



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: 196 Prospect St, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

- Roof: we propose to replace the existing shingle roof with new shingles that will match the color of the neighboring townhouse units to the right. The replacement shingles will be of the same type and style as those on the neighbor's property, ensuring historical and visual consistency in the area.

- Skylights: we plan to install three skylights following the existing style and size, installed in a way that maintains the historical streetscape.

- Siding: we plan to replace the current siding with new fiber cement siding. The new siding will match the color and shape of the siding on the neighboring townhouse units to the right. This will ensure visual harmony and consistency with the neighboring properties while upgrading the material of the siding.

- Windows: we propose to replace all existing windows with new windows that match those on the neighboring townhouse units to the right. There will be no change in size, and the color will also match the neighbor's windows. This ensures seamless visual integration with the neighboring properties and maintains the architectural character of the property.

The proposed renovations are essential due to wear and deterioration over time. The new materials and designs have been carefully chosen to closely replicate and complement those on the neighboring properties, ensuring a harmonious appearance in the context of the street and the local historical district to maintain its visual appeal and architectural value within the Cambridge Historical District.

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: 196 Prospect St LLC
Mailing Address: 228 Park Ave S PMB 35567, New York, NY 10003
Telephone/Fax: 617-949-0451 E-mail: Francis.sun@owncoral.com
⇒ Signature of Property Owner of Record:
(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: 7/11/23 Case Number: 4993 Hearing Date: 8/3/23
Type of Certificate Issued: _____ Date Issued: _____

RENOVATION CONSTRUCTION 196 PROSPECT STREET, CAMBRIDGE, MA.







INDEX

1. FIRST FLOOR PLAN
2. SECOND AND ATTIC FLOOR PLAN
3. FRAMING

PAGE

- A-1
- A-2
- S-1

LEGEND

-  SMOKE DETECTOR
-  CARBON MONOXIDE/SMOKE COMBO DETECTOR
-  DEMOLITION WALL
-  EXISTING WALL
-  NEW WALL CONSTRUCTION
-  BATHROOM EXHAUST VENT

ENERGY CODE:
STUD WALLS: R-30
CEILING R-60
FLOOR R-30
WINDOW U 0.30 (DOUBLE PANE)

GENERAL NOTES:

1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE (IBC 2015 AMENDMENT 780 CMR 9TH EDITION) AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT. DIMENSIONS ARE NOT GUARANTEED. THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
4. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
6. CONCRETE AND REBAR STRENGTH SHALL HAVE MINIMUM OF 3,000 PSI AND 60,000 PSI RESPECTIVELY.
7. ALL WINDOWS AND DOORS MUST HAVE U FACTOR = 0.3 MINIMUM.

RENOVATION CONSTRUCTION
196 PROSPECT STREET
CAMBRIDGE, MA.

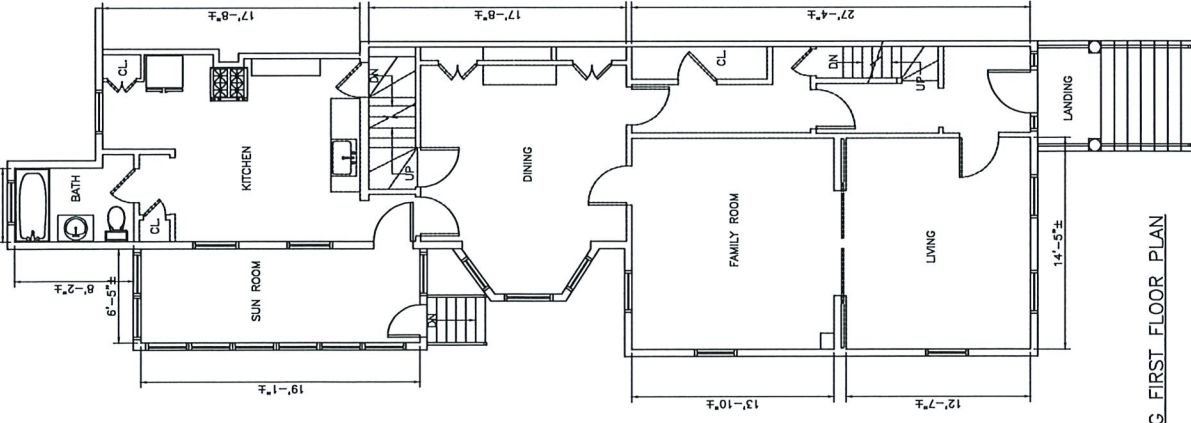
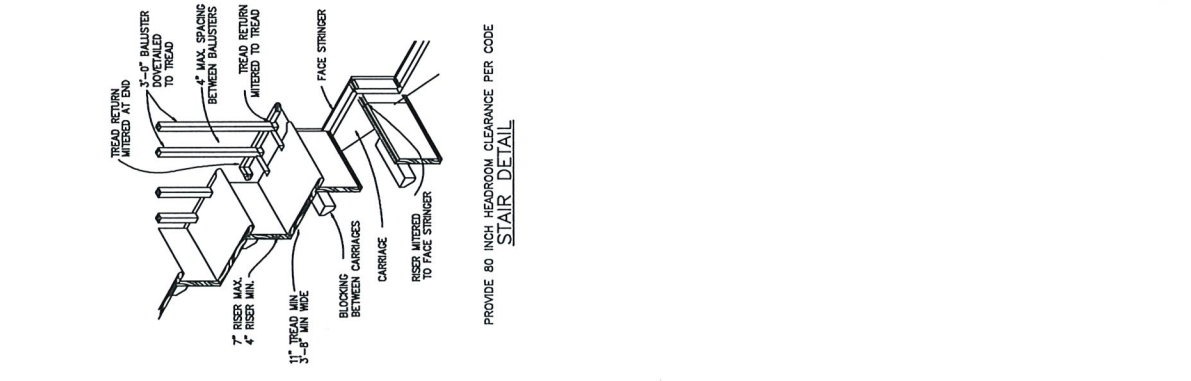
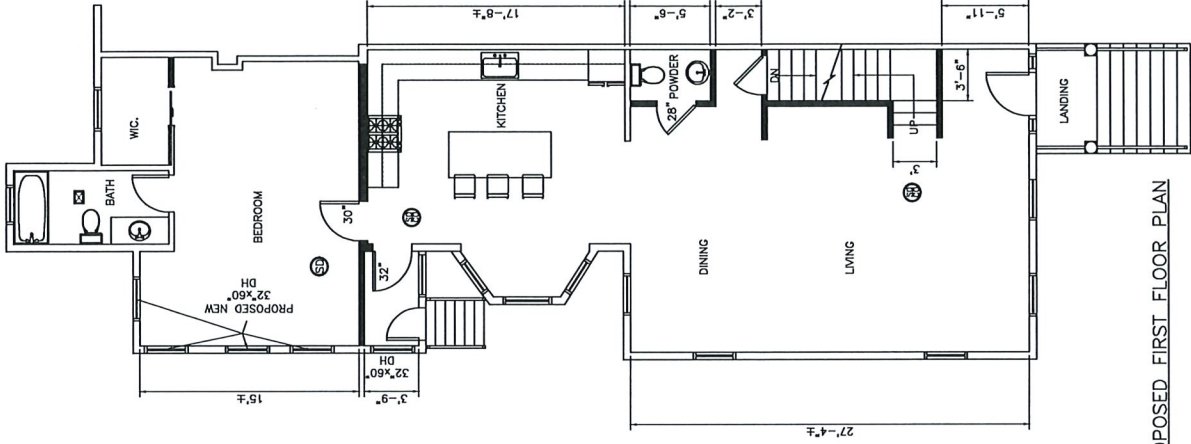
T DESIGN, LLC

1246 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-797-6637
EMAIL: info@tdesignllc.com




REV.	DATE

BY: TN
DATE: 04/20/2023
SCALE: 1/4"=1'-0"
SHEET NO.: T-1



RENOVATION CONSTRUCTION
196 PROSPECT STREET
CAMBRIDGE, MA.

T DESIGN, LLC
 1248 RANDOLPH AVE
 MILTON, MA 02186
 TEL: (617)-797-6837
 EMAIL: GUDOT@TDESIGNLLC.COM



REV.	DATE	BY: TN	DATE: 04/20/2023	SCALE: 1/4"=1'-0"
				SHEET NO.: A-1

PROPOSED FIRST FLOOR PLAN

EXISTING FIRST FLOOR PLAN

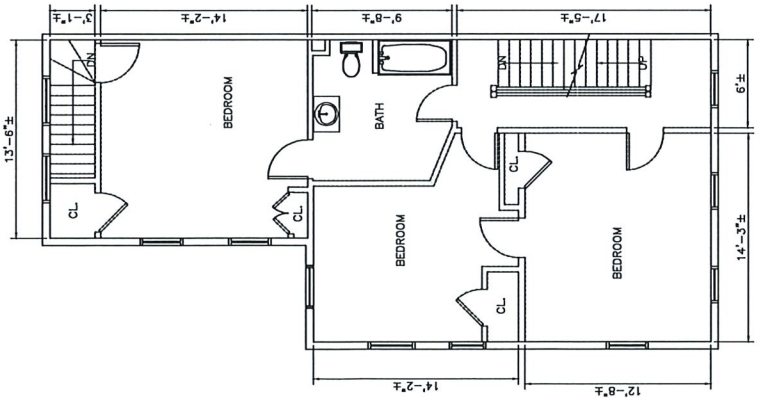
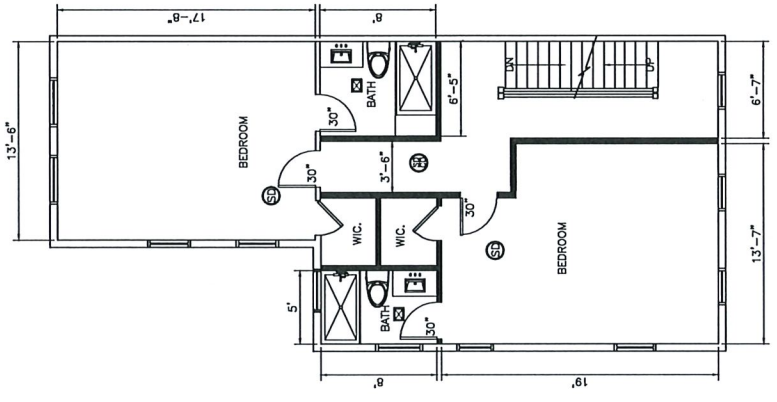
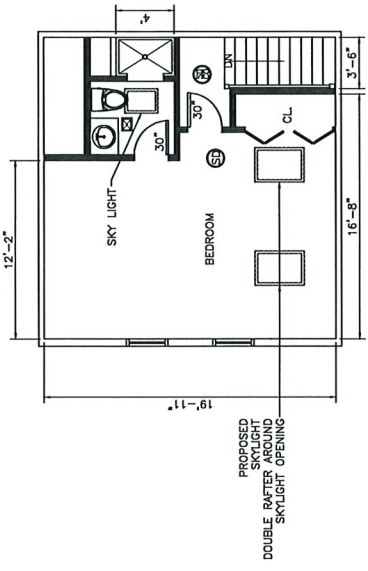
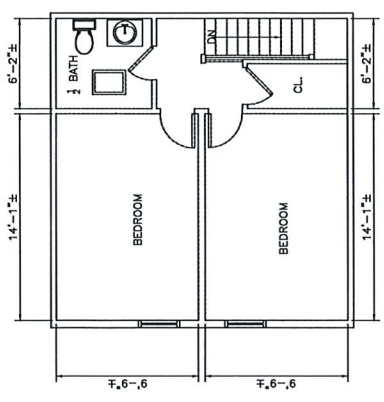
RENOVATION CONSTRUCTION
 196 PROSPECT STREET
 CAMBRIDGE, MA.

T DESIGN, LLC

1248 RANDOLPH AVE
 MILTON, MA 02186
 TEL: (617)-787-8837
 EMAIL: info@tdesignllc.com



REV.	DATE
BY: TN	DATE: 04/20/2023
SCALE: 1/4"=1'-0"	SHEET NO.: A-2



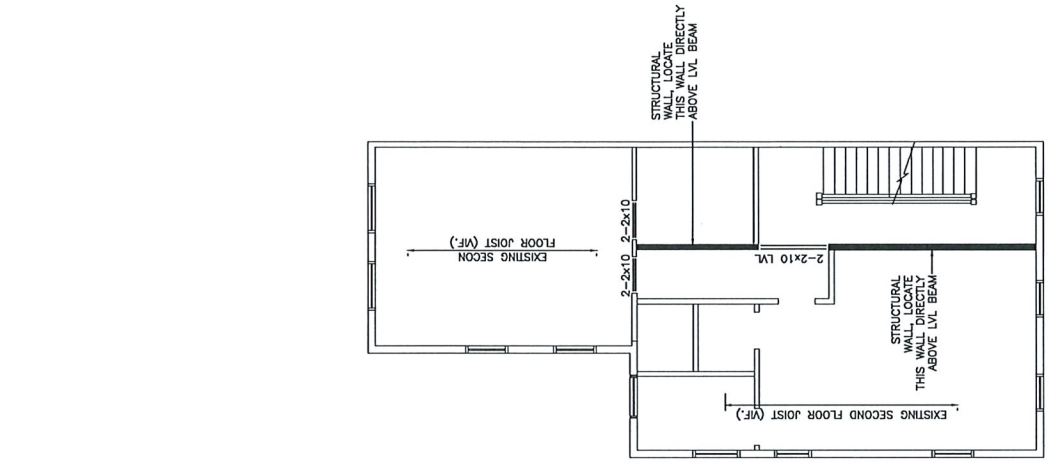
RENOVATION CONSTRUCTION
196 PROSPECT STREET
CAMBRIDGE, MA.

T DESIGN, LLC

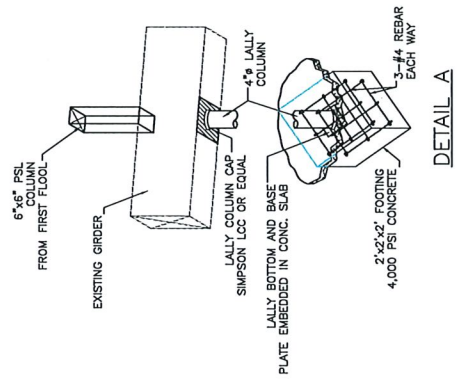
1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-787-8837
EMAIL: info@tdesignllc.com



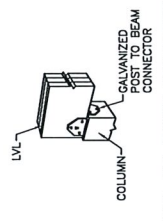
REV.	DATE
BY: TN	DATE: 04/20/2023
SCALE: 1/4"=1'-0"	SHEET NO.: S-1



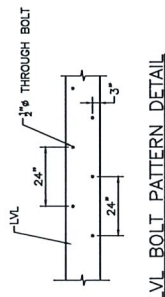
ATTIC FRAMING PLAN



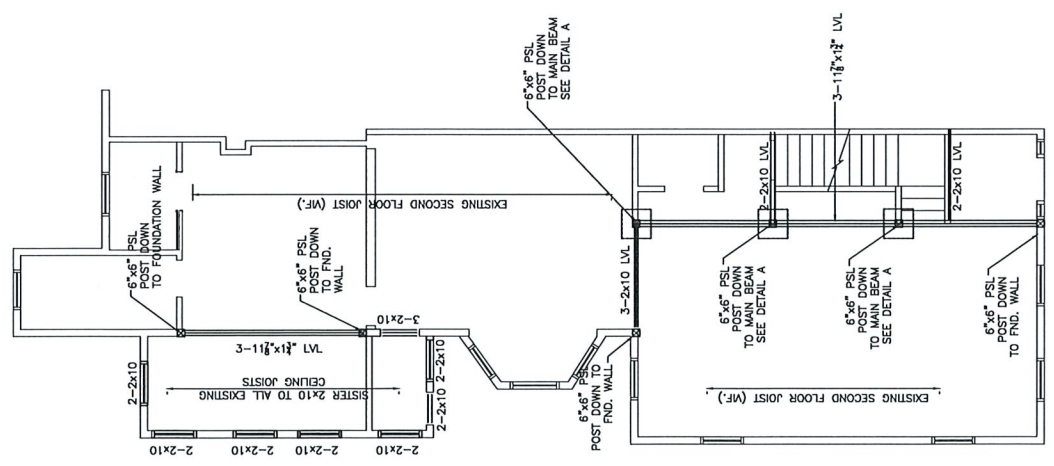
DETAIL A



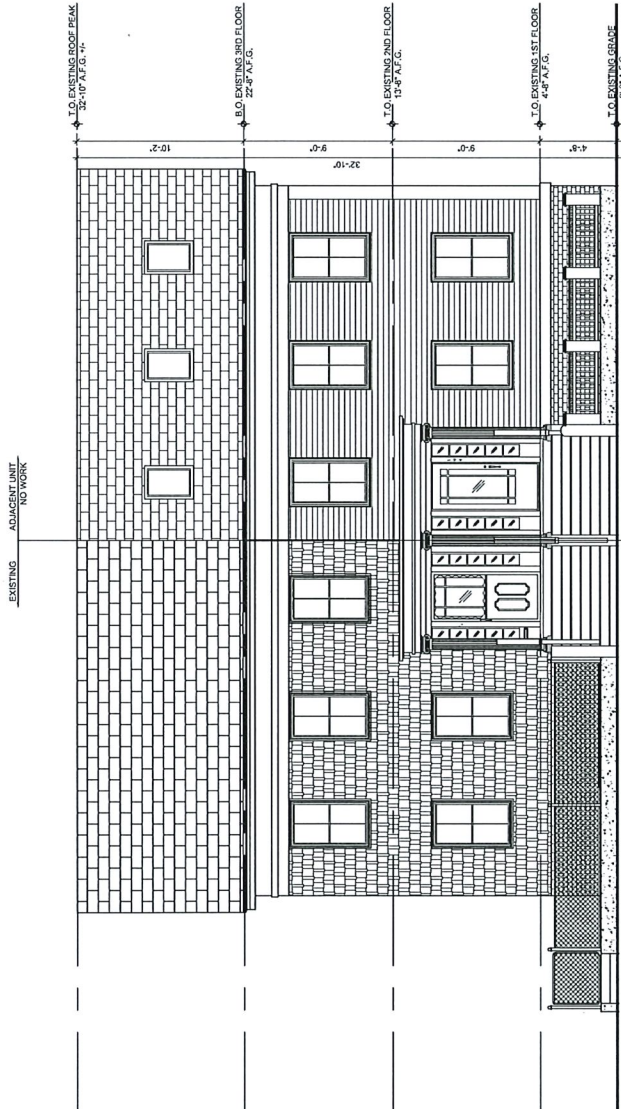
LVL TO POST CONNECTION



LVL BOLT PATTERN DETAIL

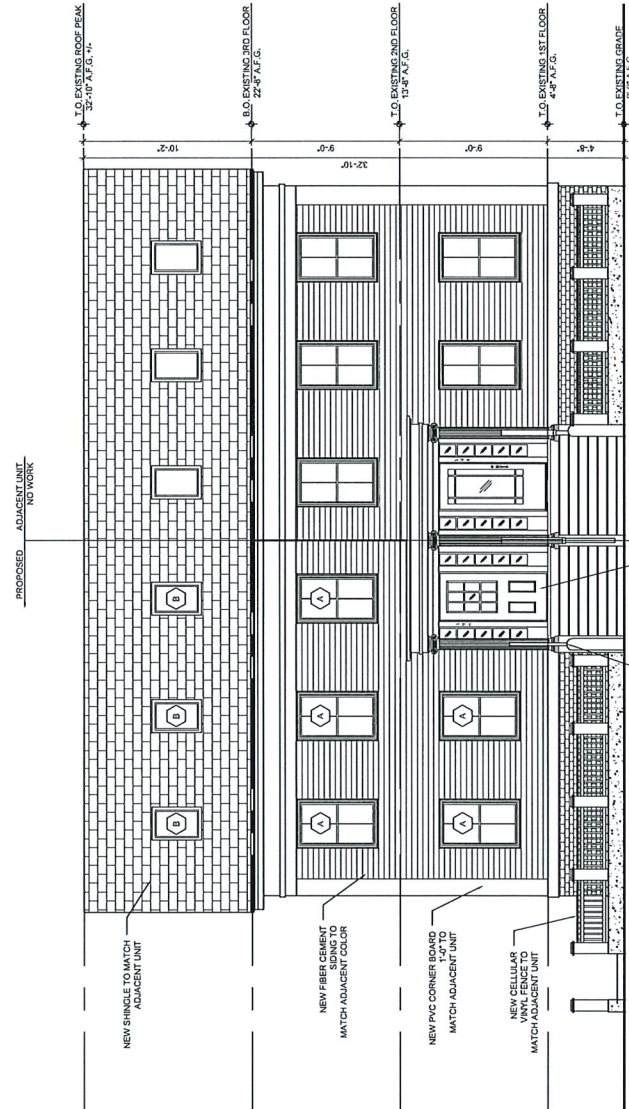


SECOND FLOOR FRAMING PLAN



EXISTING FRONT ELEVATION
SCALE: 3/16"=1'-0"

1
A1.1



PROPOSED FRONT ELEVATION
SCALE: 3/16"=1'-0"

2
A1.1

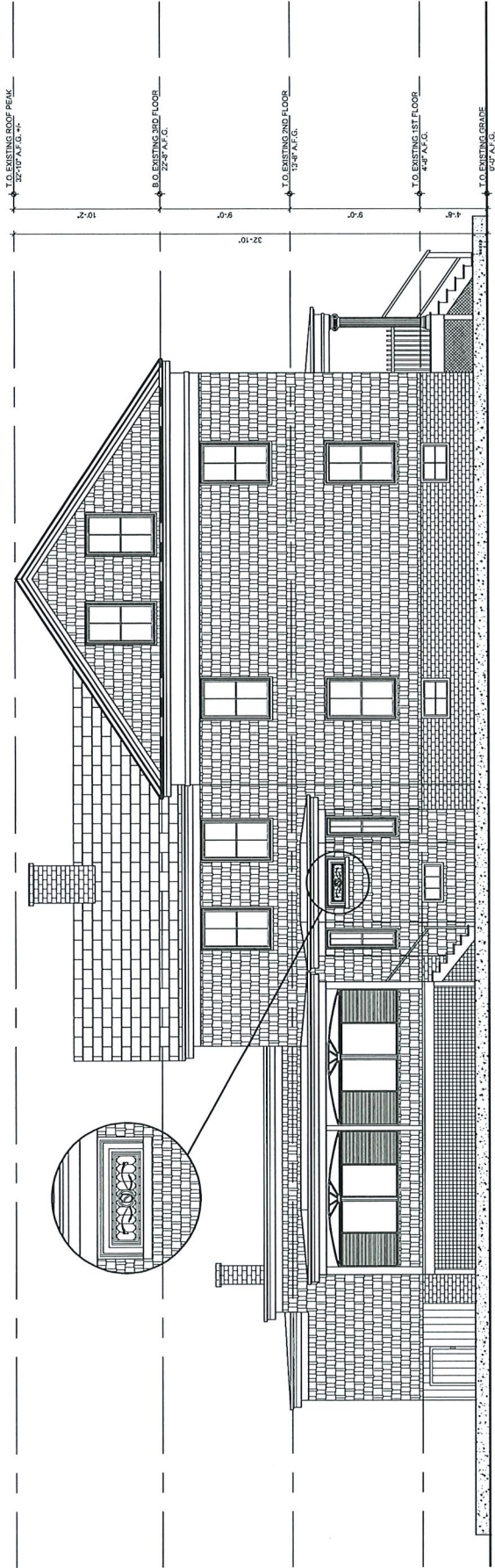
196 PROSPECT ST. CAMBRIDGE

ELEVATIONS

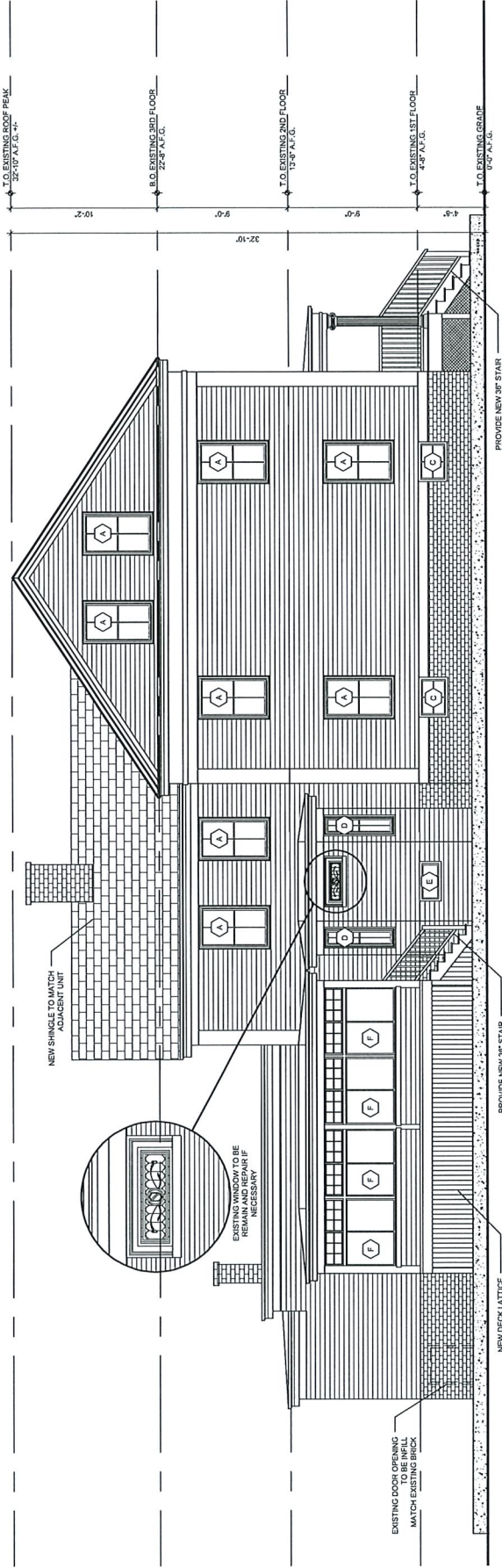
DRAWN BY: KRYSTAL CAI

SCALE: 3/16"=1'-0"

SHEET NO. A1.1



1
A.1.2
EXISTING LEFT ELEVATION
SCALE: 3/16"=1'-0"



2
A.1.2
PROPOSED LEFT ELEVATION
SCALE: 3/16"=1'-0"

196 PROSPECT ST., CAMBRIDGE

ELEVATIONS

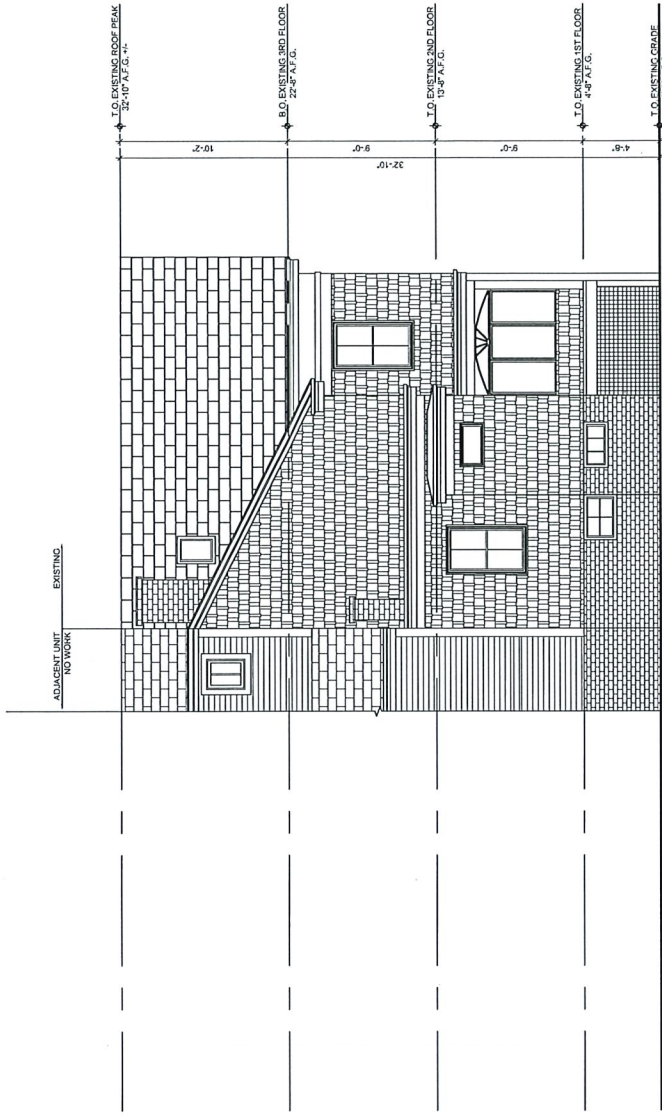
DRAWN BY: KRYSTAL CAI

SCALE: 3/16"=1'-0"

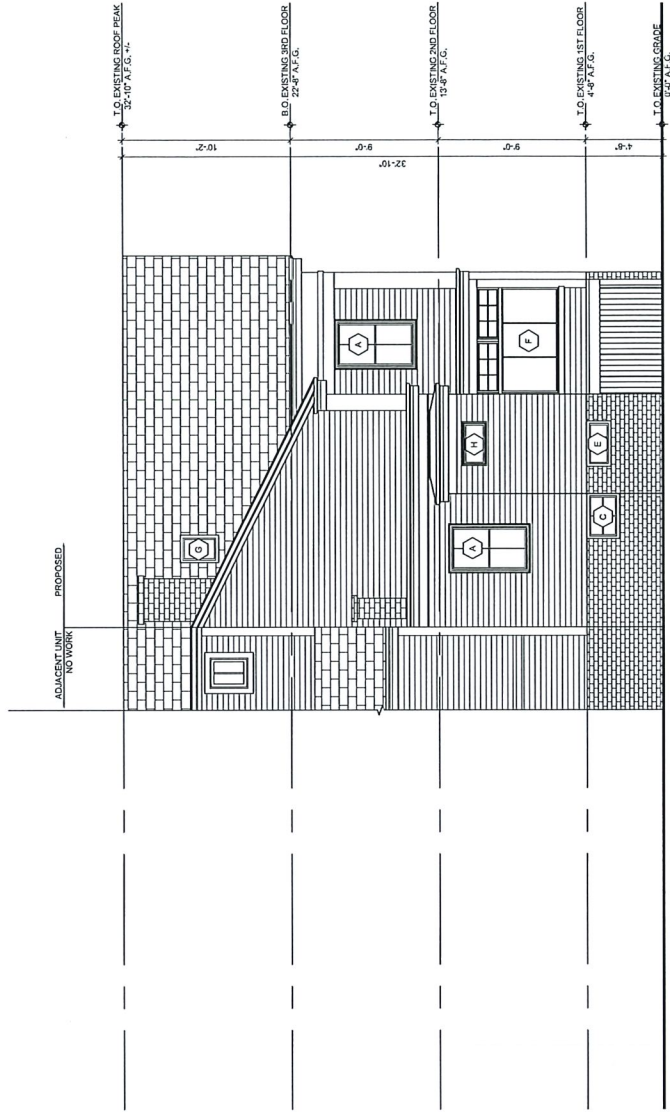
SHEET NO. A.1.2

WINDOW SCHEDULE				
ITEM	BRAND	WINDOW SIZE	QTY	REMARK
A	VINYLMAX - INSPIRE COLLECTION	3'-0" X 5'-0"	15	DOUBLE HUNG
B	VELUX OR SIMILAR	21" X 45"	3	SKYLIGHT
C	VINYLMAX - INSPIRE COLLECTION	2'-5" X 2'-0"	3	PICTURE WINDOW
D	VINYLMAX - INSPIRE COLLECTION	2'-8" X 5'-0"	2	DOUBLE HUNG
E	VINYLMAX - INSPIRE COLLECTION	2'-5" X 1'-5"	2	PICTURE WINDOW
F	VINYLMAX - INSPIRE COLLECTION	3'-5" X 5'-0"	5	SLIDING
G	VELUX OR SIMILAR	1'-5" X 2'-4"	1	SKYLIGHT
H	VINYLMAX - INSPIRE COLLECTION	2'-8" X 1'-5"	1	AWNING WINDOW

ALL WINDOW SIZES TO BE VERIFIED BY CONTRACTOR ON SITE TO MATCH EXISTING WINDOWS



1
EXISTING REAR ELEVATION
SCALE: 3/16"=1'-0"
A1.3



2
PROPOSED REAR ELEVATION
SCALE: 3/16"=1'-0"
A1.3

196 PROSPECT ST. CAMBRIDGE

ELEVATIONS

DRAWN BY: KRYSTAL CAI

SCALE: 3/16"=1'-0"

SHEET NO. A1.3



196 PROSPECT ST. CAMBRIDGE, MA



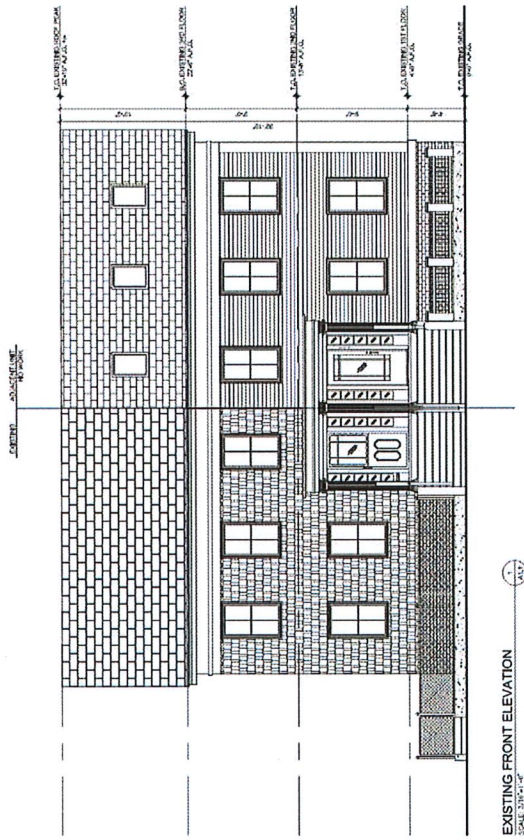
EXISTING VIEWS



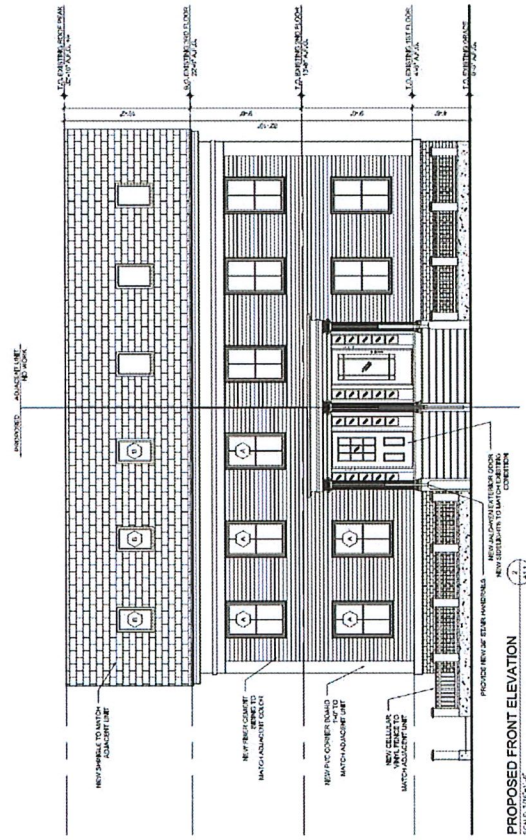
EXISTING LEFT SIDE CONDITIONS



EXISTING REAR VIEW

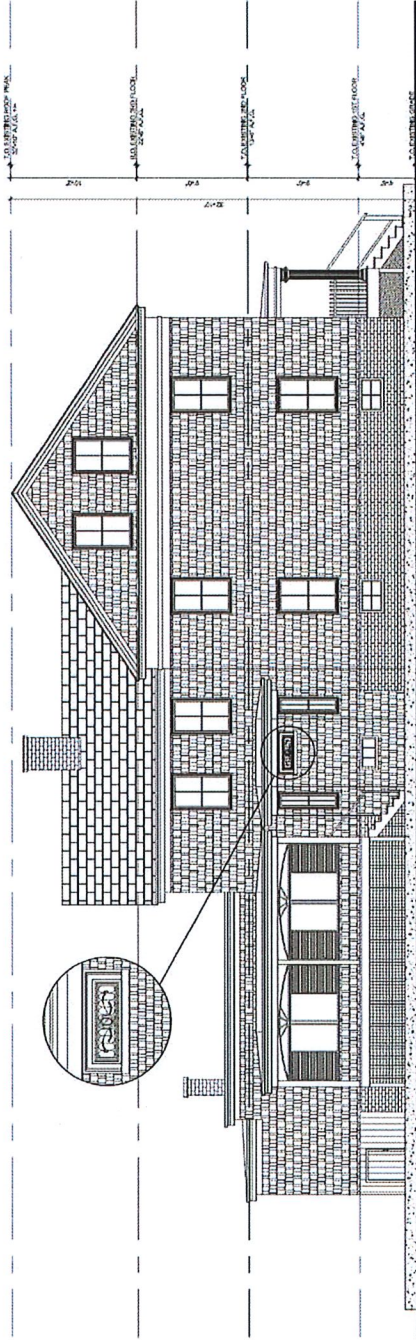


1
AU

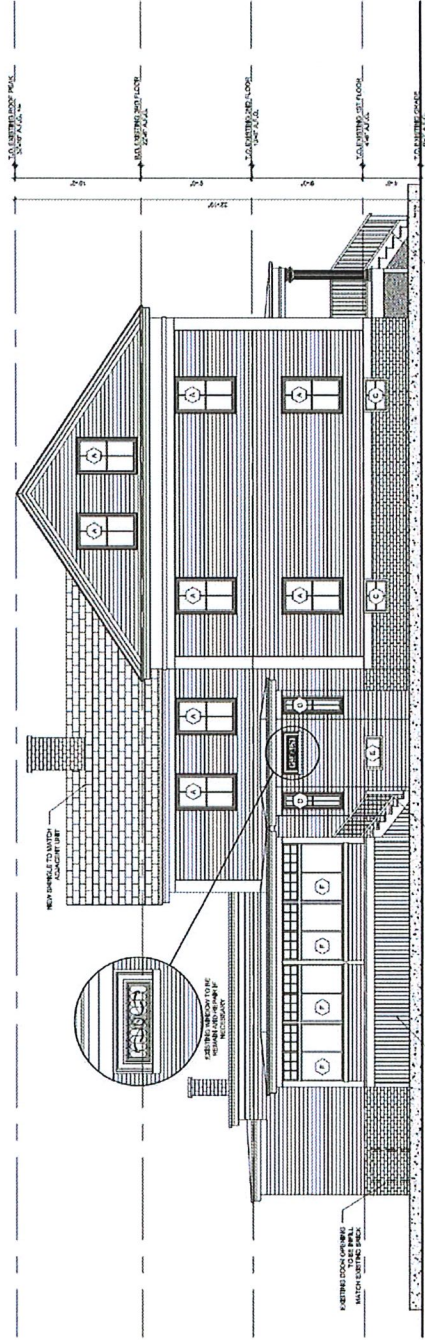


2
AU

196 PROSPECT ST., CAMBRIDGE
ELEVATIONS
DRAWN BY: KRystal CAI
SCALE: 1/8"=1'-0"
SHEET NO. A1.1



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

196 PROSPECT ST., CAMBRIDGE

ELEVATIONS

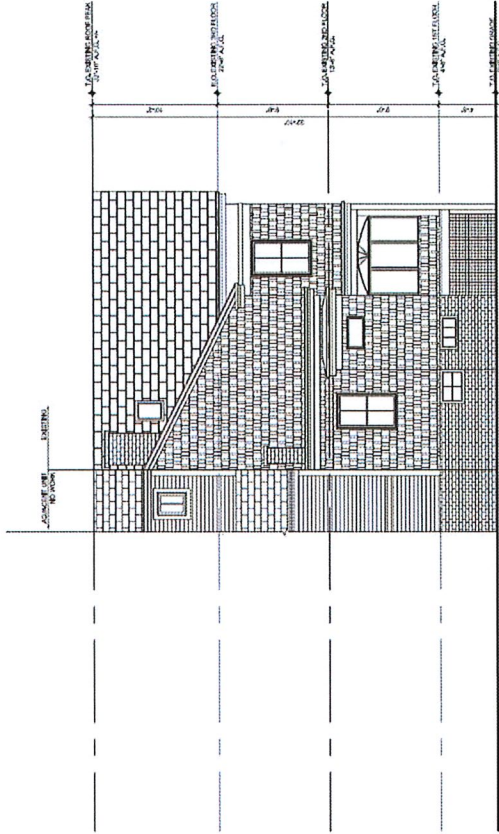
DRAWN BY: KRYSTAL CAI

SCALE: 1/4" = 1'-0"

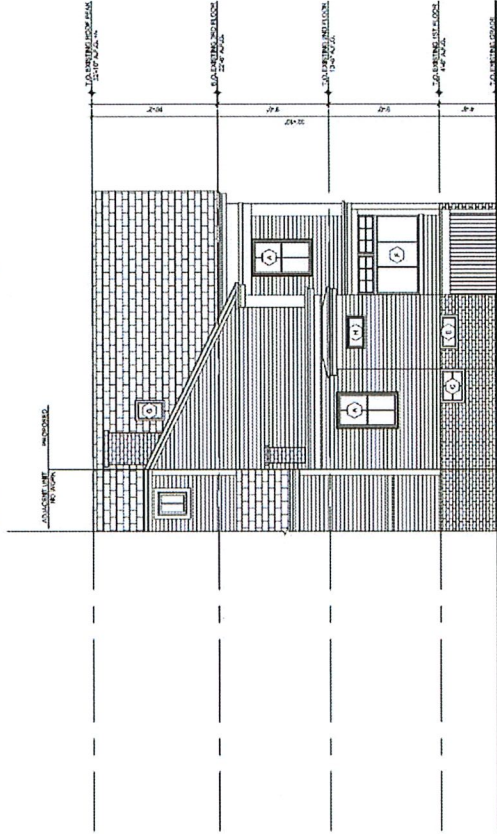
SHEET NO. A1.2

WINDOW SCHEDULE				
ITEM	BRAND	WINDOW SIZE	QTY	REMARK
A	VITOLIA - INSPIRE COLLECTION	3'-0" X 5'-0"	15	DOUBLE HUNG
B	VITOLIA - INSPIRE COLLECTION OR SIMILAR	2'-0" X 2'-0"	3	SKYLIGHT
C	VITOLIA - INSPIRE COLLECTION	2'-0" X 2'-0"	3	PICTURE WINDOW
D	VITOLIA - INSPIRE COLLECTION	2'-0" X 5'-0"	2	DOUBLE HUNG
E	VITOLIA - INSPIRE COLLECTION	2'-0" X 1'-6"	2	PICTURE WINDOW
F	VITOLIA - INSPIRE COLLECTION	3'-0" X 5'-0"	5	SLIDING
G	VITOLIA - INSPIRE COLLECTION OR SIMILAR	1'-6" X 2'-4"	1	SKYLIGHT
H	VITOLIA - INSPIRE COLLECTION	2'-6" X 1'-6"	1	AWNING WINDOW

ALL WINDOW SIZES TO BE VERIFIED BY CONTRACTOR ON SITE TO MATCH EXISTING WINDOWS



EXISTING REAR ELEVATION
SCALE: 3/8"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 3/8"=1'-0"

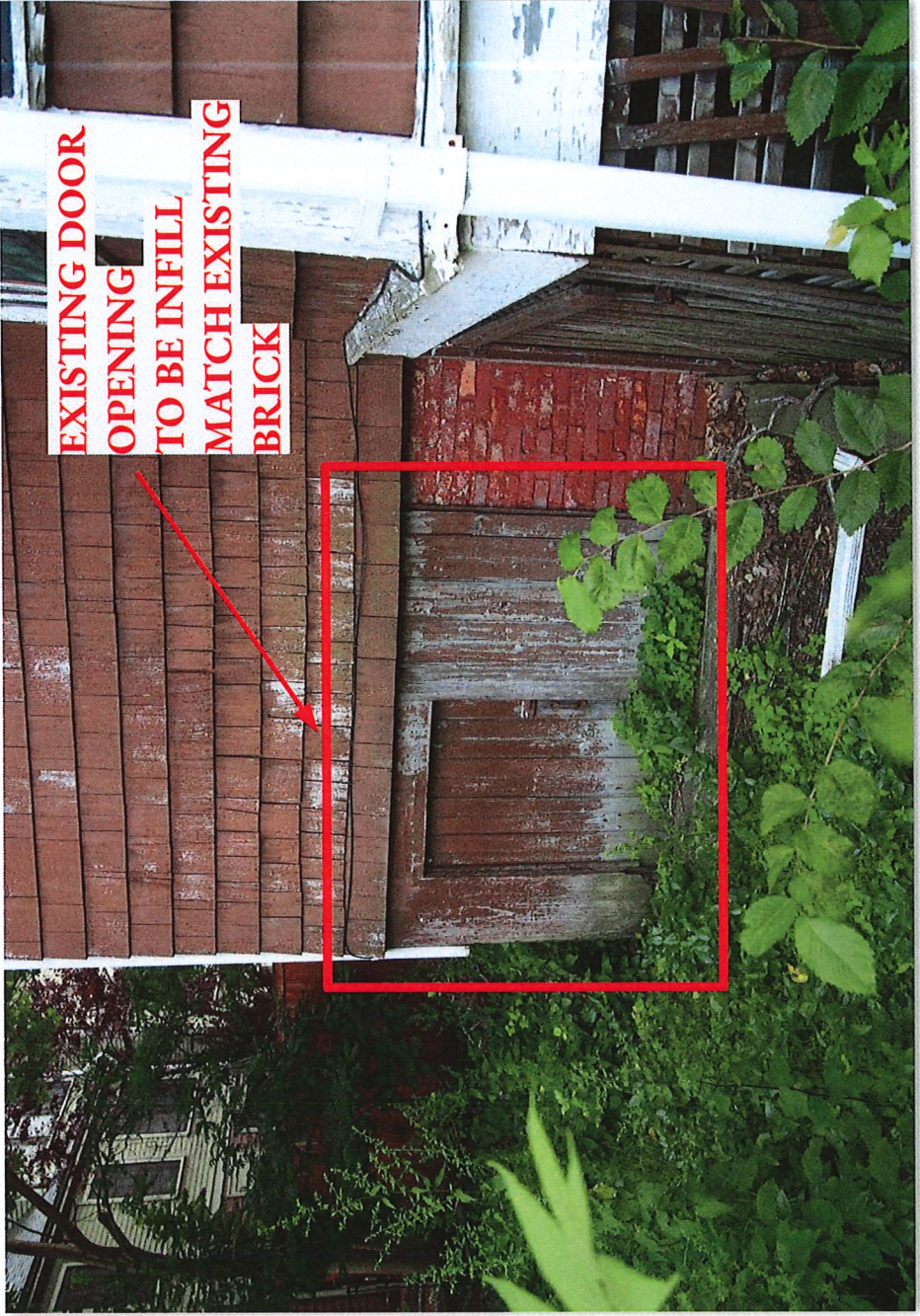
196 PROSPECT ST., CAMBRIDGE

ELEVATIONS

DRAWN BY: KRISTAL CAI

SCALE: 3/8"=1'-0"

SHEET NO. A1.3

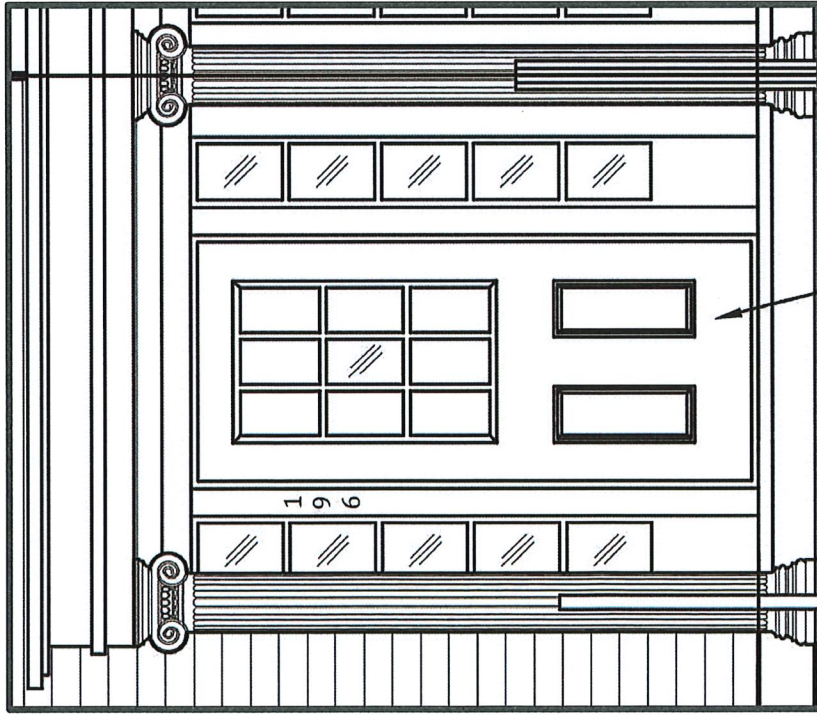


**EXISTING DOOR
OPENING
TO BE INFILL
MATCH EXISTING
BRICK**

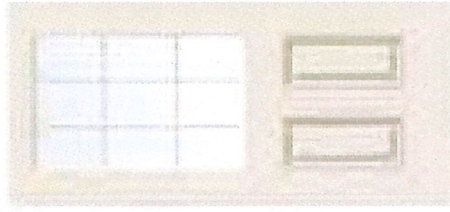
REPAIR BRICK OPENINGS TO MATCH EXISTING



EXISTING DECORATIVE WINDOW TO REMAIN



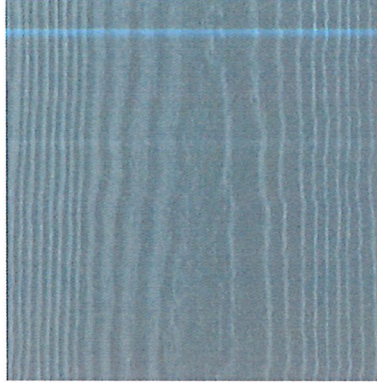
Proposed Door: New door sidelight would match existing condition.



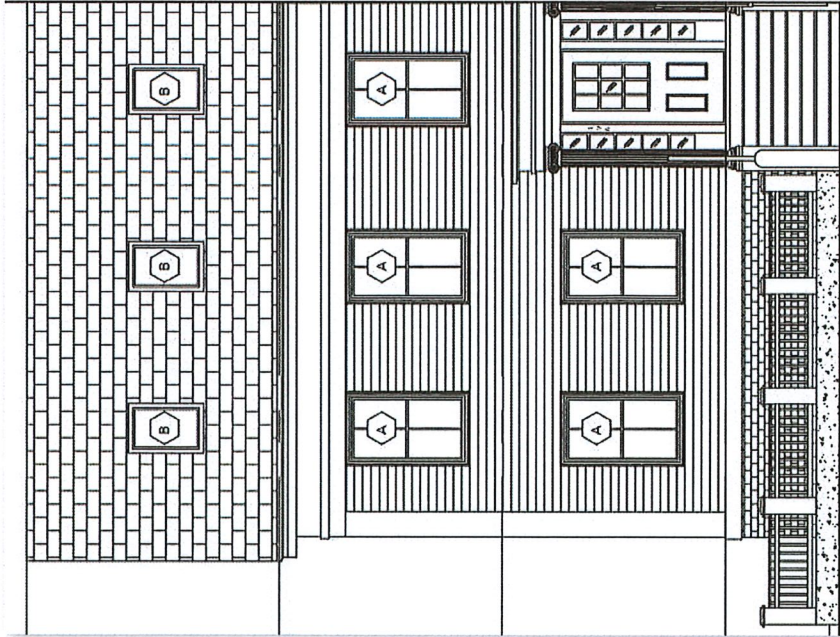
SP-684DG-IM9-LE-2P
9-light
Direct Glare
2-8, 2-10, 3-0 x 6-8
2-8, 2-10, 3-0 x 7-0

Jeld-wen or similar
Smooth-Pro Doors & Custom Sidelights
3'-0" X 6'-8"
Black finish to match adjacent unit

MATERIAL: EXTERIOR FRONT DOOR

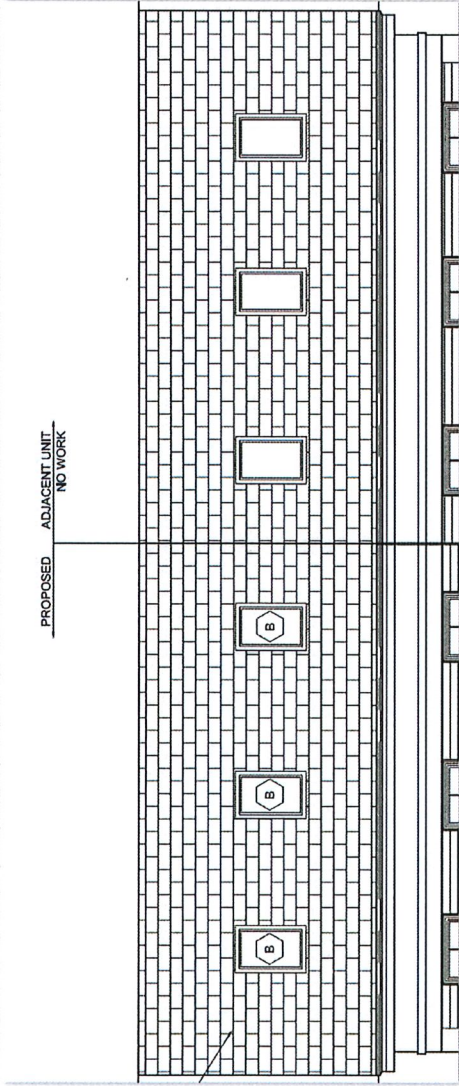


James Hardie Statement
Collection or Similar
0.312-in x 6.25-in x 4-in
Boothbay Blue Fiber Cement



New fiber cement siding to match
adjacent color

MATERIAL: SIDINGS



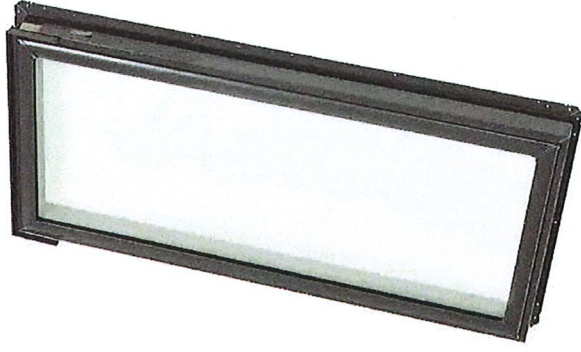
Proposed 3 New skylight to match adjacent unit



MATERIAL: SKYLIGHT

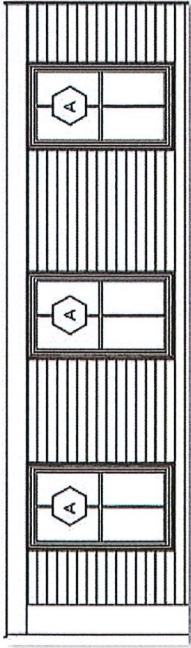
VELUX
 21 in. x 45-3/4 in. Fixed Deck-Mount Skylight with Laminated
 Low-E3 Glass

★★★★★ (60) Questions & Answers (418)



Hover Image to Zoom

Velux or similar to match



All new windows should maintain existing size and adjacent colors



COLORS

Vinyl Colors



White



Clay

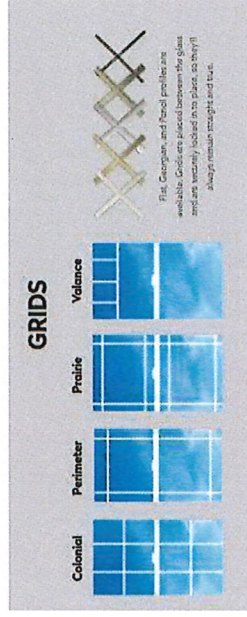


Black Laminated Exterior

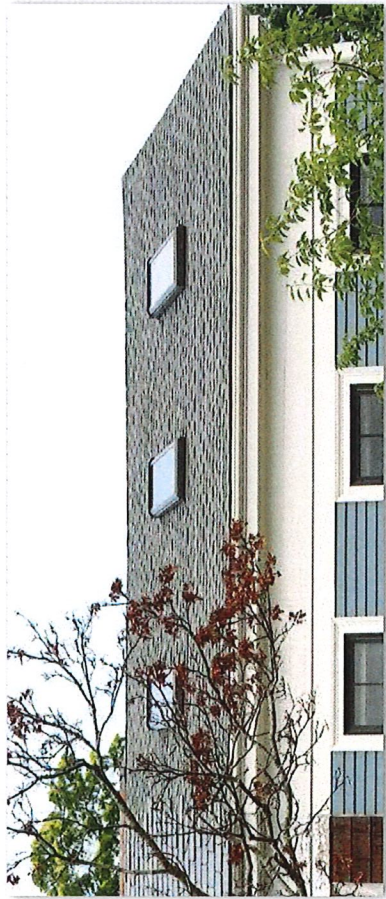
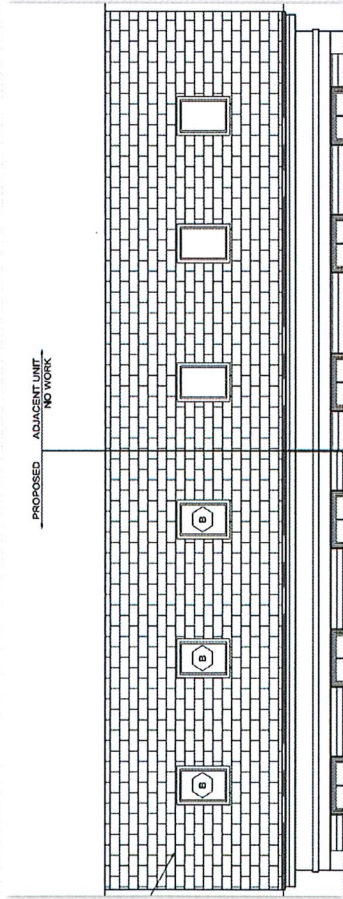
**VINYLMAX - INSPIRE
COLLECTION
SAMPLES**

Allows flexible customization

Proposed Window
Black Exterior with White
Frames and Cross Grids



MATERIAL: WINDOWS

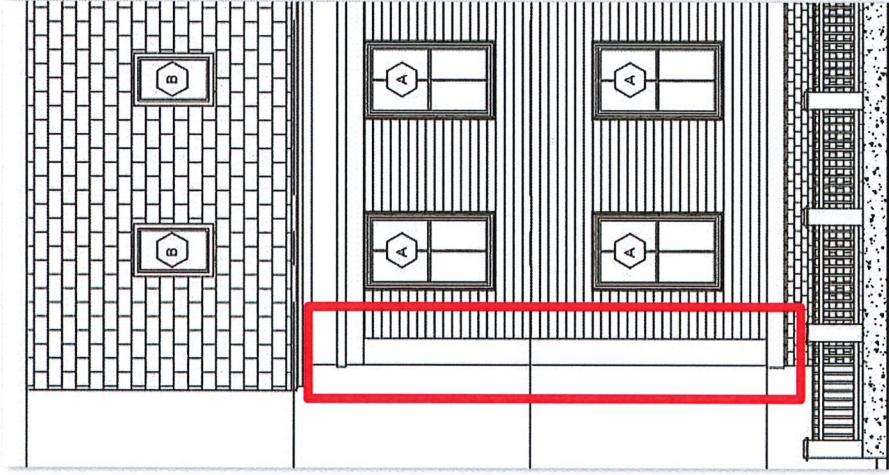


New roof shingles to match adjacent unit



Oakridge Estate Gray Algae Resistant
Laminate Architectural Roofing Shingles

MATERIAL: ROOF



Propose new PVC corner board to match adjacent unit

MATERIAL: PVC CORNER