

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: ☒ _____

2021 SEP 27 11:47
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Timothy Ford

PETITIONER'S ADDRESS: 52 Walnut Road Swampscott, MA

LOCATION OF PROPERTY: 103 Spring Street

TYPE OF OCCUPANCY: Single ZONING DISTRICT: C1

REASON FOR PETITION:

<input checked="" type="checkbox"/> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Second floor to existing house, working in the
setback, going over the allowable FAR

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.31 Table of Dimension

Article 10 Section 10.30

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

[Signature]
(Petitioner(s)/Owner)

Timothy Ford
(Print Name)

Address: 52 Walnut Road
Swampscott, MA

Tel. No.: 617-719-2407

E-Mail Address: TFkicks @ AOL.com

Date: 9-1-21

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 Nancy Elbag - Maureen Ford - Timothy Ford
(OWNER)

Address: 35 Coolidge Hill Rd, Woburn MA - 113 Alexander Ave, Belmont MA
52 Akimut Road, Swampscott MA 01907

State that I/We own the property located at 103 Spring Street, Cambridge MA
which is the subject of this zoning application.

The record title of this property is in the name of Nancy Elbag, Maureen Ford,
Timothy Ford

*Pursuant to a deed of duly recorded in the date 11-5-2010, Middlesex South
County Registry of Deeds at Book 55760, Page 7; or
Middlesex Registry District of Land Court, Certificate No. X
Book X Page X.

X

Nancy Elbag, Maureen Ford, Timothy Ford
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

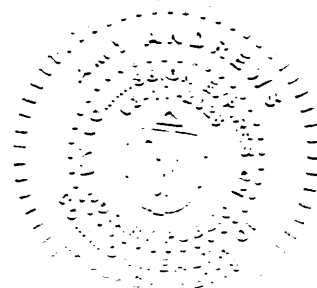
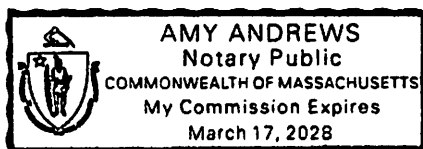
Commonwealth of Massachusetts, County of Middlesex

The above-name Nancy Elbag, Timothy + Maureen Ford personally appeared before me,
this 1st of September, 2021, and made oath that the above statement is true.

[Signature] Notary

My commission expires March 17, 2028 (Notary Seal).

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



1

AMERICAN ...

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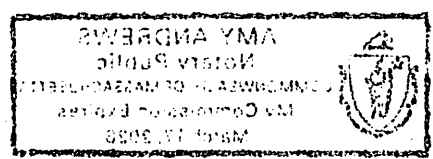
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SUPPORTING STATEMENT FOR A VARIANCE

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:

The area of the proposed addition to this home by the Petitioner proposes necessary changes to improve conditions within the home and to provide for more efficient design and use of this home. The configuration of this home as it is today would pose a challenge for the physically impaired individuals, due to the infrastructure that is currently out of code. The Petition's plans involve demolishing the existing old/fragile addition, and adding a new updated addition with stronger footings to reinforce the home.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardships herein are owing to the very outdated poor design of the existing foundation which exhibits signs of minor erosion; the proposal modifications would include repairs to the foundation, bring the electric and plumbing up to code, and repair the water pipes for safe drinking water. None of the proposed modifications would significantly or permanently impact the existing topography, shape or soil conditions of the plot.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The project will cause no impact to the district in terms of congestion or adequate parking due to the 100 ft. depth of our property. We will continue to have off street parking for two vehicles, and there will also be plenty of outdoor usable open space, 33.85% ratio of usage to the 30% min., which is required.

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

We are keeping this a single family home and will not cause a negative impact on the population density.

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

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant Nancy Elbag, Maureen Ford, Timothy, James
: Ford

Present Use/Occupancy: single family

Location: 52 Walnut Road

Zone: Residence C-1 Zone

Phone: 617-719-2407

Requested Use/Occupancy: single family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3118	3955	3813	(max.)
<u>LOT AREA:</u>	5085	n/a	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.613	0.777	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	2,585	2,585	1,500	
<u>SIZE OF LOT:</u>	front-23.95 - back-26	n/a	50	
	DEPTH	n/a	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	60	10	
	REAR	0	7.6	
	LEFT SIDE	0	7.6	
	RIGHT SIDE	25	20	
<u>SIZE OF BUILDING:</u>	HEIGHT	23.6	35	
	WIDTH	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	36.56%	33.85%	30	
<u>NO. OF DWELLING UNITS:</u>	1	1	n/a	
<u>NO. OF PARKING SPACES:</u>	2	2	n/a	
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	n/a	n/a	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.

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'.

SZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Timothy Ford PRESENT USE/OCCUPANCY: Single
 LOCATION: 103 Spring Street ZONE: C1
 PHONE: 617-719-2407 REQUESTED USE/OCCUPANCY: Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>3118</u>	<u>3955</u>	<u>3813</u>	(max.)
LOT AREA:	<u>5085</u>		<u>5,000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.613</u>	<u>0.777</u>	<u>0.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2,585</u>	<u>2,585</u>	<u>1,500</u>	(min.)
SIZE OF LOT:	WIDTH	<u>Front 23.95 Back 26</u>	<u>50</u>	(min.)
	DEPTH			
Setbacks in Feet:	FRONT	<u>64</u>	<u>60</u>	<u>10</u> (min.)
	REAR	<u>0</u>	<u>0</u>	<u>7.6</u> (min.)
	LEFT SIDE	<u>6"</u>	<u>0</u>	<u>7.6</u> (min.)
	RIGHT SIDE	<u>25</u>	<u>25</u>	<u>20</u> (min.)
SIZE OF BLDG.:	HEIGHT	<u>23.6</u>	<u>23.6</u>	<u>35</u> (max.)
	LENGTH			
	WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>34.56%</u>	<u>33.85%</u>	<u>30</u>	(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>N/A</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>N/A</u>	(min./max.)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>6"</u>	<u>6"</u>	<u>N/A</u>	(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.

This house is the only dwelling on this lot.

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'.

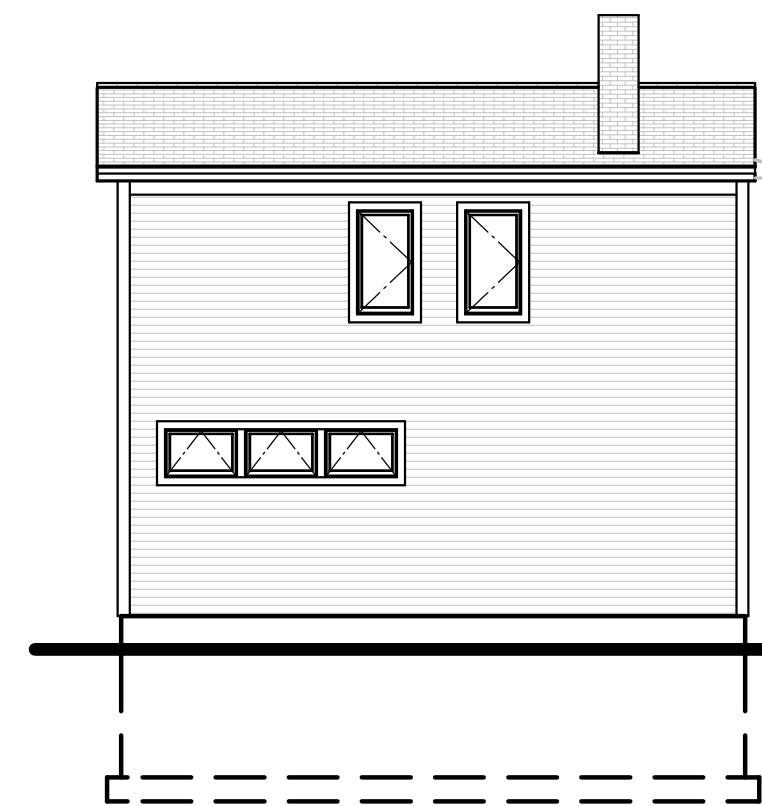
DISCLAIMER

The information contained in these construction documents is for the exclusive use of the client in construction of the building designated in the documents. The existing site conditions have been based upon visual and photographic information and is NOT an in-depth investigation into the existing site conditions. Golden Designs (as architect) has attempted to establish an accurate set of construction documents for the construction of the building based upon the owners requirements and that of state and local codes. It shall be the owners' responsibility to acquire in-depth investigations, and testing when unknown of hidden conditions become available. If the owner observes or becomes aware of any fault or defect in the project or nonconformance with construction documents, prompt written notice shall be given by the owner to the architect. The owner shall hold harmless the architect from all errors and omissions pertaining to plans and other documents related to the work(s) and as architect to the owner, unless the owner and architect enter into a separate agreement for additional services for administration of the construction contract and sit inspections during construction.

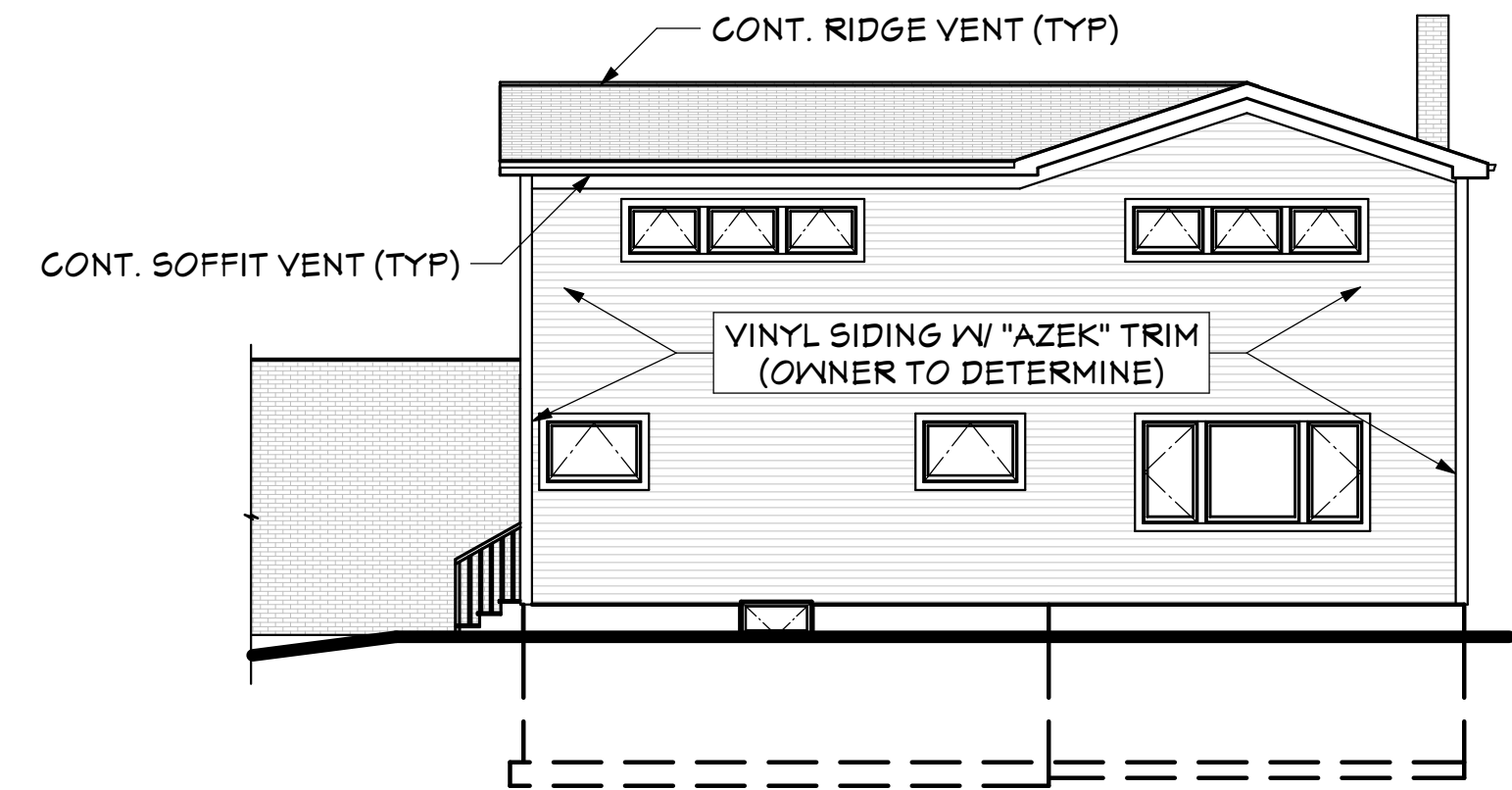
CONTRACTOR MUST VERIFY DIMENSIONS ON DRAWINGS AND COMPARE TO EXISTING CONDITIONS



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BACK ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT-BACK PERSPECTIVE



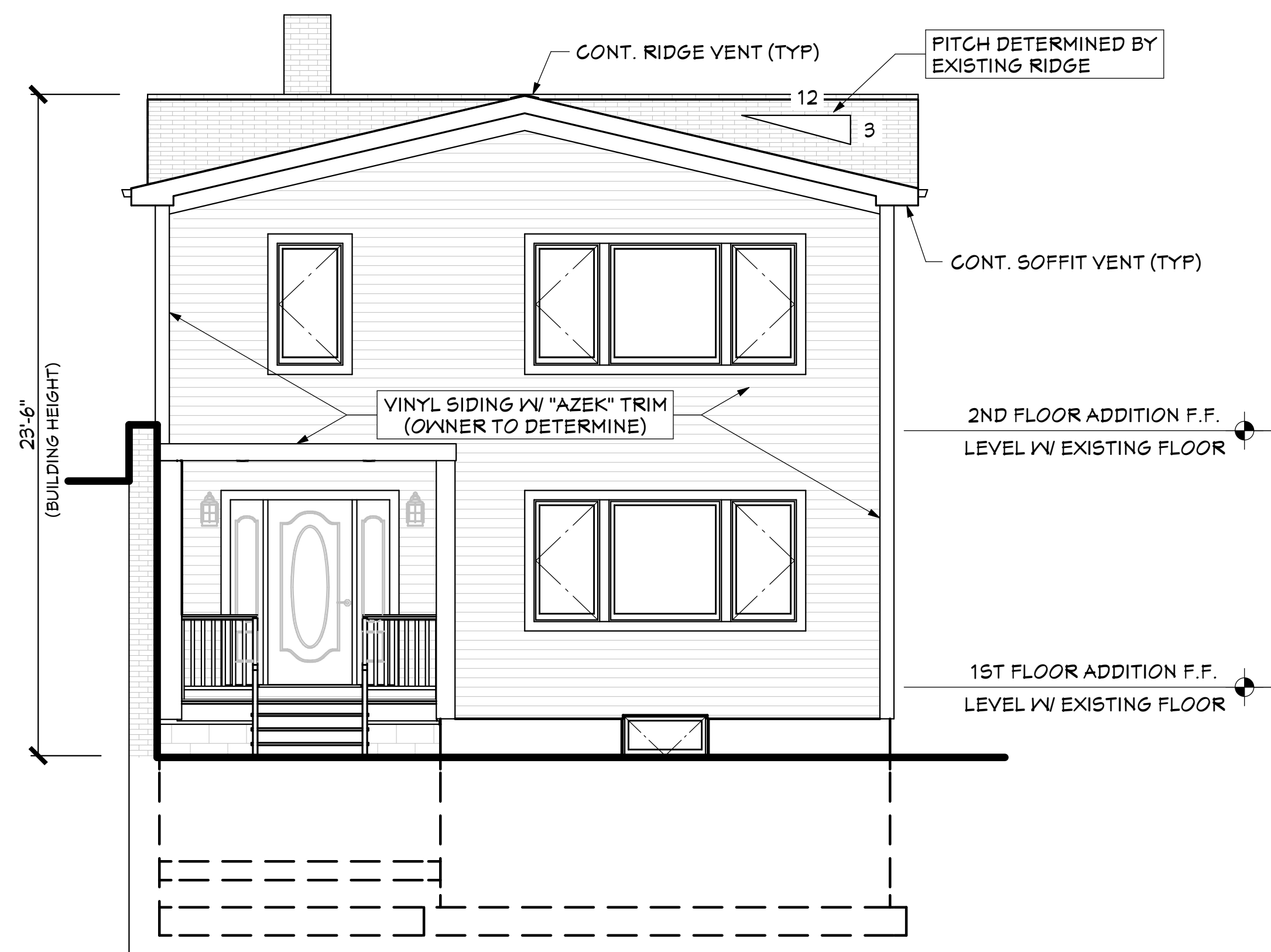
FRONT ELEVATION



EXISTING CONDITIONS PHOTOS



FRONT-LEFT PERSPECTIVE



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT-RIGHT PERSPECTIVE

GOLDEN



DESIGNS

SCOTT J. GOLDEN
9 CHESTNUT STREET
DANVERS, MA 01923
sgoldenarch@gmail
978-578-1568



No.	Revision/Issue	Date

Layouts and Views:

EXTERIOR
ELEVATIONS
PERSPECTIVES
AND
EXISTING
CONDITIONS
PHOTOS

Project Name and Address:

**FORD
RESIDENCE**
103 SPRING ST
CAMBRIDGE, MA

Project # FORD - 2021

Date: APRIL 29, 2021

Scale: AS SHOWN

A1



DINING ROOM



LIVING ROOM



KITCHEN



DINING ROOM



LIVING ROOM



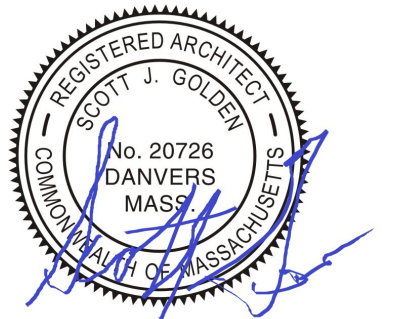
KITCHEN

GOLDEN



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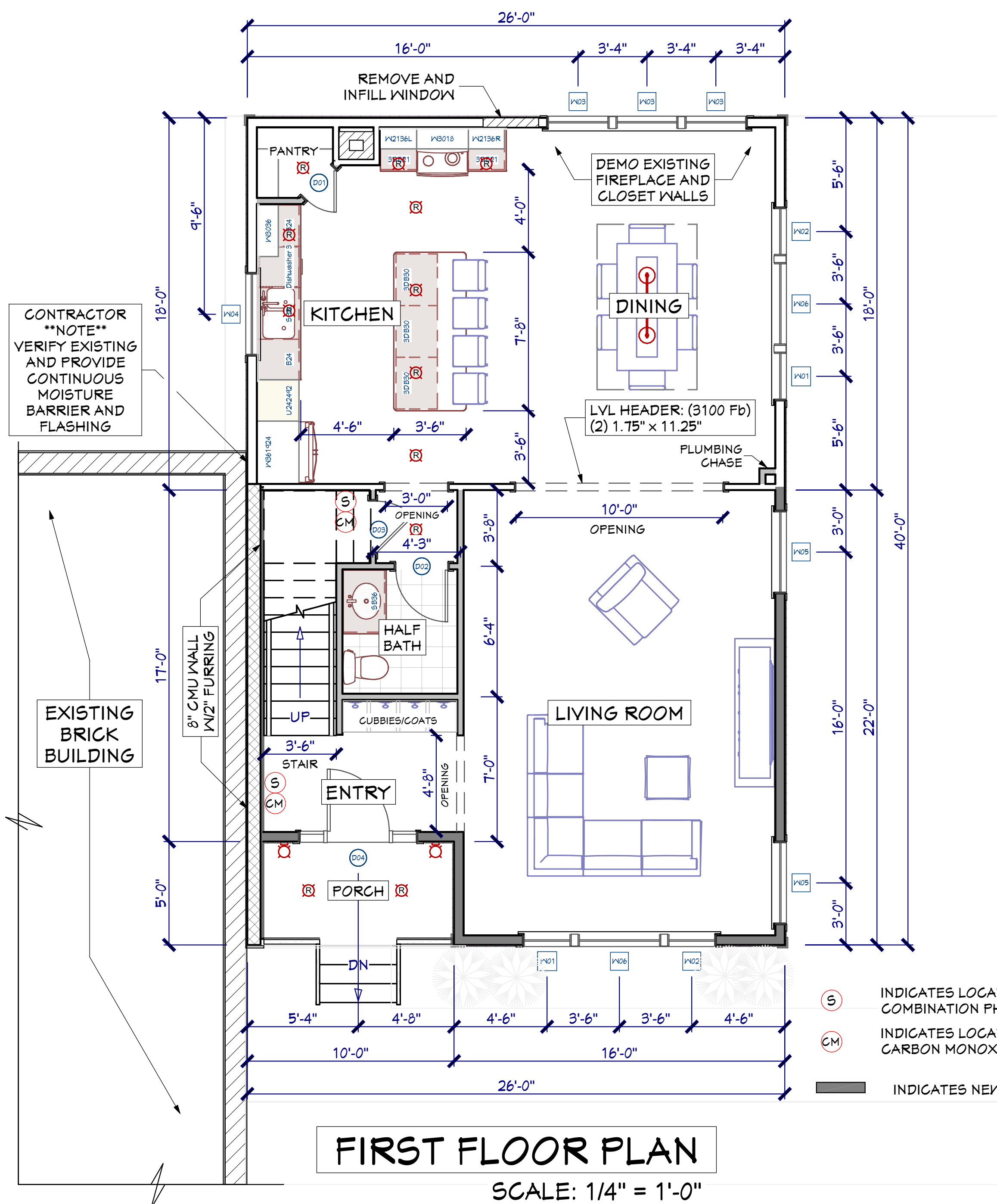
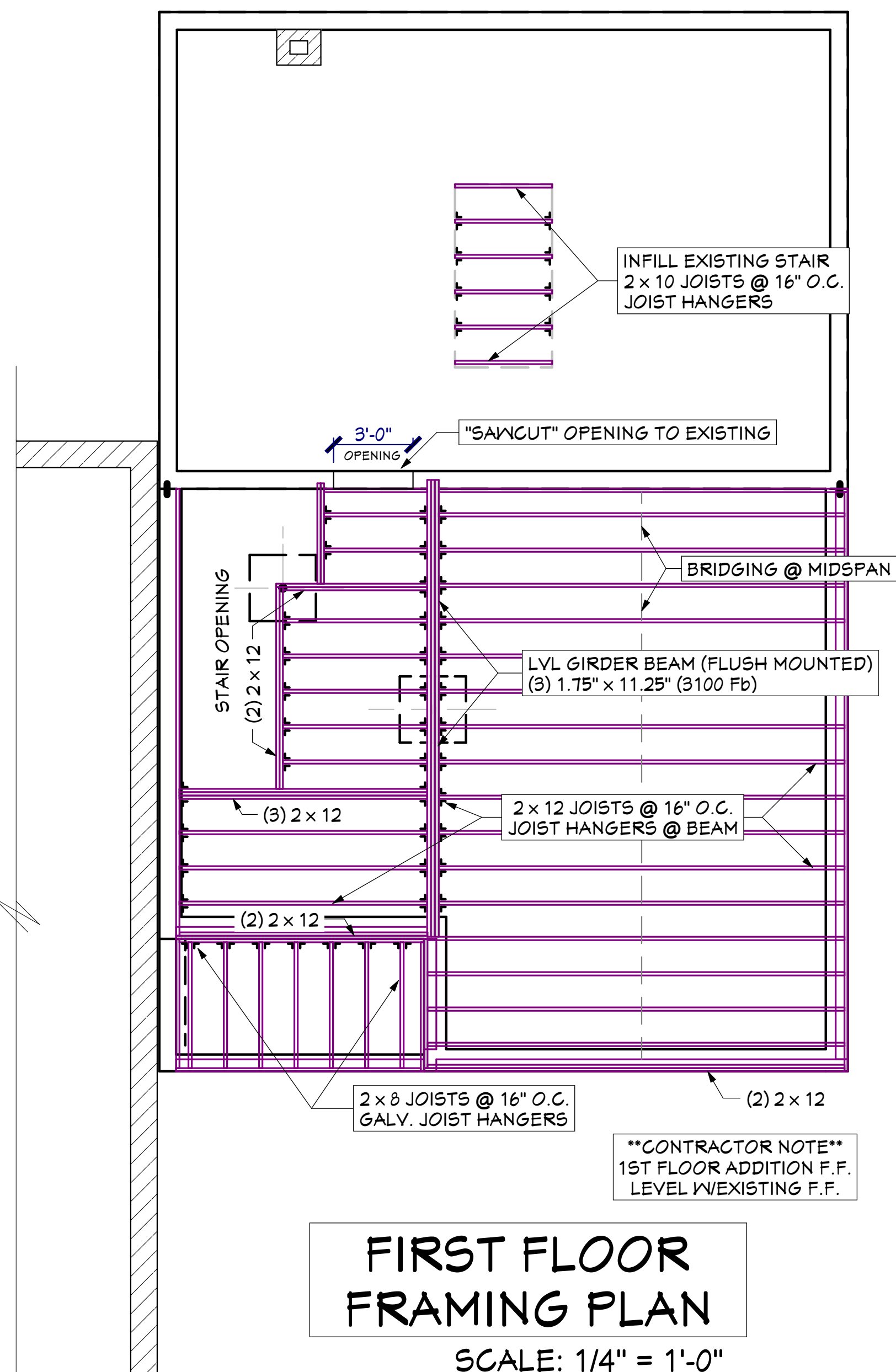
No.	Revision/Issue	Date

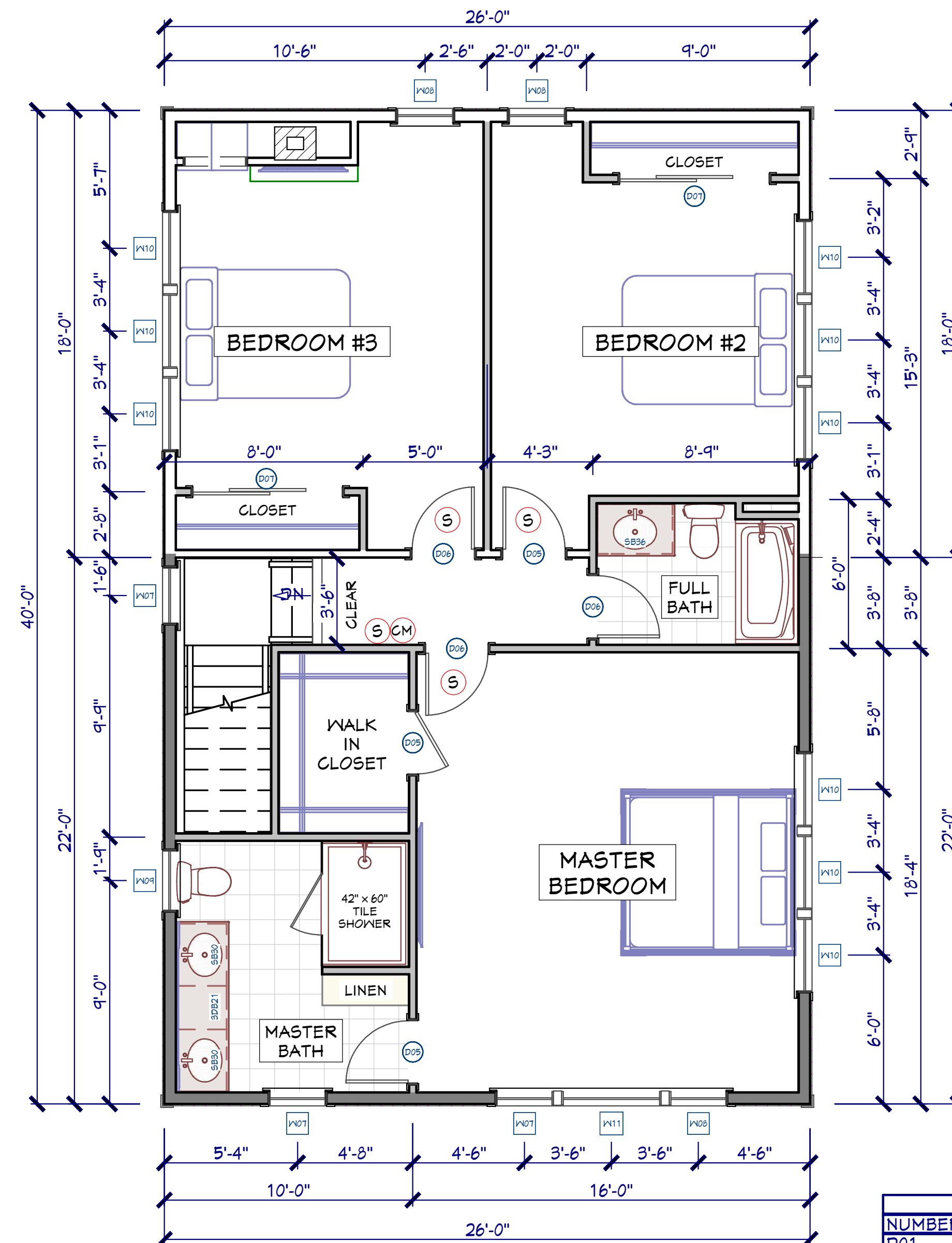
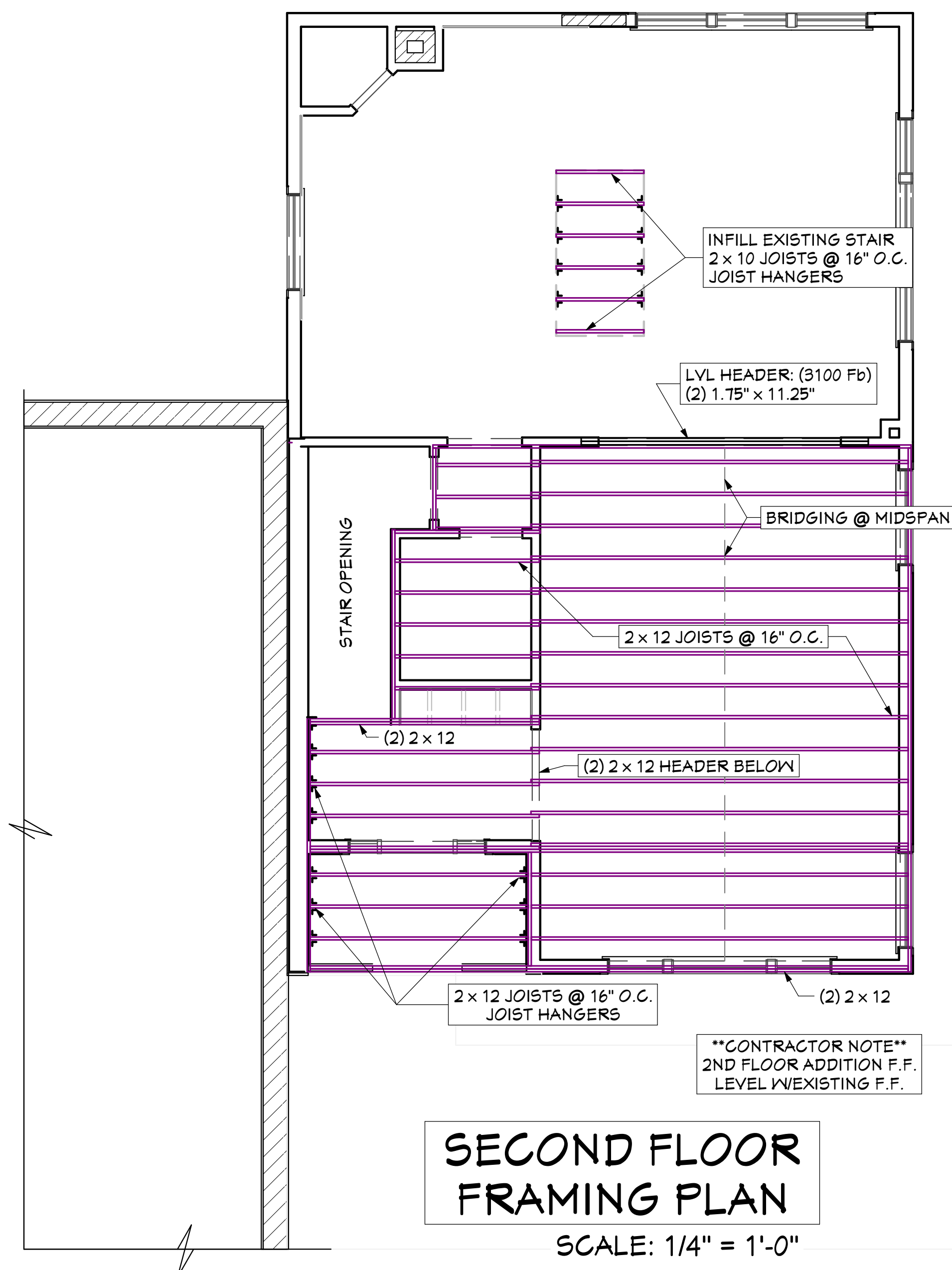
Layouts and Views:
FIRST FLOOR PLAN
FIRST FLOOR 3D
OVERVIEW
FIRST FLOOR
FRAMING
AND
INTERIOR
PERSPECTIVES

Project Name and Address:
**FORD
RESIDENCE**
103 SPRING ST
CAMBRIDGE, MA

Project # FORD - 2021
Date: APRIL 29, 2021
Scale: AS SHOWN

A2





DOOR SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENT
D01	1	1	2668 L IN	24 "	80 "	26"x82 1/2"	HINGED-DOOR P07	
D02	1	1	2668 L IN	30 "	80 "	32"x82 1/2"	HINGED-DOOR P07	
D03	1	1	2668 R IN	30 "	80 "	32"x82 1/2"	HINGED-DOOR P07	
D04	1	1	5868	66 "	80 "	64"x81"	MULLED UNIT	
D05	3	2	2668 L IN	30 "	80 "	32"x82 1/2"	HINGED-DOOR P07	
D06	3	2	2668 R IN	30 "	80 "	32"x82 1/2"	HINGED-DOOR P07	
D07	2	2	6068 L IN	72 "	80 "	74"x82 1/2"	SLIDER-DOOR P07	

WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENT
W01	2	1	28 "	52 "	24"x53"	SINGLE CASEMENT-HL	
W02	2	1	28 "	52 "	24"x53"	SINGLE CASEMENT-HR	
W03	3	1	36 "	24 "	37"x25"	SINGLE ANNING	
W04	1	1	48 "	24 "	44"x25"	SINGLE ANNING	
W05	2	1	48 "	31 "	44"x32"	SINGLE ANNING	
W06	2	1	48 "	52 "	44"x53"	FIXED GLASS	
W07	3	2	28 "	52 "	24"x53"	SINGLE CASEMENT-HL	
W08	3	2	28 "	52 "	24"x53"	SINGLE CASEMENT-HR	
W09	1	2	30 "	30 "	31"x31"	SINGLE ANNING	
W10	9	2	36 "	24 "	37"x25"	SINGLE ANNING	
W11	1	2	48 "	52 "	44"x53"	FIXED GLASS	
W12	2	0	36 "	18 "	37"x14"	SINGLE HOPPER	

GOLDEN



DESIGNS

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No.	Revision/Issue	Date

Layouts and Views:
SECOND FLOOR PLAN
SECOND FLOOR 3D
OVERVIEW
SECOND FLOOR
FRAMING
INTERIOR
PERSPECTIVES
AND
SCHEDULES

Project Name and Address:

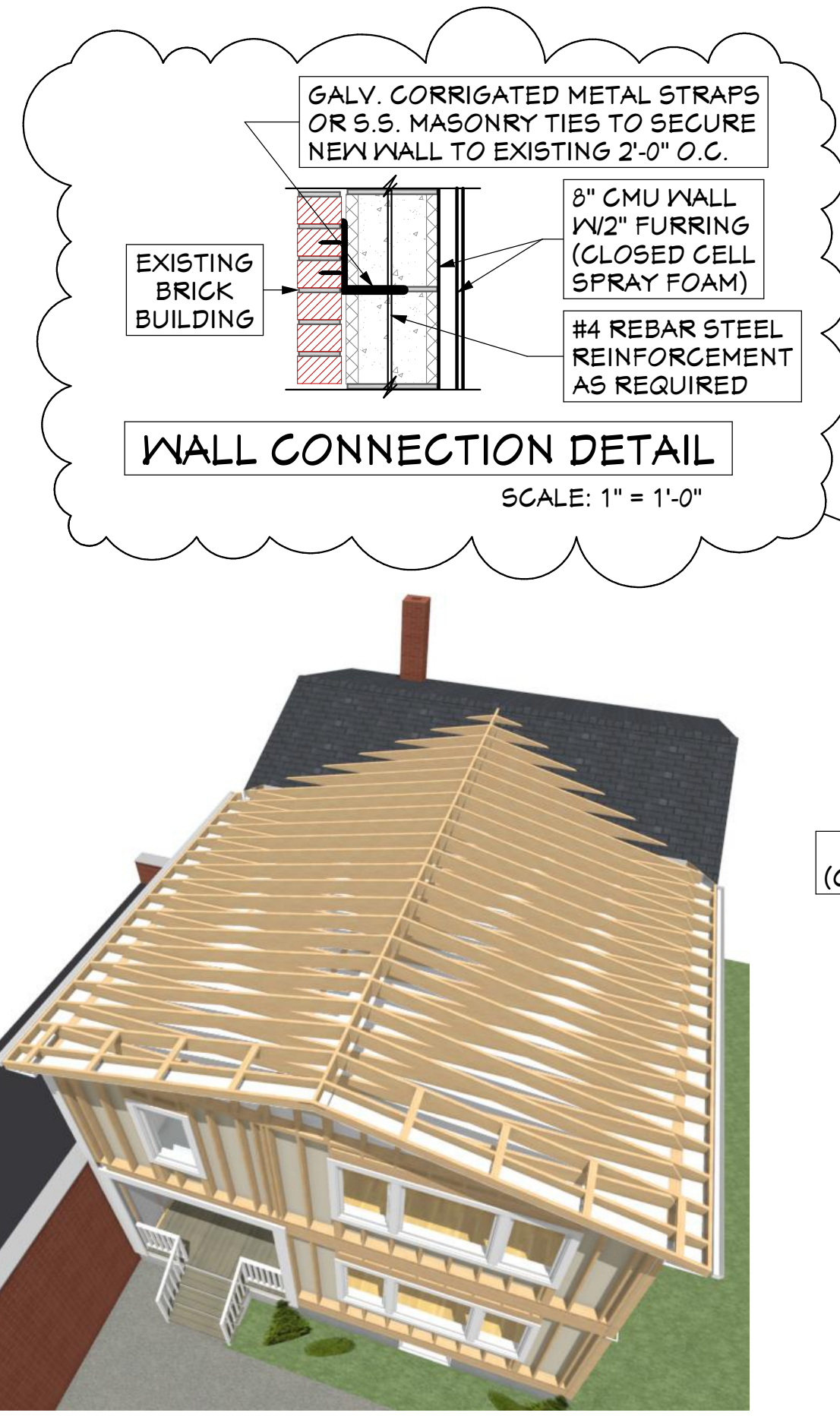
**FORD
RESIDENCE**
103 SPRING ST
CAMBRIDGE, MA

Project # FORD - 2021

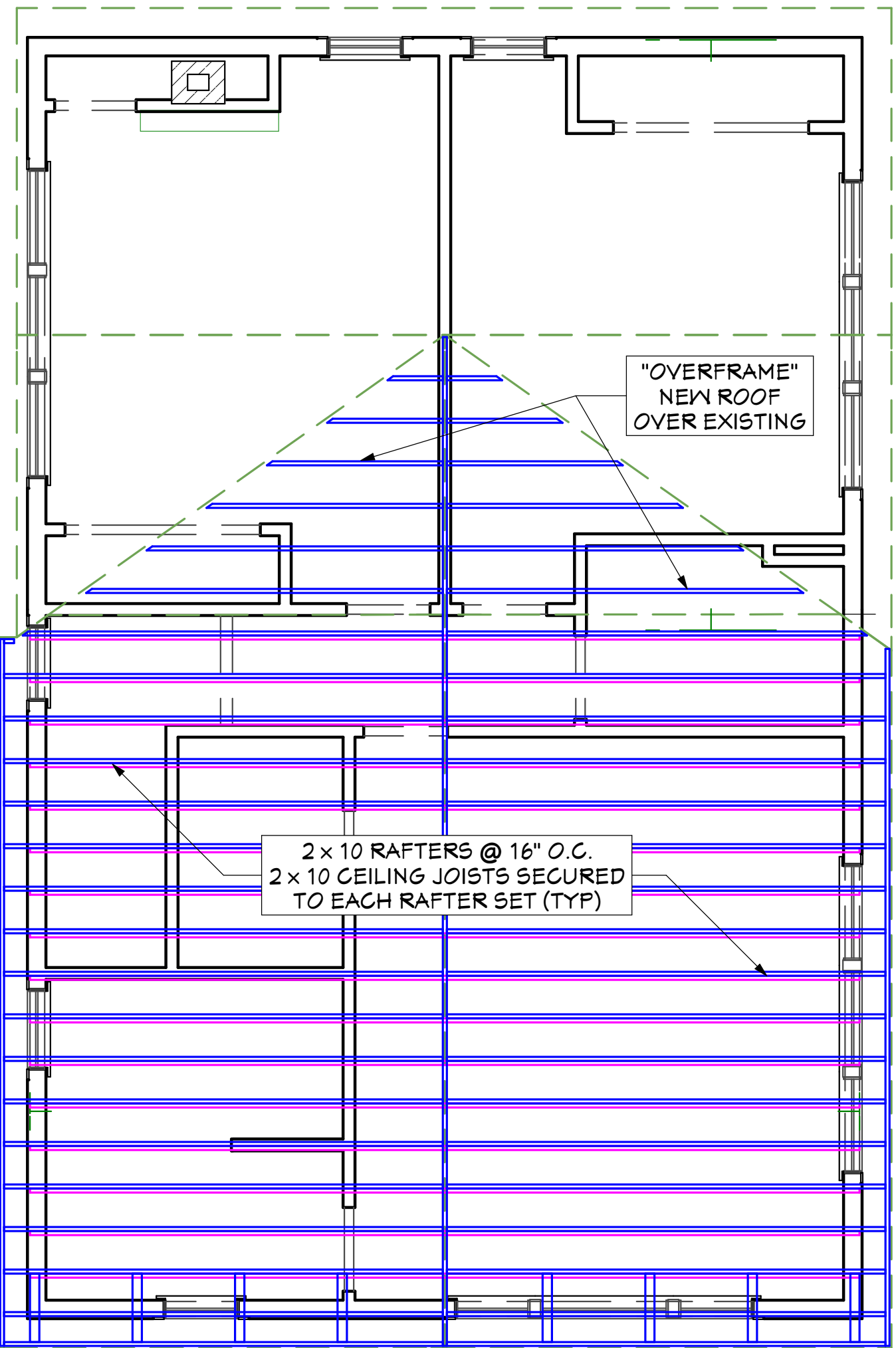
Date: APRIL 29, 2021

Scale: AS SHOWN

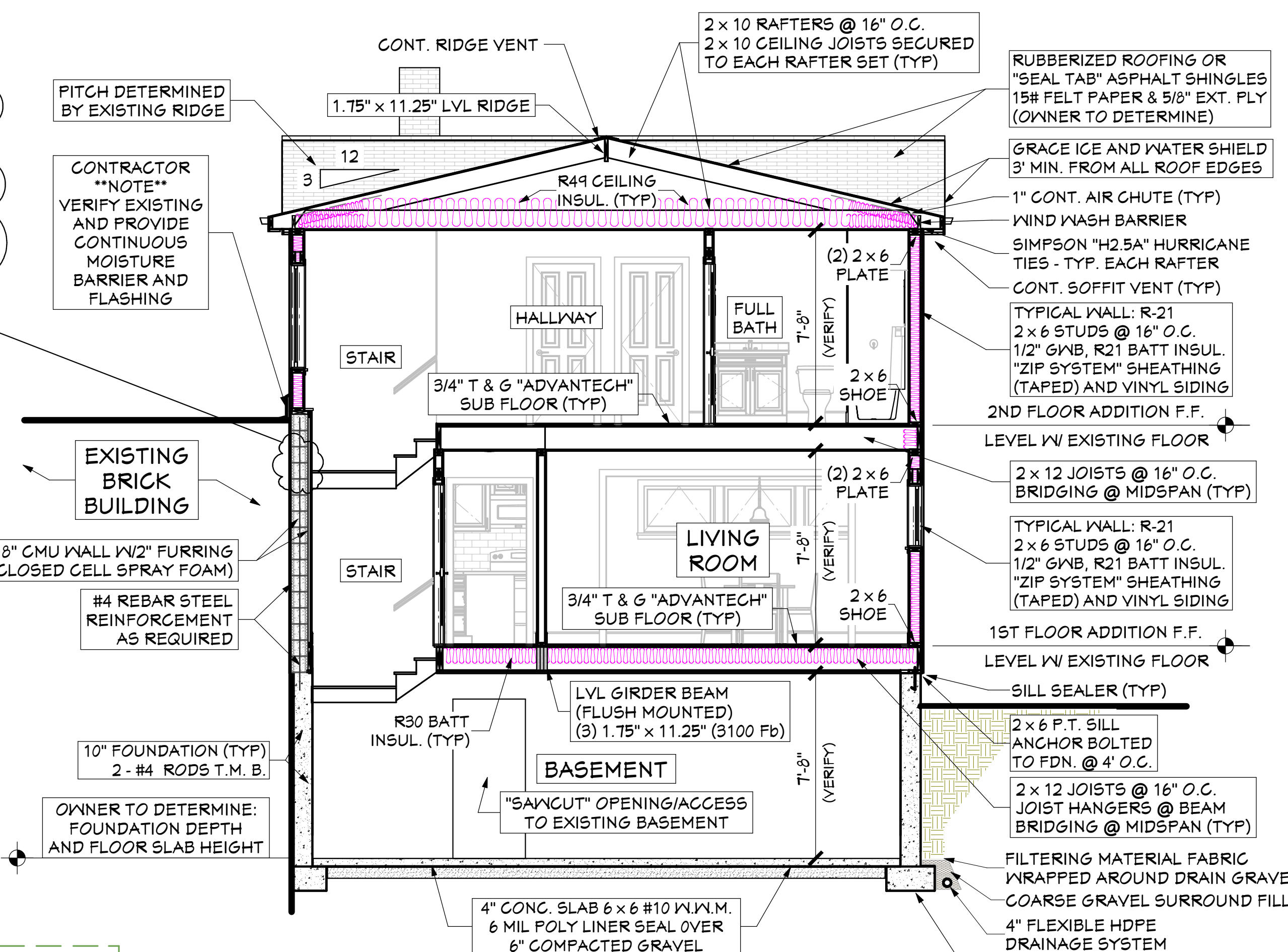
A3



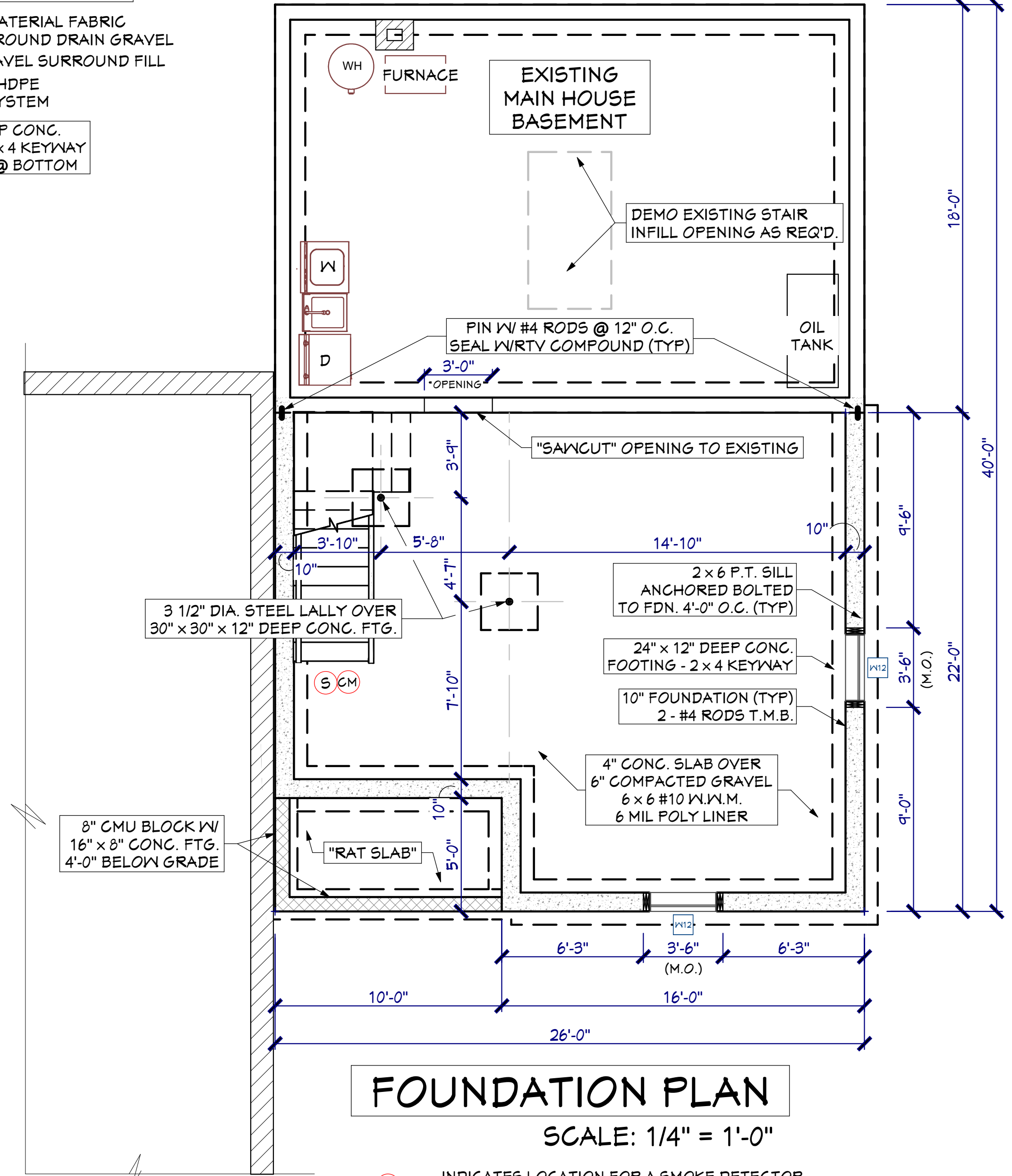
WALL CONNECTION DETAIL
SCALE: 1" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



CROSS SECTION
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR NOTES

STRUCTURAL
DESIGN LOADS:
FLOOR @ LIVING SPACE 40 PSF LIVE/ 15 PSF DEAD
FLOOR @ SLEEPING SPACE 30 PSF LIVE/ 15 PSF DEAD
ROOF GROUND SNOW 50 PSF LIVE/ 15 PSF DEAD
ALLOWABLE DEFLECTION: FLOOR 1/360
ROOF 1/240
SOIL BEARING CAPACITY: 2000 PSF
NOTE: DESIGN LOADS AND SITE CONDITIONS SHOULD BE VERIFIED WITH LOCAL BUILDING CODES AND OFFICIALS. SPECIAL CONDITIONS SUCH AS SEISMIC, SNOW, WIND OR HYDROSTATIC LOADING MAY REQUIRE ENGINEERING PROFESSIONAL REVIEW.

CONCRETE
SLAB ON GRADE - 3500 PSI (28 DAY STRENGTH)
ON 4" MIN. SAND OR GRAVEL FILL W/ 6 x 6 #10 WWM
FOUNDATION WALLS AND FOOTINGS - 3500 PSI (28 DAY)

FOUNDATIONS
1. FOUNDATION WALLS AND FOOTING REINFORCEMENT:
A) ALL FOUNDATION FROST WALLS TO HAVE (2) #4 TOP AND BOTTOM HORIZONTAL REBAR (TYPICAL)
B) ALL FOUNDATION FOOTINGS TO HAVE (4) #4 BOTTOM REBAR
C) ALL INTERIOR STRIP FOOTINGS TO HAVE (3) #4 BOTTOM REBAR
D) ALL EXTERIOR STRIP FOOTINGS TO HAVE (4) #4 BOTTOM REBAR
2. CONTRACTOR TO PROVIDE CONTINUOUS 2 x 4 KEY WAY IN FOOTINGS AT FOUNDATION WALL CENTER LINE
3. FOOTINGS SHALL BE PLACED ON UNDISTURBED OR ENGINEERED FILL TO A DEPTH REQUIRED BY LOCAL BUILDING CODES AND FROST CONDITIONS.
4. UN-REINFORCED WALLS SHALL SUPPORT A MAXIMUM OF 7'-0" UNBALANCED FILL.
5. DAMP-PROOFING (BASEMENTS) TWO COATS OF ASPHALTIC COATING COMPOUND.
6. WATERPROOFING (HABITABLE SPACES BELOW GRADE) TWO PLY HOT MOPPED FELT MEMBRANE WATERPROOFING.
7. FOUNDATION DRAIN - INSTALL A 4" PERFORATED DRAIN TILE AT PERIMETER OF BASEMENT. TOPS OF JOINTS TO BE COVERED W/ 15# FELT AND A MINIMUM OF 18" COURSE STONE OR GRAVEL. SLOPE TILE 3/16" PER FOOT TO POINT OF DISCHARGE.
8. TERMITE PROTECTION - AS REQUIRED BY LOCAL CODES.
9. ANCHOR BOLTS - 1/2" x 12" (A307) @ 4'-0" O.C. AND WITHIN 12" OF EACH END.

STRUCTURAL STEEL
1. ALL STRUCTURAL STEEL SHALL MEET ASTM A-36
2. UNLESS OTHERWISE NOTED, PROVIDE A 2x WOOD SILL OF APPROPRIATE WIDTH BOLTED TO TOP FLANGE OF ALL STEEL BEAMS W/ 3/8" DIA. BOLTS STAGGERED AT 2'-0" O.C. RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS.

CARPENTRY
FRAMING LUMBER
1. STUDS #3 OR STUD GRADE
2. JOISTS AND RAFTERS - SPF #2 (Fb 875 - E 1.3)
3. SOLID SAWN BEAMS AND GIRDERS - SPF #2 (Fb 875 - E 1.3)
4. BEAMS - L.V.L.'S (Fb 2800 OR BETTER)
5. UNLESS OTHERWISE NOTED:
A. DOUBLE HEADER JOISTS AND TRIMMER @ ALL OPNGS.
B. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
C. METAL OR SOLID BRIDGING @ JOIST BAY CENTERS
FLOOR CONSTRUCTION
1. SUB FLOORS - 3/4" T & G PLYWOOD (GLUED & SCREWED)
2. BATH AND TOILET AREAS - USE WATER RESISTANT PLY.
EXTERIOR SHEATHING
1. WALLS - 1/2" PLYWOOD (CDX EXTERIOR GRADE)
2. ROOF - 5/8" PLYWOOD (CDX EXTERIOR GRADE)
INTERIOR FINISH
1. GENERAL WALLS - 1/2" GWB W/ REINFORCED CORNERS TAPED AND SANDED.
2. BATHROOMS AND WET AREAS - USE WATER RESIST. GWB.
ROOF CONSTRUCTION
CONTRACTOR TO PROVIDE 250# SELF-SEALING ARCHITECTURAL STYLE ASPHALT ROOF ON 15# FIBERGLASS REINFORCED ROOF PAPER ON 5/8" EXTERIOR GRADE CDX PLYWOOD. ROOF SHINGLES TO BE FASTENED WITH GALVANIZED METAL ROOF NAILS (TYPICAL)
1. NO AREAS OF ROOFING TO BE FASTENED USING STAPLES
2. RAFTERS AND COLLAR TIES - SPF #2 (MIN. Fb 875 - E 1.3)
3. ALL ROOF VALLEY AREAS TO BE PROVIDED WITH METAL FLASHING
4. ALL ROOF EAVES TO BE PROVIDED WITH CONTINUOUS SOFFIT STRIP VENTS THRU 1" CONTINUOUS AIR CHUTE TO RIDGE VENT
MISCELLANEOUS
INSULATION
1. 2 x 4 EXTERIOR WALLS R13 BATT + R10 RIGID
2. 2 x 6 EXTERIOR WALLS R19 BATT + 3.6" ZIP SYSTEM
3. FLOORS OVER UNHEATED SPACE R30 BATT
4. CEILING/ROOF R49 BATT
5. CATHEDRAL CEILING R30 BATT
VAPOR BARRIER
INSTALL A 2 MIL. POLY VAPOR BARRIER ON WARM SIDE OF ALL INSULATION
GLASS
1. DOUBLE GLAZED ARGON GAS FILLED W/LOW E 28 U-FACTOR MIN.
2. TEMPERED GLASS REQ'D. LESS THAN 18" ABOVE FLOOR

GOLDEN



DESIGNS

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sgoldenarch@gmail
978-578-1568



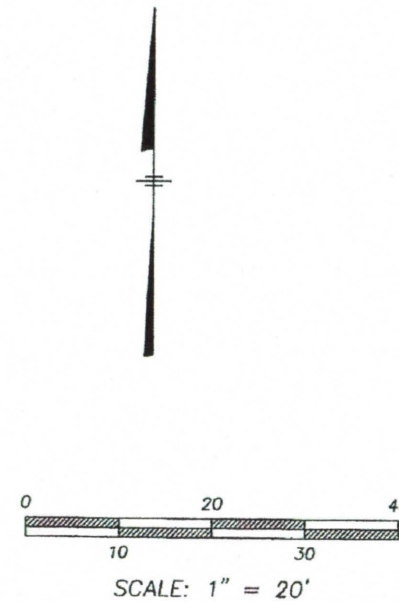
No.	Revision/Issue	Date

Layouts and Views:
FOUNDATION PLAN
CROSS SECTION
ROOF FRAMING
3D FRAMING
OVERVIEWS
AND
GENERAL NOTES

Project Name and Address:
FORD RESIDENCE
103 SPRING ST
CAMBRIDGE, MA

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Date: APRIL 29, 2021
Scale: AS SHOWN

A4



FIFTH STREET

CURRENT OWNER: 101 SPRING STREET REALTY TRUST
NANCY ELBAG, MAUREEN FORD & TIMOTHY FORD
TITLE REFERENCE: BOOK 60073 PAGE 221
PLAN REFERENCE: PLAN END BOOK 243 OF

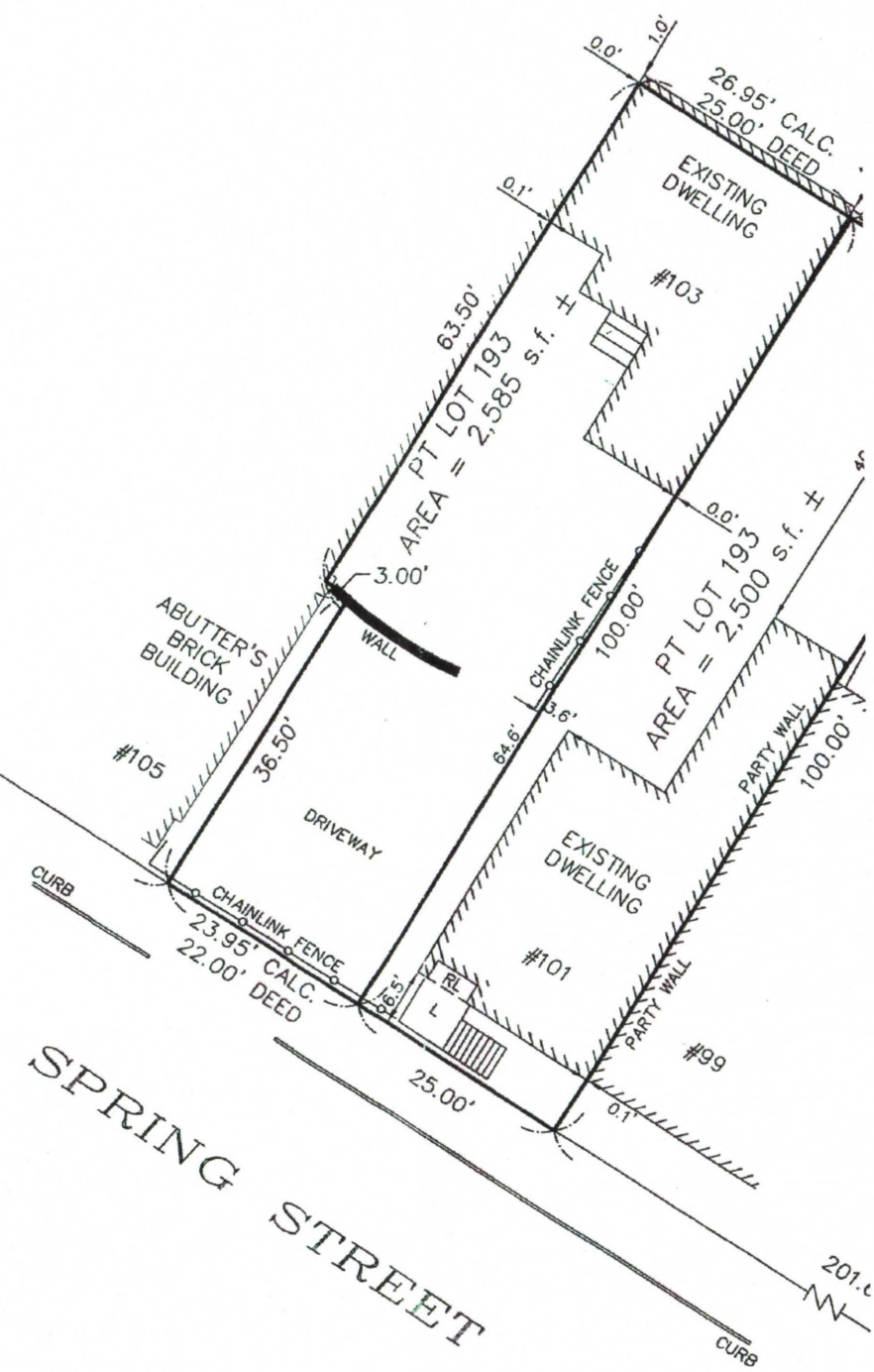
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

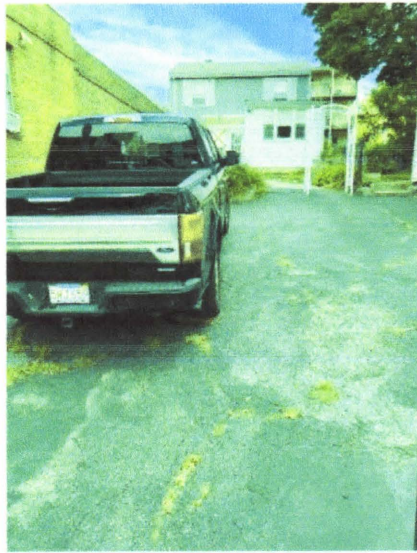
SURVEYOR'S CERTIFICATION:

TO: TIM FORD

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: JUNE 21, 2021
DATE OF PLAN: JUNE 23, 2021







CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 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*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: **103 Spring Street**
Applicant: **David McDonald**
Attention: **Tim & Maureen Ford**
101 Spring Street
Cambridge, MA 02141

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

Construct an addition at the front of existing house

The overall massing, site plan, and location of doors and windows shall be carried out as described in the plans and elevations by Golden Designs titled, "Ford Residence" and dated April 29, 2021.

The application was approved as submitted with the Cambridge Historical Commission recommending a fibercement siding or wood siding for the building.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of

Case 4630: 33 103 Spring Street
Certificate of Appropriateness, page 2

time, for periods not exceeding six months each, may be allowed in writing by the Chair.

Case Number: **4630**

Date of Certificate: August 8, 2021

Attest: A true and correct copy of decision filed with the
offices of the City Clerk and the Cambridge Historical Commission
on August 8, 2021.

By Bruce Irving/EJH, Chair/staff.

Twenty days have elapsed since the filing of this decision.
No appeal has been filed _____. Appeal has been filed _____.
Date _____, City Clerk

Hill, Eric

From: Shannon Larkin <shannon.m.larkin@gmail.com>
Sent: Friday, July 16, 2021 9:36 AM
To: Hill, Eric
Subject: 103 Spring Street construction project

Hi Eric,

Tim Ford shared with me the plans for construction at the 103 Spring Street site. I wanted to let you know that, as an abutter, I support the project. It looks like good use of the space, without causing excess additional height. Although construction is always an annoyance, this won't cause any more annoyance than any of the other (many) construction projects we've lived through recently.

Sincerely,

Shannon Larkin
106 Spring Street

--

Shannon M. Larkin
shannon.m.larkin@gmail.com

Hill, Eric

From: Pacheco, Nicole <NPacheco@CambridgePolice.Org>
Sent: Thursday, July 15, 2021 8:17 AM
To: Hill, Eric
Cc: mfordaruba@gmail.com
Subject: Property at 103 Spring St.

On behalf of myself(104 Spring St.) and my parents, Robert & Janice Pacheco (owners of 102/104 Spring St.), I am sending this email in support of the proposed plans to remodel and update the property at 103 Spring Street, East Cambridge. We are proud lifelong Spring Street, East Cambridge residents and welcome the idea of updating/remodeling an older home in our neighborhood to a more modern aesthetically pleasing look to the home owners satisfaction. It is in my opinion that the property at 103 Spring St doesn't look historical in its current state, I believe that the new proposed plans will only enhance the value of the property and in no way take away from it's historical background or from any other houses on our street .

Thank You for your time.

Respectfully,

Nicole Pacheco
104 Spring St.
East Cambridge

Hill, Eric

From: Cambridge Realty Trust <brett@cambridgerealtytrust.com>
Sent: Friday, July 23, 2021 2:32 PM
To: Hill, Eric
Subject: 103 Spring Street

Hi Eric,

We manage the building at 99 Spring Street and support the proposed renovations by Maureen Ford and her family at 103 Spring Street, Cambridge, MA 02141.

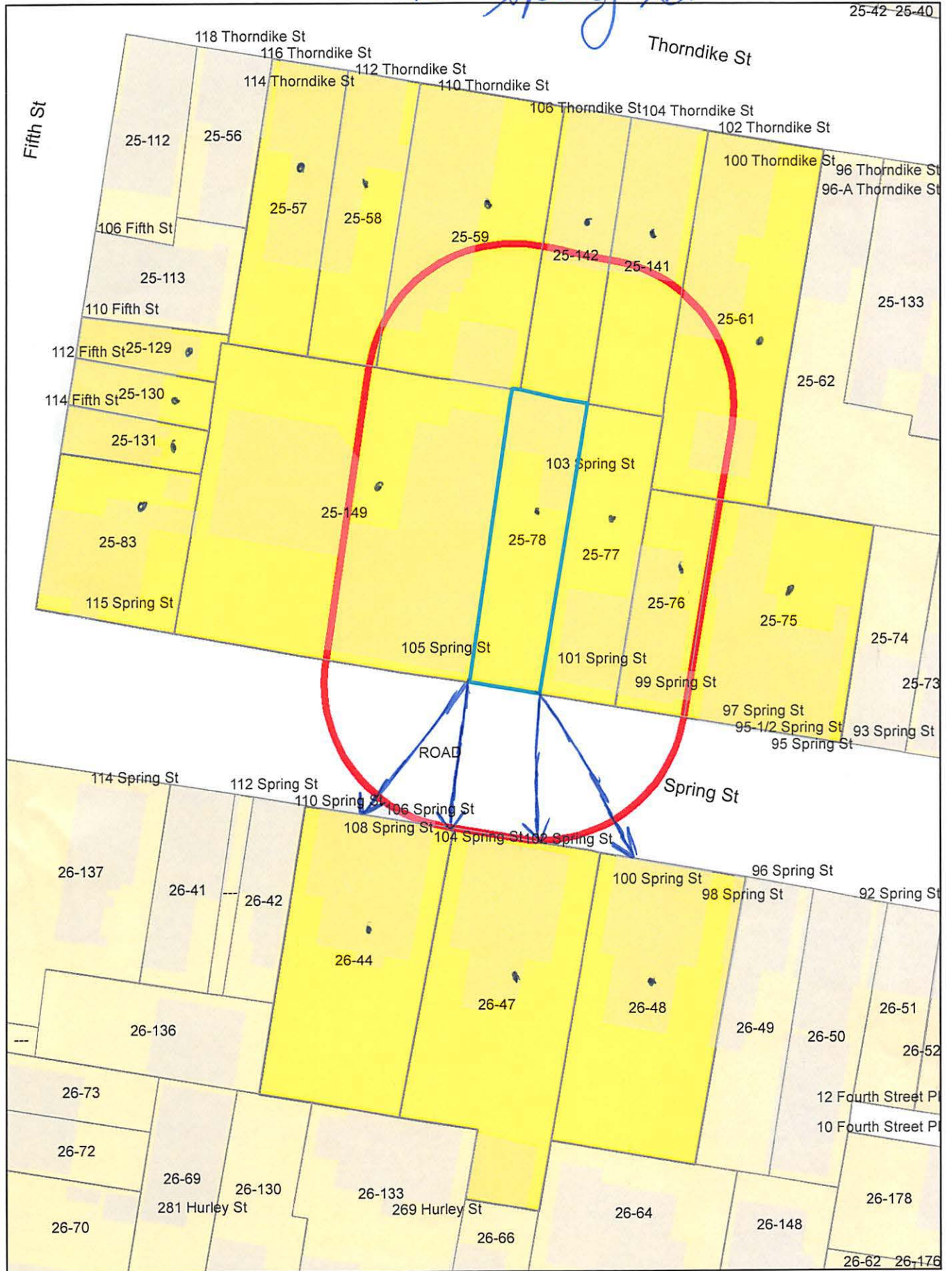
Best regards,

Brett



Brett Vengroff
Cambridge Realty Trust
955 Massachusetts Ave #430
Cambridge, MA 02139
(617) 233-9136
www.cambridgerealtytrust.com

103 Spring St.



103 Spring St. Petitioner

25-59
BIASELLA, NICOLA &
LICIA BIASELLA A LIFE ESTATE
110 THORNDIKE ST
CAMBRIDGE, MA 02141-1745

25-61
ARONS, DAVID N. DE SWAAN &
PEGGY M. MARTHEZE
102 THORNDIKE ST
CAMBRIDGE, MA 02141

TIMOTHY FORD
52 WALNUT ROAD
SWAMPSCOTT, MA 01907

25-83
WANG, XIAO GUANG
7 RUTLAND ST. APT 2
CAMBRIDGE, MA 02138

25-76
VENGROFF, BRETT,
TRUSTEE THE CAMBRIDGE REALTY TRUST
99 SPRING ST
CAMBRIDGE, MA 02141

25-77
FORD, MAUREEN B. & NANCY G. ELBAG &
TIMOTHY J. FORD, TRUSTEES
113 ALEXANDER AVE.
BELMONT, MA 02178

25-78
FORD, MARY MARGARET, A LIFE ESTATE
103 SPRING ST
CAMBRIDGE, MA 02141

25-130
ROCHA, JOHN F. JR. & JESSE W. ROCHA
210 FAIRWAYS EDGE DRIVE
MARSHFIELD, MA 02050

26-48
ARRUDA, JOAN
98-100 SPRING ST., UNIT A
CAMBRIDGE, MA 02141

25-58
OTASH, JAMES A.,
TRUSTEE TOBEY NOMINEE TRUST
58 TOBEY RD.
BELMONT, MA 02478

25-129
LI, JINGYING TRUSTEE OF THE JINGYING LI
REVOC REAL ESTATE TRUST
3 ROYCE PL APT 3
SOMERVILLE, MA 02145

25-131
PIRES, MICHAEL & EILEEN PIRES
114 FIFTH STREET
CAMBRIDGE, MA 02141-1707

25-142
SASSO, TOMMASO AND LUCREZIA SASSO
106 THORNDIKE ST
CAMBRIDGE, MA 02141-1745

26-44
LARKIN, SHANNON M. & JOSEPH J. AVIN
106 SPRING ST
CAMBRIDGE, MA 02141-1742

26-47
PACHECO, ROBERT AND JANICE PACHECO
102 SPRING ST
CAMBRIDGE, MA 02141-1742

26-48
STEVENS, JOHN F., JR. & BETHANY STEVENS
100 SPRING ST., UNIT B
CAMBRIDGE, MA 02141

25-75
FORD, MAUREEN B. & NANCY G. ELBAG &
TIMOTHY J. FORD, TRUSTEES
113 ALEXANDER AVE.
BELMONT, MA 02178

26-44
GREENE, ROY M. & ANN GREENE
108 SPRING ST., UNIT# 108
CAMBRIDGE, MA 02141

25-57
GOMES, M. JAMES.,
TRS THE JAMES M. GOMES REALTY TRT
114 THORNDIKE ST
CAMBRIDGE, MA 02141

25-149
EAST END HOUSE, INC.
105 SPRING ST.
CAMBRIDGE, MA 02141

NANCY ELBAG
35 COOLIDGE HILL ROAD
WATERTOWN, MA

25-141
SALEMME, DOMENIC
ATTN: ELIZABETH ROSSELLI
PO BOX 80145
STONEHAM, MA 02180