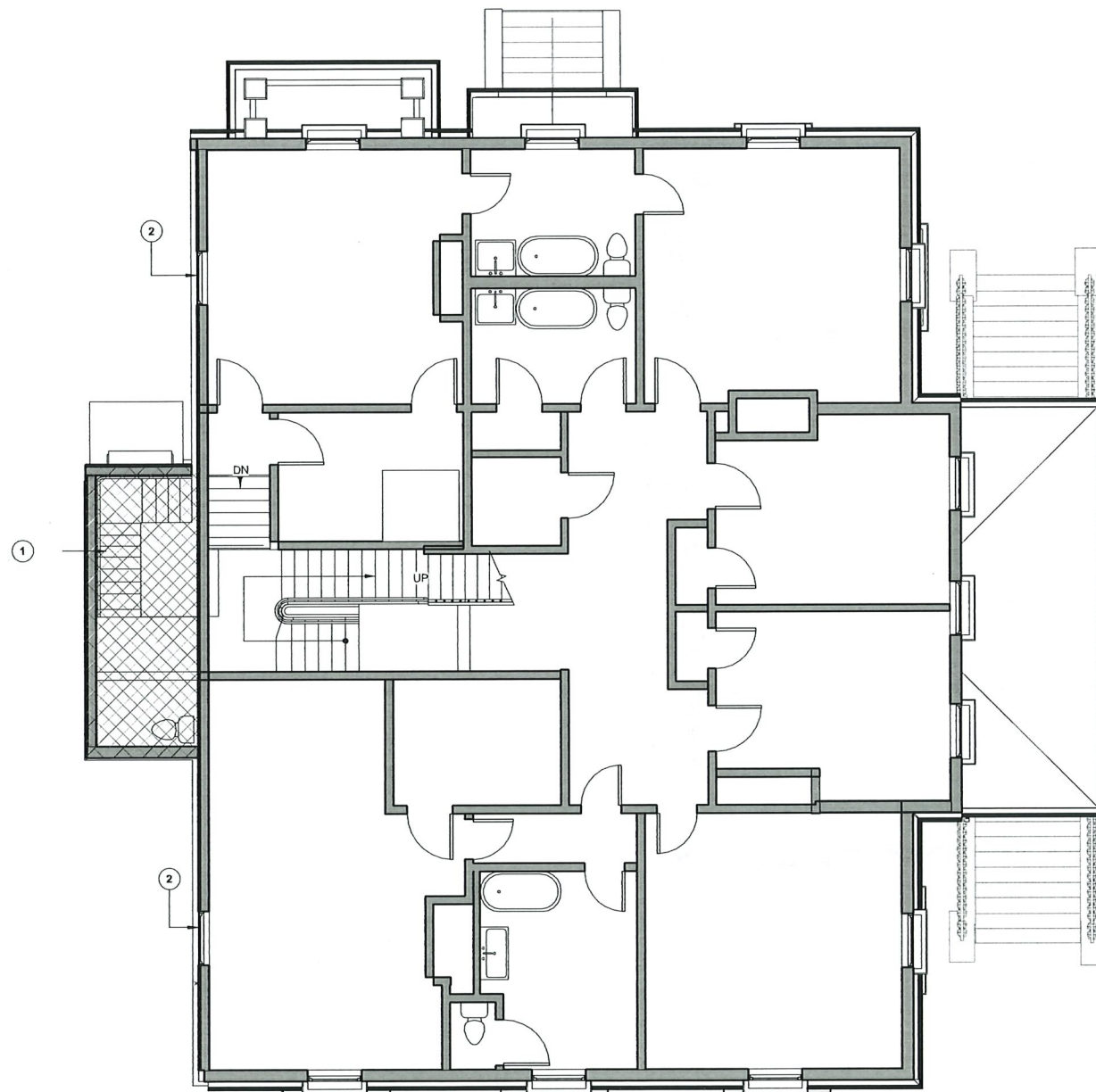
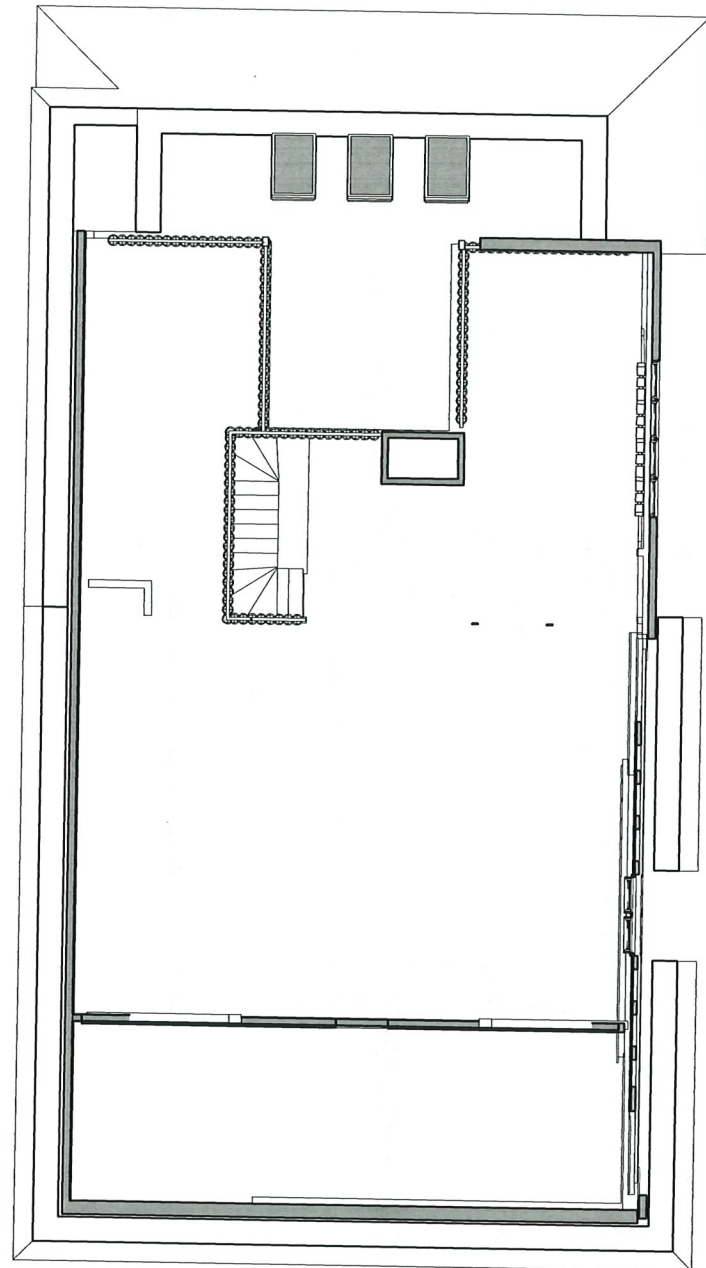
date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 102.2

1 PROPOSED FIRST FLOOR PLAN





Keynote Legend	
1	REMOVE SECOND FLOOR AS INDICATED
2	WINDOWS TO BE RELOCATED.

No.	Description	Date

client
HOME OWNER

title
EXISTING SECOND FLOOR PLAN

project
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
 30 Bow St.
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 627-8200

① SECOND FLOOR - EXISTING



job number 20370

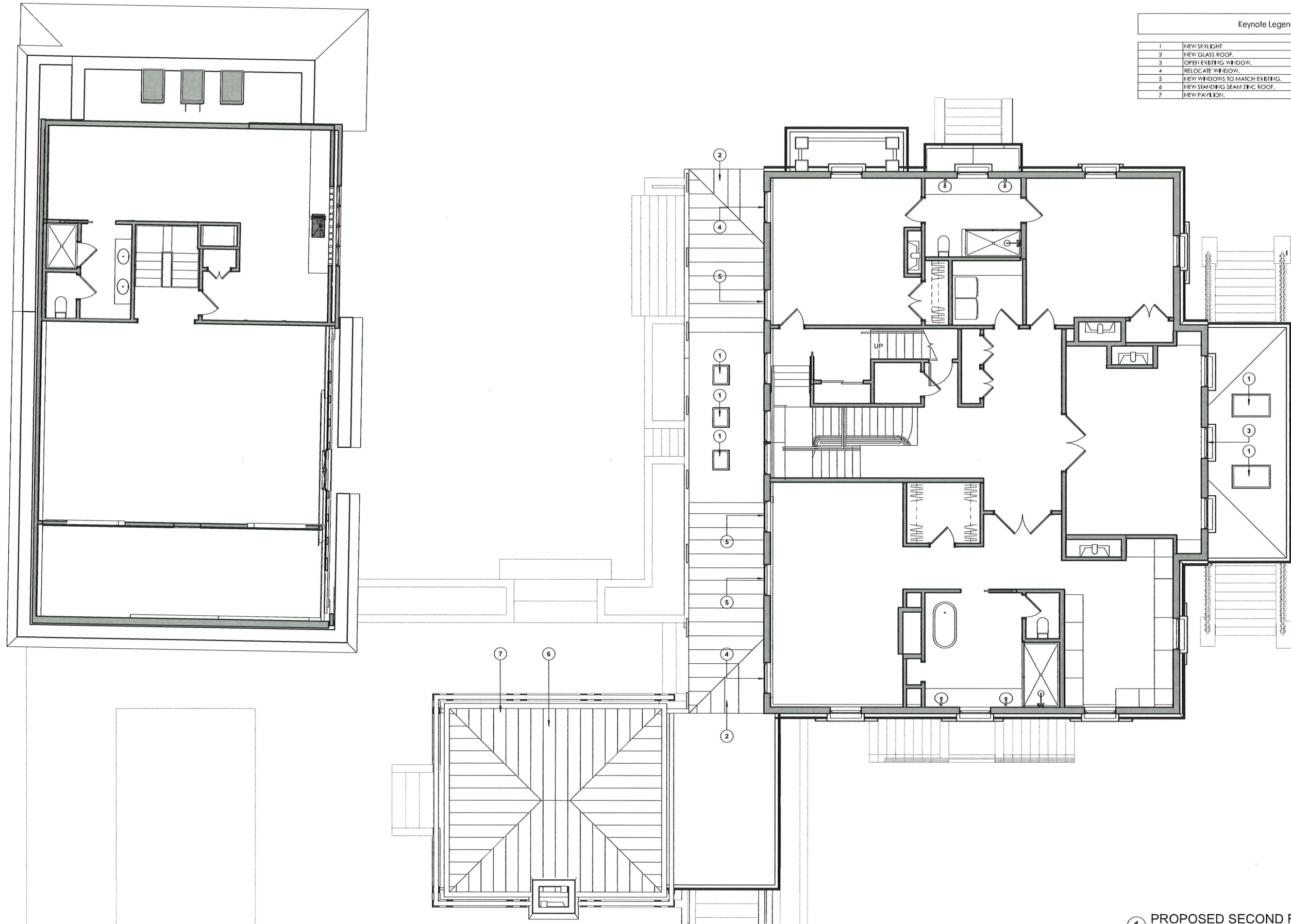
scale 3/16" = 1'-0"

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 104.1

1/14/2022 10:06:25 AM



Keynote Legend	
1	NEW SKYLIGHT
2	NEW GLASS ROOF
3	OPEN EXISTING WINDOW
4	RELOCATE WINDOW
5	NEW WINDOWS TO MATCH EXISTING
6	NEW STANDING SEAM ZINC ROOF
7	NEW PAVILION

No.	Description	Date

client
HOME OWNER

title
PROPOSED SECOND FLOOR PLAN

project
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
 38 Row St
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 429-8200

job number 20370

scale 3/16" = 1'-0"

date issued 01/11/22

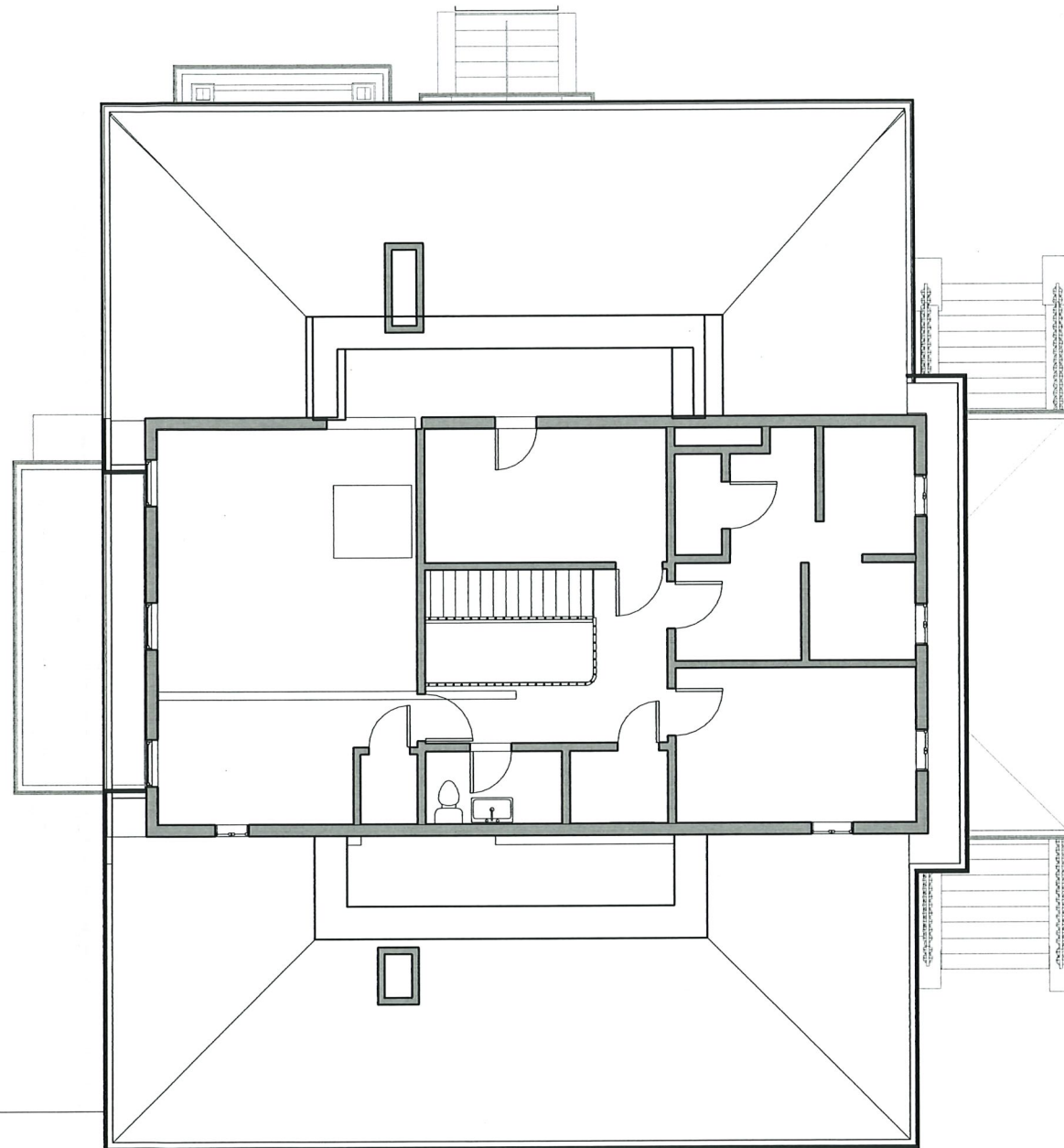
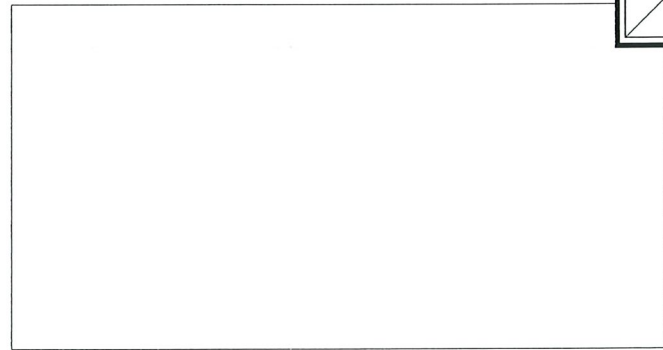
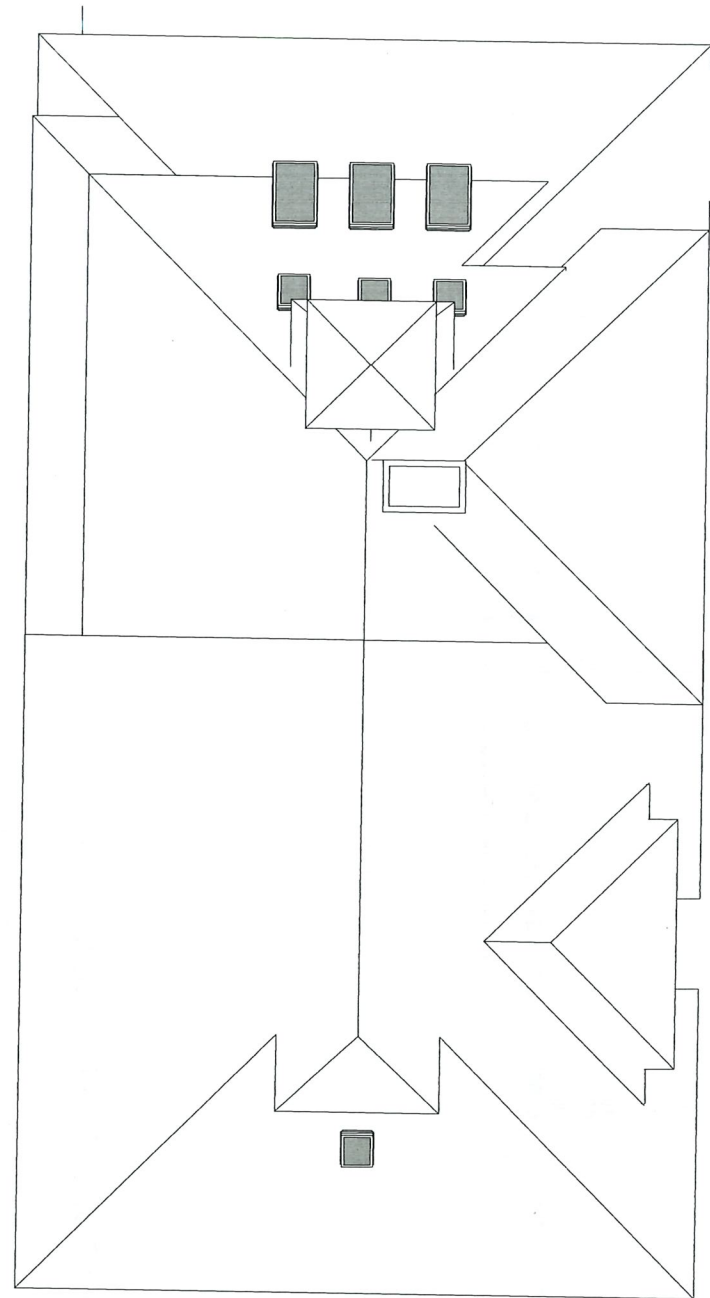
HISTORIC APPLICATION DRAWINGS

Sheet no.
A 104.2

1 PROPOSED SECOND FLOOR

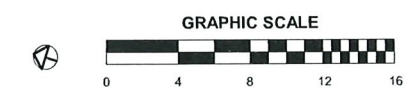


1/14/2022 10:06:27 AM



Keynote Legend

① THIRD FLOOR - EXISTING

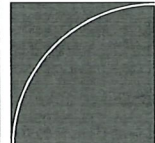


No.	Description	Date

client
HOME OWNER

title
EXISTING THIRD FLOOR PLAN

project
27 CRAIGIE ST. CAMBRIDGE, MA


BOYES-WATSON ARCHITECTS
 30 Row St.
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 427-8200

job number 20370

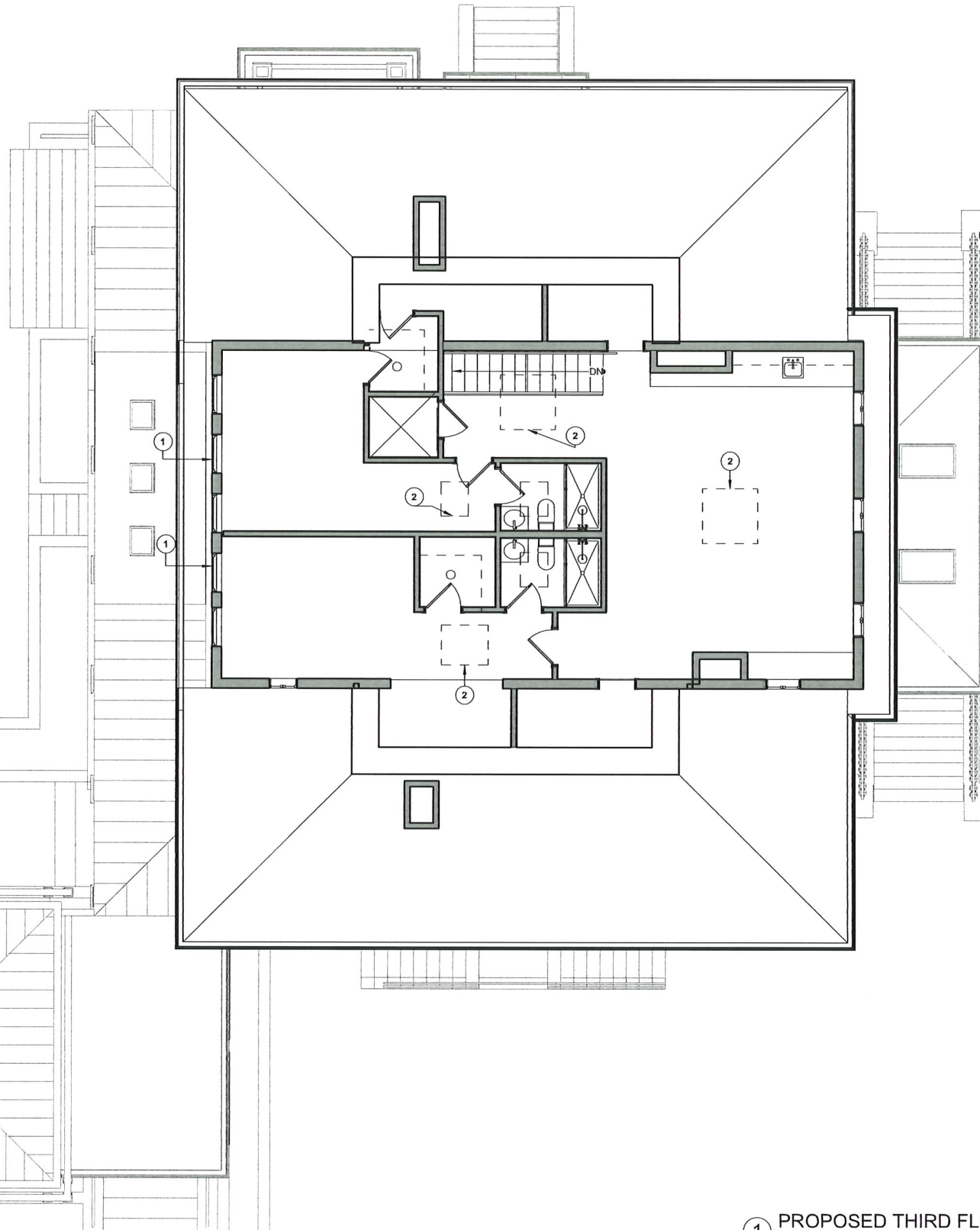
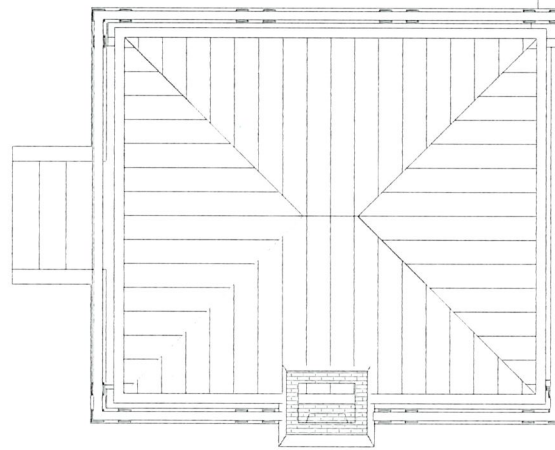
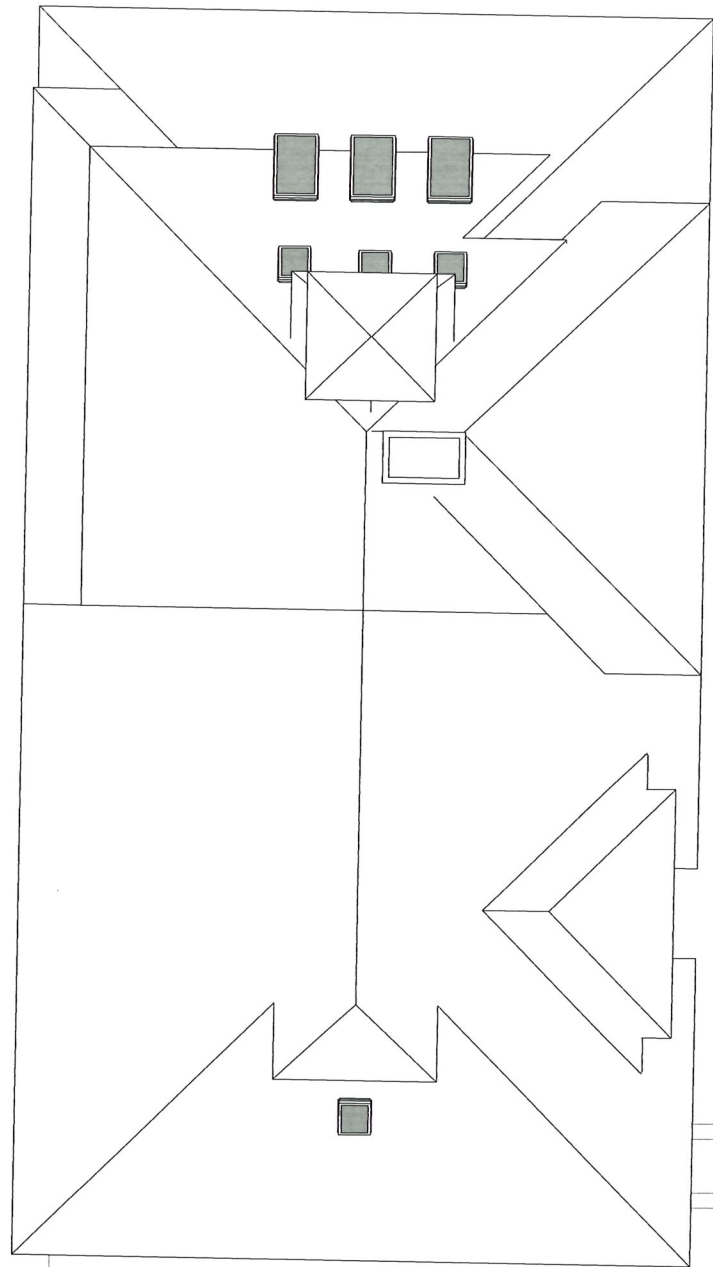
scale 3/16" = 1'-0"

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 105.1

1/14/2022 10:06:29 AM




Keynote Legend	
1	NEW WINDOWS TO MATCH EXISTING.
2	NEW SKYLIGHT (ABOVE).

No.	Description	Date

client
HOME OWNER

title
PROPOSED THIRD FLOOR PLAN

project
27 CRAIGIE ST. CAMBRIDGE, MA


BOYES-WATSON ARCHITECTS
 30 Row St.
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 629-8200

job number 20370

scale 3/16" = 1'-0"

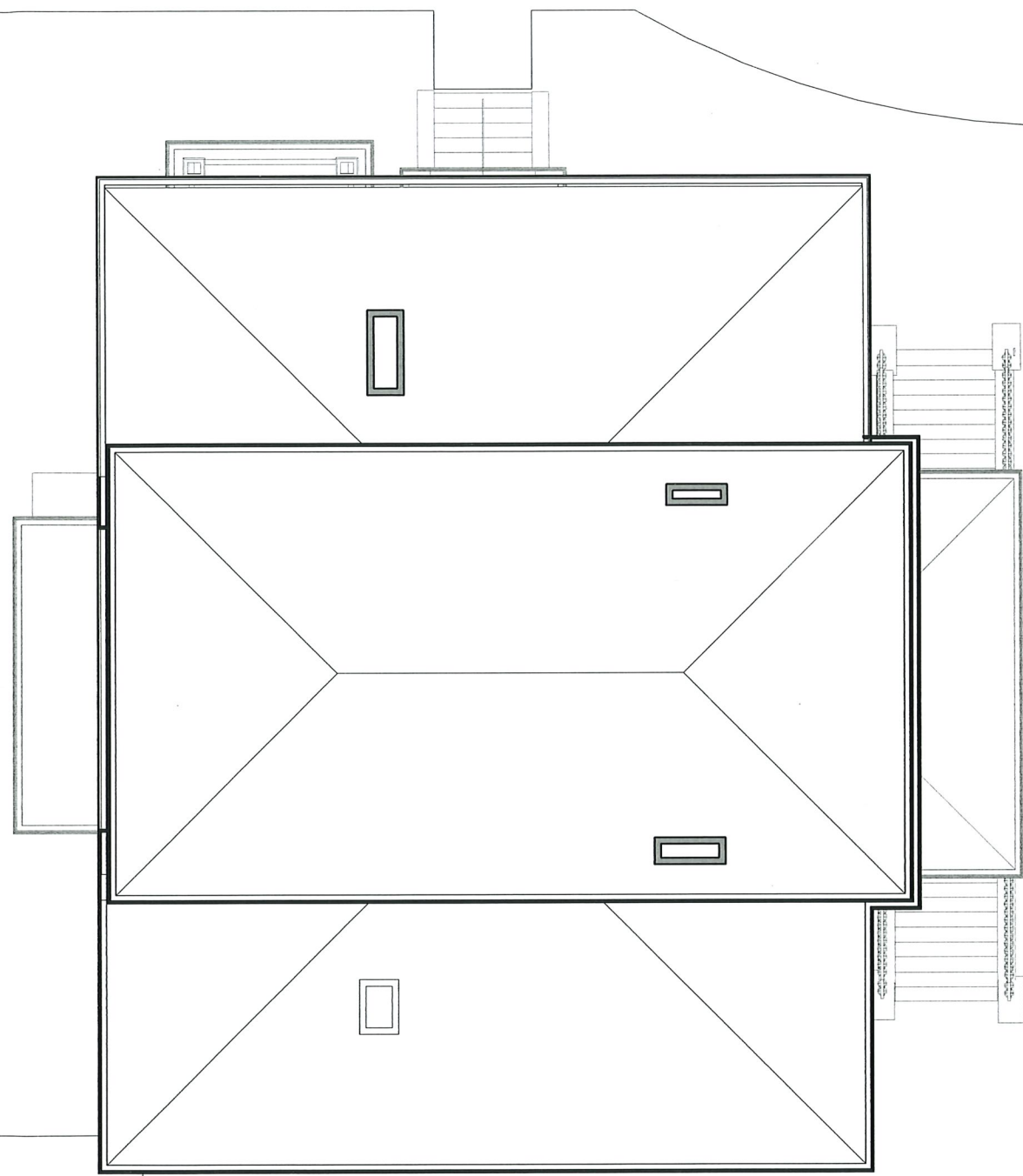
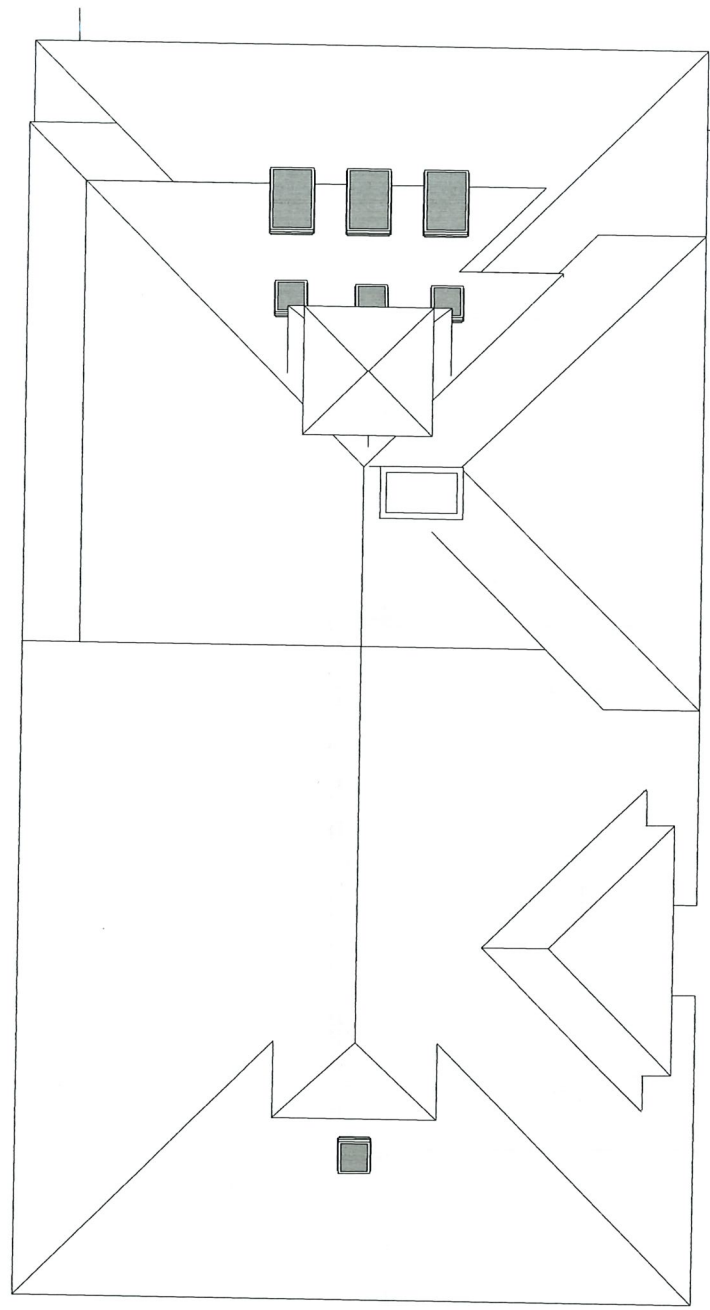
date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 105.2

1 PROPOSED THIRD FLOOR
3/16" = 1'-0"





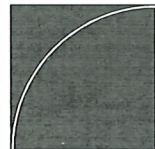
Keynote Legend

No.	Description	Date

client
HOME OWNER

title
EXISTING ROOF PLAN

project
27 CRAIGIE ST. CAMBRIDGE, MA


BOYES-WATSON ARCHITECTS
 30 Row St.
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 627-8200

job number 20370

scale 3/16" = 1'-0"

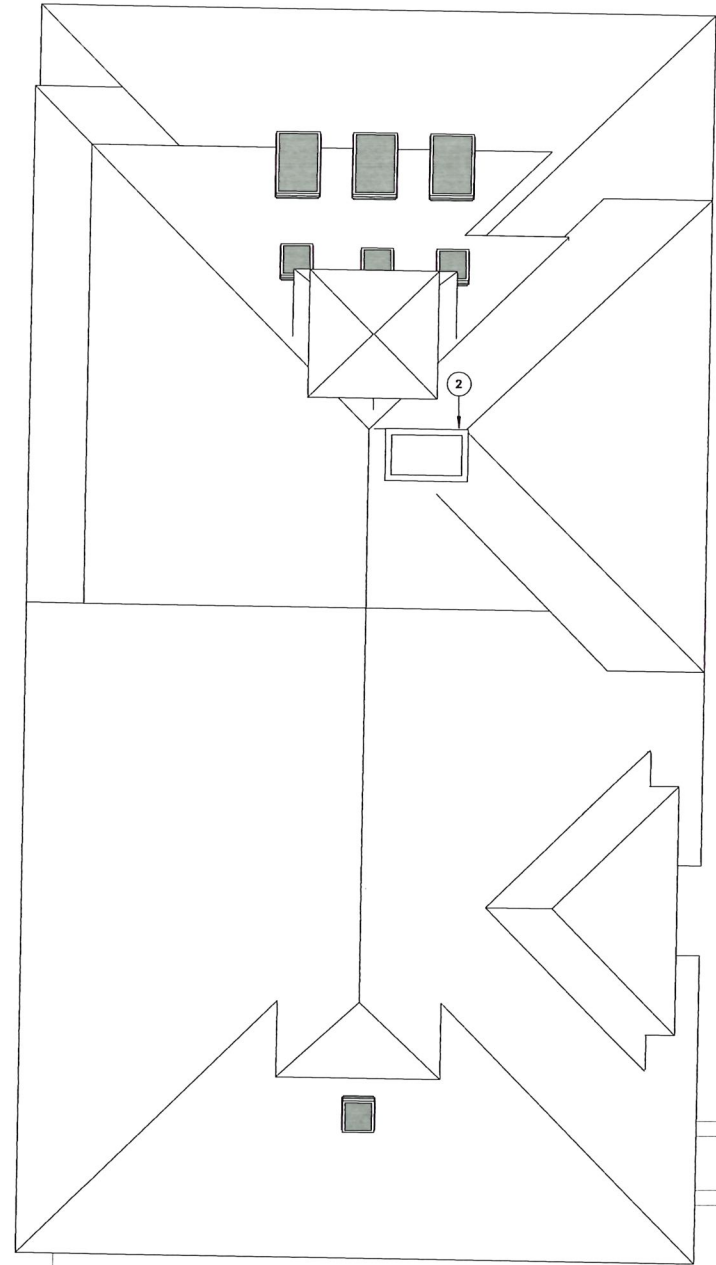
date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 106.1

① EXISTING ROOF





Keynote Legend	
1	NEW SKYLIGHT
2	EXISTING CHIMNEY STRUCTURE TO REMAIN/REPAIRED AS REQUIRED.

No.	Description	Date

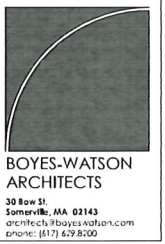
client
HOME OWNER

PROPOSED ROOF PLAN

project
27 CRAIGIE ST. CAMBRIDGE, MA

title

project



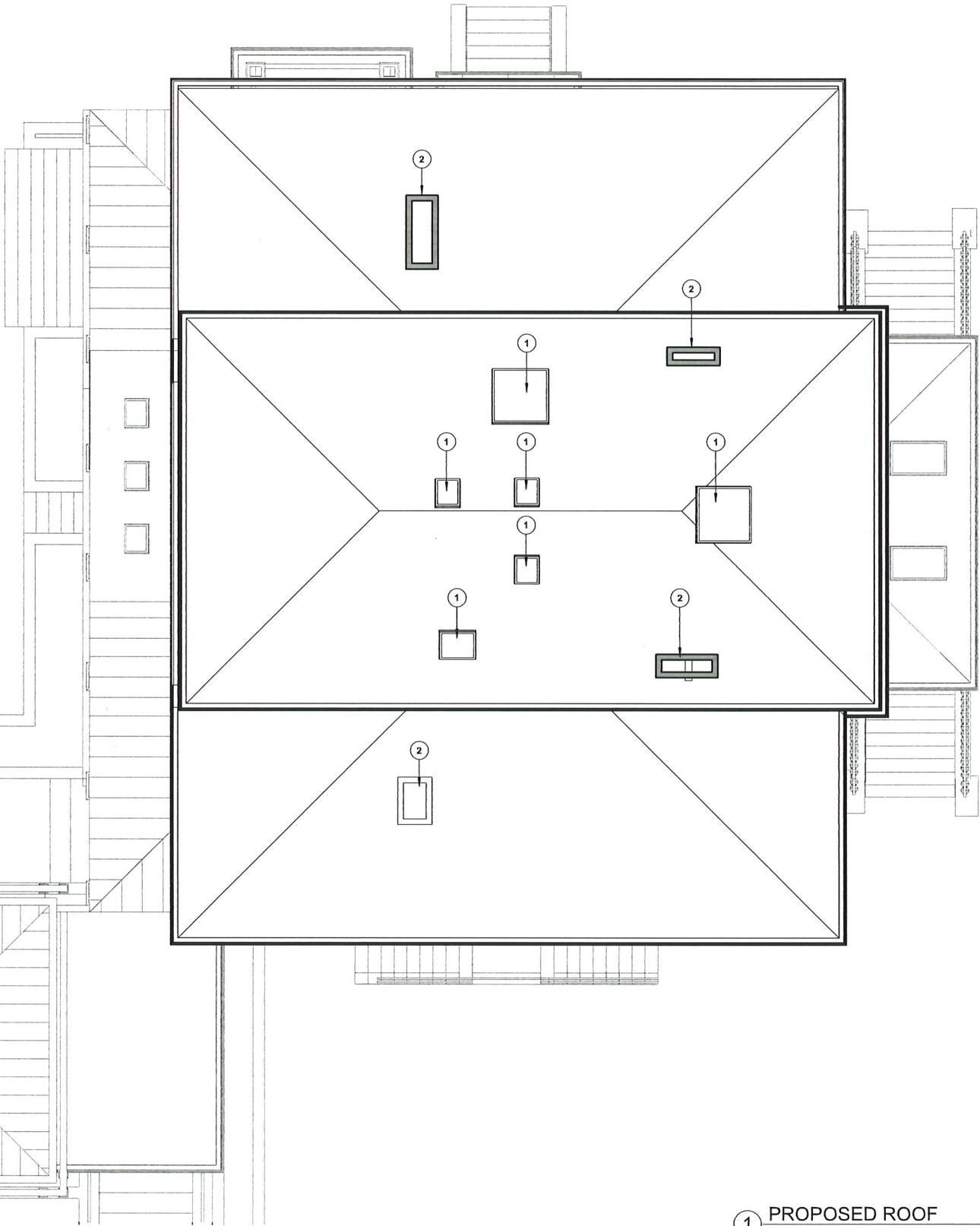
job number 20370

scale 3/16" = 1'-0"

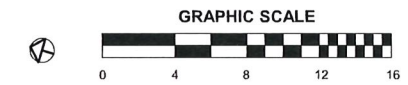
date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 106.2



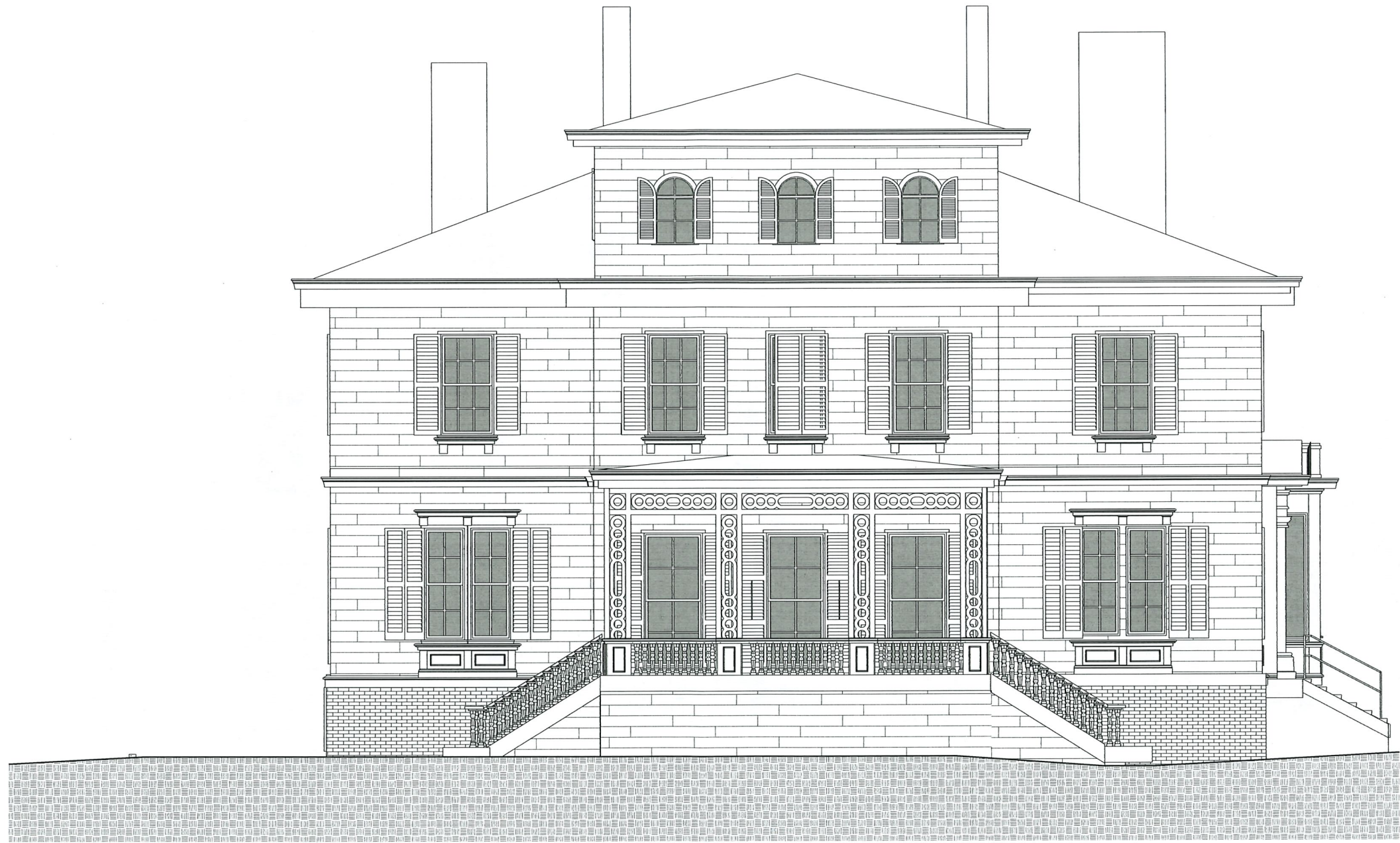
① PROPOSED ROOF



Keynote Legend

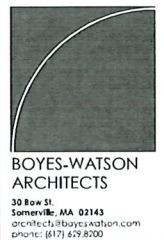
No.	Description	Date

client
HOME OWNER



file
EXISTING ELEVATION

project
27 CRAIGIE ST. CAMBRIDGE, MA



job number 20370

scale 1/4" = 1'-0"

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 200.1

1 EXISTING ELEVATION - CRAIGIE ST. (SOUTH)

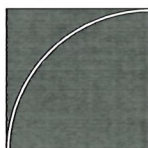


Keystone Legend	
1	RECONSTRUCT TO MATCH EXISTING.
2	NEW SKYLIGHTS.
3	OPEN EXISTING WINDOW.
4	NEW GLAZED PORCH. DETAILING TO MATCH EXISTING TUSCAN PLASTERS NEAR MAIN ENTRANCE.
5	EXISTING CHIMNEY STRUCTURE TO REMAIN/REPAIRED AS REQUIRED.
6	NEW STANDING SEAM ZINC ROOF.

No.	Description	Date

client
HOME OWNER

life
project
PROPOSED ELEVATION
27 CRAIGIE ST. CAMBRIDGE, MA



BOYES-WATSON ARCHITECTS
30 Row St
Somerville, MA 02143
arc@bwatn.com | bwatn.com
phone: (617) 629-8200

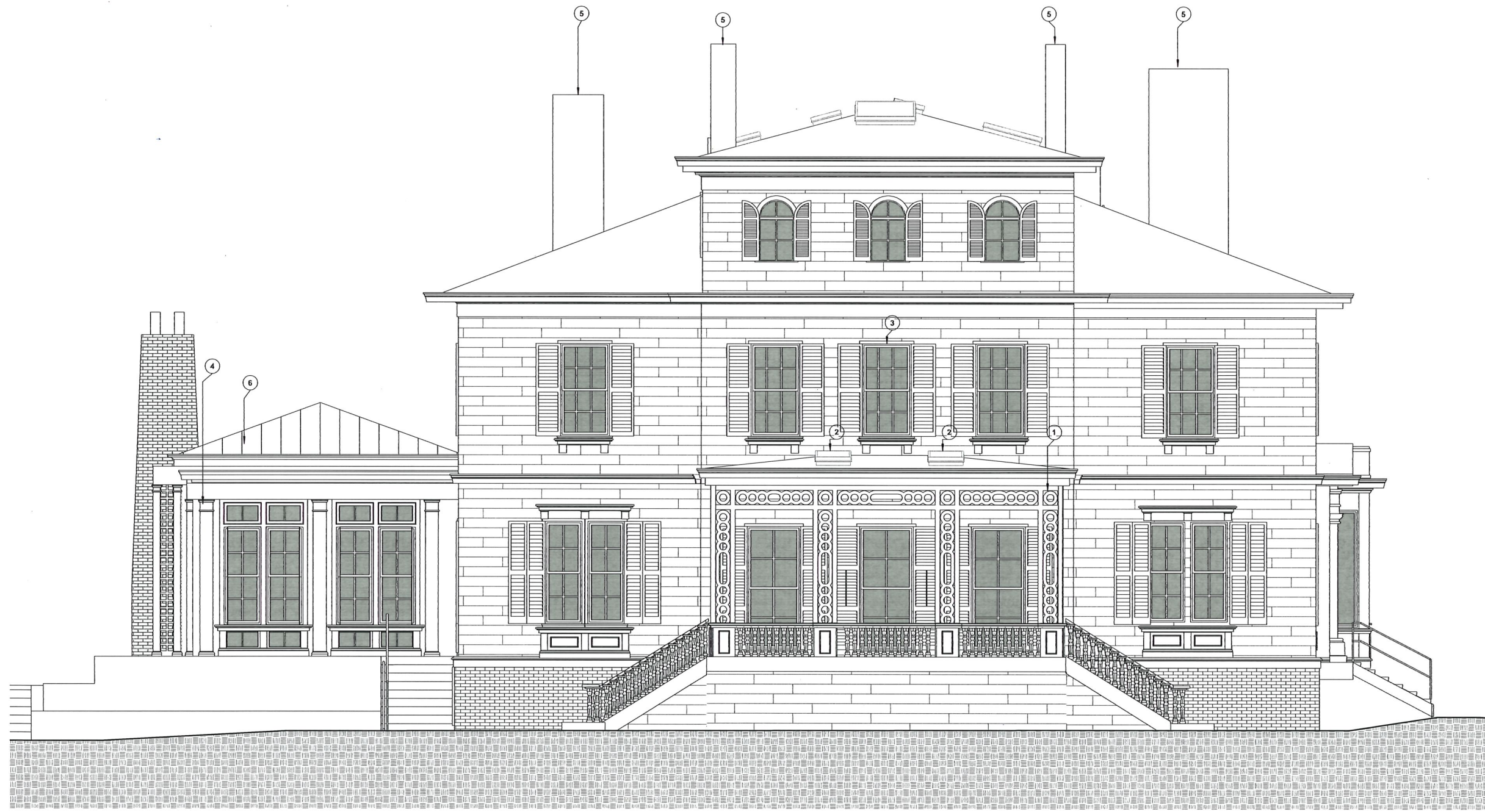
job number 20370

scale 1/4" = 1'-0"

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 200.2



1 PROPOSED ELEVATION - CRAIGIE ST. (SOUTH)





Keynote Legend

No.	Description	Date

client
HOME OWNER

file
EXISTING ELEVATION
project
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
 30 Row St.
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 627-8200

job number 20370

scale 1/4" = 1'-0"

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 201.1

1 EXISTING ELEVATION - RIGHT SIDE (EAST)



Keynote Legend	
1	RECONSTRUCT BAY TO MATCH EXISTING.
2	NEW STEEL RAILS.
3	NEW LOGGIA PORCH COLUMNS TO MATCH FRONT ENTRANCE.
4	NEW STANDING SEAM ZINC ROOF.
5	NEW PARED COLUMNS WITH LATTICE FILL TO BE COVERED IN VINES.
6	EXISTING CHIMNEY STRUCTURE TO REMAIN/REPAIRED AS REQUIRED.
7	NEW SKYLIGHT
8	NEW GLAZED DOOR.
9	NEW GLASS ROOF.

No.	Description	Date



client
HOME OWNER

title
PROPOSED ELEVATION

project
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
 38 Box St.
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 629-8200

job number 20370

scale 1/4" = 1'-0"

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 201.2

1 PROPOSED ELEVATION - RIGHT SIDE (EAST)



Keynote Legend

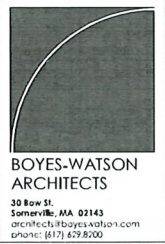
No.	Description	Date

client
HOME OWNER



file
EXISTING ELEVATION

project
27 CRAIGIE ST. CAMBRIDGE, MA



job number 20370

scale 1/4" = 1'-0"

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 202.1

1 EXISTING ELEVATION - SPARKS ST. (WEST)



Keynote Legend	
1	NEW STAIRS & STOOP.
2	EXISTING CHIMNEY STRUCTURE TO REMAIN/REPAIRED AS REQUIRED.
3	NEW LOGGIA. PORCH COLUMNS TO MATCH FRONT ENTRANCE.
4	NEW GLASS ROOF.
5	NEW SKYLIGHT.
6	NEW STANDING SEAM ZINC ROOF.
7	NEW PAVILION.
8	

No.	Description	Date



client
HOME OWNER

life
PROPOSED ELEVATION
project
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyes-watson.com
phone: (617) 629-8200

job number 20370

scale 1/4" = 1'-0"

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 202.2

1 PROPOSED ELEVATION - SPARKS ST. (WEST)



1/14/2022 10:06:49 AM



Keynote Legend	
1	REMOVE SECOND FLOOR REAR STAIRS BUMP OUT.

No.	Description	Date

client
HOME OWNER

life
EXISTING ELEVATION

project
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
 30 Row St.
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 629-8200

job number 20370

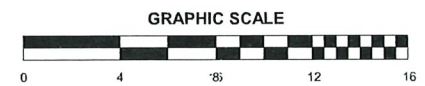
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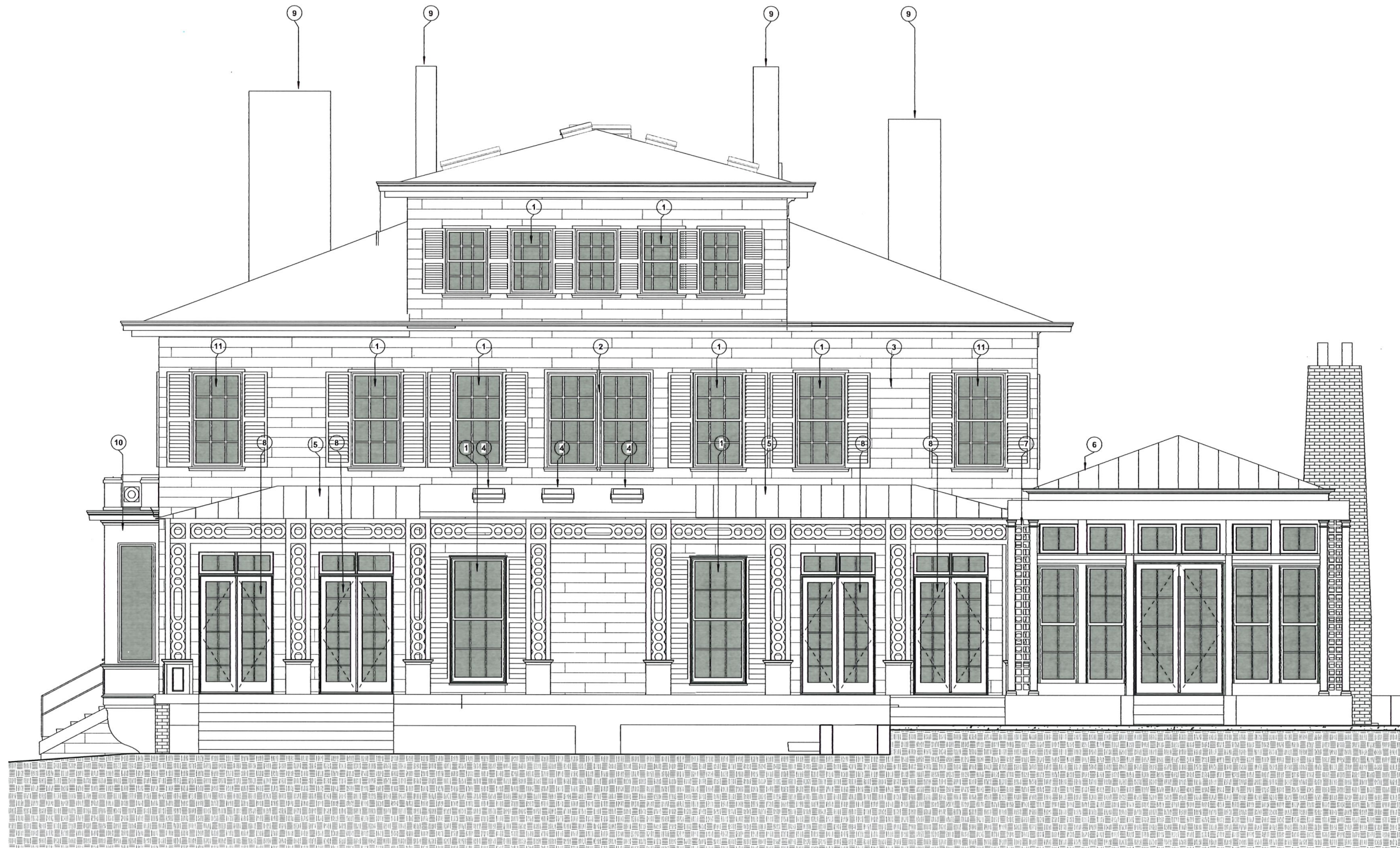
date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 203.1

① EXISTING ELEVATION - REAR (NORTH)





Keynote Legend	
1	NEW WINDOWS TO MATCH EXISTING.
2	NEW DOUBLE WIDTH STAR WINDOW.
3	NEW SIDING TO MATCH EXISTING ON THE REST OF HOUSE.
4	NEW SKYLIGHT
5	NEW GLASS ROOF.
6	NEW STANDING SEAM ZINC ROOF.
7	NEW PARED COLUMNS WITH LATTICE INFILL TO BE COVERED IN VINES.
8	NEW FRENCH DOOR.
9	EXISTING CHIMNEY STRUCTURE TO REMAIN/REPAIRED AS REQUIRED.
10	RECONSTRUCT BAY TO MATCH EXISTING.
11	WINDOWS TO BE RELOCATED.

No.	Description	Date

client
HOME OWNER

life
project
PROPOSED ELEVATION
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyes-watson.com
phone: (617) 429-8200

job number 20370

scale 1/4" = 1'-0"

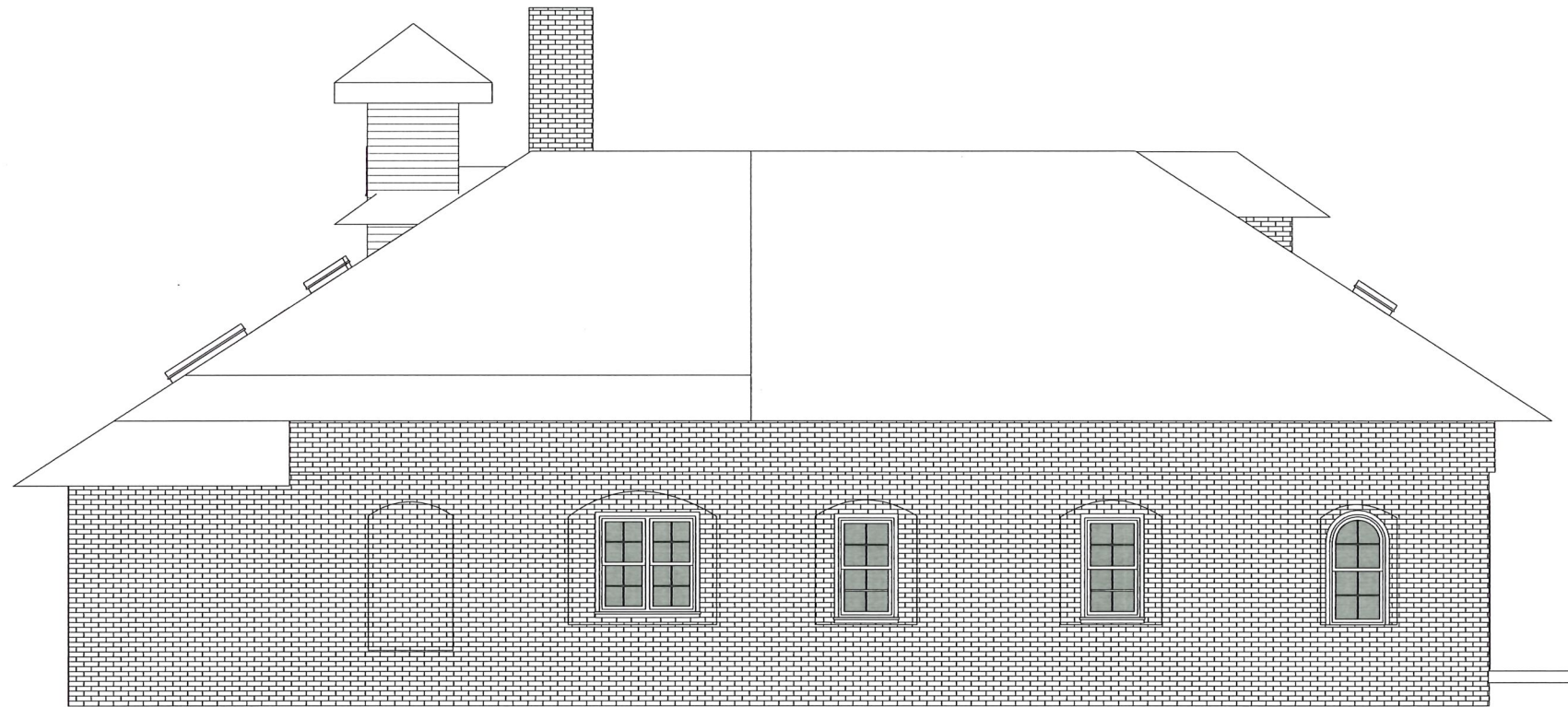
date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

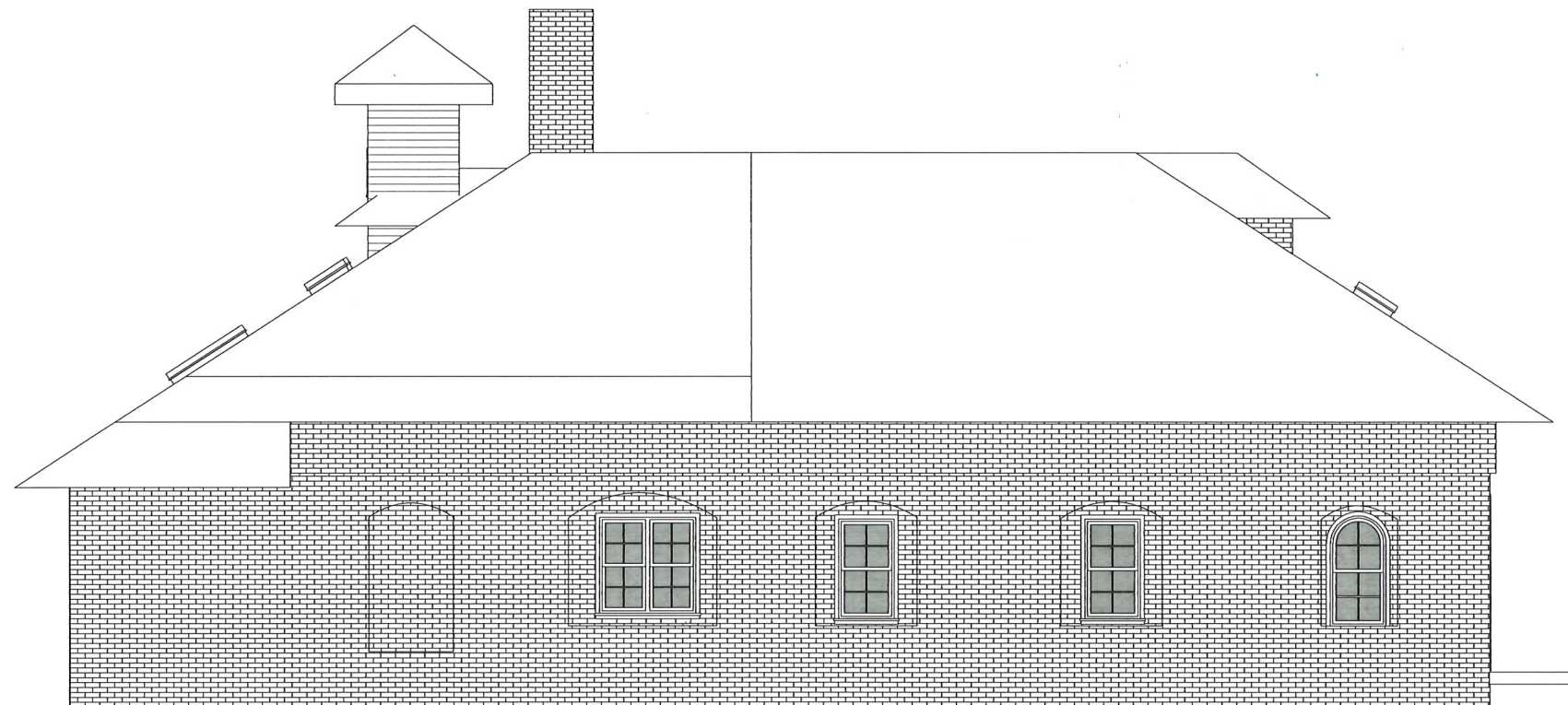
Sheet no.
A 203.2

1 PROPOSED ELEVATION - REAR (NORTH)





① EXISTING ELEVATION - CARRIAGE HOUSE - REAR (NORTH)



② PROPOSED ELEVATION - CARRIAGE HOUSE - REAR (NORTH)

Keynote Legend
THERE ARE NO CHANGES PROPOSED TO THE CARRIAGE HOUSE REAR ELEVATION

No.	Description	Date

client
HOME OWNER

title
EXISTING & PROPOSED ELEVATIONS

project
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
30 Row St.
Somerville, MA 02143
architect@boyes-watson.com
phone: (617) 429-8209

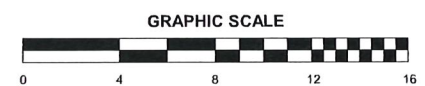
job number 20370

scale 1/4" = 1'-0"

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

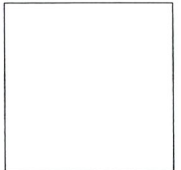
Sheet no.
A 207





① VIEW FROM COURTYARD

No.	Description	Date



client
HOME OWNER

title
VIEW FROM COURTYARD

project
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
30 Row St
Somerville, MA 02143
architects@boyes-watson.com
phone: 617.679.8200

job number 20370

scale

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 600



① VIEW FROM YARD - (CORNER SPARKS ST & CRAIGIE ST)

No.	Description	Date

client
HOME OWNER

project
VIEW FROM YARD
27 CRAIGIE ST. CAMBRIDGE, MA

title
VIEW FROM YARD
project
27 CRAIGIE ST. CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS
33 Essex St.
Somerville, MA 02143
architects@boyes-watson.com
phone: (617) 629-8200

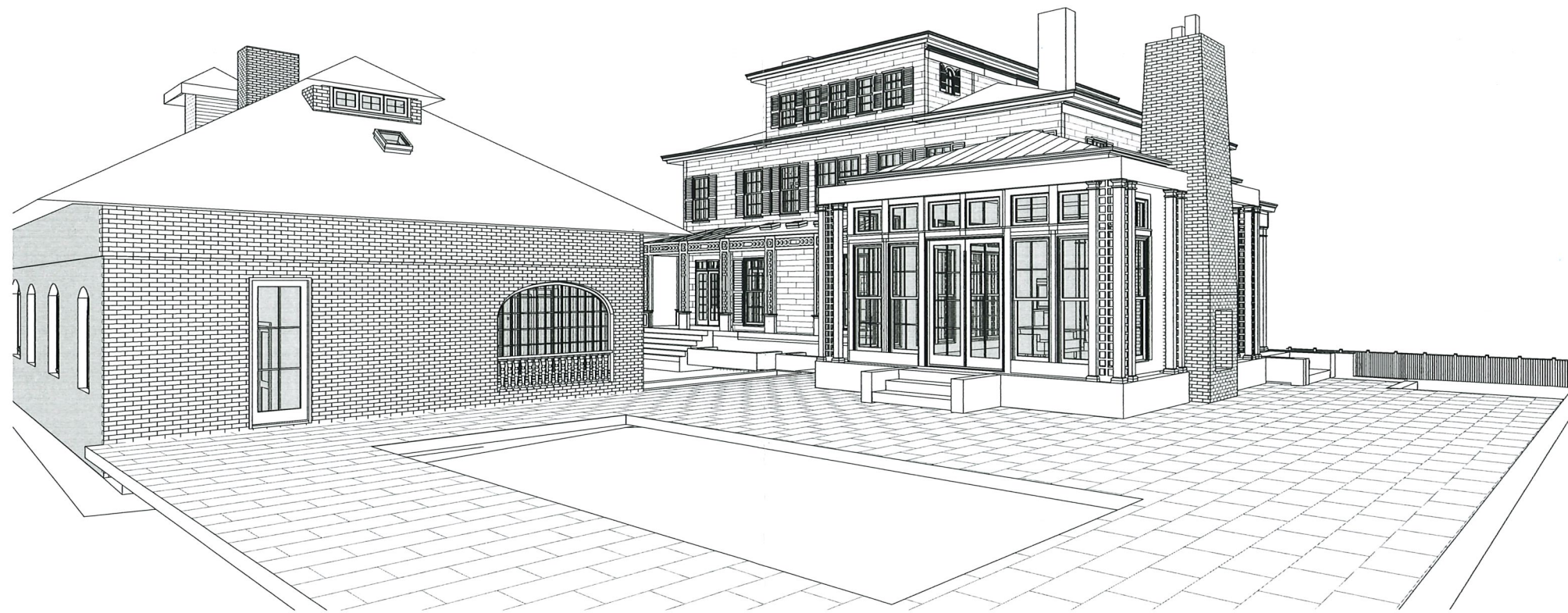
job number 20370

scale

date issued 01/11/22

HISTORIC APPLICATION DRAWINGS

Sheet no.
A 601



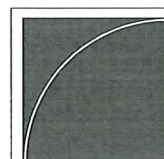
① VIEW FROM POOL

No.	Description	Date

client
HOME OWNER

title
VIEW FROM POOL

project
27 CRAIGIE ST. CAMBRIDGE, MA



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyes-watson.com
phone: (617) 629-8200

job number 20370

scale

date issued 01/11/22

HISTORIC
APPLICATION
DRAWINGS

Sheet no.
A 602

