

03.14.17

Cambridge Historic Commission  
831 Massachusetts Avenue  
Cambridge, Massachusetts  
02139

Re: 127 Coolidge Hill – Demolition Request

875 Main Street  
Cambridge, MA  
02139

617.876.9062

[charlesmyer.com](http://charlesmyer.com)

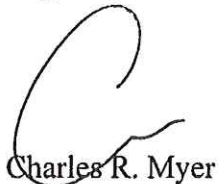
To the Members of the Cambridge Historic Commission;

As the architects for our clients, Emily and Devereaux McClatchey, and with Matthew Cunningham Landscape Design, we are seeking permission to demolish the current house at 127 Coolidge Hill and attached is our request and associated support material. The existing house was built in 1925 and designed by the architect, J.R. Ward. The house is over 50 years old.

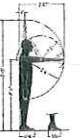
The proposed house, garage and gardens seek to maximize the potential of this lovely inside corner property on the bend in Coolidge Hill road. Access to the one-car garage is off the street and in the Northwest/ 'back' corner of the property, far from the public view. As best as we could accommodate, the McClatcheys new home would follow the approximate setbacks of their neighbors'.

The house itself is to have a slate roof and brick veneer walls with north and west 'bump-outs' to have painted clapboards and copper roofs. The garage is to have brick veneer walls with a copper roof. Matthew Cunningham has designed extensive gardens surrounding the house.

Regards,



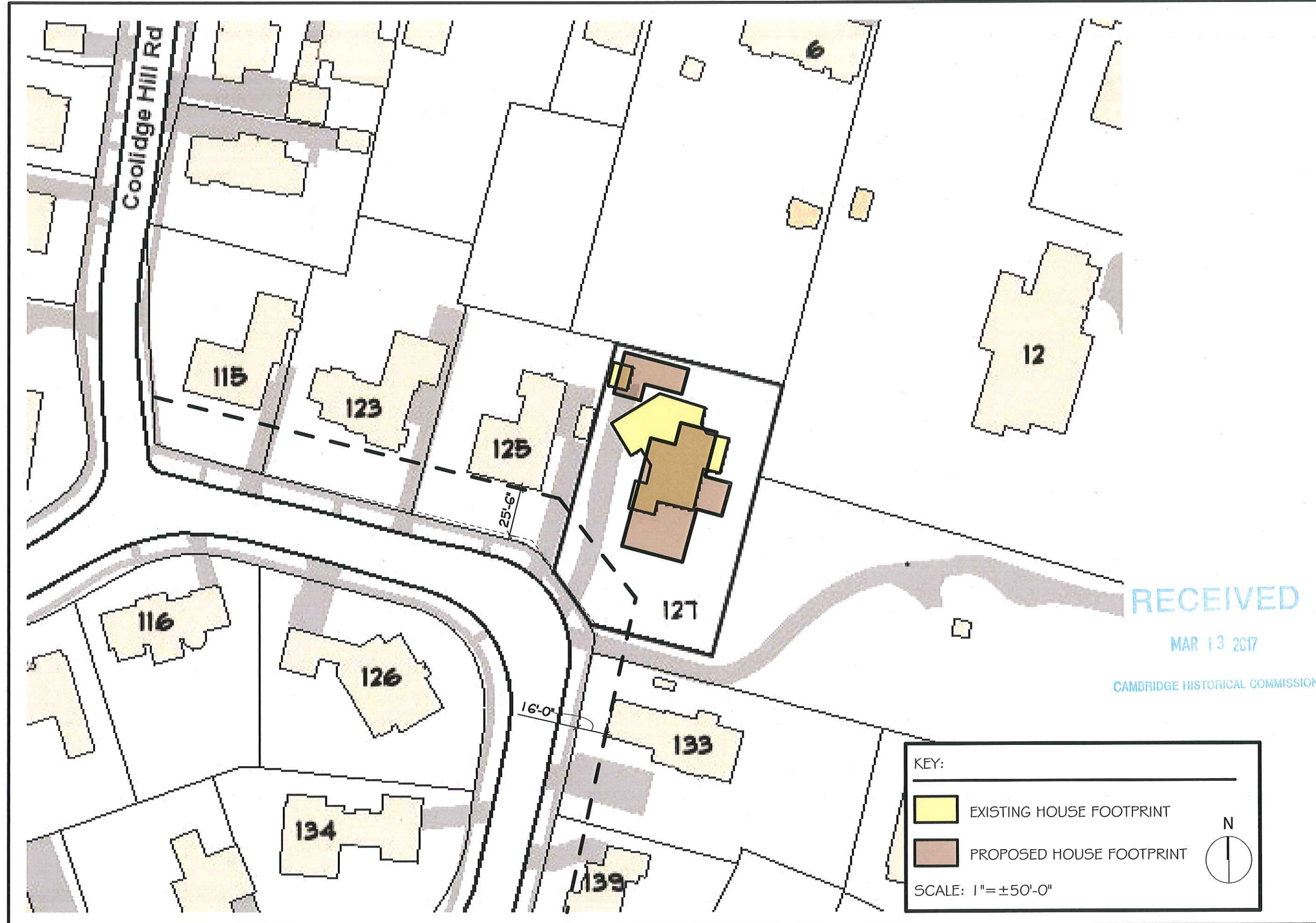
Charles R. Myer



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# McCLATCHY RESIDENCE

127 COOLIDGE HILL CAMBRIDGE, MA



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CAMBRIDGE HISTORICAL COMMISSION

KEY:

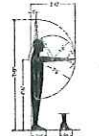
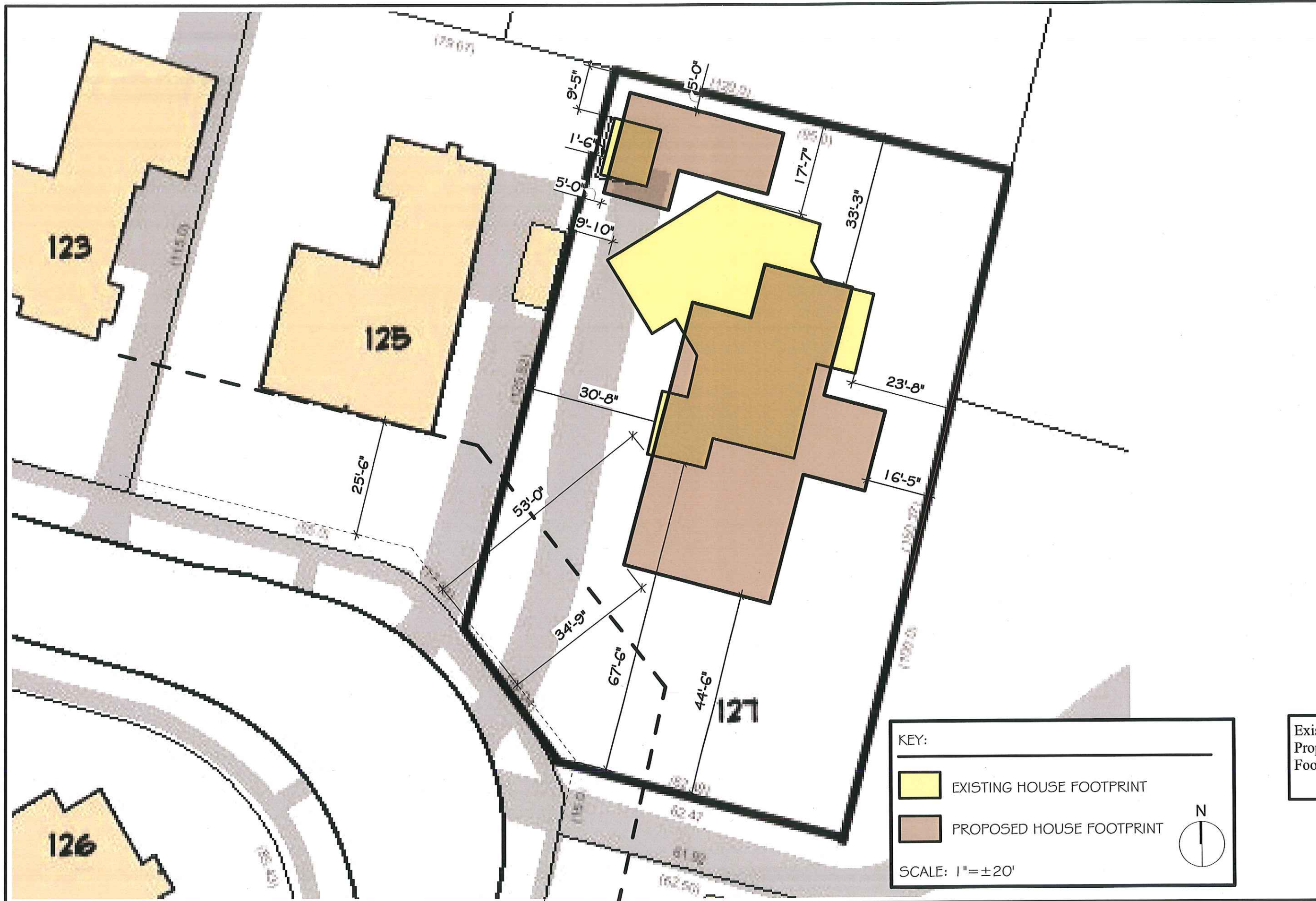
- EXISTING HOUSE FOOTPRINT
- PROPOSED HOUSE FOOTPRINT

SCALE: 1" = ±50'-0"

Issue \_\_\_\_\_ Date \_\_\_\_\_  
 CHC SUBMITAL 03/14/17

Neighborhood  
Map



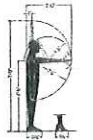


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**McCLATCHEY RESIDENCE**  
 127 COOLIDGE HILL CAMBRIDGE, MA

Issue: \_\_\_\_\_ Date: \_\_\_\_\_  
 CMC SUBMITTAL: 03/14/17

Existing & Proposed House Footprint

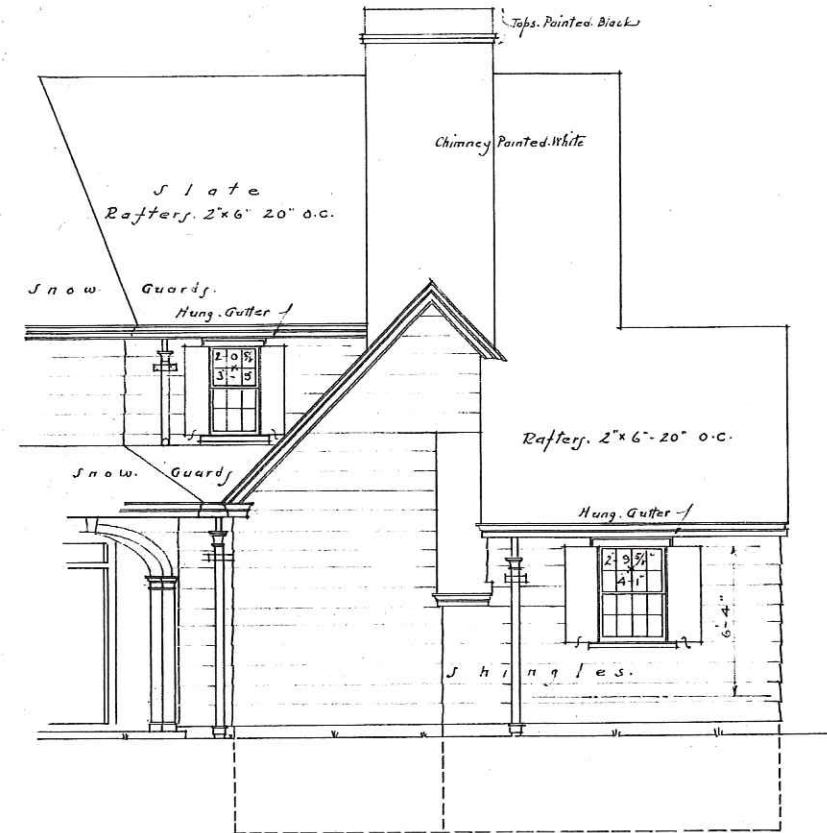


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1 EXISTING ELEVATION-SOUTHWEST  
 Scale: 1/8" = 1'-0"



2 EXISTING ELEVATION-WEST  
 Scale: 1/8" = 1'-0"

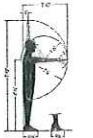
McCLATCHEY RESIDENCE

127 COOLIDGE HILL CAMBRIDGE, MA

Issue Date  
 CHC SUBMITTAL 03/14/17

Existing Exterior  
 Elevations



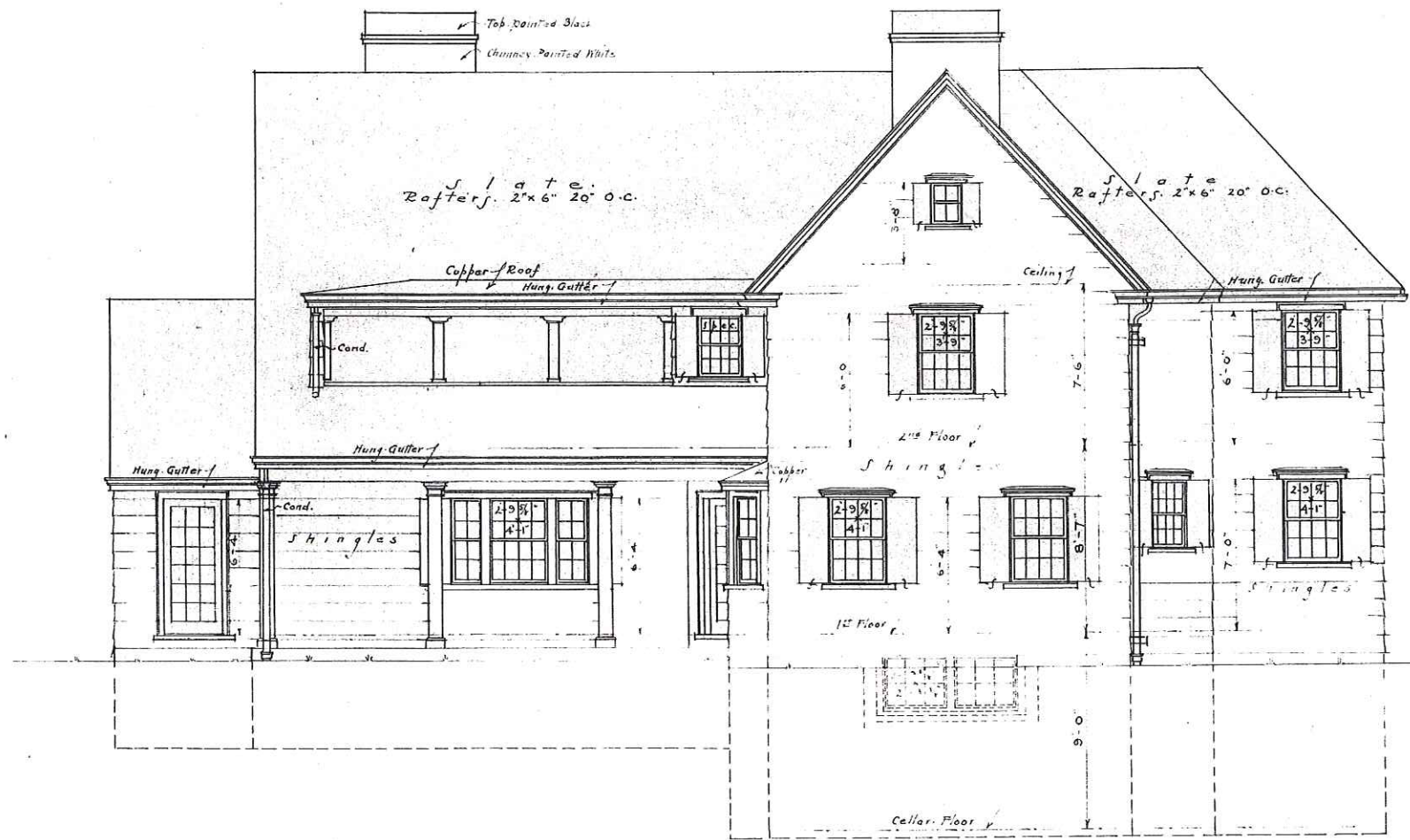


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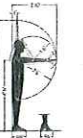
127 COOLIDGE HILL CAMBRIDGE, MA



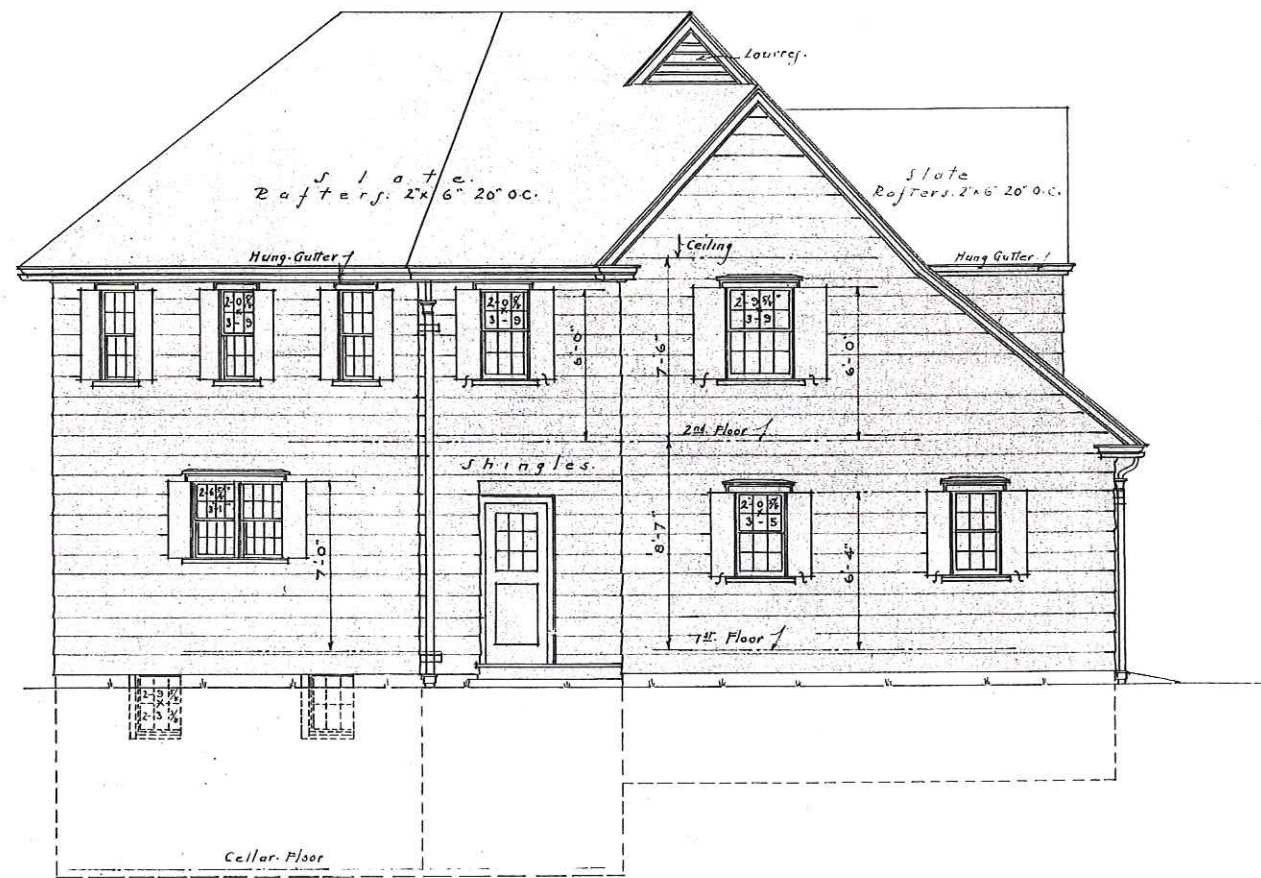
1 EXISTING ELEVATION-EAST  
 Scale: 1/8" = 1'-0"

Issue \_\_\_\_\_ Date \_\_\_\_\_  
 CHC SUBMITTAL 03/14/17

Existing Exterior Elevations



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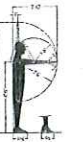
1 EXISTING ELEVATION-NORTH  
 Scale: 1/8" = 1'-0"

McCLATCHEY RESIDENCE

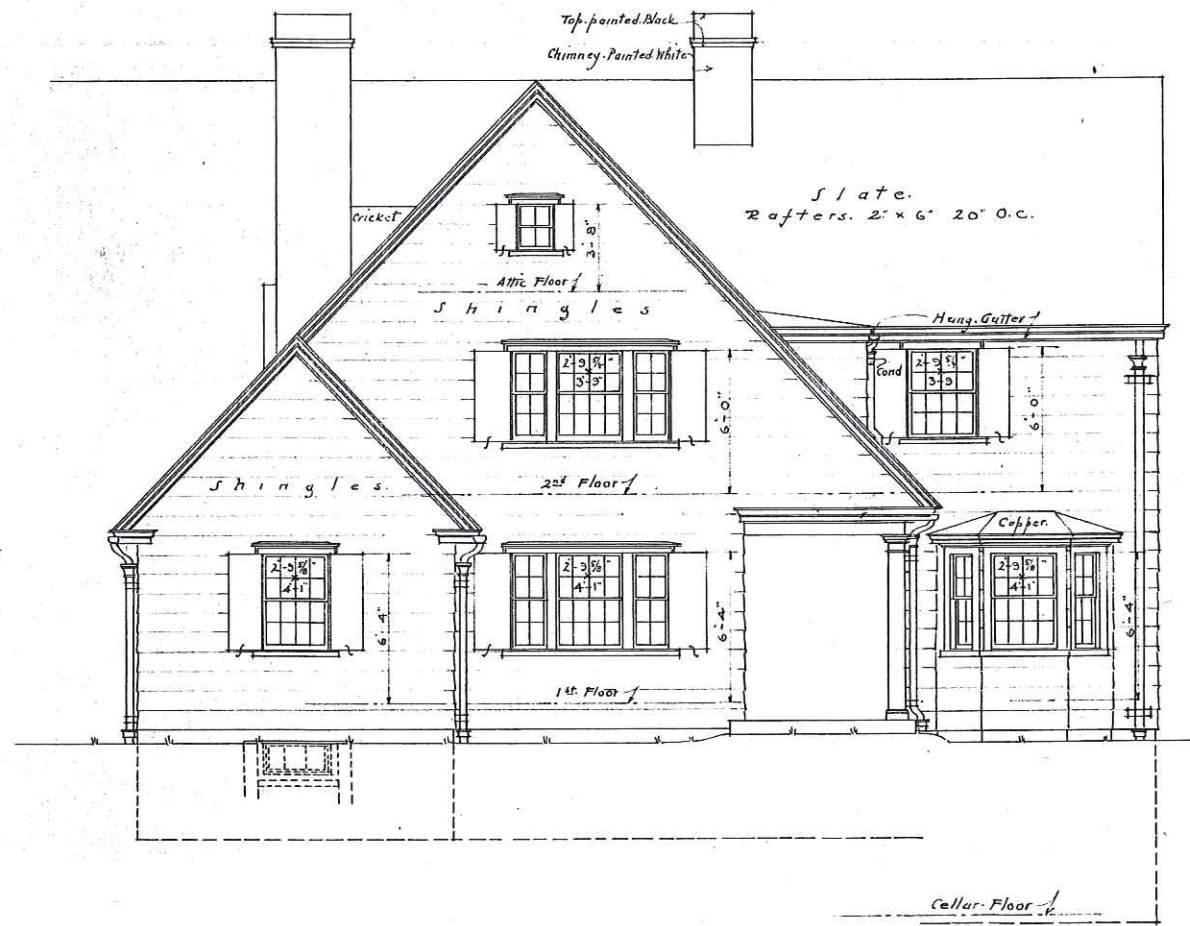
127 COOLIDGE HILL CAMBRIDGE, MA

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Existing Exterior Elevations



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1 EXISTING ELEVATION-SOUTH  
 Scale: 1/8" = 1'-0"

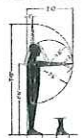
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CHC SUBMITTAL	03/14/17

Existing Exterior Elevations





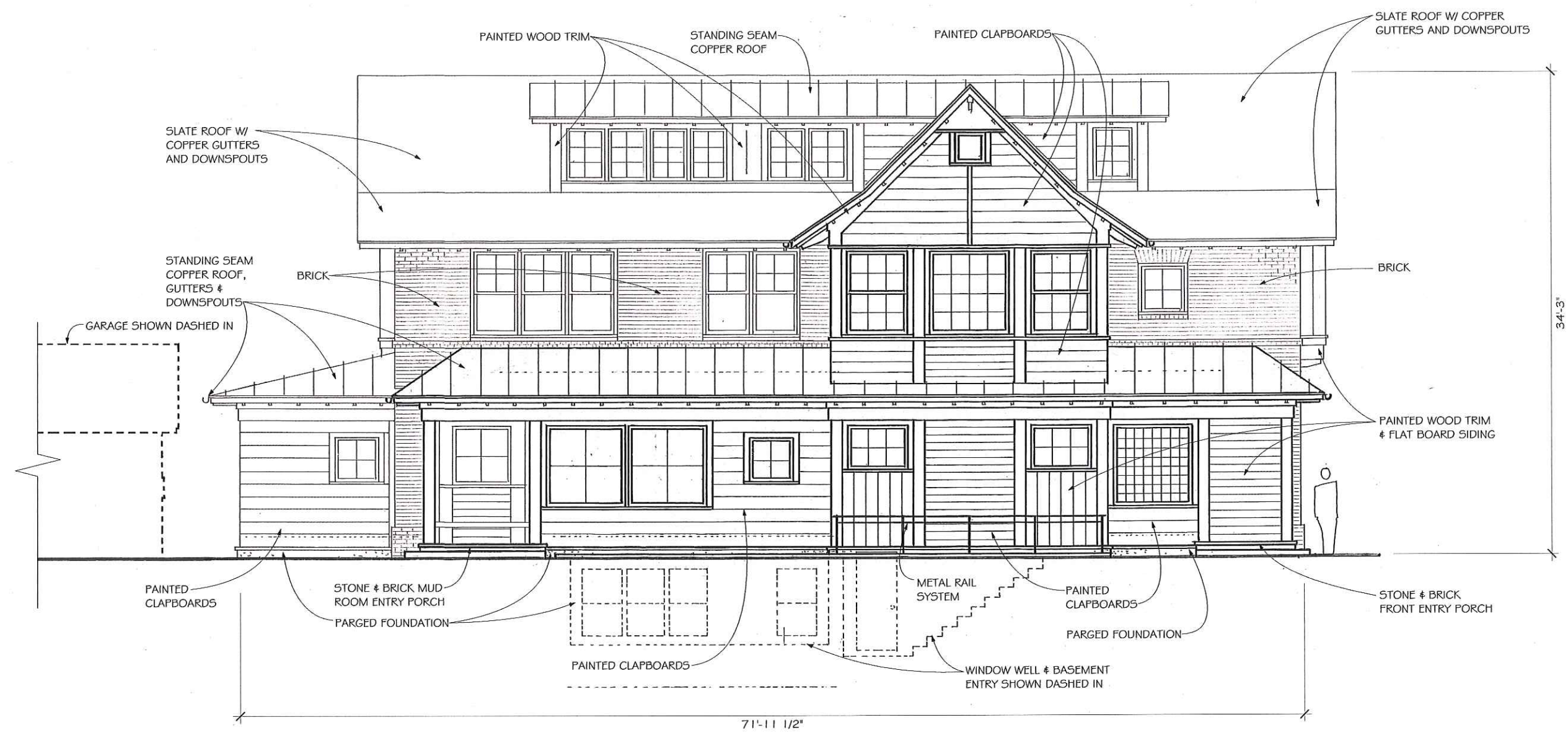
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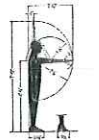
Issue	Date
CHC SUBMITTAL	03/14/17

Proposed Exterior Elevations



1 PROPOSED ELEVATION-WEST  
 Scale: 1/8" = 1'-0"



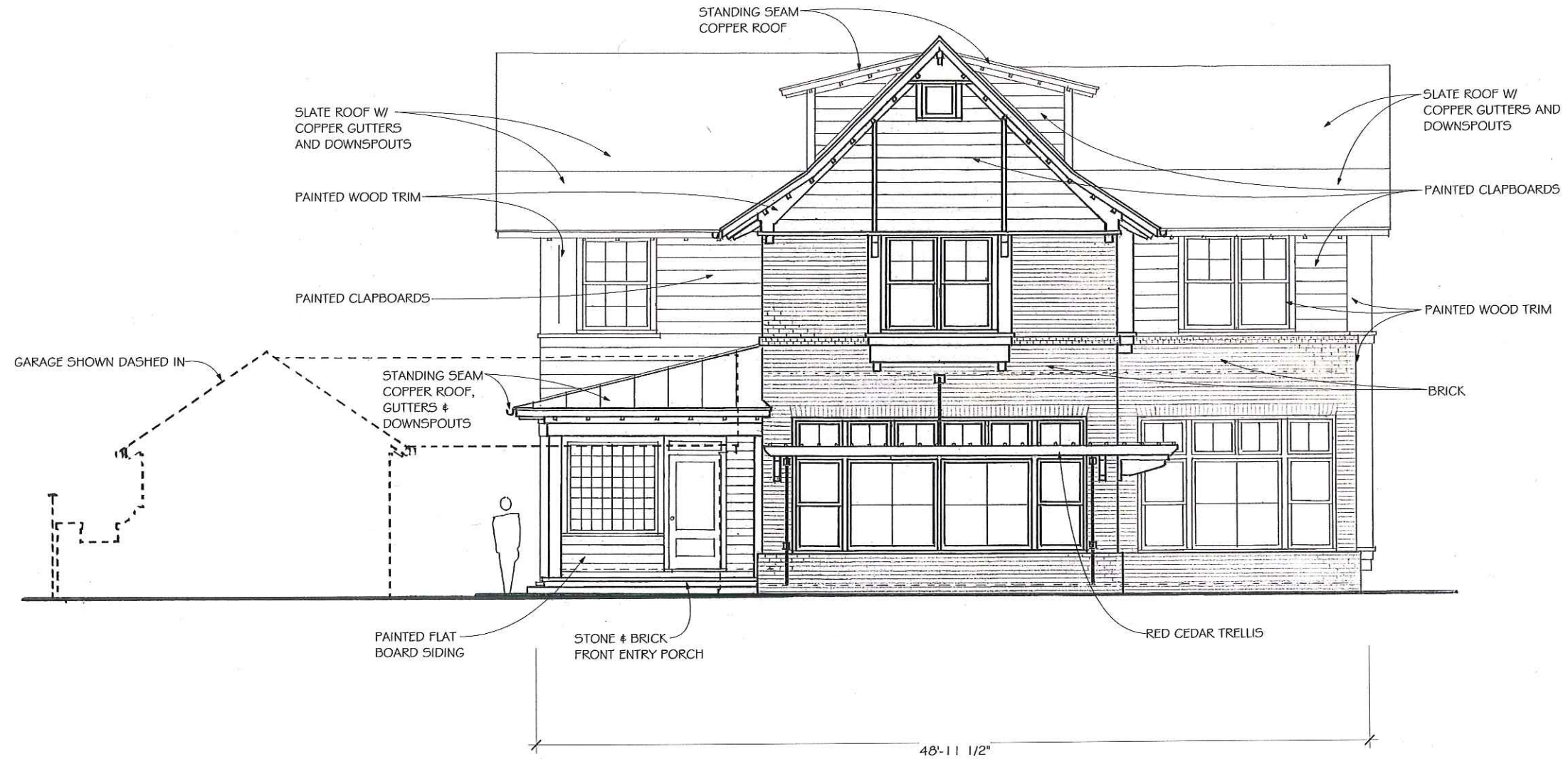


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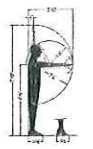
127 COOLIDGE HILL CAMBRIDGE, MA



1 PROPOSED ELEVATION- SOUTH  
 Scale: 1/8" = 1'-0"

Issue Date  
 CHC SUBMITTAL 03/14/17

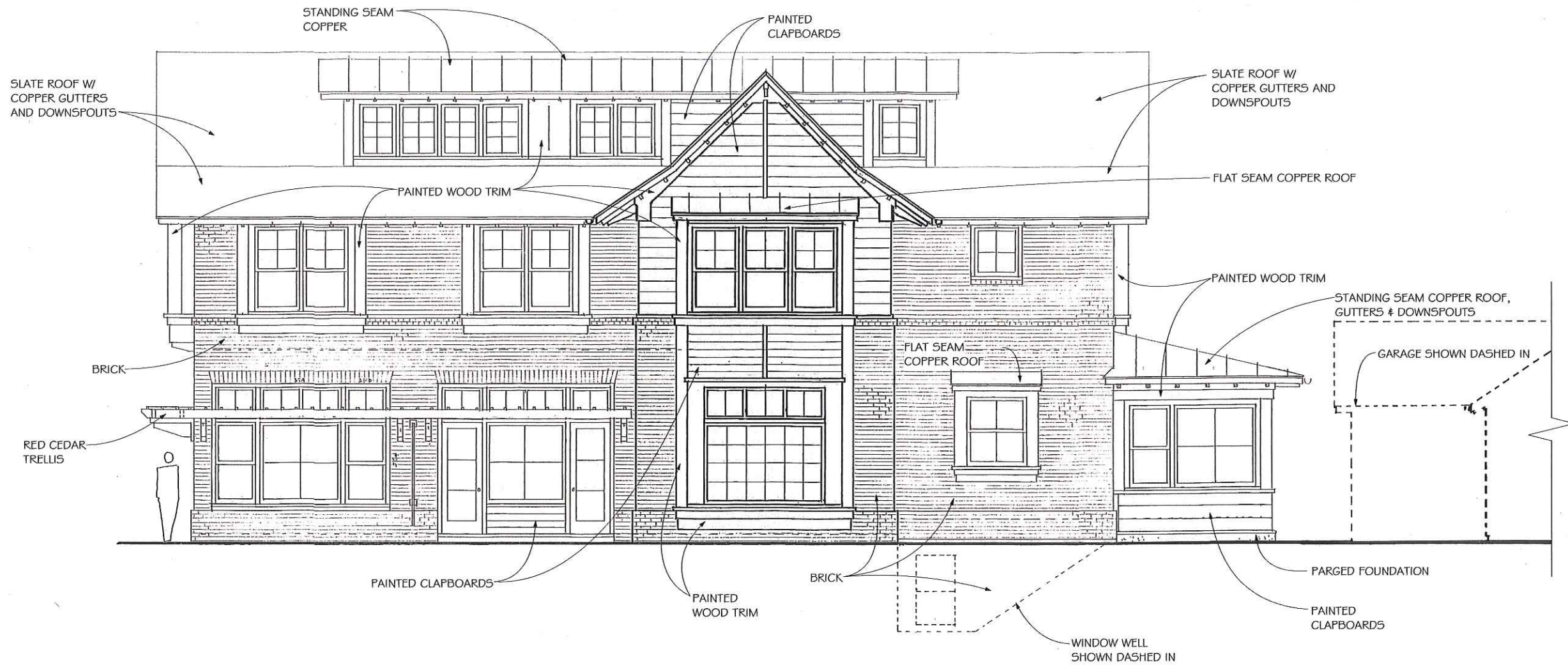
Proposed Exterior Elevations



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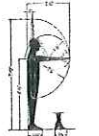


1 PROPOSED ELEVATION- EAST  
 Scale: 1/8" = 1'-0"

Issue	Date
CHC SUBMITTAL	03/14/17

Proposed Exterior Elevations

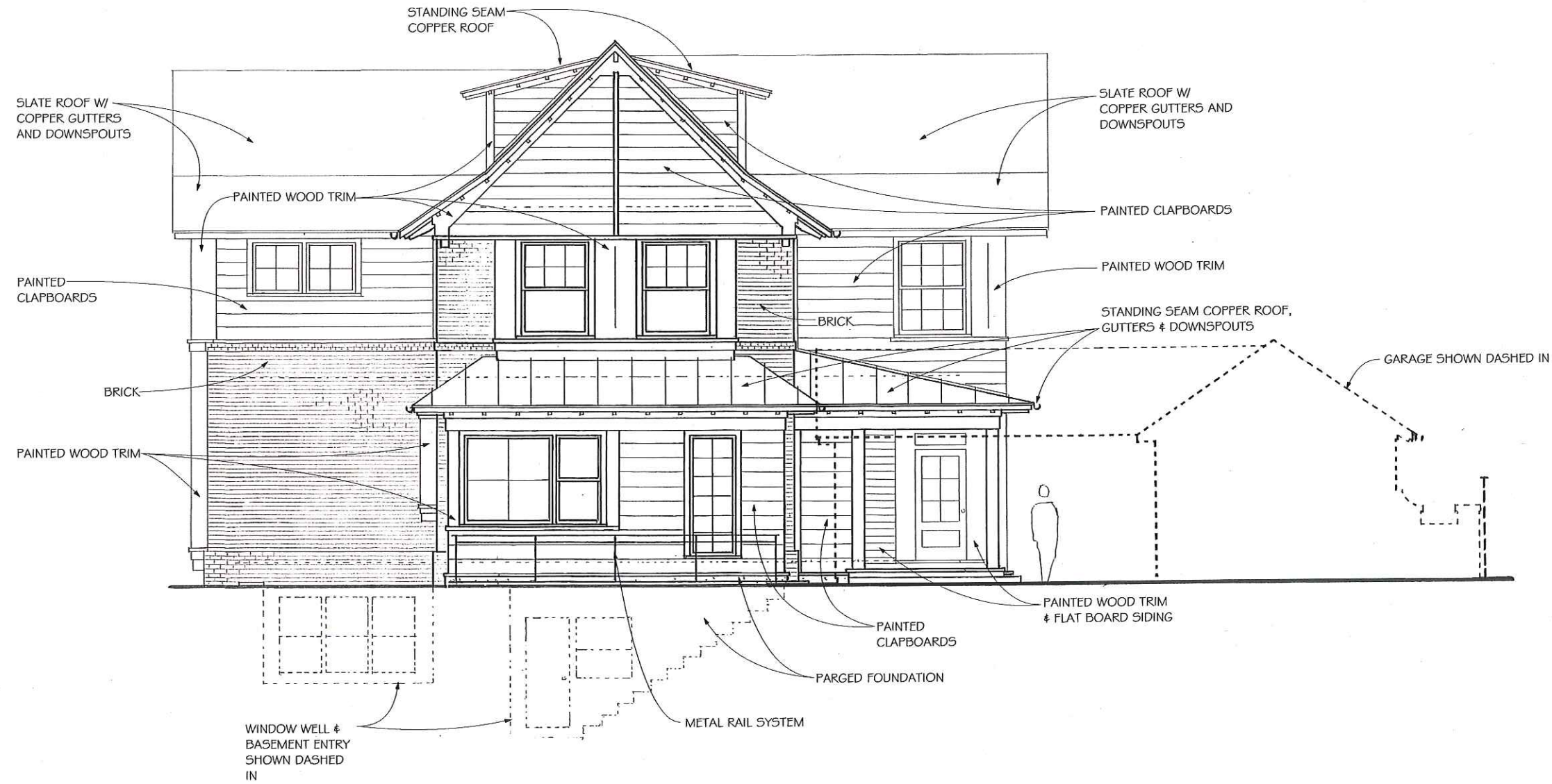




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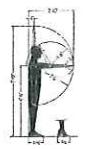
127 COOLIDGE HILL CAMBRIDGE, MA



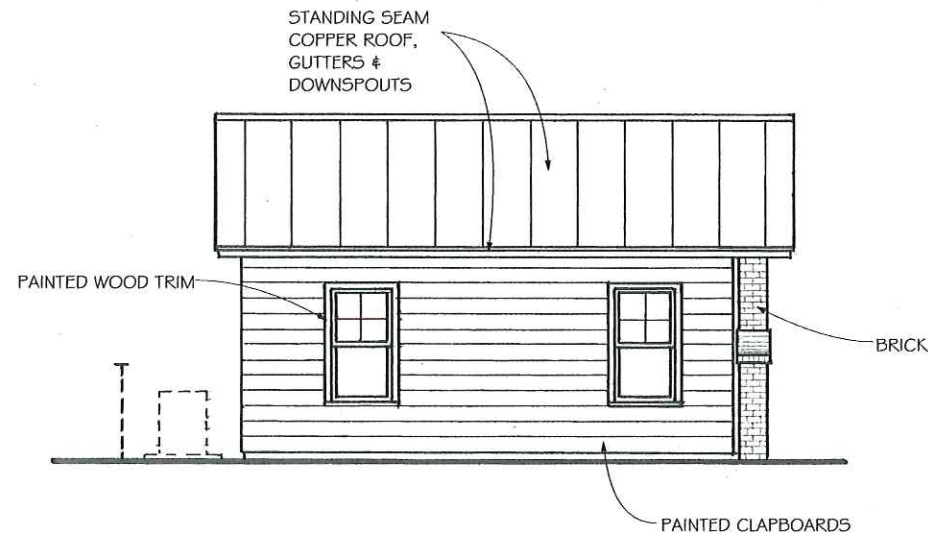
1 PROPOSED ELEVATION- NORTH  
 Scale: 1/8" = 1'-0"

Issue Date  
 CHC SUBMITTAL 03/14/17

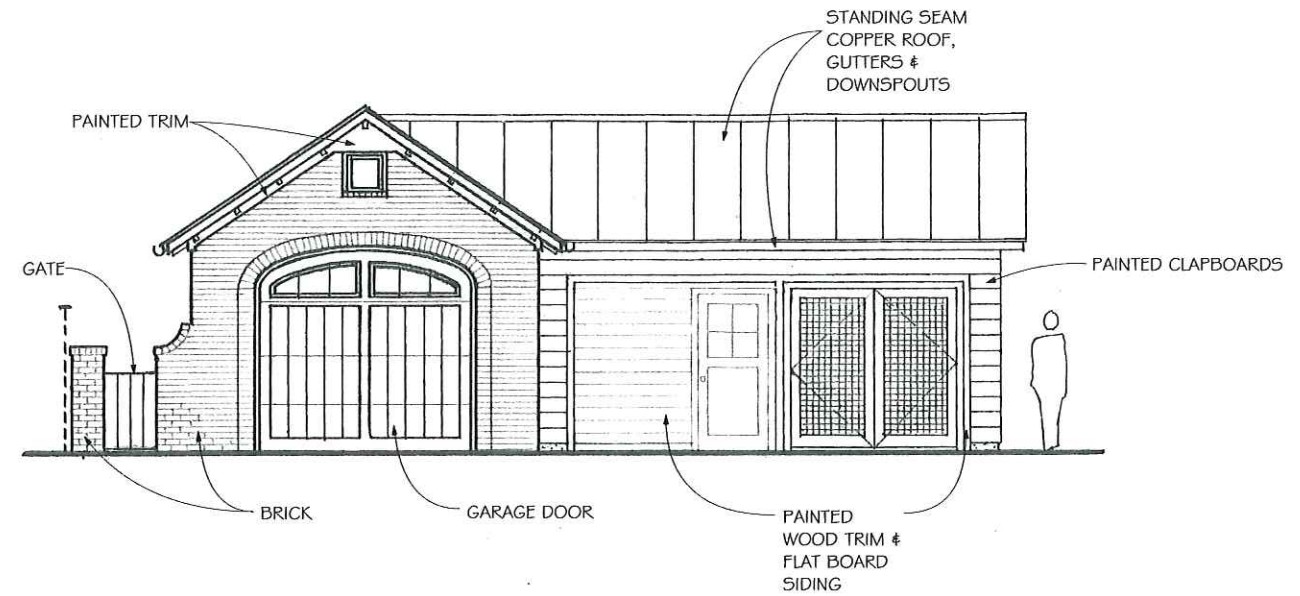
Proposed Exterior Elevations



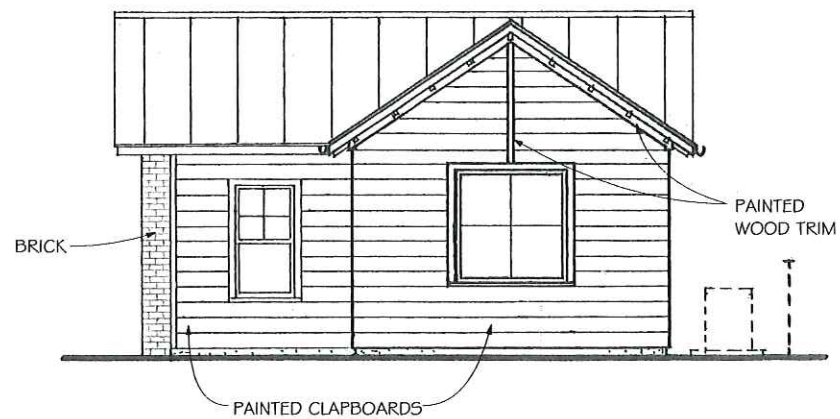
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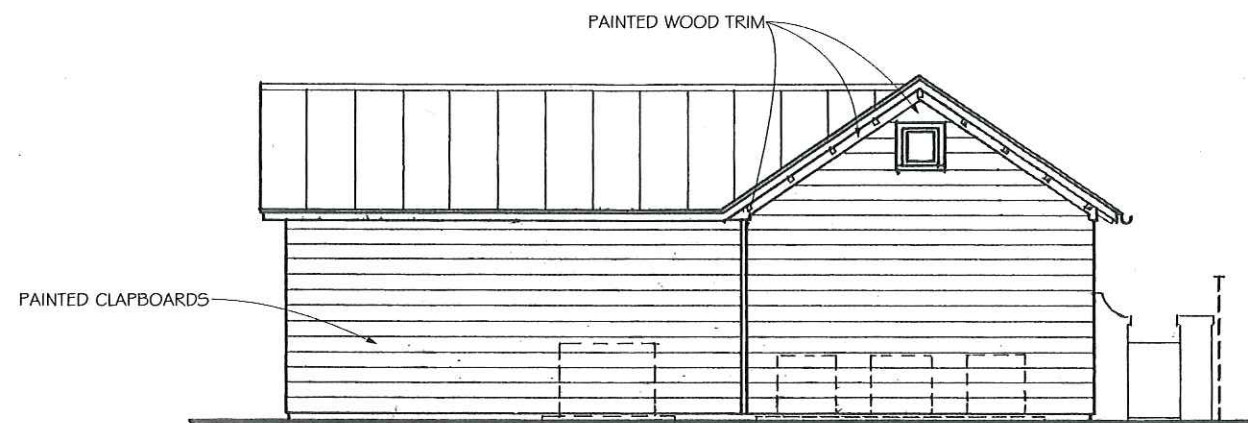
1 PROPOSED ELEVATION- WEST  
 Scale: 1/8" = 1'-0"



2 PROPOSED ELEVATION- SOUTH  
 Scale: 1/8" = 1'-0"



3 PROPOSED ELEVATION- EAST  
 Scale: 1/8" = 1'-0"



4 PROPOSED ELEVATION- NORTH  
 Scale: 1/8" = 1'-0"

**McCLATCHY RESIDENCE**

127 COOLIDGE HILL CAMBRIDGE, MA

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Proposed Garage  
 Exterior Elevations





# CONCEPTUAL MASTER PLAN | PRESENTATION SET

McClatchey Residence | 127 Coolidge Hill, Cambridge MA  
 13 March 2017



MATTHEW  
 CUNNINGHAM  
 LANDSCAPE  
 DESIGN LLC  
 matthew-cunningham.com



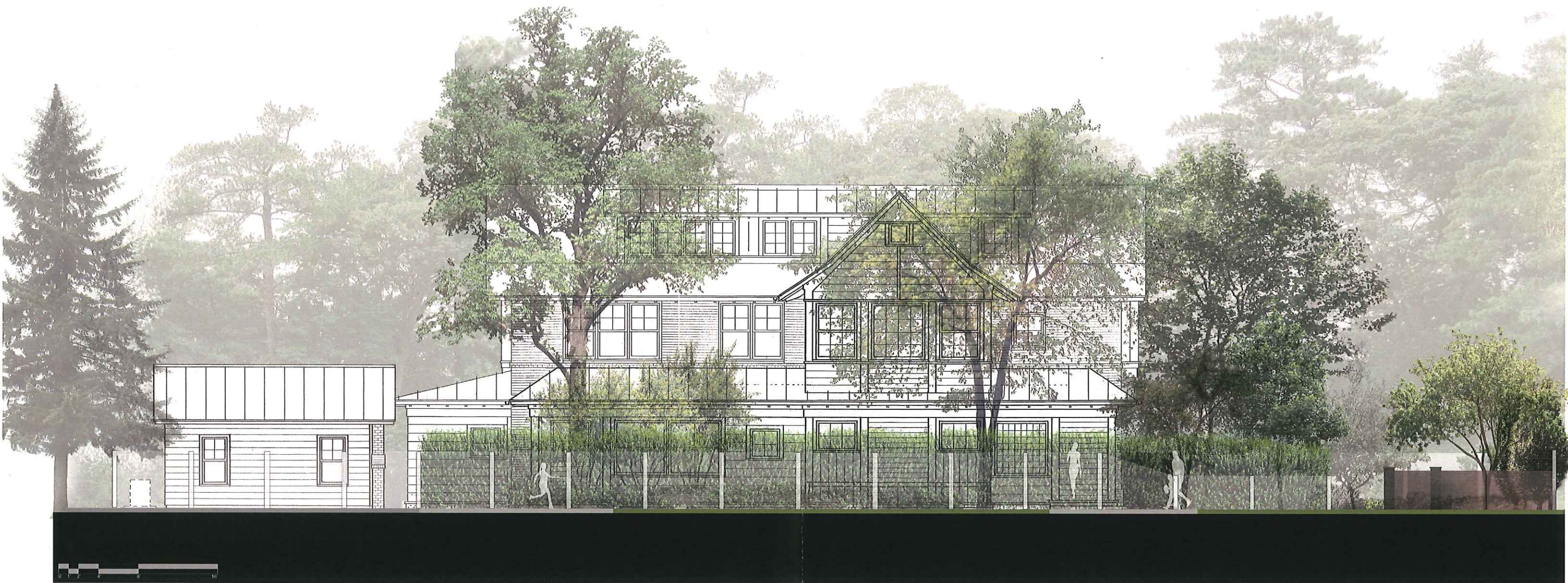


# WEST-SOUTH ELEVATION | SOUTH ELEVATION | PRESENTATION SET

McClatchey Residence | 127 Coolidge Hill, Cambridge MA  
13 March 2017

MATTHEW  
CUNNINGHAM  
LANDSCAPE  
DESIGN LLC  
[matthew-cunningham.com](http://matthew-cunningham.com)





# WEST ELEVATION | PRESENTATION SET

McClatchey Residence | 127 Coolidge Hill, Cambridge MA  
13 March 2017

MATTHEW  
CUNNINGHAM  
LANDSCAPE  
DESIGN LLC  
[matthew-cunningham.com](http://matthew-cunningham.com)





## NORTH ELEVATION | PRESENTATION SET

McClatchey Residence | 127 Coolidge Hill, Cambridge MA  
13 March 2017

MATTHEW  
CUNNINGHAM  
LANDSCAPE  
DESIGN LLC  
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## EAST ELEVATION | PRESENTATION SET

McClatchey Residence | 127 Coolidge Hill, Cambridge MA  
13 March 2017

MATTHEW  
CUNNINGHAM  
LANDSCAPE  
DESIGN LLC  
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## ILLUSTRATIVE PERSPECTIVE | PRESENTATION SET

McClatchey Residence | 127 Coolidge Hill, Cambridge MA  
13 March 2017

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