



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: www.cambridgema.gov/Historic

RECEIVED

MAY 14 2019

APPLICATION FOR CERTIFICATE

CAMBRIDGE HISTORICAL COMMISSION

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).

This proposal includes:

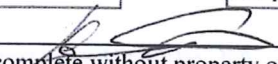
- Interior gut renovation of the front portion of the existing structure; the exterior shell of the building is to remain, with historic restoration to be completed as required.
- A 2nd story addition above the existing 1st story bump-out at the front left side of the building.
- An addition which encapsulates the existing, smaller portion of the building at the rear.

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: 5/14/19 Case Number: 4112 Hearing Date: 6/6/19

Type of Certificate Issued: _____ Date Issued: _____

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	05/10/2019
C-1	Existing Plot Plan	05/15/2018
A-020	Architectural Site Plan	05/10/2019
A-021	Floor Area Analysis	05/10/2019
EX-100	Existing Conditions	05/10/2019
A-100	Basement & First Floor Plans	05/10/2019
A-101	2nd & 3rd Floor Plans	05/10/2019
A-300	Front & Right Side Elevations	05/10/2019
A-301	Rear & Left Side Elevations	05/10/2019
AV-4	Perspectives	05/10/2019
AV-1	Perspectives	05/10/2019
AV-3	Perspectives	05/10/2019
AV-2	Neighborhood Photos	05/10/2019



PROJECT NAME
135 WESTERN AVE.
 PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts
 CLIENT
BLUEPOWER REAL ESTATE STEVE DAYS

ARCHITECT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-6662

CONSULTANTS:

PROJECT: 135 Western Ave. Residences

PROJECT ADDRESS:
 135 WESTERN AVENUE
 CAMBRIDGE MASSACHUSETTS

ARCHITECT
 KHALSA DESIGN INC.
 ADDRESS:
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143

CLIENT
 STEVE DAYS
 BLUEPOWER REAL ESTATE LLC
 ADDRESS:
 55 HAGEN ROAD
 NEWTON MA 02459

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REGISTRATION



Project number 16125
 Date 05/10/2019
 Drawn by ERS
 Checked by JSK
 Scale 1" = 50'-0"

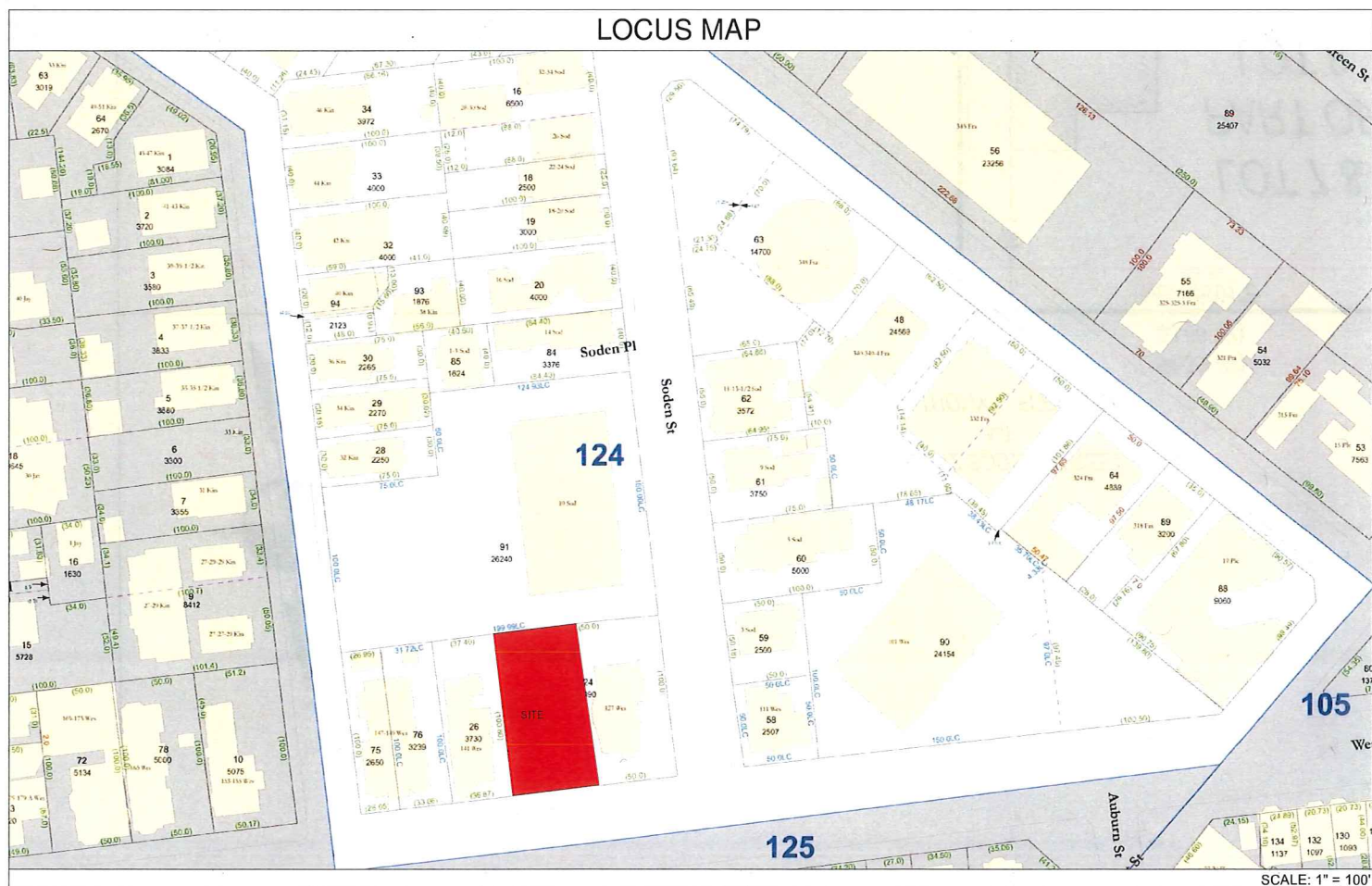
REVISIONS

No.	Description	Date

Cover Sheet

A-000

135 WESTERN AVE.



**Schematic Design
05/10/2019**

I:\TKG-SERVER\Drawings\1616125_135 Western_Steve Days\1616125_135 Western-Rear Option 1-FLAT ROOF EXTENSION.dwg 5/19/2019 1:23:42 PM

REFERENCES:
 DEED: BK 63645; PG 30
 PLAN: PL BK 17-A; PL 15
 (B OF 2)
 LCC: 3174-B
 5768-A
 33367-B
 34671-A

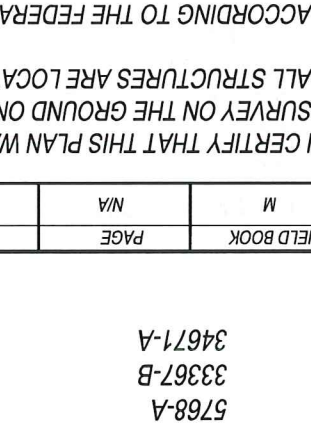
FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M	N/A	MO	NPP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 13, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY-PANEL # 25017C0576E
 EFFECTIVE DATE: 06/04/2010

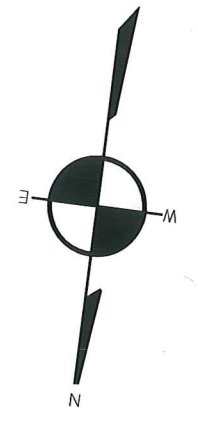
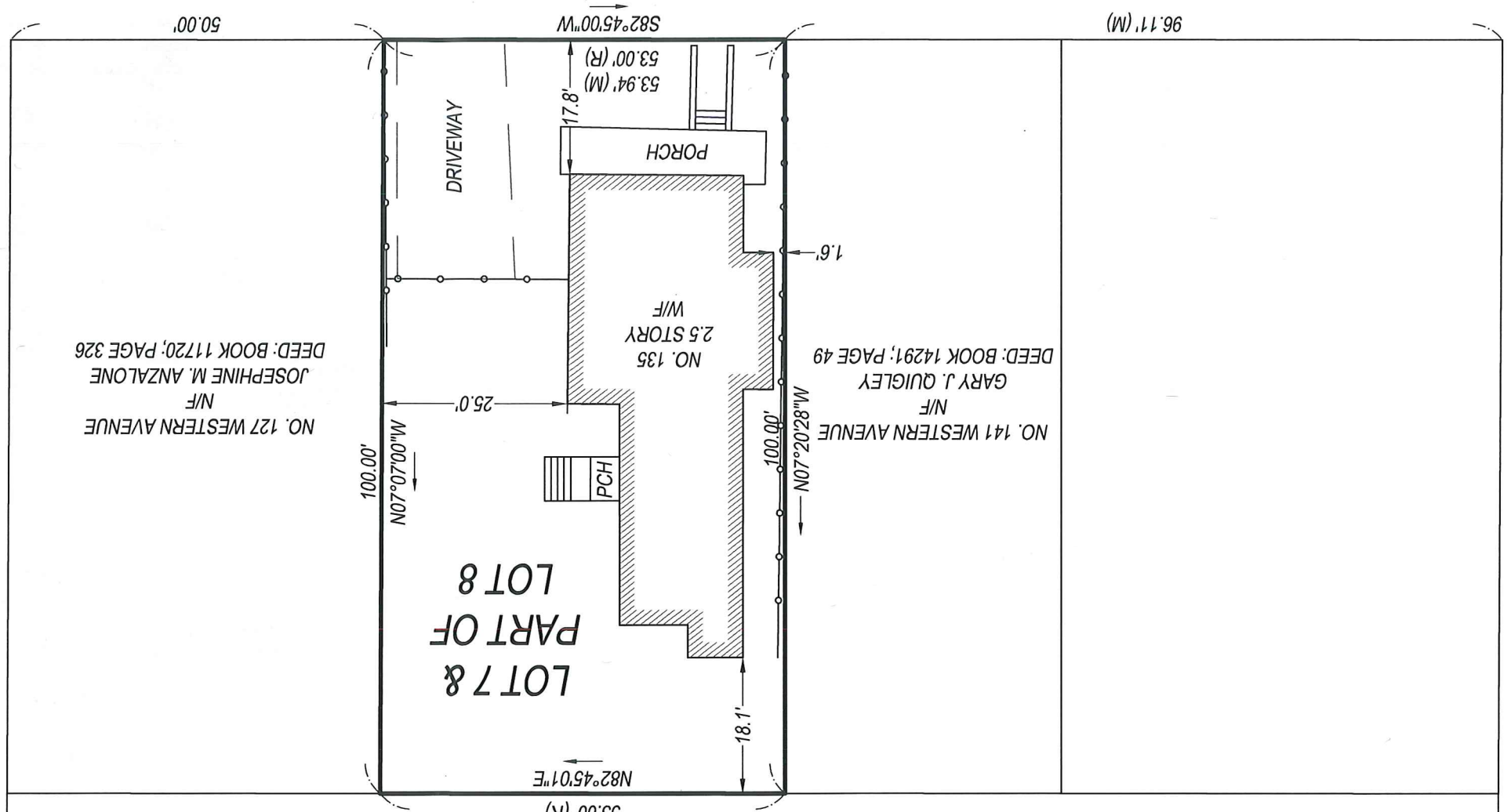
PREPARED FOR:
 WEIRENG DAI
 4 BERWYN LANE
 WEST HARTFORD, CT 06107

CERTIFIED PLOT PLAN
 LOCATED AT
135 WESTERN AVENUE
CAMBRIDGE, MA
 SCALE: 1 INCH = 20 FEET
 DATE: MAY 15, 2015

BOSTON
SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617)242-1313
 JOB #15-00104
 FILE #15-00104 - 05/15/15



SODEN STREET



KINNAIRD STREET

ZONING CHART

ZONE : RC-1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN S.F.	5,000 S.F.	5,405 S.F.	5,405 SF	COMPLIES
LOT AREA, MIN S.F. / DU	1,500 S.F. / DU= 3 DU MAX	2,702.5 S.F. / DU (2 DU)	2,702.5 S.F. / DU (2 DU)	COMPLIES
MAX. FAR	0.75 (4,053 S.F. MAX)	0.58 (3,130 S.F.)	0.70 (3,827 S.F.)	COMPLIES
MIN. LOT WIDTH	50'	53.94'	53.94'	COMPLIES
MIN. FRONT YARD	H+L (a) / (4+2); MIN. 10'-0" (a) MEASURED FROM CENTERLINE OF STREET (32.75+54)/ 6= 14'-5"	+/- 54'-0" FROM CENTER OF WESTERN AVE. 17'-9" FROM LOT LINE	+/- 54'-0" FROM CENTER OF WESTERN AVE. 17'-9" FROM LOT LINE	COMPLIES
MIN SIDE YARDS	H+L / (5 + 2) 7' - 6" MINIMUM, SUM 20' 32.75+64.3/ 7= 13'-10"	1' - 7" (L) 25' - 0" (R)	1' - 7" (L) 20' - 4" (R)	PRE-EXISTING NONCONFORMITY / NEW WORK COMPLIES COMPLIES
MIN REAR YARD	H+L / (4 + 2) 20'-0" MINIMUM 32.75+27.75/ 6= 10'-1"	18' - 1"	18' - 1" @ EXISTING 22' - 2" @ NEW WORK	PRE-EXISTING NONCONFORMITY / NEW WORK COMPLIES

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner: "H" is the height of the building, "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

MAX HEIGHT	35' - 0"	34' - 6"	34' - 6"	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (1,621 S.F.) 50 % AREA REQ. TO BE PERMEABLE SPACE PER 5.22.3		34% / 1,860 SF 46% OF SITE IS PERMEABLE OPEN SPACE 100% OF PRIVATE OPEN SPACE IS PERMEABLE	COMPLIES COMPLIES

SECTION 5.22: PRIVATE OPEN SPACE:

An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building, not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

5.22.3 SPECIAL REQUIREMENTS IN RESIDENCE A-1, S-2, B, C, AND C-1

At least fifty (50) percent of the required Private open space in these districts shall meet all of the requirements of Section 5.22.1 above. At least fifty (50) percent of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.

ARTICLE 2.000 - DEFINITIONS (City of Cambridge, Massachusetts Zoning Ordinance)

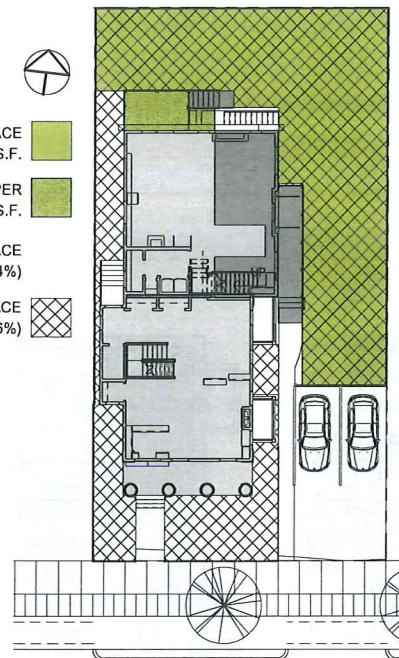
FLOOR AREA GROSS.

GROSS FLOOR AREA SHALL NOT INCLUDE:

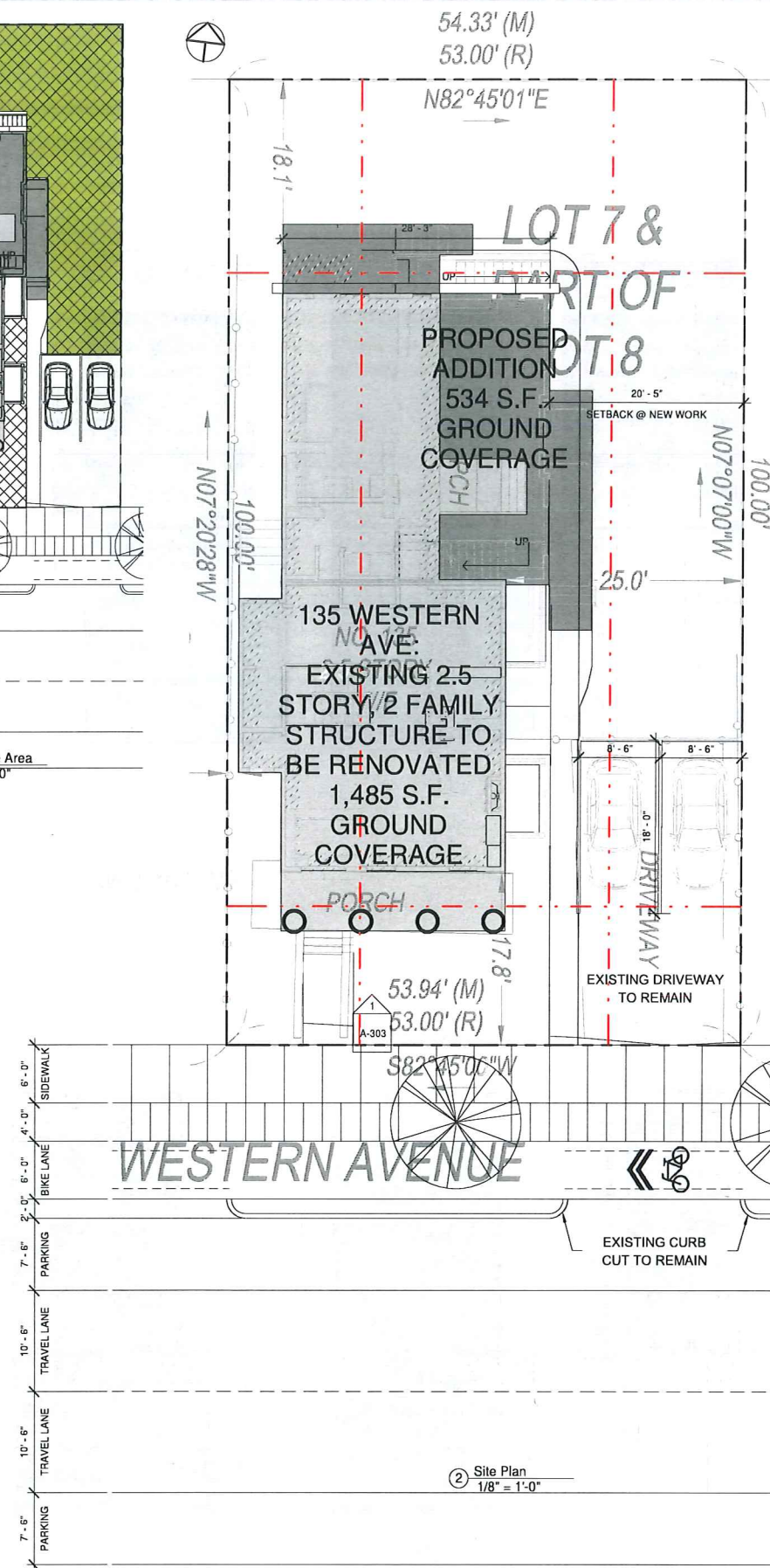
(7) elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area

PARKING	1 SPACE/DU	2 SPACES (1/DU)	2 SPACES (1/DU)	COMPLIES
---------	------------	-----------------	-----------------	----------

PRIVATE OPEN SPACE PER 5.22.1: 1,757 S.F.
PRIVATE OPEN SPACE PER 5.22.1 (DECK): 103 S.F.
TOTAL PRIVATE OPEN SPACE PER 5.22.1: 1,860 S.F. (34%)
PERMEABLE OPEN SPACE PER 5.22.3: 2,480 S.F. (46%)



③ Landscape Area
1/16" = 1'-0"



② Site Plan
1/8" = 1'-0"

PROJECT NAME
135 WESTERN AVE.
PROJECT ADDRESS
135 Western Avenue
Cambridge,
Massachusetts
CLIENT
BLUEPOWER REAL ESTATE STEVE DAYS

ARCHITECT
DESIGN
KHALSA

17 VALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-6682

CONSULTANTS:

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REGISTRATION



Project number 16125
Date 05/10/2019
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date

Architectural Site Plan

A-020

135 WESTERN AVE.

PROJECT NAME
135 WESTERN
AVE.

PROJECT ADDRESS
135 Western Avenue
Cambridge,
Massachusetts

CLIENT
BLUEPOWER REAL
ESTATE
STEVE DAYS



CONSULTANTS:
17 WALDOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

REGISTRATION



REVISIONS

No.	Description	Date
16125	Project number	05/10/2019
ERS	Drawn by	
JSK	Checked by	
3/32" = 1'-0"	Scale	

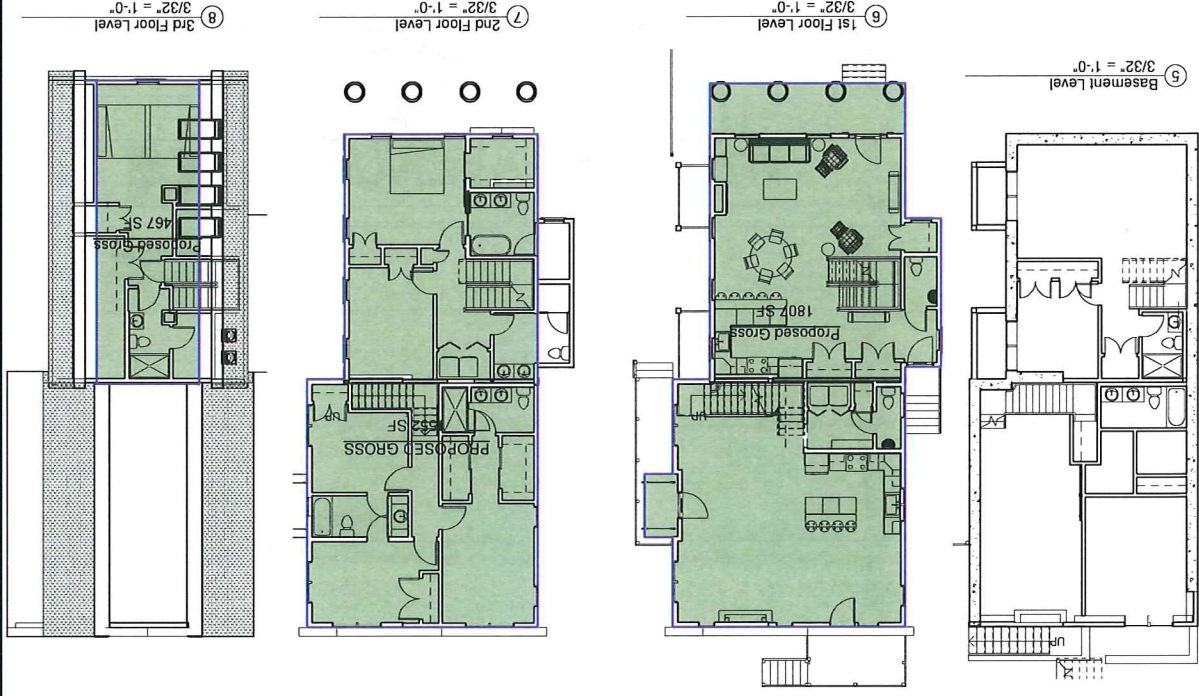
A-021

**Floor Area
Analysis**

135 WESTERN AVE.

EXISTING GROSS FLOOR AREA*

*PER CAMBRIDGE ZONING CODE



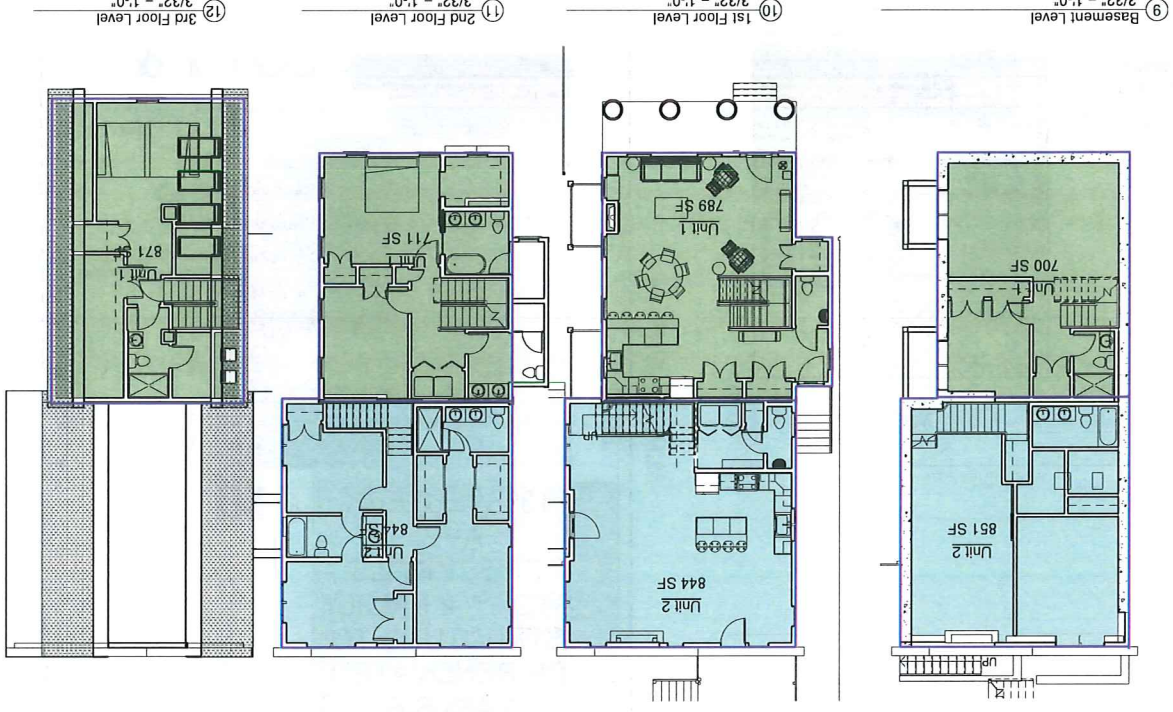
Area	Level
1455 SF	Existing 1st Floor
1201 SF	2nd Floor Level
465 SF	3rd Floor Level
3121 SF	

3130 X 25% = 782 S.F.
MAXIMUM INCREASE
3,912 MAX GFA

Area	Level
1807 SF	Existing 1st Floor
1552 SF	2nd Floor Level
467 SF	3rd Floor Level
3827 SF	

Area	Level
700 SF	Unit 1 Basement
789 SF	Unit 1 Existing 1st Floor
711 SF	Unit 1 2nd Floor Level
871 SF	Unit 1 3rd Floor Level
3071 SF	Basement
851 SF	Unit 2 Basement
844 SF	Unit 2 Existing 1st Floor
2539 SF	Unit 2 2nd Floor Level
5610 SF	

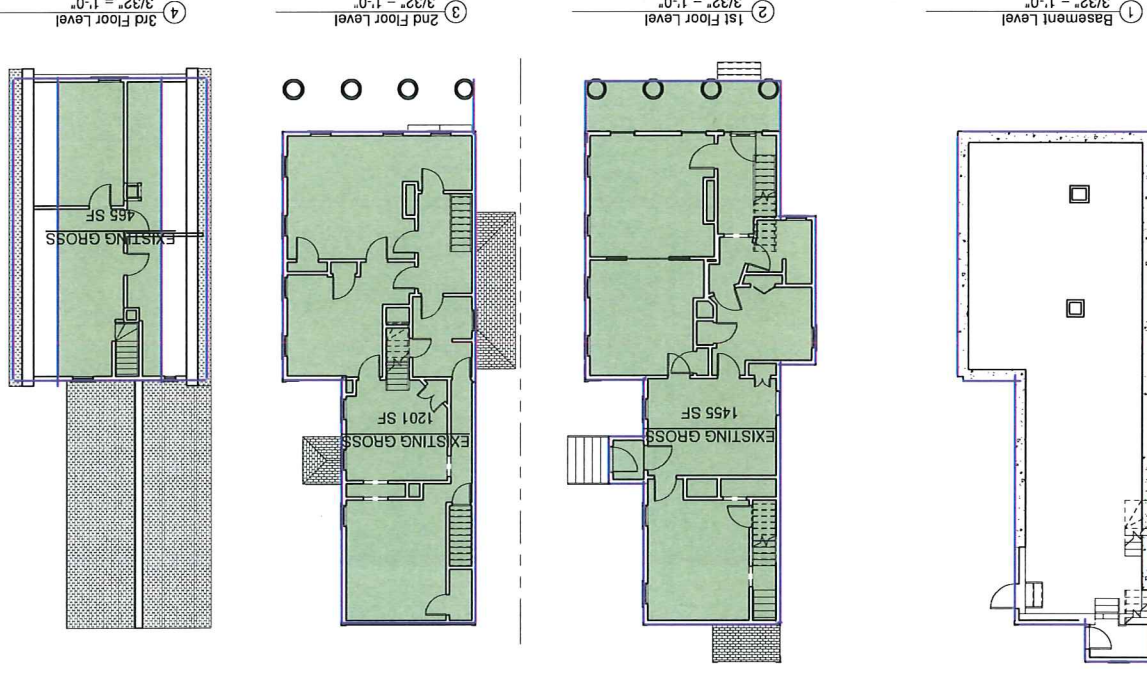
UNIT AREAS



Area	Name	Level
700 SF	Unit 1	Basement
789 SF	Unit 2	Existing 1st Floor
711 SF	Unit 1	2nd Floor Level
871 SF	Unit 1	3rd Floor Level
3071 SF	Basement	
851 SF	Unit 2	Basement
844 SF	Unit 2	Existing 1st Floor
2539 SF	Unit 2	2nd Floor Level
5610 SF		

EXISTING GROSS FLOOR AREA*

*PER CAMBRIDGE ZONING CODE

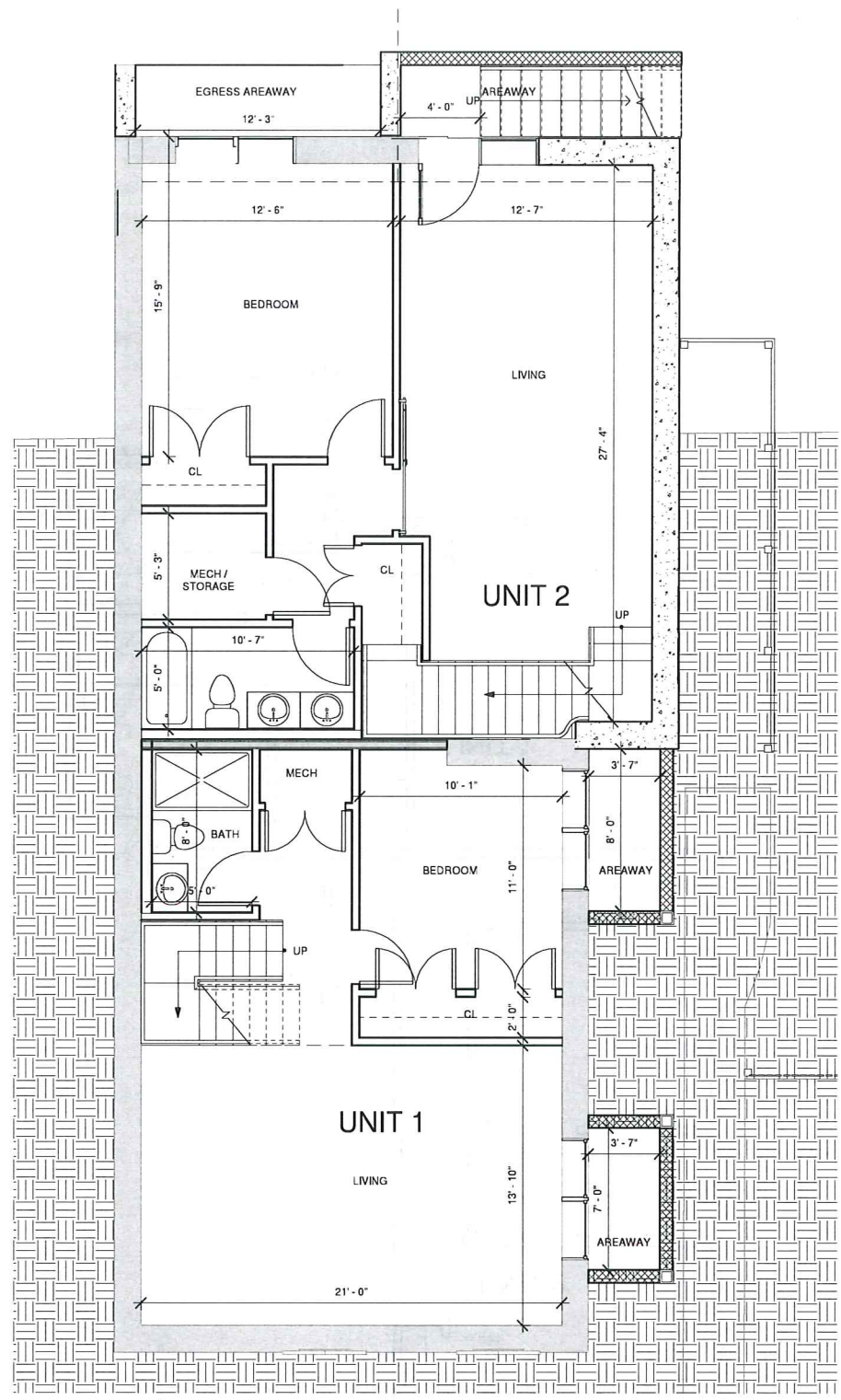


Area	Level
1455 SF	Existing 1st Floor
1201 SF	2nd Floor Level
465 SF	3rd Floor Level
3121 SF	

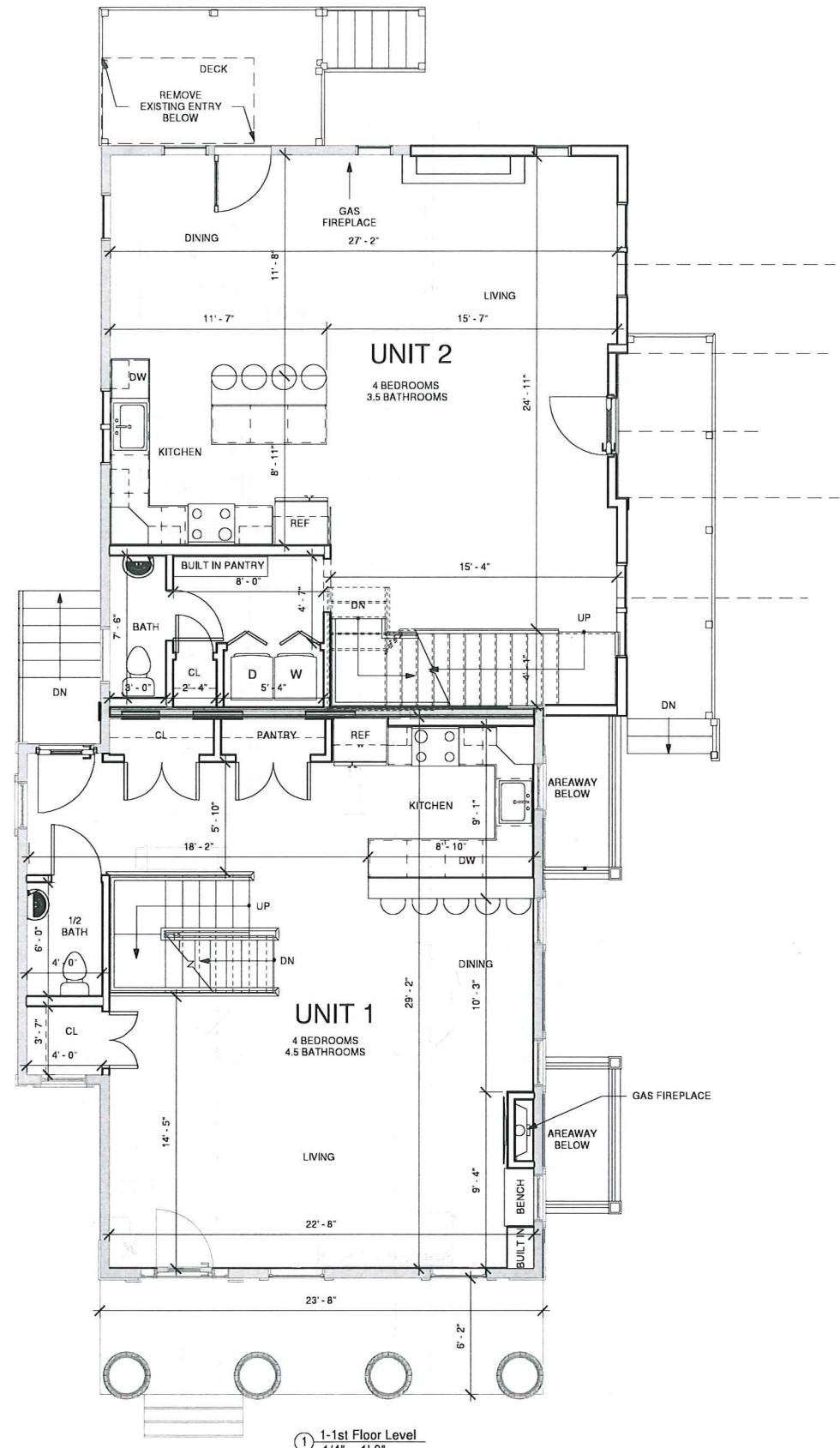
3130 X 25% = 782 S.F.
MAXIMUM INCREASE
3,912 MAX GFA

Area	Level
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1552 SF	2nd Floor Level
467 SF	3rd Floor Level
3827 SF	

Area	Level
700 SF	Unit 1 Basement
789 SF	Unit 1 Existing 1st Floor
711 SF	Unit 1 2nd Floor Level
871 SF	Unit 1 3rd Floor Level
3071 SF	Basement
851 SF	Unit 2 Basement
844 SF	Unit 2 Existing 1st Floor
2539 SF	Unit 2 2nd Floor Level
5610 SF	




② 0-Basement Level
1/4" = 1'-0"



① 1-1st Floor Level
1/4" = 1'-0"



PROJECT NAME
135 WESTERN AVE.
PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts
CLIENT
BLUEPOWER REAL ESTATE
STEVE DAYS

ARCHITECT

KHALSA
 17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682

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REGISTRATION
 Project number 16125
 Date 05/10/2019
 Drawn by ERS
 Checked by JSK
 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Basement & First Floor Plans

A-100
 135 WESTERN AVE.

PROJECT NAME
135 WESTERN
AVE.

PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts

CLIENT

BLUPOWER REAL
ESTATE
STEVE DAYS



ARCHITECT

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Project number	Date	Drawn by	Checked by	Scale
16125	05/10/2019	EBS	JSK	1/4" = 1'-0"

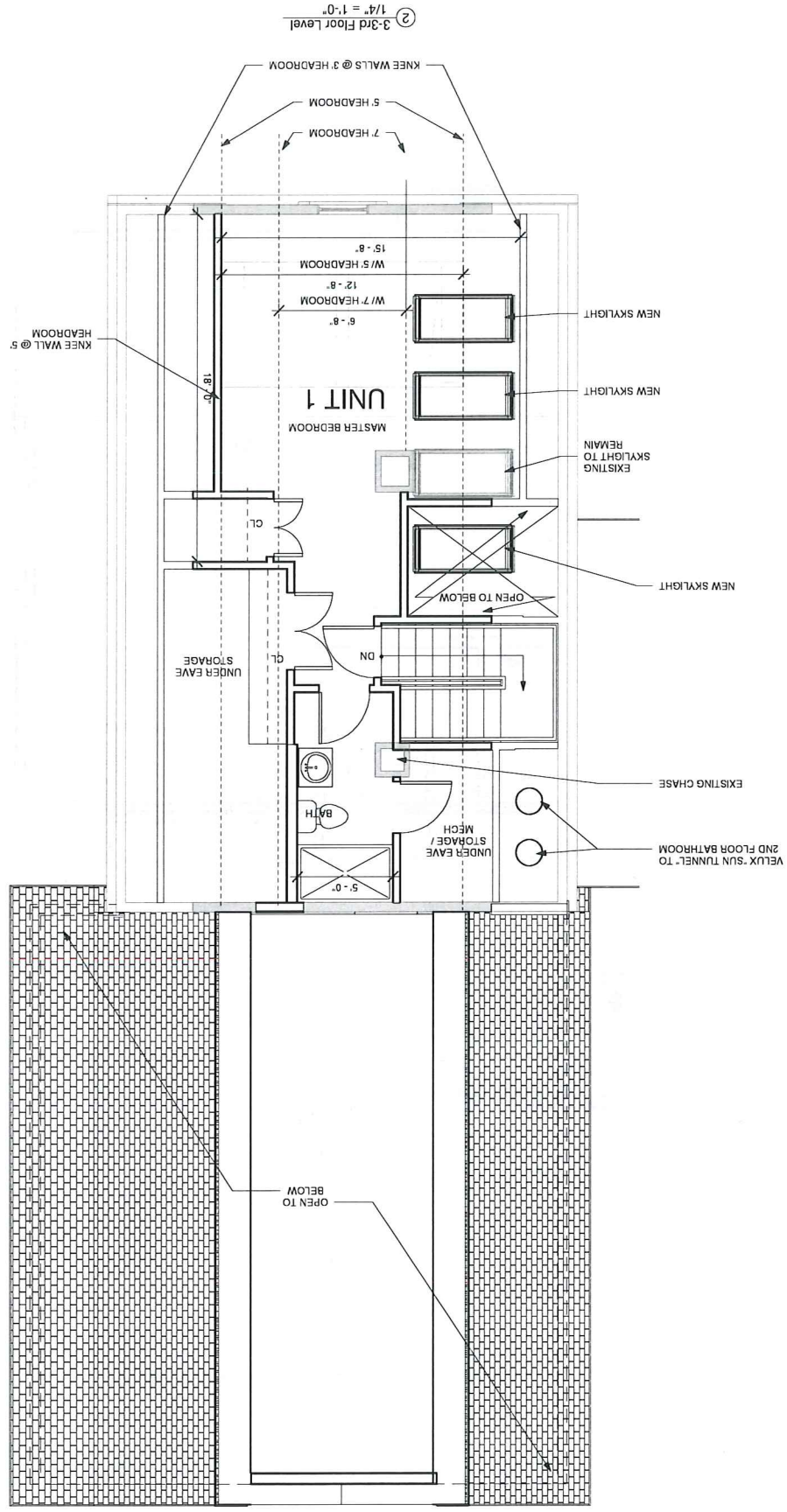
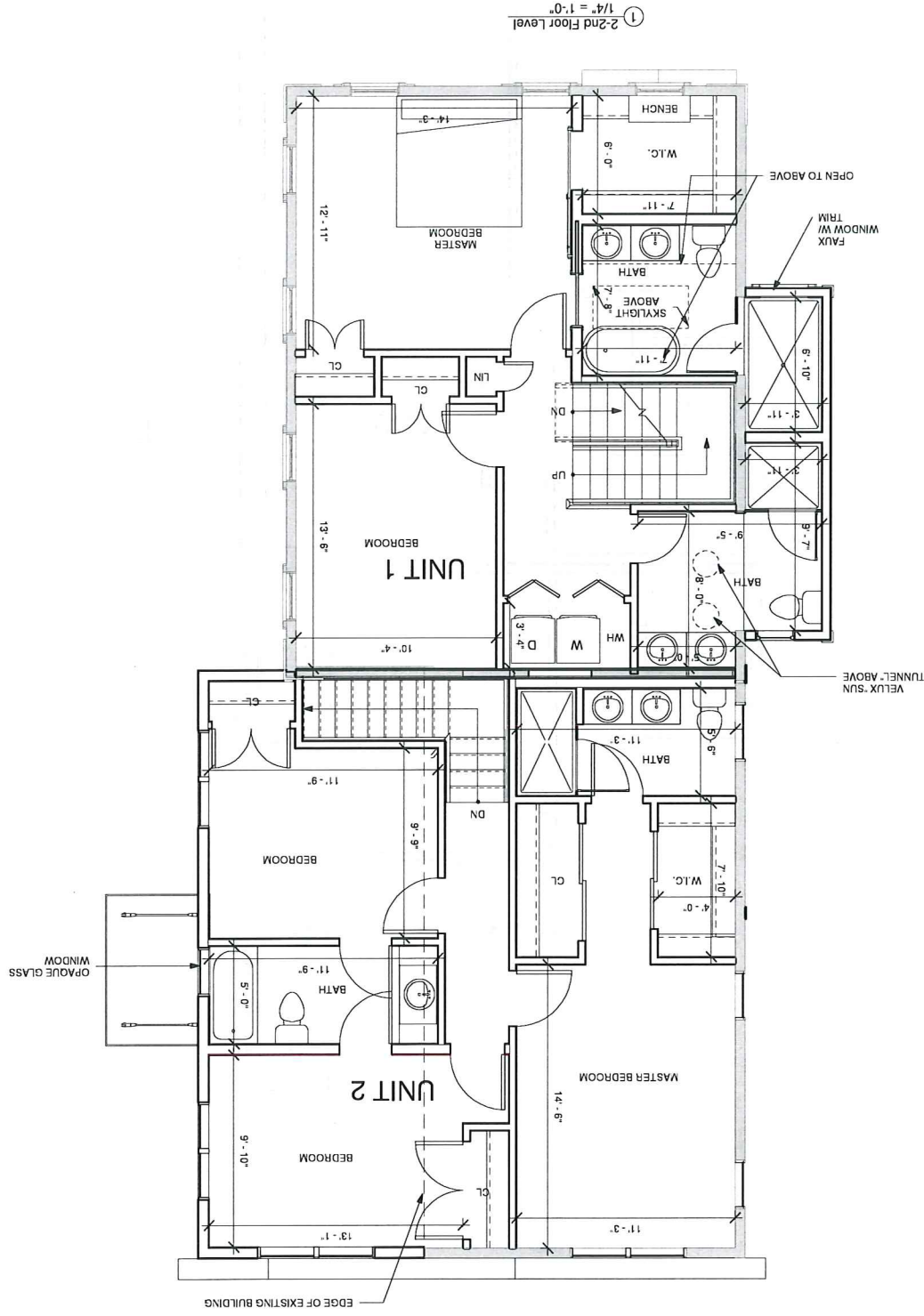
REVISIONS

No.	Description	Date

A-101
 2nd & 3rd Floor
 Plans
 135 WESTERN AVE.

13/2019 1:23:59 PM

\\TKG-SERVER\DATA\1618125_135 Western, Steve Days\Drawings\ARCH SD 052019.04.25.135 Western\Floor Option 1-FLAT ROOF EXTENSION.rvt



PROJECT NAME
**135 WESTERN
 AVE.**

PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts

CLIENT
**BLUEPOWER REAL
 ESTATE
 STEVE DAYS**

ARCHITECT

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 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Front & Right Side
 Elevations

A-300

135 WESTERN AVE.



① Front Elevation
 1/4" = 1'-0"



② Right Side Elevation
 1/4" = 1'-0"

I:\XG-SERVER\Draw\161125_135 Western_Steve Day\03 Drawings\00_ARCH_SD_DD2019.04.25:135 Western-Roof Option 1-FLAT ROOF EXTENSION.rvt 5/12/2019 1:24:01 PM

PROJECT NAME
135 WESTERN
AVE.

PROJECT ADDRESS
135 Western Avenue
Cambridge,
Massachusetts

CLIENT
BLUPOWER REAL
ESTATE
STEVE DAYS



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Project number	Date	Drawn by	Checked by	Scale
16125	05/10/2019	EJS	JSK	1/4" = 1'-0"

No.	Description	Date

Rear & Left Side Elevations

A-301

Root Level 34'-0"

3rd Floor Level 22'-0"

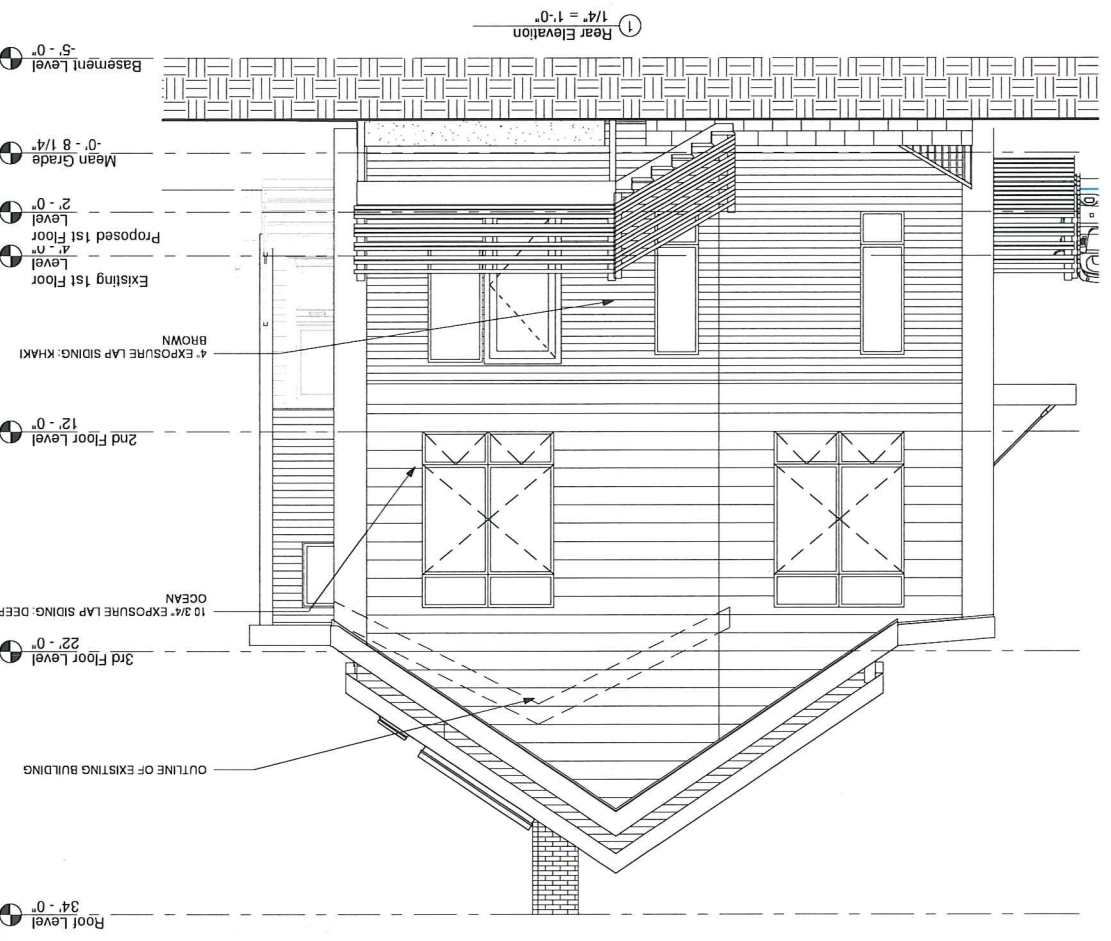
2nd Floor Level 12'-0"

Existing 1st Floor Level 4'-0"

Proposed 1st Floor Level 2'-0"

Mean Grade -0'-8 1/4"

Basement Level -5'-0"



Roof Level 34'-0"

3rd Floor Level 22'-0"

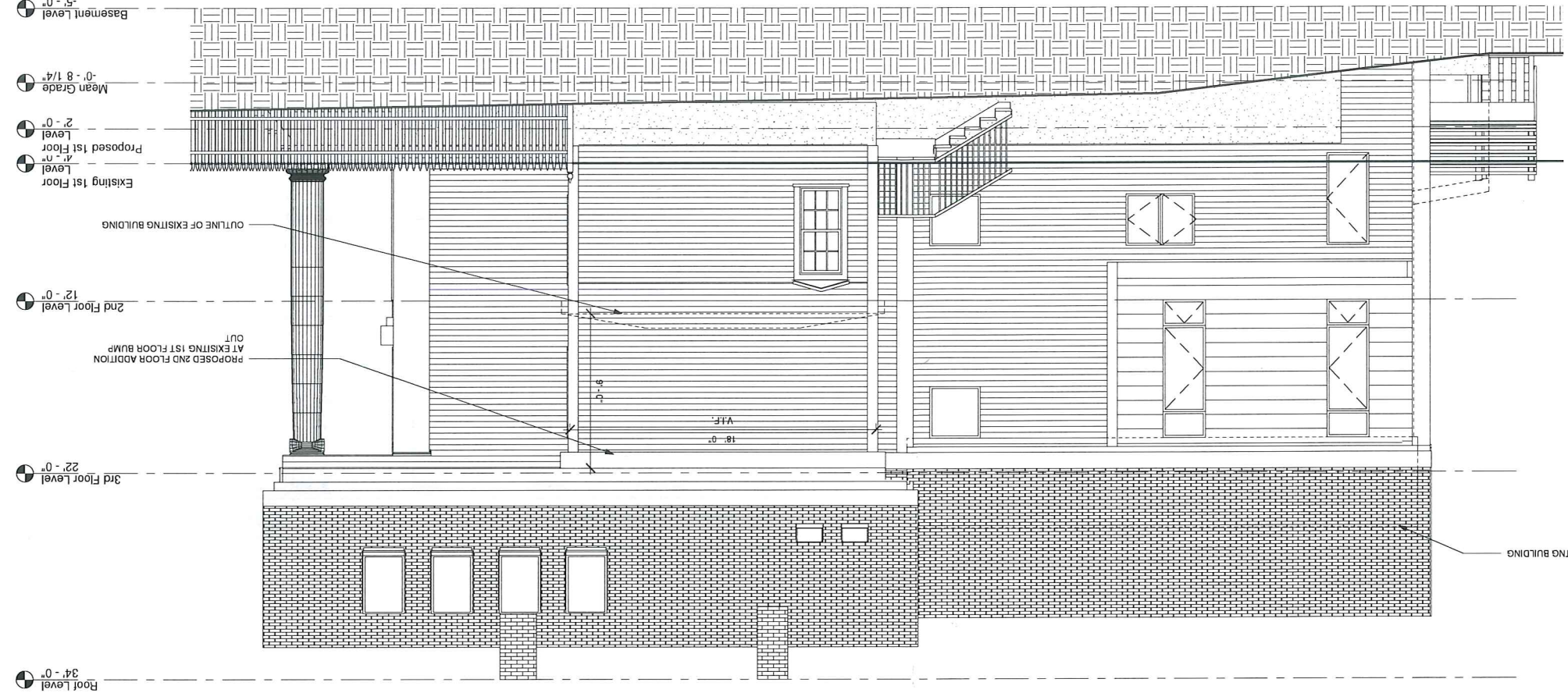
2nd Floor Level 12'-0"

Existing 1st Floor Level 4'-0"

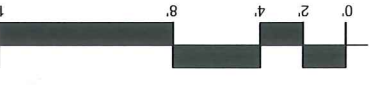
Proposed 1st Floor Level 2'-0"

Mean Grade -0'-8 1/4"

Basement Level -5'-0"



② Left Side Elevation
1/4" = 1'-0"






PROJECT NAME
**135 WESTERN
 AVE.**

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Project number 16125
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 Checked by JSK
 Scale

REVISIONS

No.	Description	Date

Perspectives

AV-1
 135 WESTERN AVE.

PROJECT NAME
135 WESTERN
AVE.

PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts

CLIENT
 BLUEPOWER REAL
 ESTATE
 STEVE DAYS



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REVISIONS

No.	Description	Date

Project number 16125
 Date 05/10/2019
 Drawn by ERS
 Checked by JSK
 Scale

Neighborhood
Photos
AV-2
 135 WESTERN AVE

PROJECT NAME
135 WESTERN
AVE.

PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts

CLIENT
 BLUEPOWER REAL
 ESTATE
 STEVE DAYS



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Neighborhood
Photos
AV-2
 135 WESTERN AVE



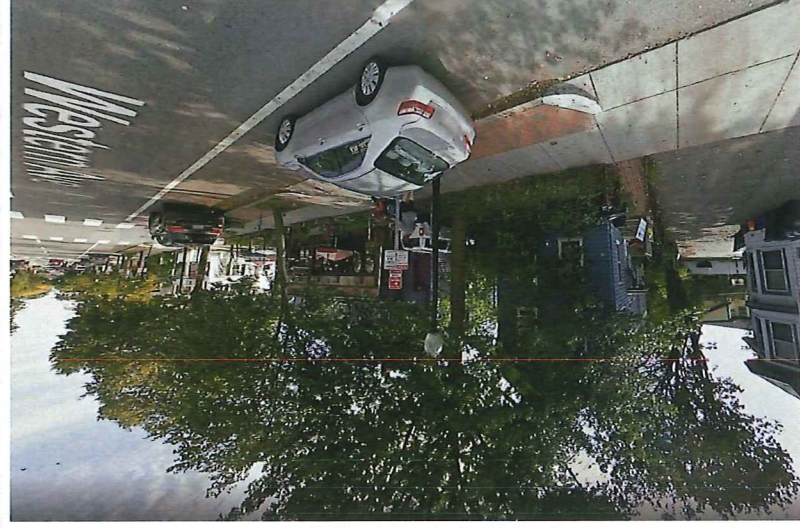
SITE: 135 WESTERN AVE



OPPOSITE LEFT SITE



OPPOSITE SITE



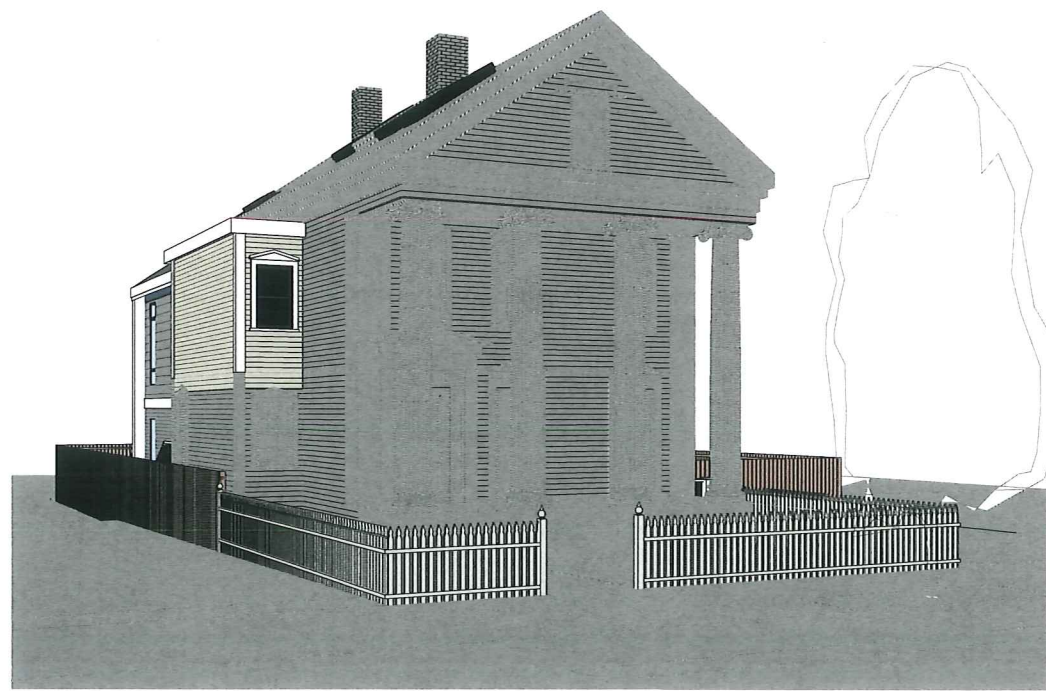
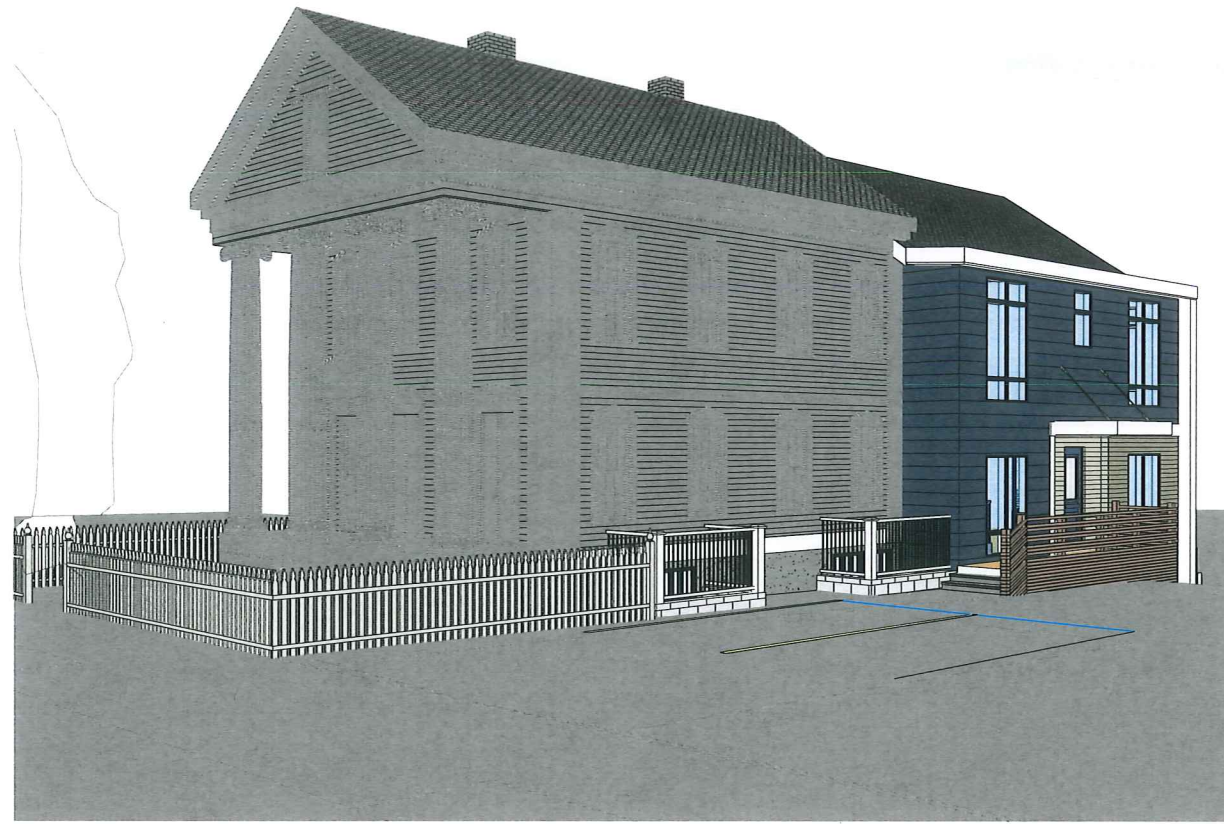
OPPOSITE RIGHT SITE



VIEW UP WESTERN AVE (WESTERN @ PLEASANT)



VIEW DOWN WESTERN AVE (WESTERN @ KINNARD ST)




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BLUEPOWER REAL ESTATE
STEVE DAYS

ARCHITECT

DESIGN



KHALSA

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
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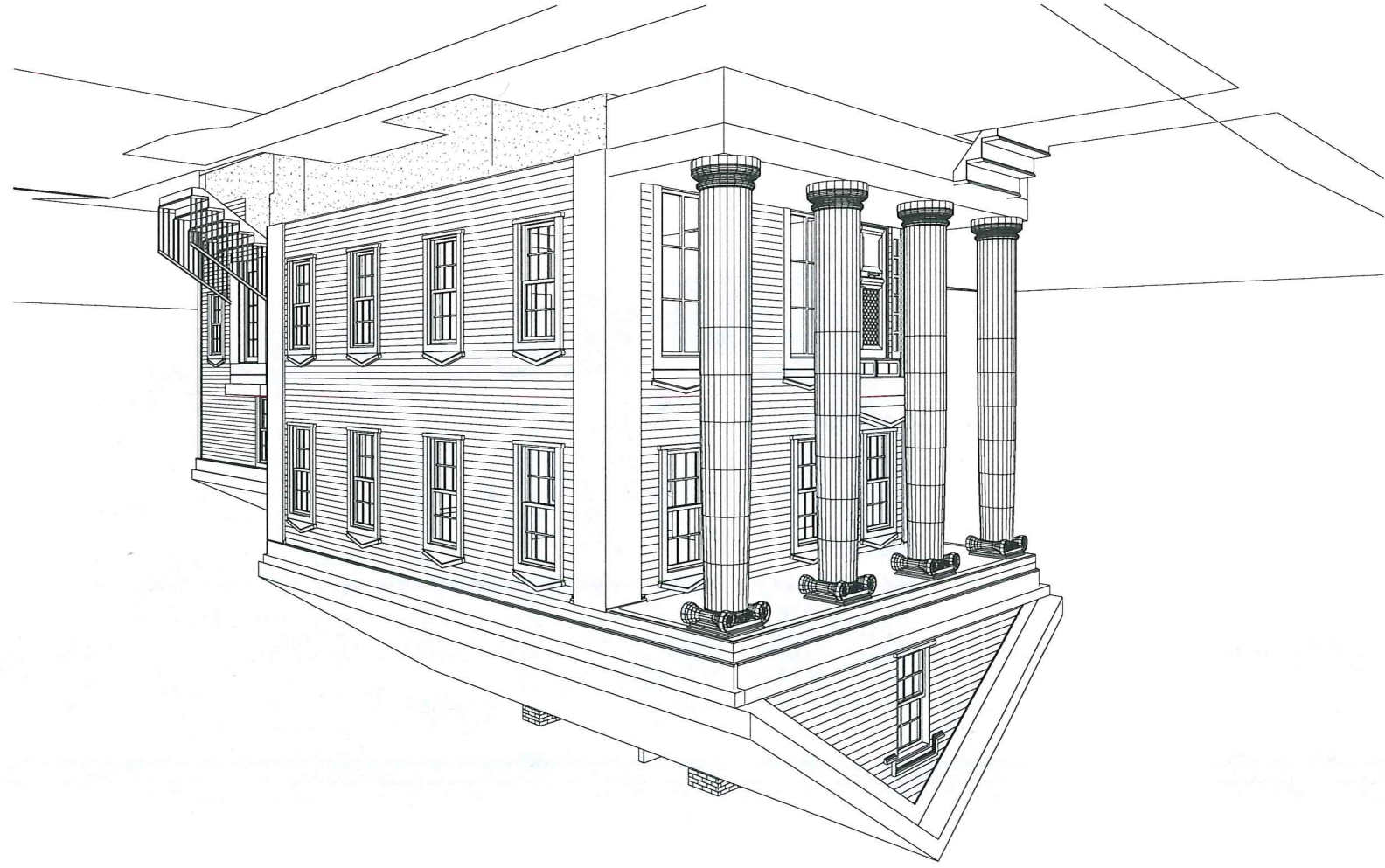
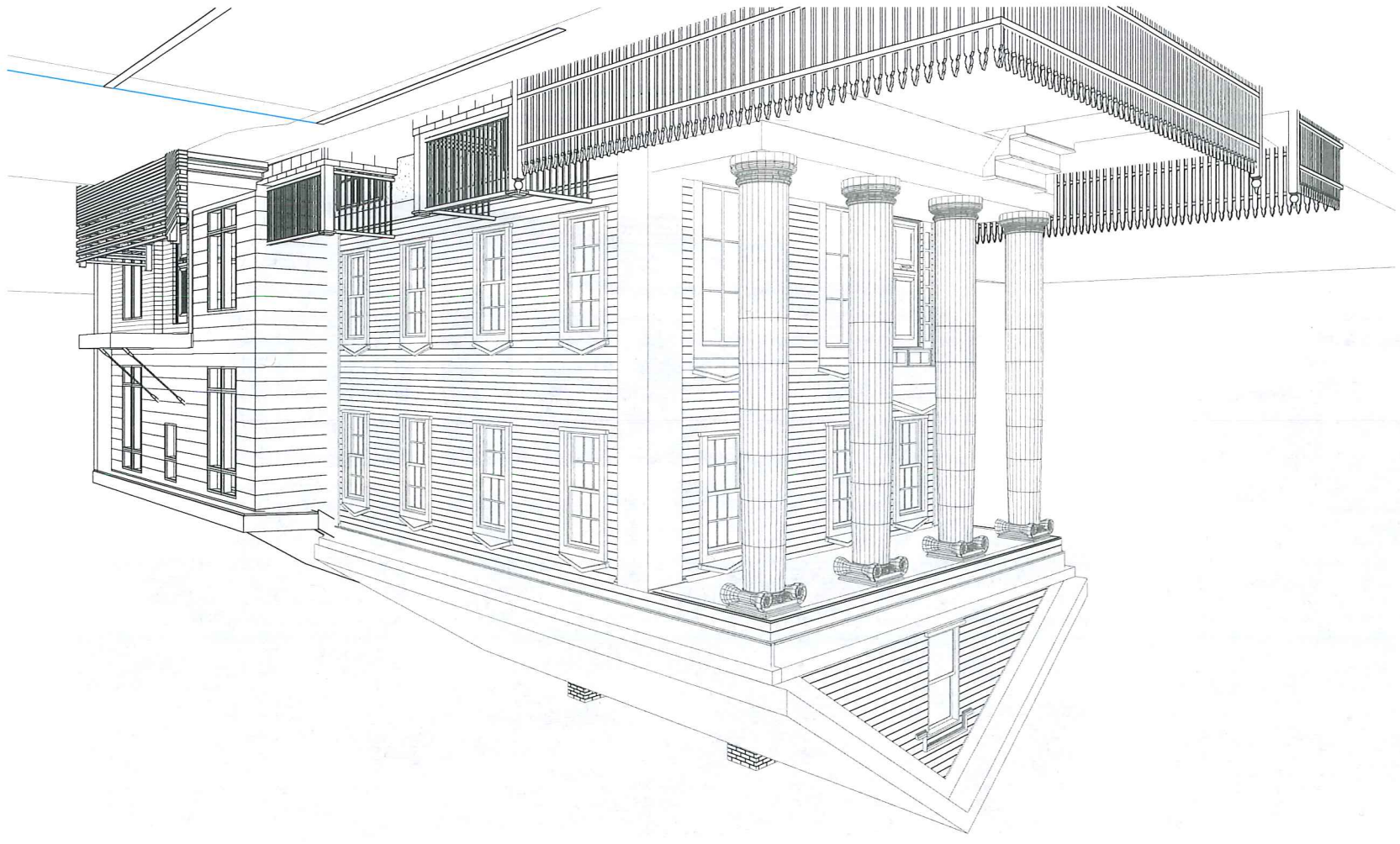
Project number 16125
 Date 05/10/2019
 Drawn by ERS
 Checked by JSK
 Scale

REVISIONS

No.	Description	Date

Perspectives

AV-3
 135 WESTERN AVE.



PROJECT NAME

135 WESTERN AVE.

PROJECT ADDRESS
135 Western Avenue
Cambridge,
Massachusetts

CLIENT

BLUPOWER REAL ESTATE
STEVE DAYS

ARCHITECT



KHALSA

CONSULTANTS:
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REGISTRATION

Project number

16126

Date

05/10/2019

Drawn by

FRS

Checked by

JSK

Scale

REVISIONS

No.	Description	Date

Perspectives

AV-4

135 WESTERN AVE

PROJECT NAME
**135 WESTERN
 AVE.**

PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts

CLIENT
**BLUEPOWER REAL
 ESTATE
 STEVE DAYS**

ARCHITECT

DESIGN

HALSA

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REGISTRATION

Project number 16125
 Date 05/10/2019
 Drawn by ERS
 Checked by JSK
 Scale 1/8" = 1'-0"

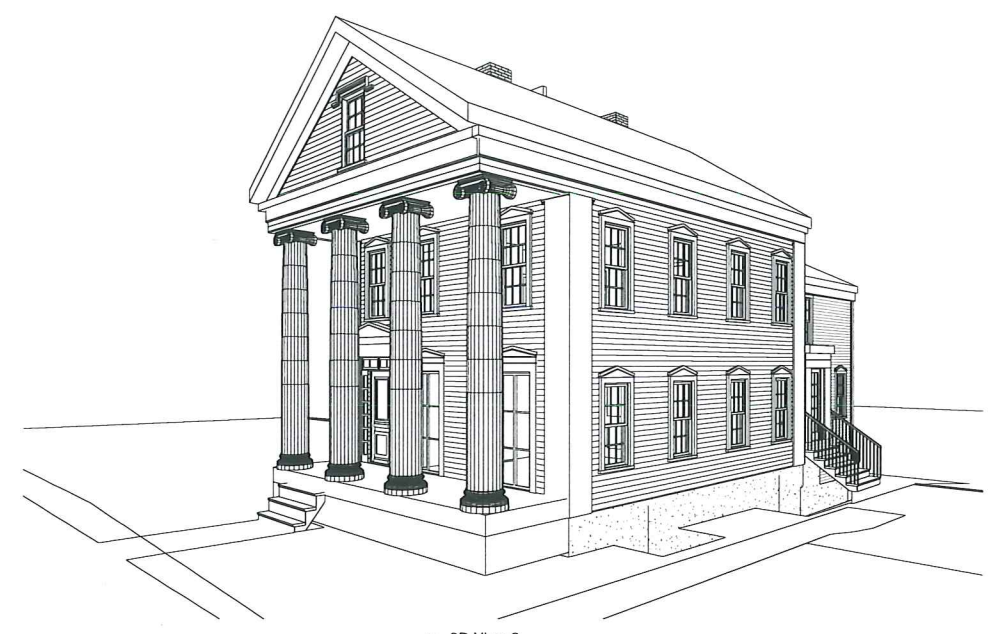
REVISIONS

No.	Description	Date

Existing
 Conditions

EX-100

135 WESTERN AVE.



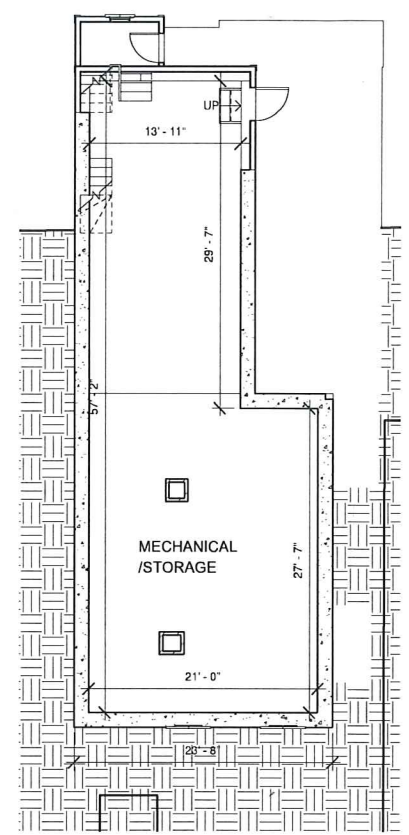
9 3D View 2



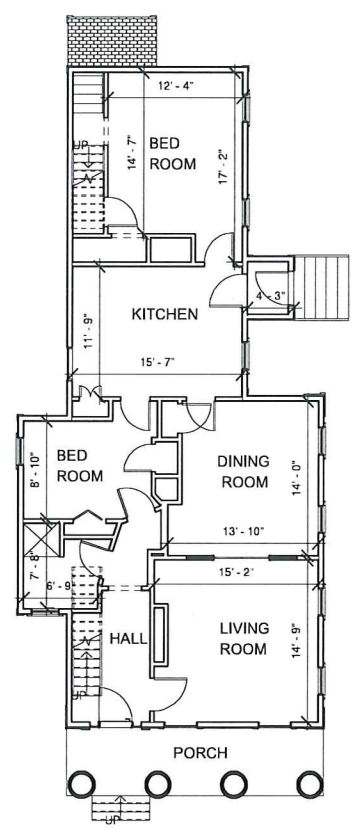
5 Existing Right Side Elevation
 1/8" = 1'-0"



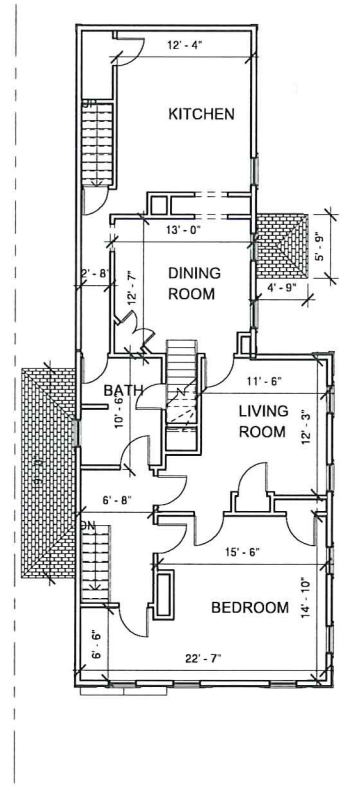
8 Existing Left Side Elevation
 1/8" = 1'-0"



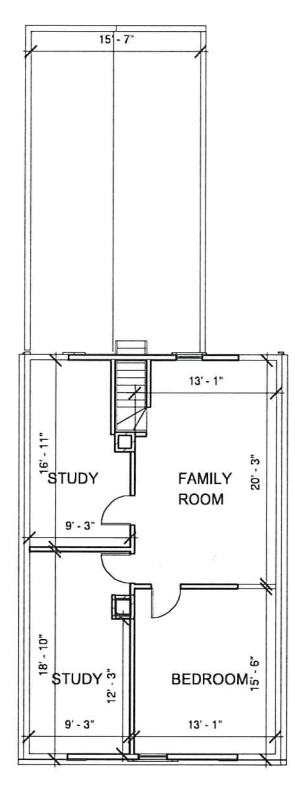
1 Existing Basement Level
 1/8" = 1'-0"



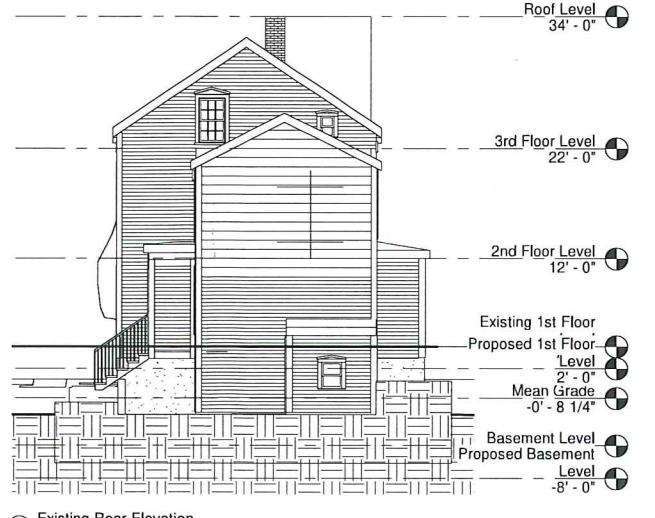
2 Existing 1st Floor Level
 1/8" = 1'-0"



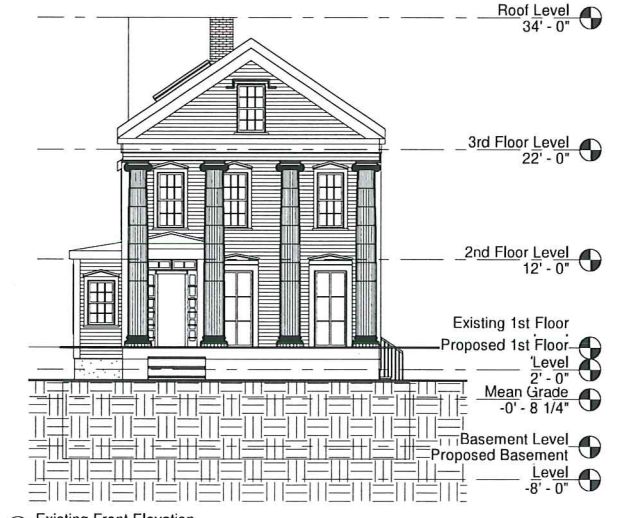
3 Existing 2nd Floor Level
 1/8" = 1'-0"



4 Existing 3rd Floor Level
 1/8" = 1'-0"



6 Existing Rear Elevation
 1/8" = 1'-0"



7 Existing Front Elevation
 1/8" = 1'-0"

I:\TK-SERVER\Drawings\16125 - 135 Western - Steve Days\03 Drawings\03_ARCH_SD_DD2019.04.25.135 Western-Rear Option 1-FLAT ROOF EXTENSION.rvt 5/19/2019 1:24:35 PM