



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

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NOV 12 2019

CAMBRIDGE HISTORICAL COMMISSION

APPLICATION FOR CERTIFICATE

- 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.
- Address of property: 169 Spring Street, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below: (An additional page can be attached, if necessary).

This project consists of a full gut renovation and small addition to a 1873 "Worker's Cottage". It is currently, and will remain a single family home for the owners who have resided here for eight years.

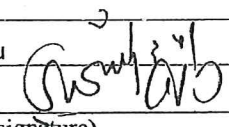
The existing side porch will be extended to create a new interior stair from the basement to the second floor. The existing roofs will be removed and replaced with a new roof, adding approximately four feet in elevation. All windows will be replaced and (mostly) relocated with high-efficiency casement and fixed windows. The roof, exterior walls and basement will be upgraded for energy efficiency. Exterior siding will be painted lap siding.

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: Dana Sajdi

Mailing Address: 169 Spring Street, Cambridge MA 02141

Telephone/Fax: 617-595-3737 E-mail: dana.sajdi@bc.edu

⇒ Signature of Property Owner of Record: 
(Required field; the application will not be considered complete without the property owner's signature)

Name of proponent, if not record owner: Bill Boehm

Mailing Address: 561 Windsor Street, A402, Somerville MA 02143

Telephone/Fax: 617-521-9082 E-mail: bill@boehmarchitecture.com

(for office use only):

Date Application Received: 11/12/19 Case Number: 4232 Hearing Date: 12/5/19

Type of Certificate Issued: _____ Date Issued: _____

B&A APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Boehm Architecture PRESENT USE/OCCUPANCY: Residential - 1 Family

LOCATION: 169 Spring Street Cambridge, MA 02141 ZONE: Residence C-1 Zone

PHONE: 617-521-9082 REQUESTED USE/OCCUPANCY: Residential - 1 Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>1,210</u>	<u>1,299</u>	<u>1,030</u>	(max.)
<u>LOT AREA:</u>		<u>1,373.5</u>		<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>		<u>.88</u>	<u>.95</u>		(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>1,373.5</u>	<u>1,373.5</u>	<u>1,500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>22.5</u>		<u>50</u>	(min.)
	DEPTH				
<u>Setbacks in Feet:</u>	FRONT	<u>0.1</u>	<u>0.1</u>	<u>10</u>	(min.)
	REAR	<u>20.2</u>	<u>16.5</u>	<u>20</u>	(min.)
	LEFT SIDE	<u>0.6</u>	<u>0.5</u>	<u>7.5</u>	(min.)
	RIGHT SIDE	<u>3.5</u>	<u>3.3</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>20.6</u>	<u>24.2</u>	<u>35</u>	(max.)
	LENGTH				
	WIDTH				
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>		<u>0.33</u>	<u>0.33</u>	<u>30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>0</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

Burks, Sarah

From: Bill Boehm <bill@boehmarchitecture.com>
Sent: Thursday, November 21, 2019 8:54 AM
To: Burks, Sarah
Cc: Hill, Eric
Subject: Re: 169 Spring Street
Attachments: Sajdi-Bowley Option 1 8.1.19.pdf

We will use the "Accent" style. Color: Slate. Exterior trim to be 4" painted flat side/top casing with 2" projected sills (as indicated on the elevations).

I've also attached the previous design option that you requested. May I ask why you want that as well?

-Bill

Bill Boehm, AIA
617.521.9082

BOEHM
ARCHITECTURE
561 Windsor St. #A402
Somerville, MA 02143

On Wed, Nov 20, 2019 at 3:38 PM Burks, Sarah <sburks@cambridgema.gov> wrote:

Hi Bill,

Please look at pages 37 and 38 of the Kolbe catalogue and let me know which type you are using. You could circle the relevant cross sections and send back. Exterior finish material? Any trim?

Sarah

Sarah L. Burks, Preservation Planner

Cambridge Historical Commission

831 Massachusetts Ave., 2nd Fl.

Cambridge, MA 02139

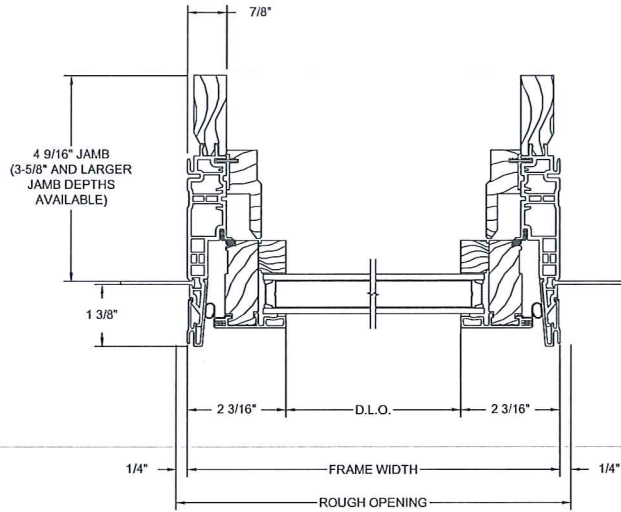
ph 617-349-4687; fax 617-349-6165; TTY 617-349-6112

<http://www.cambridgema.gov/Historic>

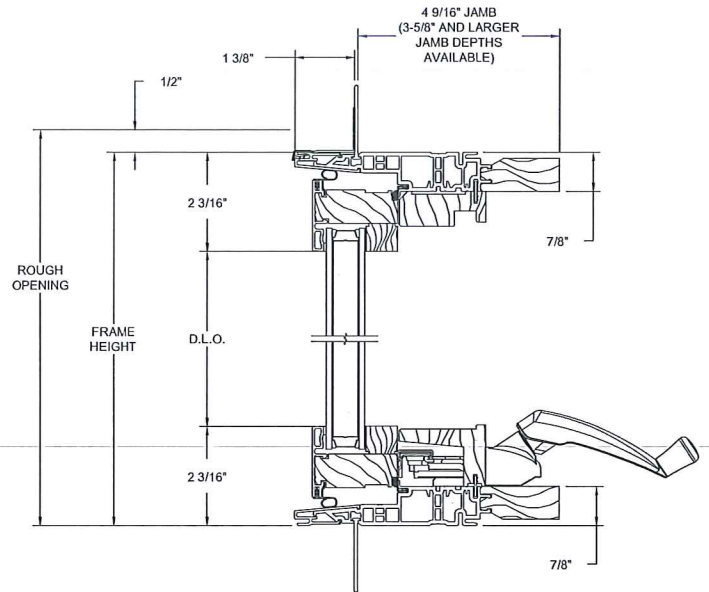
Casements & Awnings Cross Section Drawings

Accent Style Exterior

Horizontal Section

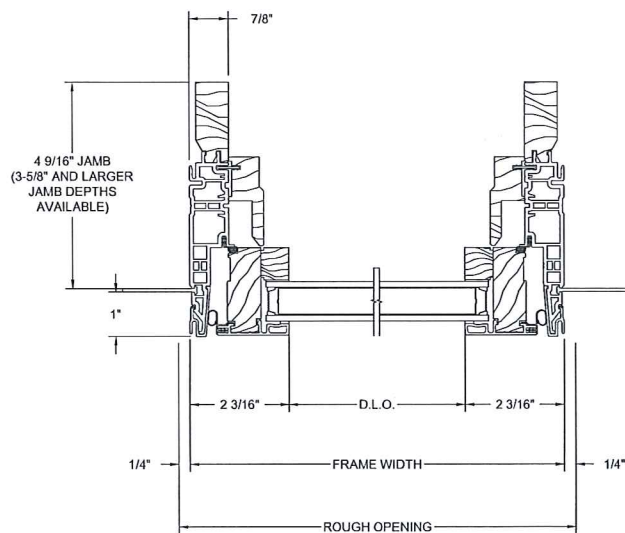


Vertical Section

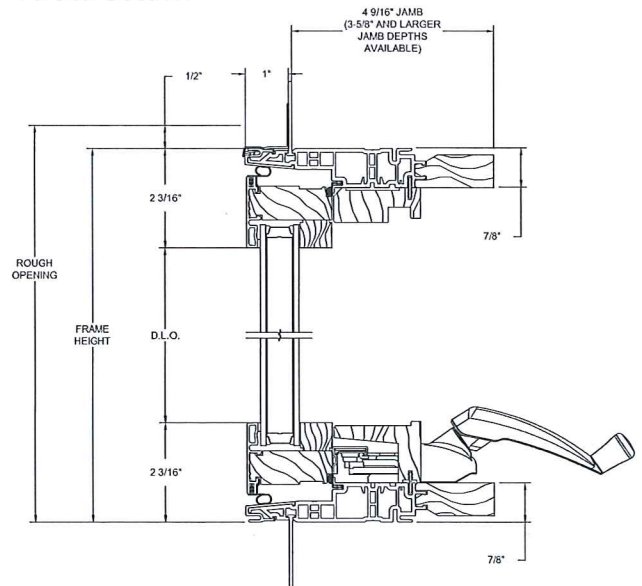


Flush Style Exterior

Horizontal Section



Vertical Section



NOTE: Drawings are not to scale. Additional and the most current drawings, including drawings with triple pane glass, are available at kolbwindows.com.



171



169



167

OTIS STREET



177



175



171



169



167



165

SPRING STREET



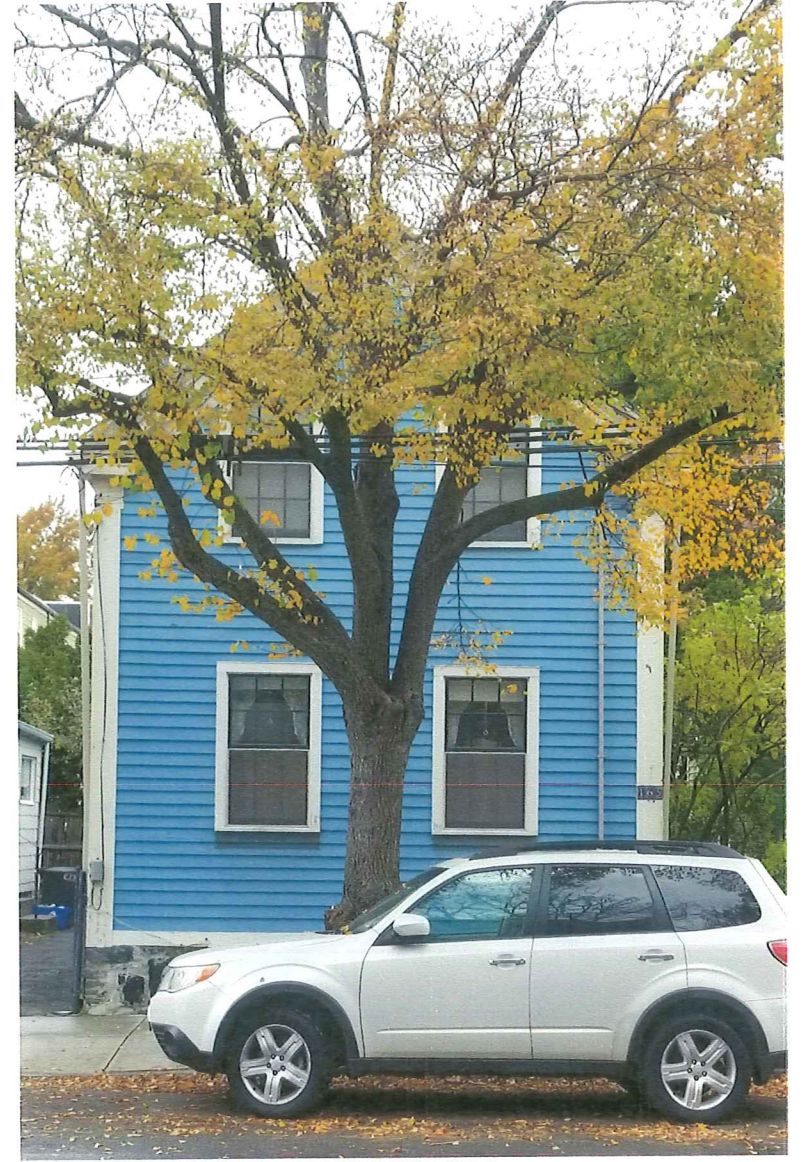
171



169



167



165

SPRING STREET

BOEHM ARCHITECTURE
561 Windsor St. #A402 Somerville MA 02143
www.boehnarchitecture.com
(617)-521-9082

Sajdi/Bowley Residence
Renovation
169 Spring Street Cambridge, MA 02143

Proposed Spring Street Elevation

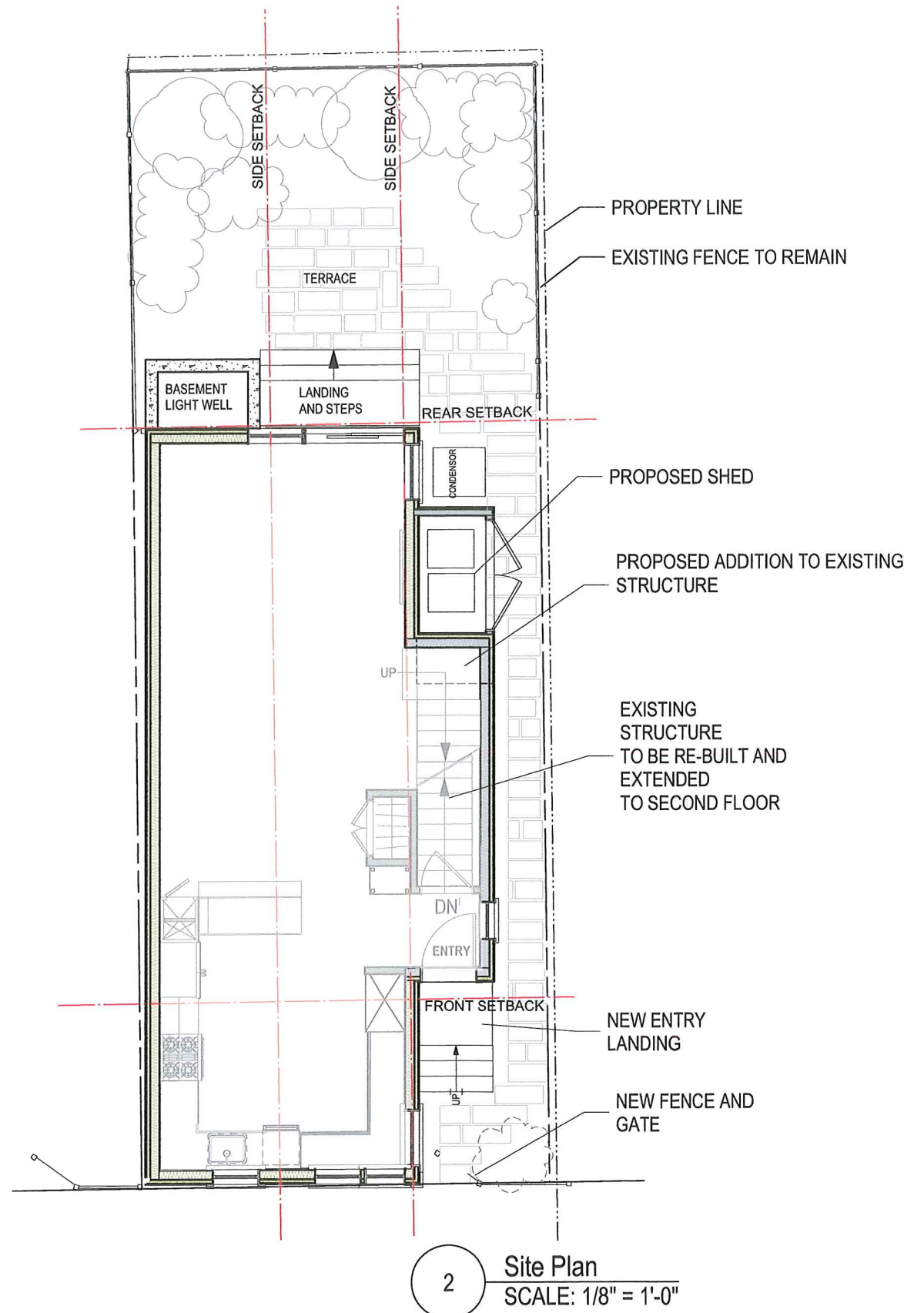
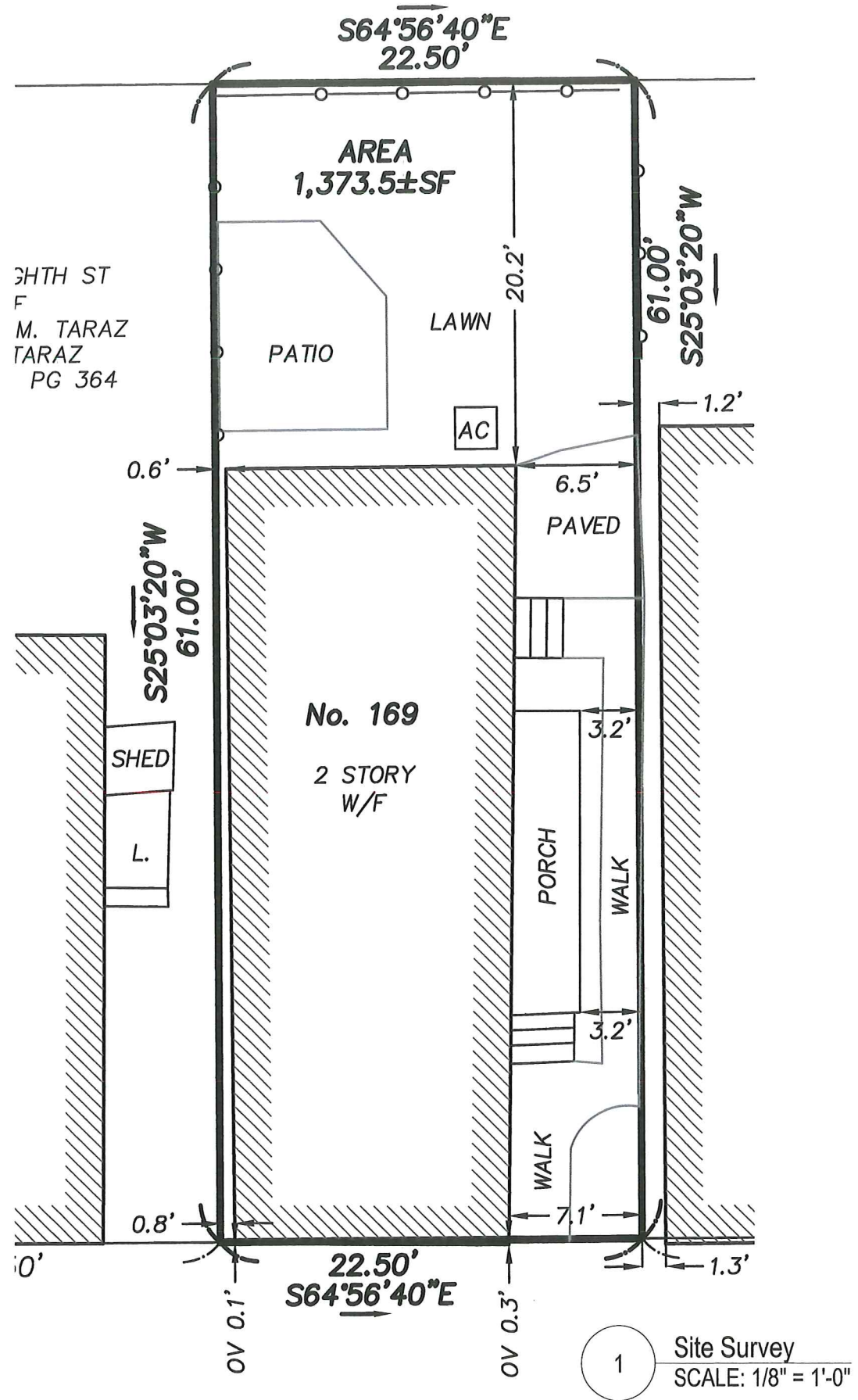
DATE: 11.12.19

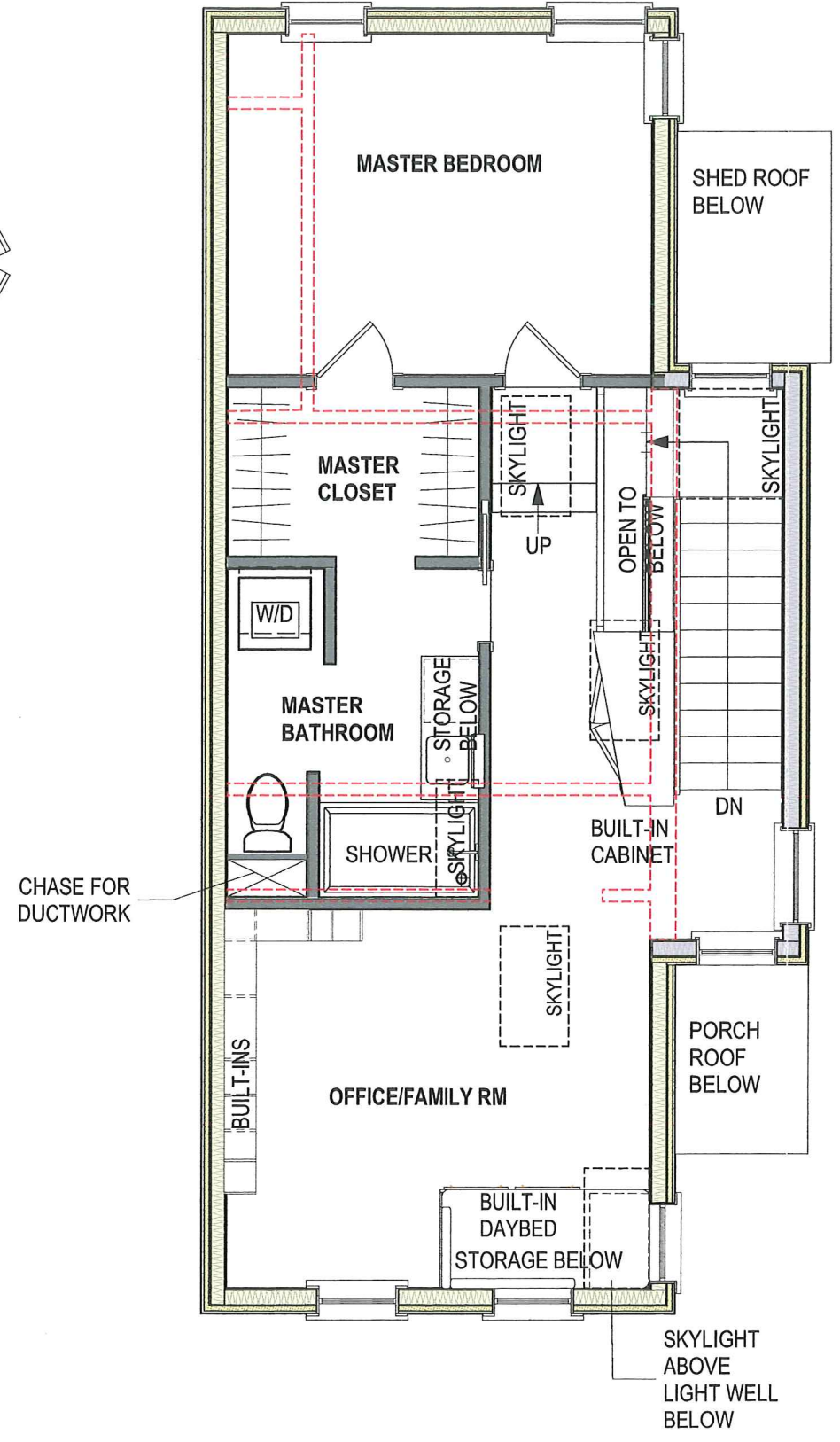
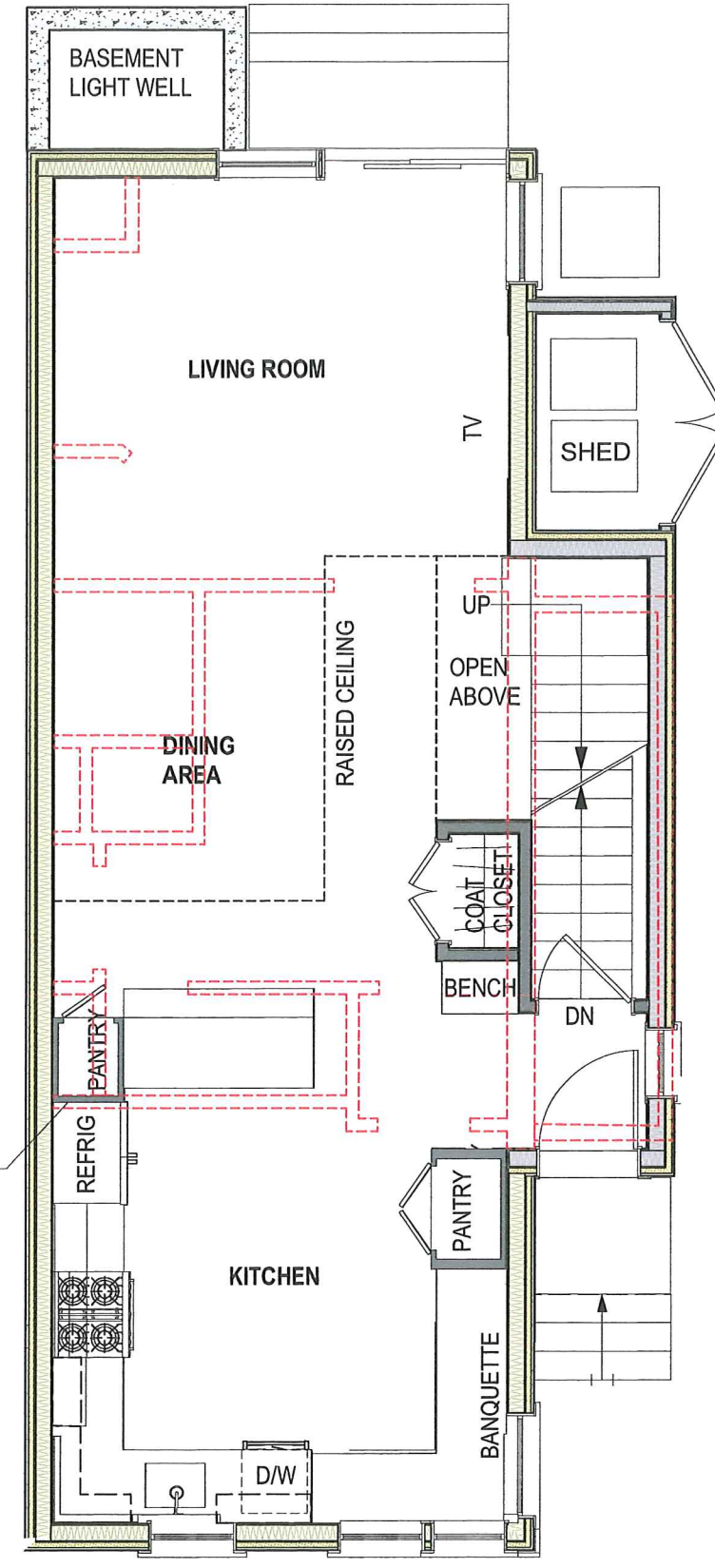
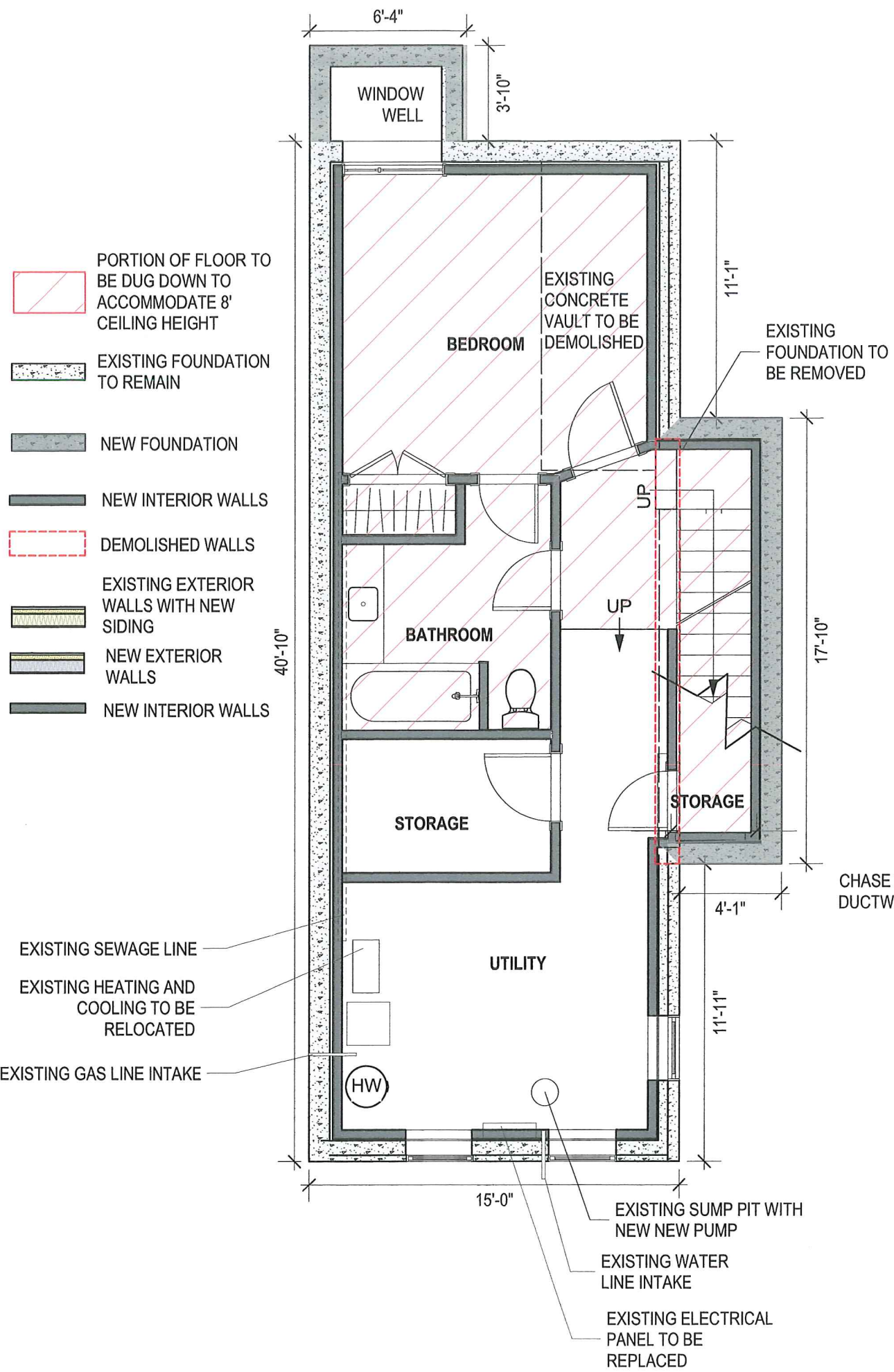
SCALE:

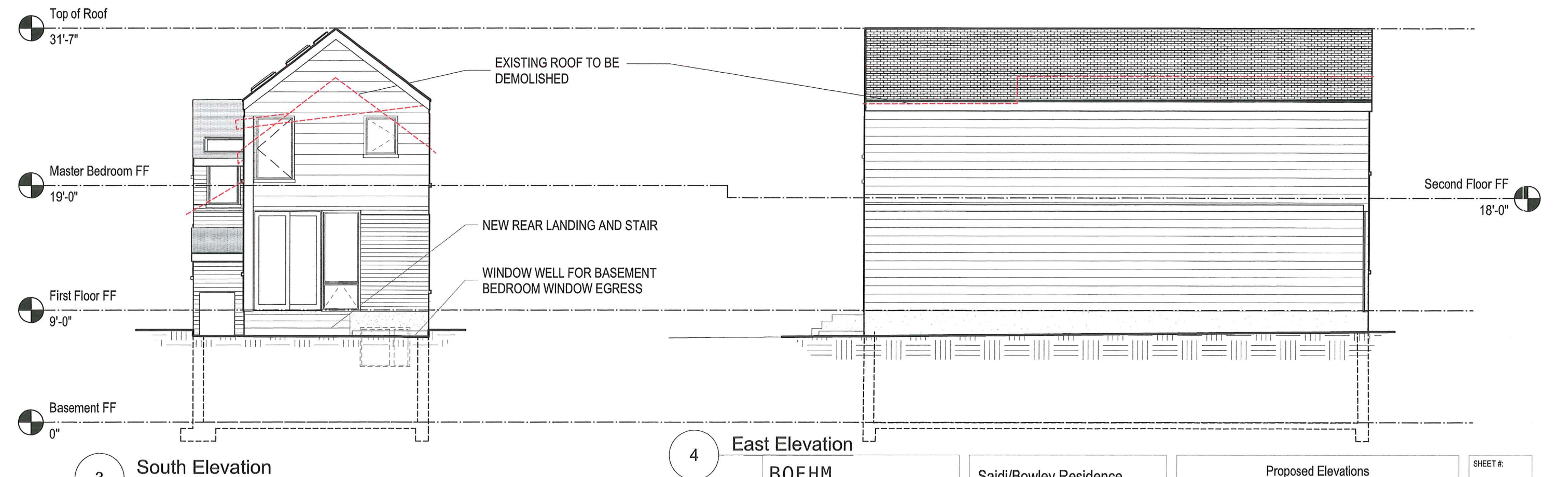
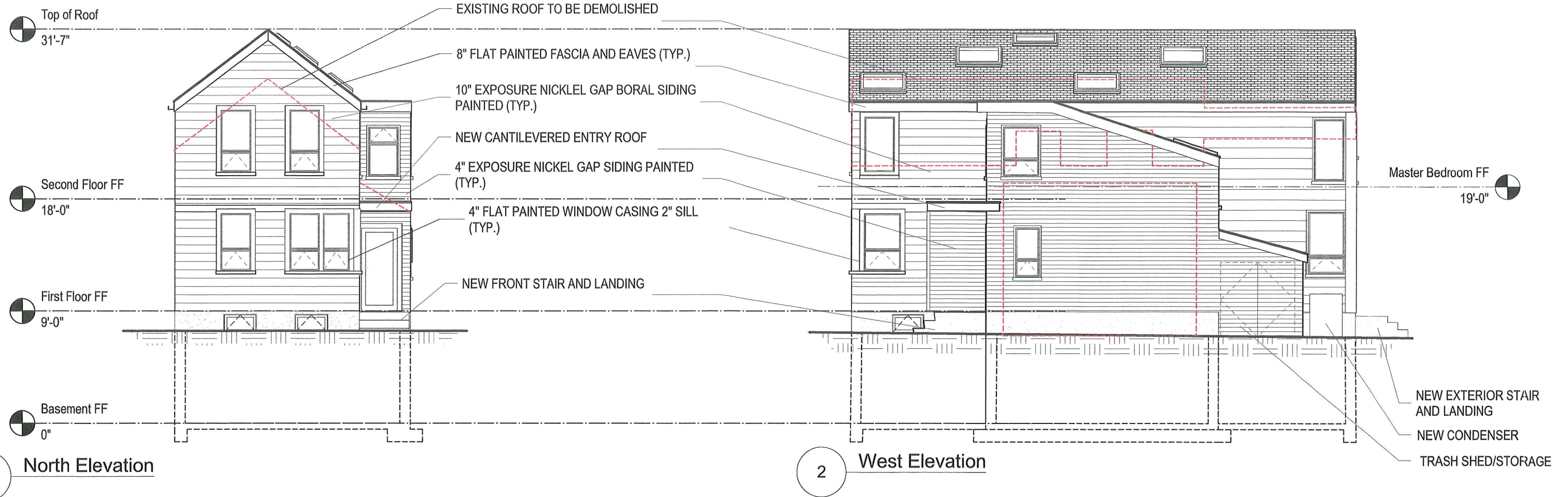
SHEET #:

HC-2









----- EXISTING TO BE DEMOLIISHED

BOEHM ARCHITECTURE
 561 Windsor St. #A402 Somerville MA 02143
 www.boehmarchitecture.com (617)-521-9882

Sajdi/Bowley Residence
 Renovation
 169 Spring Street Cambridge, MA 02143

Proposed Elevations
 DATE: 11.12.19
 SCALE: 1/8"=1'-0"

SHEET #:
HC-6

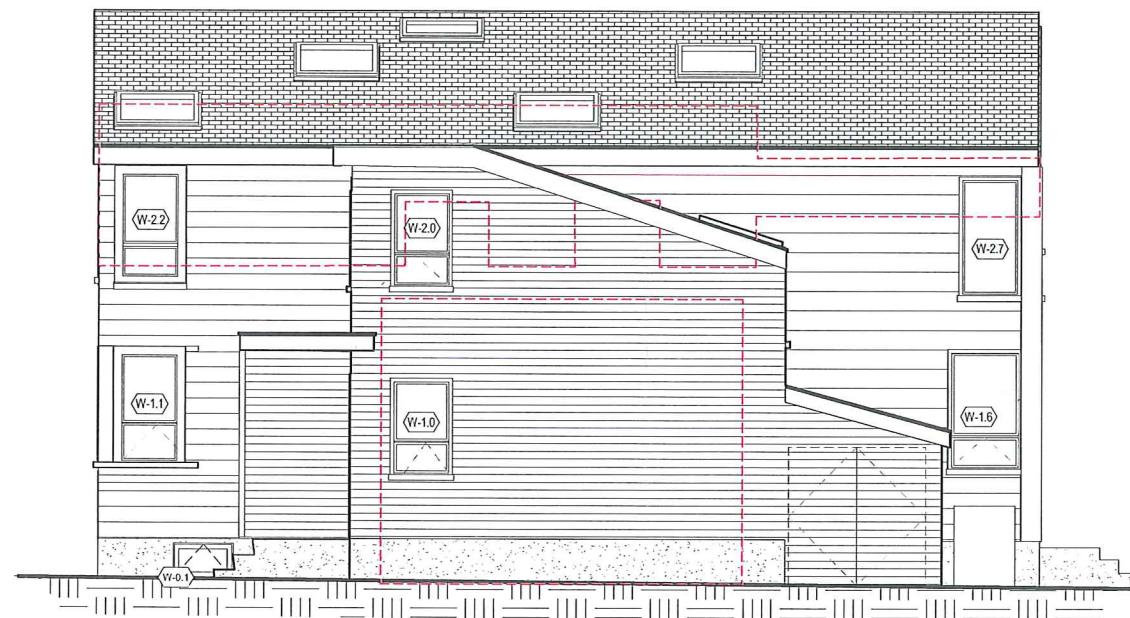
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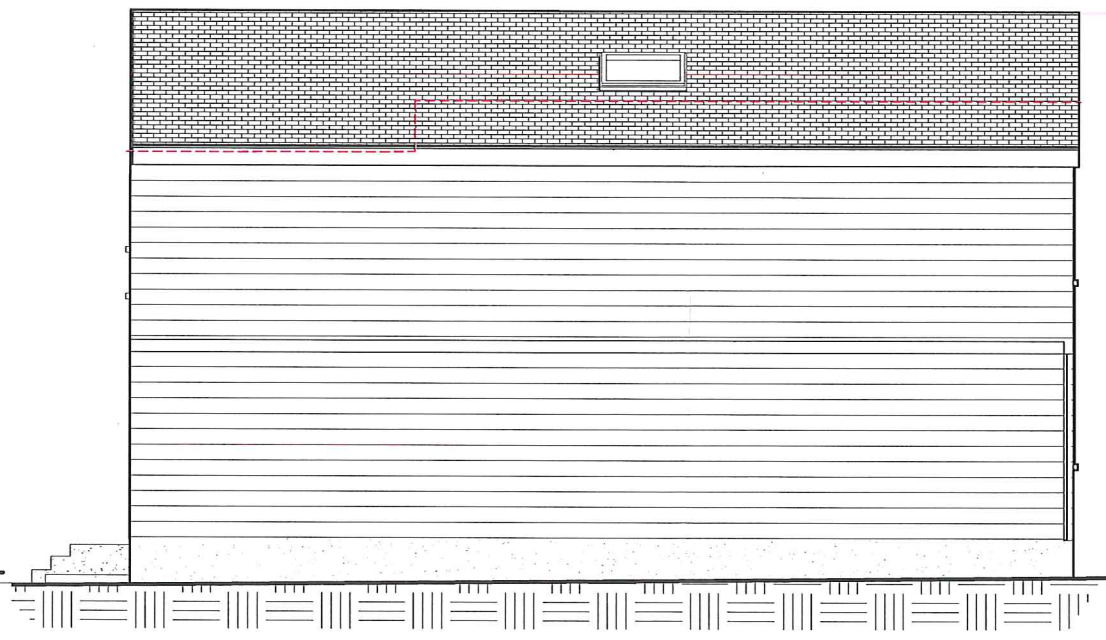
1 North Elevation



2 West Elevation



3 South Elevation



4 East Elevation

WINDOW SCHEDULE				
	Number	Nominal Size		Sash Operation
		Unit Width	Unit Height	
W-	0.1	2'9"	1'6"	Awning
W-	0.2	2'9"	1'6"	Awning
W-	0.3	2'8"	1'6"	Awning
W-	0.4	4'1"	4'0"	Custom
W-	1.0	2'6"	4'0 1/2"	Custom
W-	1.1	2'6"	5'0"	Custom
W-	1.2	2'2 1/2"	4'8"	Custom
W-	1.3	2'6 1/2"	4'8"	Custom
W-	1.4	2'6 1/2"	4'8"	Custom
W-	1.5	3'0"	7'11"	Custom
W-	1.6	3'0 1/2"	5'0 1/2"	Custom
W-	2.0	2'6"	4'0 1/2"	Custom
W-	2.1	2'5 1/2"	4'0"	Custom
W-	2.2	2'6"	4'6"	Custom
W-	2.3	2'6 1/2"	5'0 1/2"	Custom
W-	2.4	2'6 1/2"	5'0 1/2"	Custom
W-	2.5	2'6"	3'0"	Casement
W-	2.6	3'0"	5'0"	Casement
W-	2.7	2'6"	5'0"	Fixed Glass
W-	2.8	2'6"	3'6"	Fixed Glass