



CAMBRIDGE HISTORICAL COMMISSION

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OCT 10 2023

CAMBRIDGE HISTORICAL COMMISSION

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: 95 Irving 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).

Please see attached description and graphics

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: Fox and Prince 86 LLC; IML 45 LLC

Mailing Address: Palmer Latko Ledas Page LLC, 20 Tower Ln, Suite 305, Avon, CT 06001

Telephone/Fax: 860-573-2394

E-mail: lobermeier@blumshapiro.com

Signature of Property Owner of Record: *[Signature]*
(Required field; application will not be considered complete without property owner's signature)

Name of proponent, if not record owner: Troy Sober

Mailing Address: 221 Boston Road, North Billerica, MA 01862

Telephone/Fax: 617-224-8667

E-mail: tsober@lombardidesign.com

(for office use only):

Date Application Received: 10/10/23 Case Number: 5028 Hearing Date: 11/2/23

Type of Certificate Issued: _____ Date Issued: _____

GREGORY LOMBARDI DESIGN

Landscape Architecture

95 Irving Street

Description of Proposed Landscape Changes

95 Irving Street, known as the William James House, is located at the intersection of Farrar and Scott Street on a 16,824 square foot lot. The current landscape that surrounds this house is simple in nature with an open side lawn bordered by a mixed-species plant palette consistent with today's Cambridge residences. There are no particular landscape features that stand out nor compliment the era of the house, with the exception of a four foot tall picket fence and date marker stone which will both remain. A few mature trees help to provide scale to the house and added privacy.

The proposed landscape features will improve upon the previously approved changes to the landscape while maintaining the integrity of the historical value of the property. The front privacy fence is in disrepair in-part, and does not compliment the style of architecture or character of the site. A new fence is proposed. The public elevation of the fence will maintain the current privacy afforded to the family space, but will become more open towards the top of each panel. Decorative lattice will allow for expanded views of the house's upper floor details, while the lower portion will remain solid. The side and rear yard fencing will be updated to mimic the details of the lower portion of the sidewalk fence, and maintain the privacy between neighboring property, similar to the existing condition. The footprint and heights of these proposed fences will remain the same.

A proposed generator will be located outside of any zoning setbacks and will be installed the minimum distance away from the residence based on the manufacturer's recommendation. It will replace two existing condensers. Screen planting will be installed to obscure the generator as well as mitigate noise.