

HISTORICAL COMMISSION DESIGN PROPOSAL

17 Berkley Interior Renovation

PROJECT ADDRESS

17 Berkeley ST.
Cambridge, MA

CLIENT

Owner

PROJECT NUMBER

87-00-17

PROJECT ISSUE DATE

03-05-2026

Change Narrative:

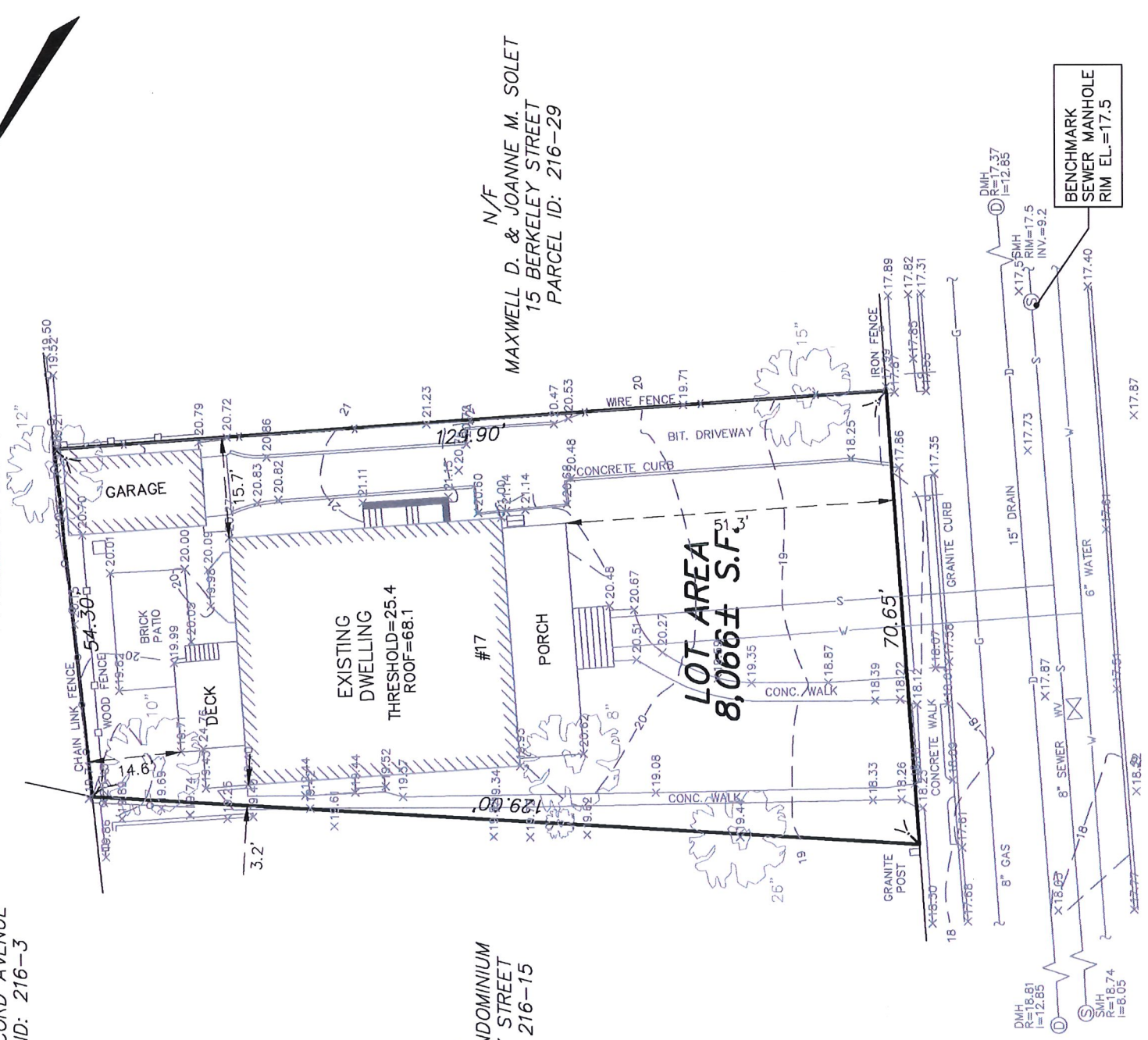
The proposed changes we are bringing back before the board include the front porch and front landscaping. The front porch is currently in poor condition and has been neglected for an extended period of time. It is beginning to show visible signs of rot and damage on both the first and second levels. We propose the existing porch to be rebuilt to the current size and appearance with modifications that align with the original design intent of the house. Our client has worked closely with a Feng Shui master who has incorporated minor design elements as well to align with their principles and traditions. We will propose additional changes to the front landscaping by leveling the center portion of the yard and lowering the soil one foot from its current highest point near the house. This leveled off portion of the yard will have a short 18" fence and plantings around the perimeter to create separate zones within the yard. We intend this change to establish a more distinct front approach and help the front facade of the house appear more grand.

TWENTY-TWO CONCORD AVENUE
N/F
CONDOMINIUM
19 BERKELEY STREET
PARCEL ID: 216-3

CONTINENTAL GARDENS CONDOMINIUM
N/F
14 CONCORD AVENUE
PARCEL ID: 216-4

BERKELEY CONDOMINIUM
N/F
19 BERKELEY STREET
PARCEL ID: 216-15

MAXWELL D. & JOANNE M. SOLET
N/F
15 BERKELEY STREET
PARCEL ID: 216-29



NOTES

1. THE LOCATIONS AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL CALL DIG-SAFE 72 HOURS PRIOR TO CONSTRUCTION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.

ZONING SETBACKS: A-2

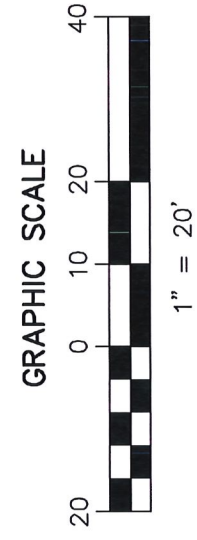
RECORD OWNER:
HUIEN HUANG & HUI GAO
BOOK 29293 PAGE 4

PLAN REFERENCE:
LOT A ON PLAN BOOK 284 PLAN 47

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN DECEMBER 2025 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

12-15-25 DATE
Scott M. Cerrato SIGNATURE

BERKELEY STREET
(PUBLIC - 40' WIDE)



LEGEND

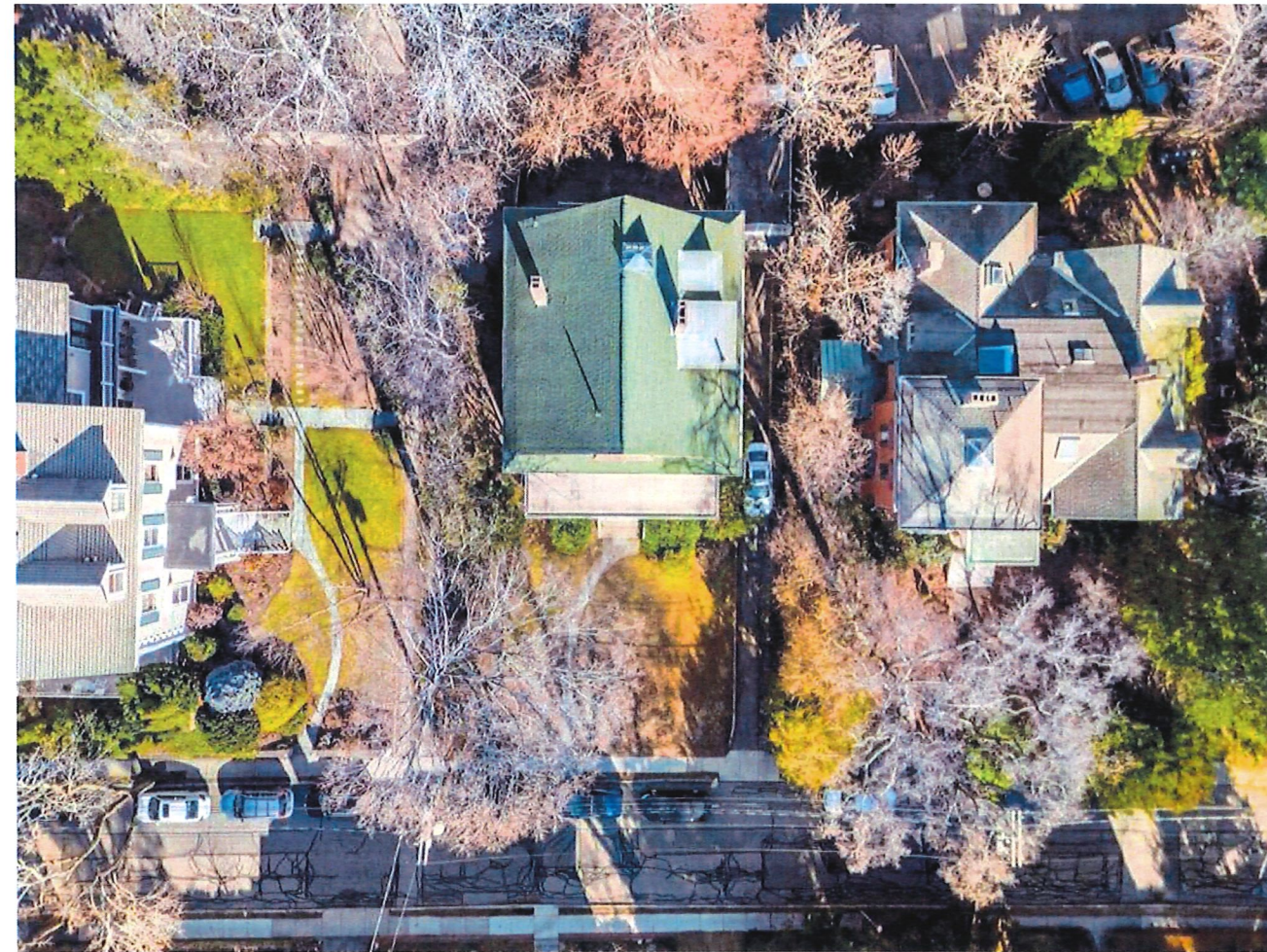
- - - - - EXISTING CONTOUR
- W — EXISTING WATER SERVICE
- S — EXISTING SEWER SERVICE
- G — EXISTING GAS SERVICE
- D — EXISTING DRAIN SERVICE
- GV EXISTING GAS VALVE
- WV EXISTING WATER VALVE
- ⊗ EXISTING SEWER MANHOLE
- ⊕ EXISTING SIGN
- ⊙ EXISTING DRAIN MANHOLE

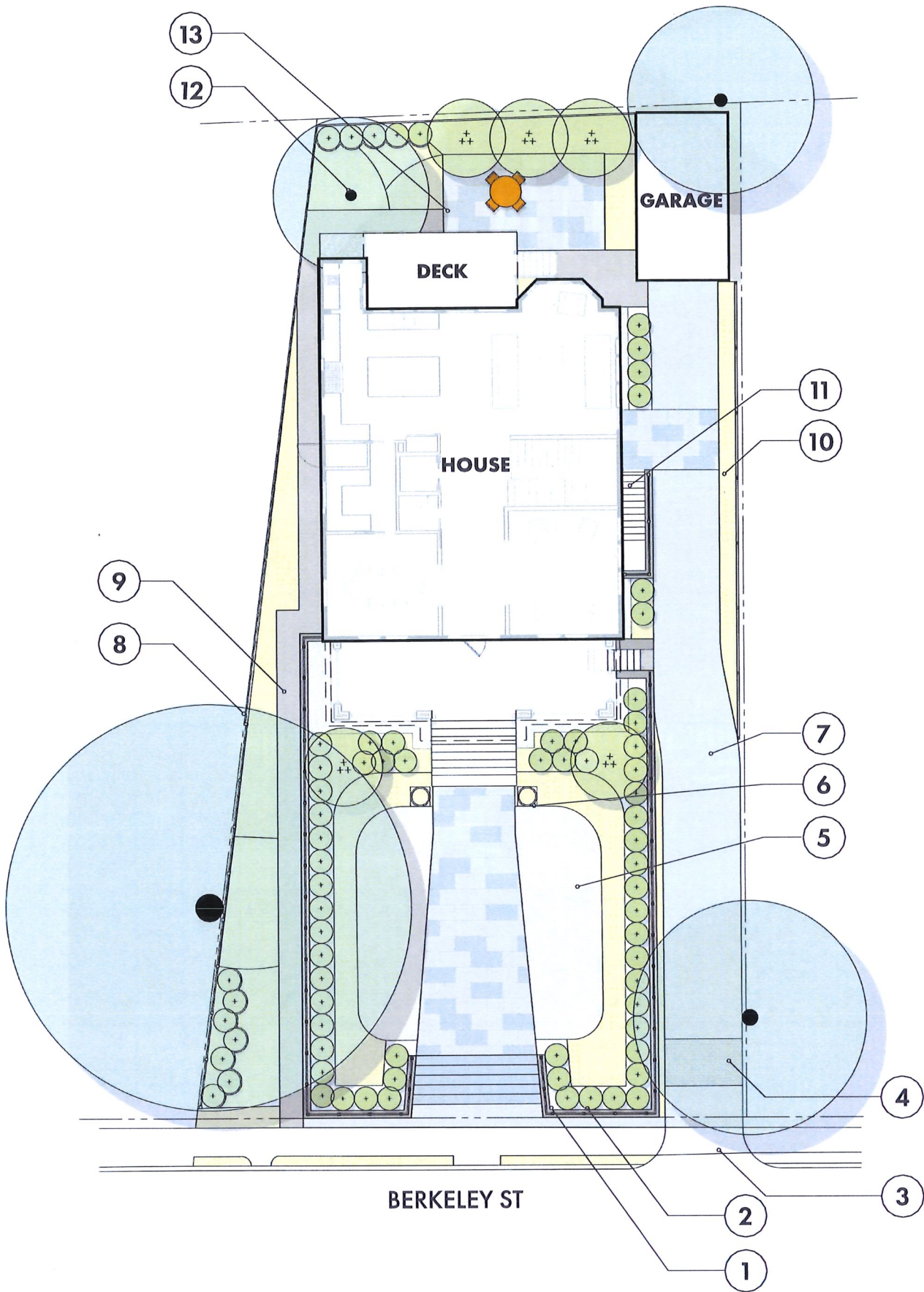


Cerrato Land Surveying
PLOT PLAN
17 BERKELEY STREET
CAMBRIDGE, MASSACHUSETTS
PARCEL ID: 216-30

SCOTT CERRATO, PLS
51 WAREHAM STREET
MEDFORD, MA. 02155

DECEMBER 15, 2025
PHONE: (781) 775-3724
www.cerrato-survey.com





LEGEND

- ① LANDSCAPE RETAINING WALL
- ② WALL-MOUNTED DECORATIVE RAIL
- ③ EXISTING CURB CUT TO REMAIN
- ④ DRIVEWAY APRON
- ⑤ LAWN
- ⑥ (2) PIERS WITH PLANTERS
- ⑦ DRIVEWAY
- ⑧ 4' FENCE ENDS/ 6' FENCE STARTS
- ⑨ CRUSHED STONE PATH
- ⑩ VINE FENCE
- ⑪ STAIRS TO BASEMENT
- ⑫ EX. TREE TO REMAIN (TYP.)
- ⑬ OUTDOOR ROOM/ LOUNGE



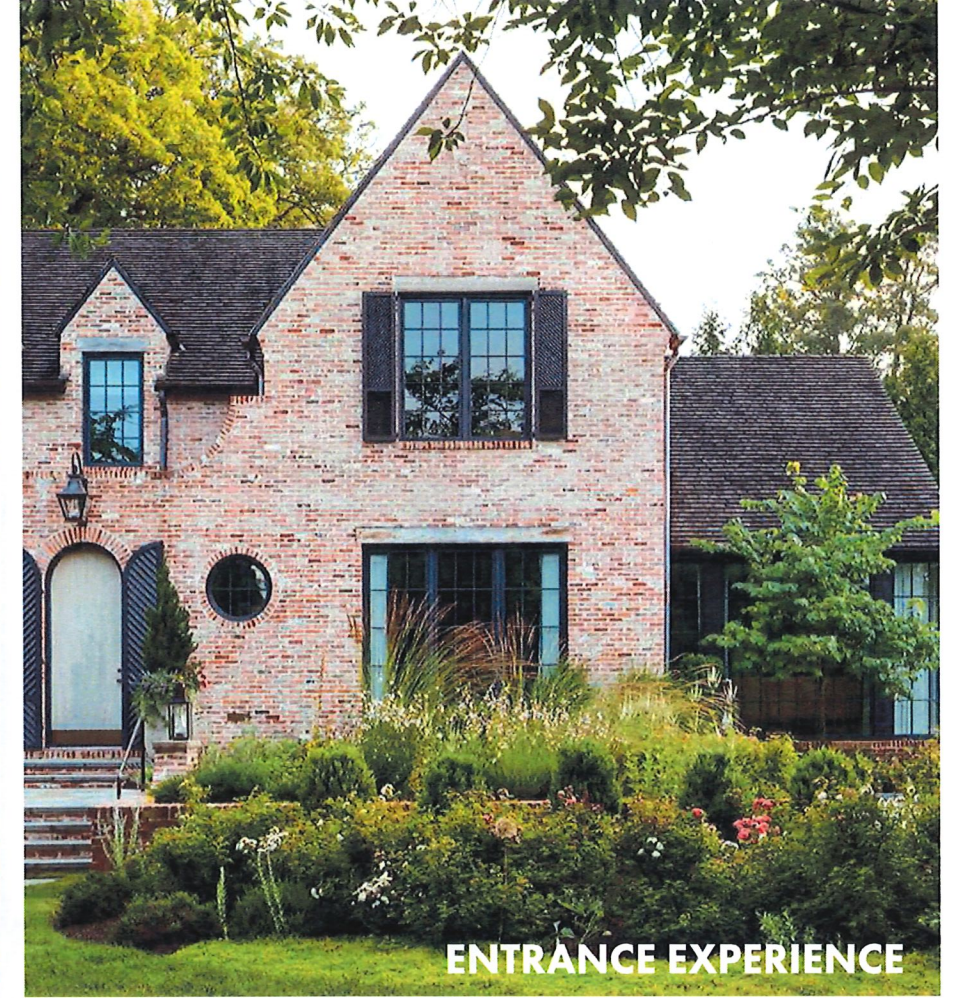
DRIVEWAY APRON



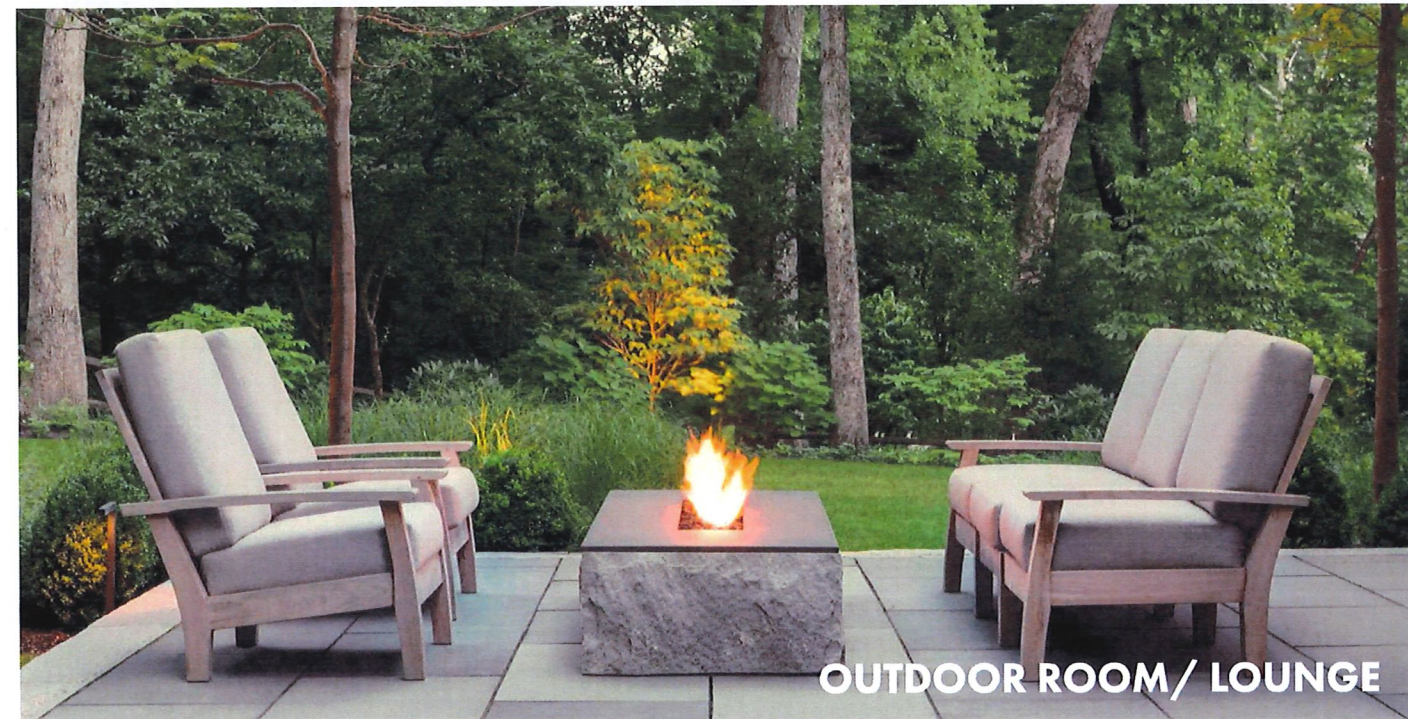
STONE PATH



WOODLAND



ENTRANCE EXPERIENCE



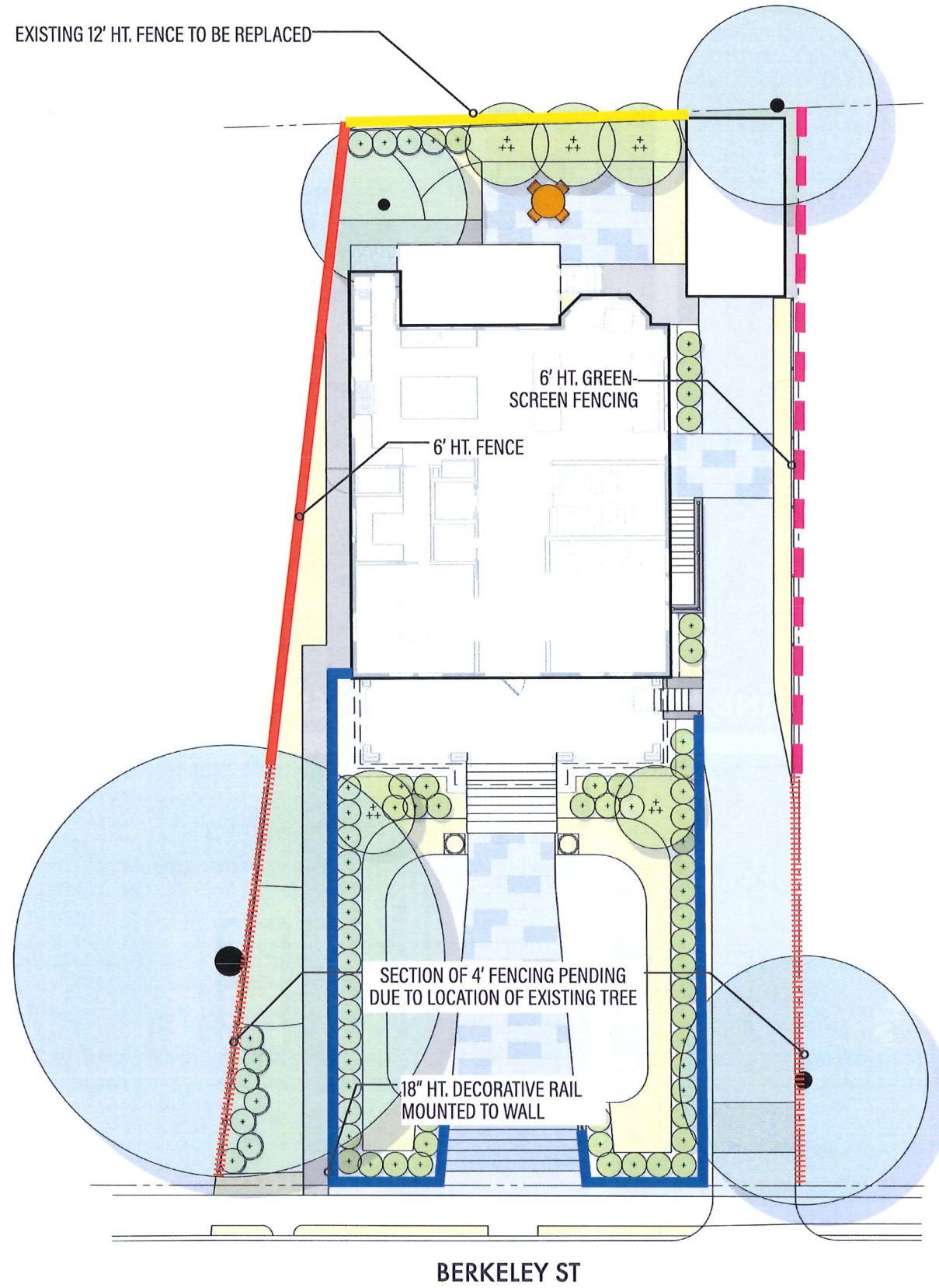
OUTDOOR ROOM/ LOUNGE



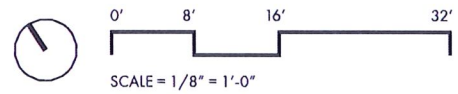
TERRACE



ENTRANCE MARKERS



BERKELEY ST



FENCE AND RAILING

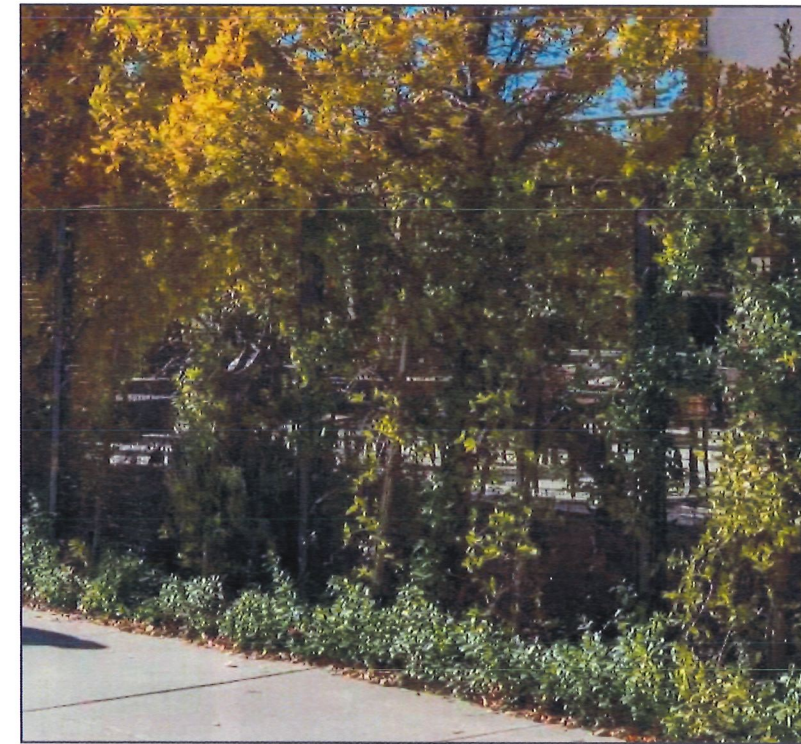
18" HT. DECORATIVE RAIL MOUNTED TO WALL

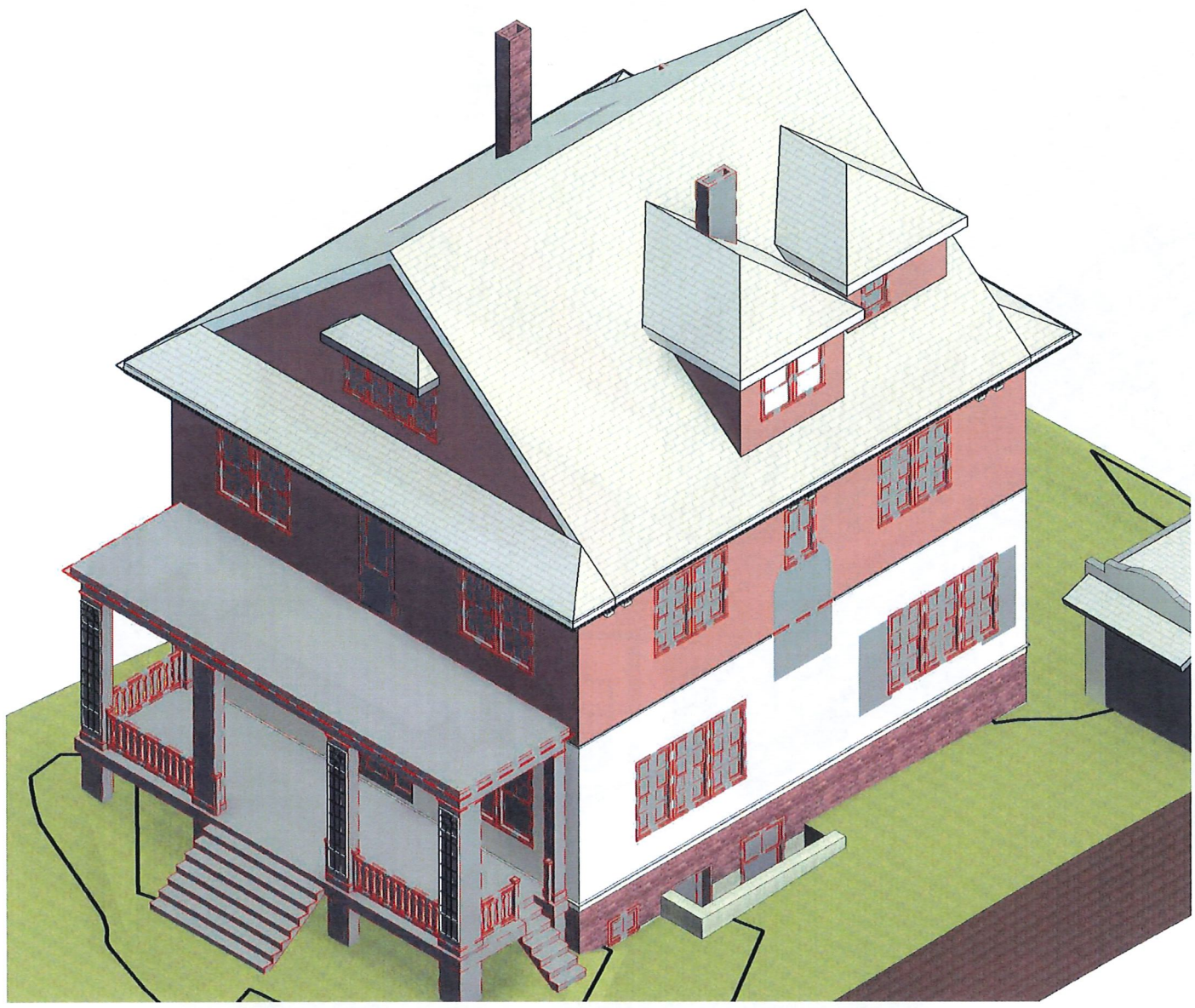


4', 6', 12' HT. FENCE

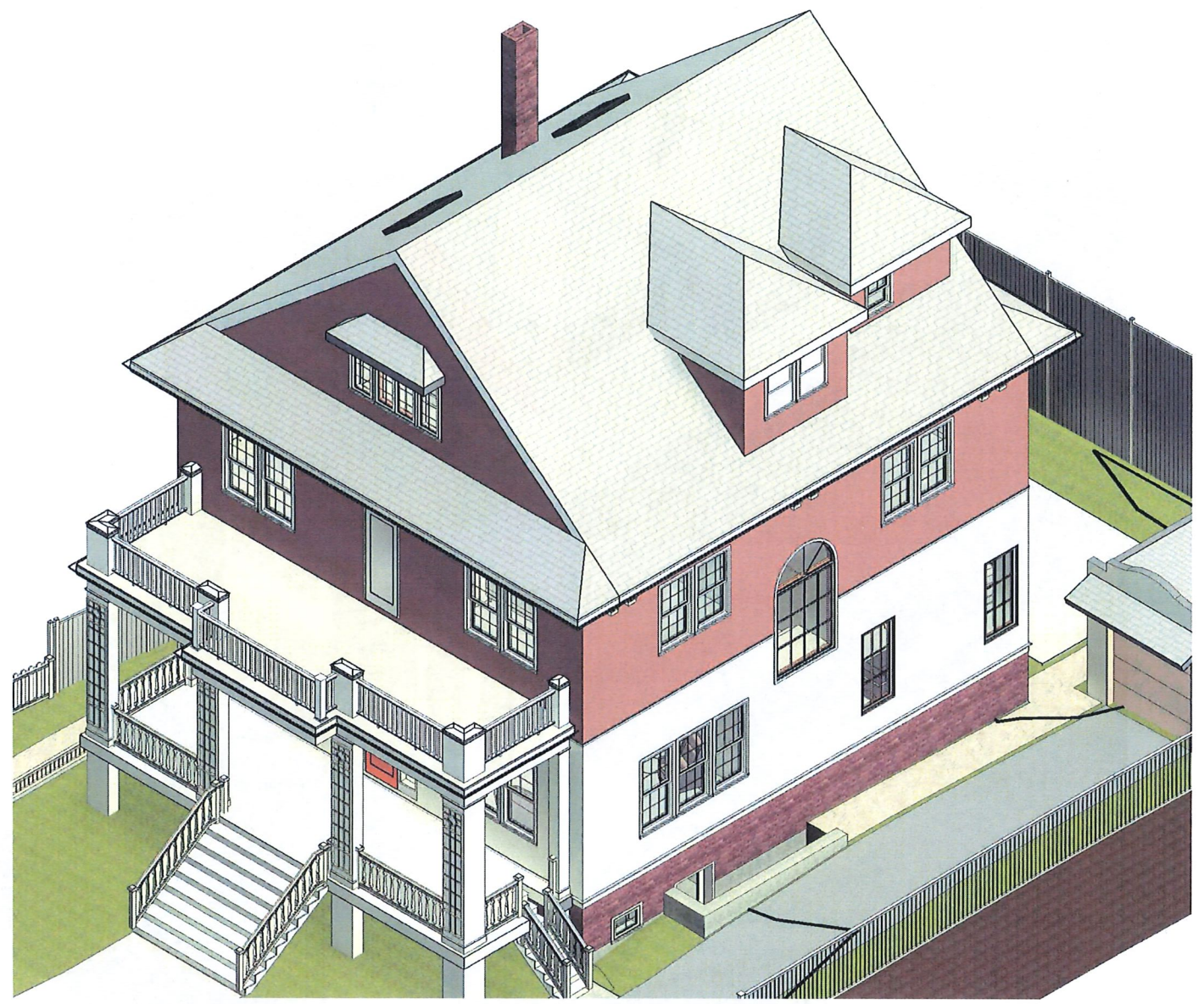


6' HT. GREENSCREEN FENCING

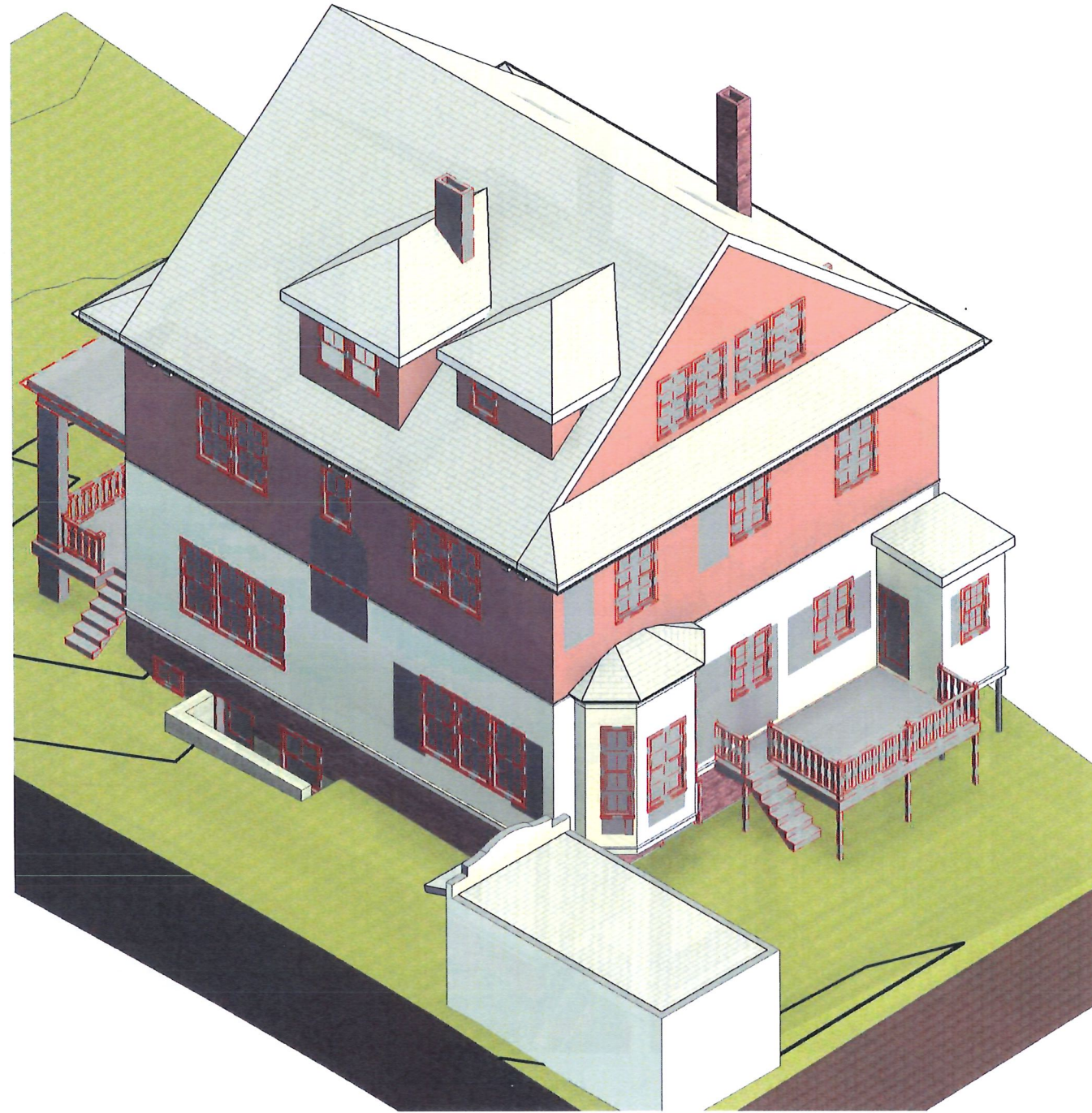




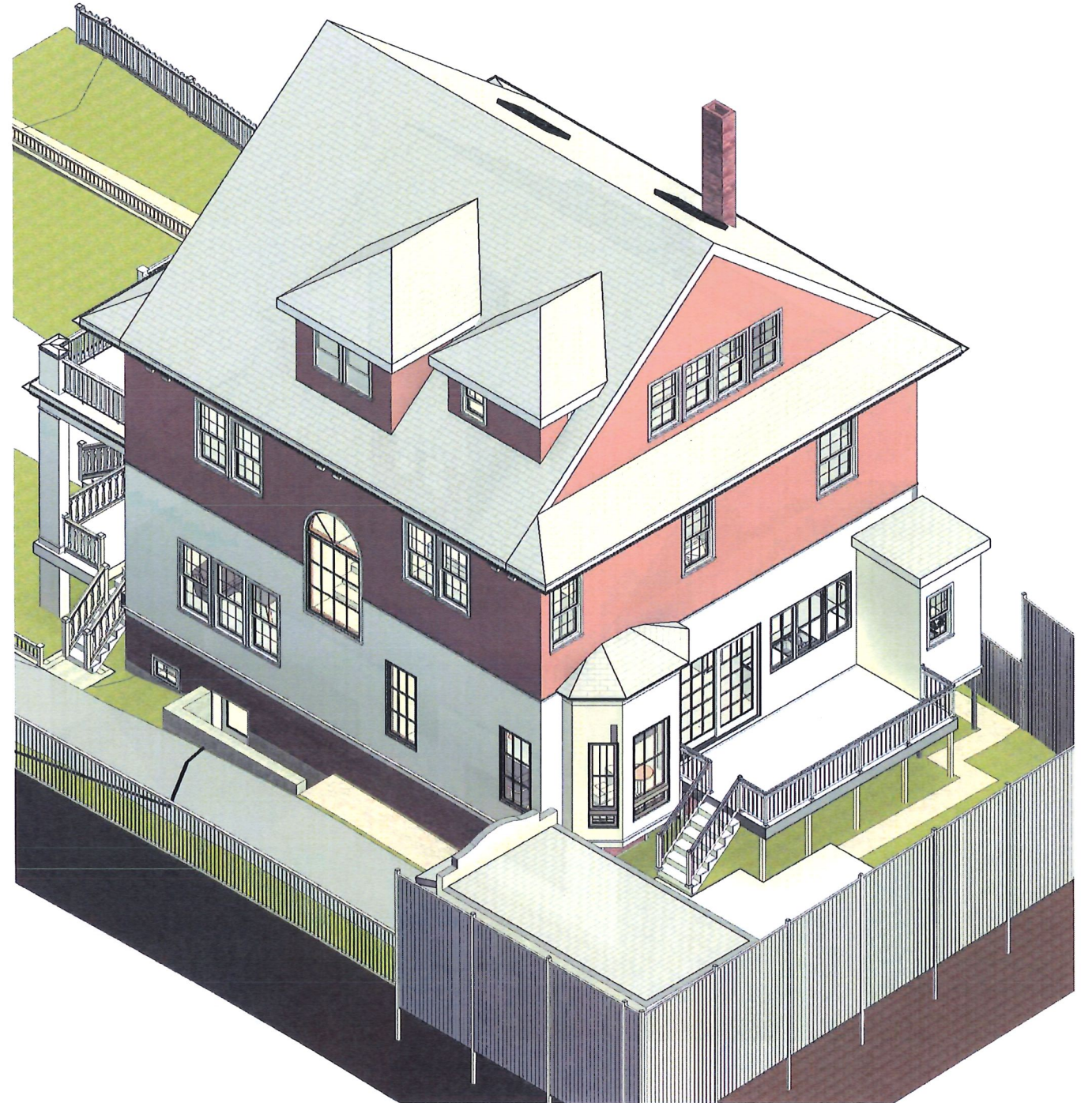
① AXON EXISTING VIEW 1, 11X17



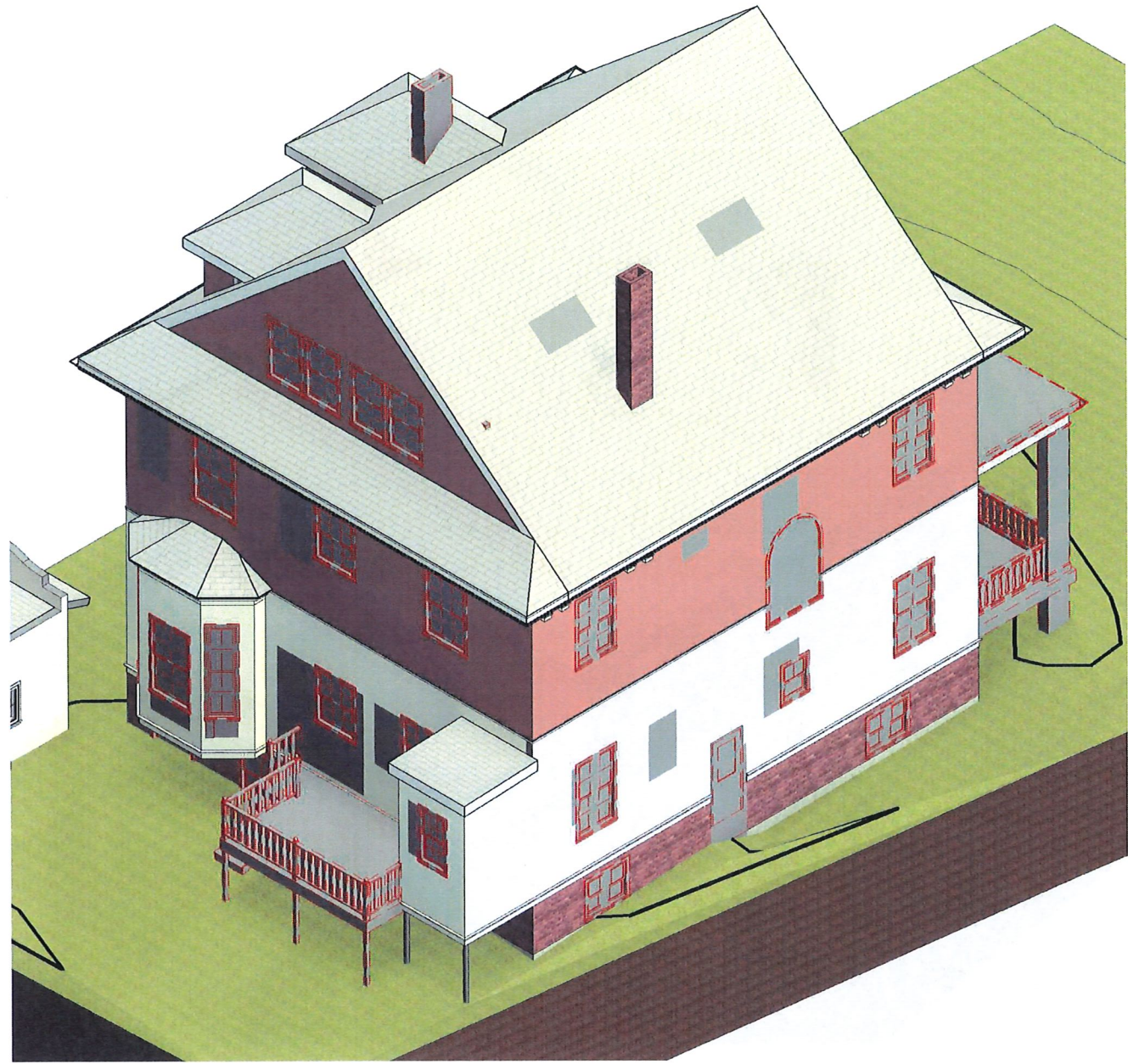
② AXON PROPOSED VIEW 1, 11X17



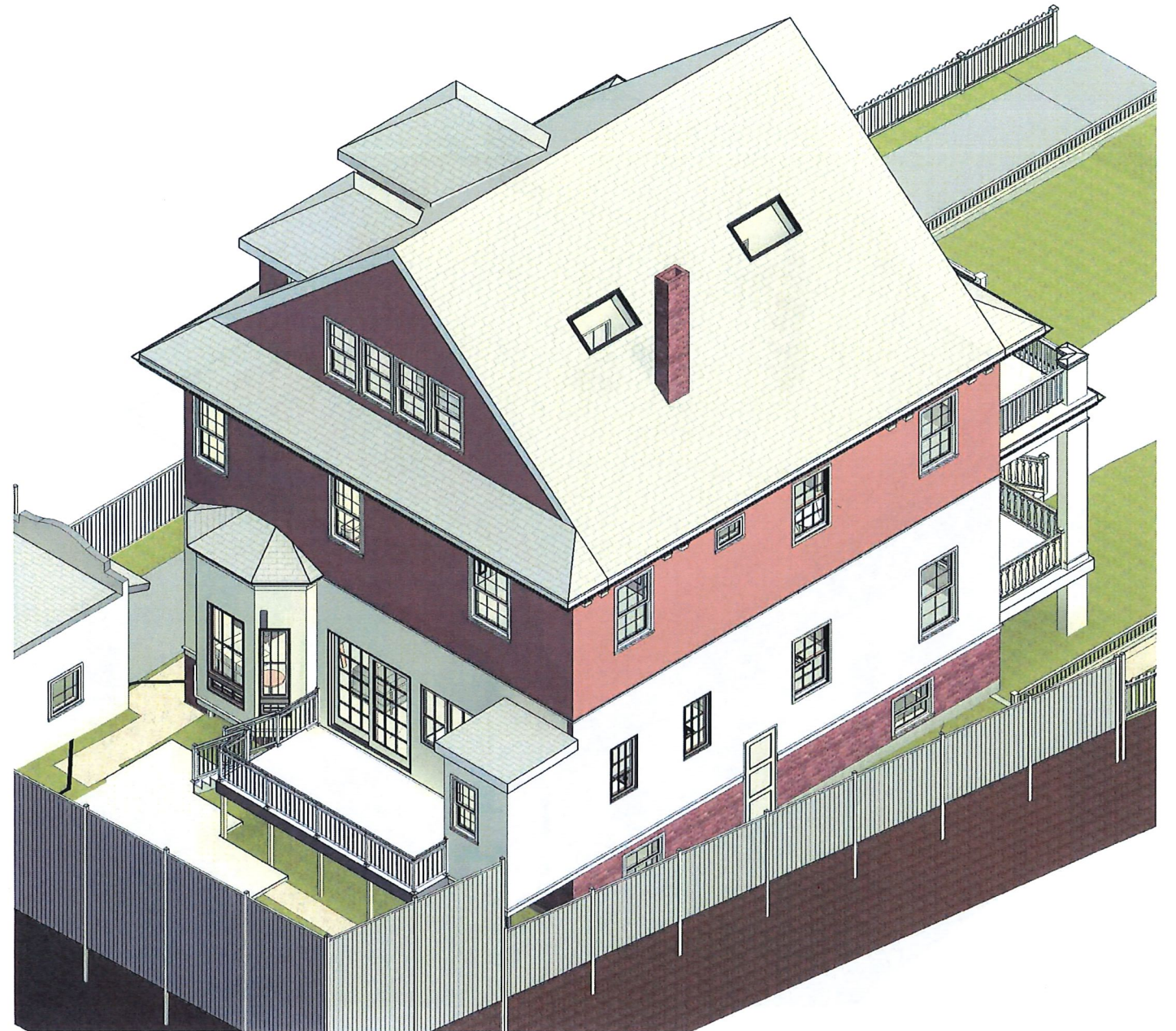
① AXON EXISTING VIEW 2, 11X17



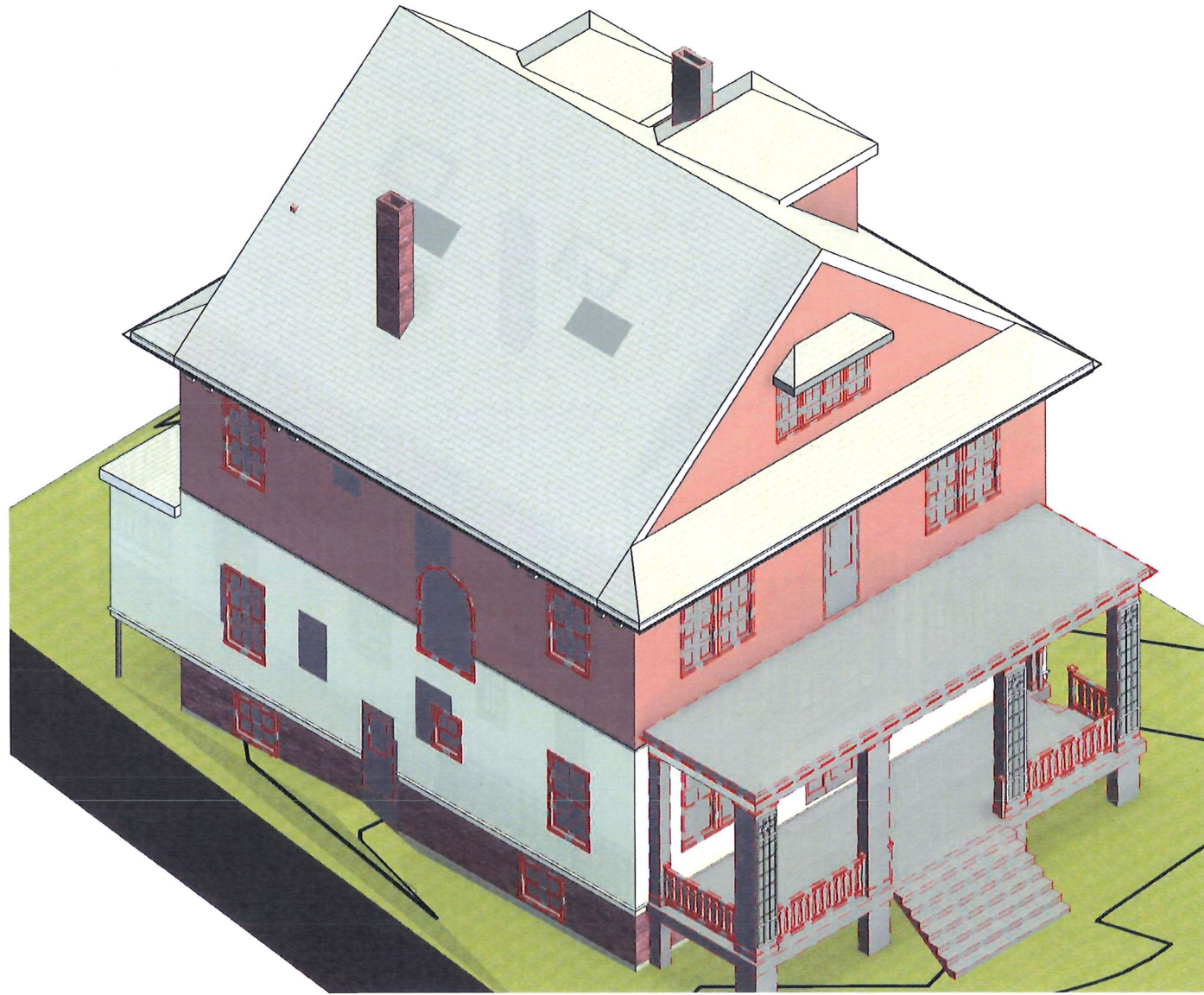
② AXON PROPOSED VIEW 2, 11X17



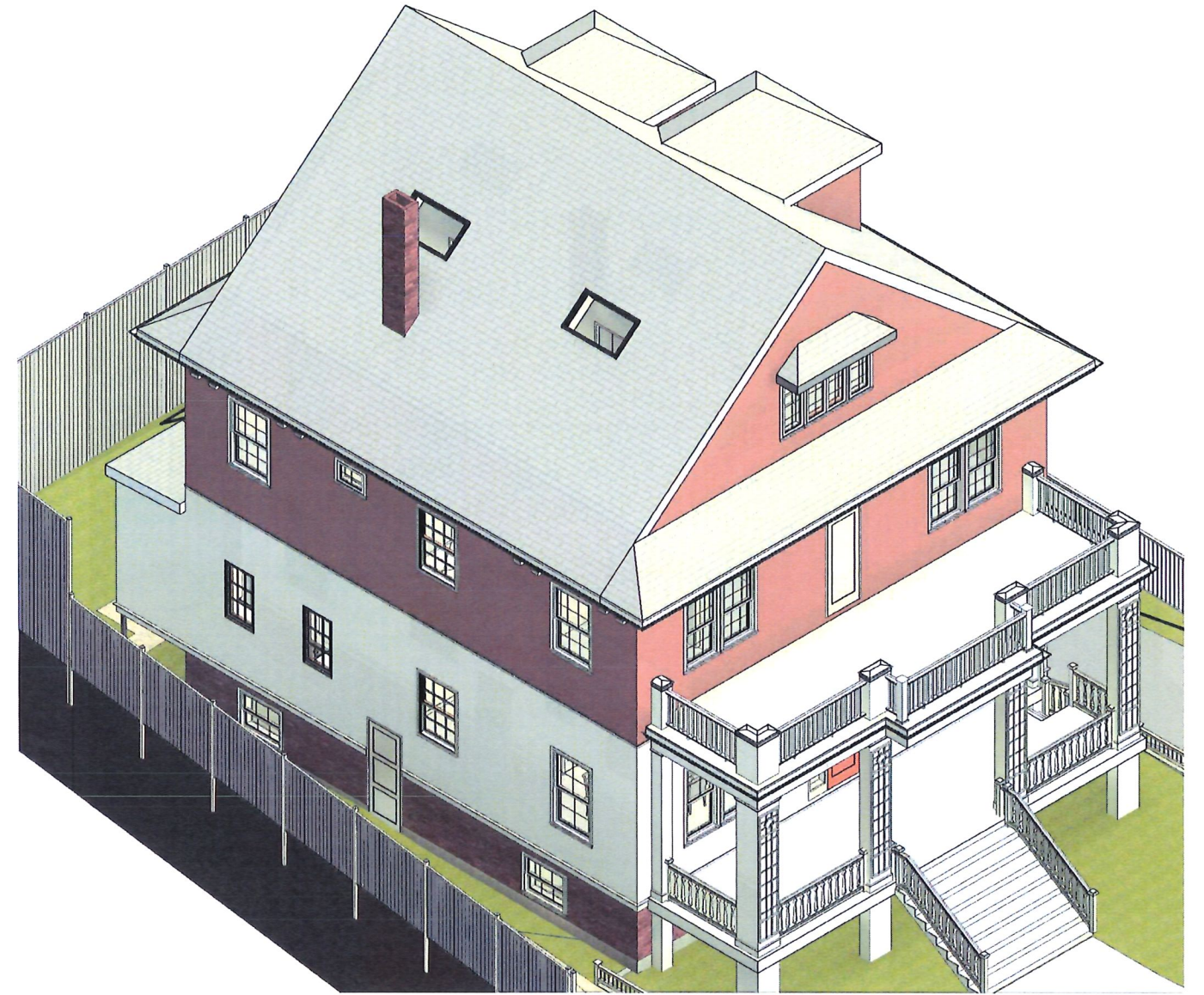
1 AXON EXISTING VIEW 3, 11X17



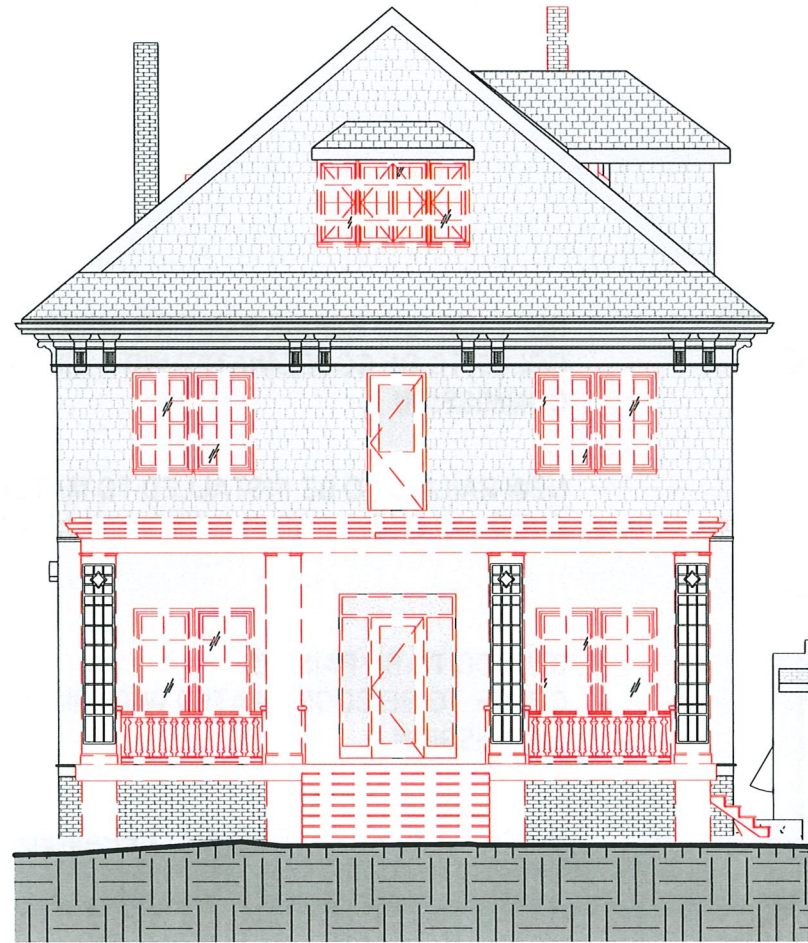
2 AXON PROPOSED VIEW 3, 11X17



① AXON EXISTING VIEW 4, 11X17



② AXON PROPOSED VIEW 4, 11X17



① EXISTING BUILDING ELEVATION SOUTH, 11x17
3/32" = 1'-0"



② PROPOSED BUILDING ELEVATION SOUTH, 11x17
3/32" = 1'-0"

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS

NEW ALUMINUM STORM DOOR TO BE INSTALLED

CROWN ORNAMENTS TO BE REMOVED AND REFURBISHED BEFORE REINSTALLATION AT PROJECT FINISH. PENDING FIELD INSPECTION

PORCH PILLAR CAPS TO BE RECONSTRUCTED TO MATCH ORIGINAL DESIGN INTENT

NEW TRELLIS TO BE CONSTRUCTED TO REPLACE MISSING TRELLIS

NEW DECK TO BE CONSTRUCTED IN PLACE OF EXISTING DECK TO MATCH EXISTING

NEW ROOFING, COLOR TO BE CHOSEN IN COORDINATION WITH HISTORICAL COMMISSION

REPLACE AND REPAIR EXISTING SHINGLE TO MATCH EXISTING. COLOR TO BE COORDINATED WITH HISTORICAL COMMISSION

NEW RAILING TO BE INSTALLED TO MATCH OVER ALL DESIGN OF EXISTING STRUCTURE

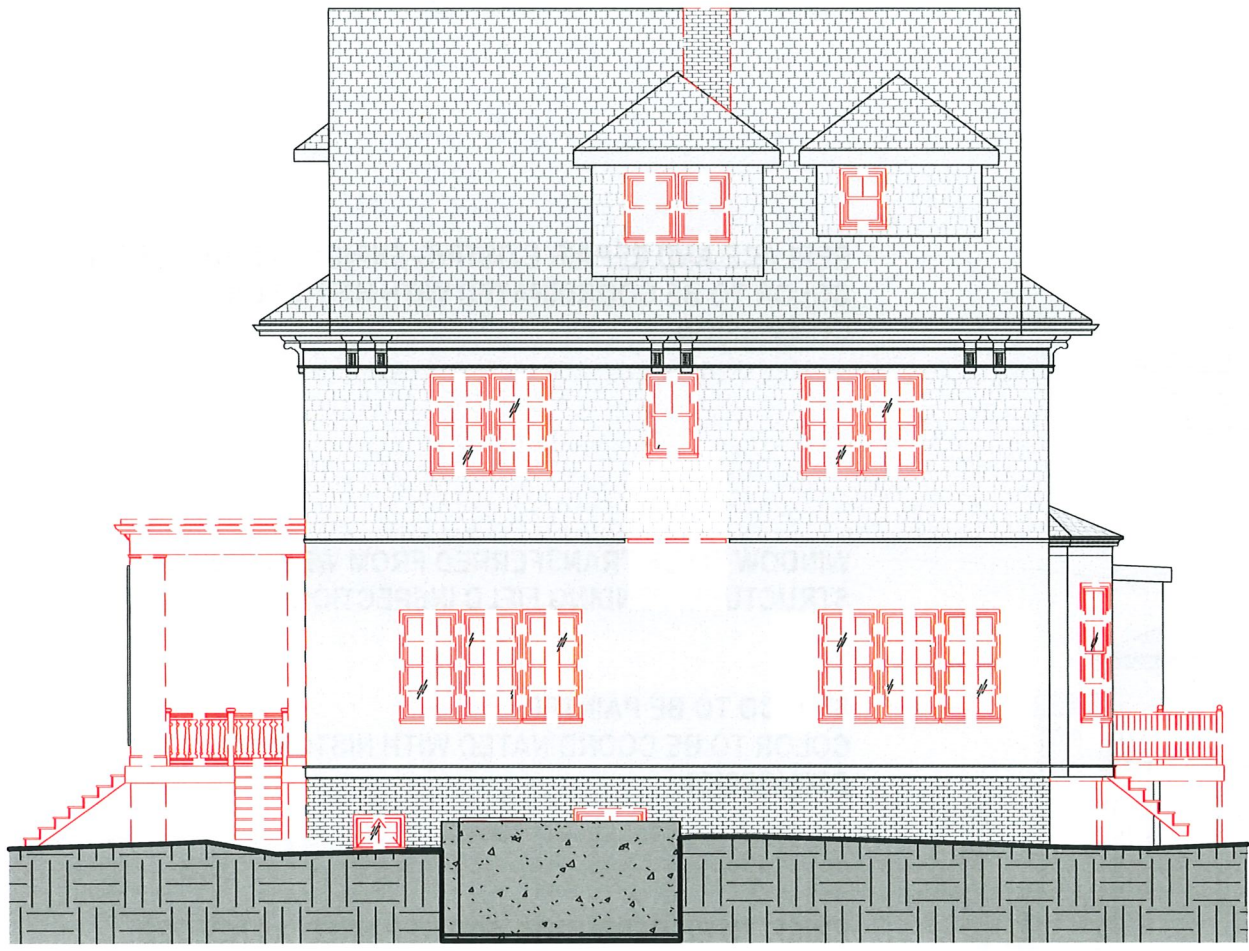
STUCCO TO BE PAINTED COLOR TO BE COORDINATED WITH HISTORICAL COMMISSION

BRICK TO BE REPOINTED AND REPAIRED AS NEEDED.



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

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS



① EXISTING BUILDING ELEVATION EAST, 11x17
3/32" = 1'-0"



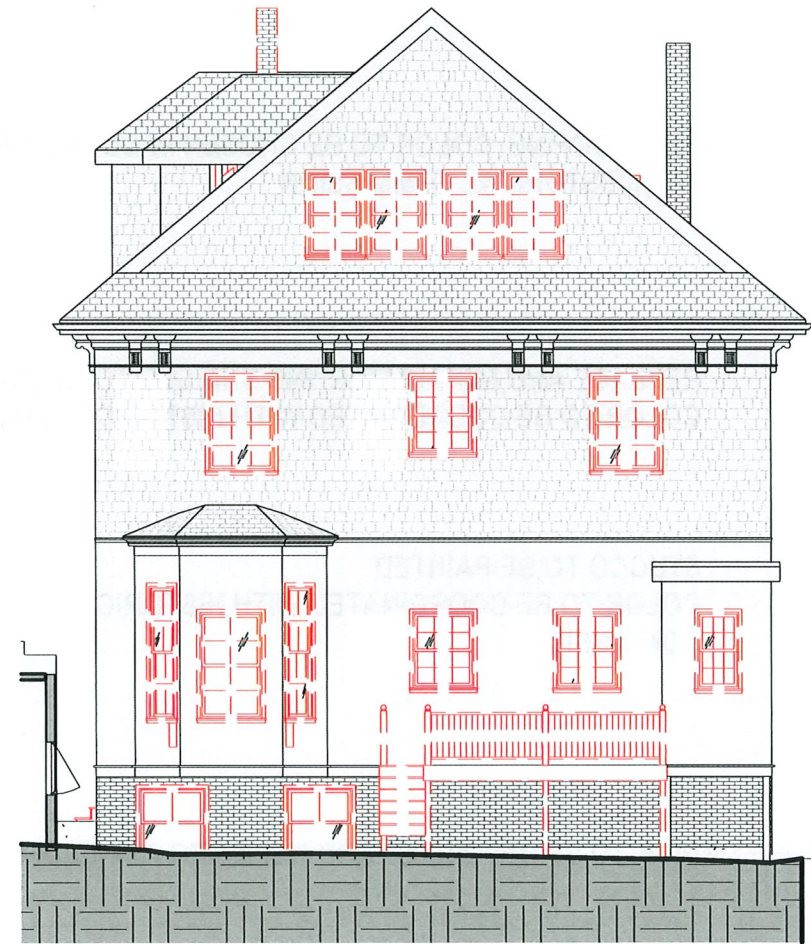
② PROPOSED BUILDING ELEVATION EAST, 11x17
3/32" = 1'-0"

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS



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

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS

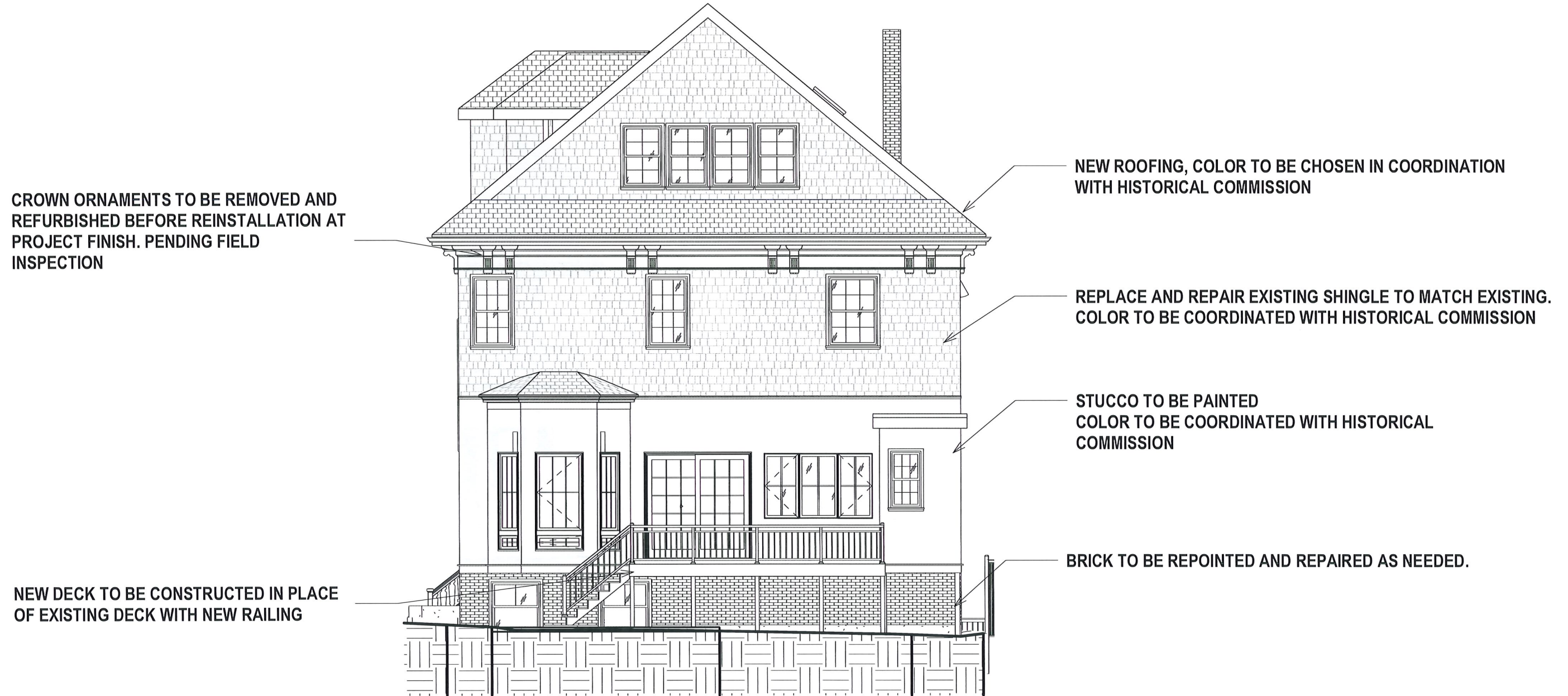


① EXISTING BUILDING ELEVATION NORTH, 11x17
3/32" = 1'-0"



② PROPOSED BUILDING ELEVATION NORTH, 11x17
3/32" = 1'-0"

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS



CROWN ORNAMENTS TO BE REMOVED AND REFURBISHED BEFORE REINSTALLATION AT PROJECT FINISH. PENDING FIELD INSPECTION

NEW ROOFING, COLOR TO BE CHOSEN IN COORDINATION WITH HISTORICAL COMMISSION

REPLACE AND REPAIR EXISTING SHINGLE TO MATCH EXISTING. COLOR TO BE COORDINATED WITH HISTORICAL COMMISSION

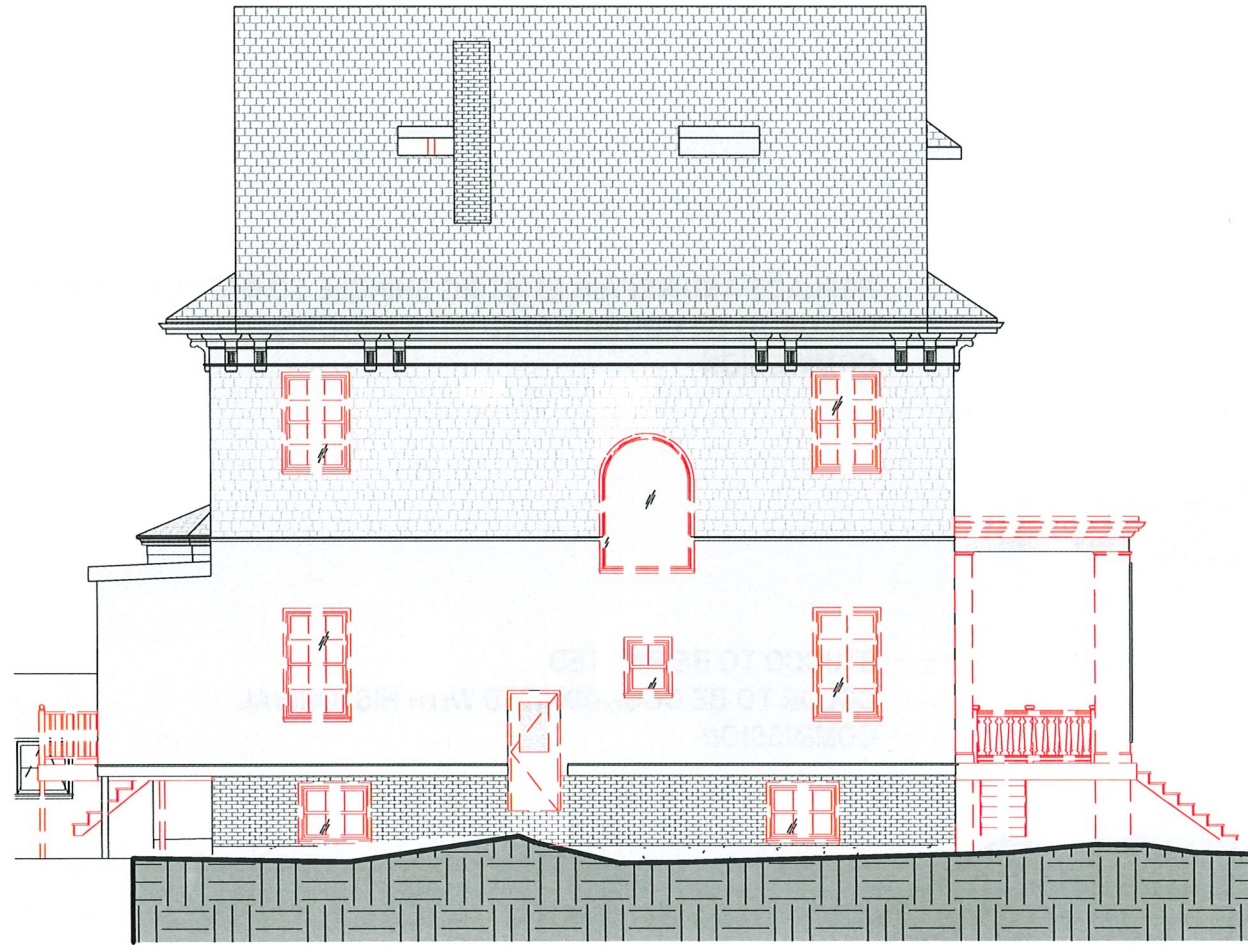
STUCCO TO BE PAINTED COLOR TO BE COORDINATED WITH HISTORICAL COMMISSION

BRICK TO BE REPOINTED AND REPAIRED AS NEEDED.

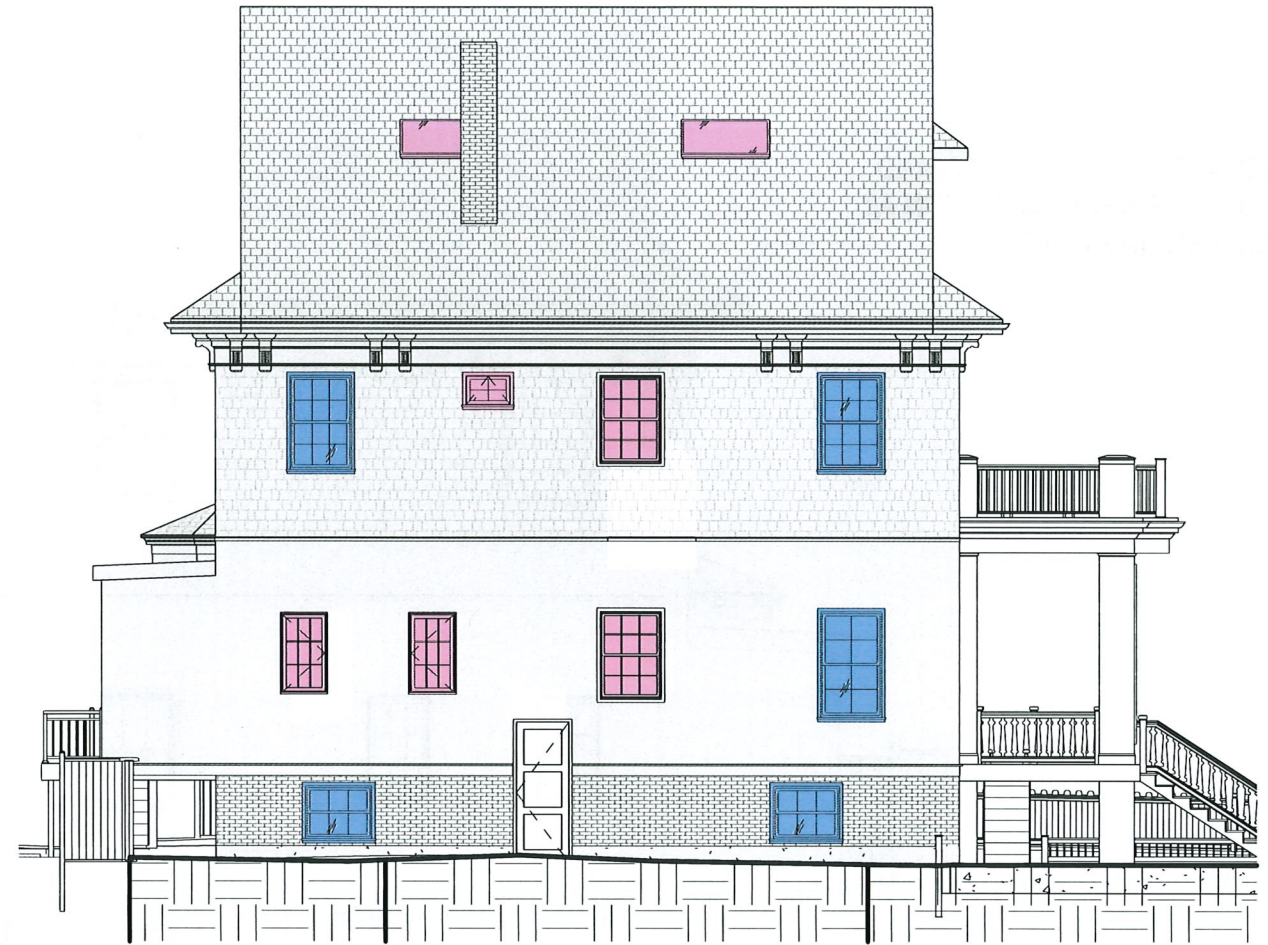
NEW DECK TO BE CONSTRUCTED IN PLACE OF EXISTING DECK WITH NEW RAILING

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

- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS



① EXISTING BUILDING ELEVATION WEST, 11x17
3/32" = 1'-0"



② PROPOSED BUILDING ELEVATION WEST, 11x17
3/32" = 1'-0"

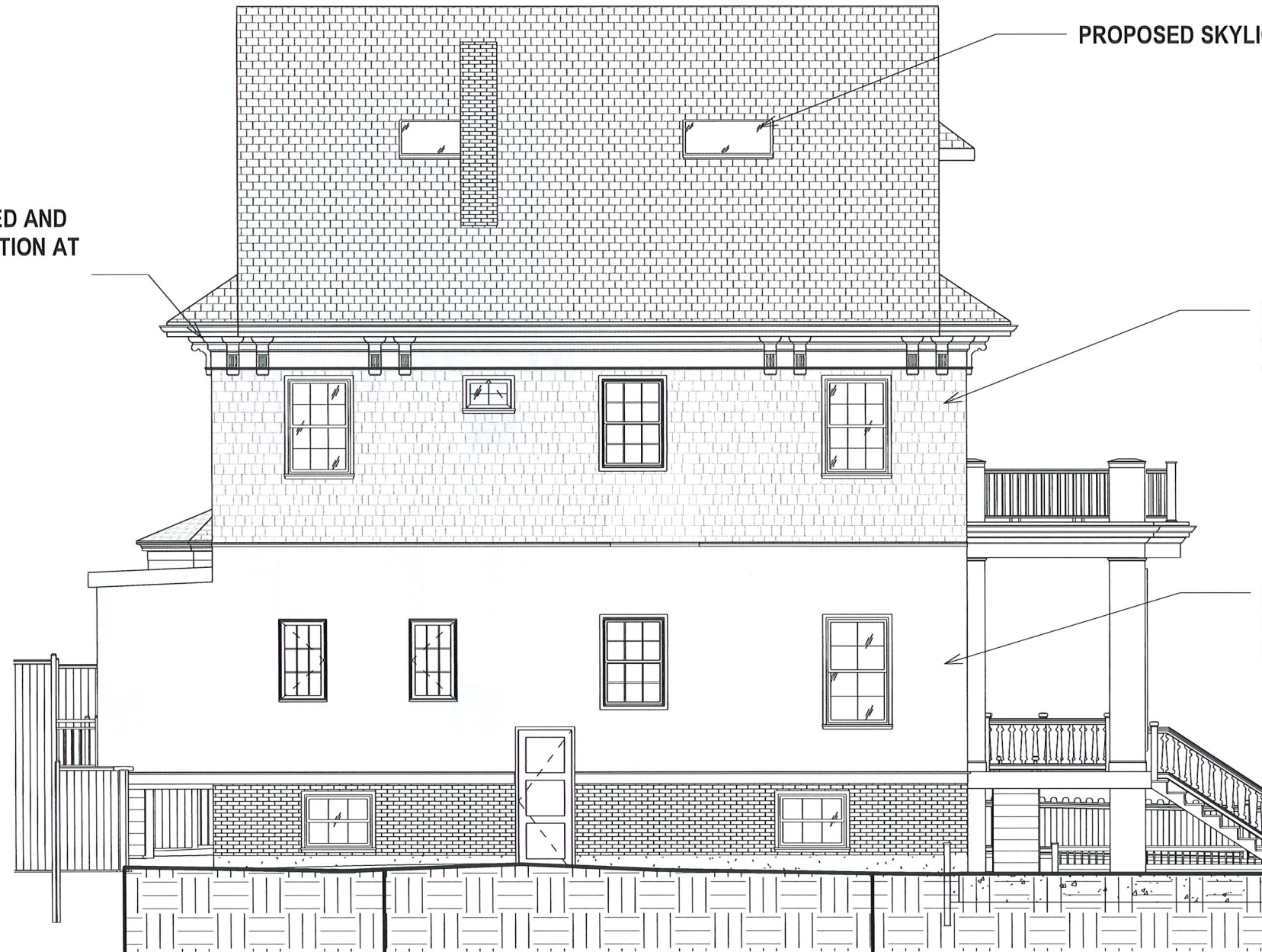
- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS

CROWN ORNAMENTS TO BE REMOVED AND REFURBISHED BEFORE REINSTALLATION AT PROJECT FINISH. PENDING FIELD INSPECTION

PROPOSED SKYLIGHTS

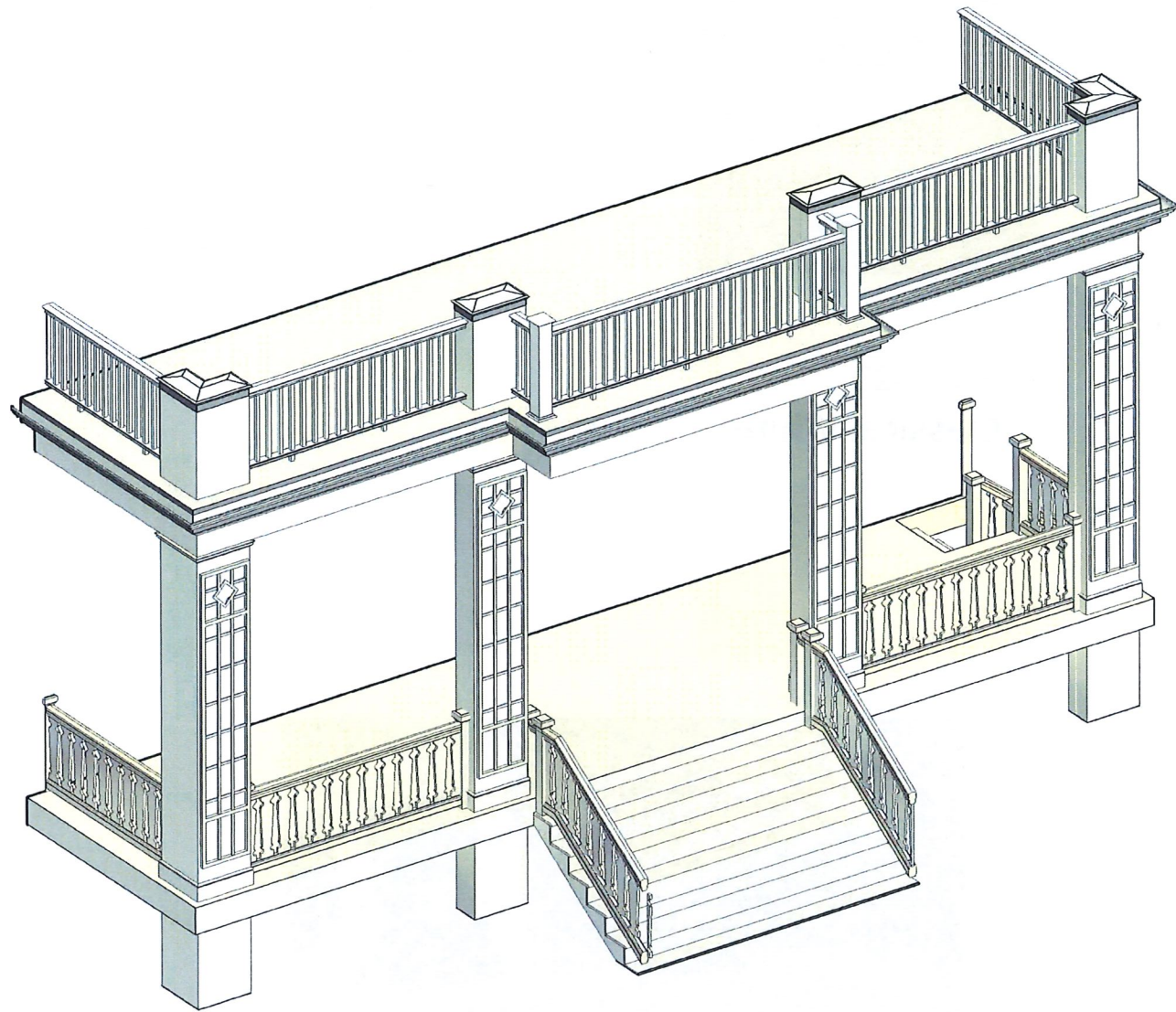
REPLACE AND REPAIR EXISTING SHINGLE TO MATCH EXISTING. COLOR TO BE COORDINATED WITH HISTORICAL COMMISSION

STUCCO TO BE PAINTED COLOR TO BE COORDINATED WITH HISTORICAL COMMISSION



- NEW WINDOW TO MATCH EXISTING STYLE
- WINDOWS TO BE REPLACED WITH MATCHING MODERN WINDOWS
- WINDOWS TO BE RESTORED TO EXISTING CONDITIONS

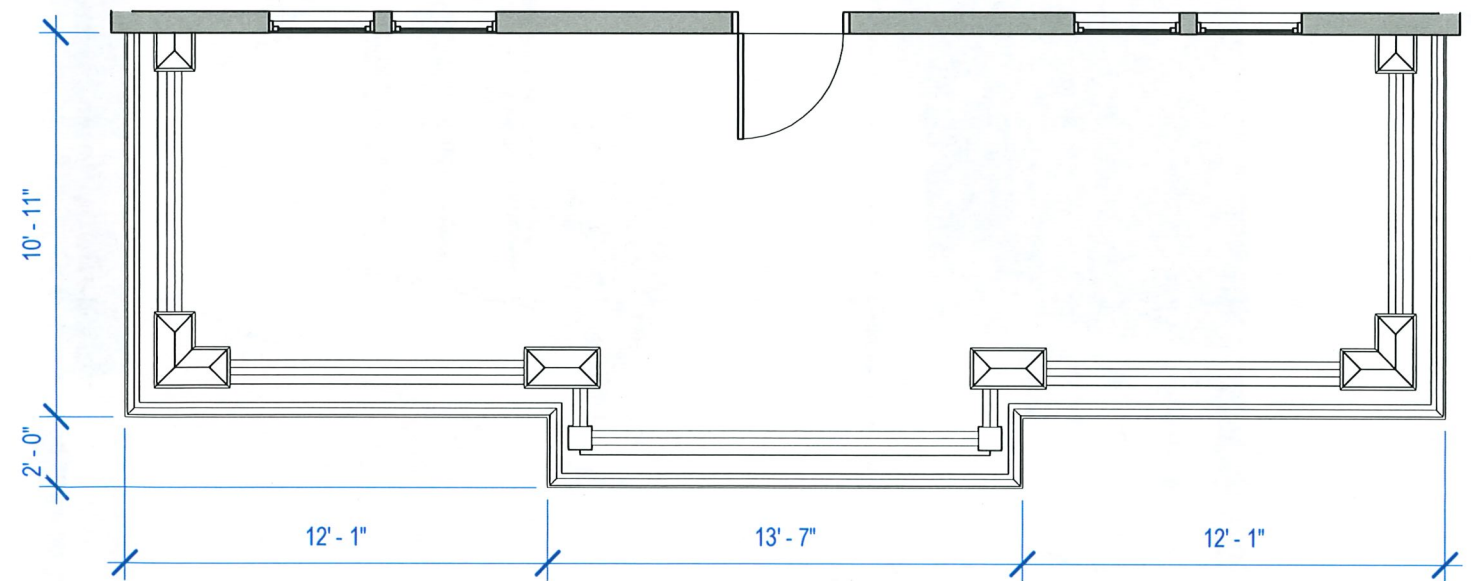
1 PROPOSED BUILDING ELEVATION WEST
1/8" = 1'-0"



1 PROPOSED REFURBISHED PORCH



2 PORCH FRONT ELEVATION
3/16" = 1'-0"



3 FRONT PORCH PLAN, LEVEL 2
3/16" = 1'-0"



Shingle Color

SW 0024
Curio Gray

Stucco Color

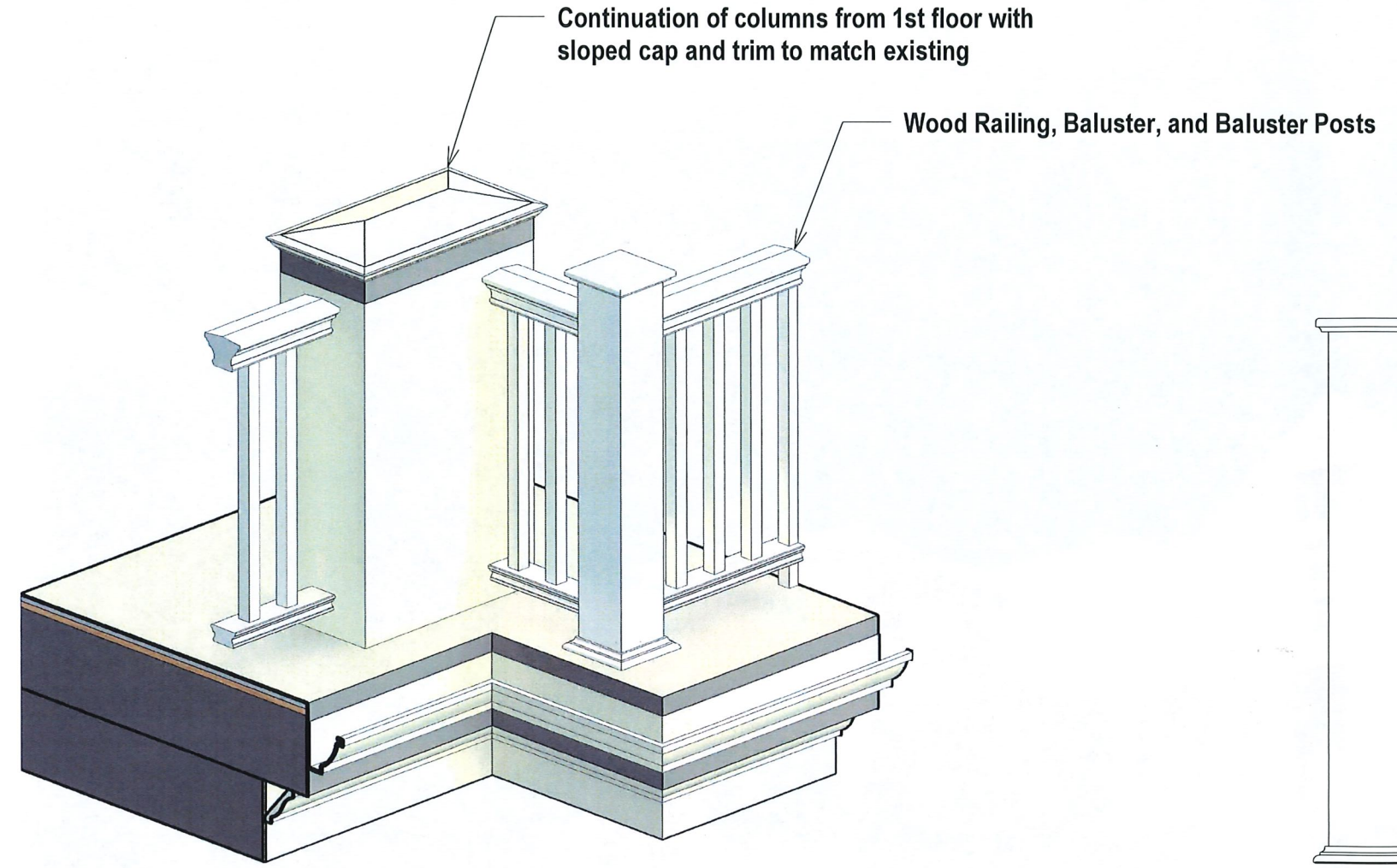
SW 6149
Relaxed Khaki

Trim Color

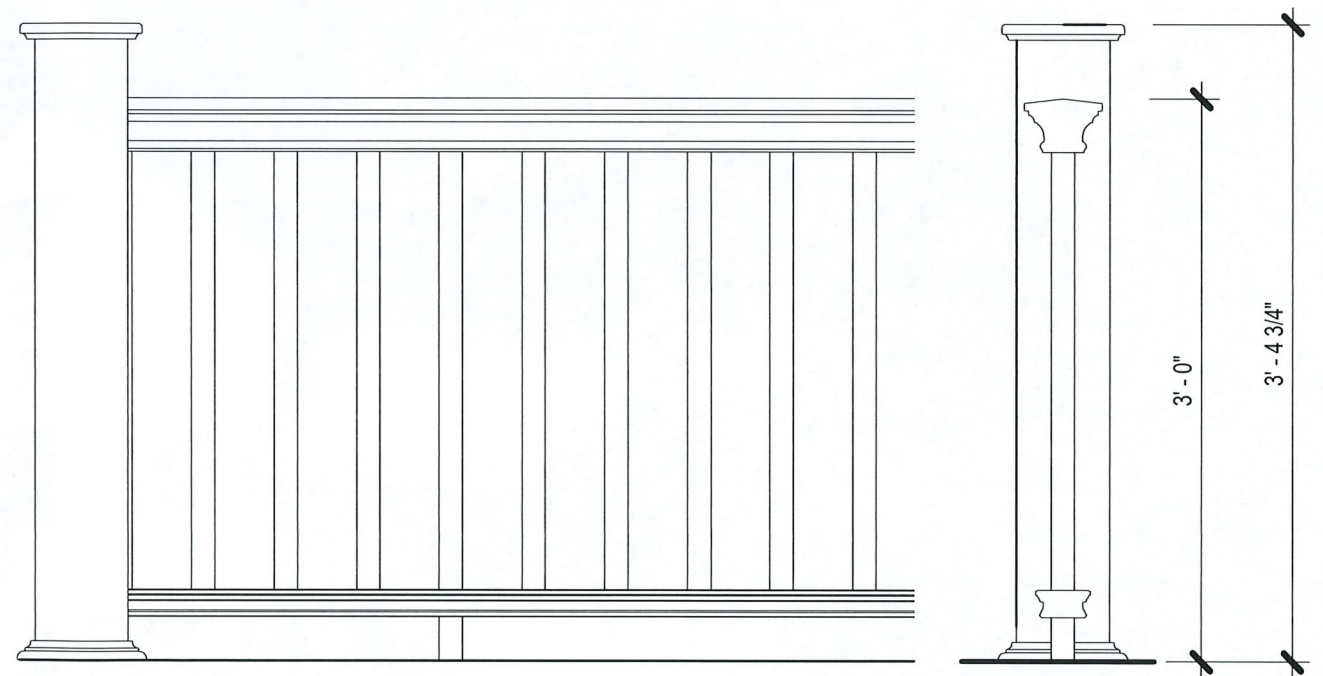
SW 2829
Classical White



Color choices based of recommendations from the historical Commission



1 PROPOSED FRONT DECK RAILING AND POST



2 Railing Detail
1" = 1'-0"



Renderings are provided to convey design intent, exact plantings type and location may vary. Refer to Landscaping plans for exact planting details.



Renderings are provided to convey design intent, exact plantings type and location may vary. Refer to Landscaping plans for exact planting details.



Renderings are provided to convey design intent, exact plantings type and location may vary. Refer to Landscaping plans for exact planting details.

5/20/2026 3:50:24 PM



1 RETAINING WALL DETAIL
3/4" = 1'-0"

Houses with similar style landscaping on Berkeley St



20 Berkeley St



Compacted Inkberry (Ilex Glabra Compacta)
intended to be planted in relation to the retaining wall



1 Berkeley St



Decorative Metall Railing Mounted to Brick Veneer Wall



2x4 Bluestone Paving with running bond pattern, Thermal finish (non-slip)



2x4 Bluestone Paving with running bond pattern, Thermal finish (non-slip)



Brick Veneer Wall with Stone Cap

