

**CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT**

831 Massachusetts Avenue

Cambridge, Ma 02139

617-349-6100

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: 09/15/26 Project end date: 09/15/27
Permit No: _____ Fee: _____
Date: 07/09/26
Building location: 76 Thorndike Street
Description of proposed work: Demo single family dwelling

Property Owner: 76-78 Thorndike Street LLC
Address: 7 Morrison Road West, Wakefield, MA 01880
Telephone Number: 617-650-1929 Email Address: scott@zredevelopment.com
Contractor: ZRE Development

Address: 7 Morrison Road West, Wakefield, MA 01880
Telephone number: 781-405-5452 Email Address: andy@zredevelopment.com
Material of building: Wood

Type of building construction (wood, concrete, steel, etc.): Timber Frame

How is building occupied: Not occupied No. of stories: 3

Number of residential units demolished: 1

Is a Street Occupancy permit (DPW) necessary?: _____ Yes X No

Is a Sidewalk Obstruction permit required?: _____ Yes X No

Estimated cost of demolition (copy of contract must be attached) : \$40,000

A copy of the plot plan showing extent of demolition is required with the filing of this application.

READ BEFORE SIGNING: A 24 hour notice prior to commencement of any work shall be given to applicable agencies. The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provision of the Massachusetts State Building Code and the other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

Hold Harmless Clause:

The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees from and against any and all claims, demands and actions for damages, and to assume the defense of the City of Cambridge, and its employees, against all such claims, demands and actions.

Read Before Signing:

The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subjected to the provisions of Massachusetts State building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.



Signature of Licensed Contractor

Andrew Collins

Print Name of Licensed Contractor

11 Madison Street

Contractor's Address

Medford, MA 02155

Contractor's City, State, ZipCode

781-405-5452

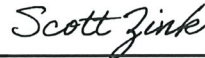
Contractor's Telephone Number

License Number **CS-10447**

Class **Unlimited**

Expiration Date: **09/09/2027**

City **Medford**



Signature of Owner

Scott Zink

Print Name of owner

7 Morrison Rd West

Owner's Address

Wakefield MA 01880

Owner's City, State, ZipCode

6176501929

Owner's Telephone Number

ZRE

The objective is to obtain a permit to fully demolish the existing single family dwelling at 76 Thorndike Street. These plans show a previously approved design and the intent is to rebuild exactly as depicted in these plans.

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

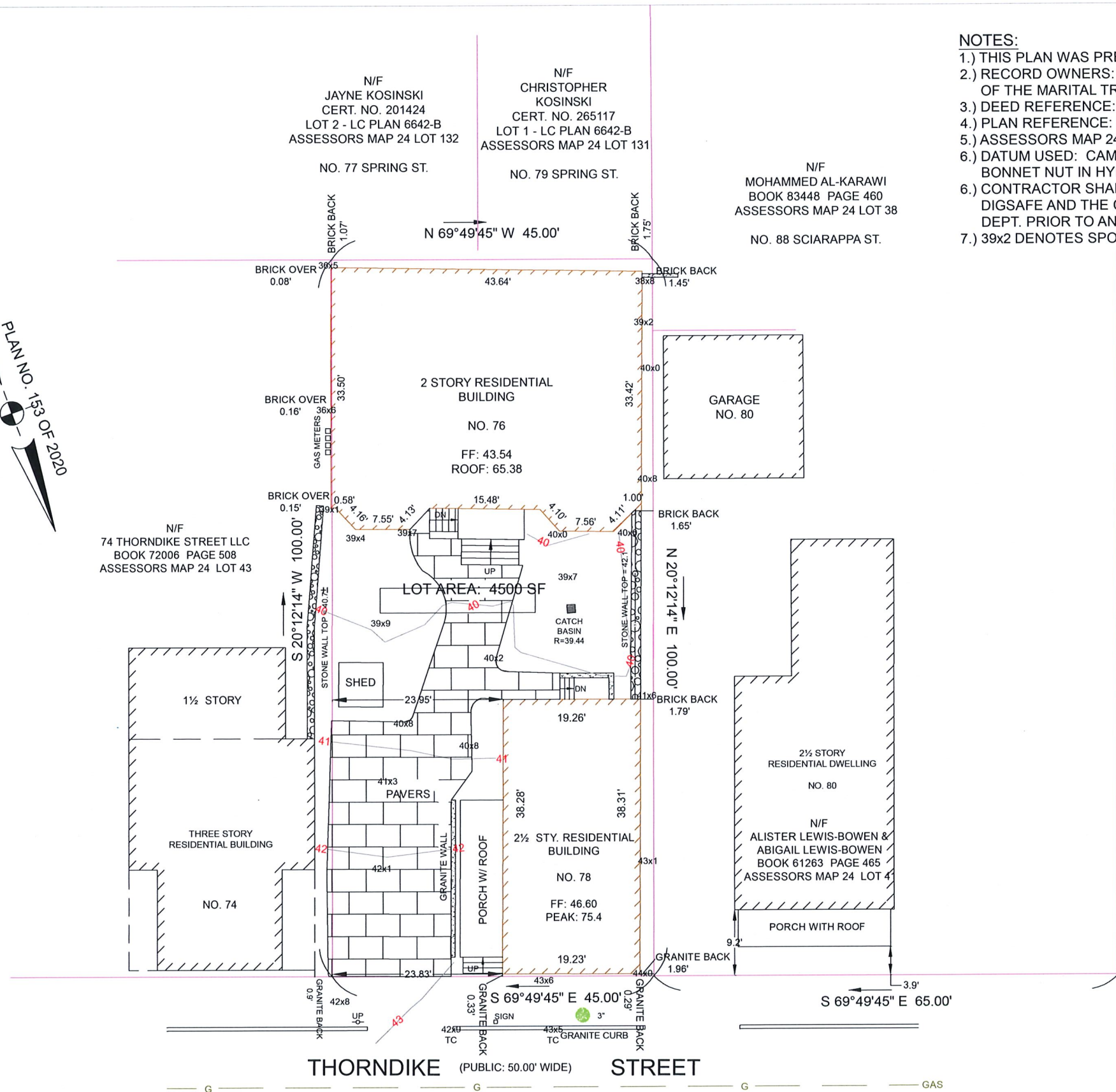
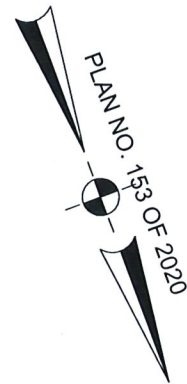
PROJECT:
76-78 THORNDIKE ST
76-78 THORNDIKE ST
CAMBRIDGE, MA

DRAWING:
COVER

SCALE: AS NOTED

ISSUE DATE: 02/17/2026

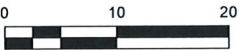
SHEET: A000



- 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

SCIARAPPA STREET

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

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

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
7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

ARCHITECT:

HAMMER DESIGN &
DEVELOPMENT LLC

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

PROJECT:

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

DRAWING:

SURVEY WITH
NOTES

SCALE:

AS NOTED

ISSUE DATE:

02/17/2026

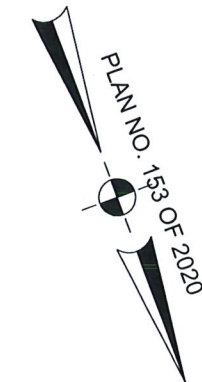
SHEET:

A002

© HAMMER DESIGN & DEVELOPMENT LLC 2026

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.
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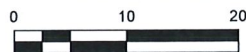


INTERIOR GUT
RENOVATION
(INCLUDING ALL
FLOORS), DEMOLITION
OF ROOF TO ADD A
THIRD STORY, NEW
WINDOWS

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

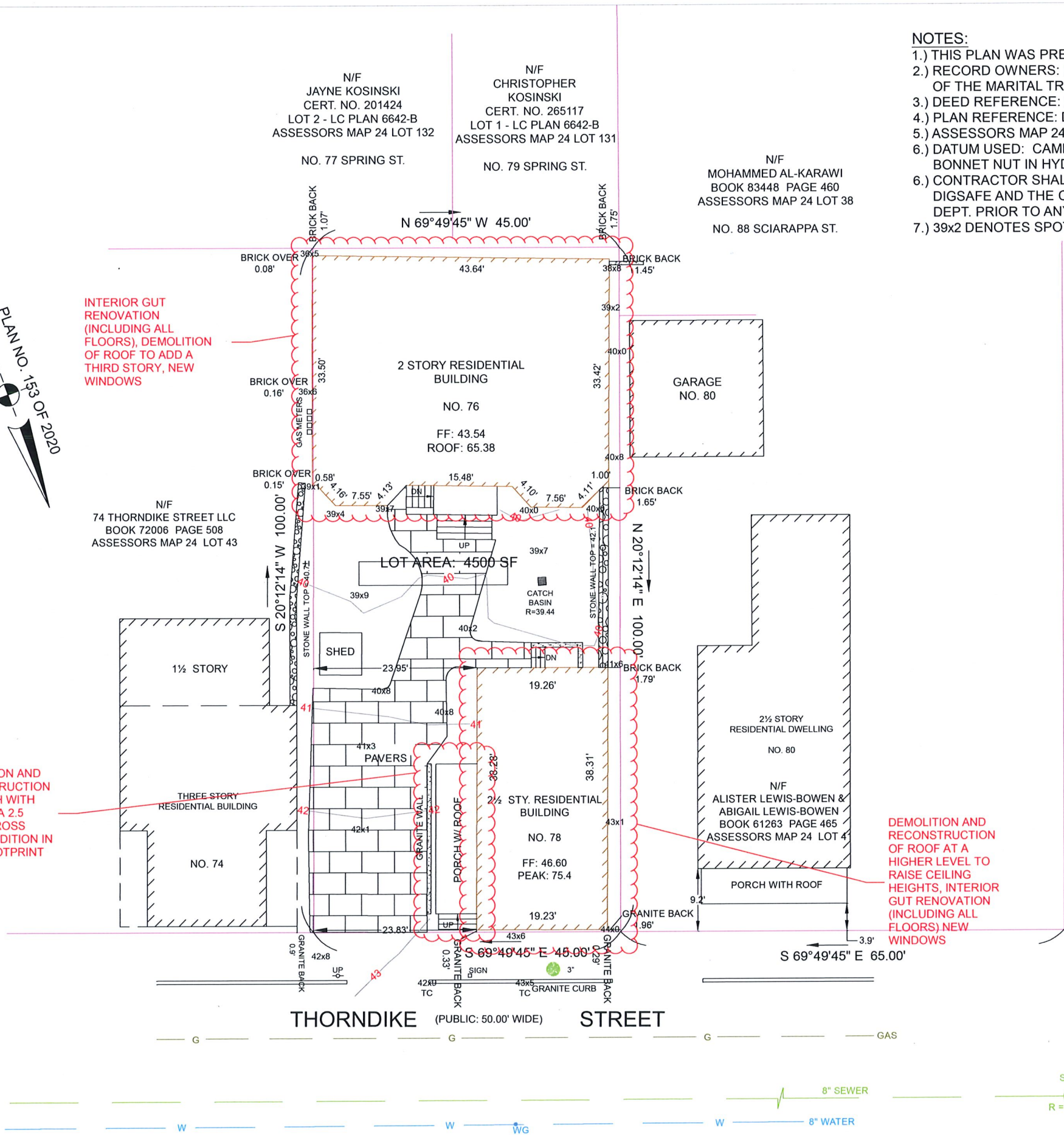
EXISTING CONDITIONS
PLAN
IN
CAMBRIDGE, MA
76-78 THORNDIKE STREET



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



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>	
TOTAL GROSS FLOOR AREA:			2,568		3,013	N/A	(max.)
LOT AREA:			4,500		No Change	N/A	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²			0.57		0.67	N/A	
LOT AREA OF EACH DWELLING UNIT			900		No Change	N/A	
SIZE OF LOT:	WIDTH		45'		No Change	20'	
	DEPTH		100'		No Change	N/A	
SETBACKS IN FEET:	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	
SIZE OF BUILDING:	HEIGHT		33'		36.1'	45'	
	WIDTH		19.5'		25.4'	N/A	
	LENGTH		38.6'		No Change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:			8%		No Change	15%	
NO. OF DWELLING UNITS:			1		1	N/A	
NO. OF PARKING SPACES:			1		1	0	
NO. OF LOADING AREAS:			0		0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT			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'.

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

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

DRAWING:
DIMENSIONAL
TABLE

SCALE: AS NOTED

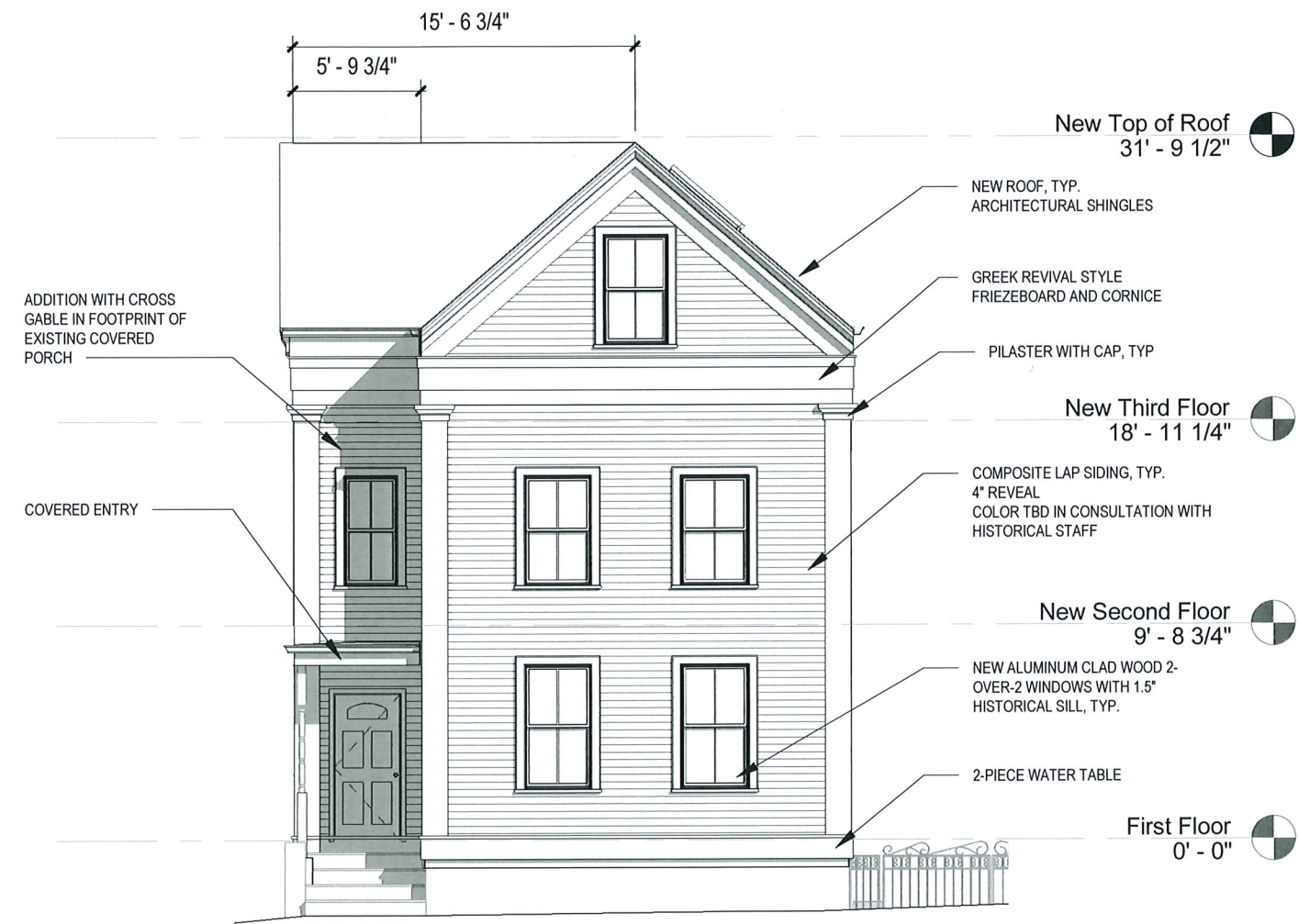
ISSUE DATE: 02/17/2026

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

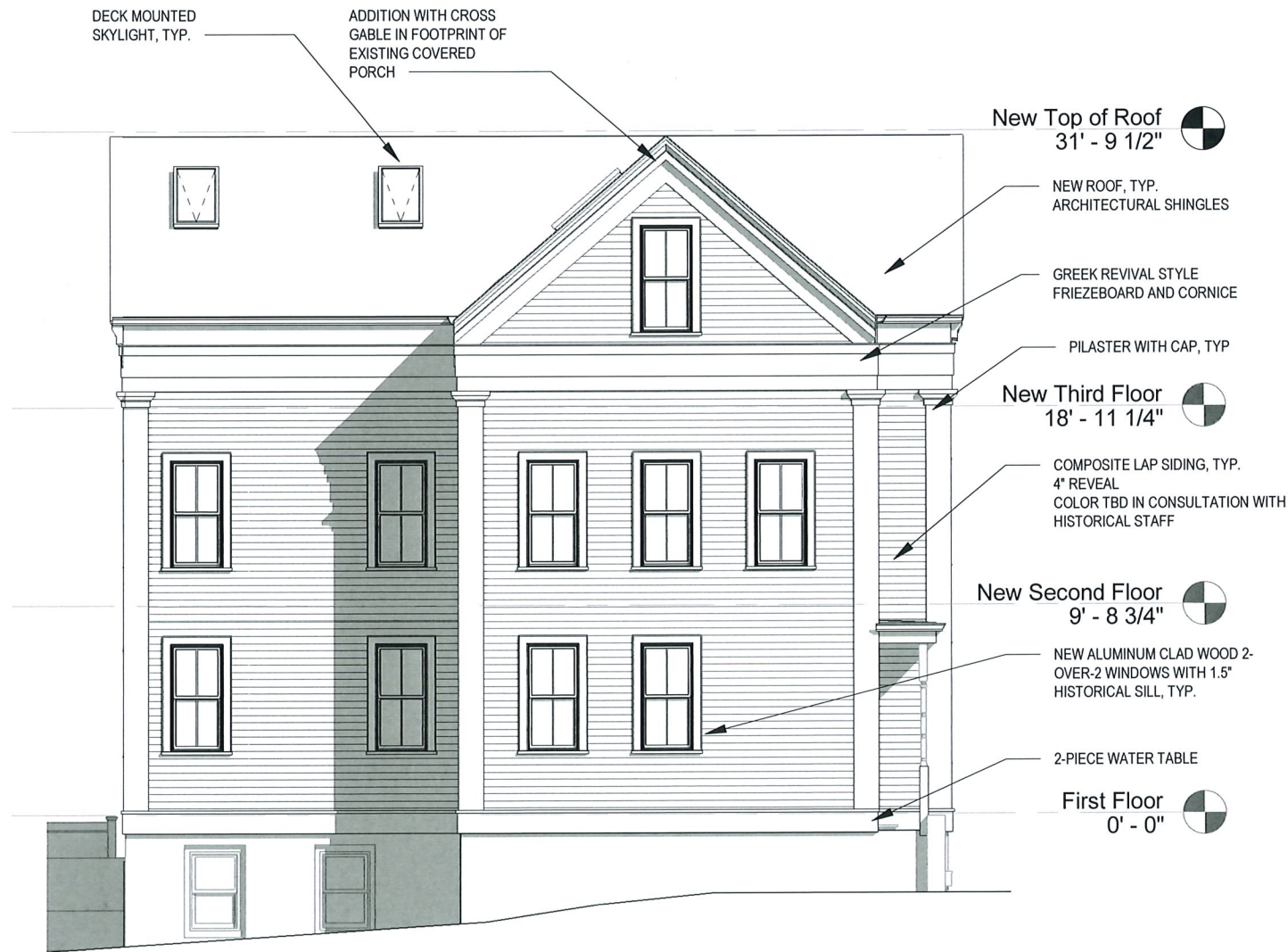
ISSUE DATE: 02/17/2026

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

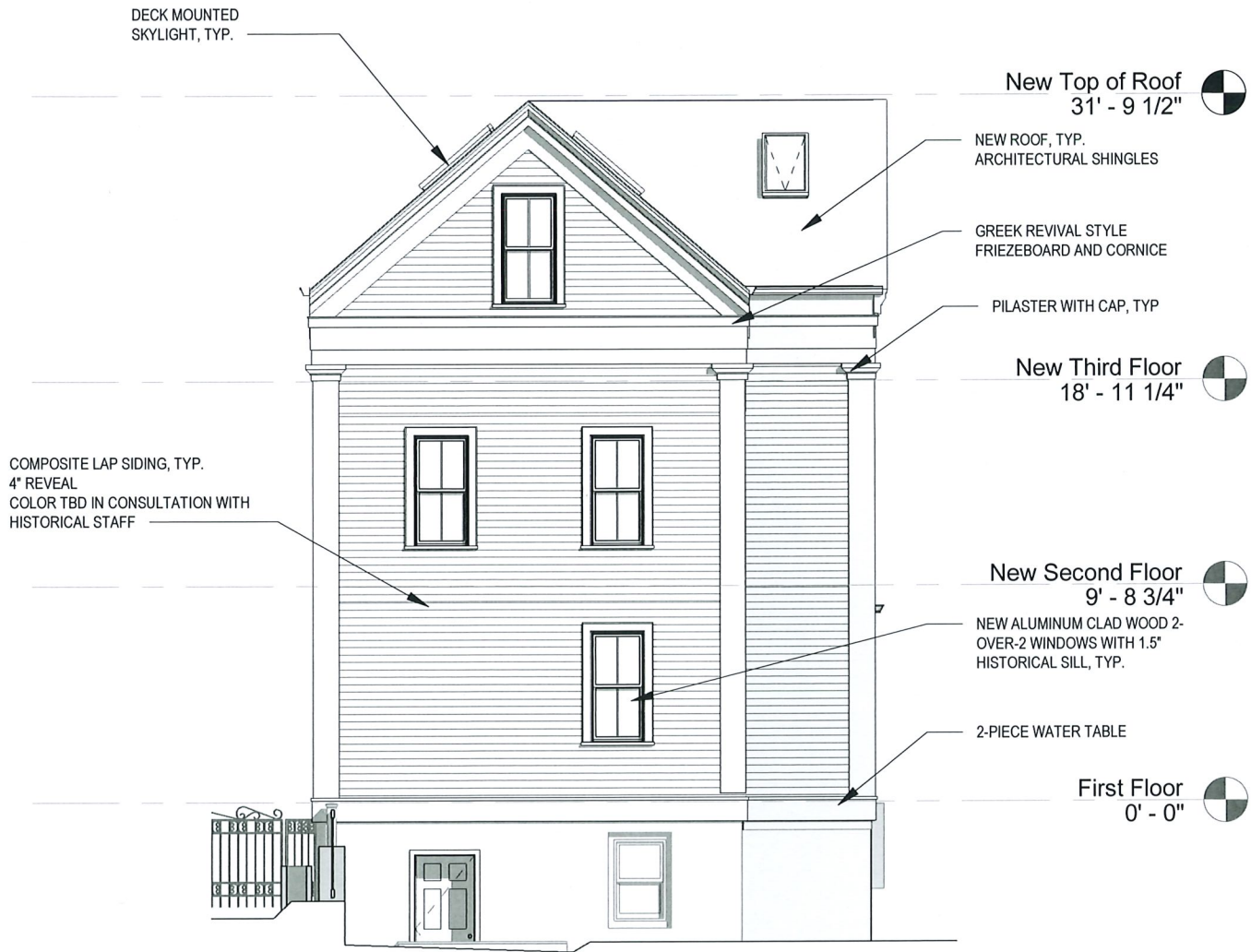
ISSUE DATE: 02/17/2026

SHEET:
A202

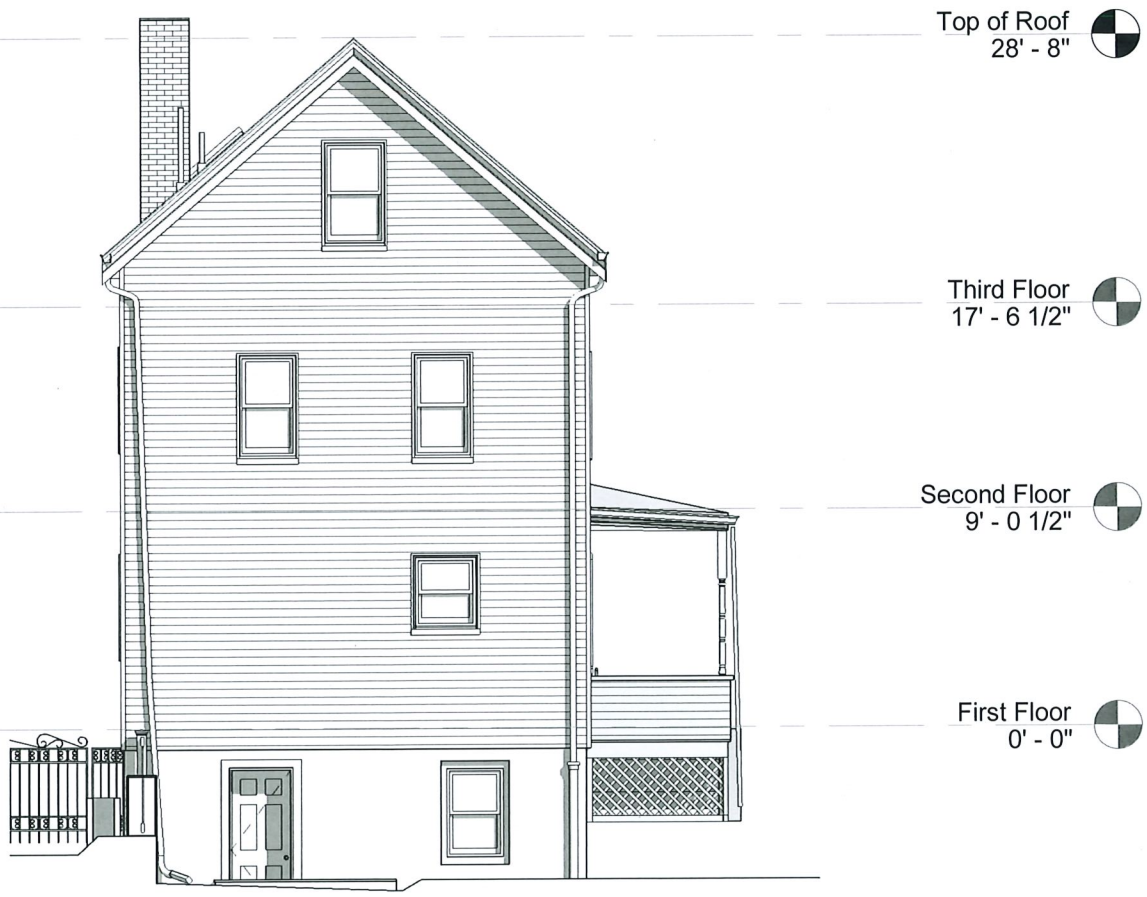
CLIENT:
76-78 THORNDIKE STREET LLC
7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

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

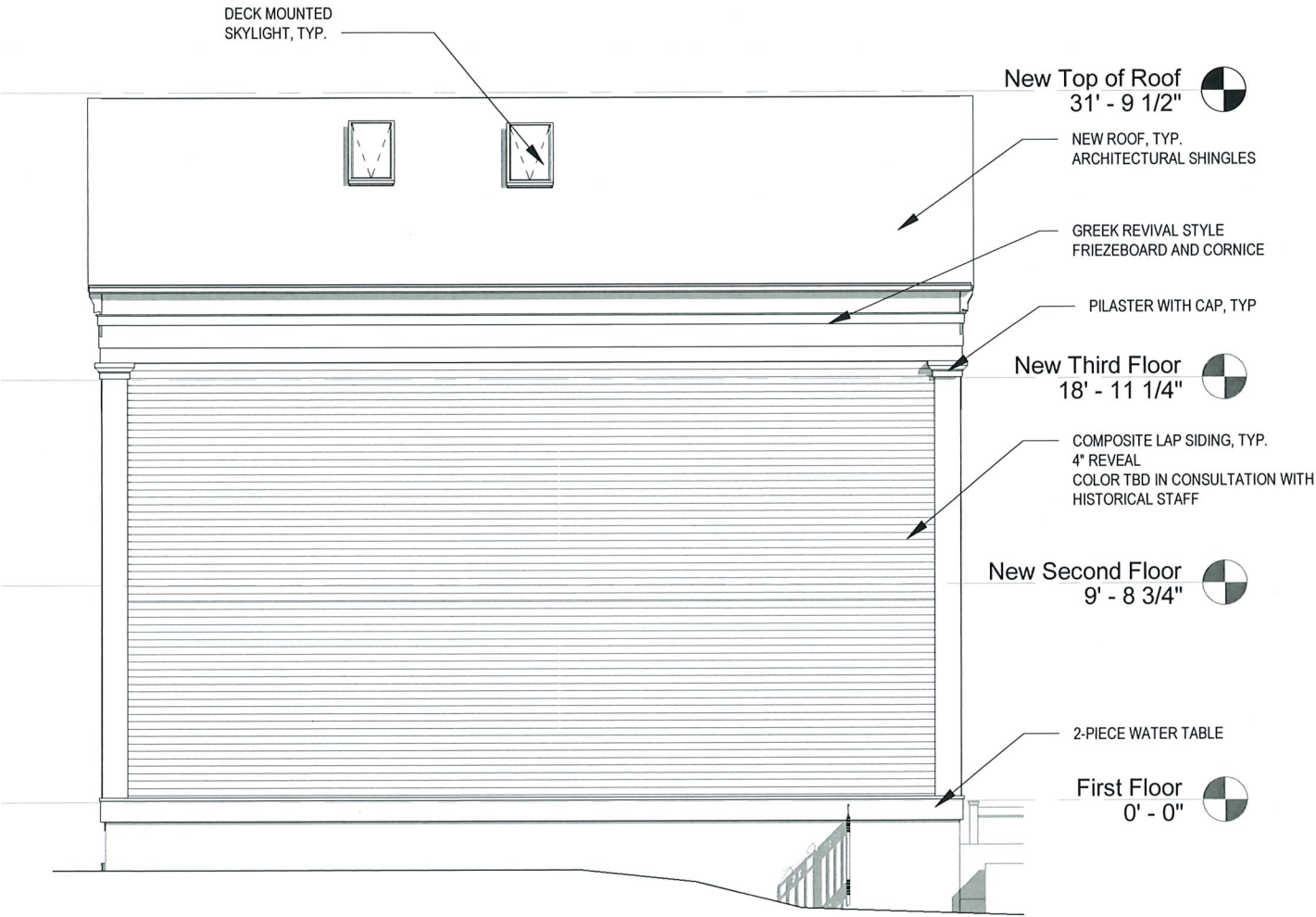
ISSUE DATE: 02/17/2026

SHEET:
A203

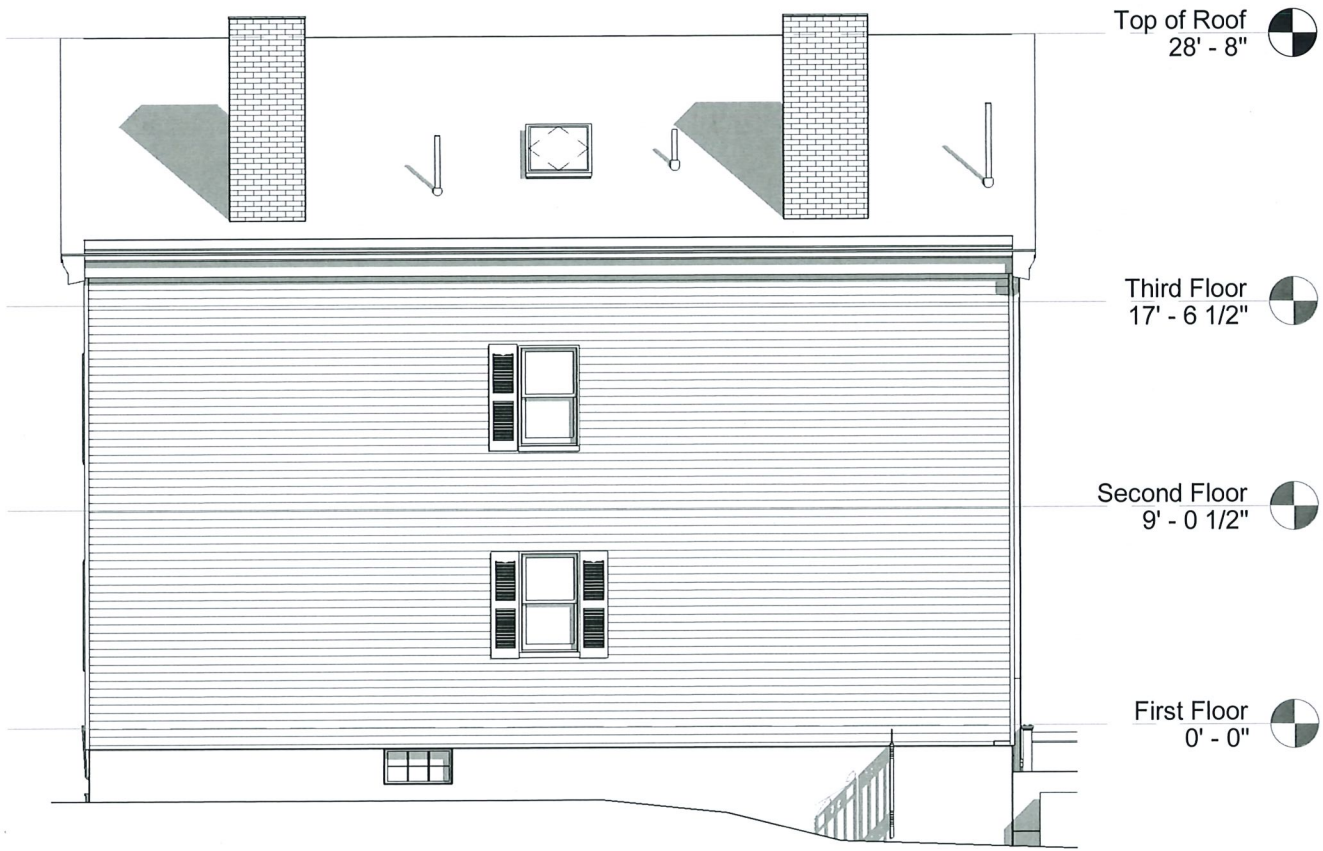
CLIENT:
76-78 THORNDIKE STREET LLC
7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

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

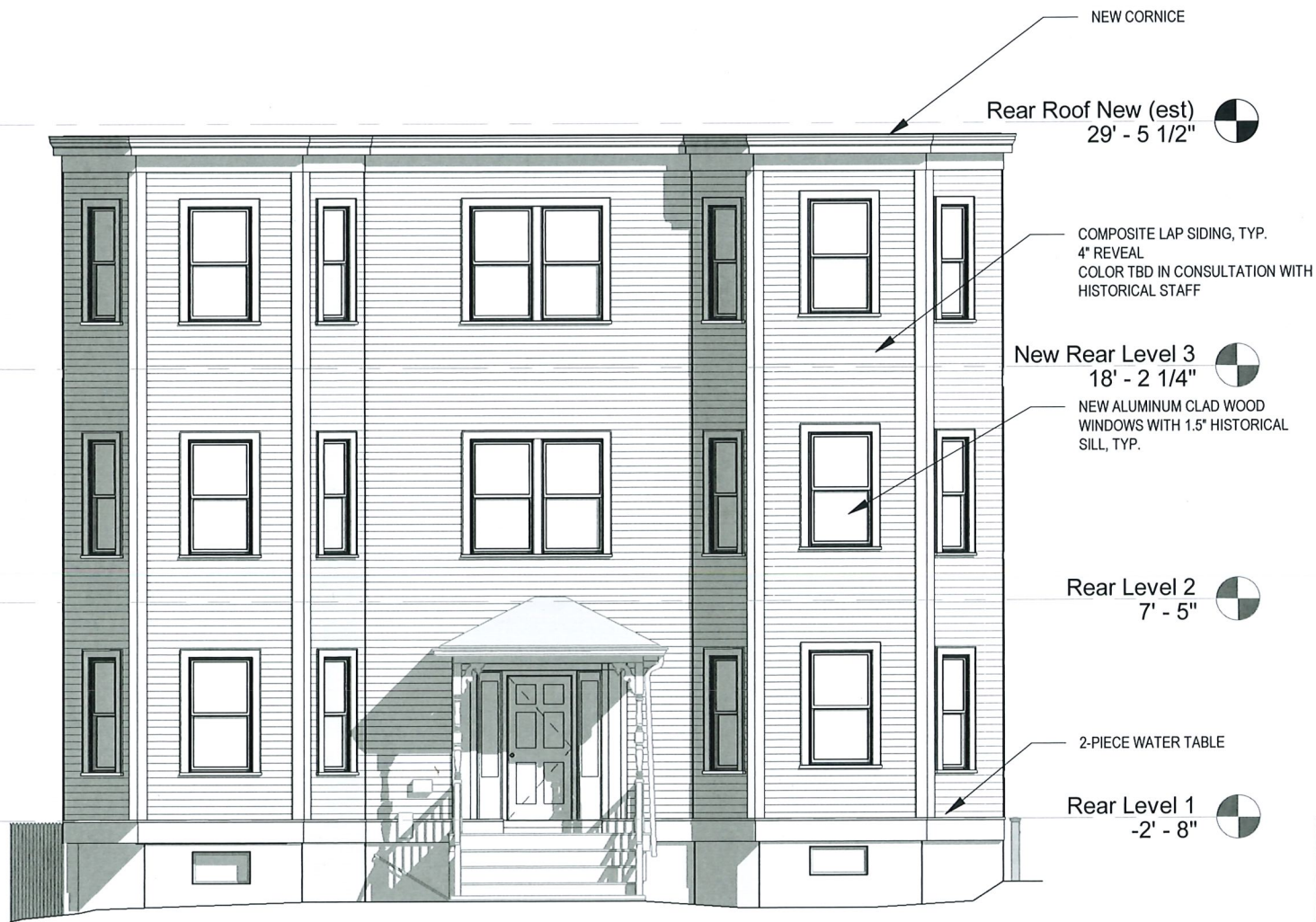
ISSUE DATE: 02/17/2026

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

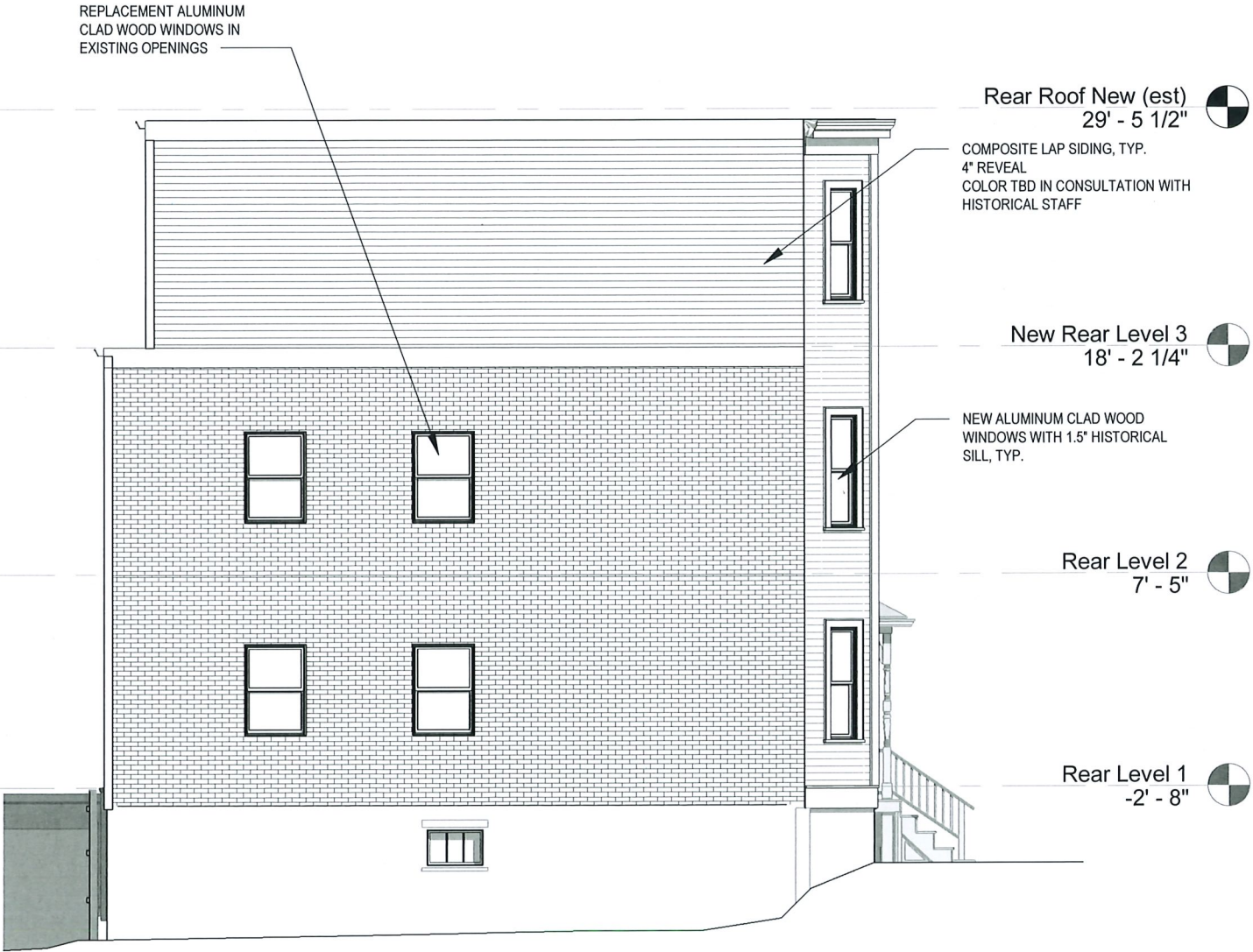
ISSUE DATE: 02/17/2026

SHEET:
A205

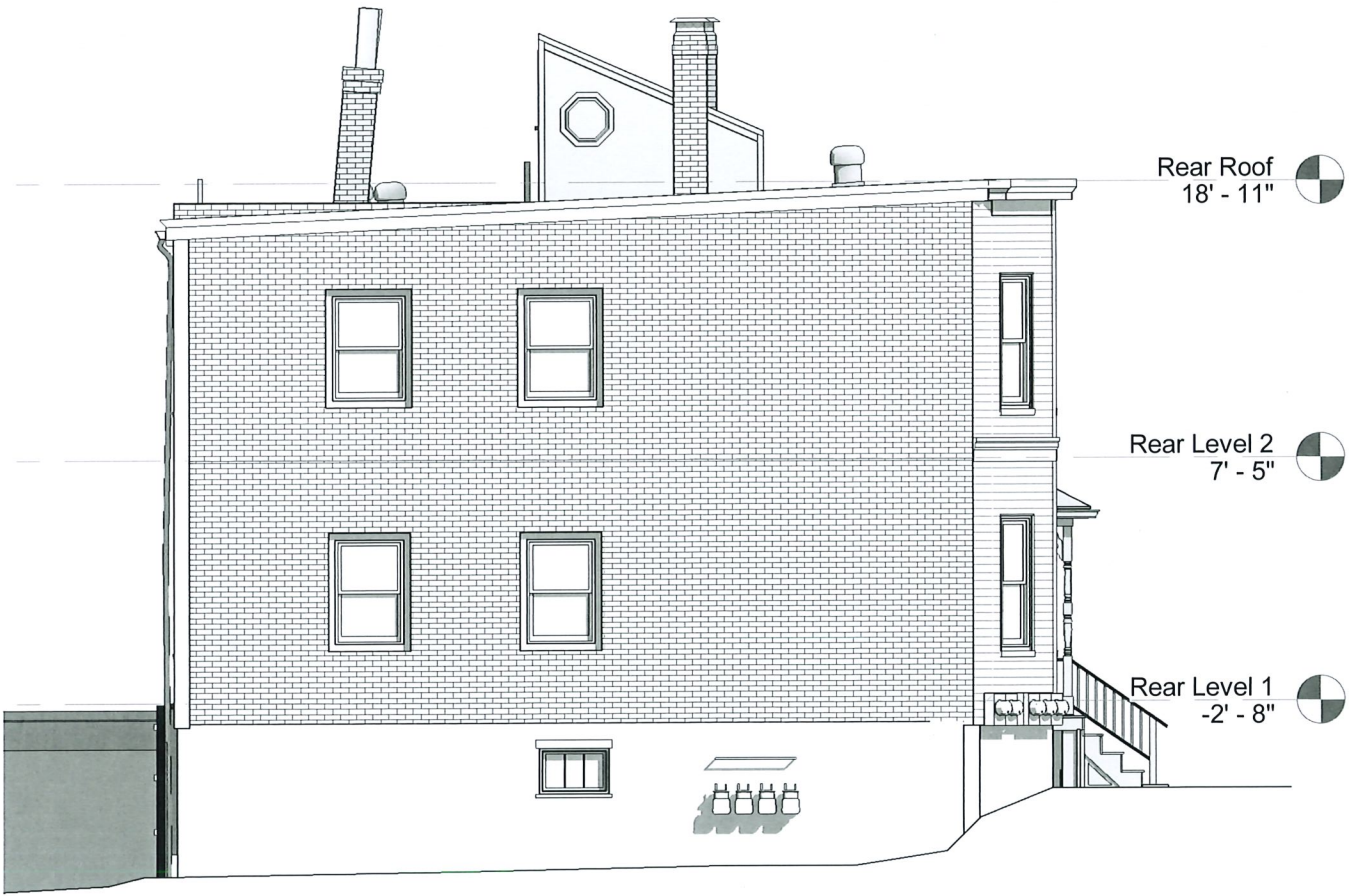
CLIENT:
76-78 THORNDIKE STREET LLC
7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

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
76 THORNDIKE ST
CAMBRIDGE, MA

DRAWING:
76 THORNDIKE -
LEFT ELEVATION

SCALE: AS NOTED

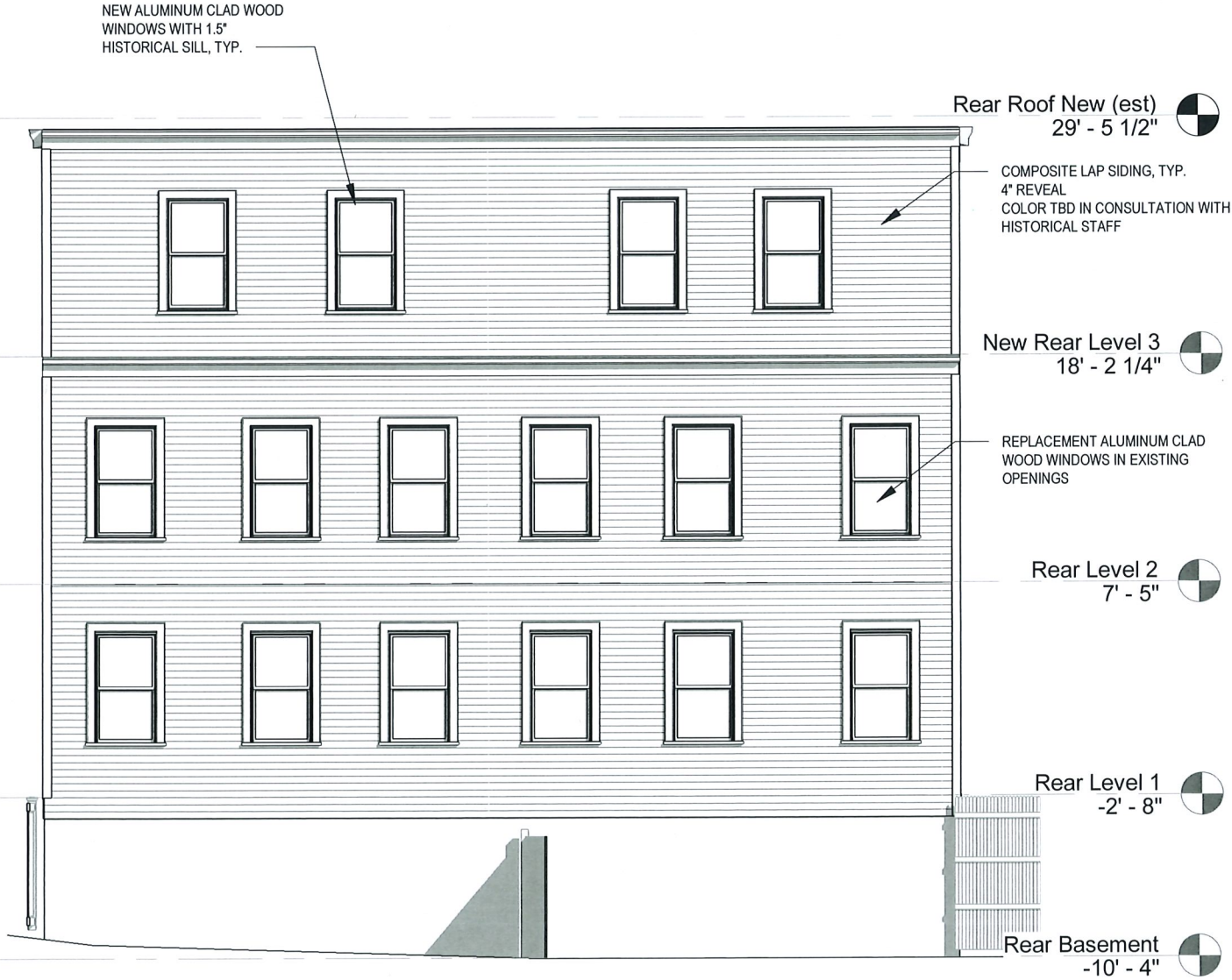
ISSUE DATE: 02/17/2026

SHEET:
A206

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
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
7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

ARCHITECT:
HAMMER DESIGN &
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110 CEDAR STREET
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INFO@HAMMERDESIGN.COM

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

ARCHITECT:
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NEWTON, MA 02459
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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