

BZA APPLICATION FORM

GENERAL INFORMATION

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

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

PETITIONER: Mary McKee &

PETITIONER'S ADDRESS: 55 Ballard St, Newton, MA 02459

LOCATION OF PROPERTY: 352 Pearl Street, Cambridge, MA 02139

TYPE OF OCCUPANCY: RES ZONING DISTRICT: C

REASON FOR PETITION:

- |  |  |
|--|--|
| <input type="checkbox"/> Additions                                       | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy                         | <input type="checkbox"/> Parking       |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's            | <input type="checkbox"/> Sign          |
| <input type="checkbox"/> Dormer  | <input type="checkbox"/> Subdivision   |
| <input checked="" type="checkbox"/> Other: <u>Windows in The setback</u> |  |

DESCRIPTION OF PETITIONER'S PROPOSAL:

We propose to change windows on the side elevation. The changes will not create privacy issues. The adjacent neighbors support the project and do not have any objections

SECTIONS OF ZONING ORDINANCE CITED:

Article 8 Section 8.22.2.C

Article \_\_\_\_\_ Section \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a **Variance** must complete Pages 1-5  
Applicants for a **Special Permit** must complete Pages 1-4 and 6  
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):   
(Petitioner(s)/Owner)  
Katherine Kaufmann  
(Print Name)

Address: 352 Pearl street  
Cambridge, MA 02139

Tel. No.: (617) 797-4787

E-Mail Address: Katherine.Kaufmann@gmail.com

Date: 4/3/17

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We JONATHAN + KATHERINE KAUFMANN  
(OWNER)

Address: 352 PEARL ST., CAMBRIDGE, MA. 02139

State that I/We own the property located at 352 PEARL ST, which is the subject of this zoning application.

The record title of this property is in the name of JONATHAN AND KATHERINE KAUFMANN

\*Pursuant to a deed of duly recorded in the date 6/21/16, Middlesex South County Registry of Deeds at Book 67469, Page 68; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

*\*Written evidence of Agent's standing to represent petitioner may be requested.*  
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Commonwealth of Massachusetts, County of Suffolk

The above-name Katherine Kaufmann personally appeared before me, this 20 of March, 2017, and made oath that the above statement is true.

[Signature] Notary

My commission expires 12/21/21 (Notary Seal).



• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

RECEIVED BY THE SECRETARY OF THE  
U.S. DEPARTMENT OF AGRICULTURE  
WASHINGTON, D.C.

OFFICE OF THE SECRETARY OF AGRICULTURE  
WASHINGTON, D.C.

1918

1918



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 352 Pearl St (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:  
We propose changes to windows on the side elevation to 352 Pearl St. The wall is within the setback. The changes do not create issues of privacy. The adjacent neighbors support the project and do not have any objections.
- 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 are no issues with traffic or egress patterns.
- 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:  
The project does not impact the continued operation of the adjacent properties.
- 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:  
The project will not create issues with nuisance or hazard.
- 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 project will not impair the integrity of the district.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Mary McKee for Jonathan + Katherine Kaufman PRESENT USE/OCCUPANCY: RES  
 LOCATION: 352 Pearl St., Cambridge, 02139 ZONE: C  
 PHONE: 617 872 4040 REQUESTED USE/OCCUPANCY: RES

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>4360</u>	<u>NC</u>	<u>3000</u>	(max.)
<u>LOT AREA:</u>	<u>5000</u>		<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<u>.872</u>	<u>NC</u>	<u>.6</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1860</u>	<u>NC</u>	<u>1800</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>50</u>		<u>50</u>	(min.)
DEPTH				
<u>Setbacks in Feet:</u>				
FRONT	<u>10.8</u>	<u>21.9</u>	<u>21.9</u>	(min.)
REAR	<u>34</u>	<u>21.9</u>	<u>21.9</u>	(min.)
LEFT SIDE	<u>5.1</u>	<u>12.5</u>	<u>12.5</u>	(min.)
RIGHT SIDE	<u>3.9</u>	<u>12.5</u>	<u>12.5</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>36.96</u>	<u>35</u>	<u>35</u>	(max.)
LENGTH				
WIDTH				
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> <sup>3</sup>	<u>.6</u>	<u>NC</u>	<u>.6</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>NC</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>NC</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>NC</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

The residence is one of a two family dwelling. The window changes we are proposing are on the opposite side to 354 Pearl St. Therefore there is not impact on 354 Pearl St.

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

2017 APR 11 AM 11:41  
CITY CLERK  
SACRAMENTO, CALIFORNIA

PETITIONER: Mary McKee

PETITIONER'S ADDRESS: 55 Ballard St, Newton, MA 02459

LOCATION OF PROPERTY: 352 Pearl St, Cambridge, MA 02139

TYPE OF OCCUPANCY: Res ZONING DISTRICT: C

**REASON FOR PETITION:**

- Additions
- Change in Use/Occupancy
- Conversion to Addi'l Dwelling Unit's
- Dormer
- Other: Windows within setback
- New Structure
- Parking
- Sign
- Subdivision

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

We propose to change windows on the side elevation. The changes will not create privacy issues. The adjacent neighbors support the project and do not have any objections.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article 8 Section 8.22.2C

Article \_\_\_\_\_ Section \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_

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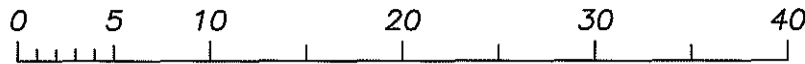
E-Mail Address: Katherine.Kaufmann@gmail.com

Date: 4/3/17



SITE PLAN  
 352-354 PEARL STREET  
**CAMBRIDGE, MASSACHUSETTS**  
 1 INCH = 10 FEET MARCH 28, 2017  
 SNELLING & HAMEL ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS & ENGINEERS  
 10 LEWIS STREET P.O. BOX 102  
 LINCOLN, MASSACHUSETTS 01773

1 INCH = 10 FEET



APPROXIMATE NORTH

OWNER OF RECORD:  
 352-354 PEARL STREET CONDOMINIUM  
 BK.32099 PG.553

N/F  
 MARYA R. LEVENSON  
 &  
 ANDREW R. HAWLEY

N/F  
 ALLEN FAMILY  
 TRUST OF 1998

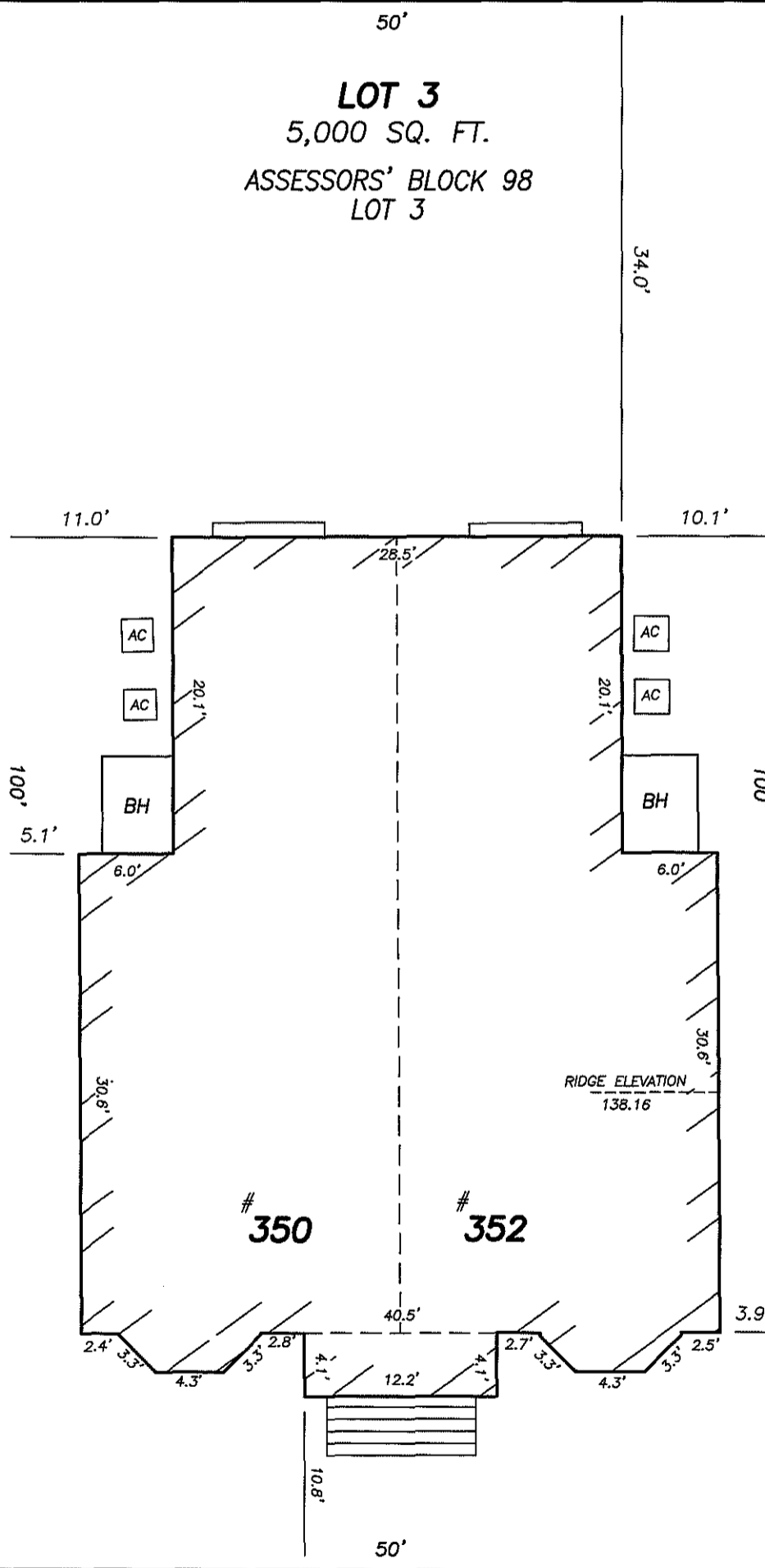
N/F  
 DANIEL J. CLINTON  
 &  
 JEAN M. CLINTON

**LOT 3**  
 5,000 SQ. FT.  
 ASSESSORS' BLOCK 98  
 LOT 3

N/F  
 MAXWELL MOORE II  
 &  
 BERTHA MOORE

N/F  
 348-350 PEARL  
 STREET CONDOMINIUM

N/F  
 356 PEARL STREET  
 CONDOMINIUM



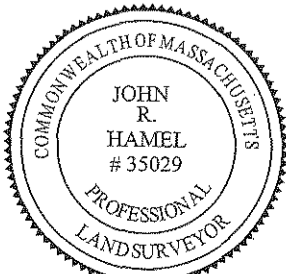
BUILDING HEIGHT: (ASSUMED DATUM)  
 - AVERAGE GRADE = 101.2  
 - RIDGE ELEVATION = 138.16  
 - BUILDING HEIGHT = 36.96'

PLAN REFERENCES:  
 - PLAN BOOK 20(B) PLAN 58  
 - PLAN 736 OF 1948  
 - PLAN AT THE END OF BOOK 3429

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN  
 HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF  
 MARCH 22, 2017, WITH THE USE OF A TOPCON TOTAL STATION.

**PEARL STREET**  
 (40' WIDE)

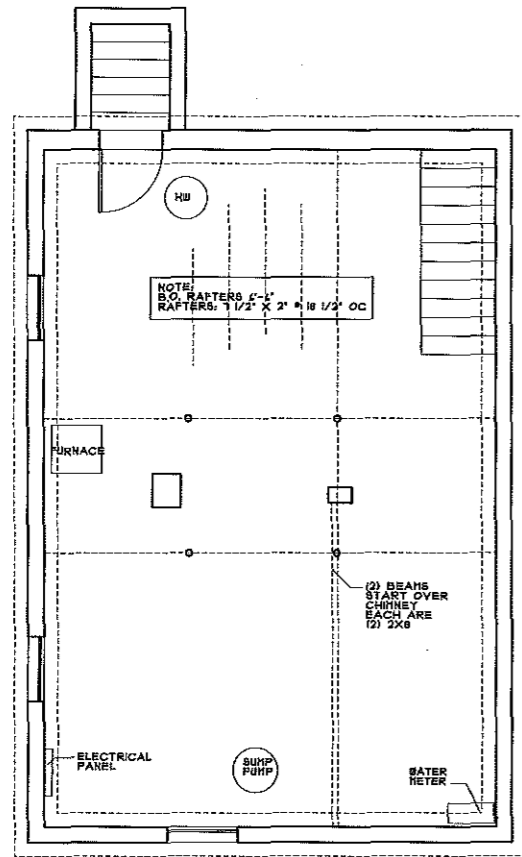
*John R. Hamel*



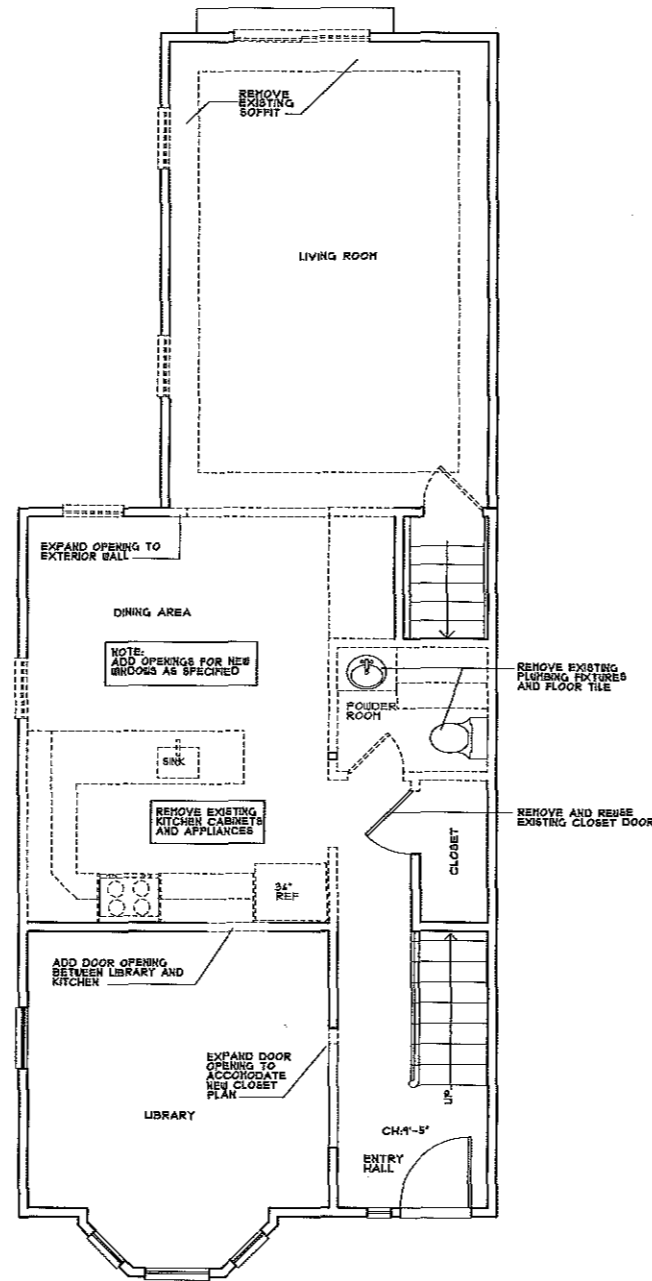
MARCH 28, 2017

DATE

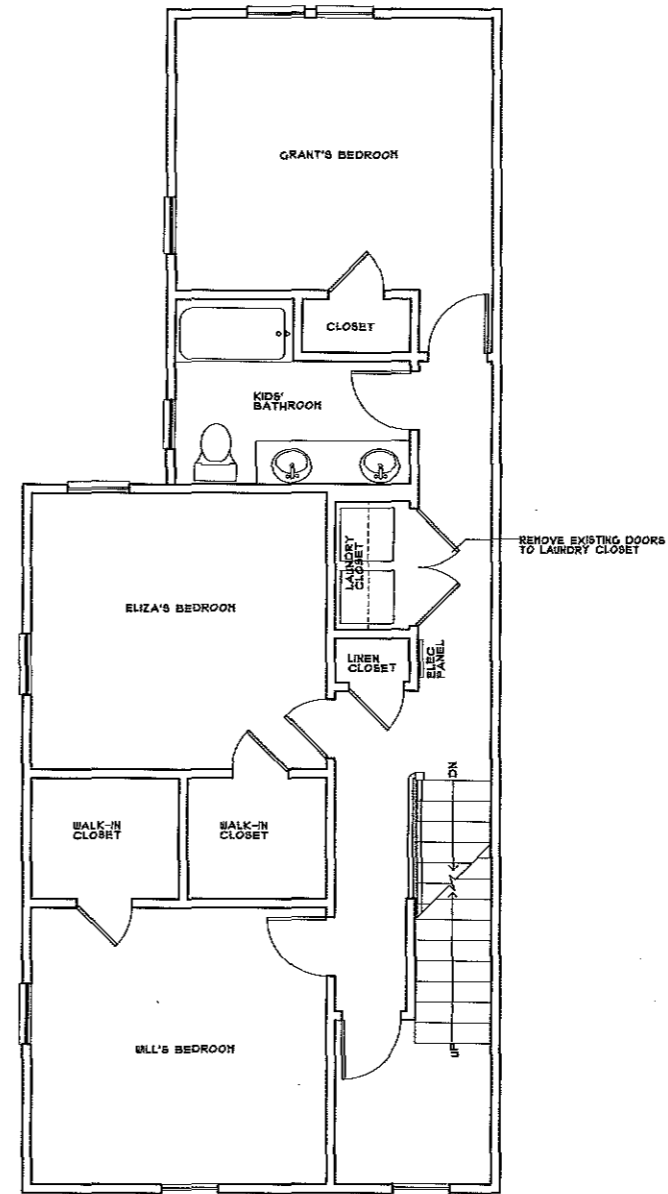
JOHN R. HAMEL  
 PROFESSIONAL  
 LAND SURVEYOR



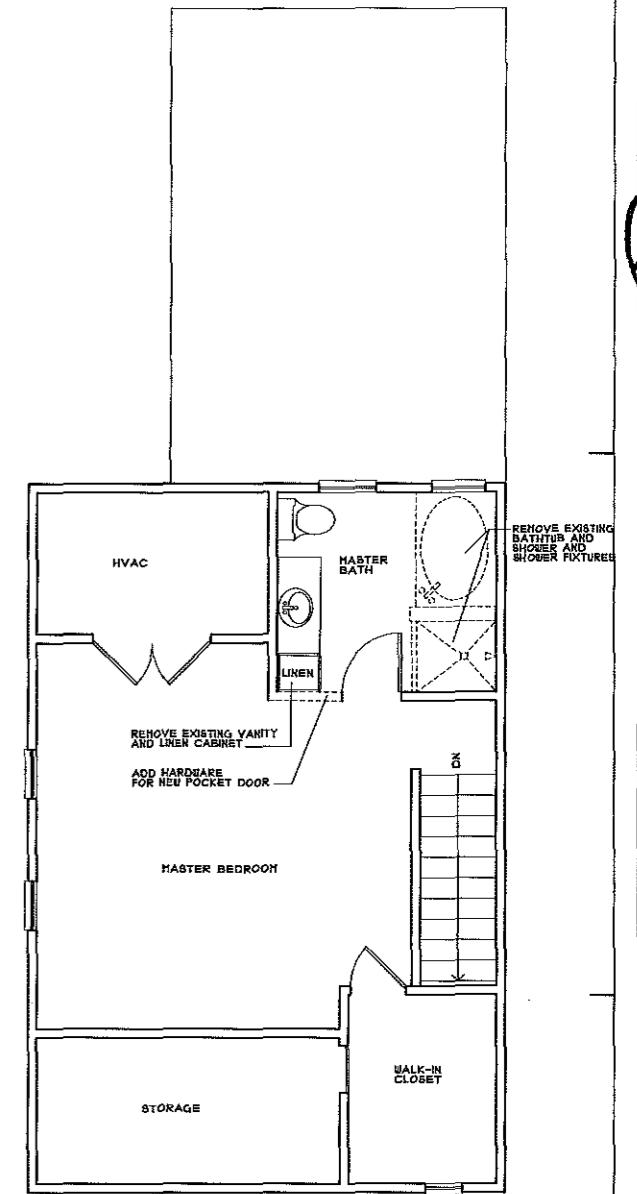
1 BASEMENT PLAN - EXISTING/DEMO  
SCALE: 1/4" = 1'-0"



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



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



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

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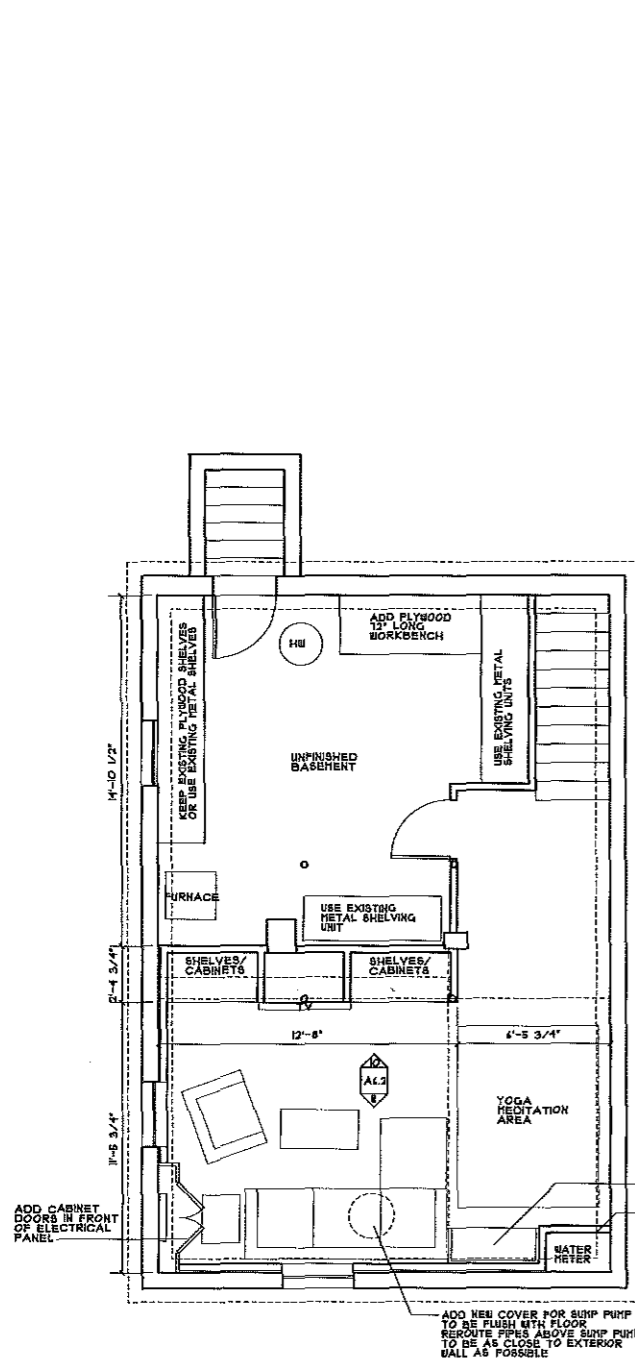
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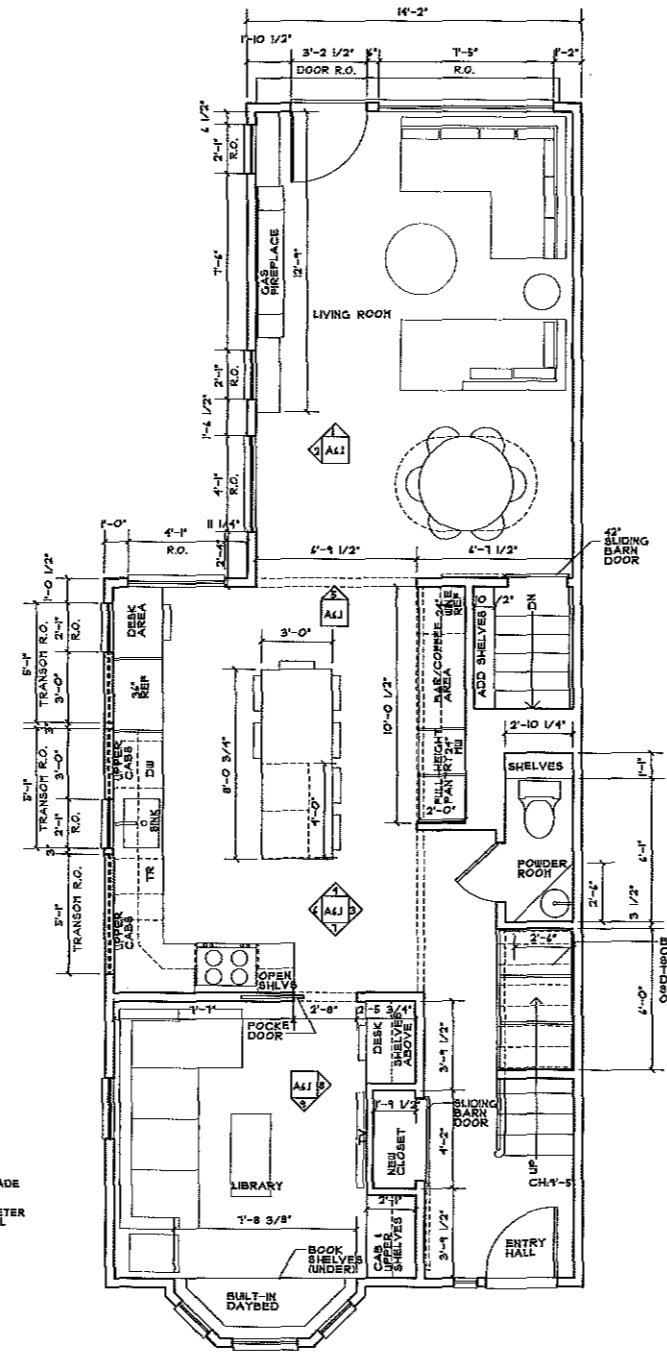
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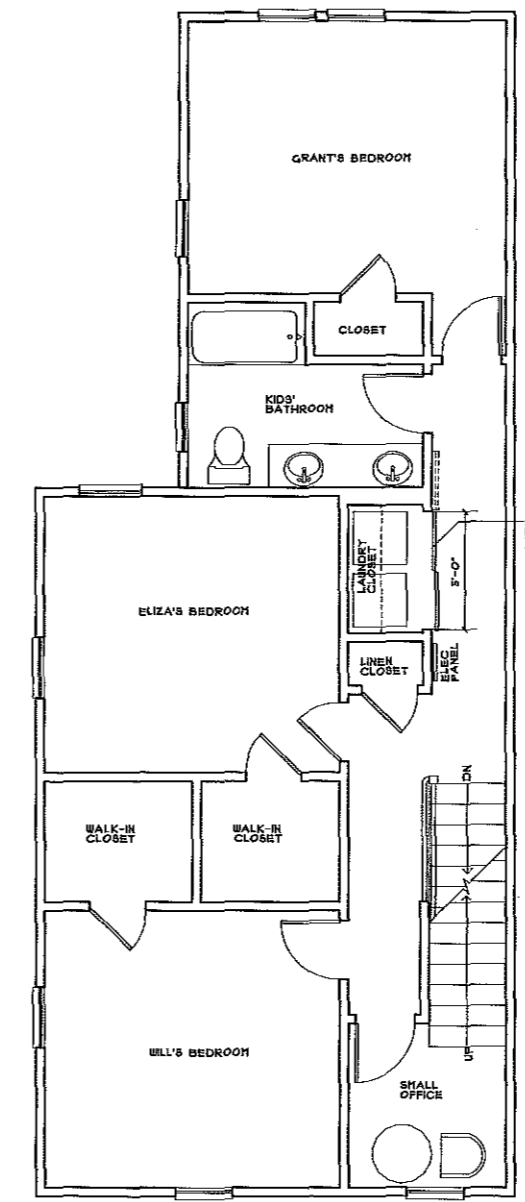




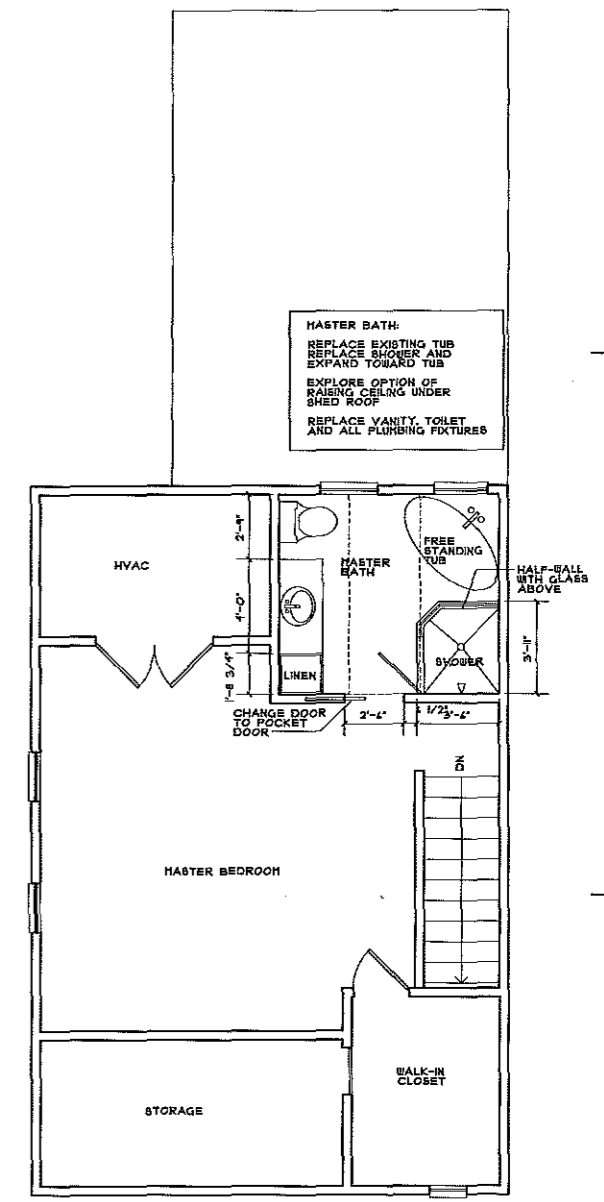
1 BASEMENT PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



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



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



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



REMOVE EXISTING DOOR AND WINDOWS

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



2 SIDE ELEVATION - EXISTING/DEMO  
SCALE: 1/4" = 1'-0"



NOTE:  
NO CHANGES TO THE FRONT ELEVATION

3 FRONT ELEVATION - EXISTING/DEMO  
SCALE: 1/4" = 1'-0"



MARY MCKEE DESIGN

KAUFMANN RESIDENCE

DESIGN  
PRELIMINARY  
PERMITS

EXISTING



NEW CEDAR TRELLIS WITH PRIVACY SCREEN

EXISTING STONE TERRACE  
EXISTING STONE TREAD

RAISE SILL AND EXPAND OPENING FOR WINDOW  
REDUCE LENGTH OF STAIR AT DOOR  
EXPAND EXISTING OPENING

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



REPLACE WINDOWS AND EXPAND OPENING HIGHER, REDUCE WIDTH  
NEW HARVIN CLAD WINDOW

MOVE AND REDUCE EXISTING WINDOW OPENING

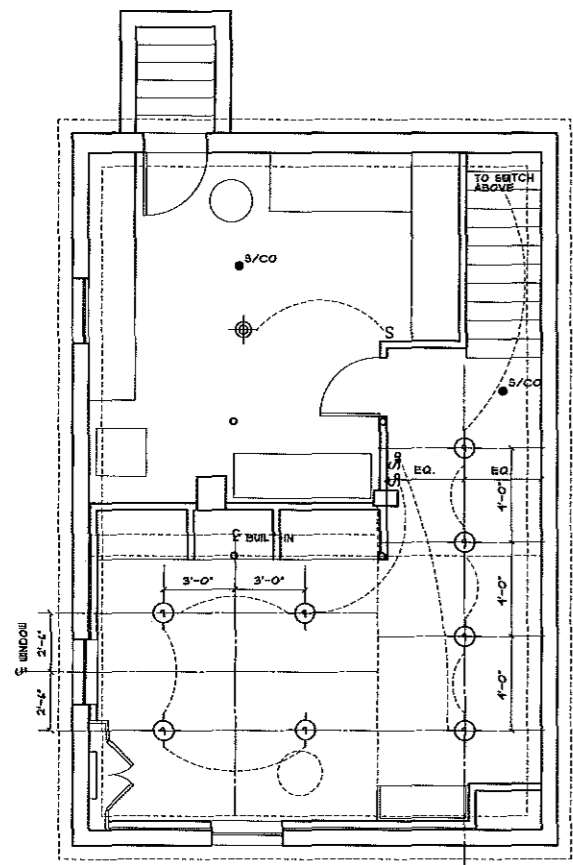
NOTE:  
PATCH SIDING WHERE NECESSARY TO MATCH EXISTING CLAPBOARD  
BRIDGE CASING AND SILLS ON NEW WINDOWS TO MATCH EXISTING

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



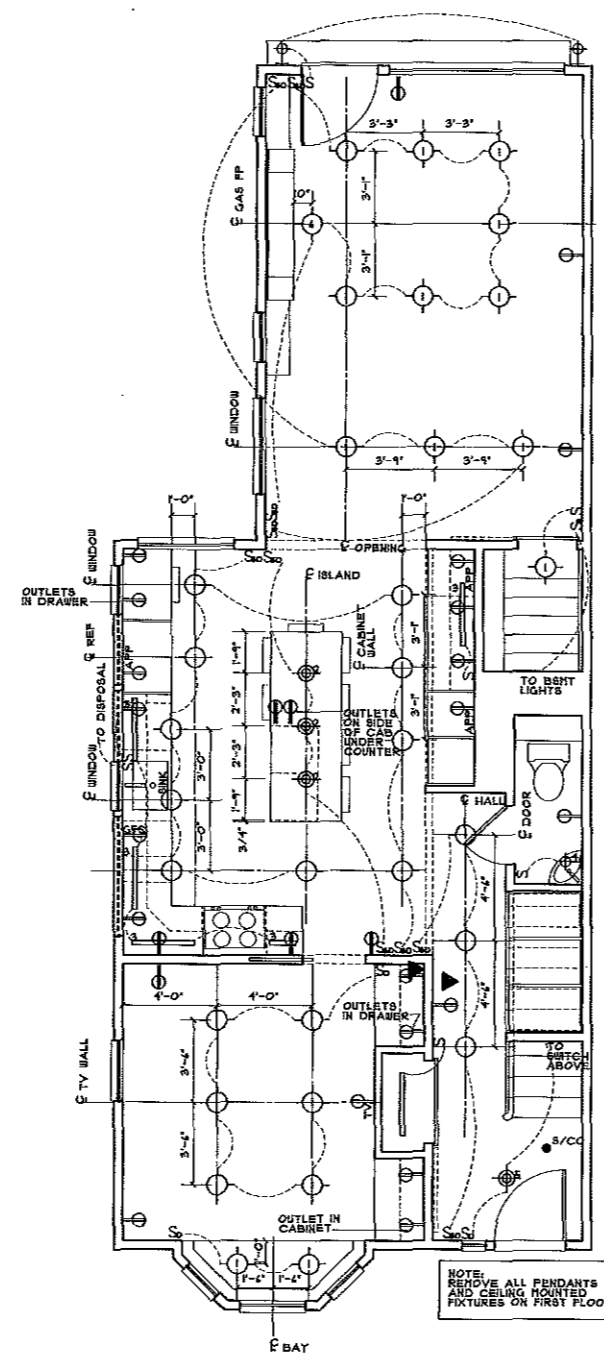
3 FRONT ELEVATION - EXISTING/DEMO  
SCALE: 1/4" = 1'-0"

Window changes  
OK s/c 34"  
from Rec  
SAB 3/29/17



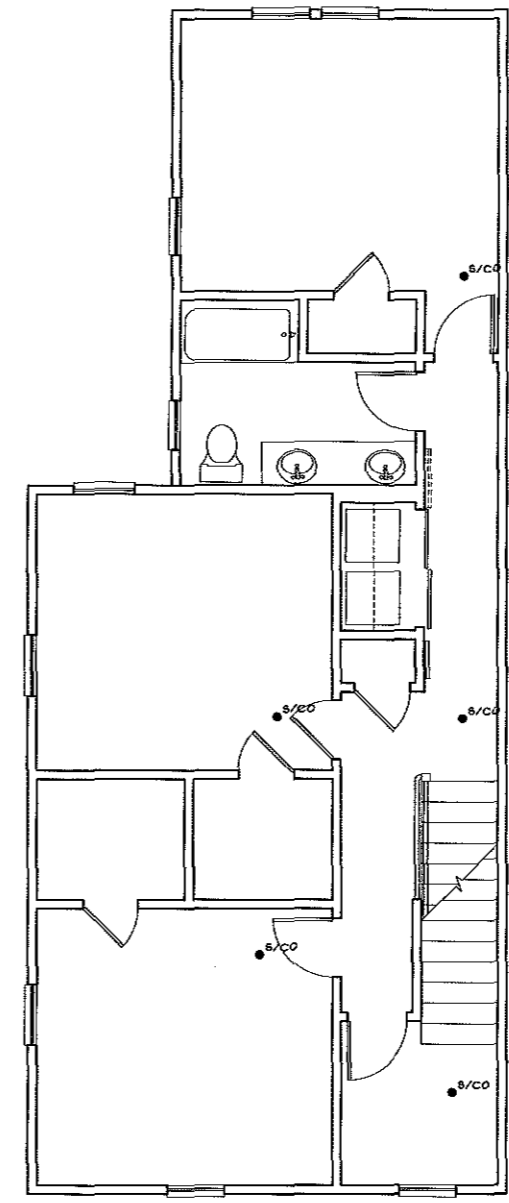
NOTE:  
DIMENSIONS ARE GUIDELINES WITH THE UNDERSTANDING  
THAT EXISTING FRAMING MAY RESULT IN MODIFICATIONS

1 BASEMENT LIGHTING & ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

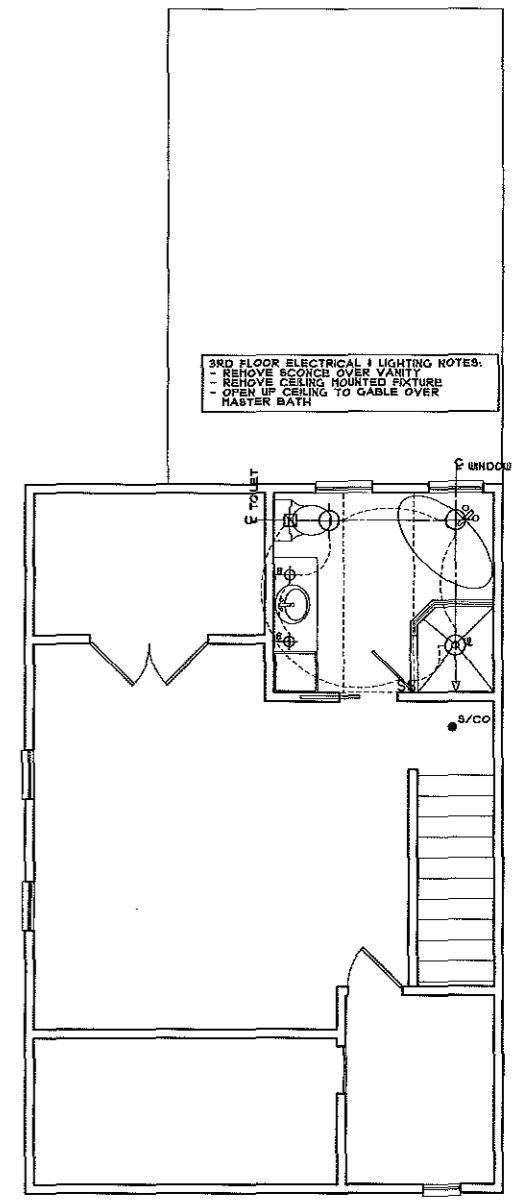


NOTE:  
REMOVE ALL PENDANTS  
AND CEILING MOUNTED  
FIXTURES ON FIRST FLOOR

2 FIRST FLOOR LIGHTING & ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR LIGHTING & ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

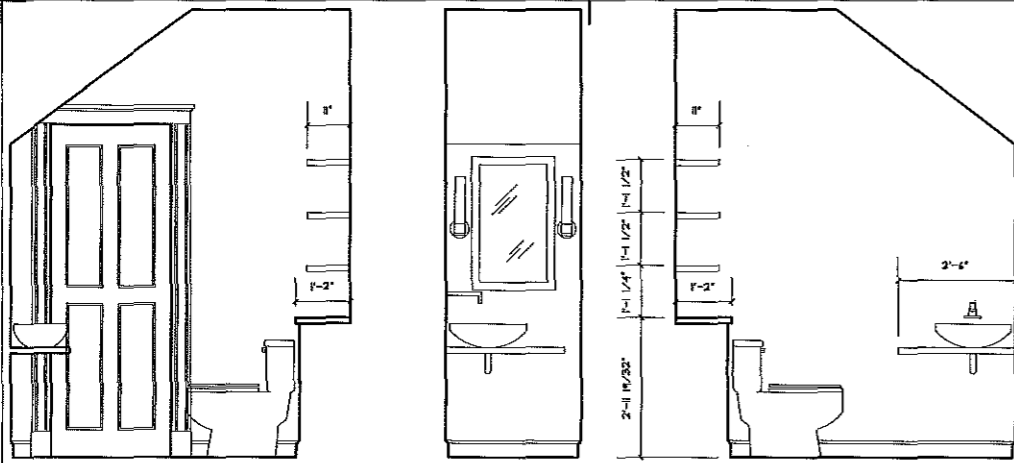


3RD FLOOR ELECTRICAL & LIGHTING NOTES:  
- REMOVE SCONCE OVER VANITY  
- REMOVE CEILING MOUNTED FIXTURE  
- OPEN UP CEILING TO GABLE OVER  
MASTER BATH

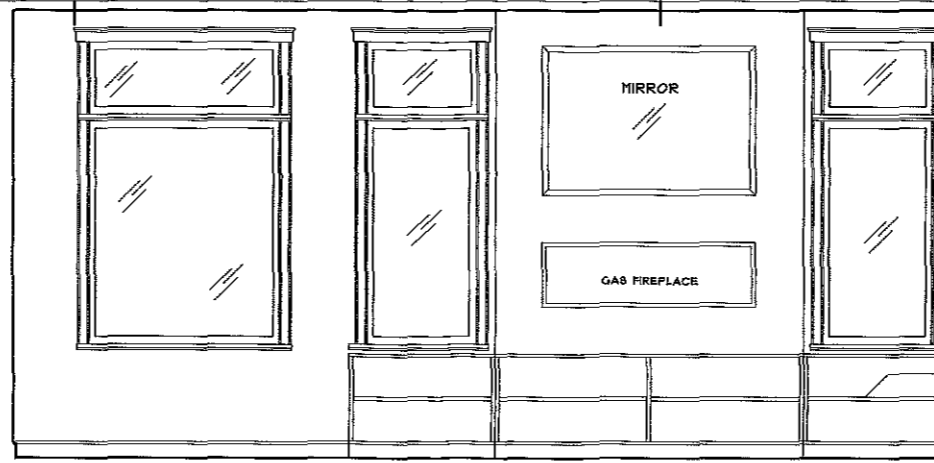
4 THIRD FLOOR LIGHTING & ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

**ELECTRICAL PLAN NOTES**  
1. ALL ELECTRICAL WORK TO COMPLY WITH STATE BUILDING CODE  
2. PROVIDE SMOKE AND CO DETECTORS PER CODE  
3. OUTLETS TO BE MOUNTED \* 12" A.F.F. TO CENTER LINE TYP. U.O.N.  
4. SWITCHES TO BE MOUNTED \* 48" A.F.F. TO CENTER LINE TYP. U.O.N./  
ALLOW FOR 2" OF VISIBLE PLASTER \* SWITCHES ADJACENT TO  
DOORWAYS  
5. SCONCES TO BE MOUNTED \* 48" A.F.F. TO CENTER LINE, U.O.N.  
LEAVE 24" SWP FOR FIELD ADJUSTMENTS  
6. VERIFY REQUIREMENTS FOR ALL APPLIANCE OUTLETS  
7. CENTER OUTLETS AS INDICATED ON PLANS, CONFIRM WITH  
ARCHITECT IF LOCATOR IS UNCLEAR  
8. RECESSED AND DECORATIVE LIGHTS ARE DIMENSIONED, BUT WITH  
UNDERSTANDING THAT EXISTING FRAMING MAY IMPACT LOCATIONS

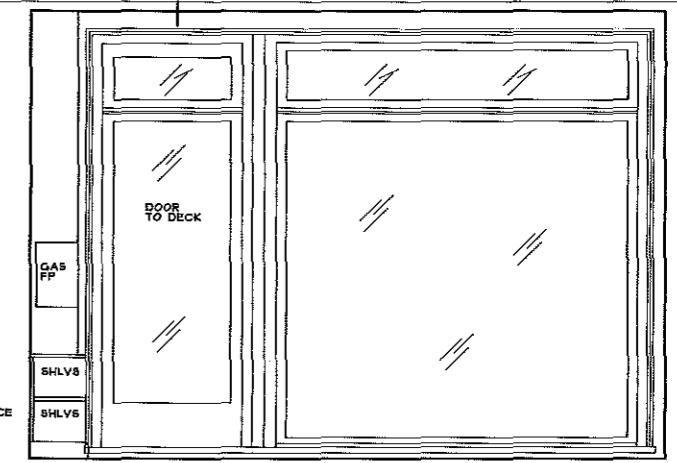
LIGHTING & POWER LEGEND	
	ELITE LED 4' FIXTURE - HM4 - 4501 WHITE FLANGE, REFLECTOR WITH DIFFUSE LENS
	ELITE LED 8' FIXTURE - HM8 - 8501 WHITE FLANGE, REFLECTOR WITH DIFFUSE LENS SMART DIM (SMART DIM)
	ELITE LED 4' FIXTURE - HM4 - 4501 WHITE FLANGE, REFLECTOR WITH DIFFUSE LENS SMART DIM (SMART DIM) NET LOCATION
	UNDER CABINET LED STRIP LIGHT, T.B.D.
	BARE BULB SURFACE MOUNTED PORCELAIN FIXTURE
	WALL SCONCE - CENTERLINE OF ALL INTERIOR SCONCES ARE TO BE LOCATED AT 5'-0" A.F.F., U.O.N.
	DECORATIVE FIXTURE - PENDANT OR SURFACE MOUNTED
	CLOSET LIGHT
	ELECTRICAL OUTLET
	GROUND FAULT CIRCUIT OUTLET
	APPLIANCE OUTLET
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	EXHAUST FAN - PANASONIC WHISPER CEILING EXHAUST FAN
	SMOKE / CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	TELEPHONE JACK
	CABLE AND ETHERNET JACK
	JAMB SWITCH
	EXISTING FIXTURE LOCATION TO REMAIN
	DECORATIVE FIXTURE TYPE - SEE DECORATIVE LIGHT FIXTURE SCHEDULE



10 POWDER ROOM ELEVATIONS  
SCALE: 1/2" = 1'-0"



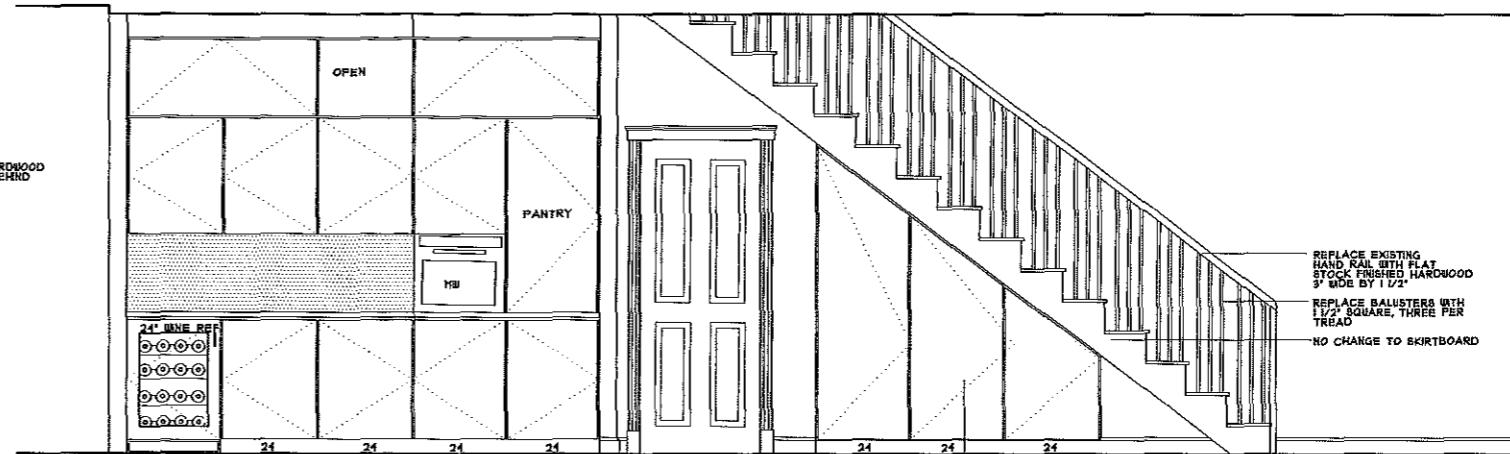
2 LIVING ROOM - SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



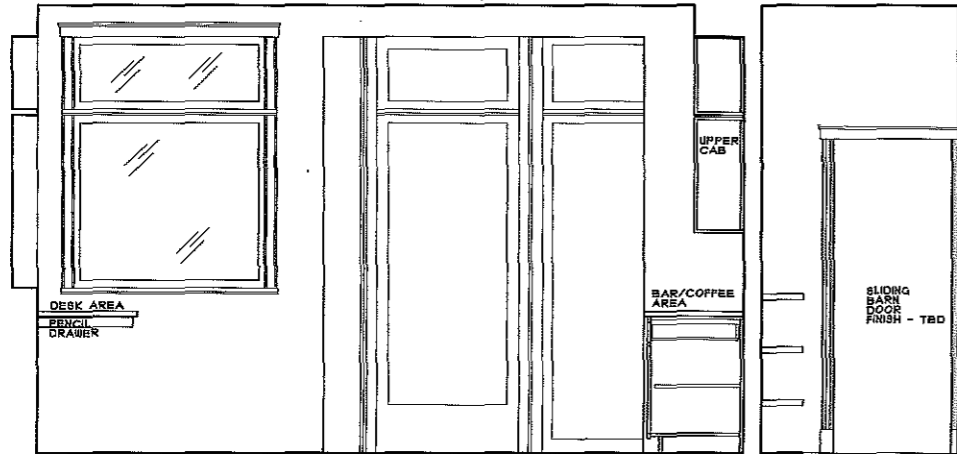
1 LIVING ROOM - REAR ELEVATION  
SCALE: 1/2" = 1'-0"



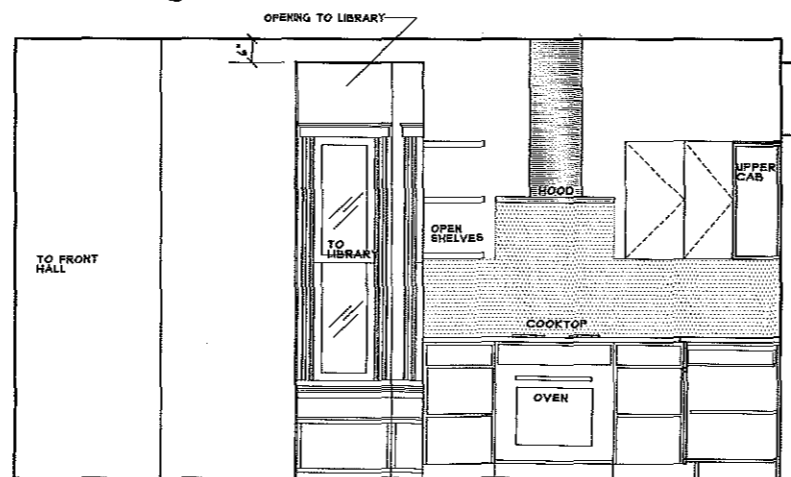
4 KITCHEN - VIEW TO REAR - CUT THROUGH ISLAND/BATHROOM  
SCALE: 1/2" = 1'-0"



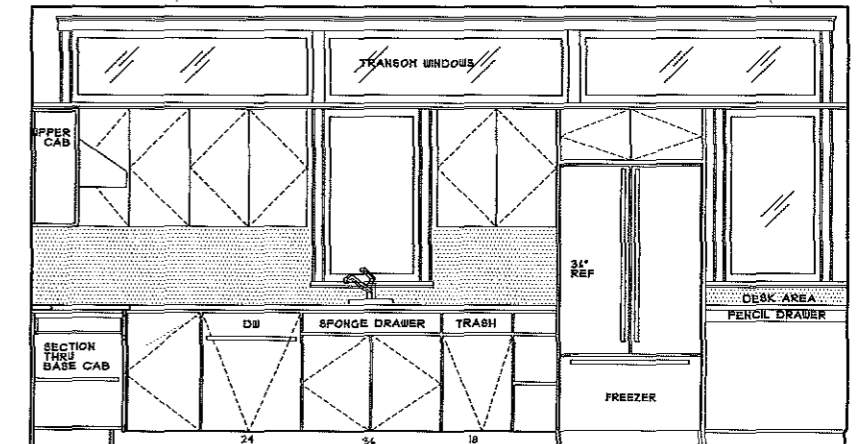
3 KITCHEN - VIEW TOWARD HALL  
SCALE: 1/2" = 1'-0"



5 KITCHEN  
SCALE: 1/2" = 1'-0"



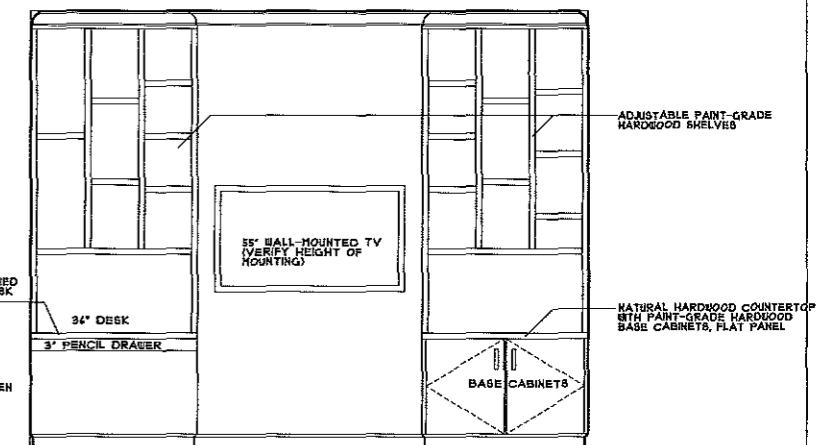
1 KITCHEN - VIEW TOWARD LIBRARY  
SCALE: 1/2" = 1'-0"



6 KITCHEN - SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



9 LIBRARY - VIEW TOWARD STREET  
SCALE: 1/2" = 1'-0"



8 LIBRARY - VIEW TOWARD HALL  
SCALE: 1/2" = 1'-0"

MARY MCKEE DESIGN  
KAUFMANN RESIDENCE

**352 PEARL STREET, CAMBRIDGE**



FRONT VIEW OF HOUSE



REAR VIEW OF HOUSE



BACK YARD



VIEW BETWEEN HOUSE AND ADJACENT HOUSE



VIEW BETWEEN HOUSES LOOKING TOWARD STREET



STANDING BETWEEN HOUSES LOOKING TOWARD BACKYARD



352 PEARL STREET, CAMBRIDGE



VIEW FROM EXISTING KITCHEN WINDOW TO ADJACENT HOUSE



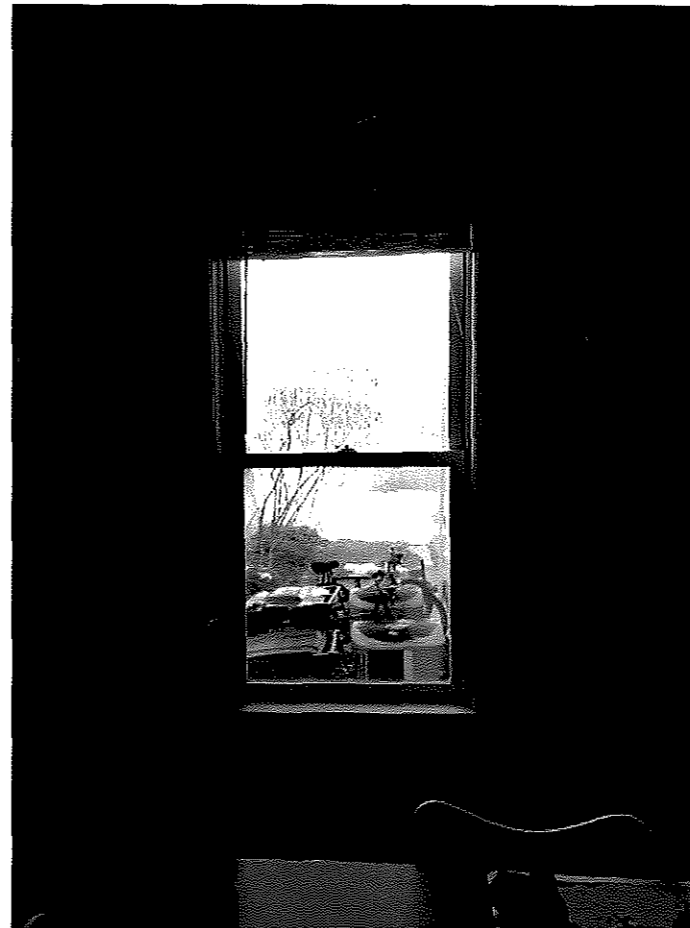
VIEW IN KITCHEN LOOKING TOWARD THE BACK OF THE HOUSE



VIEW TO BACK YARD FROM LIVING ROOM



VIEW OF EXISTING KITCHEN WINDOWS



VIEW FROM EXISTING KITCHEN TOWARD BACK YARD



SIDE VIEW OF LIVING ROOM





City of Cambridge  
Massachusetts

1" = 48 ft

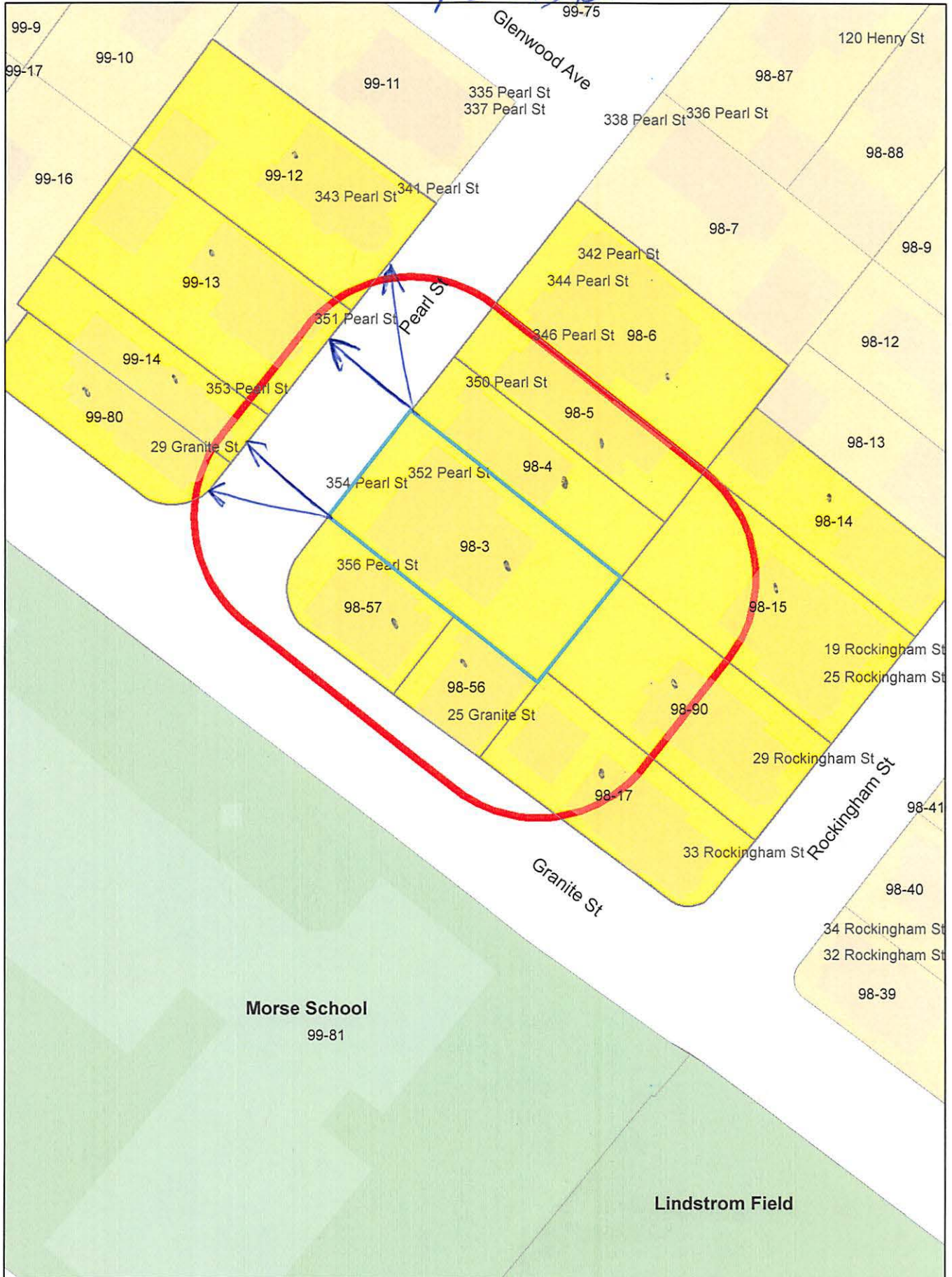
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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

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



352 Pearl St.





352 Pearl St.

*Petitioner*  
MARY McKEE DESIGN  
55 BALLARD STREET  
NEWTON, MA 2459

98-4  
HEEBINK, KELSEY K.  
350 PEARL ST. UNIT#2  
CAMBRIDGE, MA 02139

98-3  
BORAL, ANTHONY L. & LEAH W. RUGEN  
354 PEARL ST  
CAMBRIDGE, MA 02139

98-57  
PARK, CHUNG OK & SEUNG HO PARK  
356 PEARL ST. UNIT#2  
CAMBRIDGE, MA 02139

98-4  
CRAMER-GREENBAUM, SUSANNAH  
350 PEARL ST., #1  
CAMBRIDGE, MA 02139

98-3  
BEAUSANG, KENNETH W. & KARI A. JORGENSON  
C/O KAUFMANN, KATHERINE &  
352 PEARL ST  
CAMBRIDGE, MA 02139

98-5  
SULLIVAN, JOHN & DENISE MARIE SULLIVAN  
346 PEARL ST  
CAMBRIDGE, MA 02139

98-6  
WINTER, JEFFREY & KIMBERLY KELLEY  
344 PEARL ST  
CAMBRIDGE, MA 02139

98-14  
OSBAND, JESSICA L., SUSAN J. BOB &  
STEPH STEPHEN PRIESTON  
17 ROCKINGHAM STREET  
CAMBRIDGE, MA 02139

98-15  
LEVENSON, MARYA R. & ANDREW R. HAWLEY  
C/O ROCKINGHAM STREET LLC  
59 MAGAZINE ST., # 35  
CAMBRIDGE, MA 02139

98-17  
CLINTON, DANIEL J. & JEAN M. CLINTON  
31 ROCKIGHAM ST  
CAMBRIDGE, MA 02139

98-56  
MOORE, MAXWELL, II & BERTHA MOORE  
25 GRANITE ST  
CAMBRIDGE, MA 02139

98-90  
SHAMIR, JOSEPH  
27 ROCKINGHAM ST  
CAMBRIDGE, MA 02139

99-12  
SHAH, ANISH & SYLVIA ROZWADOWSKA-SHAH  
LEWIS WHARF, UNIT #410  
BOSTON, MA 02110

99-13  
BROWN, CLIFFORD, R.,  
TRUSTEE THE MURIEL BROWN REV  
351 PEARL ST  
CAMBRIDGE, MA 02139

99-14  
AUKEMAN, ALAN & LAURA WARREN  
353 PEARL ST  
CAMBRIDGE, MA 02139

99-80  
GRANT, JEAN & WILLIAM P. GRANT  
29 GRANITE ST  
CAMBRIDGE, MA 02139

98-57  
GAULT, BRIAN C.  
356 PEARL ST., #1  
CAMBRIDGE, MA 02139



# CAMBRIDGE HISTORICAL COMMISSION

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

Telephone: 617 349 4683 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., Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 352 Pearl 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
- 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 demolition permit requested.*
- 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 April 13, 2017

Received by Uploaded to Energov

Date April 13, 2017

Relationship to project BZA 12906-2017

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>