



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

JUL 12 2019

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).

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: _____ Case Number: _____ Hearing Date: _____

Type of Certificate Issued: _____ Date Issued: _____

Architectural Drawing List

Sheet Number	Sheet Name	Sheet Issue Date
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A-000	Cover Sheet	07/11/2019
C-1	Existing Plot Plan	05/15/2018
A-020	Architectural Site Plan	07/11/2019
A-021	Floor Area Analysis	07/11/2019
EX-100	Existing Conditions	07/11/2019
A-100	Basement & First Floor Plans	07/11/2019
A-101	2nd & 3rd Floor Plans	07/11/2019
A-300	Front & Right Side Elevations	07/11/2019
A-301	Rear & Left Side Elevations	07/11/2019
AV-4	Perspectives	07/11/2019
AV-1	Perspectives	07/11/2019
AV-3	Perspectives	07/11/2019
AV-2	Neighborhood Photos	07/11/2019



PROJECT NAME
135 WESTERN AVE.

PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts

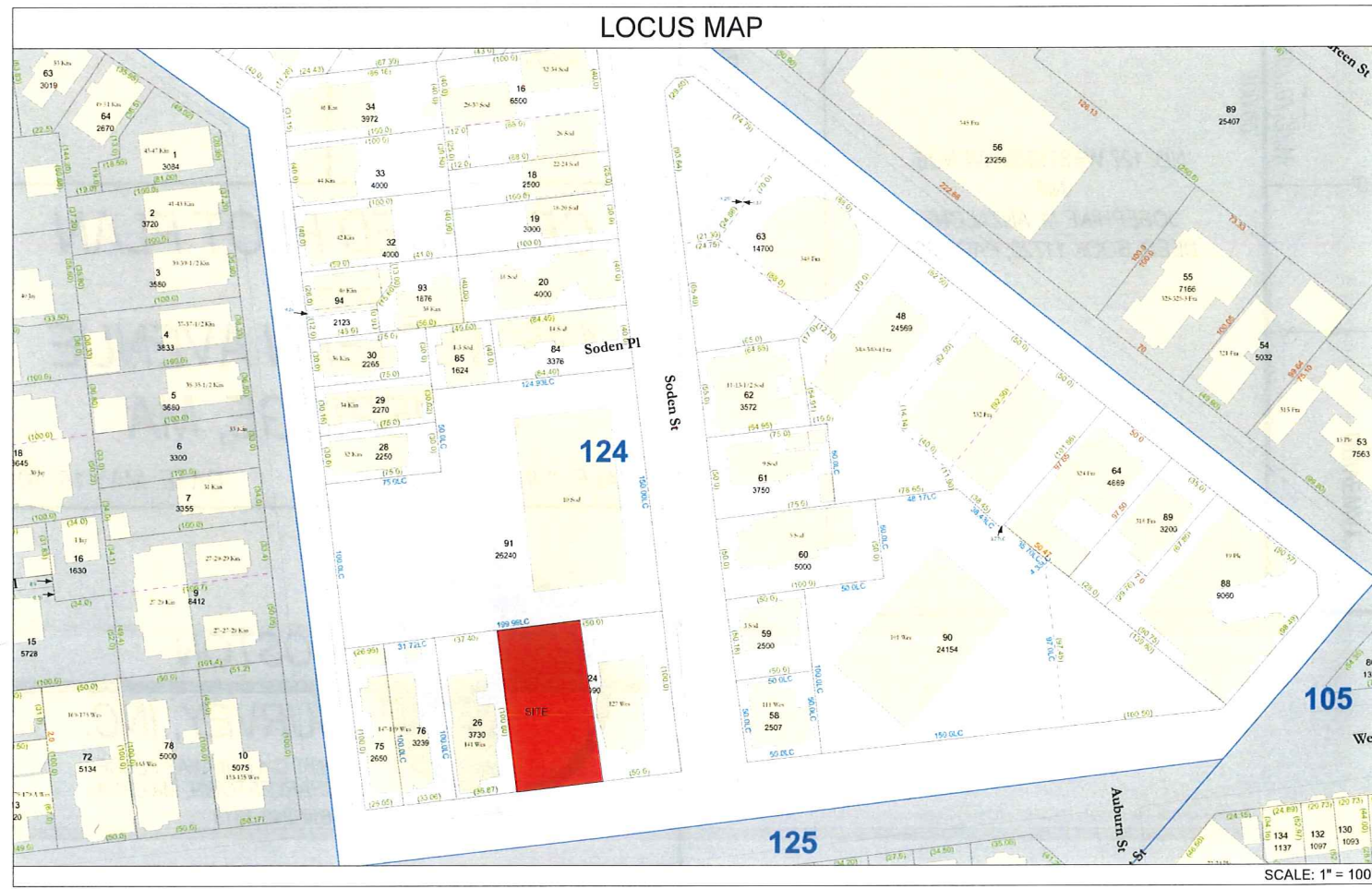
CLIENT
BLUEPOWER REAL ESTATE
STEVE DAYS

ARCHITECT

KHALSA

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8662

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

Schematic Design
07/11/2019

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Project number	16125
Date	07/11/2019
Drawn by	ERS
Checked by	JSK
Scale	1" = 50'-0"

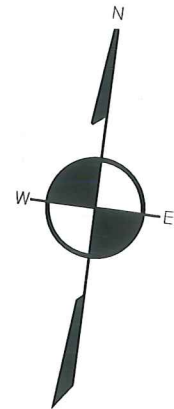
REVISIONS

No.	Description	Date

Cover Sheet

A-000

135 WESTERN AVE.



NO. 8-12 SODEN STREET
N/F
ANTHONY L. FERRARO

54.33' (M)
53.00' (R)

N82°45'01"E

LOT 7 &
PART OF
LOT 8

NO. 141 WESTERN AVENUE
N/F
GARY J. QUIGLEY
DEED: BOOK 14291; PAGE 49

N07°20'28"W

1.6'

NO. 135
2.5 STORY
W/F

PORCH

53.94' (M)
53.00' (R)

S82°45'00"W

DRIVEWAY

NO. 127 WESTERN AVENUE
N/F
JOSEPHINE M. ANZALONE
DEED: BOOK 11720; PAGE 326

N07°07'00"W

25.0'

50.00'

96.11' (M)

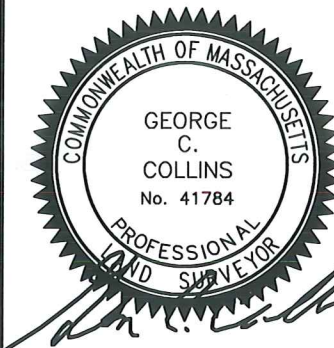
WESTERN AVENUE

KINNAIRD STREET

SODEN STREET

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

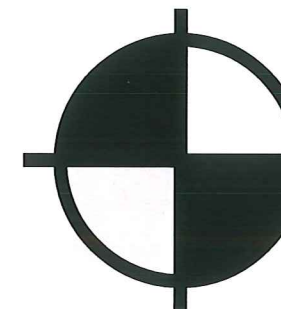
CERTIFIED PLOT PLAN

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

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.)	0.72 (3,910 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.

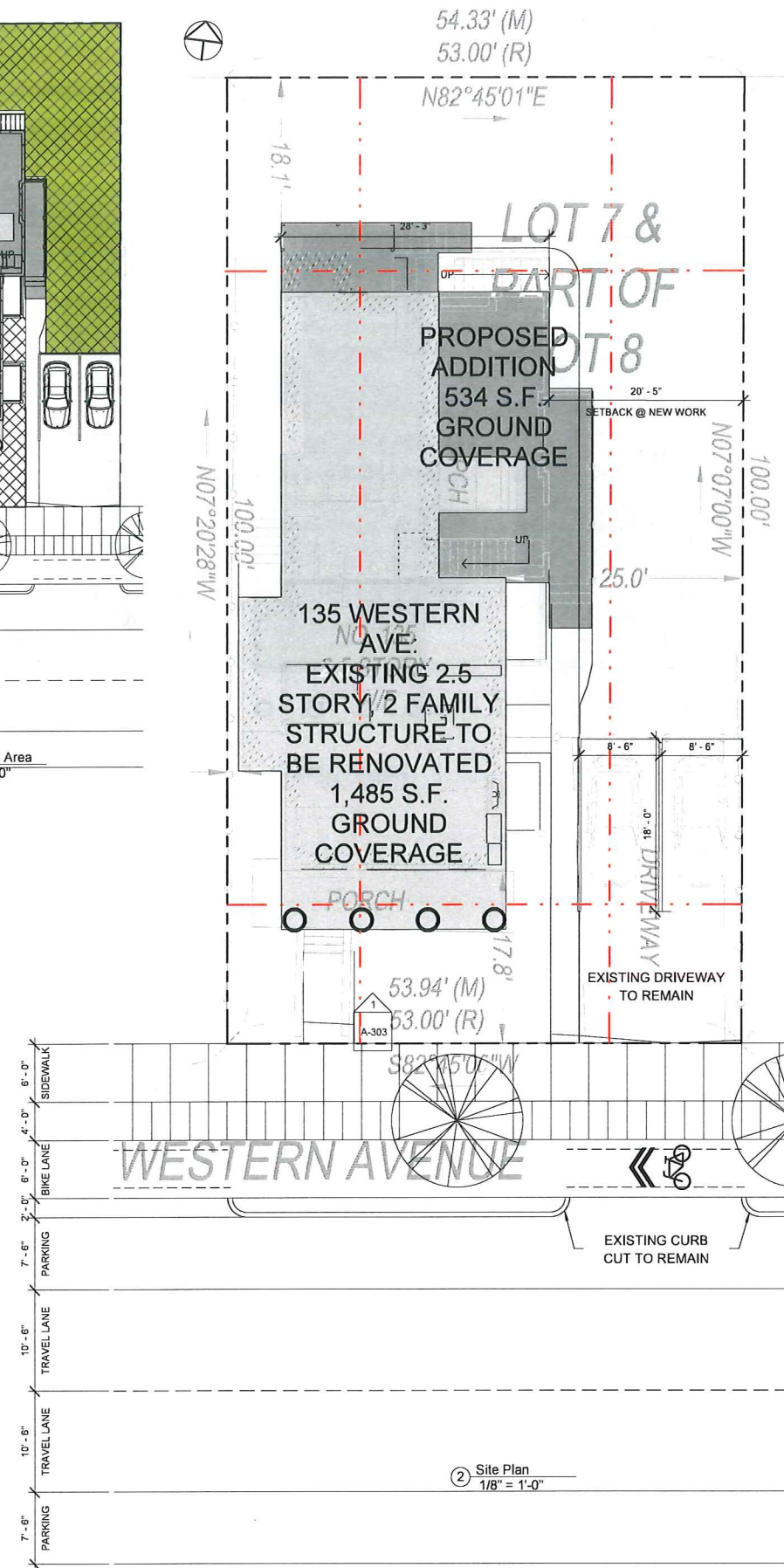
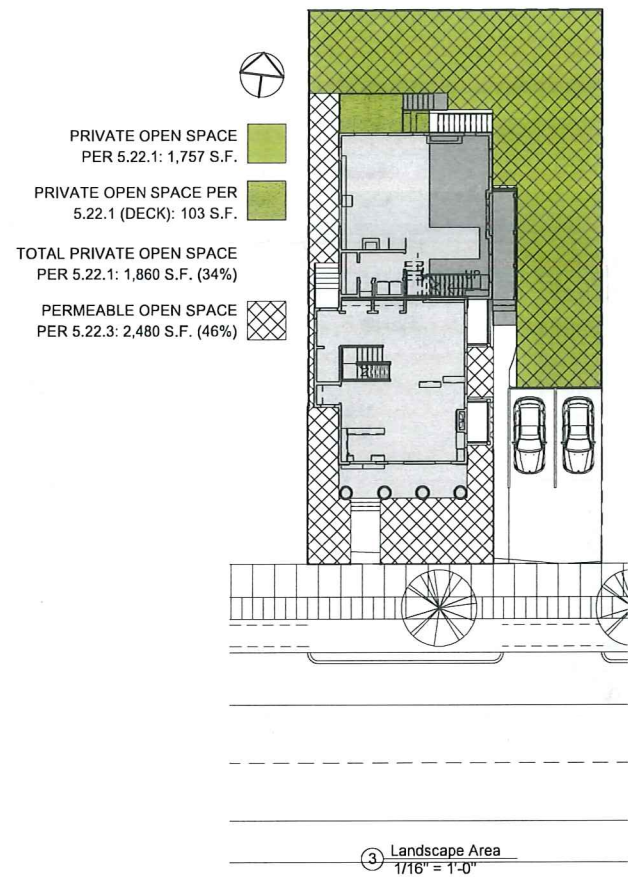
ARTICLE 2.000 - DEFINITIONS (City of Cambridge, Massachusetts Zoning Ordinance)

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
---------	------------	-----------------	-----------------	----------



PROJECT NAME
135 WESTERN AVE.

PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts

CLIENT
BLUEPOWER REAL ESTATE
STEVE DAYS

ARCHITECT

DESIGN

KHALSA

17 WALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-6652

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REGISTRATION

Project number: 16125
 Date: 07/11/2019
 Drawn by: ERS
 Checked by: JSK
 Scale: As indicated

REVISIONS

No.	Description	Date

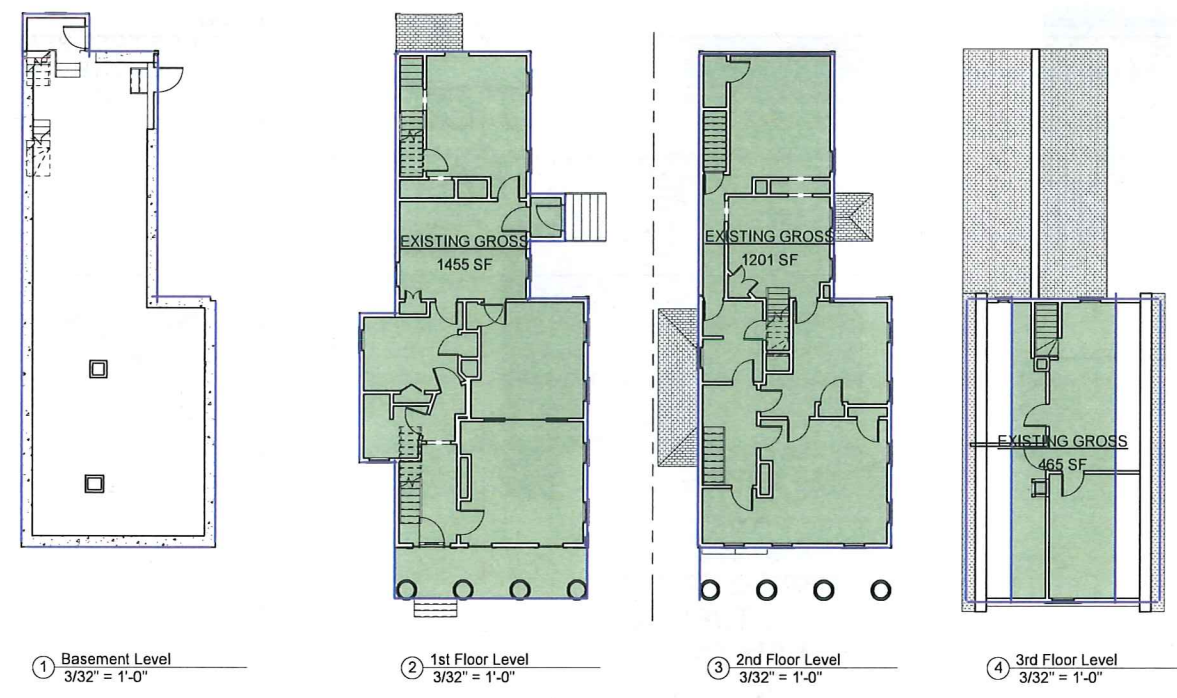
Architectural Site Plan

A-020

135 WESTERN AVE.

EXISTING GROSS FLOOR AREA*

*PER CAMBRIDGE ZONING CODE



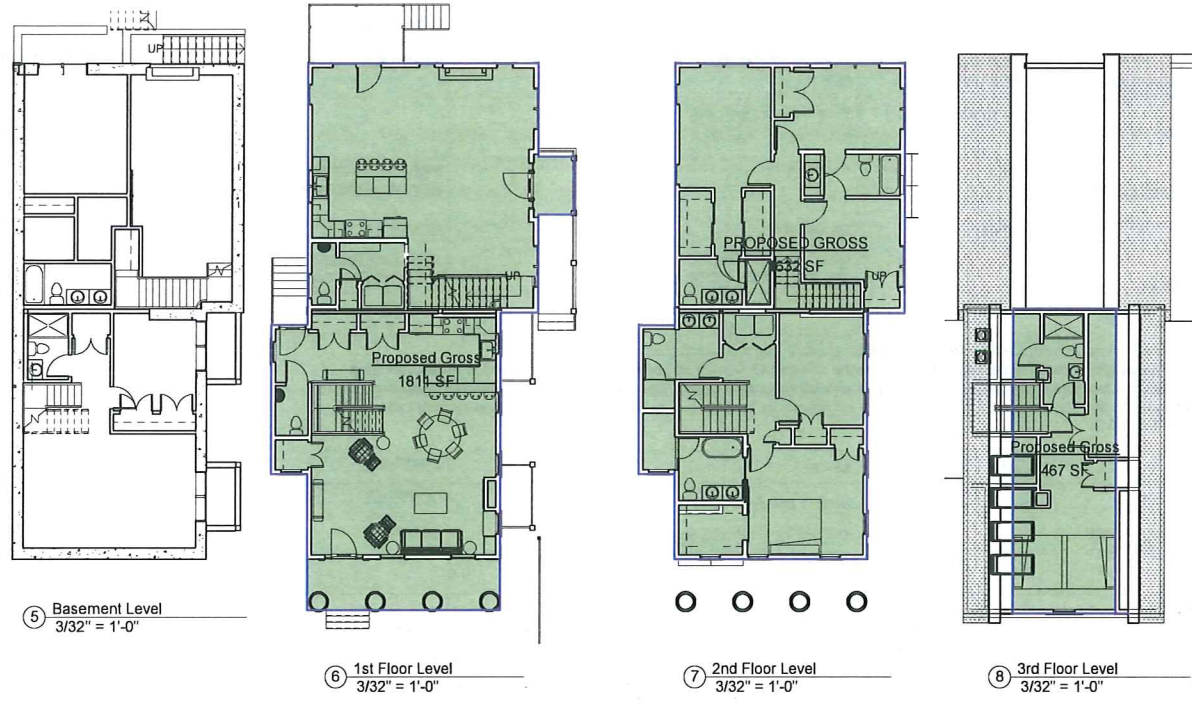
Existing Gross Floor Area	
Area	Level
1455 SF	Existing 1st Floor Level
1201 SF	2nd Floor Level
465 SF	3rd Floor Level
3121 SF	

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

Proposed Gross Area	
Area	Level
1811 SF	Existing 1st Floor Level
1632 SF	2nd Floor Level
467 SF	3rd Floor Level
3910 SF	

EXISTING GROSS FLOOR AREA*

*PER CAMBRIDGE ZONING CODE



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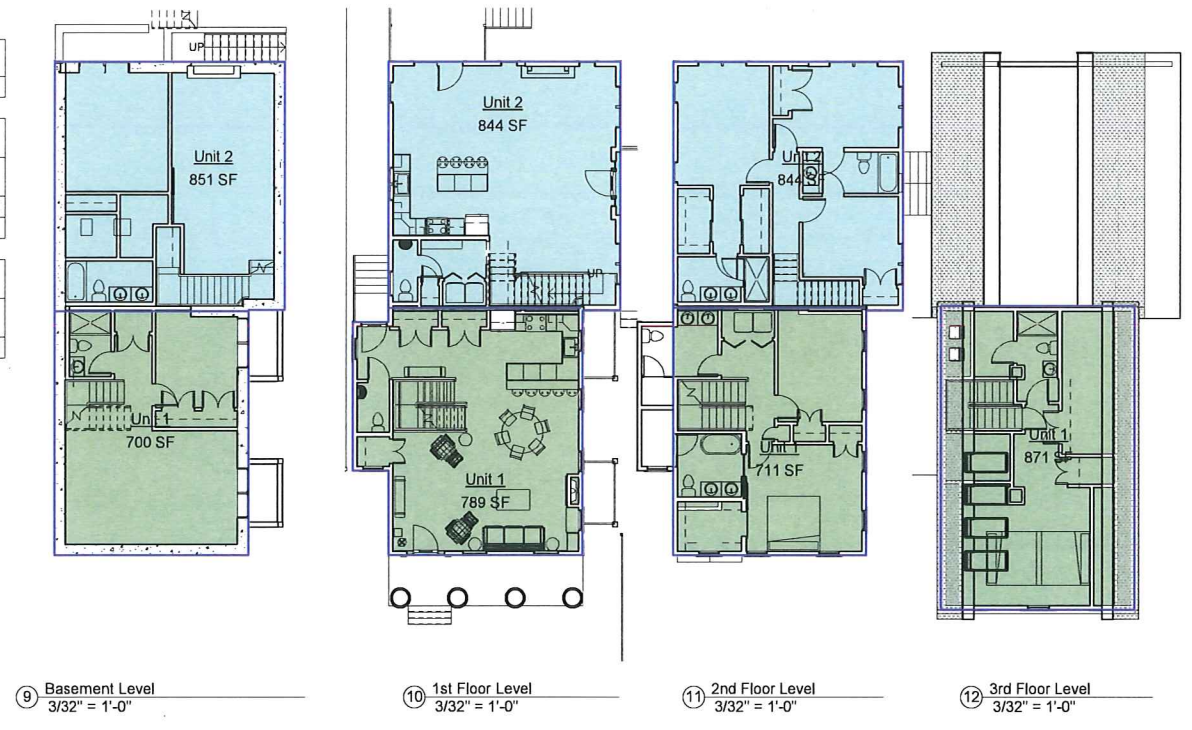
KHALSA

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

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UNIT AREAS

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



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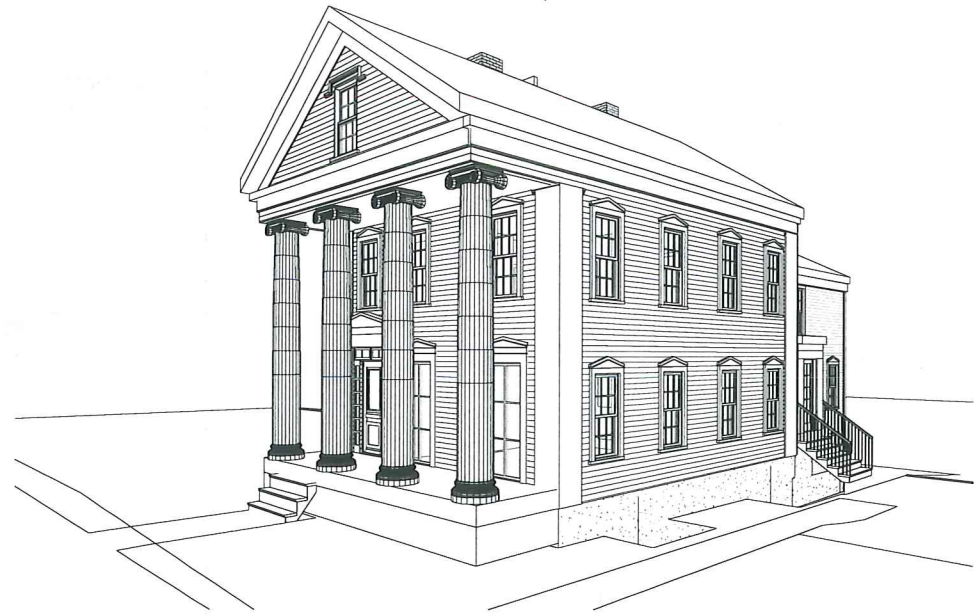
Project number 16125
Date 07/11/2019
Drawn by ERS
Checked by JSK
Scale 3/32" = 1'-0"

REVISIONS		
No.	Description	Date

Floor Area
Analysis

A-021

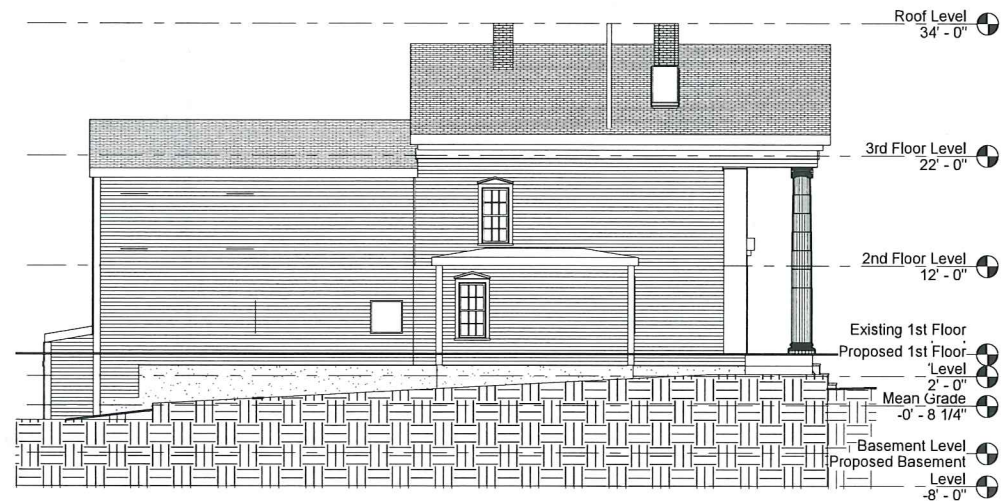
135 WESTERN AVE.



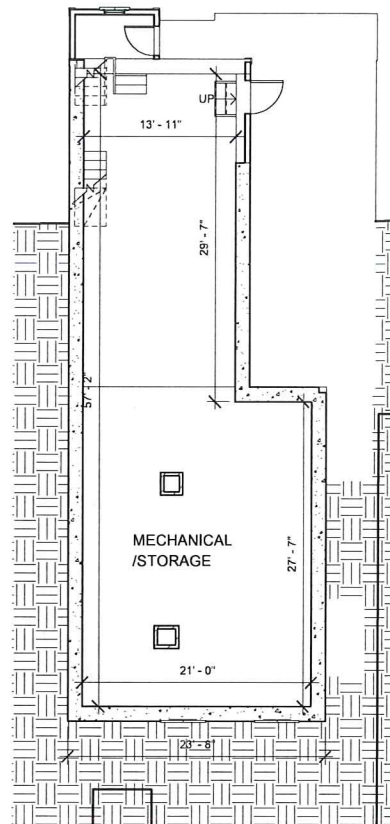
9 3D View 2



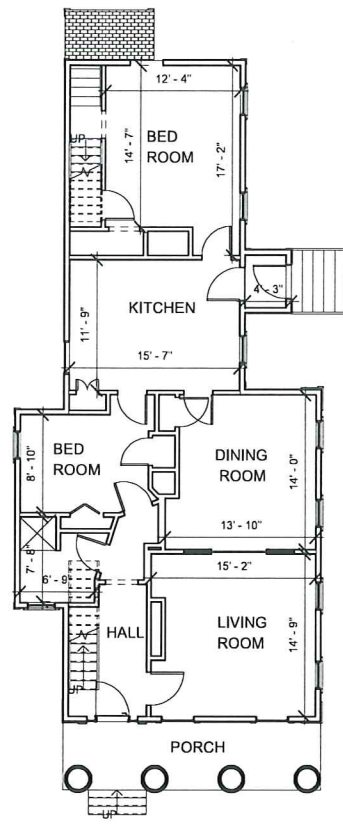
5 Existing Right Side Elevation
1/8" = 1'-0"



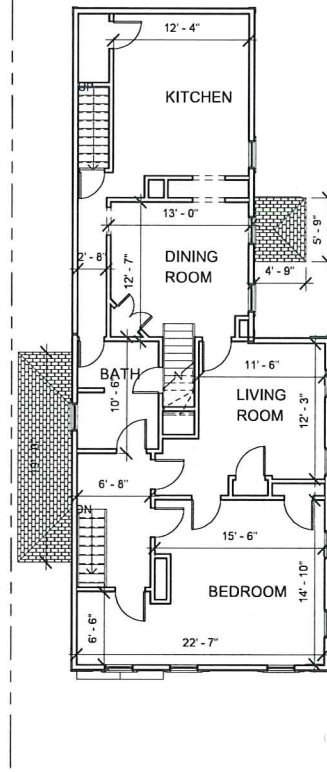
8 Existing Left Side Elevation
1/8" = 1'-0"



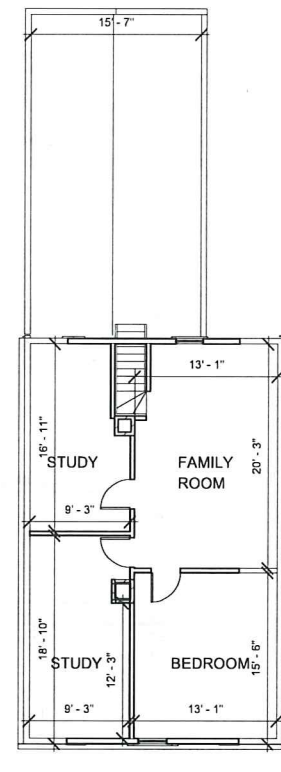
1 Existing Basement Level
1/8" = 1'-0"



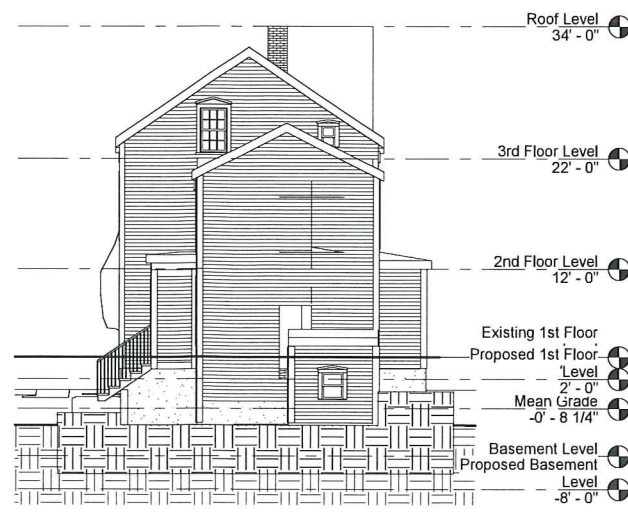
2 Existing 1st Floor Level
1/8" = 1'-0"



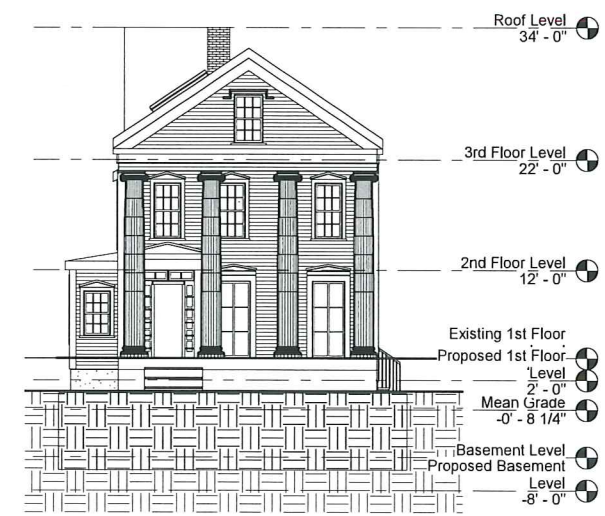
3 Existing 2nd Floor Level
1/8" = 1'-0"



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



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

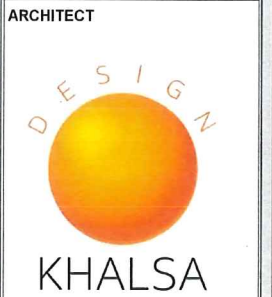


7 Existing Front Elevation
1/8" = 1'-0"

PROJECT NAME
135 WESTERN AVE.

PROJECT ADDRESS
135 Western Avenue
Cambridge,
Massachusetts

CLIENT
BLUEPOWER REAL ESTATE STEVE DAYS



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

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Scale 1/8" = 1'-0"

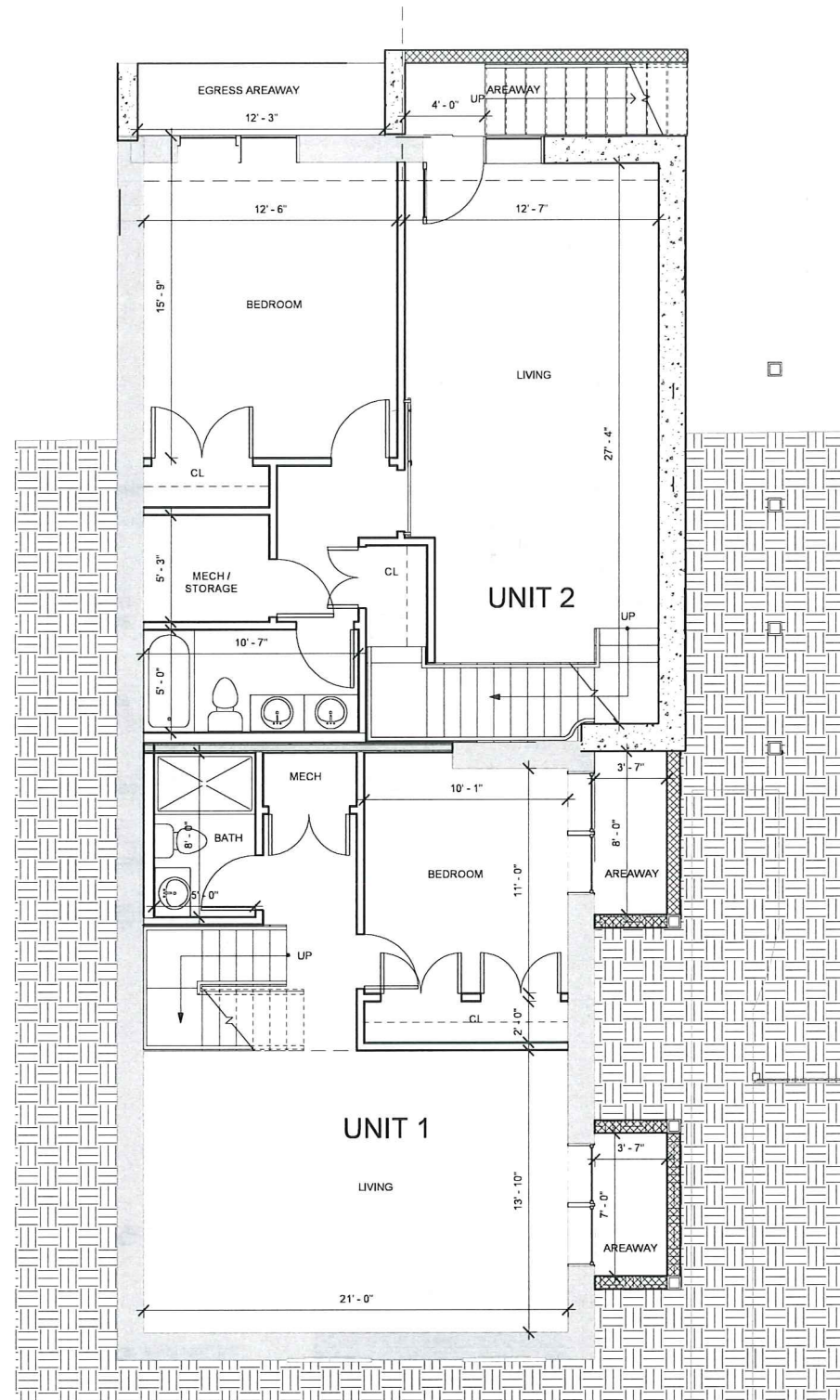
REVISIONS

No.	Description	Date

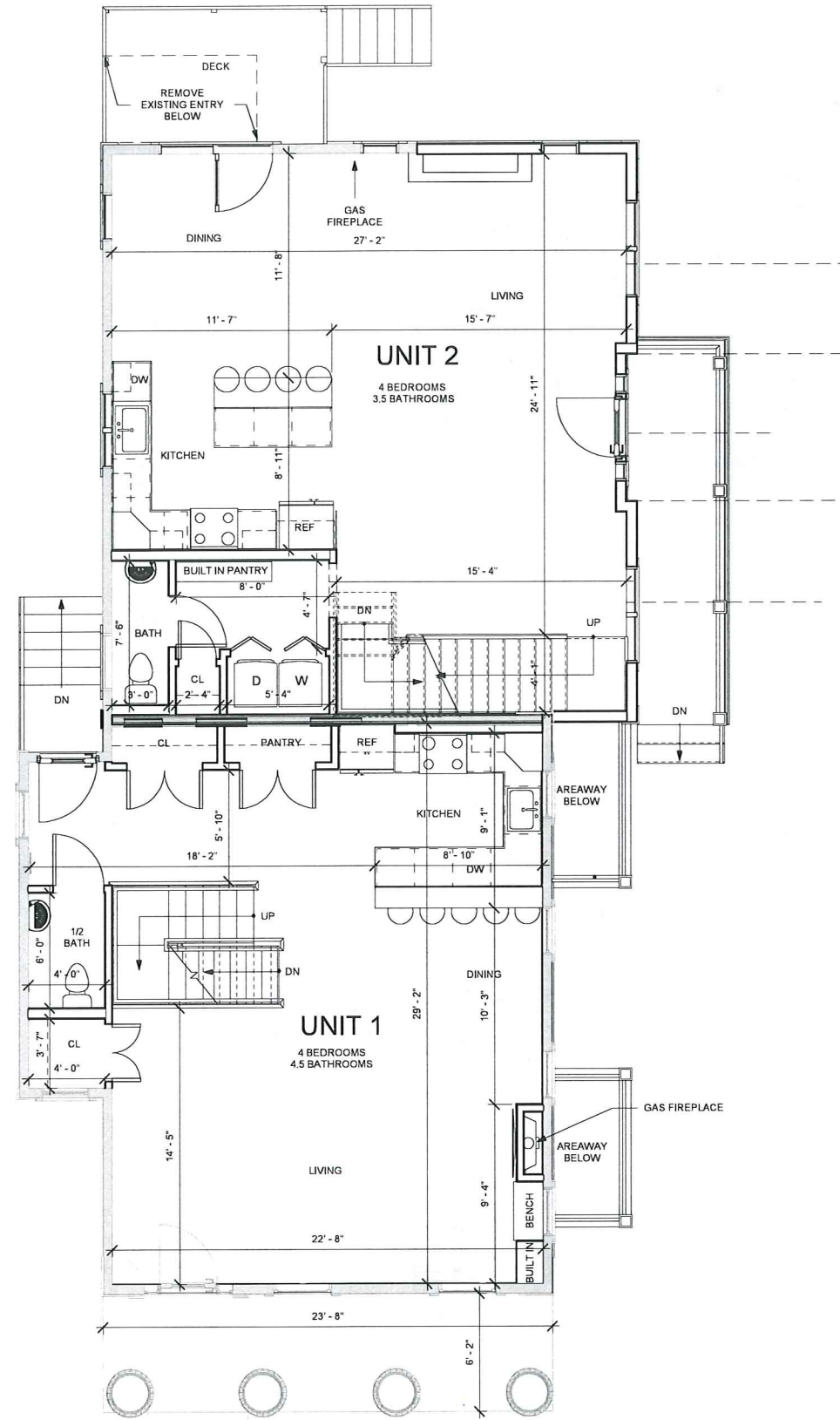
Existing
Conditions

EX-100

135 WESTERN AVE.



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

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 Date 07/11/2019
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 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

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ARCHITECT

DESIGN

KHALSA

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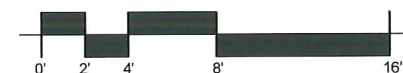
Project number 16125
 Date 07/11/2019
 Drawn by ERS
 Checked by JSK
 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Front & Right Side Elevations

A-300
 135 WESTERN AVE.



ALTERNATE SCHEME: NO 2ND FLOOR BUMP-OUT ON FRONT MASSING

PROJECT NAME
135 WESTERN AVE.

PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts

CLIENT
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ARCHITECT

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17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
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CONSULTANTS:



① Front Elevation
 1/4" = 1'-0"



② Right Side Elevation
 1/4" = 1'-0"

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REGISTRATION

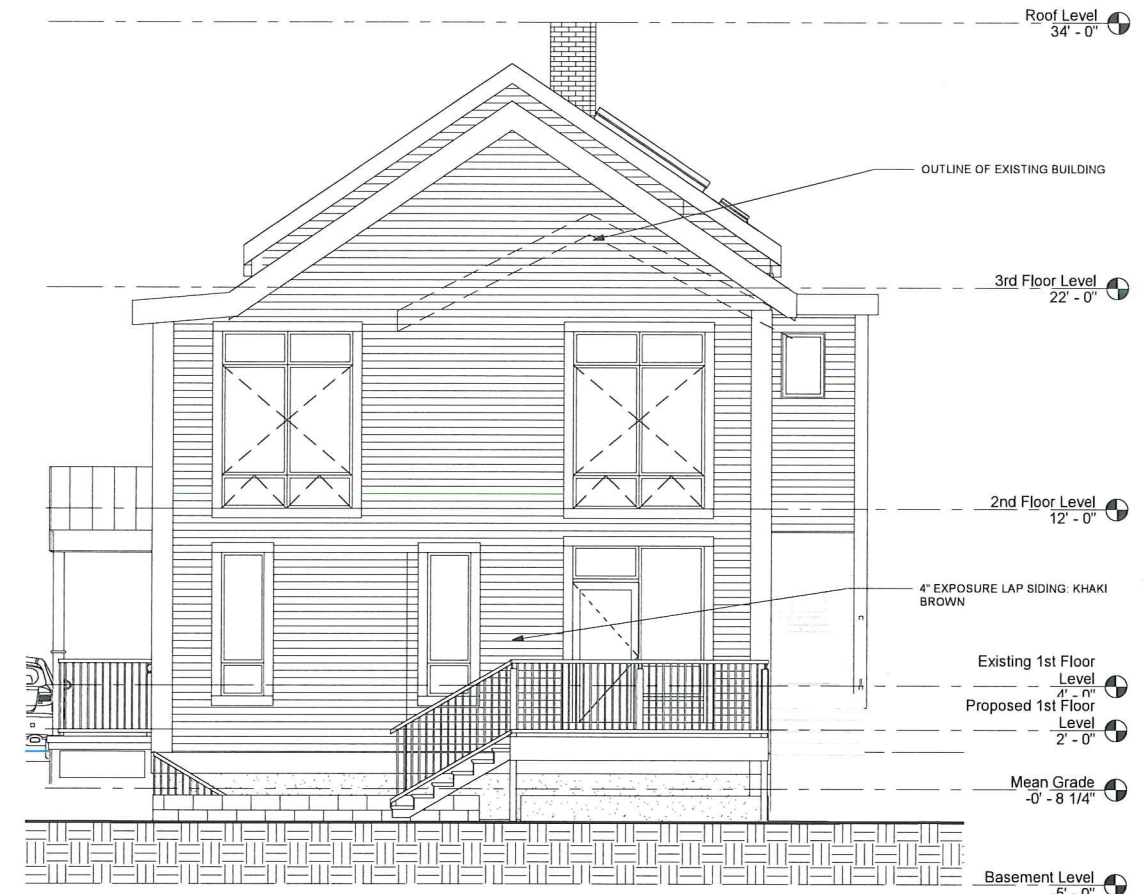
Project number 16125
 Date 07/11/2019
 Drawn by ERS
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 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Front & Right Side Elevations

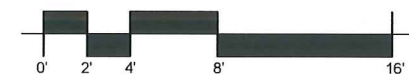
A-300
 135 WESTERN AVE.



① Rear Elevation
1/4" = 1'-0"



② Left Side Elevation
1/4" = 1'-0"



PROJECT NAME
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Massachusetts

CLIENT
**BLUEPOWER REAL ESTATE
STEVE DAYS**

ARCHITECT

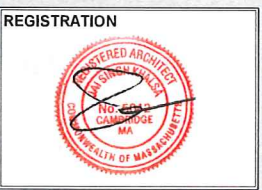
DESIGN

KHALSA

17 IVALOO STREET SUITE 400
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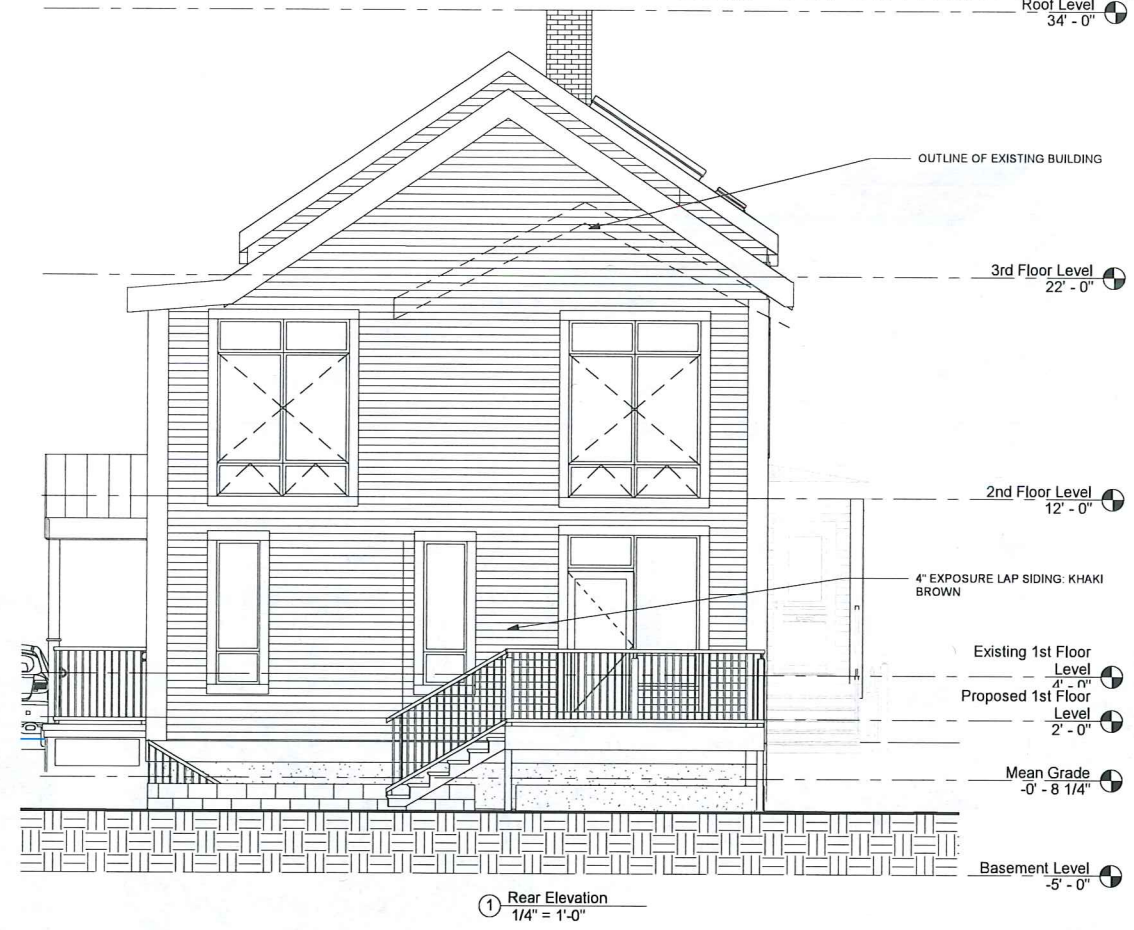
REVISIONS

No.	Description	Date

Rear & Left Side
Elevations

A-301
135 WESTERN AVE.

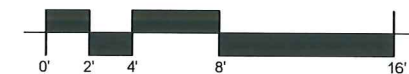
ALTERNATE SCHEME: NO 2ND FLOOR
BUMP-OUT ON FRONT MASSING



① Rear Elevation
1/4" = 1'-0"



② Left Side Elevation
1/4" = 1'-0"



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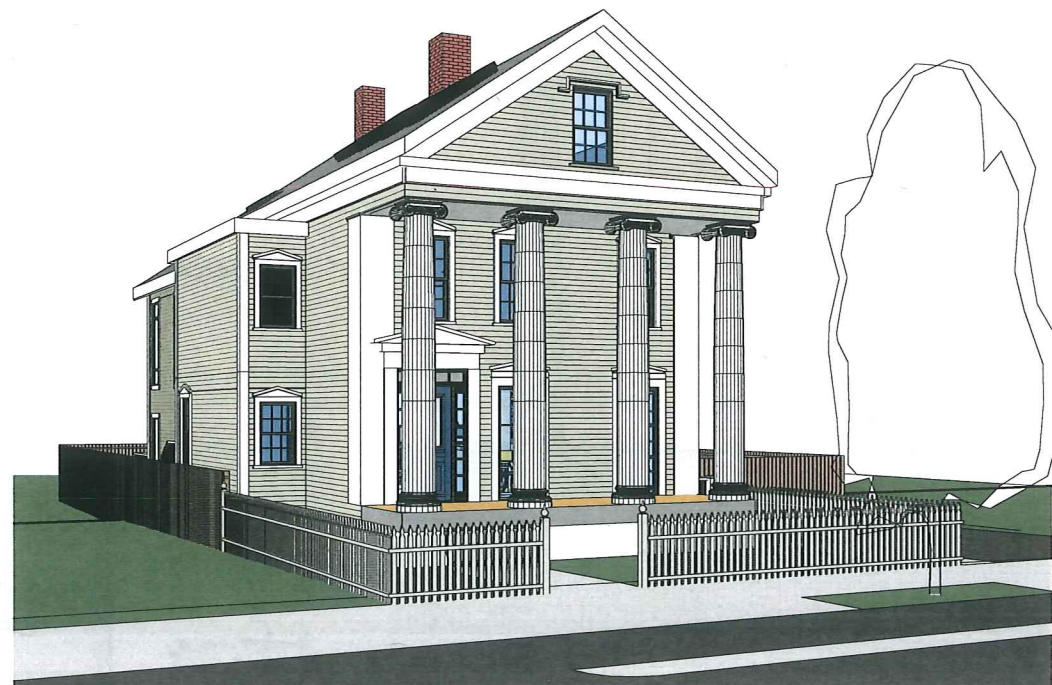
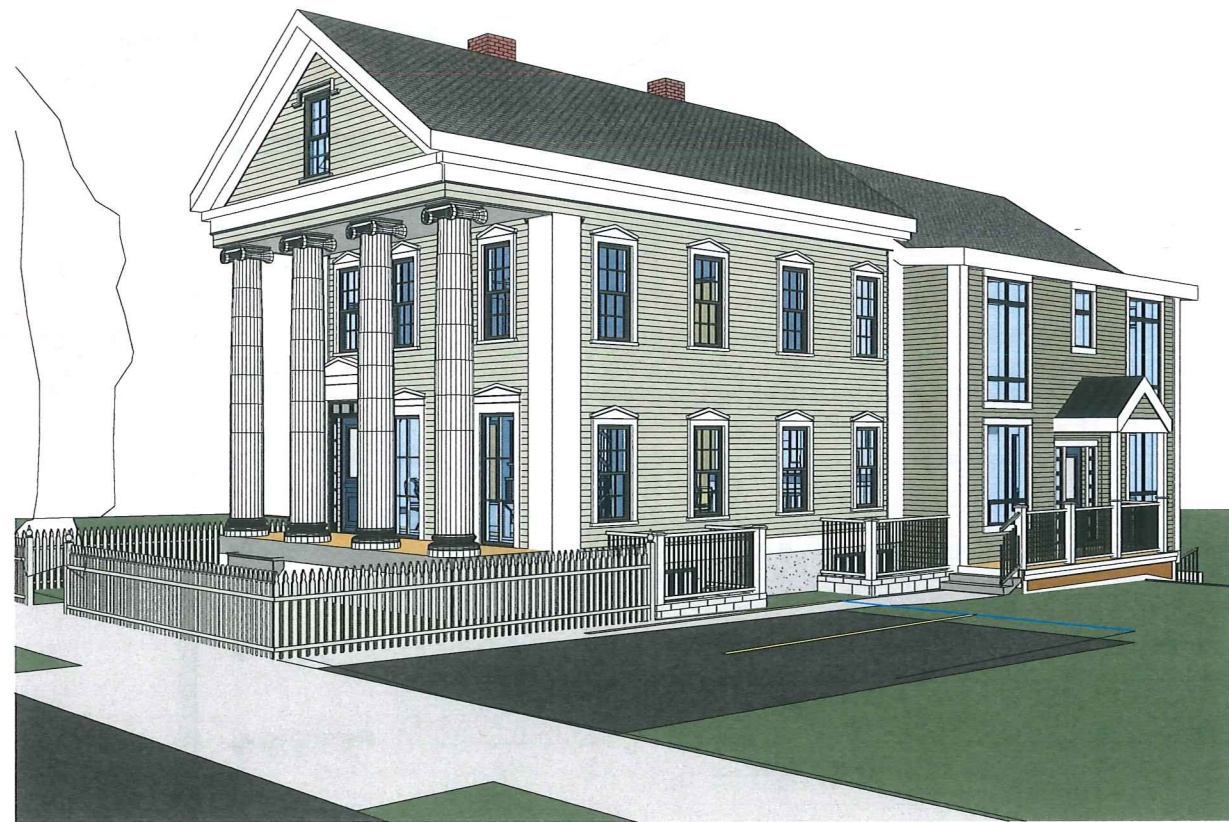
Project number 16125
Date 07/11/2019
Drawn by ERS
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Rear & Left Side Elevations

A-301
135 WESTERN AVE.



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: 617-591-8882

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REGISTRATION



Project number 16125
Date 07/11/2019
Drawn by ERS
Checked by JSK
Scale

REVISIONS

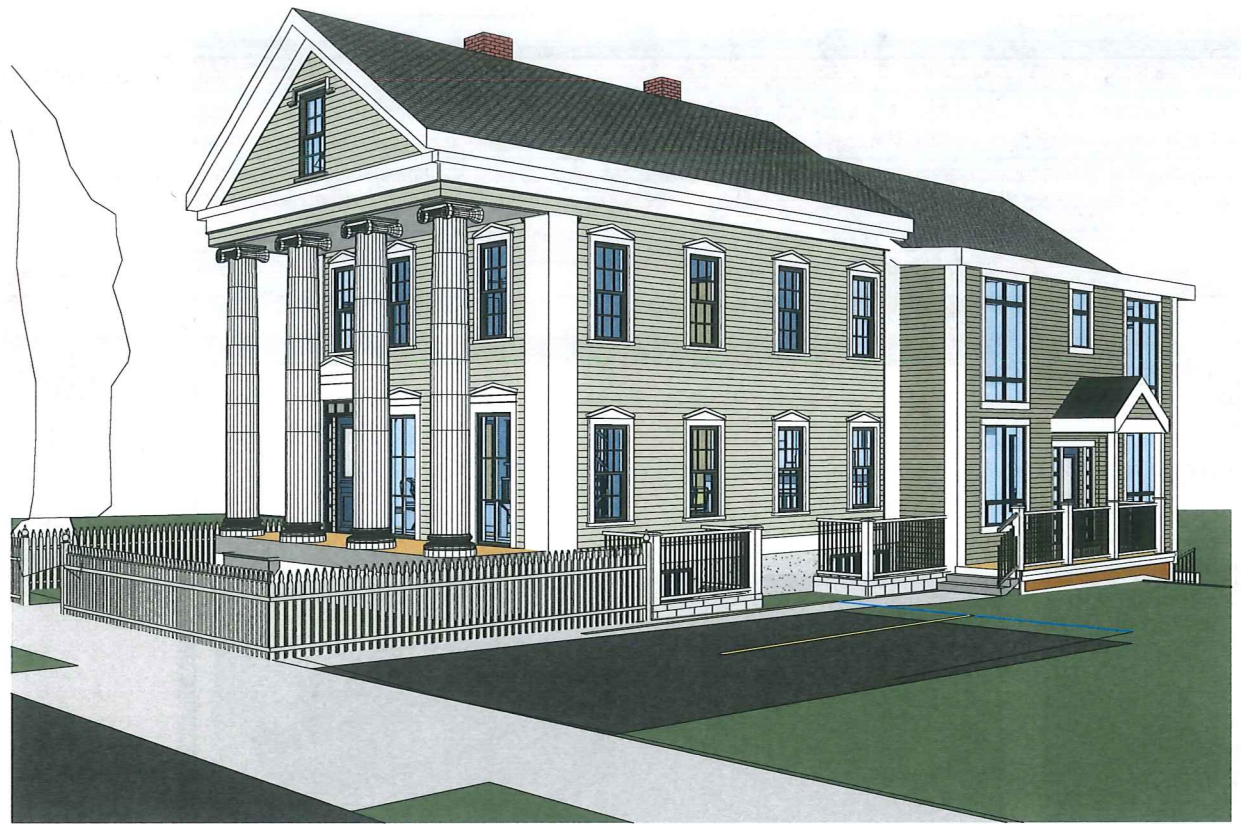
No.	Description	Date

Perspectives

AV-1

135 WESTERN AVE.

ALTERNATE SCHEME: NO 2ND FLOOR
BUMP-OUT ON FRONT MASSING




PROJECT NAME
**135 WESTERN
AVE.**

PROJECT ADDRESS
135 Western Avenue
Cambridge,
Massachusetts

CLIENT
**BLUEPOWER REAL
ESTATE
STEVE DAYS**

ARCHITECT


DESIGN

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Date 07/11/2019
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Scale

REVISIONS

No.	Description	Date

Perspectives

AV-1
135 WESTERN AVE.



SITE: 135 WESTERN AVE

PROJECT NAME
135 WESTERN AVE.

PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts

CLIENT
**BLUEPOWER REAL ESTATE
 STEVE DAYS**

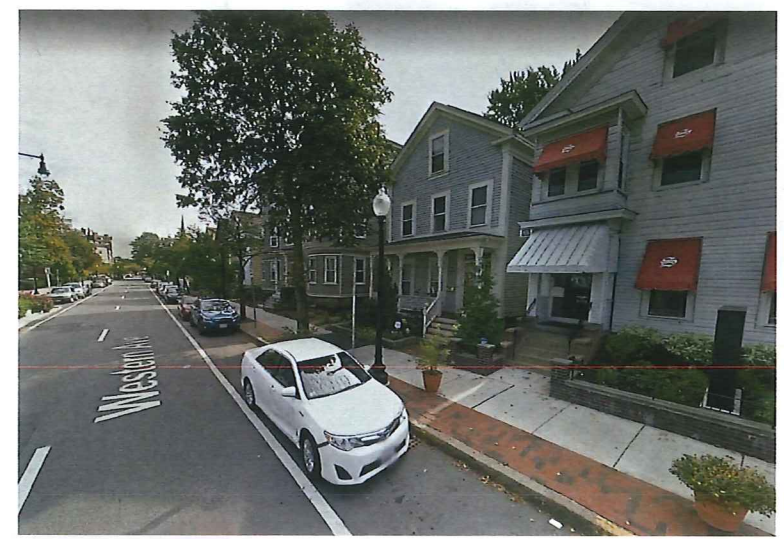
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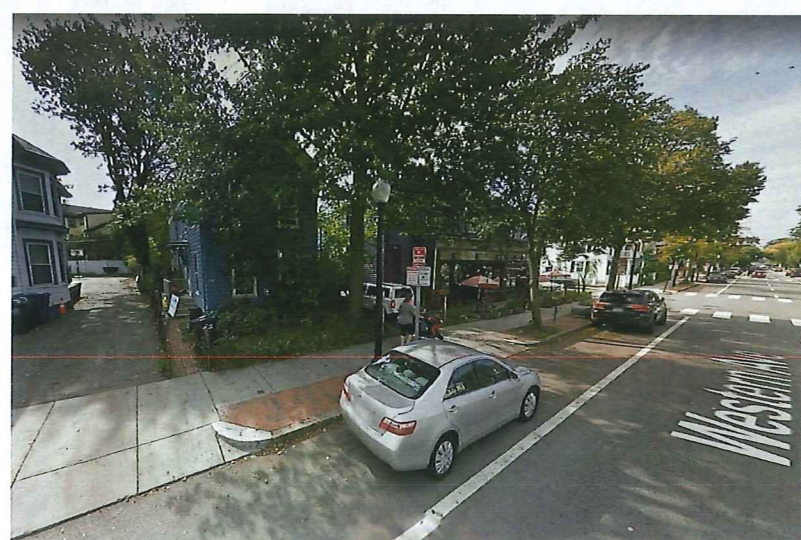
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OPPOSITE LEFT SITE



OPPOSITE SITE



OPPOSITE RIGHT SITE



VIEW UP WESTERN AVE (WESTERN @ PLEASANT)



VIEW DOWN WESTERN AVE (WESTERN @ KINNARD ST)



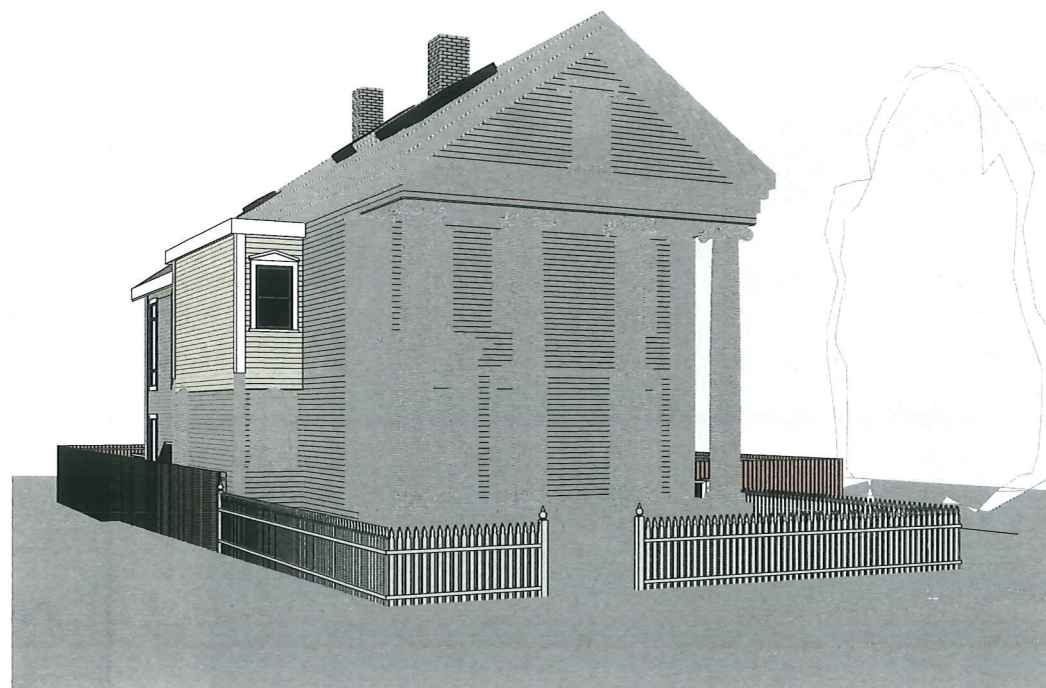
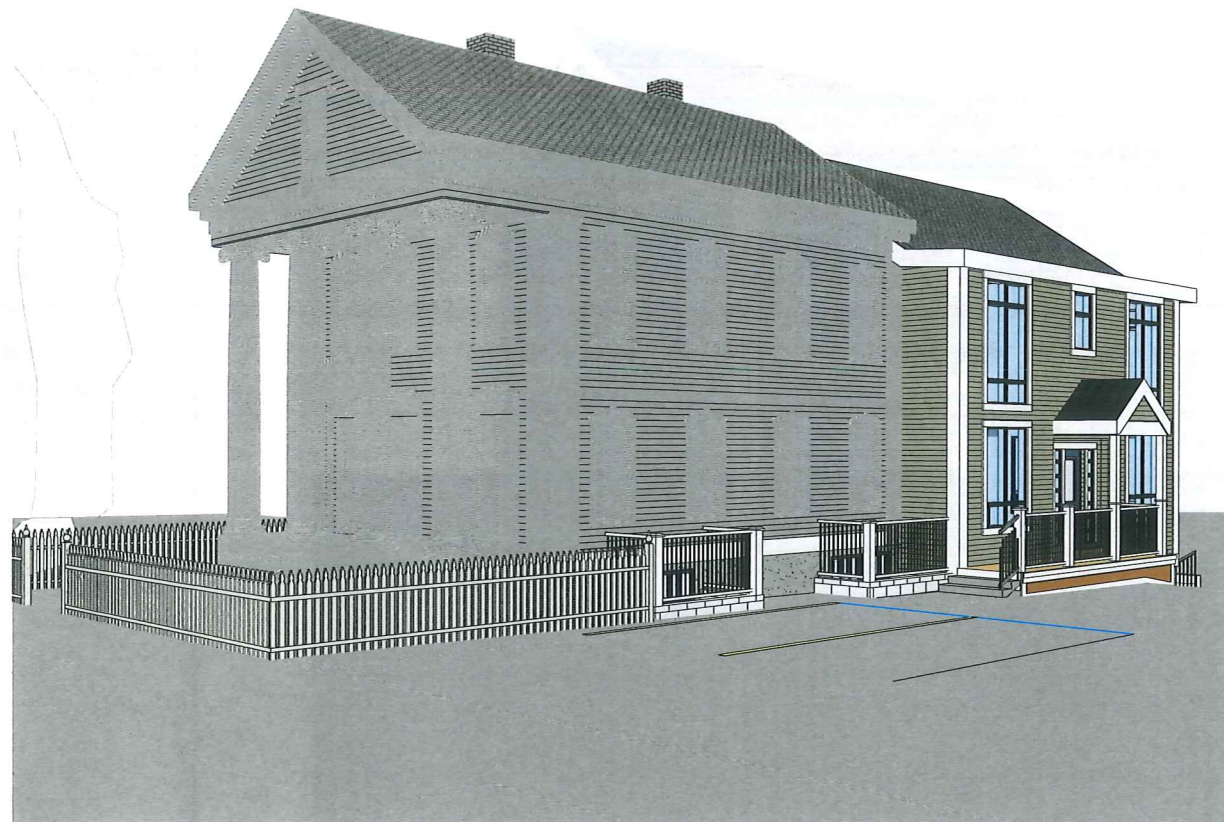
Project number 16125
 Date 07/11/2019
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 Scale

REVISIONS

No.	Description	Date

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**

ARCHITECT

DESIGN

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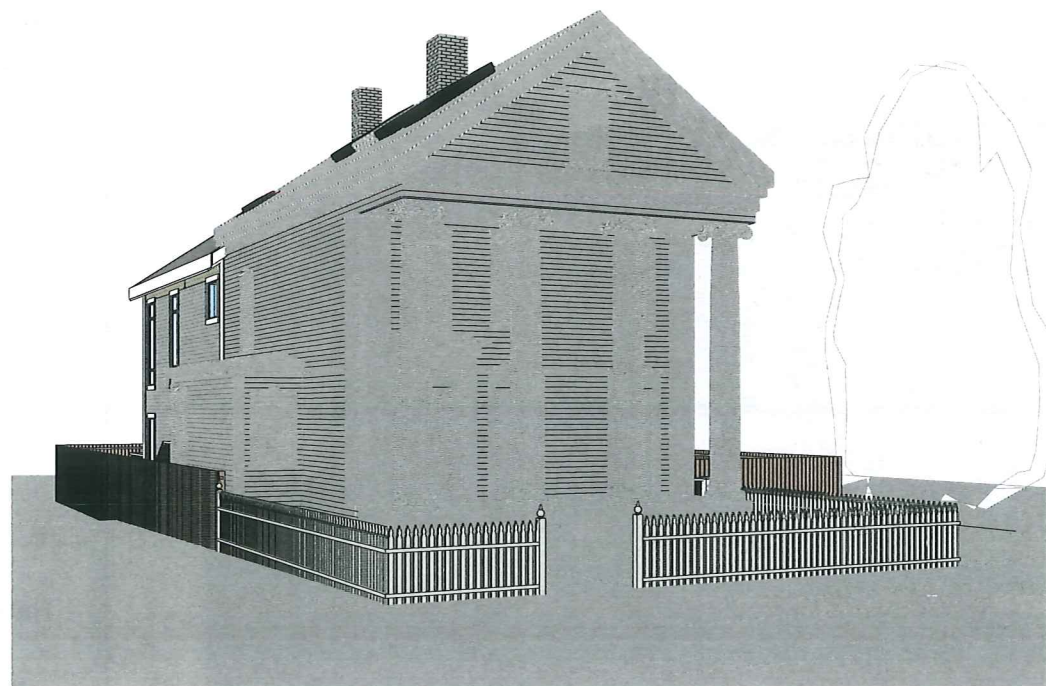
REVISIONS

No.	Description	Date

Perspectives

AV-3
 135 WESTERN AVE.

ALTERNATE SCHEME: NO 2ND FLOOR
BUMP-OUT ON FRONT MASSING



PROJECT NAME
**135 WESTERN
AVE.**

PROJECT ADDRESS
135 Western Avenue
Cambridge,
Massachusetts

CLIENT
**BLUEPOWER REAL
ESTATE
STEVE DAYS**

ARCHITECT

DESIGN



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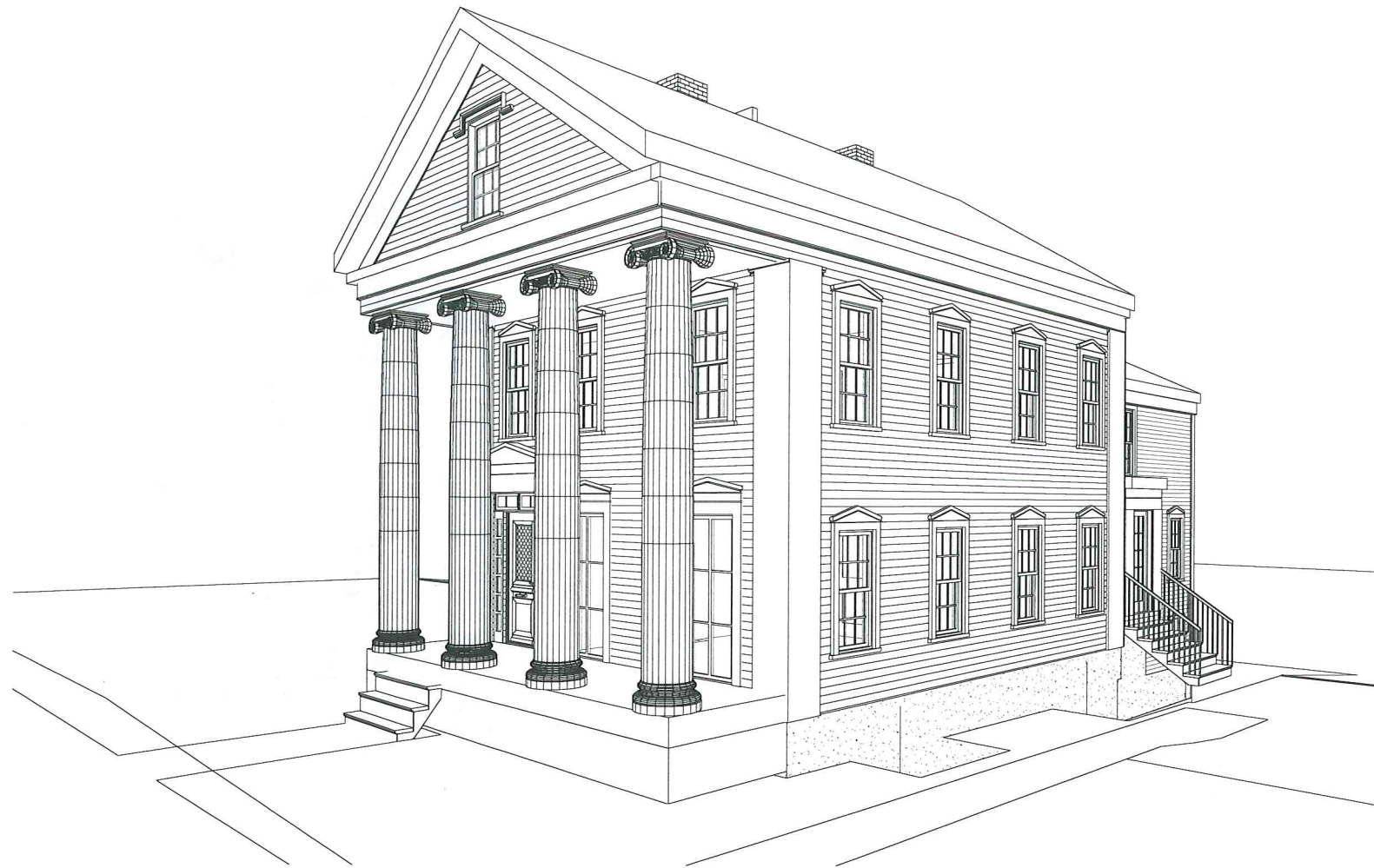
Project number 16125
Date 07/11/2019
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Scale

REVISIONS

No.	Description	Date

Perspectives

AV-3
135 WESTERN AVE.



PROJECT NAME
**135 WESTERN
 AVE.**

PROJECT ADDRESS
 135 Western Avenue
 Cambridge,
 Massachusetts

CLIENT
**BLUEPOWER REAL
 ESTATE
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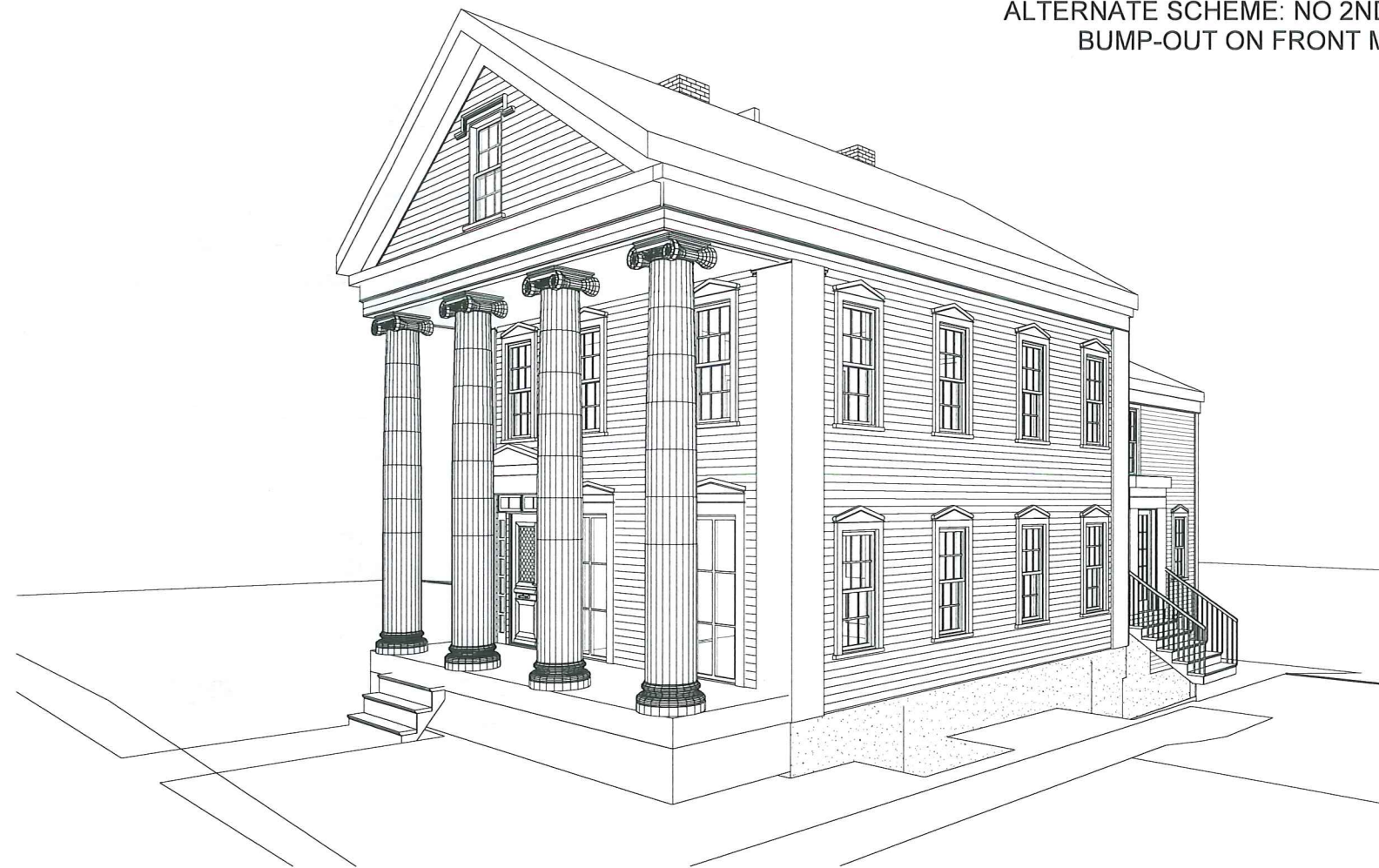
REVISIONS

No.	Description	Date

Perspectives

AV-4
 135 WESTERN AVE.

ALTERNATE SCHEME: NO 2ND FLOOR
BUMP-OUT ON FRONT MASSING




PROJECT NAME
**135 WESTERN
AVE.**

PROJECT ADDRESS
135 Western Avenue
Cambridge,
Massachusetts

CLIENT
**BLUEPOWER REAL
ESTATE
STEVE DAYS**

ARCHITECT

DESIGN

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Project number 16125
Date 07/11/2019
Drawn by ERS
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Perspectives

AV-4
135 WESTERN AVE.