



CAMBRIDGE HISTORICAL COMMISSION

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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: 194 Brattle St, Cambridge, MA 02138, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

See attached Scope of Work document for proposed alteration(s) and construction, six pages.


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: Erik Colombeau, Secretary General of The French Embassy to the USA

Mailing Address: 4101 Reservoir Road N.W., Washington, DC 20007

Telephone/Fax: 202.944.6469

E-mail: erik.colombeau@diplomatie.gouv.fr

⇒ Signature of Property Owner of Record:  Erik COLOMBEAU

(Required field; the application will not be considered complete without the property owner's signature)

Name of proponent, if not record owner: Pamela Jerome, President, Architectural Preservation Studio, DPC

Mailing Address: 36 Hanson Street, Apt. 3, Boston, MA 02118

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(for office use only):

Date Application Received: _____ Case Number: 5619 Hearing Date: 10/5/23

Type of Certificate Issued: _____ Date Issued: _____



**Residence of the French Consul General in Boston
 Exterior Repairs and Window Restoration/Replacement
 194 Brattle Street, Cambridge, MA 02138**

**Scope of Work for the CHC Application for Certificate
 Friday, September 8th, 2023**

SCOPE OF WORK

The house is currently the Residence of the French Consul Of Boston and his family. Each year, the residence welcomes visitors for receptions, events, and community activities. The applicant expects that the house will remain occupied during the construction. Therefore, the work will have to be highly coordinated to limit disruptions to the residence.

The scope of work includes all labor materials, equipment, transportation, and supervision necessary for the successful completion of the project. The work includes but is not limited to the following:

Mobilization & general administrative requirements (all inclusive, e.g. pipe scaffolding, filing and permits, materials hoist and operator, protection, etc.

The contractor is responsible for all means and methods and their associated filings including removal drawings.

PHASE 1 • WINDOWS/DOOR REPLACEMENT

1. **Lead-Paint Removal:** Limited Lead-Based Paint (LBP) inspection was performed. Positive components and/or surface containing Lead-Based Paint were identified. Lead removal work at windows, doors and associated areas will have to be performed by a Lead Safe Renovation Contractor licensed by the Massachusetts Departments of Labor Standards following all the work practices and other requirements for Renovation work. The work will have to be completed under the Requirements for Renovation, Repair, and Painting Program (RRP) Regulations. Additionally, Re-inspection and Lead Dust Monitoring Protocol following RRP work is required.
 2. **MT-WIN-01: Jalousie Window Replacement:** Remove existing aluminum jalousie window, and wood column siding as required. Replace with new mahogany double-glazing window with insect screen. Install new brass hardware. Reinstall wood column siding, adjust wood as required to accommodate new frame. Repair interior finishes damaged by the work. Contractor to provide shop drawings for review prior to windows fabrication.
 Window Type H
 Window Type M
 3. **WD-WIN-01: Wood Window Replacement: Wood Sash Replacement:** Remove existing aluminum storm window. Remove existing wood/PVC window sash and PVC insert, and replace with new mahogany double-glazing sash with integrated weight/pulley mechanism, profiles to match existing. Remove and replace existing parting bead and stop, and install new 1/4" mahogany wood jamb. Fill weight pockets with insulation. Install new brass sash lock. Install insect screen. Repair interior finishes damaged by the work. Contractor to provide shop drawings for review prior to fabrication.
 Window Type A
 Window Type D
- WD-DOO-01: Door Replacement:** Remove existing aluminum storm door and wood door frame and sash. Replace with new mahogany double-glazing door, wood frame, and threshold. Install new brass hardware. Remove existing molding/wood siding, weatherstripping and hardware, including but not limited to hinges, deadbolt lock, kick plates, and handles and reinstall as needed to accommodate new door. Repair interior finishes damaged by the work. Contractor to provide shop drawings for review prior to door fabrication.
 Door Type L

4. **Paint Mockup Campaign:** Jablonski Building Conservation (JBC) performed a selective finishes investigation of the exterior finishes of the Residence. The purpose was to determine the earliest known finish layers for the exterior elements. The original finish on the exterior woodwork (siding, trim, window frames and sashes, entrance portico) is yellowish gray. The original finish on the basement windows, frames and shutters is blackish green. The original finish on the front door is a dark grayish olive top coat.
Contractor to perform a paint mockup campaign with all the colors referenced in the JBC report. Selected paint area should be minimum 6'-0" x 6'-0" and include all the exterior wood elements listed above. Work should be coordinated with Owner, Occupant, Architect and submitted to Cambridge Historical Commission for review. Price should include any required LBP abatement prior to mock-ups and repainting the paint area after review to match the existing color scheme.
5. **MISC-03: Flashing Repair at South Façade:** Remove siding, remove existing flashing membrane and replace to match existing. Replace siding, prepare, prime and paint.

PHASE 2 • EXTERIOR REPAIRS AND WINDOWS/DOORS RESTORATION

Phase 2 should include all the repairs depicted in the Construction Drawings, excluding the windows/door replacement items listed under Phase 1.

1. **Lead-Paint Removal:** Limited Lead-Based Paint (LBP) inspection was performed. Positive components and/or surface containing Lead-Based Paint were identified. Phase Two Scope of Work items and associated areas will have to be performed by a Lead Safe Renovation Contractor licensed by the Massachusetts Departments of Labor Standards following all the work practices and other requirements for Renovation work. The work will have to be completed under the Requirements for Renovation, Repair, and Painting Program (RRP) Regulations. Additionally, Re-inspection and Lead Dust Monitoring Protocol following RRP work is required.

Masonry

2. **BR-MAS-01: Brick Masonry Repointing:** At chimneys, rake out deteriorated mortar and repoint masonry joint to match existing. Assume 100% of all chimneys.
Contractor shall subcontract with a mortar testing lab for the analysis of the existing mortar to determine the composition and formula of binders and sand for the purposes of providing an exact mortar type, including but not limited to PSI, and color match.
3. **BR-MAS-02: Brick Masonry Repair:** At chimneys, remove deteriorated brick masonry. Provide all required shoring bracing and temporary waterproofing. Rebuild masonry to match existing and using only solid bricks.
4. **CB-MAS-01: Concrete Block Masonry Repointing:** At garage, rake out deteriorated mortar and repoint masonry joint to match existing based on mortar analysis provided by a contractor retained sub-consultant.
5. **CB-MAS-02: Concrete Block Masonry Repair:** At garage, remove deteriorated block masonry. Provide all required shoring bracing and temporary waterproofing. Rebuild masonry as reinforced construction to match existing.

Concrete

6. **CN-DEC-01: Concrete Deck Patching:** Scarify concrete and patch/repair as required. Assume 20% of total deck area for concrete repair. Assume 2" depth random and non-continuous areas.
7. **CN-DEC-02: Concrete Deck Edge Recasting:** Remove minimum 4" of concrete around edge or until sound concrete is reached. Shore as required. Cast in new concrete edge, match existing profile, texture. Assume 25% of total deck fascia. Provide breathable coating on 100% of fascia and deck underside.

Wood

8. **WD-COR-01: Wood Cornice Repair:** Remove and replace existing deteriorated wood with new to match existing, including profiles, species, and grade of wood. When deterioration is minor, and with Architect prior approval, repair wood using epoxy consolidation. Deteriorated dentils to be replaced with new to match existing. Prepare, prime and paint. All wood to be back primed.

9. **WD-SID-01: Wood Siding Repair:** Remove and replace existing deteriorated wood siding with new to match existing including metal flashing. Prepare, prime and paint. All wood to be back primed.
10. **WD-SID-02: Wood Trim Repair:** Remove and replace existing deteriorated wood trim with new to match existing. Prepare, prime and paint. All wood to be back primed.

Thermal and Moisture Protection

11. **MB-ROO-01: Fluid-Applied Roof Installation:** Fully remove the complete existing roofing assembly including, but not limited to, roof membranes, insulation if existing, vapor barrier if existing, and associated flashings and appurtenances to fully expose the existing concrete deck, including, metal fascia, gutter, downspouts, cleats and anchors. Supply and install a new roofing system consisting of a fabric-reinforced fluid-applied membrane flashings, finish color to be submitted for approval. Ensure that the deck is fully dried to manufacturers requirements prior to the application of new roofing systems. Install metal gravel stop and provide a 25-year manufacturer NDL system warranty, including roofing and metal edge.
12. **MT-GRA-01: Metal Gravel Stop Installation:** Install metal copper gravel stop.
13. **MT-ROO-01: Copper Roof Installation:** Fully remove the complete roof assembly down to the existing wood deck. Replace wood sheathing as required to match existing. Assume 20% replacement. Provide new wood frame to create new slope of 3"/foot, install new plywood, ice-and-water shield membrane, underlayment/slip sheet and copper standing-seam metal roof. Temporarily remove existing wood siding to accommodate new flashing, and reinstall after completion.
14. **MT-CHI-01: Ventilating Metal Chimney Cap Installation:** Provide ventilating metal chimney cap with spark arrestor screen securely attach to existing masonry, provide delegated design for attachment to structural engineer retained by the contractor.
15. **MT-GUT-01: Built-in Gutter Liner Installation:** At main roof, remove existing gutter guard, flashing diverter, and waterproofing. Lift existing metal flashing to accommodate new work. Repair existing sheathing as required to match existing. Assume 50% replacement. Install new ice and water shield membrane, underlayment/slip sheet, new copper built-in gutter liner with expansion joints, and new diverter. Dress-down existing metal flashing after completion of work. Connect to new downspouts. Install new gutter guards.
16. **MT-GUT-02: Gutter, Downspout and Splash Block Installation:** At garage, install metal copper gutter, downspout and splash block.
17. **MT-GUT-03: Built-in Gutter Liner, Downspout and Splash Block Installation:** At north porch, install new copper built-in gutter liner. Repair existing sheathing as required. Assume 50% replacement. Install new ice-and-water shield membrane, underlayment/slip sheet, and copper built-in gutter liner with expansion joints. Install new copper outlet tube through the wood cornice, disassemble wood if needed, and reinstall after completion. Install new copper downspouts and connect to existing sub-grade pipes/drainage system.
18. **MT-DOW-01: Downspout Installation:** At main roof, remove existing downspouts and replace with new copper downspouts, connect to existing pipes/drainage system.
19. **SE-FLA-01: Sealant Replacement:** Replace sealant along chimney stepped flashing.

Windows and Doors

20. **MT-SKY-01: Metal Skylight Repair:** Remove, scrape, prime, and paint metal skylight. Remove and reinstall bar cap after completion. Repaint interior metal in situ. Replace metal vent. Clean glass and remove existing caulking/paint applied over the existing glass. Recaulk glass perimeter. Water test at completion to ensure that the skylight is watertight and not leaking. Contractor to provide methodology and engineered drawings for skylight repair, and mobilization access.

21. **SL-WIN-01: Steel Window Repair:** Repair steel window where corroded. Prepare, prime and paint steel windows and lintel. Install new glazing putty and perimeter sealant.
Window Type G
22. **WD-DOO-01: Wood Door Repair:** Door and Window Sidelight/Transom Repair: Remove secondary glazing and storm door. Restore deteriorated wood. Remove sash to be restored in shop, and repair frame in-situ. Window/door should be stripped of all paint, caulk, filler, and inappropriate patches following lead safe practices. Prepare, prime and paint with two coats, and restore to complete functioning conditions. Reinstall door after completion of repairs. Remove and replace all window glass with new 1/4 inch laminated glass and replace glazing putty. Install new weatherstripping at every operable sash. Install new secondary glazing on all windows and doors. Repair interior finishes damaged by the work. Replace all hardware with new brass hardware, models to be approved by Owner, Occupant, Architect and Cambridge Historical Commission. Secondary glazing should be operable and removable for cleaning and ventilation. Install temporary protection watertight at all time.
Window Type J
Window Type K
23. **WD-WIN-01: Wood Window Repair:** Remove secondary glazing and storm window. Restore deteriorated wood. Remove sash to be restored in shop, and repair frame in situ. Window should be stripped of all paint, caulk, filler, and inappropriate patches following lead safe practices. Prepare, prime and paint with two coats, and restore to complete functioning conditions. Reinstall window after completion of repairs. Remove and replace all window glass with new 1/4-inch laminated glass and replace glazing putty. Install new weatherstripping at every operable sash. Repair interior finishes damaged by the work. Replace all hardware with new brass hardware, models to be approved by Owner, Occupant, Architect and Cambridge Historical Commission. Install new secondary glazing on all fixed and casement windows at the 3rd & 1st floor. Secondary glazing should be operable and removable for cleaning and ventilation. Install transparent temporary protection watertight at all time.
Window Type A
Window Type B
Window Type C
Window Type E
Window Type F
24. **WD-SHU-01: Wood Shutter Repair:** Repair wood and hardware as required. Prepare, prime and paint shutter and hardware. Reinstall after completion.
25. **WD-SHU-02: Wood Shutter Replacement:** Replace short shutters with new shutter with appropriate size. Install new hardware including hinges and shutter dogs. New shutter louvers to be operable. Prepare, prime and paint.
26. **WD-SHU-03: Wood Shutter Reinstallation:** Reinstall shutters upright.

Finishes

27. **CO-FOW-01: Foundation Wall Coating:** Apply new breathable coating over exterior foundation wall/parge coat. Assume 100% coating.
28. **PT-MAS-01: Brick Masonry Painting:** At chimneys, remove peeling paint following lead safe practices. Prepare, prime and paint brick masonry with breathable paint, color to match existing. Assume 100% repainting.
29. **PT-MAS-02: CMU Masonry Repainting:** At garage, prepare, prime and following repairs, paint exterior and interior CMU masonry, and concrete ceiling following lead safe practices. Assume 100% repainting.
30. **PT-MMT-01: Miscellaneous Metal Painting:** Following repairs, and lead safe practices, prepare, prime and paint exterior metal elements including, but not limited to, south porch railings, north balcony railings.
31. **PT-MWD-01: Miscellaneous Wood Painting:** Following repairs, and lead safe practices, prepare, prime and paint exterior wood elements including, but not limited to, siding, trim, corner boards, shutter, cornices, water tables, brackets, columns, lattices, exterior and interior garage door, stair treads/risers/stringers, etc. Shutters to be shop painted. Assume 100% repainting of the residence and the garage.

32. **SU-FOW-01: Parge Coat Repair:** Repair deteriorated parge coat at foundation walls at locations shown on drawings. Apply breathable masonry coating. Assume 100% coating.

Miscellaneous

33. **MISC-01: Removal of Trees:** Remove trees, including roots, excavate existing soil as required, and dispose trees per the City of Cambridge requirements. Restore landscape following completion of work. All work to be performed by an Arborist certified in Massachusetts.
34. **MISC-02: Flag Pole Replacement:** Remove existing rusting double flagpole and replace with stainless steel, design to match existing including anchorage to existing structure. Contractor to retain a Structural Engineer for anchorage design.
35. Temporarily remove all conduits, clean, and reinstall after completion of the work.

ALTERNATES:

1. **Add-Alternate #1:** Provide a concrete topping slab over the existing garage concrete slab to create a new roof slope.
2. **Add-Alternate #2:** Window Well Catch Basin Installation: Remove soil around window, install prefabricated window well catch basin per manufacturer's recommendations. Provide gravel fill, filter fabric, drainage mat, sub-grade fill and drainage piping. Restore landscape. Assume two double catch basins along window SB01-02 and SB03-04.
3. **Add-Alternate #3:** MT-DOW-01: Downspout Installation: At main roof, remove existing downspouts and replace with new copper downspouts, connect to existing pipes/drainage system. Disassemble existing wood cornice as required to accommodate new gutter outlet. Refer to Alternate #5/A-503.
4. **Add-Alternate #4:** Perform drain pipes inspection using camera to determine pipe type, size and conditions. Camera should allow for tracing and documentation of the subgrade line locations. Perform drain pipes cleaning as required, and re-inspect drain pipes.
5. **Add-Alternate #5:** MT-SKY-01: Metal Skylight Repair: Remove metal bar cap, and replace with new painted metal bar cap to match existing. Repaint all exterior and interior metal in situ. Replace metal vent. Clean glass and remove existing caulking/paint applied over the existing glass. Recaulk glass perimeter.
6. **Add-Alternate #6:** WD-DOO-01: Wood Door Repair: Door and Window Sidelight/Transom Repair: Remove secondary glazing and storm door. Restore deteriorated wood. Remove sash to be restored in shop, and repair frame in-situ. Window/door should be stripped of all paint, caulk, filler, and inappropriate patches following lead safe practices. Prepare, prime and paint with two coats, and restore to complete functioning conditions. Reinstall door after completion of repairs. Remove and replace all window glass with new ultra-thin double-glazing Fineo, by AGC and replace glazing putty. Install new weatherstripping at every operable sash. Repair interior finishes damaged by the work. Replace all hardware with new brass hardware, models to be approved by Owner, Occupant, Architect and Cambridge Historical Commission. Install transparent temporary protection watertight at all time. Cost shall include all the doors listed below.

Window Type J

Window Type K

7. **Add-Alternate #7:** WD-WIN-01: Wood Window Repair: Remove secondary glazing and storm window. Restore deteriorated wood. Remove sash to be restored in shop, and repair frame in situ. Window should be stripped of all paint, caulk, filler, and inappropriate patches following lead safe practices. Prepare, prime and paint with two coats, and restore to complete functioning conditions. Reinstall window after completion of repairs. Remove and replace all window glass with new ultra thin double-glazing Fineo, by AGC and replace glazing putty. Install new weatherstripping at every operable sash. Repair interior finishes damaged by the work. Replace all hardware with new brass hardware, models to be approved by Owner, Occupant, Architect and Cambridge Historical Commission. Install transparent temporary protection watertight at all time. Cost shall include all the windows listed below.

Window Type A

Window Type B

Window Type C

Window Type E

Window Type F

8. **Add-Alternate #8:** For all the window sash replacement: remove the door of the weight pocket, remove weights, and spray foam insulation. Reinstall door frame after completion.