



# 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

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

Change in the surface of the lower +/-25 ft of driveway at 177 Brattle, on the sidewalk end, from a chipped bluestone coating to aged granite or faux-granite pavers as well as the installation of two 'channel drains going across the driveway above the new pavers. This work is intended to address frequent washouts, after heavy rain downpours, of dirt and stones from the driveway onto the sidewalk.

**See attached detailed description and images.**

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: Red Bird Group LLC,

Mailing Address: c/o 175 Brattle Street

Telephone/Fax: 617-694-1280 E-mail: emk@FarFieldPartners.com

⇒ Signature of Property Owner of Record:  Edwin M Kania, Jr, Investment Manager  
(Required field; the application will not be considered complete without the property owner's signature)

Name of proponent, if not record owner: Ed Kania (Edwin M Kania Jr)

Mailing Address: #15 Old Sharon Road; Peterborough, NH 03458

Telephone/Fax: see above E-mail: see above

(for office use only):

Date Application Received: \_\_\_\_\_ Case Number: 5346 Amendment Hearing Date: 1/8/2026

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

## **177 Brattle Street – Application for Certificate, Cambridge Historical Commission**

This application represents the third distinct review of a renovation project at 177 Brattle Street intended to return the property to its prior history as an integrated and visible part of the Ruggles-Fayerweather / 175 Brattle Street property. 177 Brattle Street was created as a separate parcel from 175 Brattle in 1947, at which time the original squash court and garage structure was converted into a two-bedroom cottage. Red Bird Group formally purchased the property in September 2025, having begun renovations several weeks earlier.

To date, CHC has reviewed and approved two other applications relating to this project:

- the restoration of the historic white fence in front of 177 Brattle (that matches the previously reviewed and approved fence in front of 175 Brattle); and
- a design change to the front façade that would enable the reconstruction of the two badly decayed garage bays while returning them to a closer approximation of the original appearance.

At the time of the second application in September 2025, we indicated our intent to return to CHC for a review of a proposed change to the lower driveway design to address a persistent issue of dirt/gravel washout from the driveway onto the adjacent Brattle Street sidewalk after hard rainstorms.

The nature of the challenge we are trying to address can be seen in a photo of the lower portion of the driveway that was taken in August 2025 before the fence restoration was completed (see page 1 in the attached set of images). As is evident, a driveway that was originally elegantly covered with packed chipped bluestone and well-maintained has deteriorated over the years, even while torrential rainstorms have become more frequent.

Except for a proposed lower driveway modification to address this issue, the core features of the existing landscape design at 177 Brattle Street are being otherwise maintained and restored, including restoring the chipped bluestone driveway surface as well as the wonderful five brick-thick driveway edging, both of which can be seen in the photo from the 1960s on page 2.

We do intend to remove a rusted chain link fence with a gate that sits ~50 feet up the driveway. We would replace this with a row of shrubs in approximately the same place.

To address the washout/drainage issues at the lower end of the driveway, we propose to do the following, a detailed plan of which is shown on page 3:

- Install two new 'channel drains' across the driveway, one at approximately the current chain link fence line and the other at the top of a new stone paver installation that would cover the bottom +/-25 feet of the driveway. The channel drains will catch water as it flows down this long driveway, and they will be connected to a new drywell.
- Install older granite or faux-granite pavers on the surface of the lower +/-25 feet of the driveway, replacing the original chipped bluestone (although, as noted above, it is now mostly dirt). The color of the pavers will blend appropriately with the bluestone sidewalk on Brattle Street.
- Given the difference in grades between the driveway and the land on either side (this is visible on both page 1 and 2 attached), install granite curbing to secure the bank.
  - A sample of the proposed granite curbing is shown on page 4.
- A digital rendering of what the above might look like if one were standing at the top of the paver area is also shown on page 4.
- The remainder of the driveway would be restored with a chipped bluestone surface, and the brick edging would be restored as well.

We would be pleased to consider alternative improved solutions. However, based on the advice of our landscape architect, we believe that what is being proposed will address the practical issue and also fit in with the beautiful aesthetic of the neighborhood.

December 14, 2025

Ed Kania

# Accompanying Images

## 177 Brattle Street CHC Application

### December 2025

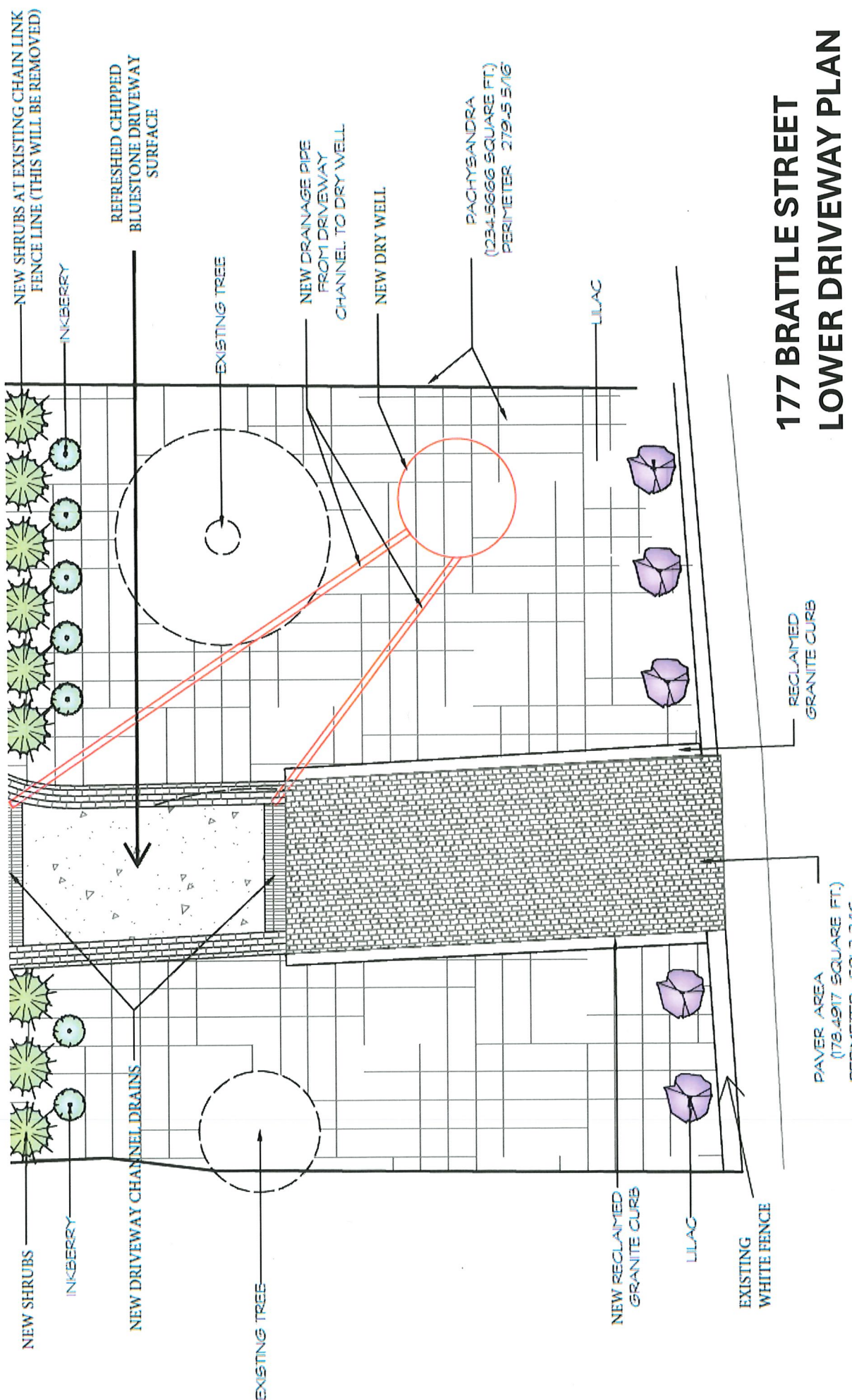


NOTE:  
DRIVEWAY REGULARLY  
WASHES OUT  
ONTO SIDEWALK

**VIEW OF 177 BRATTLE STREET LOWER DRIVEWAY  
AUGUST 2025 – PRIOR TO FENCE RENOVATION**



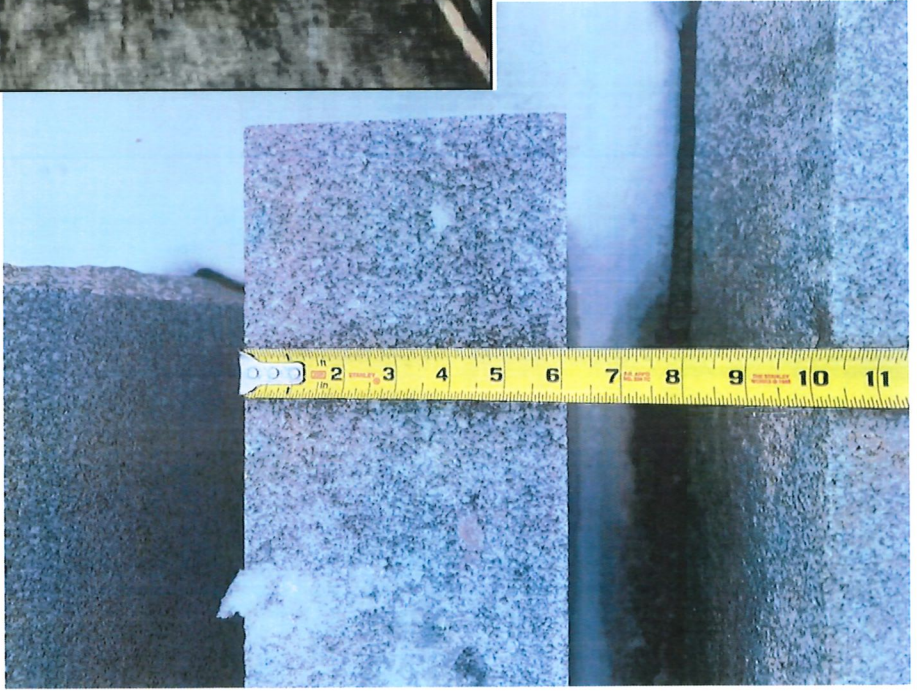
**VIEW OF ORIGINAL 177 BRATTLE STREET DRIVEWAY  
FROM THE 1960s**



# 177 BRATTLE STREET LOWER DRIVEWAY PLAN

OLDER GRANITE OR FAUX-GRANITE PAVERS (SEE CURRENT CARPORT EXAMPLE AT 175 BRATTLE STREET COLOR TO BLEND WITH BLUESTONE SIDEWALK ON BRATTLE STREET

**SAMPLE OF PROPOSED  
GRANITE CURBING MATERIAL**



**RENDERING OF PROPOSED  
177 BRATTLE STREET  
LOWER DRIVEWAY**

(except note that the slope would be the opposite of what is shown in the above with the granite curbing being at its tallest at the bottom of the driveway - and shorter than is indicated in the rendering, perhaps at most 12" tall; where the paving ends, the granite would 'bleed into' ground level)