

CLIENT:

76-78 THORNDIKE STREET LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

ARCHITECT:

HAMMER DESIGN &  
DEVELOPMENT LLC

110 CEDAR STREET  
NEWTON, MA 02459  
INFO@HAMMERDESIGN.COM



76-78 THORNDIKE ST, CAMBRIDGE, MA

HISTORICAL COMMISSION  
DEMOLITION PERMIT PRESENTATION

PROJECT:  
76-78 THORNDIKE ST  
76-78 THORNDIKE ST  
CAMBRIDGE, MA

DRAWING:  
COVER

SCALE: AS NOTED

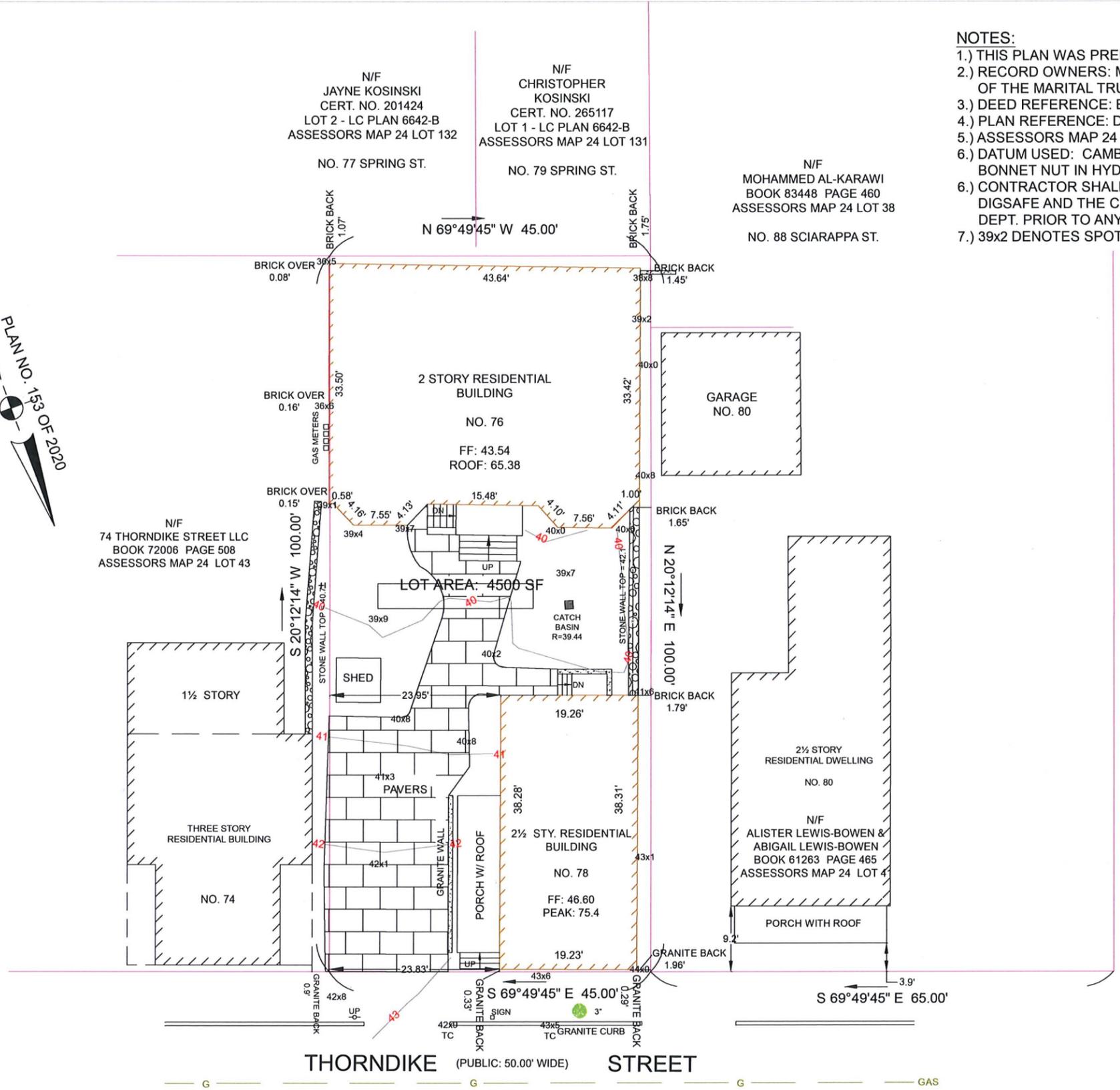
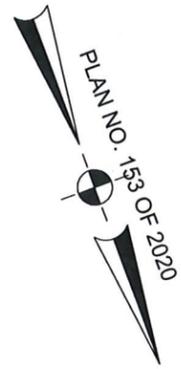
ISSUE DATE: 02/17/2026

SHEET:  
**A000**

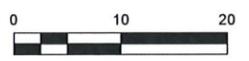
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INFO@HAMMERDESIGN.COM

- NOTES:**
- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY
  - 2.) RECORD OWNERS: MARY ANN AND PATRICIA M. MALONEY, TRUSTEES OF THE MARITAL TRUST UNDER THE WILL OF EDWARD J. MALONEY, JR.
  - 3.) DEED REFERENCE: BOOK 83610 PAGE 306
  - 4.) PLAN REFERENCE: DEED DESCRIPTION
  - 5.) ASSESSORS MAP 24 LOT 42
  - 6.) DATUM USED: CAMBRIDGE CITY BASE - BENCHMARK USED: RIGHT FRONT BONNET NUT IN HYDRANT AT INT. THIRD ST. AND HURLEY ST. ELEV: 23.77
  - 6.) CONTRACTOR SHALL VERIFY ALL UTILITIES AND NOTIFY DIGSAFE AND THE CITY OF CAMBRIDGE WATER & SEWER DEPT. PRIOR TO ANY EXCAVATIONS.
  - 7.) 39x2 DENOTES SPOT ELEVATION



**EXISTING CONDITIONS  
PLAN  
IN  
CAMBRIDGE, MA  
76-78 THORNDIKE STREET**



SCALE: 1" = 10'-0"  
JANUARY 16, 2026  
D & A SURVEY ASSOCIATES, INC.  
P.O. BOX 80 READING, MA 01867  
(781) 324 - 9566

SMH  
R = 40.23

SMH  
R = 45.85

PROJECT:  
76-78 THORNDIKE ST  
76-78 THORNDIKE ST  
CAMBRIDGE, MA

DRAWING:  
SURVEY

SCALE: AS NOTED

ISSUE DATE: 02/17/2026

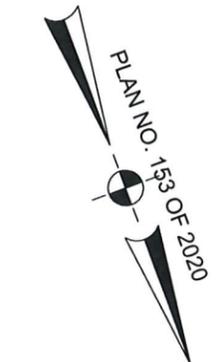
SHEET:  
**A001**

CLIENT:  
 76-78 THORNDIKE STREET LLC  
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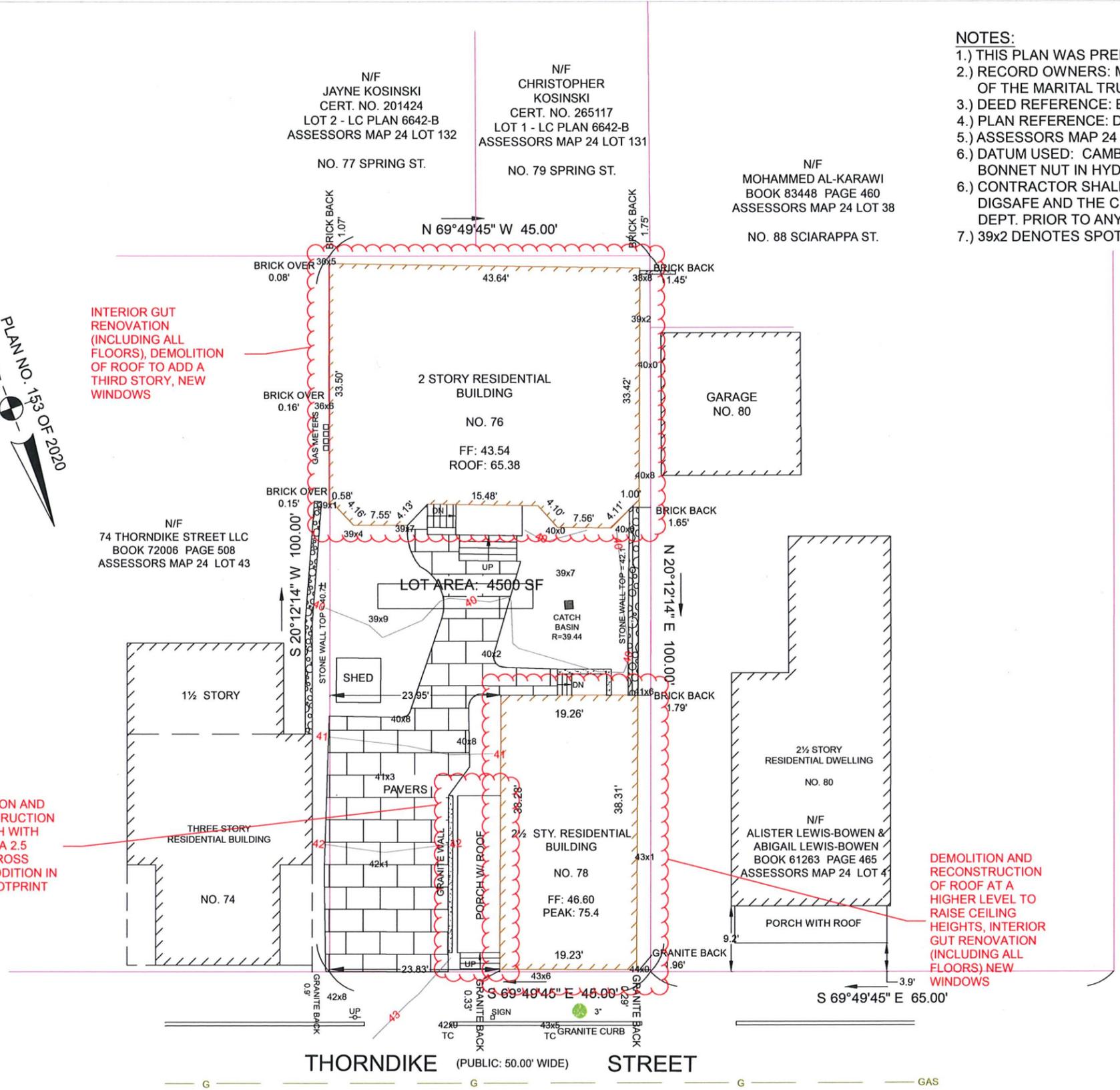
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INTERIOR GUT RENOVATION (INCLUDING ALL FLOORS), DEMOLITION OF ROOF TO ADD A THIRD STORY, NEW WINDOWS

DEMOLITION AND RECONSTRUCTION OF PORCH WITH ROOF AS A 2.5 STORY CROSS GABLE ADDITION IN SAME FOOTPRINT

DEMOLITION AND RECONSTRUCTION OF ROOF AT A HIGHER LEVEL TO RAISE CEILING HEIGHTS, INTERIOR GUT RENOVATION (INCLUDING ALL FLOORS) NEW WINDOWS



**EXISTING CONDITIONS PLAN**  
 IN  
**CAMBRIDGE, MA**  
 76-78 THORNDIKE STREET



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 JANUARY 16, 2026  
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 (781) 324 - 9566

SMH  
 R = 40.23

SMH  
 R = 45.85

PROJECT:  
 76-78 THORNDIKE ST  
 76-78 THORNDIKE ST  
 CAMBRIDGE, MA

DRAWING:  
 SURVEY WITH  
 NOTES

SCALE: AS NOTED

ISSUE DATE: 02/17/2026

SHEET:  
**A002**

DRAFT  
**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** 76-78 Thorndike Street LLC

**Location:** 78 Thorndike Street Cambridge, MA

**Phone:** 617-650-1929

**Present Use/Occupancy:** Single Family

**Zone:** Residence C-1 Zone

**Requested Use/Occupancy:** No Change

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<b>TOTAL GROSS FLOOR AREA:</b>		2,568	3,013	N/A	(max.)
<b>LOT AREA:</b>		4,500	No Change	N/A	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		0.57	0.67	N/A	
<b>LOT AREA OF EACH DWELLING UNIT</b>		900	No Change	N/A	
<b>SIZE OF LOT:</b>	WIDTH	45'	No Change	20'	
	DEPTH	100'	No Change	N/A	
<b>SETBACKS IN FEET:</b>	FRONT	0.29'	No Change	Contextual @2.4'	
	REAR	61.5'	No Change	Lesser of 5' or existing	
	LEFT SIDE	23.83'	17.83'	Lesser of 5' or existing	
	RIGHT SIDE	1.79'	No Change	Lesser of 5' or existing	
<b>SIZE OF BUILDING:</b>	HEIGHT	33'	36.1'	45'	
	WIDTH	19.5'	25.4'	N/A	
	LENGTH	38.6'	No Change	N/A	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		8%	No Change	15%	
<b>NO. OF DWELLING UNITS:</b>		1	1	N/A	
<b>NO. OF PARKING SPACES:</b>		1	1	0	
<b>NO. OF LOADING AREAS:</b>		0	0	0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		23.4'	No Change	N/A	

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

There is another 4-unit residential structure on the lot. It will be getting an additional story. All buildings are wood-framed.

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

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110 CEDAR STREET  
NEWTON, MA 02459  
INFO@HAMMERDESIGN.COM

PROJECT:

76-78 THORNDIKE ST  
76-78 THORNDIKE ST  
CAMBRIDGE, MA

DRAWING:

**DIMENSIONAL  
TABLE**

SCALE: AS NOTED

ISSUE DATE: 02/17/2026

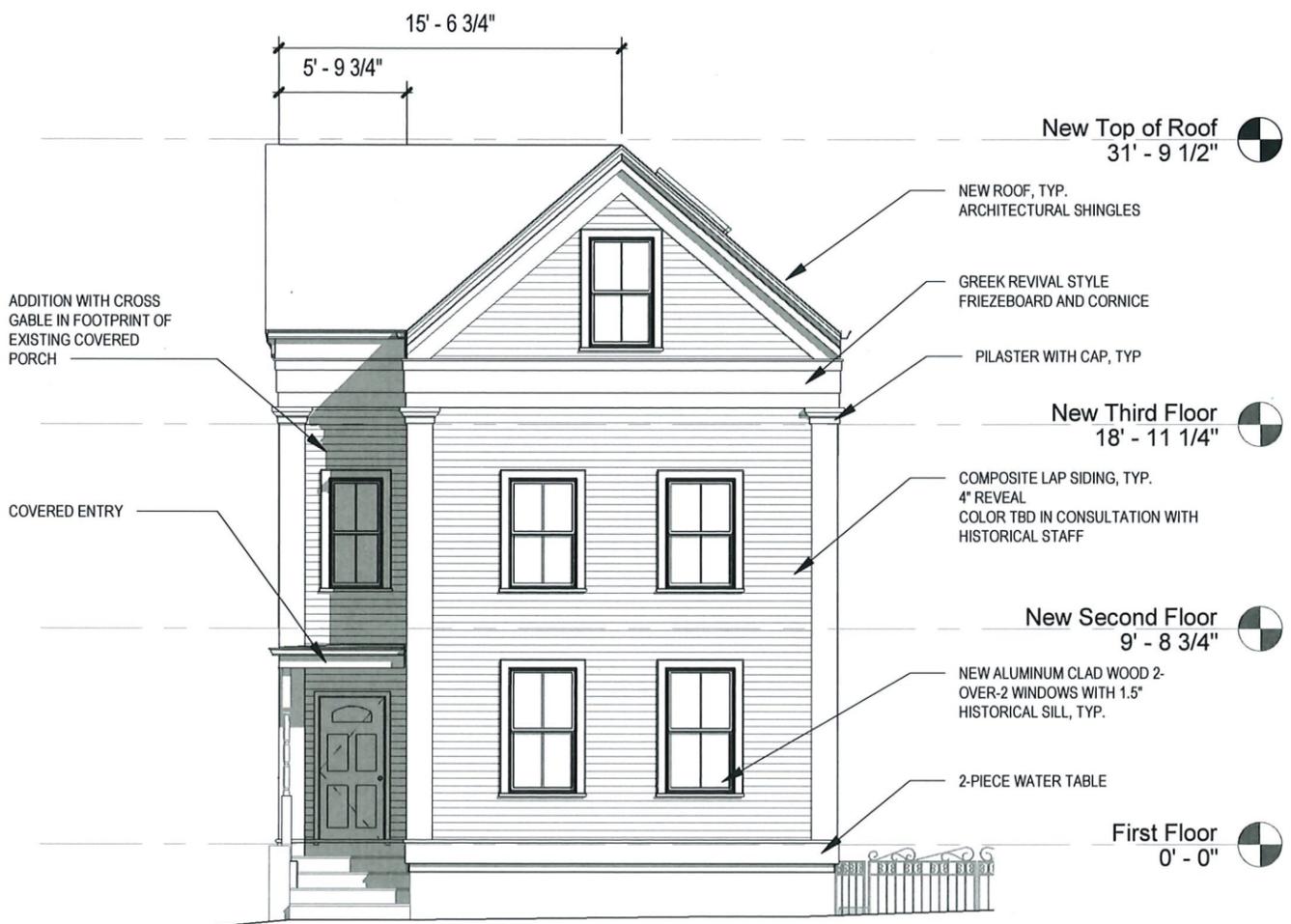
SHEET:

**A003**

CLIENT:  
 76-78 THORNDIKE STREET LLC  
 7 MORRISON ROAD WEST  
 WAKEFIELD, MA 01880

ARCHITECT:  
 HAMMER DESIGN &  
 DEVELOPMENT LLC  
 110 CEDAR STREET  
 NEWTON, MA 02459  
 INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT  
 TO BUILDING CODE REVIEW



2 Front Elevation - Proposed  
 1/8" = 1'-0"



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

PROJECT:  
 76-78 THORNDIKE ST  
 78 THORNDIKE ST  
 CAMBRIDGE, MA

DRAWING:  
 78 THORNDIKE -  
 FRONT ELEVATION

SCALE: AS NOTED

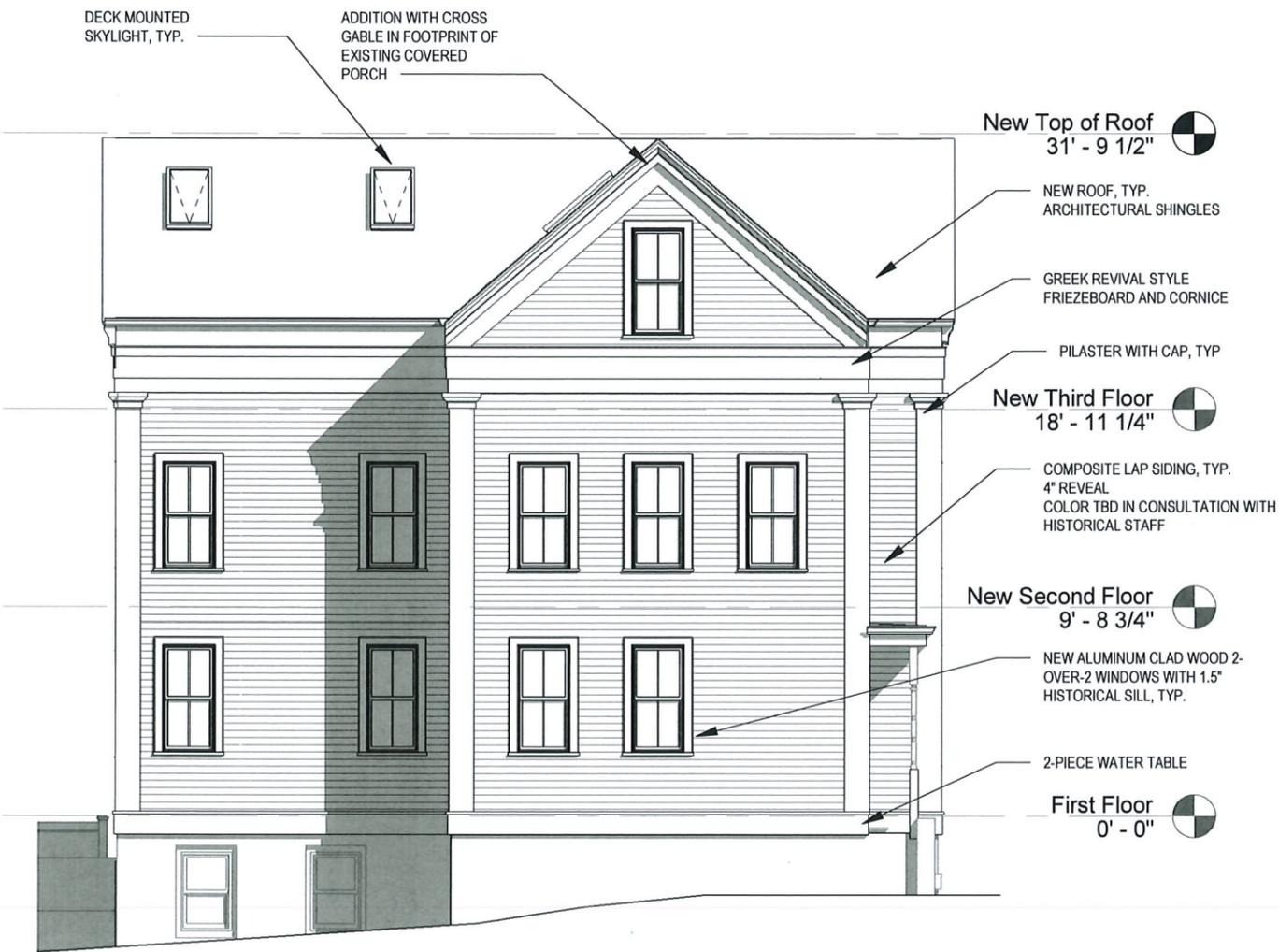
ISSUE DATE: 02/17/2026

SHEET:  
**A201**

CLIENT:  
 76-78 THORNDIKE STREET LLC  
 7 MORRISON ROAD WEST  
 WAKEFIELD, MA 01880

ARCHITECT:  
 HAMMER DESIGN &  
 DEVELOPMENT LLC  
 110 CEDAR STREET  
 NEWTON, MA 02459  
 INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT  
 TO BUILDING CODE REVIEW



**2** Left Elevation - Proposed  
 1/8" = 1'-0"

**1** Left Elevation - Existing  
 1/8" = 1'-0"

PROJECT:  
 76-78 THORNDIKE ST  
 78 THORNDIKE ST  
 CAMBRIDGE, MA

DRAWING:  
 78 THORNDIKE -  
 LEFT ELEVATION

SCALE: AS NOTED

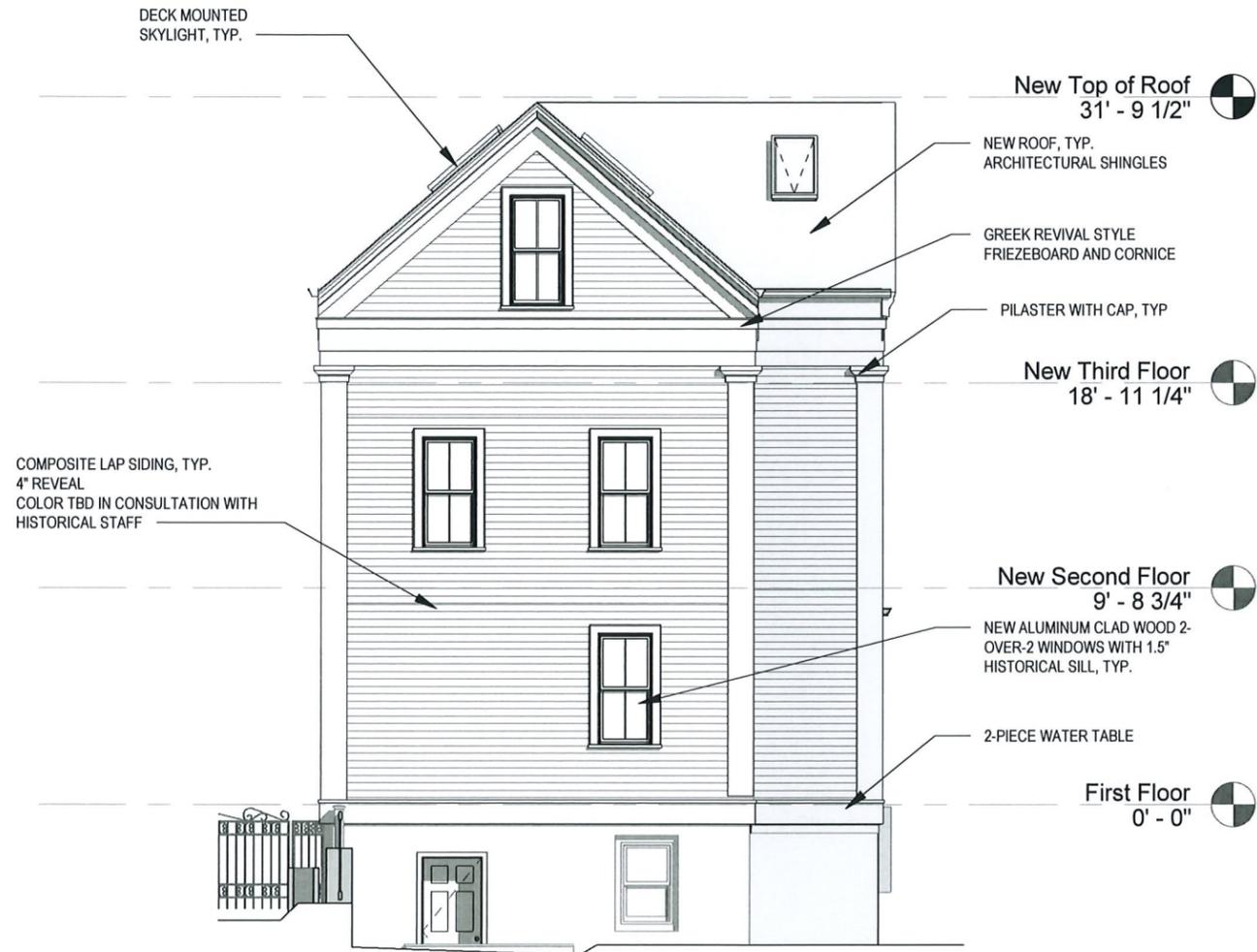
ISSUE DATE: 02/17/2026

SHEET:  
**A202**

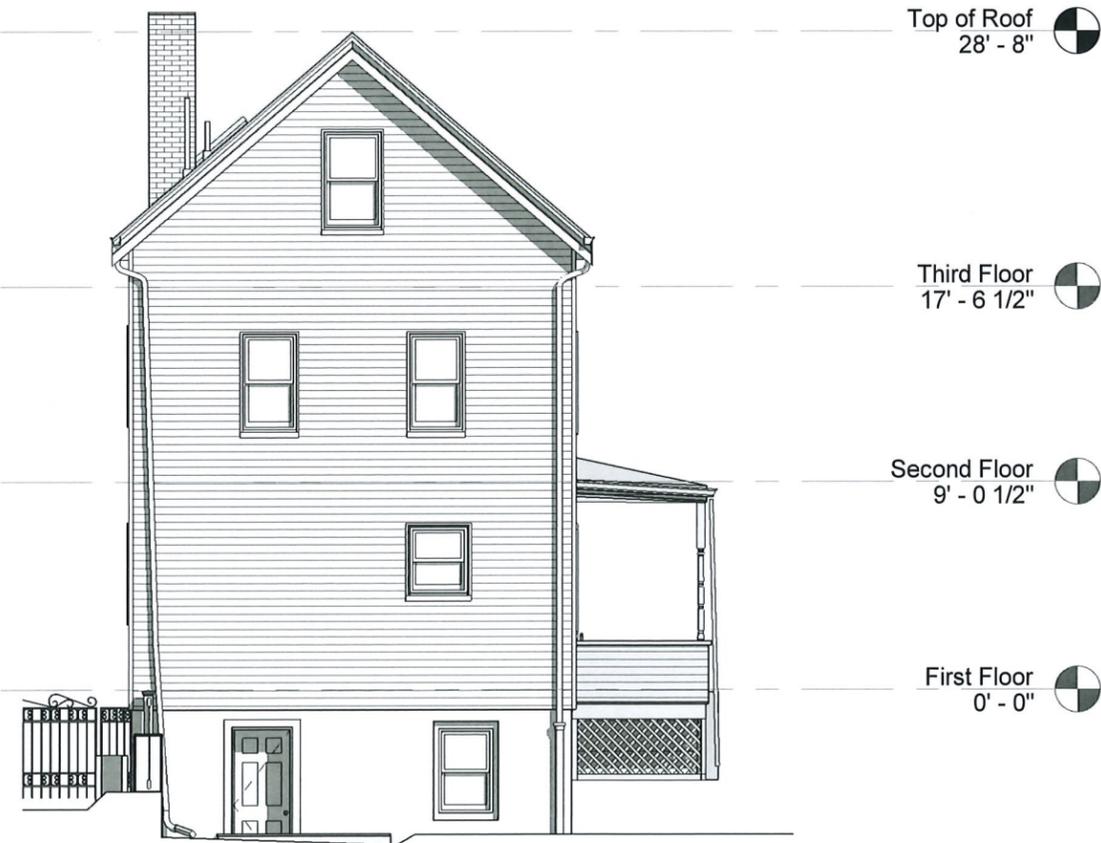
CLIENT:  
 76-78 THORNDIKE STREET LLC  
 7 MORRISON ROAD WEST  
 WAKEFIELD, MA 01880

ARCHITECT:  
 HAMMER DESIGN &  
 DEVELOPMENT LLC  
 110 CEDAR STREET  
 NEWTON, MA 02459  
 INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT  
 TO BUILDING CODE REVIEW



**2** Rear Elevation - Proposed  
 1/8" = 1'-0"



**1** Rear Elevation - Existing  
 1/8" = 1'-0"

PROJECT:  
 76-78 THORNDIKE ST  
 78 THORNDIKE ST  
 CAMBRIDGE, MA

DRAWING:  
 78 THORNDIKE -  
 REAR ELEVATION

SCALE: AS NOTED

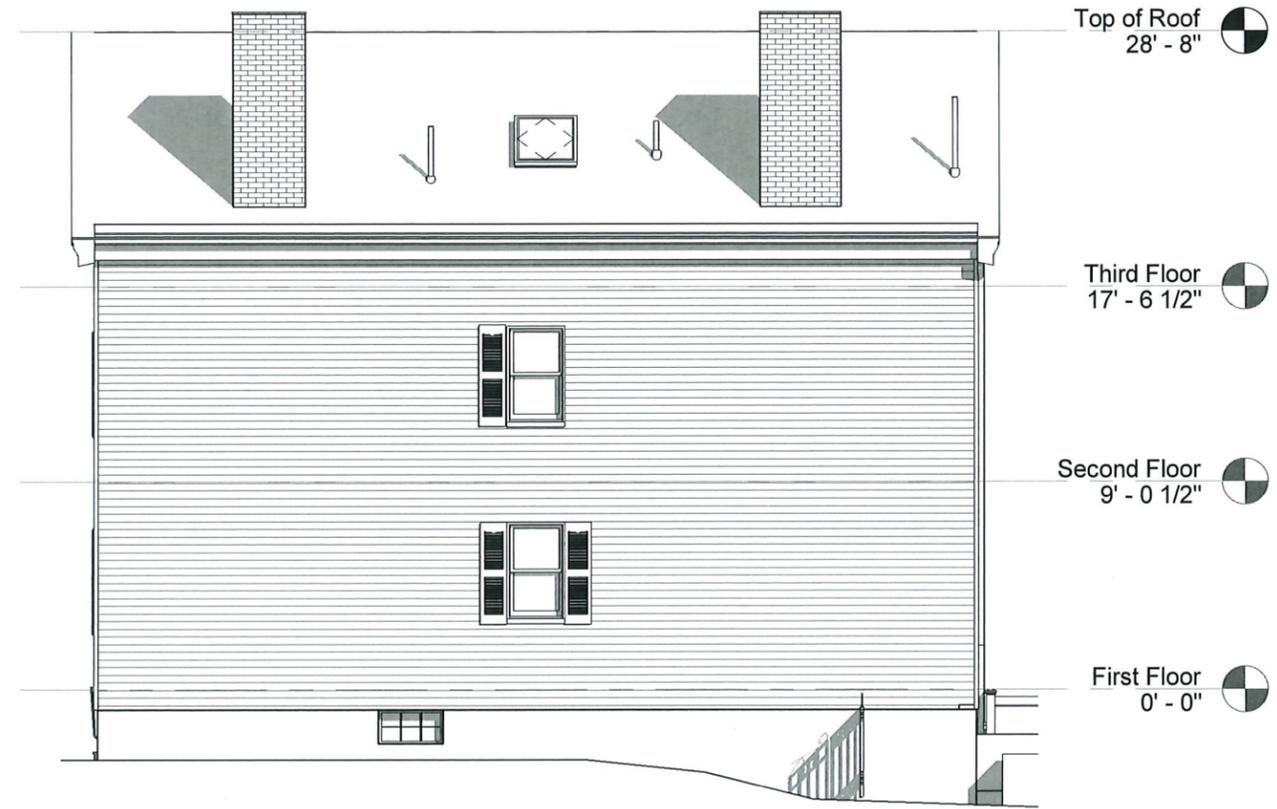
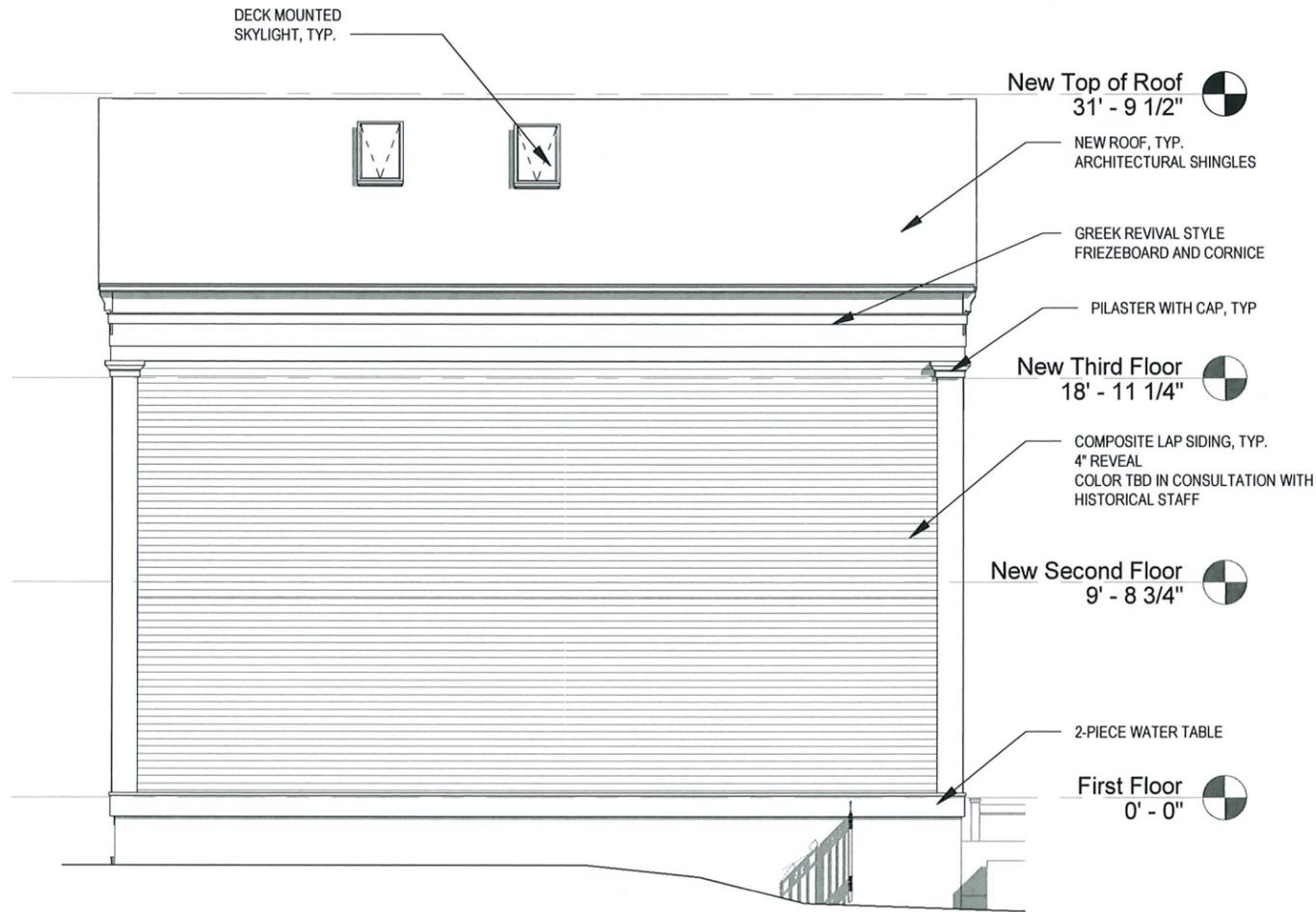
ISSUE DATE: 02/17/2026

SHEET:  
**A203**

CLIENT:  
 76-78 THORNDIKE STREET LLC  
 7 MORRISON ROAD WEST  
 WAKEFIELD, MA 01880

ARCHITECT:  
 HAMMER DESIGN &  
 DEVELOPMENT LLC  
 110 CEDAR STREET  
 NEWTON, MA 02459  
 INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT  
 TO BUILDING CODE REVIEW



**2** Right Elevation - Proposed  
 1/8" = 1'-0"

**1** Right Elevation - Existing  
 1/8" = 1'-0"

PROJECT:  
 76-78 THORNDIKE ST  
 78 THORNDIKE ST  
 CAMBRIDGE, MA

DRAWING:  
 78 THORNDIKE -  
 RIGHT ELEVATION

SCALE: AS NOTED

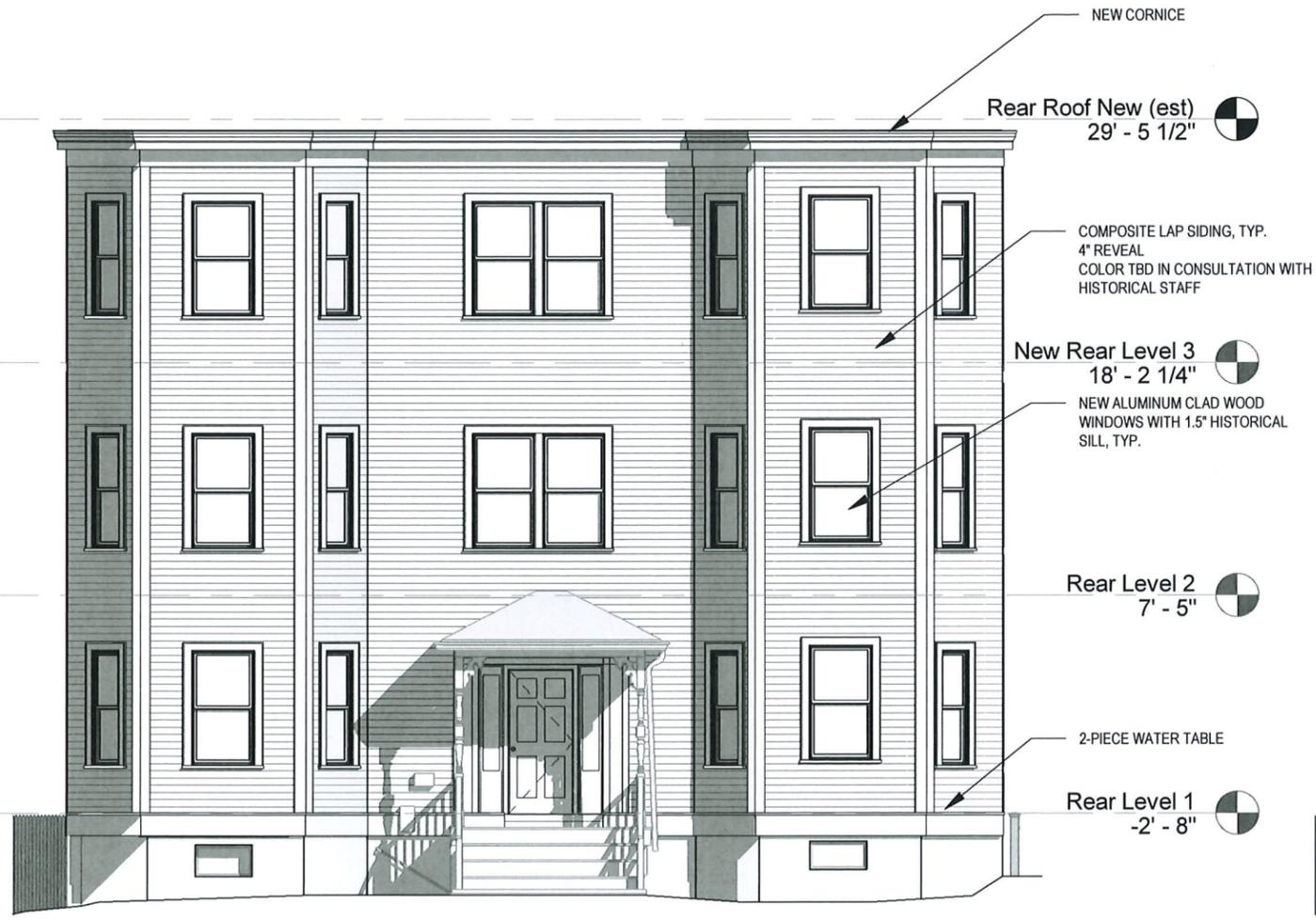
ISSUE DATE: 02/17/2026

SHEET:  
**A204**

CLIENT:  
 76-78 THORNDIKE STREET LLC  
 7 MORRISON ROAD WEST  
 WAKEFIELD, MA 01880

ARCHITECT:  
 HAMMER DESIGN &  
 DEVELOPMENT LLC  
 110 CEDAR STREET  
 NEWTON, MA 02459  
 INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT  
 TO BUILDING CODE REVIEW



**2** Front Elevation - Proposed  
 1/8" = 1'-0"

**1** Front Elevation - Existing  
 1/8" = 1'-0"

PROJECT:  
 76-78 THORNDIKE ST  
 76 THORNDIKE ST  
 CAMBRIDGE, MA

DRAWING:  
 76 THORNDIKE -  
 FRONT ELEVATION

SCALE: AS NOTED

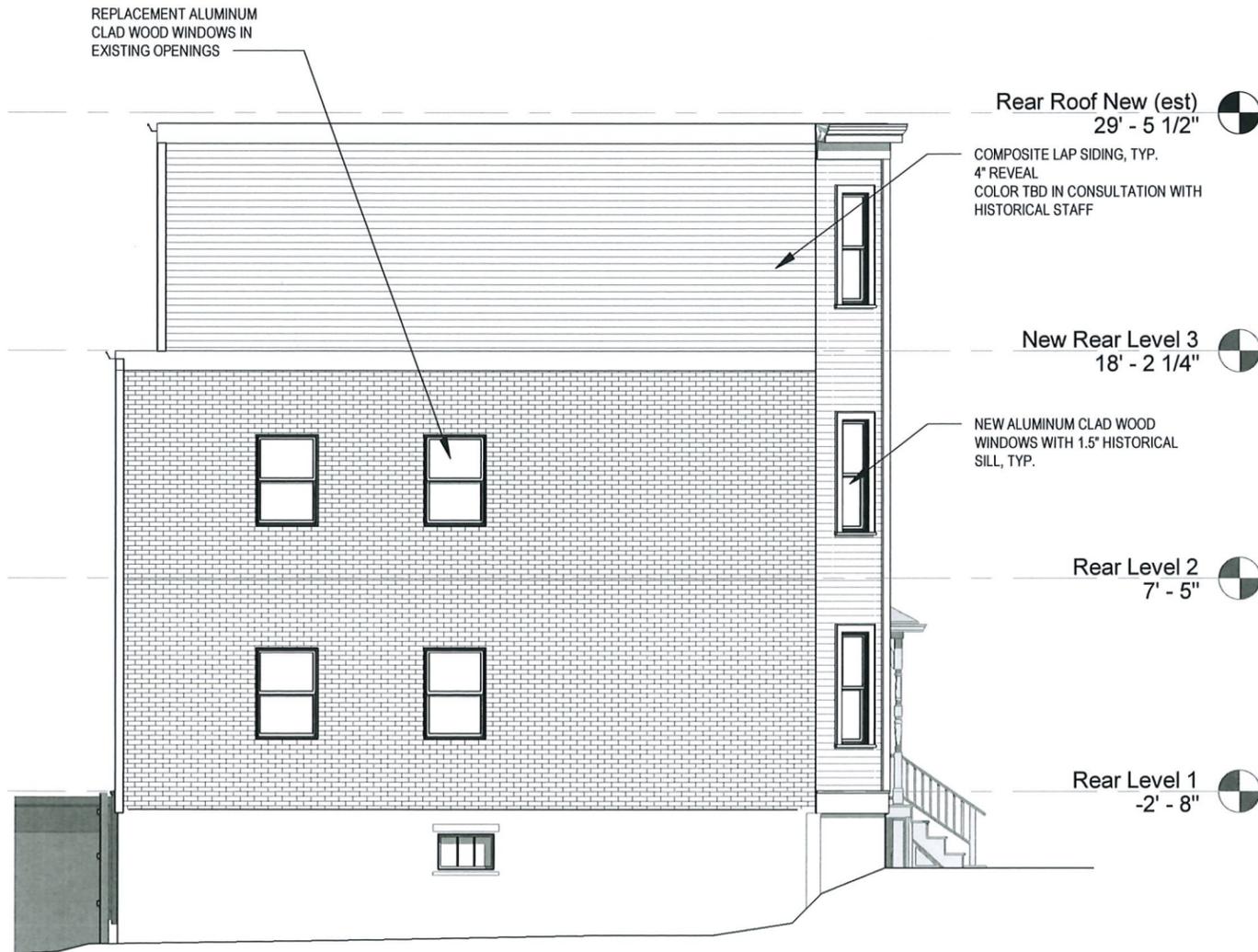
ISSUE DATE: 02/17/2026

SHEET:  
**A205**

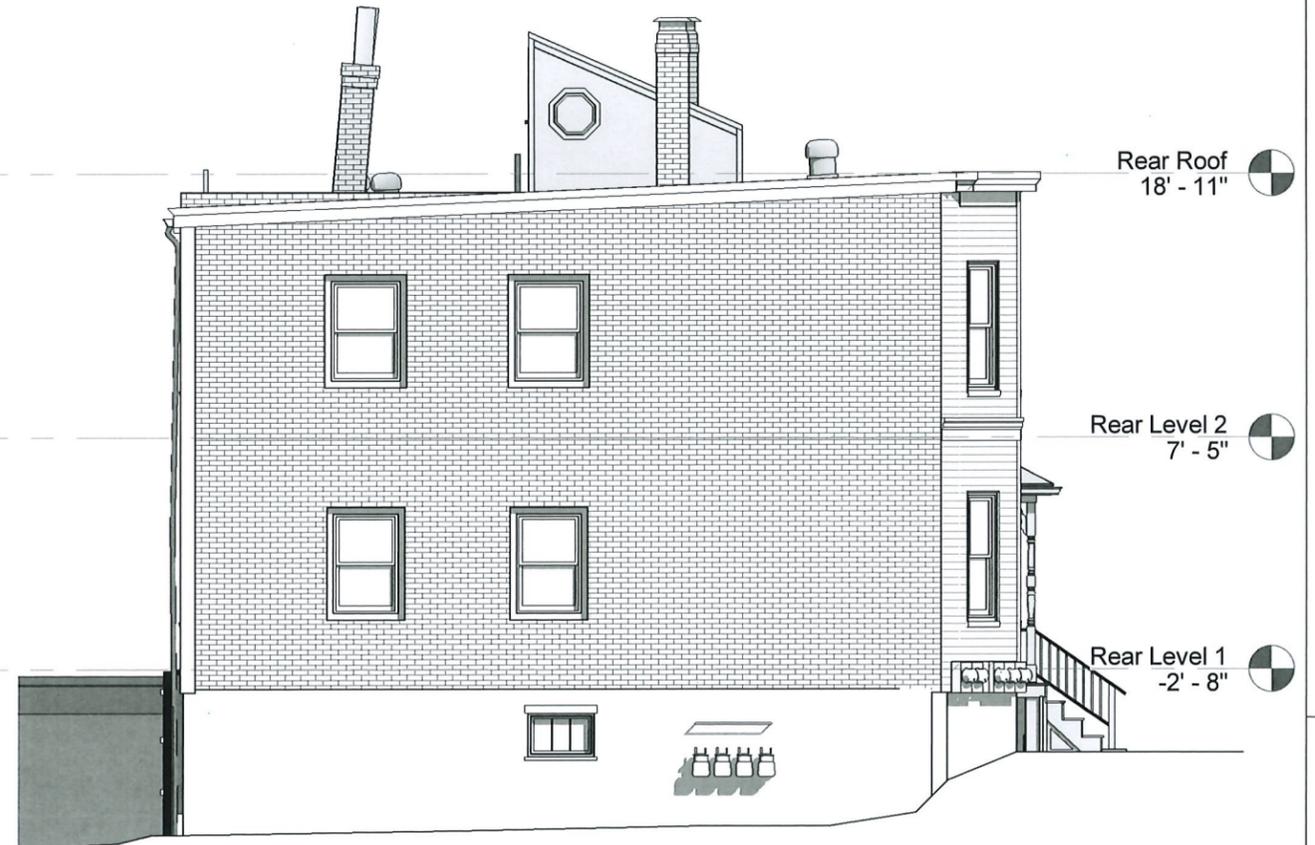
CLIENT:  
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ARCHITECT:  
 HAMMER DESIGN &  
 DEVELOPMENT LLC  
 110 CEDAR STREET  
 NEWTON, MA 02459  
 INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT  
 TO BUILDING CODE REVIEW



**2** Left Elevation - Proposed  
 1/8" = 1'-0"



**1** Left Elevation - Existing  
 1/8" = 1'-0"

PROJECT:  
 76-78 THORNDIKE ST  
 76 THORNDIKE ST  
 CAMBRIDGE, MA

DRAWING:  
 76 THORNDIKE -  
 LEFT ELEVATION

SCALE: AS NOTED

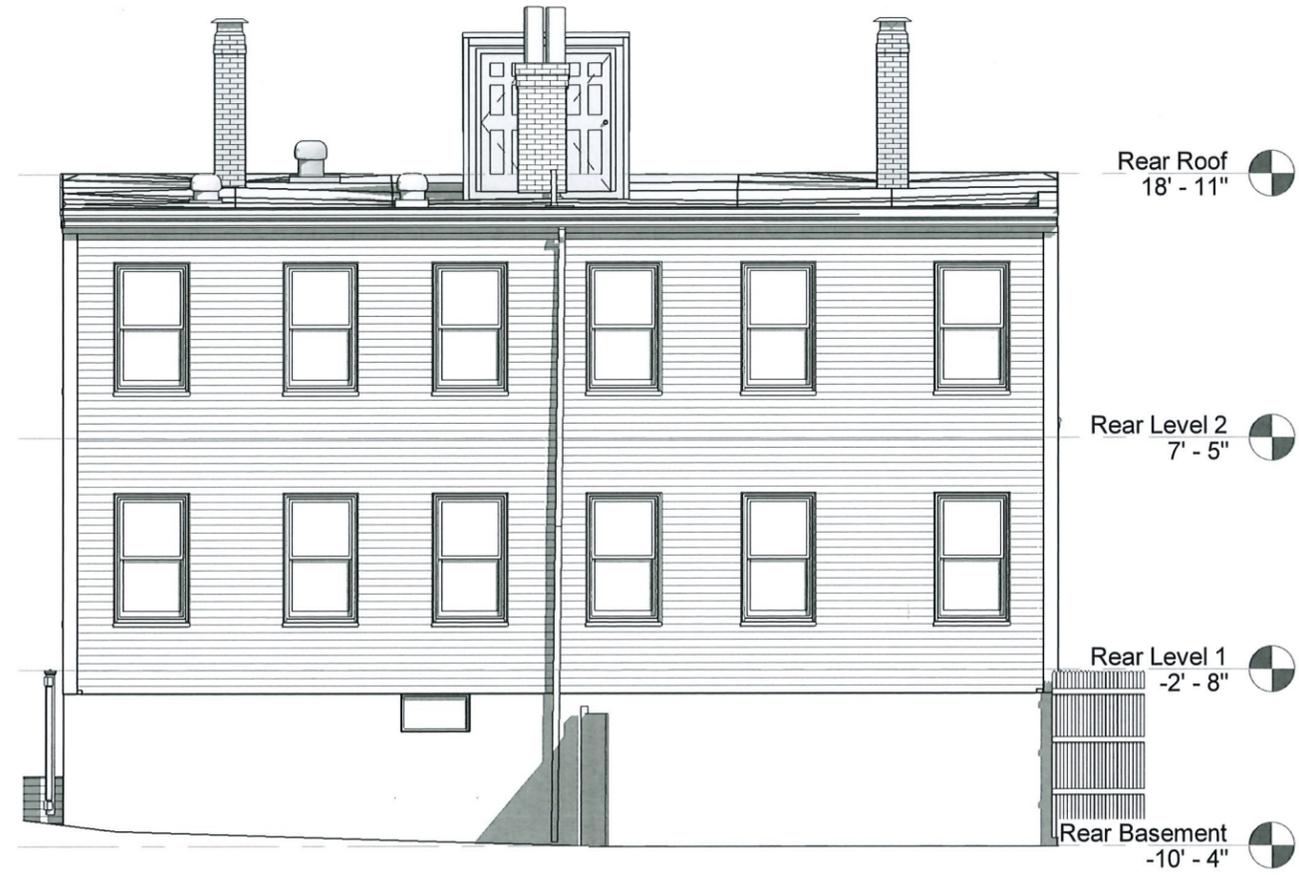
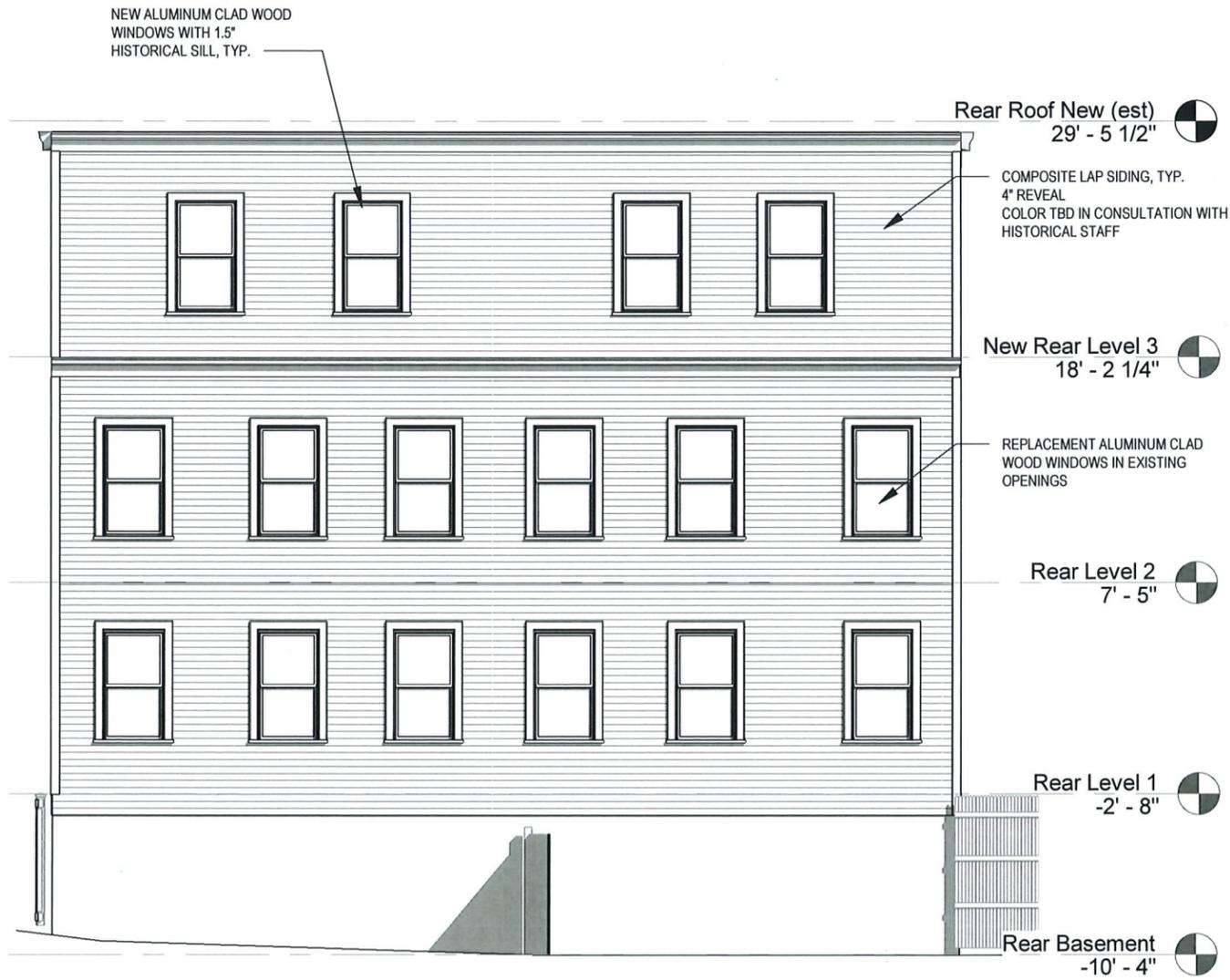
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SHEET:  
**A206**

CLIENT:  
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ARCHITECT:  
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 110 CEDAR STREET  
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 INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT  
 TO BUILDING CODE REVIEW



**2** Rear Elevation - Proposed  
 1/8" = 1'-0"

**1** Rear Elevation - Existing  
 1/8" = 1'-0"

PROJECT:  
 76-78 THORNDIKE ST  
 76 THORNDIKE ST  
 CAMBRIDGE, MA

DRAWING:  
 76 THORNDIKE -  
 REAR ELEVATION

SCALE: AS NOTED

ISSUE DATE: 02/17/2026

SHEET:  
**A207**

CLIENT:  
 76-78 THORNDIKE STREET LLC  
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ARCHITECT:  
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NOTE: TRIM PACKAGE SUBJECT  
 TO BUILDING CODE REVIEW

NEW ALUMINUM CLAD WOOD  
 WINDOWS WITH 1.5"  
 HISTORICAL SILL, TYP.

Rear Roof New (est)  
 29' - 5 1/2"

COMPOSITE LAP SIDING, TYP.  
 4" REVEAL  
 COLOR TBD IN CONSULTATION WITH  
 HISTORICAL STAFF

New Rear Level 3  
 18' - 2 1/4"

REPLACEMENT ALUMINUM CLAD  
 WOOD WINDOWS IN EXISTING  
 OPENINGS

Rear Level 2  
 7' - 5"

Rear Level 1  
 -2' - 8"

Rear Basement  
 -10' - 4"

Rear Roof  
 18' - 11"

Rear Level 2  
 7' - 5"

Rear Level 1  
 -2' - 8"

Rear Basement  
 -10' - 4"

**2** Right Elevation - Proposed  
 1/8" = 1'-0"

**1** Right Elevation - Existing  
 1/8" = 1'-0"

PROJECT:  
 76-78 THORNDIKE ST  
 76 THORNDIKE ST  
 CAMBRIDGE, MA

DRAWING:  
 76 THORNDIKE -  
 RIGHT ELEVATION

SCALE: AS NOTED

ISSUE DATE: 02/17/2026

SHEET:  
**A208**

CLIENT:

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**1** THORNDIKE STREET STREETScape  
1/8" = 1'-0"

PROJECT:

76-78 THORNDIKE ST  
76-78 THORNDIKE ST  
CAMBRIDGE, MA

DRAWING:

STREETScape  
ELEVATION

SCALE:

AS NOTED

ISSUE DATE:

02/17/2026

SHEET:

**A209**