



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2016 JUL 14 PM 2:39

BZA APPLICATION FORM

Plan No: BZA-010823-2016
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : v Variance : Appeal :

PETITIONER : Camberville Coffee Roasters LLC - C/O Sean D. Hope Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Cambridge, MA 02139

LOCATION OF PROPERTY : 100 Kirkland St 100 Cambridge, MA

TYPE OF OCCUPANCY : 4.35 (e) (r) ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

 Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

 Petitioner requests Special Permit Relief to reduce the parking requirement by four (4) parking spaces.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.35.1 (Parking Reduction).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

 Sean D. Hope
 (Petitioner(s) / Owner)

 Sean O. Hope
 (Print Name)

Address : 675 Mass. Ave

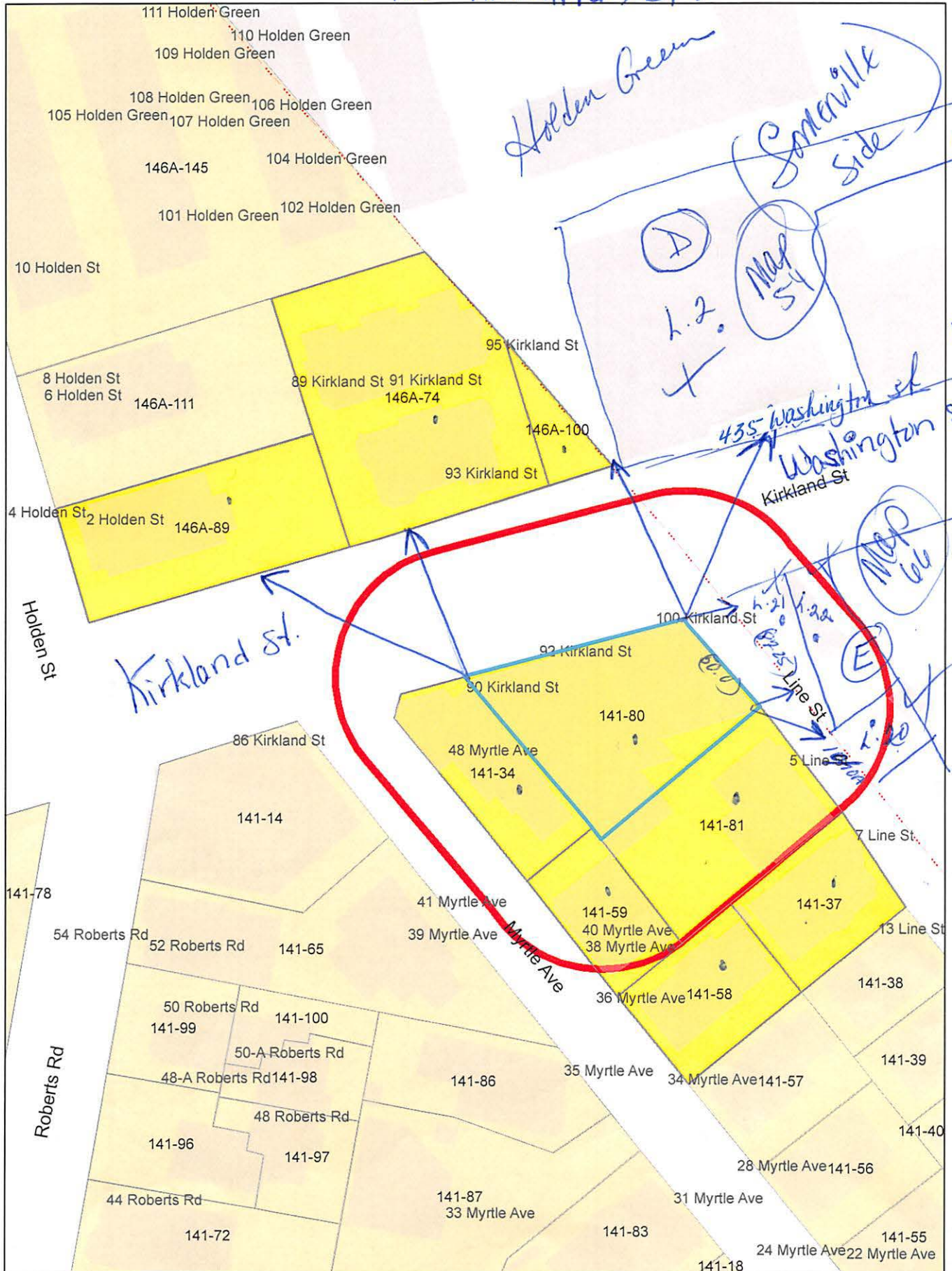
 Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : Sean@Hopelegal.com

Date : _____

100 Kirkland St.

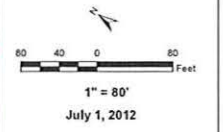


Somerville Map
to Kirkland Ad



Assessors Map

- Parcel Boundary
 - Block/ROW Boundary
 - Other ROW Boundary
 - Assessor Map Boundary
 - Water Body
 - Building
 - Railroad ROW
-
- Lot Dimension
 - Lot Number
 - Square Footage
 - Frontage Dimension
 - Street Address



Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by CDM Smith based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of industrial boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



100 Kirkland St.

Petitioner

SEAN D. HOPE, ESQ.
675 MASS AVENUE - 5TH FL
CAMBRIDGE, MA 02139

141-58
ROTHBERGER, GARY S.
36 MYRTLE AVE., UNIT# 2
CAMBRIDGE, MA 02138

141-81-34
SAVENOR PROPERTIES, LTD
P.O BX 1032
CONCORD, MA 01742

146A-100
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER, RM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

146A-89
DEWIRE, THOMAS ARTHUR, JR. &
JAMES MICHAEL DEWIRE
TR. OF DEWIRE FAMILY
2 HOLDEN ST
CAMBRIDGE, MA 02138

141-37
HERLIHY, THOMAS F. & LUCILLE K HERLIHY
7 LINE ST
CAMBRIDGE, MA 02138

141-59
PLUM PROPERTIES, LLC
P.O. BOX 401020
CAMBRIDGE, MA 02140

141-58
BICE, NATHAN E. & MARIE E. PELLETIER
36 MYRTLE AVE., UNIT #1
CAMBRIDGE, MA 02138

146A-74
93 KIRKLAND ST., LLC
P.O. BOX 380592
CAMBRIDGE, MA 02238

141-80
SAVENOR, LINDA A.,
TRUSTEE KIRKLAND ST REALTY TRUST
15 MEREDITH CIRCLE
NEEDHAM, MA 02492

141-80
SAVENOR PROPERTIES LLC,
3 BELLANTONI DR.
ACTON, MA 01720

54-E-2-201
WEI LAN & HUANG YONGSHENG
435 WASHINGTON STREET #201
SOMERVILLE, MA 02143

54-E-2-202
SONYA HUANG
435 WASHINGTON STREET #2
SOMERVILLE, MA 02143

54-E-2-203 & 403
DELAPORTE DESIGN, INC.
82 DOVER STREET #3
SOMERVILLE, MA 02445

54-E-2-204
CAROLS DIAZ
435 WASHINGTON STREET #204
SOMERVILLE, MA 02143

54-E-2-205, 302, 402, 97A, 97B & 97C
DANIELA A. EVAN
TR. OF SILVER FAMILY TRUST
56 HAMMOND STREET
CAMBRIDGE, MA 02138

54-E-2-206
KIM MINJIN
435 WASHINGTON STREET #206
SOMERVILLE, MA 02143

54-E-2-301
DELAPORTE DESIGN, INC.
82 DOVER STREET #3
SOMERVILLE, MA 02455

54-E-2-303
VIVIANA BELBUSTI
435 WASHINGTON STREET #303
SOMERVILLE, MA 02143

54-E-2-304
PETER GIUNTA
435 WASHINGTON ST. #304
SOMERVILLE, MA 02143

54-E-2-305
KWAN ANGELICA PO YEE
152 TAI HANG RD
20B COLONNADE
HONG KONG, 99999

54-E-2-306
ISABEL SZABO & RICHARD M. SOLEY
28 COTTAGE ST.
LEXINGTON, MA 02420

54-E-2-401
ERIC & RACHEL CHANEY
435 WASHINGTON STREET #401
SOMERVILLE, MA 02143

54-E-2-404
THANGARAJ VEERAPPAN
435 WASHINGTON STREET #404
SOMERVILLE, MA 02143

54-E-2-405
NAN CHIANG
435 WASHINGTON STREET #405
SOMERVILLE, MA 02143

54-E-2-406
EURICO FRANCISCO & FRANCA LIVIA M.L.
3631 ASBURY STREET
UNIVERSITY PARK, TX 75205

54-E-2/P-1/P-2/P-3/P-4/P-5/P-6/P-7/P-8
97 KIRKLAND CONDOMINIUM TRUST
C/O GO MANAGEMENT
2534 MASS AVENUE
CAMBRIDGE, MA 02140

66-E-21
WASHINGTON ST. REALTY TRUST
C/O LINDA A. SAVENOR, TR.
15 MEREDITH CIRCLE
NEEDHAM, MA 02192

66-E-22
MARC SAVENOR
TR. WASHINGTON & LINE REALTY TRUST
100 KIRKLAND STREET
CAMBRIDGE, MA 02138

66-E-20
JOSEPH SAVENOR & LINDA ANN
TRS. OF LINE ST. REALTY TRUST
15 MEREDITH CIRCLE
NEEDHAM, MA 02492

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 201/

Acct# 09000103

Owner HUANG YONGSHENG & WEI LAN

Assessment \$444,600

PID 9734

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$444,600	\$0	\$444,600

Owner of Record

Owner HUANG YONGSHENG & WEI LAN

Sale Price \$560,000

Co-Owner

Certificate

Address 435 WASHINGTON ST #201
SOMERVILLE, MA 02143

Book & Page 65869/ 568

Sale Date 08/06/2015

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HUANG YONGSHENG & WEI LAN	\$560,000		65869/ 568	00	08/06/2015
ZUZUL TIONA	\$394,000		52945/ 314	00	06/08/2009
RADOM CHRISTOPHER & AIMEE E	\$100		38832/ 351	1F	04/16/2003
RADOM CHRISTOPHER	\$310,000		36025/ 324	00	07/31/2002
TEPASKE JEAN	\$177,000		20881/ 472	00	11/16/1990

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 980
Replacement Cost: \$481,804
Building Percent Good: 98
Replacement Cost Less Depreciation: \$472,200

Building Photo

Building Attributes	
Field	Description

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 202/

Acct# 09000104

Owner HUANG SONYA

Assessment \$363,300

PID 9735

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$363,300	\$0	\$363,300

Owner of Record

Owner HUANG SONYA

Sale Price \$380,000

Co-Owner

Certificate

Address 435 WASHINGTON ST #202
SOMERVILLE, MA 02143

Book & Page 64613/ 205

Sale Date 12/05/2014

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HUANG SONYA	\$380,000		64613/ 205	00	12/05/2014
DENDRINOS KLEANTHIS G	\$1		63329/ 520	1F	03/03/2014
K A G E LLC	\$1		62885/ 292	1F	11/05/2013
DENDRINOS KLEANTHIS G	\$1		62885/ 289	1A	11/05/2013
DENDRINOS KLEANTHIS G	\$1		43314/ 238	1F	07/19/2004

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 750
Replacement Cost: \$400,079
Building Percent: 99
Good:
Replacement Cost
Less Depreciation: \$396,100

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 203/ *403/*

Acct# 09000105

Owner DELAPORTE DESIGN INC

Assessment \$444,600

PID 9736

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$444,600	\$0	\$444,600

Owner of Record

Owner DELAPORTE DESIGN INC
Co-Owner
Address 82 DOVER ST #3
 SOMERVILLE, MA 02445

Sale Price \$100
Certificate
Book & Page 65057/ 70
Sale Date 03/16/2015
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DELAPORTE DESIGN INC	\$100		65057/ 70	1F	03/16/2015
SIMPKINS GWEN D & MARSHALL E	\$1		29667/ 573	1F	01/15/1999
DELAPORTE CORPORATION INC	\$0		26381/ 089	1F	06/05/1996
TRUST UTOPIA REALTY	\$0				01/01/1901

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 980
Replacement Cost: \$481,804
Building Percent 98
Good:
Replacement Cost
Less Depreciation: \$472,200

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 204/

Acct# 09000106

Owner DIAZ CARLOS

Assessment \$393,600

PID 9737

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$393,600	\$0	\$393,600

Owner of Record

Owner DIAZ CARLOS

Sale Price \$299,000

Co-Owner

Certificate

Address 435 WASHINGTON ST #204
SOMERVILLE, MA 02143

Book & Page 53035/ 182

Sale Date 06/19/2009

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DIAZ CARLOS	\$299,000		53035/ 182	00	06/19/2009
SEN AVIJIT	\$170,000		30679/ 147	00	09/21/1999
FARRINGTON THOMAS	\$64,000		24546/ 430	L	05/18/1994
FDIC	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 775
Replacement Cost: \$410,394
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$406,300

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 205/ *302/ 87A/ 97B/ 97C*

Acct# 09000107

Owner EVAN DANIELA A TRUSTEE

Assessment \$371,000

PID 9738

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$371,000	\$0	\$371,000

Owner of Record

Owner EVAN DANIELA A TRUSTEE
Co-Owner SILVER FAMILY TRUST
Address 56 HAMMOND ST
 CAMBRIDGE, MA 02138

Sale Price \$100
Certificate
Book & Page 60443/ 56
Sale Date 11/08/2012
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EVAN DANIELA A TRUSTEE	\$100		60443/ 56	1F	11/08/2012
SILVER RICHARD TRUSTEE	\$165,000		31262/ 070	00	03/30/2000
GLYNN MICHAEL	\$135,000		20881/ 379	00	11/26/1990
GERALD N FANDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 765
Replacement Cost: \$407,845
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$403,800

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 206/

Acct# 09000108

Owner KIM MINJIN

Assessment \$373,500

PID 9739

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$373,500	\$0	\$373,500

Owner of Record

Owner KIM MINJIN

Sale Price \$390,000

Co-Owner

Certificate

Address 435 WASHINGTON ST #206
SOMERVILLE, MA 02143

Book & Page 59835/ 589

Sale Date 08/24/2012

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KIM MINJIN	\$390,000		59835/ 589	00	08/24/2012
LORENCE ROBERT J & CARRIE L	\$100		55945/ 525	1F	11/30/2010
LORENCE ROBERT	\$290,000		51236/ 012	00	05/29/2008
MOSELEY THURMAN GAELYNN	\$0		19002829	1F	01/04/1998
MOSELEY GAELYNN	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 775
Replacement Cost: \$410,394
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$406,300

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 301/

Acct# 09000109

Owner DELAPORTE DESIGN INC

Assessment \$444,600

PID 9740

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$444,600	\$0	\$444,600

Owner of Record

Owner DELAPORTE DESIGN INC
Co-Owner
Address 82 DOVER ST #3
 SOMERVILLE, MA 02455

Sale Price \$1
Certificate
Book & Page 65057/ 260
Sale Date 03/16/2015
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DELAPORTE DESIGN INC	\$1		65057/ 260	1F	03/16/2015
SIMPKINS GWEN D & MARSHALL E	\$1		29668/ 013	1F	01/15/1999
DELAPORTE CORPORATION INC	\$0		26381/ 092	1F	06/05/1996
TRUST UTOPIA REALTY	\$0				01/01/1901

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 980
Replacement Cost: \$481,804
Building Percent: 98
Good:
Replacement Cost
Less Depreciation: \$472,200

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 303/

Acct# 09000111

Owner BELBUSTI VIVIANA

Assessment \$451,700

PID 9742

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$451,700	\$0	\$451,700

Owner of Record

Owner BELBUSTI VIVIANA
Co-Owner
Address 435 WASHINGTON ST #303
 SOMERVILLE, MA 02143

Sale Price \$410,000
Certificate
Book & Page 52634/ 546
Sale Date 04/24/2009
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BELBUSTI VIVIANA	\$410,000		52634/ 546	00	04/24/2009
SIMPKINS GWEN D & MARSHALL E	\$1		29668/ 075	1F	01/15/1999
DELAPORTE CORPORATION INC	\$0		26381/ 095	1F	06/05/1996
TRUST UTOPIA REALTY	\$0				01/01/1901

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 980
Replacement Cost: \$481,804
Building Percent Good: 99
Replacement Cost Less Depreciation: \$477,000

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 304/

Acct# 09000112

Owner GIUNTA PETER

Assessment \$373,500

PID 9743

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$373,500	\$0	\$373,500

Owner of Record

Owner GIUNTA PETER

Sale Price \$82,500

Co-Owner

Certificate

Address 435 WASHINGTON ST #304
SOMERVILLE, MA 02143

Book & Page 22460/ 304

Sale Date 10/02/1992

Instrument L

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GIUNTA PETER	\$82,500		22460/ 304	L	10/02/1992
BAYBANK HAR. TRST CO	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 775
Replacement Cost: \$410,394
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$406,300

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo
Stories:	1 Story
Grade	Average +20

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 305/

Acct# 09000113

Owner KWAN ANGELICA PO YEE

Assessment \$371,000

PID 9744

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$371,000	\$0	\$371,000

Owner of Record

Owner KWAN ANGELICA PO YEE

Sale Price \$77,000

Co-Owner

Certificate

Address 152 TAI HANG RD 20B COLONNADE
HONG KONG, 99999

Book & Page 22312/ 056

Sale Date 08/20/1992

Instrument L

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KWAN ANGELICA PO YEE	\$77,000		22312/ 056	L	08/20/1992
BAYBANK	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 765
Replacement Cost: \$407,845
Building Percent: 99
Good:
Replacement Cost:
Less Depreciation: \$403,800

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo
Stories:	1 Story
Grade	Average +20

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 306/

Acct# 09000114

Owner SZABO ISABEL T & SOLEY RICHARD M

Assessment \$393,600

PID 9745

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$393,600	\$0	\$393,600

Owner of Record

Owner SZABO ISABEL T & SOLEY RICHARD M
Co-Owner
Address 28 COTTAGE ST
 LEXINGTON, MA 02420

Sale Price \$415,000
Certificate
Book & Page 63663/ 439
Sale Date 05/28/2014
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SZABO ISABEL T & SOLEY RICHARD M	\$415,000		63663/ 439	00	05/28/2014
FRANCISCO AMERICO ALVES	\$82,000		22223/ 141	L	07/20/1992
BAYBANK	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 775
Replacement Cost: \$410,394
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$406,300

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 401/

Acct# 09000115

Owner CHANEY ERIC & RACHEL

Assessment \$613,800

PID 9746

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$613,800	\$0	\$613,800

Owner of Record

Owner CHANEY ERIC & RACHEL
Co-Owner
Address 435 WASHINGTON ST #401
 SOMERVILLE, MA 02143

Sale Price \$512,000
Certificate
Book & Page 51311/ 372
Sale Date 06/16/2008
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHANEY ERIC & RACHEL	\$512,000		51311/ 372	00	06/16/2008
ROGERS AMY E & CHRISTOPHER B	\$519,500		45505/ 568	00	06/30/2005
STEHLE THILO & SABINE	\$429,000		33571/ 331	00	08/31/2001
FABRE HILARY	\$52,500		33571/ 329	1J	08/31/2001
DANGERFIELD ANTHONY S	\$100		33571/ 326	1F	08/31/2001

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 1,302
Replacement Cost: \$640,204
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$633,800

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 402/

Acct# 09000116

Owner EVAN DANIELA A TRUSTEE

Assessment \$468,400

PID 9747

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$468,400	\$0	\$468,400

Owner of Record

Owner EVAN DANIELA A TRUSTEE
Co-Owner SILVER FAMILY TRUST
Address 56 HAMMOND ST
 CAMBRIDGE, MA 02138

Sale Price \$100
Certificate
Book & Page 60443/ 59
Sale Date 11/08/2012
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EVAN DANIELA A TRUSTEE	\$100		60443/ 59	1F	11/08/2012
SILVER RICHARD TRUSTEE	\$64,000		21994/ 330	L	04/30/1992
GE CAPITAL MORTGAGE	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 1,024
Replacement Cost: \$533,365
Building Percent: 93
Good:
Replacement Cost
Less Depreciation: \$496,000

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo
Stories:	2 Stories

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 404/

Acct# 09000118

Owner VEERAPPAN THANGARAJ

Assessment \$526,400

PID 9749

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$526,400	\$0	\$526,400

Owner of Record

Owner VEERAPPAN THANGARAJ

Sale Price \$453,000

Co-Owner

Certificate

Address 435 WASHINGTON ST #404
SOMERVILLE, MA 02143

Book & Page 45667/ 198

Sale Date 07/21/2005

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VEERAPPAN THANGARAJ	\$453,000		45667/ 198	00	07/21/2005
GALINSKY BLAIR I	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 1,073
Replacement Cost: \$544,328
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$538,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo
Stories:	2 Stories
Grade	Average +20

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 405/

Acct# 09000119

Owner CHIANG NAN

Assessment \$464,900

PID 9750

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$464,900	\$0	\$464,900

Owner of Record

Owner CHIANG NAN

Sale Price \$365,000

Co-Owner

Certificate

Address 435 WASHINGTON ST #405
SOMERVILLE, MA 02143

Book & Page 44706/ 129

Sale Date 02/28/2005

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHIANG NAN	\$365,000		44706/ 129	00	02/28/2005
TRUST LIEBOW REALTY	\$65,000		22317/ 192	L	08/21/1992
CAPITAL MORTGAGE	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988

Living Area: 1,008

Replacement Cost: \$529,517

Building Percent 93

Good:

Replacement Cost

Less Depreciation: \$492,500

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo
Stories:	2 Stories

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 406/

Acct# 09000120

Owner FRANCISCO EURICO &
FRANCA LIVIA M.L.

Assessment \$485,200

PID 9751

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$485,200	\$0	\$485,200

Owner of Record

Owner FRANCISCO EURICO & FRANCA LIVIA M.L.
Co-Owner
Address 3631 ASBURY ST
UNIVERSITY PARK, TX 75205

Sale Price \$1
Certificate
Book & Page 25880/ 514
Sale Date 12/08/1995
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FRANCISCO EURICO & FRANCA LIVIA M.L.	\$1		25880/ 514	1F	12/08/1995
FRANCISCO EURICO	\$86,000		25880/ 509	1L	12/08/1995
DIVERSIFIED FINANCIAL	\$150,000		20882/ 052	00	11/27/1990
GERALD N FANDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 1,073
Replacement Cost: \$544,328
Building Percent: 93
Good:
Replacement Cost
Less Depreciation: \$506,200

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ P-1/ *P-2/P-3/P-4/P-5/P-6/P-7*

Acct# 09200004

Owner TRUST 97 KIRKLAND CONDOMINIUM *E/P-8*

Assessment \$12,500

PID 9752

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$12,500	\$0	\$12,500

Owner of Record

Owner TRUST 97 KIRKLAND CONDOMINIUM
Co-Owner C/O GO MANAGEMENT
Address 2534 MASS AVE
 CAMBRIDGE, MA 02140

Sale Price \$10,904
Certificate
Book & Page 26039/ 418
Sale Date 02/09/1996
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST 97 KIRKLAND CONDOMINIUM	\$10,904		26039/ 418	1G	02/09/1996
FINANCIAL INVESTMENT CORP	\$80,000		22284/ 008	L	08/11/1992
GERALD FENDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings
Model	

422 WASHINGTON ST

Location 422 WASHINGTON ST

Mblu 66/ E/ 21/ /

Acct# 19603200

Owner TRUST WASHINGTON ST
REALTY

Assessment \$215,000

PID 985

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$14,000	\$201,000	\$215,000

Owner of Record

Owner TRUST WASHINGTON ST REALTY
Co-Owner LINDA A SAVENOR TRUSTEE
Address 15 MEREDITH CIR
 NEEDHAM, MA 02192

Sale Price \$1
Certificate
Book & Page 29392/ 562
Sale Date 11/19/1998
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST WASHINGTON ST REALTY	\$1		29392/ 562	1A	11/19/1998
SAVENOR JOSEPH	\$0				

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent
Good:
Replacement Cost
Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	

420 WASHINGTON ST

Location 420 WASHINGTON ST

Mblu 66/ E/ 22/ /

Acct# 19603190

Owner SAVENOR MARC TRUSTEE

Assessment \$199,900

PID 986

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$4,000	\$195,900	\$199,900

Owner of Record

Owner SAVENOR MARC TRUSTEE

Sale Price \$180,000

Co-Owner WASHINGTON & LINE REALTY TRUST

Certificate

Address 100 KIRKLAND ST

Book & Page 60867/ 441

CAMBRIDGE, MA 02138

Sale Date 12/31/2012

Instrument 1W

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SAVENOR MARC TRUSTEE	\$180,000		60867/ 441	1W	12/31/2012
SAVENOR PROPERTIES LTD	\$0		24993/ 470	F	11/15/1994
JACK SAVENOR	\$0				

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent

Good:

Replacement Cost

Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	

10 LINE ST

Location 10 LINE ST

Mblu 66/ E/ 20/ /

Acct# 16532190

Owner SAVENOR JOSEPH & LINDA ANN TRS

Assessment \$800,100

PID 11073

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$398,000	\$402,100	\$800,100

Owner of Record

Owner	SAVENOR JOSEPH & LINDA ANN TRS	Sale Price	\$1
Co-Owner	LINE STREET REALTY TRUST	Certificate	
Address	15 MERIDETH CIR NEEDHAM, MA 02492	Book & Page	22679/ 286
		Sale Date	12/01/1992
		Instrument	F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SAVENOR JOSEPH & LINDA ANN TRS	\$1		22679/ 286	F	12/01/1992
SAVENOR	\$0				

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 3,720
Replacement Cost: \$543,576
Building Percent 73
Good:
Replacement Cost
Less Depreciation: \$396,800

Building Photo

Building Attributes	
Field	Description
Style	3-Decker
Model	Residential
Grade:	Average



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 100 Kirkland Street :

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District *Building modifications for new storefront approved.*
- Designated Landmark
- Property is being studied for designation: No review of parking relief.
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date 7/13/01
 Received by uploaded to Energov Date "
 Relationship to project _____

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

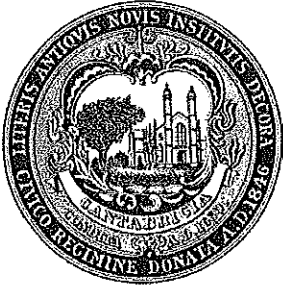
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic/demolitiondelay.html>



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair*, Tony Hsiao, *Vice Chair*
Charles Redmon, Lestra Litchfield, *Members*
Margaret McMahon, Sue-Ellen Myers, Monika Pauli, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 100 Kirkland Street

Applicant: Kirkland Street Realty Trust

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Modify storefront on front elevation to accommodate new coffee roaster/cafe including new storefront glazing and new entry door. Match decorative column and brick color to existing. Retain cornice and existing decorative columns.

Install larger exit door on rear elevation.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC-5024

Date of Certificate: July 13, 2016

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on July 13, 2016.

By Nancy Goodwin /slb, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed _____ . Appeal has been filed _____ .

Date _____ City Clerk: _____

PLAN NO. 98-3-3
OF
2012

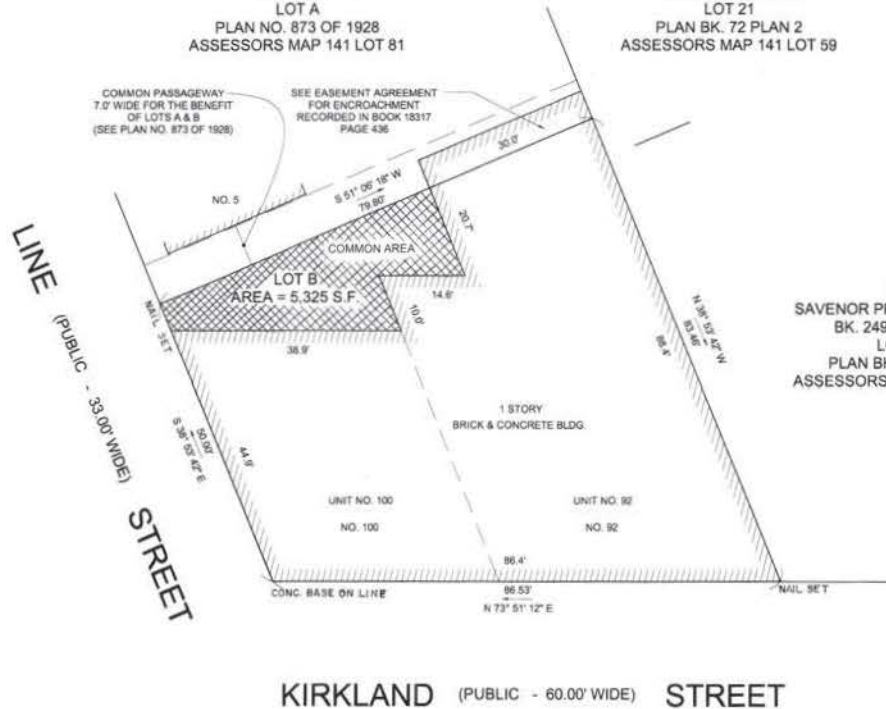
FOR REGISTRY USE ONLY

PLAN NO. 857 OF 2010

N/F
SAVENOR PROPERTIES, LTD
BK. 24993 PG. 461
LOT A
PLAN NO. 873 OF 1928
ASSESSORS MAP 141 LOT 81

N/F
SAVENOR PROPERTIES, LTD
BK. 24993 PG. 455
LOT 21
PLAN BK. 72 PLAN 2
ASSESSORS MAP 141 LOT 59

N/F
SAVENOR PROPERTIES, LTD
BK. 24993 PG. 458
LOT 22
PLAN BK. 72 PLAN 2
ASSESSORS MAP 141 LOT 34



SITE PLAN

SCALE: 1" = 10'-0"

NOTES:

1. THE AREA OF EACH UNIT IS COMPUTED EXCLUSIVE OF COMMON AREA FACILITIES AND DEMISING WALLS AND IS DIMENSIONED TO THE FINISH FACE OF WALL.
2. PLAN REFERENCE: BEING LOT B AS SHOWN ON A PLAN DATED SEPTEMBER 12, 1928 BY S. L. LEFTWORTH CONSULTING SURVEYOR AND RECORDED WITH MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 873 OF 1928.
3. THE PURPOSE OF ALL THREE SHEETS OF THIS PLAN IS TO AMEND THE FLOOR PLANS AND SITE PLAN RECORDED WITH THE MASTER DEED ON JULY 15, 1987 AS PLAN NO. 958 OF 1987 AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
4. THE BUILDING HAS NO NAME.

KEY:

- PRIMARY ENTRANCE: ▲
- SECONDARY EGRESS: △
- UNIT DEMISING WALL: █
- NON - DEMISING WALL: ▬
- COMMON AREA: ▨

UNIT AREA:

UNIT 92: BASEMENT	3496 ± SF
FIRST FLOOR	2865 ± SF
UNIT 100: BASEMENT	1600 ± SF
FIRST FLOOR	1428 ± SF

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS NUMBERED 92 AND 100 IN '92 - 100 KIRKLAND STREET' CONDOMINIUM AS BUILT.

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES, AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



Paul J. Desimone
PAUL J. DESIMONE P.L.S. NO. 30466

**AMENDED
SITE AND FLOOR PLANS
92 - 100 KIRKLAND STREET CONDOMINIUM**

NO. 92 - 100 KIRKLAND STREET

CAMBRIDGE, MA



SCALE: 1" = 10'-0"

DECEMBER 21, 2012

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX) SHEET 3 of 3

100 KIRKLAND ST.
Cambridge, MA

KEY PLAN

LEGEND

NO.	REVISION	DATE

ask Design / Build
18 Market St. Cambridge, MA 02138
617.714.3799 848.628.6064

Job Number:

Project: 100 KIRKLAND ST

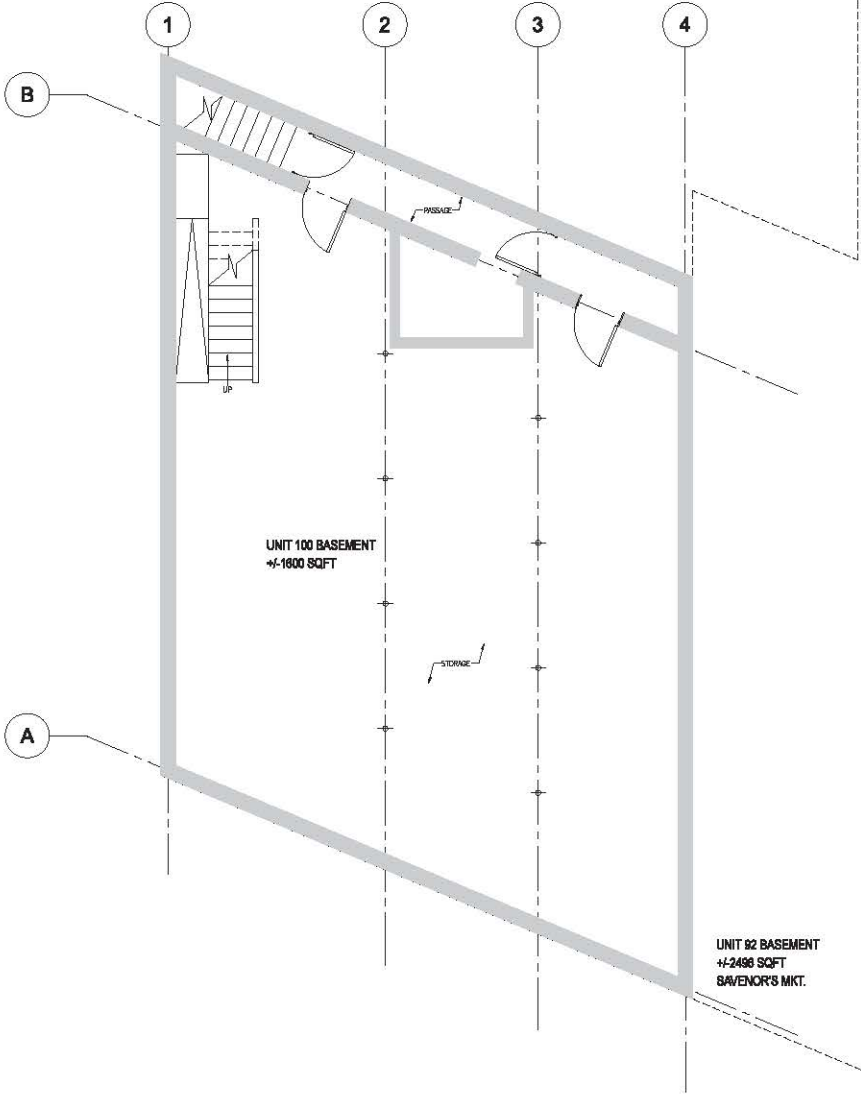
Drawn By: AJS Checked By: AJS

Date: 06.14.18

Scale:

Drawing Title:
**BASEMENT PLAN
EXST**

A1.00



UNIT 100 BASEMENT
+/-1800 SQFT

UNIT 92 BASEMENT
+/-2496 SQFT
SAVENOR'S MKT.

100 KIRKLAND ST.
Cambridge, MA

KEY PLAN

LEGEND

NO.	REVISION	DATE

ask Design / Build
18 Market St. Cambridge, MA 02138
617.714.3200 646.628.6264

Job Number:

Project: 100 KIRKLAND ST.

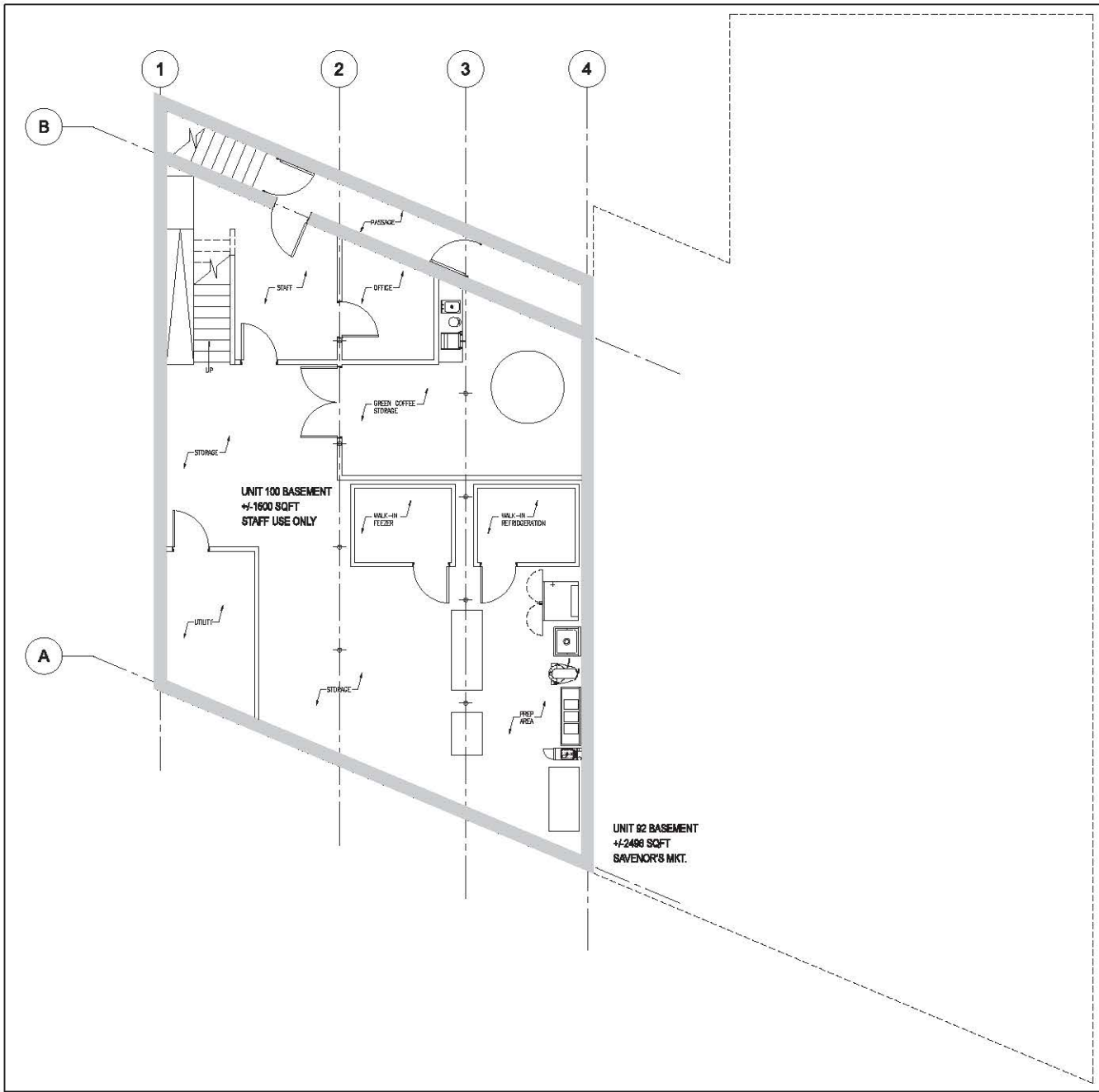
Drawn By: AJS Checked By: AJS

Date: 06.14.18

Scale:

Drawing Title:
**BASEMENT PLAN
PROPOSED**

A1.00



100 KIRKLAND ST.
Cambridge, MA

KEY PLAN

LEGEND

NO.	REVISION	DATE

ask Design / Build
18 Market St. Cambridge, MA 02138
617.714.3700 648.628.6004

Job Number:

Project: 100 KIRKLAND ST

Drawn By: AJS Checked By: AJS

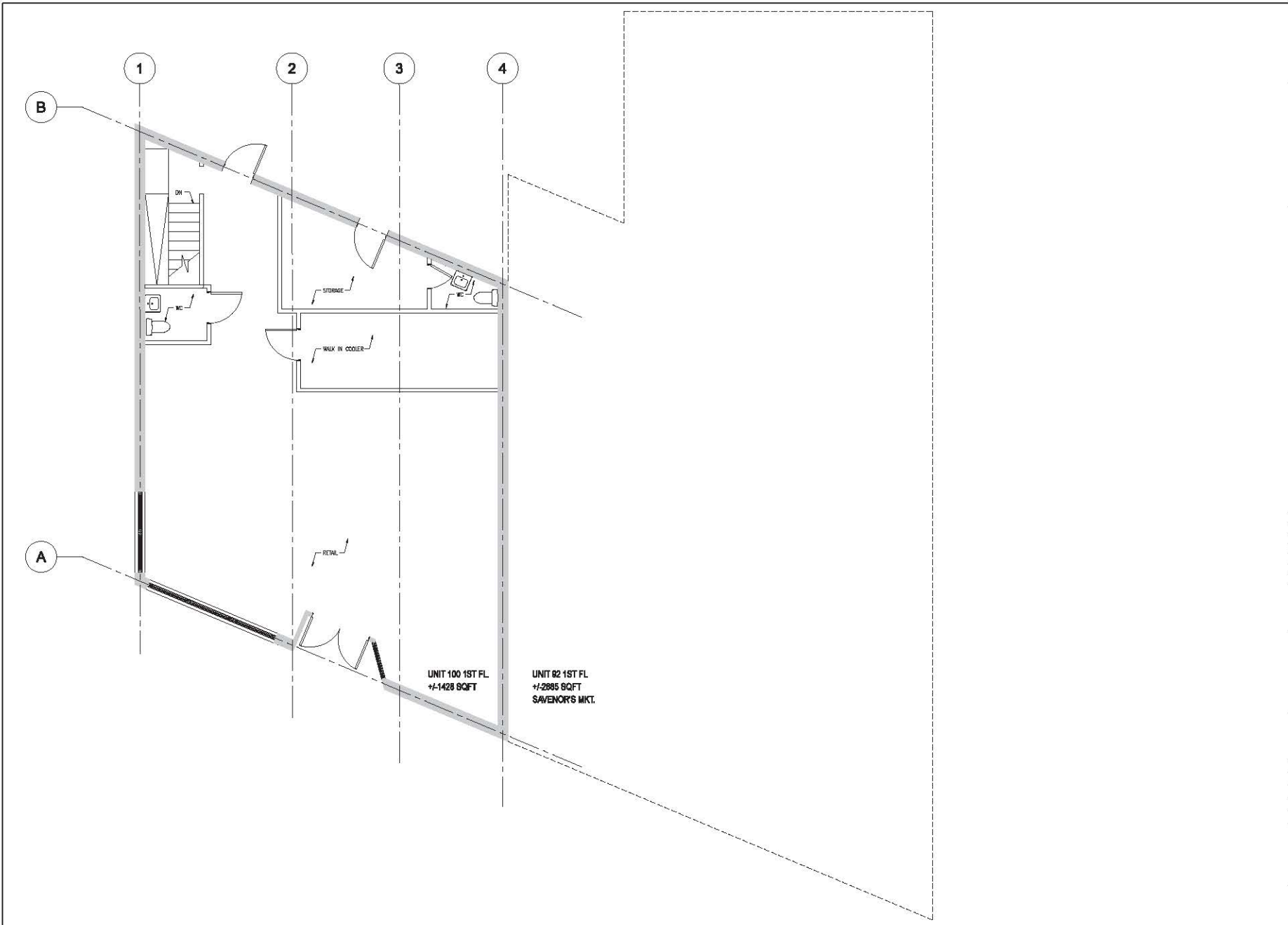
Date: 06.14.18

Scale: 1/4" = 1'-0"

Drawing Title:

**FIRST FLOOR PLAN
EXST.**

A1.01



100 KIRKLAND ST.
Cambridge, MA

KEY PLAN

LEGEND

NO.	REVISION	DATE

ask Design / Build
18 Market St. Cambridge, MA 02138
617.714.3700 848.628.6564

Job Number:
Project: 100 KIRKLAND ST

Drawn By: AJS Checked By: AJS

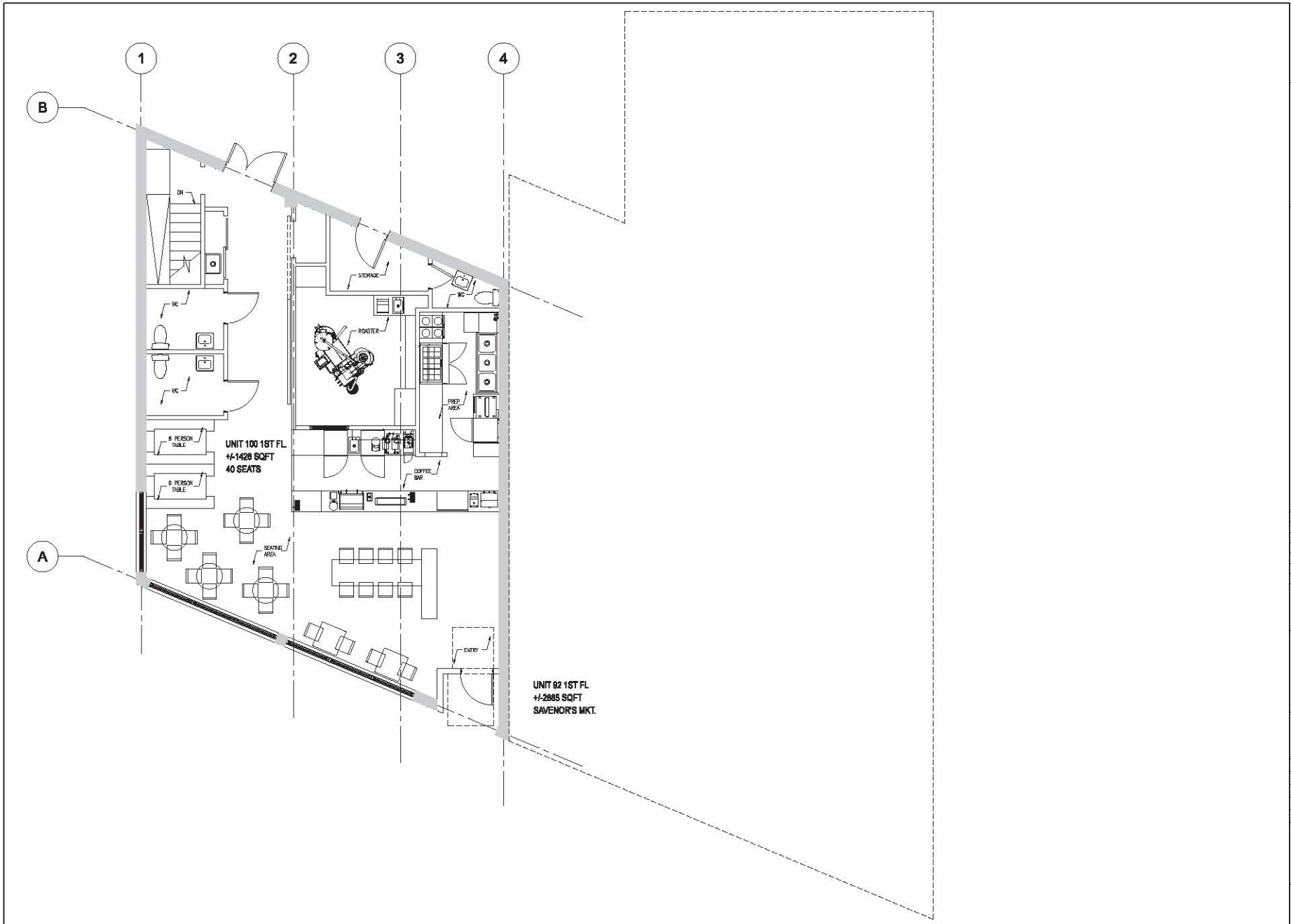
Date: 06.14.18

Scale: 1/4" = 1'-0"

Drawing Title:

**FIRST FLOOR PLAN
PROPOSED**

A1.01



100 KIRKLAND ST.
Cambridge, MA

KEY PLAN

LEGEND

NO.	REVISION	DATE

ask Design / Build
18 Market St. Cambridge, MA 02138
617.714.3200 646.629.6264

Job Number:

Project: 100 KIRKLAND ST

Drawn By: AJS Checked By: AJS

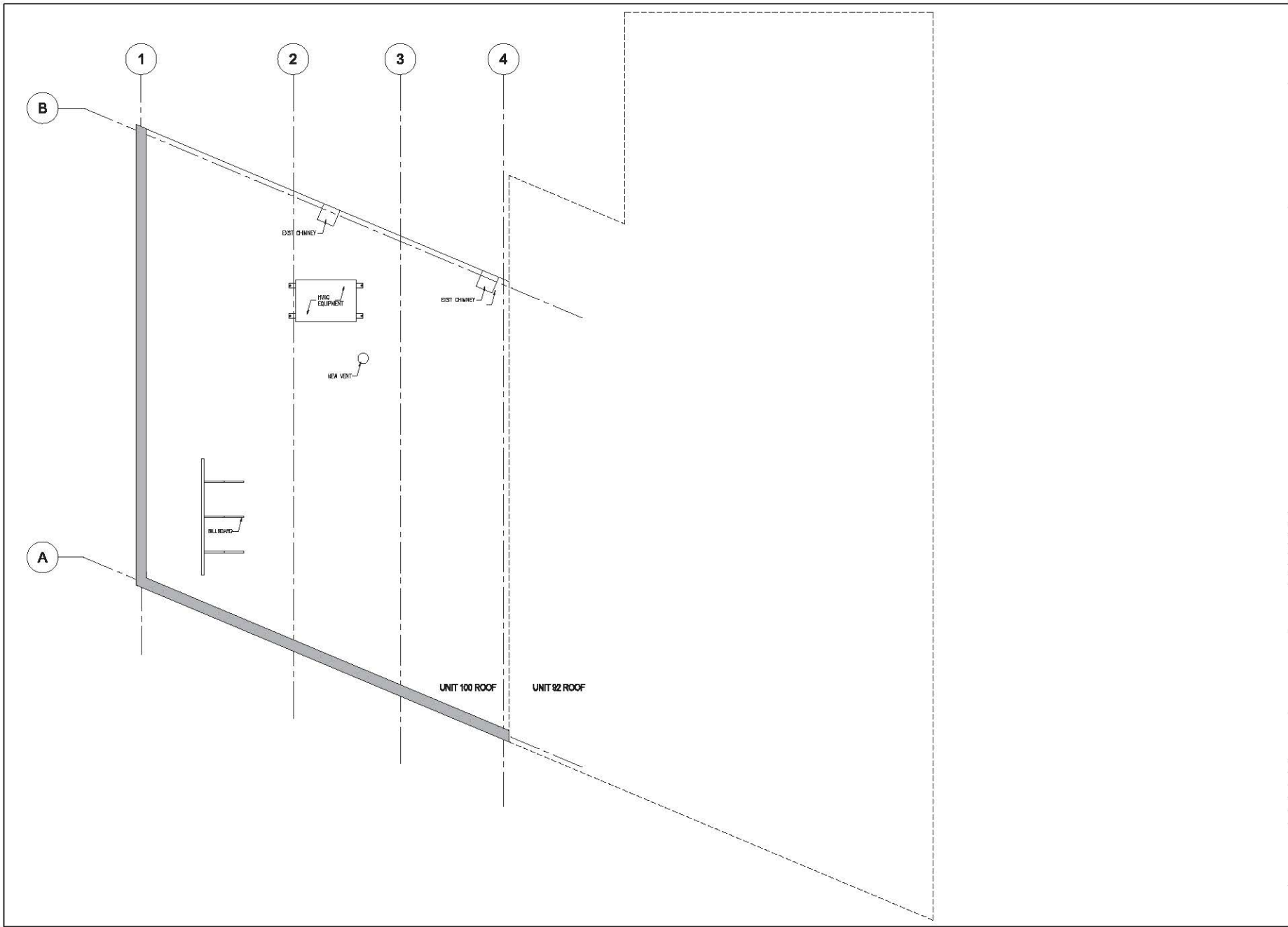
Date: 06.14.18

Scale: 1/4" = 1'-0"

Drawing Title:

ROOF PLAN
EXST/PROPOSED

A1.02



100 KIRKLAND ST.
Cambridge, MA

KEY PLAN

LEGEND

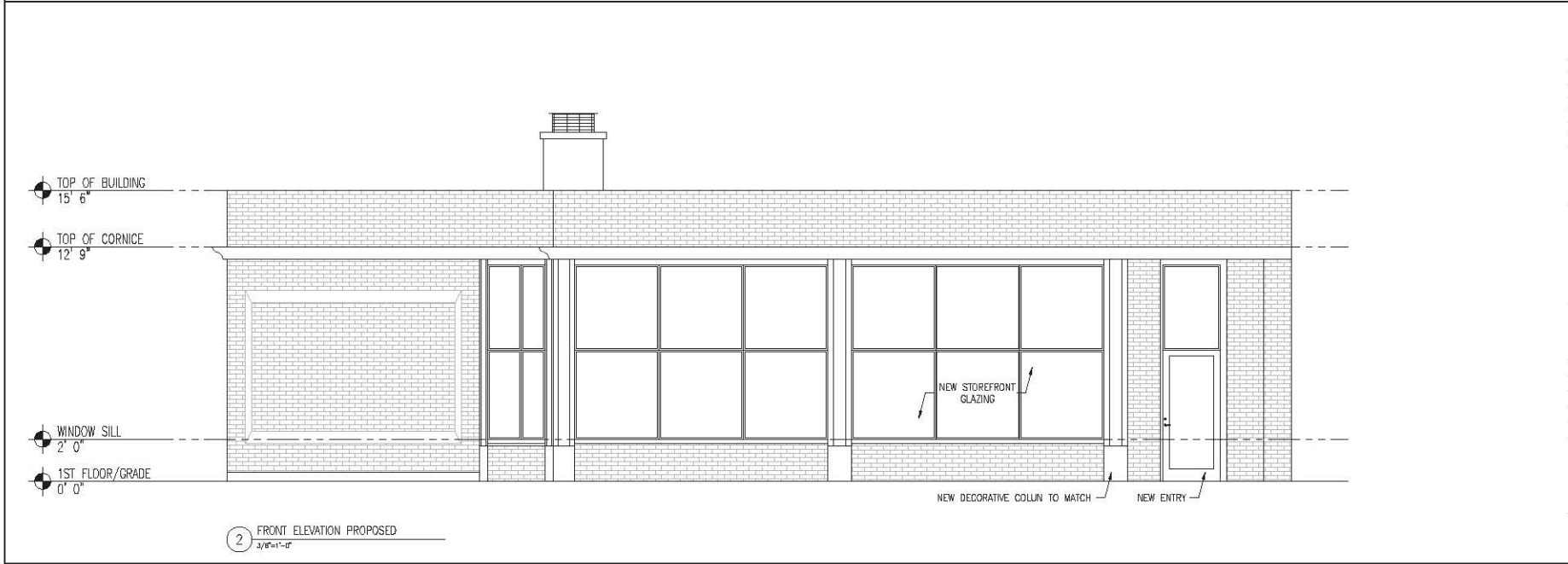
NO.	REVISION	DATE

ask *Design + Build*
18 Market St. Cambridge, MA 02138
617.714.3209 648.629.6264

Job Number: _____
Project: 100 KIRKLAND ST.
Drawn By: AJS Checked By: AJS
Date: 06.14.18
Scale: 3/8" = 1'-0"

Drawing Title:
FRONT ELEVATION
EXST. & PROPOSED

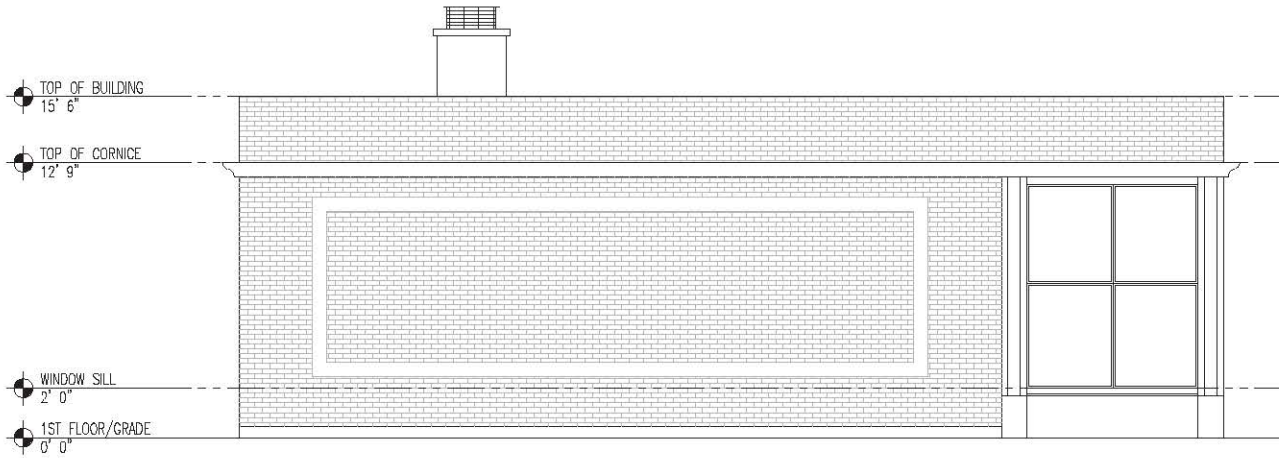
A3.01



100 KIRKLAND ST.
Cambridge, MA

KEY PLAN

LEGEND



① SIDE ELEVATION EXST -NO CHANGE
3/8"=1'-0"

NO.	REVISION	DATE

ask Design + Build
18 Market St. Cambridge, MA 02138
617.714.3200 646.628.6264

Job Number:
Project: 100 KIRKLAND ST
Drawn By: AJS Checked By: AJS
Date: 06.14.18
Scale: 3/8" = 1'-0"

Drawing Title:
SIDE ELEVATION EXST.

100 KIRKLAND ST.
Cambridge, MA

KEY PLAN

LEGEND

NO.	REVISION	DATE

ask Design + Build
10 Market St Cambridge, MA 02139
817.714.3369 846.526.5564

Job Number:

Project: 100 KIRKLAND ST

Drawn By: AIS Checked By: AIS

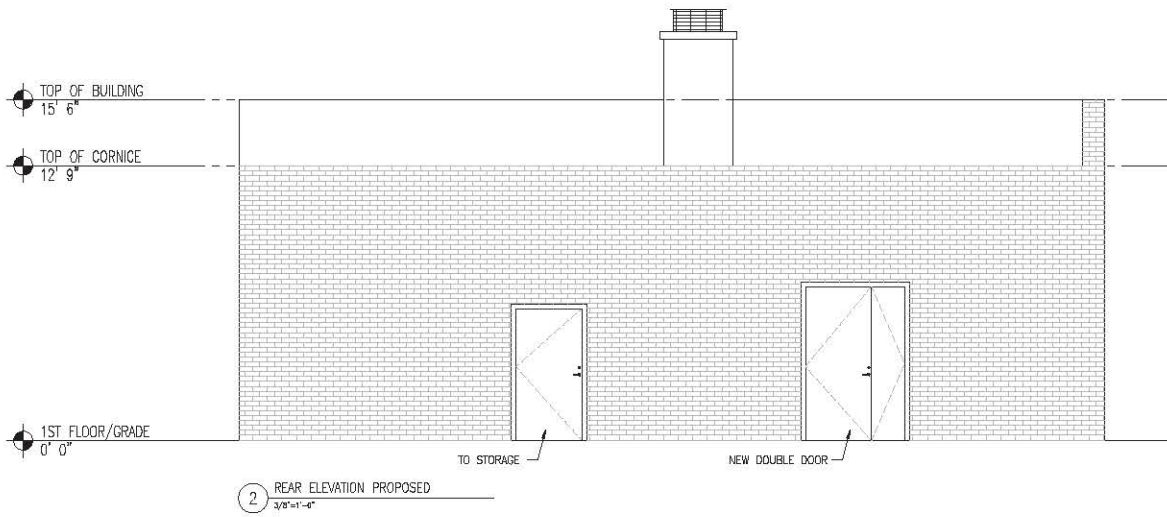
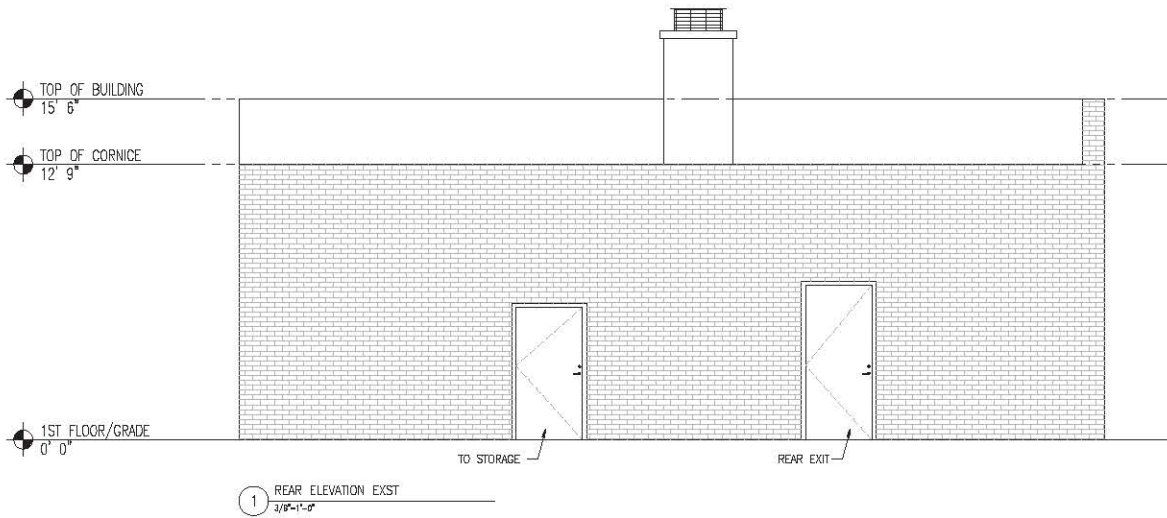
Date: 06.14.16

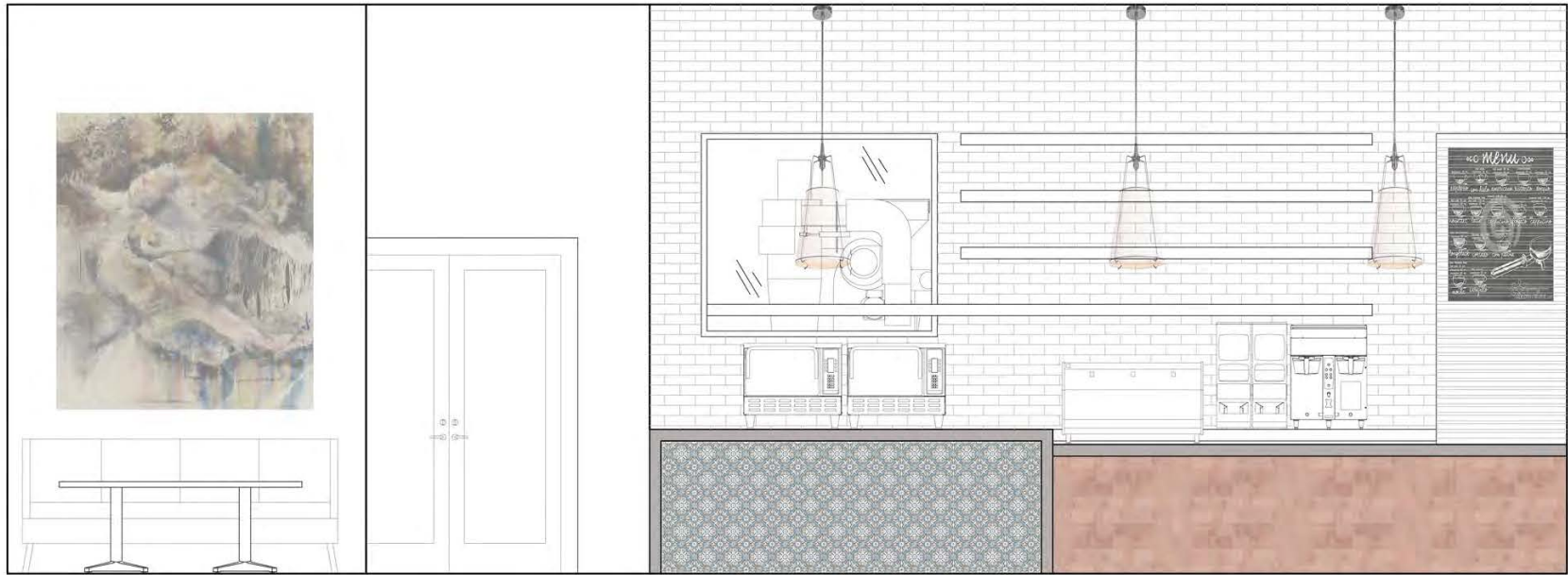
Scale: 3/8" = 1'-0"

Drawing Title:

**REAR ELEVATIONS
EXST. & PROPOSED**

A3.03





Interior Counter Elevation



100 Kirkland Side View



100 Kirkland Front View #1



100 Kirkland Front View #2



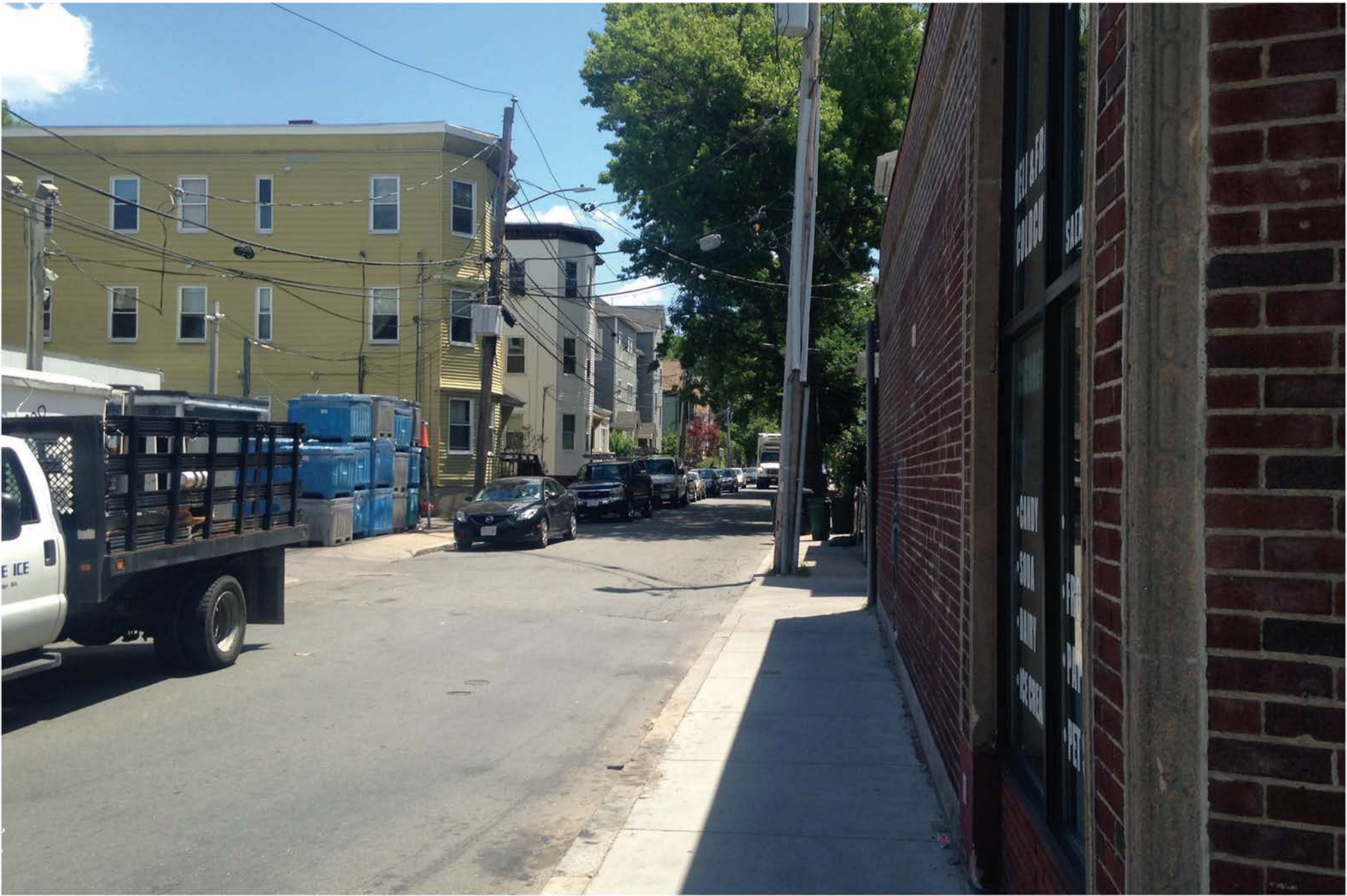
100 Kirkland Rear View



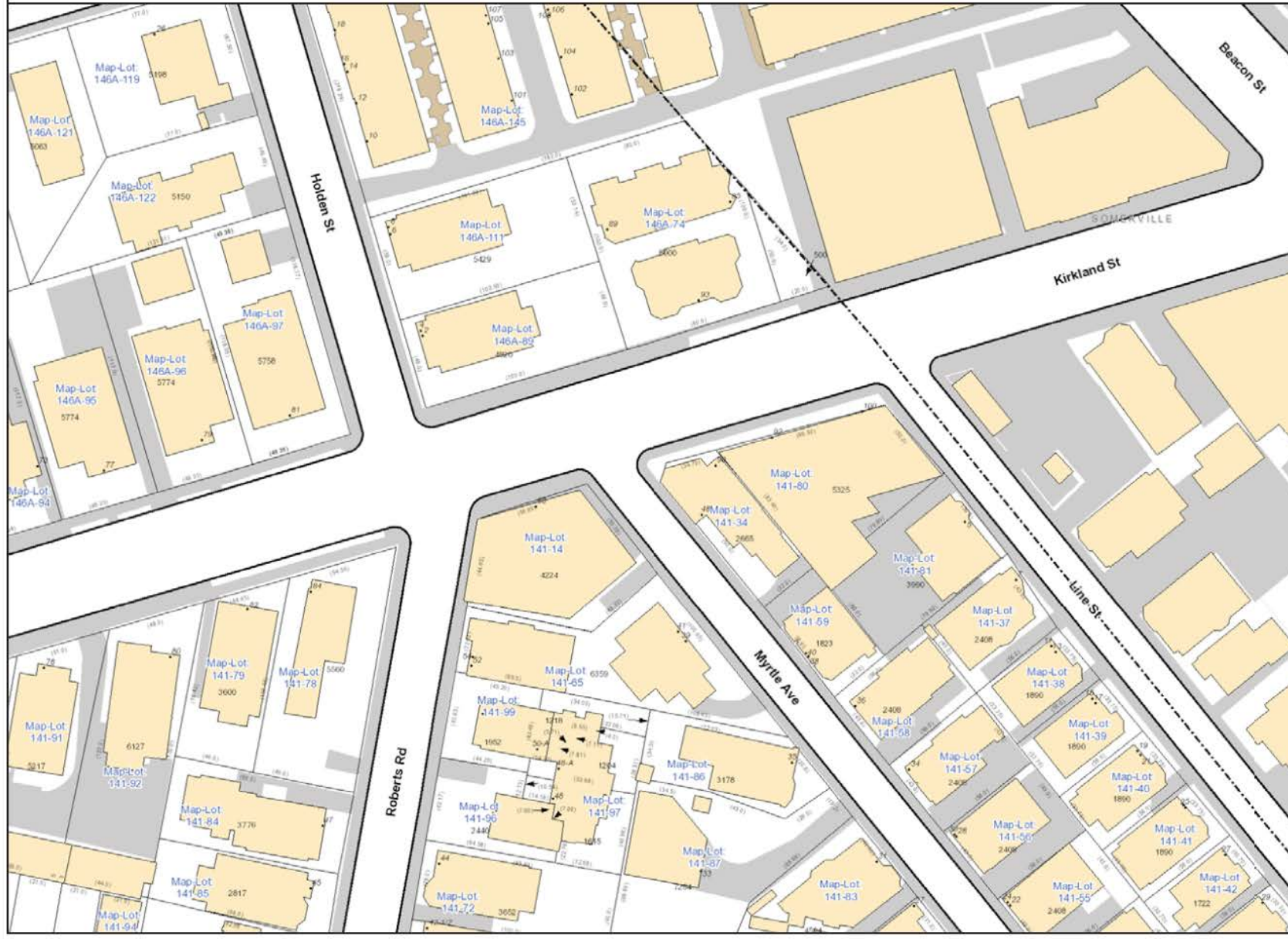
View looking down Kirkland Street



View looking up Kirkland Street towards Beacon Street



View Looking down Line Street



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

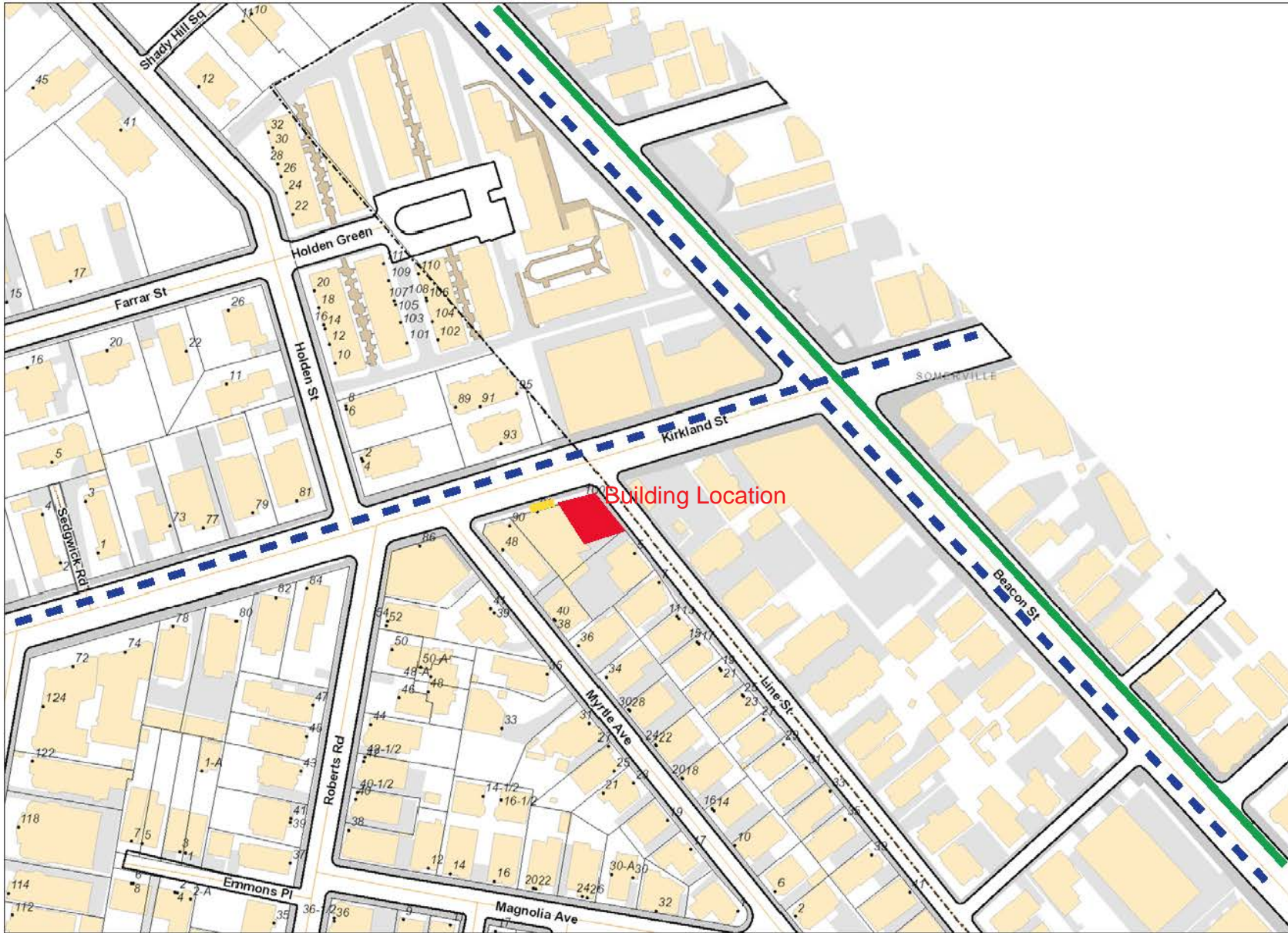




City of Cambridge
Massachusetts 1" = 48 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.
www.cambridge.gov/gis



Public Transit Amenities



-  Bicycle Parking
-  Bus Route
-  Bicycle Lane