



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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:  , Cambridge, Massachusetts

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

We are seeking permission for some exterior landscaping modifications as outlined in the attached plans from the site survey and the landscape architect (Gregory Lombardi Design Associates). These include minor adjustments to the layout of walkways, material alterations to the driveway and some walkways/patios, the addition of some low stone walls, and changes to some plantings and lawn. All fencing will either remain as existing or be replaced in kind to match existing. There are no modifications requested within this application to the house, or any attached porches etc.

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:

Mailing Address:

Telephone/Fax:

E-mail:

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:

Mailing Address:

Telephone/Fax:

E-mail:

(for office use only):

Date Application Received: \_\_\_\_\_

Case Number: 5345

Hearing Date: 10/9/25

Type of Certificate Issued: \_\_\_\_\_

Date Issued: \_\_\_\_\_

OWNER:  
CHANNING PLACE REALTY TRUST

DEED REFERENCE:  
DEED BOOK 39129 PAGE 159

TOTAL LOT AREA = 17263± S.F.

TAX ASSESSORS PARCEL ID:  
238-45

ZONING DISTRICT:  
C-1

CITY OF CAMBRIDGE  
DIMENSIONAL REGULATIONS

LOT AREA: 5,000 SF  
LOT FRONTAGE: 50'  
FRONT YARD SETBACK: 10'  
SIDE YARD SETBACK: 5'  
REAR YARD SETBACK: 5'  
MAX LOT COVERAGE: 30%

EXISTING LOT COVERAGE: 20.8%

OWNER TO VERIFY THE ZONING  
REGULATIONS WITH THE CITY OF  
CAMBRIDGE BUILDING  
DEPARTMENT.

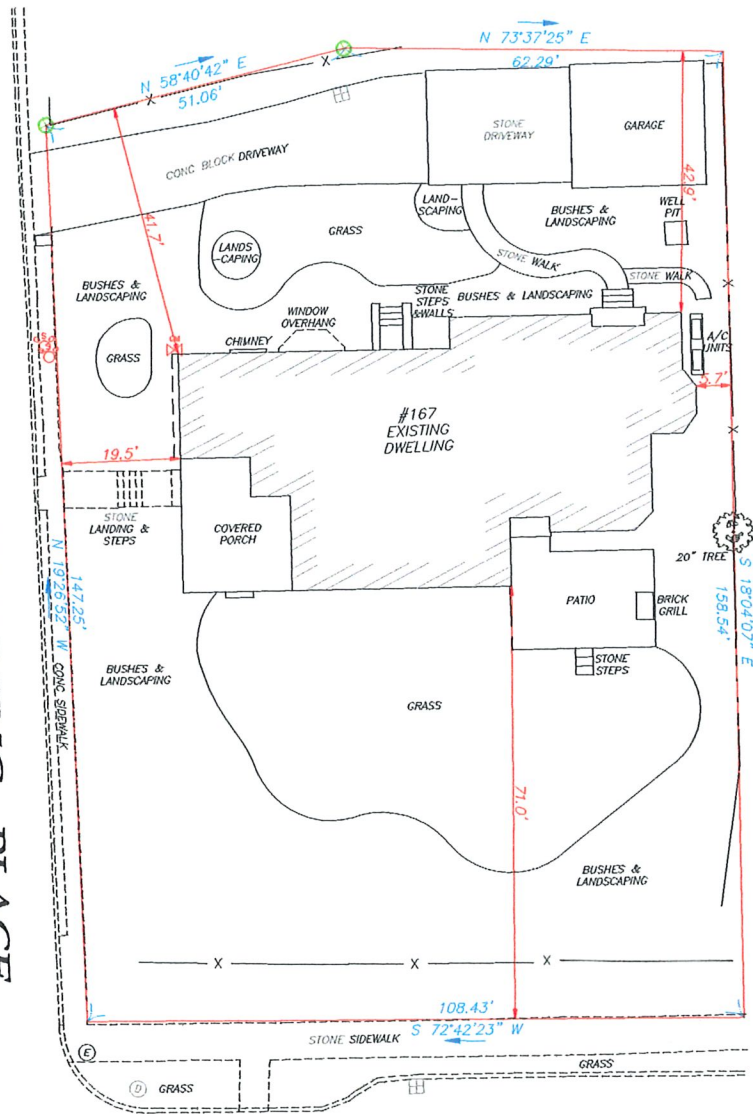
NOTES:

ALL OFFSETS & DIMENSIONS  
ARE TO THE SIDING UNLESS  
OTHERWISE NOTED.

AC=AIR CONDITIONING  
BH=BULKHEAD  
EM=ELECTRIC METER  
GM=GAS METER  
OHW=OVERHEAD WIRES  
S=SEWER  
W=WATER  
WL=WOOD LANDING



CHANNING PLACE



BRATTLE STREET

LEGEND:

|  |                   |
|--|-------------------|
|  | PROPERTY LINE     |
|  | EDGE OF PAVEMENT  |
|  | FENCE LINE        |
|  | IRON ROD FOUND    |
|  | CATCH BASIN       |
|  | DRAIN MAN HOLE    |
|  | ELECTRIC MAN HOLE |
|  | GAS SHUT OFF      |



**CERTIFIED PLOT PLAN**  
#167 BRATTLE STREET  
CAMBRIDGE, MA MIDDLESEX COUNTY

Dennis O'Brien P.L.S.

480 WEST CENTRAL ST. EST 1996  
FRAMINGHAM, MA 02038 508-541-0048

SCALE:  
1:20'

DATE:  
7/3/25

REVISED:  
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DRAWN BY: J.E.S.

CHECKED BY: D.O.

167 BRATTLE STREET  
Cambridge, MA 02138

GENERAL NOTES:



CAREORY LANDSCAPE DESIGN, INC.  
221 Boston Road  
North Salem, MA 01946  
Phone 817-482-2828

FOR PRICING -  
NOT FOR CONSTRUCTION

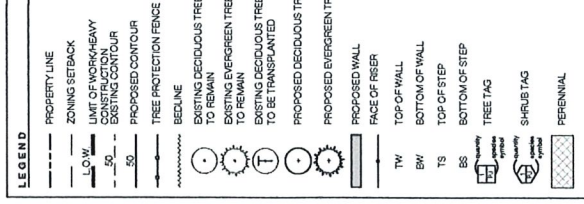
Date: 19 SEPTEMBER 2025  
Scale: 1/8" = 1' 0"  
Drawing By: M3  
Checked By: M3/JCL  
Project No.: 22016

LAYOUT/MATERIALS &  
PLANTING PLAN

L1.01

MATERIALS LIST

- 1 ASPHALT DRIVEWAY AND BASE
- 2 PEASTONE PAVING AND BASE
- 3 SITE SALVAGED BLUESTONE PAVING AND BASE
- 4 SITE SALVAGED COBBLESTONE EDGING AND BASE
- 5 BRICK EDGING AND BASE
- 6 GRANITE STEPS AND BASE
- 7 GRANITE STEPS AND BASE
- 8 24" HT STONE VENEER RETAINING WALL AND BASE, SELF CAPPING



| TREES:                      |     |                                          |                         |
|-----------------------------|-----|------------------------------------------|-------------------------|
| QTY                         | KEY | BOTANICAL NAME                           | COMMON NAME             |
| 6                           | CS  | <i>Carpinus betulus</i> 'Frans Fonteyne' | Frans Fonteyne Hornbeam |
| SHRUBS:                     |     |                                          |                         |
| QTY                         | KEY | BOTANICAL NAME                           | COMMON NAME             |
| 9                           | HQ  | <i>Hydrangea cuneolata</i> 'Violet'      | Violet Hydrangea        |
| 11                          | TM  | <i>Taxus canadensis</i> 'Hedgehog'       | Hedgehog Yew            |
| PERENNIALS AND GROUNDCOVER: |     |                                          |                         |
| QTY                         | KEY | BOTANICAL NAME                           | COMMON NAME             |
| 15                          | ON  | <i>Oxalis corniculata</i> 'Nephele'      | Nephele                 |
| 40                          | GO  | <i>Galium aparine</i>                    | Galium                  |
| 26                          | LI  | <i>Linum catharticum</i>                 | Linum                   |
| 26                          | US  | <i>Urtica dioica</i>                     | Urtica                  |
| 26                          | SS  | <i>Salix repens</i>                      | Salix                   |
| 215                         | PT  | <i>Polygonum persicaria</i>              | Polygonum               |
| 15                          | SA  | <i>Sedum album</i>                       | Sedum                   |
| 24                          | TV  | <i>Thymus vulgaris</i>                   | Thyme                   |

NOTES:  
1. ALL NEW PLANTING MATERIAL SHALL CONFORM TO MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR PLANTING MATERIAL (ASTM) AND THE NATIONAL LANDSCAPE ARCHITECTS ASSOCIATION (NLA).  
2. CONTRACTOR SHALL CONFIRM SIZE, HEIGHT AND SPREAD OF ALL EVERGREEN MATERIAL PRIOR TO PURCHASING.  
3. CONTRACTOR TO DIG TEST PITS PRIOR TO ORDERING PLANT MATERIAL TO CONFIRM DEPTH OF PLANTING BEDS.  
4. ALL FRUITING OR ORCHARD TREE CULTIVARS TO BE CONFIRMED BY LANDSCAPE ARCHITECT.

167 BRATTLE STREET  
Cambridge, MA 02138

GENERAL NOTES:

GREGORY LOMBARDI DESIGN, INC.  
201 Park Street  
North Boston, Massachusetts 02122  
Phone 617.482.2808

No. Date Comment

FOR PRICING -  
NOT FOR CONSTRUCTION

Date 12 SEPTEMBER 2022  
Project No. Z2016  
Scale AS NOTED  
Drawn By MG  
Checked By MGL

PRECEDENT IMAGES AND  
ELEVATION

L1.02



4 SITE SALVAGED COBBLESTONE EDGING AND BASE  
SCALE: N.T.S. IMAGE



8 24" HT STONE VENEER RETAINING WALL AND BASE, SELF CAPPING  
SCALE: N.T.S. IMAGE



3 SITE SALVAGED BLUESTONE PAVING AND BASE  
SCALE: N.T.S. IMAGE



7 GRANITE STEPS AND BASE  
SCALE: N.T.S. IMAGE



2 PEASTONE PAVING AND BASE  
SCALE: N.T.S. IMAGE



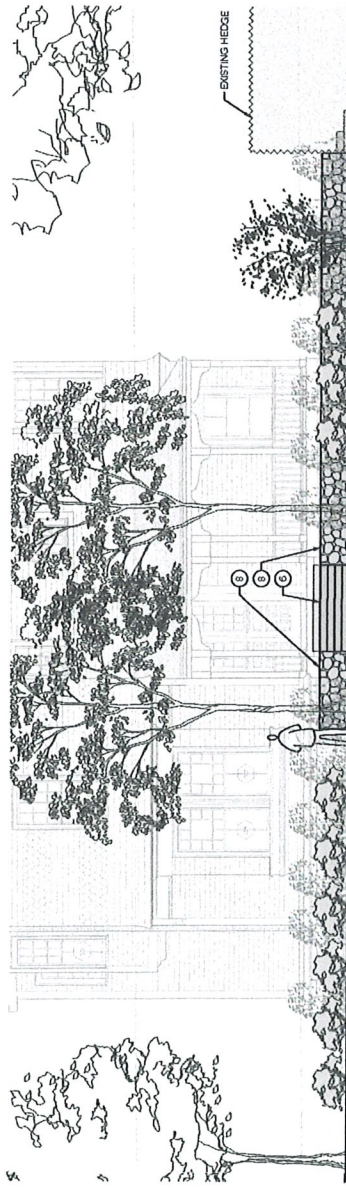
6 RE-SET GRANITE STEPS AND BASE  
SCALE: N.T.S. IMAGE



1 ASPHALT DRIVEWAY AND BASE  
SCALE: N.T.S. IMAGE



5 BRICK EDGING AND BASE  
SCALE: N.T.S. IMAGE



9 FRONT ELEVATION - CHANNING PL.  
SCALE: 1/4" = 1'-0" ELEVATION