



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: 12 Berkeley 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).

Addition to Southwest corner. Removal of modern deck on South facade. Replacement of existing garage with new carriage house.

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: 12 Berkeley LLC, Managing Member, Edward Mullen

Mailing Address: Attention - Mullen Family Office, Lindsay Chryssis 545 Boylston Street Floor 11 Boston, MA 02116

Telephone/Fax: 617-610-4480

E-mail: mullenfamilyoffice@beaconep.com

Signature of Property Owner of Record:

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

Name of proponent, if not record owner: Frank Shirley Architects

Mailing Address: 40 Pearl Street, Cambridge MA, 02139

Telephone/Fax: 617-547-3355

E-mail: mriselli@frankshirleyarchitects.com

(for office use only):

Date Application Received: _____ Case Number: 5274 Hearing Date: 4/3/25

Type of Certificate Issued: _____ Date Issued: _____

PROJECT

Additions & Alterations to:

12 BERKELEY STREET
RESIDENCE

Cambridge, MA 02138

ISSUES / REVISIONS

Date	Description
10 MAR 25	CHC SUBMISSION

NOT FOR CONSTRUCTION

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

North Elevation
- Proposed

SCALE



DATE

March 10, 2025

SHEET NUMBER

A



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

DESCRIPTION OF MATERIALS

THIN BRICK VENEER ON NEW FOUNDATION WALLS
BORAL OR ACCOYA EXTERIOR FLAT STOCK TRIM
HALF ROUND ALUMINUM GUTTERS AND DOWNSPOUTS
MARVIN WOOD WINDOWS
ASPHALT ROOF
RED CEDAR CLAPBOARDS, PAINTED
WHITE CEDAR SIDEWALL SHINGLES, PAINTED

PROJECT

Additions & Alterations to:

12 BERKELEY
RESIDENCE

Cambridge, MA 02138

ISSUES / REVISIONS

Date	Description
10 MAR 25	CHC SUBMISSION

NOT FOR CONSTRUCTION

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

East Elevat
- Propo

SCALE

0 1 2 4 8 FT 1/8" =

DATE

March 10, 2

SHEET NUMBER

A



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

DESCRIPTION OF MATERIALS

THIN BRICK VENEER ON NEW FOUNDATION WALLS
BORAL OR ACCOYA EXTERIOR FLAT STOCK TRIM
HALF ROUND ALUMINUM GUTTERS AND DOWNSPOUTS
MARVIN WOOD WINDOWS
ASPHALT ROOF
RED CEDAR CLAPBOARDS, PAINTED
WHITE CEDAR SIDEWALL SHINGLES, PAINTED

PROJECT

Additions & Alterations to:

12 BERKELEY STREET
RESIDENCE

Cambridge, MA 02138

ISSUES / REVISIONS

Date	Description
10 MAR 25	CHC SUBMISSION

NOT FOR CONSTRUCTION

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

South Elevation
- Proposed

SCALE



DATE

March 10, 2025

SHEET NUMBER

A



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

DESCRIPTION OF MATERIALS

THIN BRICK VENEER ON NEW FOUNDATION WALLS
BORAL OR ACCOYA EXTERIOR FLAT STOCK TRIM
HALF ROUND ALUMINUM GUTTERS AND DOWNSPOUTS
MARVIN WOOD WINDOWS
ASPHALT ROOF
RED CEDAR CLAPBOARDS, PAINTED
WHITE CEDAR SIDEWALL SHINGLES, PAINTED

PROJECT

Additions & Alterations to:

12 BERKELEY
RESIDENCE

Cambridge, MA 02138

ISSUES / REVISIONS

Date	Description
10 MAR 25	CHC SUBMISSION

NOT FOR CONSTRUCTION

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

West Elevation
- Proposed

SCALE



DATE

March 10, 2025

SHEET NUMBER

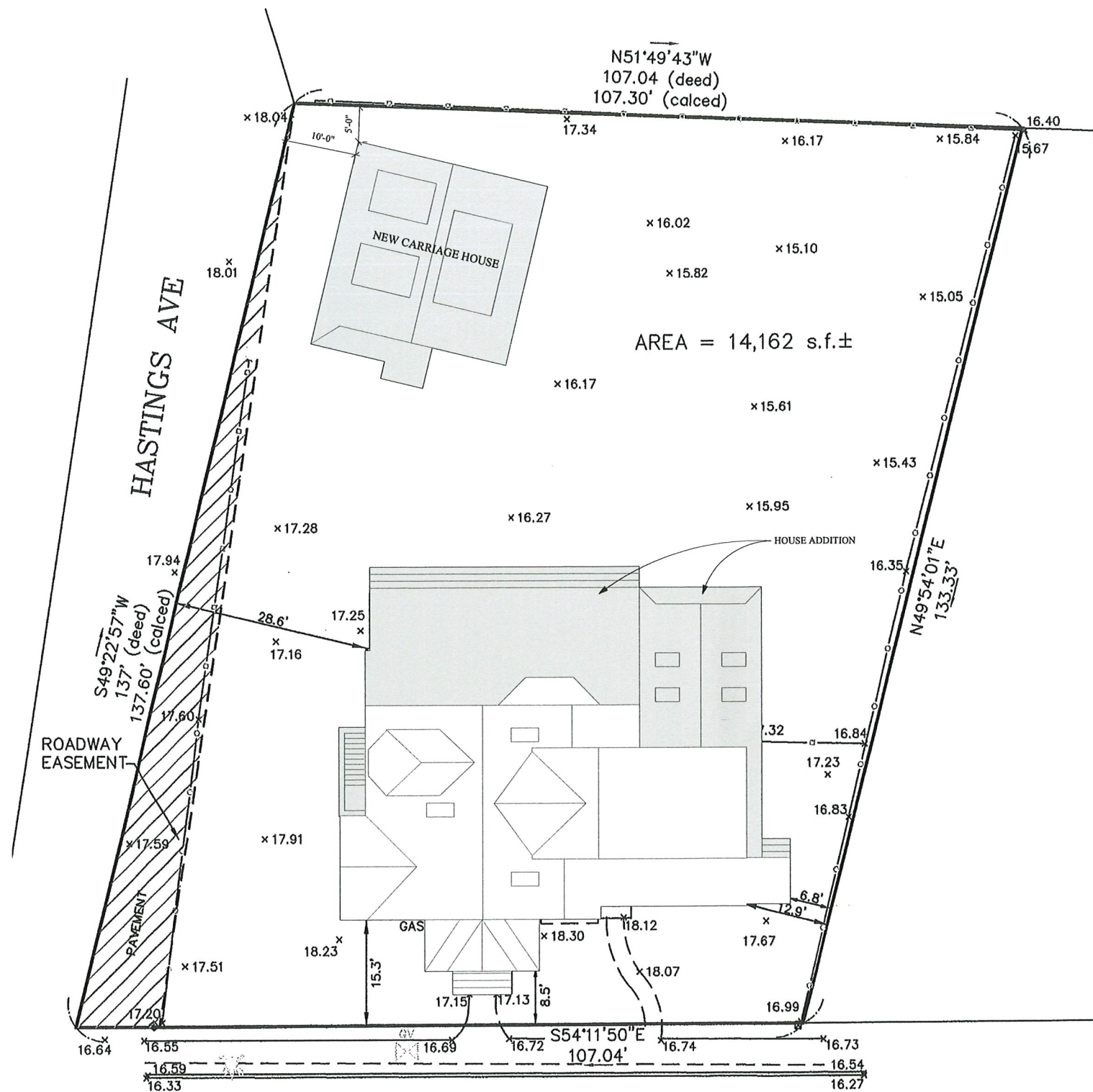
A



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

DESCRIPTION OF MATERIALS

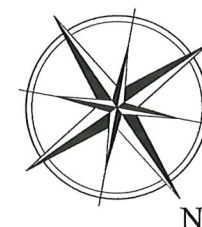
THIN BRICK VENEER ON NEW FOUNDATION WALLS
BORAL OR ACCOYA EXTERIOR FLAT STOCK TRIM
HALF ROUND ALUMINUM GUTTERS AND DOWNSPOUTS
MARVIN WOOD WINDOWS
ASPHALT ROOF
RED CEDAR CLAPBOARDS, PAINTED
WHITE CEDAR SIDEWALL SHINGLES, PAINTED



BERKELEY STREET

1 SITE PLAN
SCALE: 1" = 20'-0"

LEGEND	
- EXISTING	
- NEW	



PROJECT

Additions & Alterations to:

12 BERKELEY
RESIDENCE

Cambridge, MA 02138

ISSUES / REVISIONS

Date	Description
10 MAR 25	CHC SUBMISSION

NOT FOR CONSTRUCTION

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

Site Plan

SCALE

1" = 20'

DATE

March 10, 2025

SHEET NUMBER

A

PROJECT

Additions & Alterations to:

12 BERKELEY
RESIDENCE

Cambridge, MA 02138

ISSUES / REVISIONS

Date	Description
10 MAR 25	CHC SUBMISSION

NOT FOR CONSTRUCTION

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

Garage Elevations

SCALE

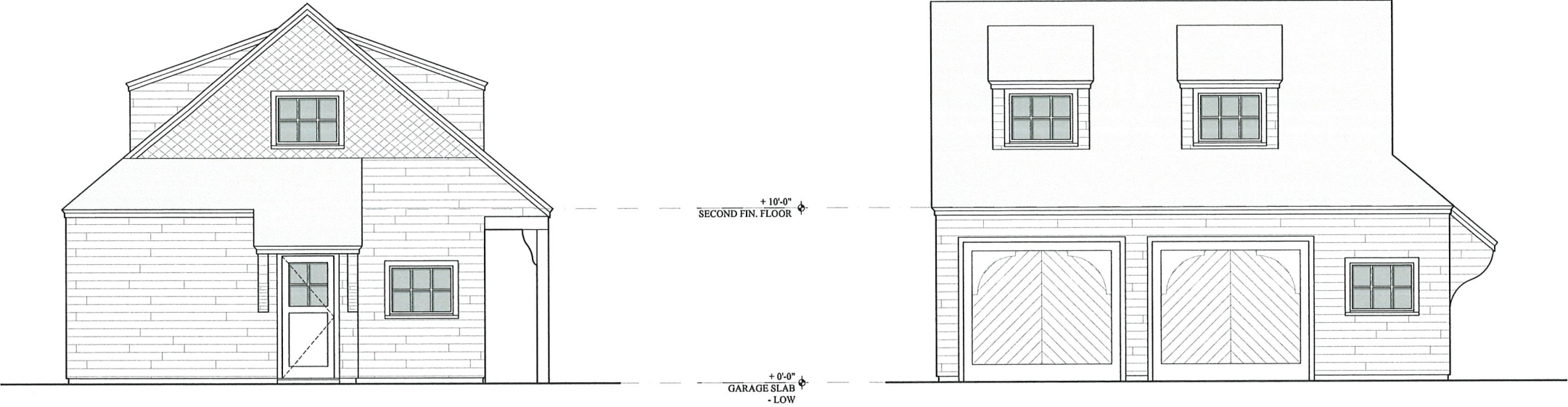
0 1 2 4 8 FT 1/8" = 1'-0"

DATE

March 10,

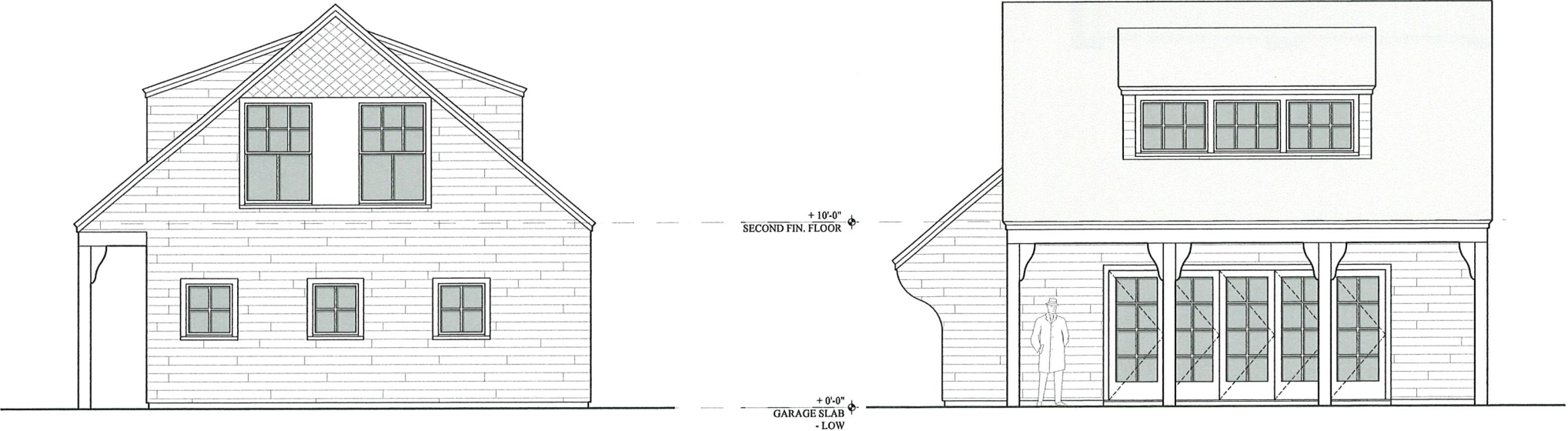
SHEET NUMBER

A



2 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT

Additions & Alterations to:

12 BERKELEY
RESIDENCE

Cambridge, MA 02138

ISSUES / REVISIONS

Date	Description
10 MAR 25	CHC SUBMISSION

NOT FOR CONSTRUCTION

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

Main House and Garage
Model View

SCALE

DATE

March 10, 2025

SHEET NUMBER

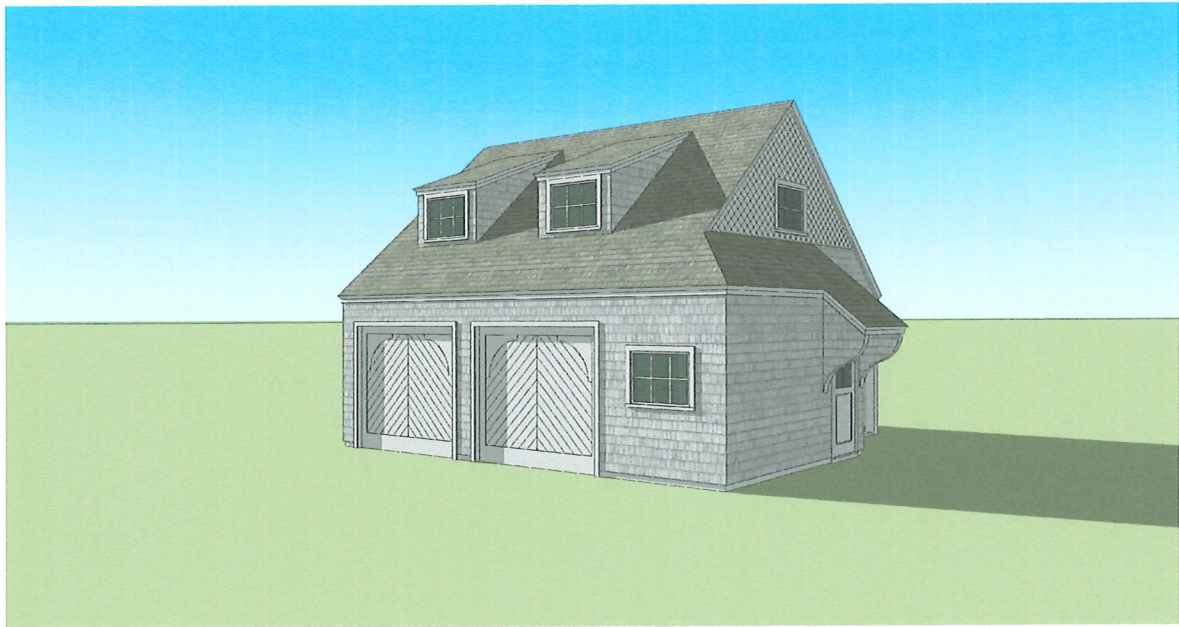
A



PROPOSED FRONT VIEW



PROPOSED BACK VIEW



PROPOSED CARRIAGE HOUSE VIEW



40 Pearl Street t: 617.547
Cambridge MA 02139 f: 617.547
www.frankshirleyarchitects

Additions & Alterations to:

12 BERKELEY
RESIDENCE

Cambridge, MA 02138

ISSUES / REVISIONS

[illegible]

NOT FOR CONSTRUCTION

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

Existing Phoc

SCALE

DATE _____

March 10, 2

SHEET NUMBER

A



GARAGE PARTIAL



EAST ELEVATION PARTIAL



GARAGE PARTIAL



WEST ELEVATION PARTIAL

40 Pearl Street t: 617.547
Cambridge MA 02139 f: 617.547
www.frankshirleyarchitects

PROJECT

Additions & Alterations to:

12 BERKELEY
RESIDENCE

Cambridge, MA 02138

ISSUES / REVISIONS

[illegible]

NOT FOR CONSTRUCTION

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

Existing Phc

SCALE

DATE _____

March 10, 2

SHEET NUMBER

A-1

12 BERKELEY
RESIDENCE

THESE EXISTING PLANS AND/OR PHOTOGRAPHS ARE A REPRESENTATION OF THE EXISTING CONDITIONS OF THE BUILDING. THESE DRAWINGS/PHOTOGRAPHS SHOW THE GENERAL CHARACTERISTICS OF THE EXISTING CONDITIONS AND NOT AN EXHAUSTIVE INVESTIGATION INTO ACTUAL HIDDEN CONDITIONS. THIS INFO. FOR COORDINATION OF THE WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFO. THE GENERAL CONTRACTOR SHALL EXAMINE THESE CONDITIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF THE WORK. IF THE GENERAL CONTRACTOR, IN THE EXISTING CONDITIONS, THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE NEW PROPOSED WORK. ALL WORK CONSTRUCTION PRIOR TO NOTIFICATION, THAT DOES NOT CONFORM TO THE DESIGN OR LAYOUT PLANS AND DIMENSIONS SHALL BE REPLACED BY THE GENERAL CONTRACTOR.

ISSUES / REVISIONS

Date	Description
8 NOV 24	AS-BUILT RELEASE

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

As-Built North Elevation

SCALE



DATE _____

November 8, 2019

SHEET NUMBER

A-



1 AS-BUILT NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT

Additions & Alterations to:

12 BERKELEY
RESIDENCE

Cambridge, MA 02138

THESE EXISTING PLANS AND/OR PHOTOGRAPHS ARE A REPRESENTATION OF THE EXISTING CONDITIONS OF THE BUILDING. THESE DRAWINGS PHOTOGRAPHS ARE NOT AN EXHAUSTIVE INVESTIGATION INTO ACTUAL BUILDING CONDITIONS. THE ARCHITECT HAS NO RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. THE GENERAL CONTRACTOR SHALL EXAMINE THESE CONDITIONS IN THE FIELD, CONSTRUCTION AND BECOME FAMILIAR WITH THE WORK. AFTER EXAMINING THE EXISTING CONDITIONS, THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE NEW PROPOSED WORK. ALL WORK CONSTRUCTION PRIOR TO NOTIFICATION, THAT DOES NOT CONFORM TO THE DESIGN OR LAYOUT PLANS AND DIMENSIONS SHALL BE REPLACED BY THE GENERAL CONTRACTOR.

ISSUES / REVISIONS

Date	Description
8 NOV 24	AS-BUILT RELEASE

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

As-Built South Elevat

SCALE



DATE

November 8, 2025

SHEET NUMBER

A-1



1 AS-BUILT SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT

Additions & Alterations to:

12 BERKELEY
RESIDENCE

Cambridge, MA 02138

THESE EXISTING PLANS AND/OR PHOTOGRAPHS ARE A REPRESENTATION OF THE EXISTING CONDITIONS OF THE BUILDING. THESE DRAWINGS PHOTOGRAPHICALLY RECORD THE GENERAL CHARACTERISTICS OF THE EXISTING CONDITIONS, AND NOT AN EXHAUSTIVE INVESTIGATION INTO ACTUAL HIDDEN CONDITIONS. THIS DRAWING IS FOR COORDINATION OF THE WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR. THE ARCHITECT MAKES NO REPRESENTATION FOR THE ACCURACY OF THESE PLANS. THE GENERAL CONTRACTOR SHALL EXAMINE THESE CONDITIONS IN THE FIELD, VERIFY THE CONSTRUCTION AND BECOME FAMILIAR WITH THE WORK. AFTER EXAMINING THE EXISTING CONDITIONS, THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE NEW PROPOSED WORK. ALL WORK CONSTRUCTION PRIOR TO NOTIFICATION, THAT DOES NOT CONFORM TO THE DESIGN OR LAYOUT PLANS AND DIMENSIONS SHALL BE REPLACED BY THE GENERAL CONTRACTOR.

ISSUES / REVISIONS

Date	Description
8 NOV 24	AS-BUILT RELEASE

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

As-Built West Elevat

SCALE



DATE

November 8, 2025

SHEET NUMBER

A-



1 AS-BUILT WEST ELEVATION
SCALE: 1/4" = 1'-0"

Additions & Alterations to:

Cambridge, MA 02138

THESE EXISTING PLANS AND/OR PHOTOGRAPHS ARE A REPRESENTATION OF THE EXISTING CONDITIONS OF THE BUILDING. THESE DRAWINGS/PHOTOGRAPHS ARE THE GENERAL CHARACTERISTICS OF THE EXISTING CONDITIONS AND NOT AN EXHAUSTIVE INVESTIGATION INTO ACTUAL HIDDEN CONDITIONS. THIS INFORMATION FOR COORDINATION OF THE WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. THE GENERAL CONTRACTOR SHALL EXAMINE THESE CONDITIONS IN THE FIELD AND CORRELATE THEM WITH THE WORK TO BE PERFORMED. IN THE EVENT OF EXISTING CONDITIONS, THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE NEW PROPOSED WORK. ALL WORK CONSTRUCTION PRIOR TO NOTIFICATION, THAT DOES NOT CONFORM TO THE DESIGN OR LAYOUT PLANS AND DIMENSIONS SHALL BE REPLACED BY THE GENERAL CONTRACTOR.

ISSUES / REVISIONS

Date	Description
8 NOV 24	AS-BUILT RELEASE

© FRANK SHIRLEY ARCHITECTS, 2025. All rights reserved.
This drawing cannot be reproduced without permission.

DRAWING TITLE

Garage As-Built Elevati

SCALE

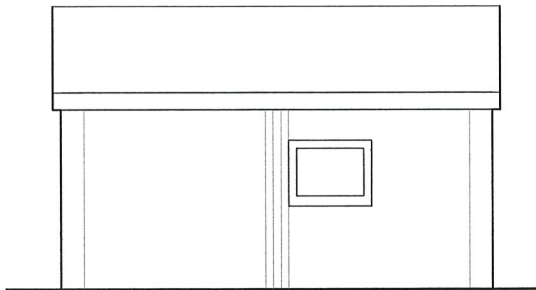


DATE _____

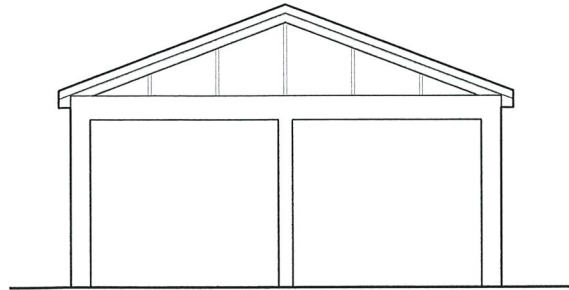
November 8, 2019

SHEET NUMBER

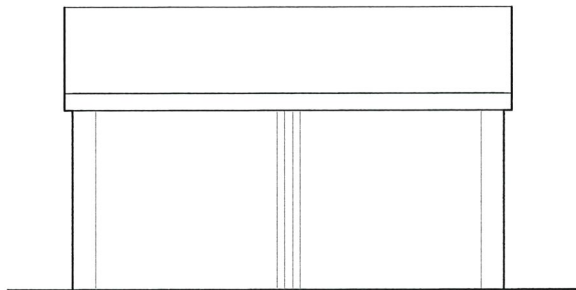
A-



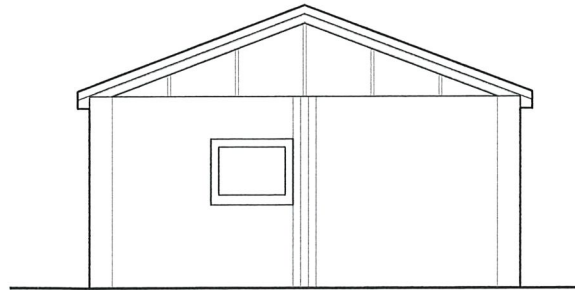
2 GARAGE AS-BUILT NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 GARAGE AS-BUILT EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE AS-BUILT SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE AS-BUILT WEST ELEVATION
SCALE: 1/4" = 1'-0"