



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

BZA APPLICATION FORM

Plan No: BZA-016989-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Roseanne Rankin - C/O Edrick VanBeuzekom, AIA

PETITIONER'S ADDRESS : 1310 Broadway Suite 200 Somerville, MA 02144

LOCATION OF PROPERTY : 180 Prospect St Cambridge, MA 02139

TYPE OF OCCUPANCY : 2-family residence ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

The petitioner would like to add a covered entry porch on the side of the existing house which will violate the side yard setback requirements.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Original Signature(s) :

Roseanne Rankin
Roseanne Rankin
(Petitioner(s) / Owner)

Roseanne Rankin
(Print Name)

Address :

PO Box 47
Lexington, MA 02420

Tel. No. :

781-718-2790

E-Mail Address :

roseannerankin@yahoo.com

Date :

8/13/18

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 RoseAnne Rankin
(OWNER)

Address: 59 Webb St., Lexington, MA 02420

State that I/We own the property located at 180 Prospect St., Cambridge which is the subject of this zoning application.

The record title of this property is in the name of RoseAnne Rankin

*Pursuant to a deed of duly recorded in the date 6/22/90, Middlesex South County Registry of Deeds at Book 20611, Page 58; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

RoseAnne Rankin
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

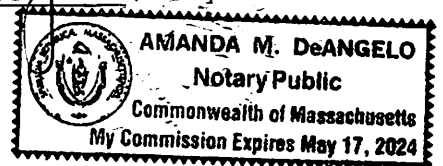
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

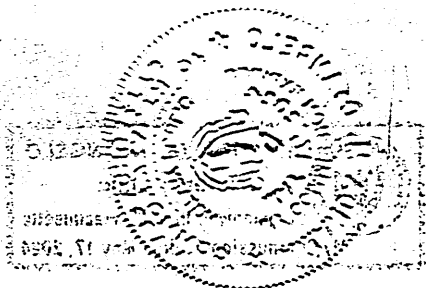
The above-name RoseAnne Rankin personally appeared before me, this 13 of August, 2018, and made oath that the above statement is true.

Amanda M. DeAngelo Notary

My commission expires May 17, 2024 (Notary Seal).



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



100-100000-1000

100-100000-1000

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 Zoning Ordinance would involve a substantial hardship in that it would prevent the property owner from constructing a building code compliant entry porch to the existing side entries. The current side entrance has non-compliant concrete steps and lacks any roof for weather protection.

- 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 narrow lot which was subdivided between the two sides of the structure which was originally built in 1902. Because the lot is narrow there is insufficient room for an entry porch without impinging on the side yard setback.

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

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

The proposed entry porches will enhance the appearance of the house without substantial detriment to the public good as the porches are not along the public way and they will make the entries safer for residents and visitors.

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

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because the proposed entry porches are consistent with scale of the neighborhood, and with the style of the house.

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

180 Prospect St.

Pettiver
ROSEANNE RANKIN
P.O. BOX 47
LEXINGTON, MA 02420

87-2
MADHERE, JEAN CLAUDE, ANITE JULES MADHERE &
176 PROSPECT ST.
CAMBRIDGE, MA 02139

87-3
RANKIN, ROSEANNE
P.O. BOX 47
LEXINGTON, MA 02420

87-8-19
TOBAH, ALI, MOHAMED, ATTAWIA, ETAL
TRS. OF ISLAMIC SOCIETY OF BOSTON TRS.
204 PROSPECT ST
CAMBRIDGE, MA 02139

87-7
PAPAFORTI, LINDA
196 PROSPECT ST
CAMBRIDGE, MA 02139

EVB DESIGN
C/O EDRIK VANBEUZEKOM, AIA
1310 BROADWAY - SUITE 200
SOMERVILLE, MA 02144

87-108-109
SWEDISH EVANGELICAL LUTHERAN
AUGUSTANA CHURCH
311 BROADWAY
CAMBRIDGE, MA 02139

87-24
FREDDURA, PAUL R. & MARIA L. FREDDURA
9 TREMONT STREET
CAMBRIDGE, MA 02139

87-110
SOTTILE, EDWARD R., JR. & ANNMARIE O'KEEFE
41 PEIRCE ST.
ARLINGTON, MA 02476

87-111
15 TREMONT STREET LLC
323 BROADWAY
SOMERVILLE, MA 02145

87-114
MOCKLER, MATTHEW R.
5 TREMONT ST., #1
CAMBRIDGE, MA 02139

87-114
GARDNER, JANICE L. & THOMAS A. PRATO
3 TREMONT ST.
CAMBRIDGE, MA 02139

87-114
DARROW, ALISON & ROBERT ARMSTRONG
3-5 TREMONT ST., #3
CAMBRIDGE, MA 02139

87-136
MCGRATH, PATRICIA
C/O PARADISE REAL ESTATE LLC
39 INMAN ST., #3
CAMBRIDGE, MA 02139

87-143
SHIEH, WENDY PINYEN
13 TREMONT ST
CAMBRIDGE, MA 02139

87-144
JACOBS, MARJORIE L.
11 TREMONT ST.
CAMBRIDGE, MA 02139

87-153
BROADSPECT, LLC.
288 NORFOLK ST
CAMBRIDGE, MA 02139

109-44
CAMBRIDGE AFFORDABLE HOUSING CORP.
1770 MASS AVE STE #331
CAMBRIDGE, MA 02140

109-45
FOSDICK, PETER, TR. OF SCORPIO REALTY TRUST
183 PROSPECT ST., #1
CAMBRIDGE, MA 02139

109-45
SAAD, HELANIE A.
183 PROSPECT ST. UNIT#2
CAMBRIDGE, MA 02139

109-45
KING, JANE
183 PROSPECT ST #3
CAMBRIDGE, MA 02139

109-47-48
175179 PROSPECT ST LLC,
61 FAYETTE ST
CAMBRIDGE, MA 02139

87-156
MAXWELL, IZZY L.
19 TREMONT ST., UNIT #19/4
CAMBRIDGE, MA 02139

109-50
GOSSSELS, JONATHAN G. & JAMIE M. GOSSSELS,
TRS. OF LONGFELLOW TRUST
11 SPILLER CIRCLE
SUDBURY, MA 01776

109-88
SHAW, DOUGLAS R. D. & JUDITH REYNOLDS
TRUSTEE OF DOUGLAS R.D. SHAW LIVING TR.
177 PROSPECT ST
CAMBRIDGE, MA 02139

87-6
CHENG, ALICE
194 PROSPECT ST., #1
CAMBRIDGE, MA 02139

87-6
MCLOUGHLIN, MICHAEL & ALICE PESCE
194 PROSPECT S., #2
CAMBRIDGE, MA 02139

87-6
MARTIN, PETER J. SUZANNE W. MARTIN
194R PROSPECT ST.
CAMBRIDGE, MA 02139

87-156
TALUKDAR, DIP & SHAMPA TALUKDAR
182 PROSPECT ST. UNIT#182
CAMBRIDGE, MA 02139

87-156
WAHAB, ADAM J. & KATARZYNA M. PIOTROWSKA
190 PROSPECT ST., #190/8
CAMBRIDGE, MA 02139

180 Prospect St.

87-156
GOLDMAN, JANET E.
190 PROSPECT ST. UNIT#7
CAMBRIDGE, MA 02139

87-156
TERZI, EVIMARIA
190 PROSPECT ST., #6
CAMBRIDGE, MA 02139

87-156
THAKARAR, KINNA, PUSHPA THAKARAR &
KISHOR THAKARAR
236 GARDEN ST
CAMBRIDGE, MA 02138

87-156
WOOD, ROGER W.
182-190 PROSPECT ST. #190-4
CAMBRIDGE, MA 02139

87-156
PROSPECT 190 U3 LLC
272 BEACHWOOD ST.
COHASSET, MA 02025

87-156
ST. GERMAIN, KIM
49 SCENIC RIDGE DR
HICKORY, NC 28601

87-156
SPENCER, ANDREA
190 PROSPECT ST., #1
CAMBRIDGE, MA 02139

87-156
LI, YE
190 PROSPECT ST., #190-A
CAMBRIDGE, MA 02139

87-156
CASTELLANA, ELIZABETH N.
184 PROSPECT ST
CAMBRIDGE, MA 02139

87-156
HOEPFNER, CHRISTIAN & HEIDI BARENTHALER
17 TREMONT ST. UNIT#1
CAMBRIDGE, MA 02139

87-156
BEKELE, ANDENET
17 TREMONT ST. UNIT#4
CAMBRIDGE, MA 02139

87-156
SHAO, JAMES Z.
17 TREMONT ST. #17/3
CAMBRIDGE, MA 02139

87-156
NUGENT, WILLIAM H. & MARY ELLEN WICKUM &
CITY OF CAMBRIDGE TAX TITLE
17 TREMONT ST 17/2
CAMBRIDGE, MA 02139

87-156
CARFI, ANDREA & LAURA FONTANA
19 TREMONT ST., UNIT #19/1
CAMBRIDGE, MA 02139

87-156
BIELIK, DARIUSZ J.
188 PROSPECT ST., #188/7
CAMBRIDGE, MA 02139

87-156
WILLIAMS, ERIC & CYNTHIA WILLIAMS
C/O ZHANG, LAN & DEQIANG YU
188 PROSPECT ST., #188/6
CAMBRIDGE, MA 02139

87-156
O'BRIEN, WILLIAM G., JR. & SARAH A. O'BRIEN
188 PROSPECT ST., #188/5
CAMBRIDGE, MA 02139

87-156
YANG, DAVID H. & LAN YANG
188 PROSPECT ST., # 188/4
CAMBRIDGE, MA 02139

87-156
MAK, DUNCAN
188 PROSPECT ST 188/3
CAMBRIDGE, MA 02139

87-156
ROBICHAUD, JOSEPH & DENISE ROBICHAUD
188 PROSPECT ST., #188/2
CAMBRIDGE, MA 02139

87-156
HEIDELBERGER, GREGORY P. TRUSTEE
188 PROSPECT ST., #188/1
CAMBRIDGE, MA 02139

87-156
ANDERSON, ZACKARY & CRYSTAL MAO
19 TREMONT ST., #19/3
CAMBRIDGE, MA 02139

87-156
HE, JING
56 KENDALL STREET
QUINCY, MA 02171



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

2018 AUG 15 AM 10:43

BZA APPLICATION FORM

Plan No. of BZA: 016989-2018
 CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

Roy Realty Inc.
[Signature]
 (Petitioner(s) / Owner)

Roseanne Rankin
 (Print Name)

Address :

PO Box 47
Lexington, MA 02420

Tel. No. :

781-718-2790

E-Mail Address :

roseanne.rankin@yahoo.com

Date :

8/13/18

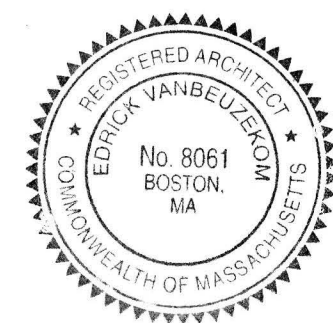
180 Prospect Street Cambridge, MA 02139

ISSUE DATE: AUGUST 09, 2017

FOR ZONING REVIEW

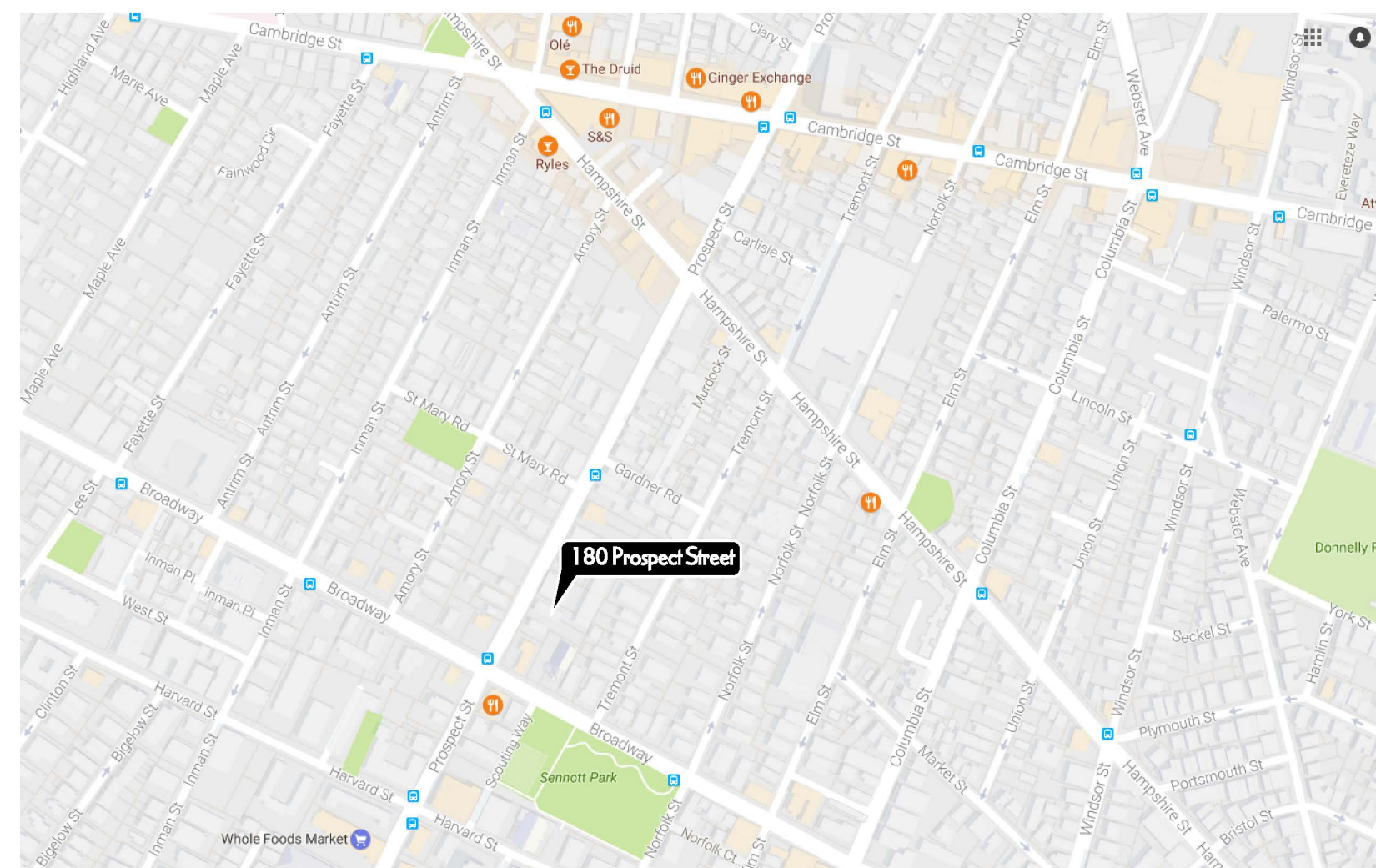
Owner:
Roseanne Rankin &
Raymond DeSimone
P.O. Box 47
Lexington, MA 02420

Architect:
EvB Design
Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222



Structural Engineer
Joan Rumbaugh Engineering
Joan Rumbaugh Gartenberg, PE
402 Lincoln Ave.
Highland Park, NJ 08904

LOCUS PLAN



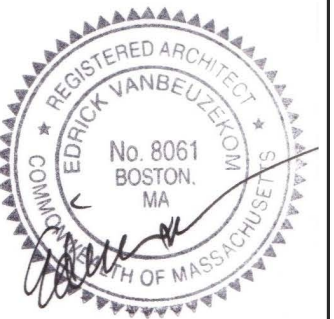
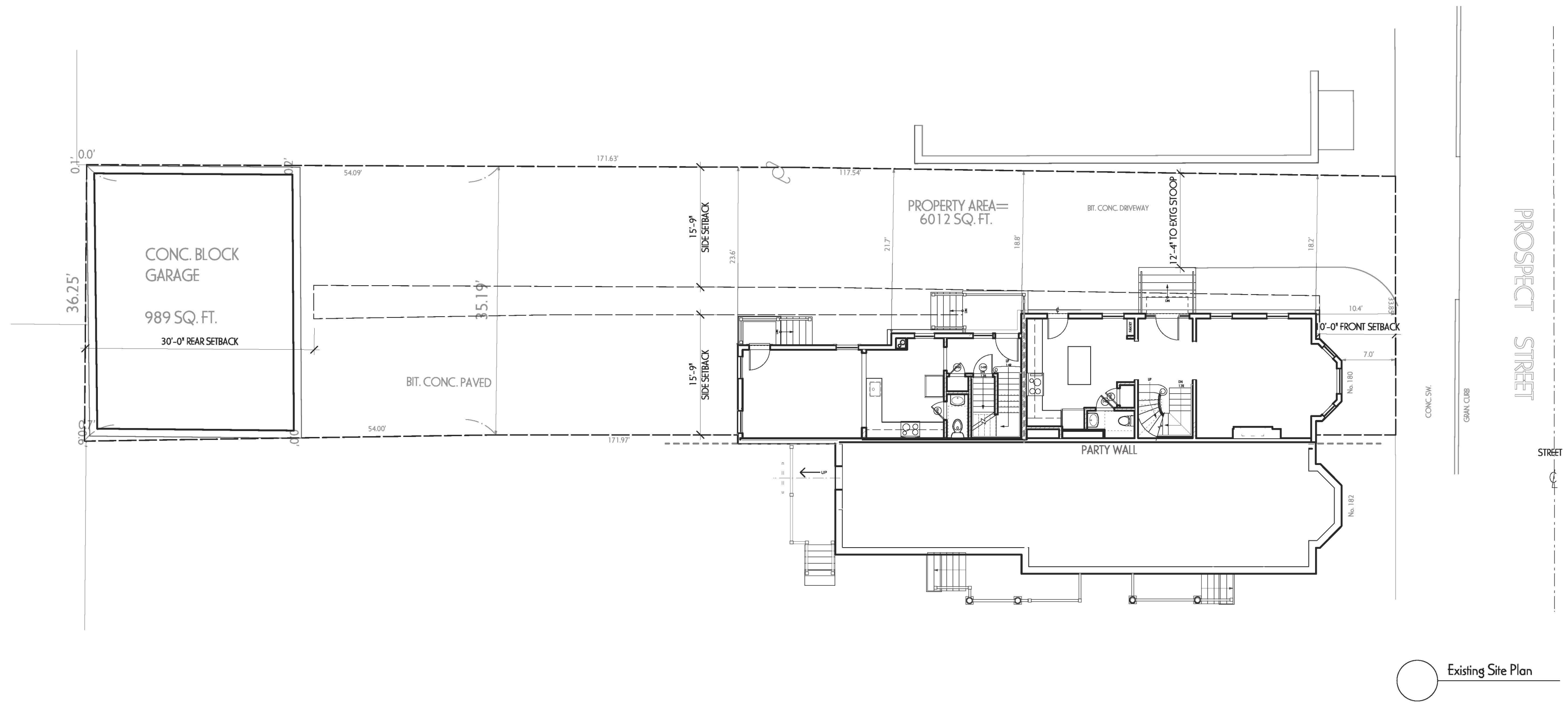
List Of Drawings:

Cover Sheet
C1.0 Site Plan
C1.1 Proposed Site Plan
FAR1.0 Existing FAR
FAR1.1 New FAR

A1.0 Proposed Basement Plan
A1.1 Proposed 1st Floor Plan
A1.2 Proposed 2nd Floor Plan
A1.3 Proposed Attic Plan
A2.1 Proposed Front Elevation
A2.2 Proposed Side Elevation
A2.3 Proposed Rear Elevation
A3.1 Section @ Front Unit

X1.0 Existing Basement & Demo Plan
X1.1 Existing 1st Floor & Demo Plan
X1.2 Existing 2nd Floor & Demo Plan
X1.3 Existing Attic & Demo Plan
X2.1 Existing Elevations

Renovations & Additions to
 180 Prospect Street
 Cambridge, MA 02138

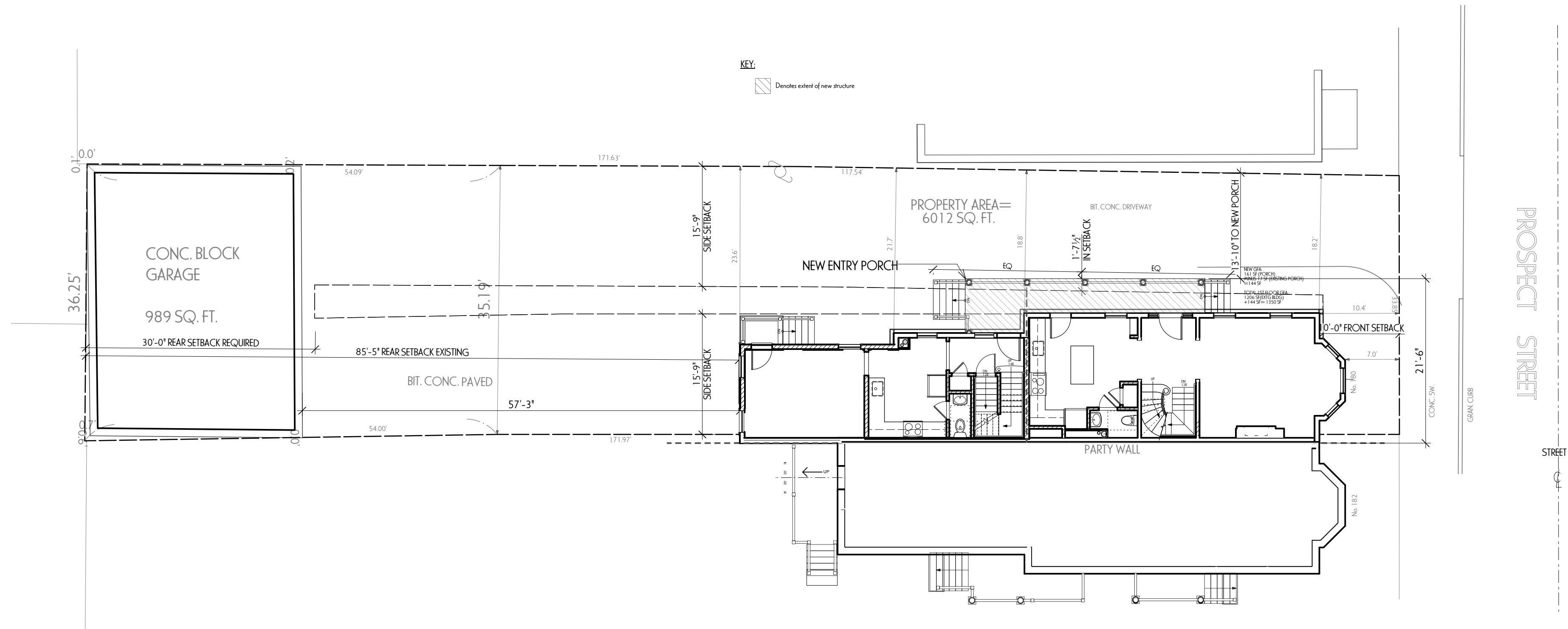


EvB Design
 1310 Broadway, Suite 200
 Somerville, MA 02144
 phone: (617) 623 2222

Scale:	3/32" = 1'-0"
Drawn by:	SM, EvB, AF
Date:	08/09/18
Checked by:	
Revisions:	

Notes:
 FOR ZONING REVIEW

SITE PLAN
C1.0



Proposed Site Plan



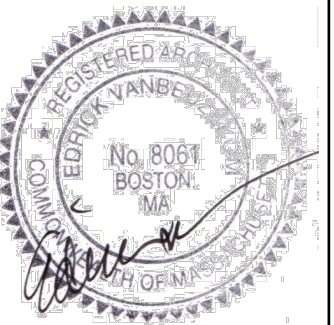
TABLE 1 DIMENSIONAL INFORMATION		C-1 District			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		2816.5	2960.5	4,509	(max.)
LOT AREA		6012	NO CHANGE	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.47	0.49	0.75	(max.)
LOT AREA FOR EACH DWELLING UNIT (D.U.)		3,006	NO CHANGE	1,500	(min.)
SIZE OF LOT					
	-WIDTH	36'3"	NO CHANGE	50'0"	(min.)
	-DEPTH	171'7 1/2"	NO CHANGE	-	(min.)
SETBACKS (IN FEET)					
	-FRONT (Prospect St)	7'0"	NO CHANGE	10'0"	(min.)
	-REAR	84'7"	NO CHANGE	30'0"	(min.)
	-LEFT SIDE	15'9"	NO CHANGE	15'9"	(min.)
	-RIGHT SIDE	15'9"	NO CHANGE	15'9"	(min.)
SIZE OF BLDG.					
	-HEIGHT	36'0" (avg. height=31'8")	NO CHANGE	35'0"	(max.)
	-LENGTH	79'2"	NO CHANGE	-	(max.)
	-WIDTH	16'4"	NO CHANGE	-	(max.)
RATIO OF USABLE OPEN SPACE TO LOT AREA		-	NO CHANGE	30%	(min.)(NC)
NO. OF DWELLINGS		2	NO CHANGE	3.3	(max.)
NO. OF PARKING SPACES		2	NO CHANGE	2	(min./max.)
NO. OF LOADING AREAS		N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT		57'3"	NO CHANGE	-	(min.)

AVERAGE HEIGHT = $\frac{(24.2 \times 3.3) + (37.2 \times 38.7) + (31.2 \times 17) + (23.0 \times 20.1)}{3.3 + 38.75 + 17 + 20.1} = 31'8"$

SETBACKS F = $\frac{32.27 + 16.3}{6} = 10'0"$ min. from street

SETBACKS R = $\frac{32.27 + 11.75}{6} = 30'0"$ min.

SETBACKS SIDE = $\frac{31.7 + 79.2}{7(a)} = 15'9"$ (a) as per article 5.24.4 (1)



EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144
phone: (617) 623 2222

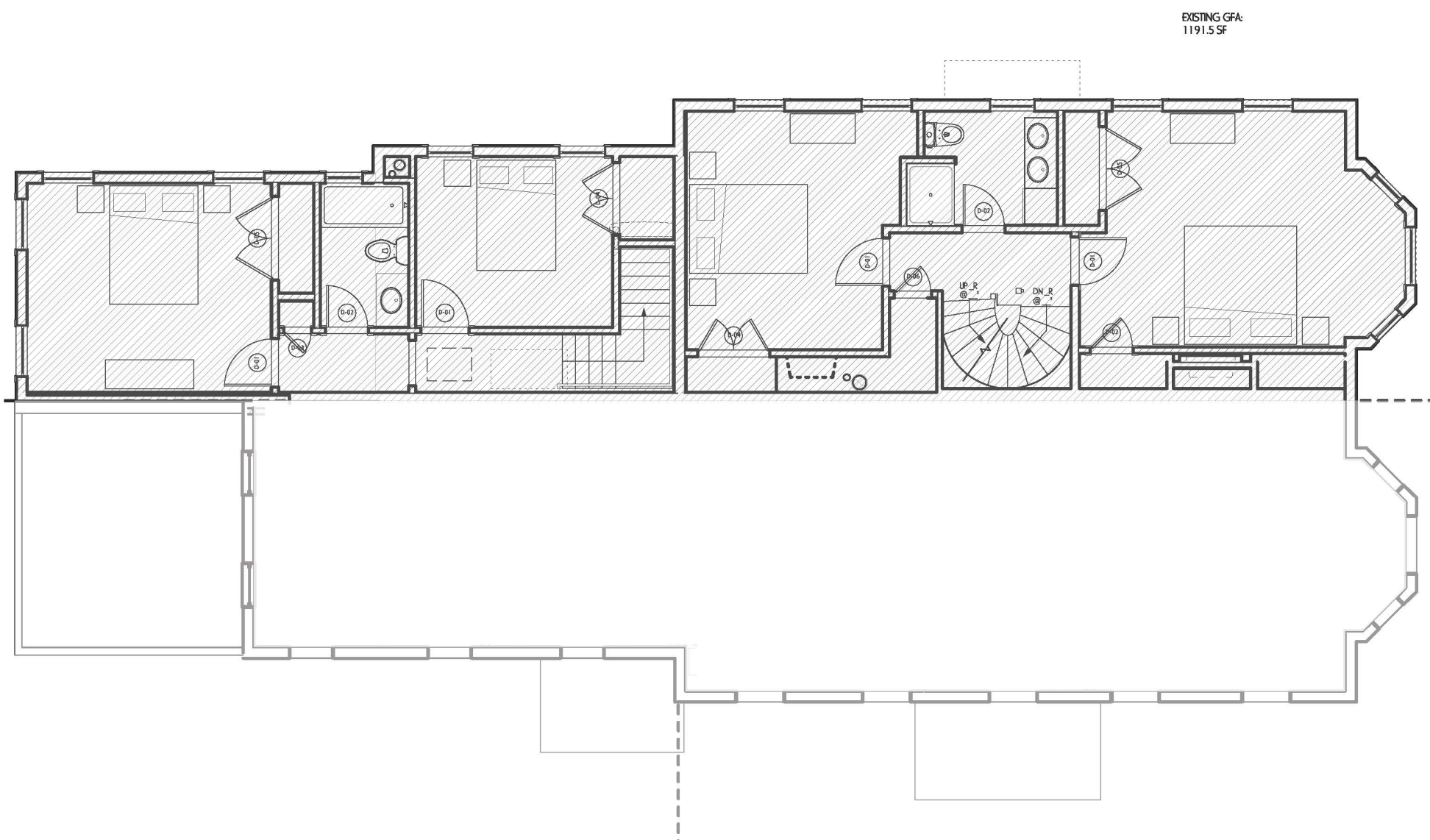
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Drawn by:	SM, EvB, AF
Date:	08/09/18
Checked by:	
Revisions:	

Notes:
FOR ZONING REVIEW

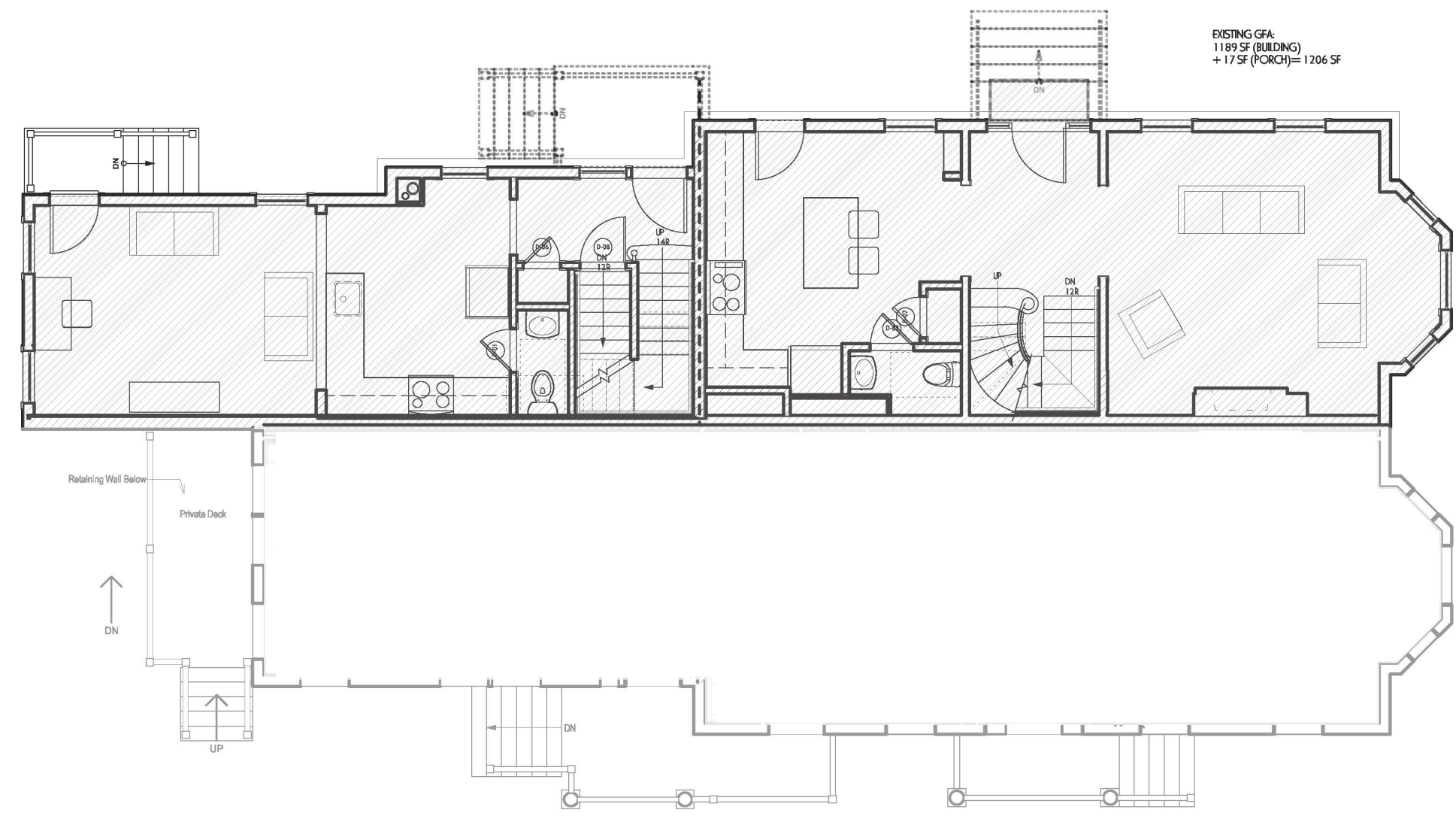
SITE PLAN
C1.1

Renovations & Additions to
180 Prospect Street
Cambridge, MA 02138

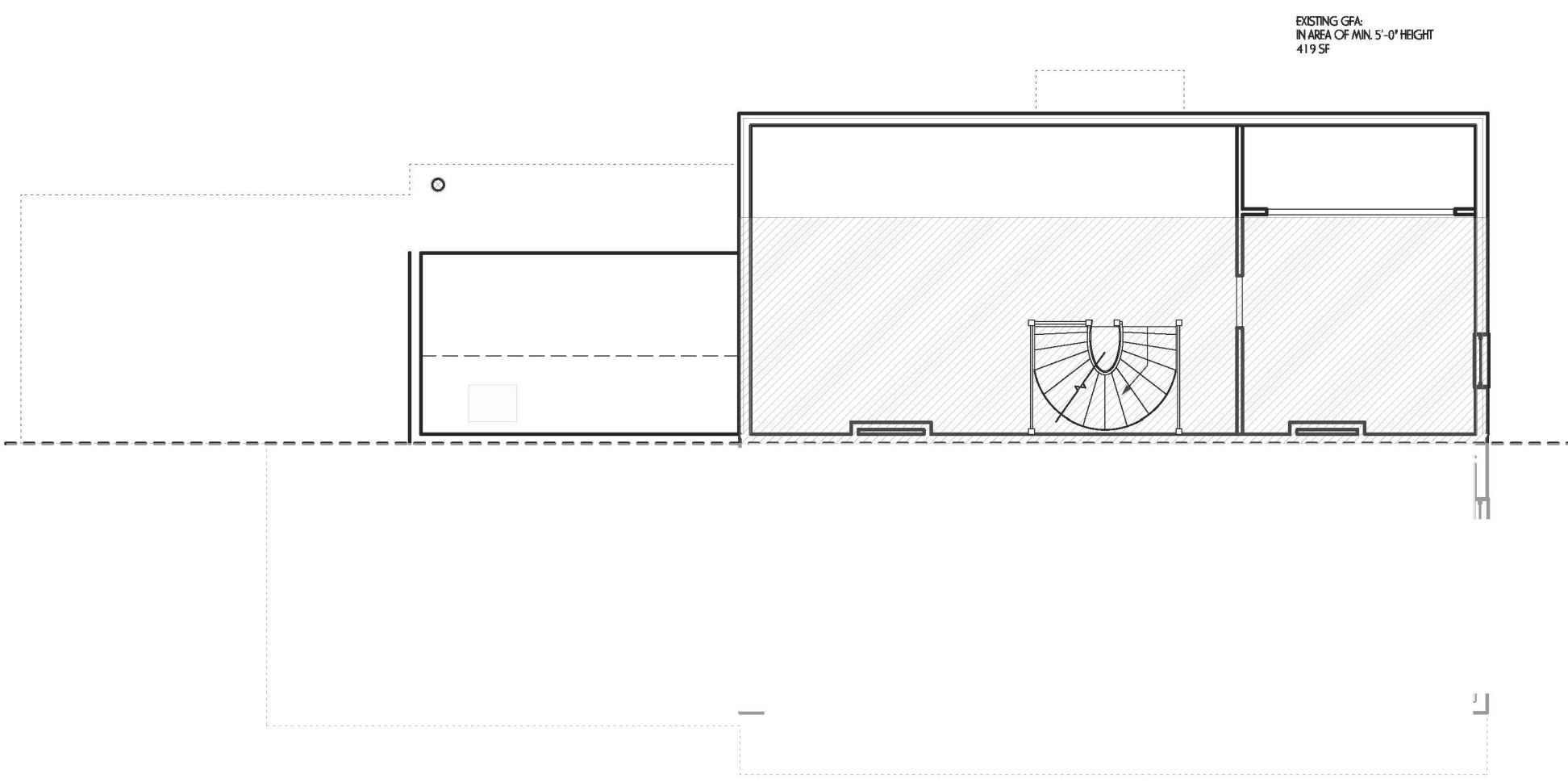
KEY:
DENOTES EXISTING GROSS FLOOR AREA (GFA)



2 Existing 2nd Floor GFA
Scale: 1/8" = 1'-0"

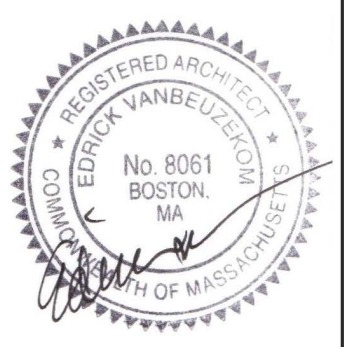


1 Existing 1st Floor GFA
Scale: 1/8" = 1'-0"



3 Existing 3rd Floor GFA
Scale: 1/8" = 1'-0"

TOTAL GFA: 2816.5 SF
1206 SF (1ST FLOOR) + 1191.5 SF (2ND FLOOR) + 419 (3RD FLOOR/ATTIC)
TOTAL FAR: .47
2816.5 SF (TOTAL GFA) / 6012 SF (LOT AREA)



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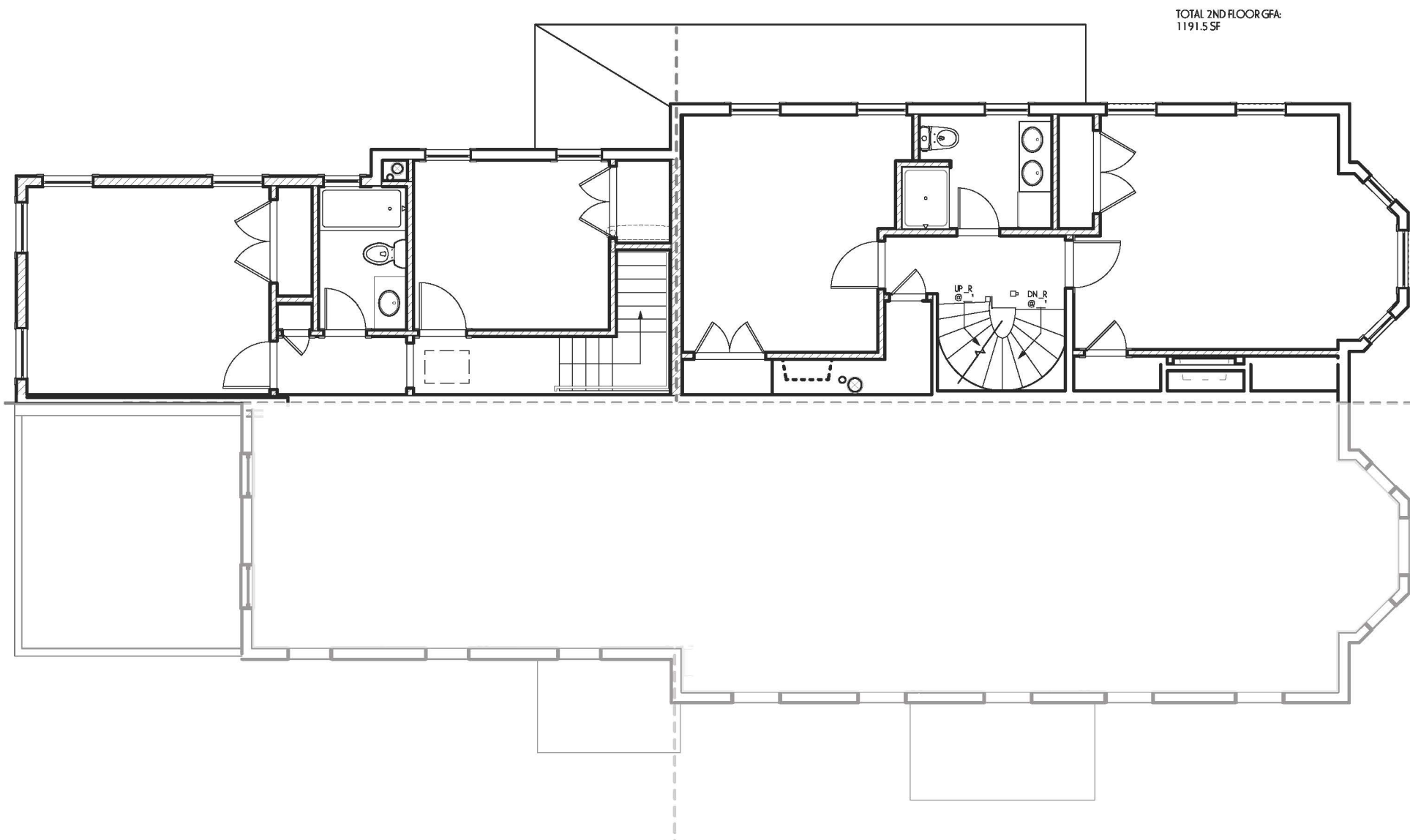
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Drawn by:	SM, EvB, AF
Date:	08/09/18
Checked by:	
Revisions:	

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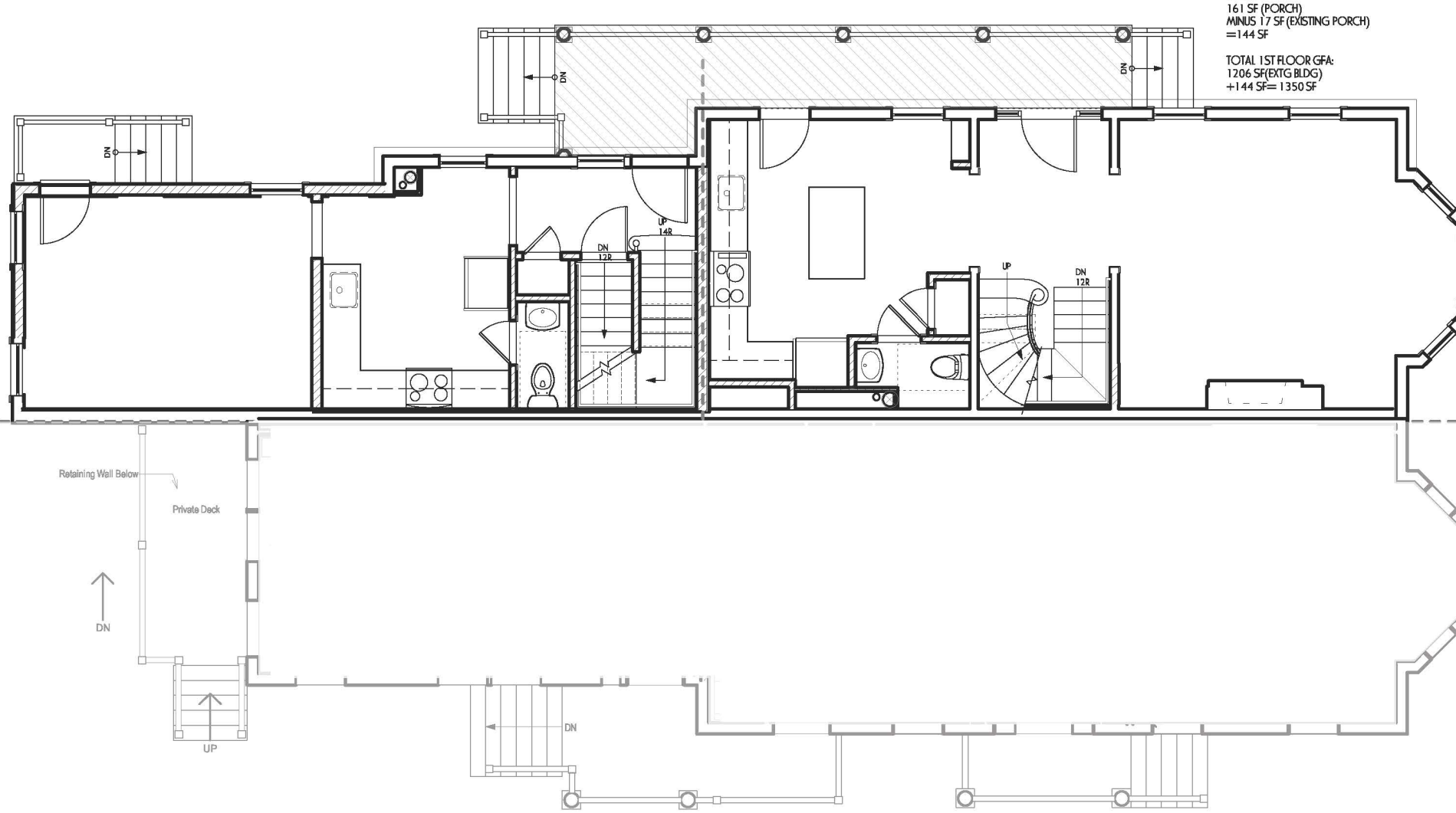
EXISTING FAR
FAR 1.0

Renovations & Additions to
180 Prospect Street
Cambridge, MA 02138

KEY:
DENOTES NEW GROSS FLOOR AREA (GFA)



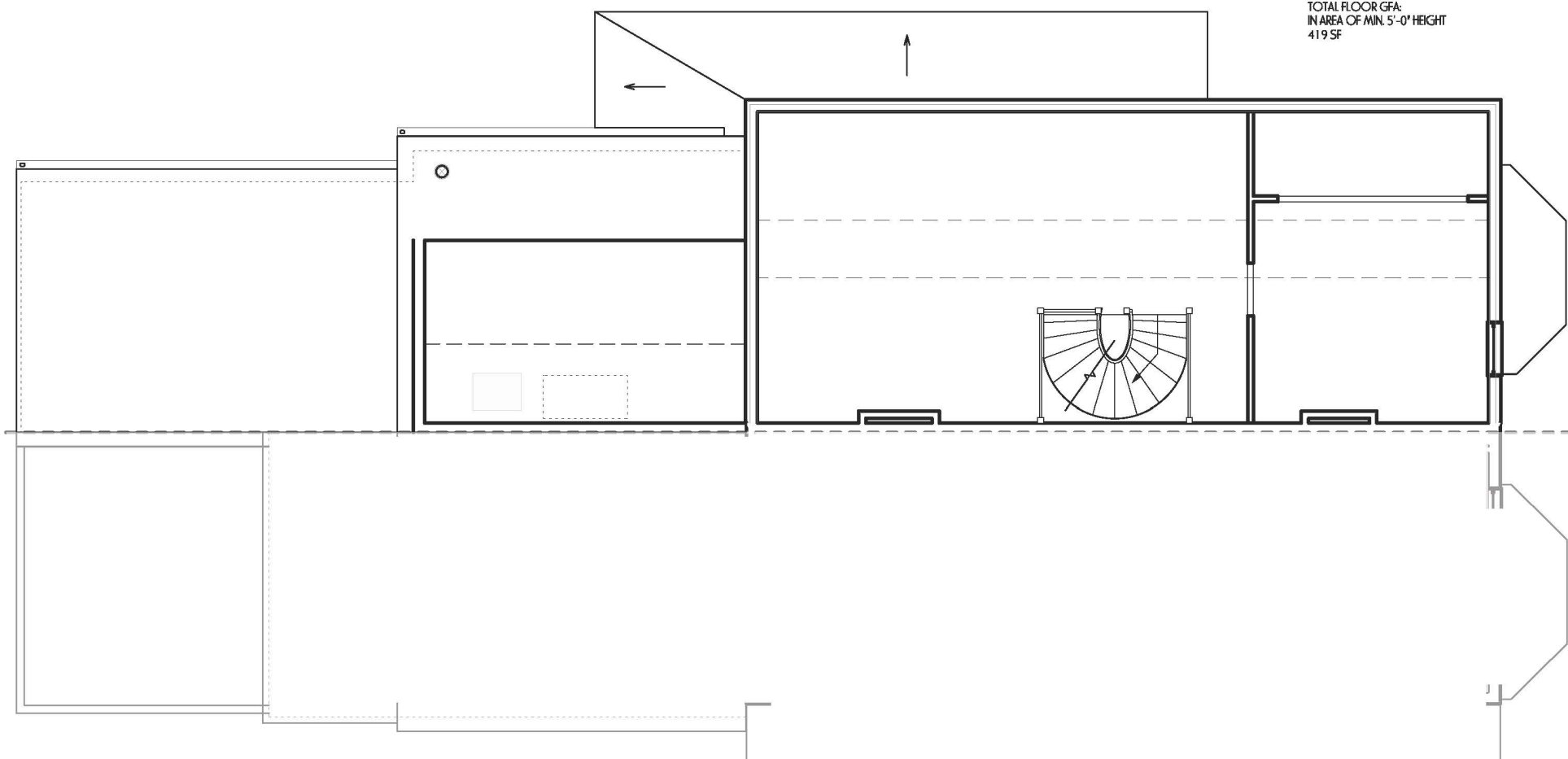
TOTAL 2ND FLOOR GFA:
1191.5 SF



NEW GFA:
141 SF (PORCH)
MINUS 17 SF (EXISTING PORCH)
= 144 SF
TOTAL 1ST FLOOR GFA:
1206 SF (EXISTG BLDG)
+ 144 SF = 1350 SF

2 New 2nd Floor GFA
Scale: 1/8" = 1'-0"

1 New 1st Floor GFA
Scale: 1/8" = 1'-0"

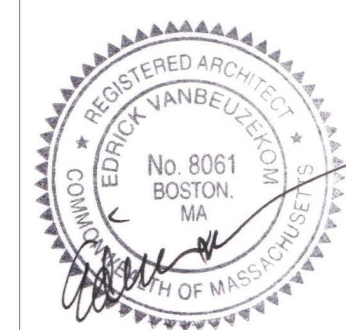


TOTAL FLOOR GFA:
IN AREA OF MIN. 5'-0" HEIGHT
419 SF

3 New 3rd Floor GFA
Scale: 1/8" = 1'-0"

TOTAL GFA: 2960.5 SF
ADDITIONAL GFA:
144 SF (1st FLOOR PORCH) (17 SF OF EXISTING PORCH SUBTRACTED)
0 SF (2ND FLOOR)
0 SF (3RD FLOOR Adj 5'-0" MIN CEILING HEIGHT)
= 144 SF (281 SF allowed 10% of orig. SF)

TOTAL FAR: .49
2960.5 SF (TOTAL GFA) / 6012 SF (LOT AREA)



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Scale:	
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Notes:
FOR ZONING REVIEW

NEW FAR
FAR 1.1

GENERAL NOTES

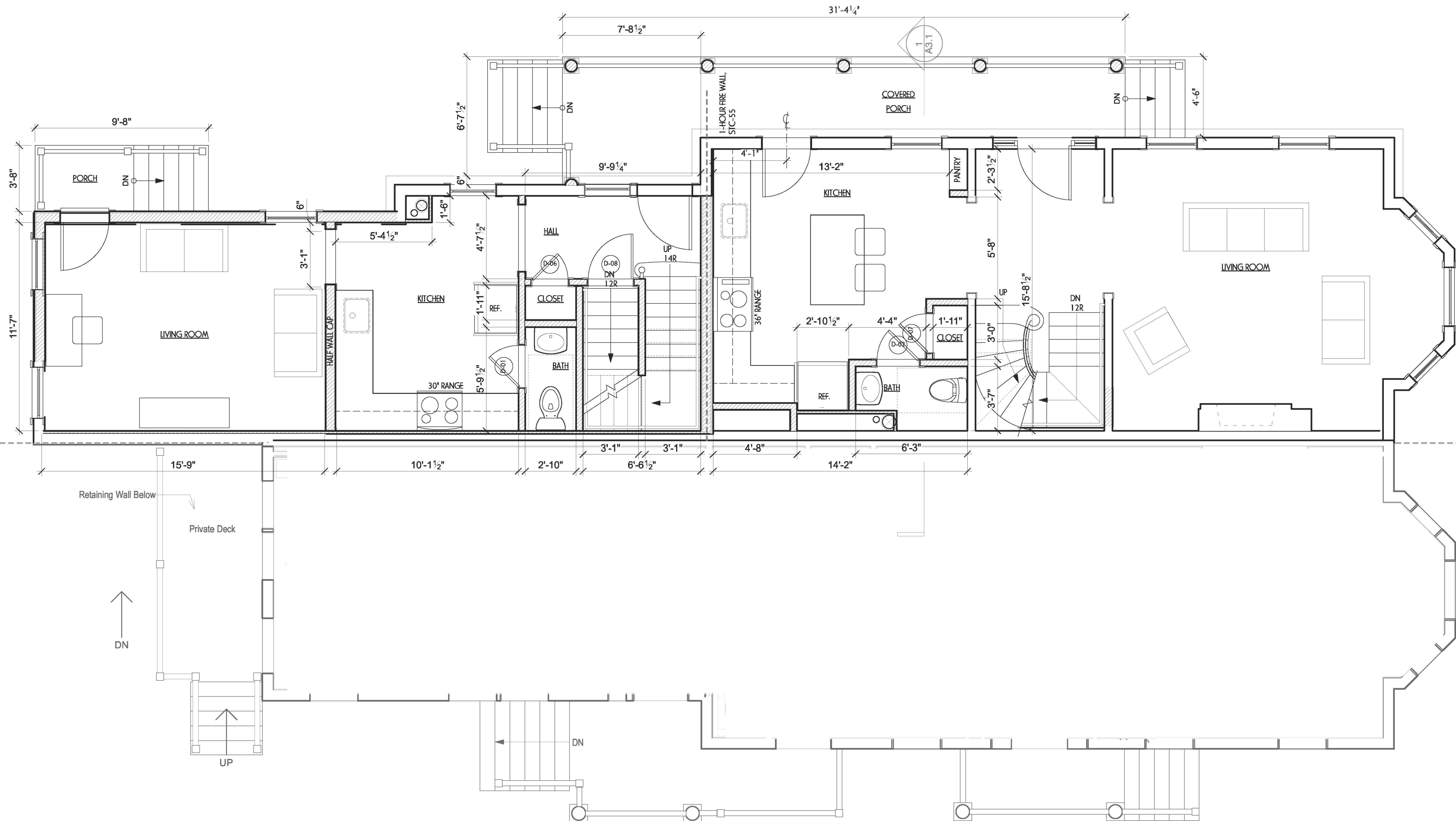
1. Field verify all dimensions. Notify Architect immediately of any conditions which vary from the drawings.
2. All dimensions are to the finished face of plaster unless otherwise noted (U.O.N.)
3. All work shall comply with Massachusetts State Building Code 8th edition and all applicable local regulations.

GRAPHIC KEY:

-  - Existing wall to remain
-  - New wall, typical

Flooring Notes

1. Field verify suitable hardwood floors under existing floor coverings.
2. replace & finish all areas to match any remaining existing hardwood floors.



EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144
phone: (617) 623 2222

Scale:	1/4" = 1'-0"
Drawn by:	SM, EvB, AF
Date:	08/09/18
Checked by:	
Revisions:	

Notes:
FOR ZONING REVIEW

FIRST FLOOR PLAN
A1.1

GENERAL NOTES

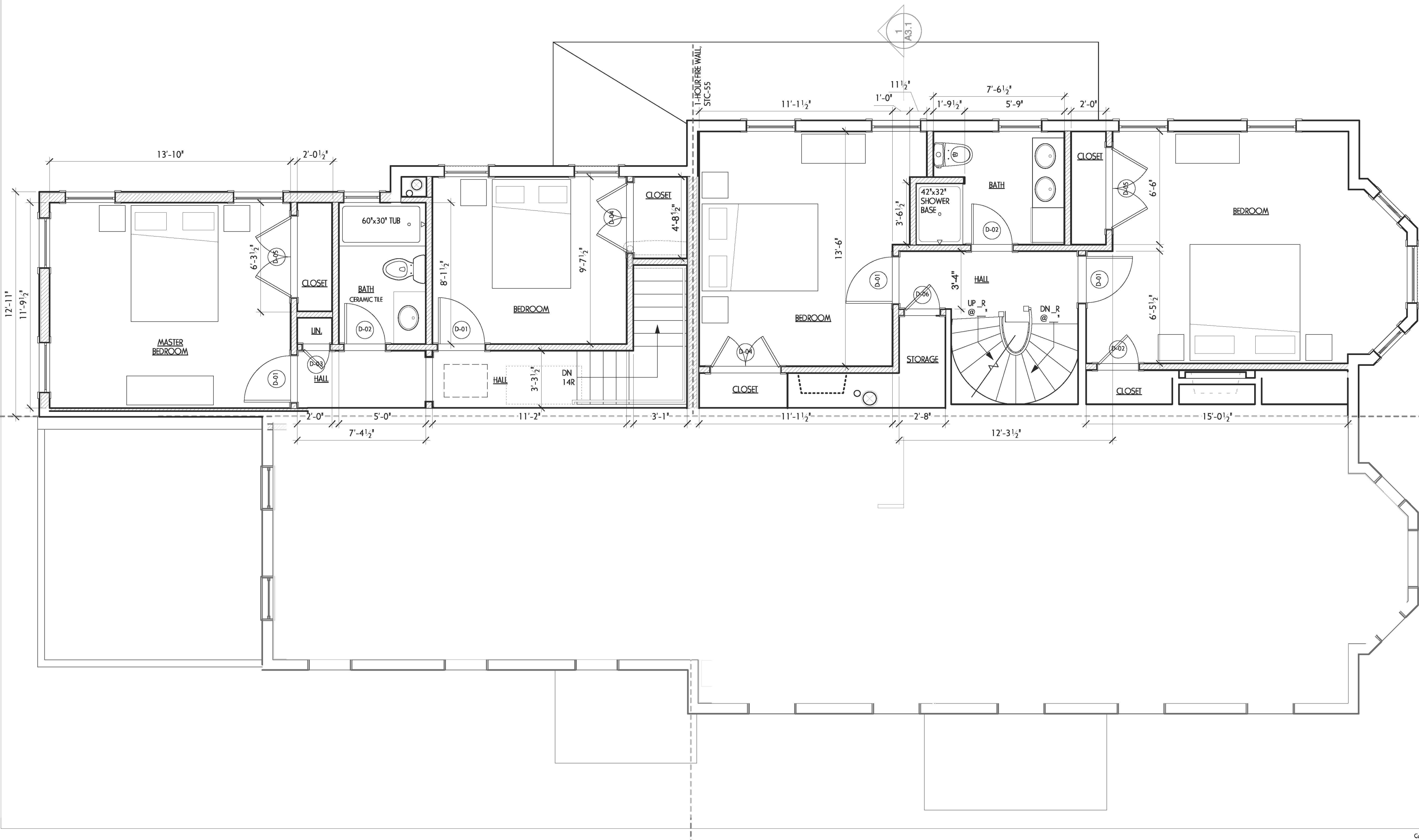
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FOR ZONING REVIEW

SECOND FLOOR PLAN


A1.2

Renovations & Additions to
180 Prospect Street
Cambridge, MA 02138

GENERAL NOTES

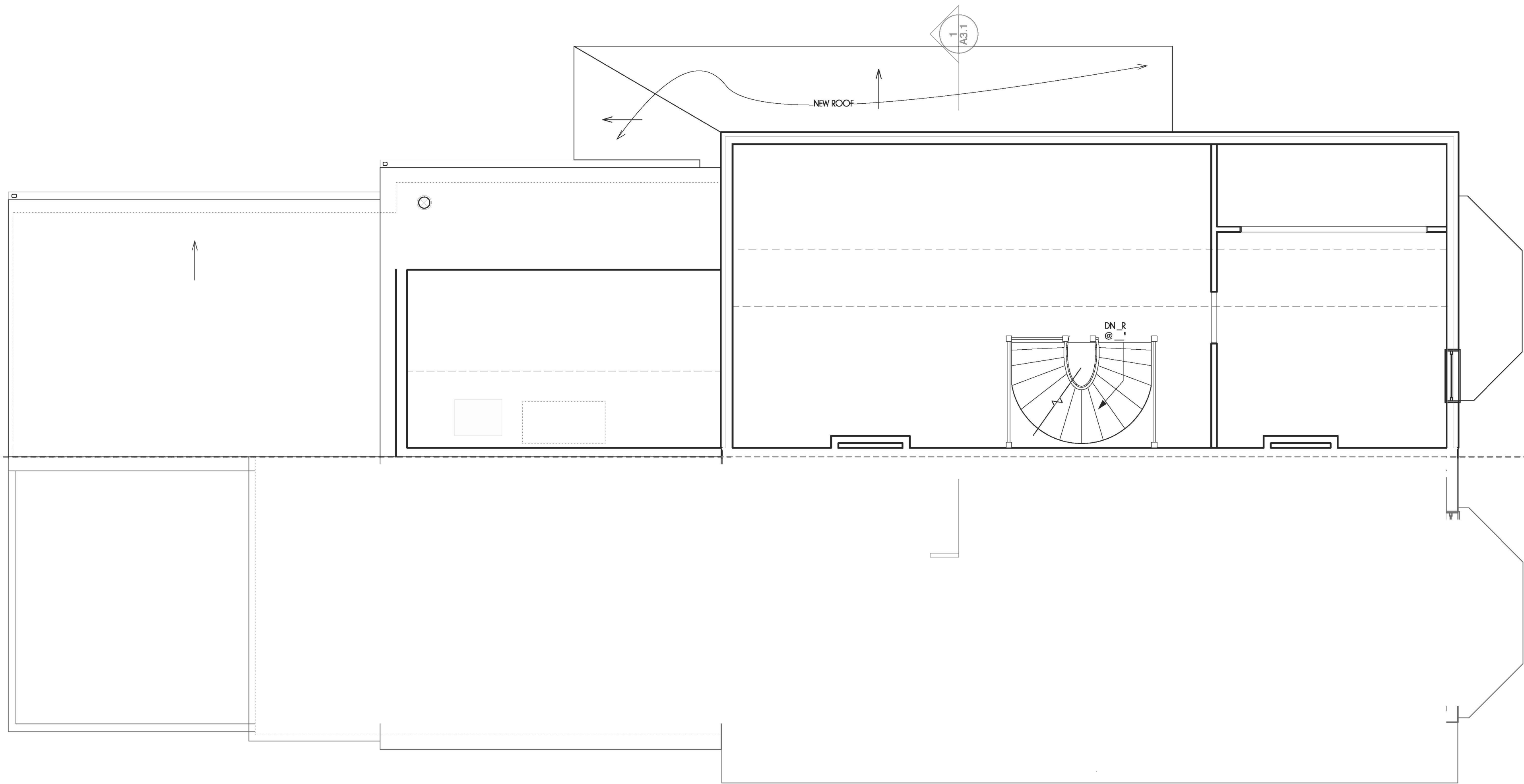
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1310 Broadway, Suite 200
Somerville, MA 02144
phone: (617) 623 2222

Scale:	1/4"=1'-0"
Drawn by:	SM, EvB, AF
Date:	08/09/18
Checked by:	
Revisions:	

Notes:
FOR ZONING REVIEW

ATTIC FLOOR PLAN
A1.3

Renovations & Additions to
180 Prospect Street
Cambridge, MA 02138

GENERAL NOTE: 180 PROSPECT ST. SHALL MATCH TRIM (CORNERBOARDS, FASCIA, CASINGS, ETC.), SIDING EXPOSURE, AND EAVE/RAKE DETAILS FROM 182 PROSPECT ST.



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Scale:	1/4"=1'-0"
Drawn by:	SM, EvB, AF
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Checked by:	
Revisions:	

Notes:
FOR ZONING REVIEW

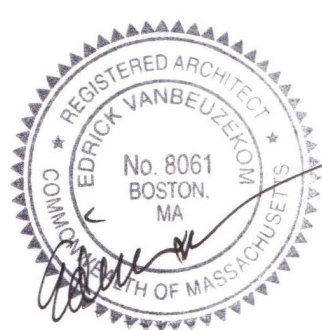
PROPOSED
FRONT ELEVATION
A2.1



GENERAL NOTE: 180 PROSPECT ST. SHALL MATCH TRIM (CORNERBOARDS, FASCIA, CASINGS, ETC.), SIDING EXPOSURE, AND EAVE/RAKE DETAILS FROM 182 PROSPECT ST.

AVERAGE BUILDING HEIGHT=31'-8"

3 1/2 : 12. ROOF PITCH AT ROOF RETURN ONLY TO SIT BELOW WINDOW SILL
40 YEAR ASPHALT ROOF FINISH TO MATCH 182 PROSPECT ST., -TYPICAL



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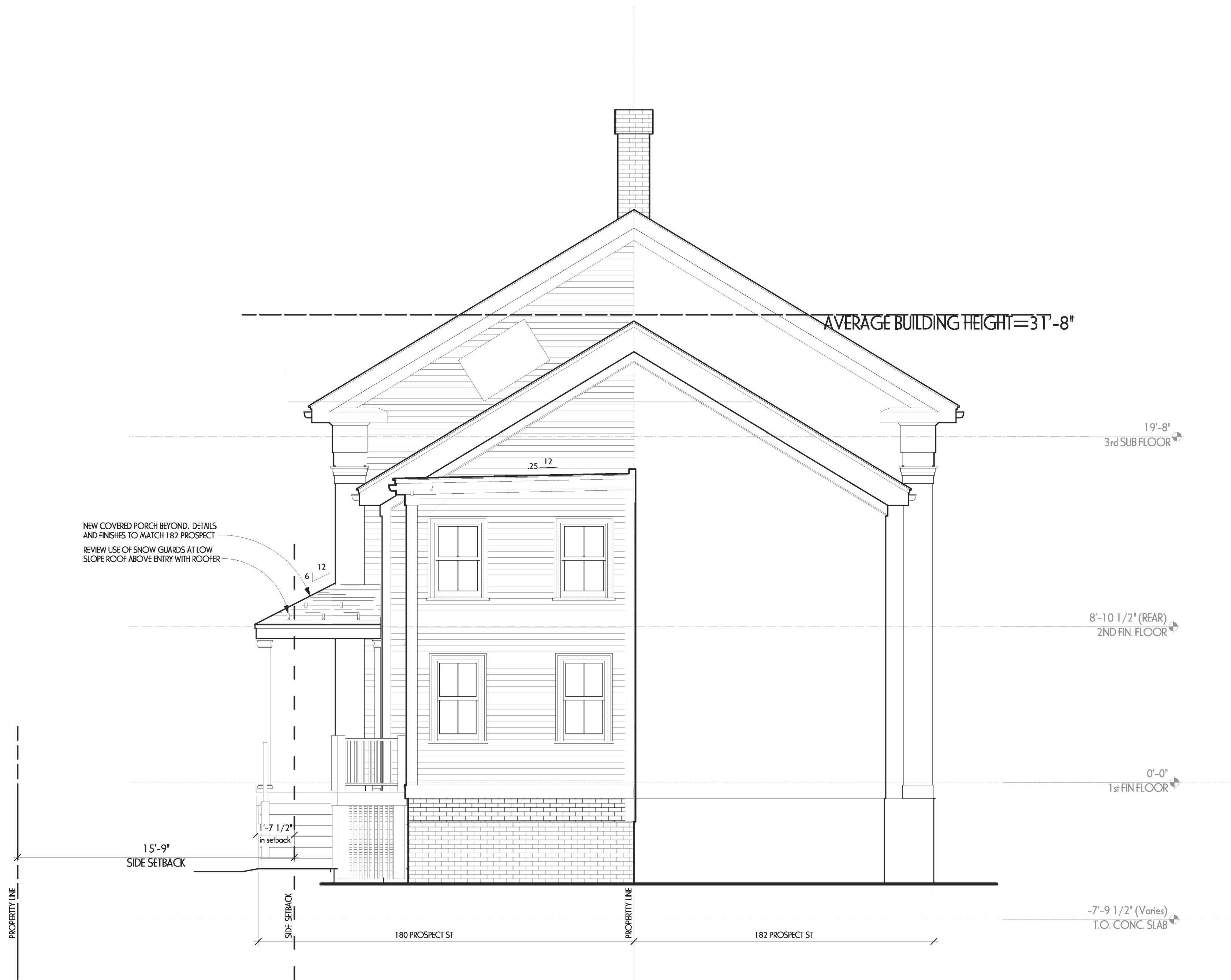
Scale:	1/4"=1'-0"
Drawn by:	SM, EvB, AF
Date:	08/09/18
Checked by:	
Revisions:	

Notes:
FOR ZONING REVIEW

PROPOSED
SIDE ELEVATION
A2.2

NEW PORCH COLUMNS, TRIM, LATTICE, EAVE AND RAKE, DECKING SHALL MATCH SIZE/DETAILS AT 182 PROSPECT.

Renovations &
Additions to
180 Prospect Street
Cambridge, MA 02138

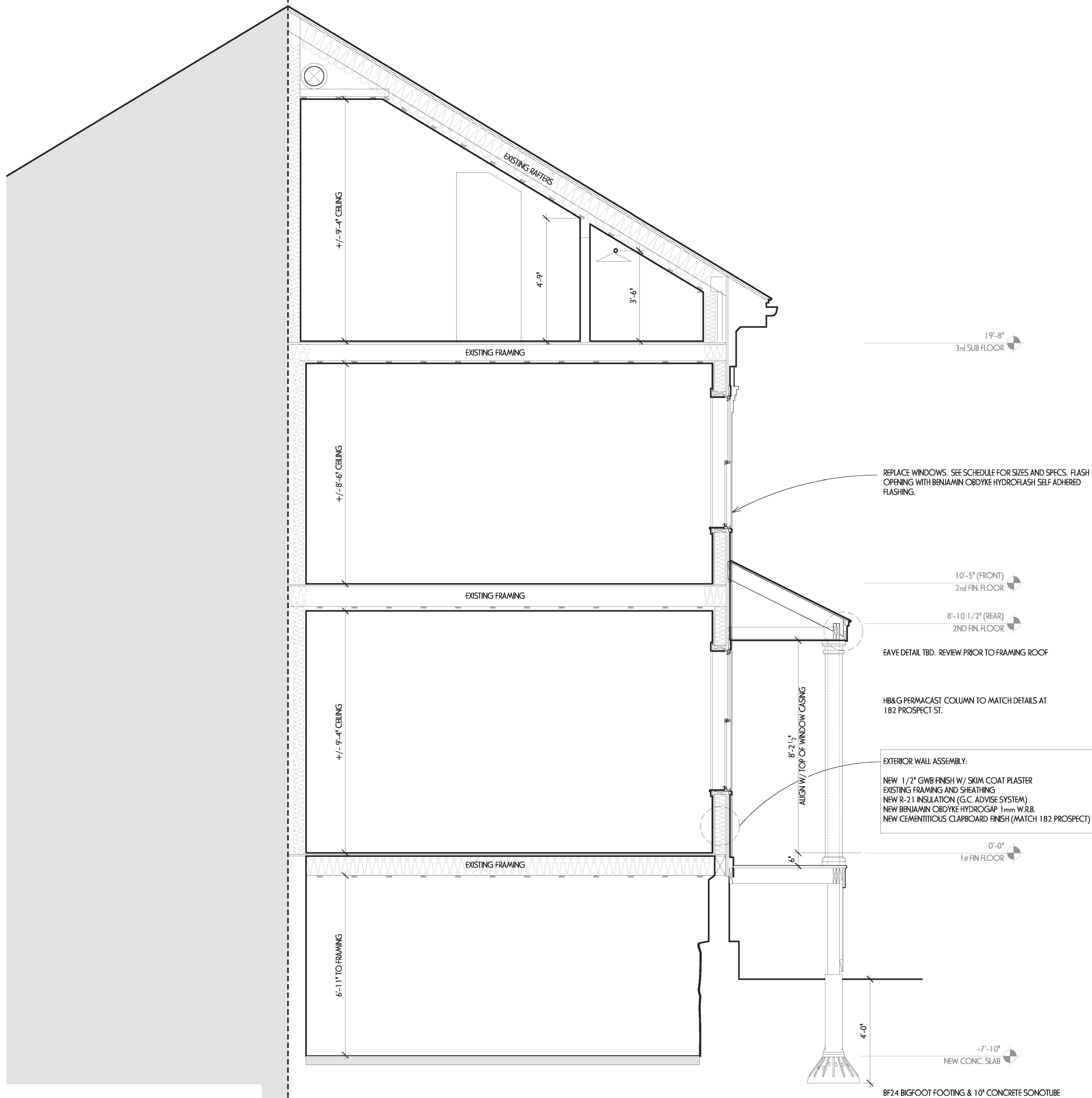


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phone: (617) 623 2222

Scale:	1/4"=1'-0"
Drawn by:	SM, EvB, AF
Date:	08/09/18
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Notes:
FOR ZONING REVIEW

PROPOSED
REAR ELEVATION
A2.3



EvB Design EVB
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Scale:	3/8" = 1'-0"
Drawn by:	SM, EvB, AF
Date:	08/09/18
Checked by:	
Revisions:	

1 Section @ Rear
Scale: 3/8" = 1'-0"

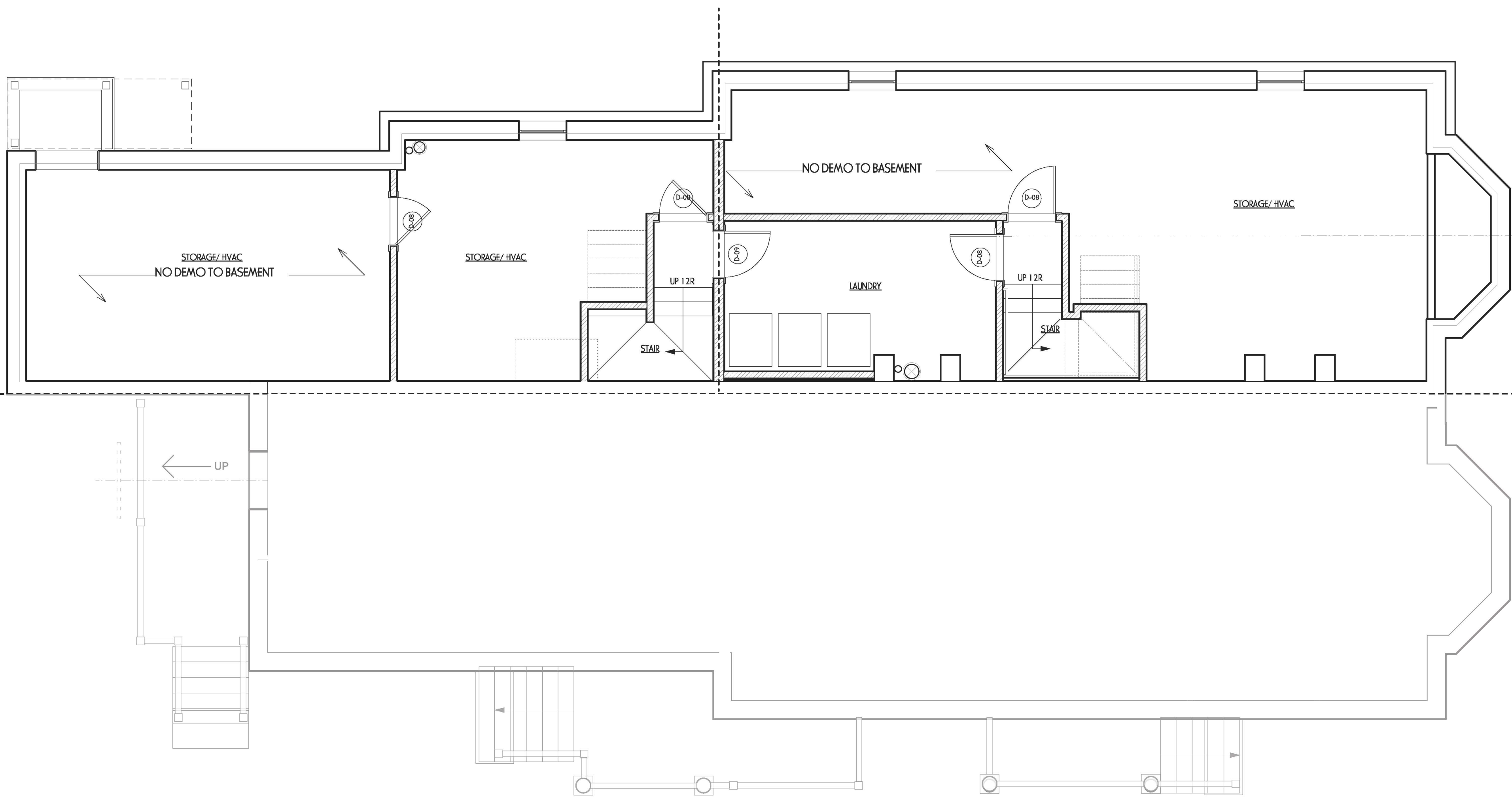
Notes:
FOR ZONING REVIEW

SECTION
(FRONT UNIT)
A3.1

Renovations & Additions to
 180 Prospect Street
 Cambridge, MA 02138

KEY:

 Denotes Demo



EvB Design
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 Somerville, MA 02144
 phone: (617) 623 2222

Scale:	1/4"=1'-0"
Drawn by:	SM, EvB, AF
Date:	08/09/18
Checked by:	
Revisions:	

Notes:
 FOR ZONING REVIEW

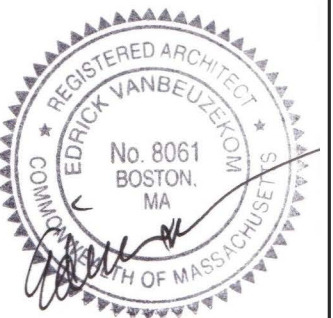
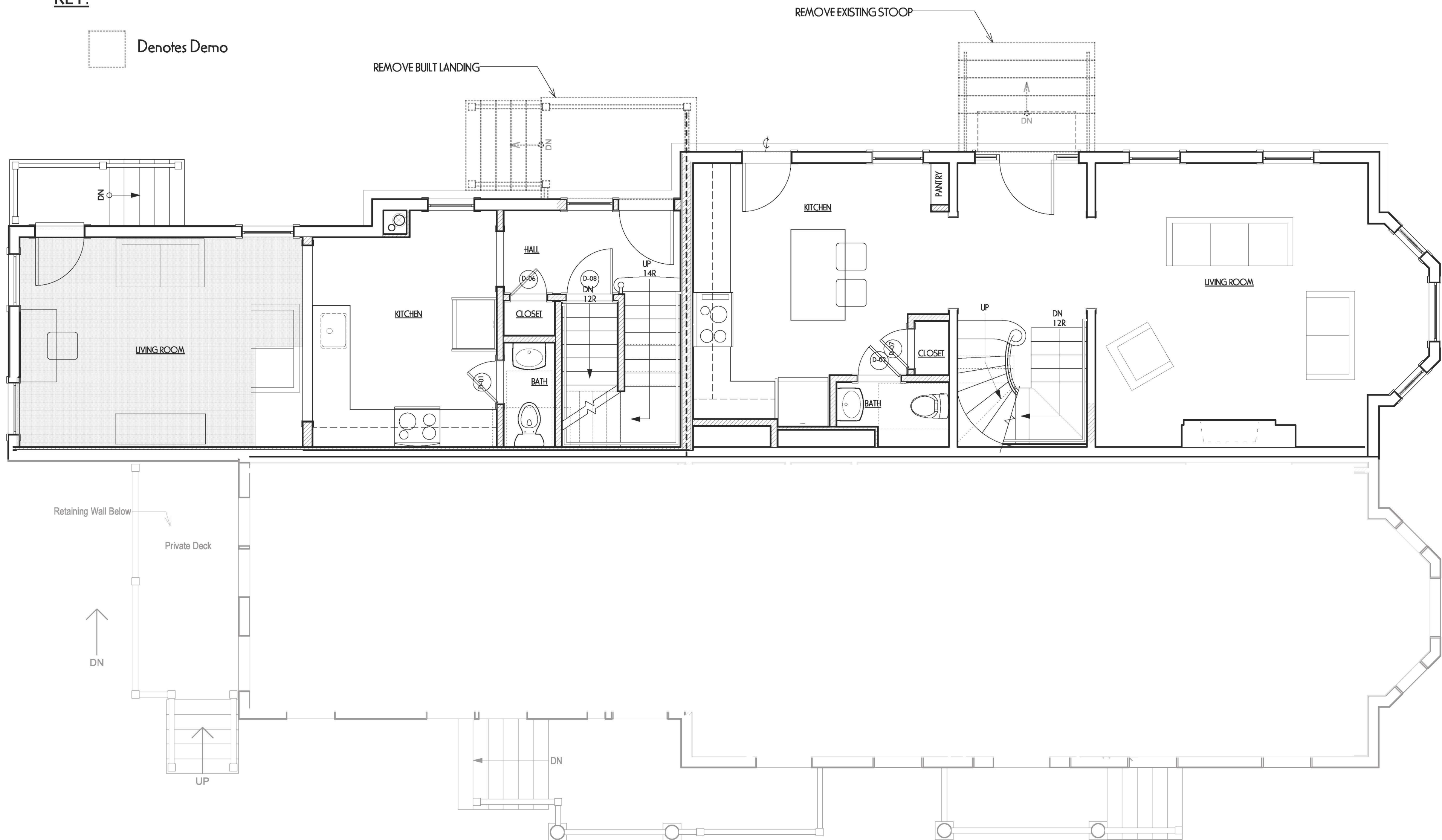
BASEMENT
 DEMOLITION
X1.0

KEY:

 Denotes Demo

REMOVE EXISTING STOOP

REMOVE BUILT LANDING



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Scale:	1/4"=1'-0"
Drawn by:	SM, EvB, AF
Date:	08/09/18
Checked by:	
Revisions:	

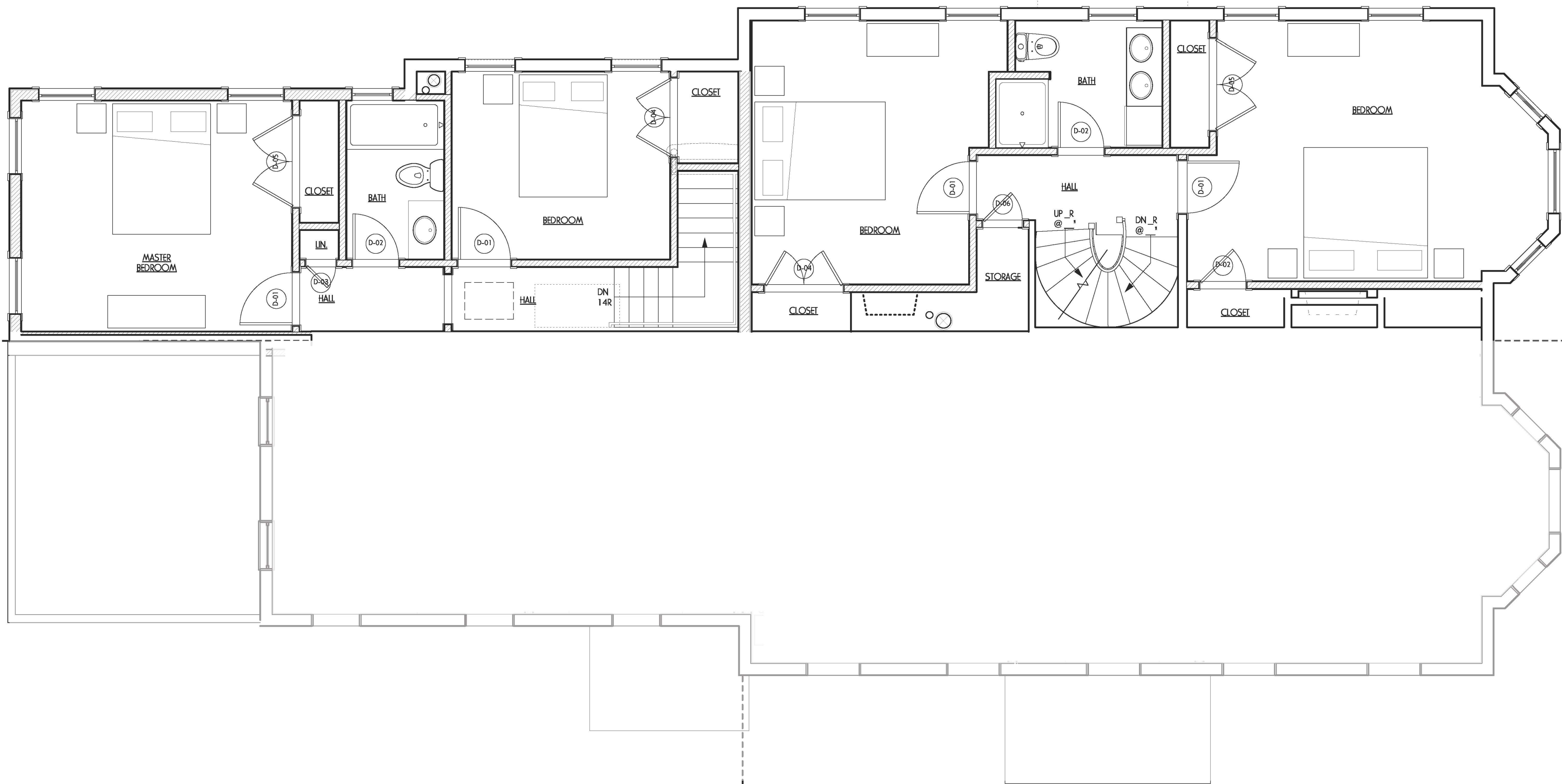
Notes:
 FOR ZONING REVIEW

FIRST FLOOR
 DEMOLITION
X1.1

KEY:

 Denotes Demo

REMOVE ROOF



EvB Design

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Scale:	1/4"=1'-0"
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Checked by:	
Revisions:	

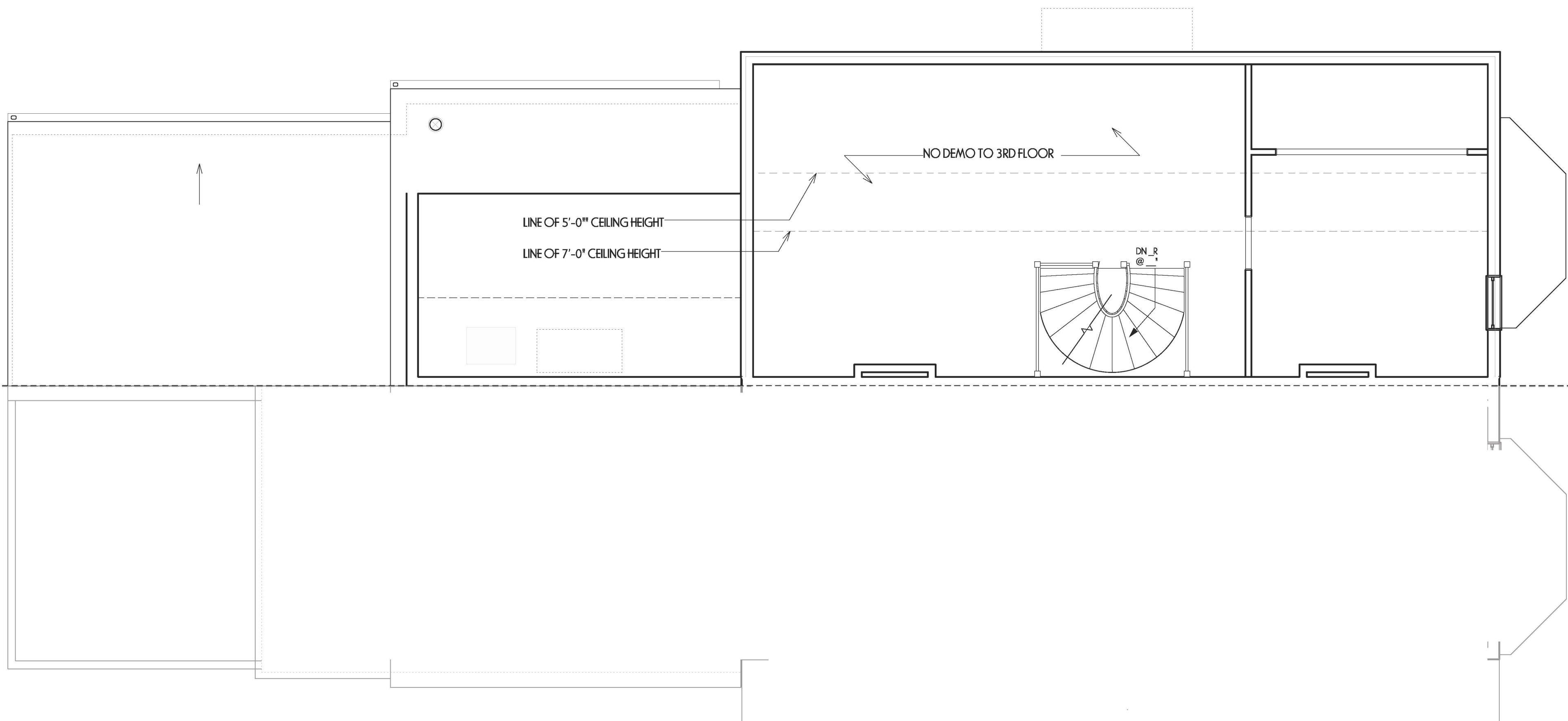
Notes:
 FOR ZONING REVIEW

SECOND FLOOR
 DEMOLITION
X1.2

Renovations & Additions to
 180 Prospect Street
 Cambridge, MA 02138

KEY:

 Denotes Demo



EvB Design
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Scale:	1/4"=1'-0"
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Revisions:	

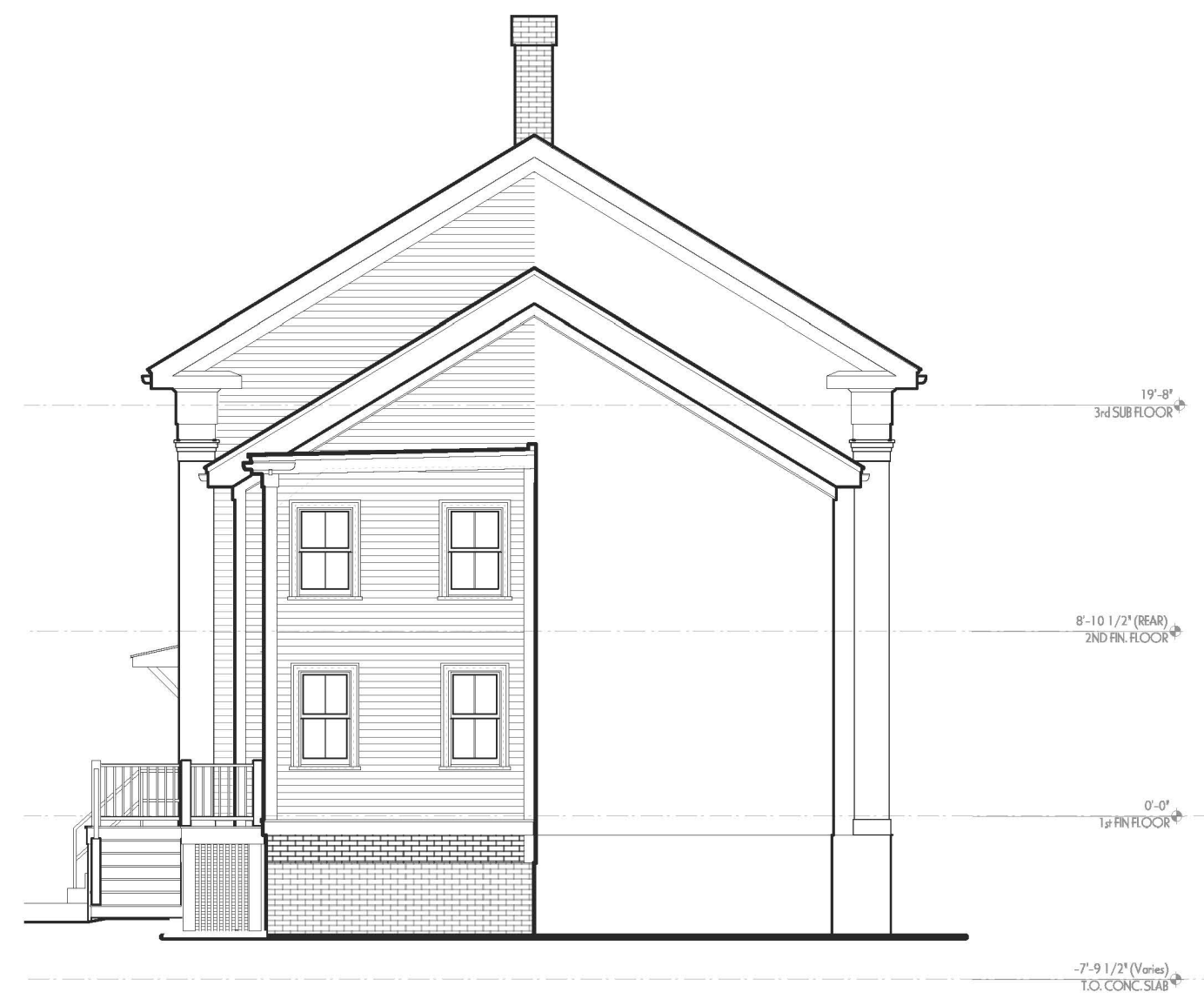
Notes:
 FOR ZONING REVIEW

THIRD FLOOR
 DEMOLITION
X1.3

Renovations & Additions to
 180 Prospect Street
 Cambridge, MA 02138



1 Existing Elevation Front
 Scale: 1/8" = 1'-0"



2 Existing Elevation Rear
 Scale: 1/8" = 1'-0"



3 Existing Elevation Side
 Scale: 1/8" = 1'-0"



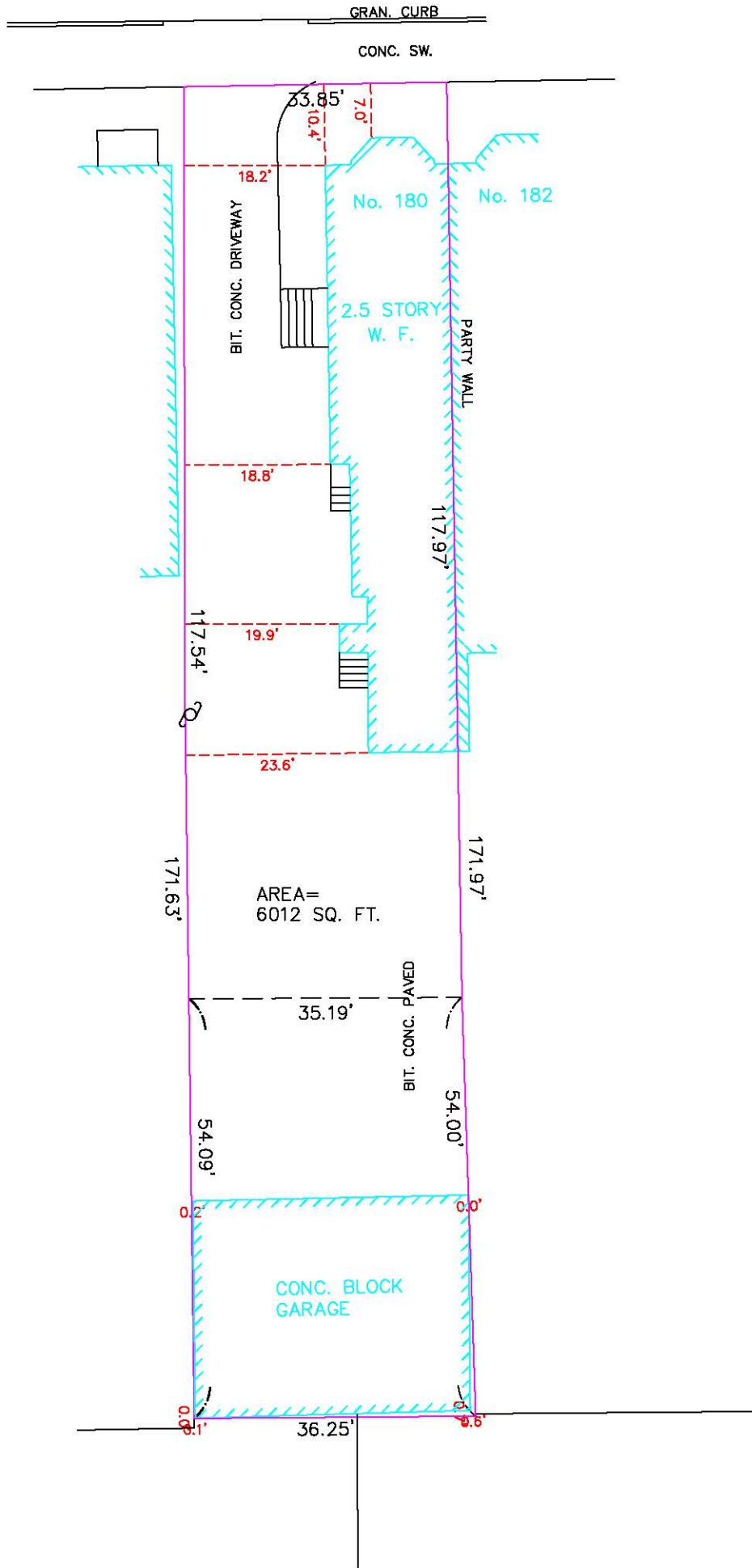
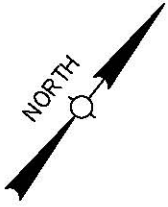
EvB Design
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Scale:	
Drawn by:	SM, EvB, AF
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Revisions:	

Notes:
 FOR ZONING REVIEW

EX'G ELEVATION
X2.1

PROSPECT STREET



PLOT PLAN 180 PROSPECT STREET CAMBRIDGE, MASS.

SCALE : 1" = 20'

NOVEMBER 8, 2016

AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE





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 180 Prospect 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 proposed.
- 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 16989-2018

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>

181 Prospect St.
BZA 010-429









180



180