

4c



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2003 MAR 17 3:28

LEWIS
SETTS

owners *Joseph Prophete and Willie Deravil.*

CASE NO: 8641

LOCATION: 152A Columbia Street
Cambridge, MA

Residence C-1 Zone



Bk: 38940 Pg: 368

Recorded: 04/25/2003

Document: 00001840 Page: 1 of 4

PETITIONER: Marie Deravil

PETITION: Variance: To build 2 residential units over existing bakery with 2 off-lot parking spots.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table Of Dimensional Requirements).
Art. 6.000, Sec. 6.22.2.6 (Parking).

DATE OF PUBLIC NOTICE: January 24th & January 31, 2003

DATE OF PUBLIC HEARING: February 13, 2003

MEMBERS OF THE BOARD:	THOMAS SIENIEWICZ - CHAIR	<input checked="" type="checkbox"/>
	ARCH HORST	<input checked="" type="checkbox"/>
	JOHN O'CONNELL	<input type="checkbox"/>
	SUSAN SPURLOCK	<input type="checkbox"/>
	KEEFE B. CLEMONS	<input type="checkbox"/>

ASSOCIATE MEMBERS:	JENNIFER PINCK - VICE-CHAIR	<input checked="" type="checkbox"/>
	MARC TRUANT	<input checked="" type="checkbox"/>
	SUSAN CONNELLY	<input checked="" type="checkbox"/>
	REBECCA TEPPER	<input type="checkbox"/>

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

MARGINAL REFERENCE REQUESTED	
BOOK	PAGE

24412/40

150 04/25/03 05:53:05 1840 75.00

Case No. 8641
Location: 152A Columbia Street
Petitioner: Marie Deravil

On February 13, 2003, Petitioner Marie Deravil and her designer Scott Kenton appeared before the Board of Zoning Appeal requesting a variance to build two residential units over an existing bakery with 2 off-lot parking spots. The Petitioner submitted plans and photographs.

The Chair noted that a previous variance request at this address within the last two years raised the issue of a repetitive petition. He asked the Petitioner to describe any material changes to the proposal.

Mr. Kenton stated that the building is single story and covers the entire lot, which is a corner lot. He stated that the original proposal was to build a full second story and that his current proposal adds a third story, but pulls these stories back from the lot lines and addresses some of the concerns raised in the initial petition.

After discussion, the Chair moved that a comparison of Cases No. 8378 and 8641, for the purpose of determining whether Case 8641 is a repetitive petition, shows that this new proposal is significantly different and shows that the conditions and the basis on which that earlier denial was made is significantly different from those of the new proposal.

The five member Board voted unanimously in favor of that finding (Sieniewicz, Pinck, Horst, Truant, and Connelly). Therefore, the petition is found to not be repetitive.

Mr. Kenton stated that two and one half and three story residential buildings predominated in the neighborhood and that mixed-use buildings were common in the area, therefore the proposed structure would fit well within the fabric of the neighborhood. Mr. Kenton stated that off site parking was being provided, but was rented and tandem, requiring relief. He also stated that he needed Floor Area Ratio (FAR) and open space relief. Mr. Kenton stated that he and the Petitioner had met with the neighbors, adjusted the proposal, and now had their support.

Pierre Destouches of 156 Cherry Street spoke in support of the proposal. The Chair polled the audience and found five additional supporters and no objectors.

The Chair noted a correspondence from City Councilor Tim Toomey, who supported this type of mixed-use structure in this section of town.

After discussion, the Chair moved that the Board grant a variance at 152A Columbia Street to build two residential units over an existing bakery with two off lot parking spots, based on the findings that a hardship exists at the site, in particular that this is a corner lot which makes it unusual and that is particular and peculiar to this property, that it has a low one story building which is unusual for the district which is typified by two and a half and three story buildings, that the building that exists on the lot and was built before the advent of zoning and is built out to the lot line which is unusual, so that any construction or alteration to the project site would require an appearance before this Board, and that, through testimony and correspondence from a City Councilor, this is consistent with the growth policy of the City of Cambridge in that it is promoting a mixed use development at this location. The Chair moved that, based on those findings, the Board grant the variance based on the condition that the work be consistent with drawings submitted in support of the application, consisting of 8-1/2x11 sheets of drawings entitled Harvard Street and Columbia Street, proposed renovations, consisting of sheet A1, A2, A3, A4, A5, A6, and A7, initialed by the Vice Chair.

The five member Board voted four in favor of finding a hardship and in granting a variance (Sieniewicz, Pinck, Horst, and Connelly) with the above conditions and one abstention (Truant). Therefore, the variance is granted.

The Board specifically finds that there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10. The Board also finds that desirable relief could be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Ordinance.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulation of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.

Tom Sieniewicz
Tom Sieniewicz, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 3/17/03 by Marie Jackson Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed

Appeal has been filed and dismissed or denied.

Date: APR 25 2003 D. Margaret Young City Clerk.

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 Marie Deraville (OWNER)

Address: 194 Harvard St + 152 Columbia St Cambridge, MA

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

The record title of this property is in the name of Marie Deraville

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Marie Deraville
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Marie Deraville personally appeared before me, this 20 of April, 2018, and made oath that the above statement is true.

Louis J. Pierre Notary

My commission expires December 20, 2024 (Notary Seal).

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

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 Ordinance would involve a substantial hardship, financial because Petitioner received Variance approval in 2003 BZA Case No. (8641) and due to unforeseen circumstances Petitioners' did not obtain a building permit before the Variance lapsed.

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 owing to the building being constructed with zero front yard setback for commercial purposes and not suitable for residential uses. Additionally the building has non-conforming setbacks and floor area ratio therefore any significant changes would require zoning relief.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

Desirable relief may be granted without substantial detriment to the public good because the residential use is consistent with the multifamily properties along Columbia Street and the maintaining the ground floor retail use (Cammie's Bakery) will continue to be an asset to community and activate the street-scape.

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

The requested relief will not nullify or substantially derogate from the intent or purpose of this Ordinance because the two unit addition will allow for upgrades to Cammie's Bakery and add new constructed housing to Cambridge's housing stock.

*** 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 194 Harvard 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:
With the requested Special Permit the requirements of the Ordinance can be satisfied.
- 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:
Traffic generated or patterns of access or egress will not cause congestion, hazard or substantial change in the neighborhood character because the Columbia Street Corridor contains mixed use properties that enliven the street and add much needed neighborhood amenities to the Port Neighborhood.
- 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 continued operation or development of adjacent uses would not be adversely affected because the proposed use is residential that will be of a scale and character consistent with the surrounding 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:
No nuisance or hazard will be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or citizens because the residential dwellings will conform to the setbacks and other dimensional regulations where possible.
- 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 intent and purpose of the Ordinance is to promote the highest and best use of Land throughout the City. The proposed additional will allow Commies to make much need upgrades with additional rental income.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Retail/Restaurant
LOCATION: 194 Harvard St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Mixed Use (retail/residential)

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3,483sf	7,710sf	3,273sf	(max.)
<u>LOT AREA:</u>		4,365sf	4,365sf	5,000sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.798	1.77	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		n/a	2,182sf	1,500sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	65'	65'	50'	(min.)
	DEPTH	64.5'	64.5'	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	10'	(min.)
	REAR	0	0	10'	(min.)
	LEFT SIDE	7.3'	7.3'	7.5'	(min.)
	RIGHT SIDE	.4'	.4'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	14'	31.17'	35'	(max.)
	LENGTH	66'	66'	n/a	
	WIDTH	59'	59'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.19	.13	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>		0	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		0	0	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.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

194 Harvard St. BZA-016995-2018 ✓



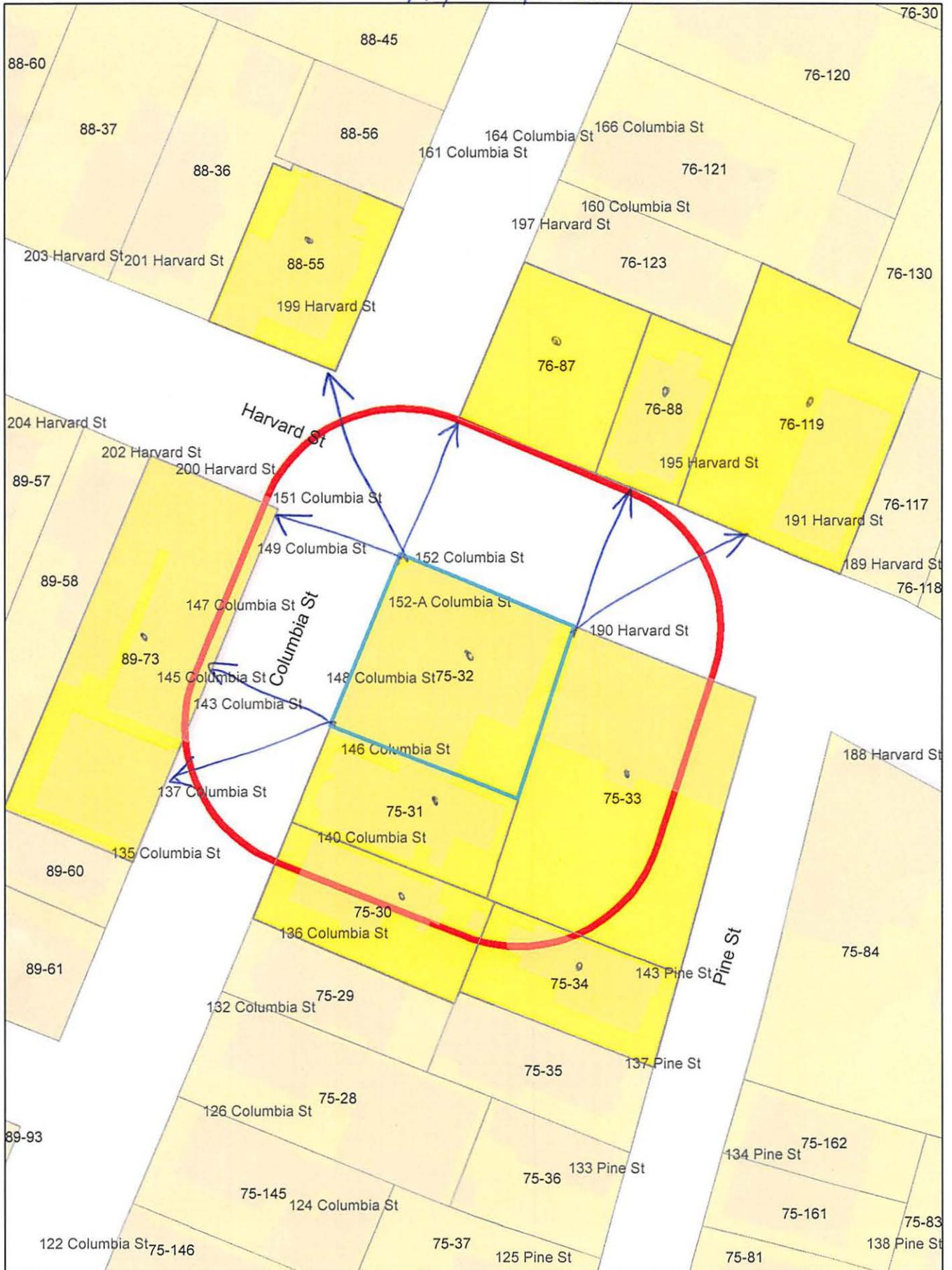




194 Harvard St. BZA-016995-2018 ✓



194 Harvard St.



194 Harvard St.

Petitioner

75-31
ALLIED MORTGAGE & SERVICES, INC
C/O SQUARE 2 GROUP LLC
30 TAYLOR DR
READING, CA 01867

75-32
DERAVIL, MARIE C., JOSEPH NISSAGE DERAVIL &
CITY OF CAMBRIDGE TAX TITLE
42 TREMONT TERR
IRVINGTON, NJ 07111

SEAN D. HOPE, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

75-34
CHRISTIE, PATRICIA D. & FLOYD P. LOZANO
143 PINE STREET
CAMBRIDGE, MA 02139

75-87
ORTIZ, CARLOS JR.
160 COLUMBIA ST
CAMBRIDGE, MA 02139

76-88
SAMA, REBECA & NICHOLAS S. SAMA
195 HARVARD ST
CAMBRIDGE, MA 02139

76-119
TRIEBES, STEVEN ROBERT
191 HARVARD ST
CAMBRIDGE, MA 02139

88-55
GAO, MEI Y.
199 HARVARD ST
CAMBRIDGE, MA 02139

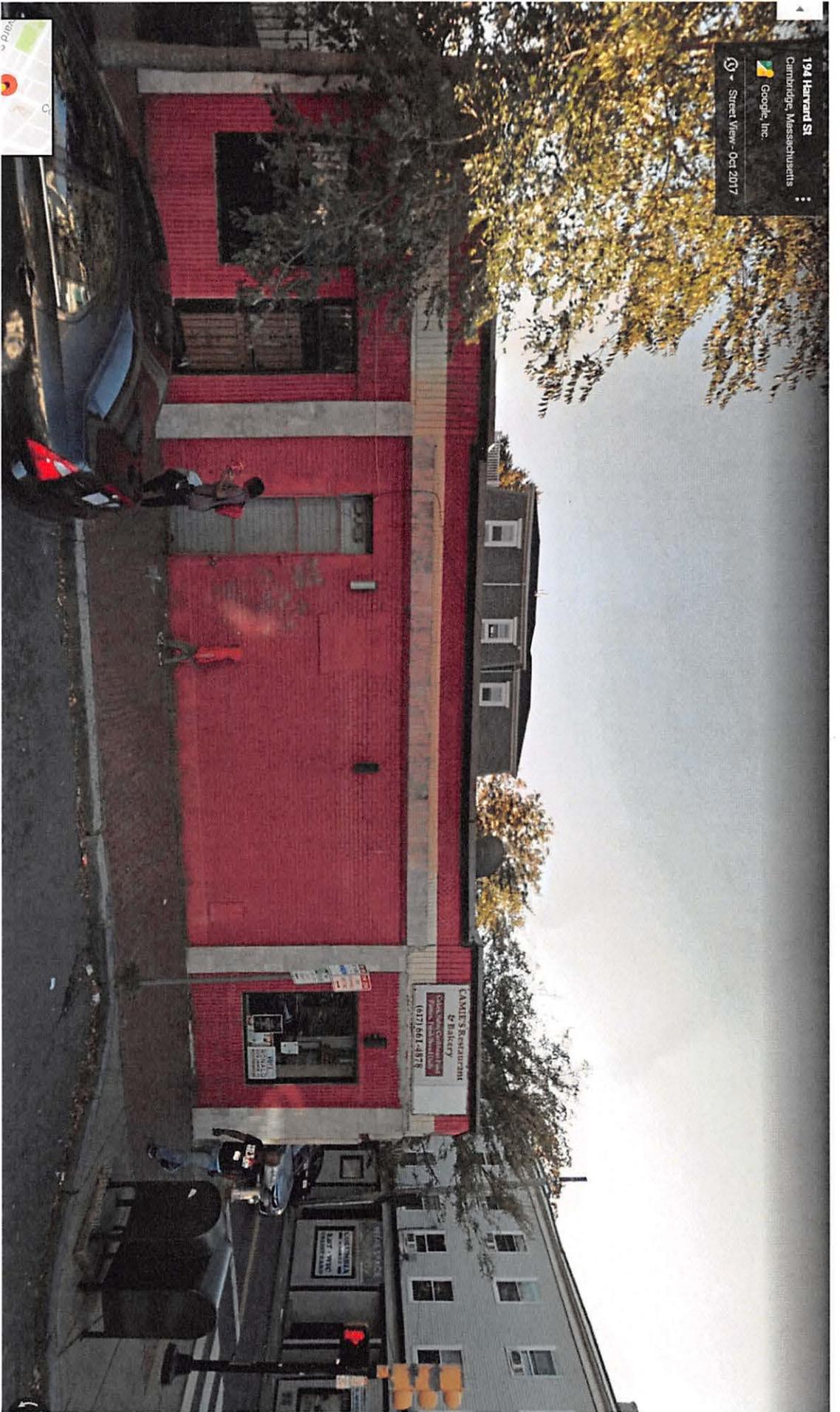
89-73
COLUMBIA, LLC,
60 HIGHLAND RD
SOMERVILLE, MA 02144

75-30
RODRIQUEZ, BARBARA EQUEN
140 COLUMBIA ST., #1
CAMBRIDGE, MA 02139

75-30
THADURI, BHARGAVI & ADITYA & THADURI
140 COLUMBIA ST., #2
CAMBRIDGE, MA 02139

75-33
CAMBRIDGE COMMUNITY OUTREACH
TABERNACLE, INC.
190 HARVARD ST
CAMBRIDGE, MA 02138

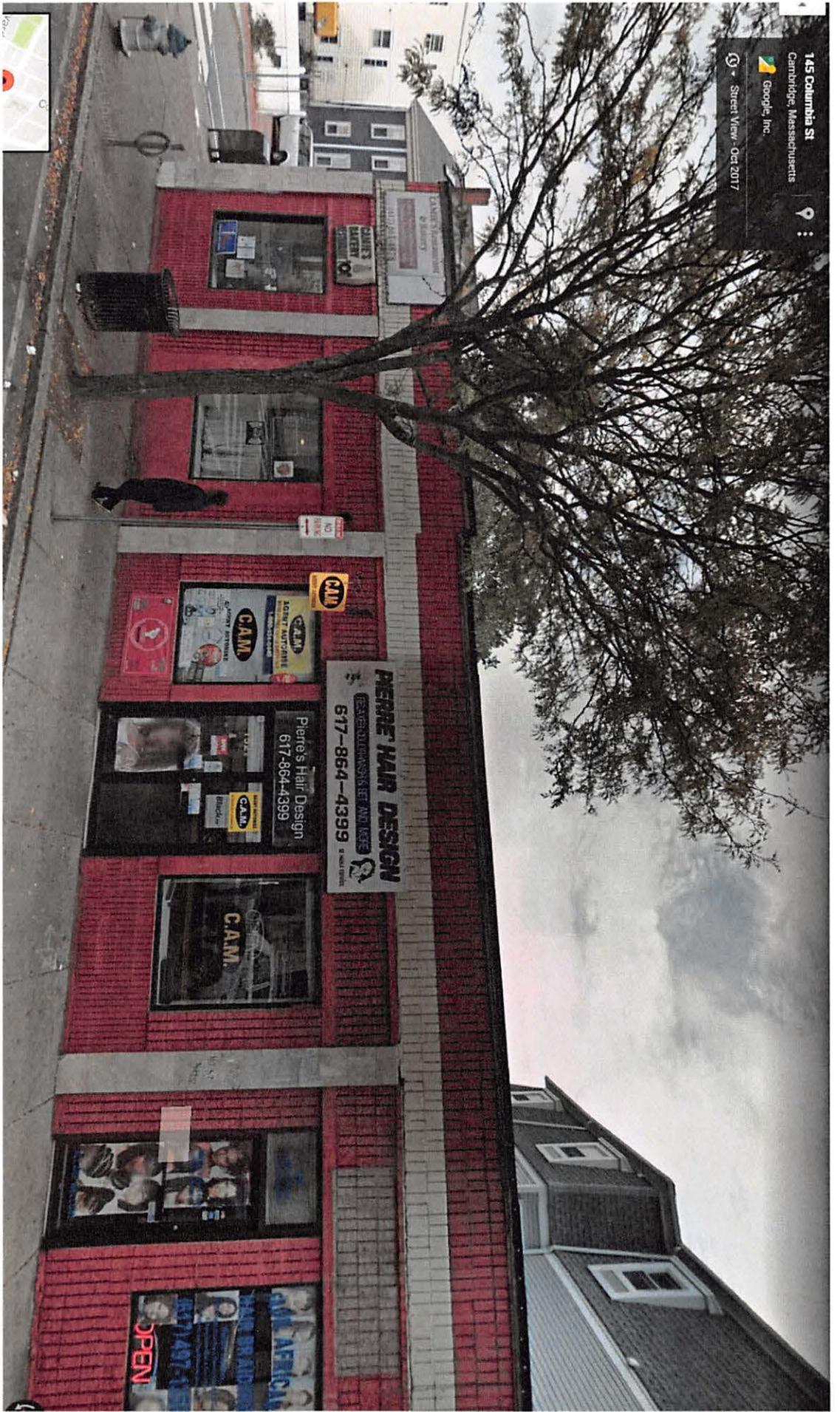
194 Harvard St
Cambridge, Massachusetts
Google, Inc.
Street View - Oct 2017



197 Harvard St
Cambridge, Massachusetts
Google, Inc.
Street View - Oct 2017



145 Columbia St
Cambridge, Massachusetts
Google, Inc.
Street View - Oct 2017



PIERRE HAIR DESIGN
ESSENTIALS FOR MEN
617-864-4399

Pierre's Hair Design
617-864-4399

C.A.M.
AGENT MORTAL
MONSIEUR

C.A.M.

OPEN
617-407-4399



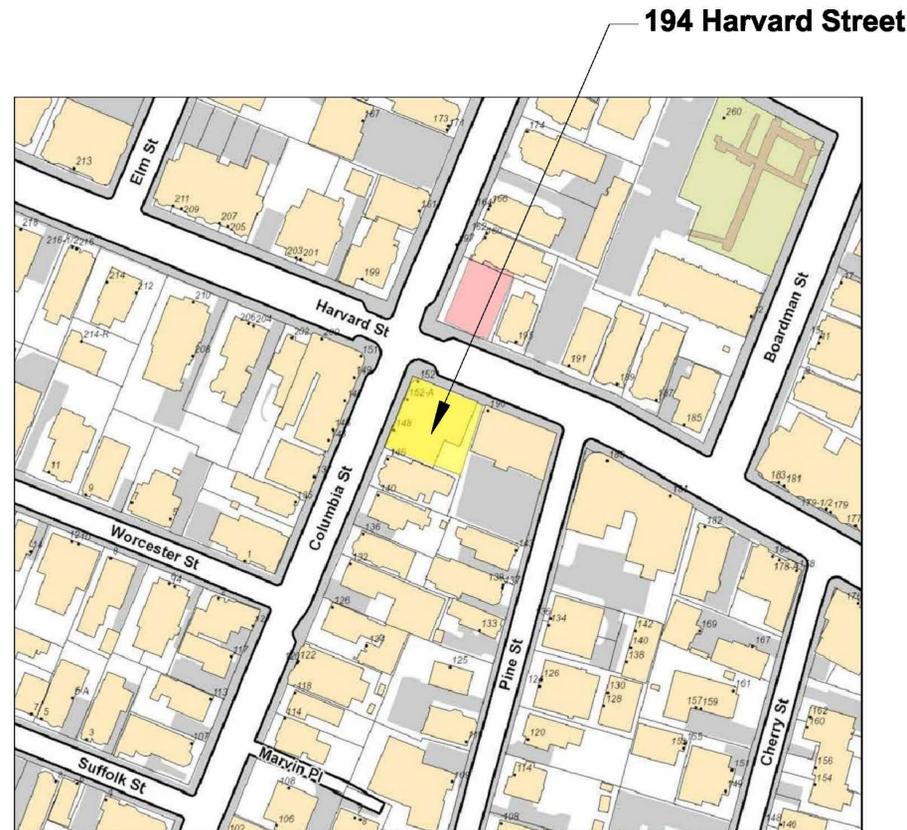
194 Harvard Street Cambridge, MA

DRAWING LIST:

ARCHITECTURAL

- T1.1 - Title Sheet
- Site 1.1 - Site Plan by Land Mapping, INC.
- Z1.1 - Zoning: G.F.A. Analysis
- EX1.1 - Existing Conditions - Plans
- A1.1 - Proposed Floor Plans
- A1.2 - Proposed Floor Plans
- A3.1 - Proposed Elevations

LOCUS MAP:



ELECTRICAL LEGEND:

- Outlet 
 - Waterproof Outlet 
 - Floor Outlet 
 - Thermostat 
 - Cable TV 
 - Category 5 Cable 
 - Telephone 
 - Recessed Fixture 
 - Suspended Fixture 
 - Recessed Eyeball 
 - Surface Mounted Fixture 
 - Sconce 
 - Lighting Track 
 - Spot Light w/ Motion Detector 
 - Flourescent Fixture 
 - Switch 
 - Dimmer Switch 
 - Smoke Detector/Heat Detector 
 - Carbon Monoxide Detector 
 - Exhaust Fan/Fan-Light-Exhaust 
 - Ceiling Fan 
 - Main Entry 
 - Fire Alarm Pull Box 
 - Fire Alarm Strobe And Horn Combination 
 - Fire Alarm Strobe 
 - Battery Powered Emergency Light 
 - Ceiling Mounted Exit Sign 
 - Wall Mounted Exit Sign 
 - Extinguisher 
-
- WALLS**
 - Existing 
 - Demolish 
 - New 

PROJECT NAME:
1556 Cambridge St

PROJECT ADDRESS:
1556 Cambridge St
Cambridge, MA

CLIENT:
1556 Cambridge St



ARCHITECT:
**ELLSWORTH
ASSOCIATES, Inc.**

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

CONSULTANTS:

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DATE: 03/27/2018

DRAWN BY: P.M.

CHECKED BY: C.E.

SCALE:

FILE: 194 Harvard Street

REVISIONS:

No.	Description	Date
1		
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5		
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Title
Sheet

T1.1

PROJECT NAME:
194 Harvard Street

PROJECT ADDRESS:
194 Harvard Street
Cambridge, MA

CLIENT:
Camie's Bakery



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

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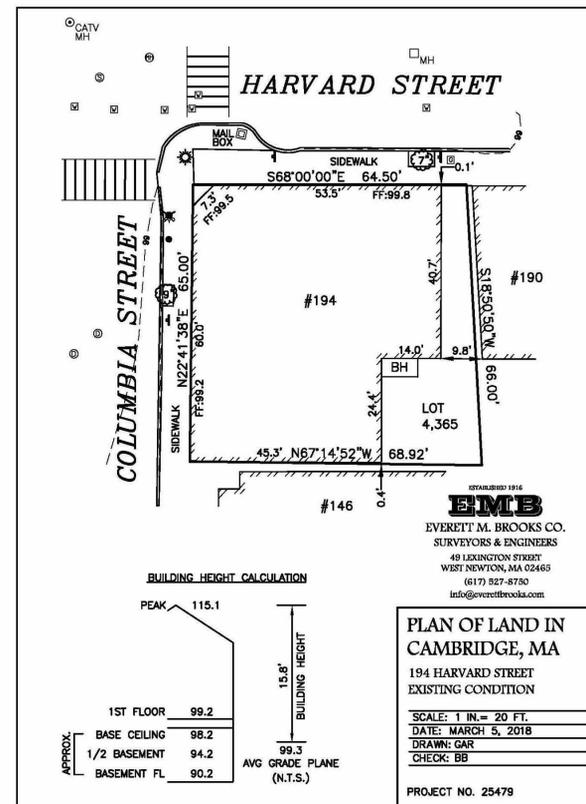
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Site Plan

Site 1.1



PROJECT NAME:
194 Harvard Street

PROJECT ADDRESS:
194 Harvard Street
Cambridge, MA

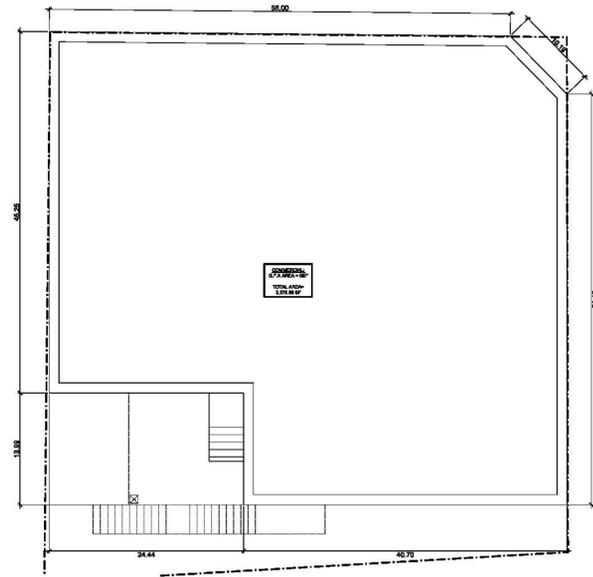
CLIENT:
Camie's Bakery



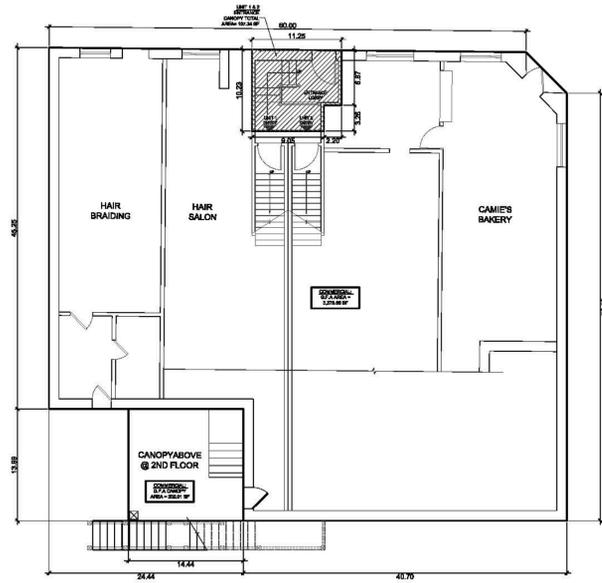
ARCHITECT:
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267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

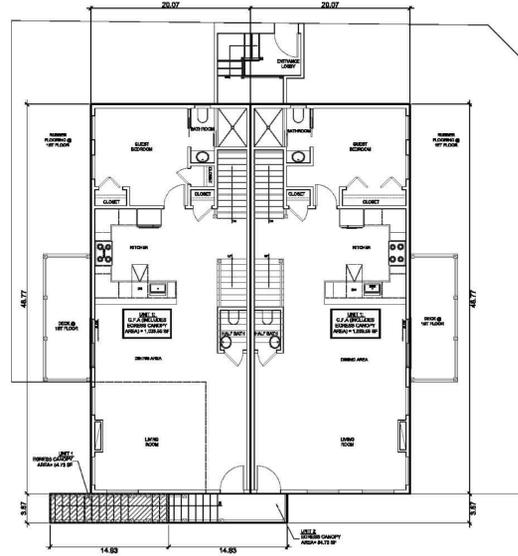
CONSULTANTS:



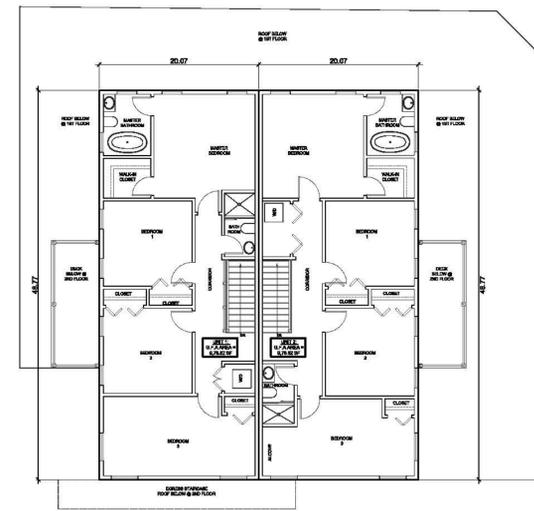
① **BASEMENT- 0 SF G.F.A.**
SCALE: 3/32" = 1'-0"



② **FIRST FLOOR- 3,686 SF G.F.A.**
SCALE: 3/32" = 1'-0"



③ **SECOND FLOOR- 2,067.10 SF G.F.A.**
SCALE: 3/32" = 1'-0"



④ **THIRD FLOOR- 1,957.64 SF G.F.A.**
SCALE: 3/32" = 1'-0"

PROPOSED G.F.A. CALCULATIONS

LOT SIZE	4,365.00
ZONE	C1
F.A.R.	0.75
ALLOWABLE G.F.A.	3,273.75
EXISTING G.F.A.	3,483.99
EXISTING F.A.R.	0.798
TOTAL PROPOSED G.F.A.	7,710.74
TOTAL PROPOSED F.A.R.	1.77

FLOORS	S.F.	COMMERCIAL		UNIT 1		UNIT 2		ENTIRE STRUCTURE			
		CANOPY	SUB. TOTAL	S.F.	ENTRANCE/EGRESS CANOPY	SUB. TOTAL	S.F.	ENTRANCE/EGRESS CANOPY	SUB. TOTAL	TOTAL SF	TOTAL G.F.A.
BASEMENT	3,483.99		3,483.99						3,483.99	-	
FIRST FLOOR	3,376.66	202.01	3,578.67		53.67	53.67		53.67	3,686.00	3,686.00	
SECOND FLOOR				978.82	54.73	1,033.55	978.82	54.73	1,033.55	2,067.10	2,067.10
THIRD FLOOR				978.82		978.82	978.82		978.82	1,957.64	1,957.64
TOTAL	6,860.65	202.01	7,062.66	1,957.64	108.40	2,066.04	1,957.64	108.40	2,066.04	11,194.73	7,710.74

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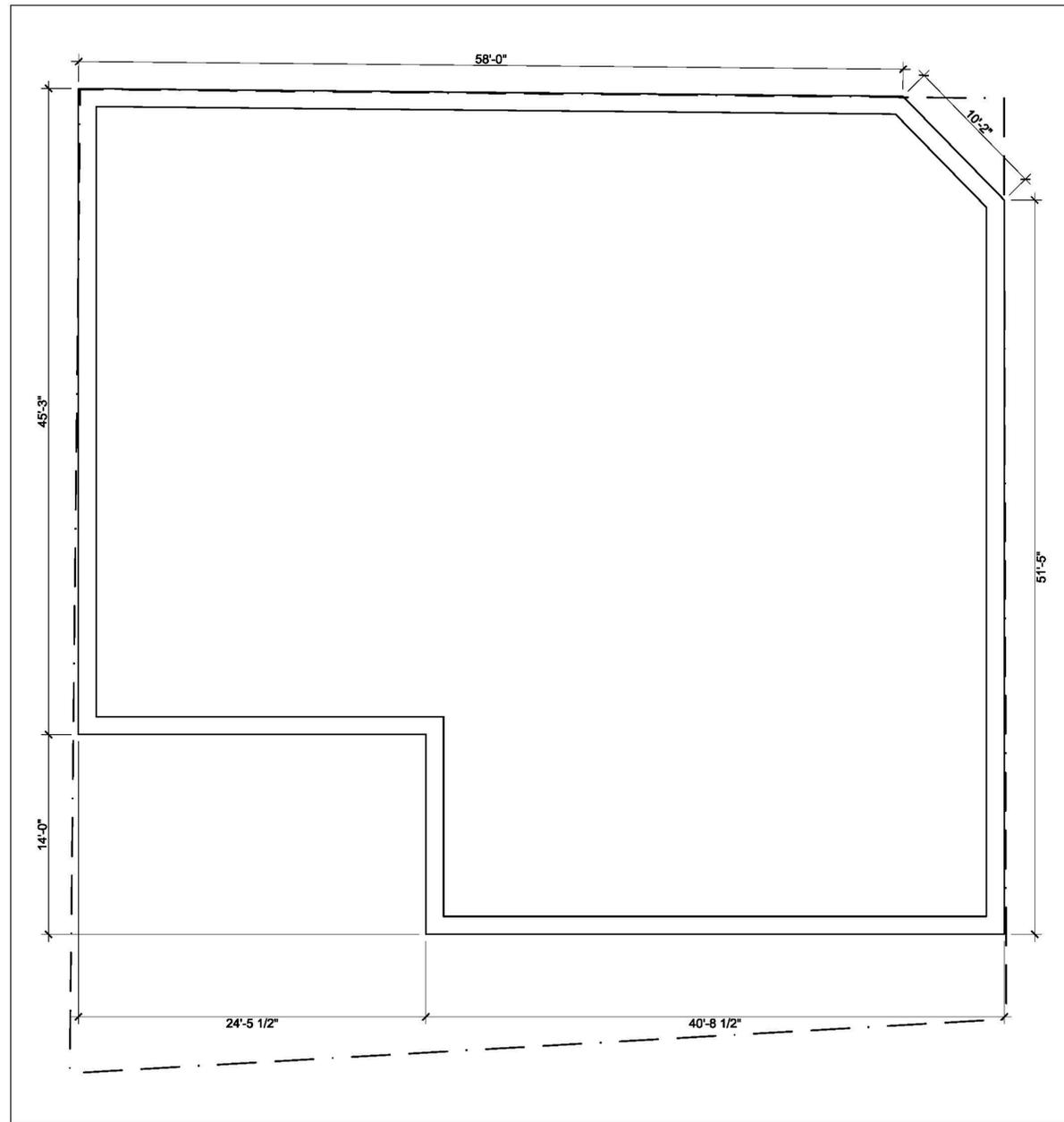
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FILE: 194 Harvard St.

REVISIONS:

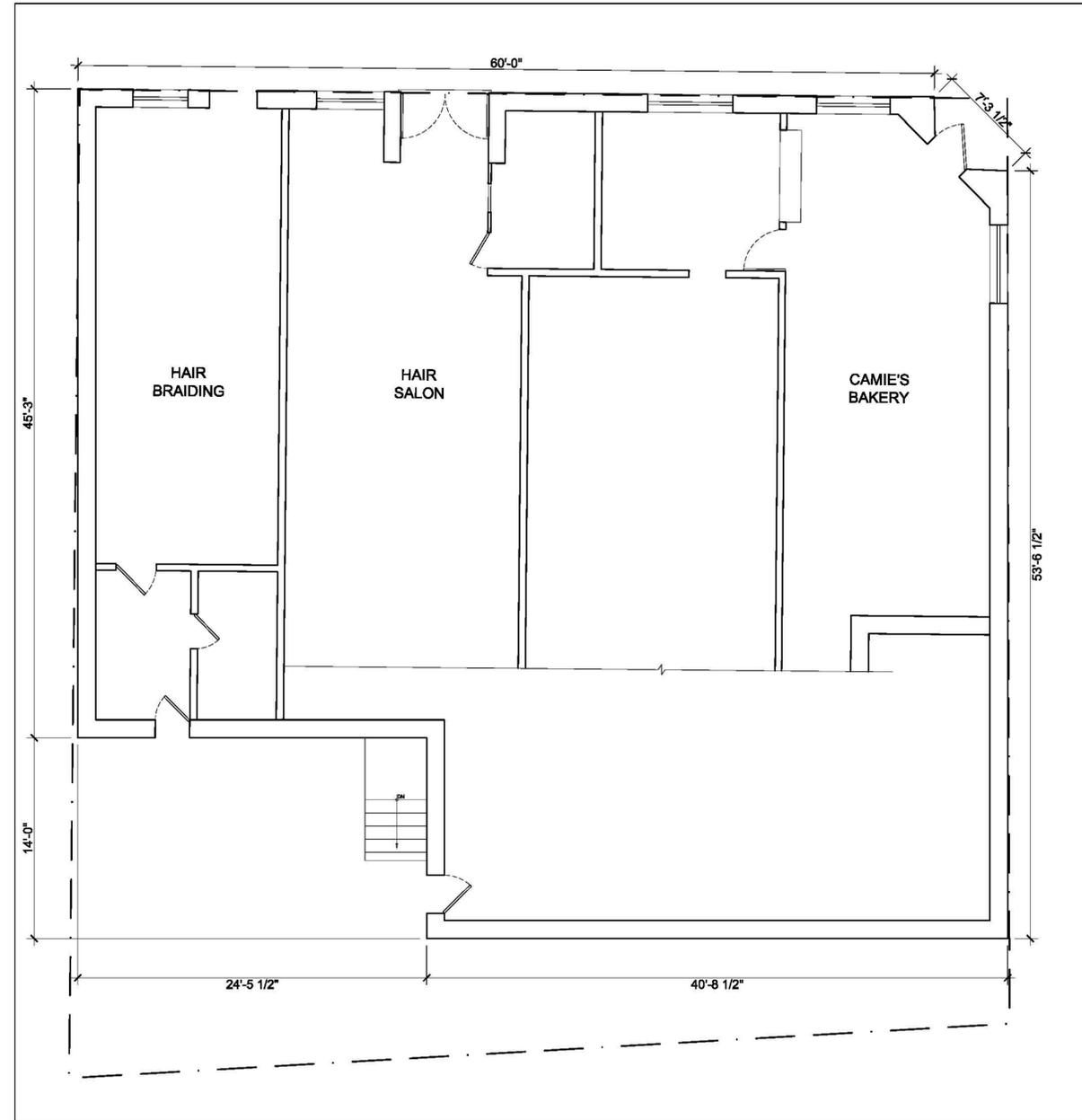
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G.F.A. Analysis

Z1.1



1 **BASEMENT**
SCALE: 3/16" = 1'-0"



2 **FIRST FLOOR**
SCALE: 3/16" = 1'-0"

PROJECT NAME:
194 Harvard Street

PROJECT ADDRESS:
194 Harvard Street
Cambridge, MA

CLIENT:
Camie's Bakery



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
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CHECKED BY: C.E.

SCALE: 3/16" = 1'-0"

FILE: 194 HARVARD ST.

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Existing conditions
Plans

Ex 1.1

PROJECT NAME:
194 Harvard Street

PROJECT ADDRESS:
194 Harvard Street
Cambridge, MA

CLIENT:
Camie's Bakery



ARCHITECT:
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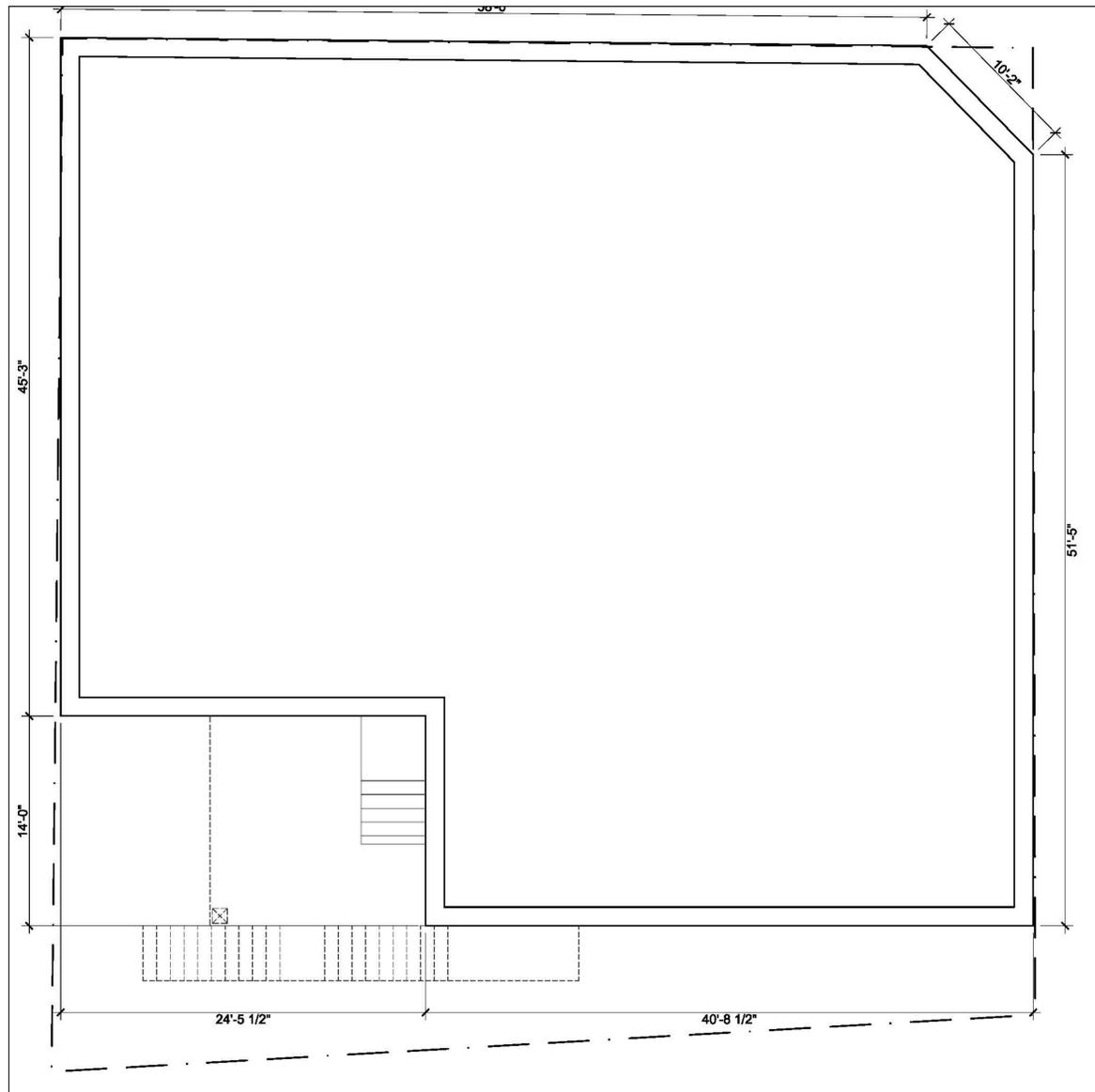
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FILE: 194 HARVARD ST.

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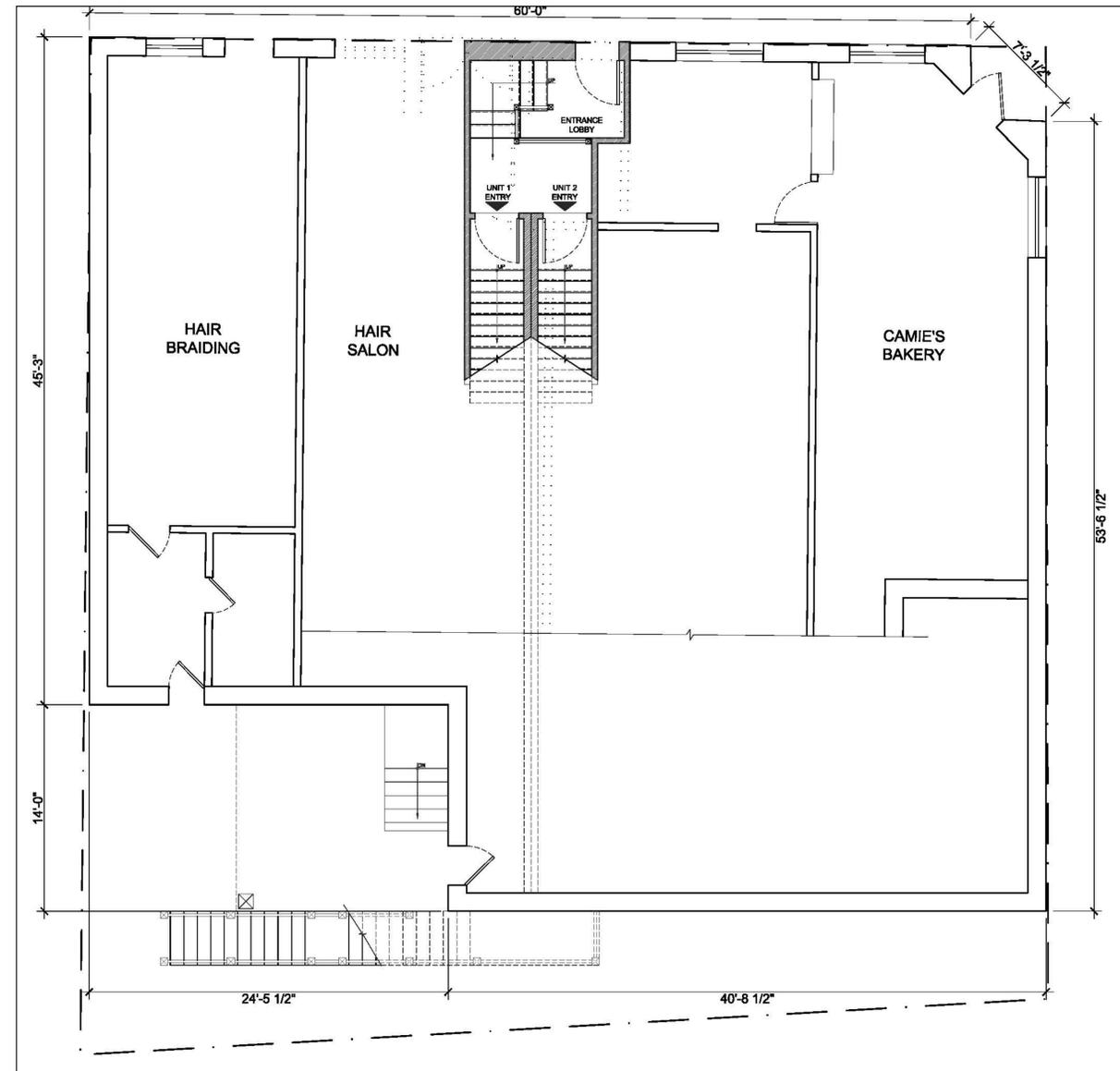
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Proposed Plans

A 1.1



① BASEMENT
SCALE: 3/16" = 1'-0"



② FIRST FLOOR
SCALE: 3/16" = 1'-0"

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194 Harvard Street

PROJECT ADDRESS:
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Cambridge, MA

CLIENT:
Camie's Bakery



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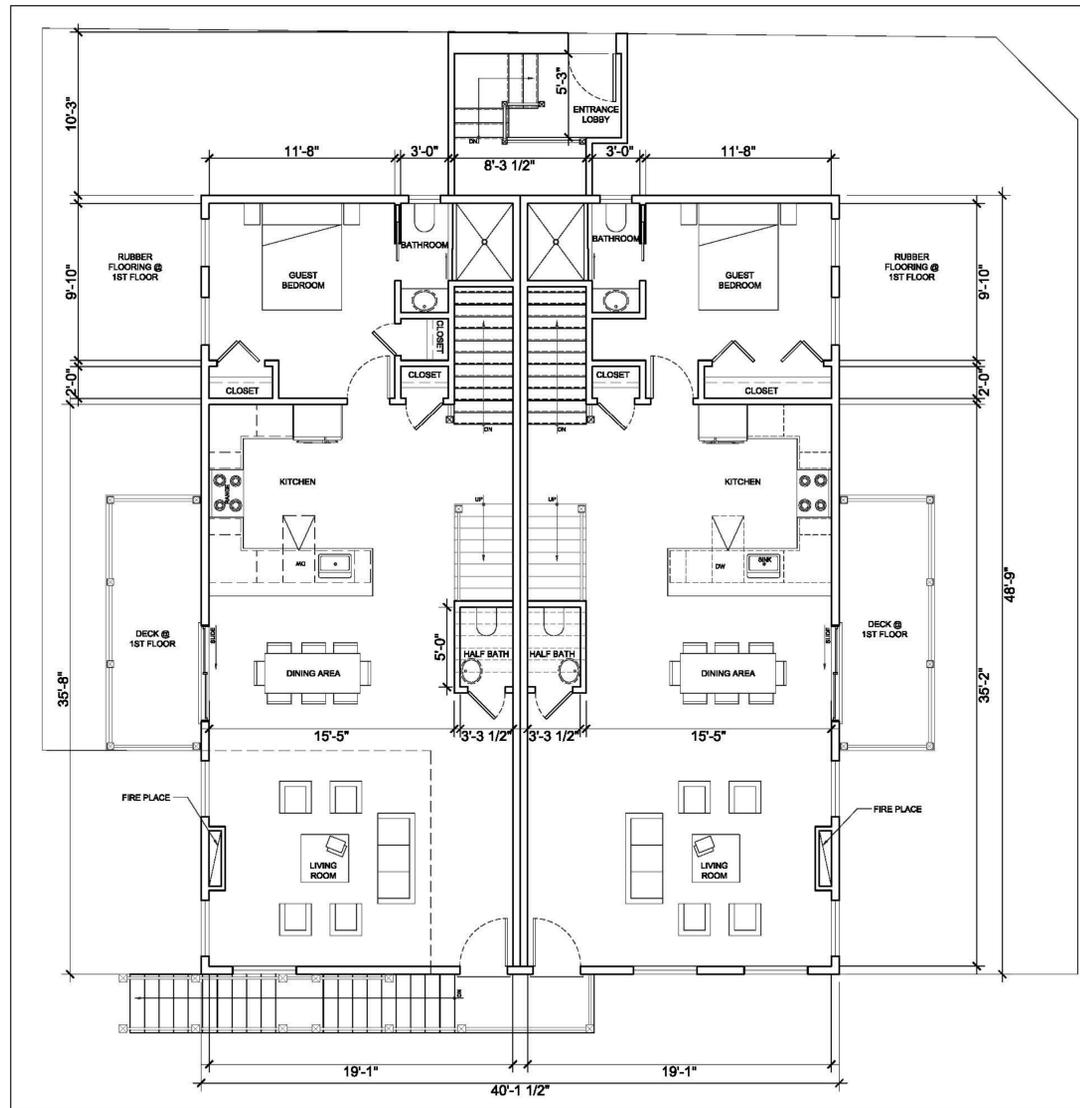
DATE: 03/27/2018
DRAWN BY: P.M.
CHECKED BY: C.E.
SCALE: 3/16" = 1'-0"
FILE: 194 HARVARD ST.

REVISIONS:

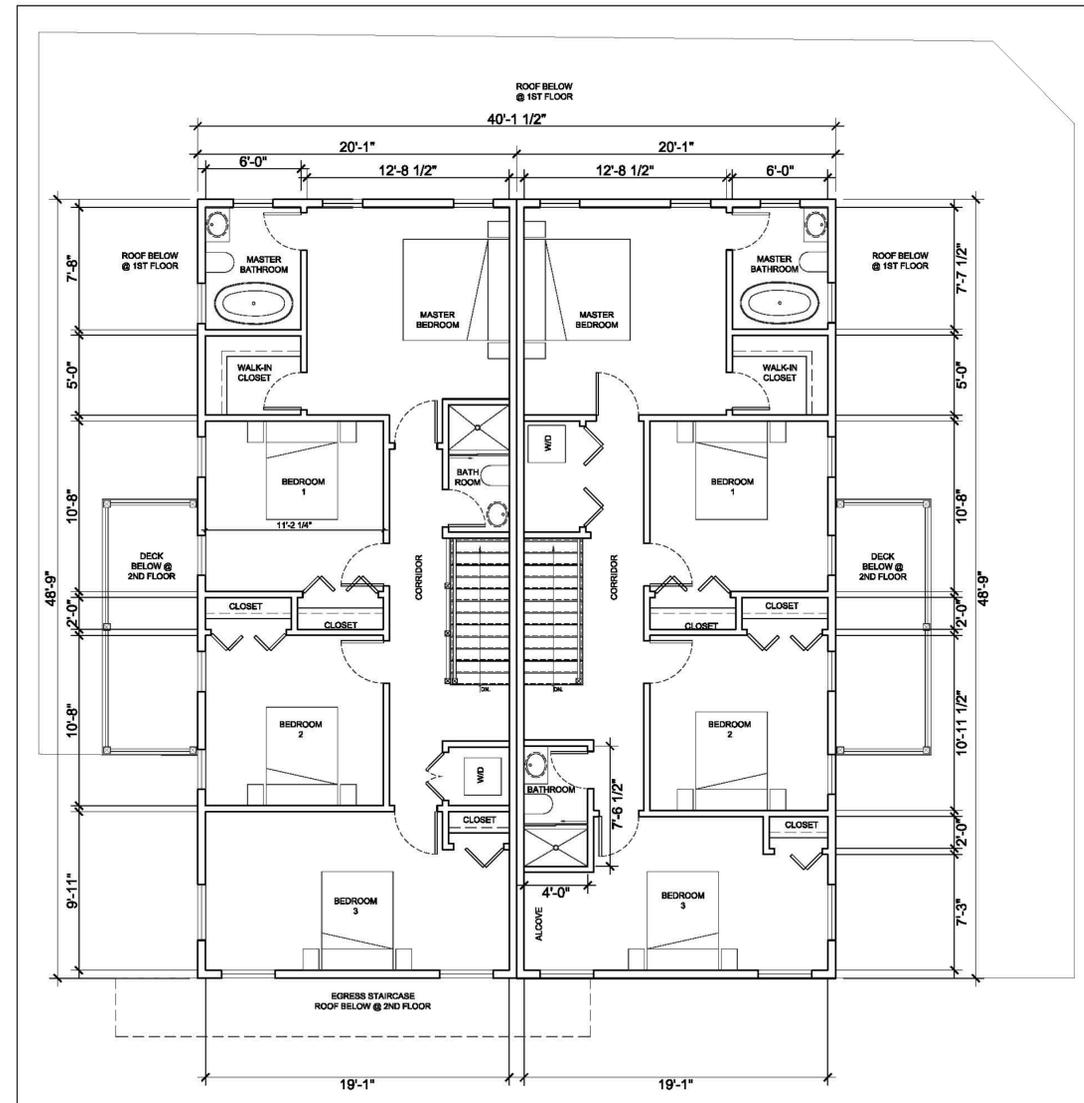
No.	Description	Date
1		
2		
3		
4		
5		
6		

Proposed Plans

A 1.2



1 SECOND FLOOR
SCALE: 3/16" = 1'-0"



2 THIRD FLOOR
SCALE: 3/16" = 1'-0"

PROJECT NAME:
194 Harvard Street

PROJECT ADDRESS:
194 Harvard Street
Cambridge, MA

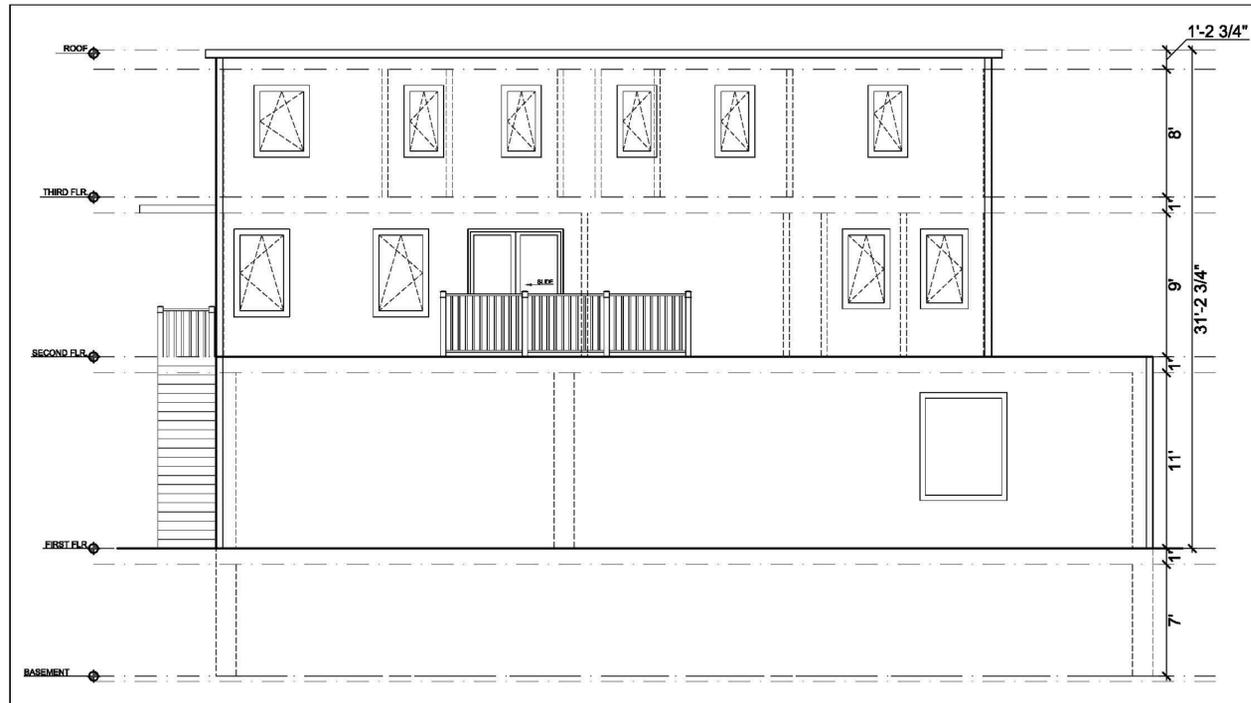
CLIENT:
Camie's Bakery



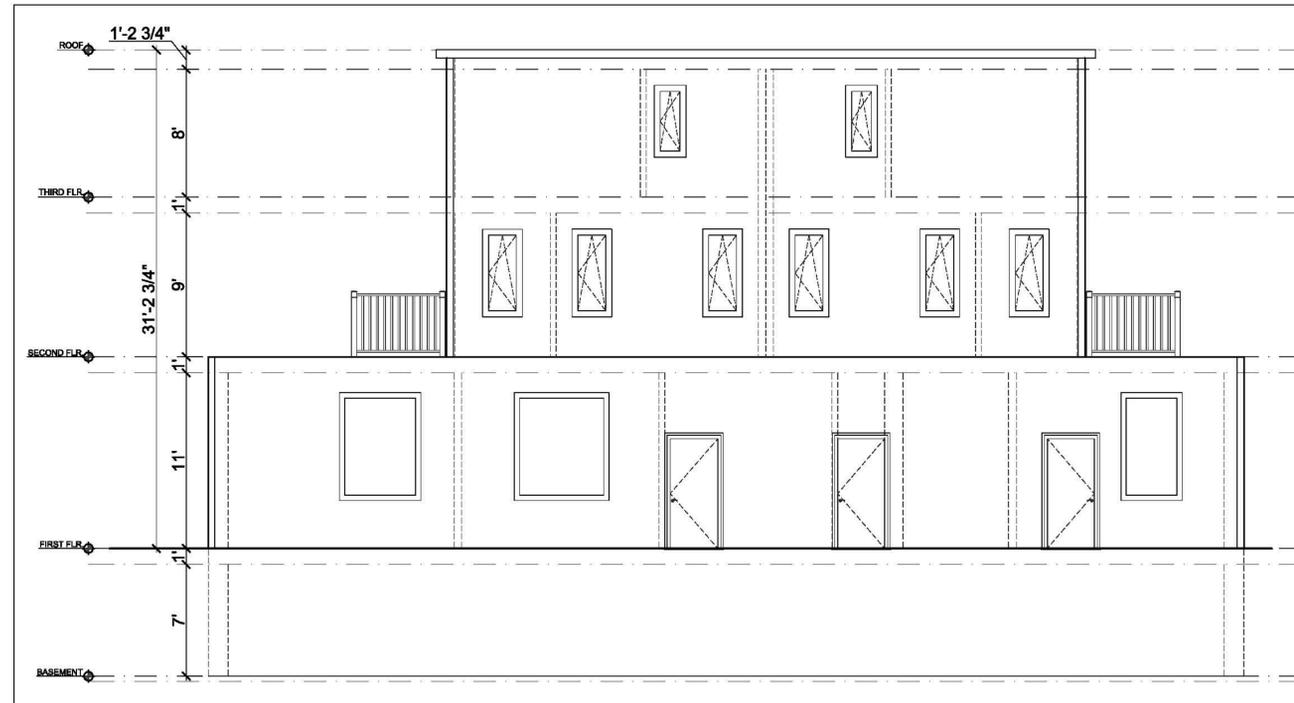
ARCHITECT:
**ELLSWORTH
ASSOCIATES, Inc.**

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

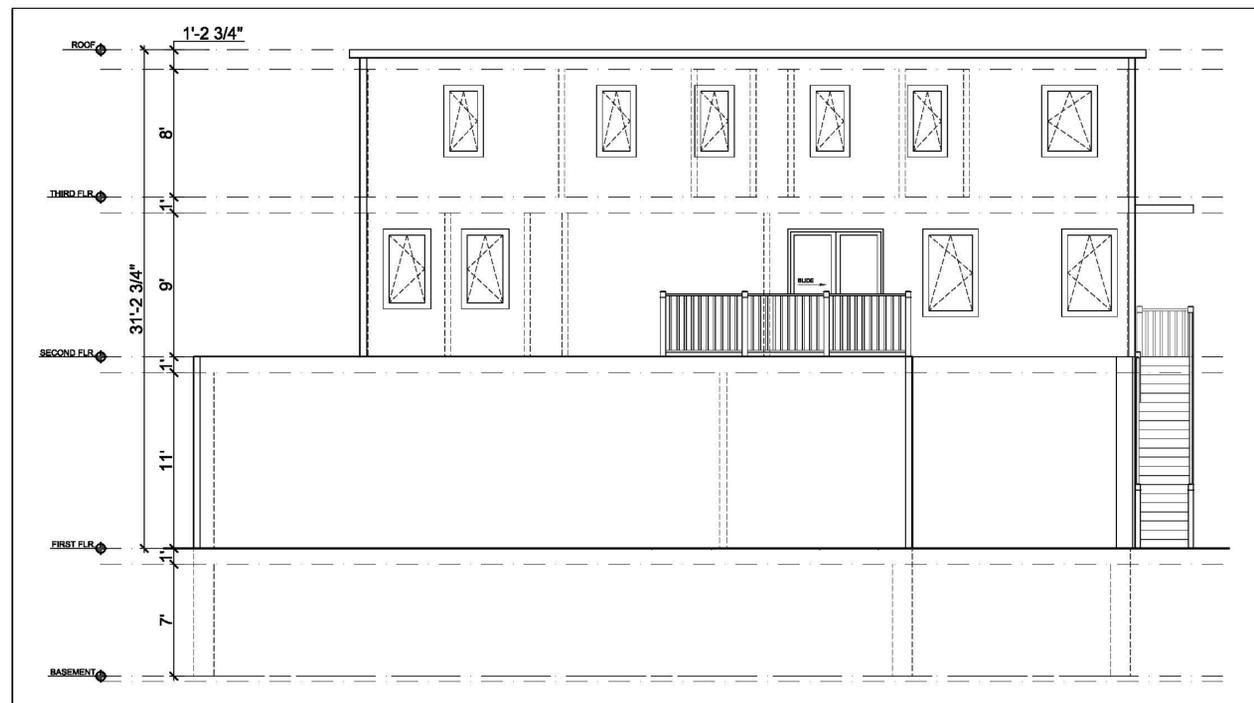
CONSULTANTS:



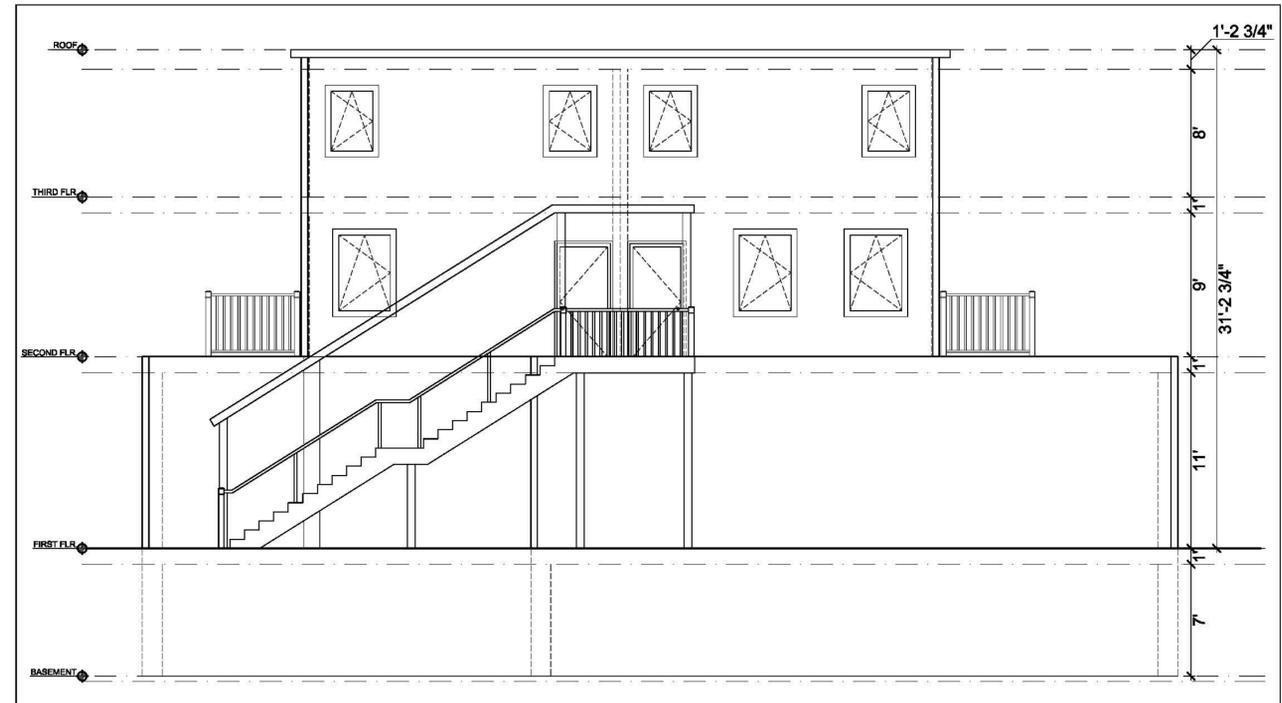
① **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



② **WEST ELEVATION**
SCALE: 3/16" = 1'-0"



③ **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



④ **EAST ELEVATION**
SCALE: 3/16" = 1'-0"

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CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 03/27/2018
DRAWN BY: P.M.
CHECKED BY: C.E.
SCALE: 3/16" = 1'-0"
FILE: 194 HARVARD ST.

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Proposed Elevations

A 3.1



CAMBRIDGE HISTORICAL COMMISSION

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

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 194 Harvard 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 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 August 21, 2018

Received by Uploaded to Energov

Date August 21, 2018

Relationship to project BZA 16995-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

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

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

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

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

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

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

July 2003

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