

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES DEPARTMENT  
831 Massachusetts Avenue  
Cambridge, Ma 02139  
617-349-6100

Ranjit Singanayagam, Commissioner

RECEIVED  
JUL 28 2015  
CAMBRIDGE HISTORICAL COMMISSION

DEMOLITION PERMIT APPLICATION

Project start date: \_\_\_\_\_ Project end date: \_\_\_\_\_  
Permit No: \_\_\_\_\_ Fee: \_\_\_\_\_  
Date: 7/28/15  
Building location: 137-139 Walden St  
Description of proposed work: Demolish two family structure  
Property Owner: 137-139 Walden St LLC  
Address: 139 Walden St Cambridge 02140  
Telephone Number: 617 512 1362 Email Address: matt.smith@gmail.com  
Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Material of building: \_\_\_\_\_  
Type of building construction (wood, concrete, steel, etc.): \_\_\_\_\_  
How is building occupied: \_\_\_\_\_ No. of stories: \_\_\_\_\_  
Number of residential units demolished: \_\_\_\_\_  
Is a Street Occupancy permit (DPW) necessary?:  Yes  No  
Is a Sidewalk Obstruction permit required?:  Yes  No  
Estimated cost of demolition (copy of contract must be attached) : \_\_\_\_\_

A copy of the plot plan showing extent of demolition is required with the filing of this application.

READ BEFORE SIGNING: A 24 hour notice prior to commencement of any work shall be given to applicable agencies. The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provision of the Massachusetts State Building Code and the other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

Hold Harmless Clause:

The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees from and against any and all claims, demands and actions for damages, and to assume the defense of the City of Cambridge, and its employees, against all such claims, demands and actions.

Read Before Signing:

The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subjected to the provisions of Massachusetts State building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

Signature of Licensed Contractor

Signature of Owner

Print Name of Licensed Contractor

Print Name of owner

Contractor's Address

Owner's Address

Contractor's City, State, ZipCode

Owner's City, State, ZipCode

Contractor's Telephone Number

Owner's Telephone Number

License Number

Class

Expiration Date:

City

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CAMBRIDGE HISTORICAL COMMISSION

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Jamuel Hayes PRESENT USE/OCCUPANCY: 2-FAM

LOCATION: 137 Walden St ZONE: RES C-1

PHONE: \_\_\_\_\_ REQUESTED USE/OCCUPANCY: 2-FAM

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>	
TOTAL GROSS FLOOR AREA:	<u>± 2,800-GSF</u>	<u>± 3,750-GSF</u>	<u>3,773-GSF</u>	(max.)
LOT AREA:	<u>5,030-SF</u>			(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>0.56</u>	<u>0.75</u>	<u>0.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2,515-SF</u>	<u>2,515-SF</u>	<u>1,500-SF</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>50'</u>		<u>50'</u>	(min.)
DEPTH	<u>± 100.6'</u>			
Setbacks in Feet:				
FRONT	<u>15.8'</u>	<u>± 20'</u>	<u>10'</u>	(min.)
REAR	<u>39.8'</u>	<u>± 20.5'</u>	<u>20'</u>	(min.)
LEFT SIDE	<u>3.7'</u>	<u>9.5'</u>	<u>9.1'</u>	(min.)
RIGHT SIDE	<u>20'</u>	<u>9.5'</u>	<u>9.1'</u>	(min.)
SIZE OF BLDG.:				
HEIGHT		<u>± 33.1'</u>	<u>35'</u>	(max.)
LENGTH		<u>AVERAGE HEIGHT</u>		
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>		<u>21% (15'x15' MIN)</u>	<u>15% (15'x15' MIN)</u>	(min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>3</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>± 10'</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.

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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'.

**LEGEND**

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath

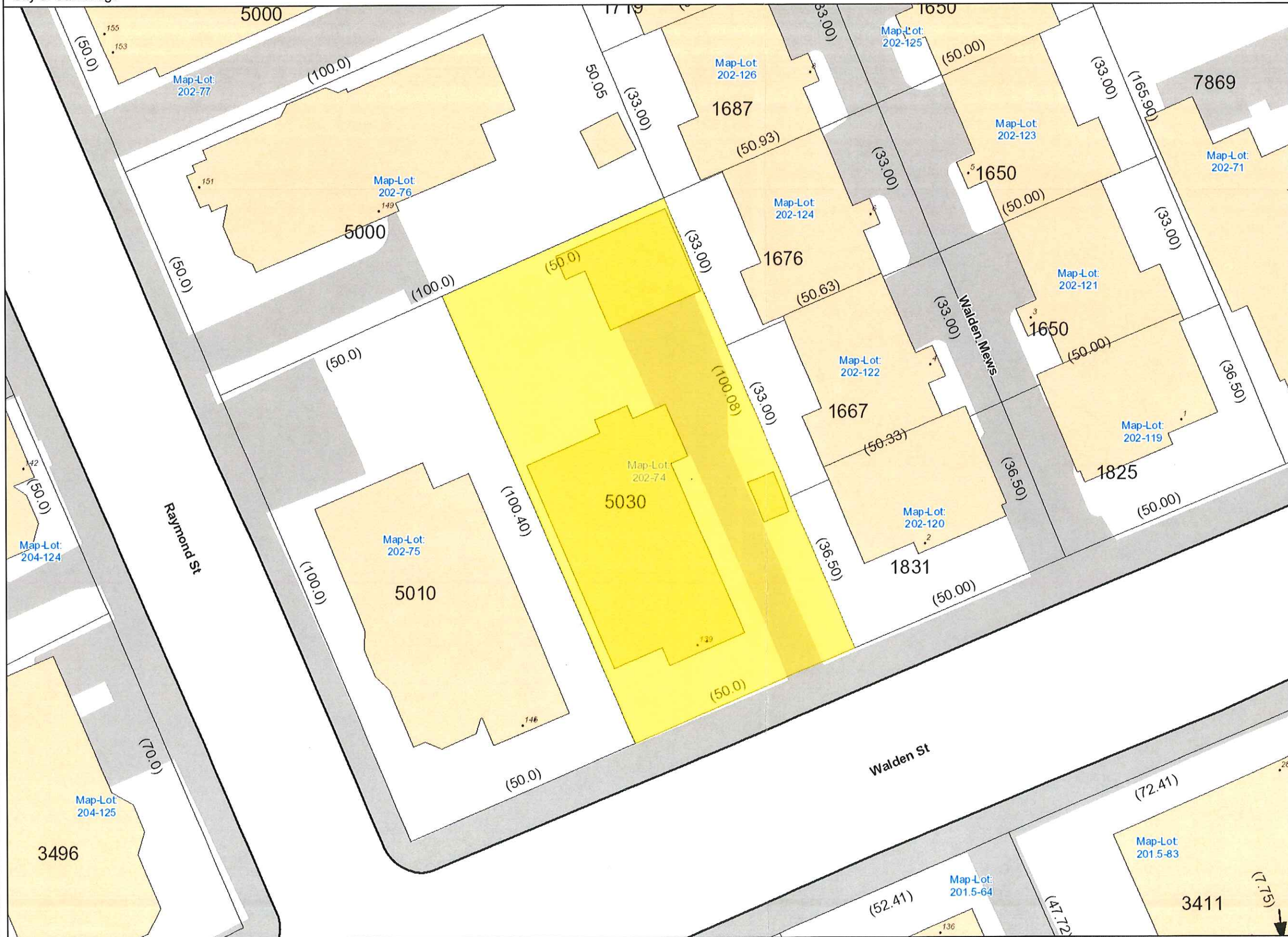
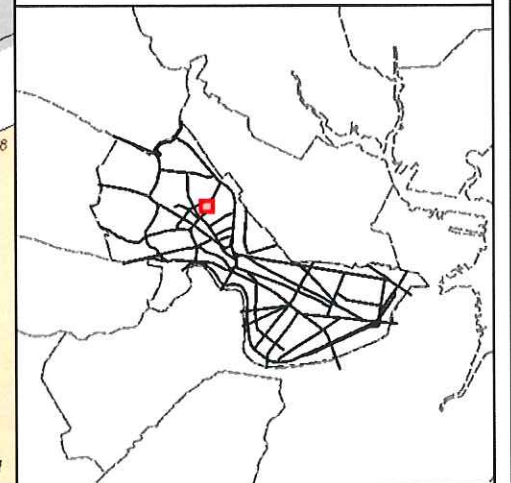


City of Cambridge  
Massachusetts

1" = 20 ft

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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



# CAMBRIDGE HISTORICAL COMMISSION APPLICATION DEVELOPMENT OF 137 WALDEN STREET CAMBRIDGE, MA 02140

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989



**STREET ELEVATION**

LIST OF DRAWINGS		CHC APPL 15 JUL 2015
<b>GENERAL</b>		
T1	TITLE SHEET	X
	EXISTING CONDITIONS PLAN OF LAND	X
	ILLUSTRATIVE LANDSCAPE PLAN & PROPOSED MATERIALS	X

ARCHITECTURAL		
A1.0	BASEMENT PLAN	X
A1.1	DIMENSIONAL SITE PLAN & FIRST FLOOR PLAN	X
A1.2	SECOND FLOOR PLAN	X
A1.3	THIRD FLOOR PLAN	X
A2.1	SOUTH ELEVATION (WALDEN ST)	X
A2.2	EAST ELEVATIONS (DRIVEWAY)	X
A2.3	NORTH ELEVATION (REAR)	X
A2.4	WEST ELEVATION (LEFT)	X

**PREPARED BY:**

**ARCHITECT**

**PETER QUINN ARCHITECTS LLC**  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

**SURVEYOR**

**TERRA NOVA SURVEY CONSULTANTS**  
1685 SOUTH ST  
BRIDGEWATER, MA 02324

**LANDSCAPE ARCHITECT**

**BLAIR HINES DESIGN ASSOCIATES**  
318 HARVARD ST, STE 25  
BROOKLINE, MA 02446  
PH (617) 735 1180

**RECEIVED**

JUL 15 2015



**LOCUS PLAN**

SEAL

CONSULTANT

PROJECT

**REDEVELOPMENT**

137 WALDEN ST  
CAMBRIDGE, MA

PREPARED FOR

**SAMUEL HAYES**

139 WALDEN ST  
CAMBRIDGE, MA 02140

DRAWING TITLE

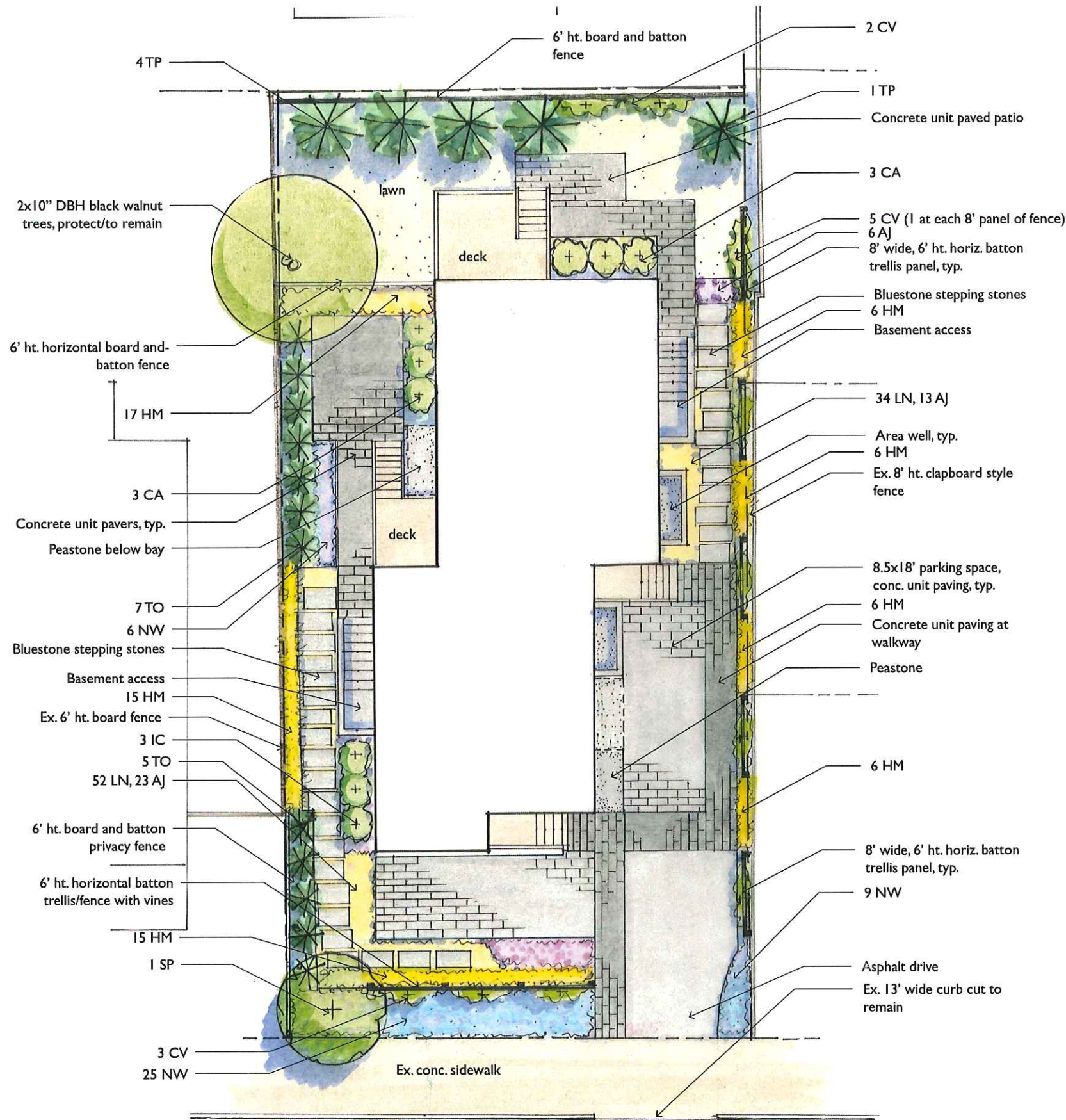
**TITLE SHEET**

SCALE AS NOTED

REVISION	DATE
CHC	15 JUL 2015
DRAWN BY YC	REVIEWED BY PQ

SHEET

**T1**



PLANT LIST					
KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
TP	5	<i>Thuja plicata</i>	Green Giant Arborvitae	7-8' ht.	
SP	1	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	3.5-4" cal.	
<b>SHRUBS/VINES</b>					
CA	6	<i>Clethra alnifolia</i>	Summersweet	36" ht.	
CV	9	<i>Clematis virginiana</i>	Virgin Bower Vine	5 gal.	
IC	3	<i>Ilex crenata 'Convexa'</i>	Japanese Holly	36" ht.	
TO	12	<i>Thuja occidentalis</i>	Emerald Green Arborvitae	6-7' ht.	
<b>PERENNIALS/GRASSES</b>					
AJ	42	<i>Ajuga reptans 'Valfredda'</i>	Bugleweed	4" pot	Pots
HM	71	<i>Hakonechloa macra 'Aureola'</i>	Golden Hakone Grass	1 gal.	Pots
LN	86	<i>Lysimachia nummularia 'Aurea'</i>	Creeping Jenny	4" pot	
NW	32	<i>Nepeta racemosa 'Walker's Low'</i>	Catmint	2 gal.	Pots

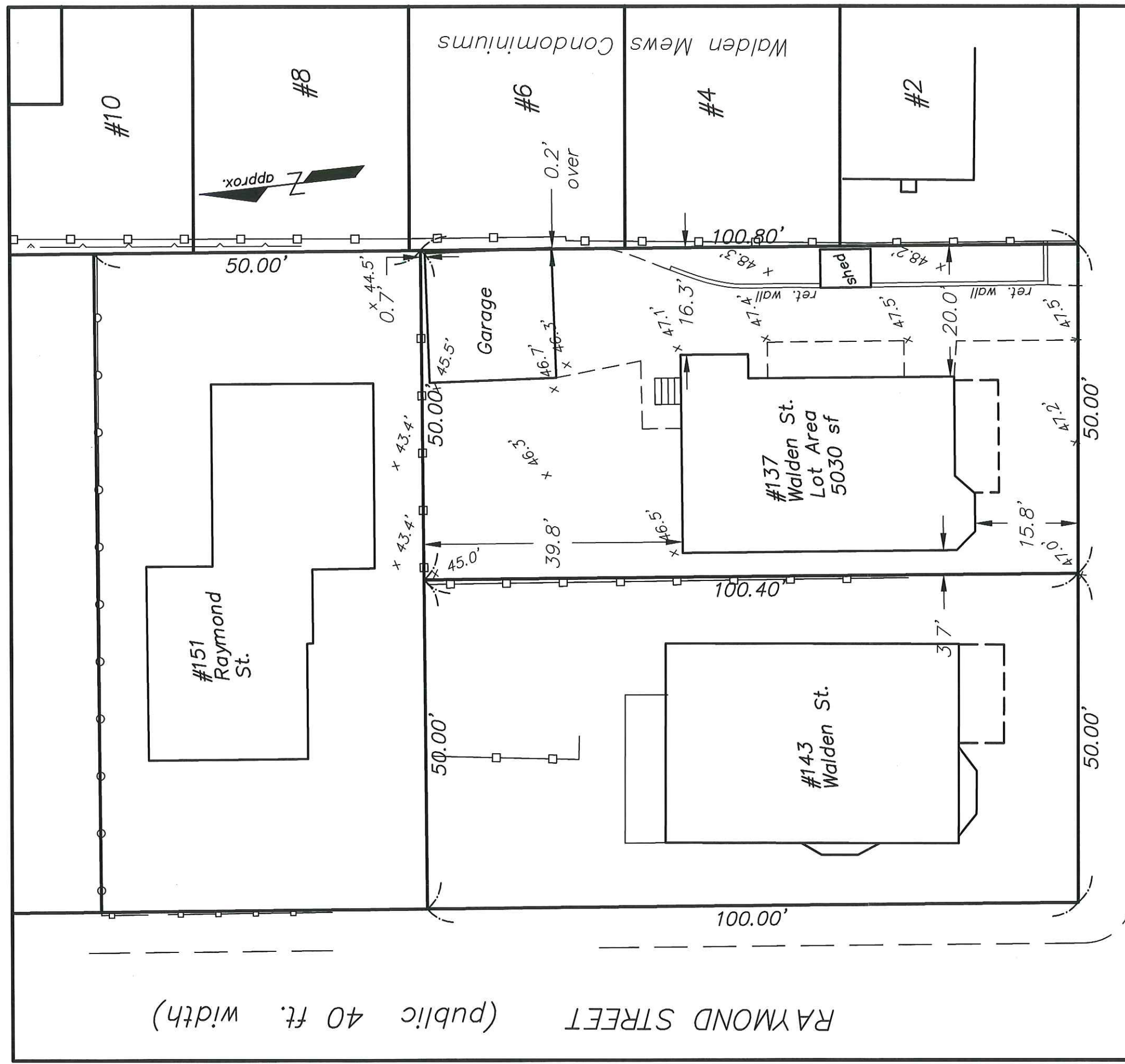
**PLANTING NOTES**

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the approval of the Landscape Architect.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3" greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

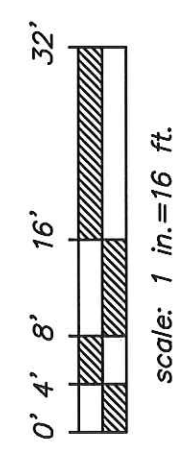




RAYMOND STREET (public 40 ft. width)



WALDEN STREET (public 50 ft. width)



Existing Conditions **PLAN OF LAND**  
in the **CITY OF CAMBRIDGE** at  
**# 137 WALDEN STREET** owned by  
**J.B. and C.M. Vidak**

TERRA NOVA SURVEY CONSULTANTS  
1685 South Street  
Bridgewater, MA 02324  
Date: January 30, 2015  
Scale: 1 in. = 16 ft.

SEAL

CONSULTANT

PROJECT  
**REDEVELOPMENT**

137 WALDEN ST  
CAMBRIDGE, MA

PREPARED FOR  
**SAMUEL HAYES**

139 WALDEN ST  
CAMBRIDGE, MA 02140

DRAWING TITLE  
**BASEMENT PLAN**

SCALE AS NOTED

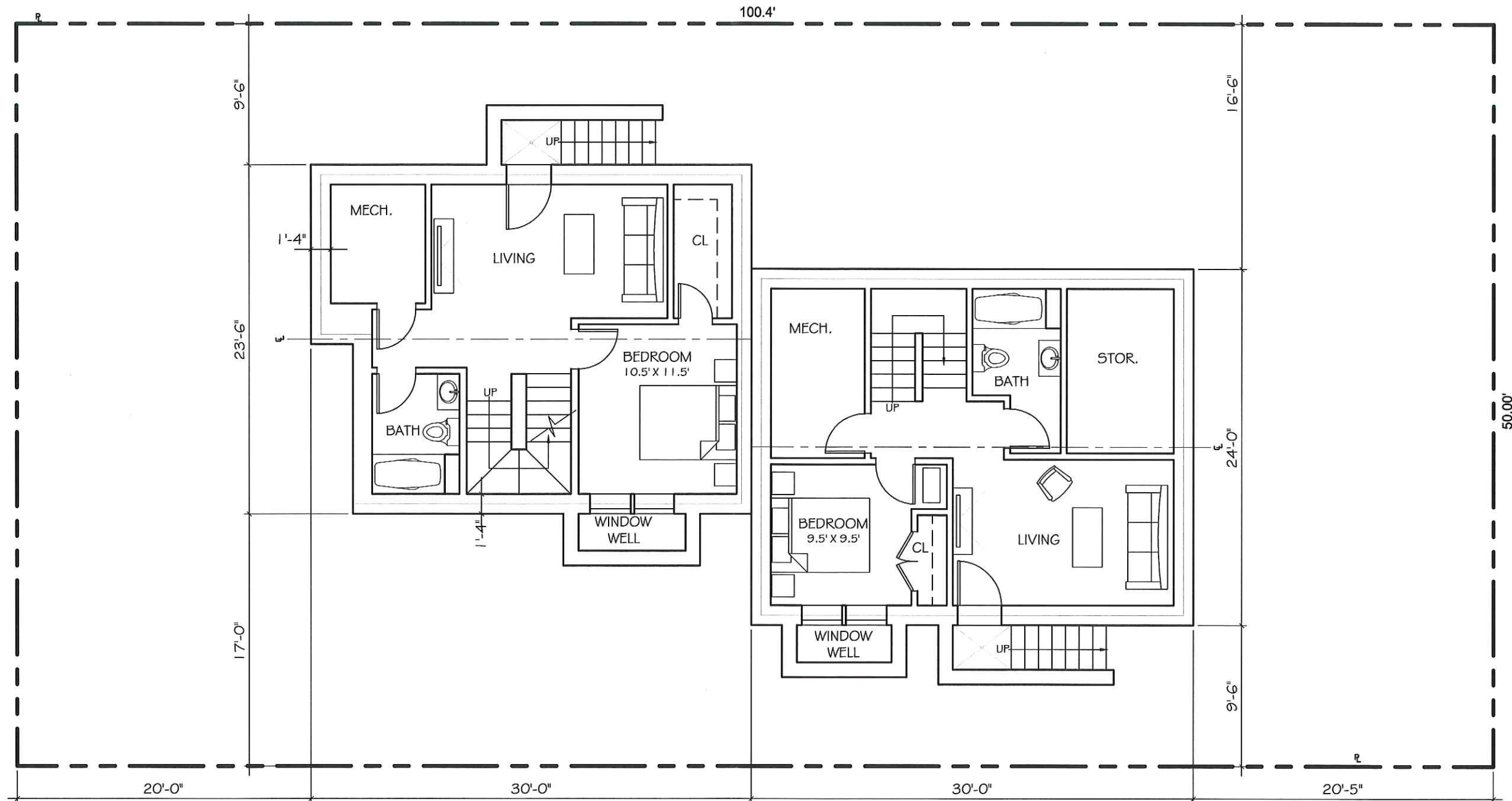
REVISION	DATE

CHC	15 JUL 2015
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DRAWN BY MN / YC	REVIEWED BY PQ
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SHEET

**A1.0**



**1 BASEMENT PLAN**

SCALE: 1/8" = 1'-0"



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CONSULTANT

PROJECT  
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 CAMBRIDGE, MA 02140

DRAWING TITLE  
**DIMENSIONAL SITE PLAN & FIRST FLOOR PLAN**

SCALE AS NOTED

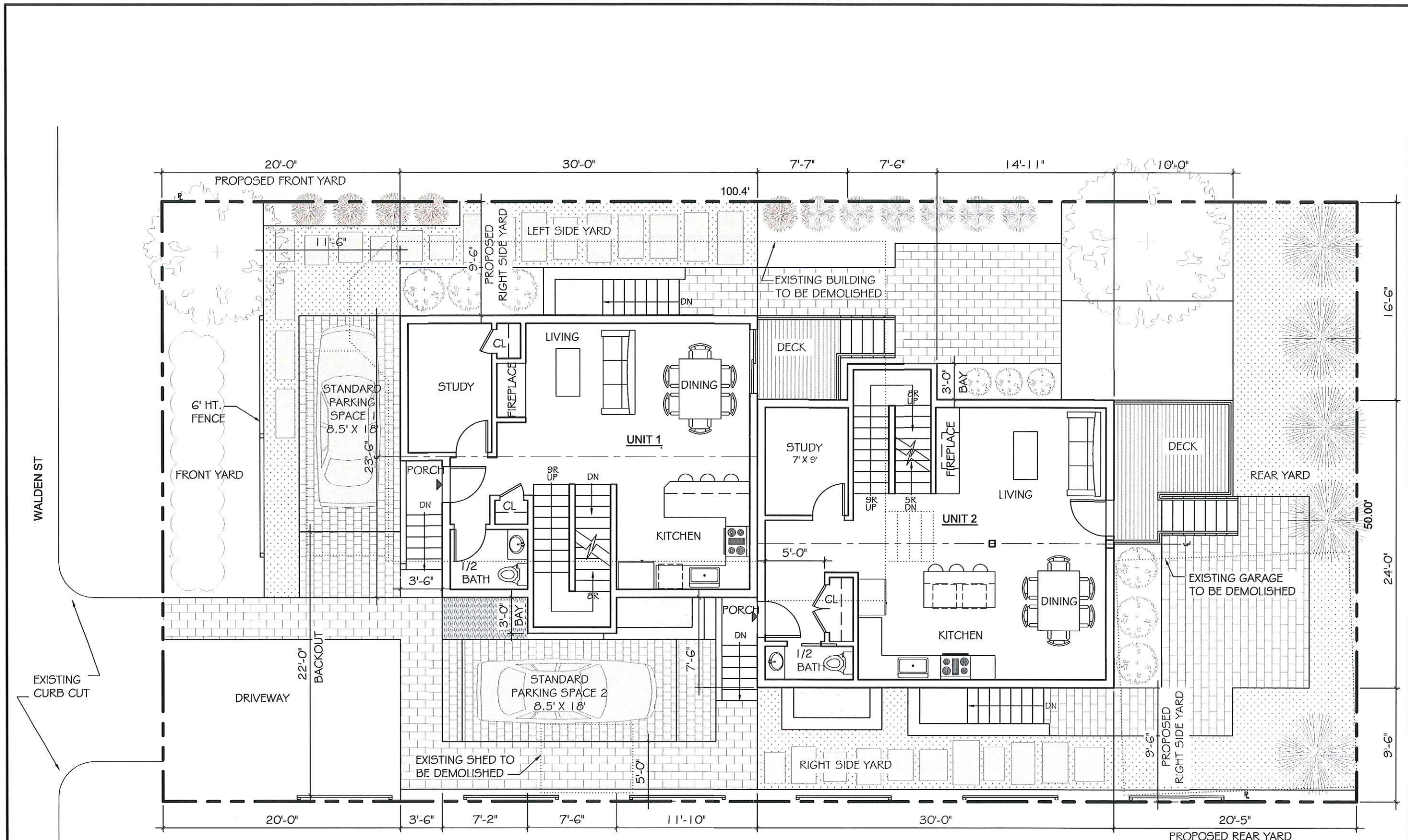
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SHEET

**A1.1**



1

**DIMENSIONAL SITE PLAN & FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

SEAL

CONSULTANT

PROJECT  
**REDEVELOPMENT**

137 WALDEN ST  
CAMBRIDGE, MA

PREPARED FOR  
**SAMUEL HAYES**

139 WALDEN ST  
CAMBRIDGE, MA 02140

DRAWING TITLE  
**SECOND  
FLOOR PLAN**

SCALE AS NOTED

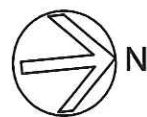
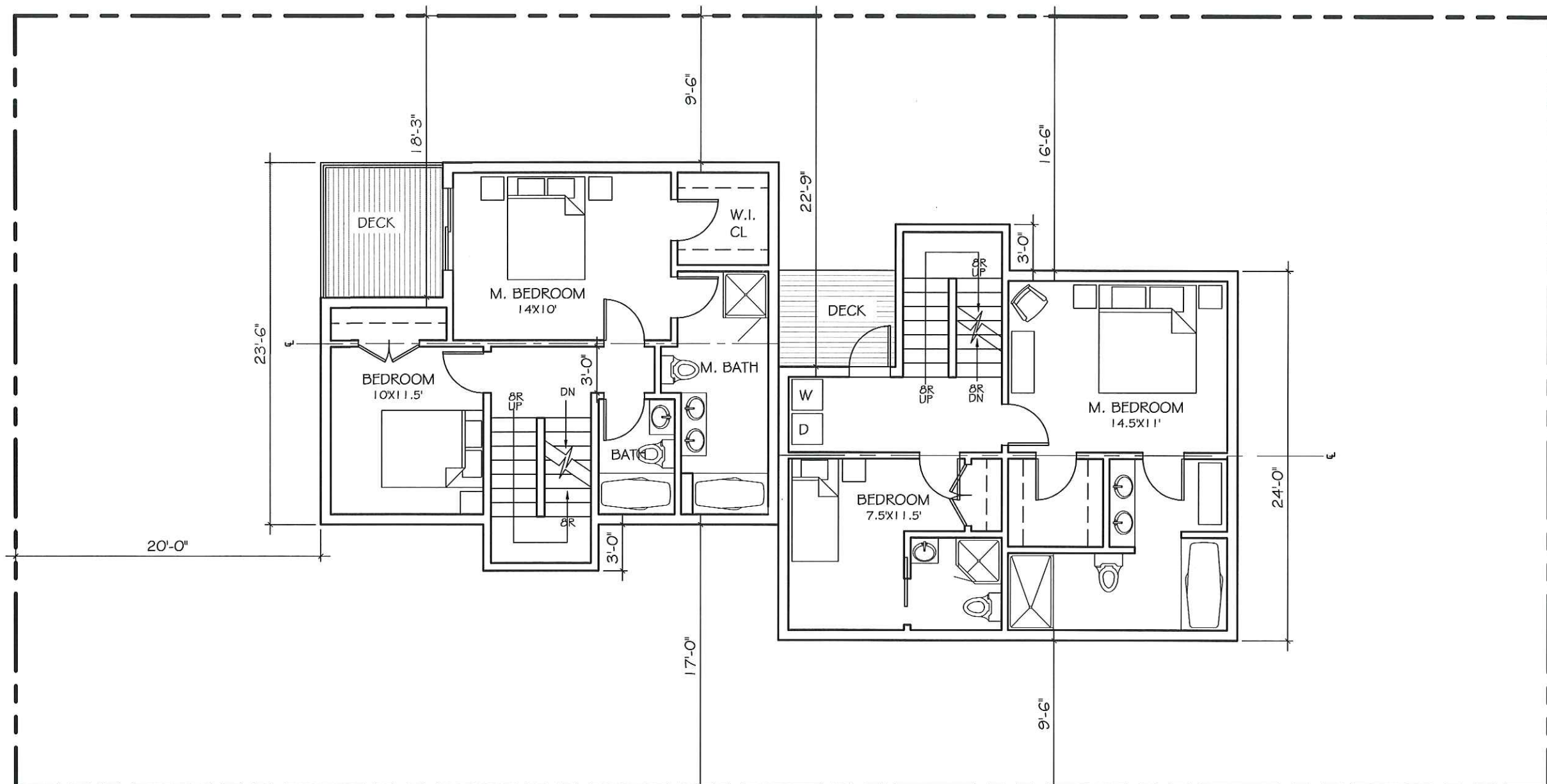
REVISION	DATE

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SHEET

**A1.2**



**1 SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

SEAL

CONSULTANT

PROJECT

REDEVELOPMENT

137 WALDEN ST  
CAMBRIDGE, MA

PREPARED FOR

SAMUEL HAYES

139 WALDEN ST  
CAMBRIDGE, MA 02140

DRAWING TITLE

THIRD FLOOR PLAN

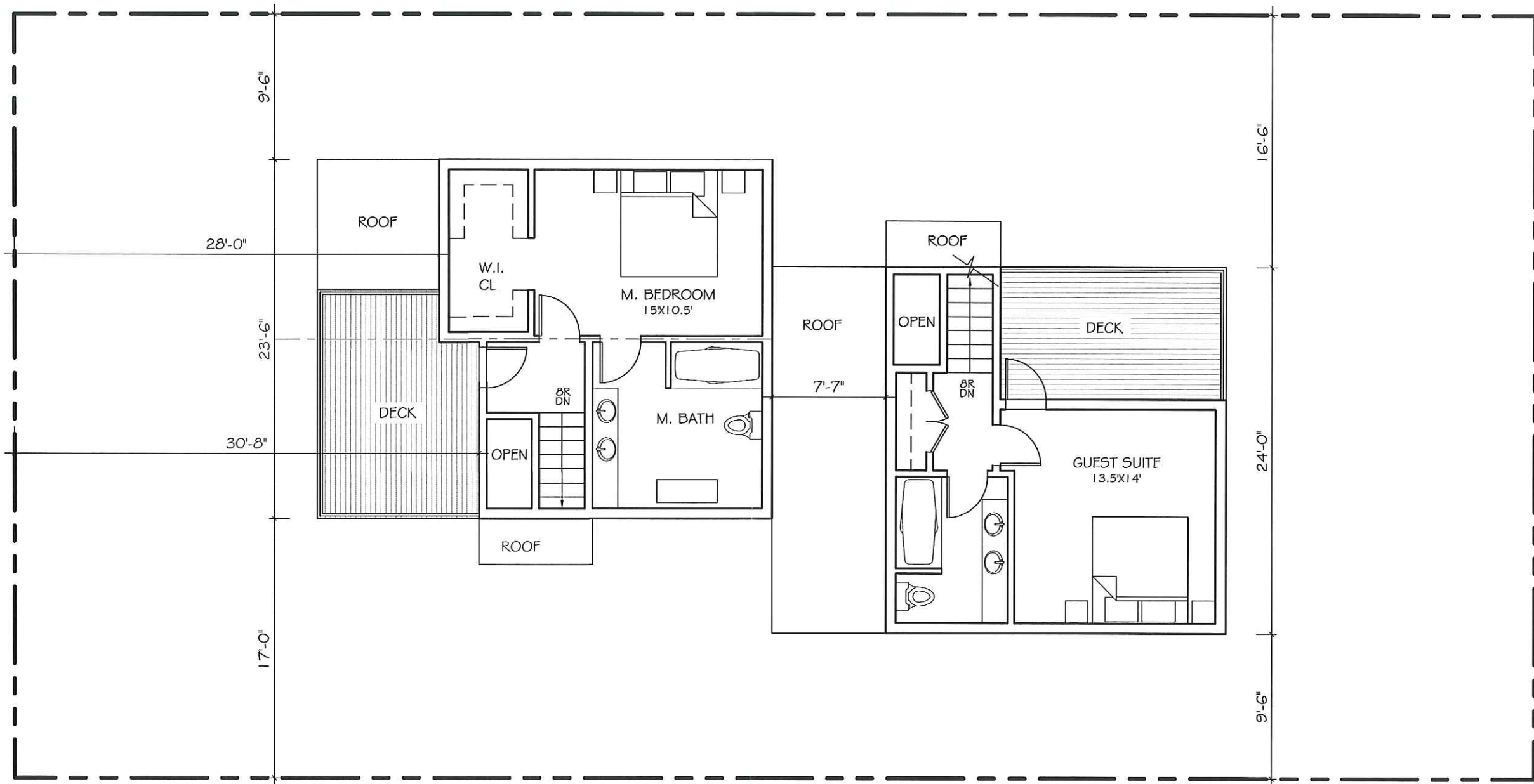
SCALE AS NOTED

REVISION	DATE

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SHEET

A1.3



N

1

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

SEAL

CONSULTANT

PROJECT  
REDEVELOPMENT

137 WALDEN ST  
CAMBRIDGE, MA

PREPARED FOR  
SAMUEL HAYES

139 WALDEN ST  
CAMBRIDGE, MA 02140

DRAWING TITLE  
SOUTH  
ELEVATION

SCALE AS NOTED

REVISION	DATE

CHC	15 JUL 2015
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DRAWN BY MN / YC	REVIEWED BY PQ
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SHEET

**A2.1**



**1 WALDEN ST ELEVATION**  
SCALE: 1/8" = 1'-0" WALDEN STREET

SEAL

CONSULTANT

PROJECT  
REDEVELOPMENT

137 WALDEN ST  
CAMBRIDGE, MA

PREPARED FOR  
SAMUEL HAYES

139 WALDEN ST  
CAMBRIDGE, MA 02140

DRAWING TITLE  
EAST ELEVATION

SCALE AS NOTED

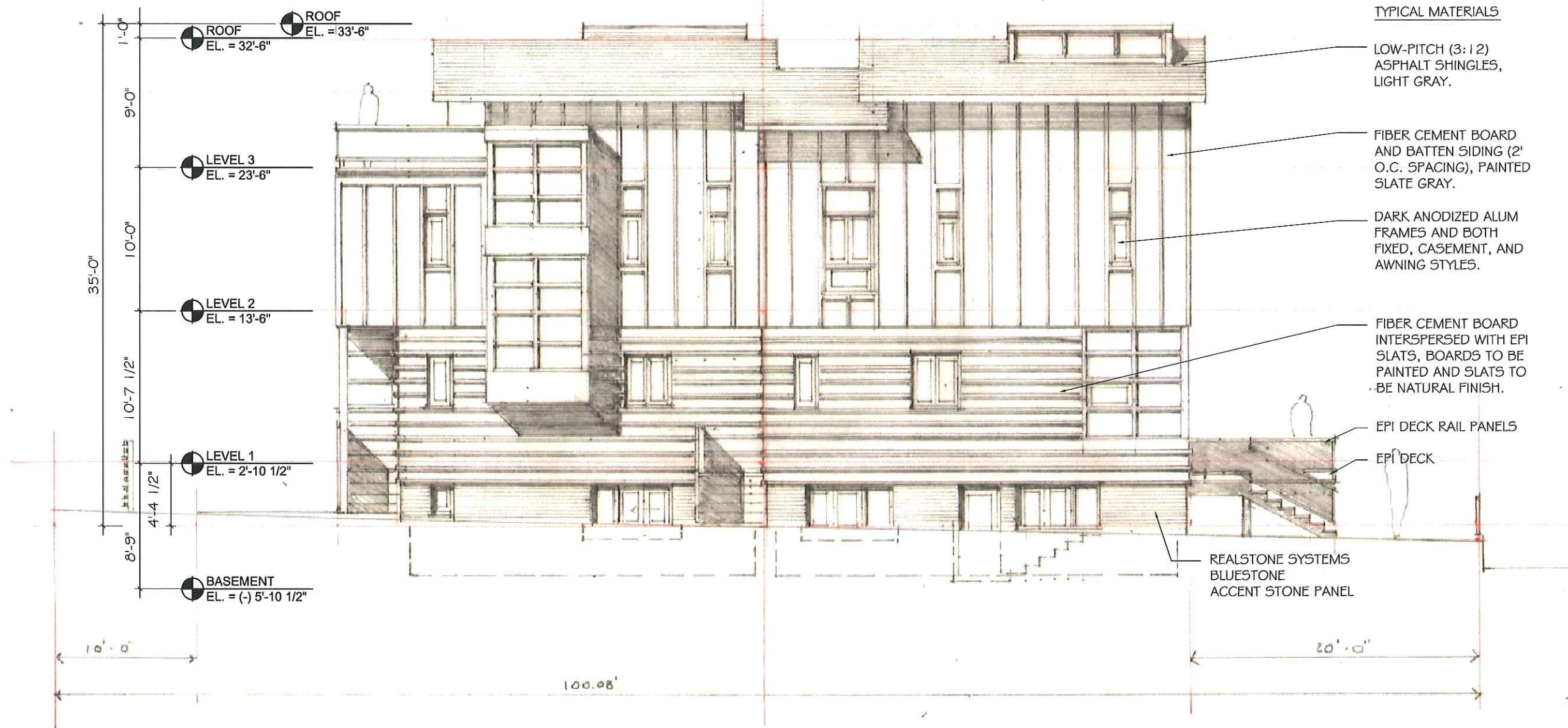
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SHEET

A2.2



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0" DRIVeway

SEAL

CONSULTANT

PROJECT

REDEVELOPMENT

137 WALDEN ST  
CAMBRIDGE, MA

PREPARED FOR

SAMUEL HAYES

139 WALDEN ST  
CAMBRIDGE, MA 02140

DRAWING TITLE

NORTH  
ELEVATION

SCALE AS NOTED

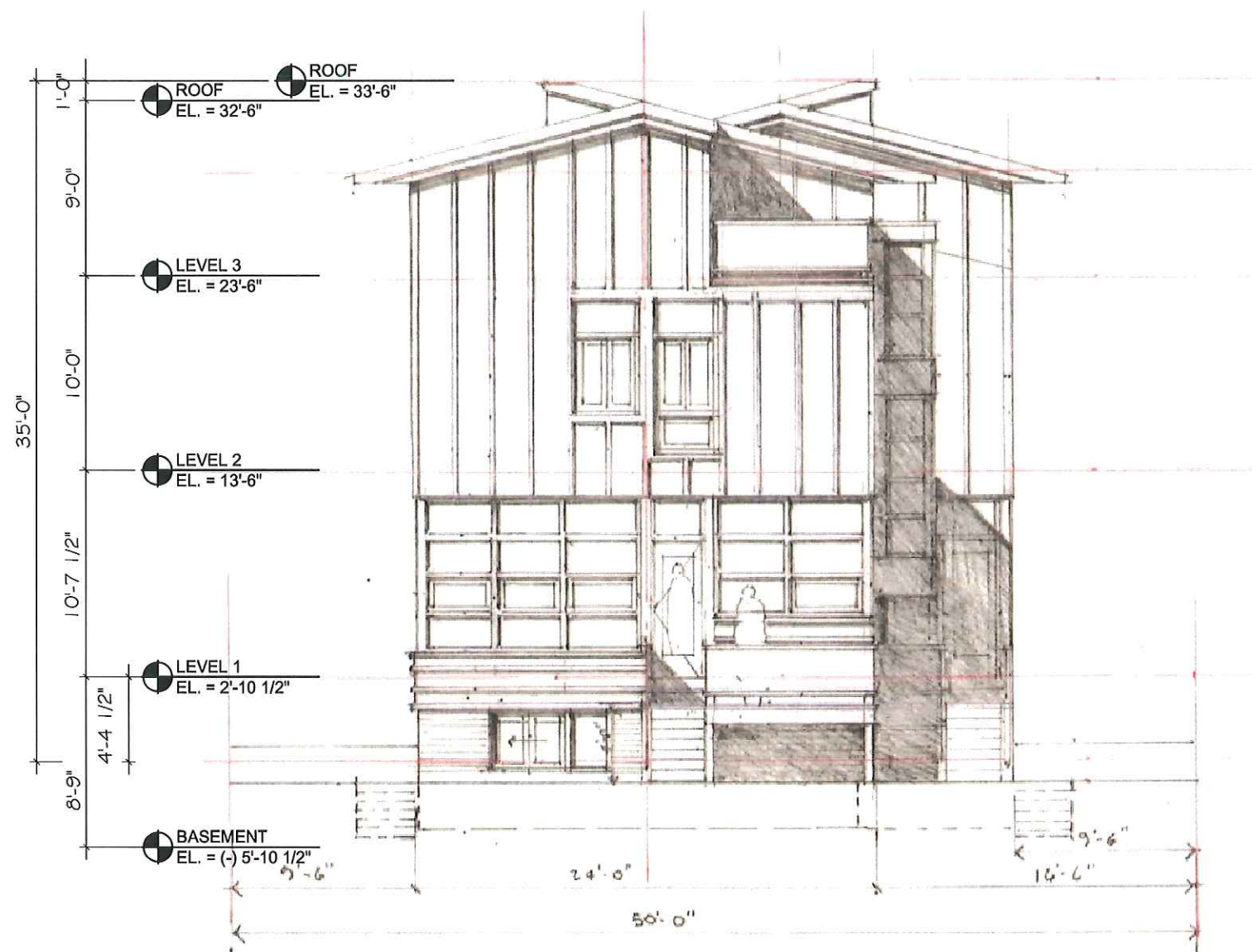
REVISION	DATE

CHC	15 JUL 2015
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SHEET

A2.3



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0" REAR

SEAL

CONSULTANT

PROJECT  
REDEVELOPMENT

137 WALDEN ST  
CAMBRIDGE, MA

PREPARED FOR  
SAMUEL HAYES

139 WALDEN ST  
CAMBRIDGE, MA 02140

DRAWING TITLE  
WEST  
ELEVATION

SCALE AS NOTED

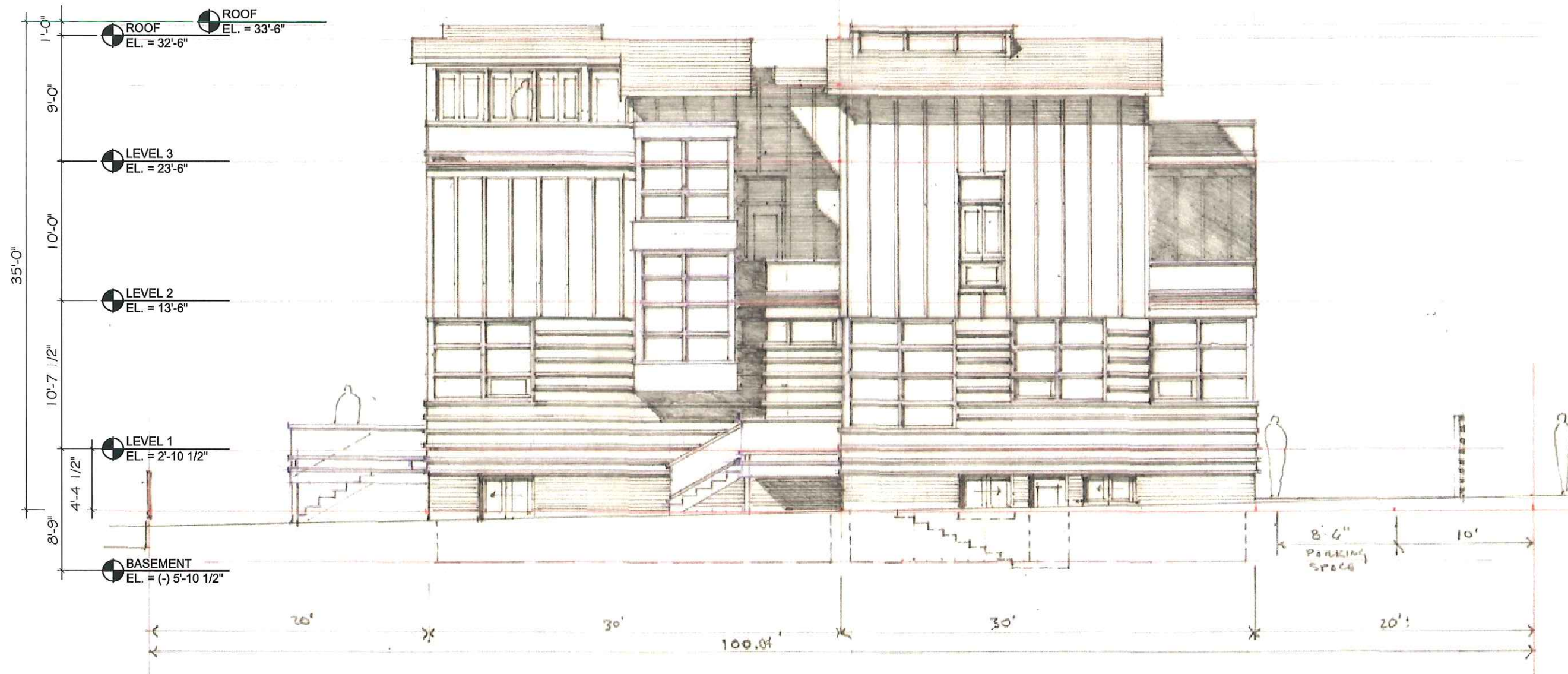
REVISION	DATE

CHC	15 JUL 2015
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SHEET

A2.4



1 WEST ELEVATION  
SCALE: 1/8" = 1'-0" LEFT