



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

BZA APPLICATION FORM

Plan No: BZA-010679-2016

GENERAL INFORMATION

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

Special Permit : _____ **Variance :** √ **Appeal :** _____

PETITIONER : Daniel Hermann - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 84 Raymond St Cambridge, MA

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to construct first floor deck with single car garage below. Petitioner also seeks to construct modifications to the roof, window size and locations, entry stairs and entrance.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 8.000 Section 8.22.3 (Nonconforming Structure).
 Article 10.000 Section 10.30 (Variance).

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 : 6/28/16

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

(Owner or Petitioner)

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

Location of Premises: 84 Raymond

the record title standing in the name of Daniel Hermann

whose address is 337 Western Avenue, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

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

Book 1471 Page 40 or _____ Registry

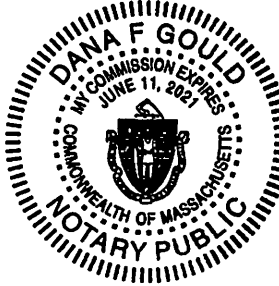
District of Land Court Certificate No. _____ Book _____ Page _____

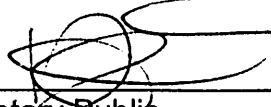


(Owner)

=====

On this 3 day of June, 2016, before me, the undersigned notary public, personally appeared DANIEL HERMANN 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: JUNE 11, 2021

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 provisions of this Ordinance would prevent the petitioner from constructing the proposed deck and below garage.

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 related to the size and shape of the lot and the location of the structure on that lot.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The proposed deck and garage are appropriately scaled for the existing structure and lot and will not impact the public good.

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

The intensity of the use of this single family dwelling will not change if the petitioner's application is approved.

*** 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

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. PRESENT USE/OCCUPANCY: Single Family
LOCATION: 84 Raymond St Cambridge, MA ZONE: Residence B Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,949</u>	<u>2,976</u>	<u>2,715</u>	(max.)
<u>LOT AREA:</u>	<u>5,614</u>	<u>no change</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	<u>.53</u>	<u>.53</u>	<u>.5/.35</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>5,614</u>	<u>no change</u>	<u>2,500</u>	(min.)
<u>SIZE OF LOT: WIDTH</u>	<u>64'</u>	<u>no change</u>	<u>50'</u>	(min.)
DEPTH	<u>91'</u>	<u>no change</u>	<u>N/A</u>	
<u>SETBACKS IN FEET: FRONT</u>	<u>19.6'*</u>	<u>no change</u>	<u>15'</u>	(min.)
REAR	<u>N/A**</u>	<u>no change</u>	<u>15'</u>	(min.)
LEFT SIDE	<u>7.8'</u>	<u>no change</u>	<u>7'6"</u>	(min.)
RIGHT SIDE	<u>19.7'</u>	<u>no change</u>	<u>7'6"</u>	(min.)
<u>SIZE OF BLDG.: HEIGHT</u>	<u>36.6'</u>	<u>no change</u>	<u>35'</u>	(max.)
LENGTH	<u>48'2"</u>	<u>62'2"</u>	<u>N/A</u>	
WIDTH	<u>35'</u>	<u>no change</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>64%</u>	<u>57%</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>no change</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>no change</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)

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

* Huron Avenue
**Raymond Street

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'.

EXISTING



1 EAST ELEVATION
1/8" = 1'-0"

PROPOSED



1 EAST ELEVATION
1/8" = 1'-0"

EXISTING



ATTIC FIN. FLOOR
119.46 (V.I.F.)

SECOND FIN. FLOOR
110.04 (V.I.F.)

FIRST FIN. FLOOR
100.00

1 SOUTH ELEVATION
1/4" = 1'-0"

BASEMENT FLOOR
92.0 (V.I.F.)

PROPOSED



NEW ASPHALT SHINGLES W/ CUT VALLEYS
- CERTAINTED 'LANDMARK TL' OR EQUAL
ON 15# FELT - TYP.

2 ROWS ICE AND WATER BARRIER AT ALL
HORIZ. EAVES - TYP.

ATTIC FIN. FLOOR
119.46 (V.I.F.)

REPAIR EXISTING DENTIL MLDG. IF POSSIBLE
REPLACE W/ 1x TRIM IF REQ'D.

PVC 2" CROWN MOULDING W/ LEAD CAP
FLASHING - TYP.

5/4x4 WINDOW TRIM - TYP.

#1 GRADE RED CEDAR SHINGLES W/ 8"
EXPOSED TO THE WEATHER, SECOND FLOOR

RIPPED 2x SLOPED WINDOW SILL - TYP.

FLARED SHINGLES AT WATER TABLE AS
SHOWN - TYP.

SECOND FIN. FLOOR
110.04 (V.I.F.)

1x10 WATER TABLE W/ SLOPED WASH - PROVIDE
KERF IN WASH FOR DRIP EDGE

5/4x TRIM ALL AROUND AT
BAYS - TYP.

RIPPED 2x SLOPED WINDOW SILL ALL
AROUND AT BAYS - TYP.

1x TRIM & PVC PANEL AT BAYS - TYP.

1x10 WATER TABLE W/ SLOPED WASH - PROVIDE
KERF IN WASH FOR DRIP EDGE

FIRST FIN. FLOOR
100.00

NEW AZEK 'TRANSCEND' DECK AND
RAILING SYSTEM WITH CONCEALED
FASTENING SYSTEM

GARAGE, DECK, STAIRS, AND
RAIL SYSTEMS PHASE 2;
NOT IN CONTRACT

2" THK THERMAL BLUESTONE
LANDING AND STAIR TREADS
AZEK 'TRANSCEND' RAILING SYSTEM
FIELDSTONE BASE AND RISERS

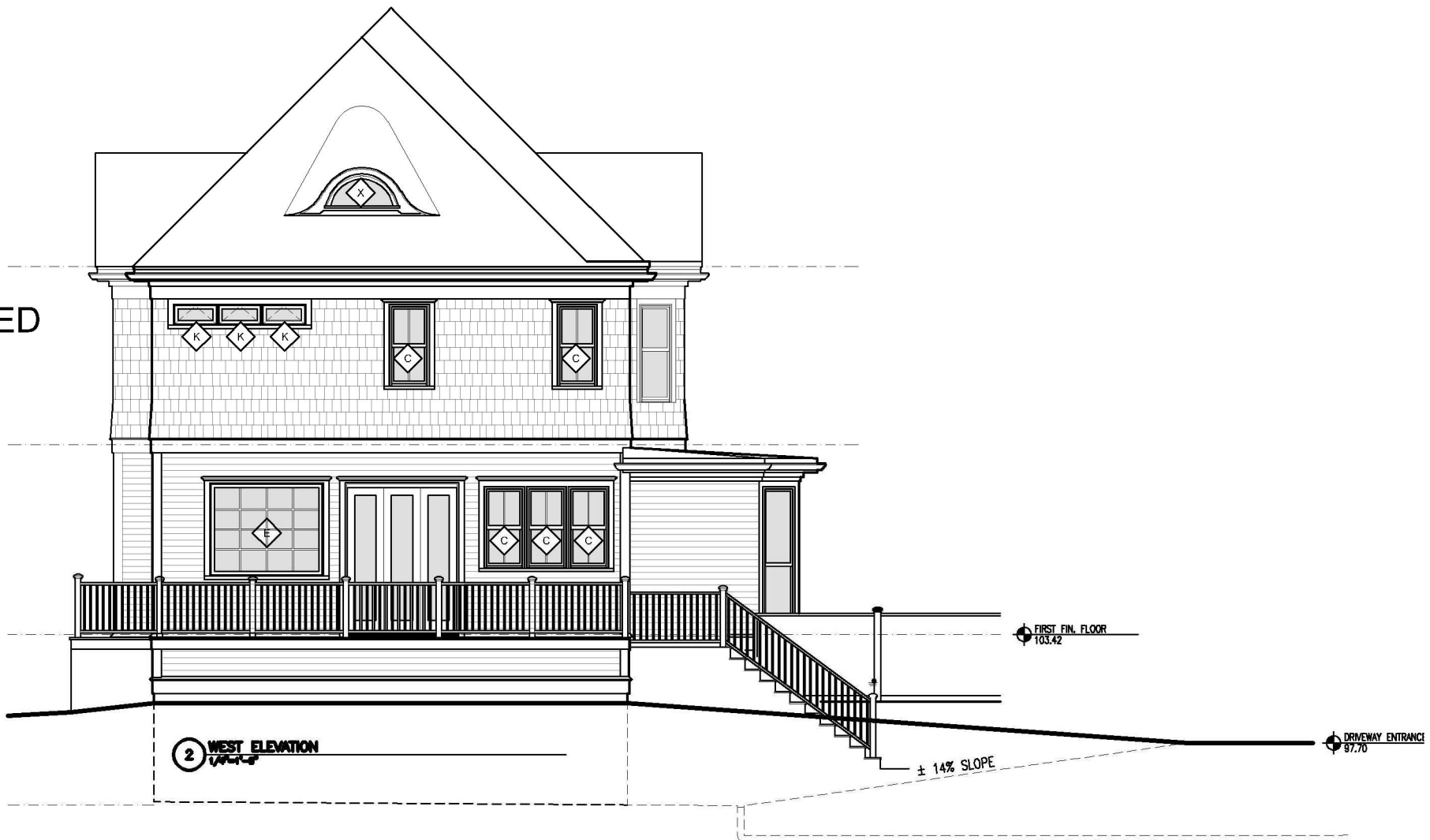
1 SOUTH ELEVATION
1/4" = 1'-0"

EXISTING



2 WEST ELEVATION
1/4" = 1'-0"

PROPOSED



2 WEST ELEVATION
1/4" = 1'-0"

GARAGE FLOOR AT FRONT
95.42

FIRST FIN. FLOOR
103.42

DRIVEWAY ENTRANCE
97.70

± 14% SLOPE



2 NORTH ELEVATION
1/8"=1'-0"



2 NORTH ELEVATION
1/8"=1'-0"

H

DATE	REVISIONS
1.29.16	GENERAL REVISIONS
6.07.16	GENERAL REVISIONS

PROJECT NAME:

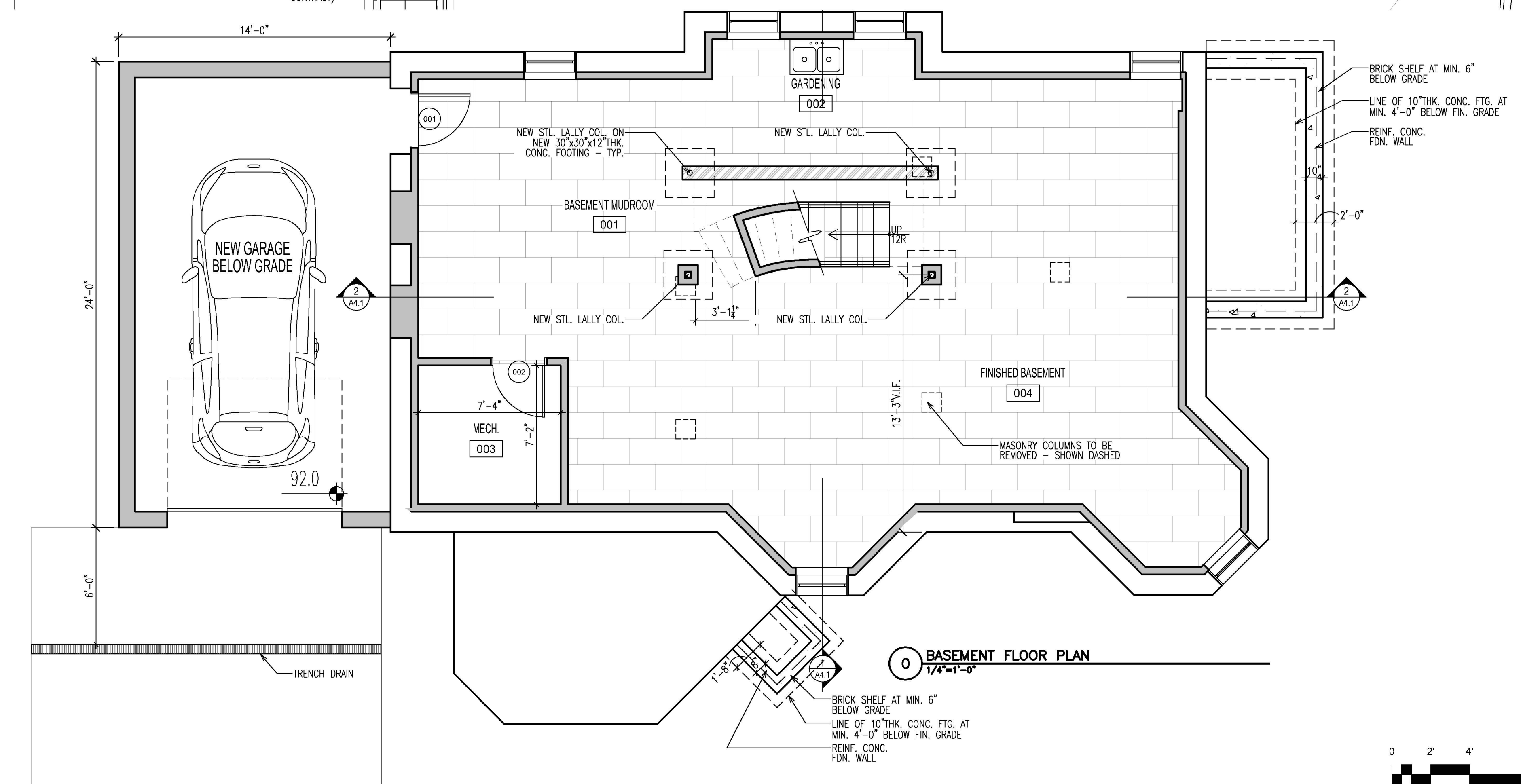
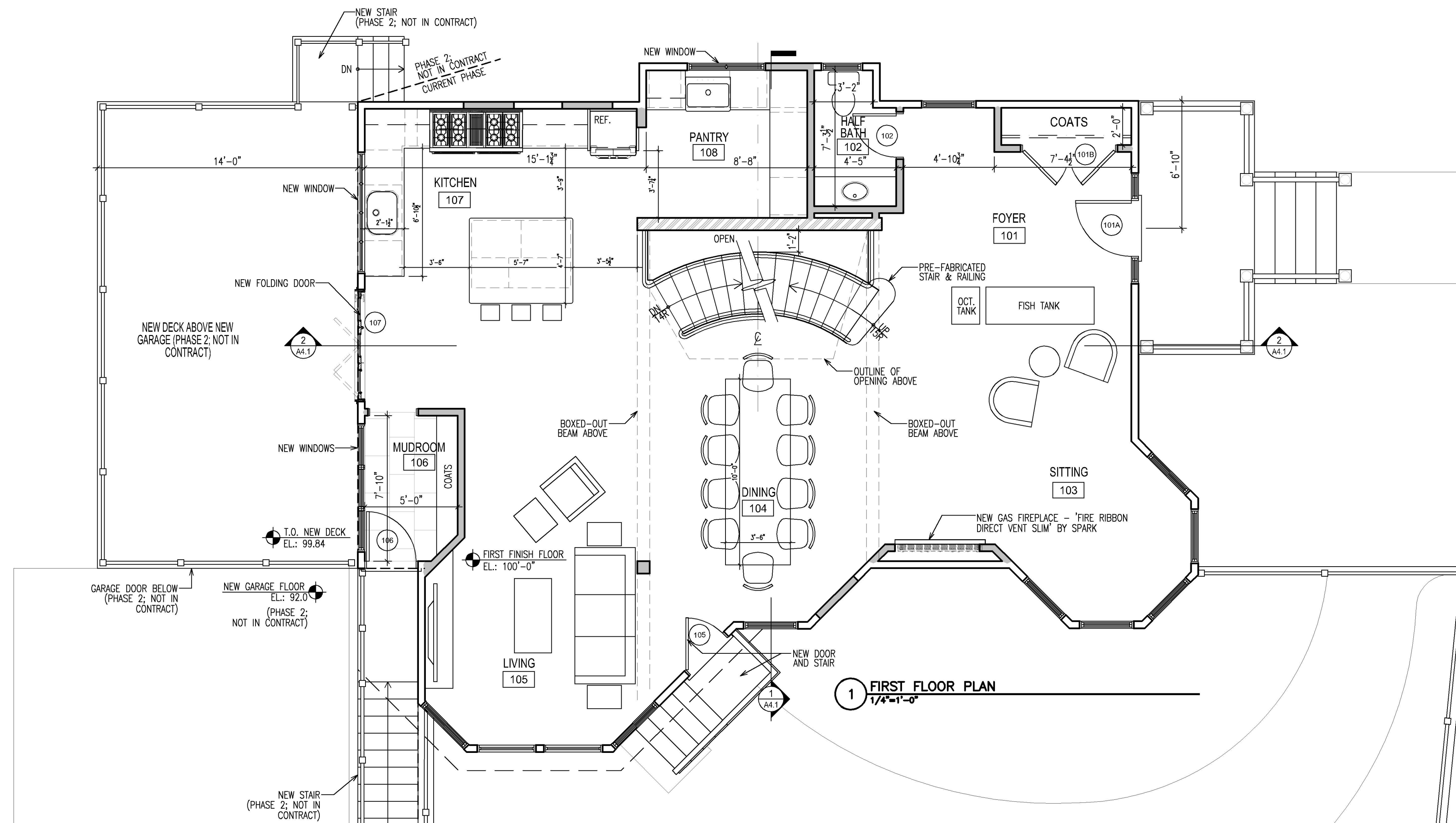
PROPOSED RENOVATIONS TO HOME AT:
84 RAYMOND STREET
CAMBRIDGE, MA

DRAWING NAME:

BASEMENT AND FIRST FLOOR PLANS

DATE:	01.18.2016
PROJECT NO:	15006
SCALE:	1/4"=1'-0"
DRAWN BY:	CK

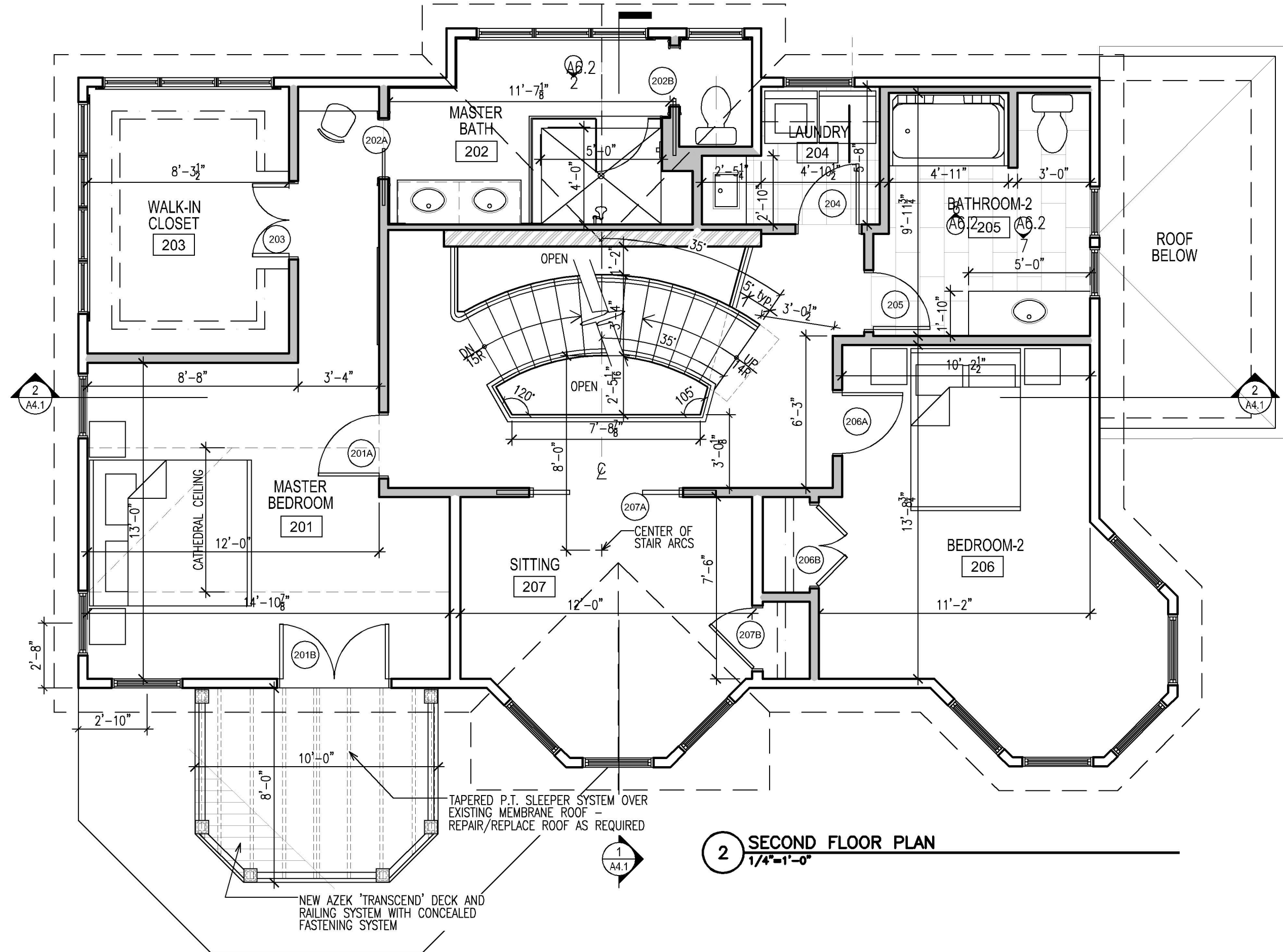
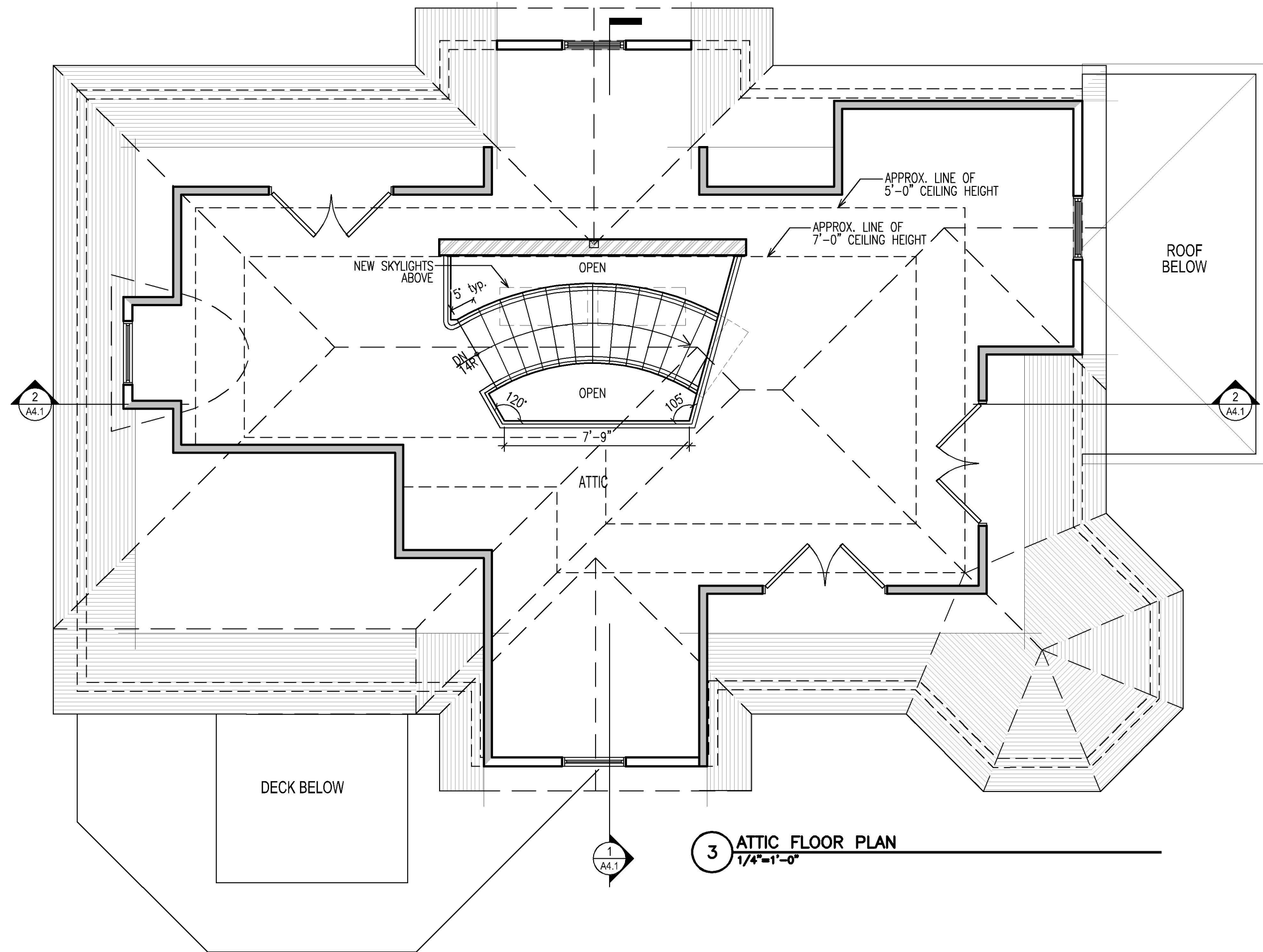
DRAWING NO.



ALL RIGHTS RESERVED. NO USE OR REPRODUCTION OF THIS MATERIAL IS PERMITTED WITHOUT WRITTEN CONSENT.
DO NOT SCALE THE DRAWINGS. USE ALL DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DATE	REVISIONS
1.29.16	NEW SHEET
6.07.16	GENERAL REVISIONS

PROJECT NAME:
**PROPOSED RENOVATIONS TO HOME AT:
84 RAYMOND STREET
CAMBRIDGE, MA**



DRAWING NAME:
FLOOR PLANS

DATE:	01.18.2016
PROJECT NO.:	15006
SCALE:	1/4"=1'-0"
DRAWN BY:	CK

DRAWING NO.
A2.1





KRAUS ASSOCIATES
Architects

66 Central Street Suite 2
Wellesley, MA 02482
www.krausab.com

ALL RIGHTS RESERVED. NO USE OR REPRODUCTION OF THIS MATERIAL IS PERMITTED WITHOUT WRITTEN CONSENT.
DO NOT SCALE THE DRAWINGS. USE ALL DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DATE	REVISIONS
1.29.16	△ GENERAL REVISIONS
6.07.16	△ GENERAL REVISIONS

PROJECT NAME:

PROPOSED
RENOVATIONS TO HOME AT:
84 RAYMOND STREET
CAMBRIDGE, MA

DRAWING NAME:

NORTH AND
SOUTH ELEVATIONS

DATE:	01.18.2016
PROJECT NO:	15006
SCALE:	1/4"=1'-0"
DRAWN BY:	CK

DRAWING NO.

A3.1

WINDOW SCHEDULE						
MARK	SIZE (ROUGH OPNG.)		TYPE	MATERIAL	MODEL NO.	MANUF.
	WIDTH	HEIGHT				
A	2'-8 1/2"	5'-8 1/2"	DOUBLE HUNG	WOOD-ULTRIX	ITDH3268	INTEGRITY
B	2'-8 1/2"	5'-0 1/2"	DOUBLE HUNG	WOOD-ULTRIX	ITDH3260	INTEGRITY
C	2'-6 1/2"	4'-4 1/2"	DOUBLE HUNG	WOOD-ULTRIX	ITDH3052	INTEGRITY
D	2'-8 1/2"	3'-8 1/2"	DOUBLE HUNG	WOOD-ULTRIX	ITDH3244	INTEGRITY
E	6'-1"	4'-11 1/8"	AWNING PICTURE	CLAD WOOD	CUAWN7260	MARVIN
F	3'-5"	4'-11 1/8"	AWNING	CLAD WOOD	CUAWN4060	MARVIN
G	2'-8 1/2"	7'-8"	POLYGON	WOOD-ULTRIX	-	INTEGRITY
C	3'-2"	7'-8"	POLYGON	WOOD-ULTRIX	-	INTEGRITY
J	2'-3"	1'-1 1/8"	AWNING	WOOD-ULTRIX	CUAWN2614	INTEGRITY
K	2'-5"	1'-1 1/8"	AWNING	WOOD-ULTRIX	CUAWN2814	INTEGRITY
X	-	-	MISC.	WOOD-ULTRIX	-	INTEGRITY

NOTES:

- ALL WINDOW SIZES ARE BASED ON MARVIN AND INTEGRITY AS INDICATED.
- ALL WINDOWS SHALL HAVE FULL HEIGHT SCREENS.
- ALL WINDOWS SHALL HAVE PREFINISHED WHITE INTERIOR.
- ALL WINDOWS SHALL HAVE LOW-E GLASS AND A MAX. U-VALUE OF .30.
- TYPE "X" WINDOWS ARE TO BE DETERMINED AFTER FIELD MEASUREMENT.
- SEE PLANS AND ELEVATIONS FOR WINDOW QUANTITIES AND LOCATIONS.



2 NORTH ELEVATION
1/4"=1'-0"



1 SOUTH ELEVATION
1/4"=1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



KRAUS ASSOCIATES
Architects

66 Central Street Suite 2
Wellesley, MA 02482
www.krausab.com

ALL RIGHTS RESERVED. NO USE OR REPRODUCTION OF THIS MATERIAL IS PERMITTED WITHOUT WRITTEN CONSENT.
DO NOT SCALE THE DRAWINGS. USE ALL DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DATE	REVISIONS
1.29.16	△ GENERAL REVISIONS
6.07.16	△ GENERAL REVISIONS

PROJECT NAME:

PROPOSED
RENOVATIONS TO HOME AT:
84 RAYMOND STREET
CAMBRIDGE, MA

DRAWING NAME:

EAST ELEVATION AND
WEST ELEVATION

DATE: 01.18.2016
 PROJECT NO: 15006
 SCALE: 1/4"=1'-0"
 DRAWN BY: CK

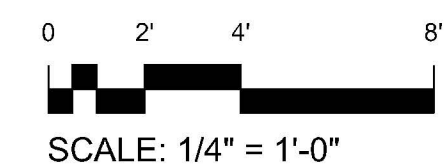
DRAWING NO.

A3.2

MARK	SIZE (ROUGH OPNG.)		TYPE	MATERIAL	MODEL NO.	MANUF.
	WIDTH	HEIGHT				
A	2'-8 1/2"	5'-8 1/2"	DOUBLE HUNG	WOOD-ULTREX	ITDH3268	INTEGRITY
B	2'-8 1/2"	5'-0 1/2"	DOUBLE HUNG	WOOD-ULTREX	ITDH3260	INTEGRITY
C	2'-6 1/2"	4'-4 1/2"	DOUBLE HUNG	WOOD-ULTREX	ITDH3052	INTEGRITY
D	2'-8 1/2"	3'-8 1/2"	DOUBLE HUNG	WOOD-ULTREX	ITDH3244	INTEGRITY
E	6'-1"	4'-11 1/8"	AWNING PICTURE	CLAD WOOD	CUAWN7260	MARVIN
F	3'-5"	4'-11 1/8"	AWNING	CLAD WOOD	CUAWN4060	MARVIN
G	2'-8 1/2"	7'-8"	POLYGON	WOOD-ULTREX	-	INTEGRITY
G	3'-2"	7'-8"	POLYGON	WOOD-ULTREX	-	INTEGRITY
J	2'-3"	1'-11 1/8"	AWNING	WOOD-ULTREX	CUAWN2614	INTEGRITY
K	2'-5"	1'-11 1/8"	AWNING	WOOD-ULTREX	CUAWN2814	INTEGRITY
X	-	-	MISC.	WOOD-ULTREX	-	INTEGRITY

NOTES:

1. ALL WINDOW SIZES ARE BASED ON MARVIN AND INTEGRITY AS INDICATED.
2. ALL WINDOWS SHALL HAVE FULL HEIGHT SCREENS.
3. ALL WINDOWS SHALL HAVE PREFINISHED WHITE INTERIOR.
4. ALL WINDOWS SHALL HAVE LOW-E GLASS AND A MAX. U-VALUE OF .30.
5. TYPE "X" WINDOWS ARE TO BE DETERMINED AFTER FIELD MEASUREMENT.
6. SEE PLANS AND ELEVATIONS FOR WINDOW QUANTITIES AND LOCATIONS.





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

2016 JUL -5 PM 2:21

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-010679-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Daniel Hermann - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 84 Raymond St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to construct first floor deck with single car garage below. Petitioner also seeks to construct modifications to the roof, window size and locations, entry stairs and entrance.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 8.000 Section 8.22.3 (Nonconforming Structure).
 Article 10.000 Section 10.30 (Variance).

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 : 6/28/16



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: _____

Pat Cost
(Print)

Date: _____

7/7/16

Address: _____

84 Raymond St.

Case No. _____

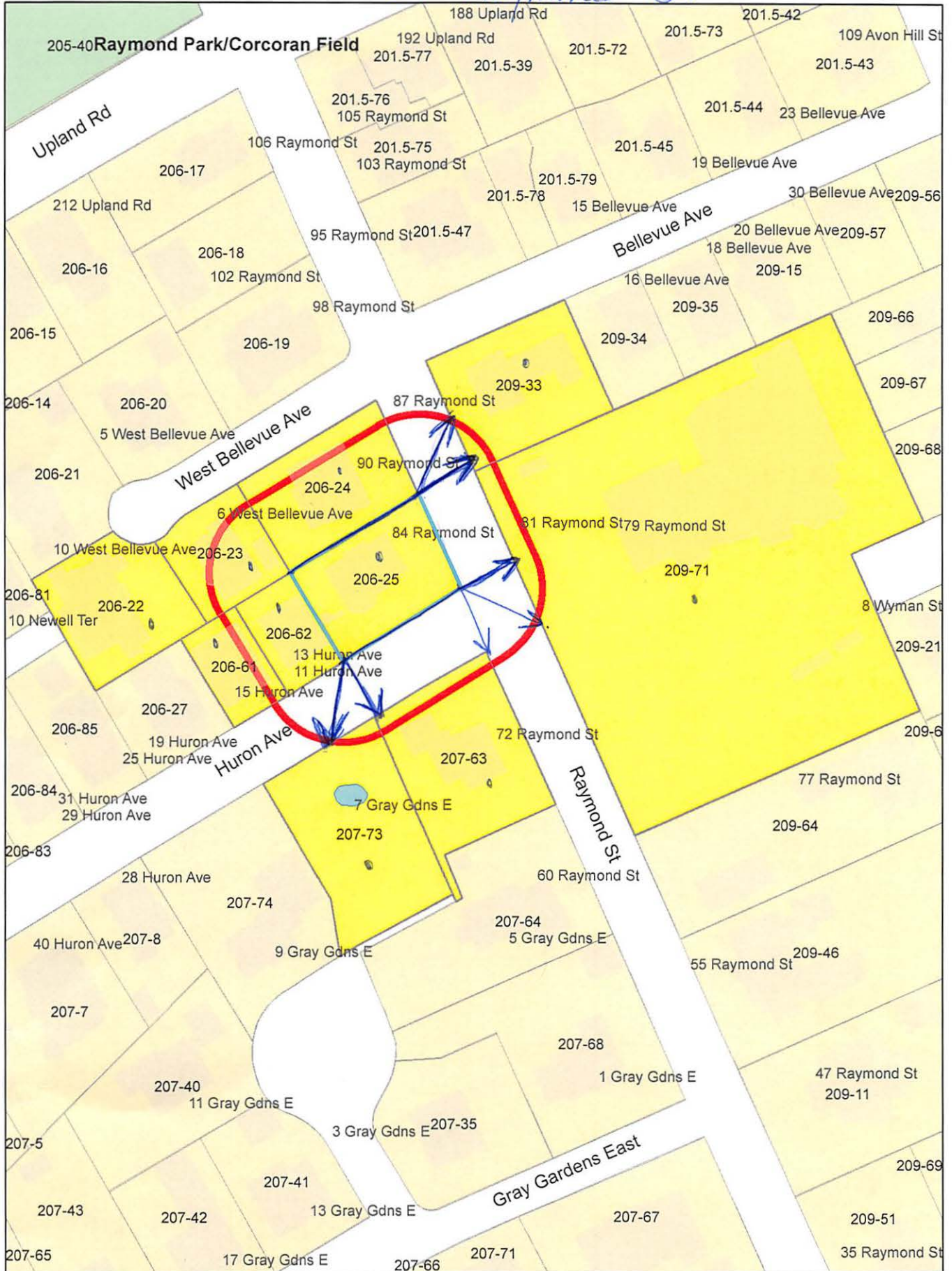
BZA-010679-2016

Hearing Date: _____

7/28/16

Thank you,
Bza Members

84 Raymond St.



84 Raymond st.

Petitioner

206-23
DITZION, BRUCE & JOAN S. DITZION
6 WEST BELLEVUE AVE
CAMBRIDGE, MA 02140

207-63
JOLLIFFE, SARAH
72 RAYMOND ST
CAMBRIDGE, MA 02140

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE - 5TH FL.
CAMBRIDGE, MA 02139

206-24
MAGINN, ROBERT A., JR & LING CHAI JENZABAR
101 HUNTINGTON AVE, SUITE 2205
BOSTON, MA 02199

206-61
KERR, ANDREW P.
15 HURON AVE.
CAMBRIDGE, MA 02138

206-62
VANNICELLI, MARSHA
11 HURON AVE
CAMBRIDGE, MA 02138

206-22
MOORE, P.R.
10 WEST BELLEVUE AVE
CAMBRIDGE, MA 02140

209-71
SCYLLA PROPERTIES, LLC.
P.O BOX 990024
BOSTON, MA 02199

209-33
MALMBERG, ANNIKA & STEVEN A. MCCARROLL
87 RAYMOND ST
CAMBRIDGE, MA 02140

206-25
BERLIN, MATTHEW A.,
TR. THE MIRIAM H. BERLIN INDENTURE TRUST
C/O HERMANN, DANIEL J.
84 RAYMOND ST
CAMBRIDGE, MA 02140

207-73
JOBIN-LEEDS, GREGORY & MARIA JOBIN-LEEDS
TR. OF SEVEN GRAY GARDENS REALTY TR.
BOX #390109
CAMBRIDGE, MA 02139



Avon Hill Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 histncds@cambridgema.gov
<http://www.cambridgema.gov/historic/districtsHistoricProperties/avonhillncd>

Constantin von Wentzel, Chair; Mark Golberg, Vice Chair
Robert Crocker, Heli Meltsner, Members
Art Bardige, Theresa Hamacher, Alternates

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **84 Raymond Street**

OWNER: **Daniel J. Herman
84 Raymond Street
Cambridge, Mass. 02138**

ATTN: **Gary Deans
18 Avondale Street
Dorchester, Mass 02124**

The Avon Hill Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the alteration described below is not incongruous to the historic aspects or architectural character of the building or district:

1. **Replace steps at side entrance**
2. **Construct a hipped roof addition over the existing corner bay**
3. **Construct a new deck and railing at the existing second floor roof deck**
4. **Construct a new single-car attached garage on the with a roof deck and railing**

Approval was granted on the following conditions,

- **That the existing front porch be preserved and restored**
- **That the existing dentilled cornice be preserved and restored**
- **That construction details including the foundation treatment, garage door, and landscape plans are to be reviewed and approved by the Historical Commission staff.**

Work is to be carried out as indicated on the revised plans and elevations by Kraus Associates Architects titled, "Proposed Renovations to Home at: 84 Raymond Street Cambridge, MA," dated revised June 7, 2016 and proposed elevations dated (revision 3) dated June 17, 2016.

The plans and specifications referenced above are incorporated into this certificate, which is binding on the applicant, and all improvements shall be carried out as described therein.

This certificate is granted upon the condition that the work authorized 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, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: AH-553

Date of Certificate: June 20, 2016

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Avon Hill Neighborhood Conservation District Commission on 6/20/16.

By Constantin von Wercheles, Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____ . Appeal has been filed _____ .

Date _____ , City Clerk.

BZA 10679-2014



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 84 Raymond 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 *Garage approved with construction details delegated to CHC staff.*
- 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) *Other house alterations approved as per certificate.*
- 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 SRB Date 6/28/2016
Received by uploaded Date h
Relationship to project _____

cc: Applicant
Inspectional Services Commissioner



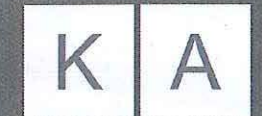
2 NORTH ELEVATION
1/4"=1'-0"

MARK	SIZE (ROUGH OPNG.)		TYPE	MATERIAL	MODEL NO.	MANUF.
	WIDTH	HEIGHT				
A	2'-8"	5'-8"	DOUBLE HUNG	WOOD-ULTRIX	TDH3268	INTEGRITY
B	2'-8"	5'-0"	DOUBLE HUNG	WOOD-ULTRIX	TDH3260	INTEGRITY
C	2'-6"	4'-4"	DOUBLE HUNG	WOOD-ULTRIX	TDH3052	INTEGRITY
D	2'-8"	3'-8"	DOUBLE HUNG	WOOD-ULTRIX	TDH3244	INTEGRITY
E	6'-1"	4'-11"	AWNING PICTURE	CLAD WOOD	CUMH260	MARVIN
F	3'-5"	4'-11"	AWNING	CLAD WOOD	CUMH4060	MARVIN
G	2'-8"	7'-8"	POLYGON	WOOD-ULTRIX	-	INTEGRITY
G	3'-2"	7'-8"	POLYGON	WOOD-ULTRIX	-	INTEGRITY
J	2'-3"	1'-10"	AWNING	WOOD-ULTRIX	CUMH2614	INTEGRITY
K	2'-5"	1'-10"	AWNING	WOOD-ULTRIX	CUMH2614	INTEGRITY
X	-	-	MISC.	WOOD-ULTRIX	-	INTEGRITY

- NOTES:
1. ALL WINDOW SIZES ARE BASED ON WIDTH AND HEIGHT AS INDICATED.
 2. ALL DOUBLE-HUNG WINDOWS SHALL HAVE HALF-HEIGHT SCREENS.
 3. ALL WINDOWS SHALL HAVE PREPARED WOOD-FRAMES.
 4. ALL WINDOWS SHALL HAVE LOW-E GLASS AND A MAX. U-VALUE OF .30.
 5. TYPE "X" WINDOWS ARE TO BE DETERMINED AFTER FIELD MEASUREMENT.
 6. SEE PLANS AND ELEVATIONS FOR WINDOW QUANTITIES AND LOCATIONS.



1 SOUTH ELEVATION
1/4"=1'-0"



KRAUS ASSOCIATES
Architects

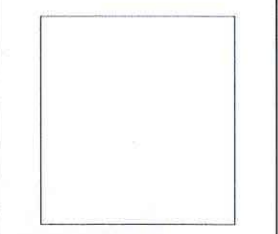
66 Central Street Suite 2
Wellesley, MA 02482
www.krausab.com

ALL RIGHTS RESERVED NO USE OR REPRODUCTION OF THIS MATERIAL IS PERMITTED WITHOUT WRITTEN CONSENT.
DO NOT SCALE THE DRAWINGS. USE ALL DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DATE	REVISIONS
1.29.16	△ GENERAL REVISIONS
6.07.16	△ GENERAL REVISIONS
6.17.16	△ REVISIONS PER C.C.

PROJECT NAME:

PROPOSED
RENOVATIONS TO HOME AT:
84 RAYMOND STREET
CAMBRIDGE, MA



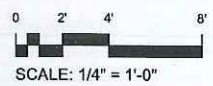
DRAWING NAME:

NORTH AND
SOUTH ELEVATIONS

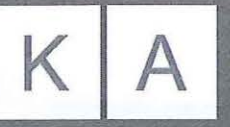
DATE:	01.18.2016
PROJECT NO.:	15006
SCALE:	1/4"=1'-0"
DRAWN BY:	CK

DRAWING NO.

A3.1



REV3 - 2016.06.17



KRAUS ASSOCIATES
Architects

66 Central Street Suite 2
Wellesley, MA 02482
www.krausab.com

ALL RIGHTS RESERVED. NO USE OR REPRODUCTION OF THIS MATERIAL IS PERMITTED WITHOUT WRITTEN CONSENT.
DO NOT SCALE THE DRAWINGS. USE ALL DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

WINDOW SCHEDULE						
MARK	SIZE (ROUGH OPNG.)		TYPE	MATERIAL	MODEL NO.	MANUF.
	WIDTH	HEIGHT				
A	2'-8"	5'-8"	DOUBLE HUNG	WOOD-ULTRIX	11DH3268	INTEGRITY
B	2'-8"	5'-0"	DOUBLE HUNG	WOOD-ULTRIX	11DH3260	INTEGRITY
C	2'-6"	4'-4"	DOUBLE HUNG	WOOD-ULTRIX	11DH3052	INTEGRITY
D	2'-8"	3'-8"	DOUBLE HUNG	WOOD-ULTRIX	11DH3244	INTEGRITY
E	6'-1"	4'-1 1/2"	AWNING PICTURE	CLAD WOOD	CUA117260	MARVIN
F	3'-5"	4'-1 1/2"	AWNING	CLAD WOOD	CUA114060	MARVIN
G	2'-8"	7'-8"	POLYGON	WOOD-ULTRIX	-	INTEGRITY
G	3'-2"	7'-8"	POLYGON	WOOD-ULTRIX	-	INTEGRITY
J	2'-3"	1'-8"	AWNING	WOOD-ULTRIX	CUA112614	INTEGRITY
K	2'-5"	1'-8"	AWNING	WOOD-ULTRIX	CUA112814	INTEGRITY
X	-	-	MISC.	WOOD-ULTRIX	-	INTEGRITY

- NOTES:
1. ALL WINDOW SIZES ARE BASED ON MOUNT AND INTEGRITY AS INDICATED.
 2. ALL DOUBLE-HUNG WINDOWS SHALL HAVE HALF-HEIGHT SCREENS.
 3. ALL WINDOWS SHALL HAVE PRE-FRAMED AWNING AWINGS.
 4. ALL WINDOWS SHALL HAVE LOW-E GLASS AND A MAX. U-VALUE OF .30.
 5. TYPE "X" WINDOWS ARE TO BE DETERMINED AFTER FIELD MEASUREMENT.
 6. SEE PLANS AND ELEVATIONS FOR WINDOW QUANTITIES AND LOCATIONS.

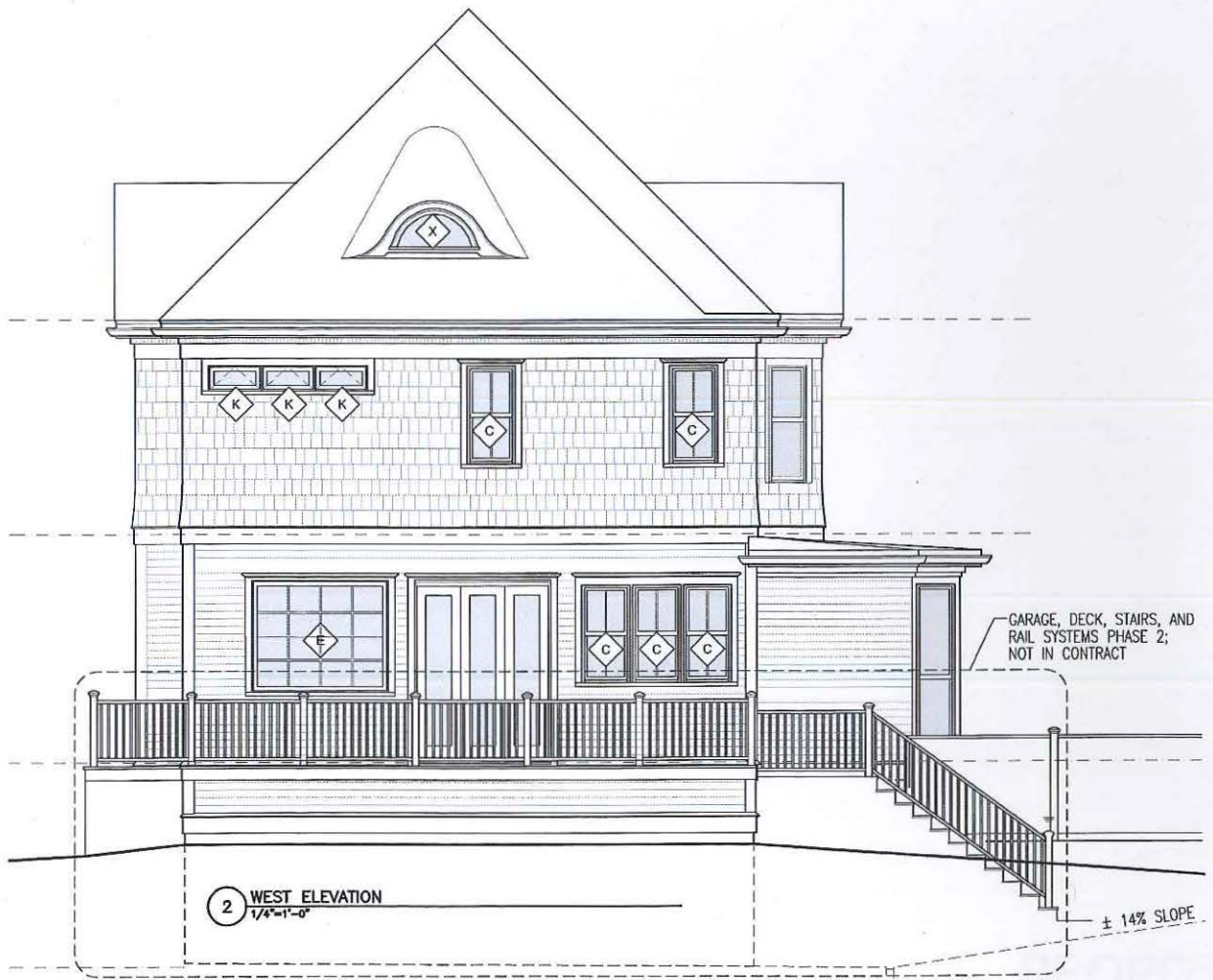
DATE	REVISIONS
1.29.16	△ GENERAL REVISIONS
6.07.16	△ GENERAL REVISIONS
6.17.16	△ REVISIONS PER C.C.

PROJECT NAME:
**PROPOSED RENOVATIONS TO HOME AT:
84 RAYMOND STREET
CAMBRIDGE, MA**

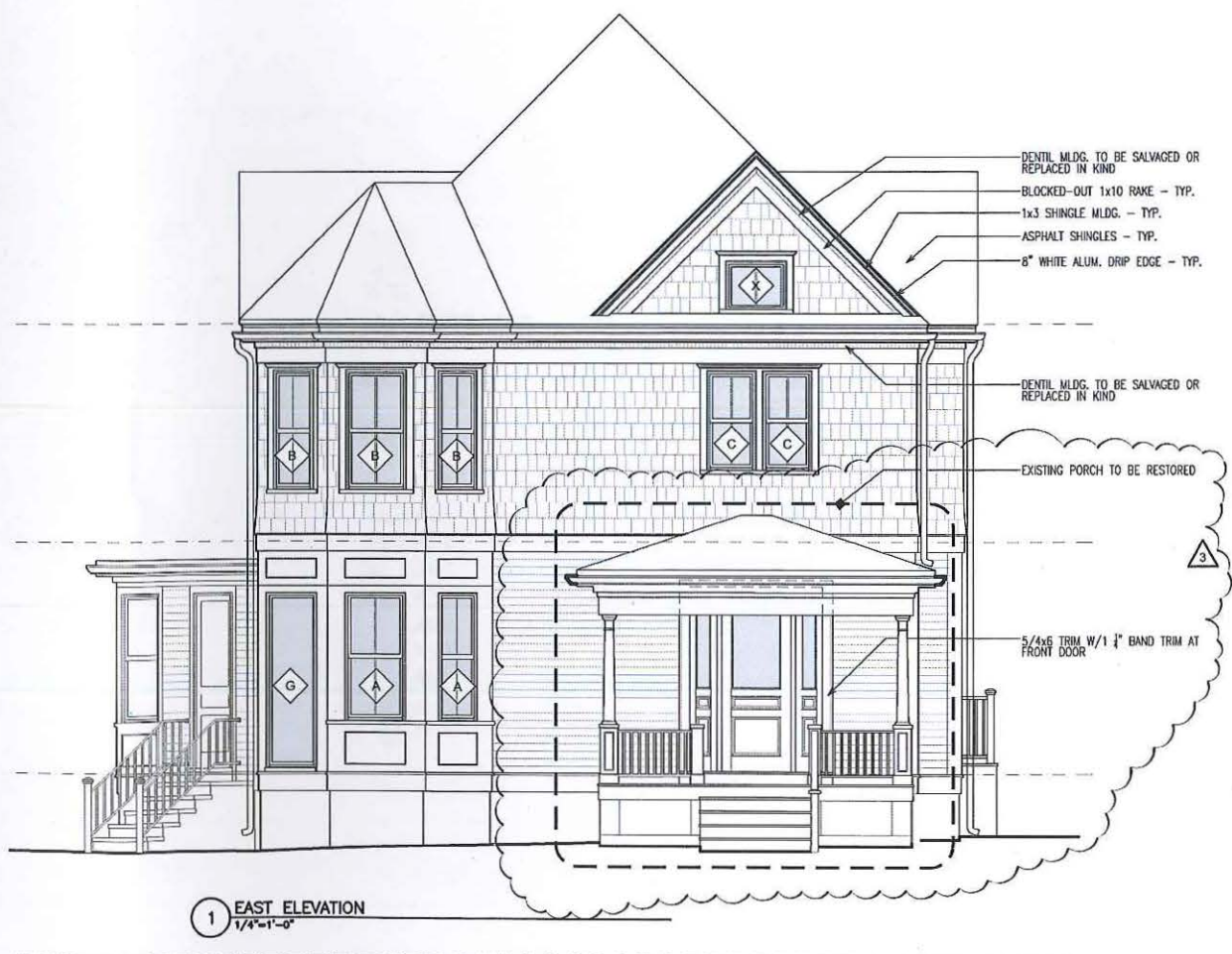
DRAWING NAME:
EAST ELEVATION AND WEST ELEVATION

DATE: 01.18.2016
PROJECT NO: 15006
SCALE: 1/4" = 1'-0"
DRAWN BY: CK

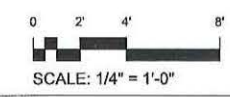
DRAWING NO.
A3.2



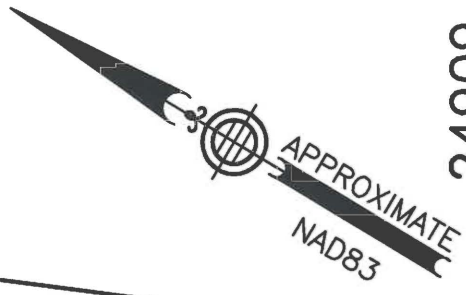
2 WEST ELEVATION
1/4" = 1'-0"



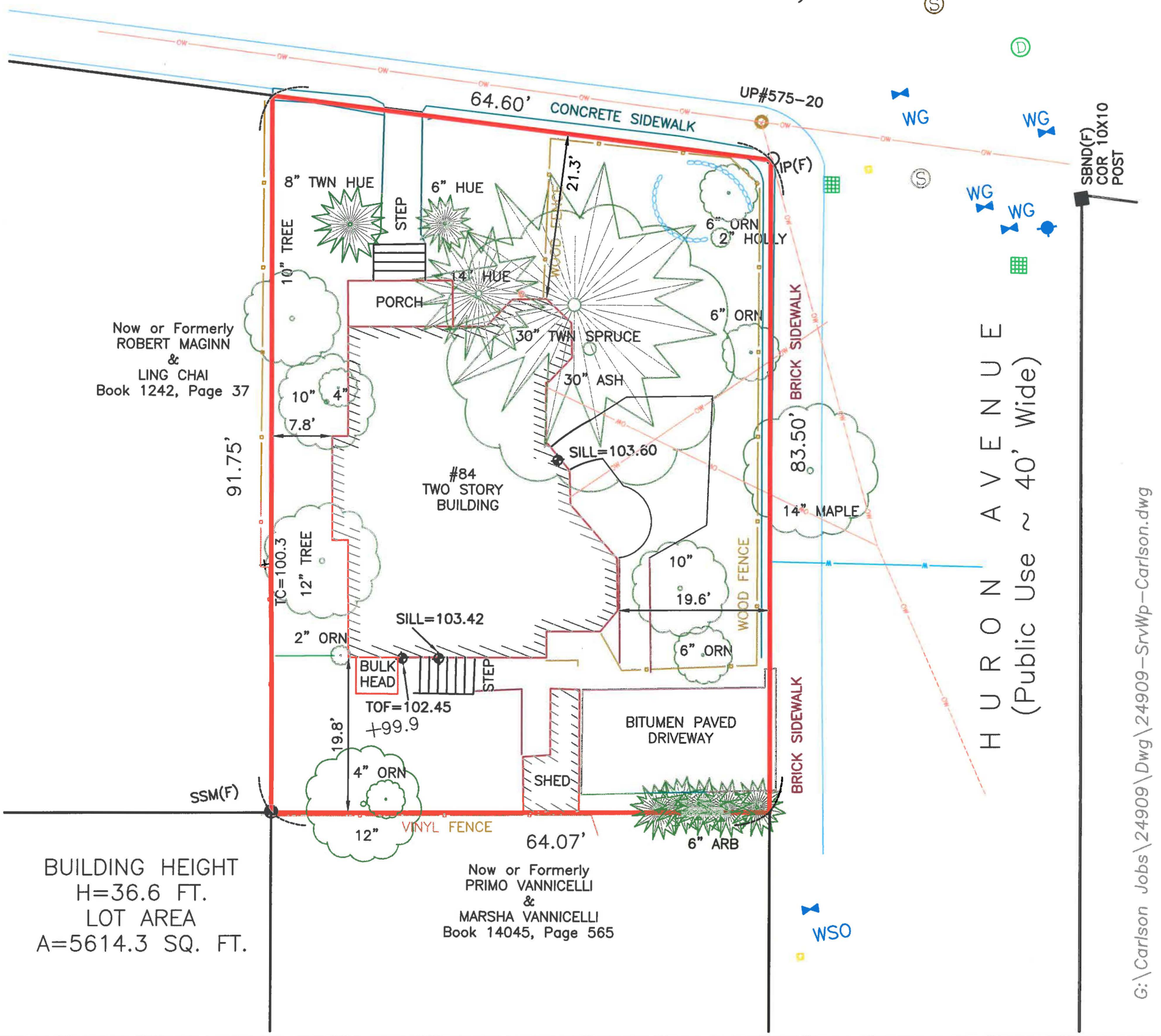
1 EAST ELEVATION
1/4" = 1'-0"



REV3 - 2016.06.17



RAYMOND STREET (Public Use ~ 40' Wide)



Now or Formerly
ROBERT MAGINN
&
LING CHAI
Book 1242, Page 37

BUILDING HEIGHT
H=36.6 FT.
LOT AREA
A=5614.3 SQ. FT.

Now or Formerly
PRIMO VANNICELLI
&
MARSHA VANNICELLI
Book 14045, Page 565

IN MY PROFESSIONAL OPINION, I CERTIFY TO CHARLES KRAUS AND THE CITY OF CAMBRIDGE BUILDING INSPECTOR THAT, AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN MASSACHUSETTS, I FIND THAT THE STRUCTURE FALLS WITHIN FLOOD ZONE "X" (UN-SHADED) AS SHOWN ON THE F.I.R.M. MAP FOR CAMBRIDGE MASSACHUSETTS, PANEL #25017C0419E DATED: JUNE 6, 2010 AND THAT THE LOCATION OF THE BUILDING IS AS SHOWN HEREON.

PLOT PLAN OF LAND
84 RAYMOND STREET
CAMBRIDGE, MASS.
PREPARED FOR: CHARLES KRAUS
SCALE: 1"=15' DATE: JANUARY 20, 2016

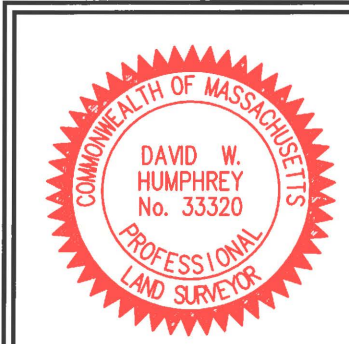
SCHOFIELD BROTHERS LLC
ENGINEERING ♦ SURVEYING ♦ PLANNING GIS

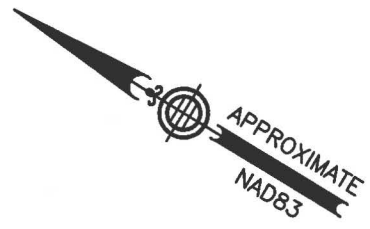
1071 WORCESTER ROAD FRAMINGHAM, MASS. 01701
PHONE: (508) 879-0030
www.schofieldbros.com

Copyright © 2016, By Schofield Brothers LLC

Deed Recorded At Middlesex South Registry of Deeds
Book 8224, Page 103
Plan LC-14575-A
Assessors Map 206, Parcel 25
Zoning District: Residence - B

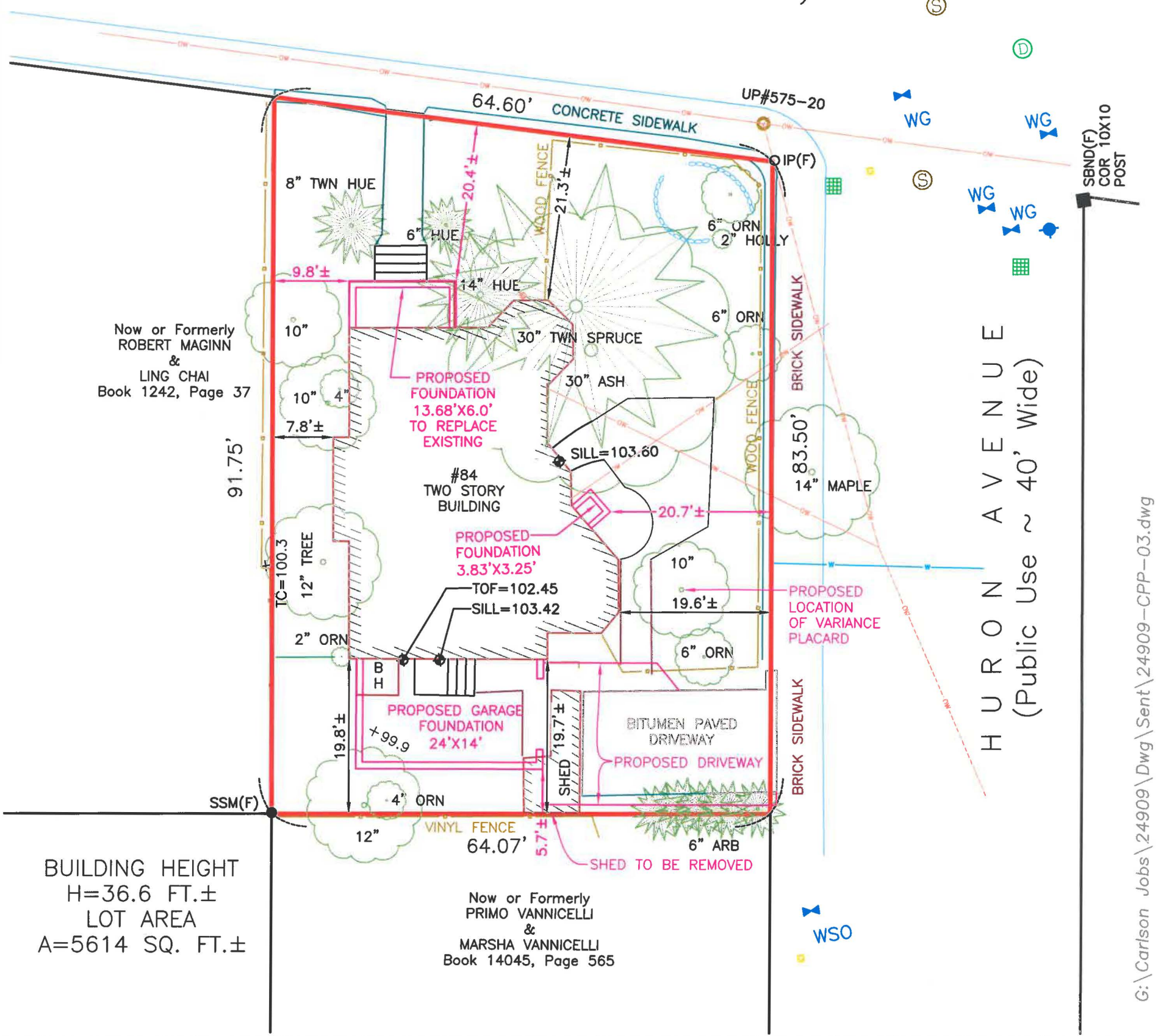
David W. Humphrey
PROFESSIONAL LAND SURVEYOR
DATE: 20 Jan 2016





RAYMOND STREET

(Public Use ~ 40' Wide)



Now or Formerly
ROBERT MAGINN
&
LING CHAI
Book 1242, Page 37

91.75'

BUILDING HEIGHT
H=36.6 FT.±
LOT AREA
A=5614 SQ. FT.±

Now or Formerly
PRIMO VANNICELLI
&
MARSHA VANNICELLI
Book 14045, Page 565

G:\Carlson Jobs\24909\Dwg\Sent\24909-CPP-03.dwg

IN MY PROFESSIONAL OPINION, I CERTIFY TO CHARLES KRAUS AND THE CITY OF CAMBRIDGE BUILDING INSPECTOR THAT, AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN MASSACHUSETTS, I FIND THAT THE STRUCTURE FALLS WITHIN FLOOD ZONE "X" (UN-SHADED) AS SHOWN ON THE F.I.R.M. MAP FOR CAMBRIDGE MASSACHUSETTS, PANEL #25017C0419E DATED: JUNE 6, 2010 AND THAT THE LOCATION OF THE EXISTING BUILDINGS AND PROPOSED CONSTRUCTION IS AS SHOWN HEREON.

PLOT PLAN OF LAND
84 RAYMOND STREET
CAMBRIDGE, MASS.
PREPARED FOR: CHARLES KRAUS
SCALE: 1"=15' DATE: MAY 26, 2016

SCHOFIELD BROTHERS LLC
ENGINEERING ♦ SURVEYING ♦ PLANNING GIS

1071 WORCESTER ROAD FRAMINGHAM, MASS. 01701
PHONE: (508) 879-0030
www.schofieldbros.com

Copyright © 2016, By Schofield Brothers LLC

Deed Recorded At Middlesex South Registry of Deeds
Book 8224, Page 103
Plan LC-14575-A
Assessors Map 206, Parcel 25
Zoning District: Residence - B

24909

[Signature]
PROFESSIONAL LAND SURVEYOR
DATE: 26 May 2016

