



### CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://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: 45 BREWSTER ST., Cambridge, Massachusetts

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

THE EXISTING BUILDING IS A ± 4,500 -SF, 2 3/4 -STORY SINGLE FAMILY RESIDENCE, THE PROPOSAL ADDS A STUDY AND DECK ABOVE THE EXISTING KITCHEN AT THE REAR OF THE BUILDING. THE STUDY IS ± 180 -SF. BOTH THE STUDY AND DECK OCCUR ENTIRELY OVER THE EXISTING BUILDING FOOTPRINT,

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: <u>ROBERT VON REKOWSKI &amp; ALICIA (FRANK) VON REKOWSKI</u>	
Mailing Address: <u>45 BREWSTER ST., CAMBRIDGE, MA 02138</u>	
Telephone/Fax: <u>617 714 3000</u>	E-mail: <u>bobvonrekowsky@me.com</u>
Signature of Property Owner of Record: <u>Robert von Rekowski</u> (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: <u>2/10/16</u>	Case Number: <u>3551</u>	Hearing Date: <u>3/3/16</u>
Type of Certificate Issued: _____	Date Issued: _____	

Corrected

Peter Quinn Architects LLC  
1 Feb 2016 correct 2 Mar 2016

**45 Brewster St - Proposed Addition to Existing Single Fam Residential Bldg  
Res A-1- Zoning Compliance Table**

	Existing Conditions		Proposed Conditions	Ordinance Requirements/Allowed	
Total Gross Floor Area	±4,492-SF		±4,672 (180-SF Add'n)	0.5 X 8,534-SF = 4,267 -SF max.	<i>Requires Relief (corrected 2 March 2016)</i>
Lot Area	8,534-SF		No Change	8,000-SF min.	<i>Complies</i>
Gross Floor Area to Lot Area Ratio (FAR)	0.53		0.55	0.5 max.	<i>Requires Relief</i>
Lot Area for Each Dwelling Unit	8,534-SF		No Change	6,000-SF/Dwelling Unit (min.)	<i>Complies</i>
Size of Lot	Width	86.55'	No Change	80' min.	<i>Complies</i>
	Depth	119'	55.0' No Change	N/A	<i>Complies</i>
Setbacks in Feet (See A1.1)	Front	22.9'	No Change	25' min.	<i>Extg Non-conformity No Change</i>
	Side (left)	18.5'	18.5' Extg bldg. 28.3' Add'n	20' min.	<i>Addition Complies</i>
	Side (right)	10.7'	10.7' Extg bldg.. 10.7' Deck Add'n 19.1' 2 <sup>nd</sup> Fl Add'n	15' min.	<i>Deck Requires Relief</i>
	Rear	33.1'	No Change	30.3' min. Per §5.31.2.c	<i>Complies</i>
Size of Building	Height	±38.9'	±38.9' Ext bldg. ±24.6' Add'n	35' max.	<i>Addition Complies</i>
Dwelling Units	1		1	1 @ 1 per 6000-SF	<i>Complies</i>
Car Parking Spaces	2		No Change	1/dwelling unit = 1	<i>Complies</i>
Bicycle Parking Spaces	0		No Change	None	<i>Complies</i>
Total Open Space	6,088 SF (71%) Total		No Change	50% (4,267 SF) min	<i>Complies</i>
Private Open Space	5,663 SF (66%)		No Change	25% (2,133.5 SF) min	<i>Complies</i>
Permeable Open Space	425 SF (5%)		No Change	25% (2,133.5 SF) max	<i>Complies</i>

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MAR 02 2016

# CAMBRIDGE HISTORIC COMMISSION (STUDY AREA APPLICATION) ADDITION & PARTIAL RENOVATION OF 45 BREWSTER ST.

45 BREWSTER ST. CAMBRIDGE, MA 02138

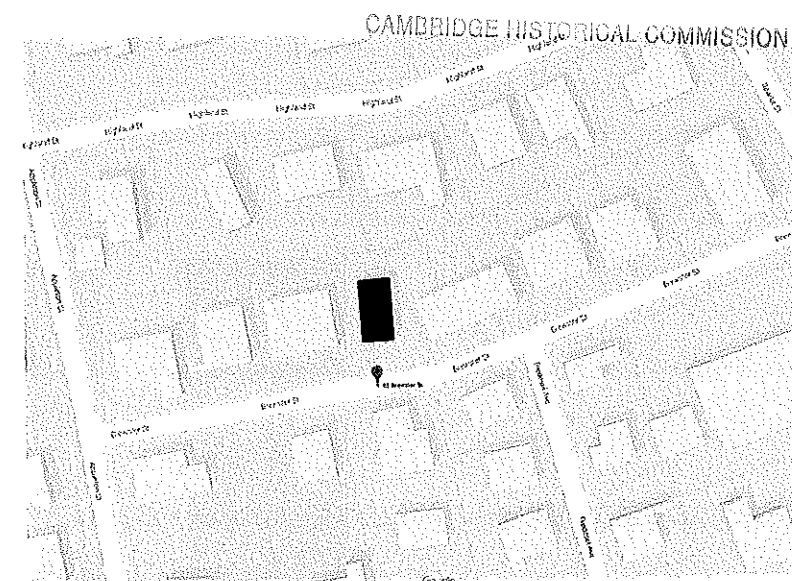


REAR ELEVATION

LIST OF DRAWINGS		CHC APPL
		01 FEB 2016
<b>GENERAL</b>		
T1	TITLE SHEET	X
	EXISTING CONDITIONS PLOT PLAN	X

ARCHITECTURAL		
A1.1	SECOND FLOOR PLAN	X
A2.1	LEFT AND REAR ELEVATIONS	X
A2.2	RIGHT ELEVATION	X
EC1	EXISTING FIRST AND SECOND FLOOR PLANS	X
EC2	EXISTING LEFT AND REAR ELEVATIONS	X
EC3	EXISTING RIGHT ELEVATION	X
EC4	EXISTING CONDITIONS PHOTOGRAPHS	X

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FEB 10 2016



LOCUS PLAN

**PREPARED BY:**

ARCHITECT

**PETER QUINN ARCHITECTS LLC**  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

SURVEYOR

**LAND MAPPING, INC**  
10 ANDREW SQ. SUITE 201 B,  
SOUTH BOSTON, MA 02127

ATTORNEY

**HOPE LEGAL**  
ATTY. SEAN HOPE  
675 MASSACHUSETTS AVE,  
5TH FL.  
CAMBRIDGE, MA 02139

**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

**PROJECT**  
**ADDITION AND PARTIAL RENOVATION**  
45 BREWSTER ST.  
CAMBRIDGE, MA 02138

**PREPARED FOR**  
**ROBERT AND ALICIA VON REKOWSKY**  
45 BREWSTER ST.  
CAMBRIDGE, MA 02138

**DRAWING TITLE**  
**TITLE SHEET**

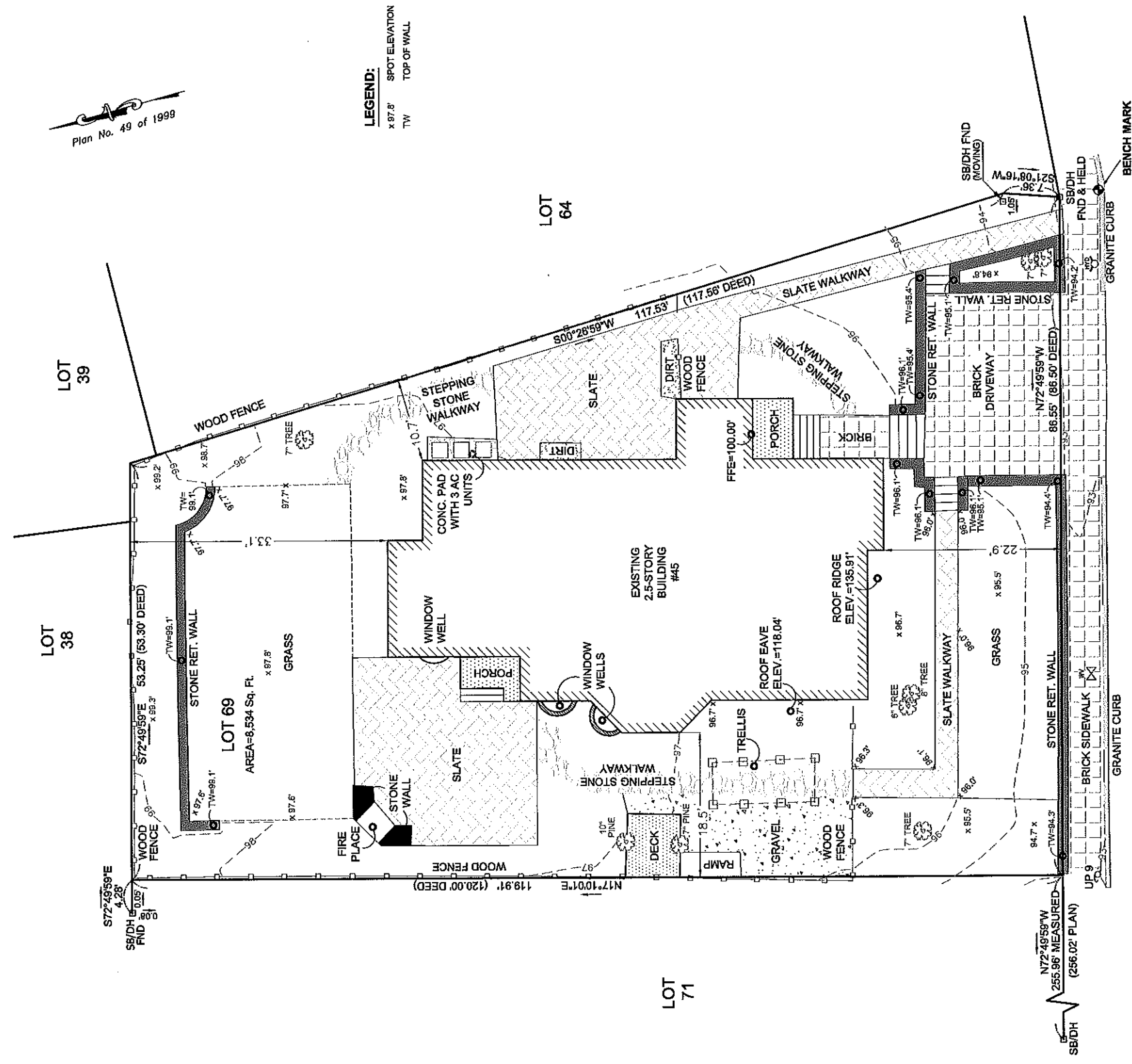
SCALE AS NOTED

REVISION	DATE
CHC APPL	1 FEB 2016
DRAWN BY CS	REVIEWED BY PQ

SHEET

T1

Plan No. 49 of 1999



**LEGEND:**  
 x 97.8' SPOT ELEVATION  
 TW TOP OF WALL

**NOTES:**

- \* Scale 1inch = 10 ft.
- \* Assessors Ref.: Map 223, Lot 69
- \* Deed Ref.: Book 55832, Page 476
- \* Plan Ref.: Plan No. 49 of 1999  
 Plan Book 288, Plan 46  
 End of Book 3234
- \* Zone: A-1
- \* Distances shown were measured to the building clapboard.
- \* Vertical Datum: Assumed FFE = 100'

Plan of Land  
 45 Brewster Street  
 Cambridge, MA 02138



10 Andrew Square, Suite 201B  
 South Boston, MA 02127  
 Tel. 857-544-3061  
 www.land-mapping.com

Date: January 21, 2016



*Patrick J. Rosegrave*

Patrick J. Rosegrave  
 Professional Land Surveyor

BREWSTER (PUBLIC - 35' WIDE) STREET

SEAL

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PROJECT  
**ADDITION  
AND PARTIAL  
RENOVATION**

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CAMBRIDGE, MA 02138

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DRAWING TITLE

**PROPOSED  
SECOND FLOOR  
PLAN**

SCALE AS NOTED

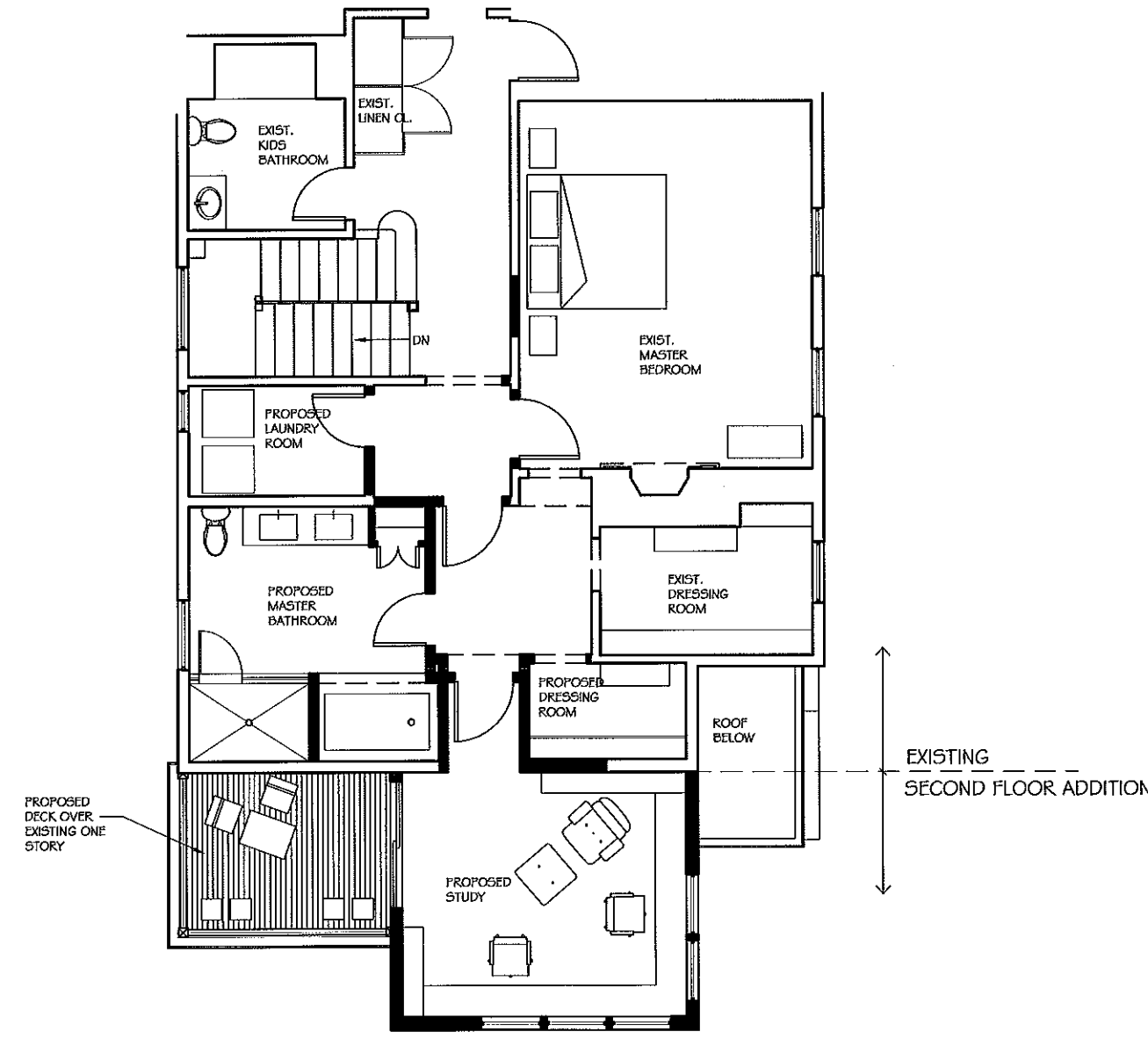
REVISION	DATE

CHC APPL 1 FEB 2016

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SHEET

**A1.1**

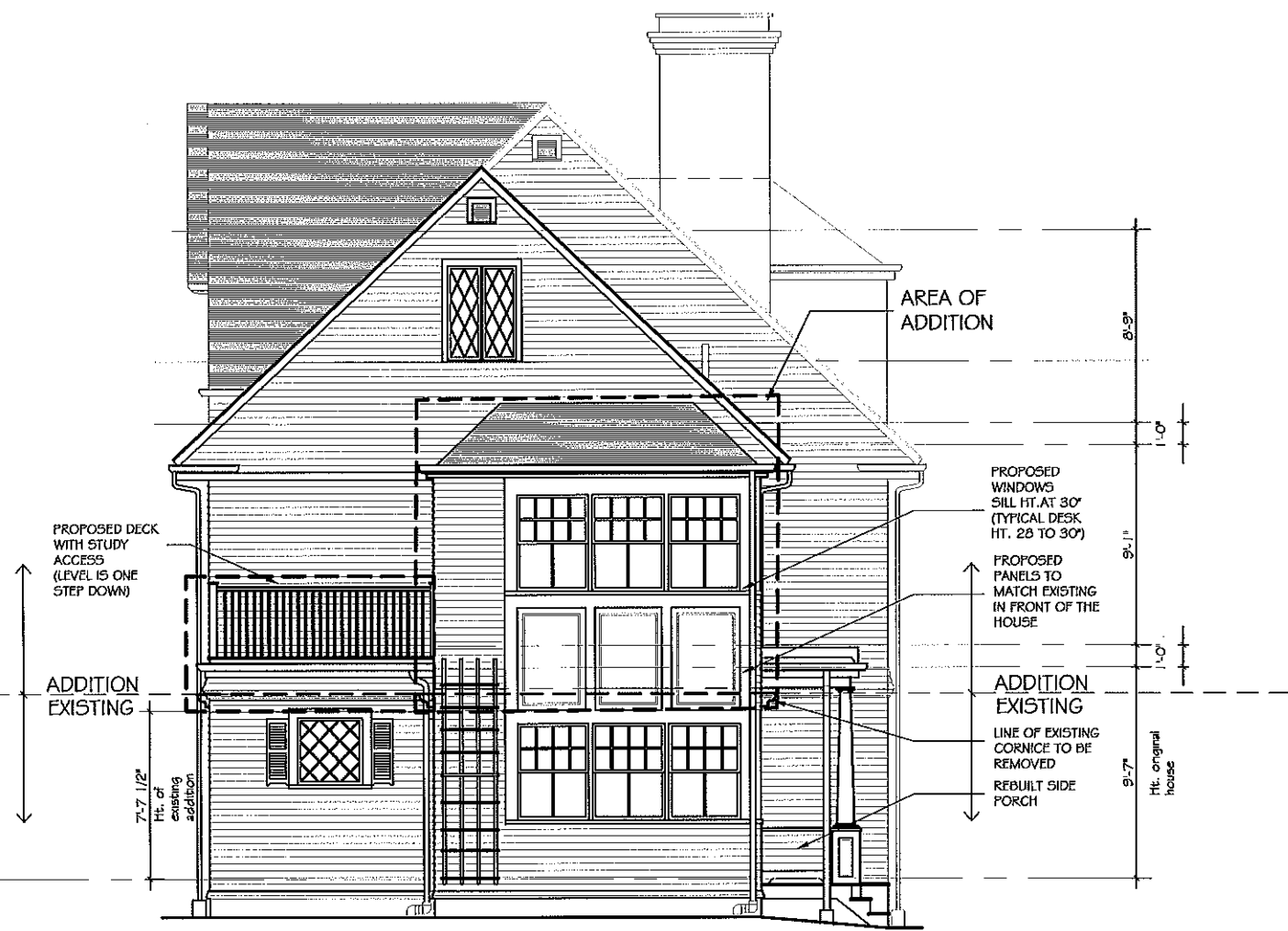


PLAN NORTH  
1 PROPOSED SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

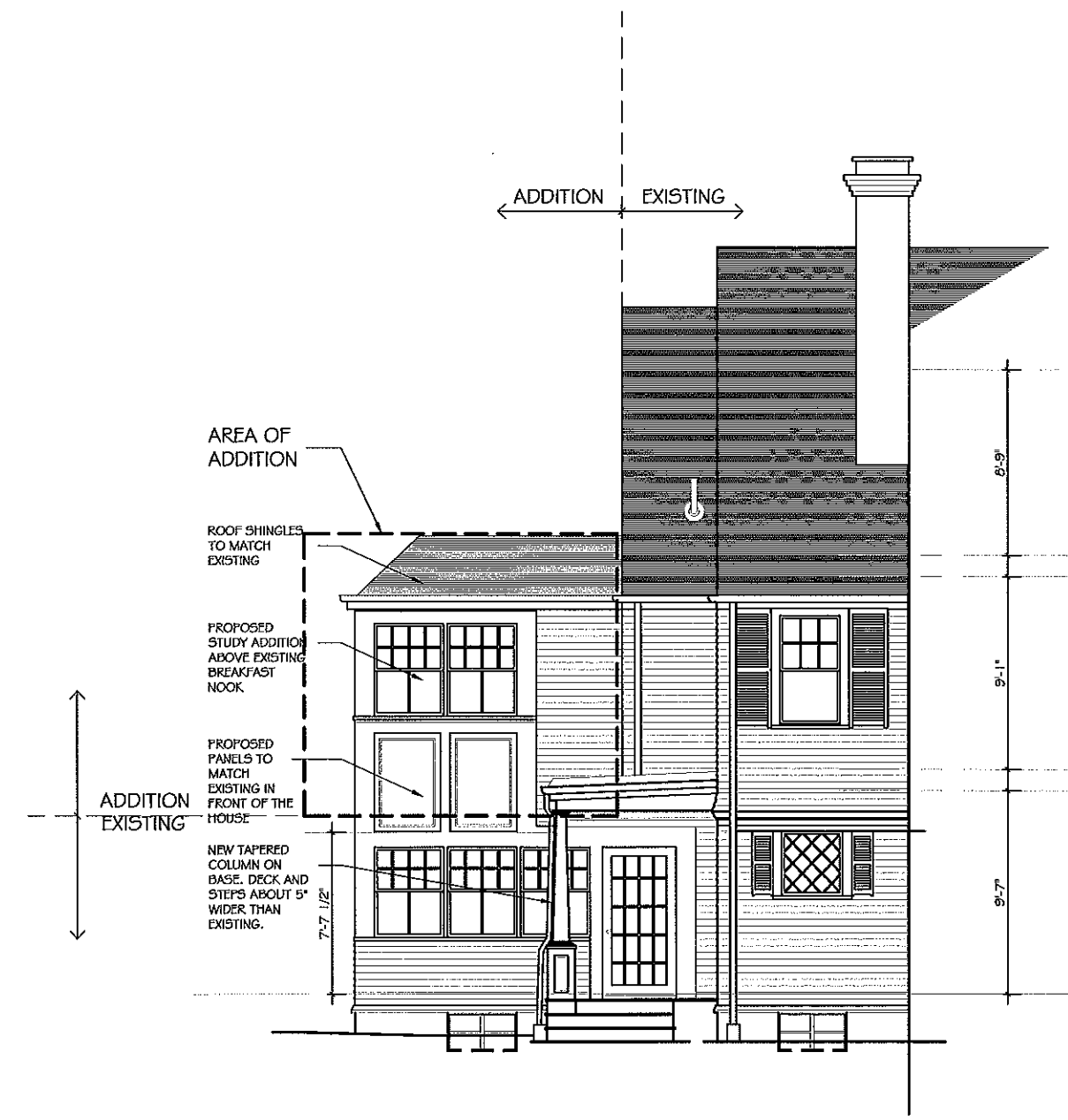
LEGEND	
	EXISTING WALL TO REMAIN
	PROPOSED NEW WALL

REVISION	DATE

CHC APPL.	1 FEB 2016
DRAWN BY CS	REVIEWED BY PQ



**1 PROPOSED REAR ELEVATION**  
SCALE 1/8" = 1'-0"



**2 PROPOSED LEFT ELEVATION**  
SCALE 1/8" = 1'-0"

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DRAWING TITLE

**PROPOSED RIGHT ELEVATION**

SCALE AS NOTED

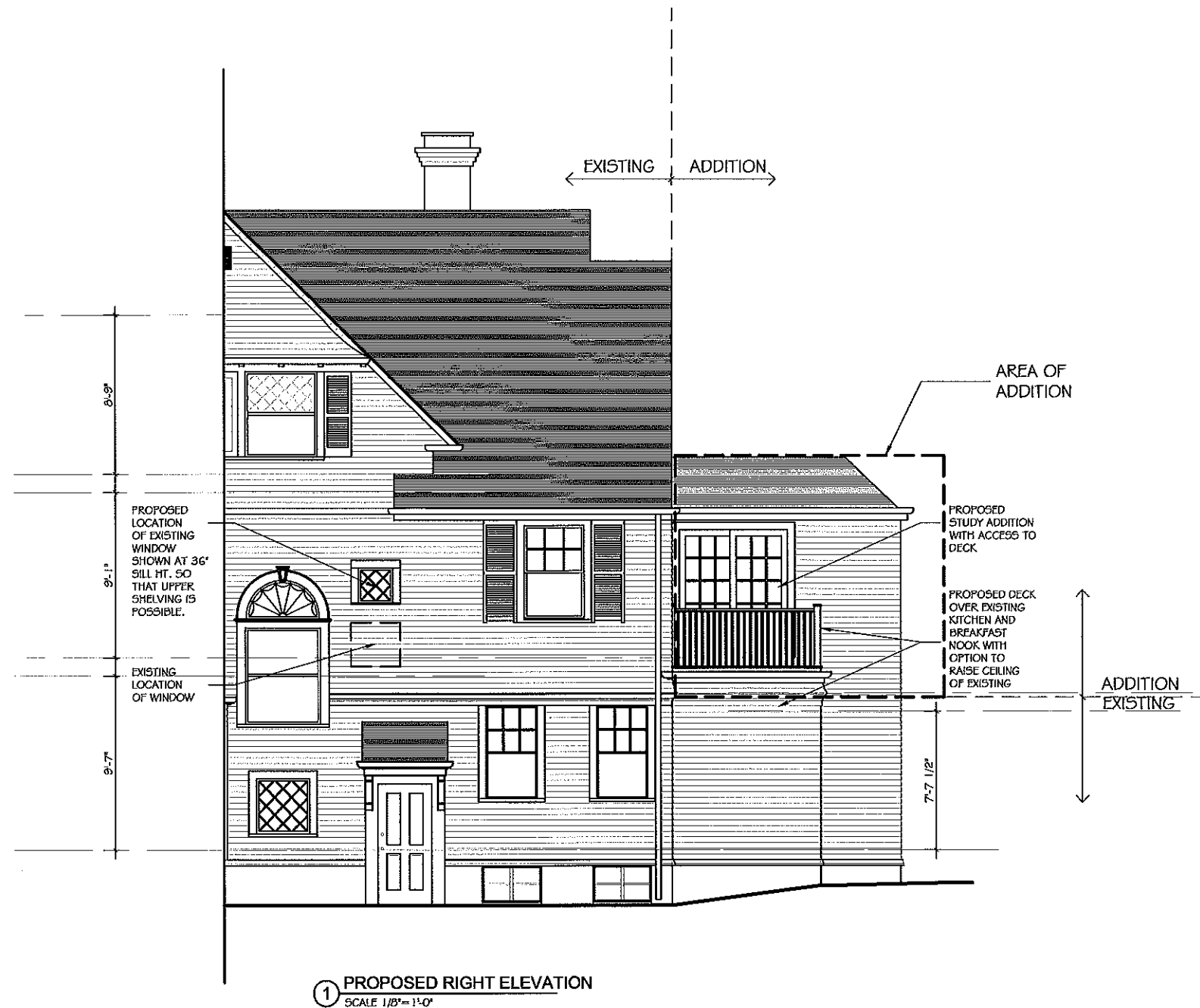
REVISION	DATE

CHC APPL 1 FEB 2016

DRAWN BY CS REVIEWED BY FQ

SHEET

**A2.2**



① PROPOSED RIGHT ELEVATION  
SCALE 1/8" = 1'-0"

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DRAWING TITLE  
**EXISTING FIRST  
AND SECOND  
FLOOR PLANS**

SCALE AS NOTED

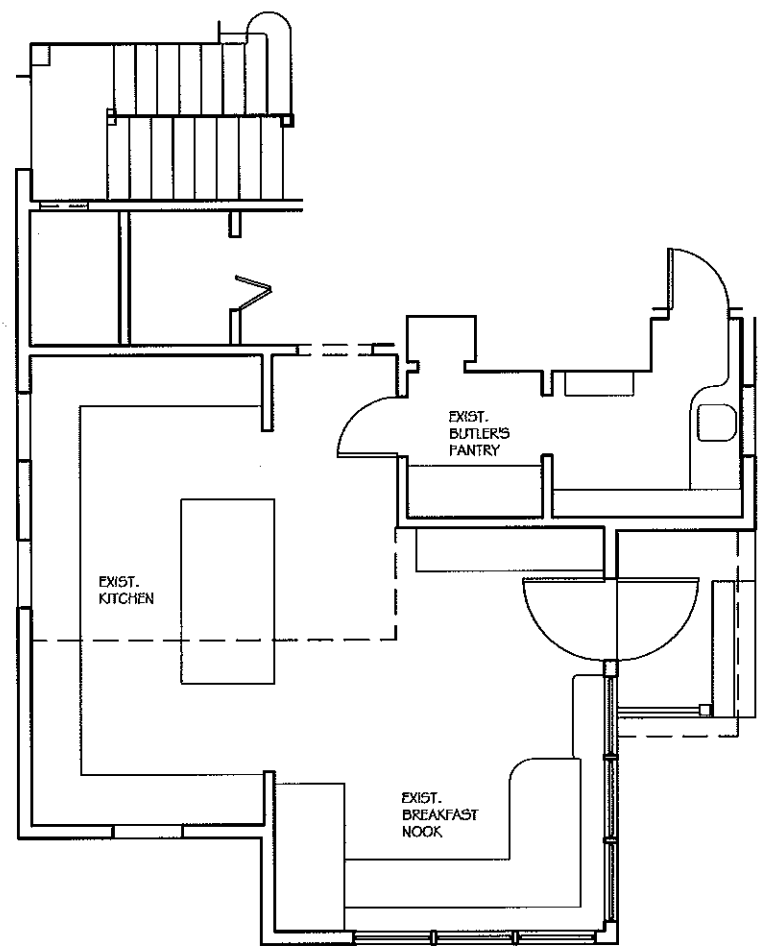
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CHC APPL. 1 FEB 2016

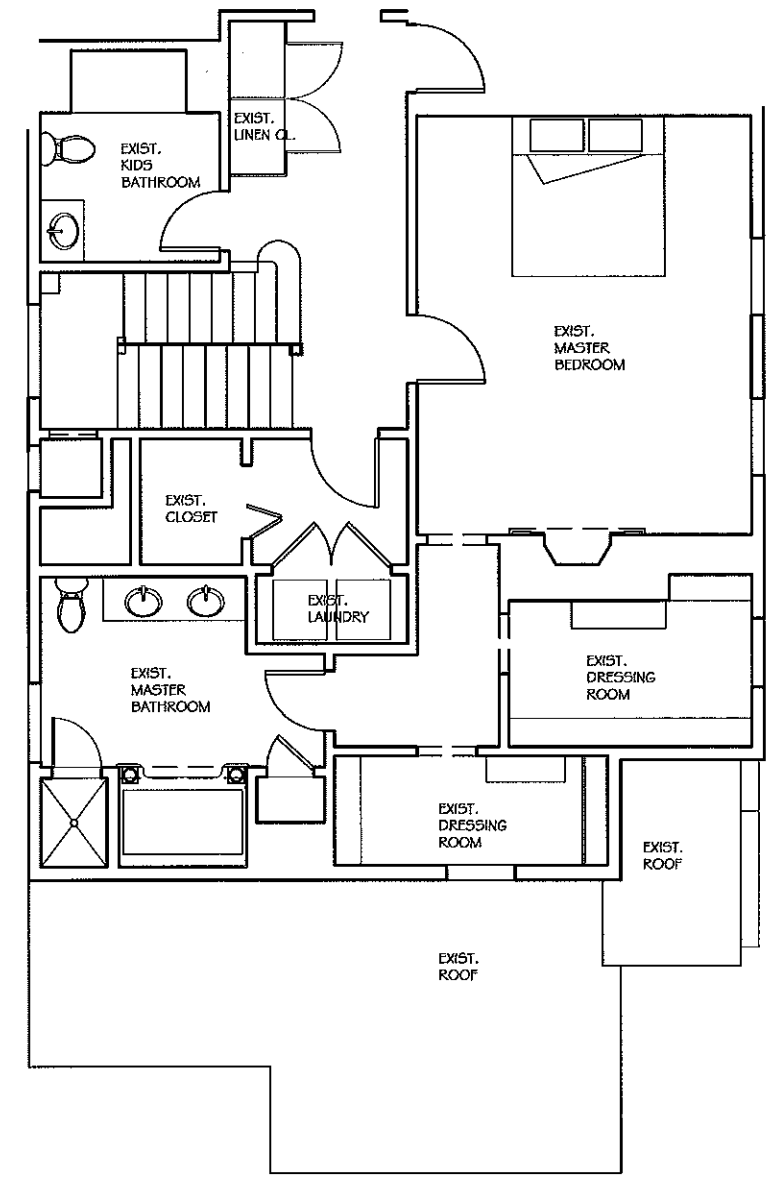
DRAWN BY CS REVIEWED BY PQ

SHEET

**EC1**



① EXISTING FIRST FLOOR PLAN (partial)  
SCALE 1/8"=1'-0"  
PLAN NORTH



② EXISTING SECOND FLOOR PLAN (partial)  
SCALE 1/8"=1'-0"  
PLAN NORTH



PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
269 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3969

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DRAWING TITLE  
**EXISTING LEFT  
AND REAR  
ELEVATIONS**

SCALE AS NOTED

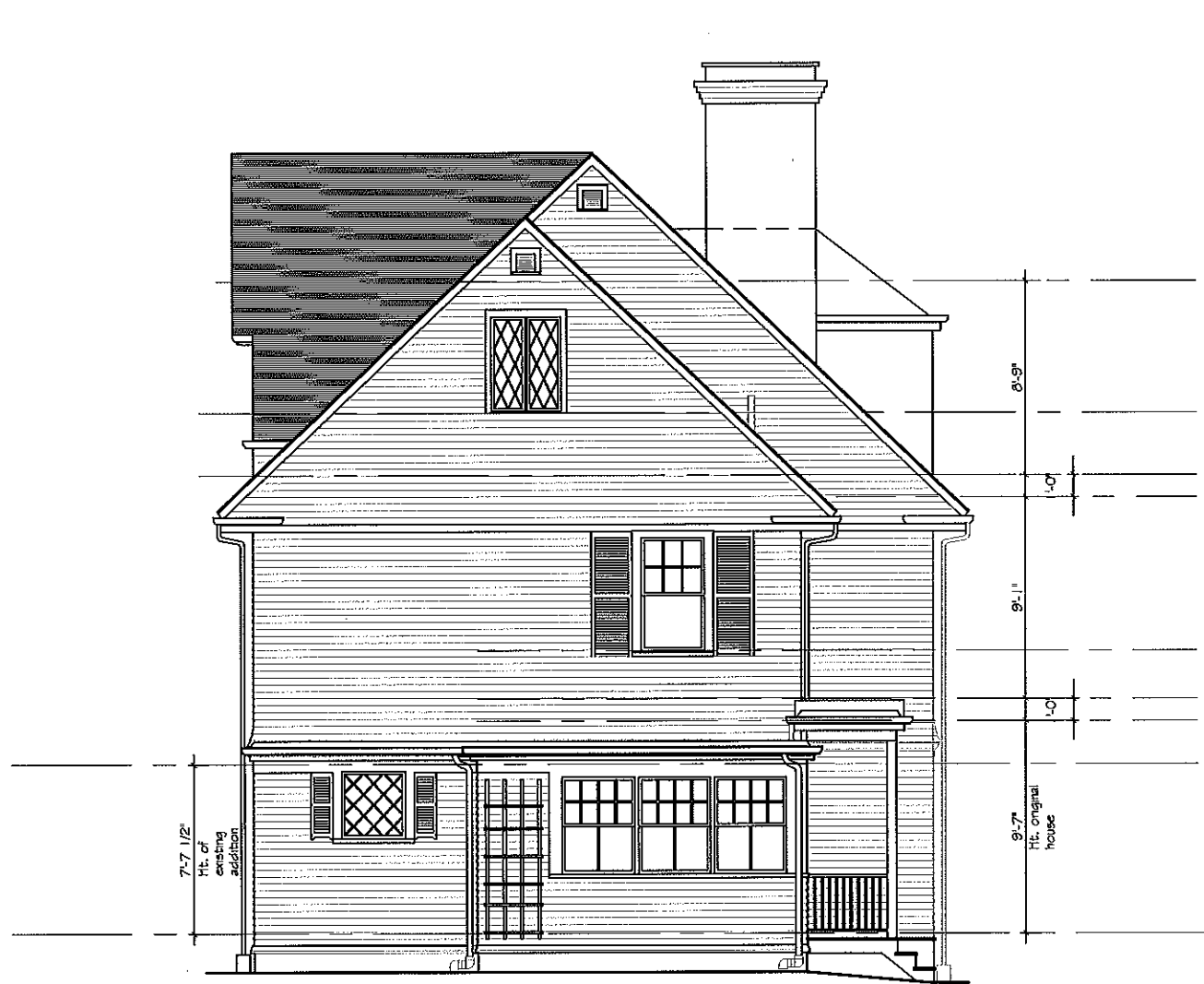
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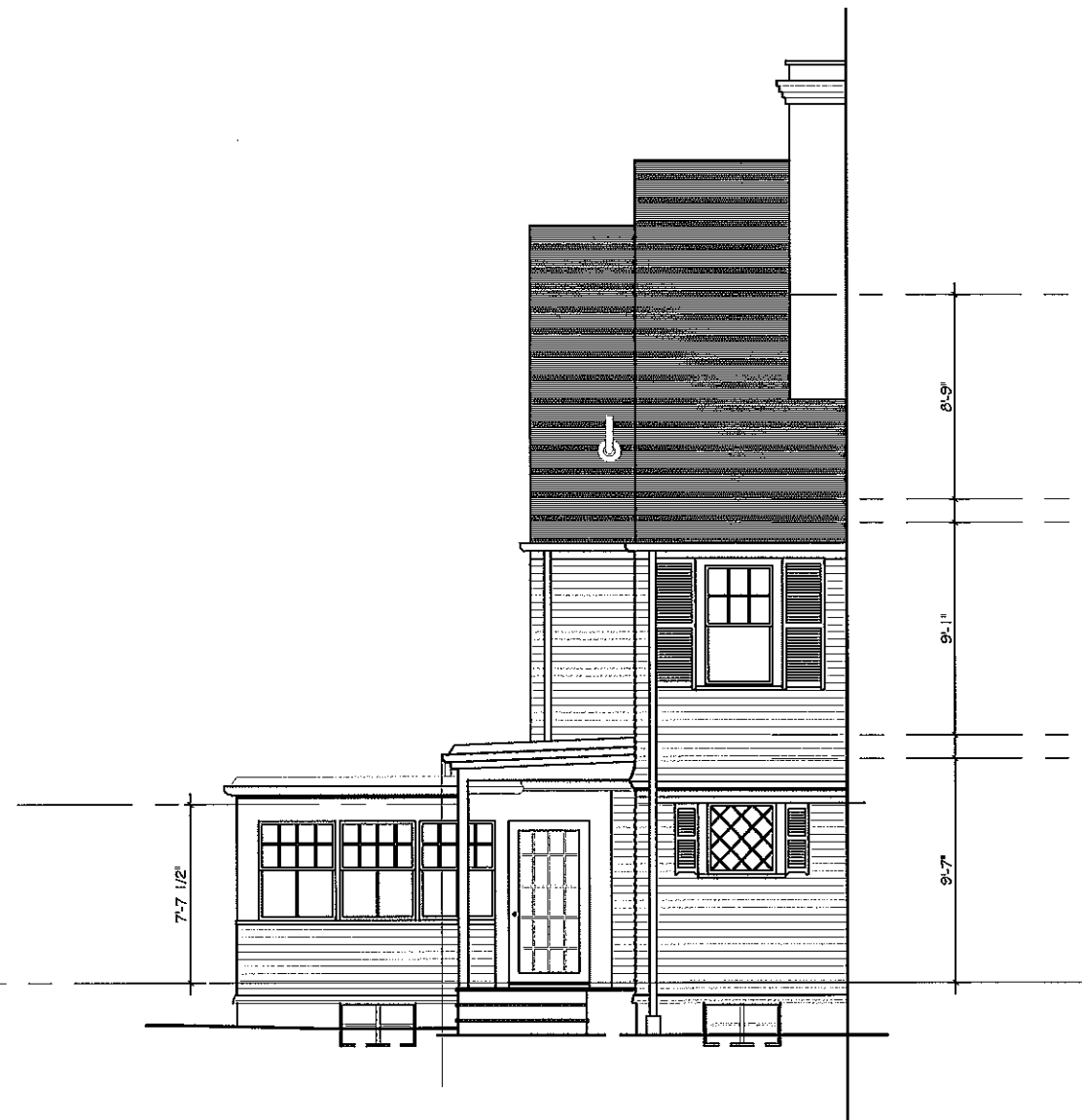
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SHEET

**EC2**



① **EXISTING BACK ELEVATION**  
SCALE 1/8" = 1'-0"



② **EXISTING LEFT ELEVATION**  
SCALE 1/8" = 1'-0"

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DRAWING TITLE  
**EXISTING  
RIGHT  
ELEVATION**

SCALE AS NOTED

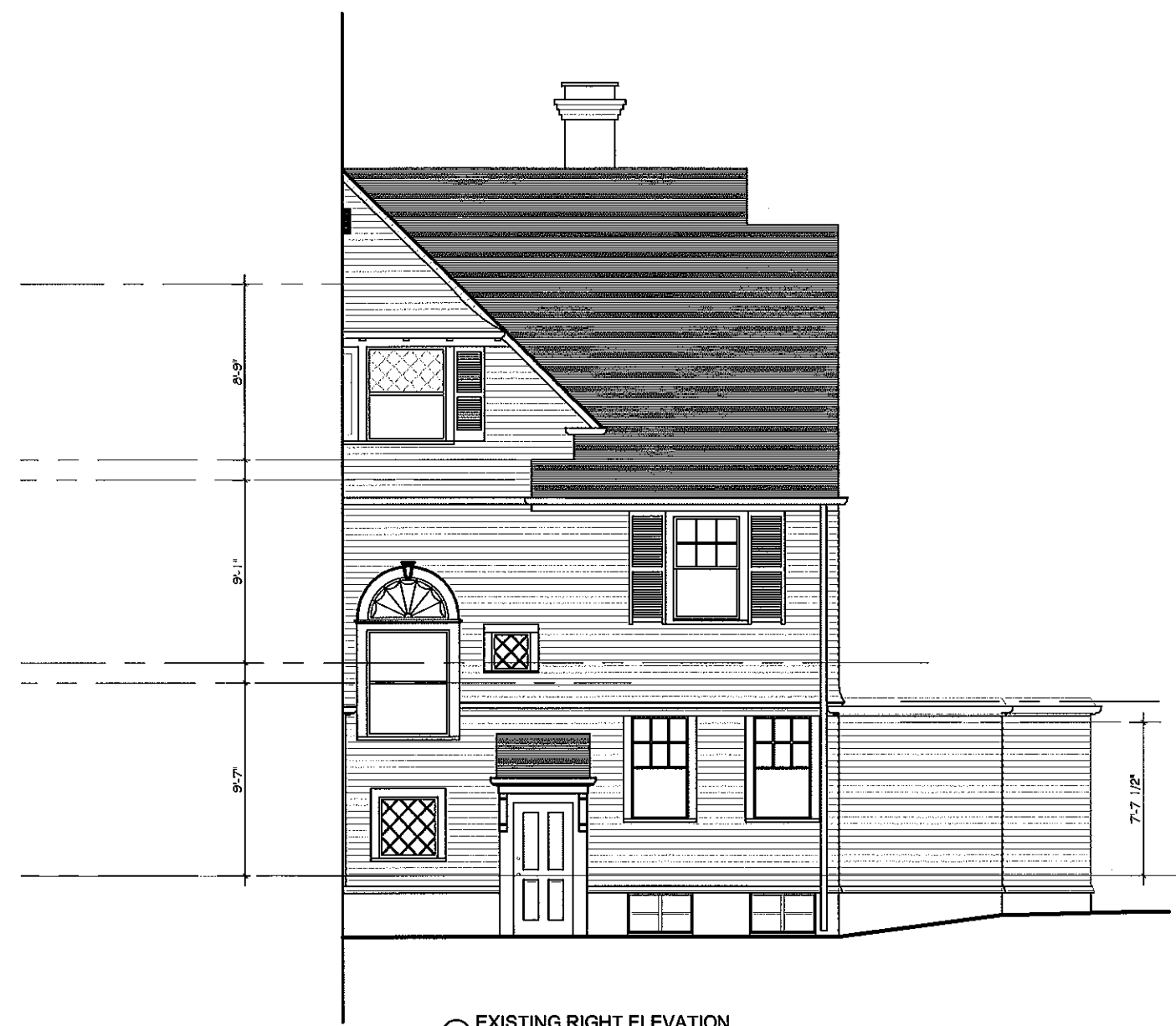
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SHEET

**EC3**



1 EXISTING RIGHT ELEVATION  
SCALE 1/8" = 1'-0"



① VIEW OF EXISTING REAR ELEVATION



② VIEW OF EXISTING REAR AND LEFT SIDE ELEVATIONS



③ VIEW OF EXISTING LEFT SIDE ELEVATION



④ VIEW OF EXISTING RIGHT SIDE ELEVATION



⑤ VIEW OF EXISTING RIGHT SIDE ELEVATION



⑥ VIEW OF EXISTING FRONT ELEVATION

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DRAWING TITLE

EXISTING  
CONDITIONS  
PHOTOGRAPHS

SCALE AS NOTED

REVISION	DATE

CHC APPL 1 FEB 2016

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CS	PQ

SHEET

EC4

MAR 30 2016

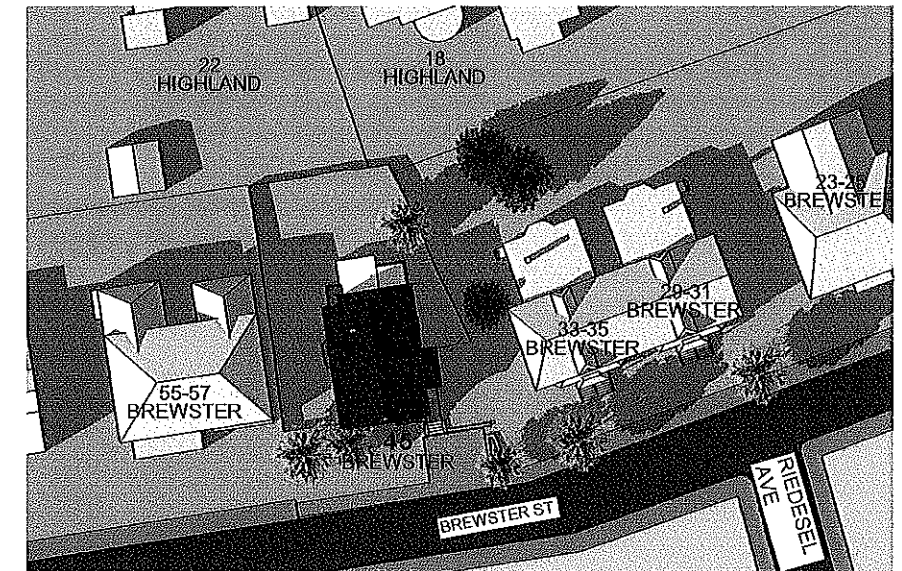
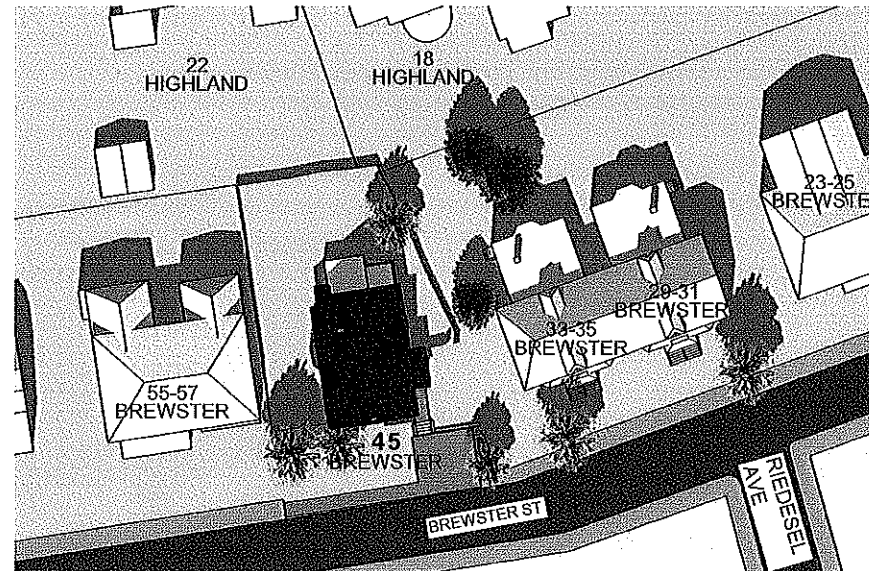
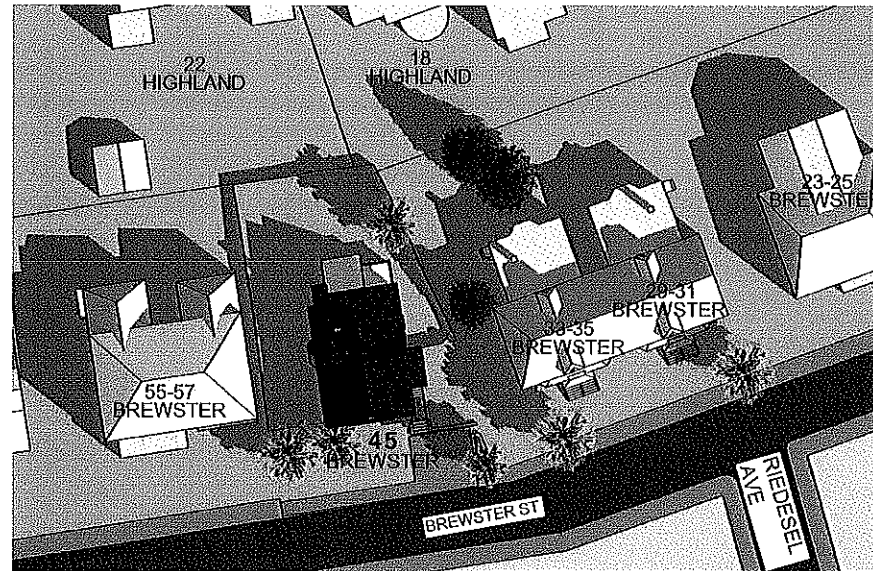
CAMBRIDGE HISTORICAL COMMISSION

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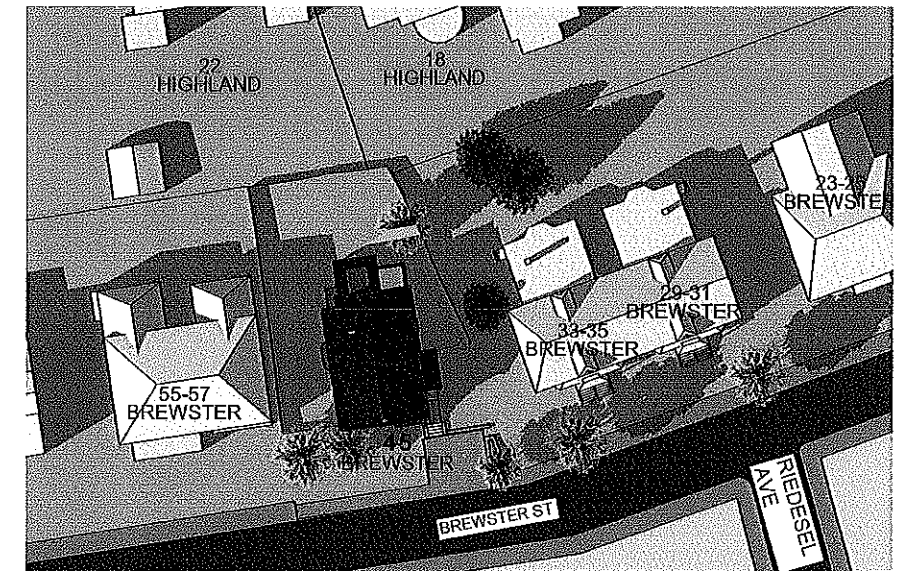
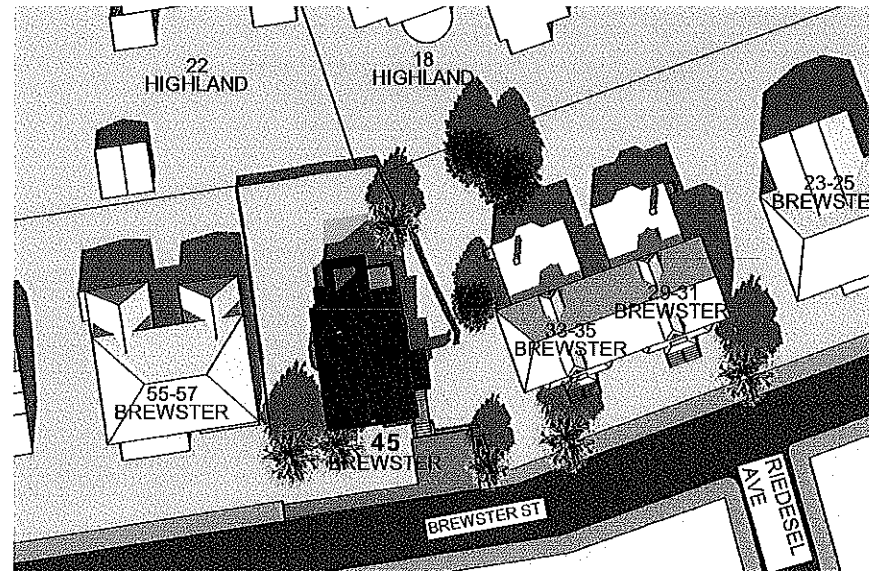
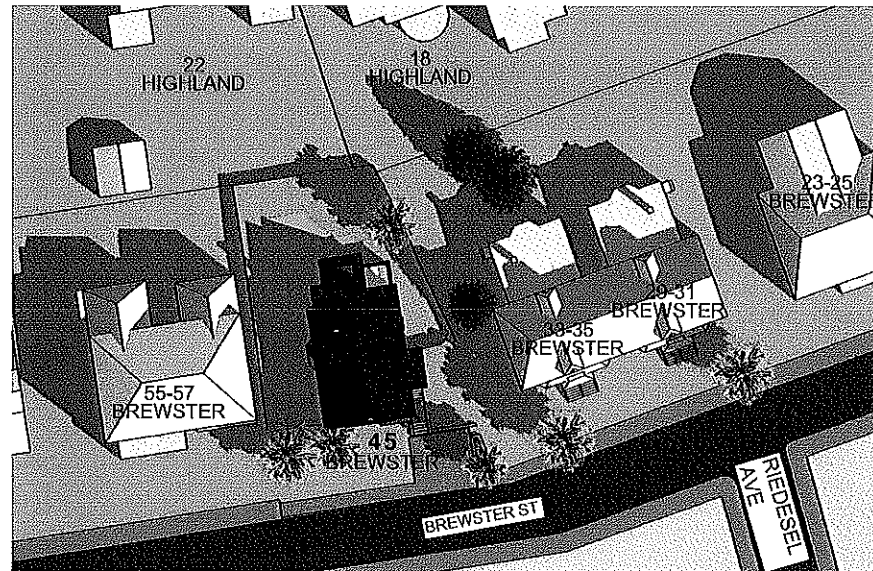
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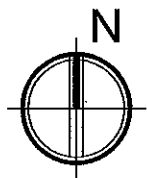
EXISTING



PROPOSED



ADDITIONAL SHADOW



SHADOW STUDY - MARCH 21/ SEPT 21 EQUINOX

45 BREWSTER ST

CAMBRIDGE, MA

03/30/2016

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# 45 BREWSTER STREET - SHADOW STUDY

CAMBRIDGE, MASSACHUSETTS

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SHEET 2 OF 3

MAR 30 2016

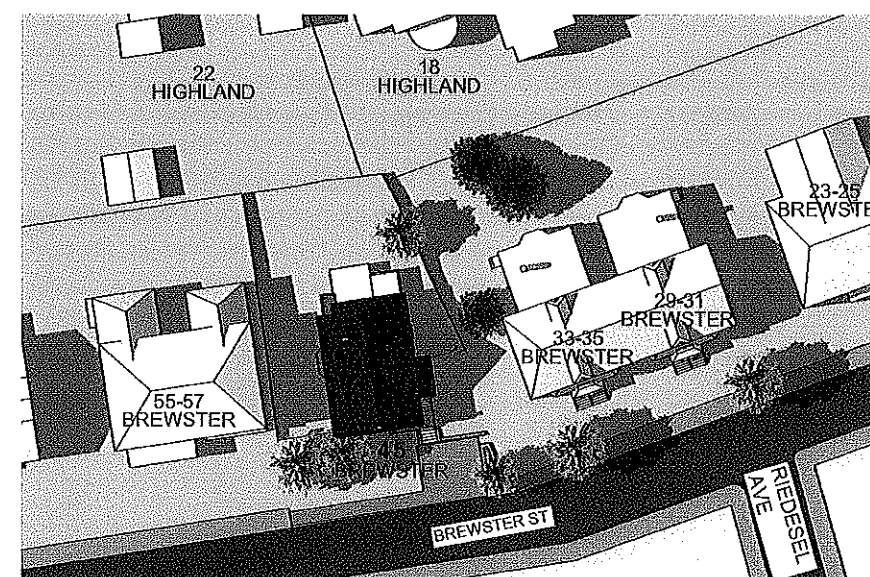
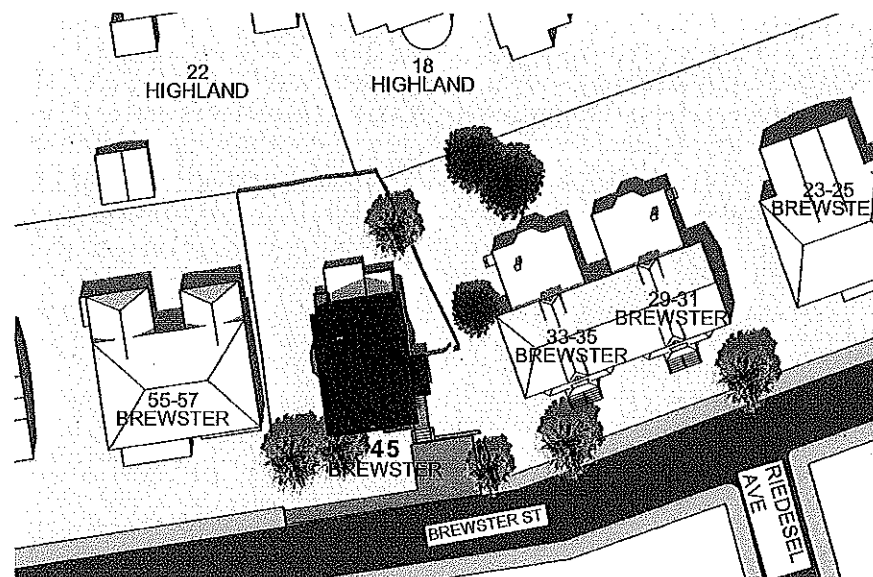
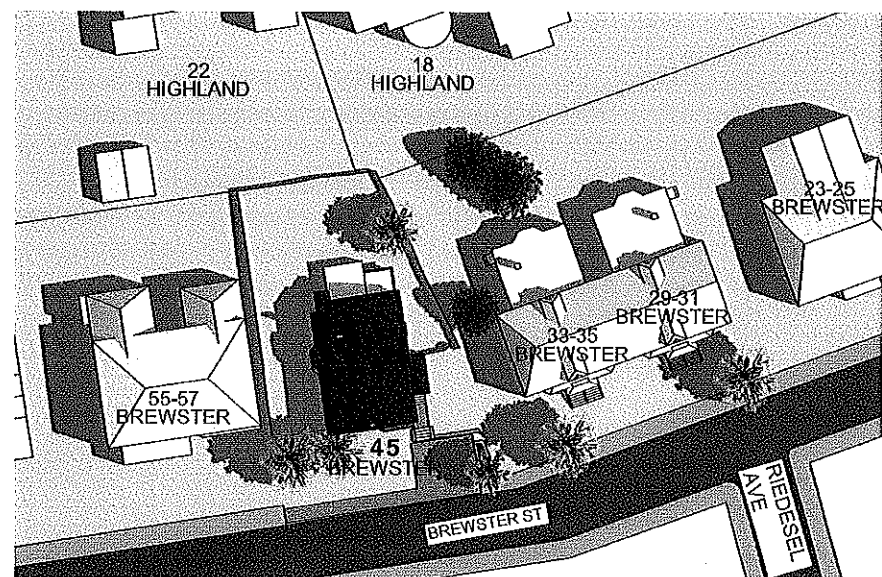
CAMBRIDGE HISTORICAL COMMISSION

9AM

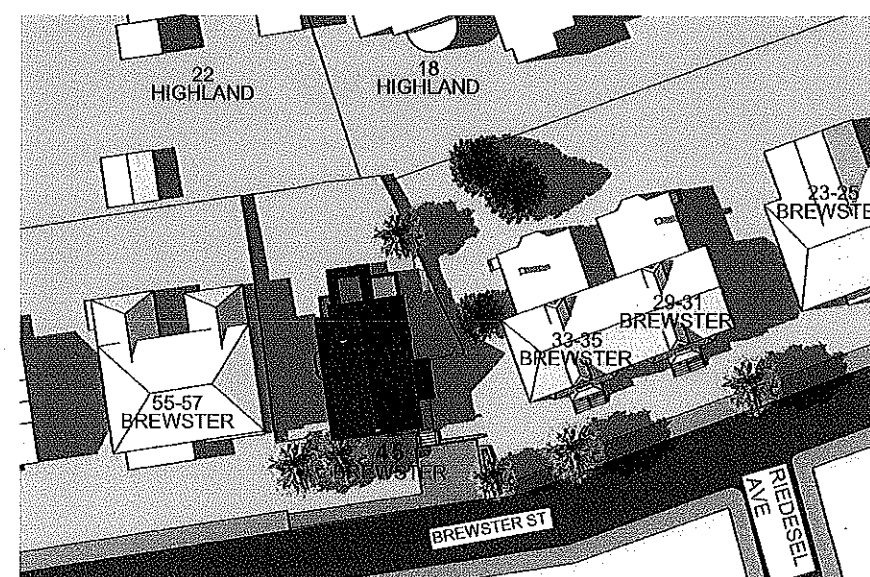
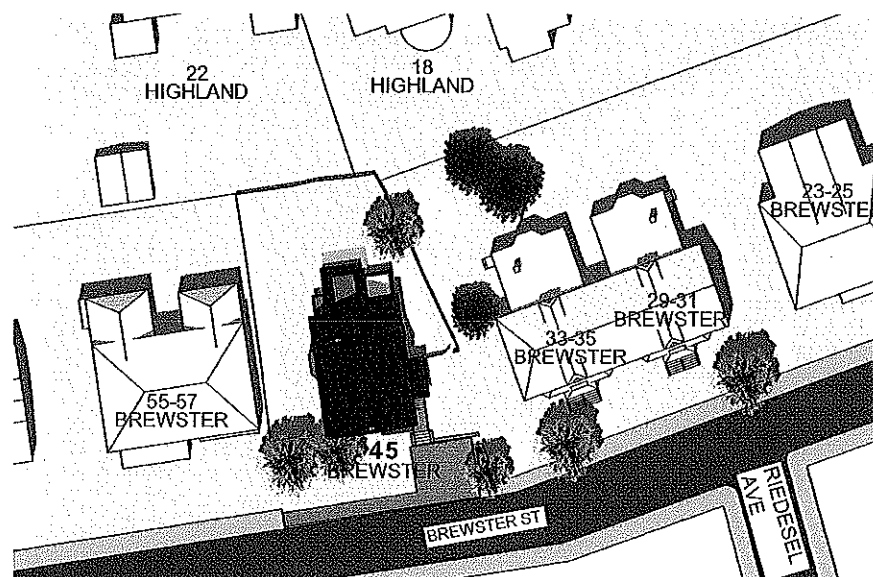
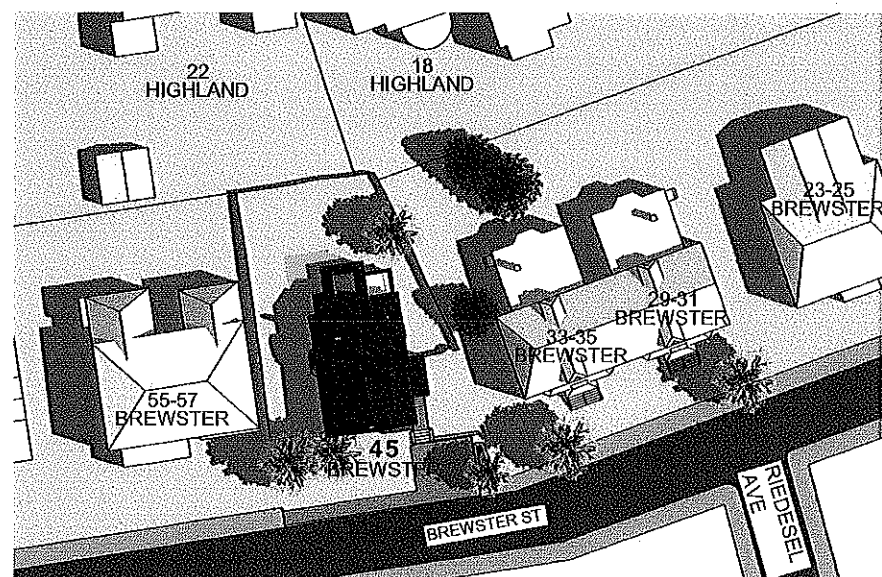
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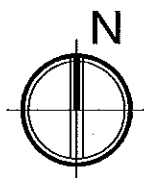
EXISTING



PROPOSED



ADDITIONAL SHADOW



## SHADOW STUDY - JUNE 21

### 45 BREWSTER ST

CAMBRIDGE, MA

03/30/2016

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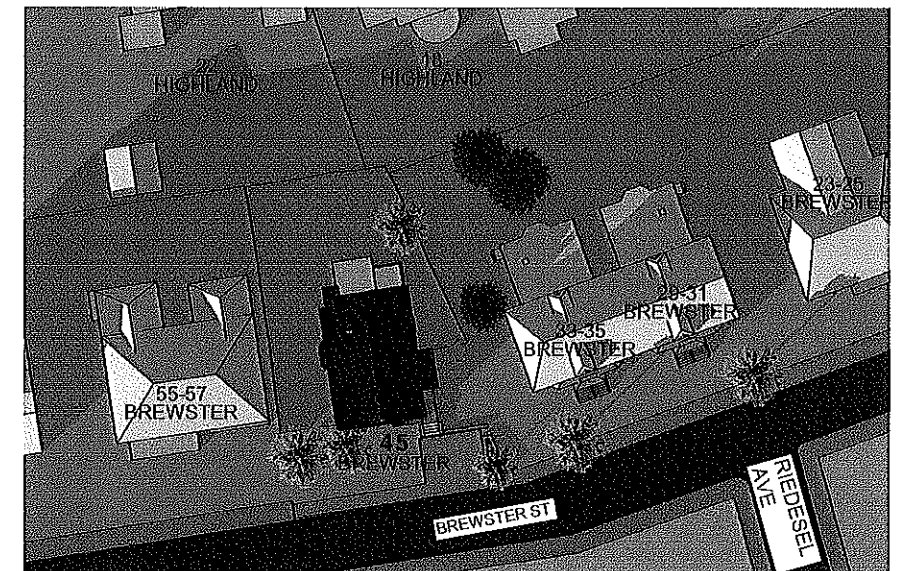
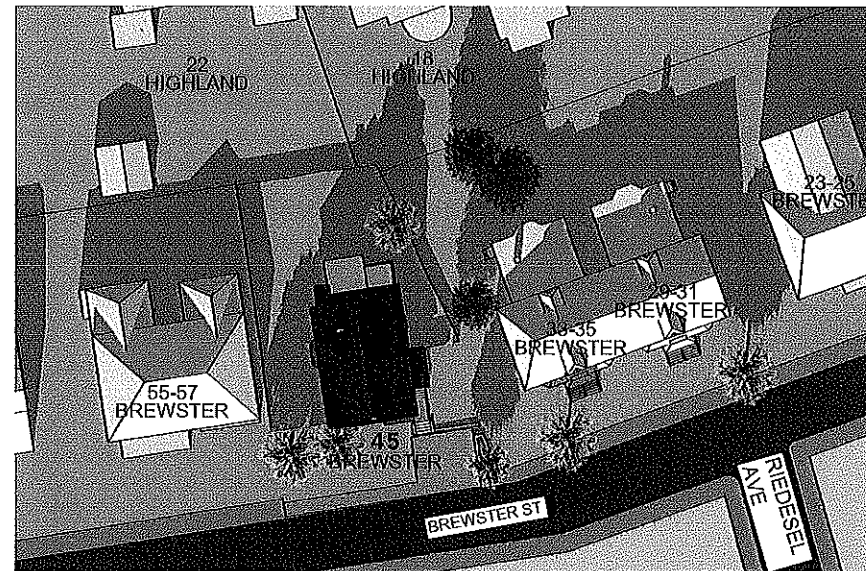
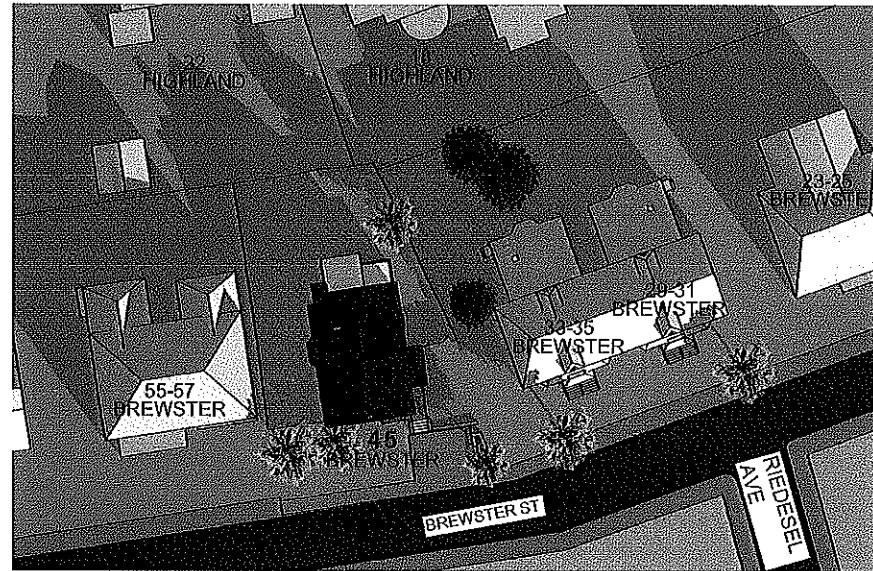
MAR 30 2016

3PM CAMBRIDGE HISTORICAL COMMISSION

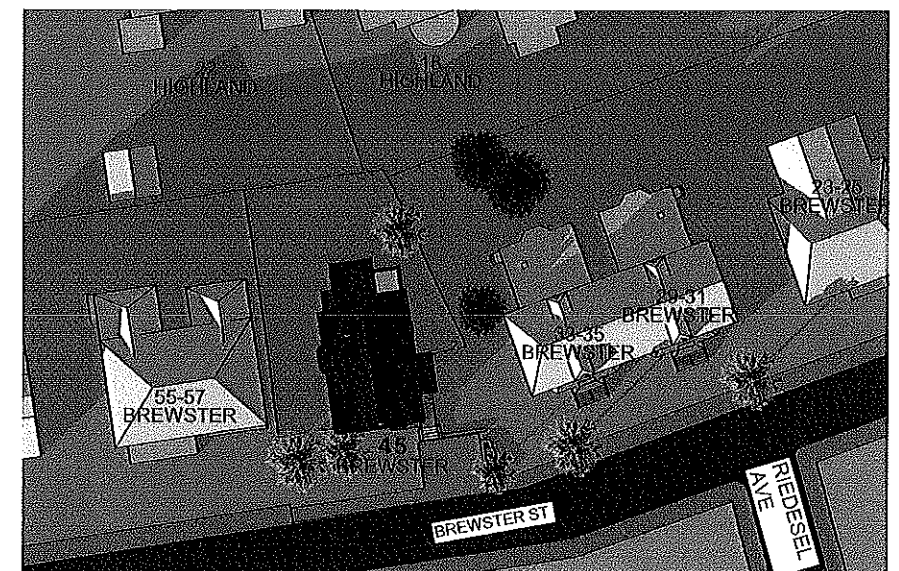
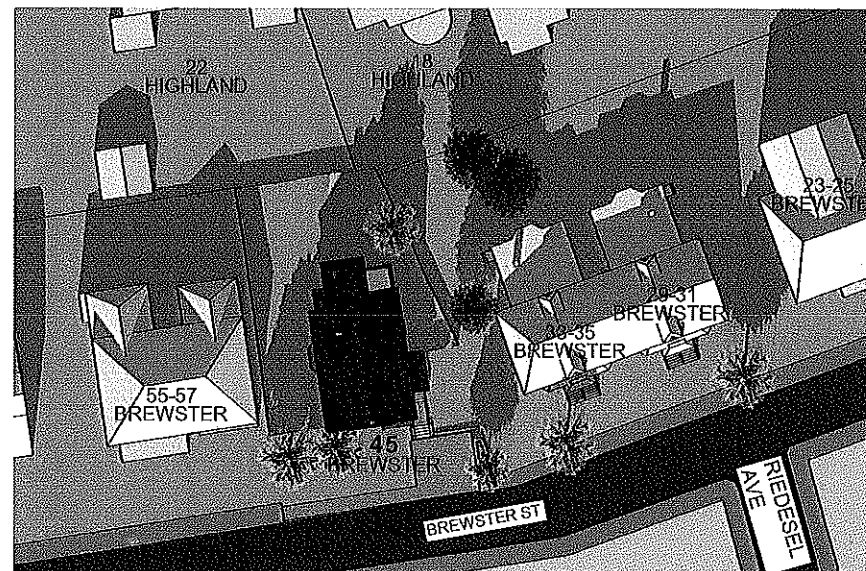
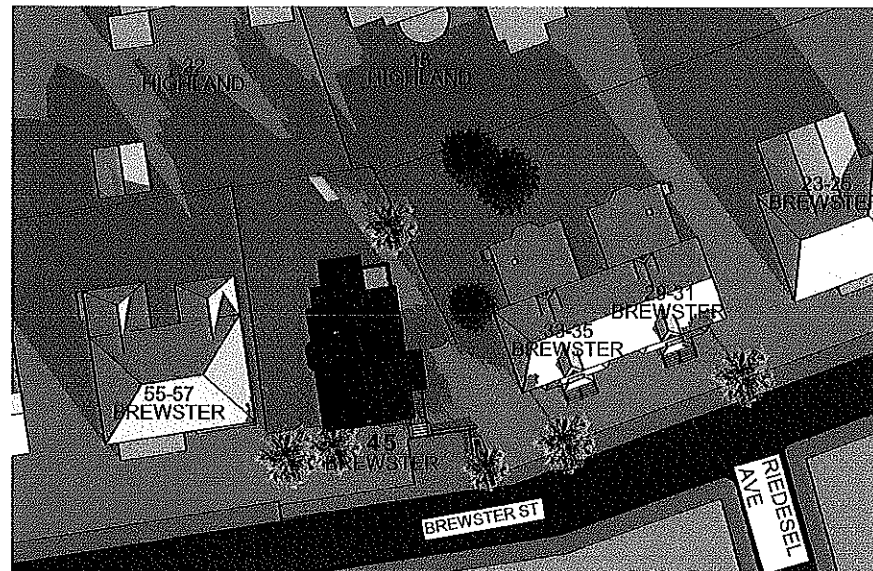
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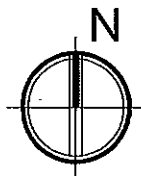
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PROPOSED



ADDITIONAL SHADOW



SHADOW STUDY - DECEMBER 21

45 BREWSTER ST

CAMBRIDGE, MA

03/30/2016

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