

D & S General Contracting Corp.

111 Shurtleff Street
Chelsea, Massachusetts 02150
Tel: (617) 884-0909 Fax: (617) 884-1119

April 6, 2018

Cambridge Historical Commission
831 Massachusetts Avenue 2nd Flr
Cambridge, MA 02139

Attention: Charles M. Sullivan - Executive Director

RE: 114 Clay Street, Cambridge - Current Condition of the Structure

Subject: Application to Completely Demo the Existing Structure and the Build a Replacement Building

Dear Mr. Sullivan:

We are requesting permission to completely tear down the building located at 114 Clay Street, Cambridge, MA.

As a Wentworth graduated with a degree in Architectural Engineering and a Licensed Construction Supervisor (unrestricted) issued by the Massachusetts Department of Public Safety, Board of Building Regulations and Standards, I am qualified to report on the Current Condition of the existing structure.

The reason(s) this building needs to be completely torn down and a new building constructed are as follows:

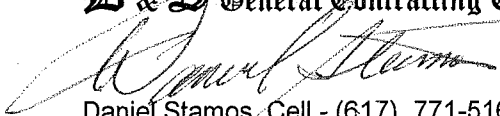
- 1). The existing structure is in a deplorable condition starting with the stone foundation which has deteriorated beyond repair. The brick chimney has collapsed down to the 2nd floor.
- 2). The front of the structure sits right on the side walk and on the side it is 6 ft away from the adjacent building. This blocks the view and the sunlight to all 3 occupants of the 3 family building next to it.
- 3). The interior of the building has many building code violations such as a 2 ft wide hallway to get to the bathroom, low head clearance at staircase and etc.
- 3). Some additions were made to the original structure but no improvements of any sort have been made to the structure in at least 30 to 40 years. There are animals which have taken up residence in the building.

The proposed structure will beautify the neighborhood will make the abutters life more enjoyable due to added sunlight & view. The new structure will conform to all City Requirements and will not need any zoning variance as it will sit back from the sidewalk unlike the existing building.

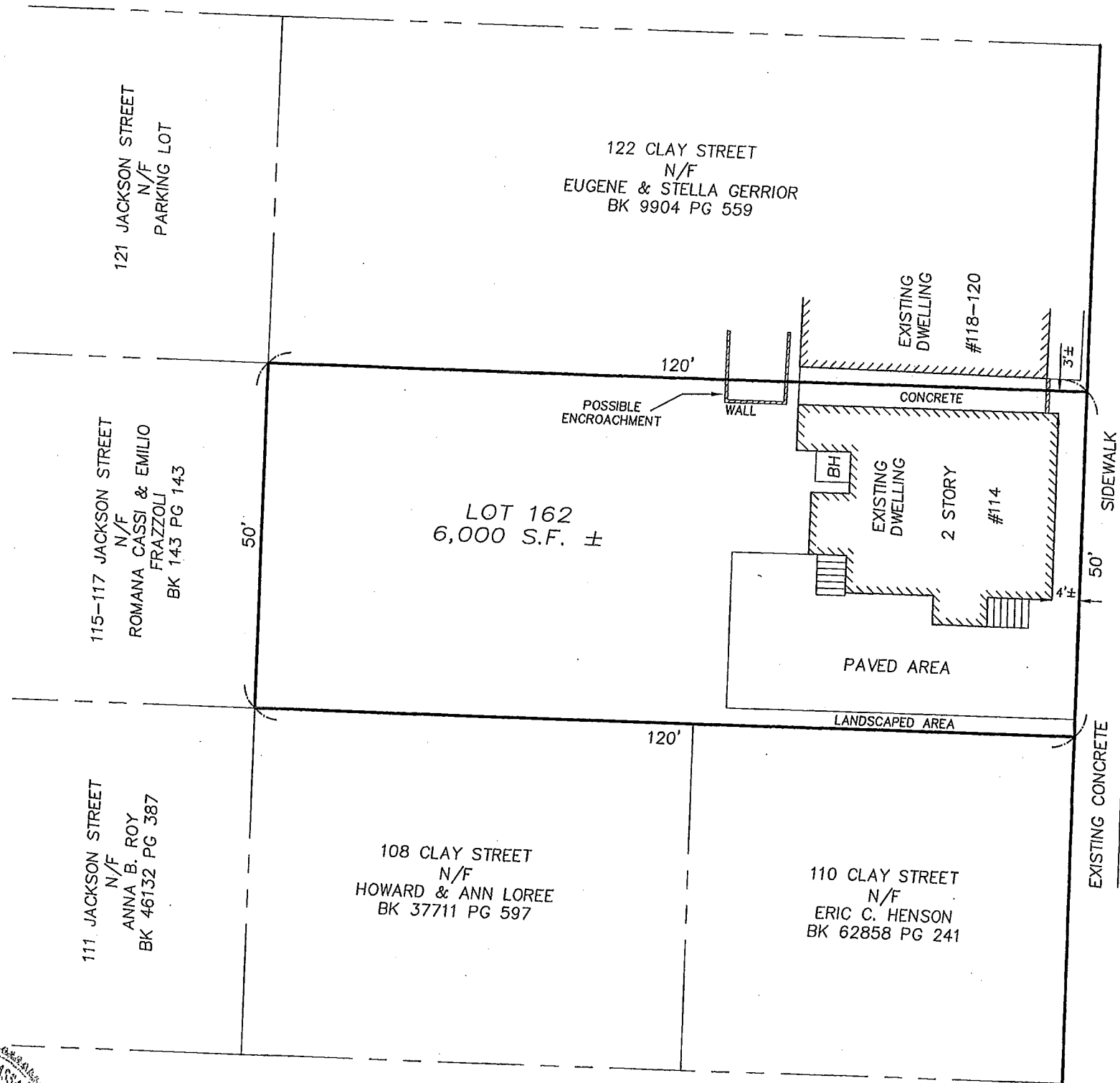
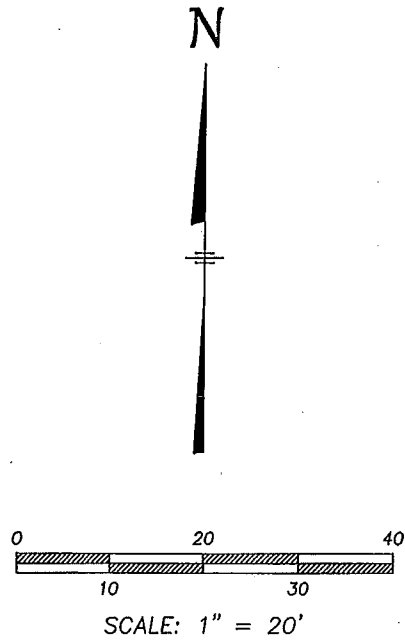
We would appreciate it if you review our attached package and pictures and give us consideration to construct our new building. We are hoping for a positive outcome on our request.

Respectfully,

D & S General Contracting Corp.


Daniel Stamos Cell - (617) 771-5165
President & Property Owner
DS/sa

Complete Construction Services



TITLE REFERENCE: BOOK 51804 PAGE 511

THE BASIS FOR THE LOCATION AND OFFSETS TO THE EXISTING DWELLING IS A TAPE SURVEY. ALL TIES ARE APPROXIMATE AND SUBJECT TO WHAT AN ACCURATE INSTRUMENT SURVEY WOULD REVEAL.



Richard J. Mede Jr. 03/05/2018
 RICHARD J. MEDE JR., P.L.S. DATE:

RECEIVED

APR 09 2018

CAMBRIDGE HISTORICAL COMMISSION

**PLOT PLAN OF LAND
 114 CLAY STREET
 CAMBRIDGE, MA.**

PREPARED BY:

**MEDFORD
 ENGINEERING
 & SURVEY**
 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4466 fax: 781-396-8052

PREPARED FOR:
DAN STAMOS

DRAWN	CHECKED	FILE No.
JRS	RJM	20061

TWO FAMILY RESIDENCE AT 114 CLAY STREET
CAMBRIDGE, MA 02140

DANIEL STAMOS
122 CLAY STREET
CAMBRIDGE, MA 02140
617-771-5165
EMAIL: DELTA49943@AOL.COM

ARCHITECT:
Leonard J. Staffa
ARCHITECT
5 SEARS ROAD
MILTON, MA 02186
617-696-2327
LENSARCHITECT@COMCAST.NET

ELECTRICAL LEGEND

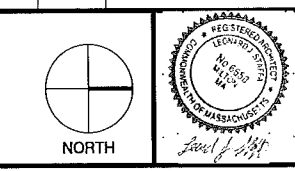
(H) HEAT DETECTOR (S) SMOKE DETECTOR
(CO) CO DETECTOR

PLAN NOTES:

1. TYPICAL CLOSETS TO RECEIVE 12" DEEP P.L. SHELF ON 1x4 CLEATS WITH METAL ROD.
2. TYPICALLY PLACE INTERIOR DOORS 4" FROM INSIDE CORNERS, EXCEPT AS NOTED.
3. ALL OPENINGS WITHOUT DOORS TO RECEIVE STANDARD CASING.
4. ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
5. WINDOWS SIZES BASED ON ANDERSEN 'A' SERIES.

Drawn by: LJS Checked by: LJS Date: AS NOTED
Scale: AS NOTED Filename: STAMOS-CAMB Job No.: 0816

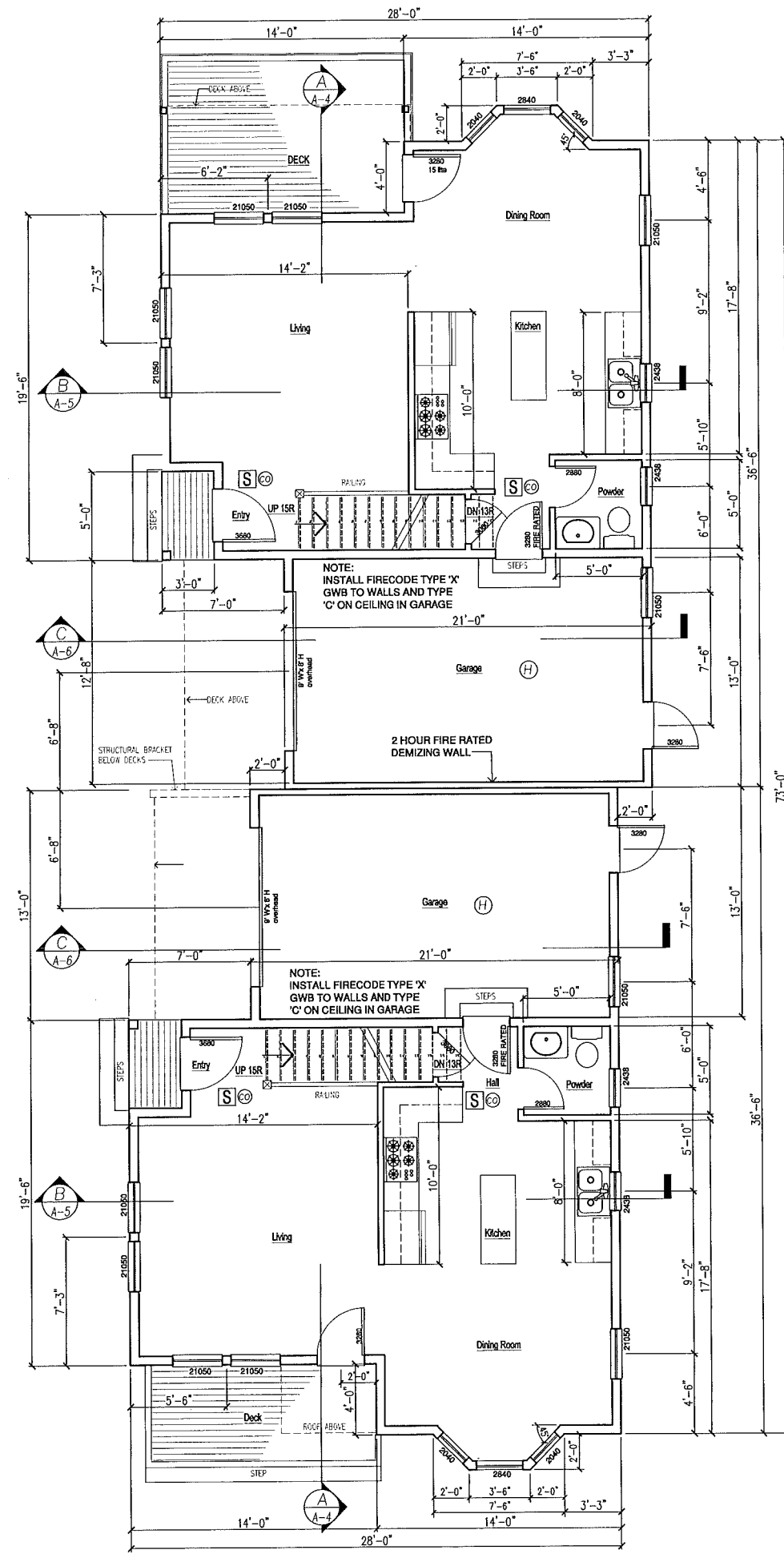
No. Date: Revision: OWNER REVIEW
07-25-17 PERMIT ISSUE



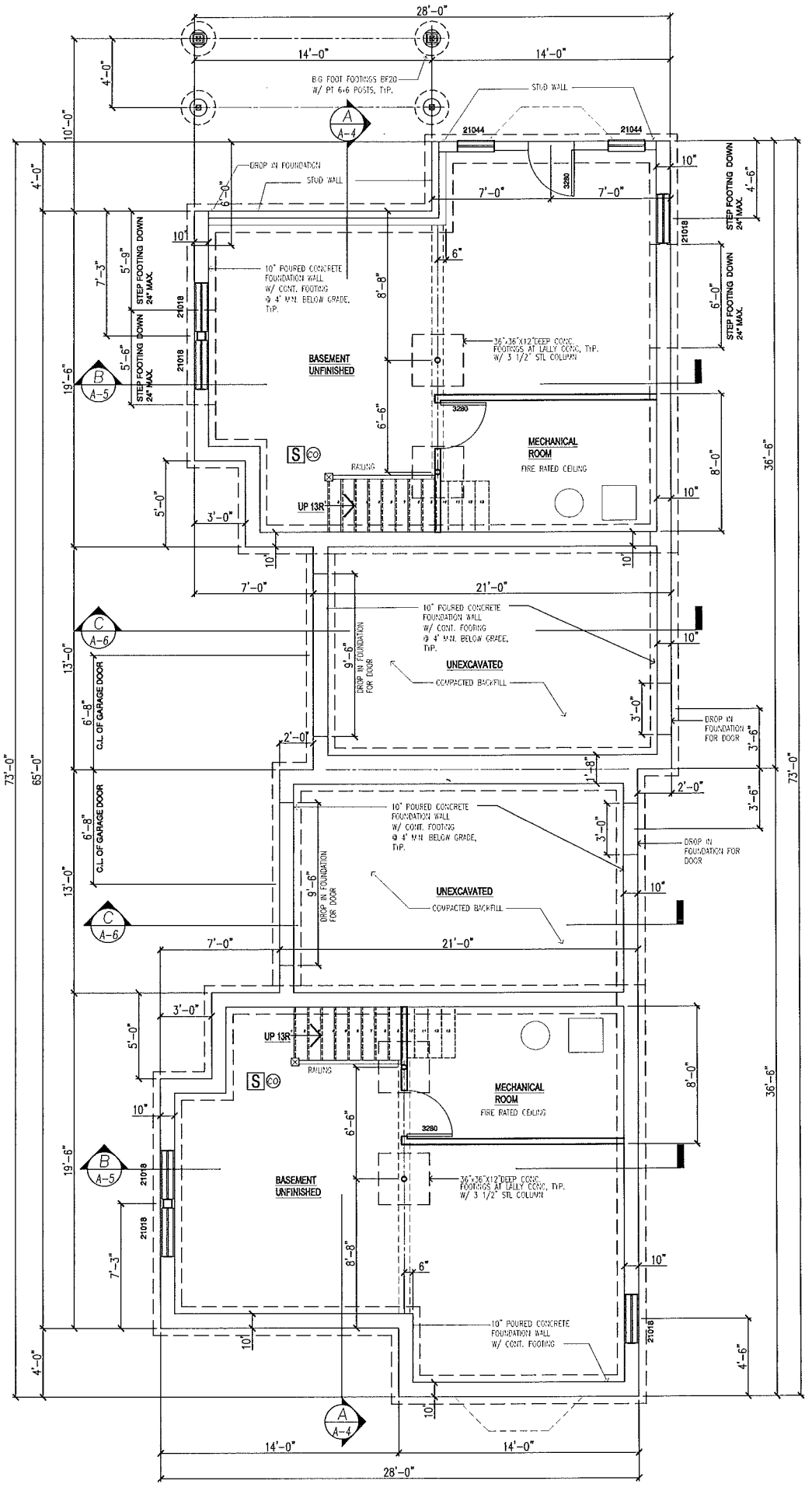
SHEET TITLE:
FLOOR PLANS SCHEDULES

SHEET NO.
A-1

UNIT 2
First Floor
568 sq. feet



FIRST FLOOR PLAN
1/4"=1'-0"



BASEMENT PLAN
1/4"=1'-0"

ZONING CHART			
114 CLAY ROAD CAMBRIDGE, MA			
ZONE: Residential B		SUBMISSION: BUILDING PERMIT	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 s.f.	6,000 s.f.	N/A
LOT FRONTAGE	50'	50'	N/A
FRONT SETBACK	15.0'	-	15.0'
SIDE SETBACK	20' TOTAL 7'-6" MIN.	-	8' NORTH SETBACK 12' SOUTH SETBACK
REAR SETBACK	30.0'	-	32.0'
BUILDING HEIGHT	35.0'	-	30'-6"
F.A.R.	2,880 S.F.	-	2,850 S.F.
MINIMUM RATIO OF USABLE OPEN SPACE	40.0% MIN. =2400 S.F.	-	4236 S.F. =70%

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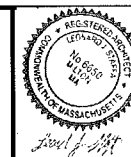
ARCHITECT:
**Leonard J. Staffa
ARCHITECT**

5 SEARS ROAD
MILTON, MA 02186
617-696-2327

LENSARCHITECT@COMCAST.NET
ENGINEER:

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SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NO.
A-3

3 OF 6



EAST ELEVATION

1/4"=1'-0"

NORTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

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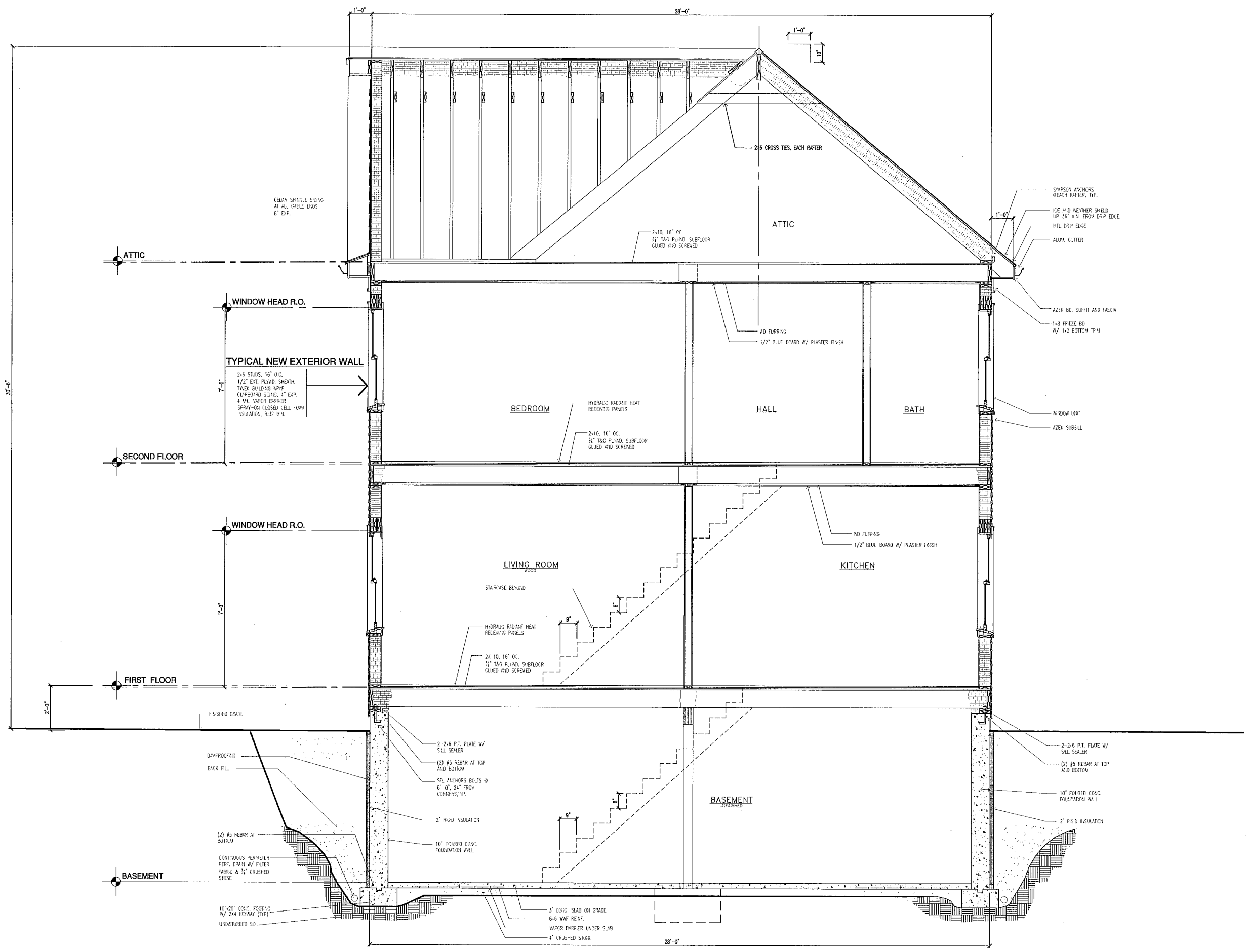
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SHEET TITLE:
SECTION B

SHEET NO.
A-5

5 OF 76



BUILDING SECTION B
1/2"=1'-0"

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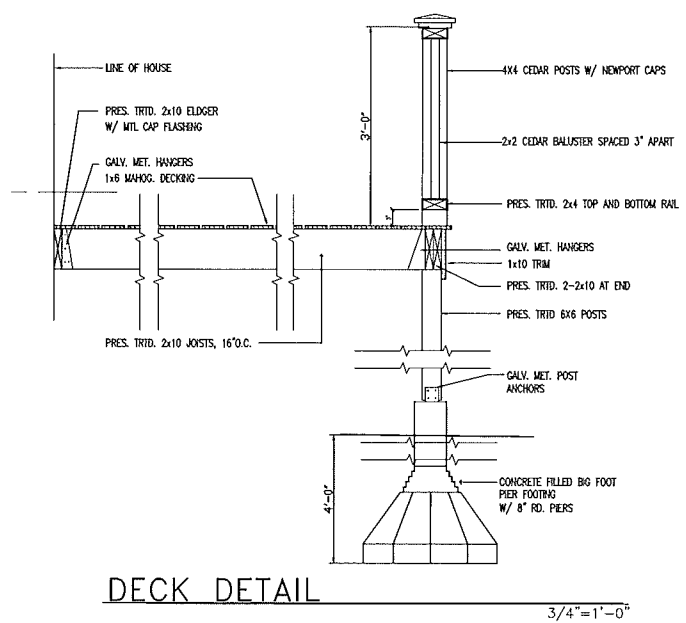
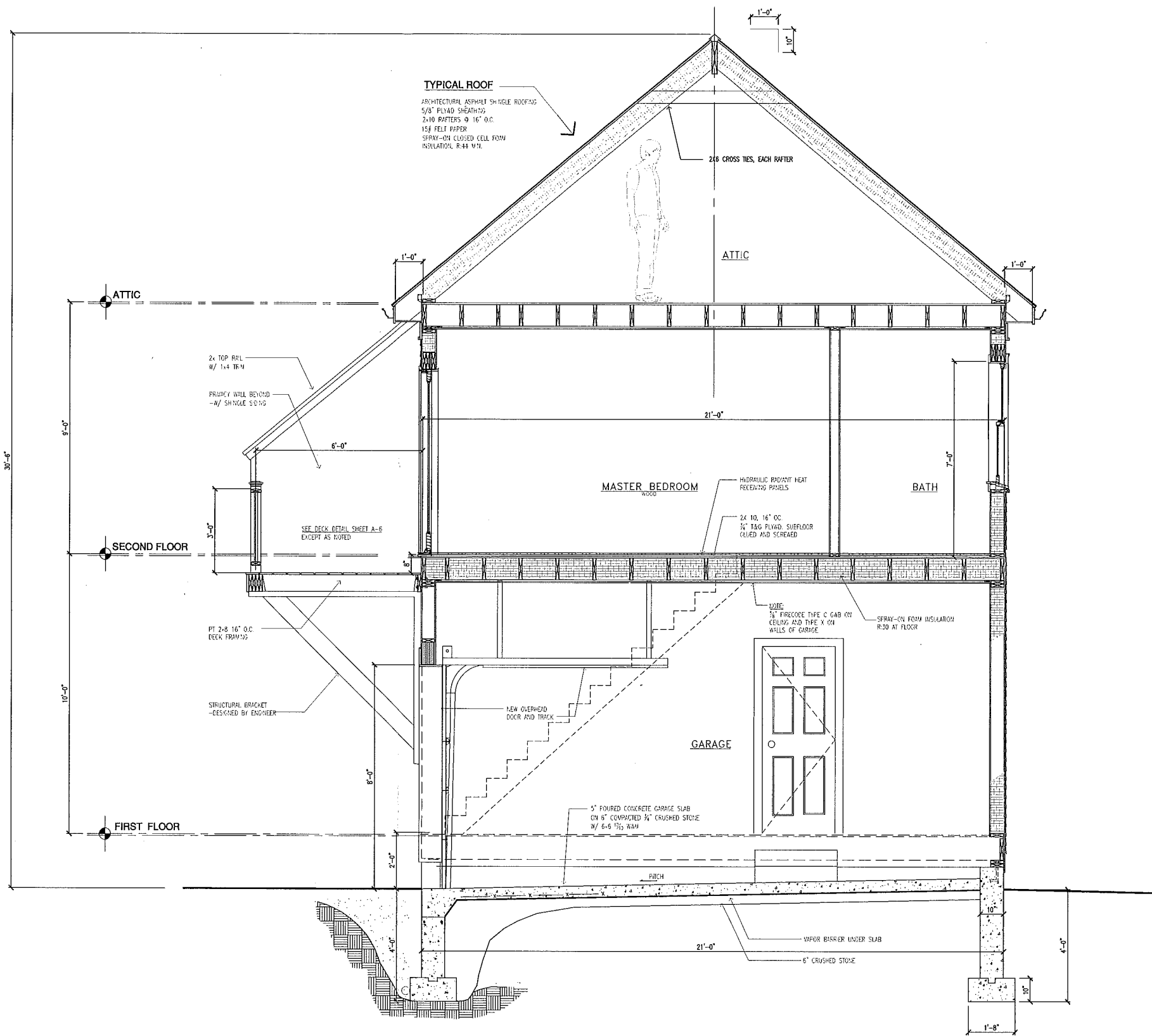
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SHEET TITLE:
SECTION C

SHEET NO.
A-6

6 OF 6



BUILDING SECTION C
1/2"=1'-0"