



# 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

RECEIVED  
JUN 15 2016  
CAMBRIDGE HISTORICAL COMMISSION

## 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).

On brick house:  
Construction of an 800 sf two-story wood frame clapboard-sided addition on the back of the existing house. Repair and restoration of the two-story side porch. Repair and restoration of the wood trim on the existing house. Replacement of the slate roof. New roof to be slate with 18" copper ice belt, slate ridge caps, copper valleys. Flat roofs over mud room and window bays to be standing seam copper. New exterior stairs to basement entry. New opening and window on back of brick house, and conversion of existing window on back of brick house into single door.

On carriage house:  
Replacement of roof with 3-tab asphalt shingles. Replacement of garage doors. Conversion of 1972 renovation single front door back to double doors at the old hinge locations. Replacement of some 1972 windows to match the older windows. See additional page

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:	<input type="text" value="Amos Highland LLC"/>		
Mailing Address:	<input type="text" value="16 Gray Gardens East"/>		
Telephone/Fax:	<input type="text" value="781 724 1824"/>	E-mail:	<input type="text" value="lizwhitbeck@gmail.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:	<input type="text" value="Liz Whitbeck"/>		
Mailing Address:	<input type="text" value="1 Fitchburg St. Unit B450 Somerville"/>		
Telephone/Fax:	<input type="text" value="781 724 1824"/>	E-mail:	<input type="text" value="lizwhitbeck@gmail.com"/>

02143

(for office use only):			
Date Application Received:	<input type="text" value="6/15/16"/>	Case Number:	<input type="text" value="3635"/>
Hearing Date:	<input type="text" value="7/7/16"/>		
Type of Certificate Issued:	<input type="text"/>		
Date Issued:	<input type="text"/>		

## CHC Application for Certificate 29 Highland St. (continued)

### Carriage House (contd)

Add a larger shed dormer over new front door. Copper standing seam roofing

Reduce dormer over garage doors to 7" board

Repair board and batten siding and replace rotted trim

### Land:

Add drainage system and regrade as needed to eliminate runoff and erosion.

Add brick carpet patio, walkways, and raised terrace as shown in proposed plot plan

Remove some paving material in front of the carriage house for smaller parking area

Add brick carpet outside the kitchen door for by-the-back-door parking. Net paved area is reduced.

29 Highland St. Proposed Addition, Renovation, and Repair  
For CHC Review

Owners: Amos Highland LLC  
Amelia Todd  
Lori Leland  
Liz Whitbeck

GC: Opus Master Builders  
Joe DiLazzaro

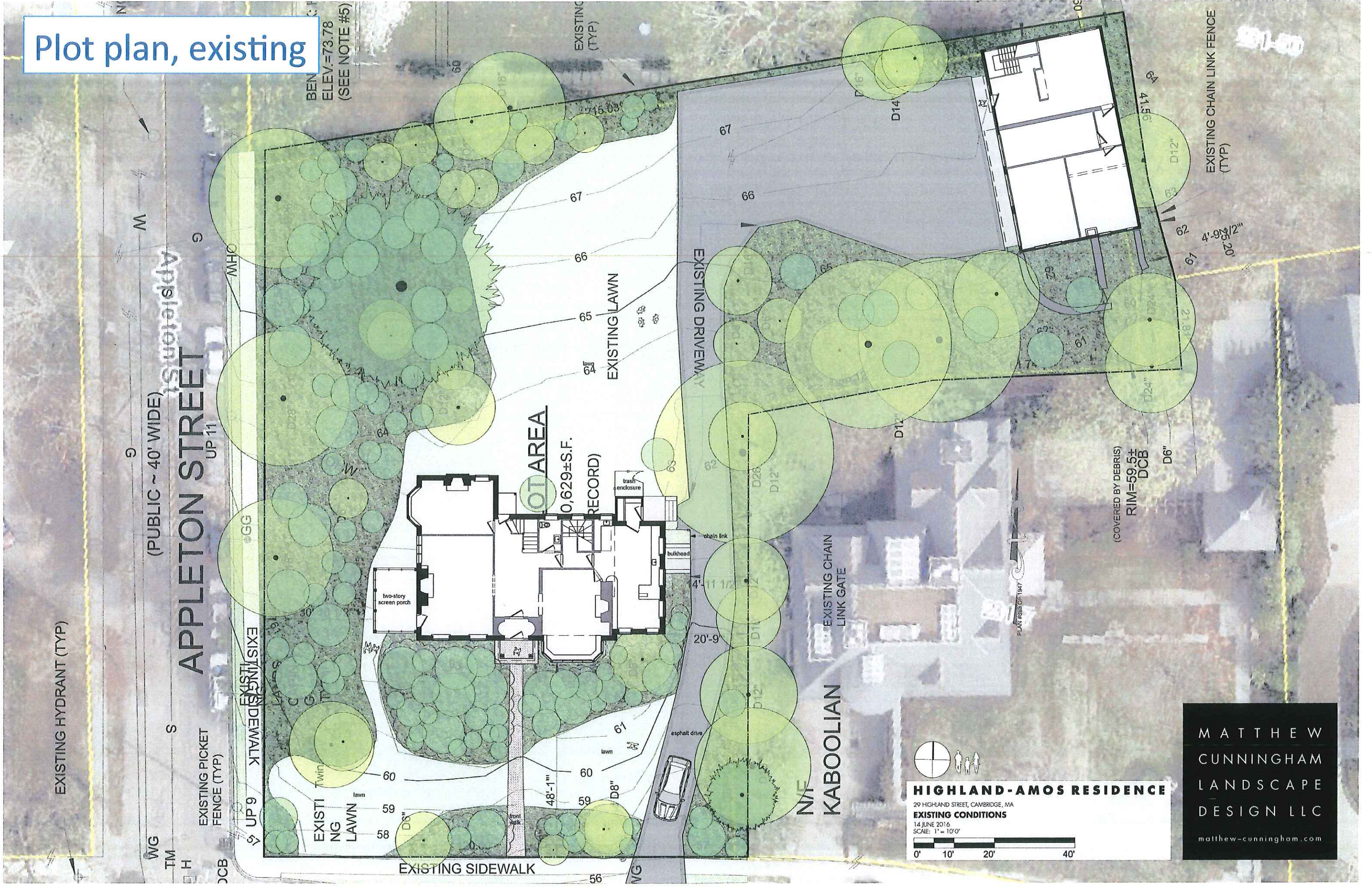
Landscape Architecture: Matthew Cunningham and Associates  
Justin Corbett

Architecture: Sally DeGan



# Plot plan, existing

BEN  
ELEV.=73.78  
(SEE NOTE #5)



APPLETON STREET  
UP 11  
(PUBLIC ~ 40' WIDE)

EXISTING PICKET FENCE (TYP)  
EXISTING SIDEWALK  
UP 9

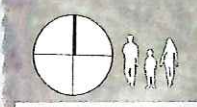
EXISTING SIDEWALK

EXISTING LAWN

EXISTING DRIVEWAY

EXISTING CHAIN LINK GATE

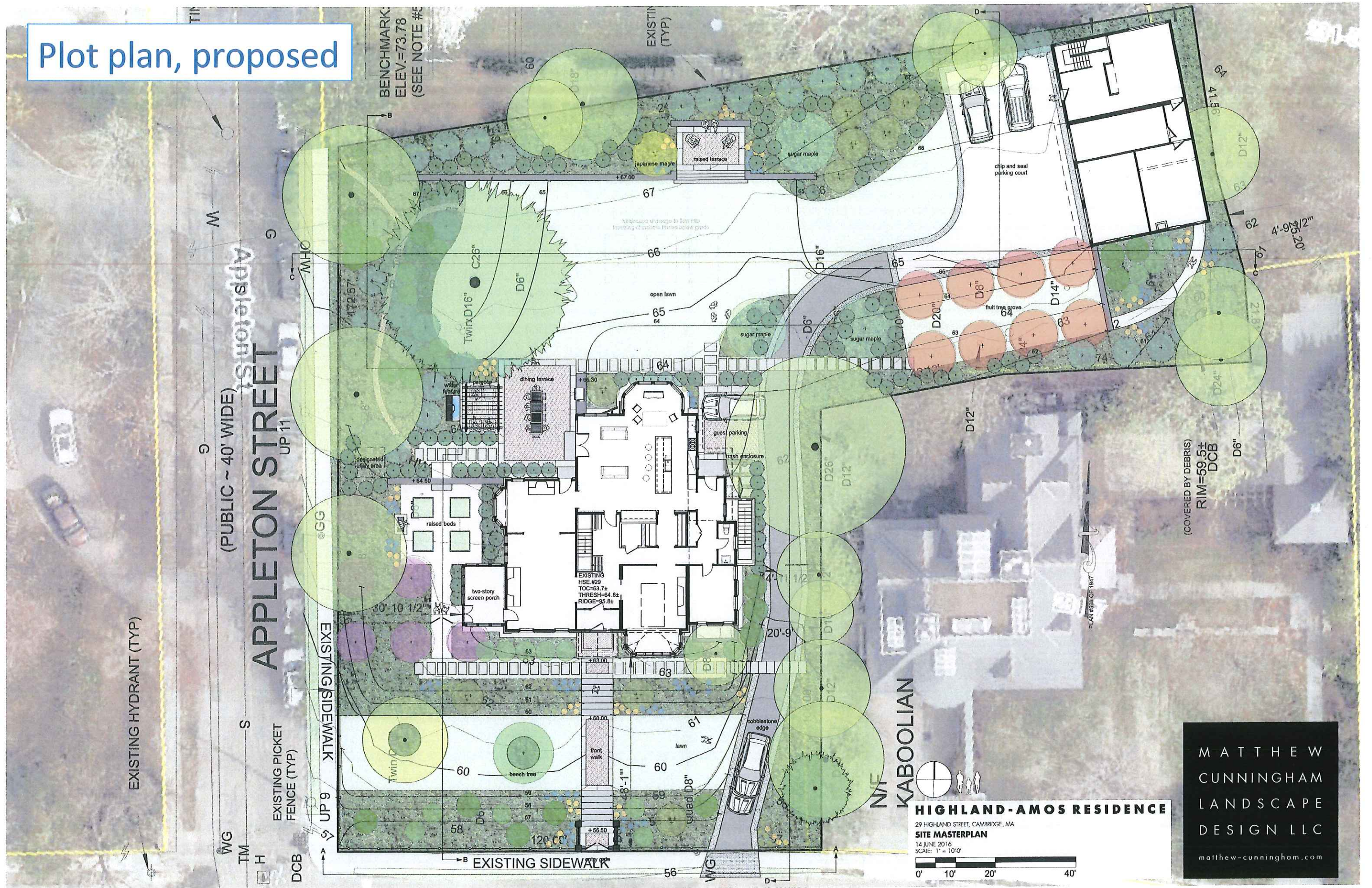
EXISTING CHAIN LINK FENCE (TYP)



**HIGHLAND-AMOS RESIDENCE**  
29 HIGHLAND STREET, CAMBRIDGE, MA  
**EXISTING CONDITIONS**  
14 JUNE 2016  
SCALE: 1" = 10'0"  
0' 10' 20' 40'

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC  
matthew-cunningham.com

# Plot plan, proposed



APPLETON STREET  
UP 11  
(PUBLIC ~ 40' WIDE)

EXISTING HYDRANT (TYP)

BENCHMARK  
ELEV.=73.78  
(SEE NOTE #5)

EXISTING  
HSE.#29  
TOC=63.7±  
THRESH=64.8±  
RIDGE=65.8±



## HIGHLAND-AMOS RESIDENCE

29 HIGHLAND STREET, CAMBRIDGE, MA

### SITE MASTERPLAN

14 JUNE 2016  
SCALE: 1" = 10'-0"

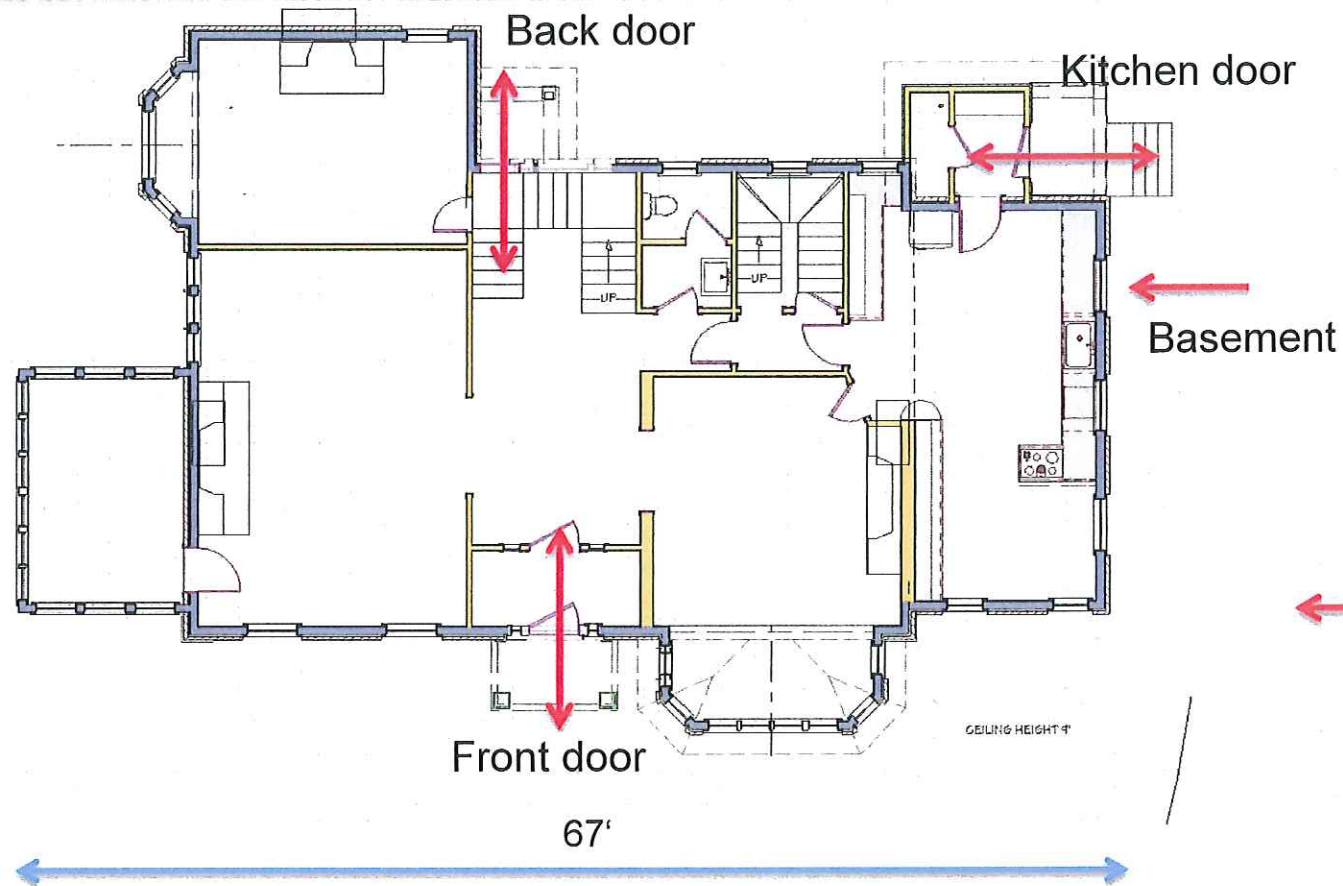


MATTHEW  
CUNNINGHAM  
LANDSCAPE  
DESIGN LLC

matthew-cunningham.com

# House plans

- Proposed two-story wood framed addition off the back of the house
- First floor is kitchen/family room
- Second floor is master suite



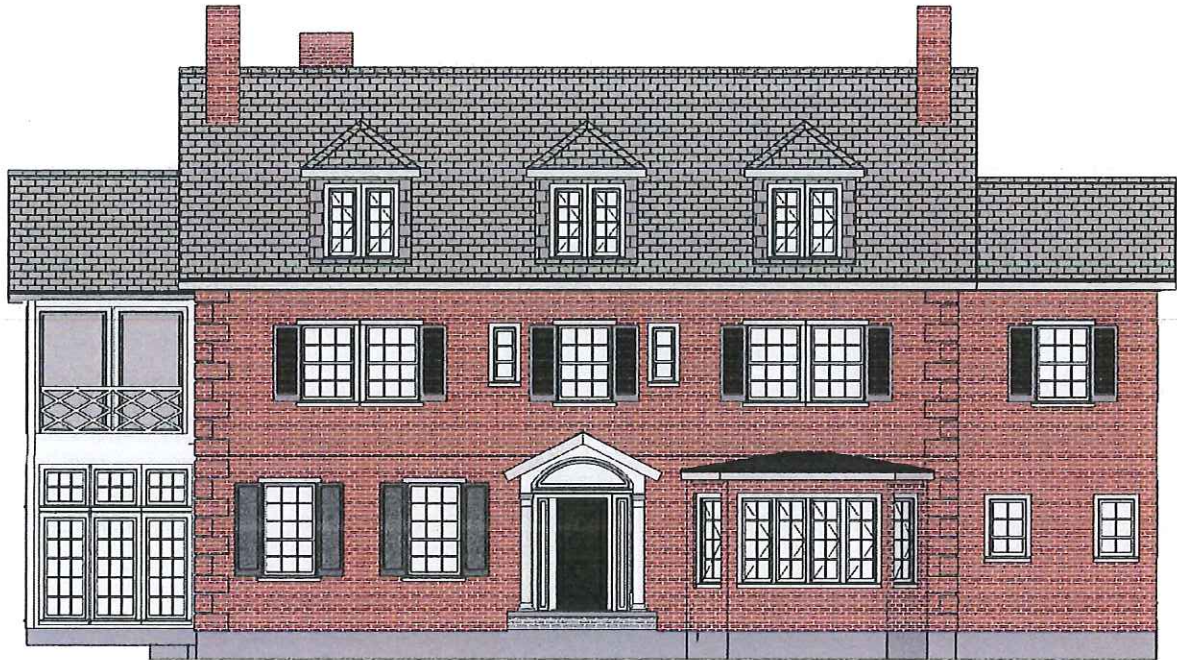
Existing



Proposed – approx 800 sf addition

Access and egress

# Front (Highland St.) elevation



Existing

- Restore existing double-hung and casement windows throughout house
- Replace existing storm windows with new triple-track

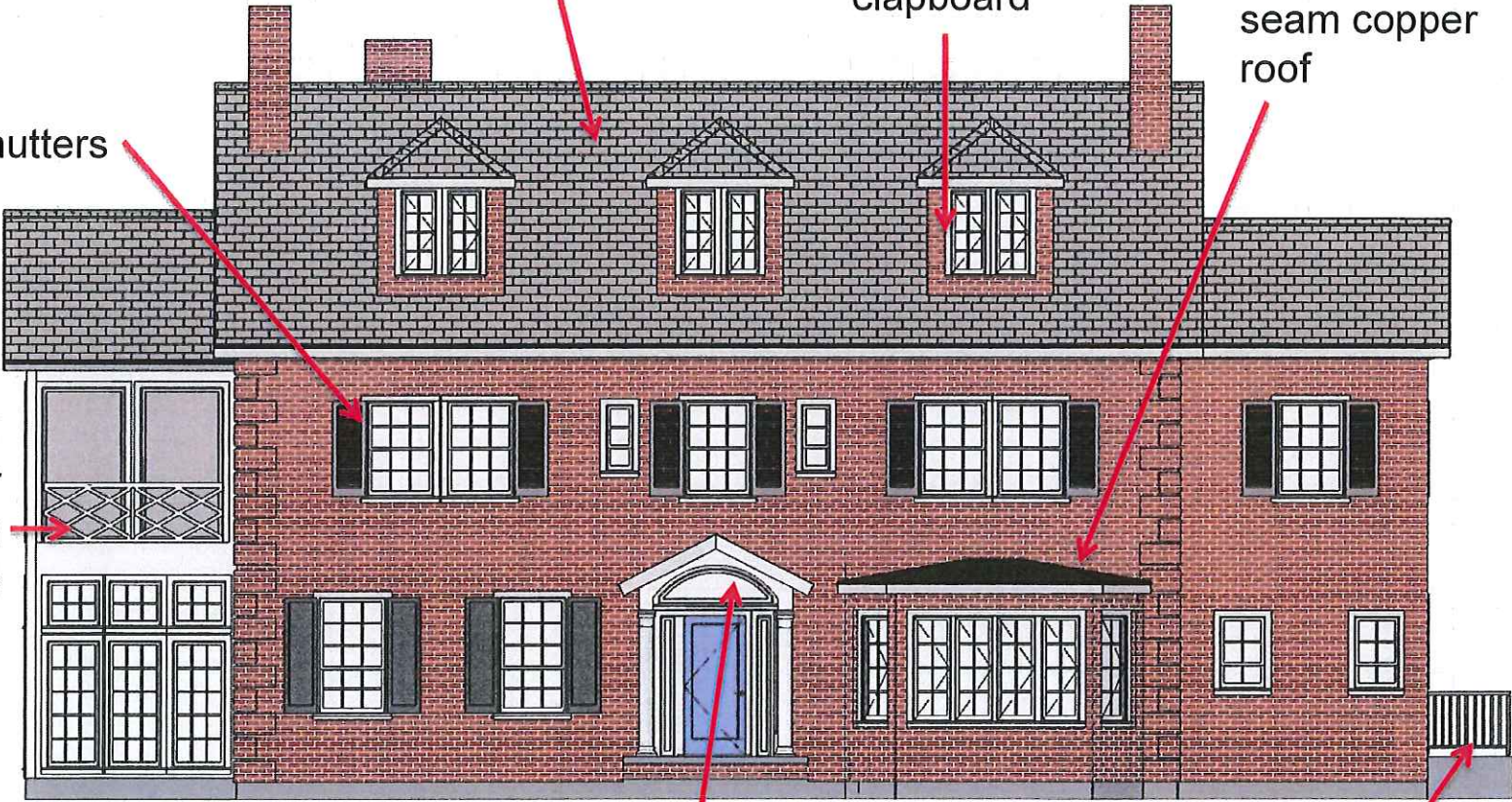
Restore and repoint chimneys

New Slate Roof  
New 18" copper ice belt

Replace slate on sides and front of dormers with clapboard

New standing-seam copper roof

Repair shutters



Restore/repair porch  
Replace screens

Restore/repair portico

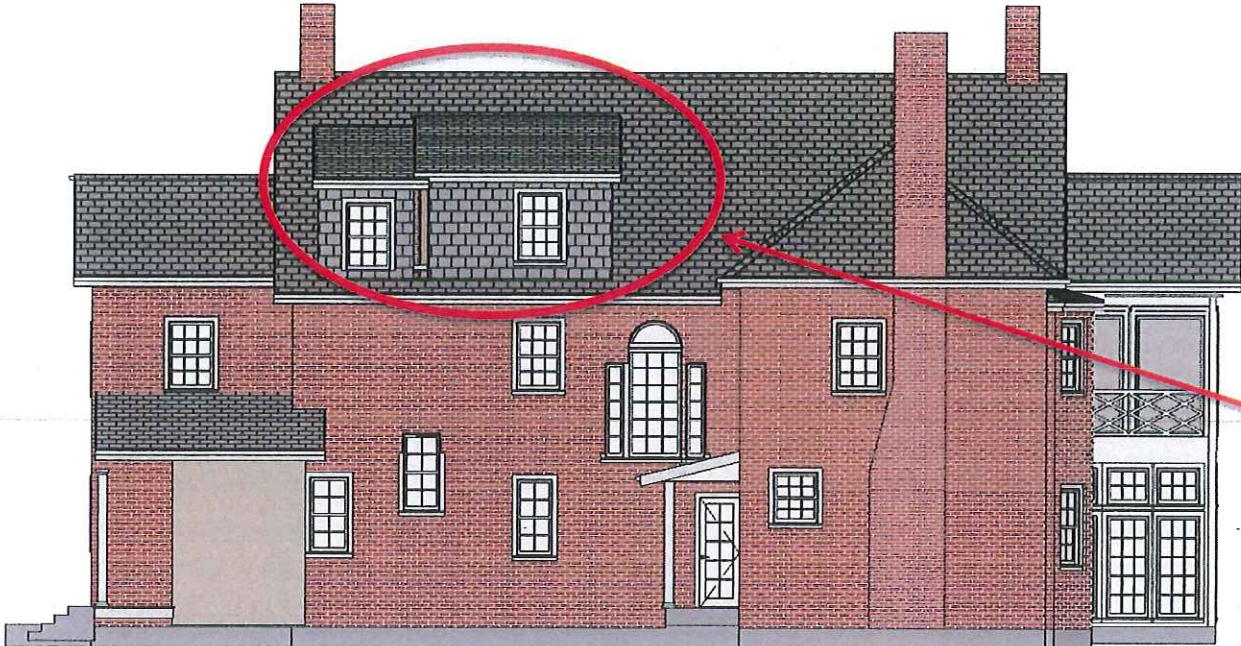
New Basement stair with wrought iron rail



Restore/repair fascia, soffits, corbels  
New wood gutters and downspouts with copper lining

Proposed

# Back elevation



Existing

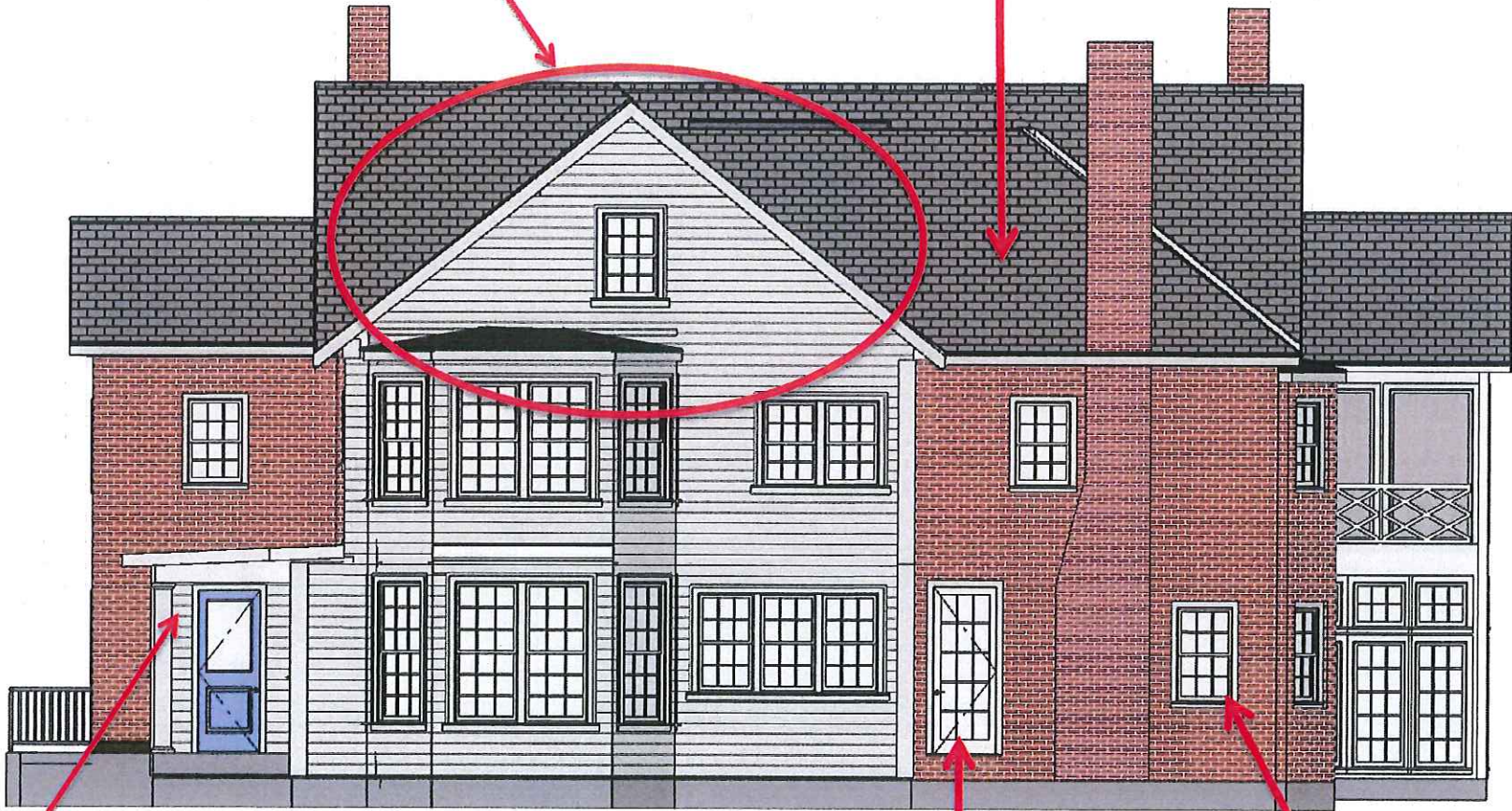
- New wood framed addition
- Painted clapboard siding 5" exposure
- New insulated glass windows: Marvin Ultimate double hung
- Window and door trim 5 x 5/4 w/back band, historic sills

Remove shed dormers, replace with gabled addition

Continue plane of existing hipped roof to meet addition



Incorporate profiles and features of existing horizontal trim into addition



New entry facing back yard

Proposed

Replace existing window with door

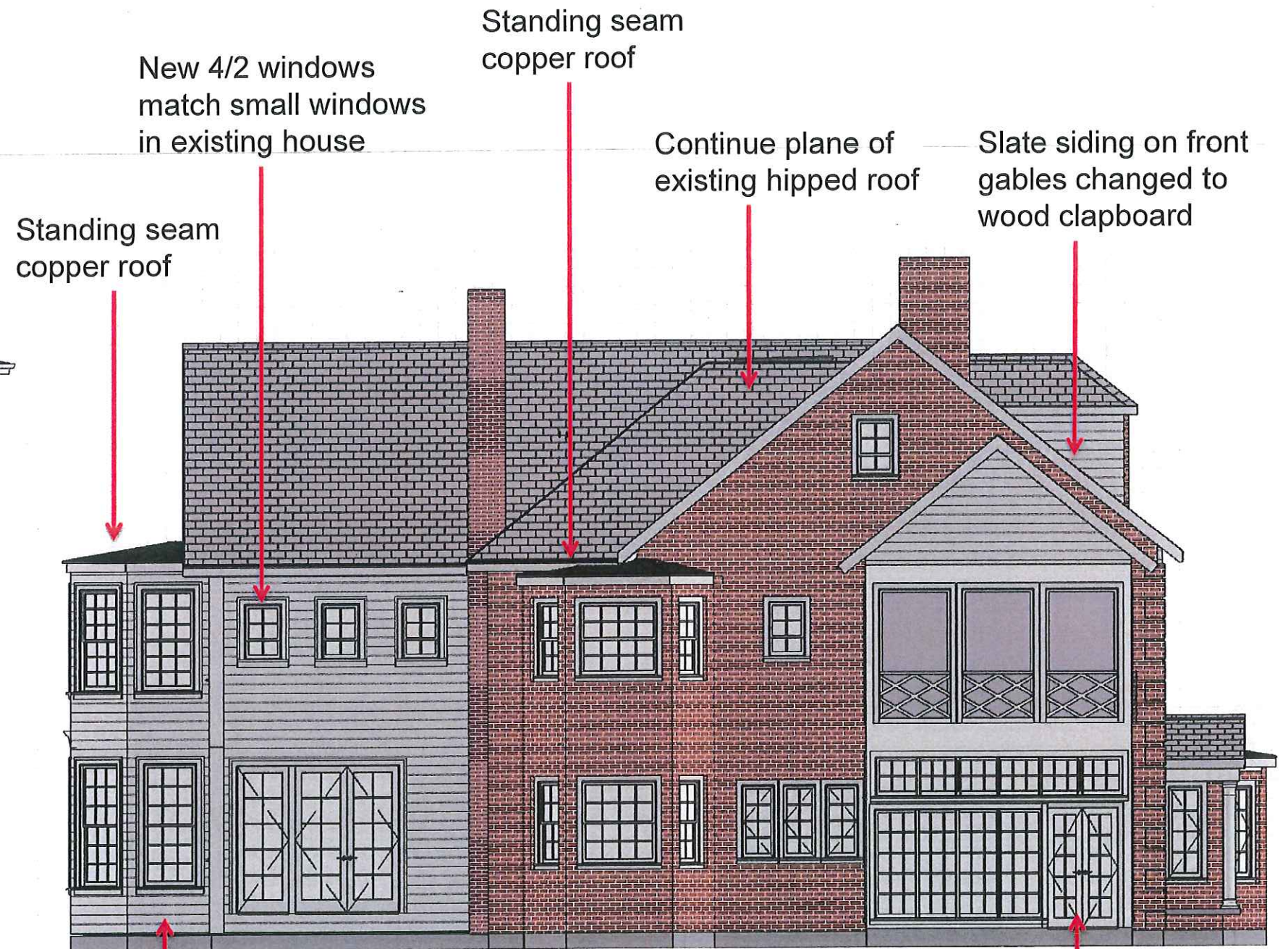
Proposed new opening and window



# West (Appleton St.) elevation



Existing



New wood-framed addition

Proposed

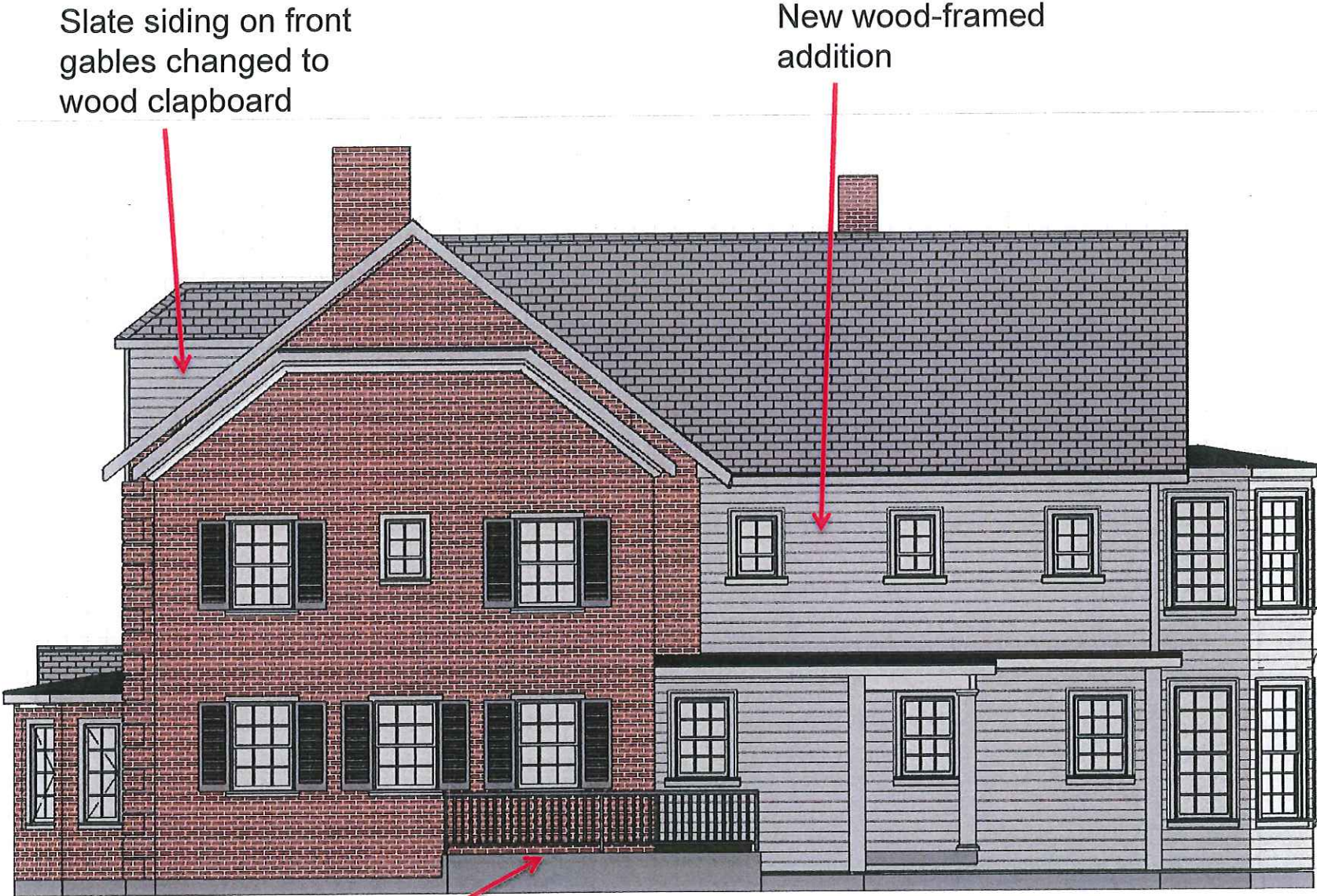
Replace windows with doors

# East elevation



Existing

Take out existing back entry/mudroom



Slate siding on front gables changed to wood clapboard

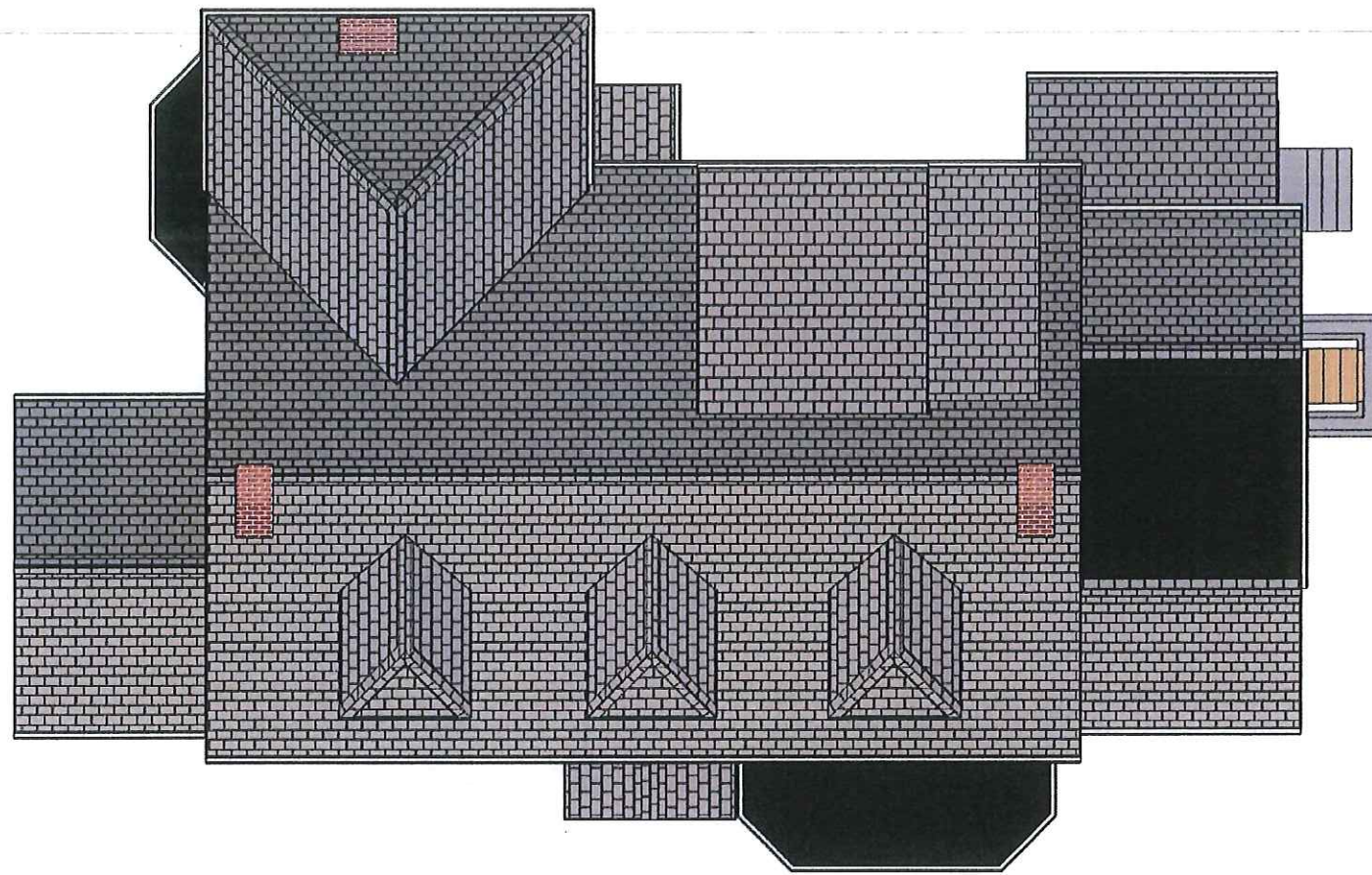
New wood-framed addition

New Basement entry

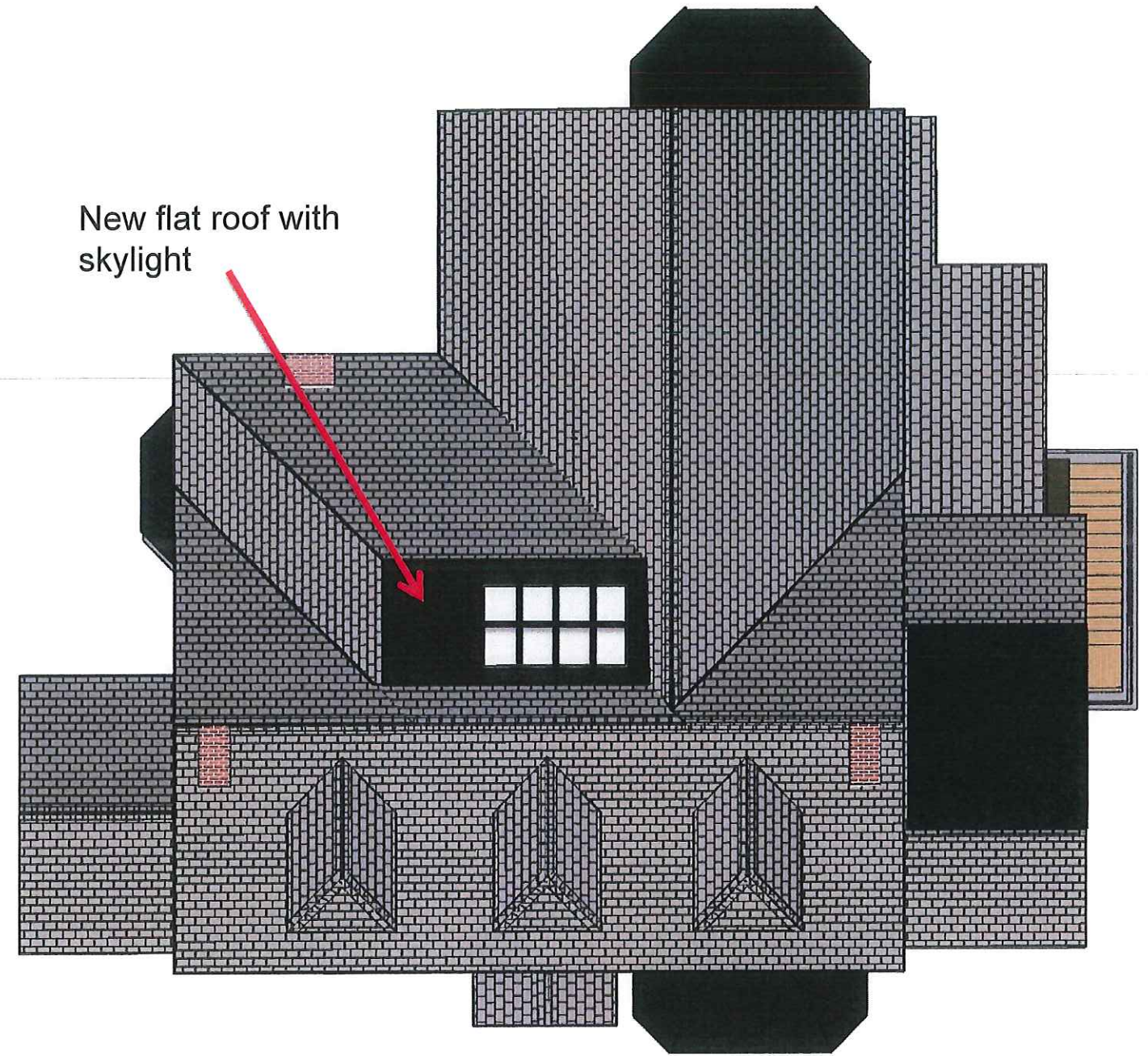
Proposed

# Roofs

- Ridges capped with slate
- Open copper valleys

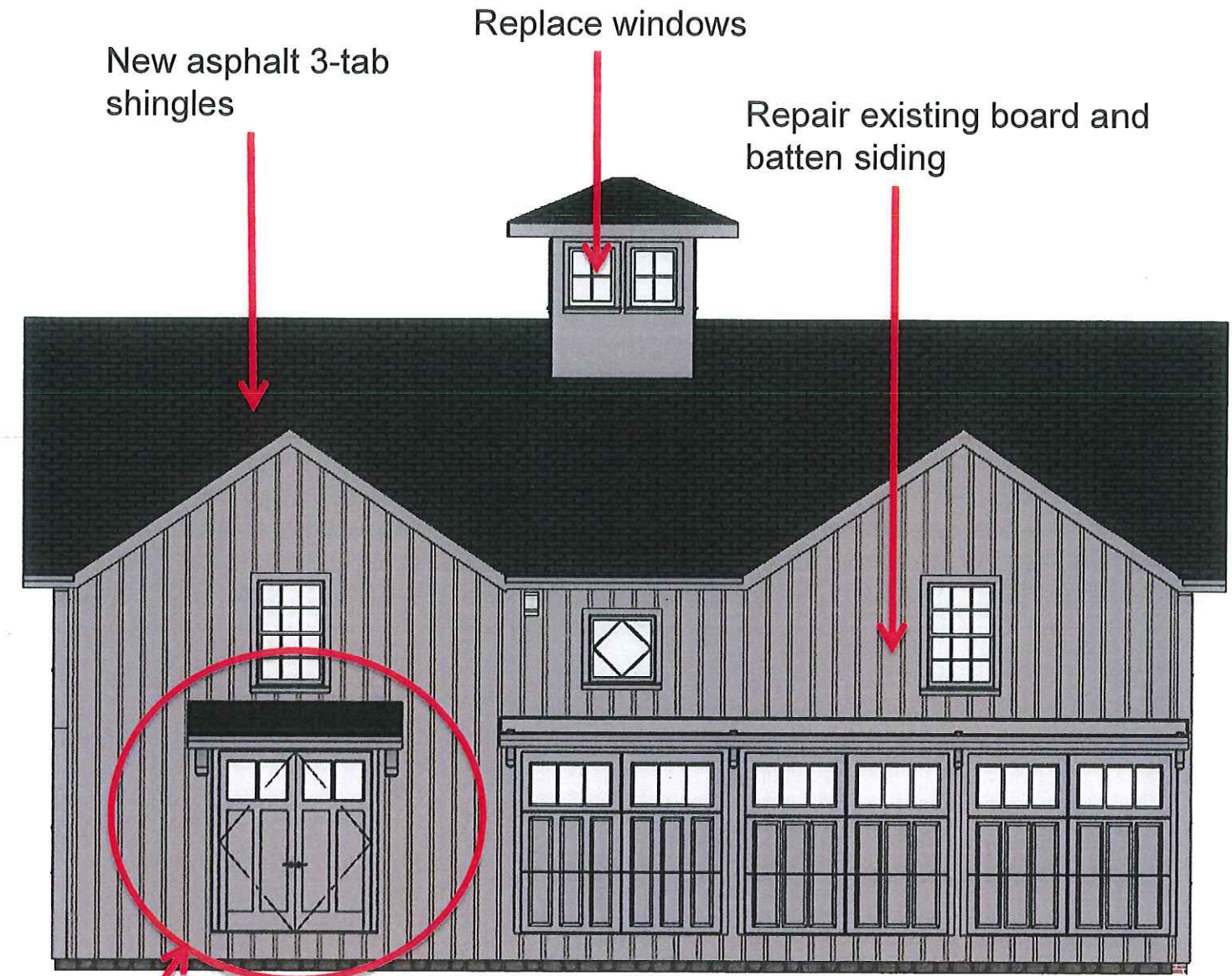
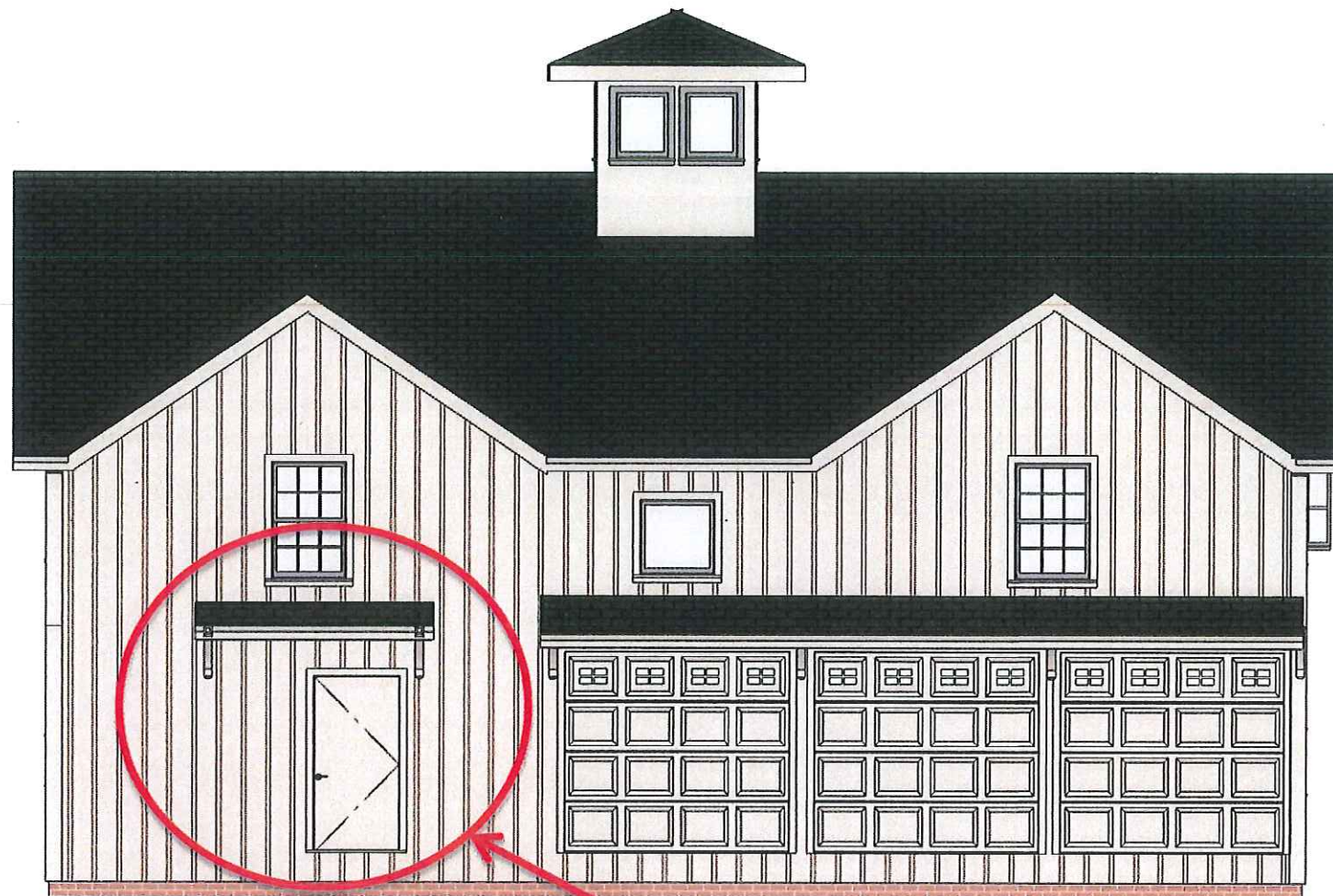


Existing



Proposed

# Carriage house front



New asphalt 3-tab shingles

Replace windows

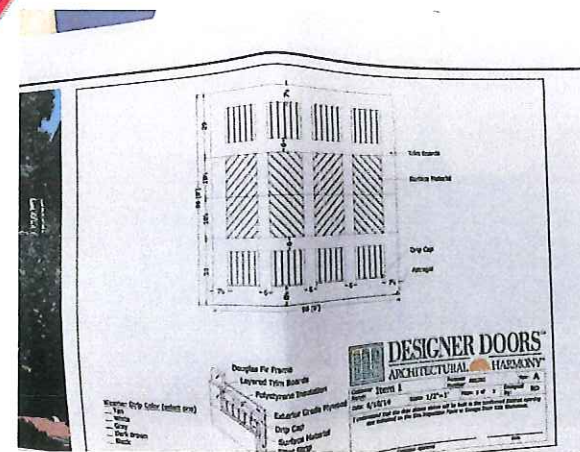
Repair existing board and batten siding



Existing

Bring back 8 ft 2 door entry at existing hinge locations

Larger shed roof with copper standing seam



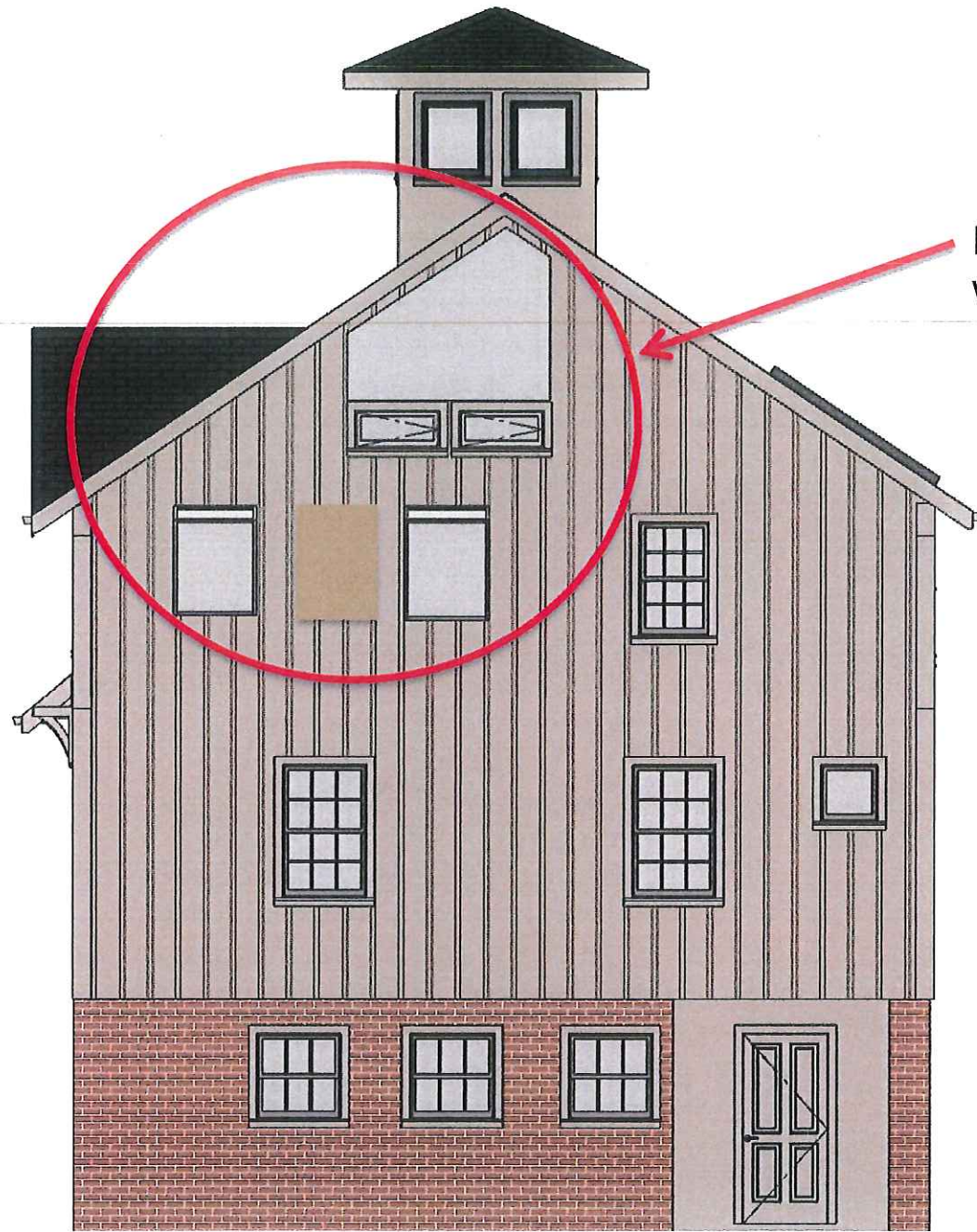
Proposed

Replace garage doors

Replace shed roof over garage doors with slanted board – similar to window trim

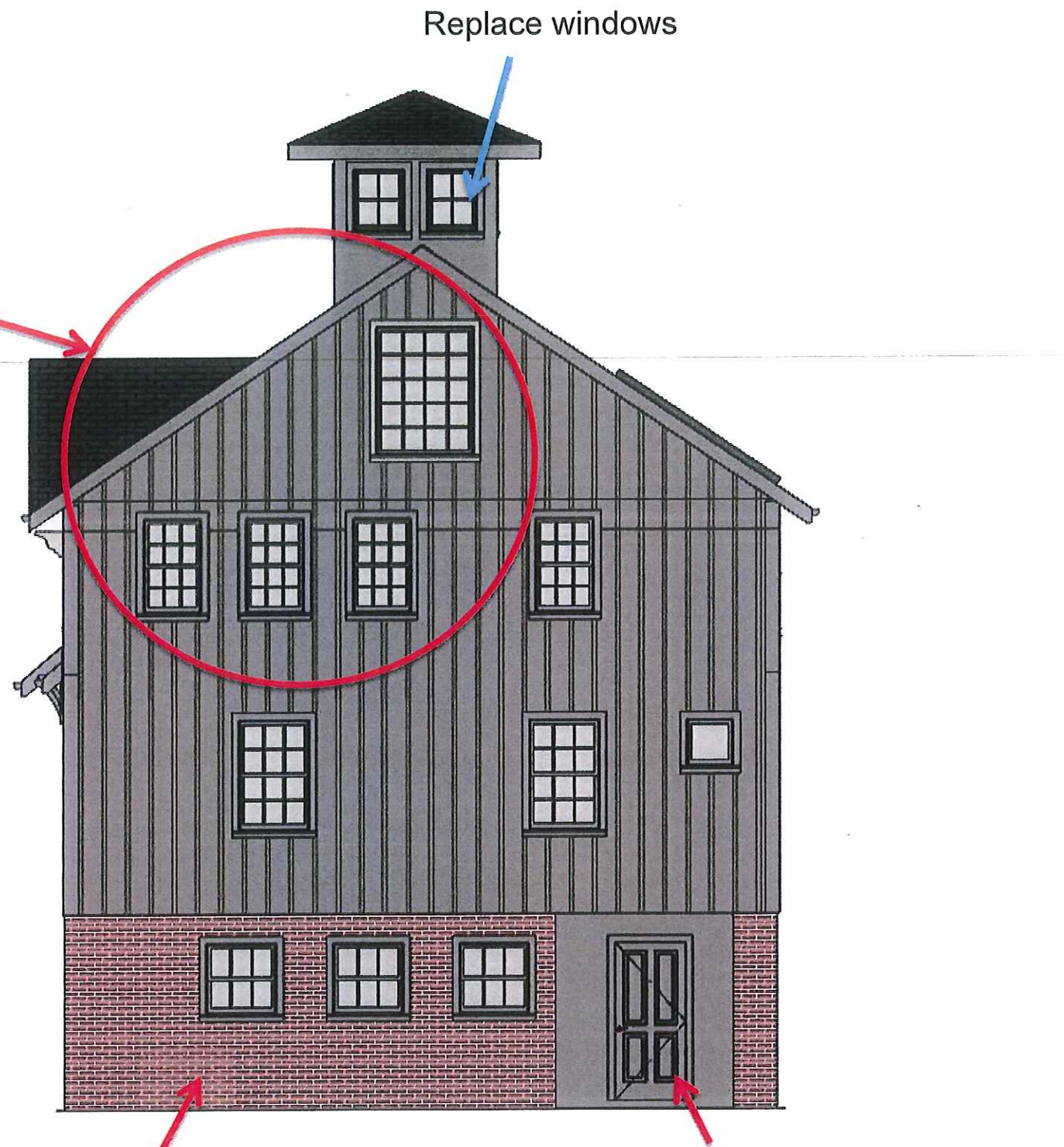


# Carriage house south side



Existing

Replace 1972 windows



Replace windows

Rake and repoint foundation

Proposed

Replace door and other rotted trim

Repair or replace with similar white fence along Highland and Appleton



AA SECTION LOOKING NORTH

See proposed plot plan for section lines



BB SECTION LOOKING EAST

See proposed plot plan for section lines



CC SECTION LOOKING SOUTH

See proposed plot plan for section lines





DD SECTION LOOKING WEST

See proposed plot plan for section lines