



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

2018 JUN 15 AM 11:24

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-016703-2018

GENERAL INFORMATION

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

Special Permit : v Variance : v Appeal :

PETITIONER : Jonathan E. Scalera & Sushama A. Scalera - C/O Sarah Like Rhatigan, Esq.

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 85 Gore St Cambridge, MA

TYPE OF OCCUPANCY : Single-family residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks a variance to allow for construction of a 247 SF third floor addition and 410 SF roof deck, resulting in an increase in total Gross Floor Area of 657 SF and an increase in FAR from 1.4 to 1.8, in excess of allowable FAR for the district. Petitioner also seeks special permit relief to install windows on the rear wall of the house and the right side wall of the house, both of which lie within the rear and side-yard (respectively) setbacks for the District.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) : 

(Petitioner(s) / Owner)

Sarah Like Rhatigan, Esq. on behalf of

Jonathan and Sushama Scalera

(Print Name)

Address : Trilogy Law LLC
12 Marshall St. Boston MA 02108

Tel. No. : 617-543-7009

E-Mail Address : sarah@trilogylaw.com

Date : 6/13/18

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We **Jonathan E. Scalera and Sushama A. Scalera**

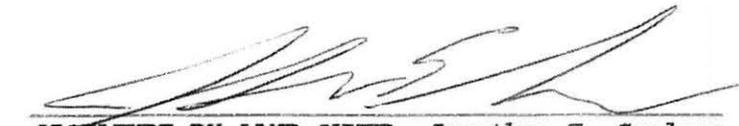
(OWNER)

Address: **85 Gore Street, Cambridge, MA 02141**

State that I/We own the property located at **85 Gore Street, Cambridge, MA** which is the subject of this zoning application.

The record title of this property is in the name of **Jonathan E. Scalera and Sushama A. Scalera**

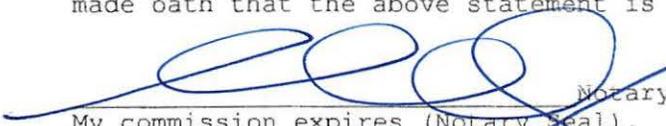
*Pursuant to a deed dated **June 5, 2014** and duly recorded on **June 18, 2014**, in the Middlesex South County Registry of Deeds at Book **63769**, Page **307**.

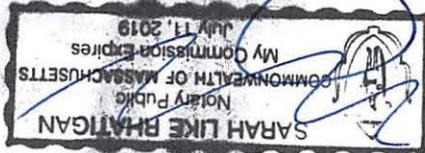

SIGNATURE BY LAND OWNER **Jonathan E. Scalera**

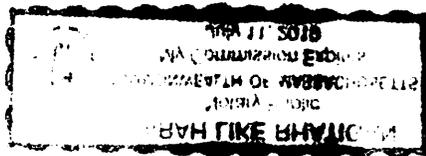
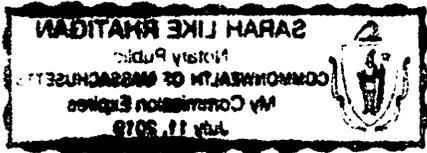

SIGNATURE BY LAND OWNER **Sushama A. Scalera**

Commonwealth of Massachusetts, County of Middlesex

The above-name **Jonathan E. Scalera and Sushama A. Scalera** personally appeared before me, this 12th day of June, 2018, and made oath that the above statement is true.


Notary
My commission expires (Notary Seal).





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:

Single-family house is a reconstruction of a historic home allowed after the City acquired the property under tax title foreclosure, petitioned to demolish and rebuild upon same footprint and pursuant to a variance and special permit granted in 2004 and 2006. Developer/owner obtained variance to construct dormer addition in 2007 that was never built. The petitioner will suffer hardship both financial and person if not able to make interior improvements and an addition to the home to allow for its growing family, need for office space for two adults with part-time consulting practices, and aging parents who visit for extended periods of time to assist with childcare. Limited lot size and zero lot lines at the rear and right side of the property severely constrain ability to expand and improve living space in the home. A lack of outdoor space leads to desire to build a roof deck to gain access to open space and light for small-pot gardening.

- 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:

Petitioner's hardship is owing to the shape and size of this undersized (narrow and shallow) lot, zero lot line/shared party wall with its neighbor and the unusual structure with interior layout and floor levels affected by design guidelines imposed by Historic Commission during 2005/2006 reconstruction, as well as the limited open space on the lot, considerations not affecting generally other properties in the district.

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

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

The modest size (247 SF) third floor addition and roof deck above will extend out over the existing lower rear half of the structure, and be largely unseen from the street. Architect's renderings show visual lines of sight from various angles, demonstrating limited visual impacts to the neighbors. Many similar instances of roof decks are visible throughout the neighborhood, as shown on the attached Roof deck images sheet. The proposed changes will not negatively impact the public good, but instead will allow a Cambridge family to grow and stay in place.

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

The proposed changes will not result in an increase in intensity of use or change of the nature of the use of this single-family home, but instead will allow for a modest addition and improvement to this single-family home consistent with Cambridge's goals of allowing for Cambridge residents to make needed improvements to their homes in a manner consistent with their neighborhood.

- * 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 85 Gore 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:
- Additional windows proposed on the rear side and right-rear side of the new addition will otherwise meet Ordinance requirements. These windows will be located on the plane of walls that already exist within the rear and side-yard setbacks. The rear windows will allow much-needed light to a rear bedroom on the second floor of the house which is currently very dark, and likely not compliant with State Building Code requirements with respect to light. The side window will provide much needed natural light on this side of the structure (where most of the house shares a party wall with its neighbor), and will not be visible from the neighbor's home.
- 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:
- The proposed windows will have no impact on traffic, patterns of access/egress to the property, congestion, nor will they substantially change the established neighborhood character as they are of typical size and orientation as that of many homes in the area.
- 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 will not be impacted by the requested addition of these windows.
- 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:
- There will be no nuisance or hazard created by the creation of these windows.
- 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 additional windows would not impair the integrity of the district as they are consistent with the single-family residential use of the home, and the essentially residential nature of the neighborhood.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Trilogy Law LLC **PRESENT USE/OCCUPANCY:** Single-family residential
LOCATION: 85 Gore St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Single-family residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2,409 SF	3,066 SF	1,267 SF	(max.)
<u>LOT AREA:</u>	1,690 SF	1,690 SF	5,000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	1.4	1.8	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1,690 SF	1,690 SF	1,500 SF	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	37.3 FT	37.3 FT	50 FT	(min.)
DEPTH	49 FT	49 FT	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	-2 FT	-2/18 FT	10 FT	(min.)
REAR	0 FT	0 FT	20 FT	(min.)
LEFT SIDE	12.2 FT	12.2 FT	7'6"/20	(min.)
RIGHT SIDE	0 FT	0 FT	7'6"/20	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	25 FT	27/30 FT	35 FT	(max.)
LENGTH	49 FT	49 FT	n/a	
WIDTH	25.1 FT	25.1 FT	n/a	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	0.12	0.12	0.30	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	1	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	n/a	n/a	n/a	(min.)

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

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

N/F FEDERMAN
MAP 22 LOT 123



MAP 22 LOT 124
1,689.6 ± SF

N/F PSYK
MAP 22 LOT 59

N/F DINERUMA FAMILY TRST
MAP 22 LOT 122

2 1/2 STORY DWELLING

COMMON
PARTY WALL

FACE OF BUILDING

85 GORE STREET



John S. Lauretani

DWELLING FRONT APPEARS TO BE ON/OVER LOT/EASEMENT LINE(S) AS SHOWN. A MORE ACCURATE LOCATION WILL REQUIRE AN INSTRUMENT SURVEY.

MORTGAGE LENDER

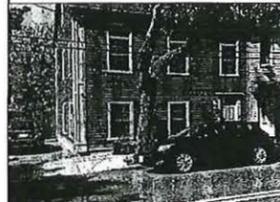
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Pressman & Kruskal
Attorneys at Law

878 Massachusetts Ave.
Cambridge, MA 02139
Tel: (617) 492-2211
Fax: (617) 492-6509
www.pressmankruskal.com



MORTGAGE INSPECTION PLAN

ADDRESS: 85 GORE STREET, CAMBRIDGE, MA
LENDER: _____
ATTORNEY: PRESSMAN & KRUSKAL 20092735
OWNER: THOMAS G. AND DILARA MCCAULEY
APPLICANT: JONATHAN E. AND SUSHAMA A. SCALERA
DATE: 6/4/2014 SCALE: 1"=10' COUNTY: MIDDLESEX

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO DWELLING SITUATED ON THIS LOT EXCEPT AS STATED ON THE DEED OF RECORD SHOWN.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAPTER 40A, SECTION 7.

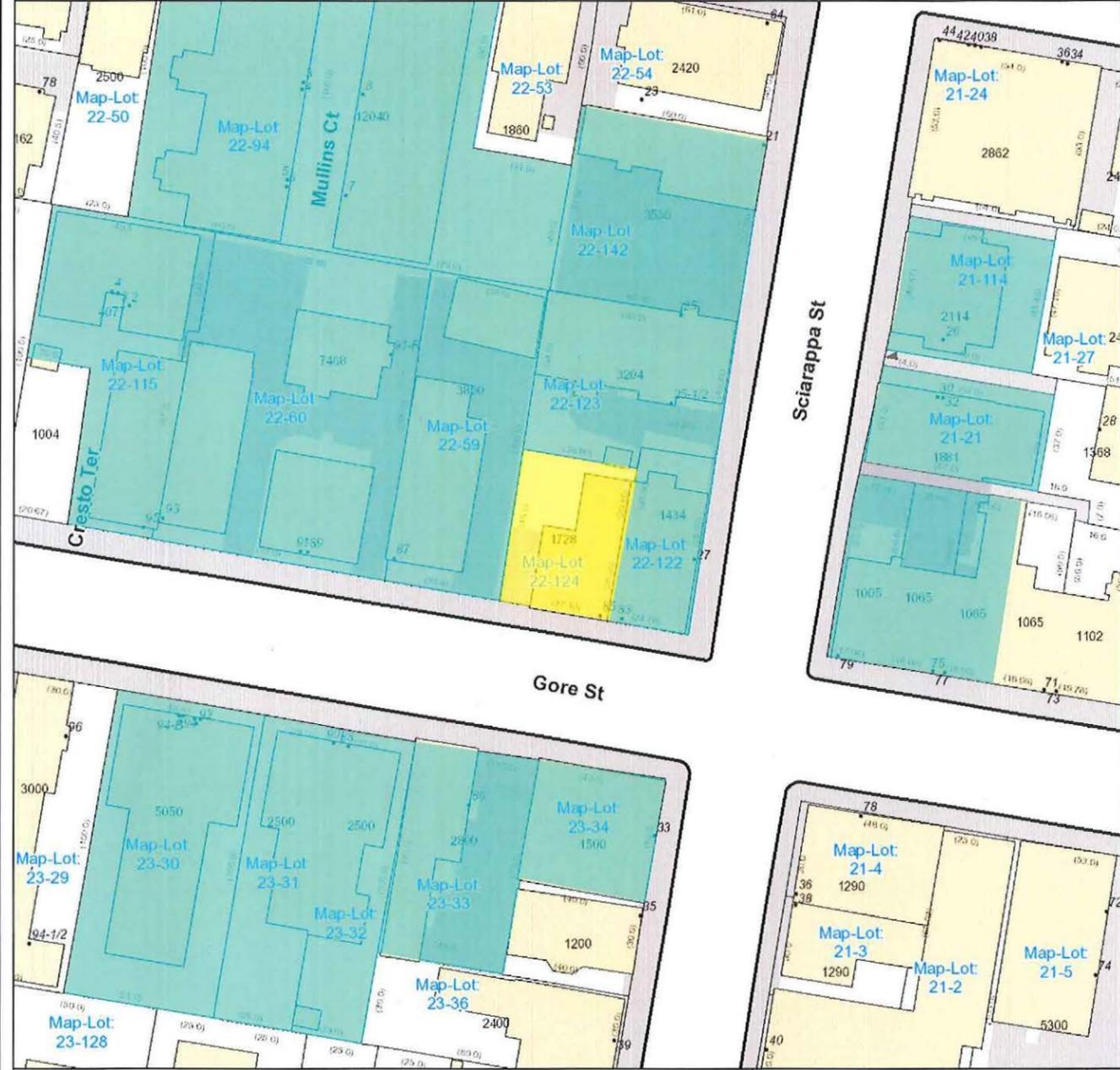
FLOOD HAZARD INFO:
ZONE: X DATED: 6/4/2010
COMMUNITY PANEL: 250186 0577E

UNREGISTERED LAND
DEED BOOK: 51754 PAGE: 380
PLAN BOOK: 50089 PAGE: 367 LOT(S): _____
PLAN NUMBER: 1053 OF 2006

REGISTERED LAND CERTIFICATE OF TITLE:
REGISTRATION BOOK: _____ PAGE: _____
PLAN NUMBER: _____ LOT(S): _____

ASSESSORS MAP: _____
BLOCK: _____ LOT: _____

GENERAL NOTES: (1) THE DECLARATIONS MADE ABOVE ARE ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS THE RESULT OF A MORTGAGE INSPECTION TAPE SURVEY, NOT THE RESULT OF AN INSTRUMENT SURVEY MADE TO THE NORMAL STANDARD OF CARE OF REGISTERED LAND SURVEYORS PRACTICING IN MASSACHUSETTS. (2) DECLARATIONS ARE MADE TO THE ABOVE NAMED CLIENT ONLY AS OF THIS DATE. (3) THIS PLAN WAS NOT MADE FOR RECORDING PURPOSES, FOR USE IN PREPARING DEED DESCRIPTIONS OR FOR CONSTRUCTION. (4) VERIFICATIONS OF PROPERTY LINE DIMENSIONS, BUILDING OFFSETS, FENCES, OR LOT CONFIGURATION MAY BE ACCOMPLISHED BY AN ACCURATE INSTRUMENT SURVEY. (5) NO RESPONSIBILITY IS ASSUMED HEREIN TO THE LAND OWNER OR OCCUPANT.



City of Cambridge
Massachusetts

1" = 48 ft

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





City of Cambridge
Massachusetts

1" = 135 ft

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 - Other Paved Surface
 - Public Footpath



85 Gore Street
Cambridge MA



ARCHITECT:
ganek
architects inc
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE
FLOOR PLANS EXISTING
CONDITIONS

SCALE 3/16" = 1'-0"

DATE 05/29/2018

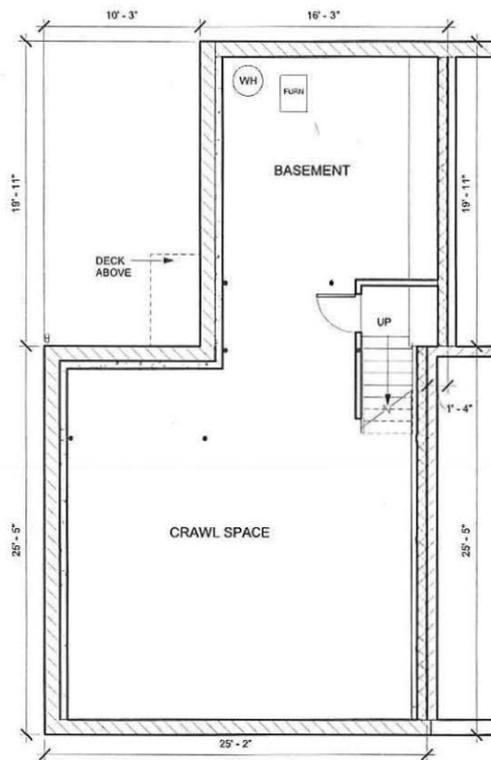
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PROJECT NUMBER 1029-17

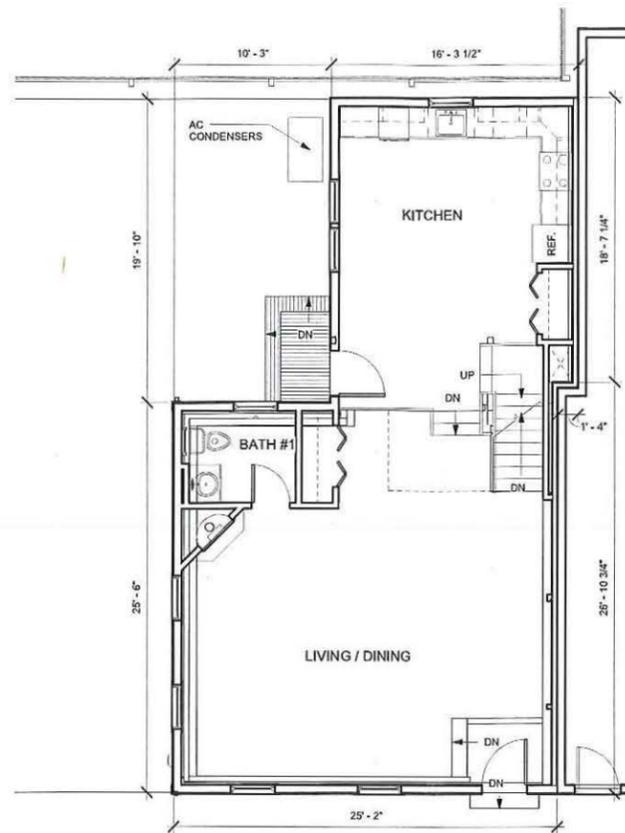
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E4.0



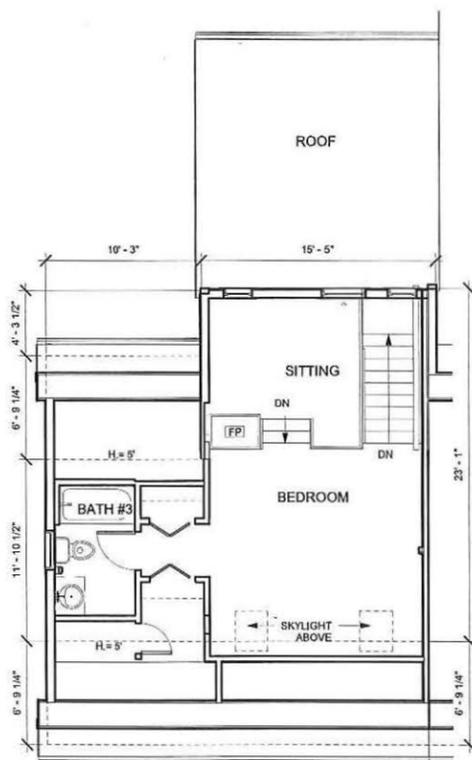
1 Basement Level EXISTING
3/16" = 1'-0"



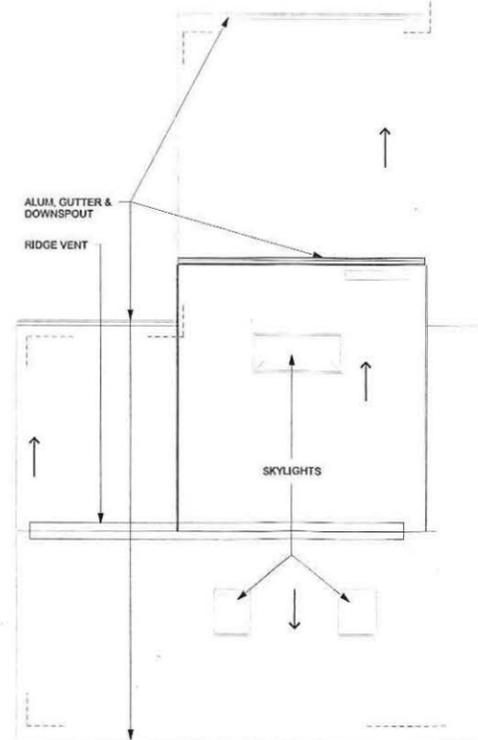
2 First Floor Level EXISTING
3/16" = 1'-0"



3 Second Floor Level EXISTING
3/16" = 1'-0"



4 Attic Level EXISTING
3/16" = 1'-0"



5 Roof Level EXISTING
3/16" = 1'-0"

W:\1029-17\1029-17\Company\Projects\1029-17\Scans\Residence\Drawings\CARE ST STAIR FLOOR.rvt
 5/29/2018 7:20:58 AM

85 Gore Street
Cambridge MA



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DRAWING TITLE
ELEVATION EXISTING
CONDITIONS

SCALE 1/4" = 1'-0"

DATE 05/29/2018

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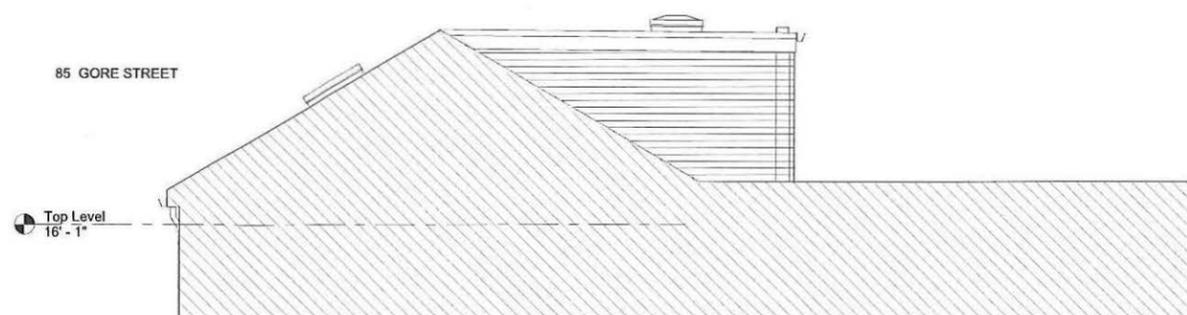
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E4.1



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



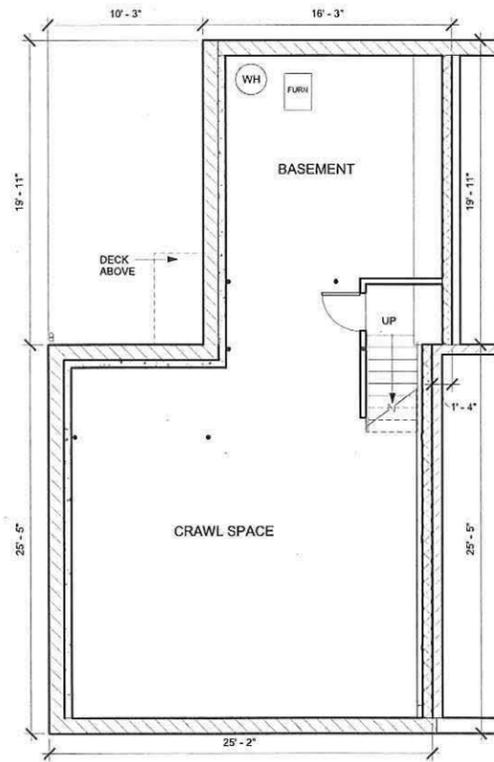
④ EAST ELEVATION EXISTING
1/4" = 1'-0"



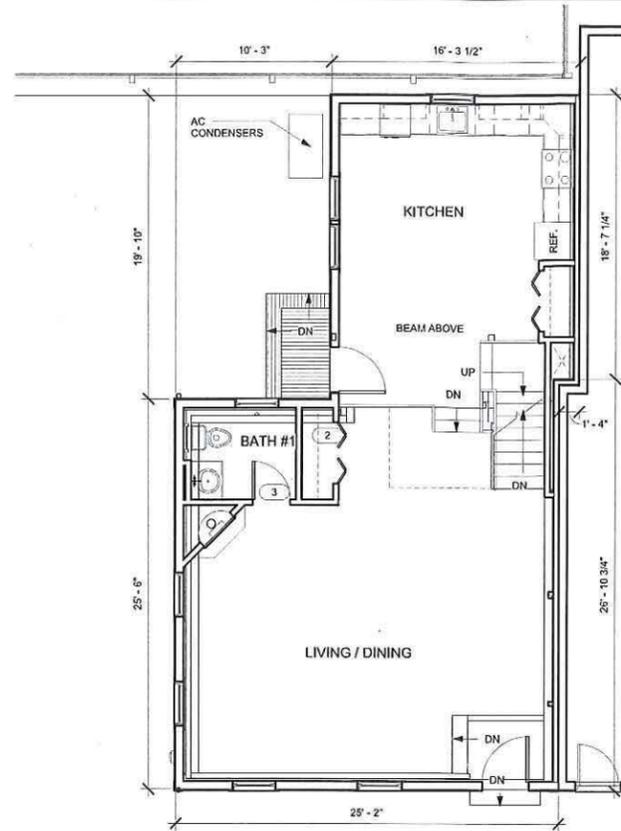
③ WEST ELEVATION EXISTING
1/4" = 1'-0"



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



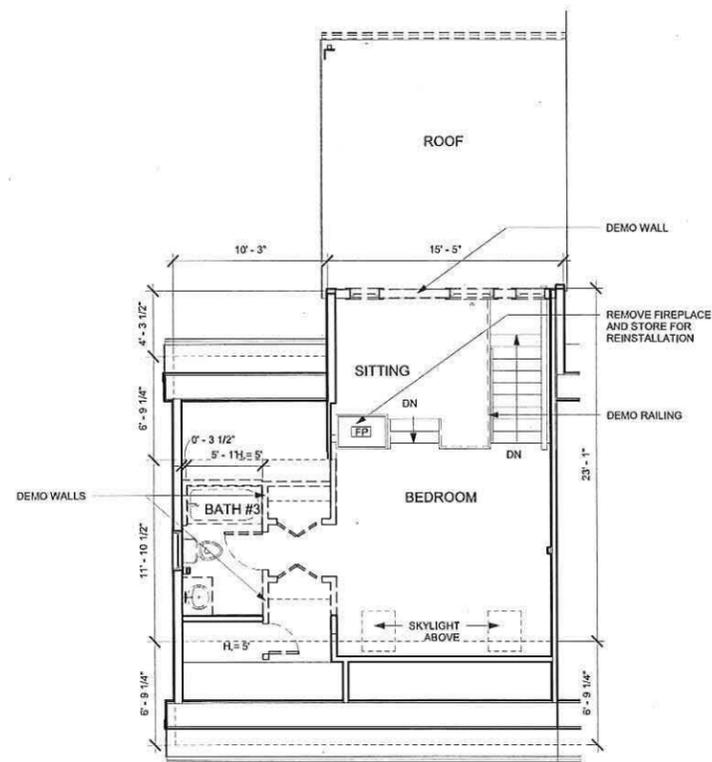
3 Basement Level EXISTING
3/16" = 1'-0"



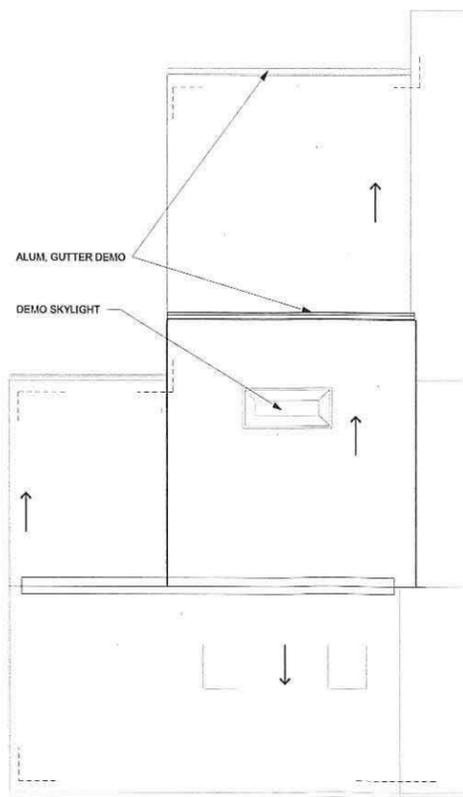
4 First Floor Level EXISTING + DEMO
3/16" = 1'-0"



2 Second Floor Level EXISTING + DEMO
3/16" = 1'-0"



1 Attic Level EXISTING + DEMO
3/16" = 1'-0"



5 Roof Level EXISTING + DEMO
3/16" = 1'-0"

LEGEND

- EXIST. WALL TO REMAIN
- - - DEMO WALLS

**85 Gore Street
Cambridge MA**



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DRAWING TITLE
DEMOLITION PLANS

SCALE
As indicated

DATE
05/29/2018

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DRAWING TITLE
FLOOR PLANS PROPOSED
CONDITIONS

SCALE As indicated

DATE 05/29/2018

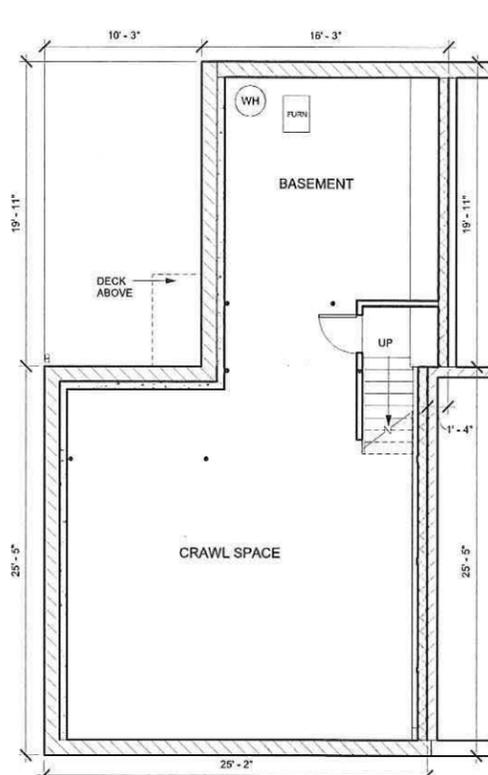
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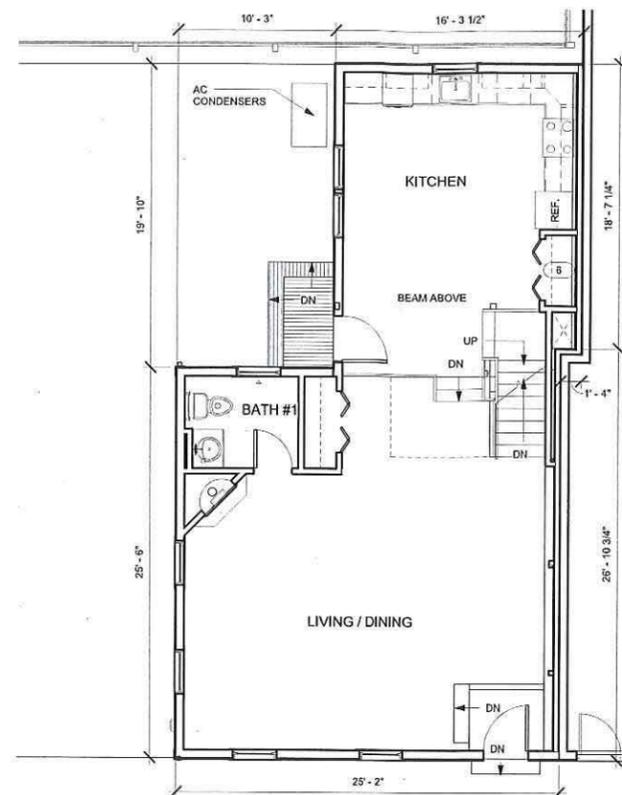
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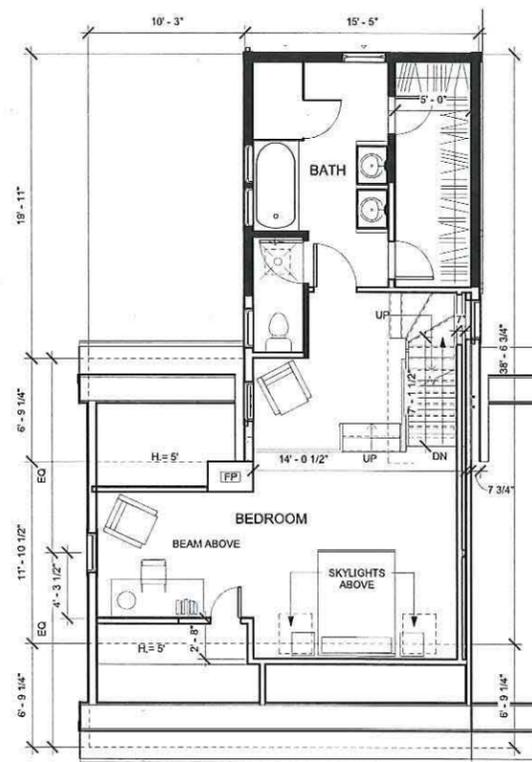
4 Basement Level PROPOSED
3/16" = 1'-0"



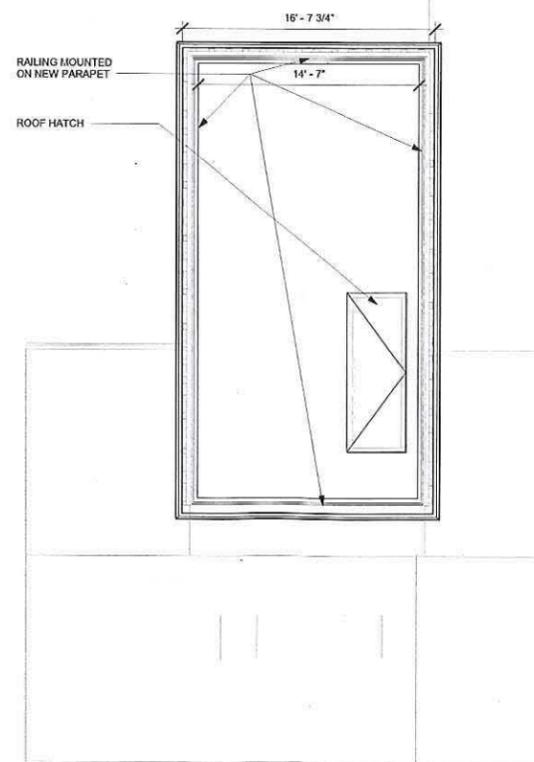
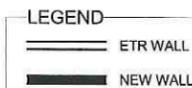
5 First Floor Level PROPOSED
3/16" = 1'-0"



2 Second Floor Level PROPOSED
3/16" = 1'-0"



1 Attic Level PROPOSED
3/16" = 1'-0"



3 Roof Level PROPOSED
3/16" = 1'-0"

	EXISTING	PROPOSED
BASEMENT	964 sf	964 sf
1st FLOOR	970 sf	970 sf
2nd FLOOR	970 sf	970 sf
3rd FLOOR	469 sf	716 sf
TOTAL sf	3373 sf	(+247 sf) 3620 sf
Roof Deck	0 sf	410 sf



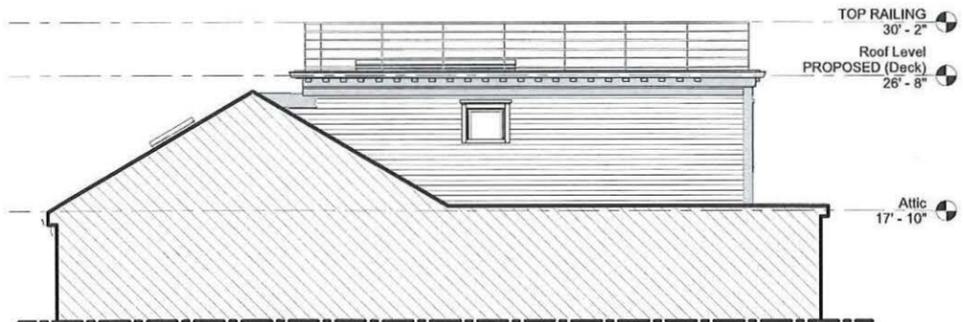
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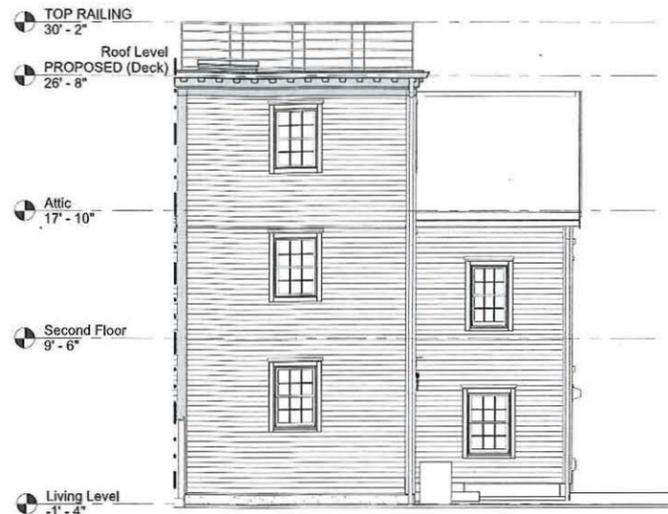
DRAWING TITLE
ELEVATIONS - SECTIONS
PROPOSED CONDITIONS

SCALE	3/16" = 1'-0"
DATE	05/29/2018
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PROJECT NUMBER	
1029-17	
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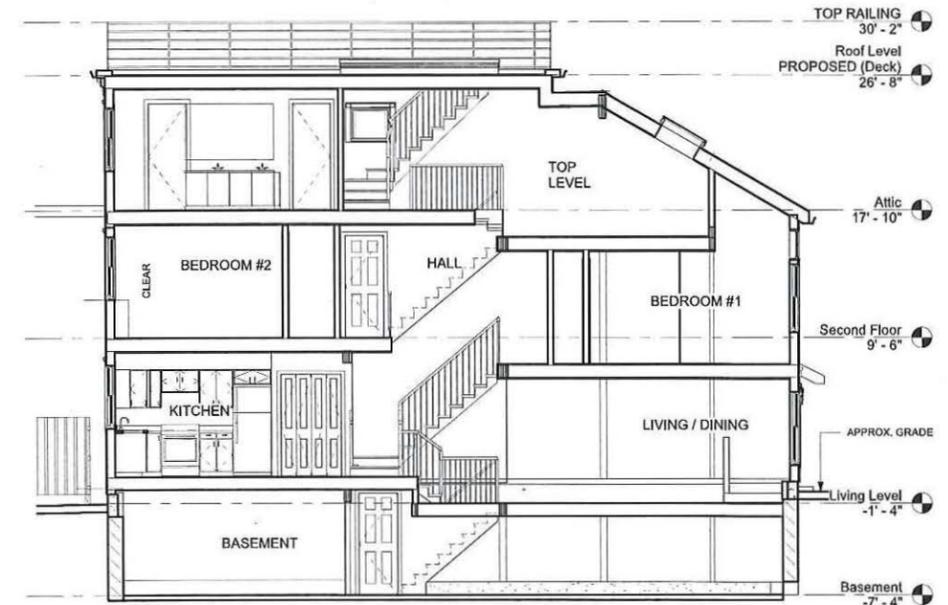
E6.1



1 EAST ELEVATION Copy 1
3/16" = 1'-0"



2 NORTH ELEVATION Copy 1
3/16" = 1'-0"



6 Section 1 PROPOSE
3/16" = 1'-0"



5 Section 2 PROPOSE
3/16" = 1'-0"



4 WEST ELEVATION Copy 1
3/16" = 1'-0"



3 SOUTH ELEVATION Copy 1
3/16" = 1'-0"

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Cambridge MA



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DRAWING TITLE
PROSPECTIVE VIEWS

SCALE 1/32" = 1'-0"

DATE 05/29/2018

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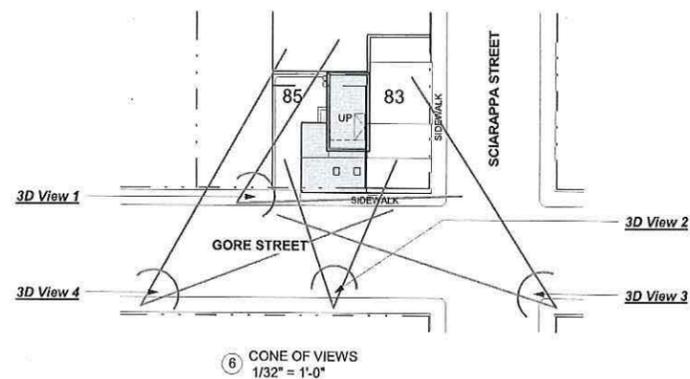
E6.2



4 3D View 4



3 3D View 3

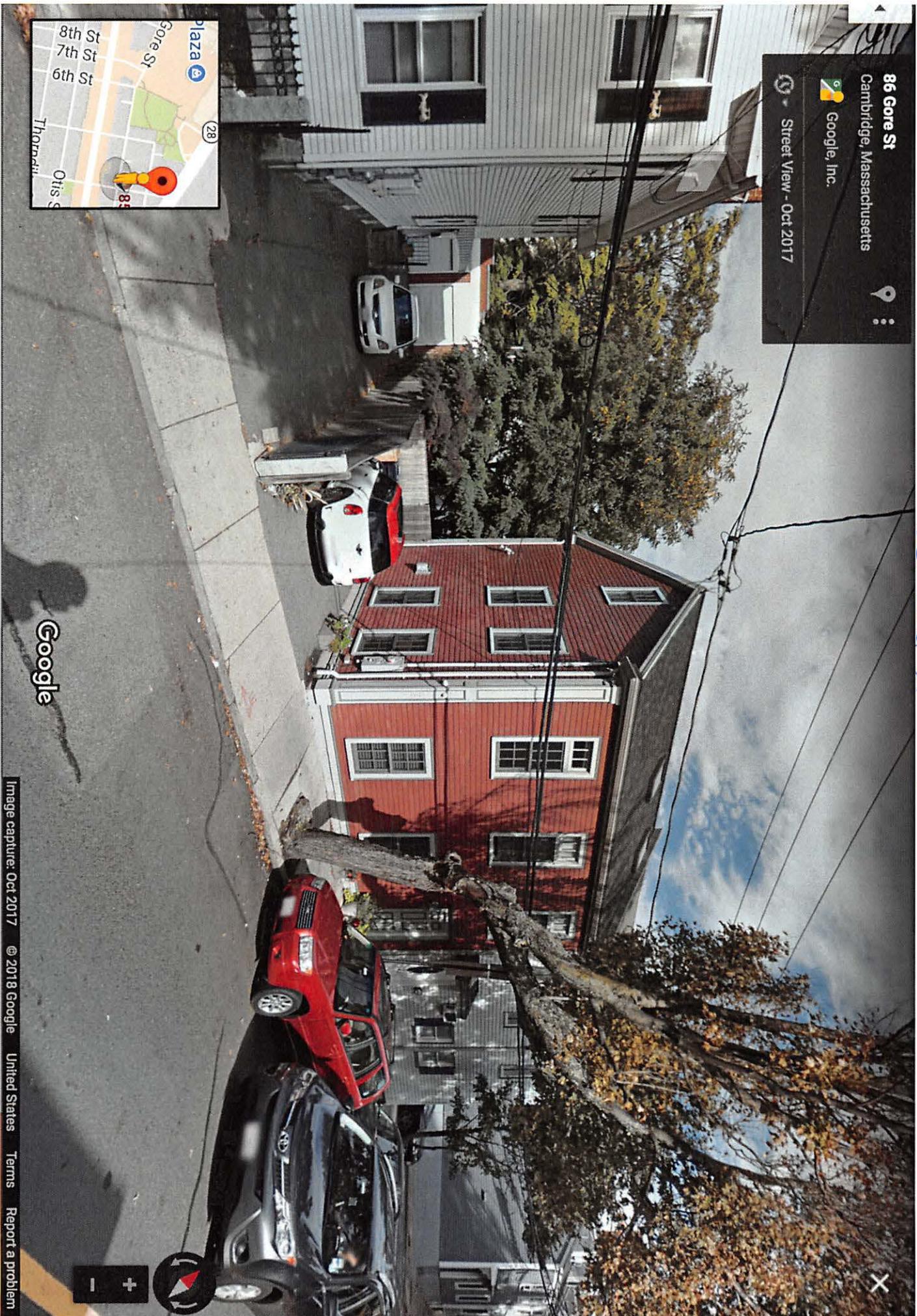


2 3D View 2



1 3D View 1

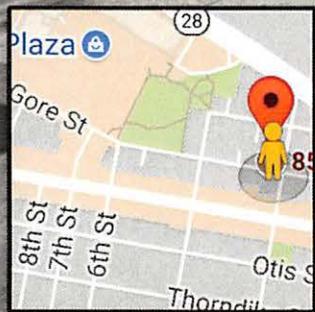
85 Gore St. BZA-016703-2018



85 Gore St
Cambridge, Massachusetts

Google, Inc.

Street View - Oct 2017



Google

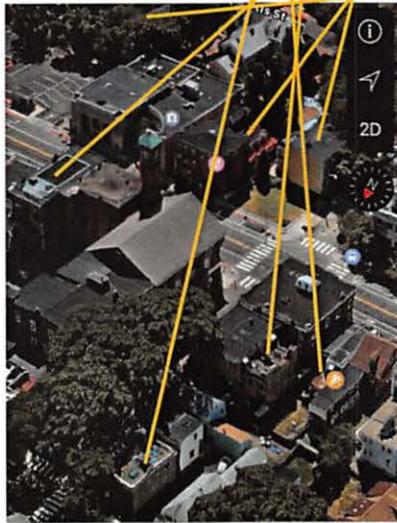
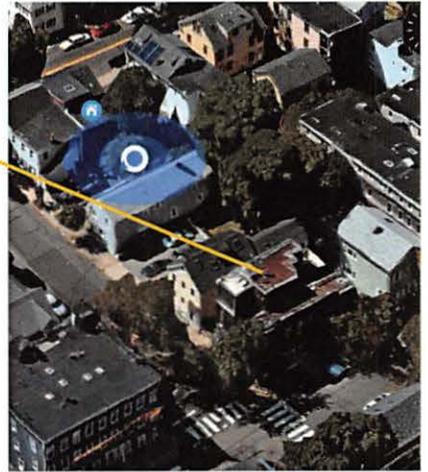
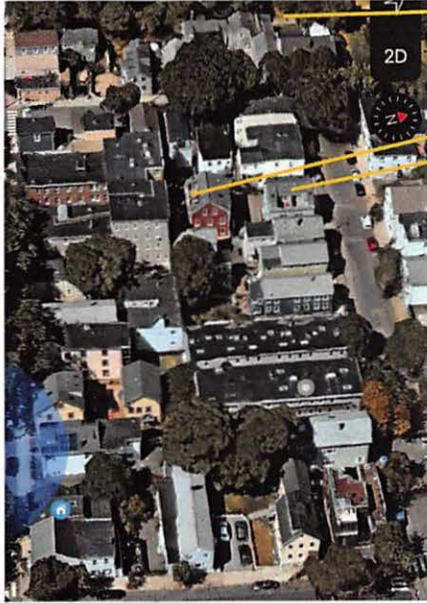
30 Sciarappa St
Cambridge, Massachusetts

Google, Inc.

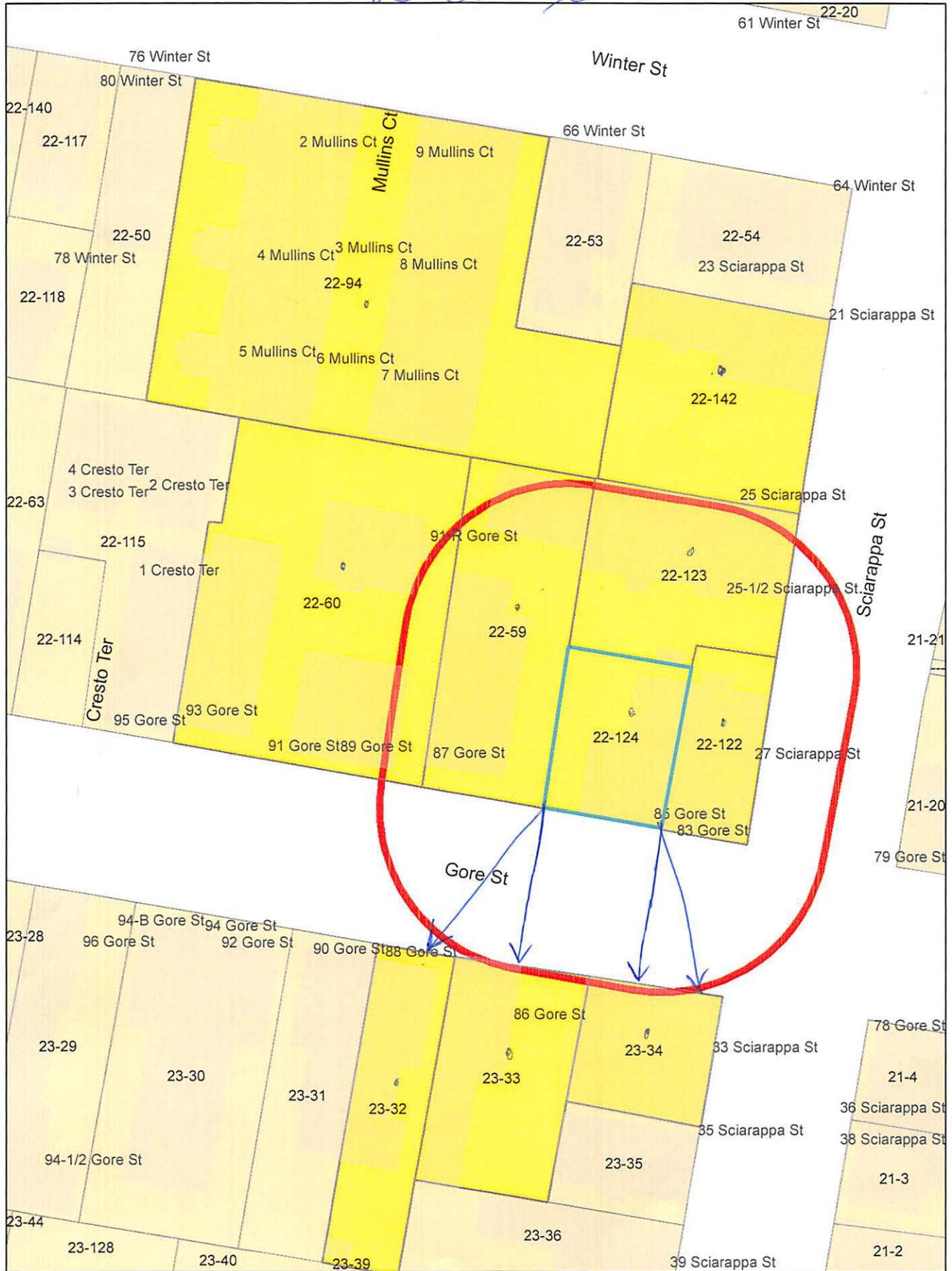
Street View - Oct 2017



Google



85 Gore St.



85 Gore St.

Petitioner

22-59
BELLAL, SANCHITA
87 GORE STREET
CAMBRIDGE, MA 02141

22-122
DINERUMA, RALPH J. & CATHERINE DONARUMA
TR. OF DINERUMA FAMILY TRUST
& CITY OF CAMBRIDGE TAX TITLE
83 GORE STREET
CAMBRIDGE, MA 02141

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 021008

22-124
SCALERA, JONATHAN E. & SUSHAMA A. SCALER
85 GORE ST
CAMBRIDGE, MA 02141

23-33
PEFINE, KENNETH P.
86 GORE STREET
CAMBRIDGE, MA 02141

23-34
33 SCIARAPPA ST LLC.
C/O BROADWAY REALTY
216 BROADWAY
CAMBRIDGE, MA 02139

22-94
CORWIN, FREDERIC W., III
1-6 MULLINS CT., UNIT #1
CAMBRIDGE, MA 02139

22-94
ANTONIO SCIPPA
3 MULLINS COURT #3
CAMBRIDGE, MA 02141

22-94
BURKE, JORDAN H.
1-6 MULLINS CT., UNIT #2
CAMBRIDGE, MA 02141

22-94
GOODING, CHANDRA BANKS
4 MULLINS COURT #4
CAMBRIDGE, MA 02141

22-94
TERRAFRANCA, NICHOLAS & KAREN GONDOLY
1 MULLINS CT, #5
CAMBRIDGE, MA 02139

22-94
REPKO, DONNA A.
1-6 MULLINS CT., UNIT #6
CAMBRIDGE, MA 02139

22-94
ROJEK, GERALD & KIRSTA SENDZIAK
7-9 MULLINS CT., UNIT 7A
CAMBRIDGE, MA 02141

22-94
SCHWEITZER, THOMAS
70 INMAN ST
CAMBRIDGE, MA 02139

22-94
ANDERSON, BRUCE T.
7 MULLINS CT., UNIT #C
CAMBRIDGE, MA 02139

22-94
MOORE, BRENDAN J.
1-9 MULLINS CT., UNIT #8A
CAMBRIDGE, MA 02139

22-94
CALLEJA, LEON R.
1-9 MULLINS CT., #8B
CAMBRIDGE, MA 02141

22-94
NGUYENM THU K. & WEI LAI
8 MULLINS CT. UNIT#3
CAMBRIDGE, MA 02141

22-94
SCHROEPFER, ANNA L.
67 PEARL STREET
WOBURN, MA 01801

22-94
BISHOP, BRIAN & KRISTEN BISHOP
C/O LIYING WANG
42 TAYLOR ST. #2
BRAintree, MA 02184

22-94
SRIDHAR, PRIYA
TR. OF PRIYA SRIDHAR REVOCABLE LIVING TR.
9 MULLINS CT. UNIT C
CAMBRIDGE, MA 02139

22-94
K.C.C., LLC
33 GEORGE ST.
PLYMOUTH, MA 02360

22-60
KURIAN, JAMES Z.
ATTN: MICHAEL O'NEIL
673 CENTER ST.
JAMAICA PLAIN, MA 02130

23-32
HOCHBERG, JACOB & JESSIE LEVIT-SHORE
88 GORE ST. UNIT 2
CAMBRIDGE, MA 02138

22-123
ZHOU, ZOE
51 PONTIAC RD
NEWTON, MA 02468

22-142
HERATH, ASANKA & SEPALIKA PERERA
21 SCIARAPPA ST. UNIT 2
CAMBRIDGE, MA 02141

23-32
ZHOU, YI & SHUNIAN HE
116 CANTERBURY HILL ROAD
ACTON, MA 01720

22-142
DISTRICT CAPITAL, LLC
2 SEWALL AVE.
BROOKLINE, MA 02446



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 85 Gore 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. **(Demolished original row house in 2007 and reconstructed.)**
 - 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 June 26, 2018

Received by Uploaded to Energov

Date June 26, 2018

Relationship to project BZA 16703-2018

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>