



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

- 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.
- Address of property: 5 PHILLIPS PLACE, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

Work to restore the dwelling at 5 Phillips Place will include:

- Total restoration of the exterior, including new or restored siding, trim and slate roof, brick chimneys, windows, and shutters.
- An addition on the rear and side of the house to obtain more living space. The addition will be detailed to match details on the original house.
- A new two car garage detailed to match details of the main house.
- Expansion of the basement to include an indoor propulsion swimming pool and asian landscape courtyard. An opaque 6 foot high fence will screen this area on the left side of the dwelling.
- New landscaping with three new trees along the rear of the property.

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: Qingling QIONG JIANG

Mailing Address: 72 Cambridge Hill Road, Cambridge, MA 02138

Telephone/Fax: 617-860-1409 E-mail: jeanabba0910@gmail.com

⇒ Signature of Property Owner of Record: [Signature]
(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: 5076 Hearing Date: 3/7/24

Type of Certificate Issued: _____ Date Issued: _____

A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE

5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023

OWNER:

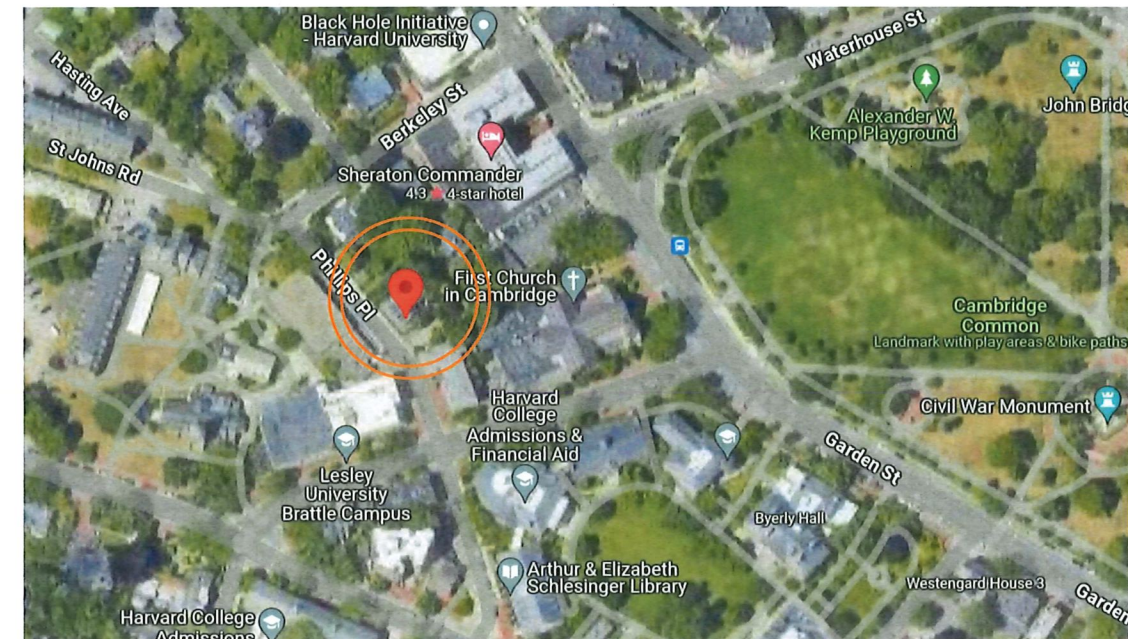
Qiong Jiang,
23 Coolidge Hill Road,
Cambridge, MA 02138
646-866-1409
joanabba0910@gmail.com

ARCHITECT:

Douglas Okun, AIA
Douglas Okun & Associates
156 Mount Auburn Street
Cambridge MA 02138
617-312-8206
doug@doassoc.com

DRAWING LIST

TITLE SHEET
L1 - EXISTING SITE PLAN
A1 - PHOTOS OF EXISTING CONDITIONS
A2 - EXISTING BASEMENT PLAN
A3 - EXISTING FIRST FLOOR PLAN
A4 - EXISTING SECOND FLOOR PLAN
A5 - EXISTING THIRD FLOOR PLAN
A6 - EXISTING FRONT ELEVATION
A7 - EXISTING REAR ELEVATION
A8 - EXISTING LEFT SIDE ELEVATION
A9 - EXISTING RIGHT SIDE ELEVATION
L2 - PROPOSED SITE PLAN AND ZONING CALCULATIONS
A10 - PROPOSED BASEMENT PLAN
A11 - PROPOSED FIRST FLOOR PLAN
A12 - PROPOSED SECOND FLOOR PLAN
A13 - PROPOSED THIRD FLOOR PLAN
A14 - PROPOSED FRONT ELEVATION
A15 - PROPOSED REAR ELEVATION
A16 - PROPOSED LEFT SIDE ELEVATION
A17 - PROPOSED RIGHT SIDE ELEVATION



DOUGLAS OKUN & ASSOCIATES

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A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023
 SCALE: 1"=20'

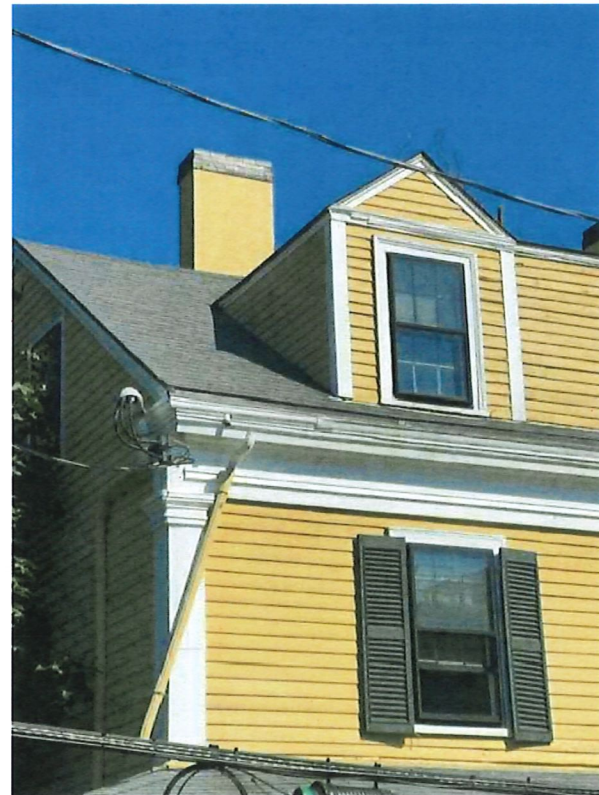
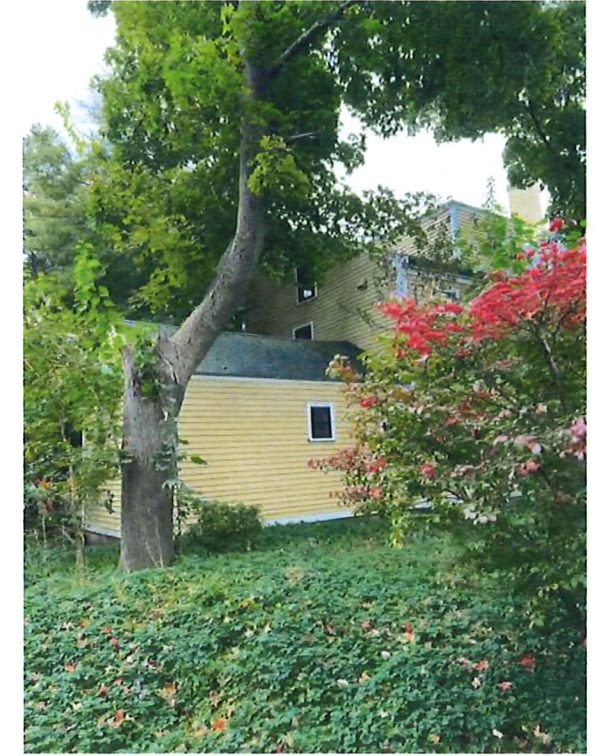
EXISTING SITE PLAN

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L1



A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
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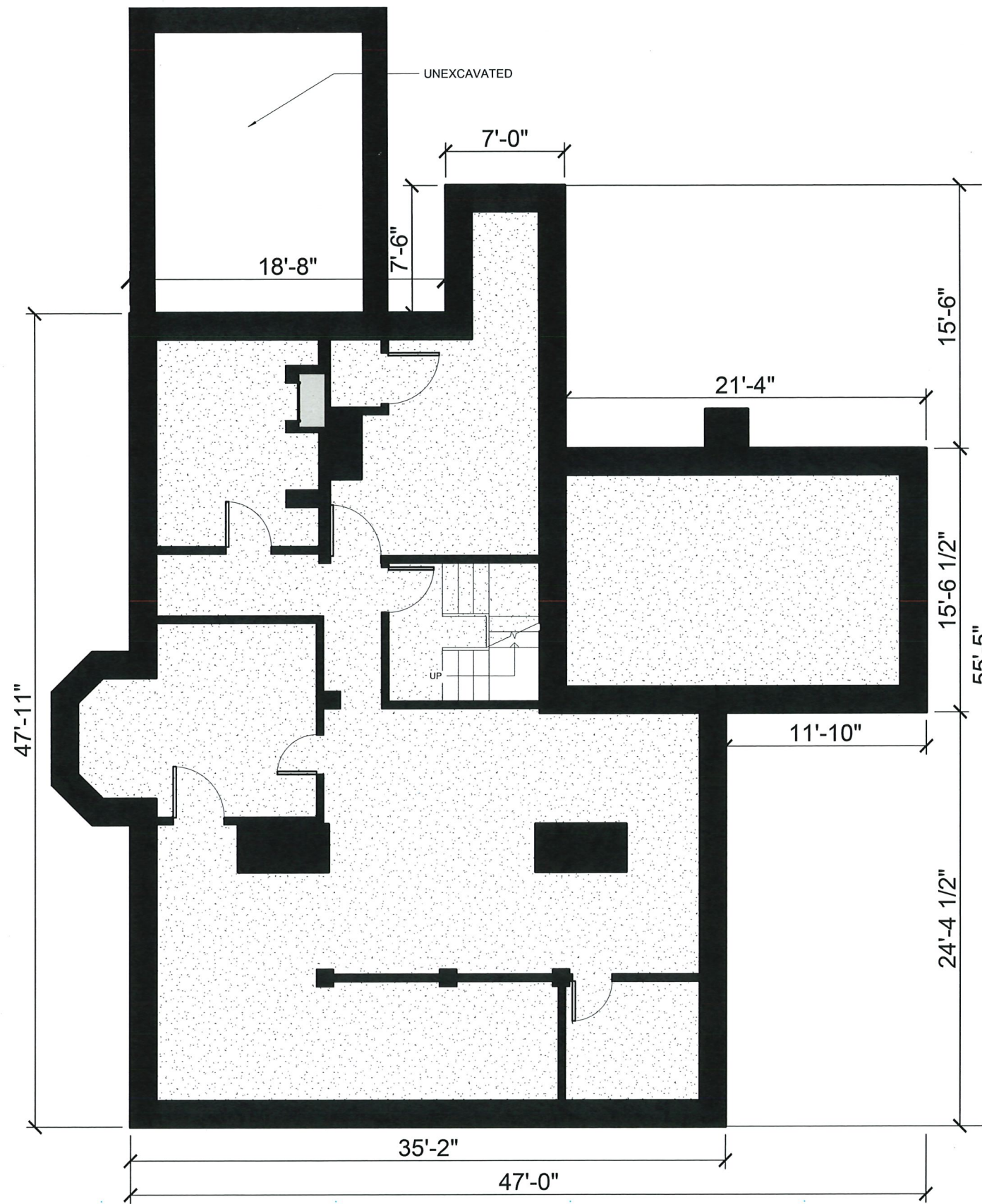
DOUGLAS OKUN & ASSOCIATES

DATE: 12-06-2023
SCALE: -

PHOTOS OF EXISTING CONDITIONS

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A1



A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023
 SCALE: 1/8"=1'-0"

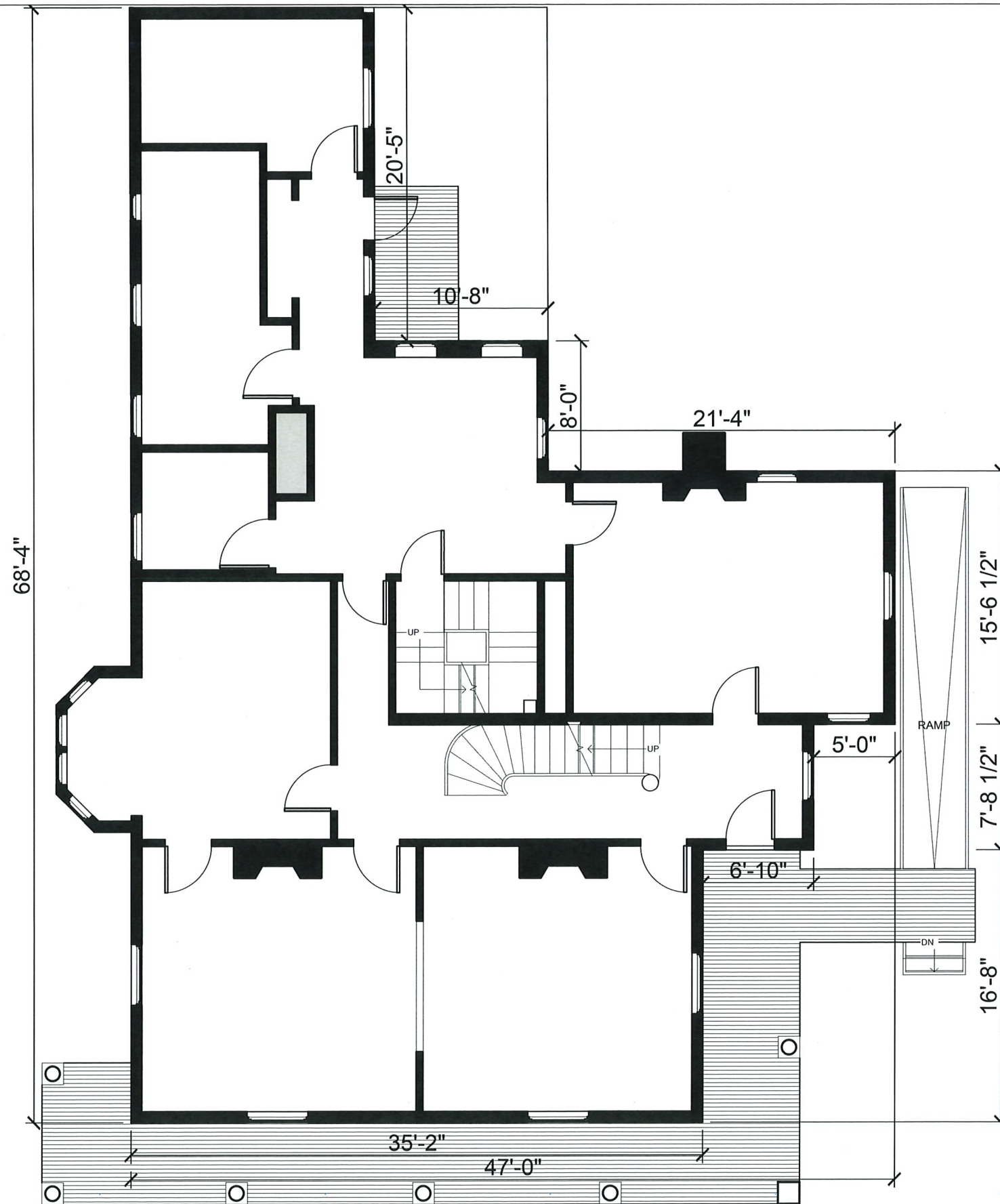
EXISTING BASEMENT PLAN

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A2



A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
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DATE: 12-06-2023
 SCALE: 1/8"=1'-0"

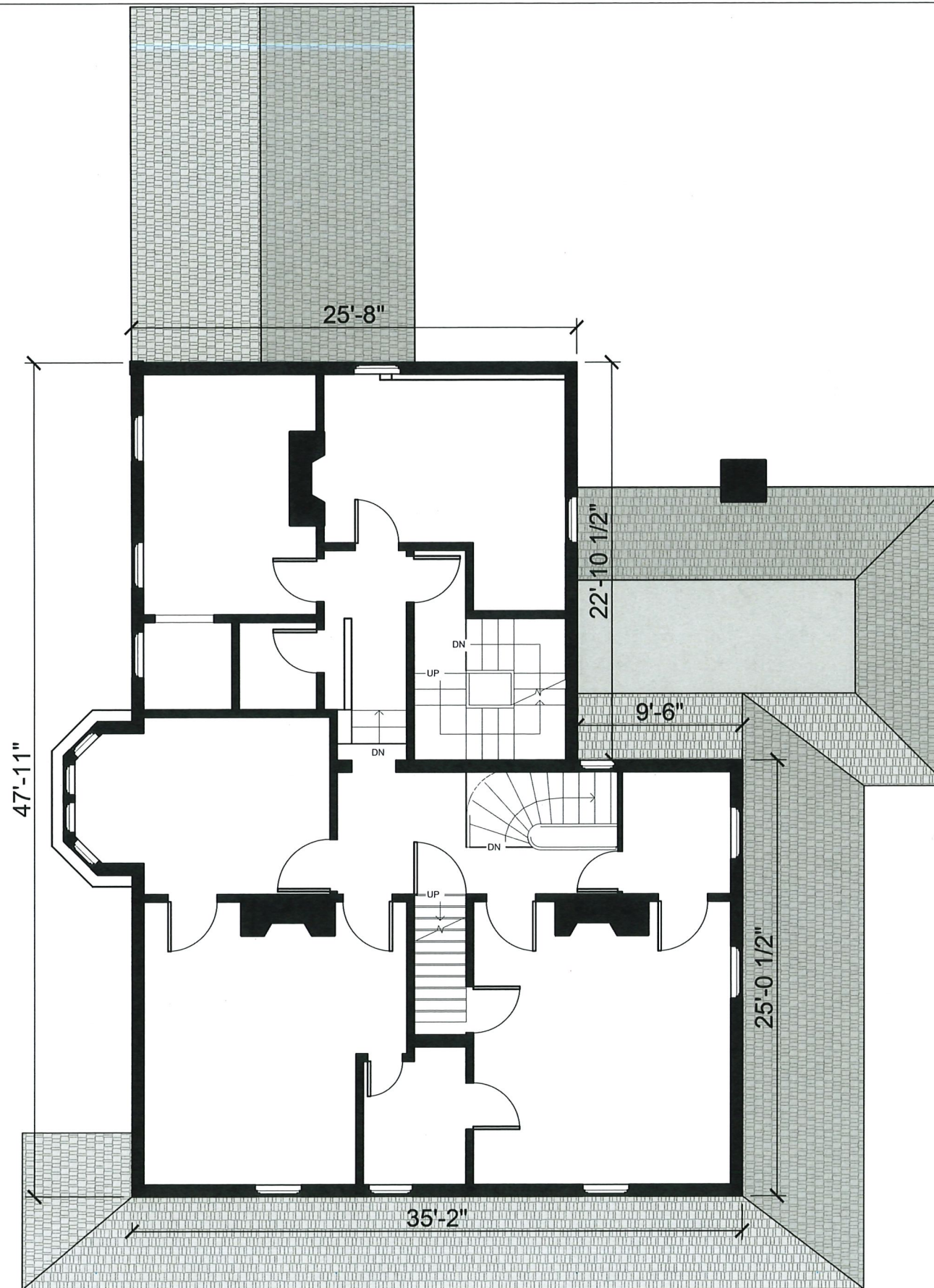
EXISTING 1ST FLOOR PLAN

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A3

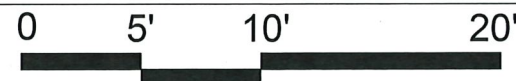


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DATE: 12-06-2023
 SCALE: 1/8"=1'-0"

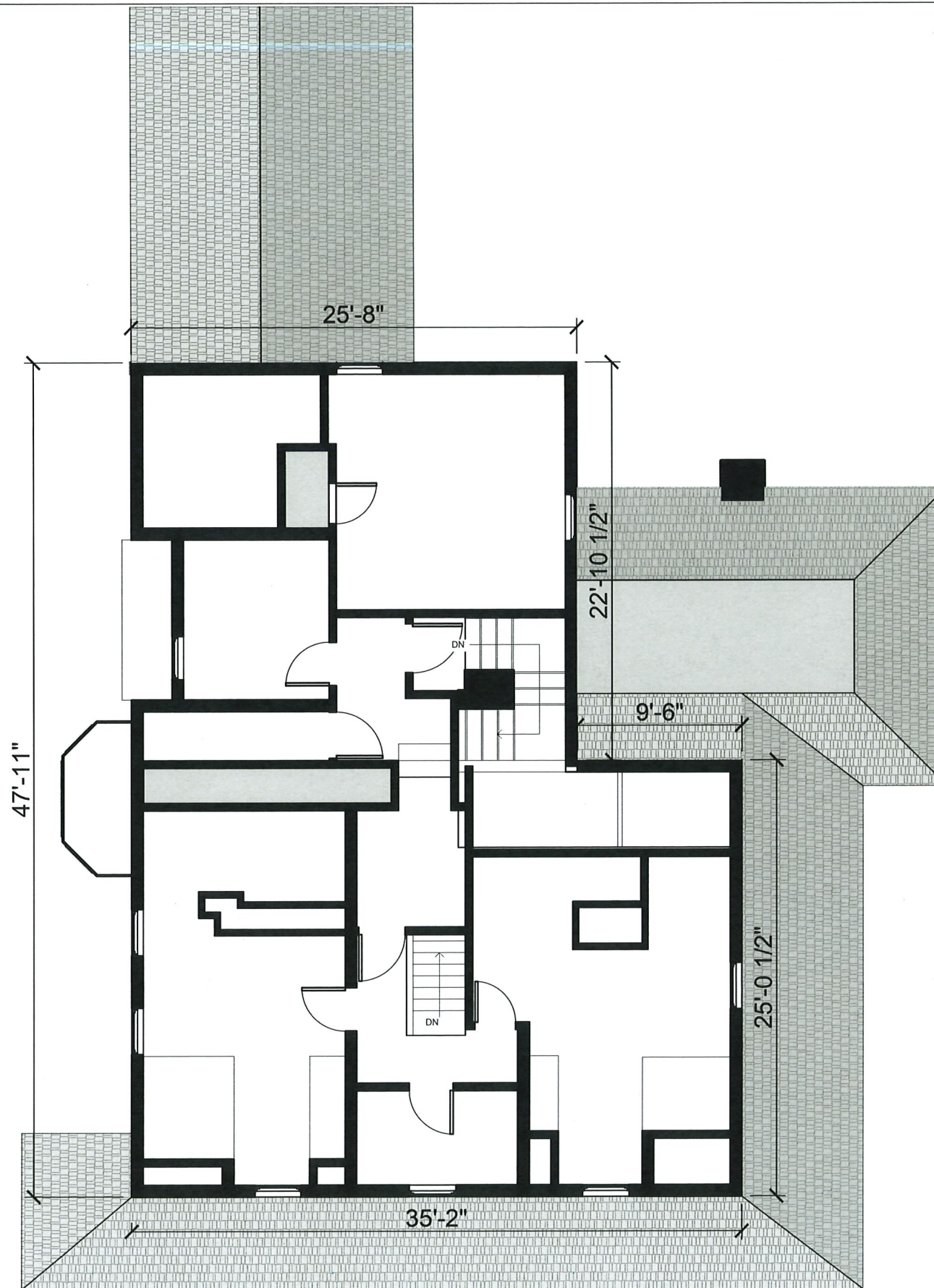
EXISTING 2ND FLOOR PLAN

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A4

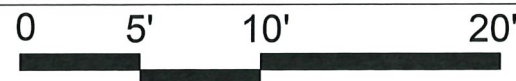


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DATE: 12-06-2023
 SCALE: 1/8"=1'-0"

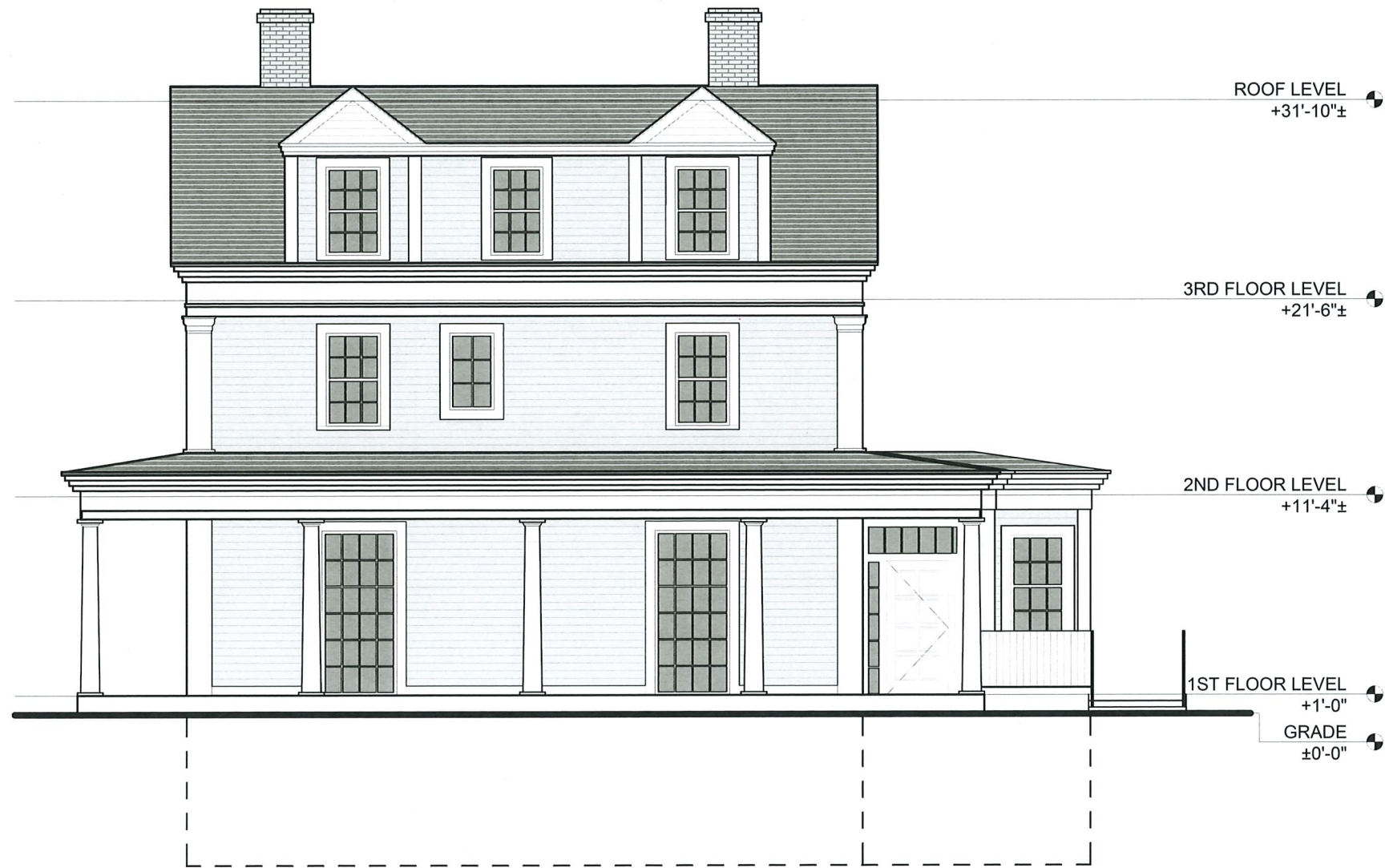
EXISTING 3RD FLOOR PLAN

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A5



A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
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DATE: 12-06-2023
 SCALE: 1/8"=1'-0"

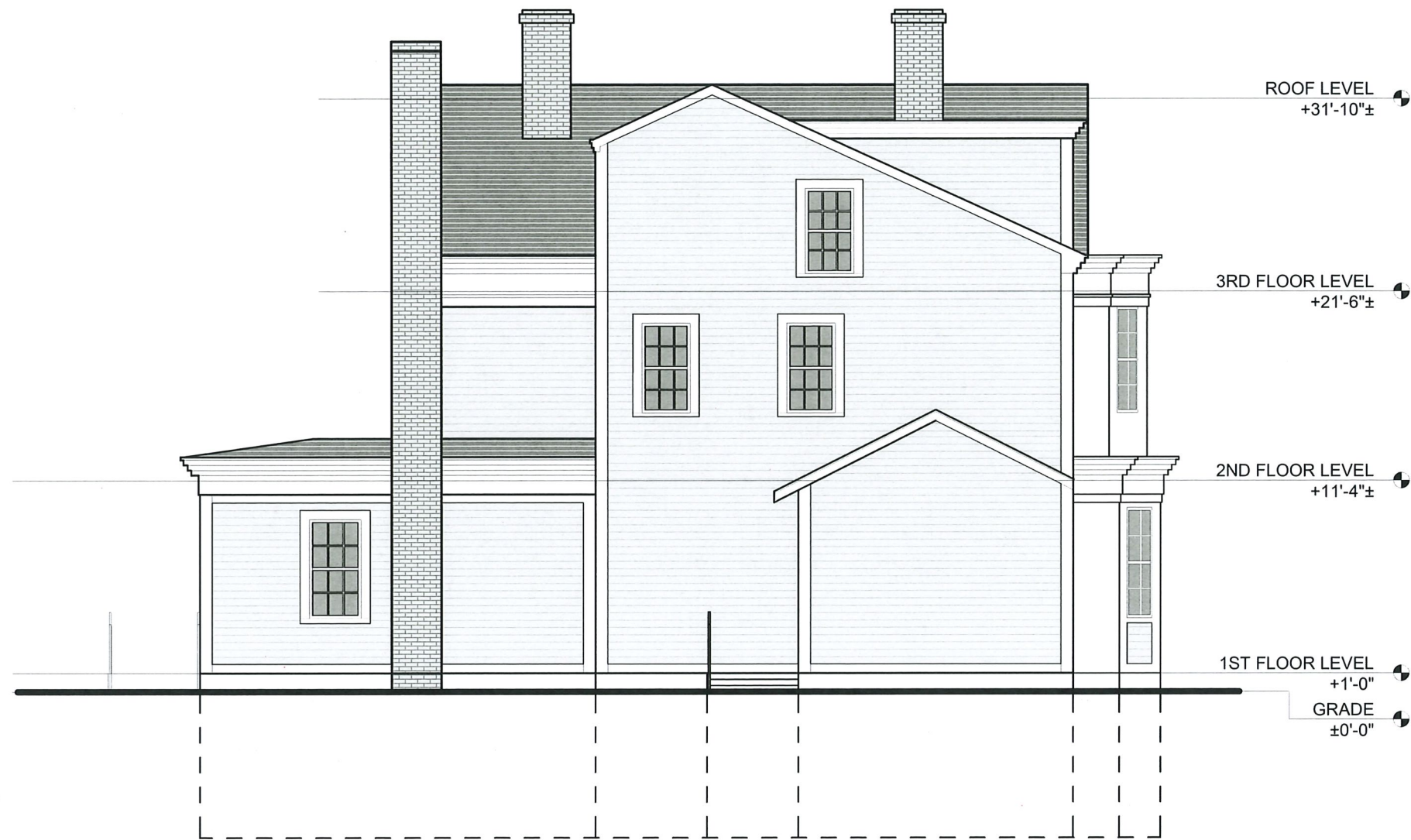
EXISTING FRONT ELEVATION

DOUGLAS OKUN & ASSOCIATES



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A6

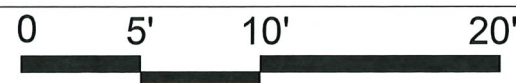


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 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023
 SCALE: 1/8"=1'-0"

EXISTING REAR ELEVATION

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A7



A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023
 SCALE: 1/8"=1'-0"

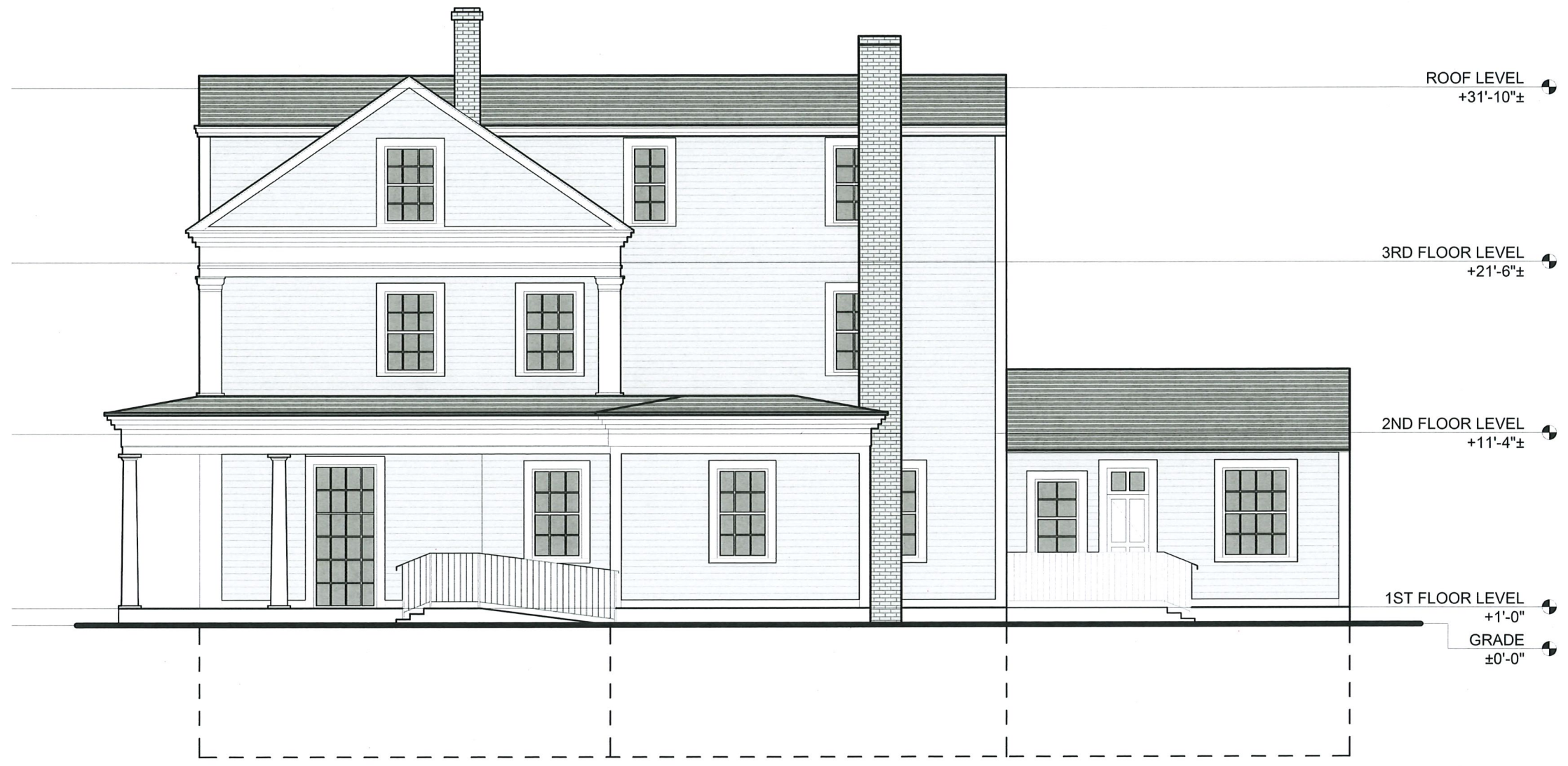
EXISTING LEFT SIDE ELEVATION

DOUGLAS OKUN & ASSOCIATES



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A8



A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023
 SCALE: 1/8"=1'-0"

EXISTING RIGHT SIDE ELEVATION

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A9



LOTS AREA
= 13,279 SQ.FT.

ZONING CALCULATIONS FOR 5 PHILLIPS PLACE, CAMBRIDGE/ ZONING DISTRICT - RESIDENCE A-2			
	Requested	Existing	Proposed
Max. F.A.R.	0.5	0.388	0.488
M. Lot Size (Sq. Ft.)	6,000	13,279	13,279
Min. Lot Area/ Dwelling (Sq. Ft.)	4,500	N/A	N/A
Min. Lot Width (Ft.)	65	56.75	56.75
Min. Setback/ Front Yard (Ft.)	20	9.5	9.5
Min. Setback/ Side Yard (Ft.)	10 (Sum of 25)	17.4 (Left), 39.5 (Right)	17.4 (Left), 34.75 (Right)/ 5 from garage
Min. Setback/ Rear Yard (Ft.)	25	3.5	3.4
Max. Height (Ft.)	35	32.6	34
Min. Open Spcae (%)	50	62.5	53.6

PHILLIPS (PUBLIC 30' WIDE) PLACE



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DATE: 12-06-2023
SCALE: 1"=20'

SITE PLAN & ZONING CALCULATIONS

DOUGLAS OKUN & ASSOCIATES



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L2



SCHEME 1



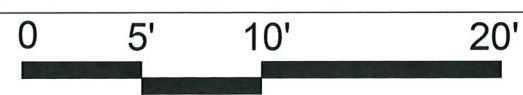
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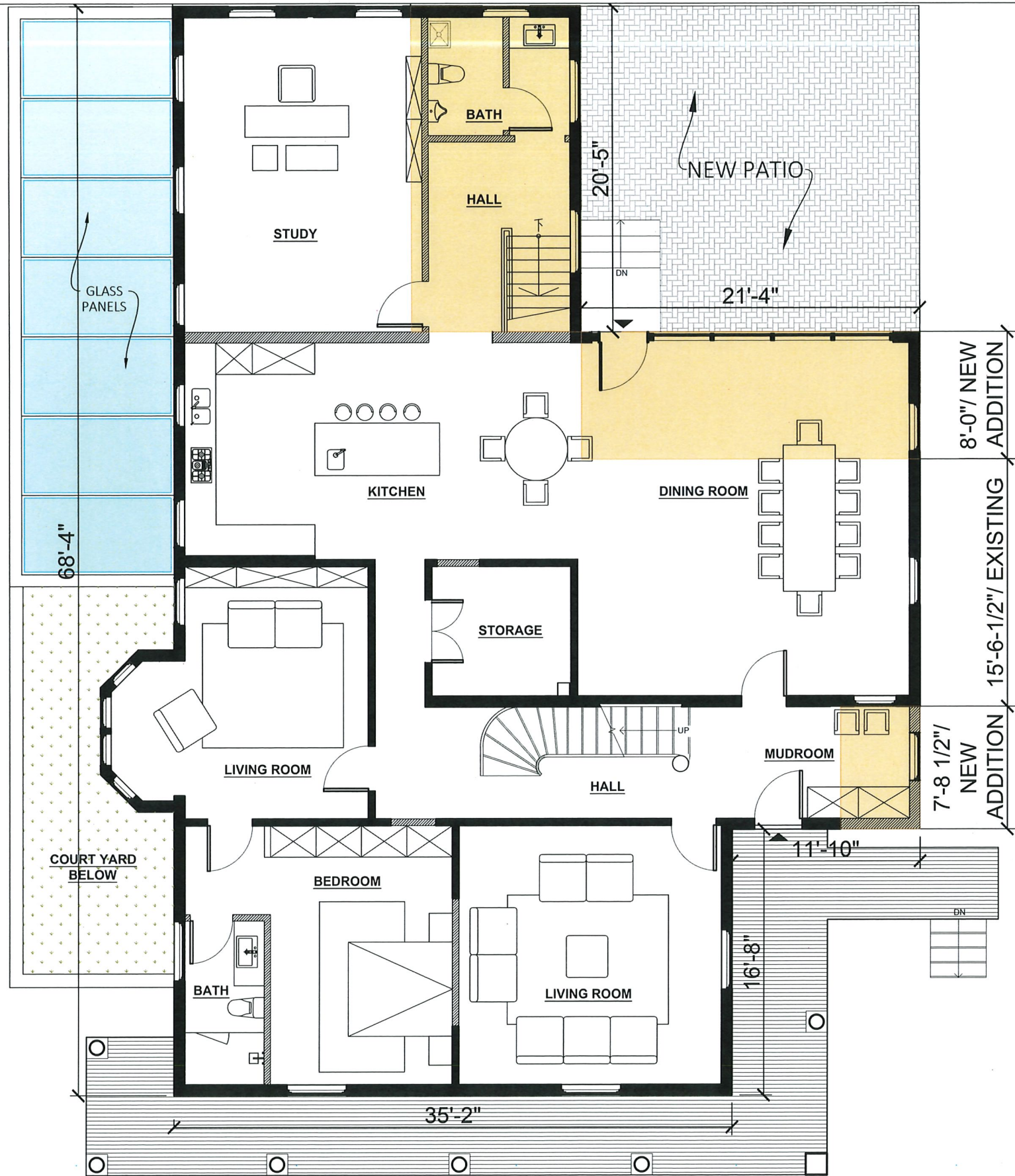
PROPOSED BASEMENT PLAN

A10

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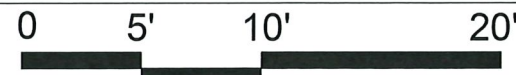


A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
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DATE: 12-06-2023
 SCALE: 1/8" = 1'-0"

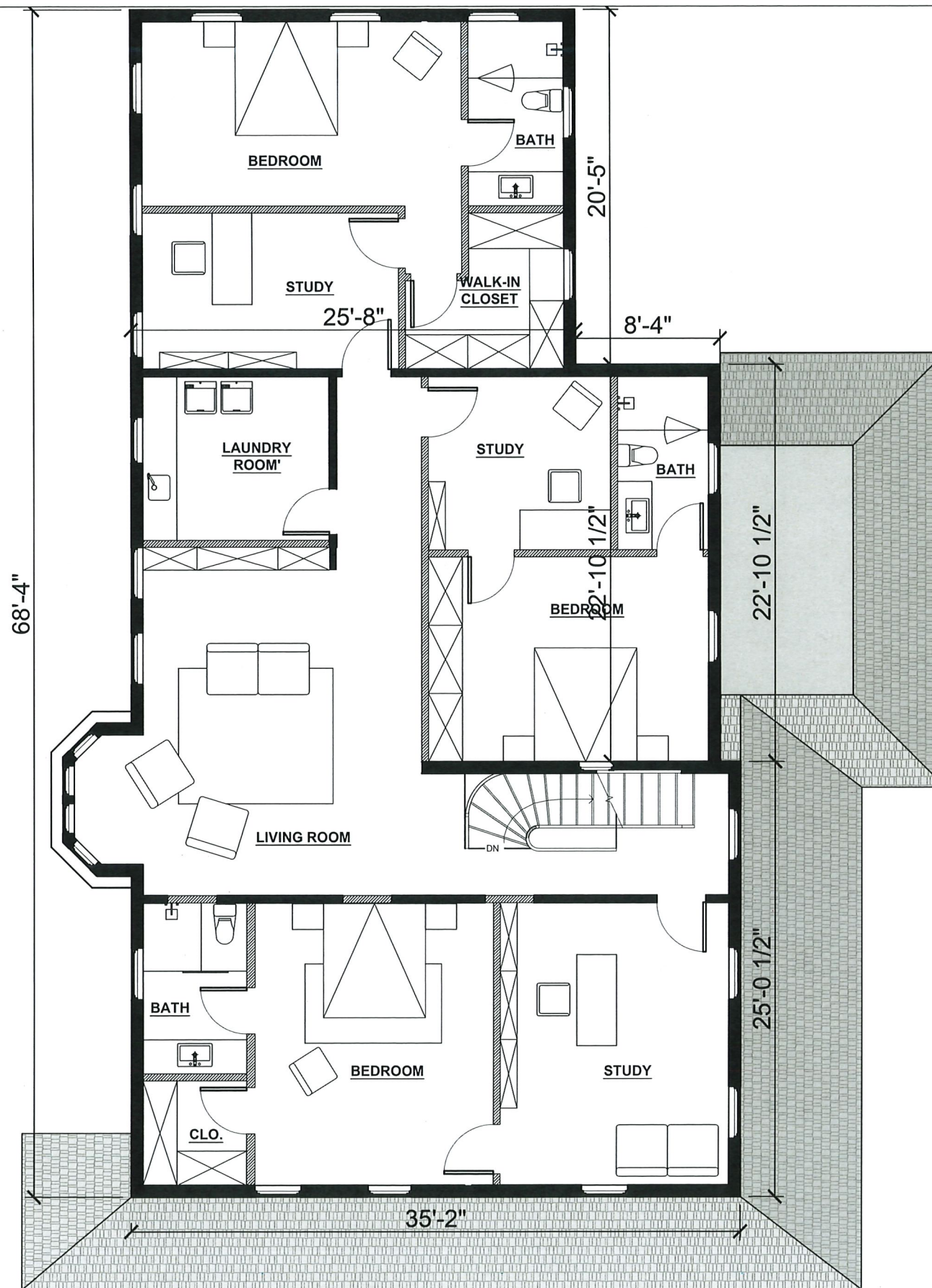
PROPOSED 1ST FLOOR PLAN

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A11

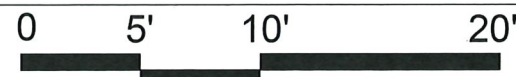


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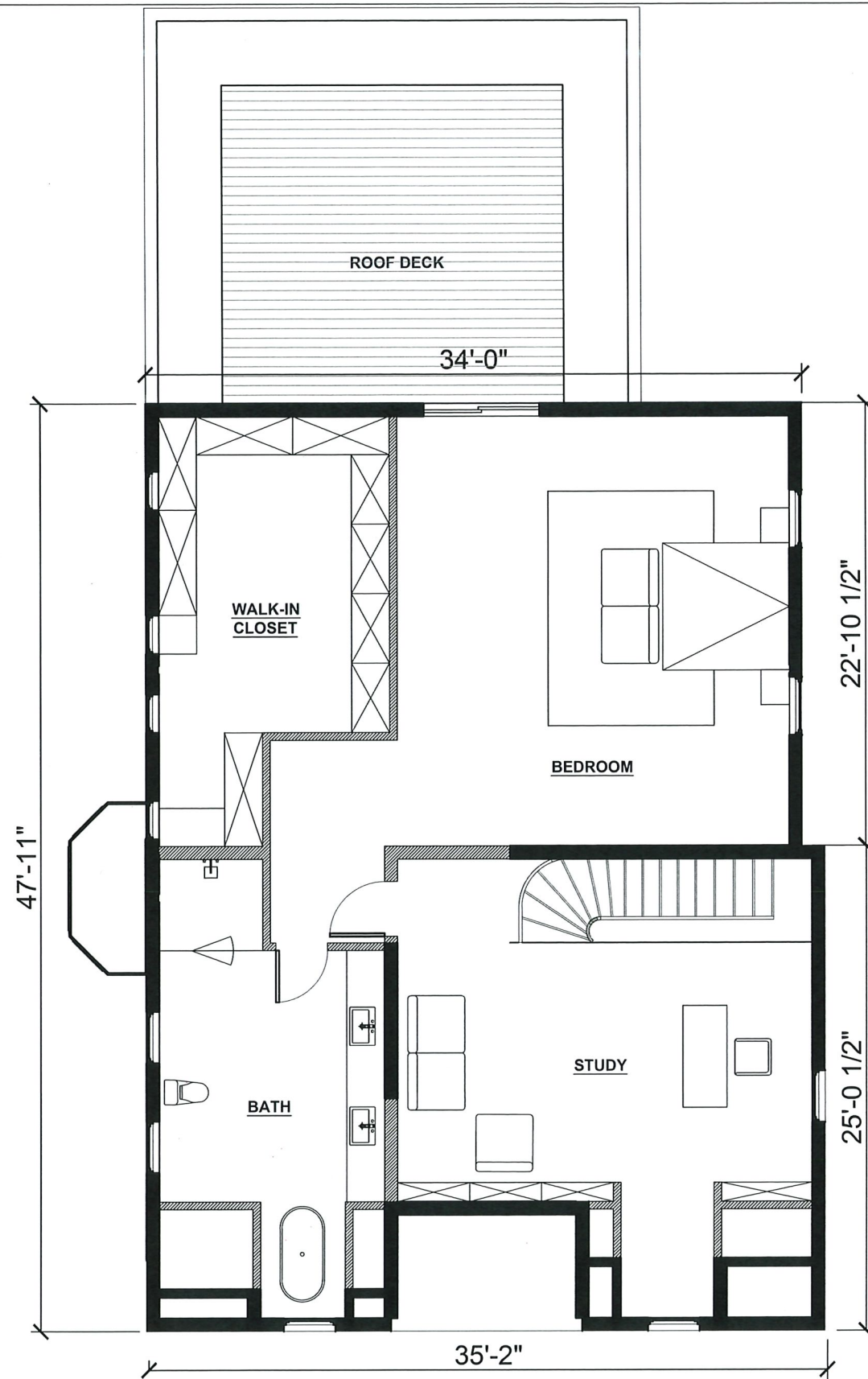
PROPOSED 2ND FLOOR PLAN

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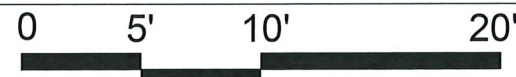
A12



A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DOUGLAS OKUN & ASSOCIATES

DATE: 12-06-2023
 SCALE: 1/8"=1'-0"



PROPOSED 3RD FLOOR PLAN

A13

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- NOTES:**
1. RESTORE CHIMNEYS WITH RED BRICK.
 2. ADD NEW SLATE ROOF TO THE HOUSE.
 3. REMOVE CENTER DORMER FROM THE FRONT ELEVATION AND RESTORE THE TWO OTHER DORMERS. ADD SHUTTERS ON WINDOWS.
 4. RESTORE CLAPBOARDS AND ALL TRIM AROUND THE HOUSE.
 5. PAINT ENTIRE HOUSE.
 6. ADD NEW GARAGE WITH SLATE ROOF.

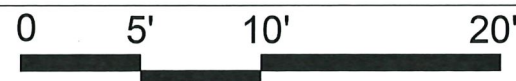


A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023
 SCALE: 1/8"=1'-0"

PROPOSED FRONT ELEVATION

DOUGLAS OKUN & ASSOCIATES



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A14

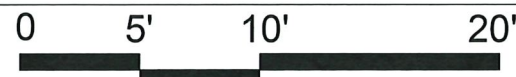


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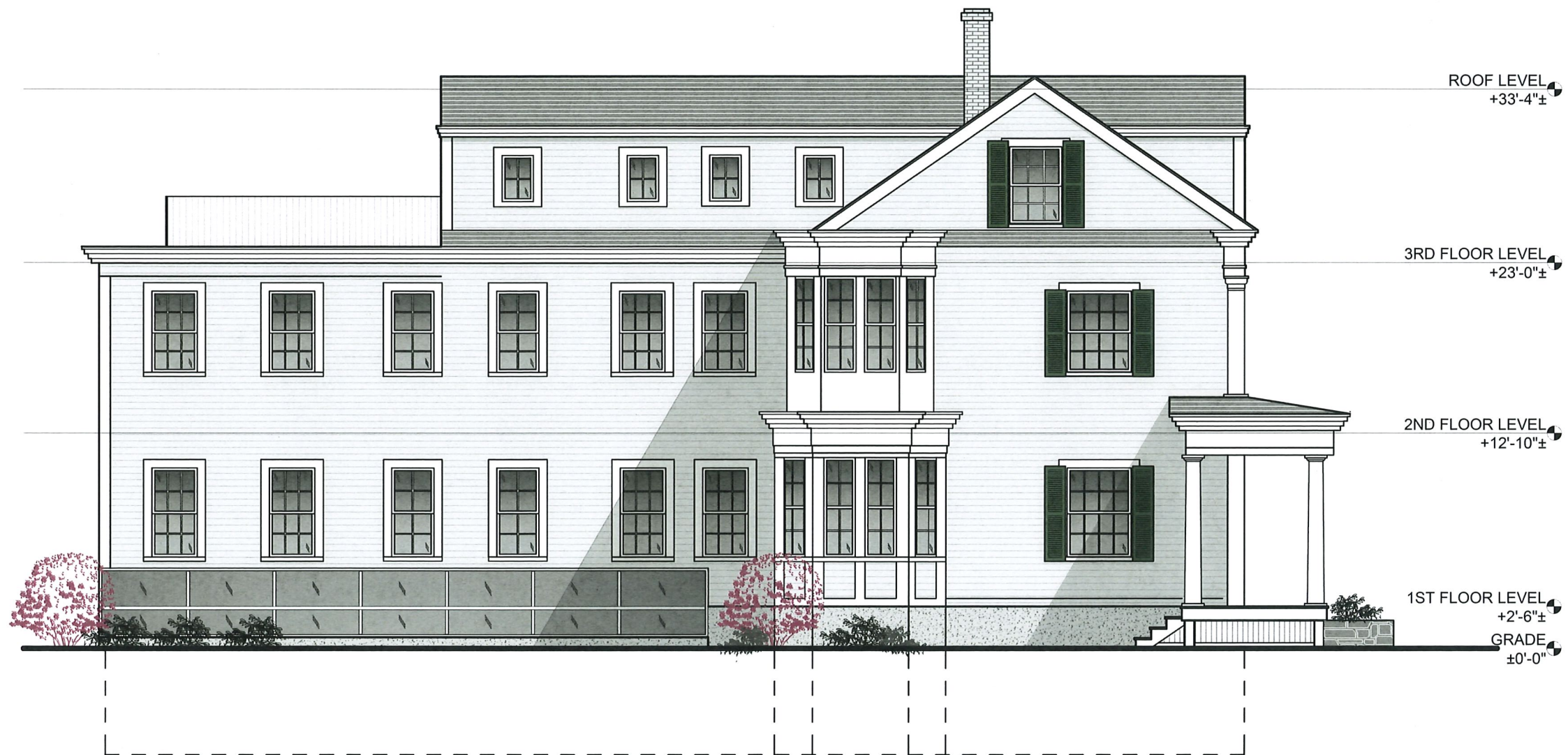
PROPOSED REAR ELEVATION

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A15

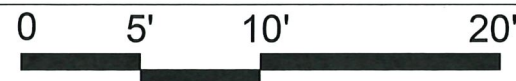


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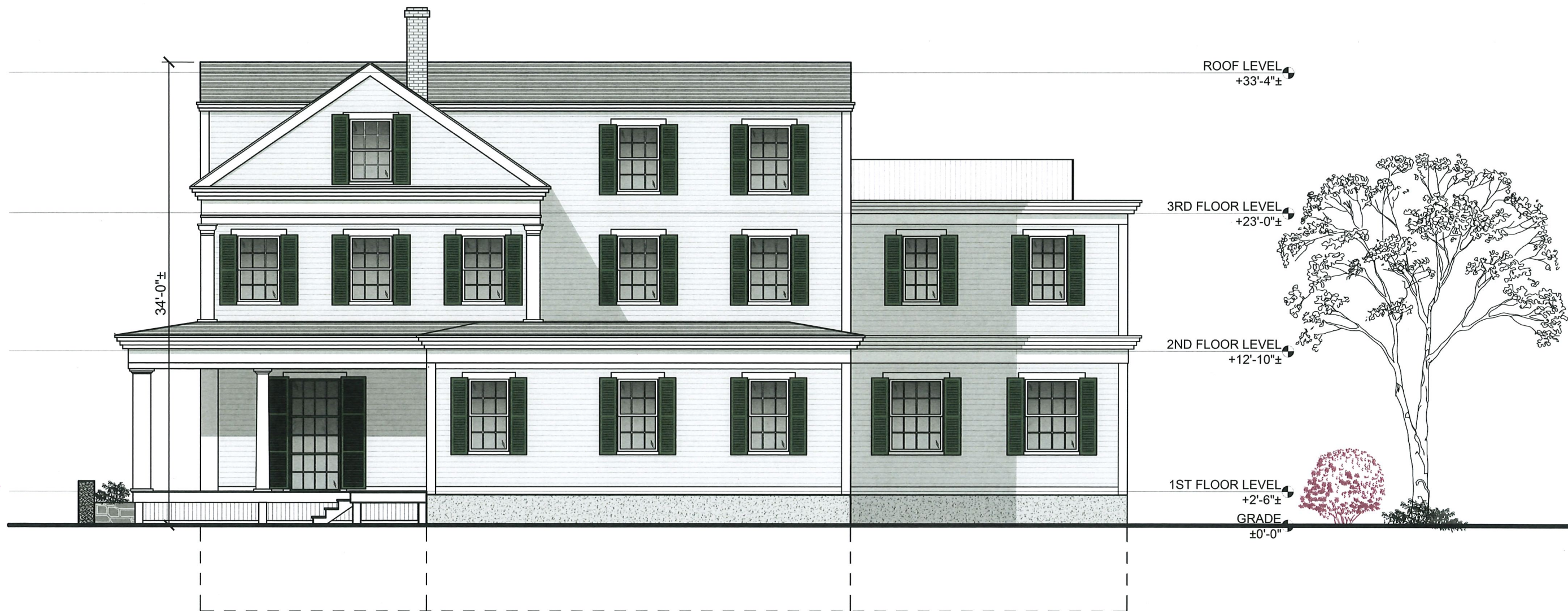
PROPOSED LEFT SIDE ELEVATION

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A16



A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE
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DATE: 12-06-2023
 SCALE: 1/8"=1'-0"

PROPOSED RIGHT SIDE ELEVATION

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A17