

**40 Cottage St. – Description of Work**

June 24, 2016

The proposal is to restore the original Greek Revival house as-is with the alterations listed below and to rebuild the back ell as a sustainable net-zero addition. As part of this project the house will be converted from a single-family to an attached two-family - split between the Greek Revival and the back ell. The back ell will be demolished and rebuilt essentially along the same rear and right-hand setbacks, except it will be added to, as indicated on the plans. Additional alterations to the the Greek Revival house are: adding a dormer on the right-hand side, reconstructing the front deck, and adding a stoop on the left-hand side. Lastly, the garage structure, apart from one wall along the property line, will be demolished.

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JUN 27 2016

CAMBRIDGE HISTORICAL COMMISSION

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JUN 27 2016

CAMBRIDGE HISTORICAL COMMISSION



client  
R. RUSSELL & R.  
CHASE

title  
**COVER SHEET**

project  
40 Cottage St., Cambridge, MA

BOYES-  
WATSON  
ARCHITECTS



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06-23-16

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A-001

# 40 Cottage Street

RENDERING BY BOYES-WATSON ARCHITECTS



VIEW OF LEFT SIDE



VIEW OF RIGHT SIDE



VIEW OF BACK ELL

client  
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CHASE

title  
CONTEXT PHOTOS

project  
40 Cottage St., Cambridge, MA

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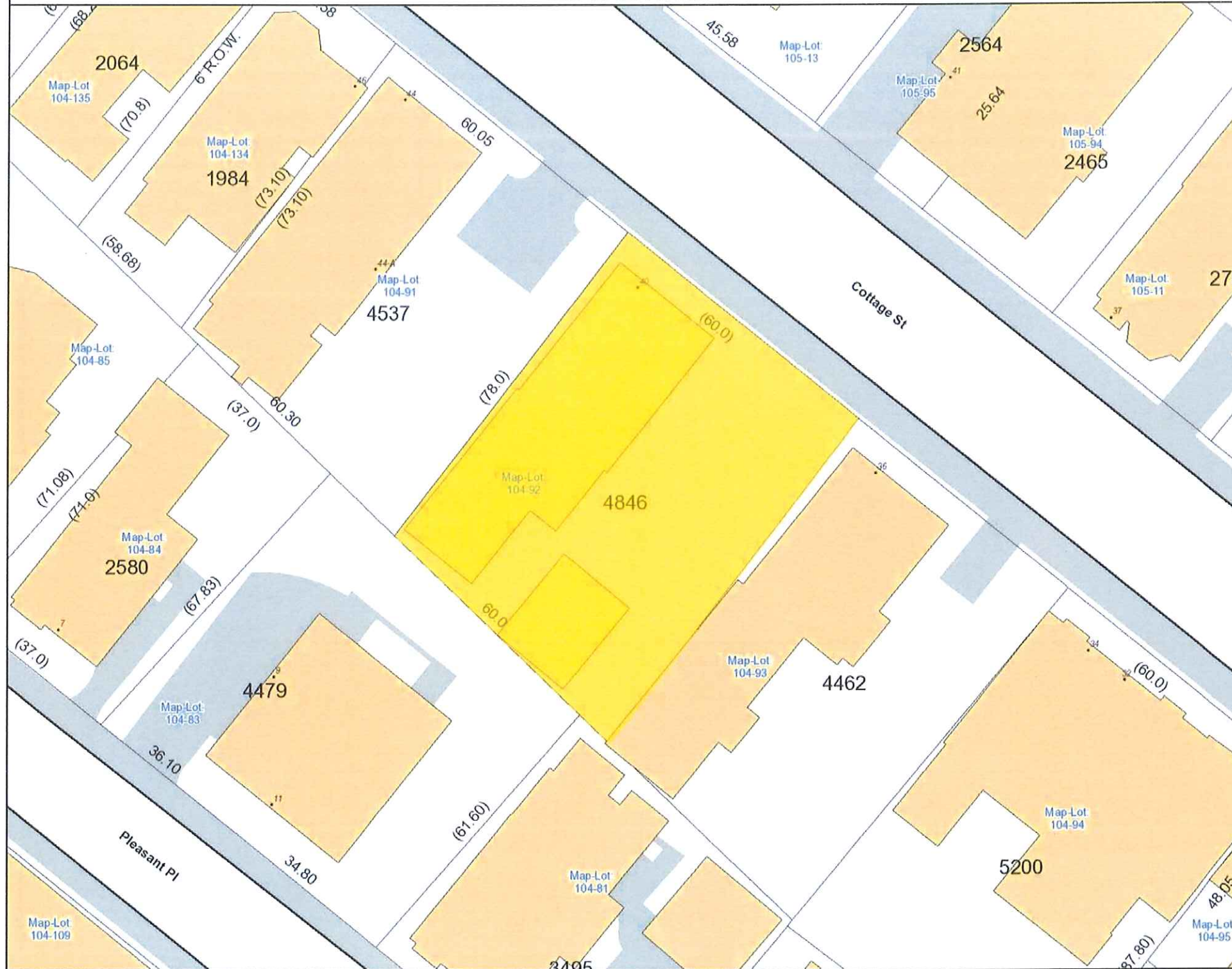
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06-23-16

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A-003

### GIS-40 COTTAGE



#### LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath

City of Cambridge  
Massachusetts

**NOT TO SCALE**

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client  
R. RUSSELL & R. CHASE

title  
**GIS MAP**

project  
**40 Cottage St., Cambridge, MA**

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sheet no.  
**A-004**

VIEWED 5/11/2015 11:00 AM

client  
R. RUSSELL & R.  
CHASE

title  
**PLOT PLAN**

project  
40 Cottage St., Cambridge, MA

BOYES-  
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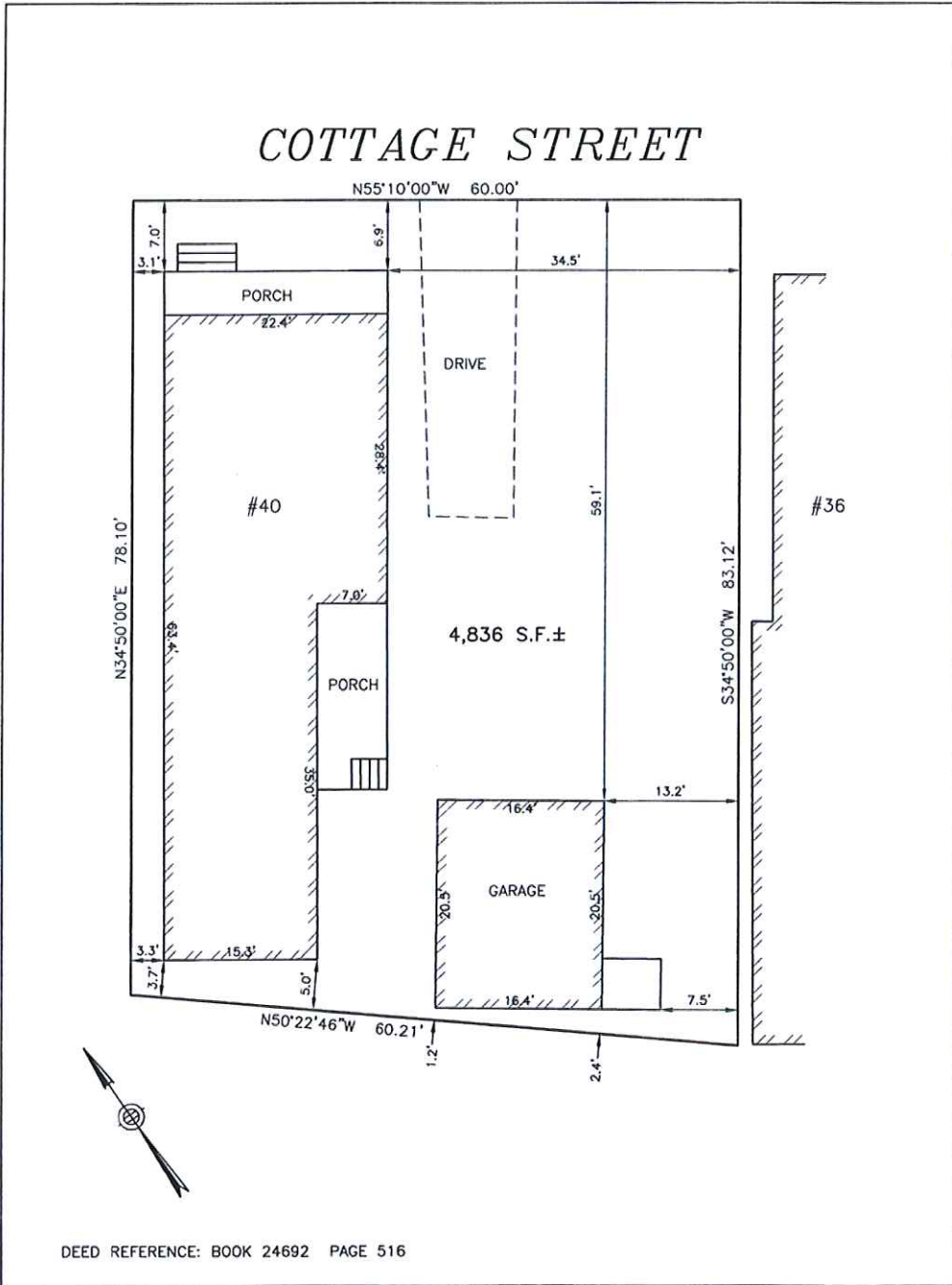
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06-23-16

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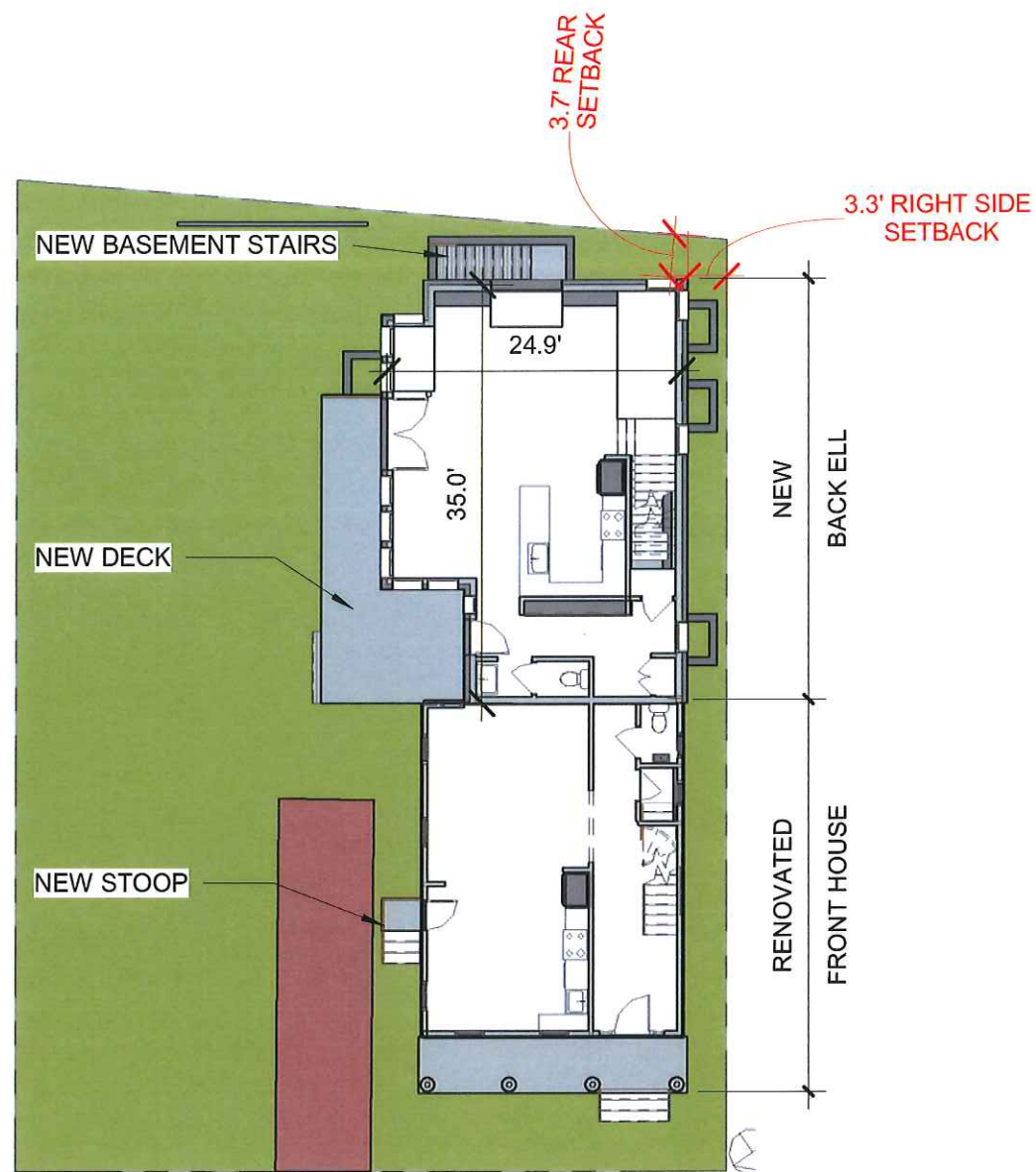
ESTABLISHED 1916  
**EMB**  
EVERETT M. BROOKS CO.  
SURVEYORS & ENGINEERS  
49 LEXINGTON STREET  
WEST NEWTON, MA 02465  
(617) 527-8750  
(617) 332-1578 FAX  
info@everettbrooks.com

**PLAN OF LAND IN  
CAMBRIDGE, MA**  
40 COTTAGE STREET  
EXISTING CONDITIONS

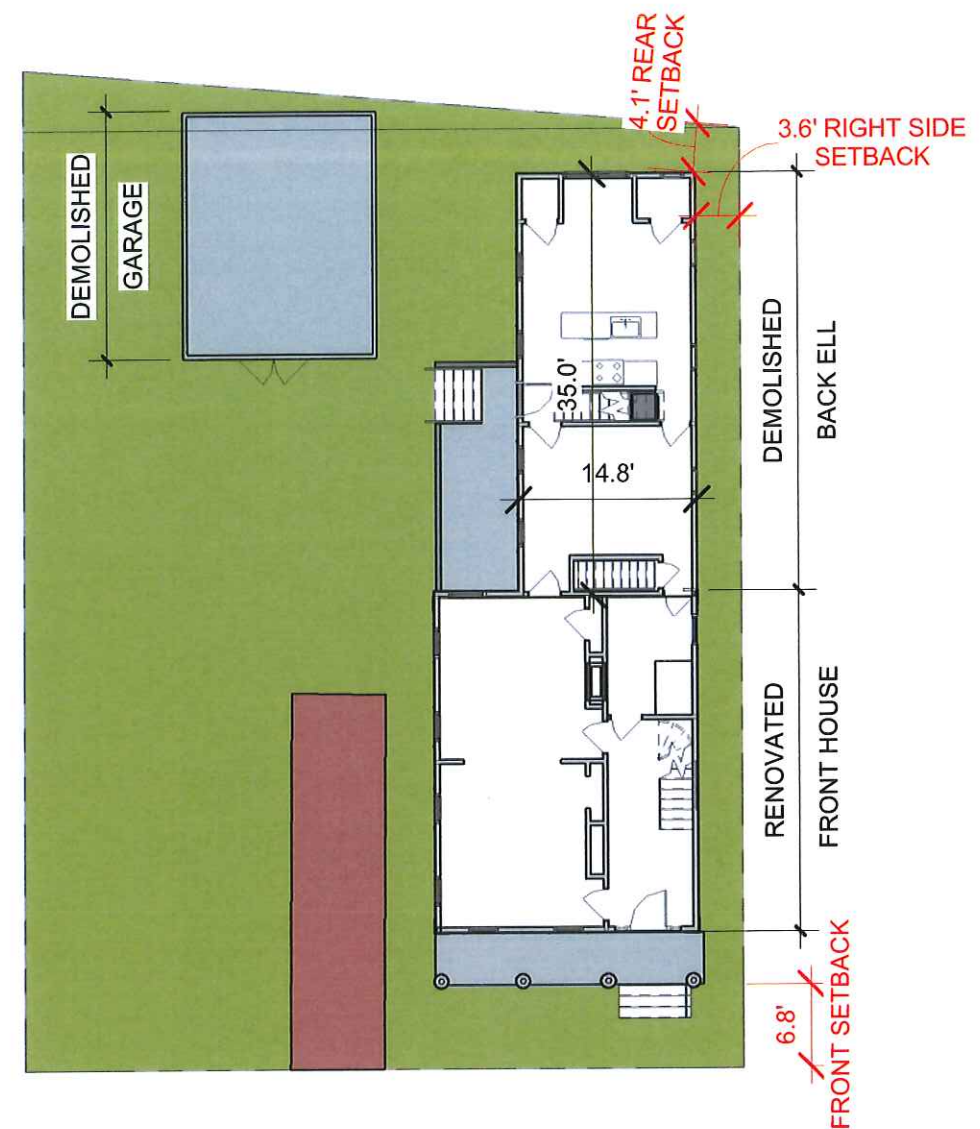
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DATE: JUNE 7, 2013 \_\_\_\_\_  
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CHECK: BB \_\_\_\_\_

PROJECT NO. 24162

25-0623-16P-11-000



② PROPOSED SITE PLAN  
1/16" = 1'-0"



① EXISTING ARCH. SITE PLAN  
1/16" = 1'-0"

client  
R. RUSSELL & R. CHASE

title  
**SITE PLAN**

project  
40 Cottage St., Cambridge, MA

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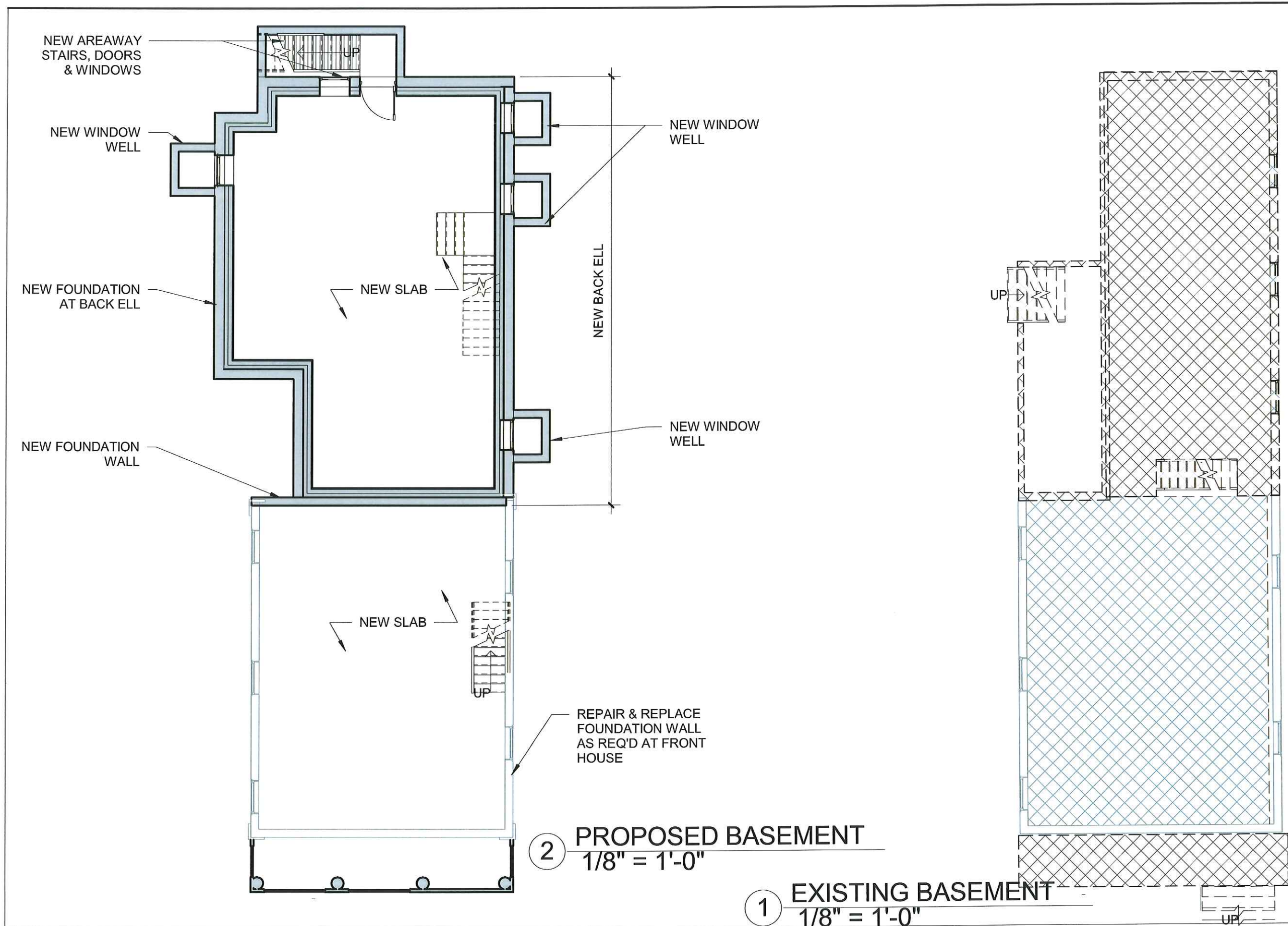
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scale  
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date issued  
06-23-16

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sheet no.  
A-006

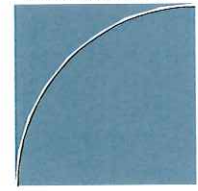


client  
R. RUSSELL & R. CHASE

title  
**BASEMENT**

project  
40 Cottage St., Cambridge, MA

BOYES-WATSON ARCHITECTS



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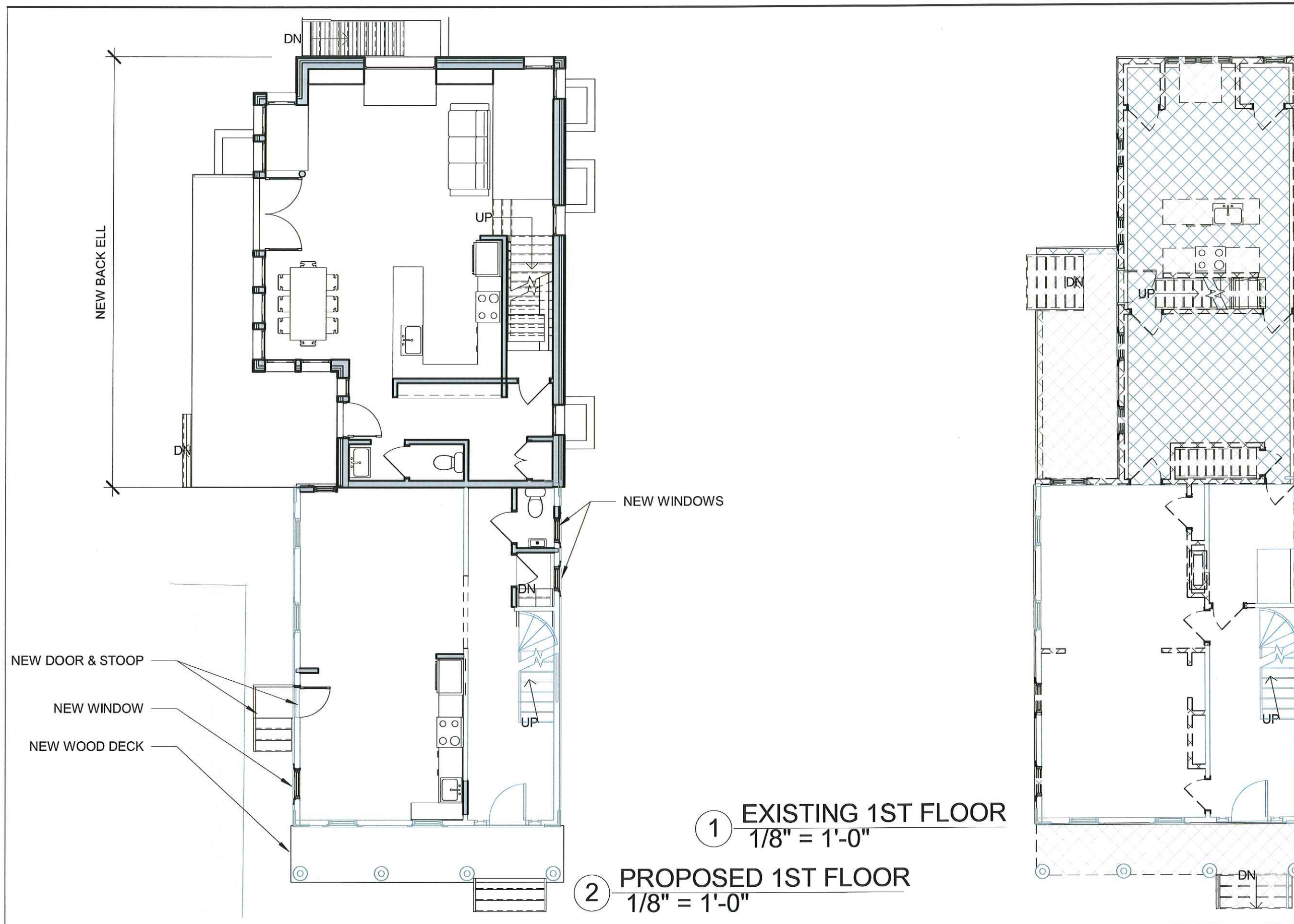
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date issued  
06-23-16

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sheet no.  
A-101

VIEWED 10.10.2016 11:11 AM



client  
R. RUSSELL & R. CHASE

title  
1ST FLOOR

project  
40 Cottage St., Cambridge, MA

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job number  
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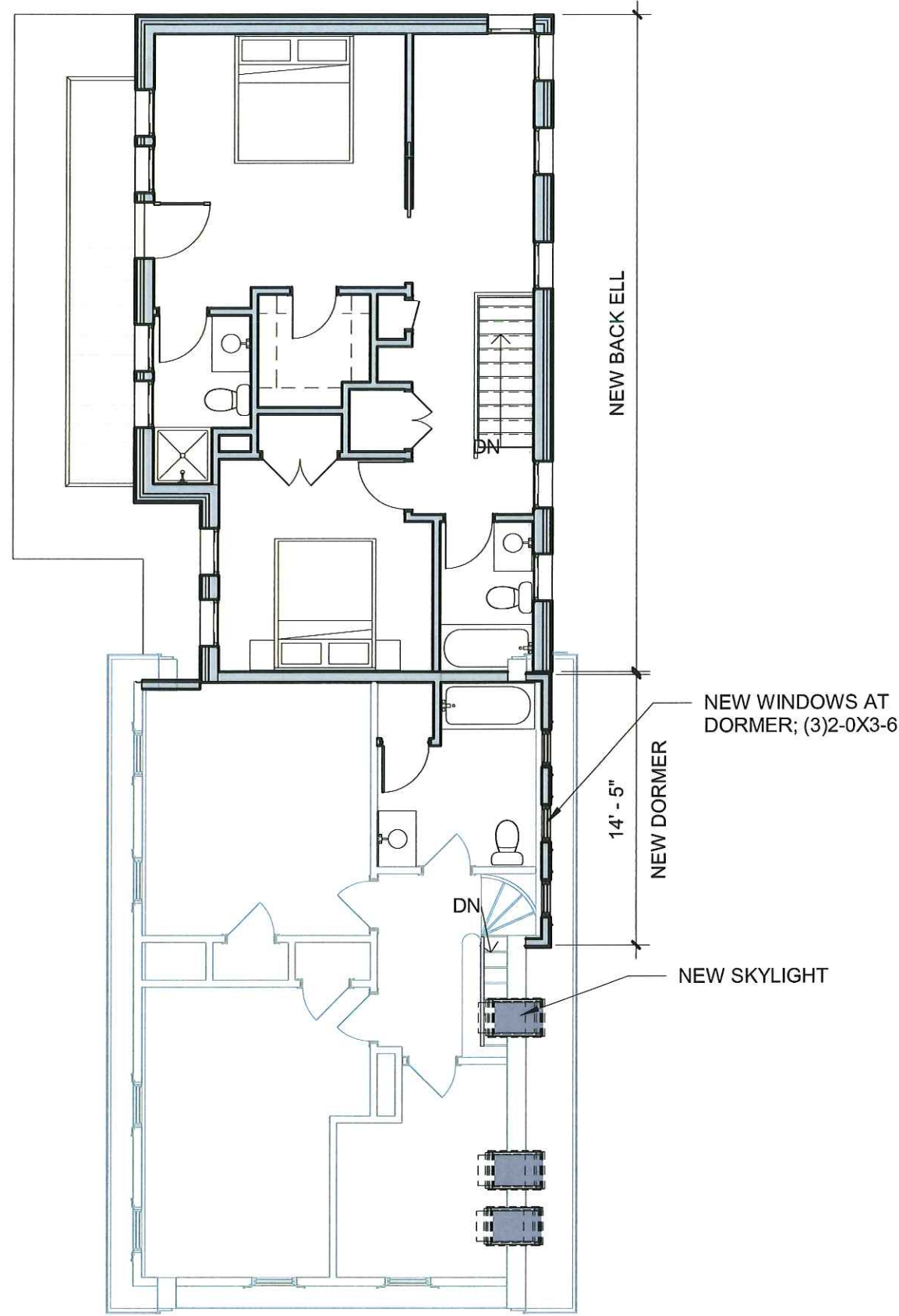
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date issued  
06-23-16

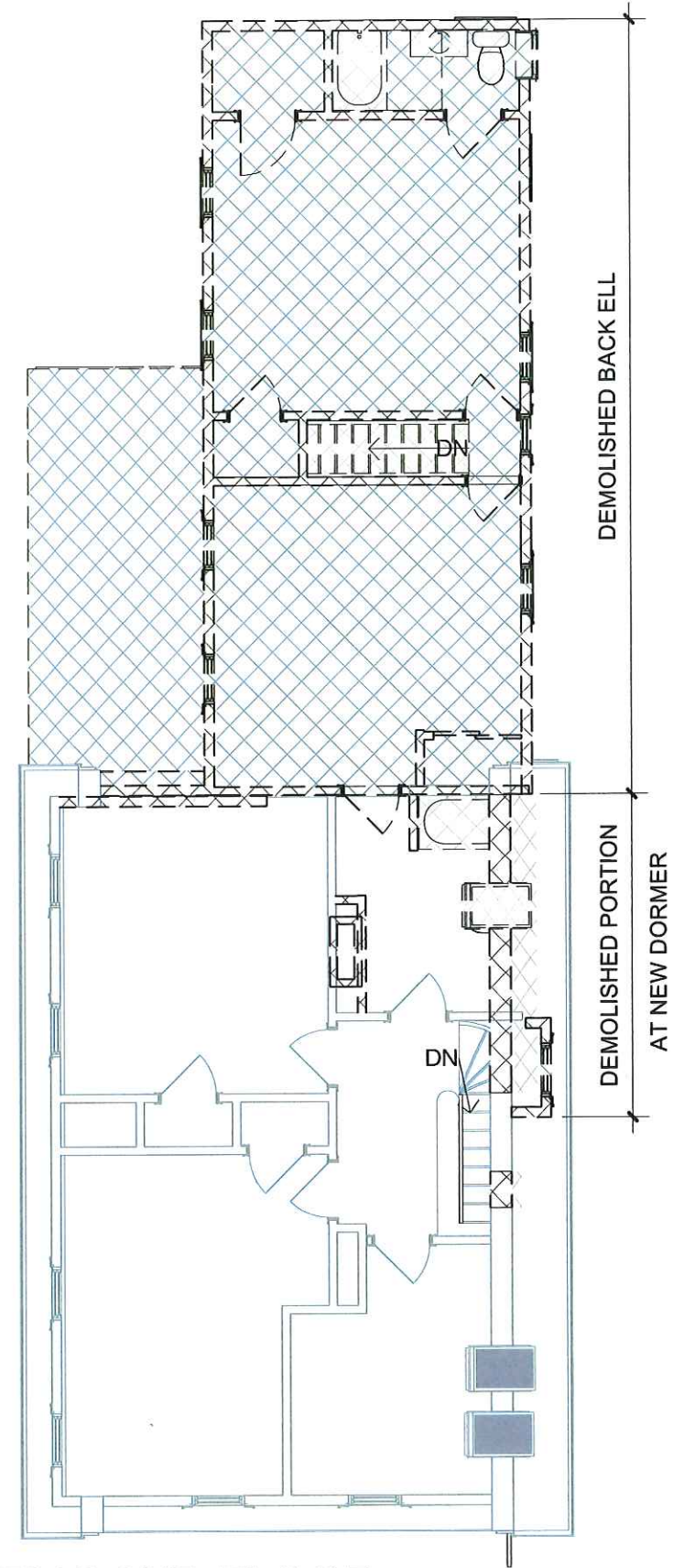
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A-102





2 PROPOSED 2ND FLOOR  
1/8" = 1'-0"



1 EXISTING 2ND FLOOR  
1/8" = 1'-0"

client  
R. RUSSELL & R. CHASE

title  
**2ND FLOOR**

project  
40 Cottage St., Cambridge, MA

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scale  
1/8" = 1'-0"

date issued  
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sheet no.  
A-103

DRAWING BY: 06.16.2016

NEW SOLAR ARRAY

NEW BACK ELL

NEW DORMER

NEW SKYLIGHT

DEMOLISHED BACK ELL

DEMOLISHED PORTION AT DORMER

REMOVE CHIMNEY

2 PROPOSED ROOF PLAN  
1/8" = 1'-0"

1 EXISTING ROOF PLAN  
1/8" = 1'-0"

client  
R. RUSSELL & R. CHASE

title  
**ROOF PLANS**  
project  
40 Cottage St., Cambridge, MA

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scale  
1/8" = 1'-0"

date issued  
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sheet no.  
A-104

WATSON ARCHITECTS

client  
R. RUSSELL & R.  
CHASE

title  
**FRONT ELEVATION**  
project  
40 Cottage St., Cambridge, MA

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ARCHITECTS**  
  
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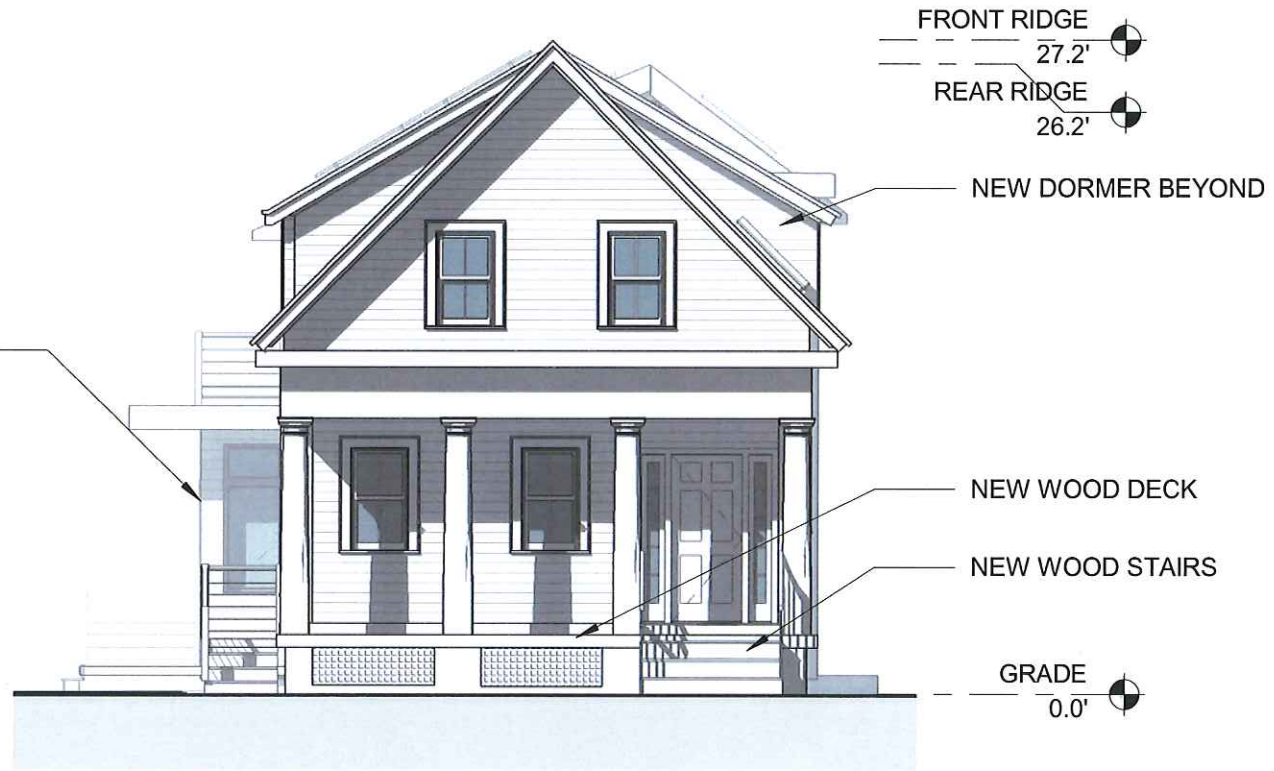
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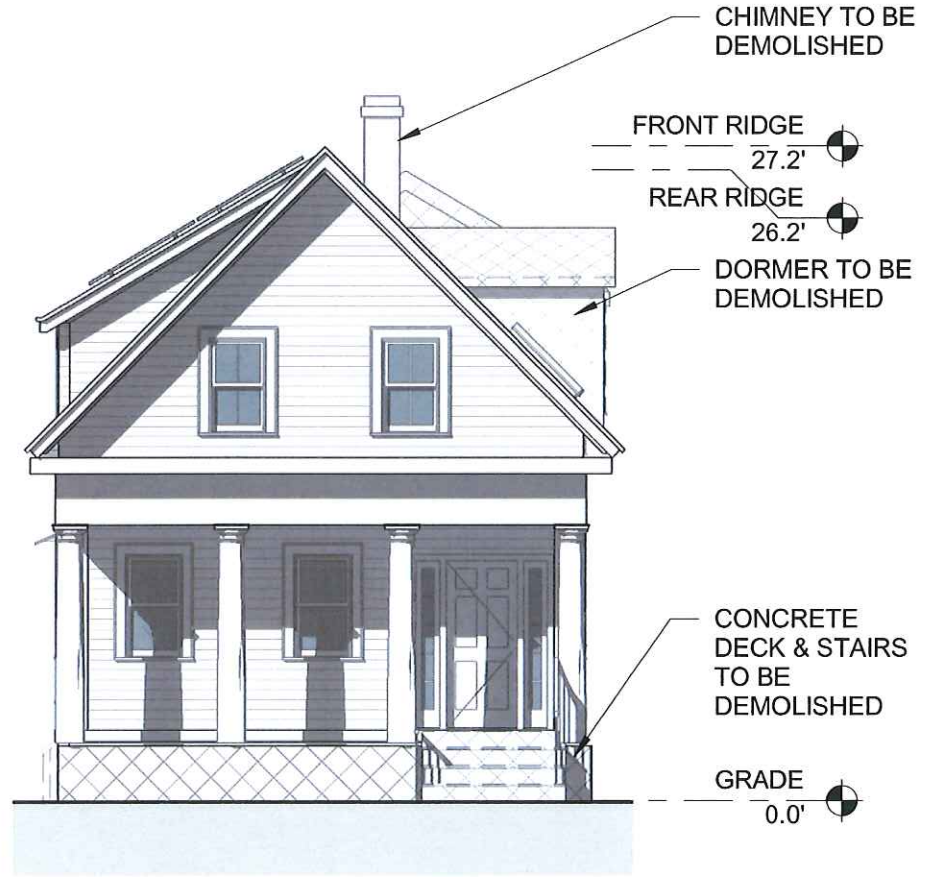
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sheet no.  
**A-201**



2 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



1 EXISTING NORTH ELEVATION  
1/8" = 1'-0"

06/23/16 10:00 AM

REAR RIDGE  
26.2'

NEW BACK ELL

RENOVATED FRONT HOUSE

FRONT RIDGE  
27.2'



2 PROPOSED EAST ELEVATION  
1/8" = 1'-0"

REAR RIDGE  
26.2'

FRONT RIDGE  
27.2'



1 EXISTING EAST ELEVATION  
1/8" = 1'-0"

client  
R. RUSSELL & R.  
CHASE

title  
**LEFT SIDE ELEVATION**  
project  
40 Cottage St., Cambridge, MA

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job number  
000

scale  
1/8" = 1'-0"

date issued  
06-23-16

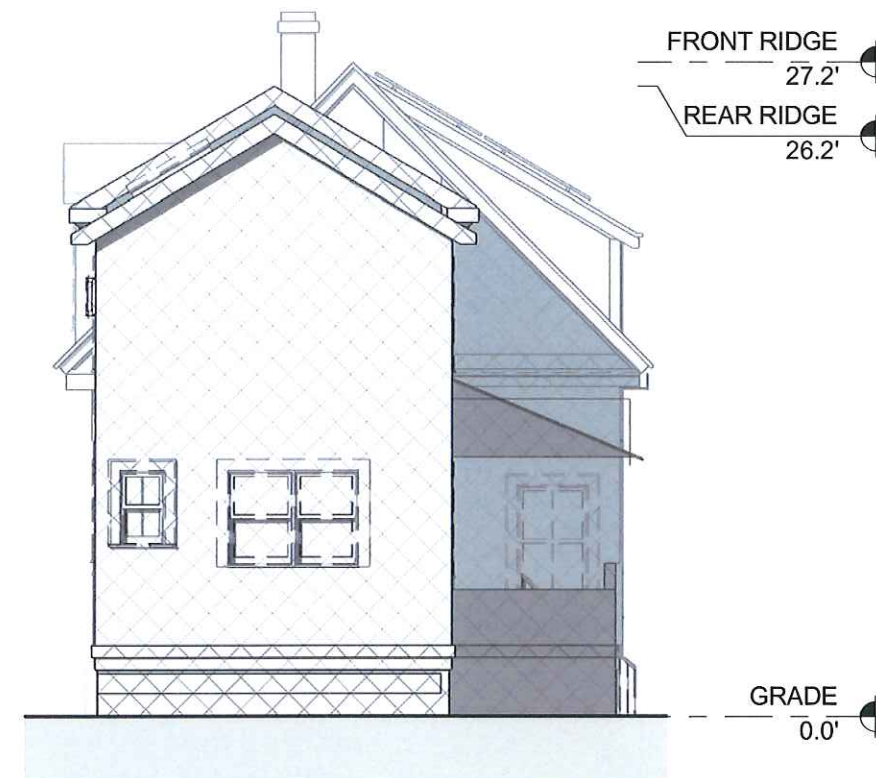
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sheet no.  
A-202

06/23/16 10:14 AM



2 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



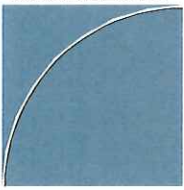
1 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"

client  
R. RUSSELL & R.  
CHASE

title  
**REAR ELEVATION**

project  
40 Cottage St., Cambridge, MA

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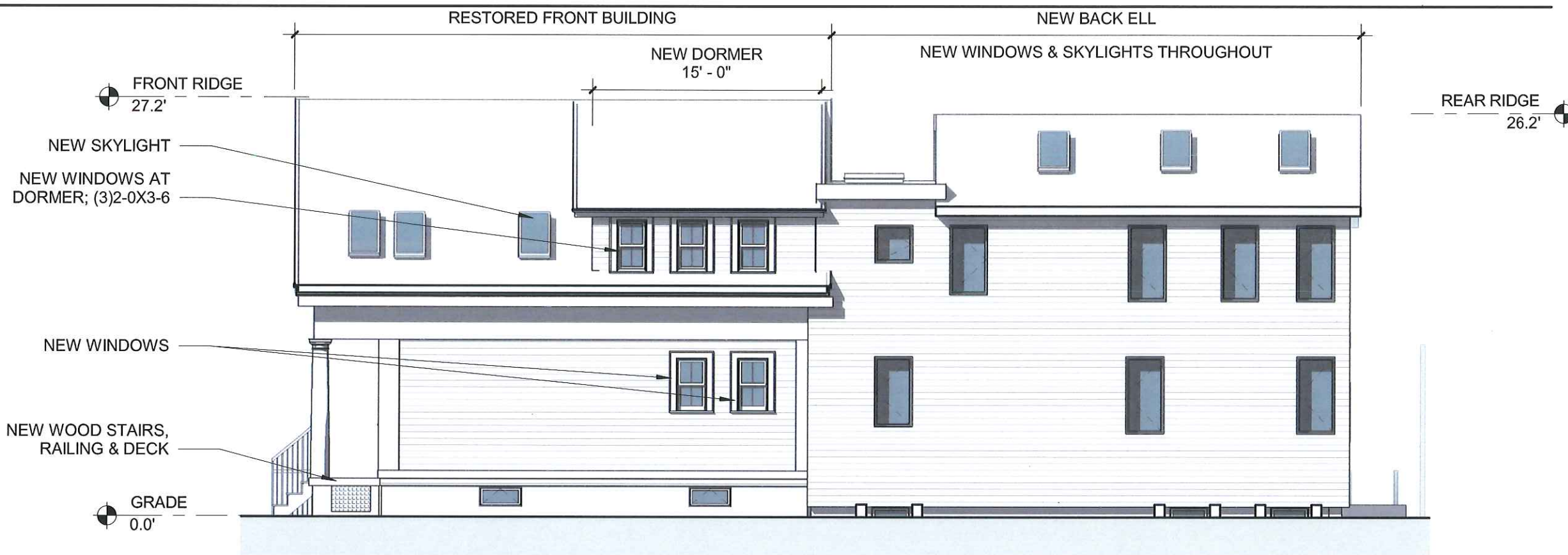
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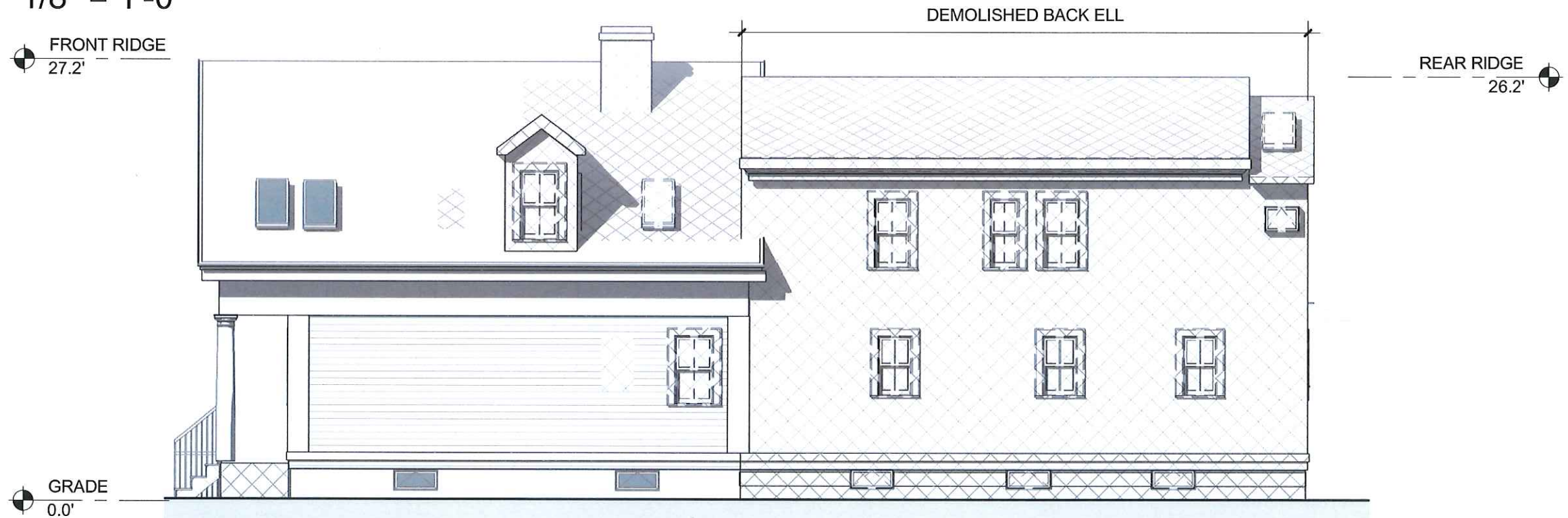
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06-23-16

HISTORIC  
SET

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A-203



2 PROPOSED WEST ELEVATION  
1/8" = 1'-0"



1 EXISTING WEST ELEVATION  
1/8" = 1'-0"

client  
R. RUSSELL & R. CHASE

title  
**RIGHT ELEVATIONS**  
project  
40 Cottage St., Cambridge, MA

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job number  
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scale  
1/8" = 1'-0"

date issued  
06-23-16

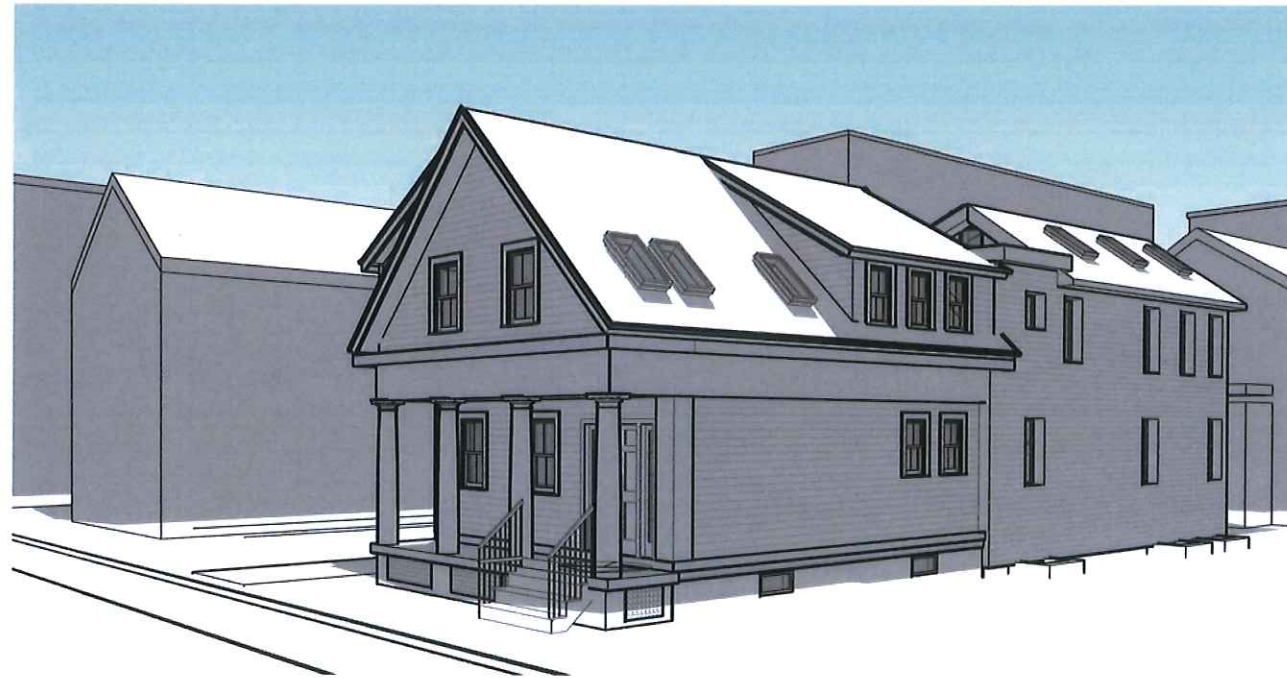
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1 STREET VIEW 1



2 STREET VIEW 2

client  
R. RUSSELL & R.  
CHASE

title  
3D VIEWS

project  
40 Cottage St., Cambridge, MA

BOYES-  
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job number  
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scale

date issued  
06-23-16

HISTORIC  
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A-301