



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: 165 BRATTLE ST., Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

INTERIOR REMODELLING OF EXISTING HOME
 EXTERIOR REPAIRS, CHIMNEY CORE REMOVAL (INTERIOR)
 EXTERIOR REMODELING + NEW WINDOWS + SIDING OF REAR WING
 ADDITION TO REAR WING
 LANDSCAPE IMPROVEMENTS
 - FENCE + GATE ENHANCEMENT / REPLACEMENT
 - WALKWAY + PATIO IMPROVEMENTS
 - IMPROVED PLANTINGS

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: Sophie Higgs
 Mailing Address: 19 Hutchinson St, Cambridge, MA 02138
 Telephone/Fax: 617-580-7816 E-mail: sophieachiggs@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: DAVID BORKAY, SUCUM HALL DESIGN GROUP
 Mailing Address: 600 PLEASANT STREET, WATER TOWN MA 02472
 Telephone/Fax: 617-744-6399 E-mail: DAVID@SUCUMHALLDESIGN.COM

(for office use only):
 Date Application Received: 7/16/24 Case Number: 5163 Hearing Date: 8/8/24
 Type of Certificate Issued: _____ Date Issued: _____



SLOCUM HALL DESIGN
GROUP, INC
600 Pleasant St.
Watertown, MA 02472
617-744-6399
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RENOVATION/ADDITION
165 BRATTLE STREET
CAMBRIDGE, MA 024138

RENOVATION /ADDITION
165 BRATTLE STREET
CAMBRIDGE, MA 024138



ARCHITECTURE + DESIGN

JULY 16, 2024
CHC SUBMISSION SET

REVISIONS:
△ _____ SH-DG
△ _____ SH-DG
△ _____ SH-DG

PROJECT NO:
2412

ISSUE DATE:
2024.07.16

SHEET TITLE:

COVER SHEET

SHEET NO:

A000



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RENOVATION / ADDITION
 165 BRATTLE STREET
 CAMBRIDGE, MA 024138

REVISIONS:
 1
 2
 3

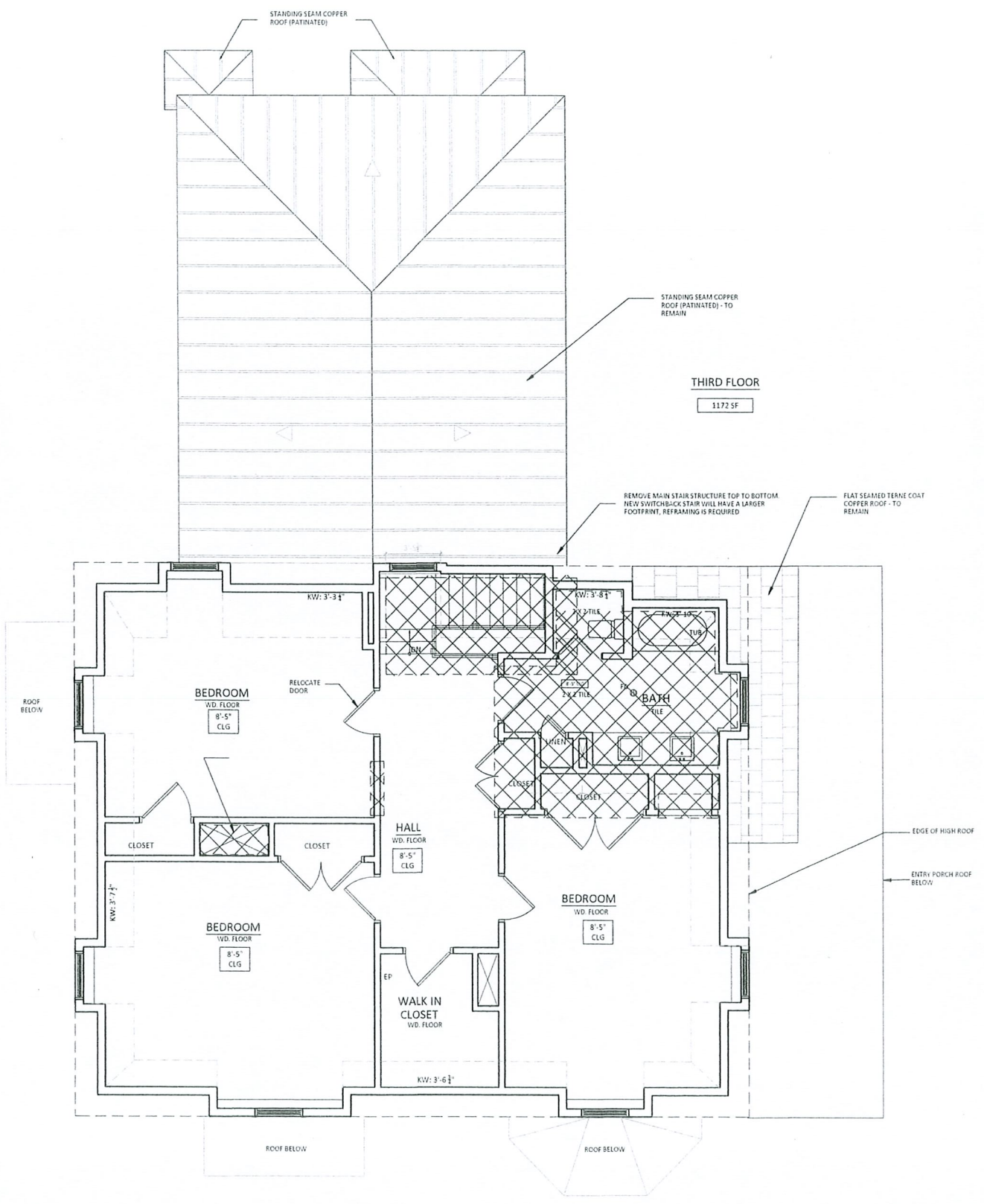
PROJECT NO:
 2412

ISSUE DATE:
 2024.07.16

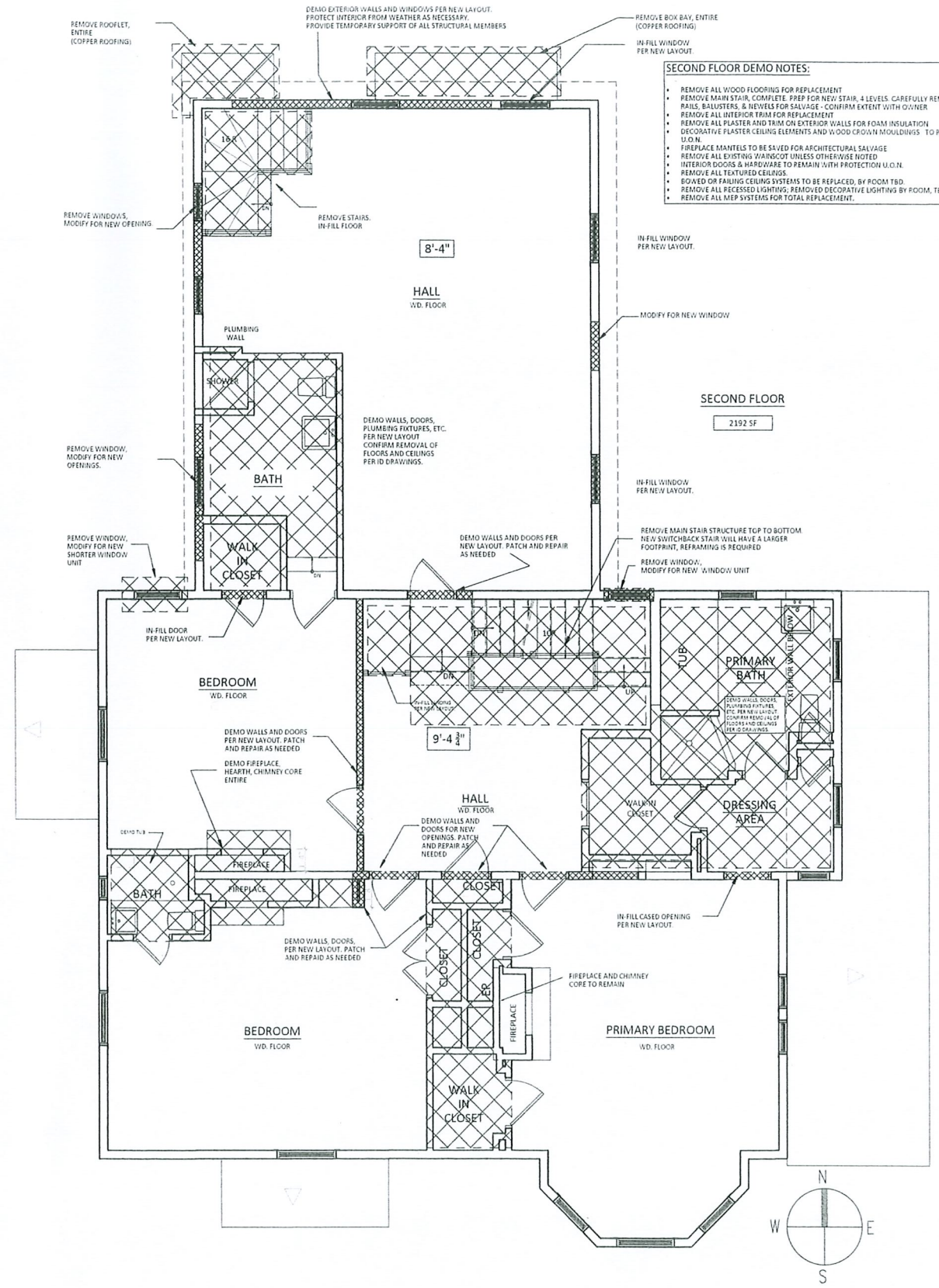
SHEET TITLE:
 EXISTING
 CONDITIONS -
 FLOOR PLANS

SHEET NO:

AEX101



2 THIRD FLOOR PLAN
 1/4"=1'-0"



SECOND FLOOR DEMO NOTES:

- REMOVE ALL WOOD FLOORING FOR REPLACEMENT
- REMOVE MAIN STAIR, COMPLETE. PREP FOR NEW STAIR, 4 LEVELS. CAREFULLY REMOVE RAIS, BALUSTERS, & NEWELS FOR SALVAGE - CONFIRM EXTENT WITH OWNER
- REMOVE ALL INTERIOR TRIM FOR REPLACEMENT
- REMOVE ALL PLASTER AND TRIM ON EXTERIOR WALLS FOR FOAM INSULATION
- DECORATIVE PLASTER, CEILING ELEMENTS AND WOOD CROWN MOULDINGS TO REMAIN U.O.N.
- FIREPLACE MANTELS TO BE SAVED FOR ARCHITECTURAL SALVAGE
- REMOVE ALL EXISTING WAINSCOT UNLESS OTHERWISE NOTED
- INTERIOR DOORS & HARDWARE TO REMAIN WITH PROTECTION U.O.N.
- REMOVE ALL TEXTURED CEILINGS
- BOVIED OR FAILING CEILING SYSTEMS TO BE REPLACED, BY ROOM TBD.
- REMOVE ALL RECESSED LIGHTING; REMOVED DECORATIVE LIGHTING BY ROOM, TBD
- REMOVE ALL MEP SYSTEMS FOR TOTAL REPLACEMENT.

1 EXISTING SECOND FLOOR PLAN
 1/4"=1'-0"



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REVISIONS:
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 ▲ _____ SHD
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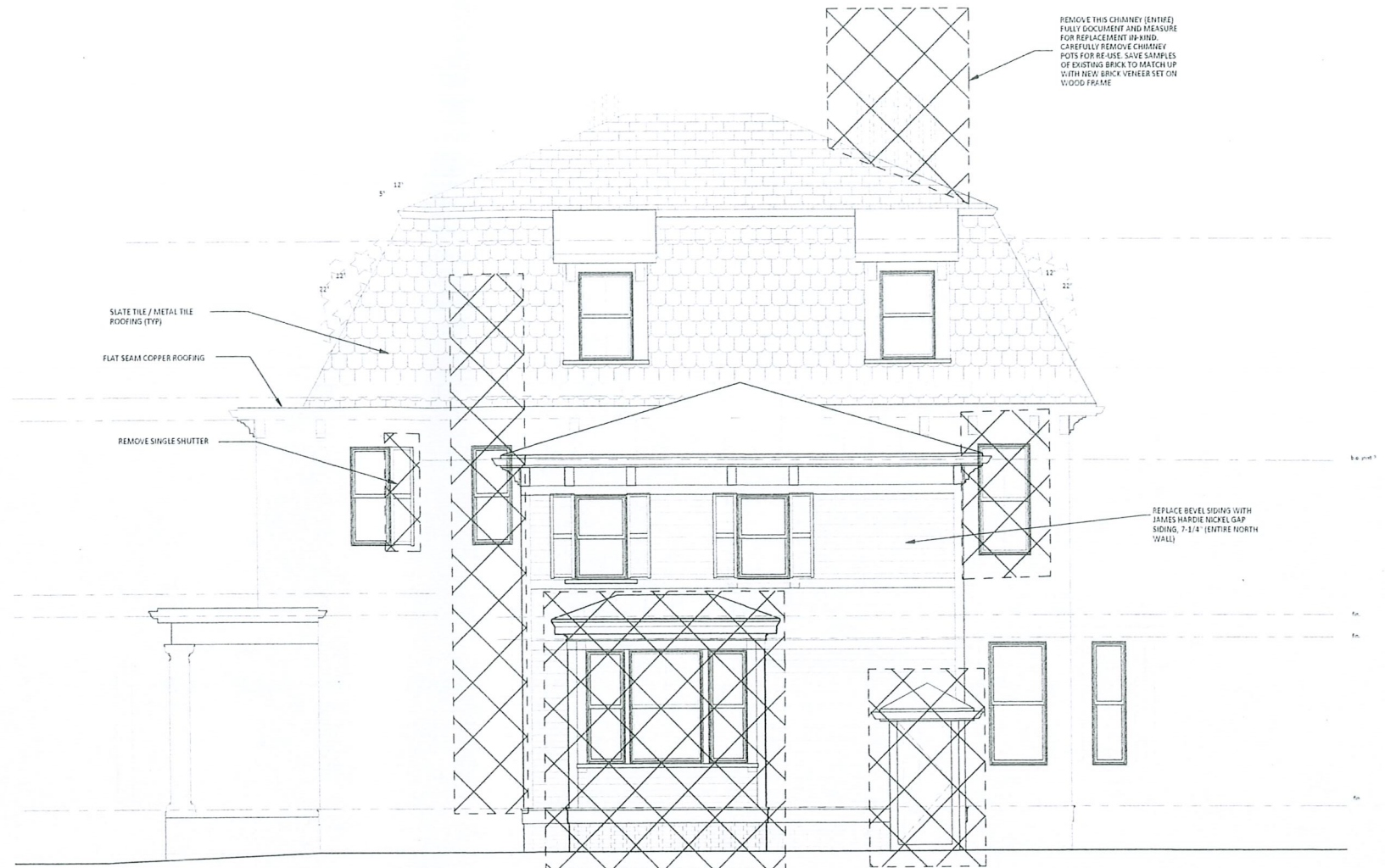
PROJECT NO:
 2412

ISSUE DATE:
 2024.07.16

SHEET TITLE:
 EXISTING
 CONDITIONS -
 EXTERIOR
 ELEVATIONS

SHEET NO:

AEX200



2 EXISTING REAR ELEVATION
 1/4"=1'-0"



1 EXISTING EAST ELEVATION
 1/4"=1'-0"

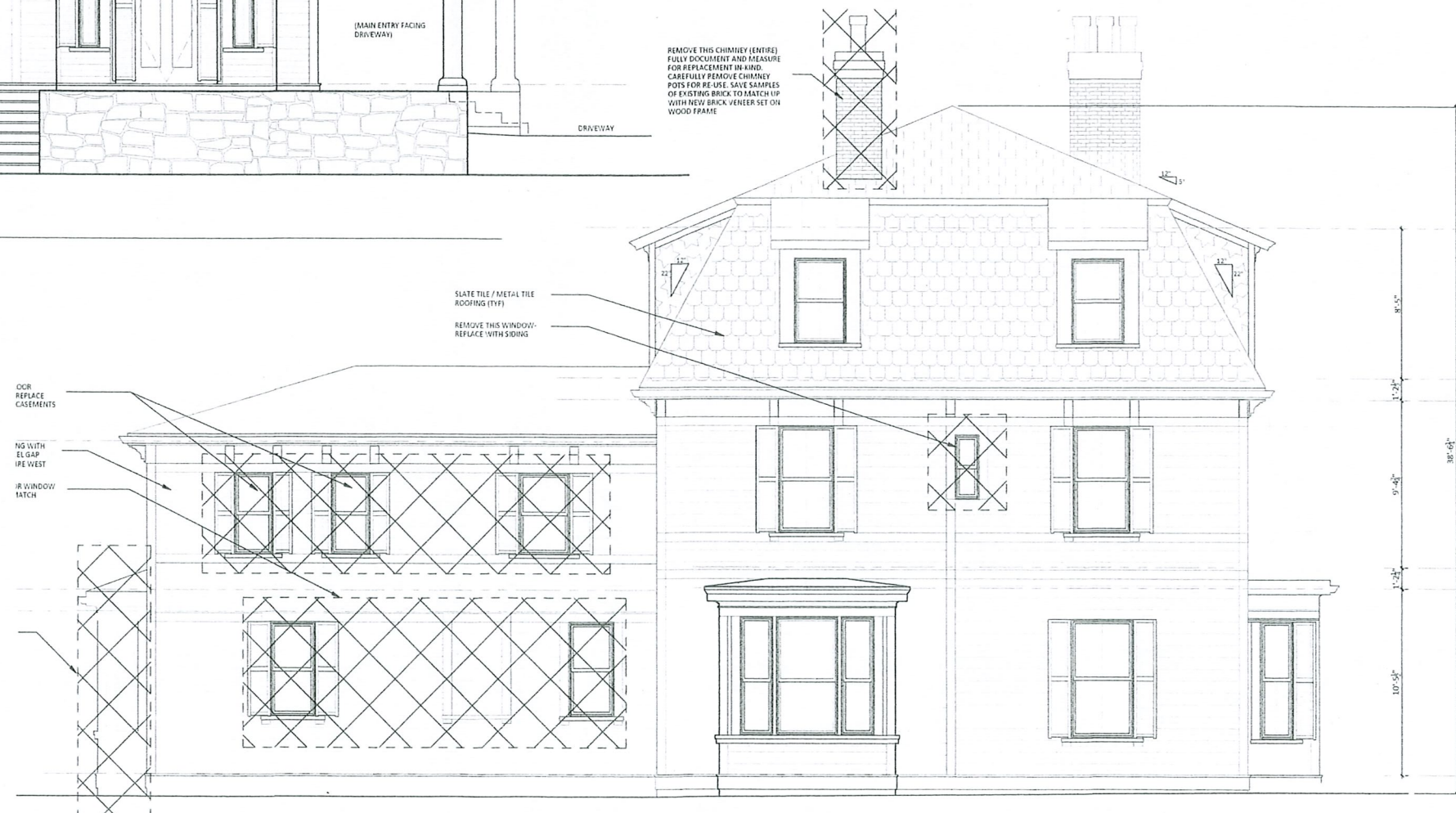


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2 EXISTING SOUTH ELEVATION (STREET)
 1/4"=1'-0"



1 EXISTING WEST ELEVATION
 1/4"=1'-0"

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 165 BRATTLE STREET
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REVISIONS:

△	_____	SH-D3
△	_____	SH-D3
△	_____	SH-D3

PROJECT NO:
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 2024.07.16

SHEET TITLE:
 EXISTING
 CONDITIONS -
 EXTERIOR
 ELEVATIONS

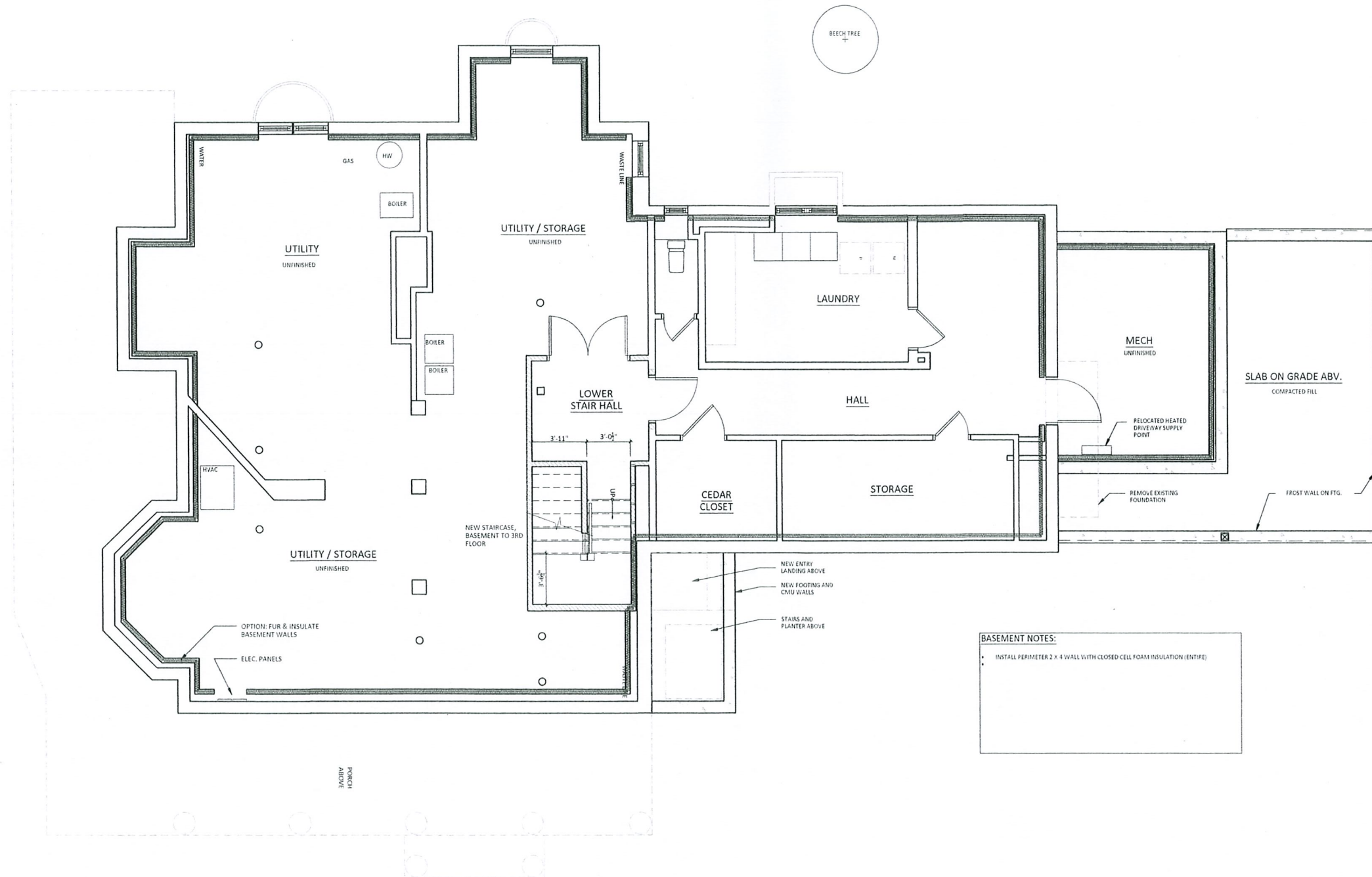
SHEET NO:

AEX201



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BASEMENT NOTES:

- INSTALL PERIMETER 2 X 4 WALL WITH CLOSED CELL FOAM INSULATION (ENTIRE)

RENOVATION / ADDITION
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REVISIONS:
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 Δ _____ SH06
 Δ _____ SH05

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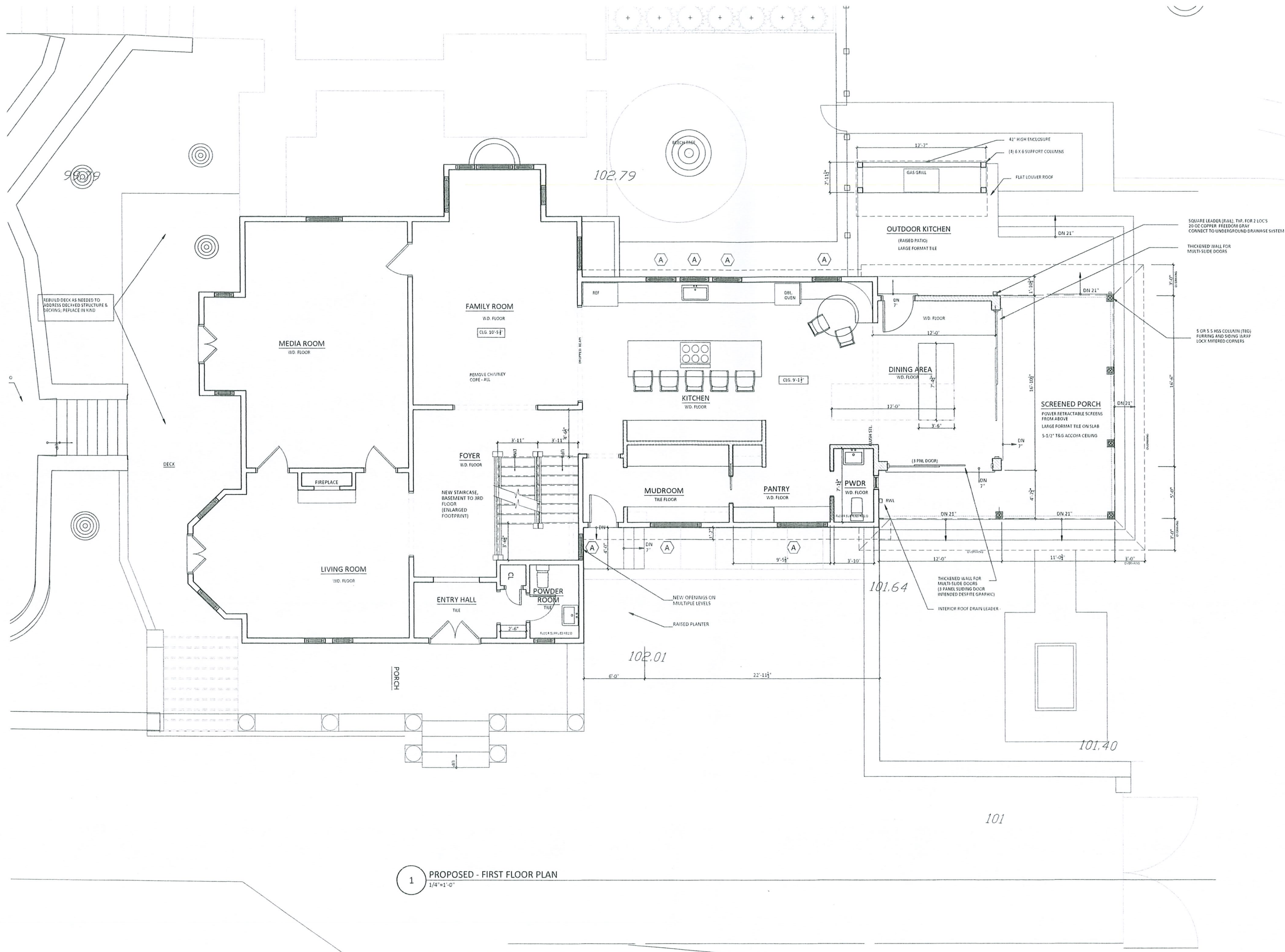
SHEET TITLE:
 BASEMENT FLOOR PLAN

SHEET NO:



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PROJECT NO:
 2412

ISSUE DATE:
 2024.07.16

SHEET TITLE:
**PROPOSED
 FIRST FLOOR
 PLAN**

SHEET NO:

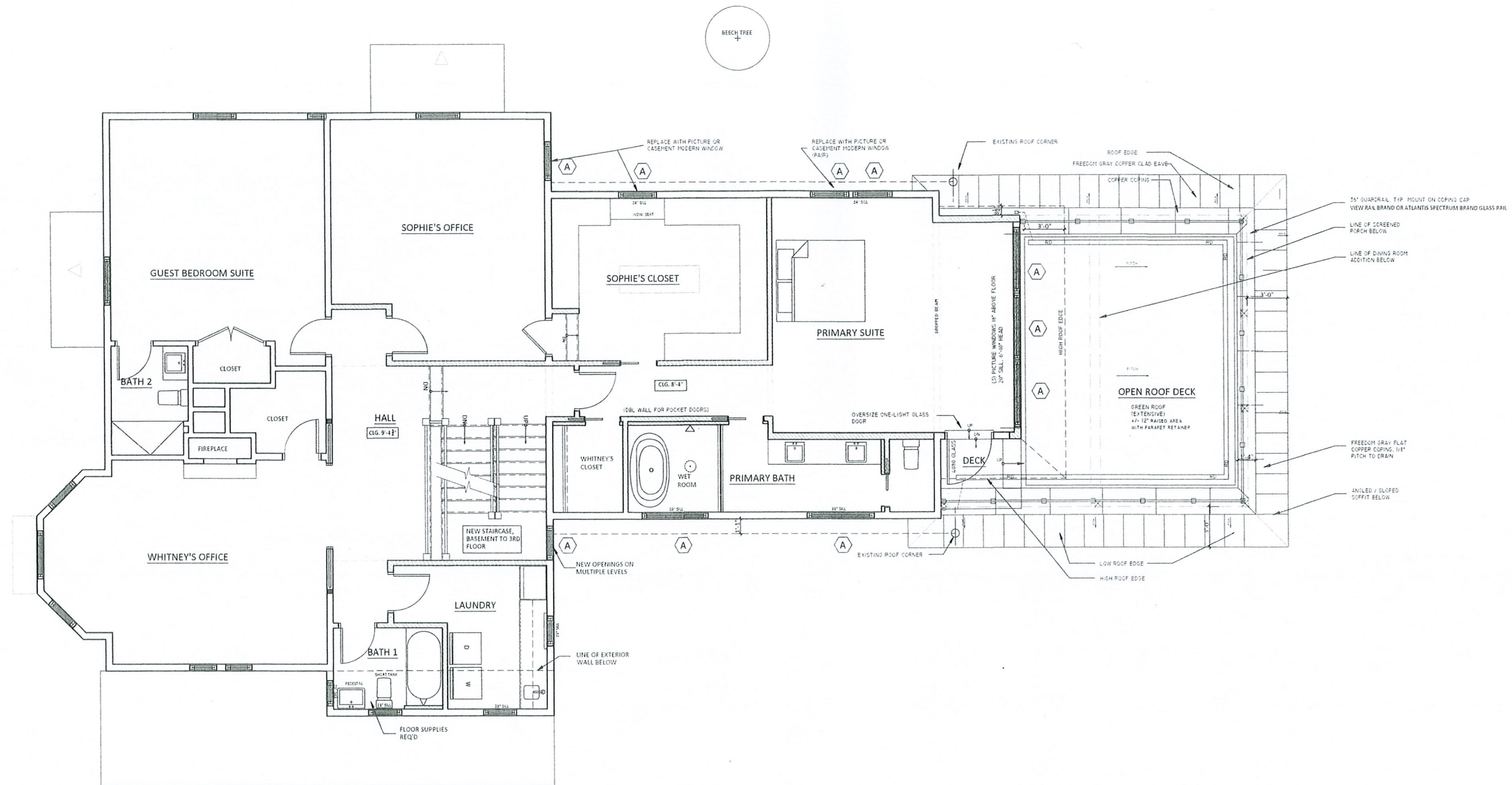
A101

1 PROPOSED - FIRST FLOOR PLAN
 1/4"=1'-0"



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SHEET TITLE:
**PROPOSED
 2ND FLOOR
 PLAN**

SHEET NO:

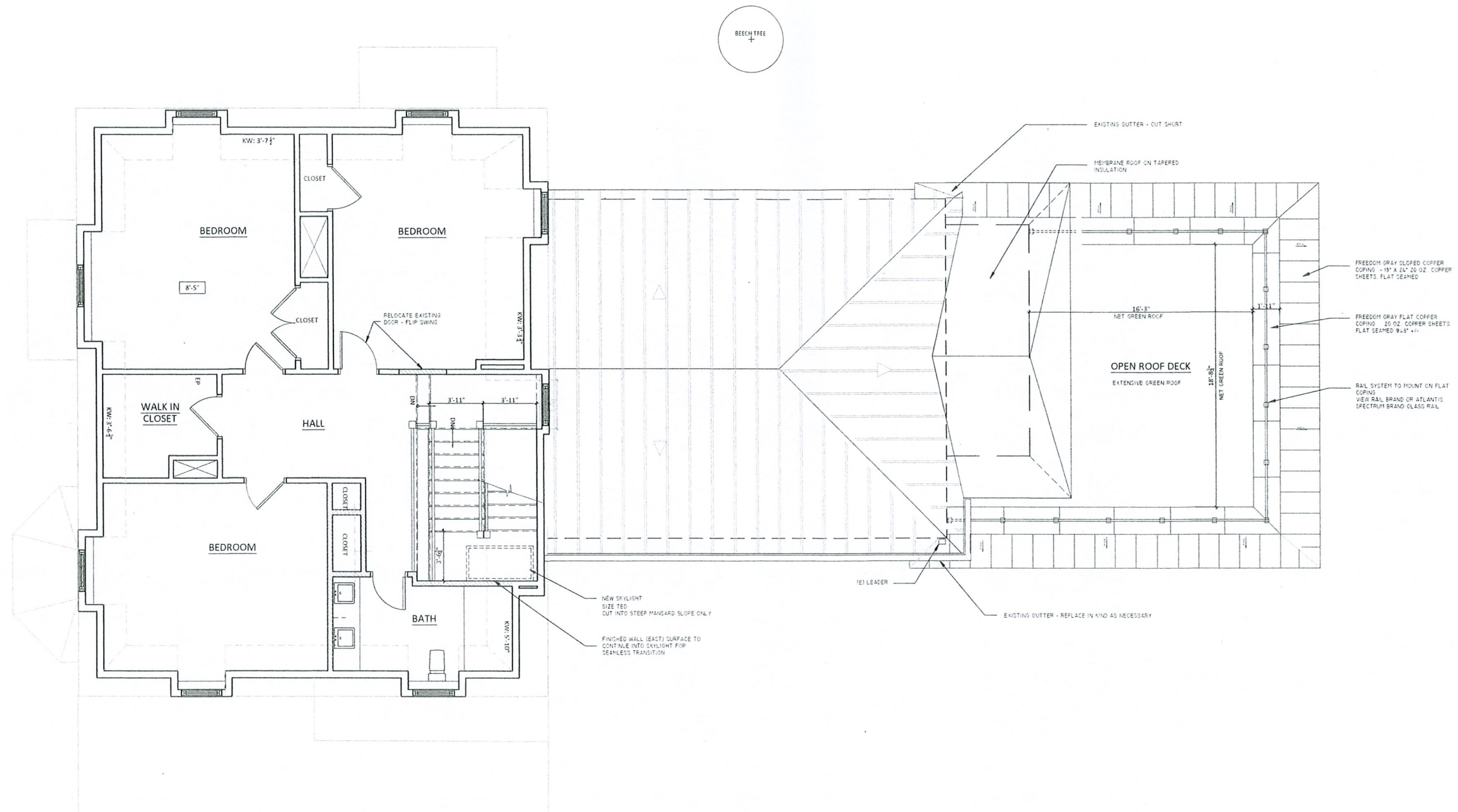
A102

1 PROPOSED - SECOND FLOOR PLAN
 1/4"=1'-0"



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△	_____	SHDG
△	_____	SHDG

PROJECT NO:
 2412

ISSUE DATE:
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SHEET TITLE:

PROPOSED -
 FLOOR PLANS

SHEET NO:

1 PROPOSED - THIRD FLOOR PLAN
 1/4"=1'-0"

A103



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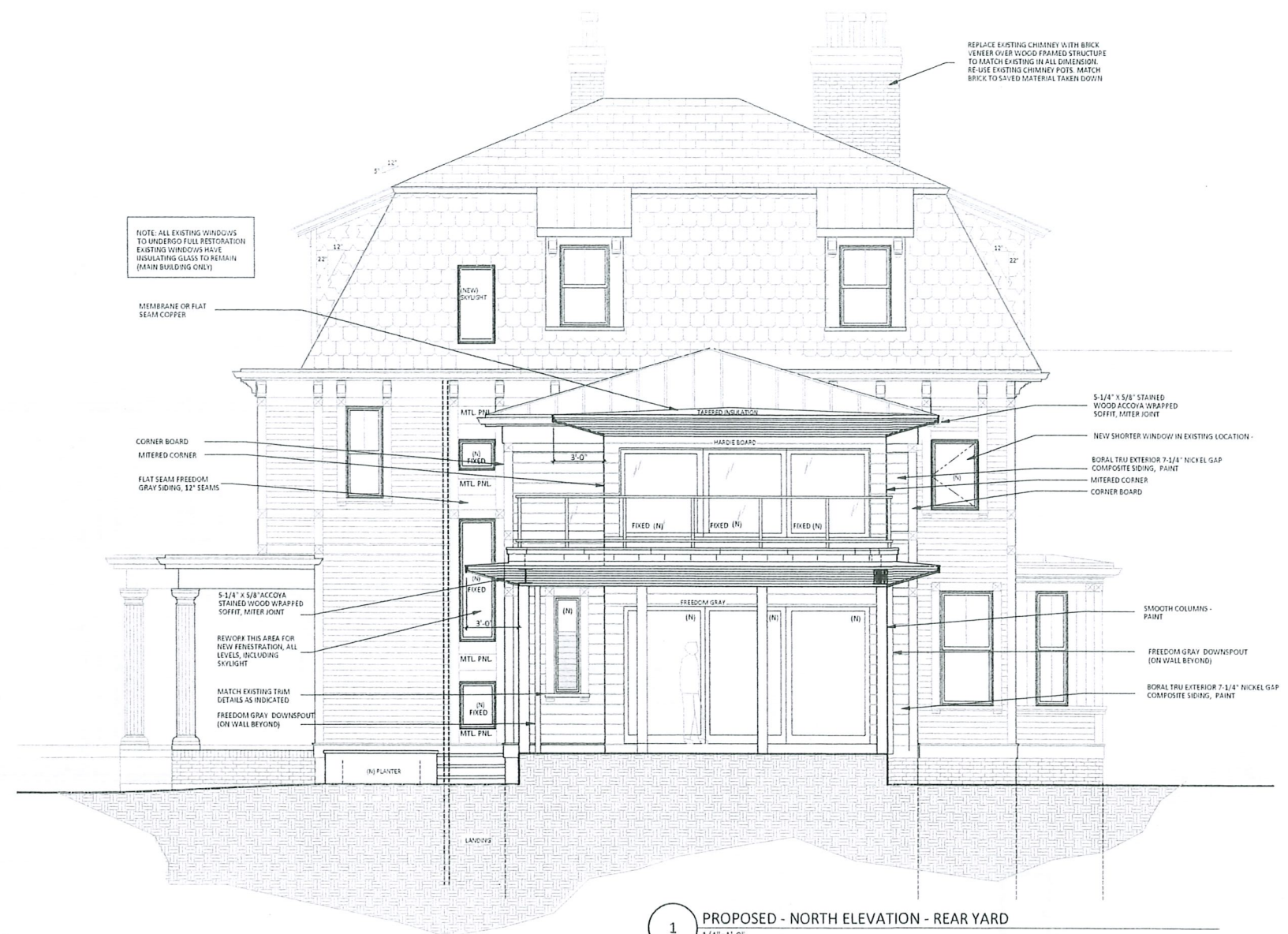
PROJECT NO:
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ISSUE DATE:
 2024.07.16

SHEET TITLE:
**PROPOSED -
 EXTERIOR
 ELEVATIONS**

SHEET NO:

A200

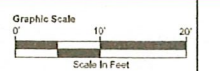
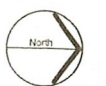


1 PROPOSED - NORTH ELEVATION - REAR YARD
 1/4"=1'-0"

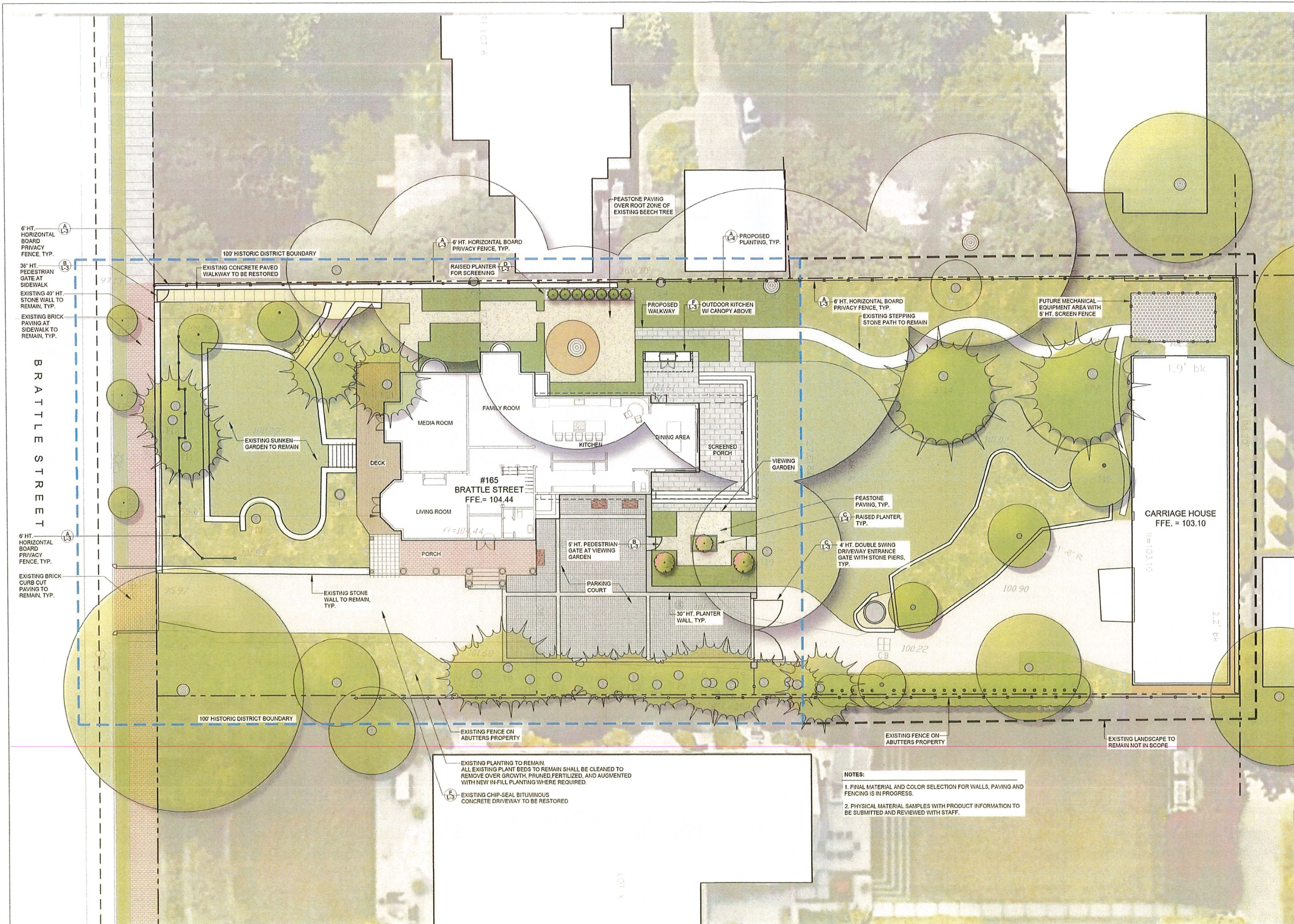


1 PROPOSED - EAST ELEVATION (DRIVEWAY)
 1/4"=1'-0"

REVISIONS	
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July 17, 2024	DATE OF ISSUE
Site Plan	DESCRIPTION
As Noted	SCALE
23009	DRAWN BY
	PROJECT #



EXISTING PLANTING TO REMAIN
ALL EXISTING PLANT BEDS TO REMAIN SHALL BE CLEANED TO REMOVE OVER GROWTH, PRUNED, FERTILIZED, AND AUGMENTED WITH NEW IN-FILL PLANTING WHERE REQUIRED.

EXISTING CHIP-SEAL BITUMINOUS CONCRETE DRIVEWAY TO BE RESTORED

NOTES:

1. FINAL MATERIAL AND COLOR SELECTION FOR WALLS, PAVING AND FENCING IS IN PROGRESS.
2. PHYSICAL MATERIAL SAMPLES WITH PRODUCT INFORMATION TO BE SUBMITTED AND REVIEWED WITH STAFF.



E Chip-Seal Finish at Asphalt Driveway
L-3



Key:
B. Louvered roof over outdoor



Key:
A Outdoor kitchen with built-in grill, cabinets for storage and cooler

F Outdoor Kitchen
L-3



Note:
1. The driveway gate is horizontal wood or composite boards, similar in height to the siding and painted light Grey with granite columns to match the existing granite columns at the stone wall along the street.
2. The gate color selection is in progress, the intent is for the gate to match the trim color of the man house, color samples will be provided for review by staff.

C 4' ht. Driveway Gate
L-3



Note:
1. Raised planter with screen planting for privacy.
2. The intent is to limit disturbance to the existing beech tree which will be preserved.

D Raised Planter At Kitchen Garden
L-3



Note:
1. Color selection is in progress, the intent is for the fence to match the trim color of the man house.
2. As show, the bottom 5' of the fence to serve as privacy, the top 12" shall have boards smaller in width and with wider gaps.

A Horizontal Board Privacy Fence
L-3



Note:
1. Metal pedestrian gate is horizontal slats, powder coated to match the siding and new privacy fence.
2. Height is a snoted on drawing L-1.

B Pedestrian Gate
L-3

REVISIONS	
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5	DATE

FXLuminaire

62 Temple

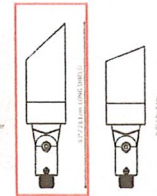
Accent Lights



The MU is one of the most versatile spotlights on the market and is the perfect choice for the illuminating landscape designer. Using several different angles and accessory options, the designer can control shape, color spots, and light output. A wide variety of effects can be produced by adding our flex-mounting "flex flatter" or one of our many filters, spread lens or glow control options.

MU: Up Light

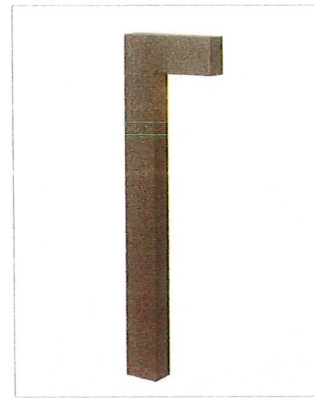
MATERIALS:	Die-cast aluminum A306 housing and drilled with stainless steel hardware. Die-cast aluminum anodized finish.
SOCKET:	MFR G5.3 socket with rotating clips.
WIRING:	18 AWG OPTIMA 300' CECDF
POWER:	Input: 120VAC/50/60 Hz. Remote transformer recommended separately.
LAMP OPTIONS:	Nature, LED Strip, 20 LED Strip, MR16



LANDSCAPE LIGHTING

A Hunter Industries Company

Up Light



ATLANTIS

15183C-CL
ATLANTIS LARGE LED PATH LIGHT
Tri-hull, clean lines of the Atlantis path light complement contemporary architecture for the ultimate in clean sophistication.

FINISH:	Black
MATERIAL:	Aluminum
GRADE:	Exterior Use
DRAINAGE:	SEE WITH KEY ON TRANSFORMER PRIMARY

DIMENSIONS	
WIDTH:	6.5"
HEIGHT:	12"
DEPTH:	1.8"
WEIGHT:	1.8 lb.

LIGHT SOURCE	
LIGHT SOURCE:	Integrated
LED NAME:	E-LUMIN-LRW
VOLTAGE:	12V
COLOR TEMP:	2700
LEMENS:	150
CRF:	90
FINANCEMENT EQUIVALENT:	11 x 20w
GRABBLE:	SEE WITH KEY ON TRANSFORMER PRIMARY
TRANSFORMER REQ./SPEC:	Yes

MOUNTING	
LEAD WIRE:	1.5 N 2P

SHIPPING	
CARTON LENGTH:	6.5
CARTON WIDTH:	14.3
CARTON HEIGHT:	4.3
CARTON WEIGHT:	3

PRODUCT DETAILS:

- A wiring kit and ground spike are supplied.
- Suitable for use in wet (outdoor drain rain) locations as defined by NEC and CEC. Meets United States IAS, Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.
- For more information on how to control your landscape lighting via the Henley Home Automation App, click here.
- LED B-Bs carry a 3-year limited warranty.
- Etch lines and a clean, minimalist style complement contemporary architecture.

HINKLEY Path Light

HINKLEY
3500 Pacific Parkway
Aurora, IL 60012
PHONE: (484) 453-4000
Toll Free: 1 (800) 443-0519
hinkley.com

FXLuminaire

62 Temple

LED US LIGHTS



Our largest up light, the LC, projects a broad spectrum of light on large walls and spaces. It is available in L, S, G and SLED, and is available in an array of finishes to suit the needs of any design that calls for a large-scale wall washing up light.

LC: Up Light

BEAM SPREAD (DEGREE)	1	3	6	9
BEAM DIAMETER (FEET)	15 ft	21 ft	33 ft	50 ft
BEAM DIAMETER (METERS)	4.57 m	6.40 m	10.06 m	15.24 m
BEAM AREA (SQ. FT.)	176.7	346.4	1076.4	2500.0
BEAM AREA (SQ. M.)	16.3	31.9	99.1	231.8
BEAM VOLUME (CU. FT.)	2651.3	10363.3	35430.0	125000.0
BEAM VOLUME (CU. M.)	75.0	292.0	1000.0	3500.0
BEAM WEIGHT (LBS.)	1.5	5.5	19.5	67.5
BEAM WEIGHT (KG.)	0.7	2.5	8.8	30.6
BEAM LENGTH (FEET)	15	21	33	50
BEAM LENGTH (METERS)	4.57	6.40	10.06	15.24
BEAM PERIMETER (FEET)	47.1	65.9	103.7	157.1
BEAM PERIMETER (METERS)	14.36	20.10	31.61	47.85



Wash Light

- Note:
- Fixtures included for type only, final fixture & color selection is in progress.
 - Product data and color samples to be provided for review by staff.

(B) Landscape Light Fixtures
L-4



(LS) Liriope spicata
Liriope
Height: 9"-18" Spread: 12"-24"
Bloom: August to September



(IH) Impatiens hawkeyii
Common Impatiens
Height: 6" Spread: 6"-12"
Bloom: March to September



(VF) Veronica filiformis SM
Creeping Speedwell
Height: 6"-12" Spread: Indefinite
Bloom: April to May



(SP) Stewartia pseudocamellia
Japanese Stewartia
Height: 12'-25" Spread: 8'-12'



(IC) Ilex crenata 'Steeds'
Common Steeds Holly
Height: 8' Spread: 3'-4'



(VM) Vinca minor
Common Periwinkle
Height: 6" Spread: 6"-12"
Bloom: May to June



(BM) Buxus microphylla var. japonica 'Green Mountain'
Green Mountain Boxwood
Height: 3'-5' Spread: 2'-3'



(PT) Pachysandra terminalis
Japanese Spurge
Height: 6"-12" Spread: 6"-12"



(C) Raised Planter At Viewing Garden
L-4

(A) Plant Material
L-4

LANDSCAPE ARCHITECT



1035 Cambridge Street, Suite #1
Cambridge, MA 02141
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Tel: 617-921-4254

PROJECT NAME

#165
Brattle Street

Cambridge, MA

PROJECT TEAM

REVISIONS

1	
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DRAWING TITLE

Details

DRAWING INFORMATION

July 17, 2024
DATE OF ISSUE

Site Plan
DESCRIPTION

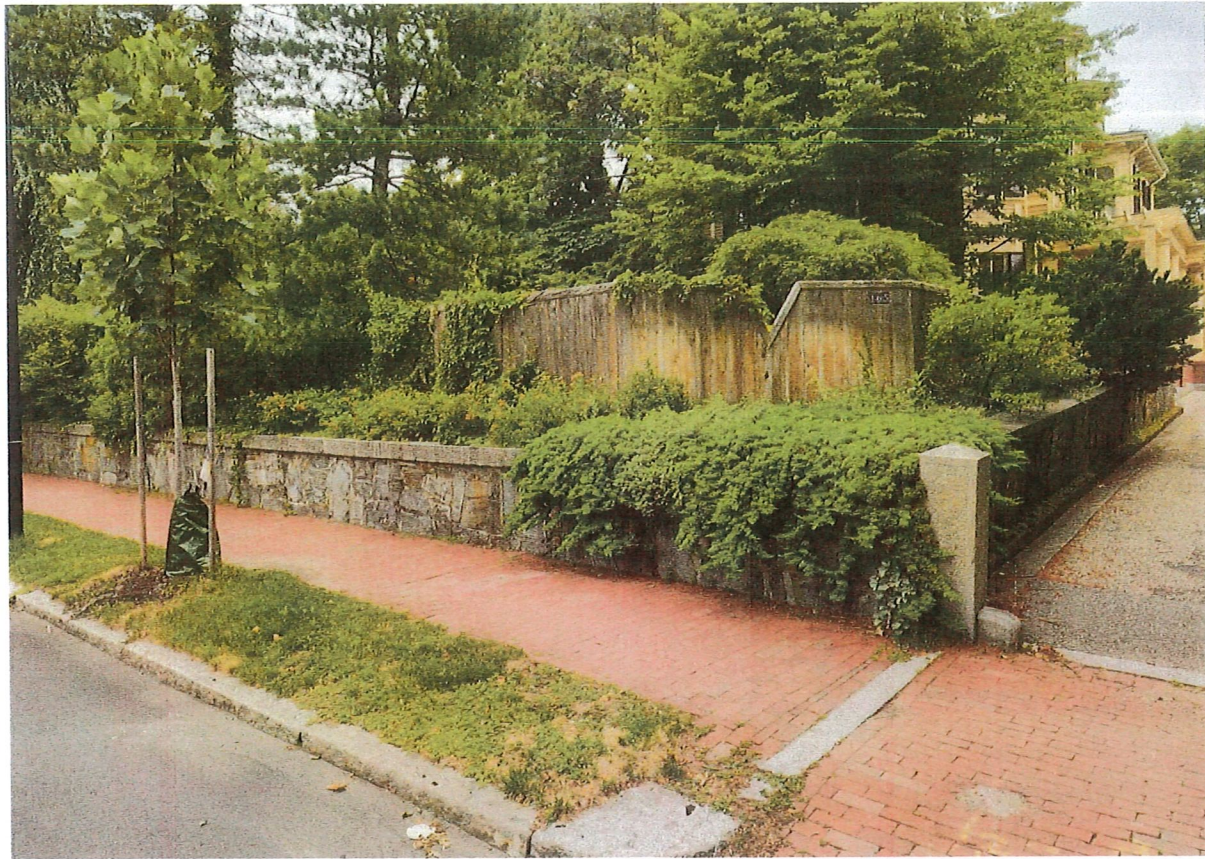
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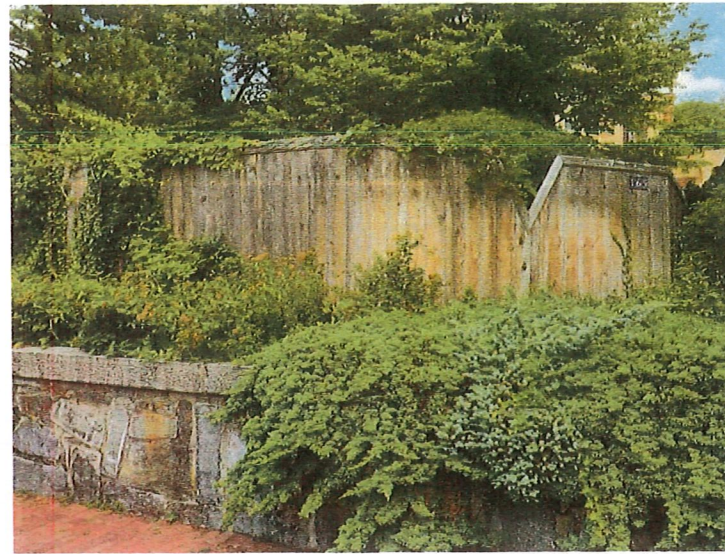
L4



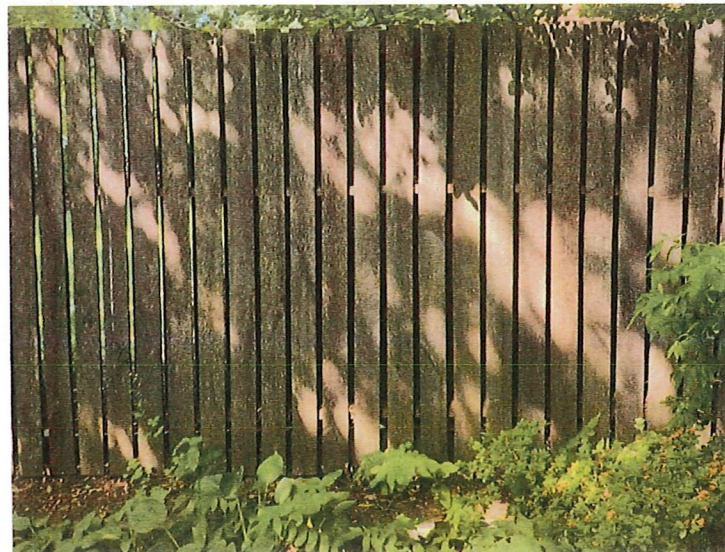
G View From Sidewalk
L-5



H Existing 36" ht. Metal Picket Gate
L-5



D 5' ht. Existing Vertical Board Fence at Street
L-5



E 8' ht. Existing Vertical Board Fence
L-5



F View From Brattle Street
L-5



A 4' ht. Existing Vertical Board Fence
L-5



B 6' ht. Existing Vertical Board Fence
L-5



C View from Driveway within Property
L-5

REVISIONS	
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July 17, 2024	DATE OF ISSUE
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23008	DRAWN BY
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PROJECT NAME
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Brattle Street**

Cambridge, MA

PROJECT TEAM

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6	DATE

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**Site
Photos**

DRAWING INFORMATION

July 17, 2024
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Site Plan
DESCRIPTION
As Noted
SCALE DRAWN BY
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PROJECT #

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L-6



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PROJECT NAME
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**Site
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July 17, 2024
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 2024
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L-7



LANDSCAPE ARCHITECT



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PROJECT NAME

**#165
Brattle Street**

Cambridge, MA

PROJECT TEAM

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5	DATE

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**Site
Photos**

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July 17, 2024
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DESCRIPTION
As Noted
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23008 PROJECT #

DRAWING NUMBER

L-8



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PROJECT NAME

**#165
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Cambridge, MA

PROJECT TEAM

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DATE

DRAWING TITLE

**Site
 Photos**

DRAWING INFORMATION

July 17, 2024
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 PROJECT #

DRAWING NUMBER

L-9