



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

BZA APPLICATION FORM

Plan No: BZA-010350-2016

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :         

PETITIONER : 23 Hawthorn Nominee Trust - C/O James J. Rafferty Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 23 Hawthorn St Cambridge, MA

TYPE OF OCCUPANCY :                                  ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Variance: Petitioner seeks to construct additions on Second and Third floor of existing single family dwelling. Work also includes remaining stair tower and portions of second floor and constructing a two car garage.

Special Permit: Petitioner seeks to construct windows on a nonconforming wall.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2(c) (Windows on a nonconforming wal).1

Article 8.000 Section 8.22.3 (Nonconforming Structure).

Article 10.000 Section 10.30 (Variance).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

(Petitioner(s) / Owner)

James J. Rafferty, Esq.

(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : May 23, 2016

# OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

23 Hawthorn Nominee Trust

(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 23 Hawthorne Street

the record title standing in the name of 23 Hawthorn Nominee Trust

whose address is 23 Hawthorn Street, Cambridge MA

(Street)

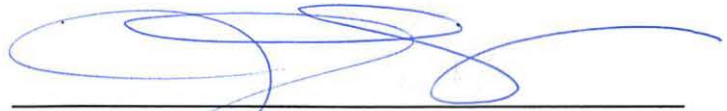
(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 65707 Page 234 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

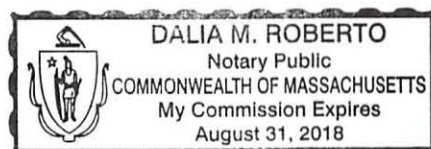
  
\_\_\_\_\_  
(Trustee)

=====

On this 2 day of May, 2016, before me, the undersigned notary public, personally appeared Jacqueline McCoy proved to me through satisfactory evidence of identification, which were known personally, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Notary Public

My commission expires:



**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the 35' height limit would result in a roof design that is not historically appropriate for this significant home.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is directly related to the existing structure and its design.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:

The public good will be benefitted by the removal of certain elements of the existing home and the construction of an architecturally sensitive addition on the third floor.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The use of the property is unchanged and the actual FAR on the lot will be reduced when the renovations to the structure are complete.

- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

## **BZA APPLICATION FORM**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 23 Hawthorn St Cambridge, MA  
(location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
- Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- There will not be any change in traffic patterns as a result of adding windows.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- Adjacent uses will not be affected since the use of the property will not be changed.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- Adding windows will benefit the health, safety and welfare of the occupants of this dwelling.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- The proposed windows will not change the use of the property and are consistent with the residential uses in the district.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION****APPLICANT:** James Rafferty, Esq.**PRESENT USE/OCCUPANCY:** Single Family w  
Accessory Apartment**LOCATION:** 23 Hawthorn St Cambridge, MA**ZONE:** Residence A-2 Zone**PHONE:****REQUESTED USE/OCCUPANCY:** no change

	<b><u>EXISTING</u></b> <b><u>CONDITIONS</u></b>	<b><u>REQUESTED</u></b> <b><u>CONDITIONS</u></b>	<b><u>ORDINANCE</u></b> <b><u>REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	6098	5808	5858	(max.)
<b><u>LOT AREA:</u></b>	11716	no change	6000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA</u></b> <b><u>TO LOT AREA: 2</u></b>	.514	.496	.5	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	5858	no change	4500	(min.)
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	95	65	(min.)
	<b>DEPTH</b>	118	n/a	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	19.9	20	(min.)
	<b>REAR</b>	33.8	32.2	(min.)
	<b>LEFT SIDE</b>	34.5	10	(min.)
	<b>RIGHT SIDE</b>	9.9	10	(min.)
<b><u>SIZE OF BLDG.:</u></b>	<b>HEIGHT</b>	44.8/35	35	(max.)
	<b>LENGTH</b>	67.3	n/a	
	<b>WIDTH</b>	50.6	n/a	
<b><u>RATIO OF USABLE OPEN SPACE</u></b> <b><u>TO LOT AREA:</u></b>	72%	51%	50%	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	2	no change	2	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>	2	no change	2	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	n/a	n/a	n/a	(min.)
<b><u>DISTANCE TO NEAREST BLDG.</u></b> <b><u>ON SAME LOT:</u></b>	n/a	n/a	n/a	(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.

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'.



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

2016 MAY 24 PM 2:38  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
BZA-010350-2016

## BZA APPLICATION FORM

**Plan No:** BZA-010350-2016

### GENERAL INFORMATION

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**TYPE OF OCCUPANCY :** **ZONING DISTRICT :** Residence A-2 Zone

REASON FOR PETITION :

## Additions

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**Original Signature(s) :**

  
(Petitioner(s) / Owner)

James J. Rafferty, Esq.

(Print Name)

**Address :** 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : irafferty@adamsrafferty.com

Date : May 23, 2016





East Elevation (Front)



South Elevation (Side)



South-West Elevation (Rear)



North-West Elevation (Rear)



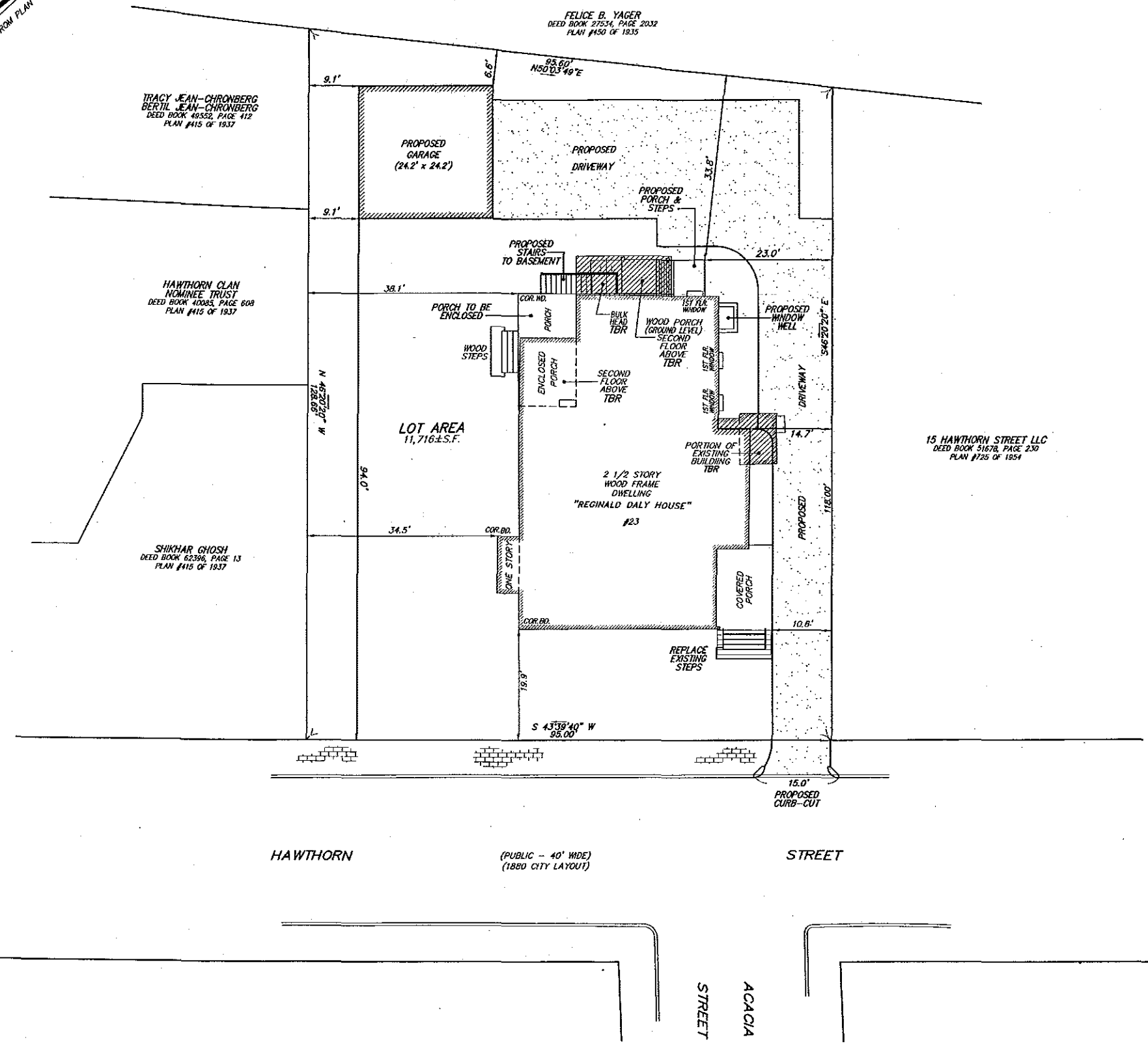


North-East Elevation (Front & Side)



West Elevation (Rear)  
View from Longfellow Park

MERIDIAN SCALED FROM PLAN #15 OF 1937



ASSESSORS: MAP 219, PAGE 12  
REFERENCES: DEED BOOK 57043, PAGE 528  
PLAN #5 OF 1881  
OWNER OF RECORD: THE CHRISTINA L. BRAZELTON  
REVOCABLE TRUST  
TRUSTEES:  
T. BERRY BRAZELTON  
CHRISTINA L. BRAZELTON, II  
PAULINE B. BRAZELTON  
ZONING: A-2  
NOTE: THIS PLAN HAS BEEN PREPARED TO SHOW PROPOSED CHANGES TO  
EXISTING DWELLING, PROPOSED GARAGE AND DRIVEWAY.

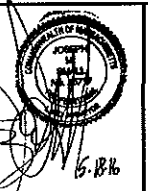
#23  
HAWTHORN  
STREET

"Reginald Daly House"  
Cambridge, Massachusetts

PREPARED FOR  
HART  
ASSOCIATES,  
INC.  
50 Church Street  
Belmont, Massachusetts 02478-1301

HANCOCK  
ASSOCIATES  
Civil Engineers  
Land Surveyors  
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
VOICE (978) 777-3050, FAX (978) 774-7816  
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP.	DATE	ISSUE/REVISION	DESCRIPTION
DATE:	5/13/16	DRAWN BY:	JMS		
SCALE:	1"=10'	CHECK BY:	WCJ		

PROPOSED  
PLOT PLAN  
OF LAND IN  
CAMBRIDGE, MA

PROJECT NO.: 19382  
DWG: 19382pp.dwg  
LAYOUT: PP  
SHEET: 1 OF 1

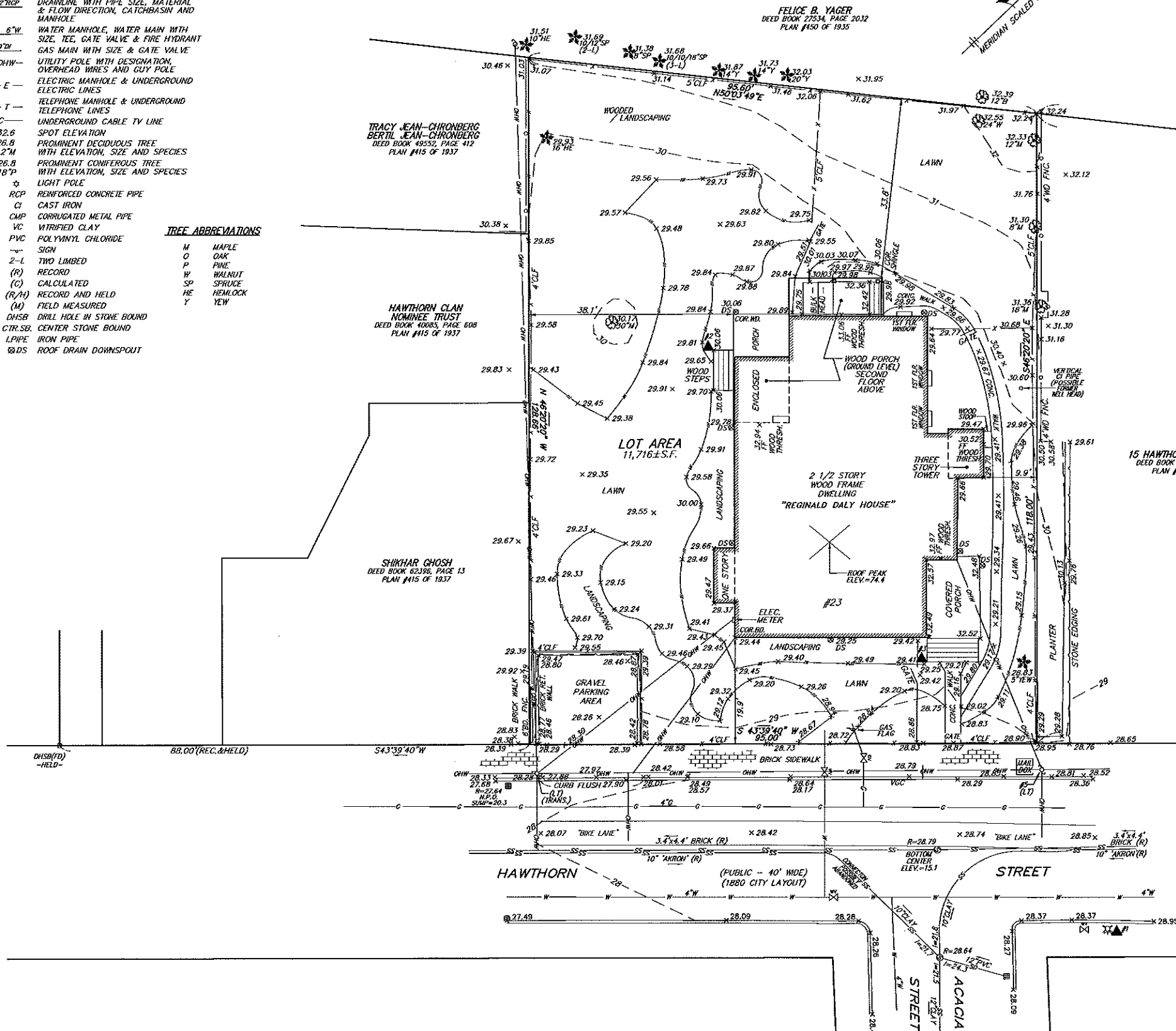
SCALE: 1" = 10'  
0 10 20 40

# LEGEND

- 234 --- SURFACE CONTOUR
- CHAIN LINK FENCE
- WOOD FENCE
- EDGE LAWN
- 25.75 --- VERTICAL GRANITE CURB WITH AND BOTTOM CURB ELEVATION
- 8" --- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- 12" --- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN AND MANHOLE
- 6" --- WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- 10" --- GAS MAIN WITH SIZE & GATE VALVE
- OHV --- UTILITY POLE WITH DESIGNATION, OVERHEAD WIRES AND GUY POLE
- E --- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- T --- TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
- C --- UNDERGROUND CABLE TV LINE
- 232.6 --- SPOT ELEVATION
- 26.8 --- PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- 26.8 --- PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
- ☆ --- LIGHT POLE
- RC --- REINFORCED CONCRETE PIPE
- CI --- CAST IRON
- CMP --- CORRUGATED METAL PIPE
- VC --- VITRIFIED CLAY
- PVC --- POLYVINYL CHLORIDE
- SIGN
- 2-L --- TWO LIMBED
- (R) --- RECORD
- (C) --- CALCULATED
- (R/H) --- RECORD AND HELD
- (M) --- FIELD MEASURED
- DHSB --- DRILL HOLE IN STONE BOUND
- CTR.SB. --- CENTER STONE BOUND
- LPI --- IRON PIPE
- DS --- ROOF DRAIN DOWNSPOUT

## TREE ABBREVIATIONS

- M --- MAPLE
- O --- OAK
- P --- PINE
- W --- WALNUT
- SP --- SPRUCE
- HE --- HEMLOCK
- Y --- YEW



ASSESSORS: MAP 219, PAGE 12

REFERENCES: DEED BOOK 57043, PAGE 528  
PLAN #5 OF 1881

OWNER OF RECORD: THE CHRISTINA L. BRAZELTON REVOCABLE TRUST  
TRUSTEES:  
T. BERRY BRAZELTON  
CHRISTINA L. BRAZELTON, II  
PAULINE B. BRAZELTON

ZONING: A-2

NOTES:  
1) ELEVATIONS SHOWN HEREON REFER TO THE CITY OF CAMBRIDGE DATUM. PROJECT SOURCE BENCHMARK IS BM #285; SQUARE CUT (FD) ON TRAFFIC SIGNAL BASE AT THE INTERSECTION OF MT. AUBURN STREET AND HAWTHORN STREET.  
2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING DEPARTMENT AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

ELEVATION BENCH MARKS		
DATUM: CAMBRIDGE CITY BASE		
NO.	DESCRIPTION	ELEV.
1.	FIRE HYDRANT; BOLT OVER MAIN OUTLET	30.38
2.	CONCRETE STEP; TOP CORNER	30.06
3.	CONCRETE STEP; TOP CORNER	29.77

#23  
HAWTHORN  
STREET

"Reginald Daly House"  
Cambridge, Massachusetts

PREPARED FOR:

HART  
ASSOCIATES,  
INC.

50 Church Street  
Belmont, Massachusetts 02478-1301

HANCOCK  
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
VOICE (978) 777-3050, FAX (978) 774-7816  
WWW.HANCOCKASSOCIATES.COM

1.	JMS	APP	1/23/2016	ADDITIONAL TOPOGRAPHY
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 9/8/2015  
SCALE: 1"=10'

EXISTING  
CONDITIONS  
PLAN OF LAND  
IN  
CAMBRIDGE, MA

PLAT DATE: Feb. 04, 2016 4:09 pm  
PLAT NO. 19382 (Cambridge Reference Sheet 23)

DWG: 19382s(1)WB2.dwg

LAYOUT: EC

SHEET: 1 OF 1

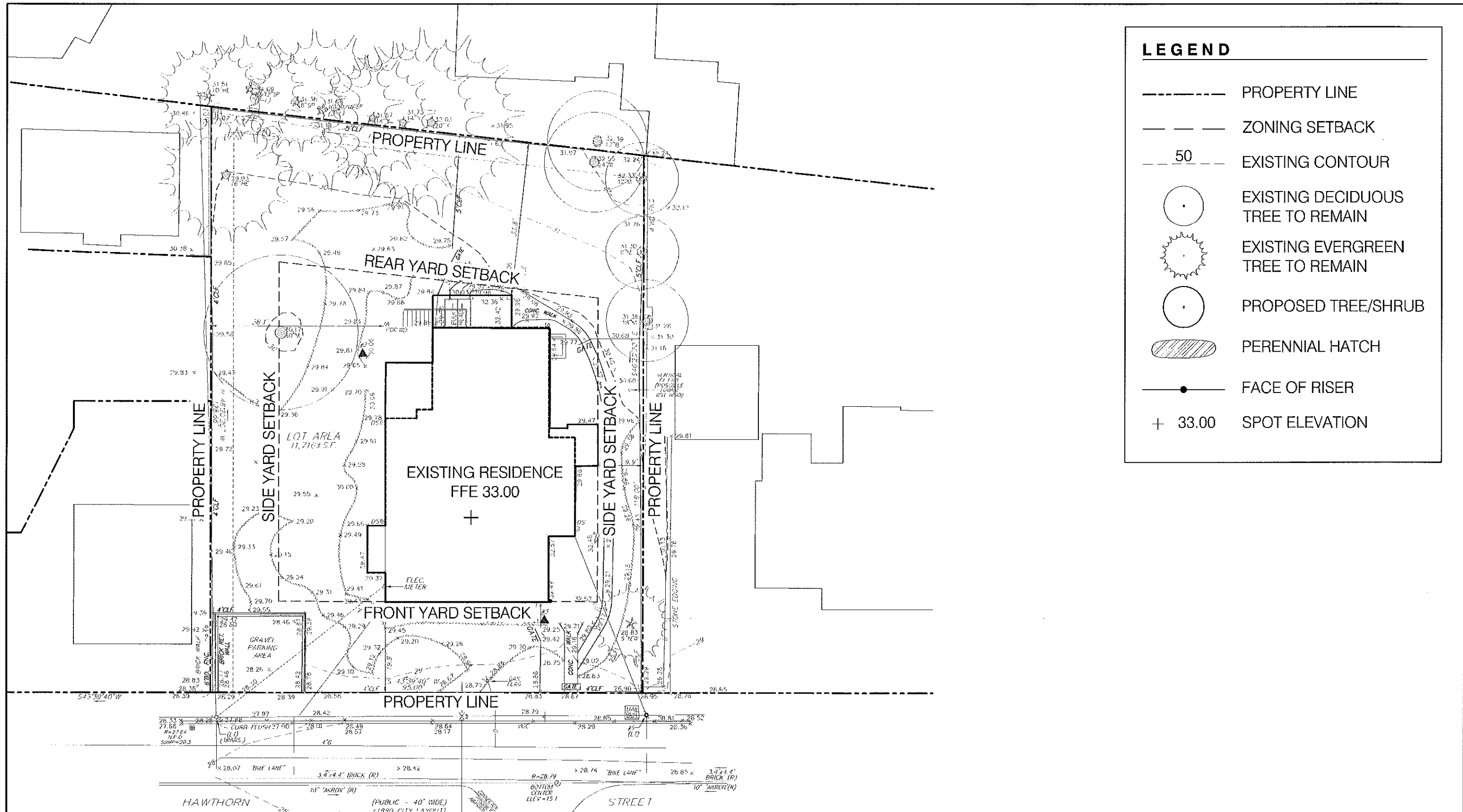
PROJECT NO.:

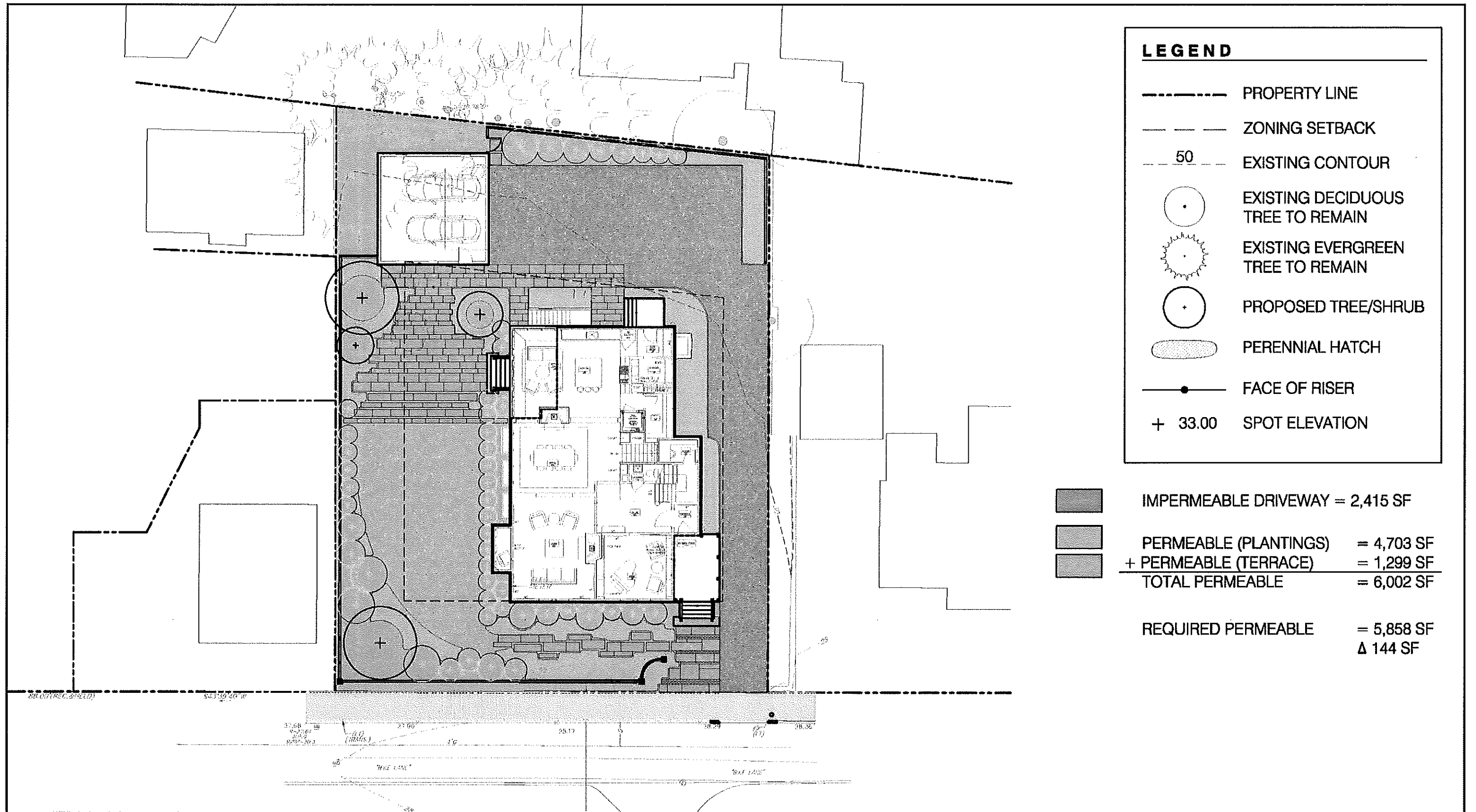
19382

SCALE: 1" = 10'

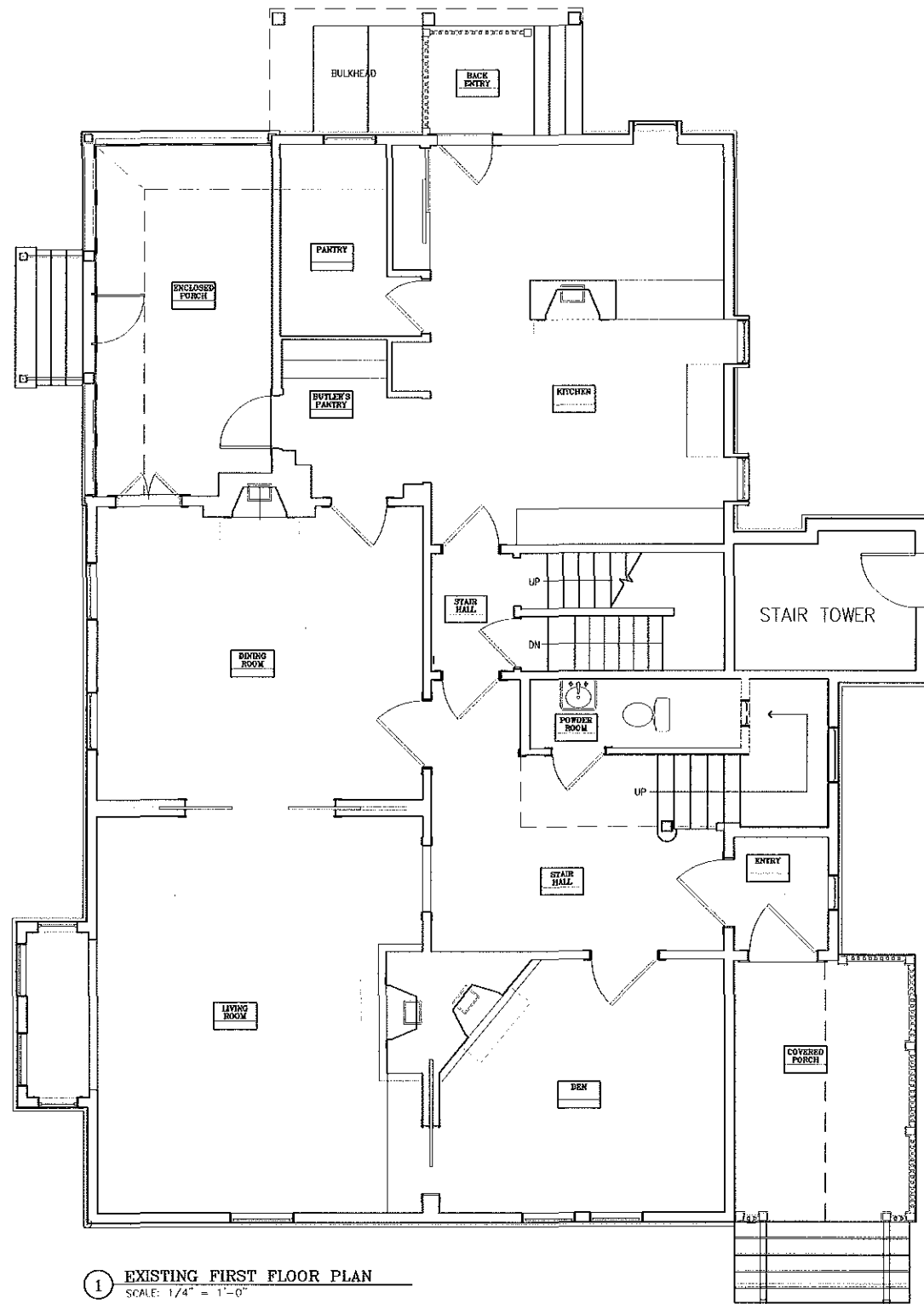
PLACE HOLDER FOR PROPOSED  
CIVIL DRAWING INCLUDING NEW  
GARAGE, CURB CUT, AND  
DRIVEWAY. -  
Provided by Hancock



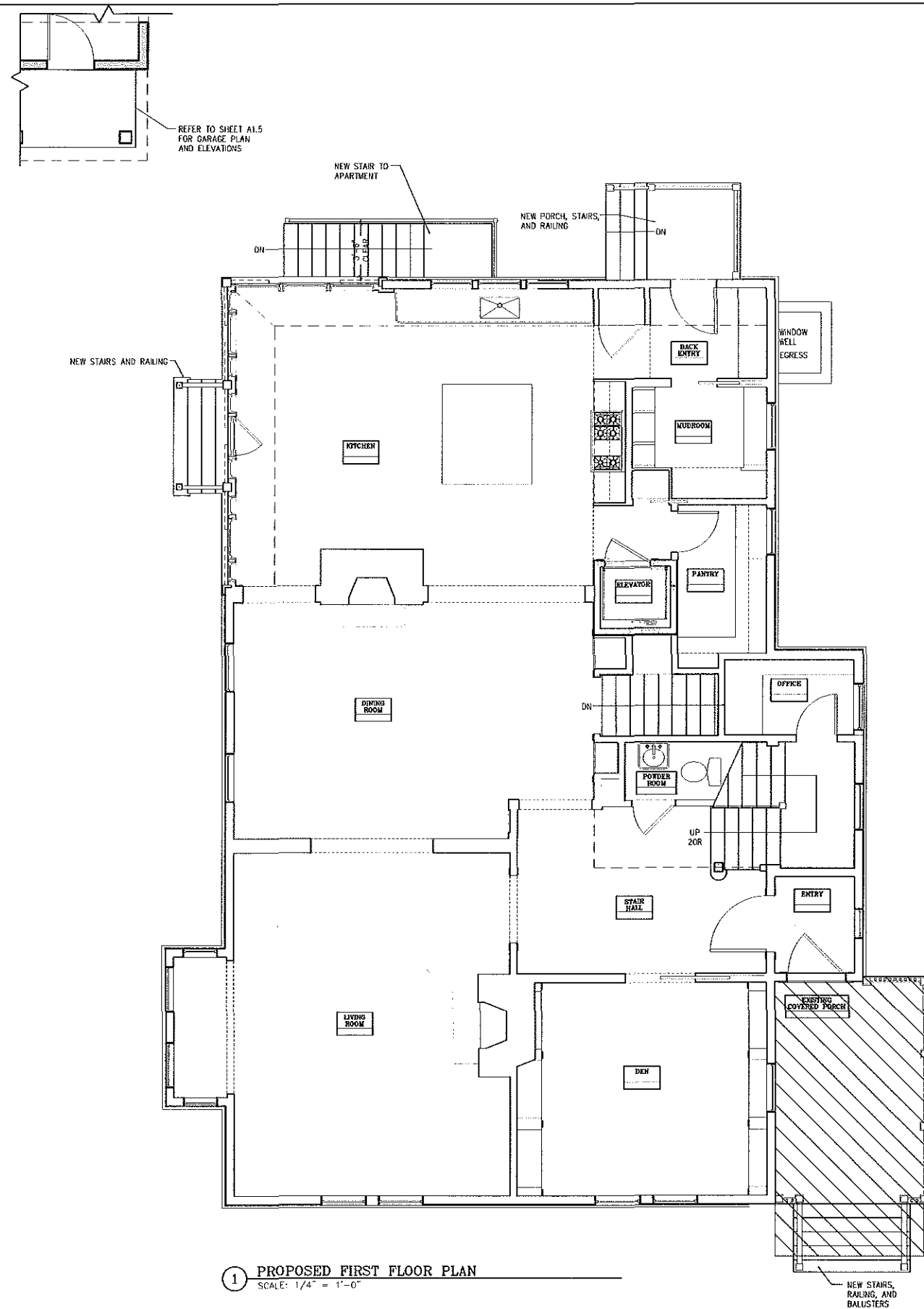








1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

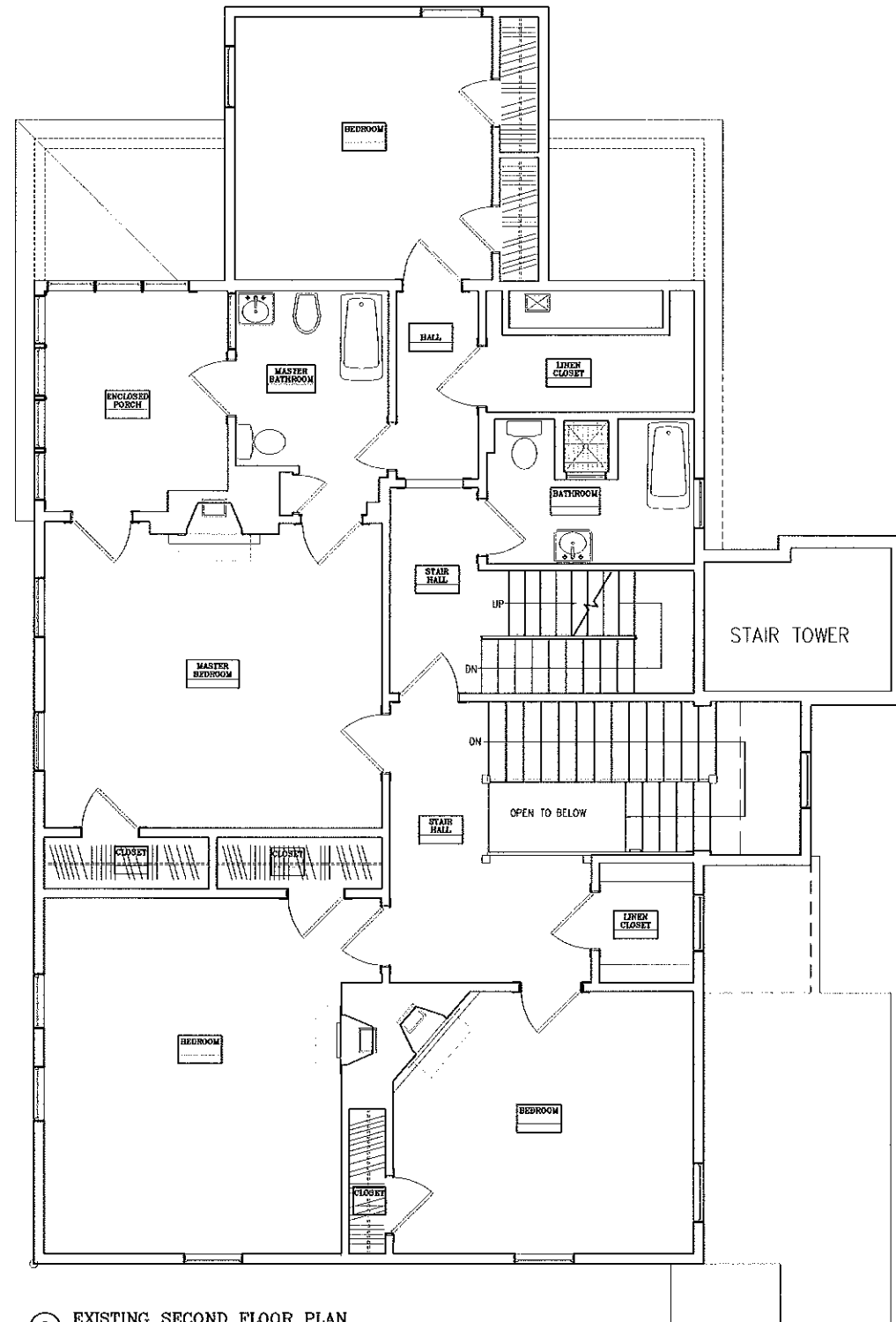


1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

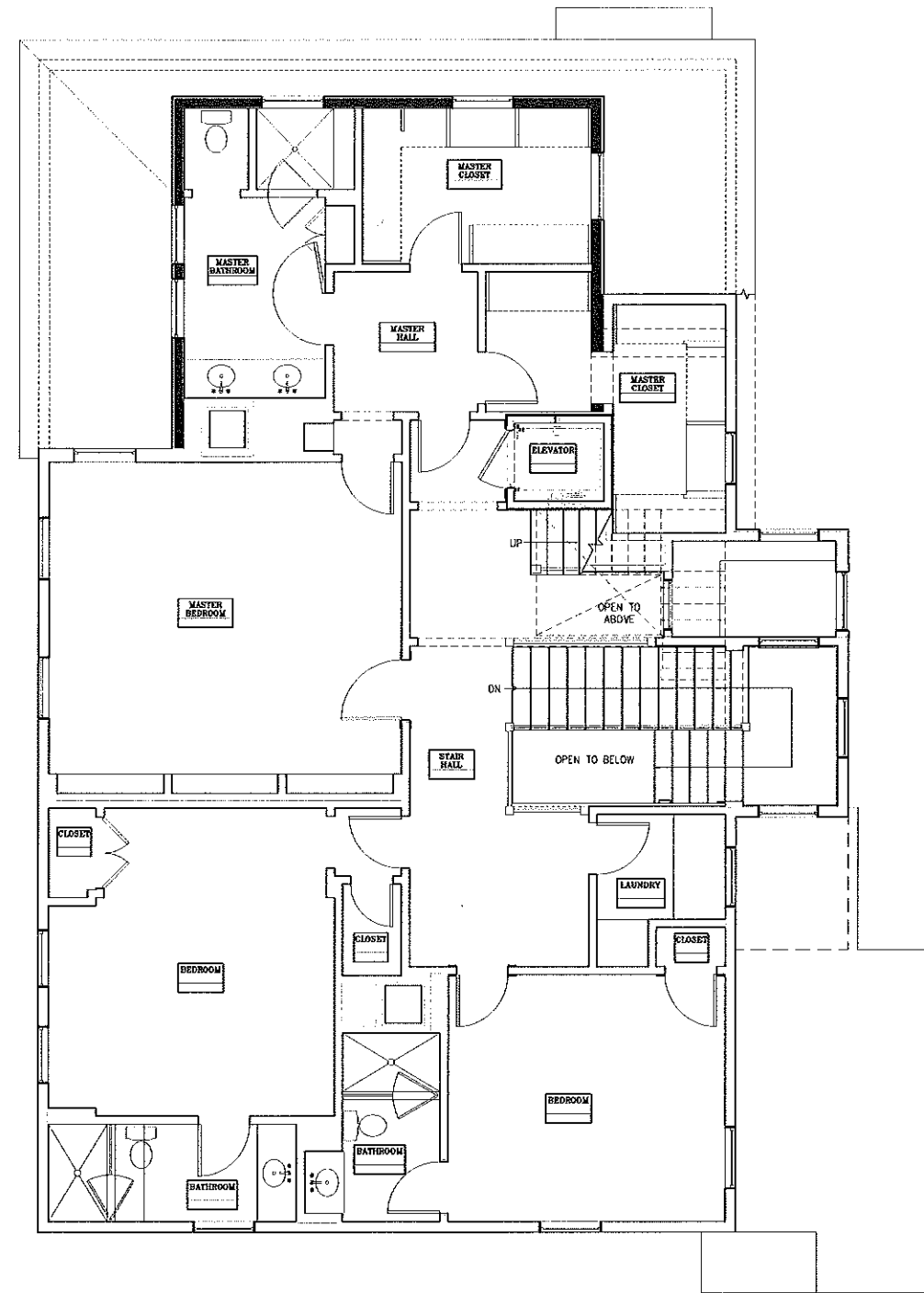
05.02.2016

<p>Hart Associates, Inc.          phone 617-489-0000          fax 617-489-0001          50 Church Street          Cambridge, Massachusetts 02178</p>	
<p>23 Hawthorn Street          Cambridge, MA</p>	
<p>Existing &amp; Proposed          First Floor Plan          SCALE: 1/4" = 1'-0"</p>	
ISSUED	
1	
2	
3	
4	
5	
6	
<p>A1.1</p>	





2 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

ISSUED	
1	
2	
3	
4	
5	
6	

Existing & Proposed  
Second Floor Plan  
SCALE: 1/4" = 1'-0"

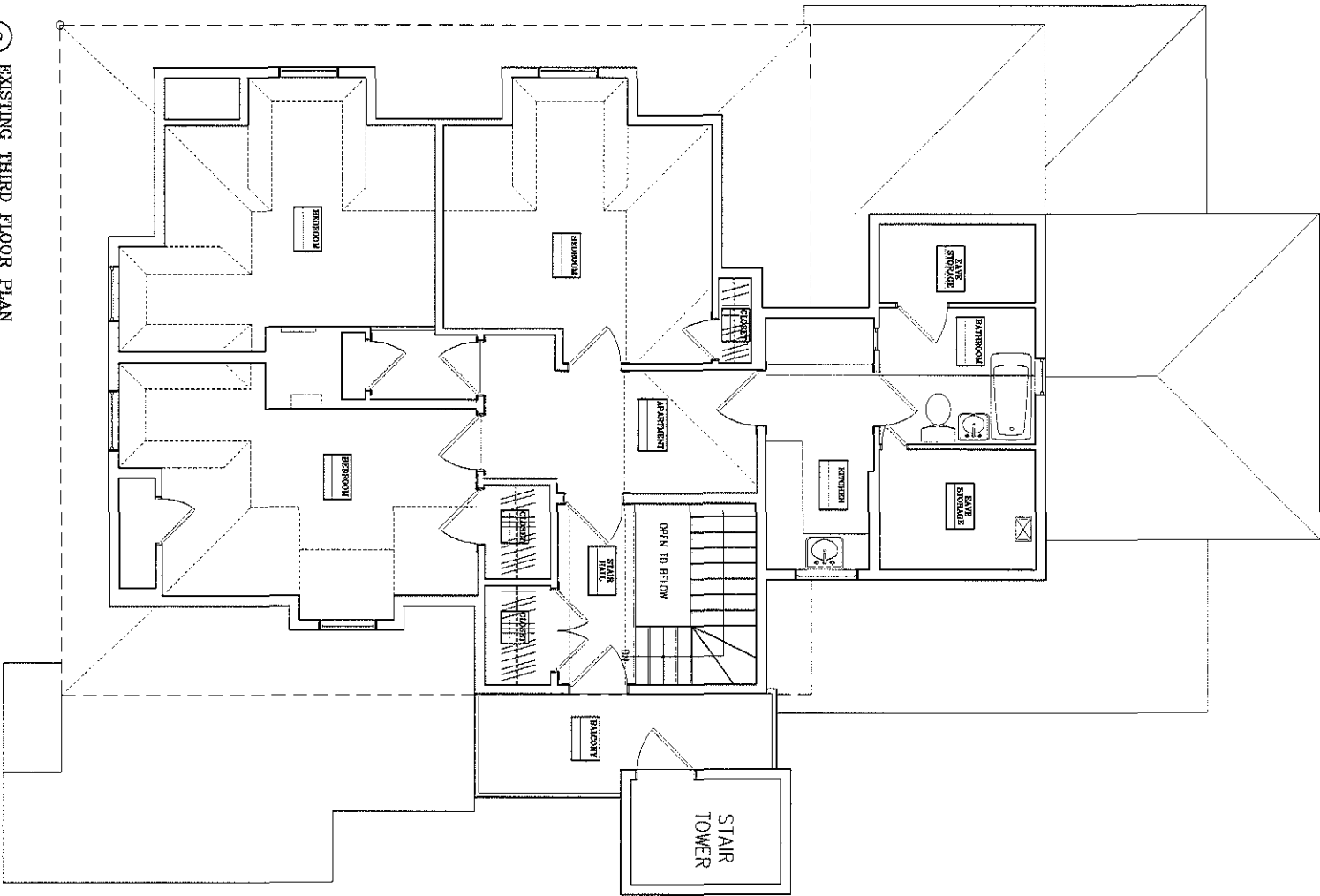
23 Hawthorn Street  
Cambridge, MA

Hart Associates, Inc.  
phone 617-485-0000  
fax 617-485-0091  
50 Church Street  
Cambridge, Massachusetts  
02142

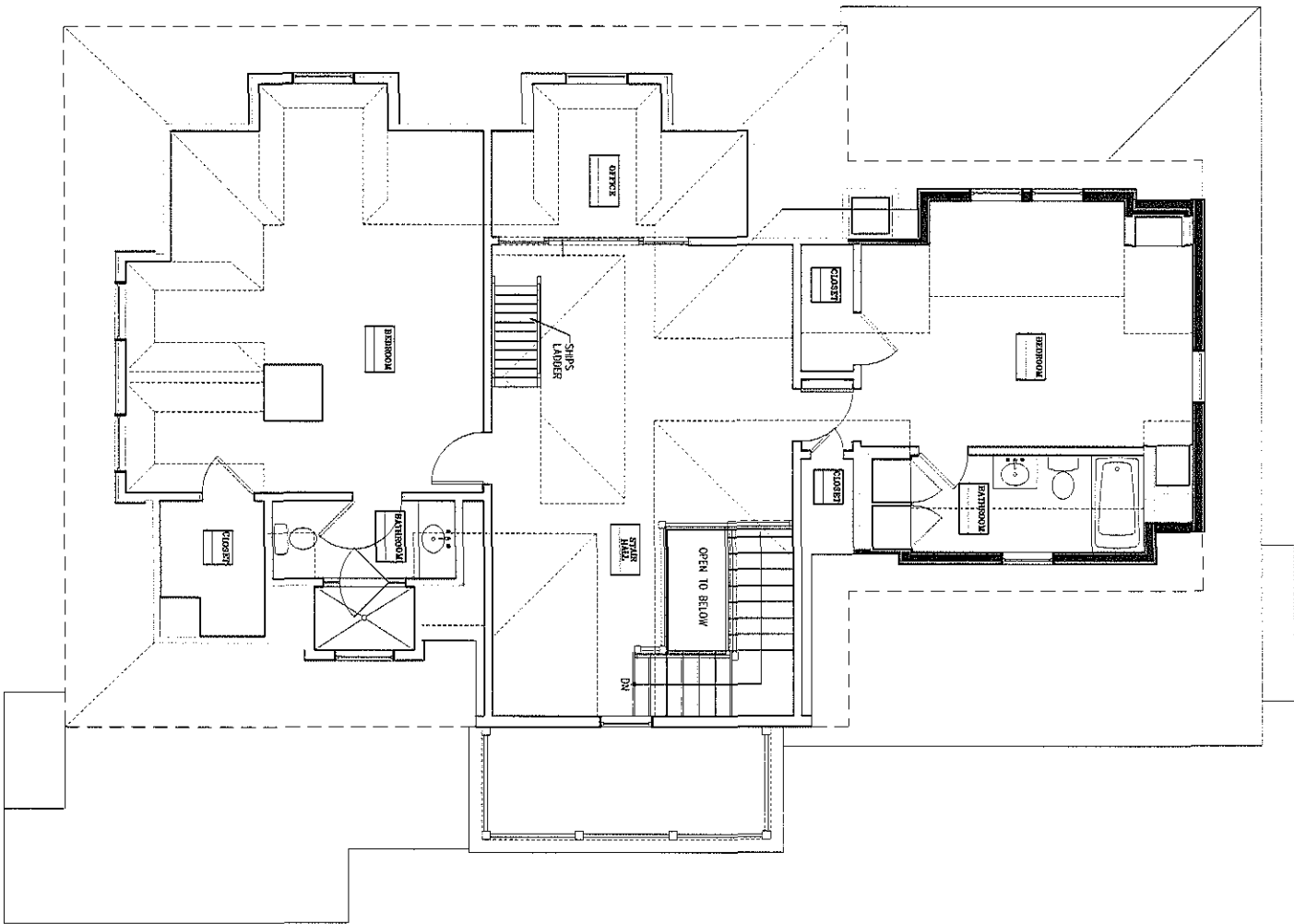


05.02.2016

A1.2



3 EXISTING THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

05.02.2016

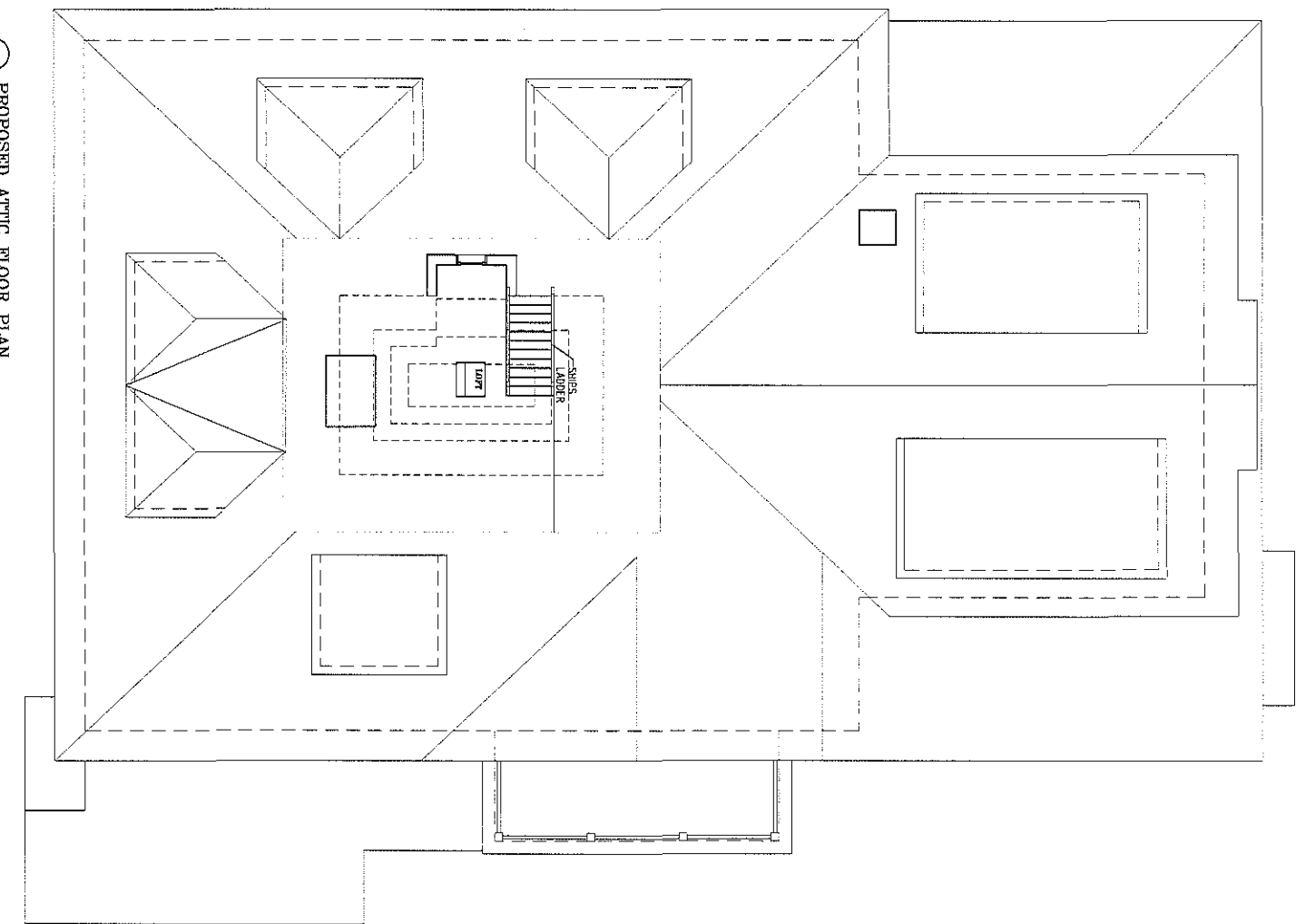
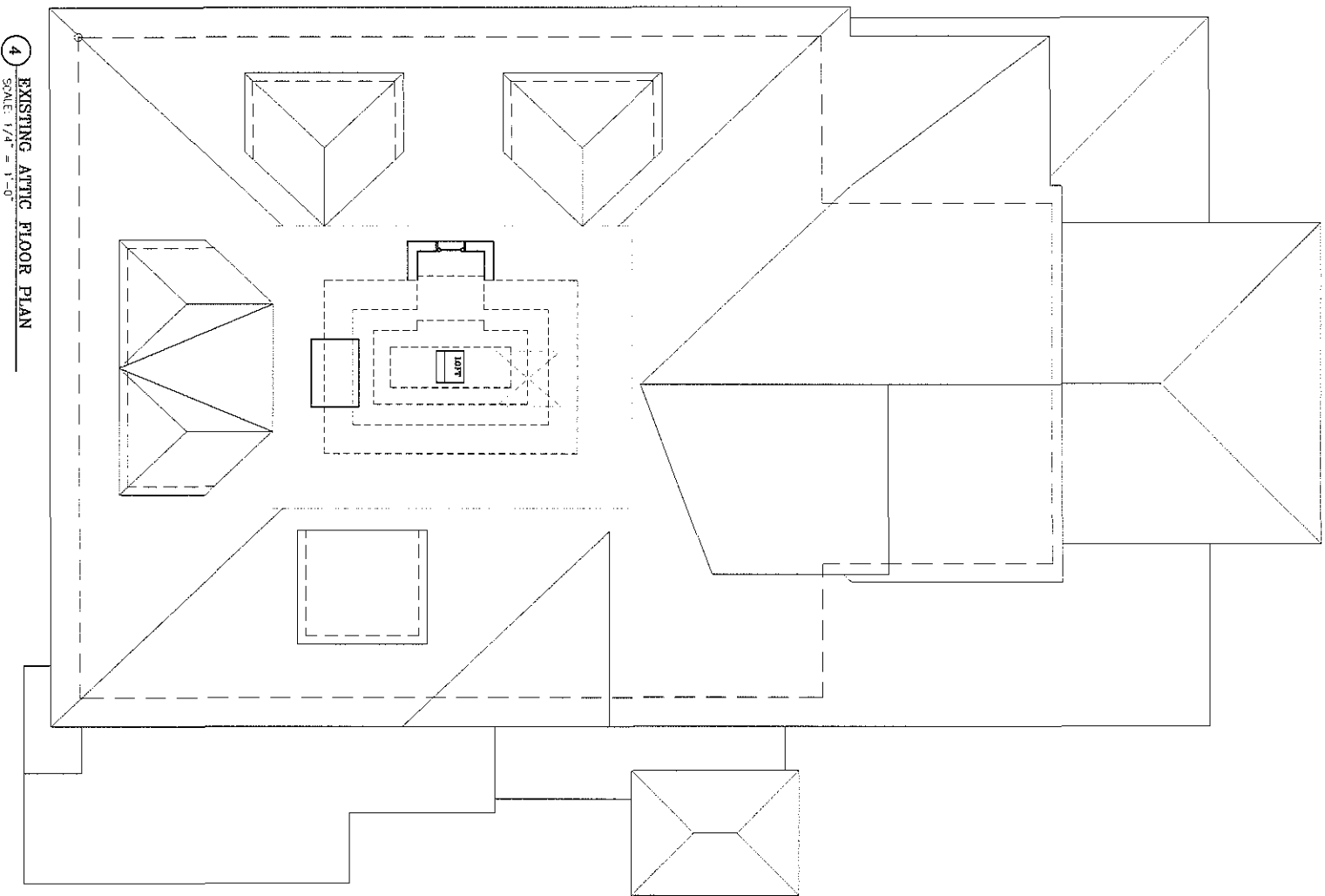
ISSUED	
1	
2	
3	
4	
5	
6	

Existing & Proposed  
Third Floor Plan

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

23 Hawthorn Street  
Cambridge, MA

Hart Associates, Inc.  
phone 617-486-0630  
fax 617-486-0001  
50 Church Street  
Belmont, Massachusetts  
02178



ISSUED	
1	
2	
3	
4	
5	
6	

Existing & Proposed  
Attic Floor Plan

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

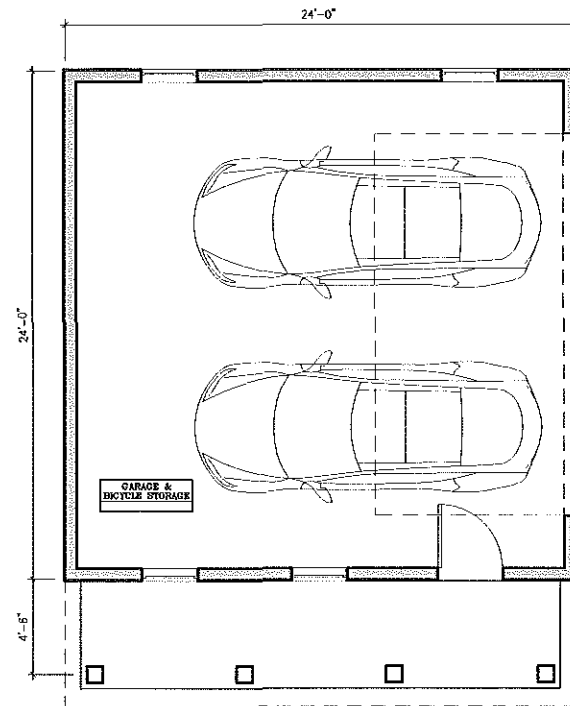
23 Hawthorn Street  
Cambridge, MA

Hart Associates, Inc.

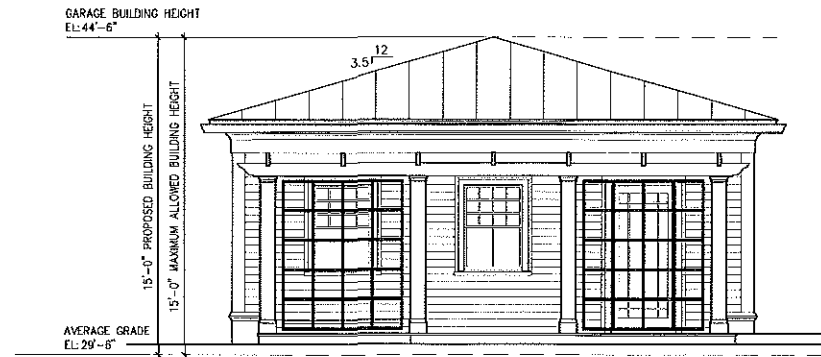
phone 617-489-0039  
fax 617-489-0091  
50 Church Street  
Belmont, Massachusetts  
02478

A1.4

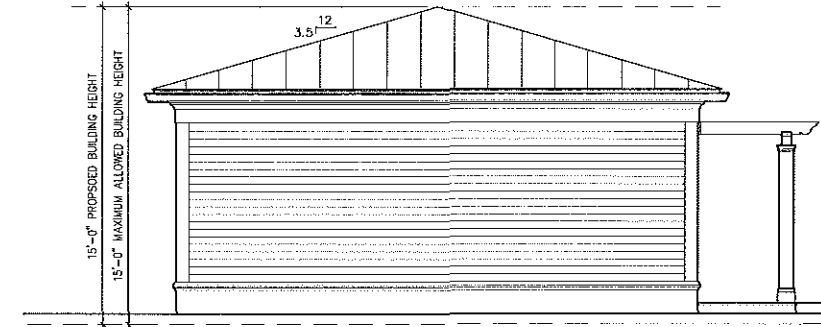
05.02.2016



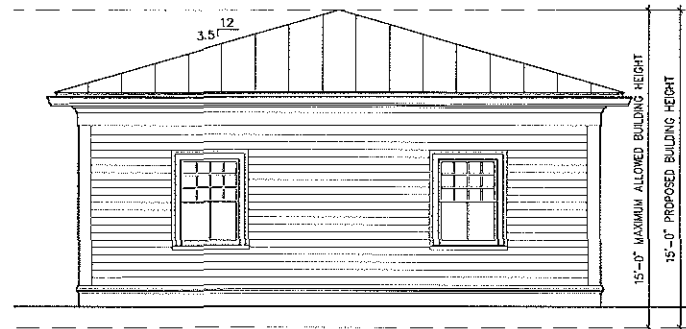
1 PROPOSED GARAGE PLAN  
SCALE: 1/4" = 1'-0"



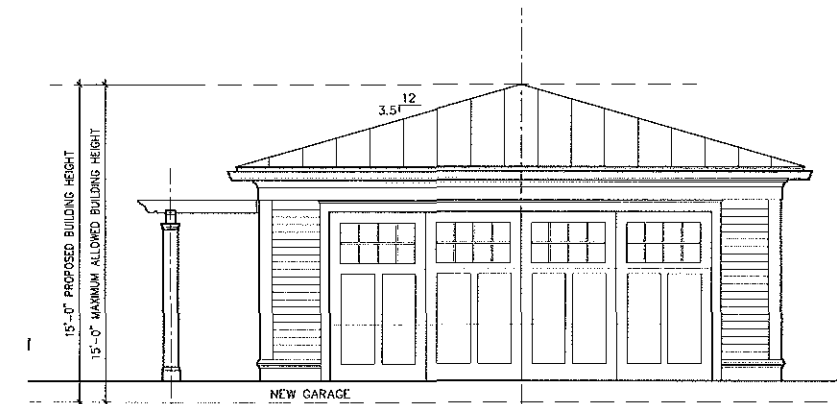
1 PROPOSED NEW GARAGE EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED NEW GARAGE SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 PROPOSED NEW GARAGE WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4 PROPOSED NEW GARAGE NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

Hart Associates, Inc.  
Phone: 617-468-0030  
Fax: 617-585-0091  
59 Church Street  
Cambridge, MA 02138

23 Hawthorn Street  
Cambridge, MA

# Proposed Garage

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

ISSUED	1	2	3	4	5	6

A1.5





1 EXISTING EAST (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"

EXISTING ROOF PEAK  
EL. 74'-5"

MAXIMUM BUILDING HEIGHT  
EL. 64'-6"

AVERAGE GRADE  
EL. 29'-5"

35'-0"

05.02.2016

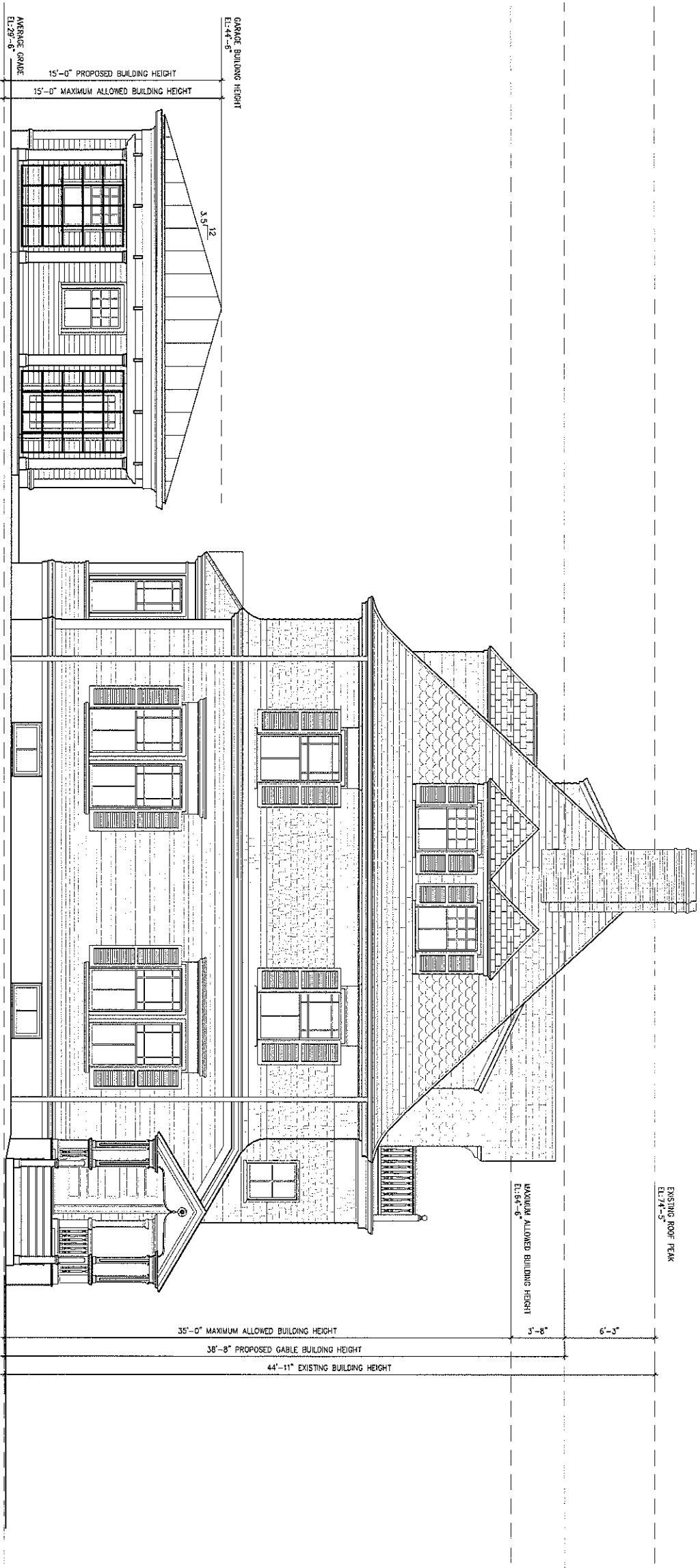
ISSUED	
1	
2	
3	
4	
5	
6	

EXISTING  
EAST ELEVATION  
SCALE: 1/4"=1'-0"

23 Hawthorn Street  
Cambridge, MA

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phone 617-489-0030  
fax 617-489-0091  
59 Church Street  
Belmont, Massachusetts  
02478

EX2.1



1 PROPOSED NEW GARAGE EAST ELEVATION  
SCALE: 1/4" = 1'-0"

1 PROPOSED EAST (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"

ISSUED	
1	
2	
3	
4	
5	
6	

PROPOSED  
EAST ELEVATION  
SCALE: 1/4"=1'-0"

23 Hawthorn Street  
Cambridge, MA

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phone 617-489-0030  
fax 617-489-0001  
69 Church Street  
Belmont, Massachusetts  
02478

05.02.2016

A2.1

EXISTING ROOF PEAK  
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MAXIMUM BUILDING HEIGHT  
EL: 64'-6"

AVERAGE GRADE  
EL: 29'-6"

39'-0"



2 EXISTING SOUTH (SIDE) ELEVATION  
1/4" = 1'-0"

Hart Associates, Inc.  
Phone: 617-489-0030  
Fax: 617-489-0031  
20 Church Street  
Cambridge, Massachusetts  
02138

23 Hawthorn Street  
Cambridge, MA

EXISTING  
SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

ISSUED	
1	
2	
3	
4	
5	
6	

EX2.2

05.02.2016



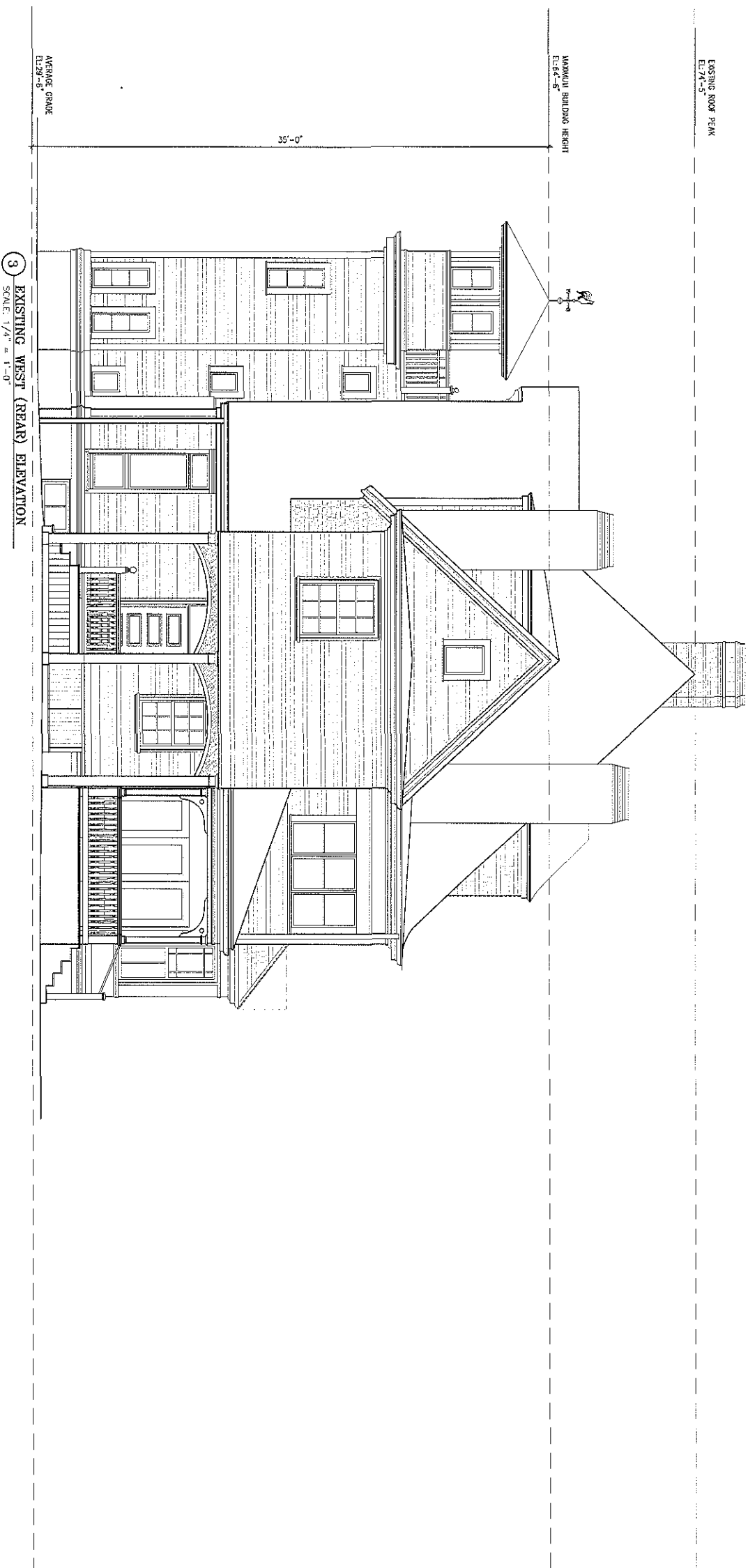
Hart Associates, Inc.  
Phone: 617-489-0000  
Fax: 617-489-0001  
20 Church Street  
Boston, MA 02114

23 Hawthorn Street  
Cambridge, MA


PROPOSED  
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

ISSUED					
1					
2					
3					
4					
5					
6					

A2.2



05.02.2016

EX2.3	ISSUED	<b>EXISTING WEST ELEVATION</b>  SCALE: 1/4"=1'-0"	23 Hawthorn Street Cambridge, MA	 Hart Associates, Inc. phone 617-489-0030 fax 617-489-0061 50 Church Street Salem, MA 01970	
	1				
	2				
	3				
	4				
	5				
	6				



3 PROPOSED WEST (REAR) ELEVATION  
SCALE: 1/4" = 1'-0"

10.0' EXISTING  
BASEMENT FINISHED FLOOR  
EL. 24'-2"

3 PROPOSED NEW GARAGE WEST ELEVATION  
SCALE: 1/4" = 1'-0"

ISSUED	
1	
2	
3	
4	
5	
6	

PROPOSED  
WEST ELEVATION

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

23 Hawthorn Street  
Cambridge, MA

Hart Associates, Inc.  
phone 617-489-0030  
fax 617-489-0061  
50 Church Street  
Boston, Massachusetts  
02179

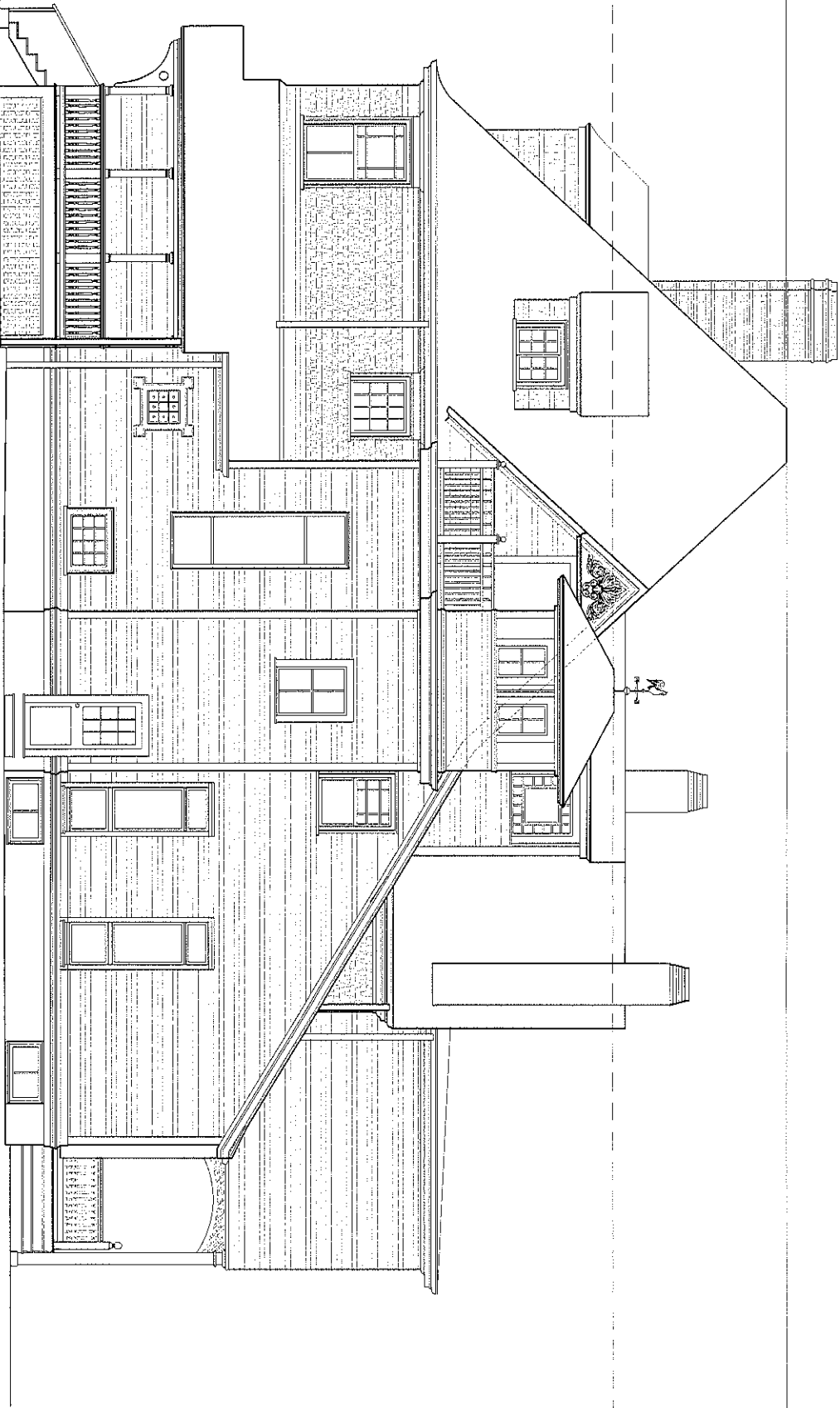


EXISTING ROOF PEAK  
EL. 74'-5"

MAVARD BUILDING HEIGHT  
EL. 84'-5"

35'-0"

4 EXISTING NORTH (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"



05.02.2016

EX2.4

ISSUED	
1	
2	
3	
4	
5	
6	

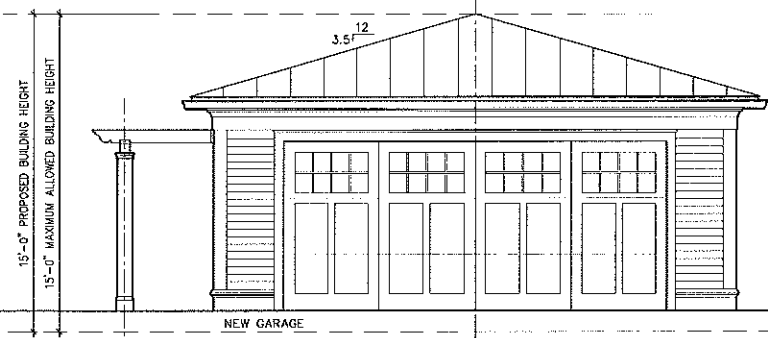
EXISTING  
NORTH ELEVATION  
SCALE: 1/4"=1'-0"

23 Hawthorn Street  
Cambridge, MA

Hart Associates, Inc.  
phone 617-489-0030  
fax 617-489-0001  
60 Church Street  
Belmont, Massachusetts  
02478



4 PROPOSED NORTH (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"



4 PROPOSED NEW GARAGE NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

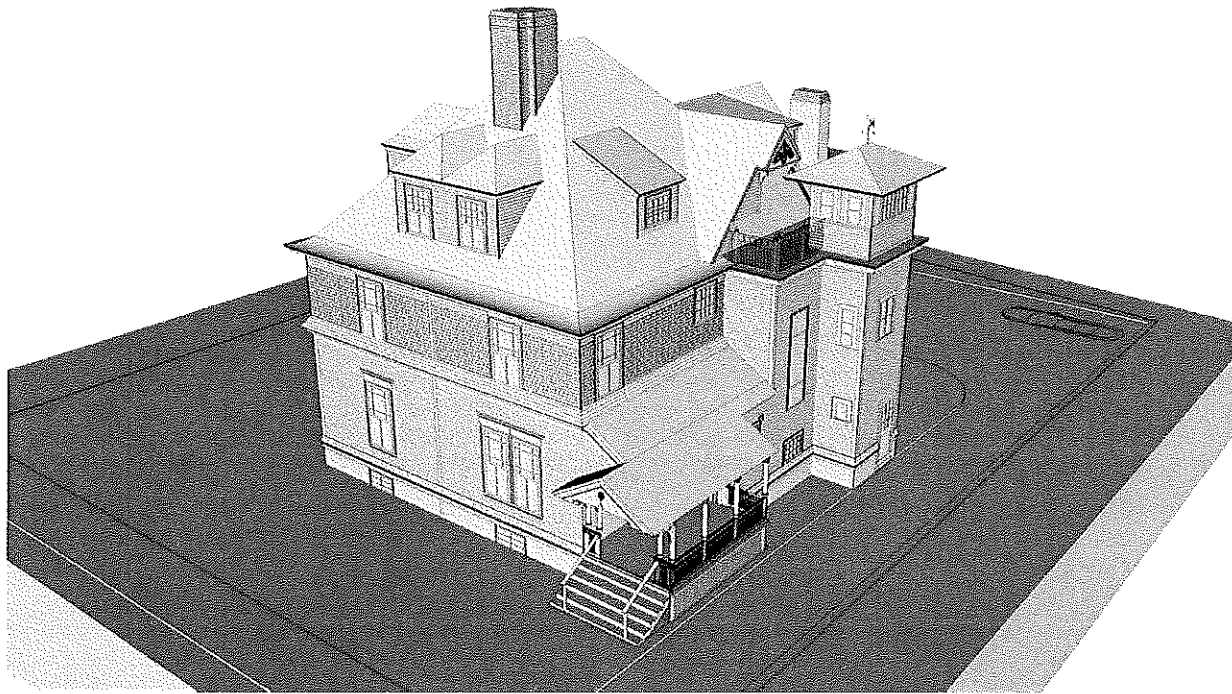
Hart Associates, Inc.  
Phone 617-489-0000  
Fax 617-489-0001  
20 Church Street  
Cambridge, Massachusetts 02178

23 Hawthorn Street  
Cambridge, MA

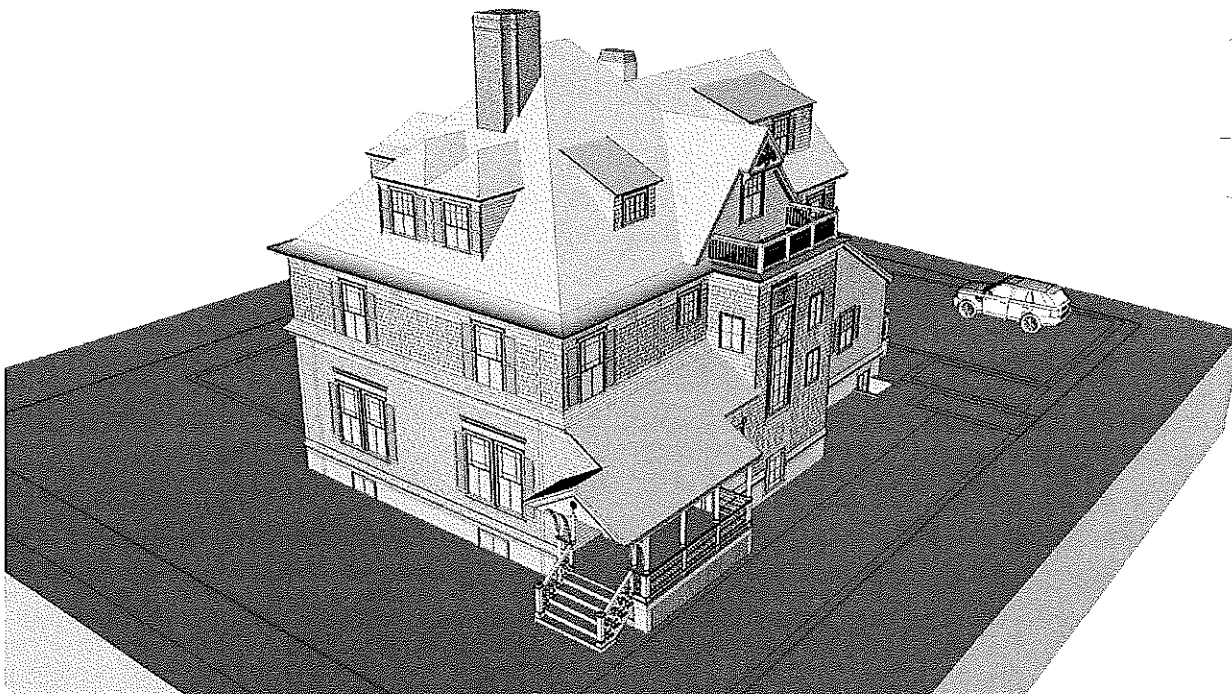
PROPOSED  
NORTH ELEVATION  
SCALE: 1/4"=1'-0"

ISSUED					
1					
2					
3					
4					
5					
6					

A2.4



Existing

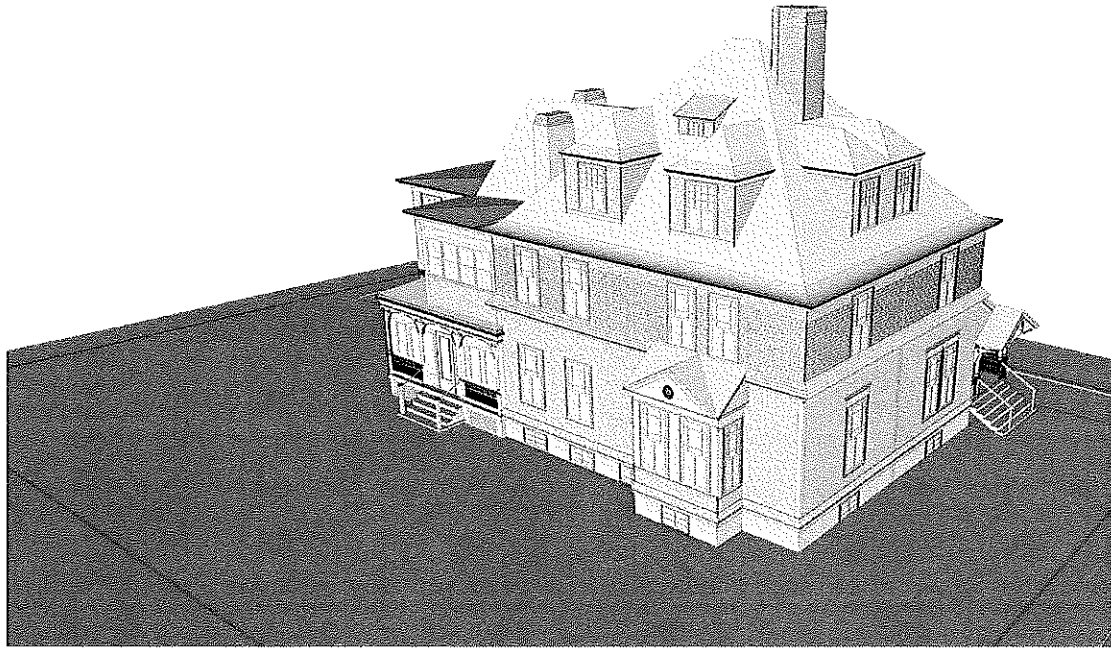


Proposed



Hart Associates Architects, Inc.  
50 Church Street, Belmont, MA 02478  
617.489.0030

23 Hawthorn Street  
**Existing & Proposed East (Front) Elevation**  
05.02.2016



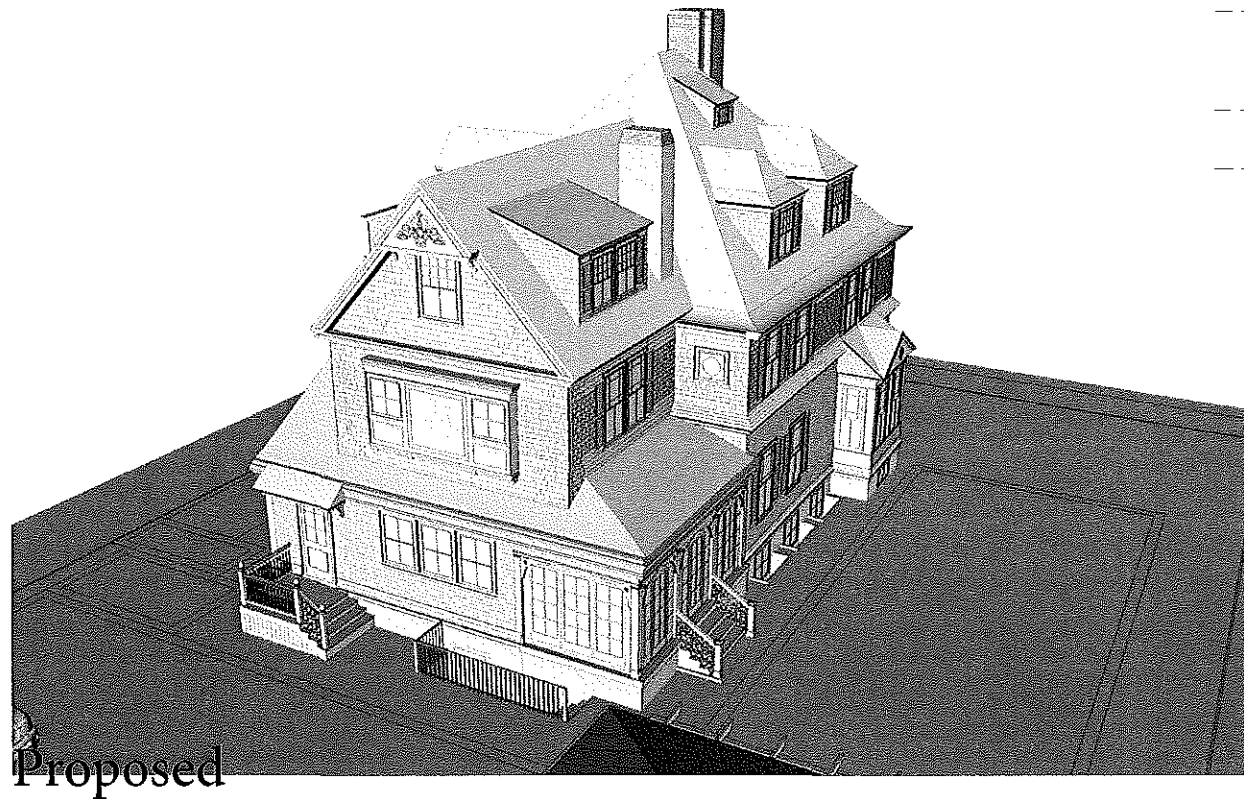
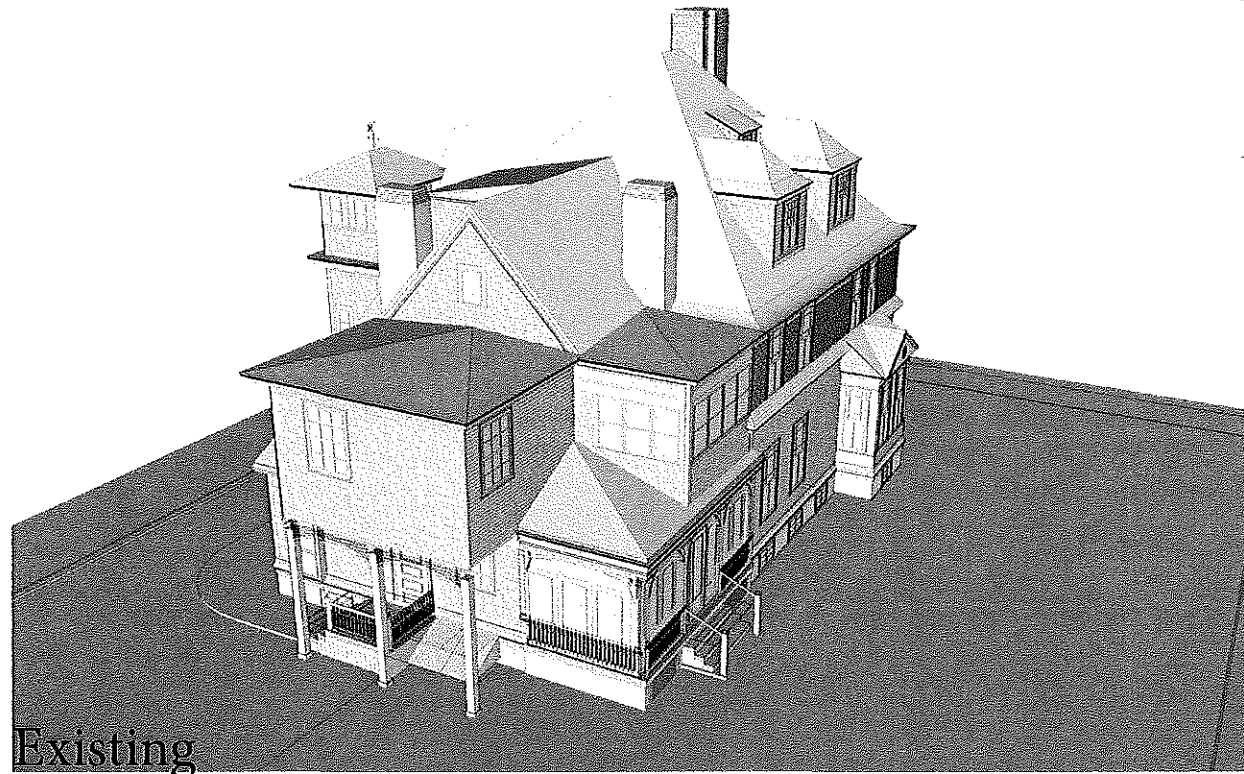
Existing

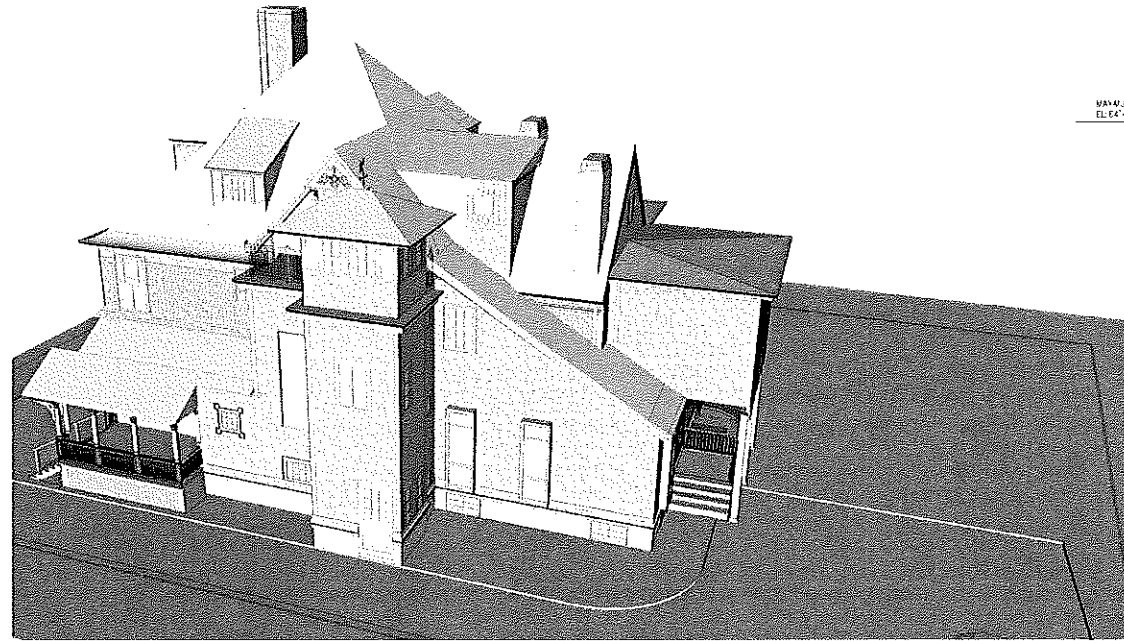


Proposed

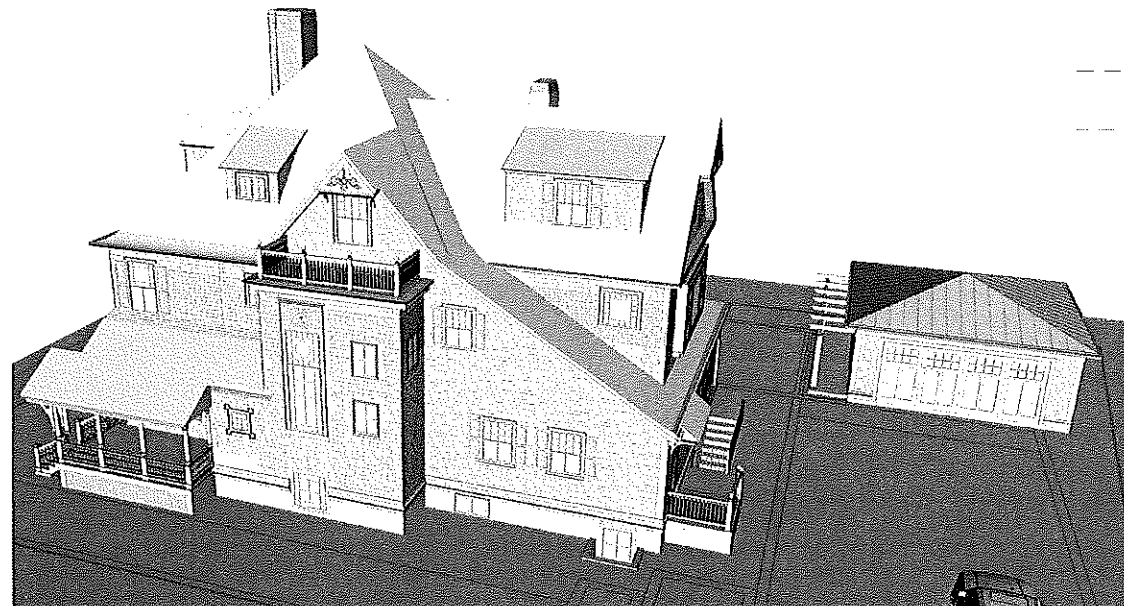
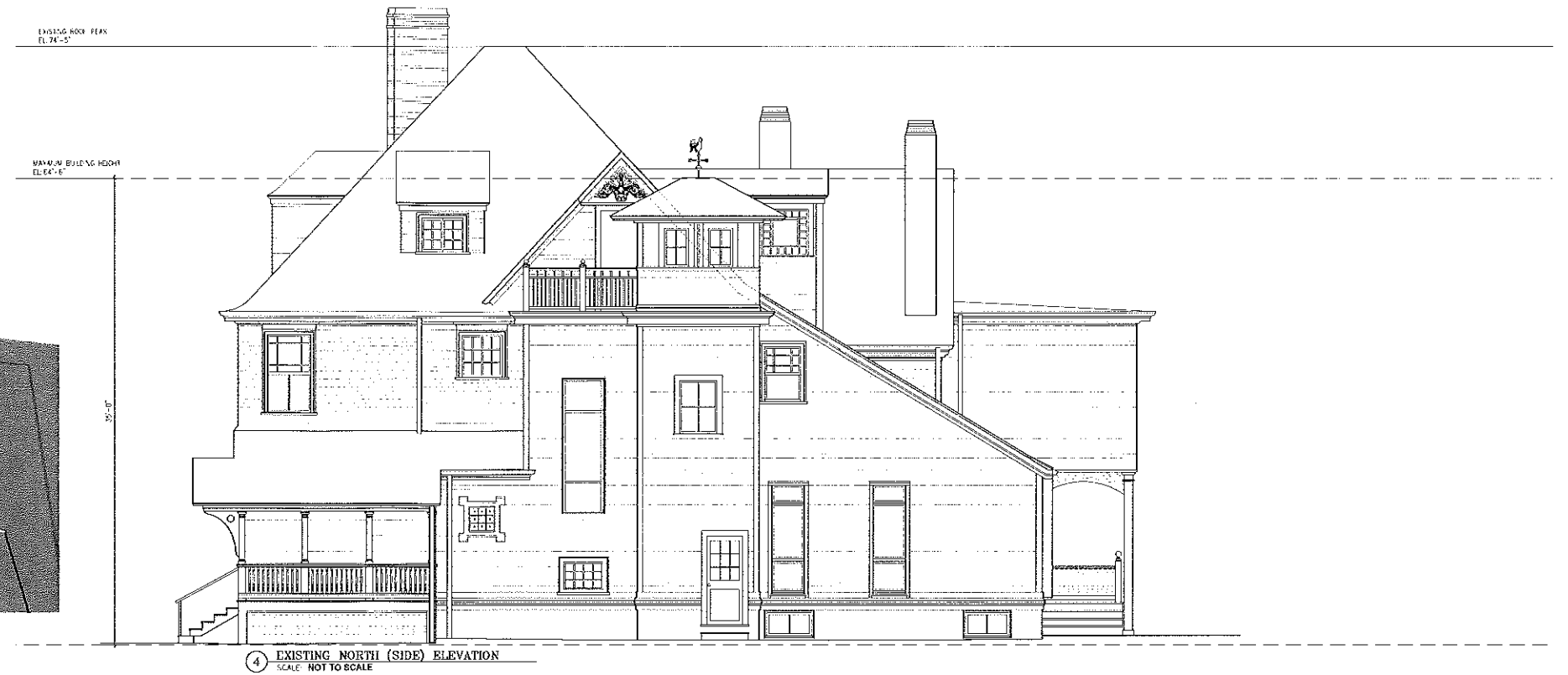








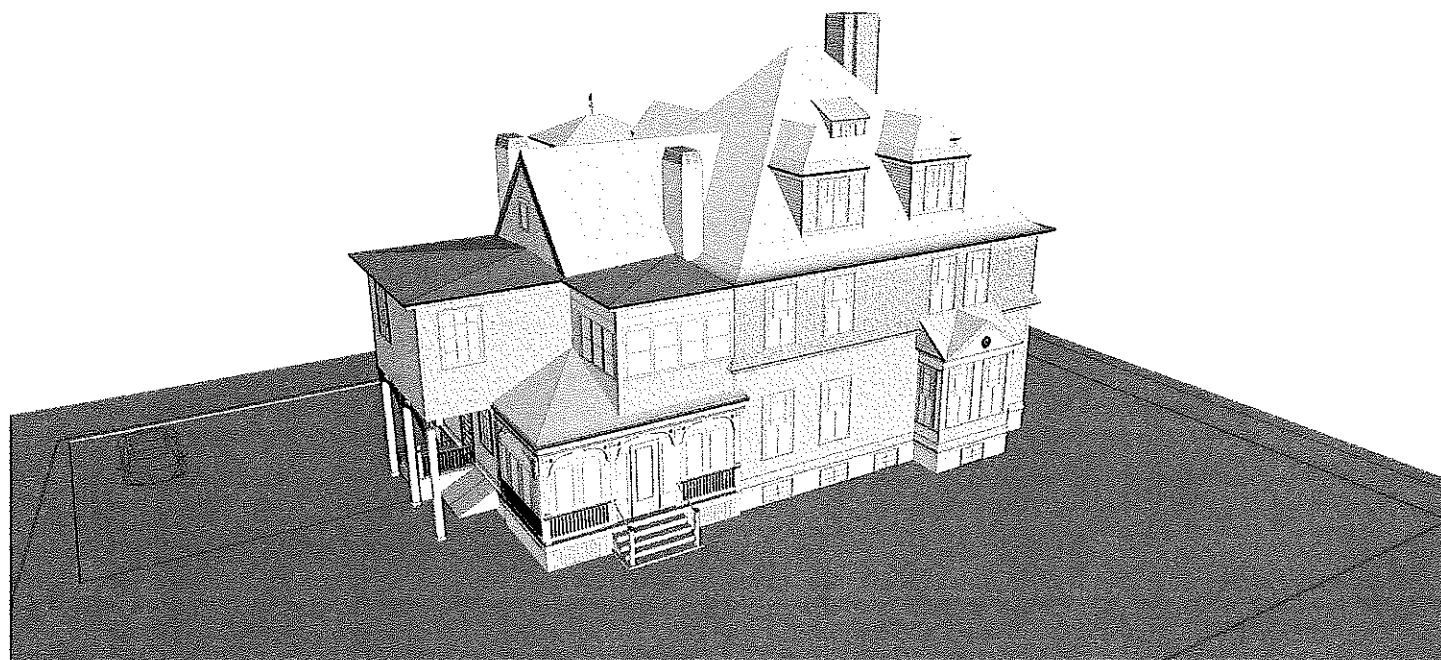
Existing



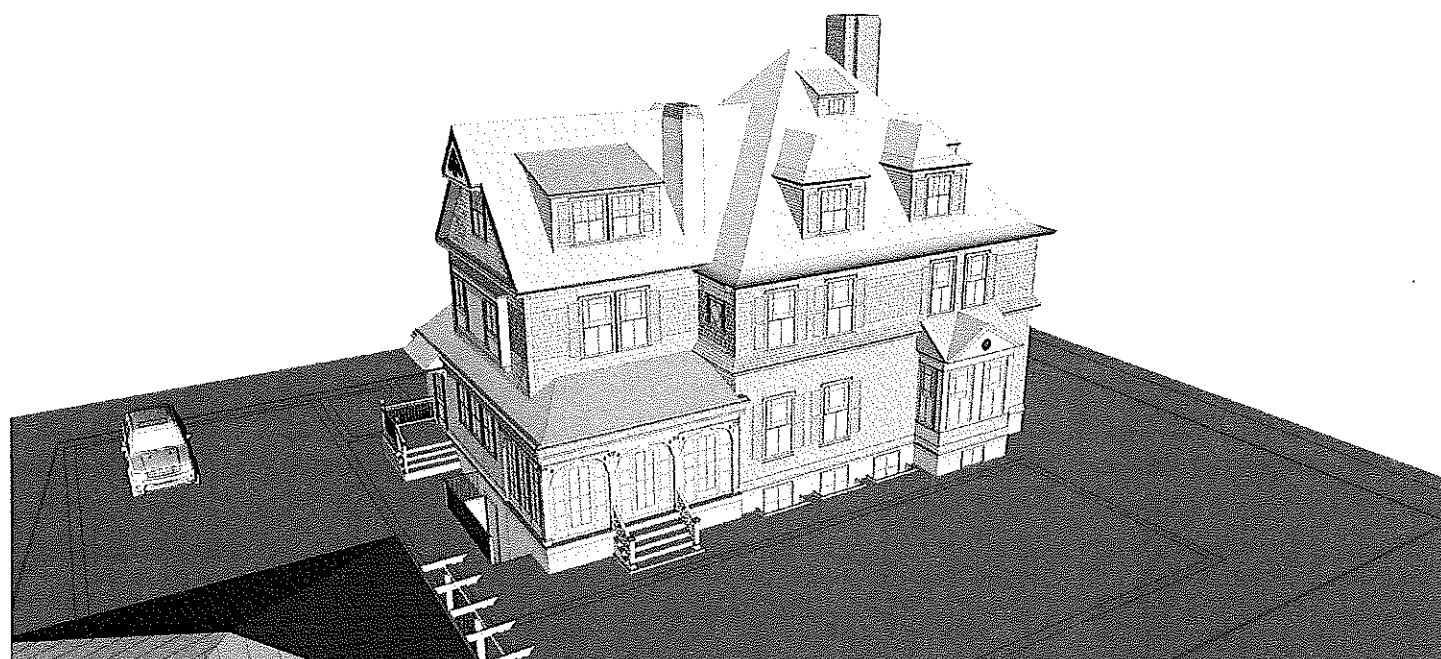
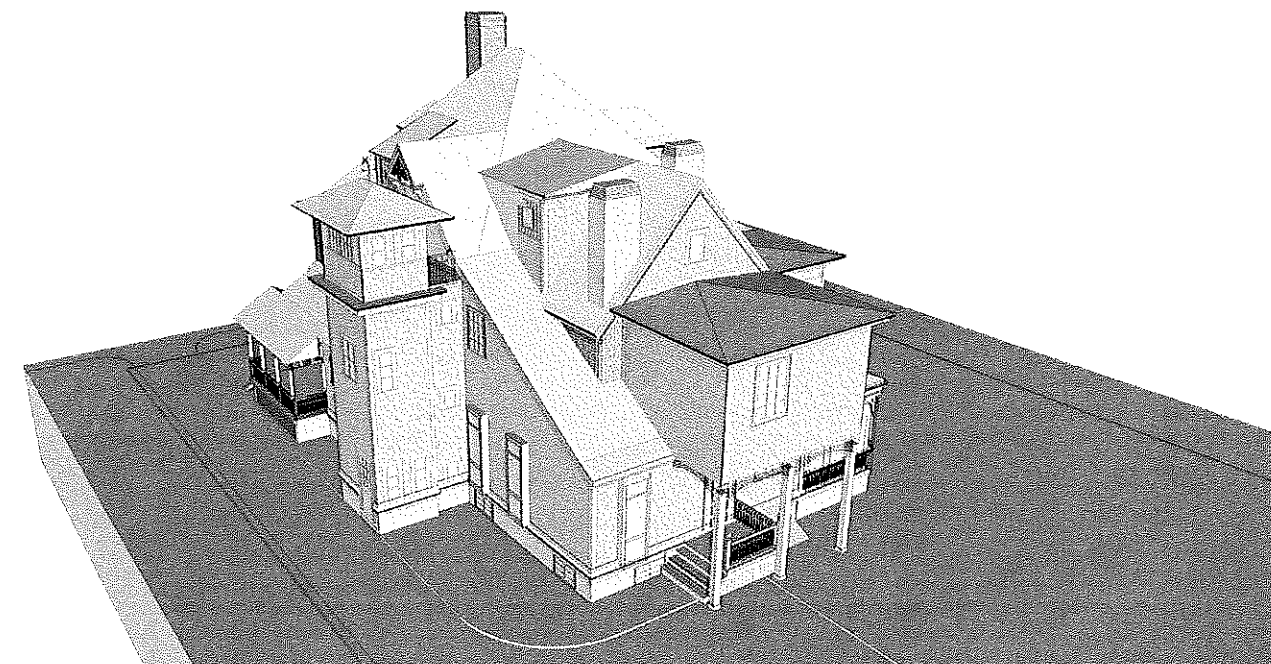
Proposed



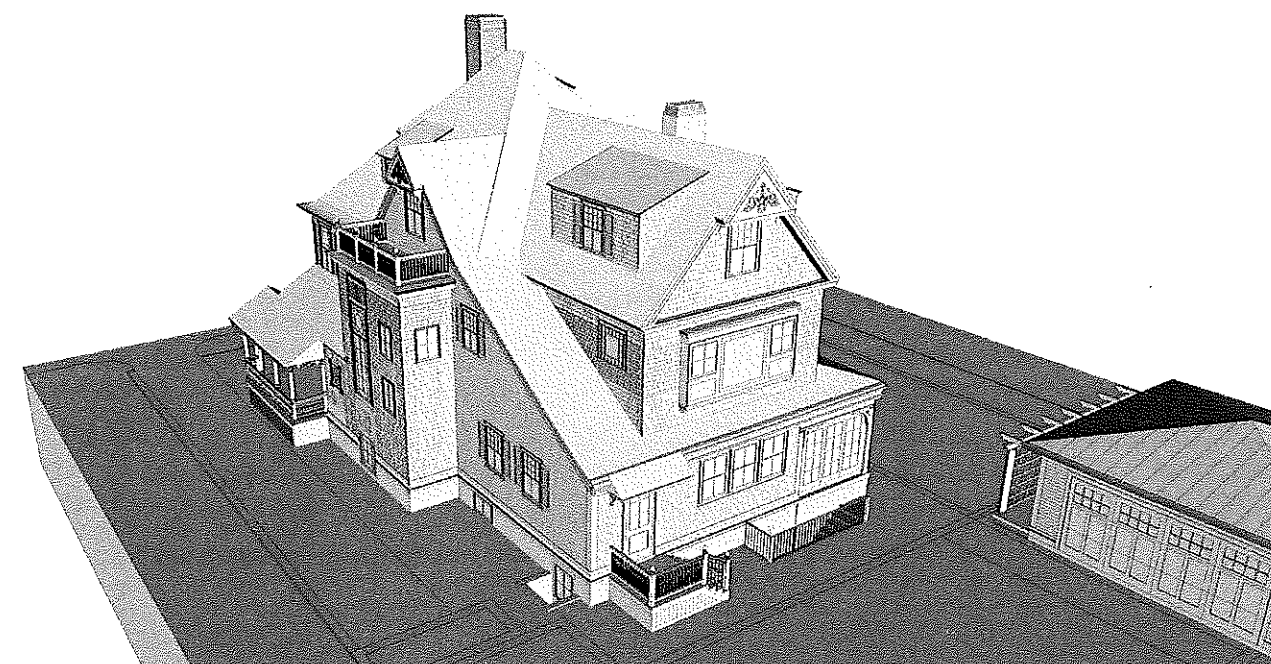


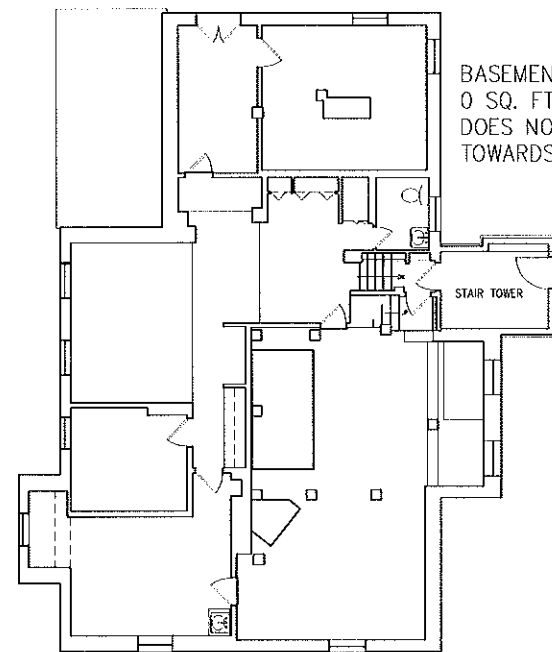


Existing



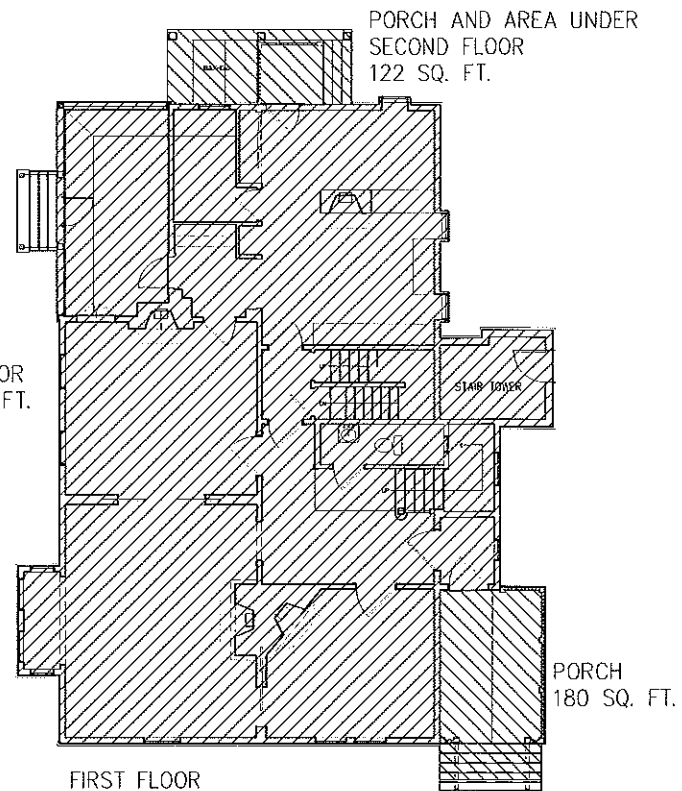
Proposed





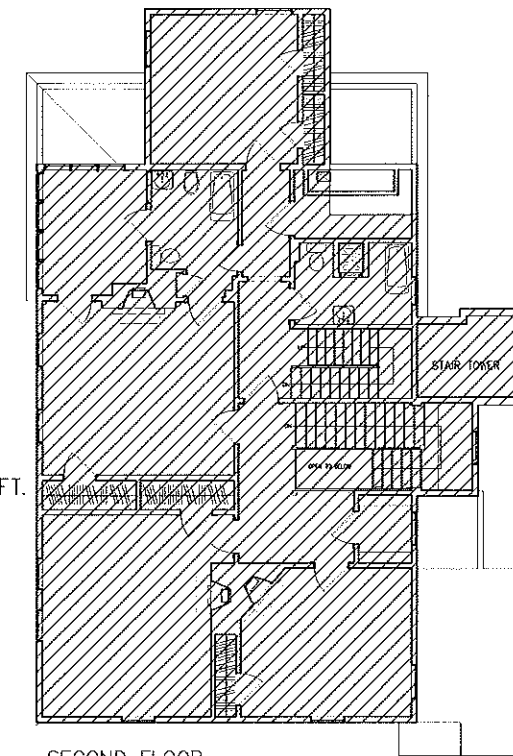
BASEMENT

FIRST FLOOR  
2398 SQ. FT.



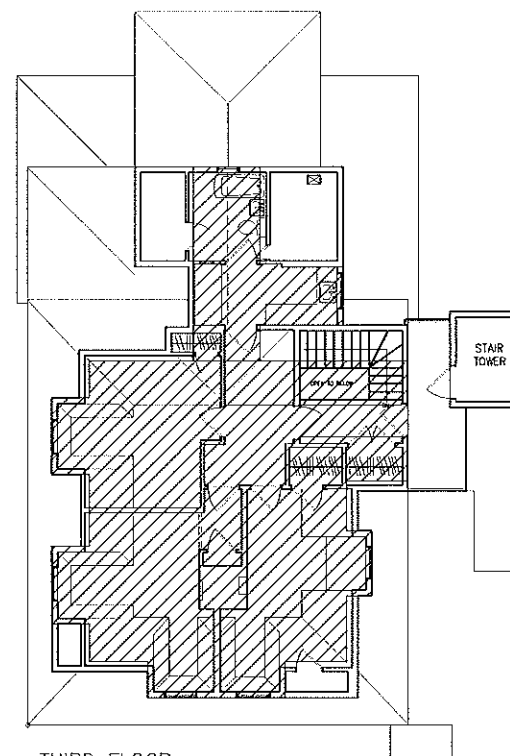
FIRST FLOOR

2nd floor  
2246 SQ. FT.



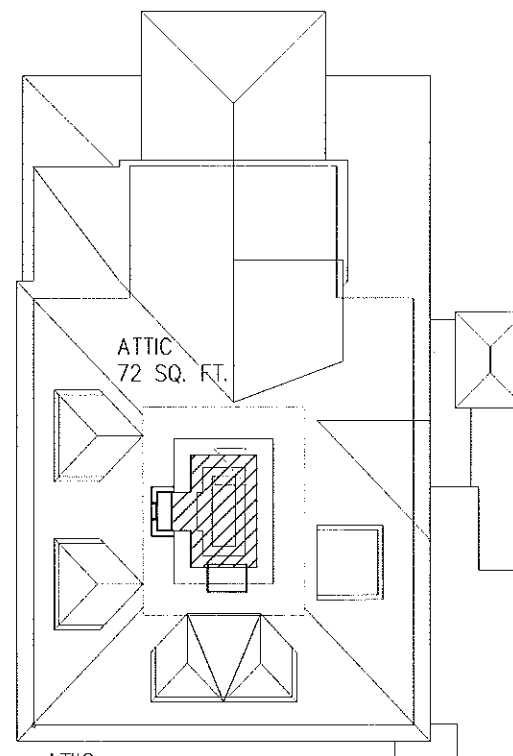
SECOND FLOOR

3rd floor  
1019 SQ. FT.  
+ 61 sq. ft.  
tower



THIRD FLOOR

ATTIC  
72 SQ. FT.



ATTIC

05.02.2016

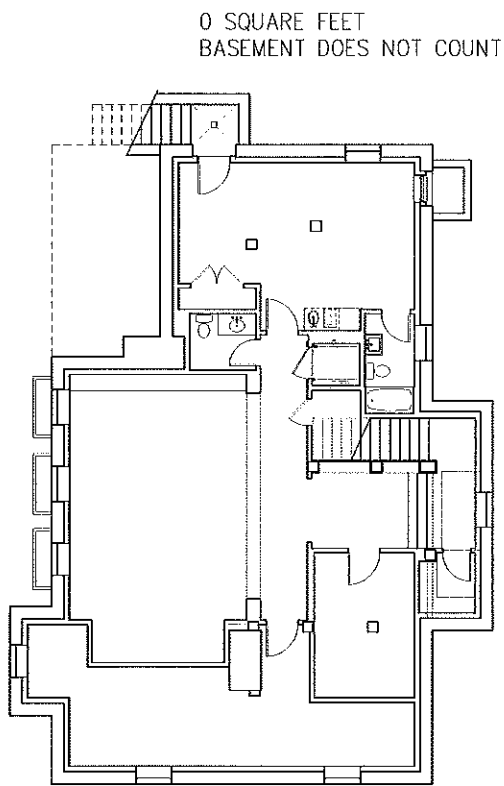
Hart Associates, Inc.  
Phone 617-480-0030  
Fax 617-480-0001  
90 Church Street  
Boston, Massachusetts  
02116

The Hawthorn Residence  
23 Hawthorn Street  
Cambridge, MA

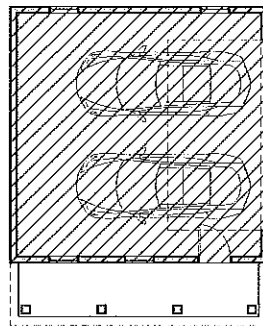
EXISTING GROSS  
FAR CALCULATION  
SCALE: 1/8"=1'-0"

ISSUED	1	2	3	4	5	6

EX4.1

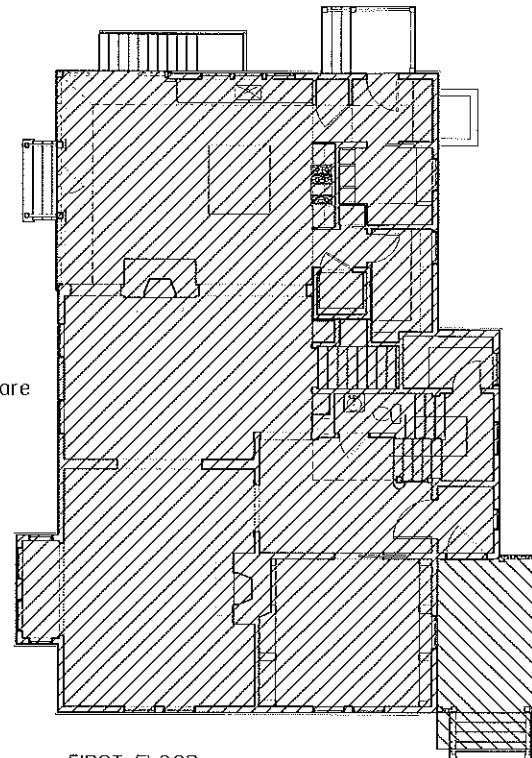


BASEMENT



BASEMENT PLAN

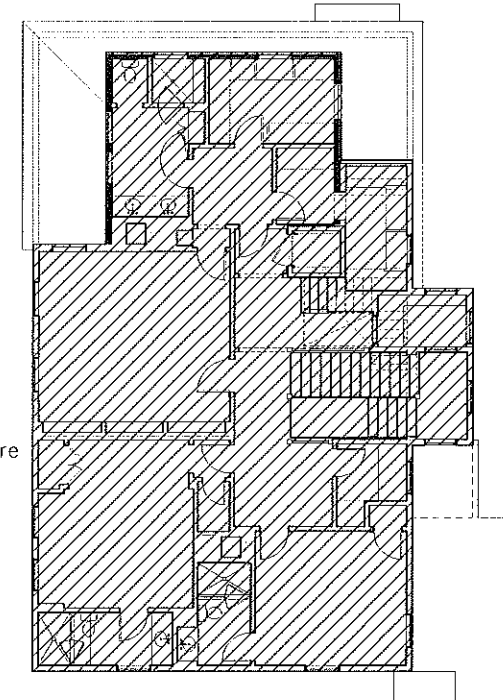
2330 square feet



FIRST FLOOR

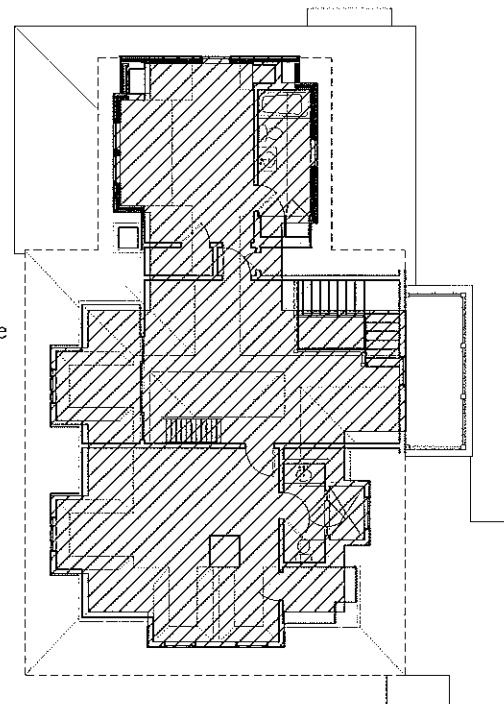
PORCH  
180 SQ. FT.

1983 square feet total

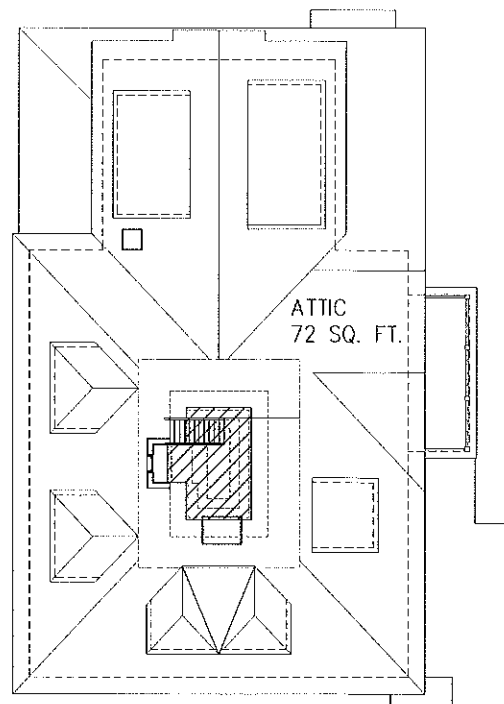


SECOND FLOOR

1243 square feet total



THIRD FLOOR



ATTIC

05.02.2016

ISSUED	1	2	3	4	5	6

A4.1

PROPOSED  
FAR CALCULATION  
SCALE: 1/8"=1'-0"

23 Hawthorn Street  
Cambridge, MA

Hart Associates, Inc.  
phone 617-489-0030  
fax 617-489-0001  
100 Church Street  
Cambridge, Massachusetts  
02142



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: [histcomm@cambridgema.gov](mailto: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., Shary Page Berg, Robert G. Crocker, Chandra Harrington,  
Jo M. Solet, *Members*; Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

### CERTIFICATE OF APPROPRIATENESS

Property: 23 Hawthorn Street

Applicant: 23 Hawthorn Street Nominee Trust

Attention: Jacquie McCoy  
Paul McCoy  
31 St. James Ave., Ste. #740  
Boston, Mass. 02116

Kristin & Stephen Mugford  
67 Longfellow Road  
Wellesley, Mass. 02481

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

1. Restore and refurbish the house.
2. Remove select elements.
3. Reconfigure the west side roof lines and construct a new rear gable and dormer.
4. Construct new curb cut and driveway on the north side.
5. Construct a new detached two-car garage.
6. Install other landscape structures including fences, paths, and lighting.
7. Change the exterior paint colors.

Work is to be carried out as indicated in the plans by Hart Associates, Inc. and Gregory Lombardi Design titled and dated respectively as, "23 Hawthorn Street Cambridge, MA," dated March 16, 2016 and "Private Residence 23 Hawthorn Street, Cambridge, Massachusetts," dated March 16, 2016.

Approval was granted on the following conditions,

- that the entry porch remain in the same proportions as existing and the porch elements above the decking are to be preserved and repaired
- that the staff convey to the BZA the Commission's strong support and approval for the garage at the height of 20' 2", having found it to be appropriate to the height and roof forms of the main house
- that the staff convey to the BZA the Commission's strong support and approval for the rear gable roof and dormer addition with a height above 35', having found that the alterations and additions are consistent with and appropriate to the existing historic house and context in the historic district, and
- that construction details be reviewed and approved by the Executive Director.

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 issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this 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: 3575

Date of Certificate: 5/17/2016

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 5/17/2016.

By William B. King, Chair.

\*\*\*\*\*

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_, City Clerk





# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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 23 Hawthorne 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 *Application approved by Historical Commission.*  
☐ 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  
☐ Designated Landmark  
☐ Property is being studied for designation: \_\_\_\_\_  
 (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 5/25/16

Received by uploaded to Evergo 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., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139

Ph: 617/349-4683 or TTY: 617/349-6112

<http://www.cambridgema.gov/Historic/demolitiondelay.html>



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

2016 JUN -1 PM 2:41  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-010350-2016

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : 23 Hawthorn Nominee Trust - C/O James J. Rafferty Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 23 Hawthorn St Cambridge, MA

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

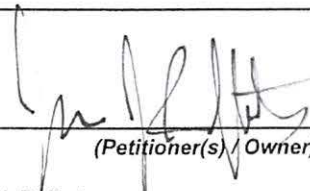
Variance: Petitioner seeks to construct additions on Second and Third floor of existing single family dwelling and exceed the fifteen foot height limit on accessory garage by 5 feet. Work also includes remaining stair tower and portions of second floor.

Special Permit: Petitioner seeks to construct windows on a nonconforming wall.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000	Section 5.31 (Table of Dimensional Requirements).
Article 8.000	Section 8.22.2(c) (Windows on a nonconforming wall).
Article 8.000	Section 8.22.3 (Nonconforming Structure).
Article 10.000	Section 10.30 (Variance).
Article 10.000	Section 10.40 (Special Permit).
Article 4.000	Section 4.21(k) (accessory structure)

Original Signature(s) :

  
(Petitioner(s) / Owner)  
James J. Rafferty  
(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

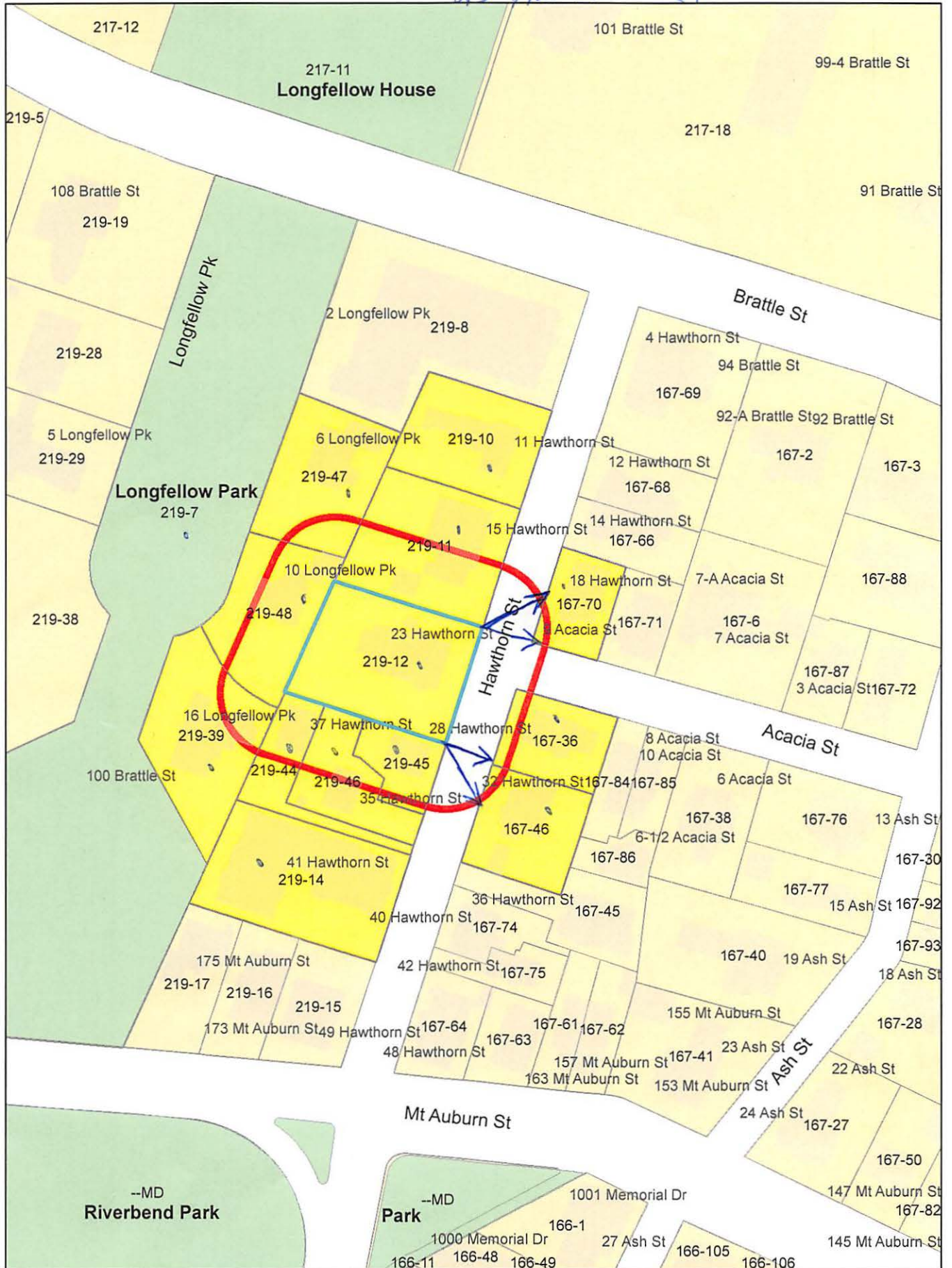
Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 5/22/16



23 Hawthorn St.



23 Hawthorn St.

Petitioner

167-36  
GREEN, ALAN I. & FRANCES S. COHEN  
28 HAWTHORN ST.  
CAMBRIDGE, MA 02138

219-39  
LITTLEFIELD, BANCROFT, JR. &  
ENNIFER L. LITTLEFIELD  
16 LONGFELLOW PARK  
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.  
675 MASS AVENUE – 5<sup>TH</sup> FL.  
CAMBRIDGE, MA 02139

219-48  
YAGER, FELICE B.  
10 LONGFELLOW PK  
CAMBRIDGE, MA 02138

219-46  
MCINNES, DONALD K.,  
TR. OF HAWTHORN CLAN NOMINEE TR.  
6 BENNETT STREET  
CAMBRIDGE, MA 02138

167-70  
POTTS, JOHN & SUSANNE POTTS  
18 HAWTHORN ST  
CAMBRIDGE, MA 02138

219-14  
FEHRMANN, EDWARD M.  
TR. THE HAWTHORNE STREET REALTY TRUST.  
P.O. BOX 409  
BELMONT, MA 02478

219-11  
15 HAWTHORN STREET LLC.  
C/O PRESIDENT AND FELLOWS OF HARVARD  
1350 MASS AVE. - HC ROOM 1017  
CAMBRIDGE, MA 02138

219-44  
JEAN-CHRONBERG, TRACY &  
BERTIL JEAN-CHRONBERG  
37 HAWTHORN ST  
CAMBRIDGE, MA 02138

219-45  
GHOSH, SHIKHAR  
31 HAWTHORN ST  
CAMBRIDGE, MA 02138

219-10  
APPLETON, WILLIAM S. & LINDA A. HESS  
TRS THE APPLETON HESS TRUST  
11 HAWTHORN ST  
CAMBRIDGE, MA 02138

219-12  
BRAZELTON, T. BERRY, CHRISTINA L. II &  
PAULINE B. BRAZELTON TRUSTEE, ET-ALL  
C/O KRISTIN MUGFORD  
67 LONGFELLOW RD  
WELLESLEY, MA 02481

219-47  
6 LONGFELLOW PARK, LLC  
6 LONGFELLOW PARK  
CAMBRIDGE, MA 02138

167-46  
LEVENKRON, HOLLY B.  
32 HAWTHORN ST  
CAMBRIDGE, MA 02138

219-7  
CAMBRIDGE CITY OF PWD  
147 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

219-7  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

219-7  
CITY OF CAMBRIDGE  
C/O RICHARD ROSSI  
CITY MANAGER