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JUN 16 2016

CAMBRIDGE HISTORICAL COMMISSION

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT

831 Massachusetts Avenue
Cambridge, Ma 02139
617-349-6100

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: A.S.A.P Project end date: 2 WEEKS LATER

Permit No: _____ Fee: _____

Date: _____

Building location: 146-148 PEARL ST.

Description of proposed work: REMOVE EXISTING 2F HOUSE AND FOUNDATION
(REPLACE WITH NEW 2F HOUSE)

Property Owner: CAMPBELL ELLSWORTH, MANAGER, 146-148 PEARL ST LLC

Address: 267 NORFOLK ST. CAMBRIDGE, MA 02139

Telephone Number: 617 799 4462 Email Address: CAMPBELL@ELLSWORTH-ASSOCIATES.COM

Contractor: CAMPBELL ELLSWORTH

Address: 267 NORFOLK ST CAMBRIDGE, MA 02139

Telephone number: 617 799 4462 Email Address: SAME

Material of building: WOOD FRAME, RUBBLE STONE FOUNDATION

Type of building construction (wood, concrete, steel, etc.): _____

How is building occupied: PREVIOUSLY IS 2 FAMILY;
CURRENTLY VACANT No. of stories: 2 1/4

Number of residential units demolished: 2

Is a Street Occupany permit (DPW) necessary?: _____ Yes No

Is a Sidewalk Obstruction permit required?: _____ Yes No

Estimated cost of demolition (copy of contract must be attached): \$ 10,000

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 applicaiton to the best of his/her ability.

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Hold Harmless Clause:

CAMBRIDGE HISTORICAL COMMISSION

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.

Campbell H. Ellsworth
Signature of Licensed Contractor

Campbell H. Ellsworth, MANAGER
Signature of Owner

CAMPBELL H. ELLSWORTH
Print Name of Licensed Contractor

CAMPBELL H. ELLSWORTH
Print Name of owner

267 NORFOLK ST.
Contractor's Address

267 NORFOLK ST.
Owner's Address

CAMBRIDGE, MA 02139
Contractor's City, State, ZipCode

CAMBRIDGE, MA 02139
Owner's City, State, ZipCode

617 799 4462
Contractor's Telephone Number

617 799 4462
Owner's Telephone Number

License Number CS 78813

Class UNLIMITED

Expiration Date: 1/10/17

City _____

Campbell H. Ellsworth
267 Norfolk Street
Cambridge, MA 02139

June 15, 2016

Charles Sullivan, Executive Director
Sarah L. Burks, Preservation Planner
Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139

Dear Mr. Sullivan and Ms. Burks,

Please accept this letter as a supplement to the Application for Certificate, for the demolition of the property at 146-148 Pearl Street. Please find below a description of the property and the proposed project.

Description of Proposed Work:

We are requesting a permit to remove the structure at 146-148 Pearl Street in Cambridge. In its place, we propose to build a new two-family structure, which will provide a home for my family, and a small apartment that can be used as a rental or for a potential family home for aging parents.

The lot and the current building:

The lot is an irregularly shaped, non-conforming (both width and overall SF) property, and is located in the C zone. The lot size is 4,161 SF. The C zone has an FAR of 0.6, with an open space requirement of 36%. The size of the lot allows two units as of right.

The existing house is a two family structure, split down the middle (left/right), with a non-conforming driveway to the right. The building is existing non-conforming with respect front and left side setbacks, as well as the dimension of the driveway. The condition of the house is extremely poor, with sub-code structural conditions, very low ceilings and sagging floor joists. It was also occupied for the last 35 year by an owner who was a hoarder and kept it in an unsanitary condition.

Getting to this application:

My wife and I purchased the property in May of 2015. Our initial intention was to modify (reduce in size) the existing house, and to build a 2nd house behind. We designed that scenario and this has been permitted for construction by Cambridge Inspectional Services (please see the permitted site plan in the application documents). Almost immediately as the design of that project began, it occurred to us that it would be attractive if we could live in the back house that we now have permitted. We currently live in a condominium in the Inman Square area, and have no yard for our children, and no easy way to put up guests, or our parents who live in Europe and come for extended periods. But living in the currently

permitted back house at Pearl Street would also mean a reduction of our living and in-home office space to the point where it didn't make sense.

We then looked at quite a number of alternative schemes, including:

- Living in the back house, and using the basement of the front house as an office.
- Creating an enlargement of the existing house, both up and back on the lot, to capture the available buildable square footage. This, however, resulted in a gross enlargement of the house to the point where it required a complete rebuild, where it lost any resemblance of the existing structure, and it took on the proportions of a large, suburban home. This also would have required significant zoning relief.
- Adding a connected modern addition to the existing house. This would have also required significant zoning relief, and a balance of old and new, small and large, was not found.

We come to the current proposal after many attempts. We believe that the existing house will not serve our needs to raise our family, to provide the proper living space with room for additional family, or to provide a suitable environment.

We also believe that abandoning the currently permitted 2 house scenario opens up valuable open space, which is a benefit to all abutters.

I thank you both for your advice on this matter, and we look forward to presenting to the Cambridge Historic Commission at their next meeting.

Respectfully,

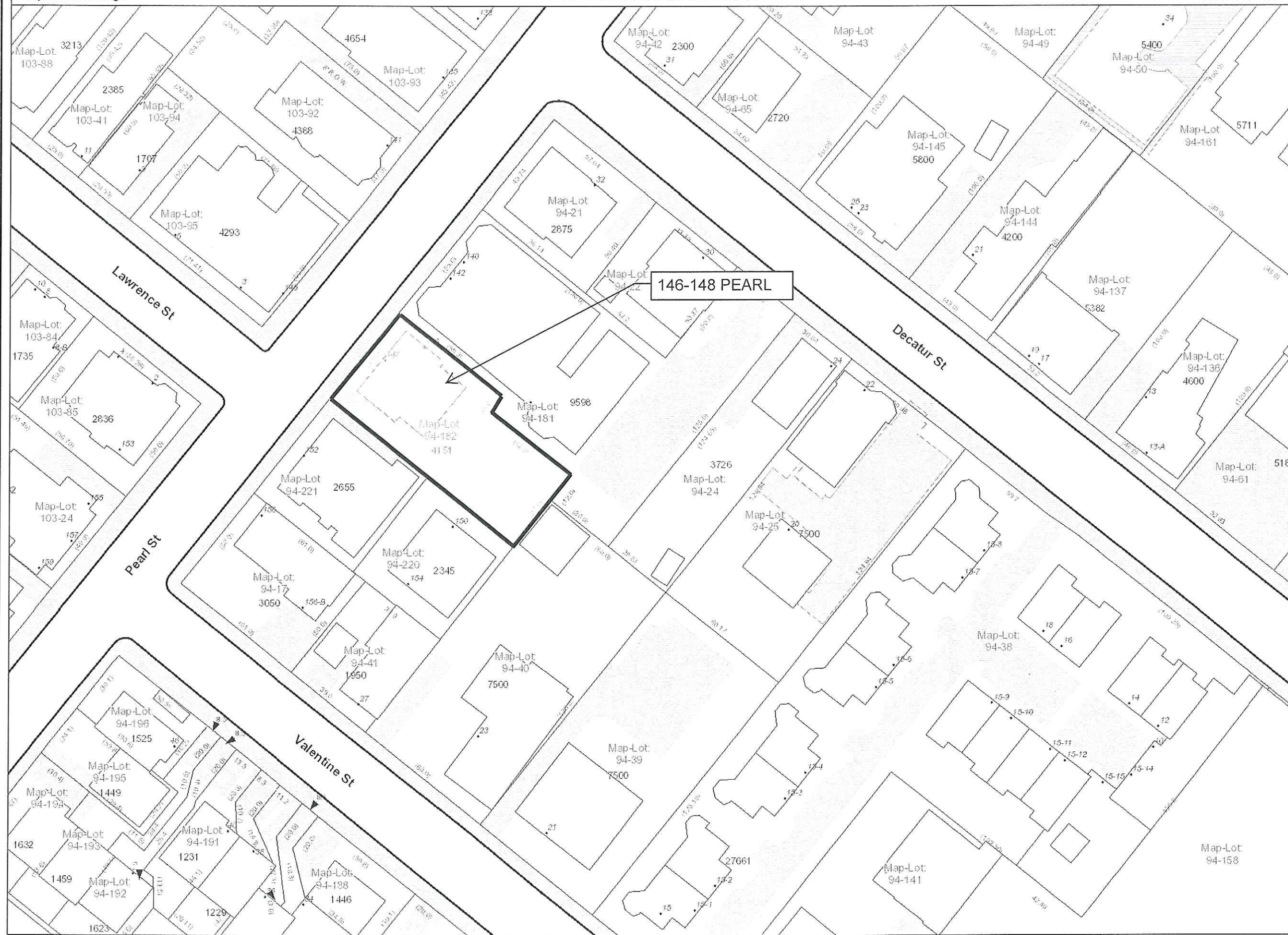


Campbell H. Ellsworth
MA Lic. Architect #8740
MA Lic. Construction Supervisor #78813

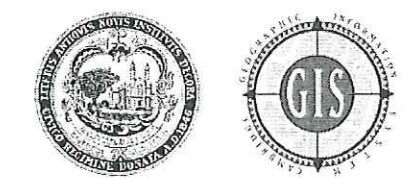
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CAMBRIDGE HISTORICAL COMMISSION



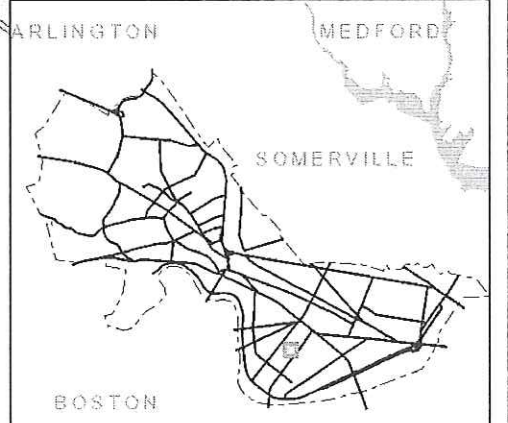
- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

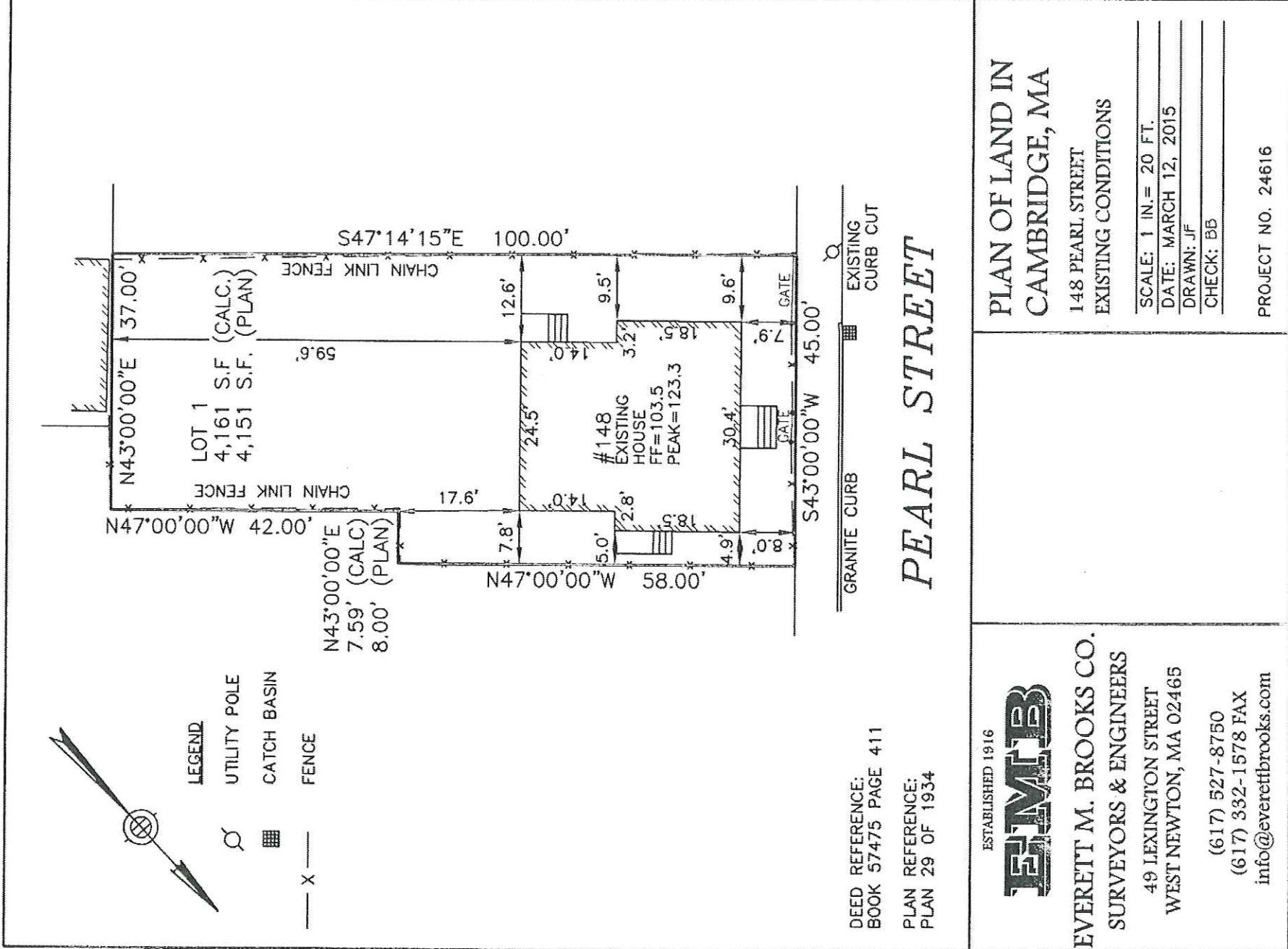


City of Cambridge
 Massachusetts
 1" = 40 ft

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www.cambridgema.gov/gis





**PLAN OF LAND IN
 CAMBRIDGE, MA**

148 PEARL STREET
 EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: MARCH 12, 2015
 DRAWN: JF
 CHECK: BB

PROJECT NO. 24616

ESTABLISHED 1916
EMTB
 EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS

49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 (617) 332-1578 FAX
 info@everettbrooks.com

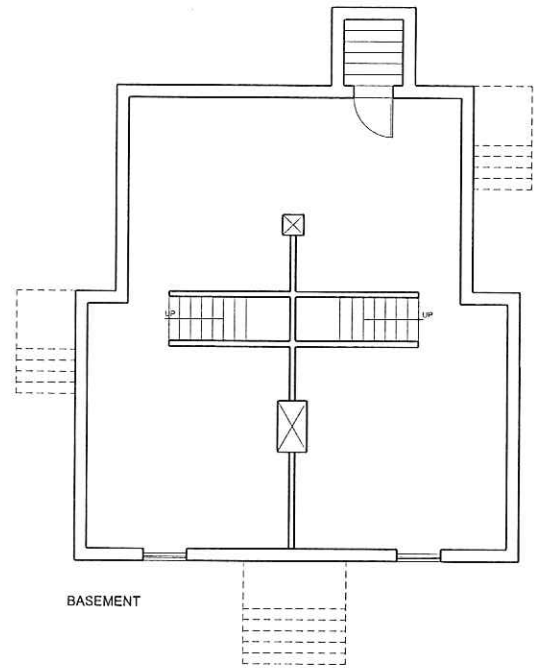
Site 1.1

Existing Site

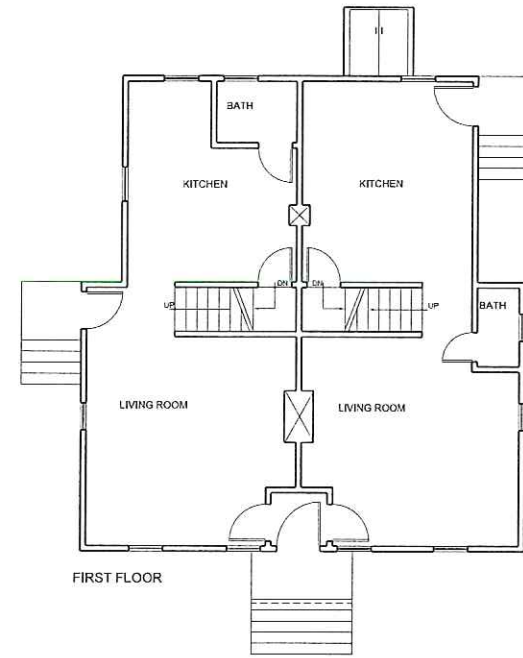
ELLSWORTH ASSOCIATES, Inc.
 267 NORFOLK ST, CAMBRIDGE, MA 02139
 PH. (617) 492-0709 FAX. (617) 714-5900

146-148 Pearl St, Cambridge, MA

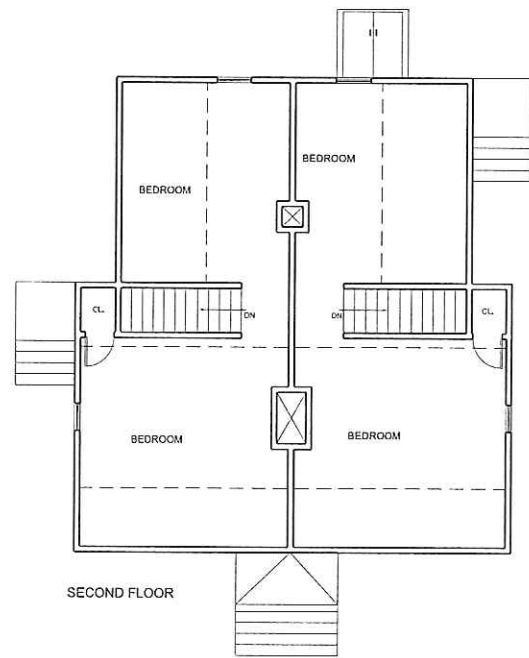
DATE: 06/14/16
 SCALE:
 FILE: Pearl St.



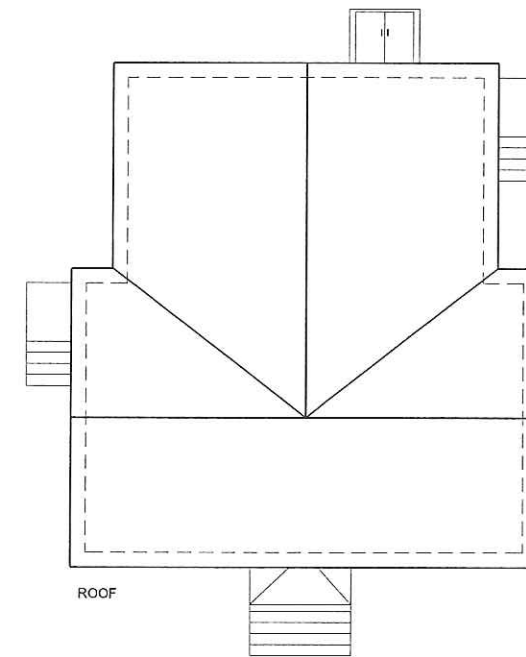
BASEMENT



FIRST FLOOR



SECOND FLOOR



ROOF

REDUCTION ON THE PERMIT SET:
NOT TO SCALE



ELLSWORTH ASSOCIATES, Inc.
267 NORFOLK STREET
CAMBRIDGE, MA 02139

PH. 617-492-0709 FAX. 617-714-5900

146-148 PEARL ST.
CAMBRIDGE, MA

EXISTING CONDITIONS



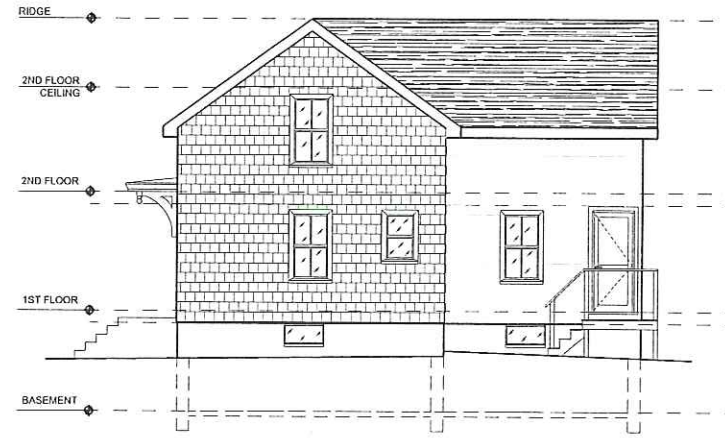
DATE: 06/12/2015
MOD: 09/02/2015

SCALE: 1/8" = 1'-0"
JOB NO:
FILE: PEARL

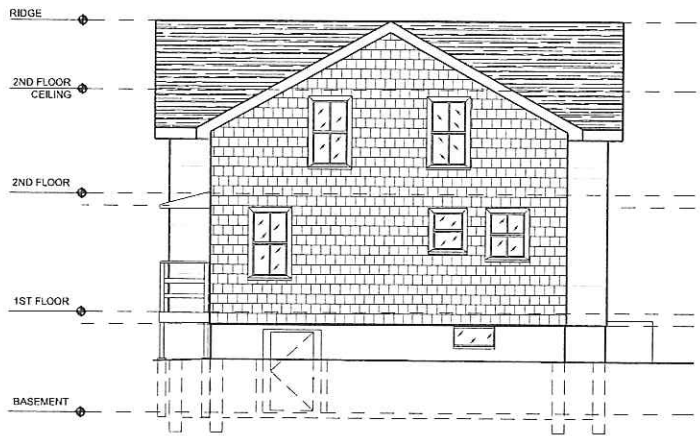
EX1.1



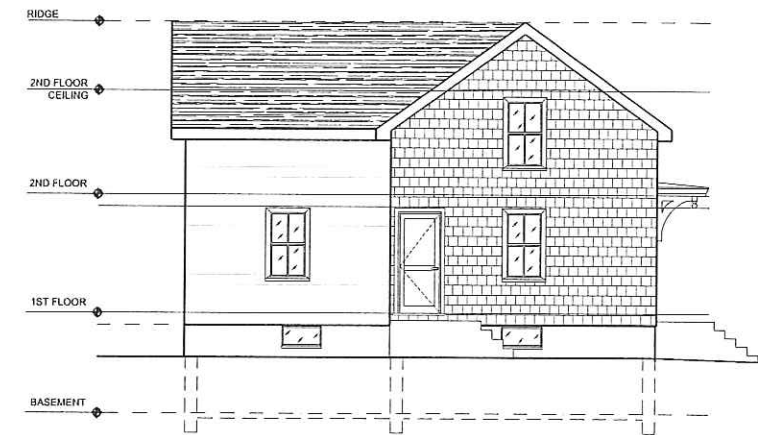
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

ELLSWORTH ASSOCIATES, Inc.
 267 NORFOLK STREET
 CAMBRIDGE, MA 02139

FAX. 617-714-5900

PH. 617-492-0709

146-148 PEARL ST.
 CAMBRIDGE, MA

EXISTING ELEVATIONS



DATE: 06/12/2015
 MOD: 09/02/2015

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

JOB NO:
 FILE: PEARL

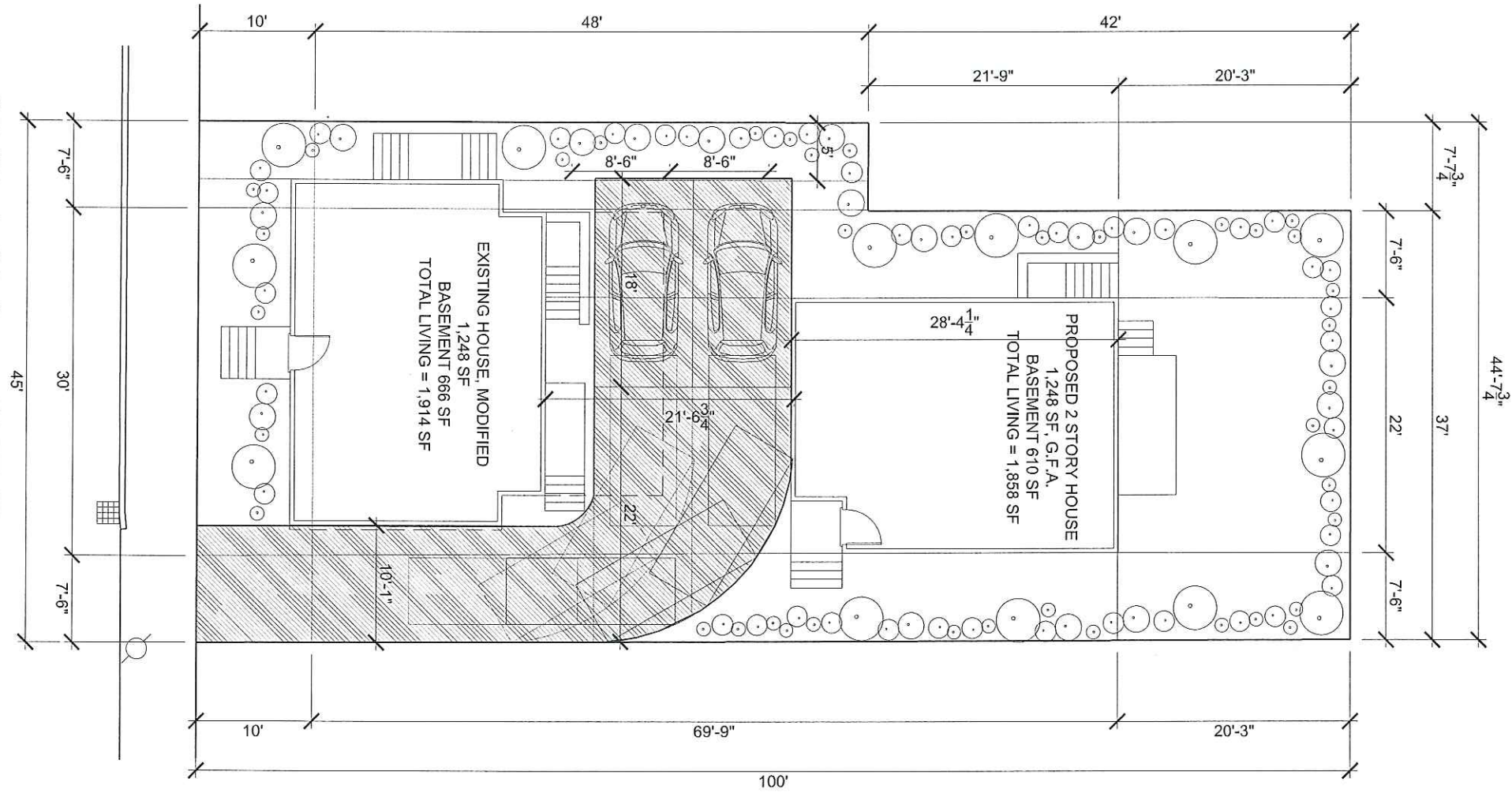
REDUCTION ON THE PERMIT SET:
 NOT TO SCALE

EX3.1

PEARL STREET



LOT SIZE
4,161 S.F.



146-148 PEARL ST.
SCALE: 1/8" = 1'-0"

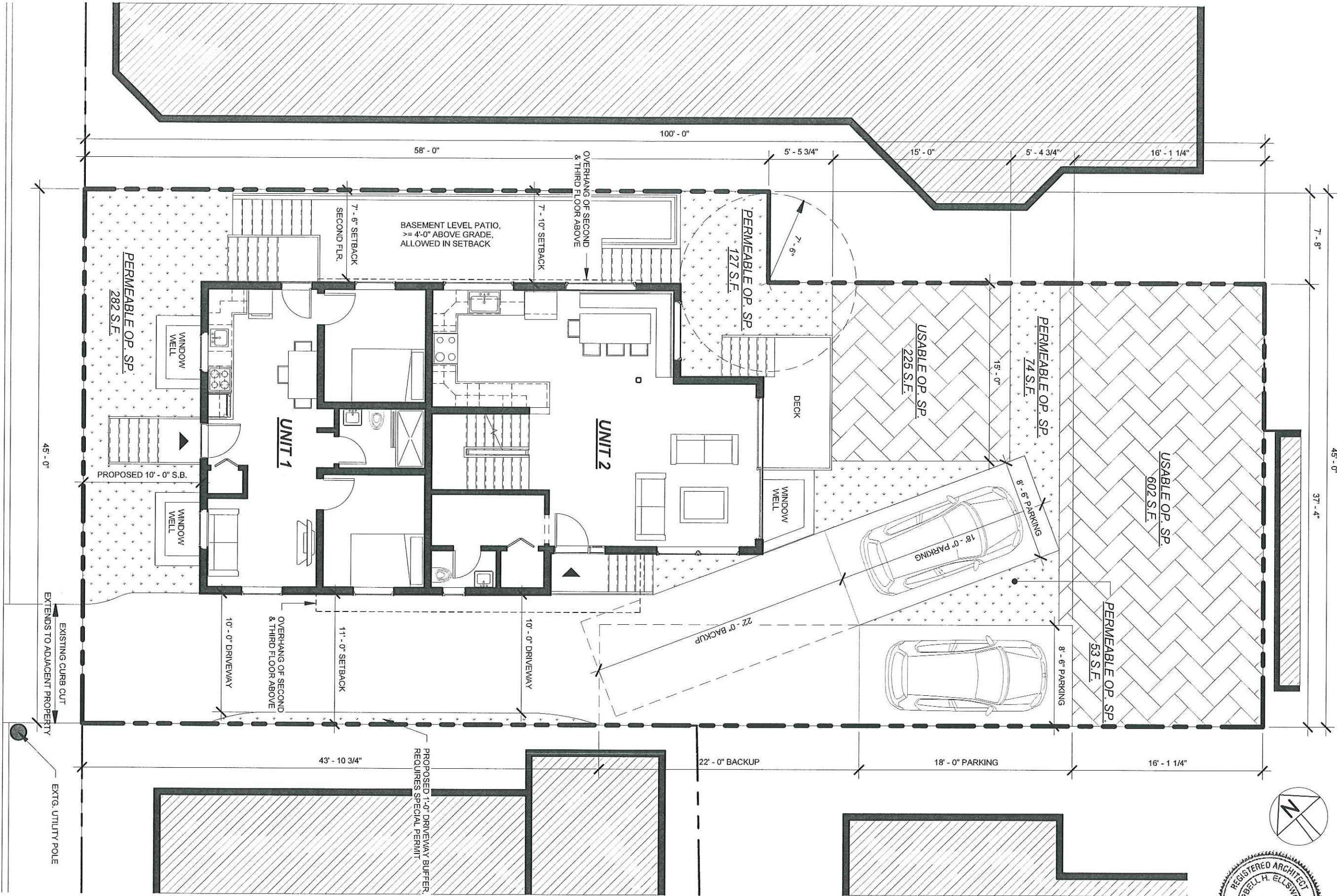
**PERMITTED PROJECT
BUILDING PERMITS:**

- BLDR-032304-2015
- BLDR-032071-2015

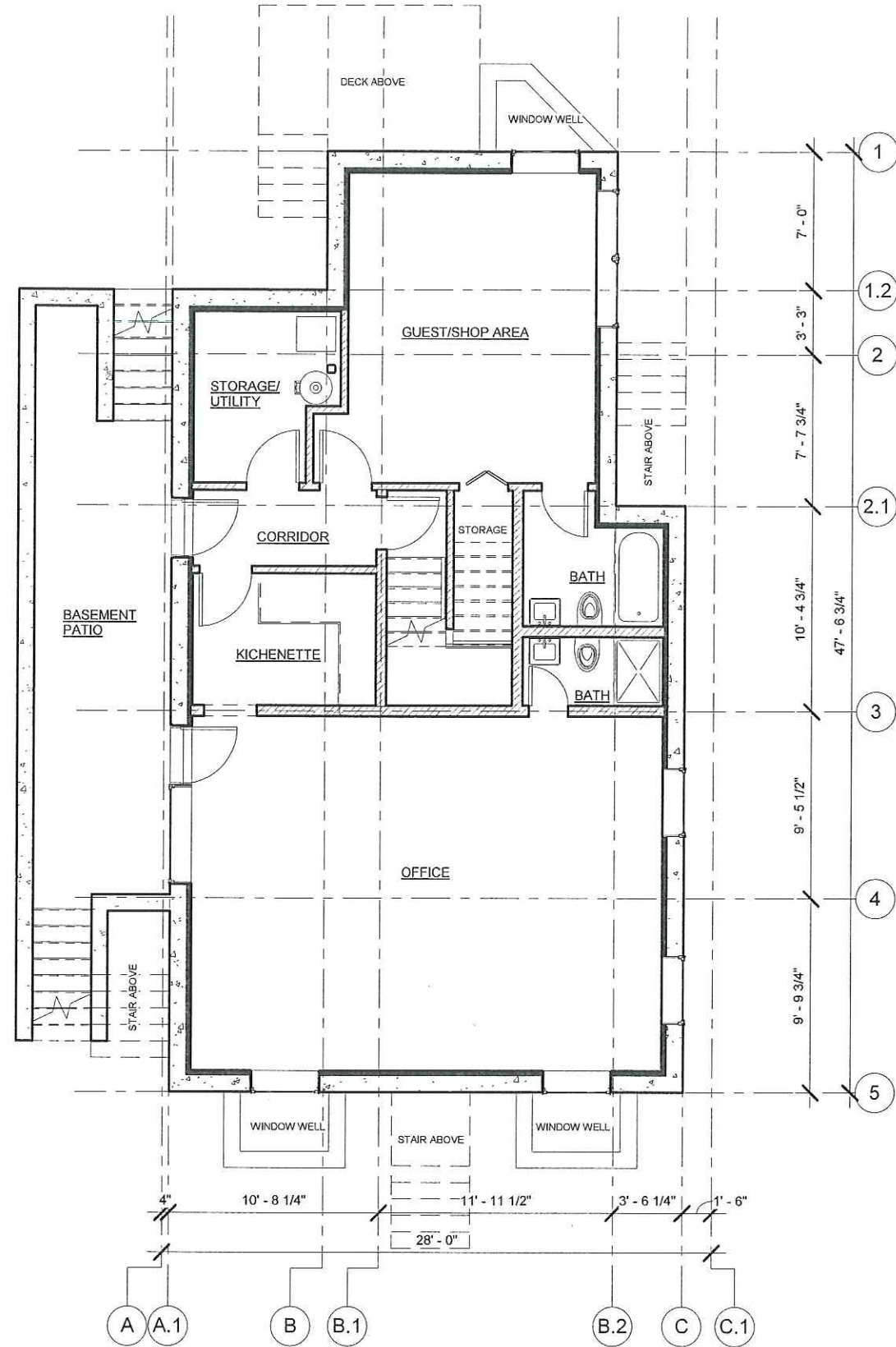
REDUCTION FROM PERMIT SET:
NOT IN SCALE.

<p>ELLSWORTH ASSOCIATES, Inc. 267 NORFOLK STREET CAMBRIDGE, MA 02139</p> <p>PH. 617-492-0709 FAX. 617-714-5900</p>	
<p>146-148 PEARL ST. CAMBRIDGE, MA</p>	<p>SITE DRAWING</p>
<p>DATE: 04/04/2015</p>	
<p>SCALE: 1/8" = 1'-0"</p>	
<p>JOB NO: FILE: PEARL</p>	
<p>SITE</p>	

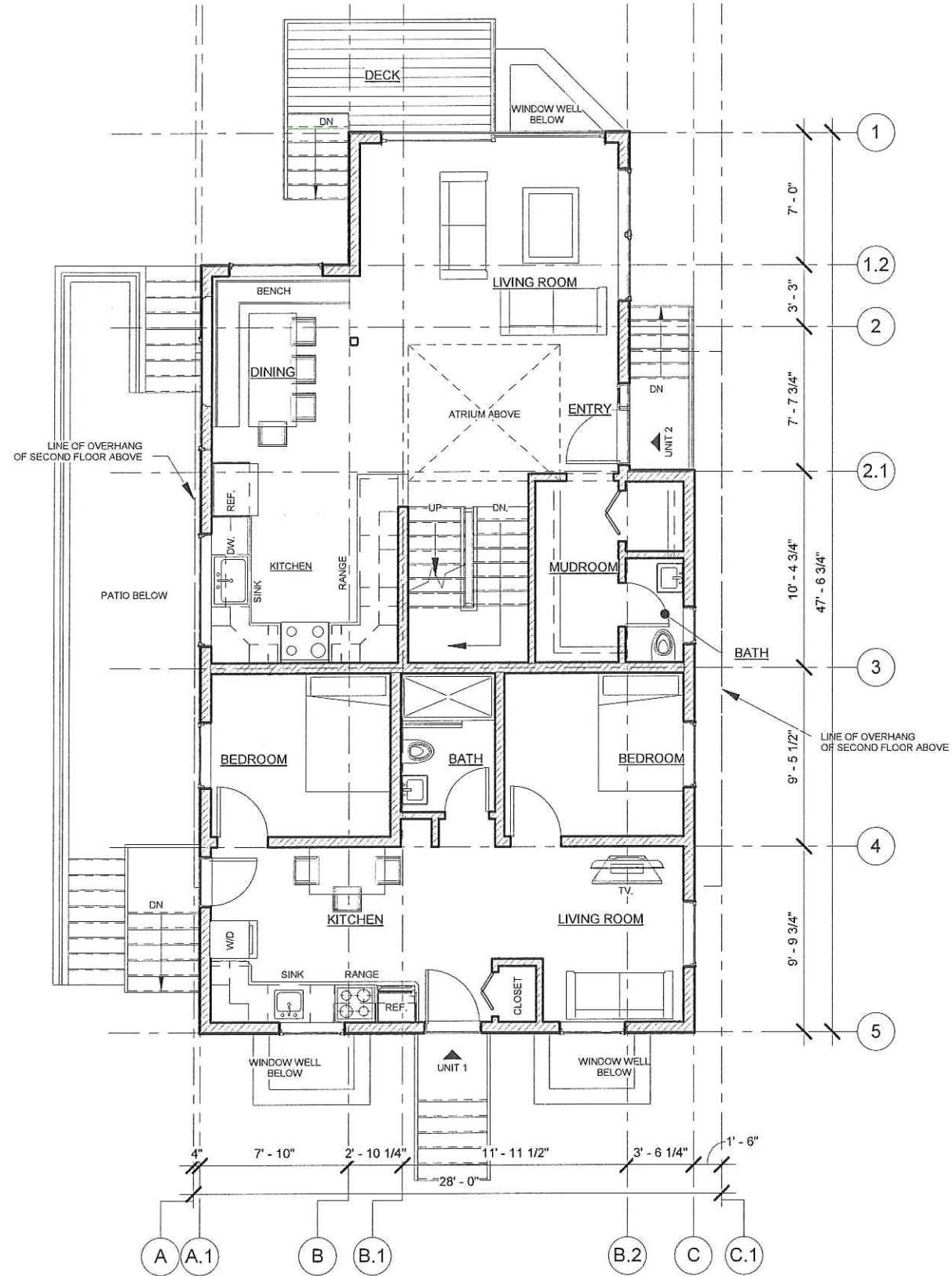
PEARL STREET



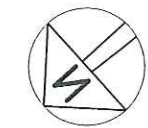
DATE: 06/14/16 SCALE: 1/8" = 1'-0" FILE: Pearl St.	146-148 Pearl St, Cambridge, MA	ELLSWORTH ASSOCIATES, Inc. 267 NORFOLK ST, CAMBRIDGE, MA 02139 PH. (617) 492-0709 FAX. (617) 714-5900	Proposed Site
			Site 1.2



1 Basement - Tabloid
1/8" = 1'-0"



2 First Floor - Tabloid
1/8" = 1'-0"



DATE: 06/15/16
SCALE: 1/8" = 1'-0"
FILE: Pearl St.

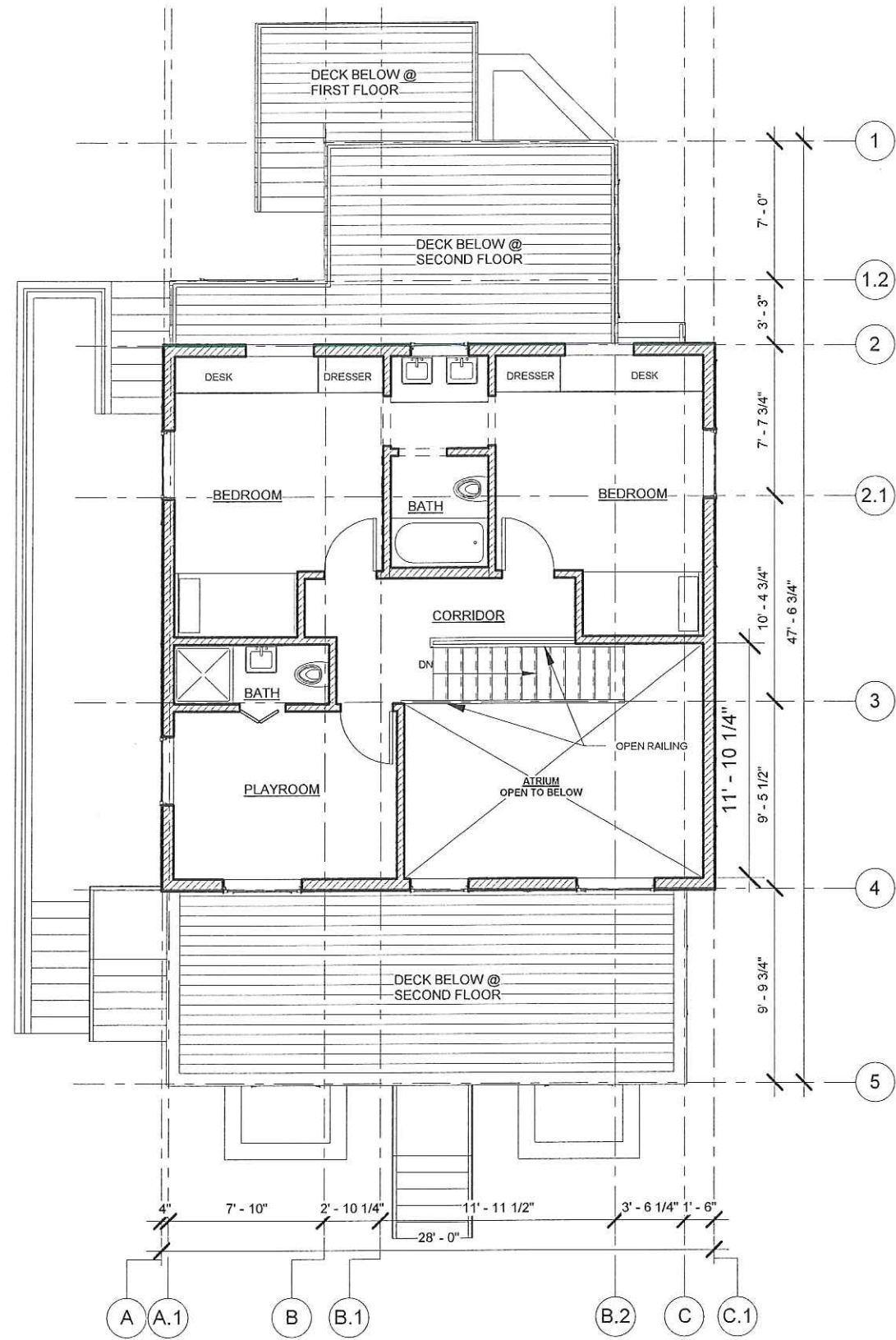
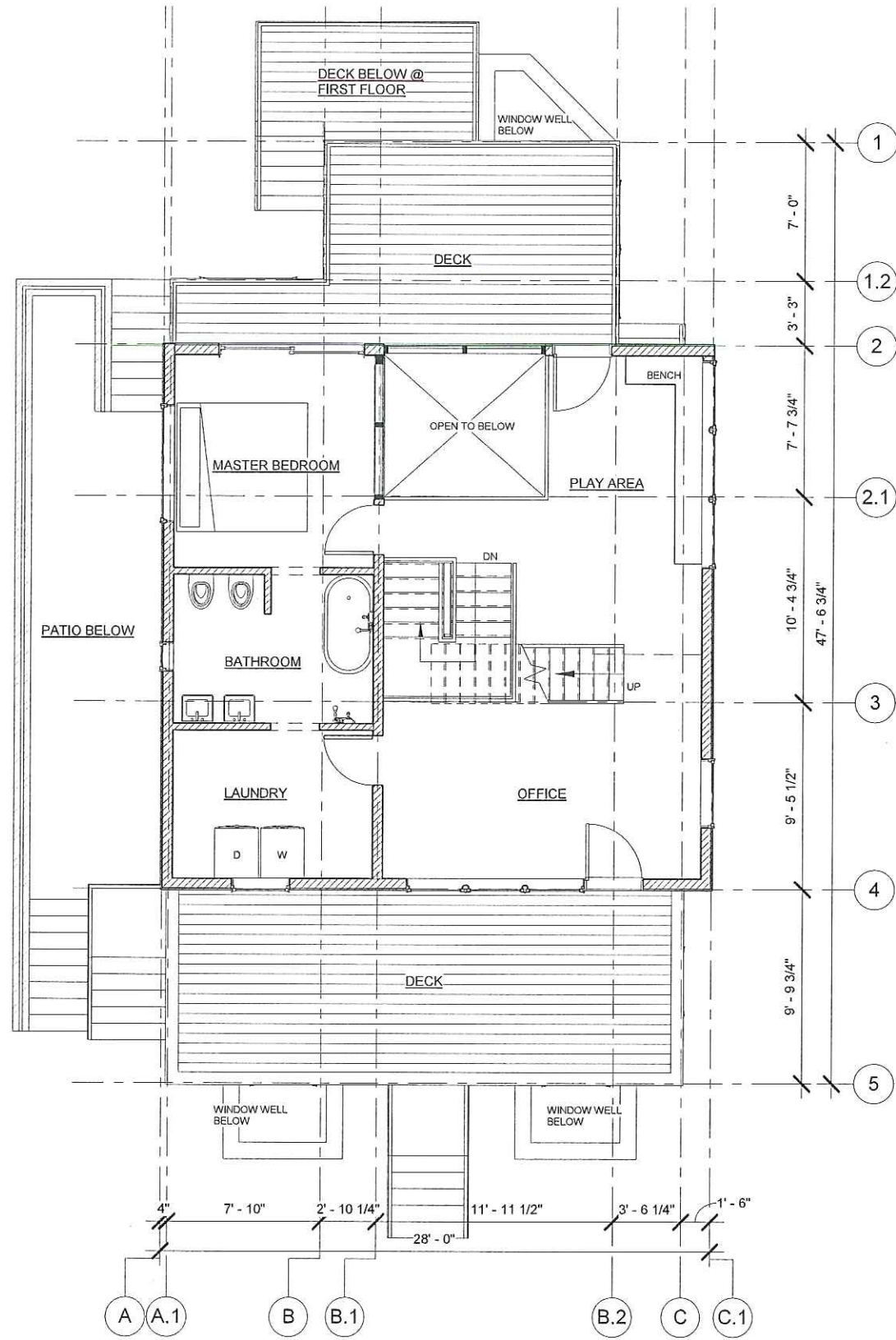
146-148 Pearl St, Cambridge, MA

ELLSWORTH ASSOCIATES, Inc.
267 NORFOLK ST, CAMBRIDGE, MA 02139
PH. (617) 492-0709 FAX. (617) 714-5900

BZA/CHC
Proposed Plans

A1.1

6/15/2016 3:52:53 PM



1 Second Floor - Tabloid
1/8" = 1'-0"

2 Third Floor - Tabloid
1/8" = 1'-0"



DATE: 06/03/16
SCALE: 1/8" = 1'-0"
FILE: Pearl St.

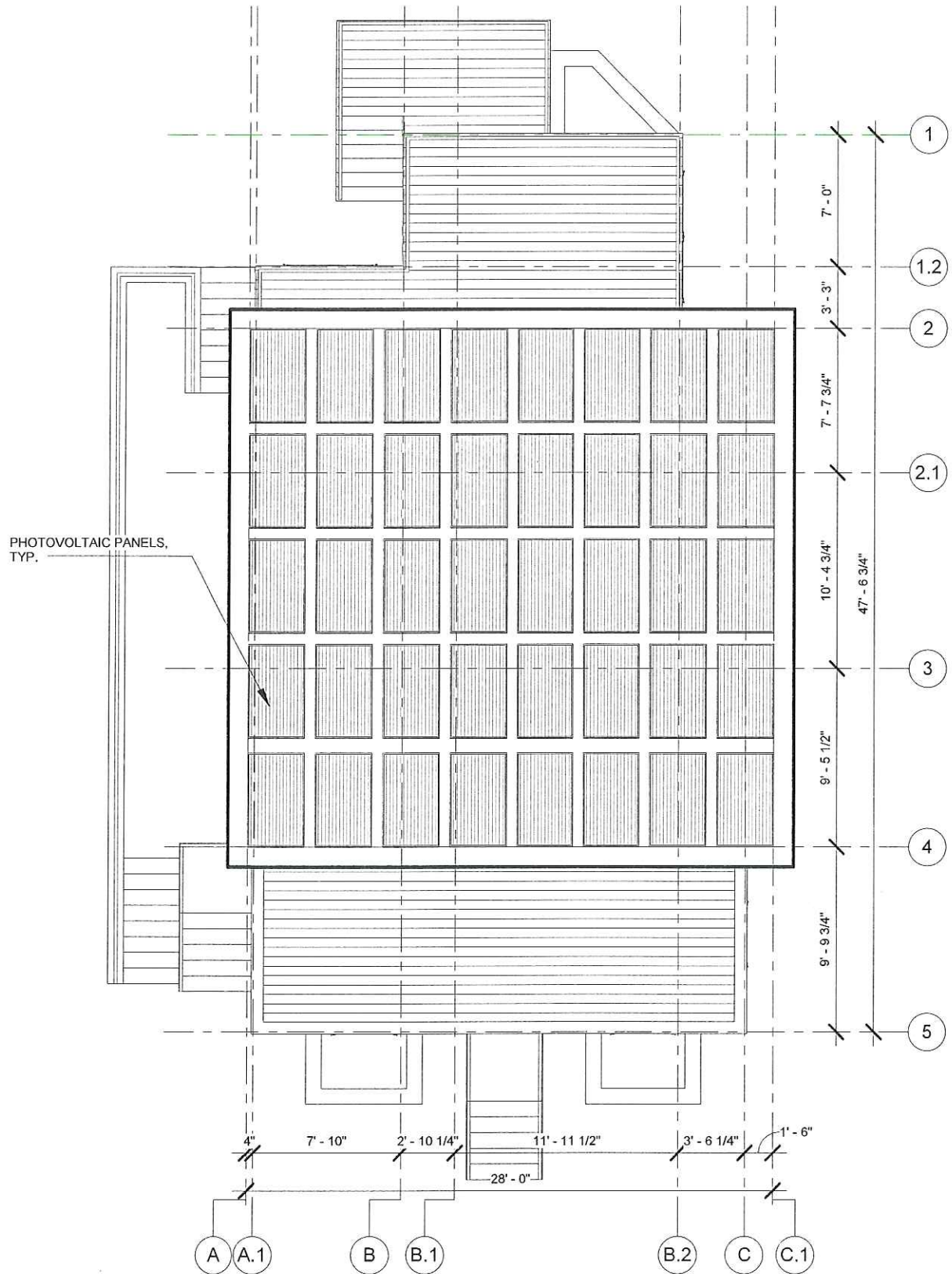
146-148 Pearl St, Cambridge, MA

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PH. (617) 492-0709 FAX. (617) 714-5900

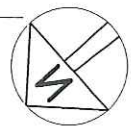
BZA/CHC
Proposed Plans

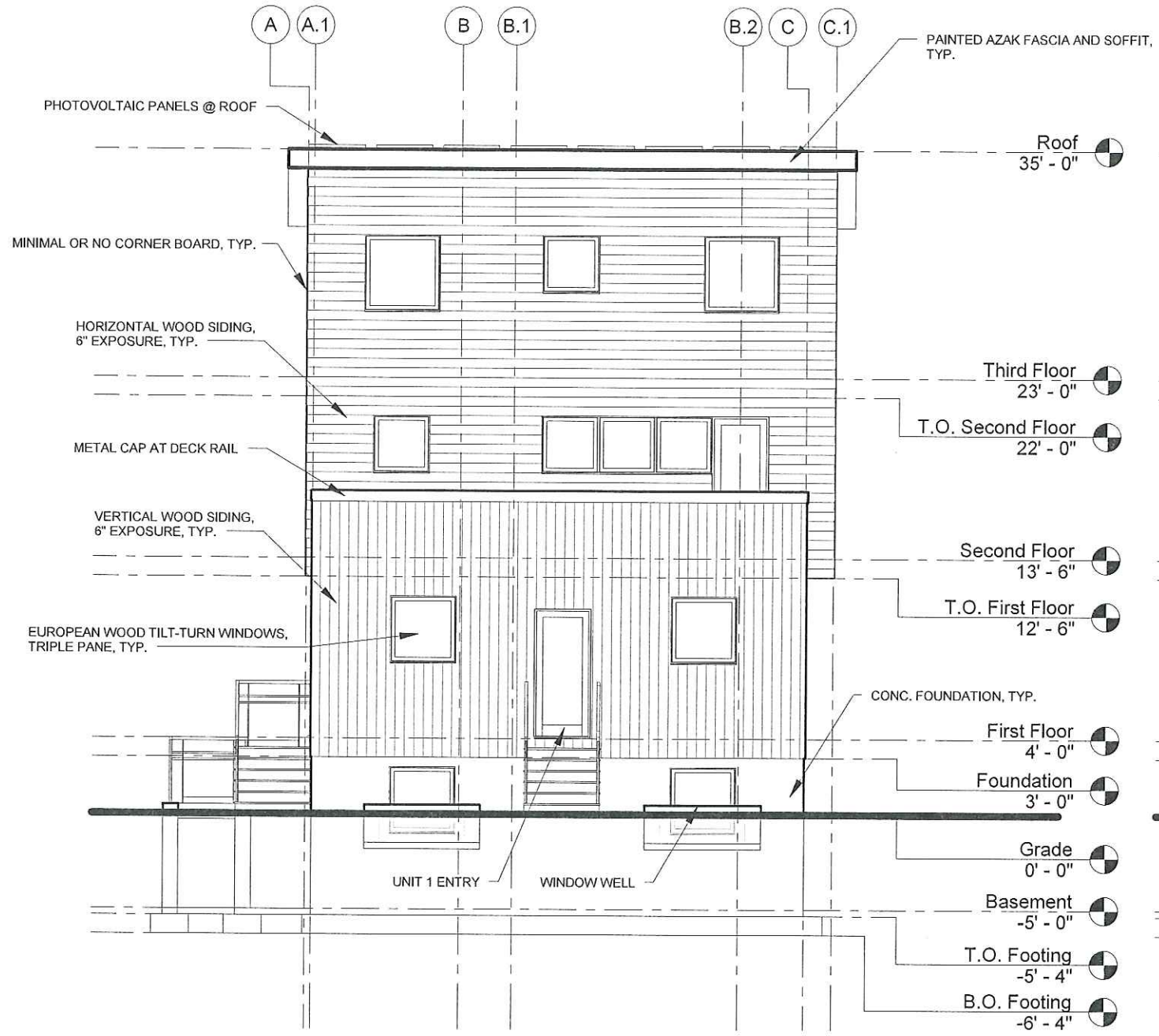
A1.2

6/15/2016 3:54:33 PM

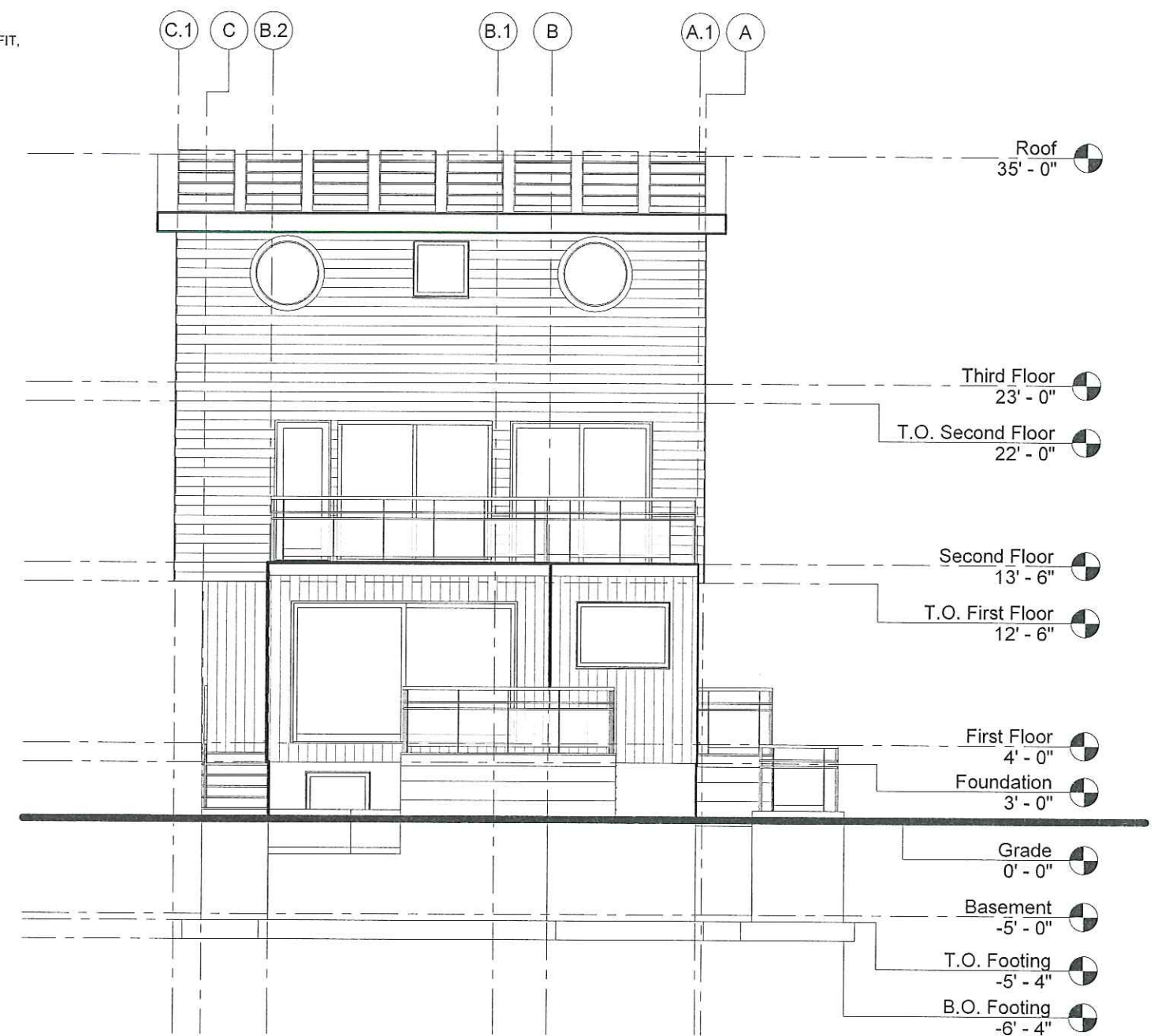


1 Roof Plan - Tabloid
1/8" = 1'-0"





1 North Elevation - Tabloid
1/8" = 1'-0"



2 South Elevation - Tabloid
1/8" = 1'-0"



DATE: 06/03/16
SCALE: 1/8" = 1'-0"
FILE: Pearl St.

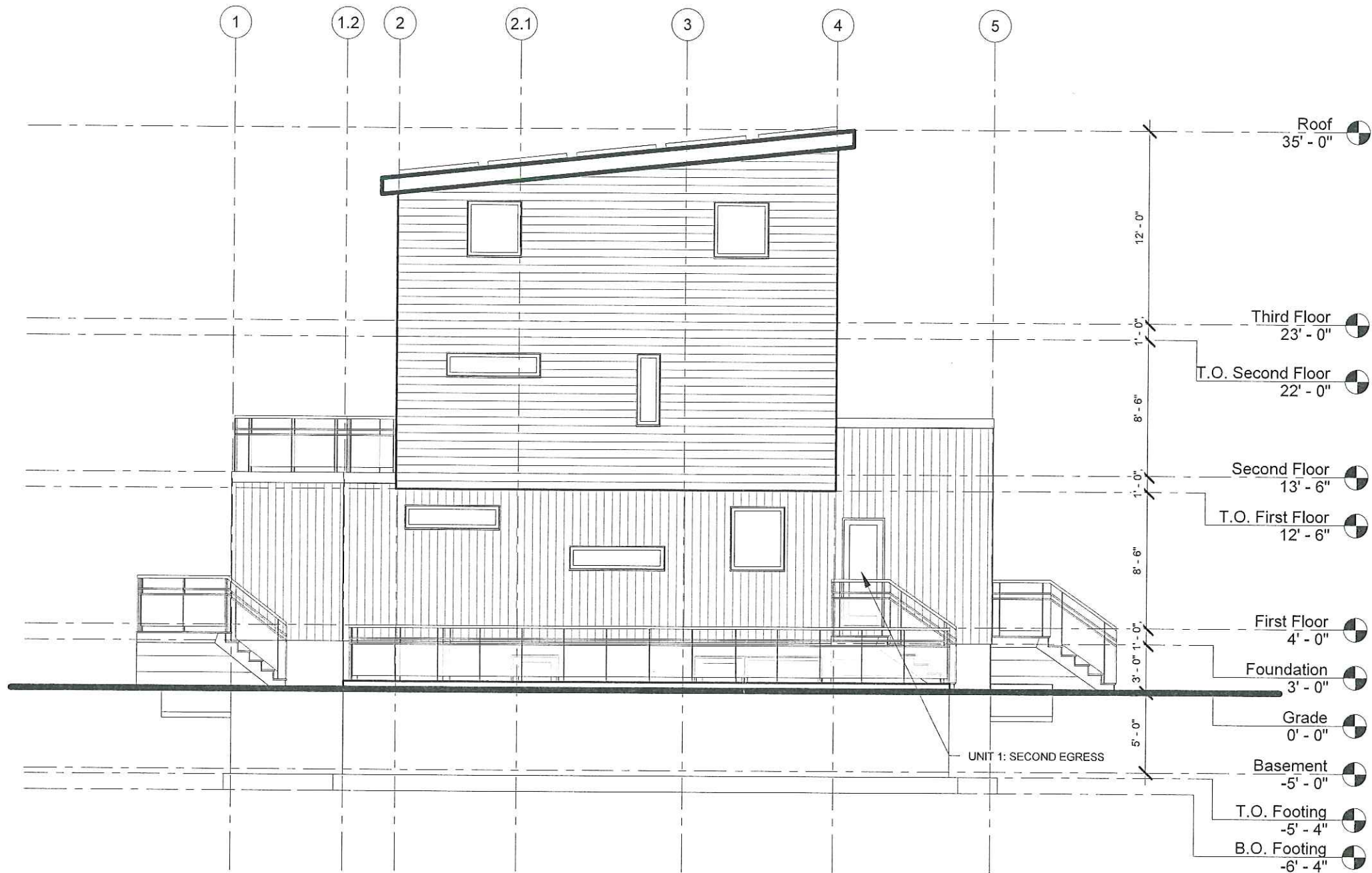
146-148 Pearl St, Cambridge, MA

ELLSWORTH ASSOCIATES, Inc.
267 NORFOLK ST, CAMBRIDGE, MA 02139
PH. (617) 492-0709 FAX. (617) 714-5900

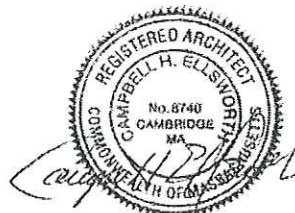
BZA/CHC
Proposed Elev.

A3.1

6/15/2016 3:55:53 PM



1 East Elevation - Tabloid
 1/8" = 1'-0"



DATE: 06/03/16
 SCALE: 1/8" = 1'-0"
 FILE: Pearl St.

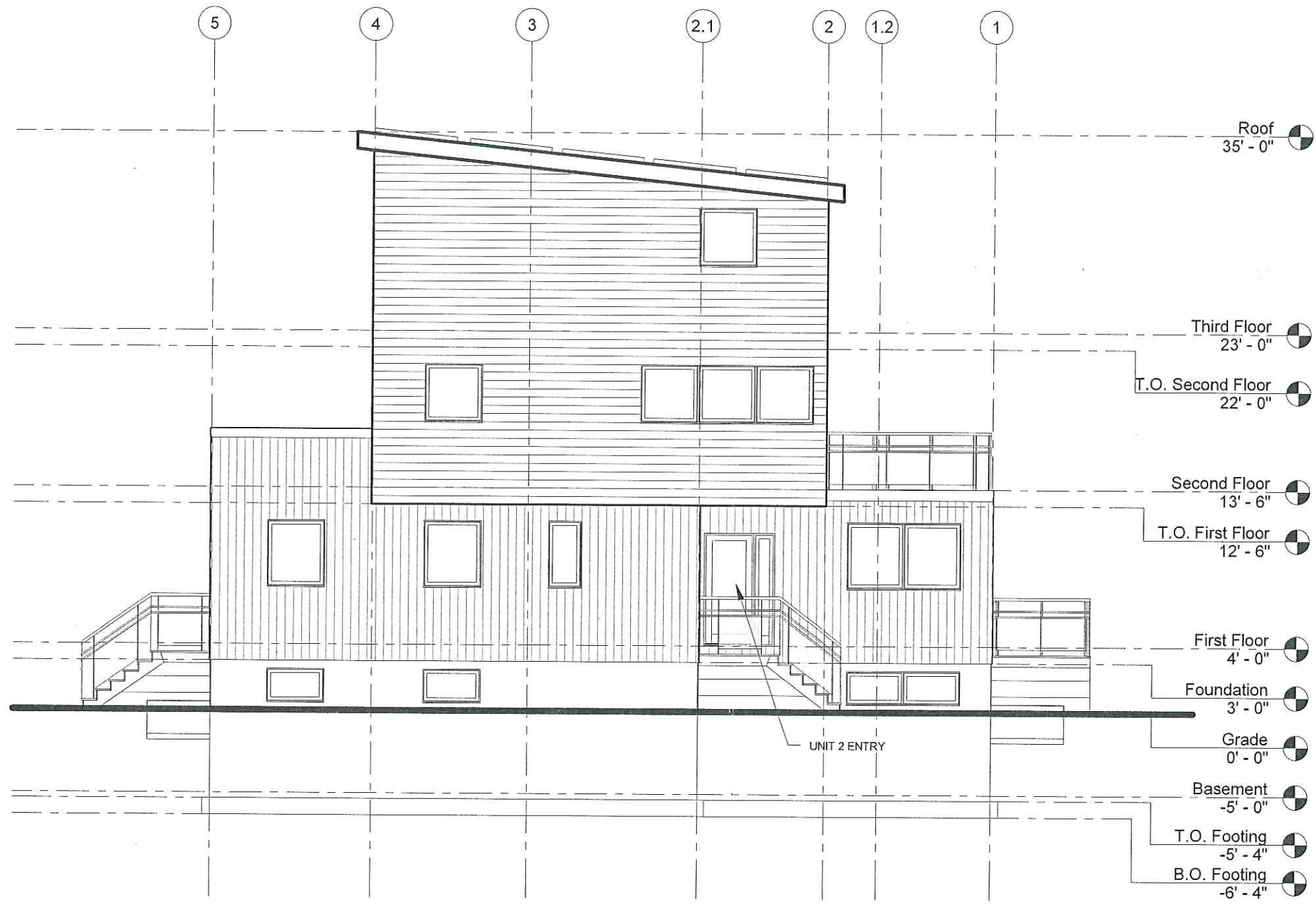
146-148 Pearl St, Cambridge, MA

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 267 NORFOLK ST, CAMBRIDGE, MA 02139
 PH. (617) 492-0709 FAX. (617) 714-5900

BZA/CHC
 Proposed Elev.

A3.2

6/15/2016 3:56:22 PM



1 West Elevation - Tabloid
1/8" = 1'-0"



DATE: 06/03/16
SCALE: 1/8" = 1'-0"
FILE: Pearl St.

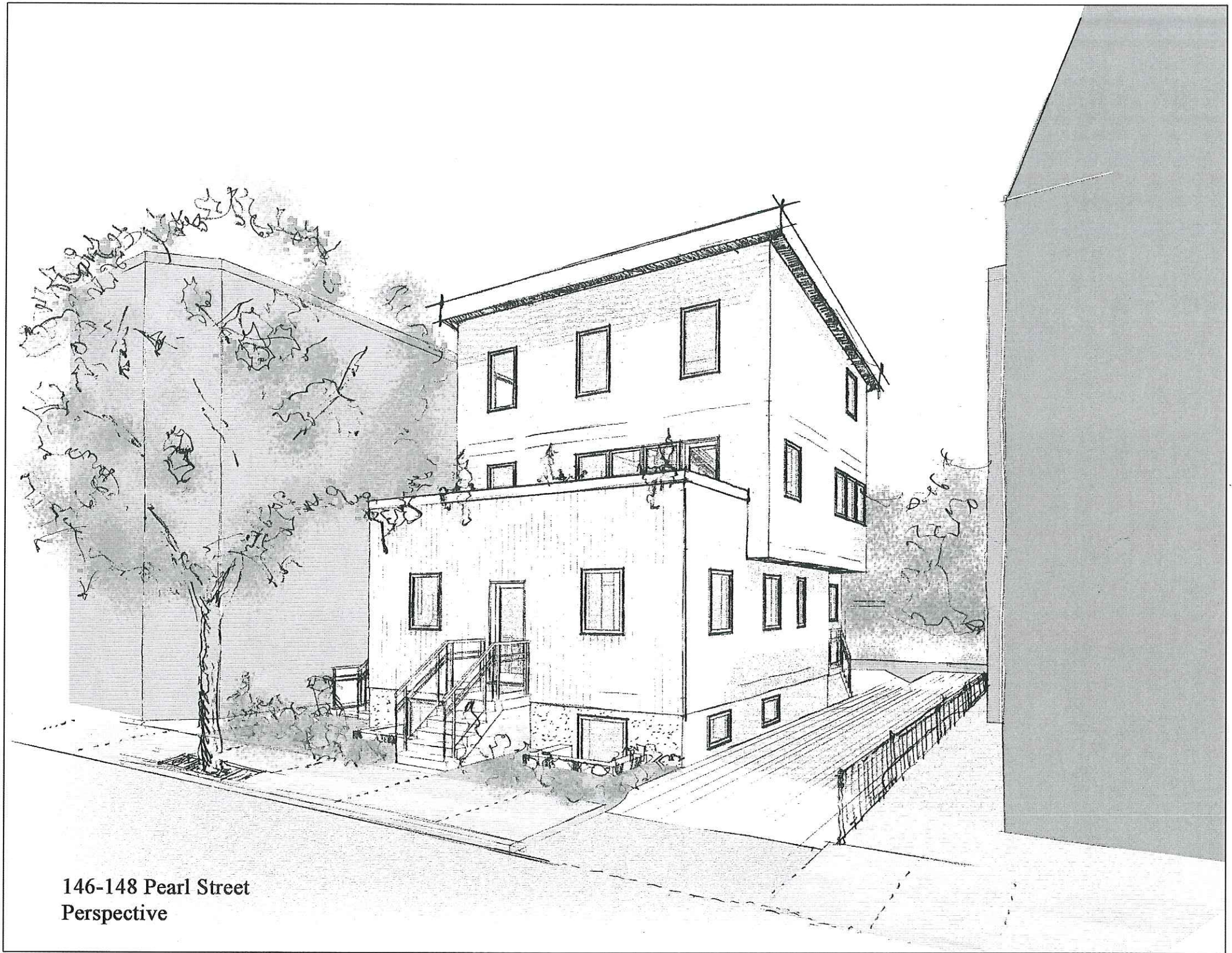
146-148 Pearl St, Cambridge, MA

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267 NORFOLK ST, CAMBRIDGE, MA 02139
PH. (617) 492-0709 FAX. (617) 714-5900

BZA/CHC
Proposed Elev.

A3.3

6/15/2016 3:56:43 PM

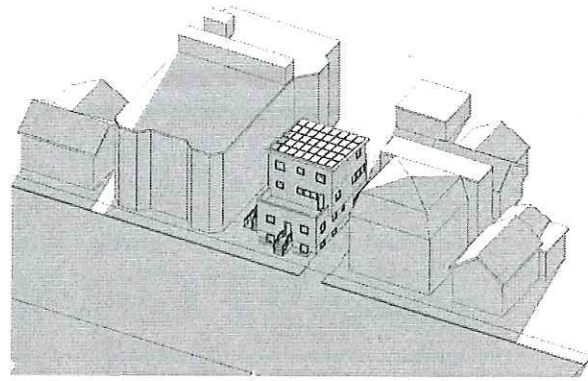


146-148 Pearl Street
Perspective

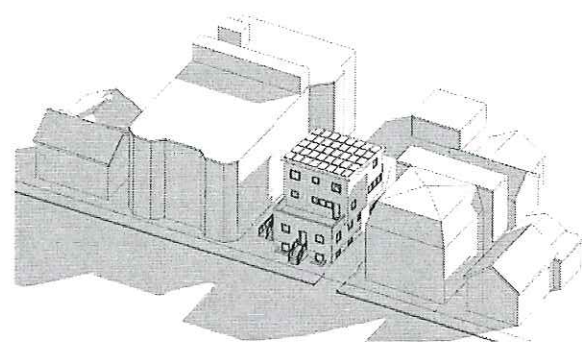


146-148 PEARL STREET
 EXISTING and PROPOSED Street Elevations
 Scale: 1/16" = 1'-0"

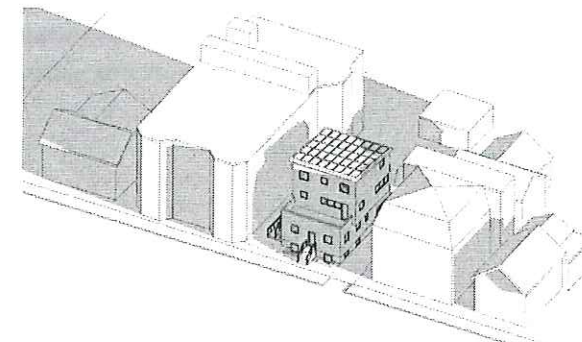
WINTER SOLSTICE: DECEMBER 21st



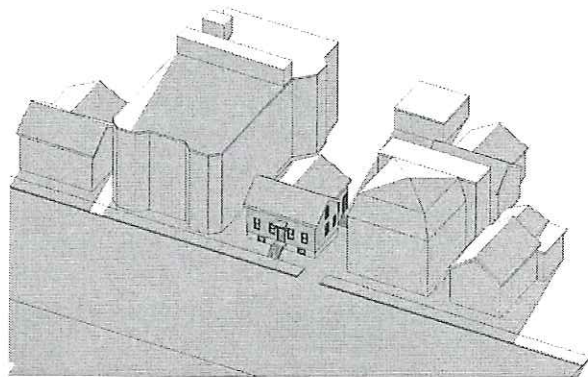
1 Sun Study - Winter 8am - Proposed Right



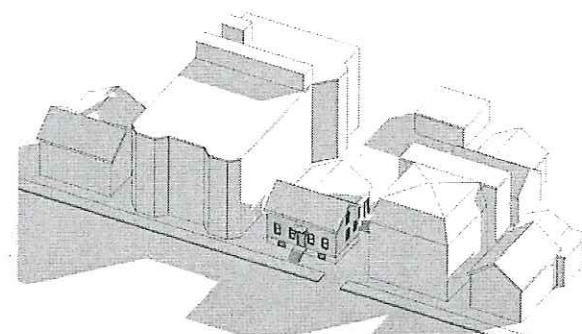
2 Sun Study - Winter 12pm - Proposed Right



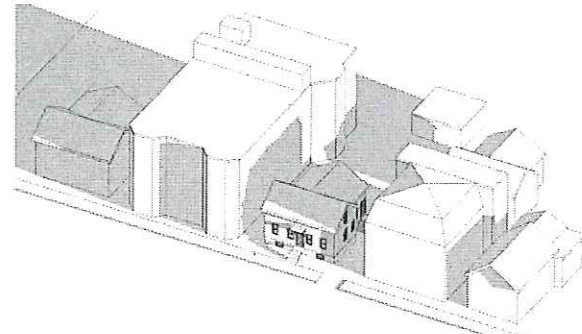
3 Sun Study - Winter 4pm - Proposed Right



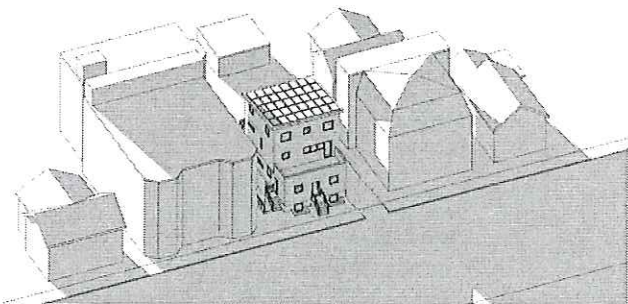
4 Sun Study - Winter 8am - Existing Right



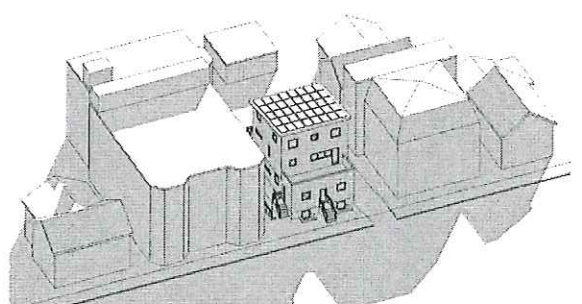
5 Sun Study - Winter 12pm - Existing Right



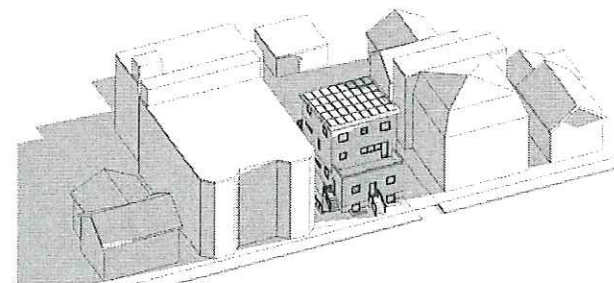
6 Sun Study - Winter 4pm - Existing Right



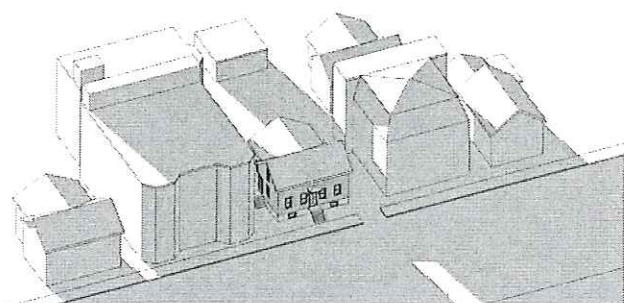
7 Sun Study - Winter 8am - Left Side



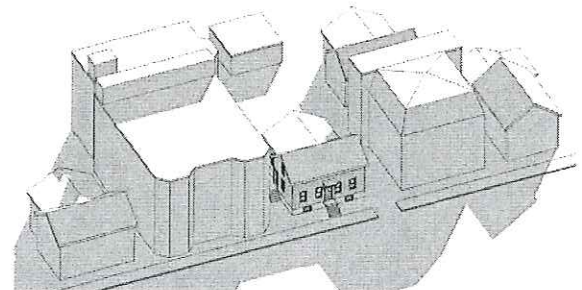
8 Sun Study - Winter 12pm - Left Side



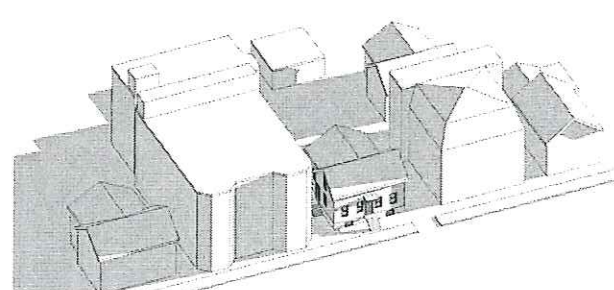
9 Sun Study - Winter 4pm - Left Side



10 Sun Study - Winter 8am - Existing Left



11 Sun Study - Winter 12pm - Existing Left

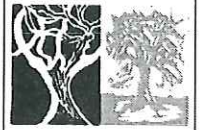


12 Sun Study - Winter 4pm - Existing Left

PROJECT NAME
148 Pearl Street

PROJECT ADDRESS
148 PEARL ST.
CAMBRIDGE, MA

CLIENT
146-148 Pearl St.
Cambridge, MA



ARCHITECT
ELLSWORTH
ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH: 617-492-0709
FAX: 617-714-5900

CONSULTANTS

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JUN 24 2016

CAMBRIDGE HISTORICAL COMMISSION

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WITHOUT EXPRESS WRITTEN
CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 6/19/2016

DRAWN BY: Author

CHECKED BY: Checker

SCALE:

FILE: Pearl Street

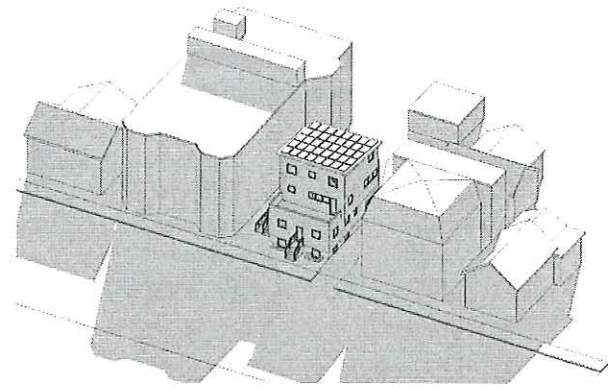
REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

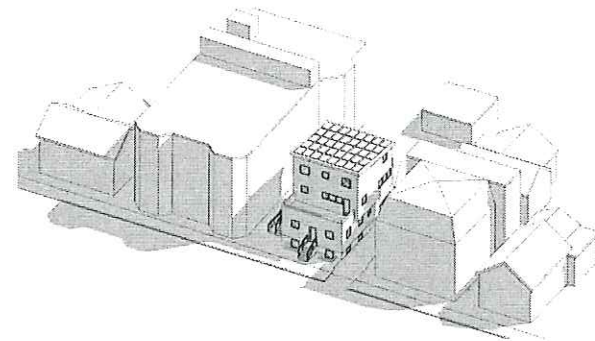
Proposed/Extg.
- Sun Study -
Winter Solstice

A4.1

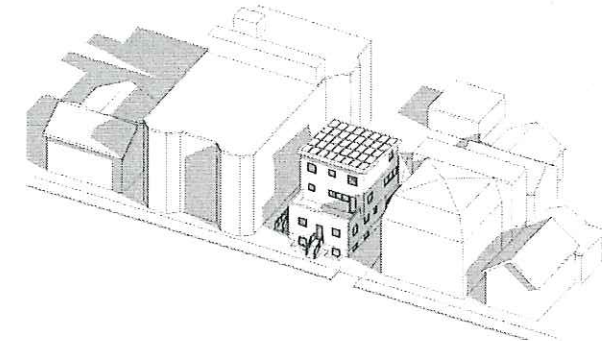
SPRING EQUINOX: MARCH 21st



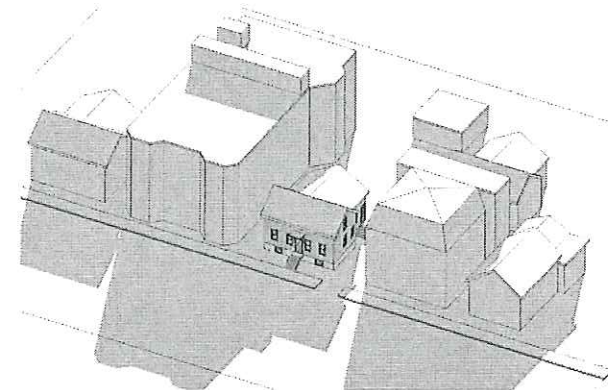
1 Sun Study - Spring 8am - Proposed Right



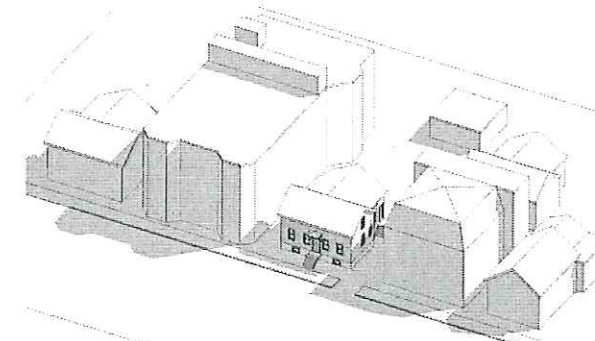
2 Sun Study - Spring 12pm - Proposed Right



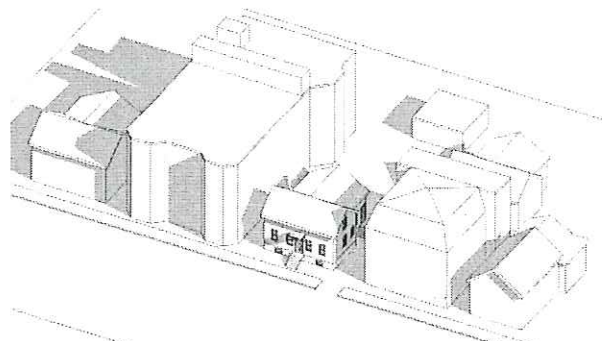
3 Sun Study - Spring 4pm - Proposed Right



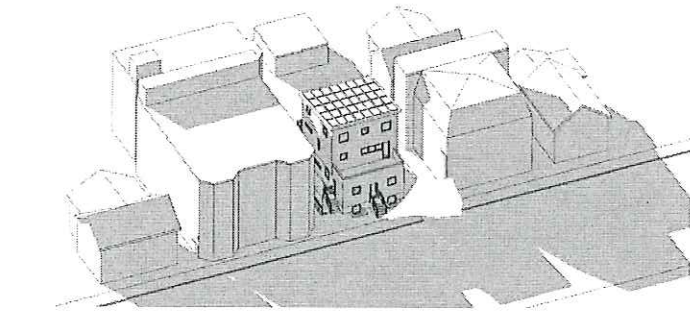
4 Sun Study - Spring 8am - Existing Right



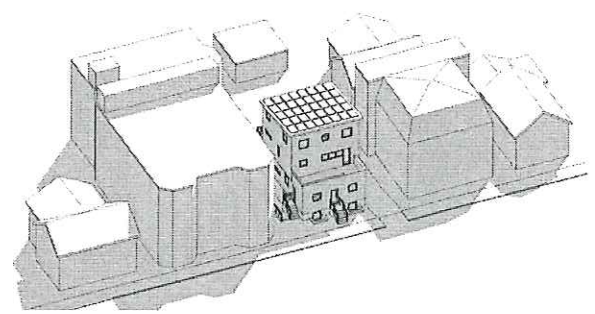
5 Sun Study - Spring 12pm - Existing Right



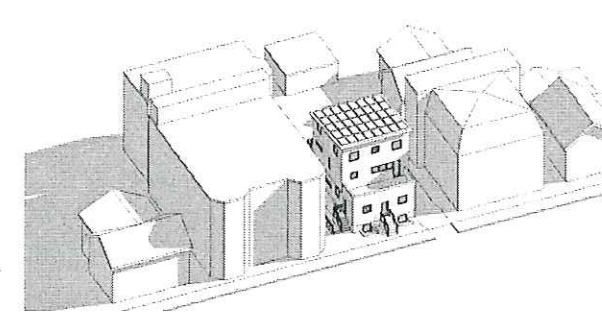
6 Sun Study - Spring 4pm - Existing Right



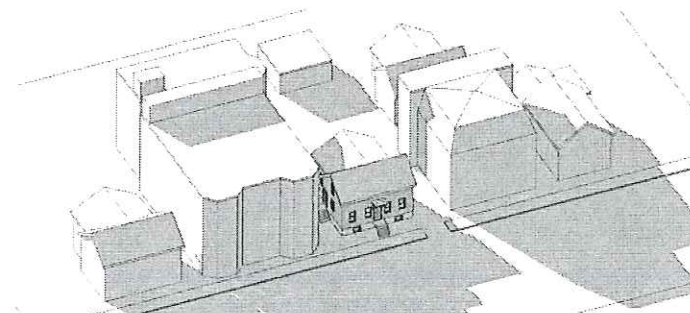
7 Sun Study - Spring 8am - Proposed Left



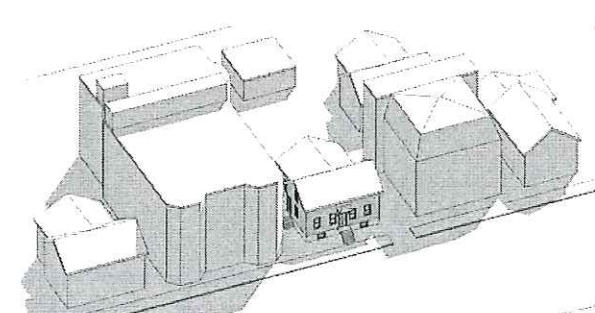
8 Sun Study - Spring 12pm - Proposed Left



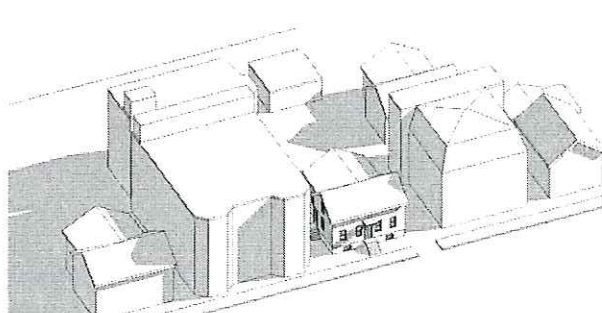
9 Sun Study - Spring 4pm - Proposed Left



10 Sun Study - Spring 8am - Existing Left



11 Sun Study - Spring 12pm - Existing Left



12 Sun Study - Spring 4pm - Existing Left

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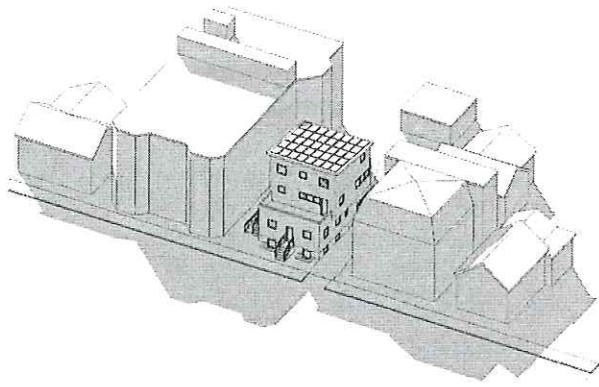
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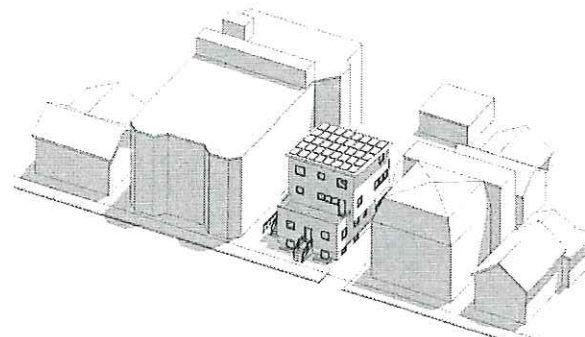
Proposed/Extg.
Sun Study
Spring Equinox

A4.2

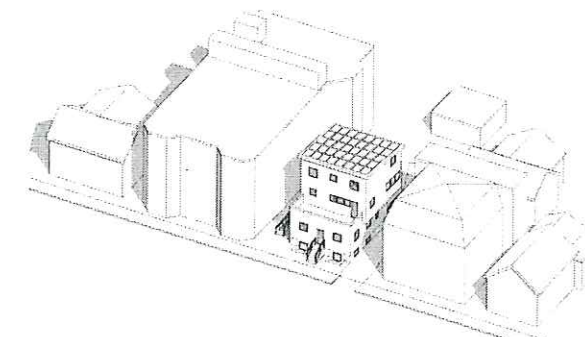
SUMMER SOLSTICE: JUNE 21st



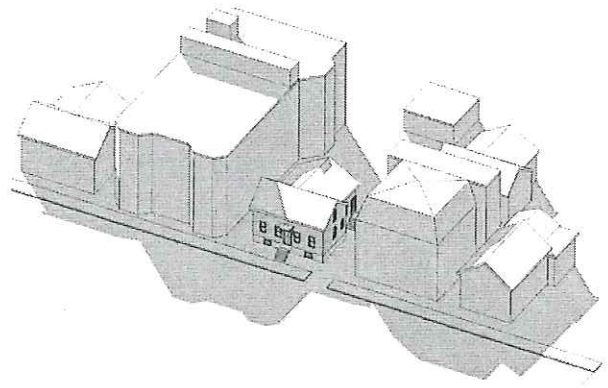
1 Sun Study - Summer 8am - Proposed Right



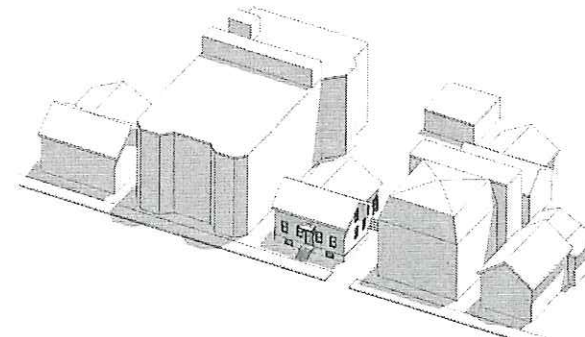
2 Sun Study - Summer 12pm - Proposed Right



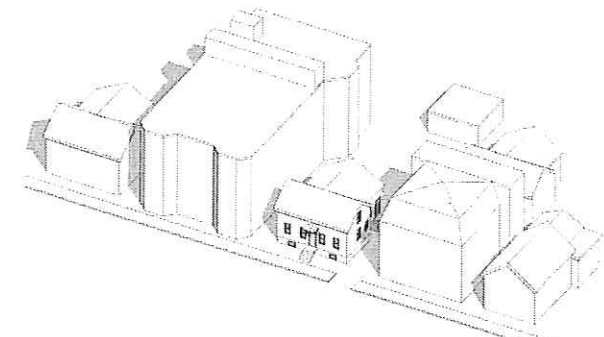
3 Sun Study - Summer 4pm - Proposed Right



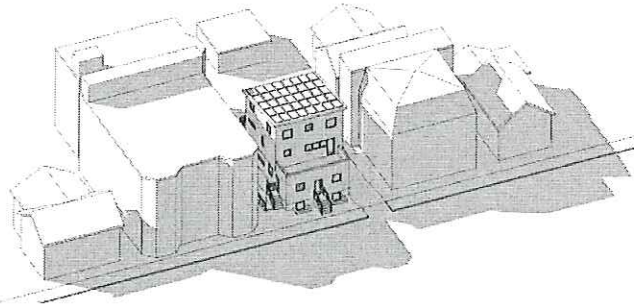
4 Sun Study - Summer 8am - Existing Right



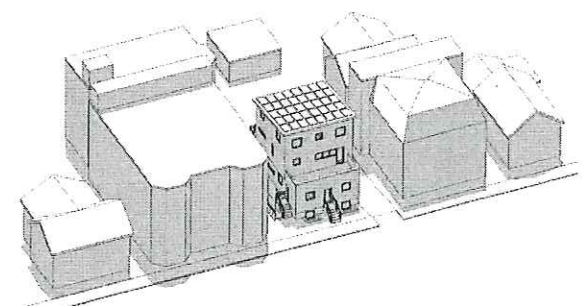
5 Sun Study - Summer 12pm - Existing Right



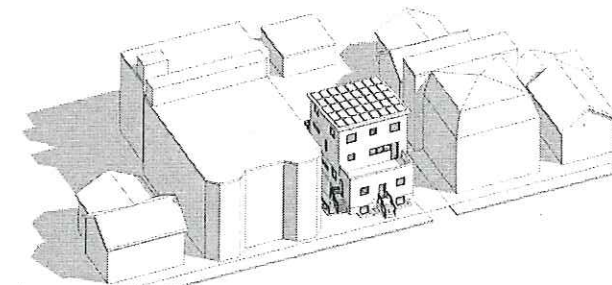
6 Sun Study - Summer 4pm - Existing Right



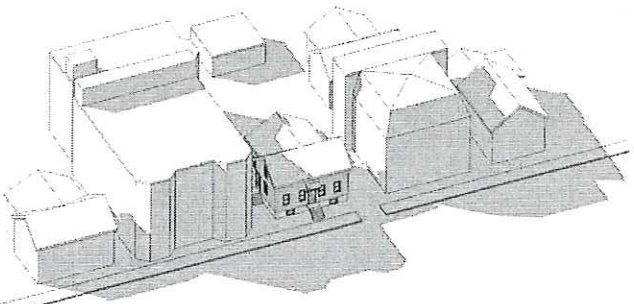
7 Sun Study - Summer 8am - Proposed Left



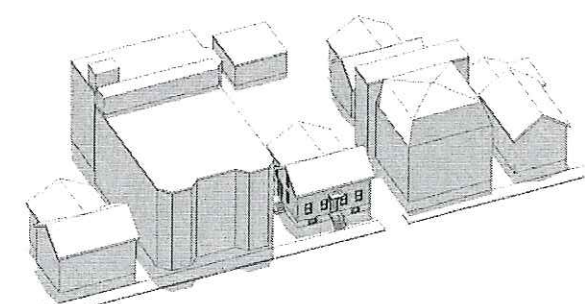
8 Sun Study - Summer 12pm - Proposed Left



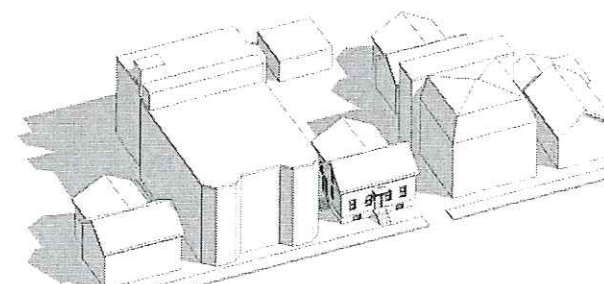
9 Sun Study - Summer 4pm - Proposed Left



10 Sun Study - Summer 8am - Existing Left



11 Sun Study - Summer 12pm - Existing Left

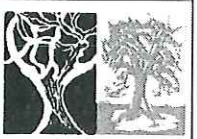


12 Sun Study - Summer 4pm - Existing Left

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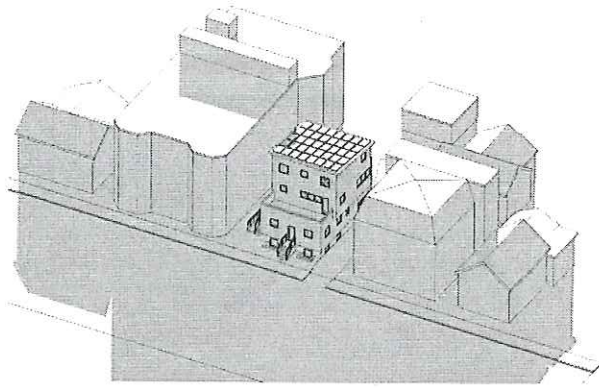
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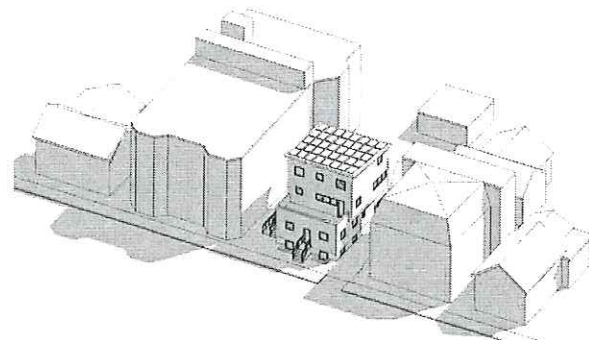
Proposed/Extg.
Sun Study
Summer Solstice

A4.3

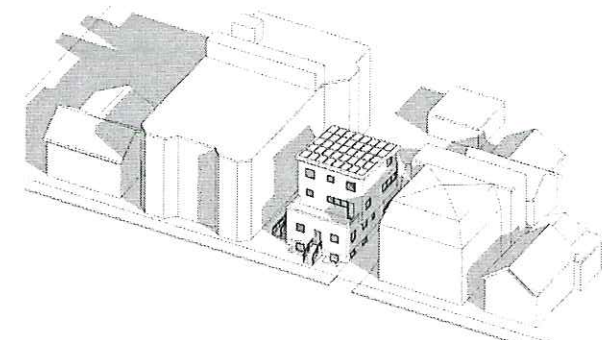
FALL EQUINOX: SEPTEMBER 21st



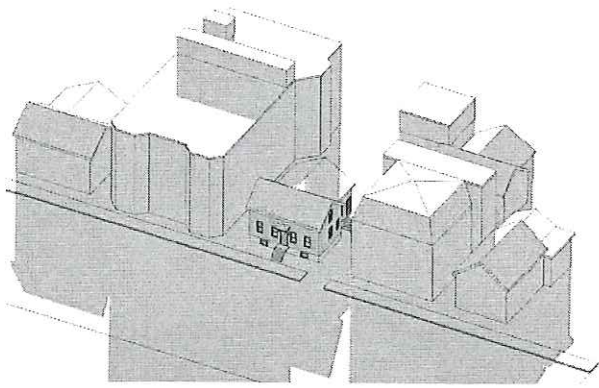
1 Sun Study - Fall 8am - Proposed Right



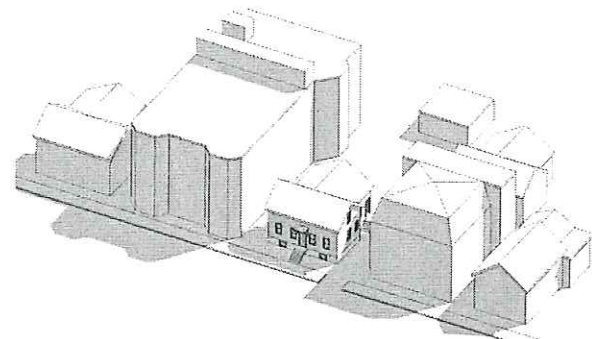
2 Sun Study - Fall 12pm - Proposed Right



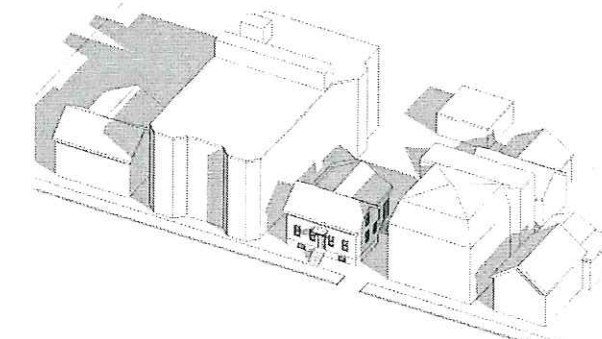
3 Sun Study - Fall 4pm - Proposed Right



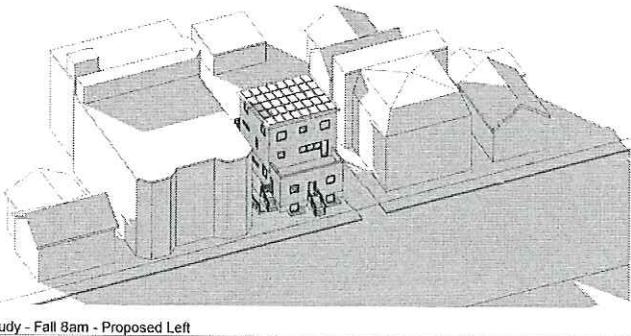
4 Sun Study - Fall 8am - Existing Right



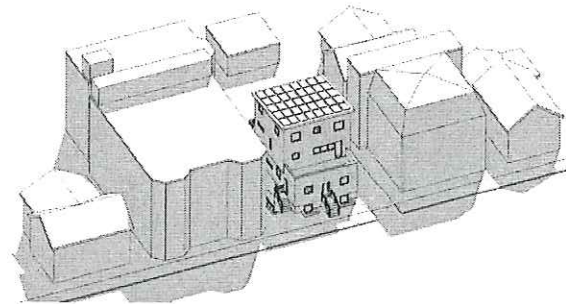
5 Sun Study - Fall 12pm - Existing Right



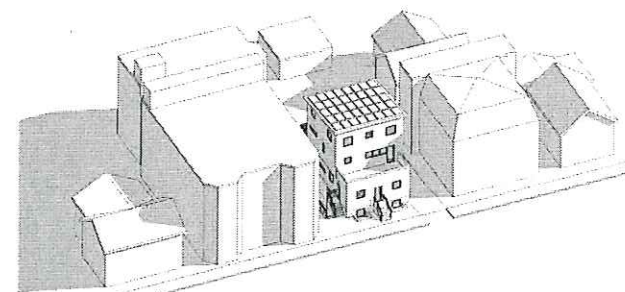
6 Sun Study - Fall 4pm - Existing Right



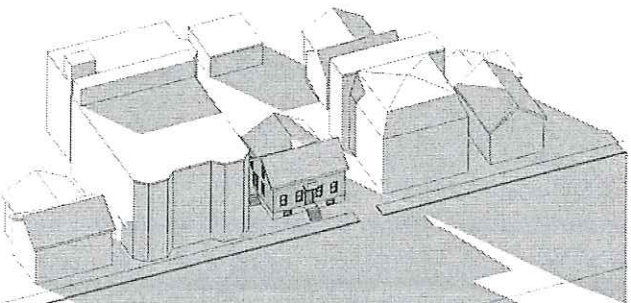
7 Sun Study - Fall 8am - Proposed Left



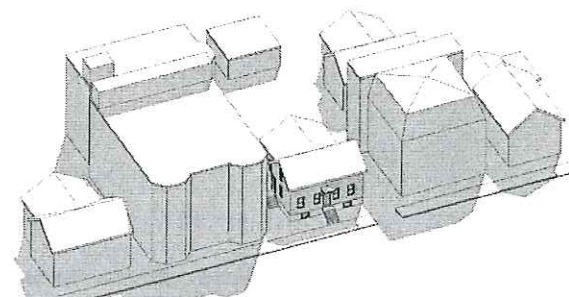
8 Sun Study - Fall 12pm - Proposed Left



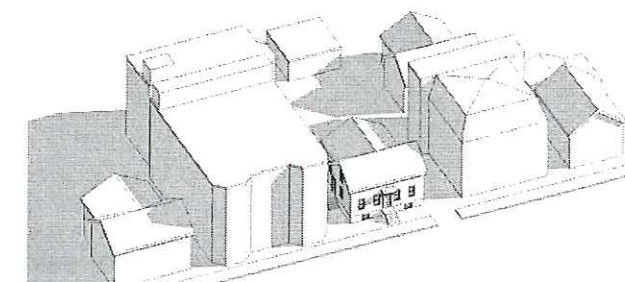
9 Sun Study - Fall 4pm - Proposed Left



10 Sun Study - Fall 8am - Existing Left



11 Sun Study - Fall 12pm - Existing Left

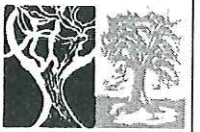


12 Sun Study - Fall 4pm - Existing Left

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Proposed/Extg.
Sun Study
Fall Equinox

A4.4

6/17/2016 1:32:08 PM