

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 OCT -4 AM 11:24
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 147193

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Rackham & Adria Karlsson

PETITIONER'S ADDRESS: 24 Locke Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 24 Locke St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family Dwelling

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/ /New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner proposes alterations to an existing non conforming single family residence. Relief is required for the following elements: extending the third-floor non-conforming dormer wall that falls within the 7.5' side yard setback. This dormer is not making the existing non conforming condition worse. The addition of this dormer increases the square footage on the third floor, which adds to the existing nonconforming FAR value. Finally, the added dormer area increases the existing non conforming max dormer total length.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.D (Non-Conforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit)

Original
Signature(s):

Adria Karlsson

(Petitioner (s) / Owner)

Adria Karlsson

(Print Name)

Address:

Tel. No. 408-857-2492

E-Mail Address: rackham.karlsson@me.com

Date: 10/1/2021

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 Adria Karlsson & Rackham Karlsson
(OWNER)

Address: 24 Locke St., Cambridge, MA 02140

State that I/We own the property located at 24 Locke St., Cambridge, MA 02140 which is the subject of this zoning application.

The record title of this property is in the name of Karlsson, Rackham & Adria

*Pursuant to a deed of duly recorded in the date 4/30/13, Middlesex South County Registry of Deeds at Book 61709, Page 330; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

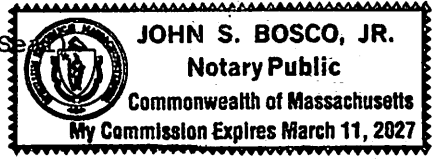
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Adria Karlsson & Rackham Karlsson personally appeared before me, this 23rd of September, 2021, and made oath that the above statement is true.

[Signature] Notary

My commission expires 3/11/2027 (Notary Seal)



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

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 24 Locke 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:

Per Article 8.22.2(d) as well as the Mass General Laws Chapter 40a section 6, existing non-conforming one and two family structures shall be granted a special permit in finding that the alterations or enlargement shall not be substantially more detrimental than the non-conforming structure to the neighborhood. The proposed alterations to the single family dwelling located at 24 Locke Street are minor and are in no way more detrimental to the existing neighborhood.

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 alternations will not change patterns of access or egress since no alterations will be made to driveway or curb cut. Also, no congestion hazard or substantial change will occur since the house will remain a single family dwelling.

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 use is remaining the exact same. The dwelling will remain single family and there will be no changes to any patterns of access or egress. All adjustments are small and on the rear elevation of the house and will not adversely affect continued operations/development of adjacent uses.

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:

No nuisance or hazard would be created from the adjustments for this single family dwelling work. The work on the exterior is minor and on the rear façade of the building.

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 proposed work on the single family dwelling is consistent with work that is the neighborhood as well as the larger district. The use is remaining the same and fits within the district. The exterior work in minimal and will not change the look or integrity of the house.

***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: Rackham & Adria Karlsson

Present Use/Occupancy: Single Family Dwelling

Location: 24 Locke Street

Zone: Residence B Zone

Phone: 408-857-2492

Requested Use/Occupancy: Single Family Dwelling

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2248	2412	1915	(max.)
<u>LOT AREA:</u>	3628	3628	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.62	.66	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	3628	3628	2500	
<u>SIZE OF LOT:</u>				
WIDTH	40.1	40.1	50	
DEPTH	91.14	91.14	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	6.9	6.9	15	
REAR	37	37	25	
LEFT SIDE	1.4	1.4	7.5	
RIGHT SIDE	11.8	11.8	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	N/A	N/A	N/A	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>	1	1	1	
<u>NO. OF PARKING SPACES:</u>	N/A	N/A	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'.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

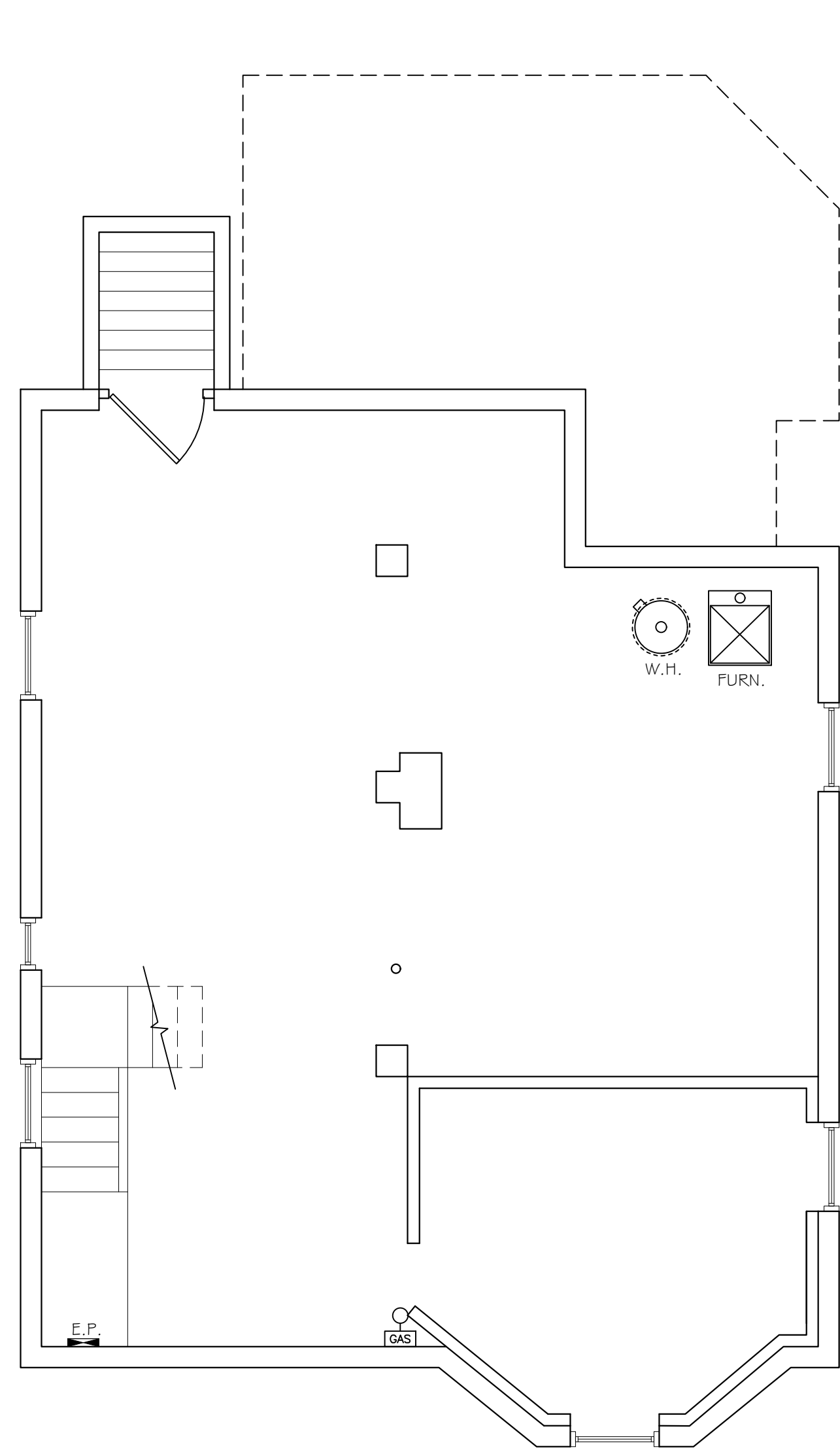
Name: Alisa Speziale Date: 10/21/22
(Print)

Address: 24 Locke St.

Case No. BZA-147193

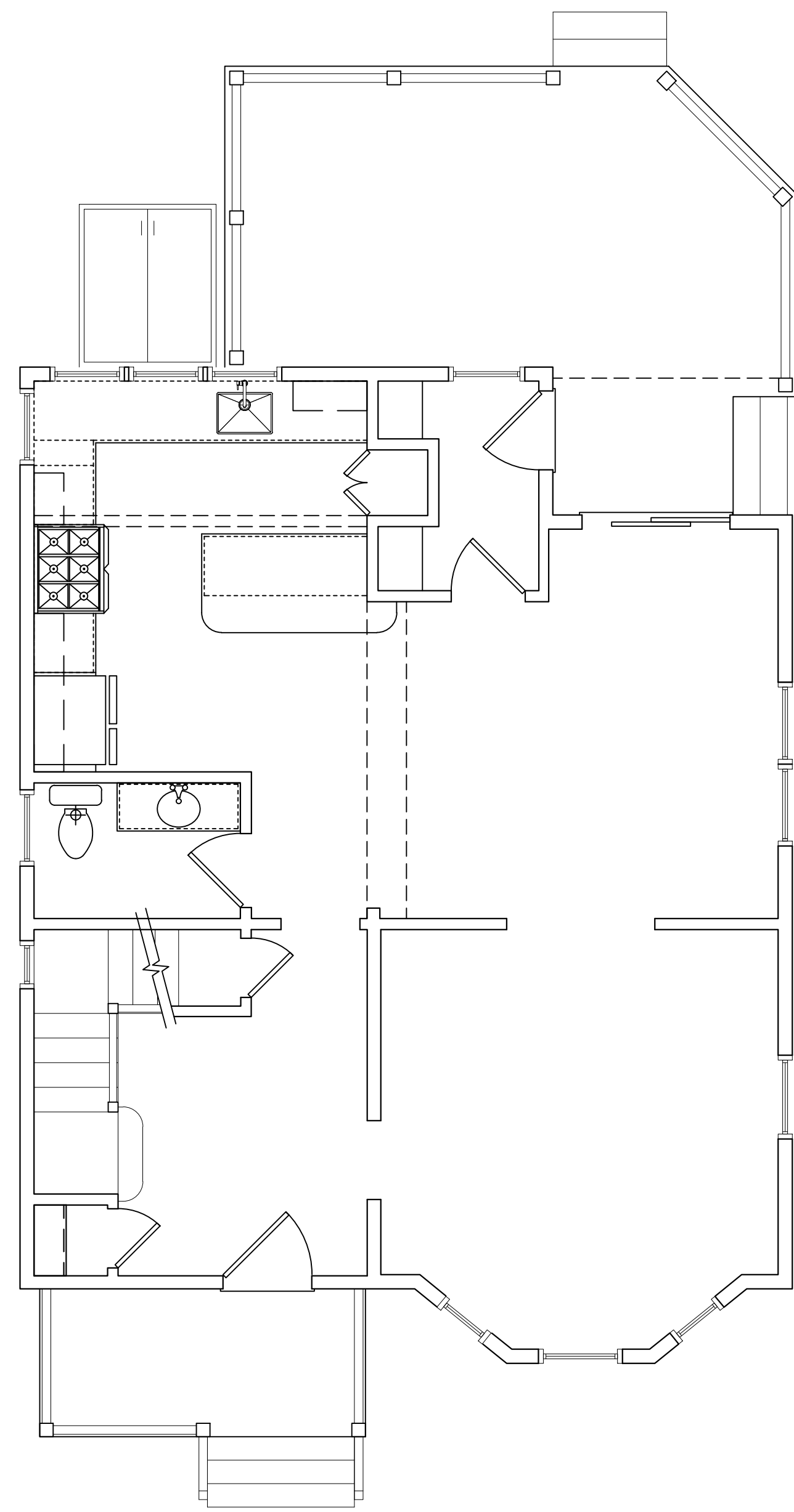
Hearing Date: 11/4/21

Thank you,
Bza Members



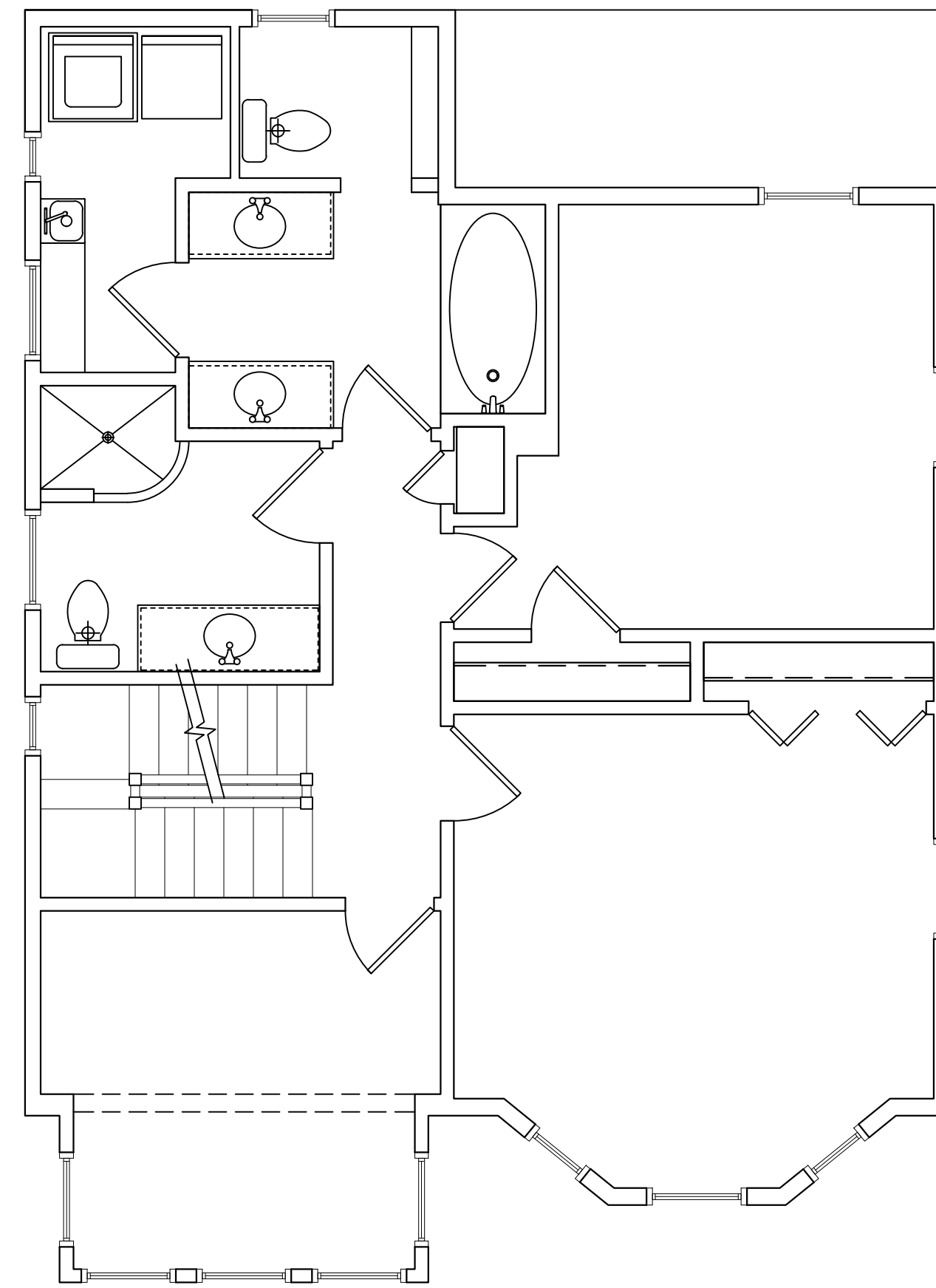
BASEMENT PLAN

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



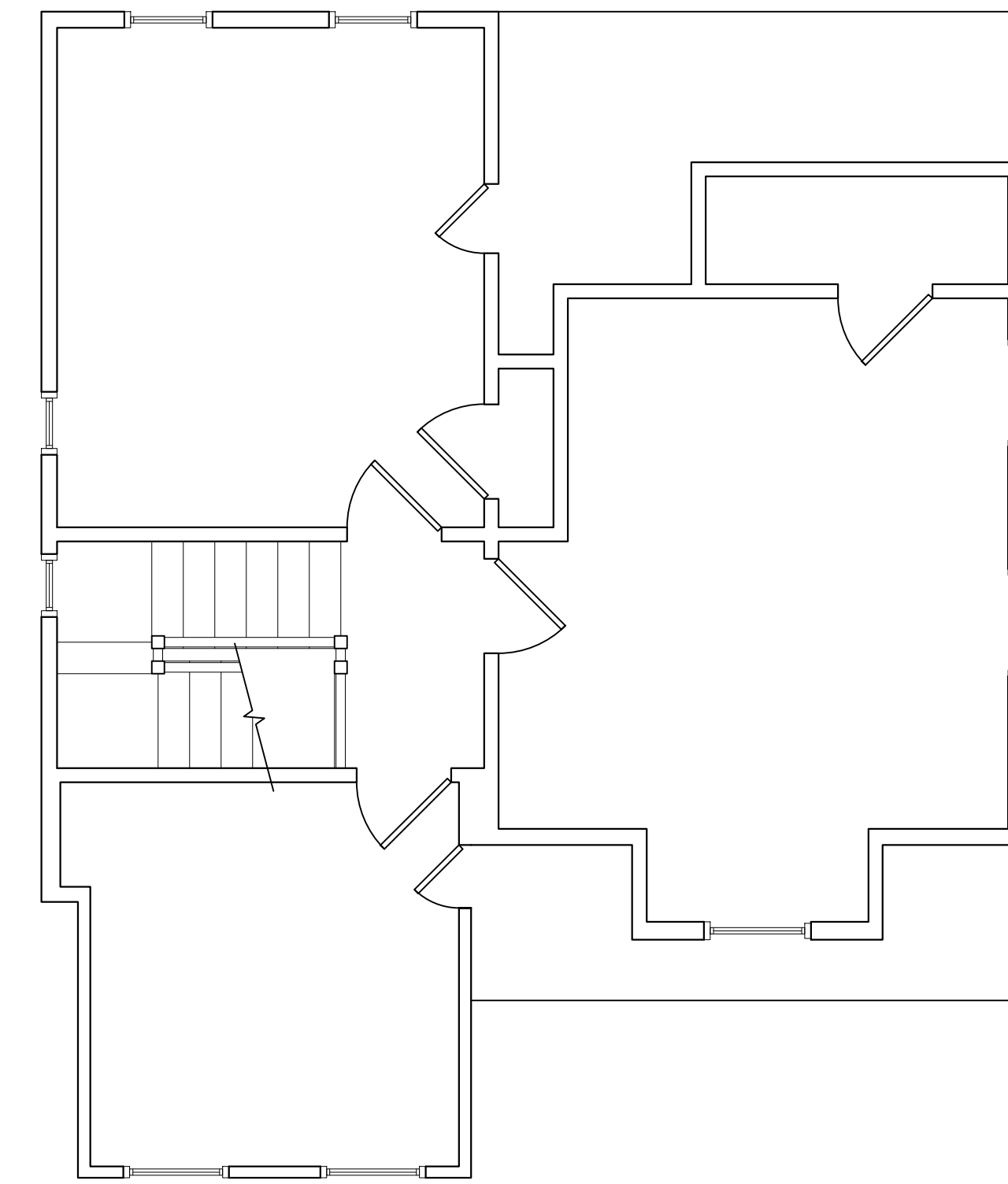
FIRST FLOOR PLAN

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



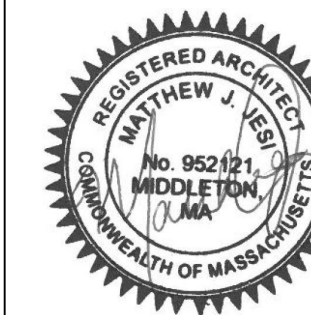
SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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



REV#	DATE	DESCRIPTION	BY

CALLLED NORTH

DRAWING TITLE:
EXISTING FLOOR PLANS

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

DATE: 7-6-21

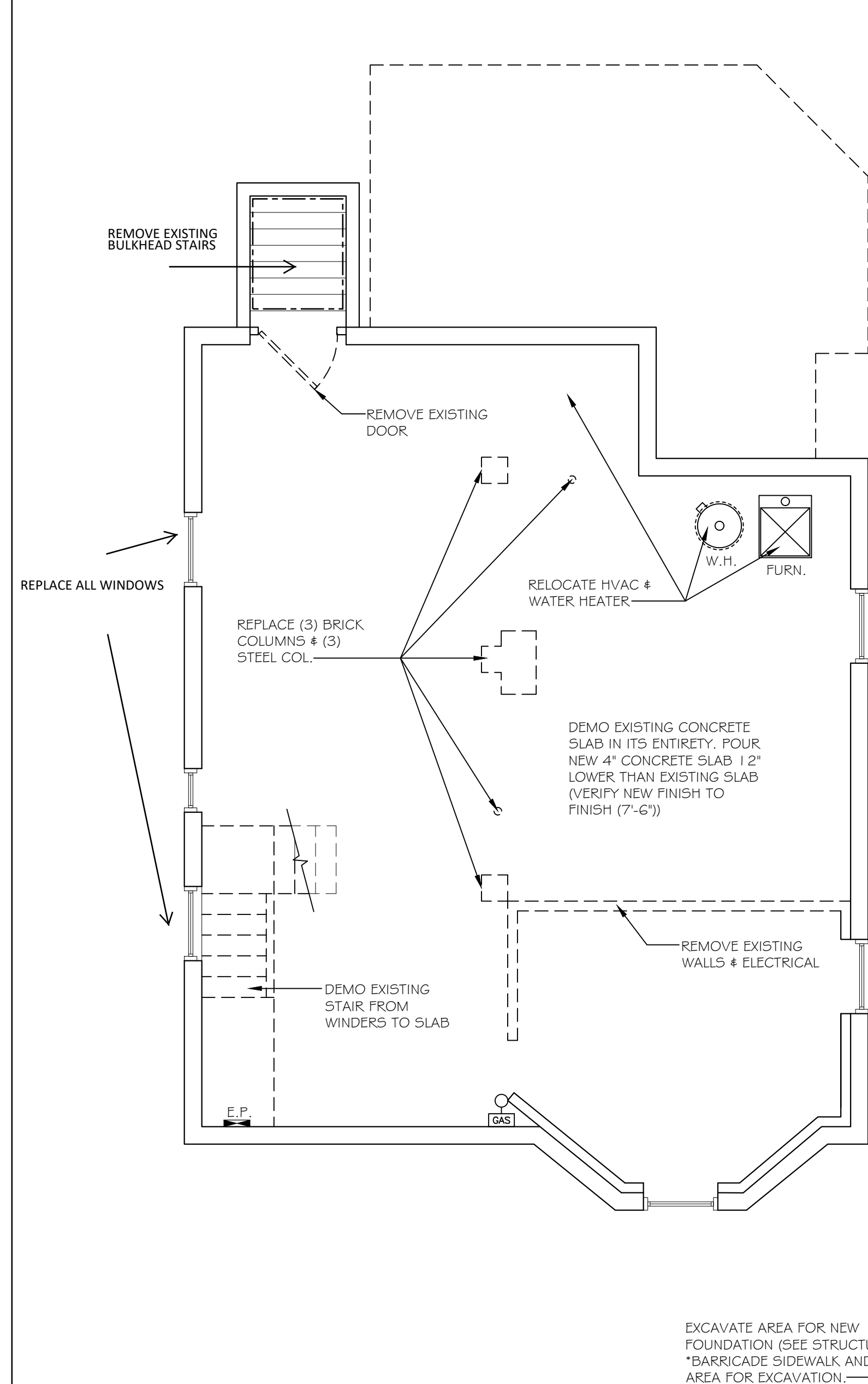
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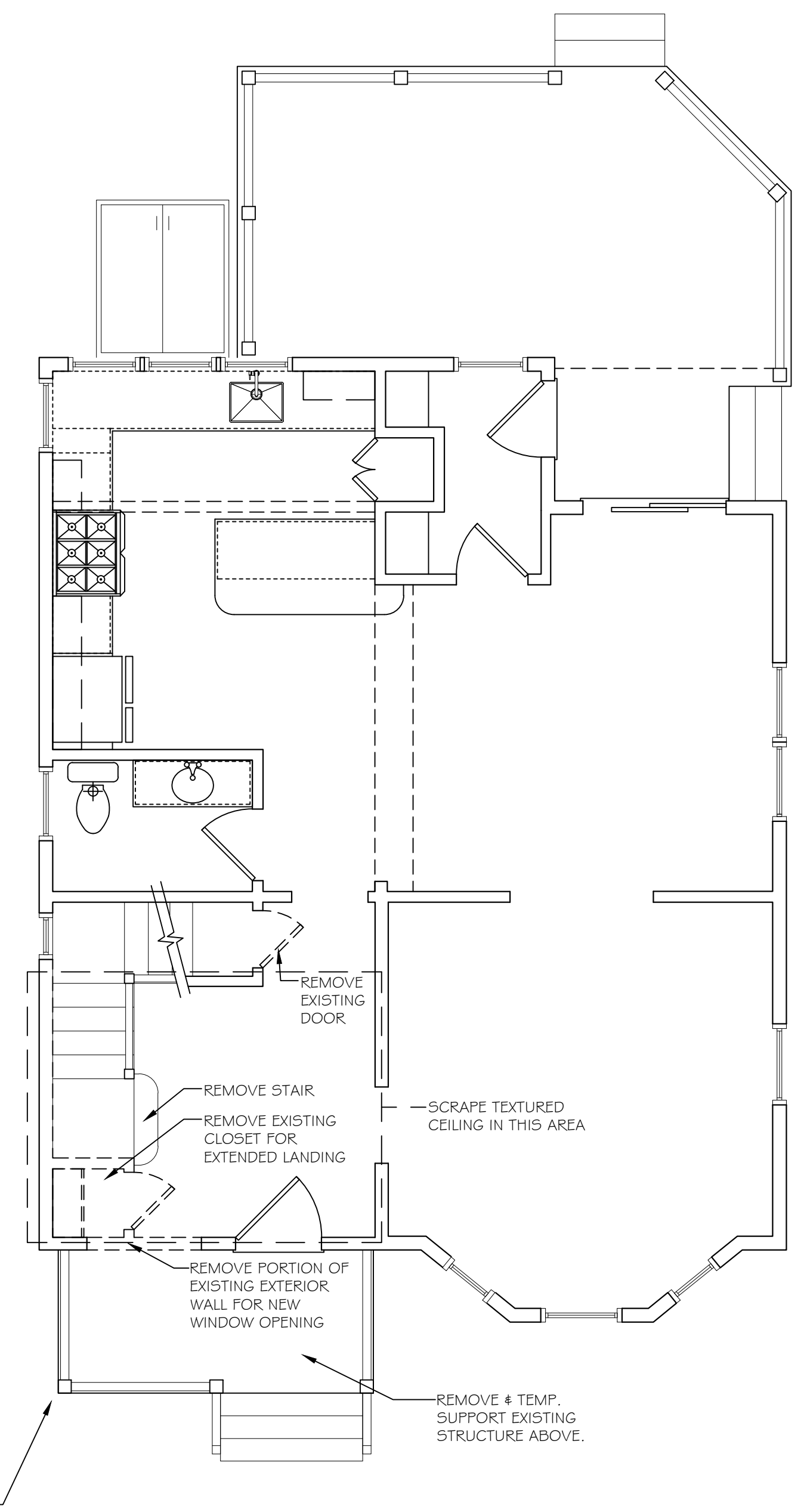
EX-1.0



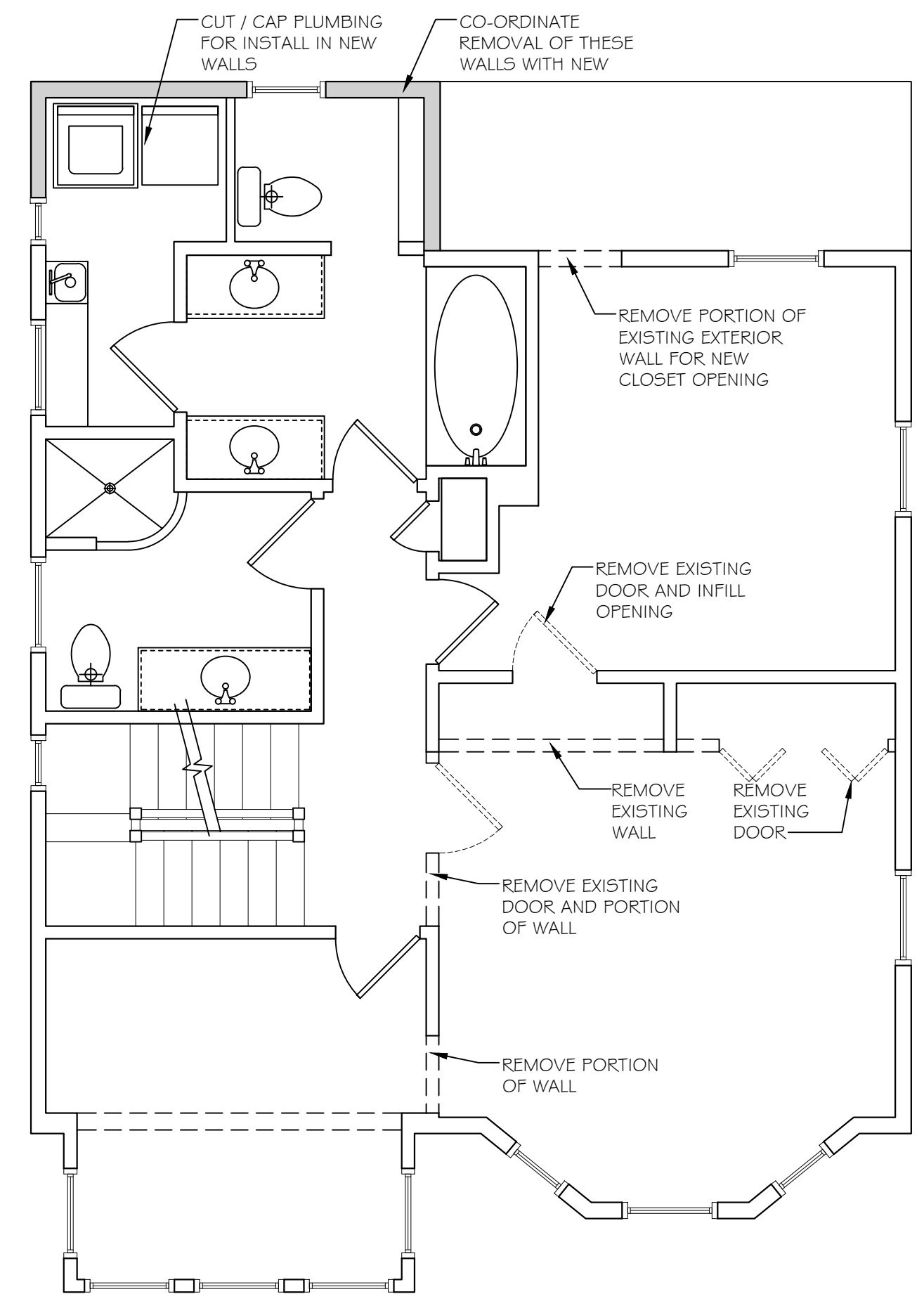
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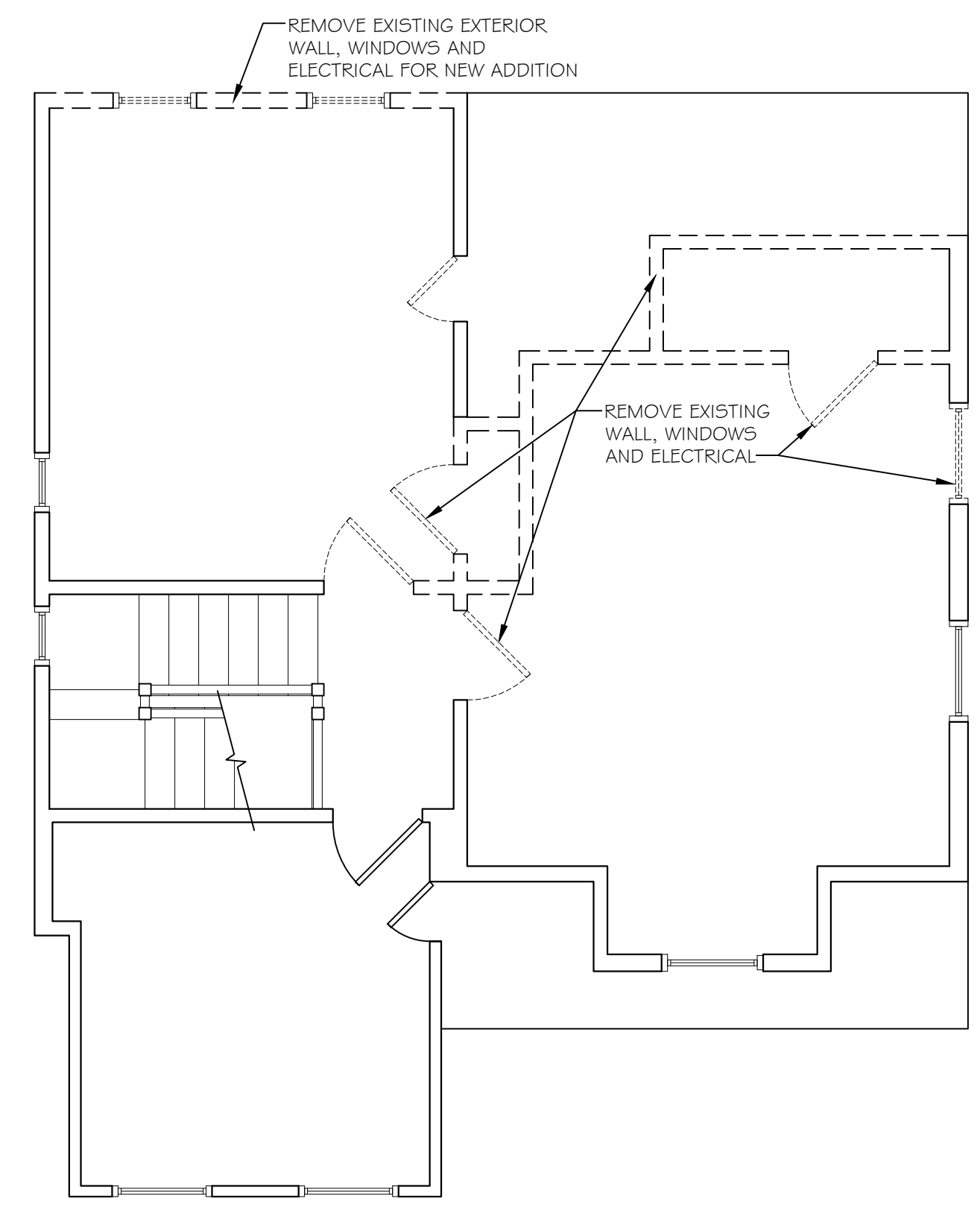
BASEMENT PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

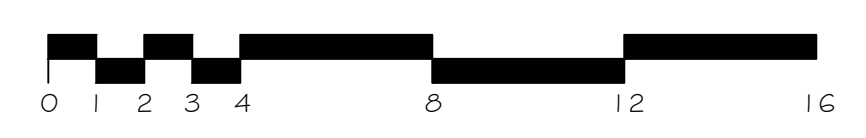


SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

-ENTIRE 3RD FLOOR TO BE STRIPPED OF ALL FINISHES BACK TO THE STUDS, SUBFLOOR, CEILING JOISTS
-REPLACE ALL 3RD FLOOR WINDOWS



REVISIONS

REV #	DATE	DESCRIPTION	BY
1	8-20-21	OWNER CHANGES	CFR

CALLED NORTH

DRAWING TITLE:
DEMO PLANS

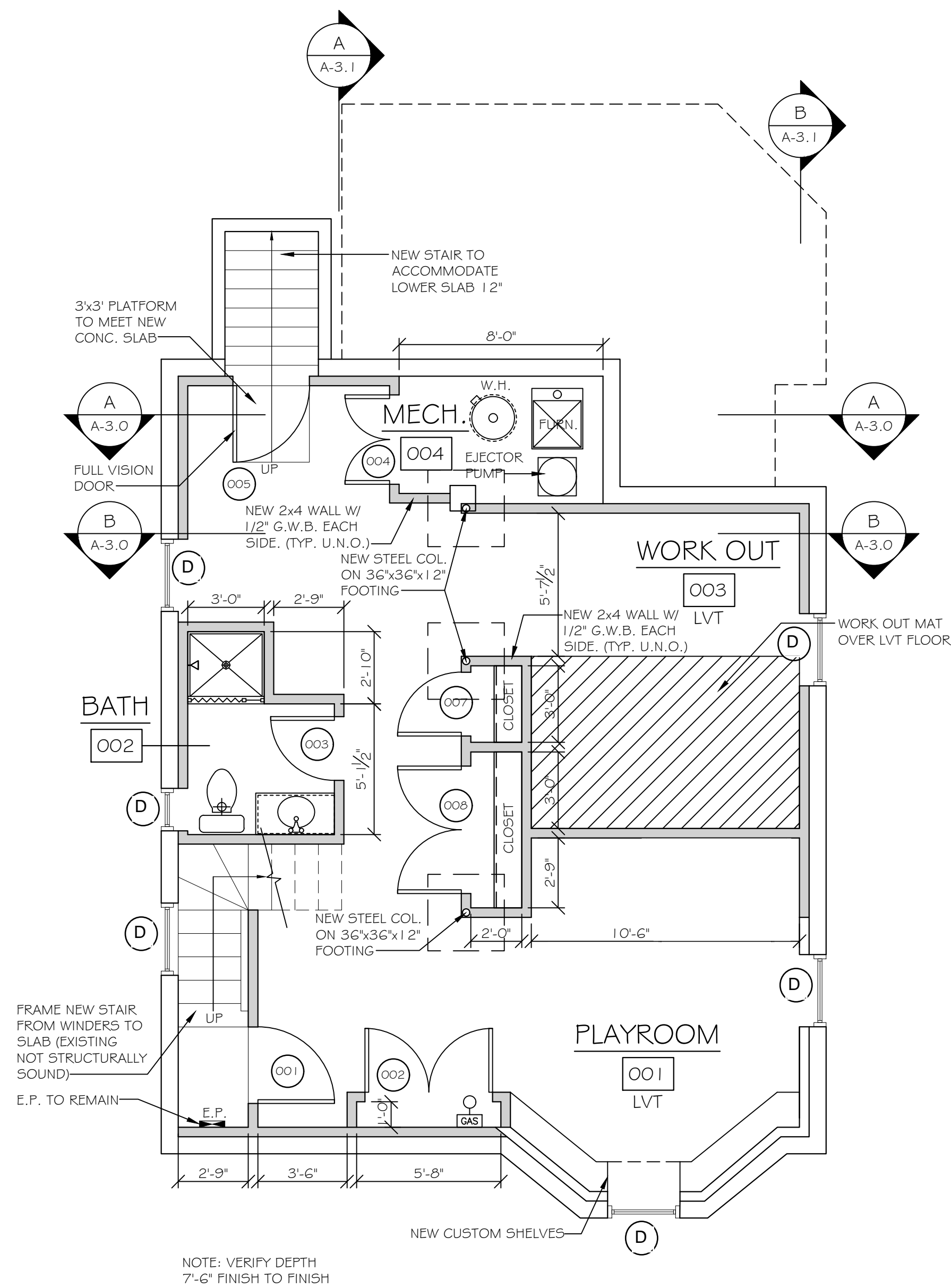
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DATE: 7-6-21

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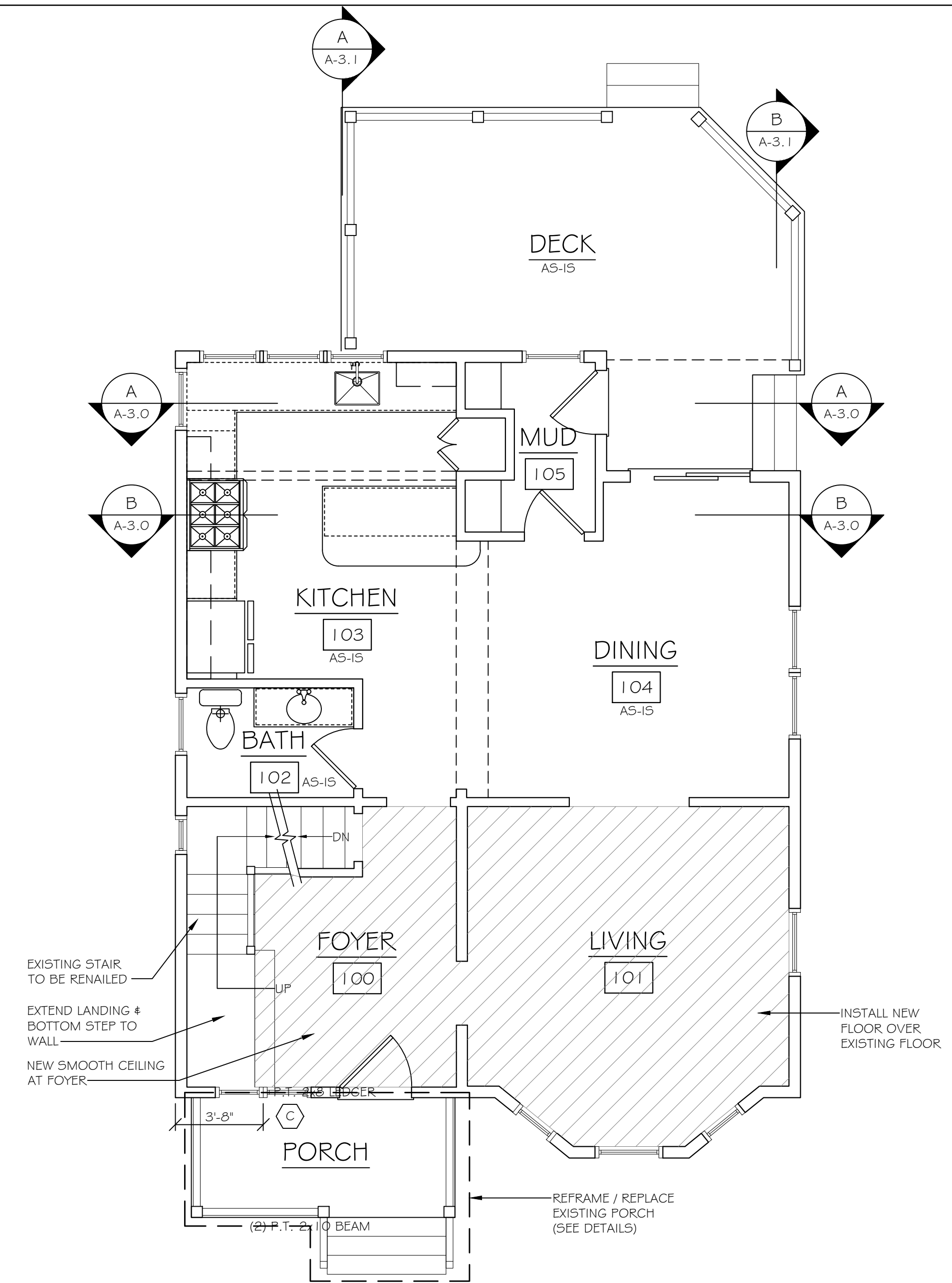
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D-1.0



BASEMENT PLAN

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



FIRST FLOOR PLAN

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

REVISIONS

REV #	DATE	DESCRIPTION	BY
1	8-20-21	OWNER CHANGES	CFR

CALLLED NORTH

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PROPOSED FLOOR PLANS

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

DATE: 7-6-21

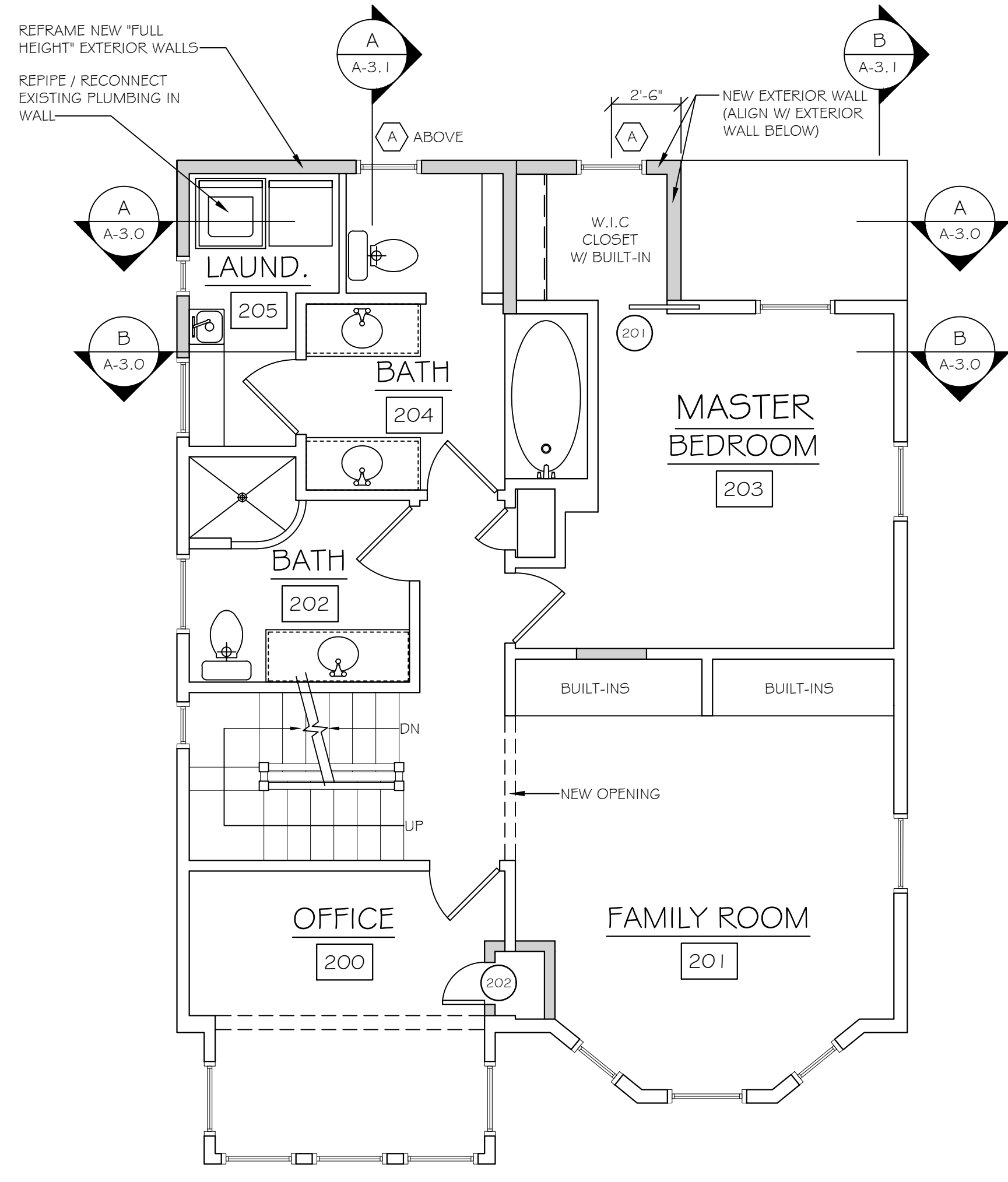
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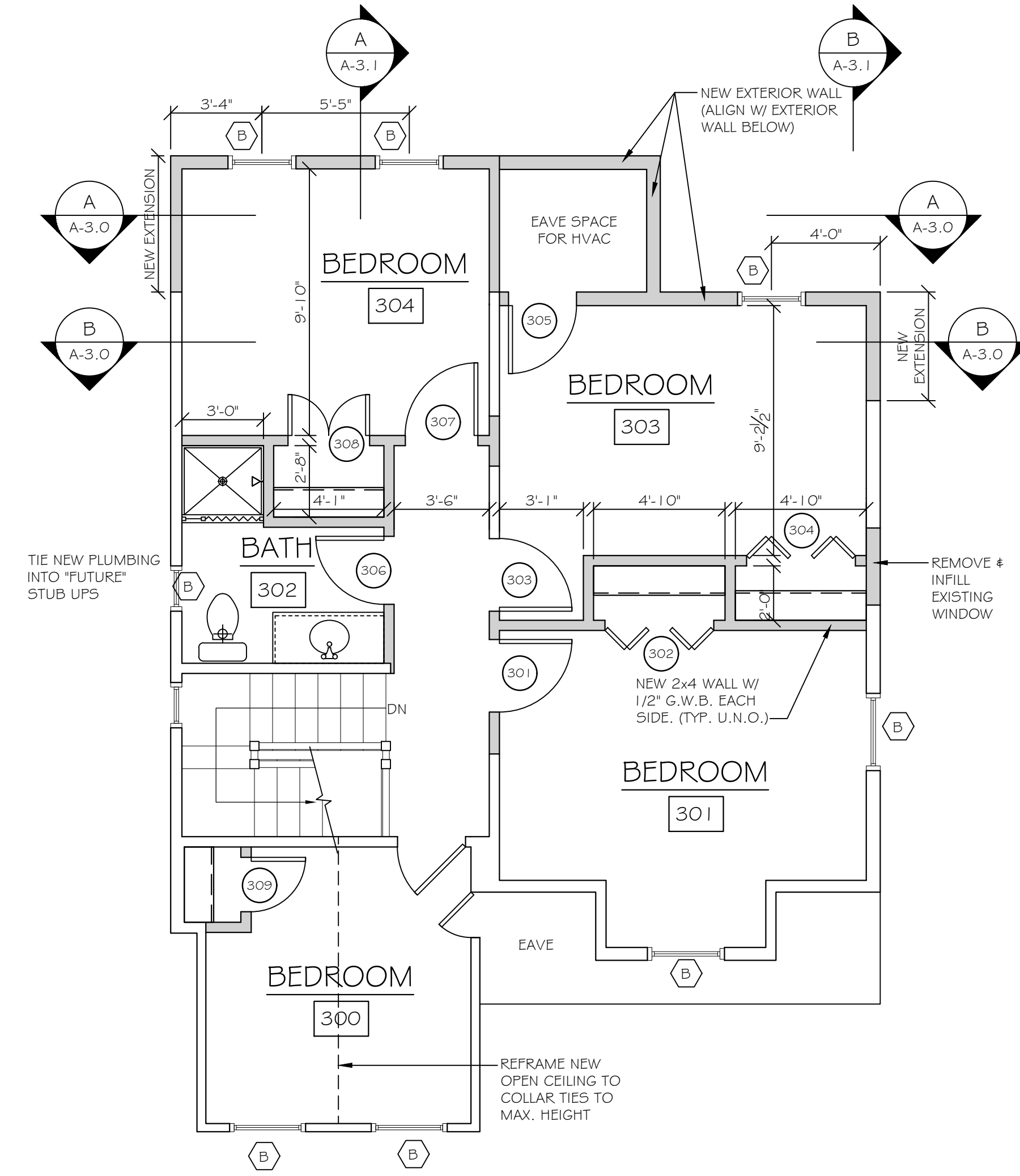
A-1.0



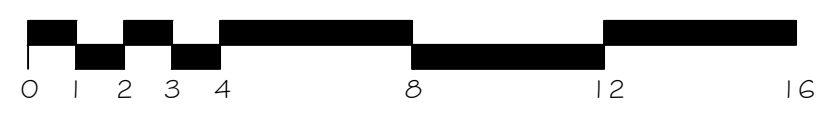
1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



REVISIONS

REV #	DATE	DESCRIPTION	BY
1	8-20-21	OWNER CHANGES	CFR

CALLED NORTH

DRAWING TITLE:
PROPOSED FLOOR PLANS

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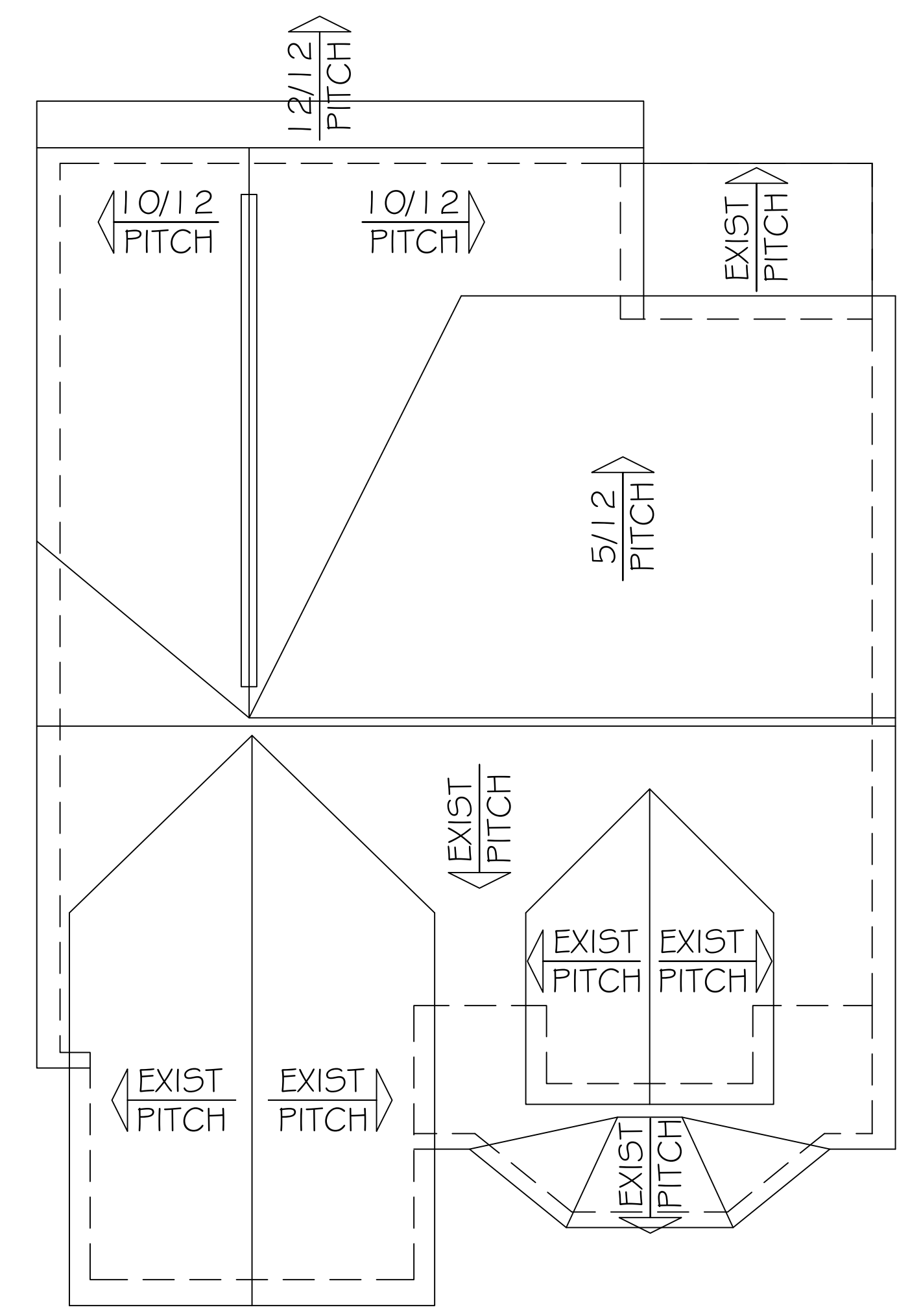
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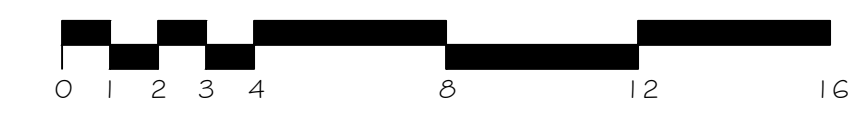
A-1.1

C:\Users\jdesper\Documents\Personal\LD\Karlsson Residence\Karlsson Residence.dwg



ROOF PLAN

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



1/4" = 1'-0"



OWNER
 KARLSSON RESIDENCE
 24 LOCKE ST.
 CAMBRIDGE, MA



DESIGNER / CONTRACTOR
 MORSE CONSTRUCTIONS
 57 CENTRAL ST.
 SOMERVILLE, MA. 02143

REV #	DATE	DESCRIPTION	BY

CALLED NORTH

DRAWING TITLE:
PROPOSED ROOF PLANS

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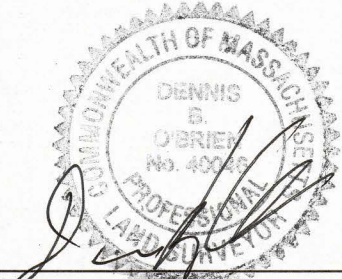
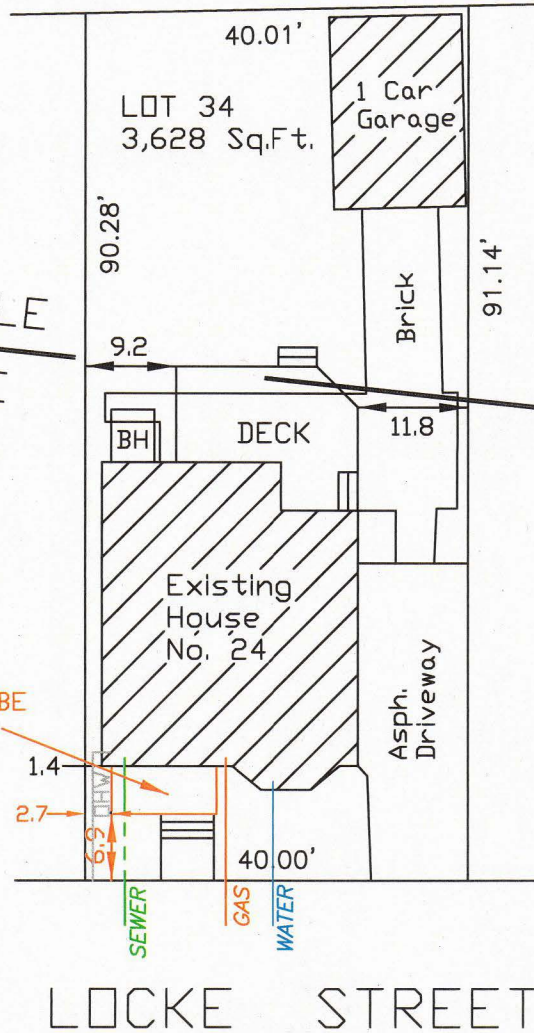
DATE: 7-6-21

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A-1.2

SOMERVILLE
CAMBRIDGE

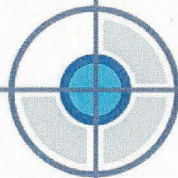


Dennis O'Brien

P.L.S.



20 10 0 20



D. O'BRIEN
LAND SURVEYING

EST 1996
480 WEST CENTRAL ST.
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING ENCLOSED PORCH
24 LOCKE STREET
SOMERVILLE, MA MIDDLESEX COUNTY

SCALE: 1" = 20'	DATE: 7/23/2020	REVISED:	DRAWN BY: M.F.W.	CHECKED BY: D.O.
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FRONT ELEVATION

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



RIGHT ELEVATION

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



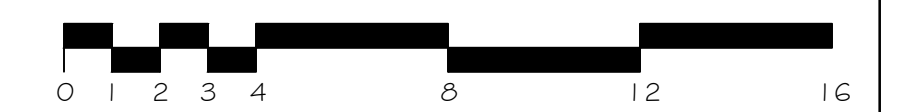
LEFT ELEVATION

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



REAR ELEVATION

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



REV#	DATE	DESCRIPTION	BY

CALLLED NORTH

DRAWING TITLE:
EXISTING ELEVATIONS

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

DATE: 7-6-21

DRAWN BY: CFR

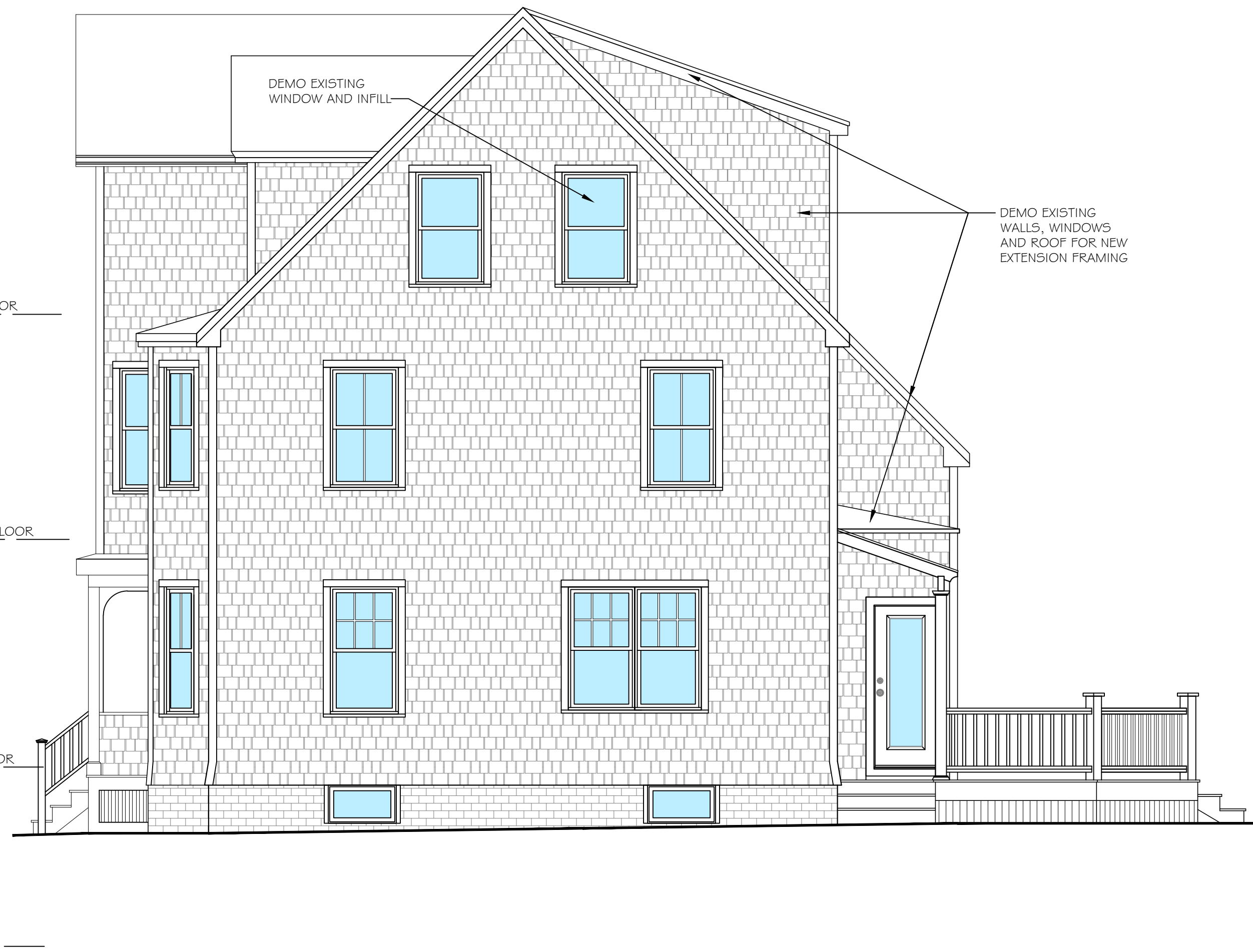
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EX-2.0



FRONT ELEVATION

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



RIGHT ELEVATION

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



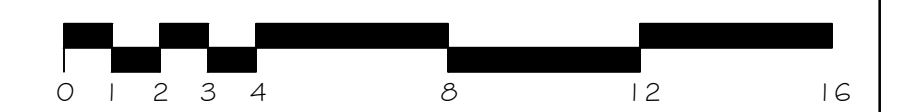
LEFT ELEVATION

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



REAR ELEVATION

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



REVISIONS

REV #	DATE	DESCRIPTION	BY
1	8-20-21	OWNER CHANGES	CFR

CALLED NORTH

DRAWING TITLE:
DEMO ELEVATIONS

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

DATE: 7-6-21

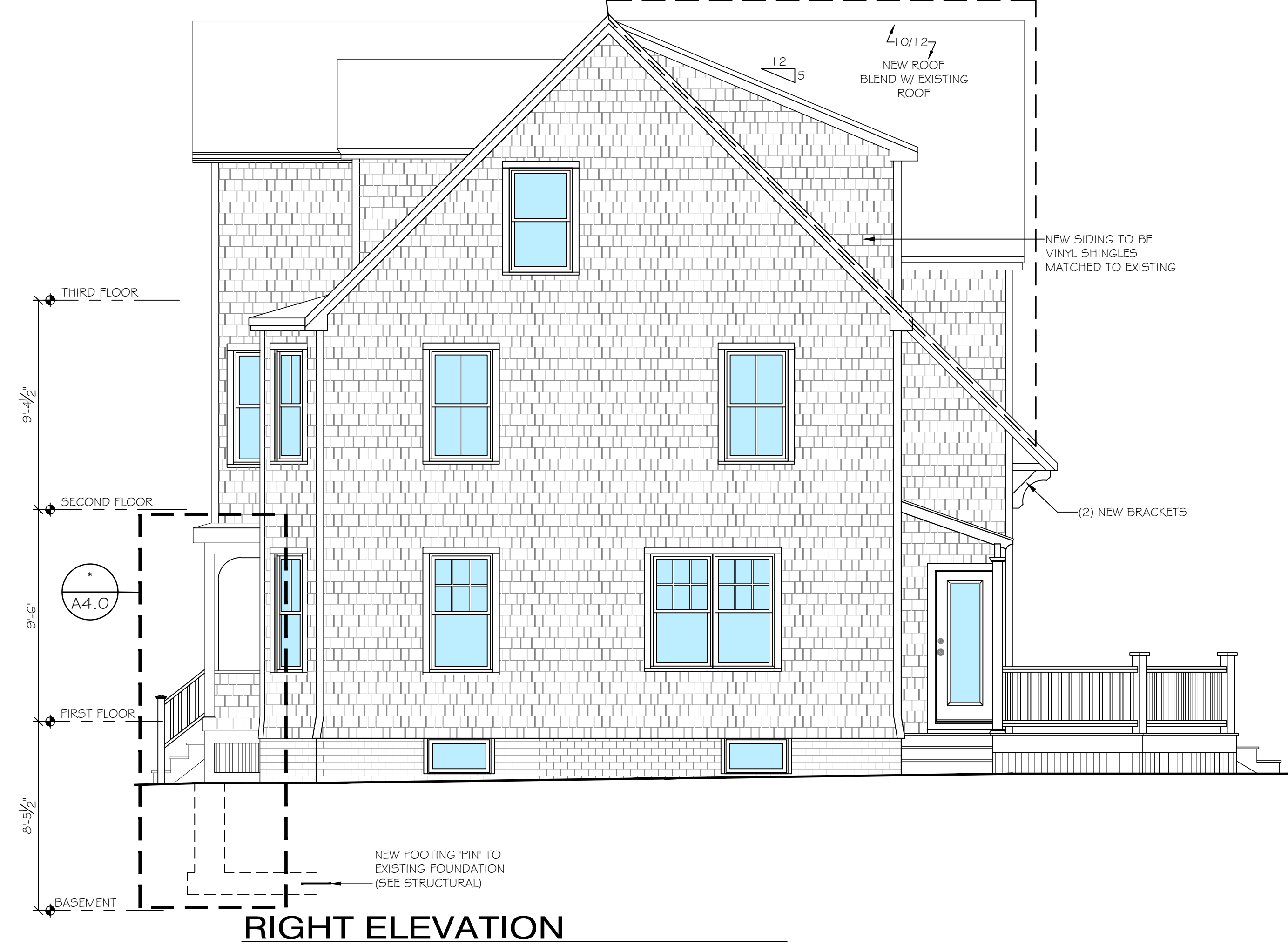
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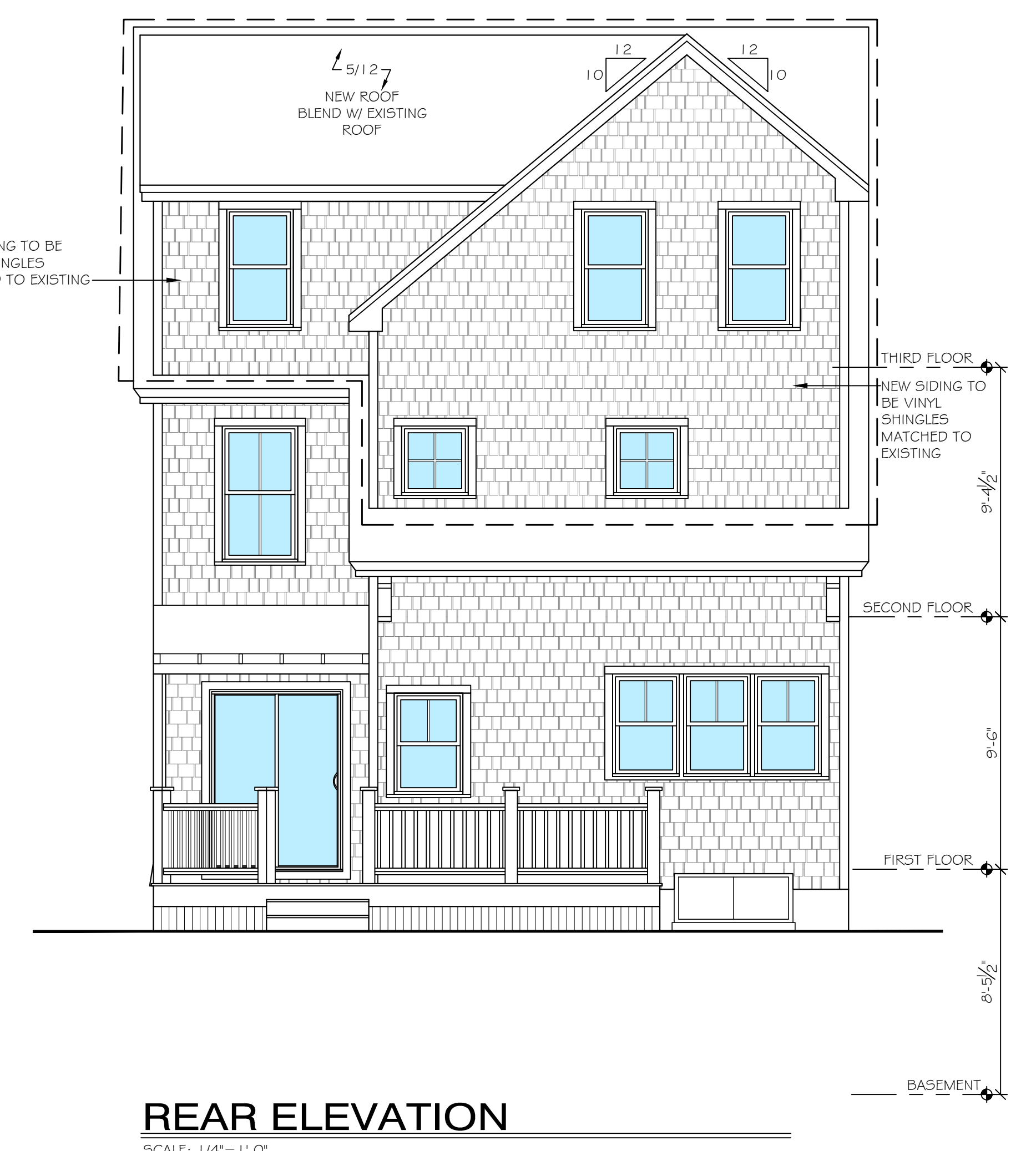
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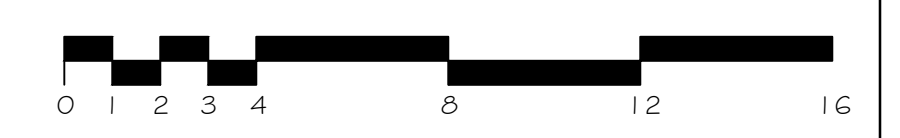
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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



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



REVISIONS

REV #	DATE	DESCRIPTION	BY
1	8-20-21	OWNER CHANGES	CFR

CALLED NORTH

DRAWING TITLE:
PROPOSED ELEVATIONS

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

DATE: 7-6-21

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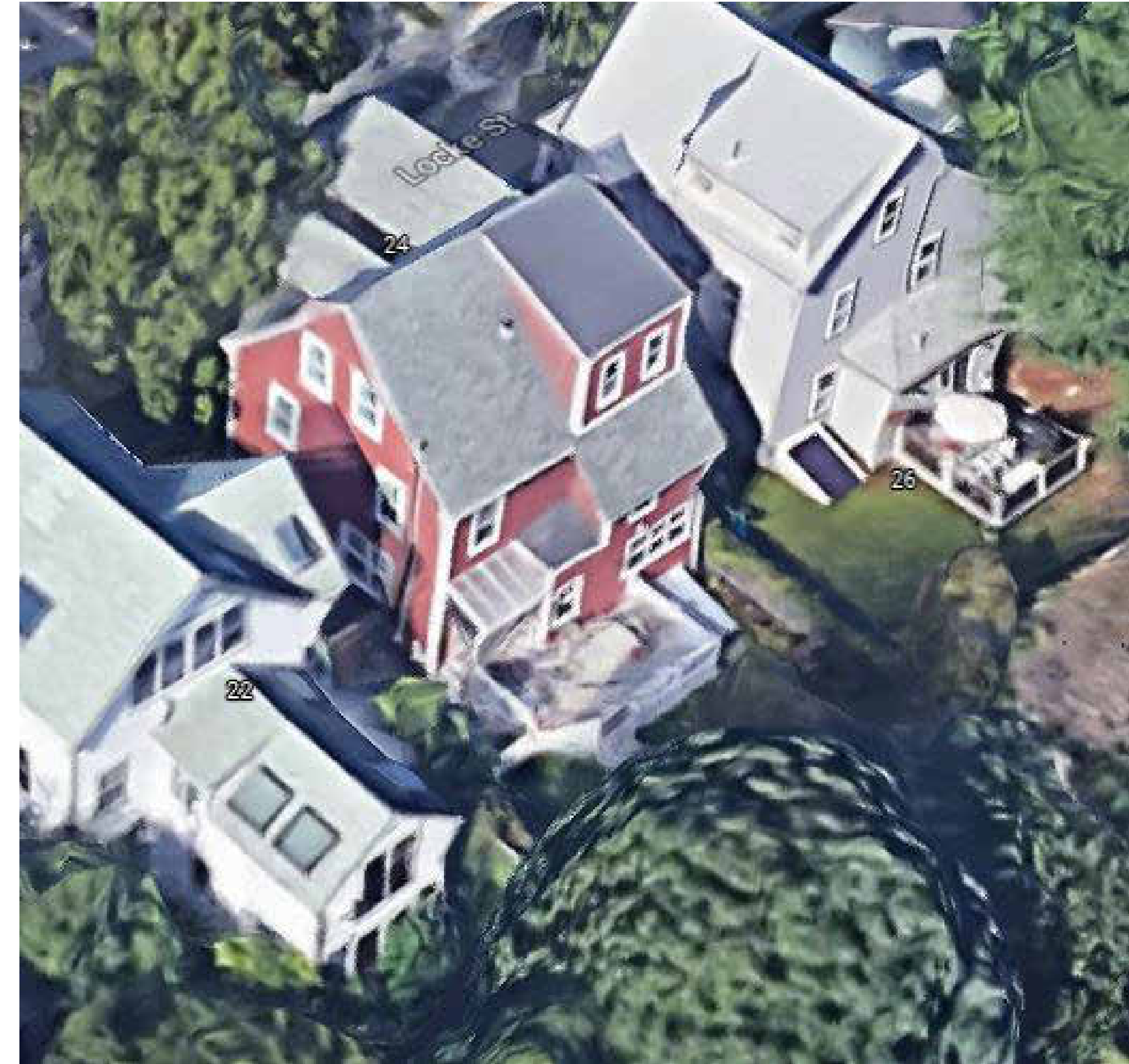
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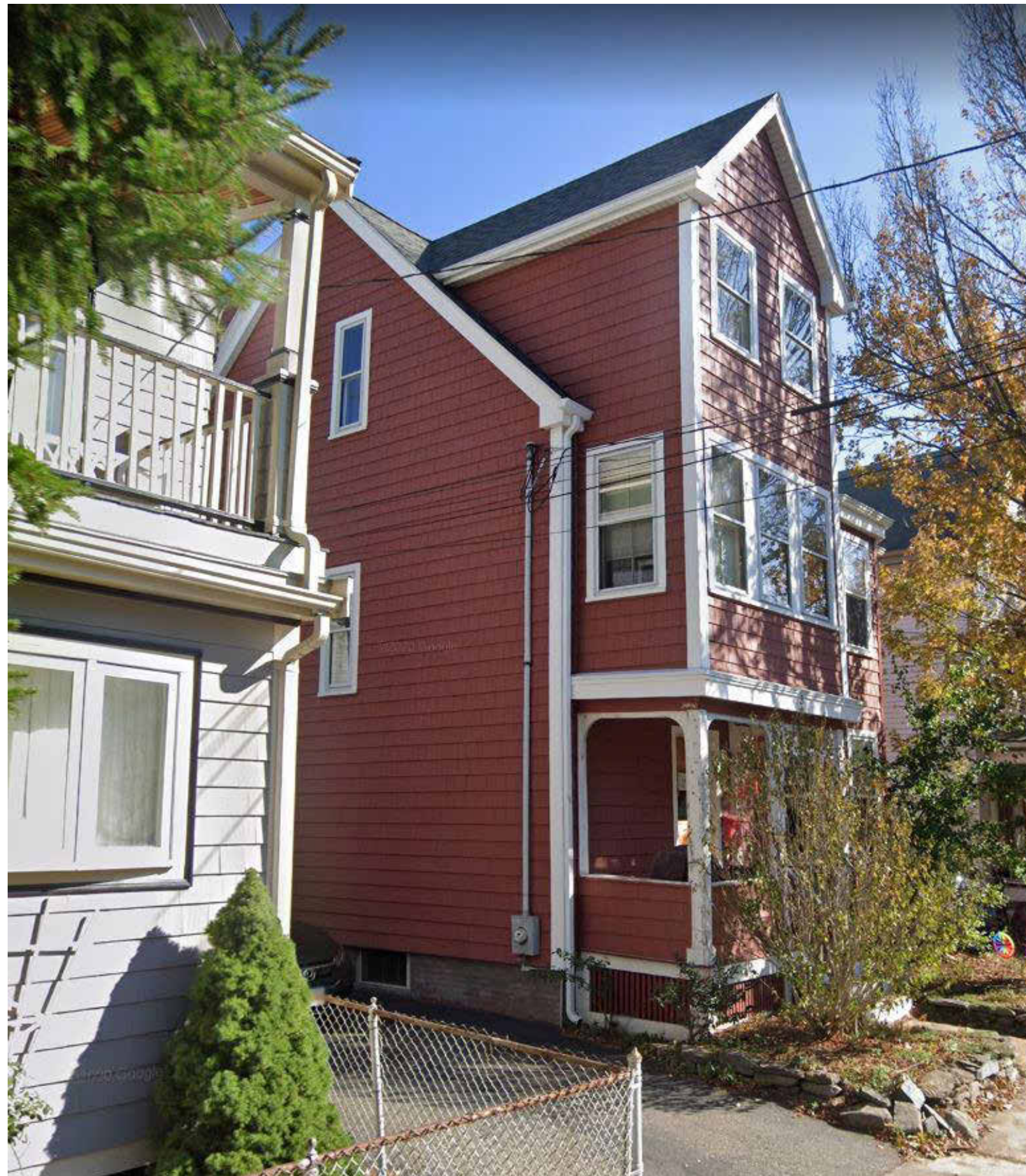
FRONT - LEFT



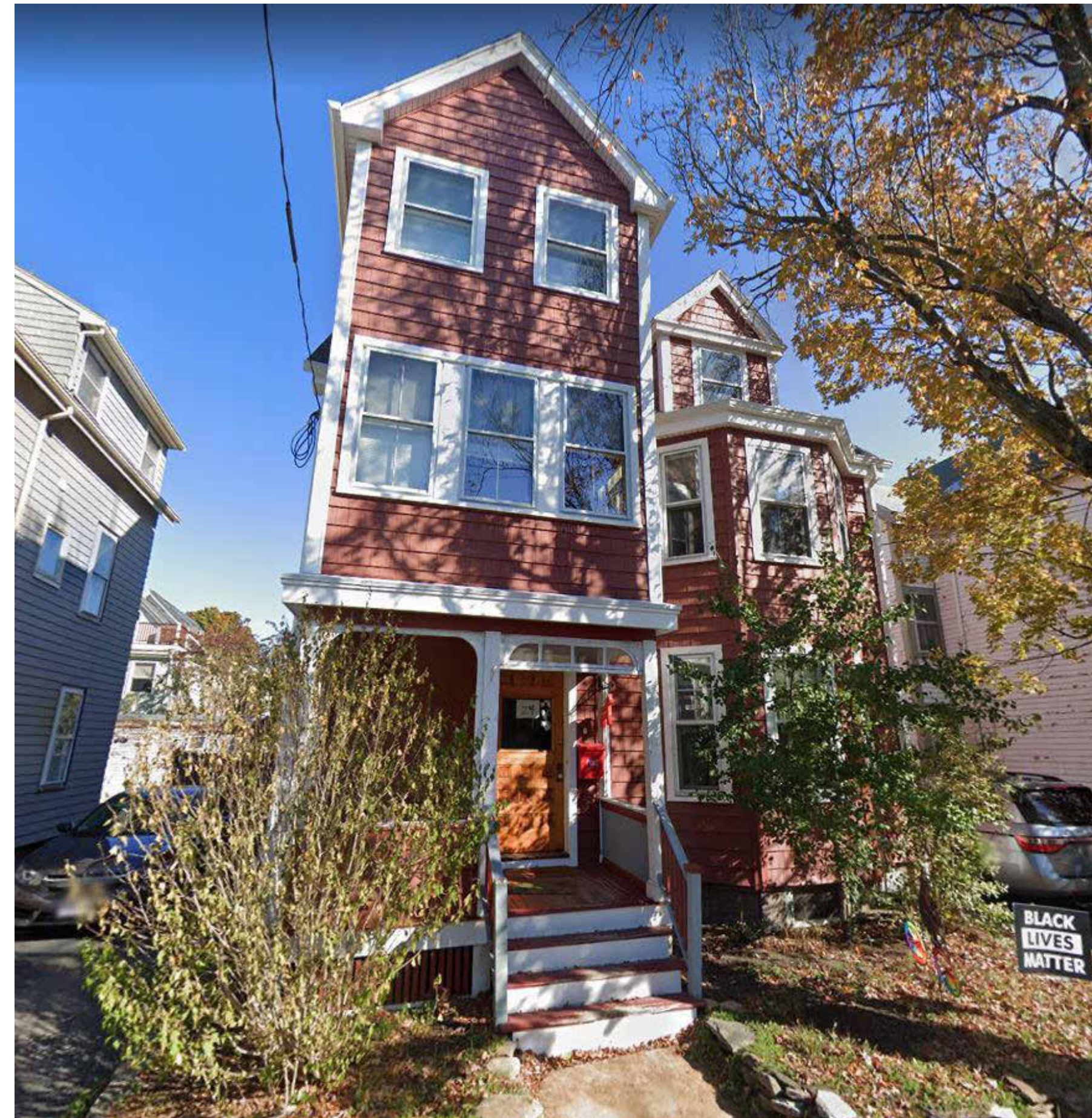
BACK



AERIAL - BACK RIGHT



FRONT - LEFT



FRONT



FRONT - RIGHT

REV.#	DATE	DESCRIPTION	BY

CALLLED NORTH

DRAWING TITLE:
PHOTOS

SCALE:
DATE: 7-6-21
DRAWN BY: MJJ
SHEET NO:

A-7.0

KARLSSON RESIDENCE

PERMIT SET
7/6/21

EXISTING ELEVATION

PROPOSED ELEVATION



REAR ELEVATION



REAR ELEVATION

SHEET LIST

	COVER SHEET
	NOTES
ARCHITECTURAL	
EX-1.0	EXISTING FLOOR PLANS
EX-2.0	EXISTING ELEVATIONS
D-1.0	DEMO FLOOR PLANS
D-2.0	DEMO ELEVATIONS
A-1.0	PROPOSED FLOOR PLANS
A-1.1	PROPOSED FLOOR PLANS
A-1.2	PROPOSED ROOF PLANS
A-2.0	PROPOSED ELEVATIONS
A-3.0	SECTIONS
A-3.1	SECTIONS
A-4.0	PORCH PLAN
A-5.0	DETAILS
A-6.0	SCHEDULES
A-7.0	PHOTOS
STRUCTURAL	
S-1.0	FRAMING PLAN & DETAILS

PROJECT NARRATIVE: THE KARLSSON RESIDENCE IS THE RENOVATION OF A SINGLE FAMILY HOME WHICH INCLUDES: ADDITION OF FINISHED BASEMENT SPACE WITH NEW SLAB, REPAIR OF FRONT PORCH, RENOVATION OF 2ND FLOOR BEDROOMS, RENOVATION OF 3RD FLOOR BEDROOMS, ADDITION OF 3/4 BATH AND EXTENSION OF 3RD FLOOR WITH NEW ROOF.



CLIENT
KARLSSON
24 LOCKE ST
CAMBRIDGE, MA.

DESIGNER / GENERAL CONTRACTOR
MORSE CONSTRUCTIONS
57 CENTRAL ST.
SOMERVILLE, MA. 02143
lee@morseconstructions.com

STRUCTURAL ENGINEER
RSC STRUCTURAL CONSULTING LLC
IPSWICH, MA. 01938
978-578-1366

HVAC:

- HVAC SYSTEM TO BE DESIGN/ BUILD BY MECHANICAL CONTRACTOR
- PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW BY OWNER/ ARCHITECT, INCLUDING FULL COMPONENT SPECIFICATION SATISFACTORY TO THE LOCAL INSPECTOR TO ISSUE TRADE PERMIT AND INSPECTIONS
- CLEAN EXISTING GRILLES/ REGISTERS AS REQUIRED
- PROVIDE NEW GRILLES/ REGISTERS WHERE APPLICABLE

ELECTRIC:

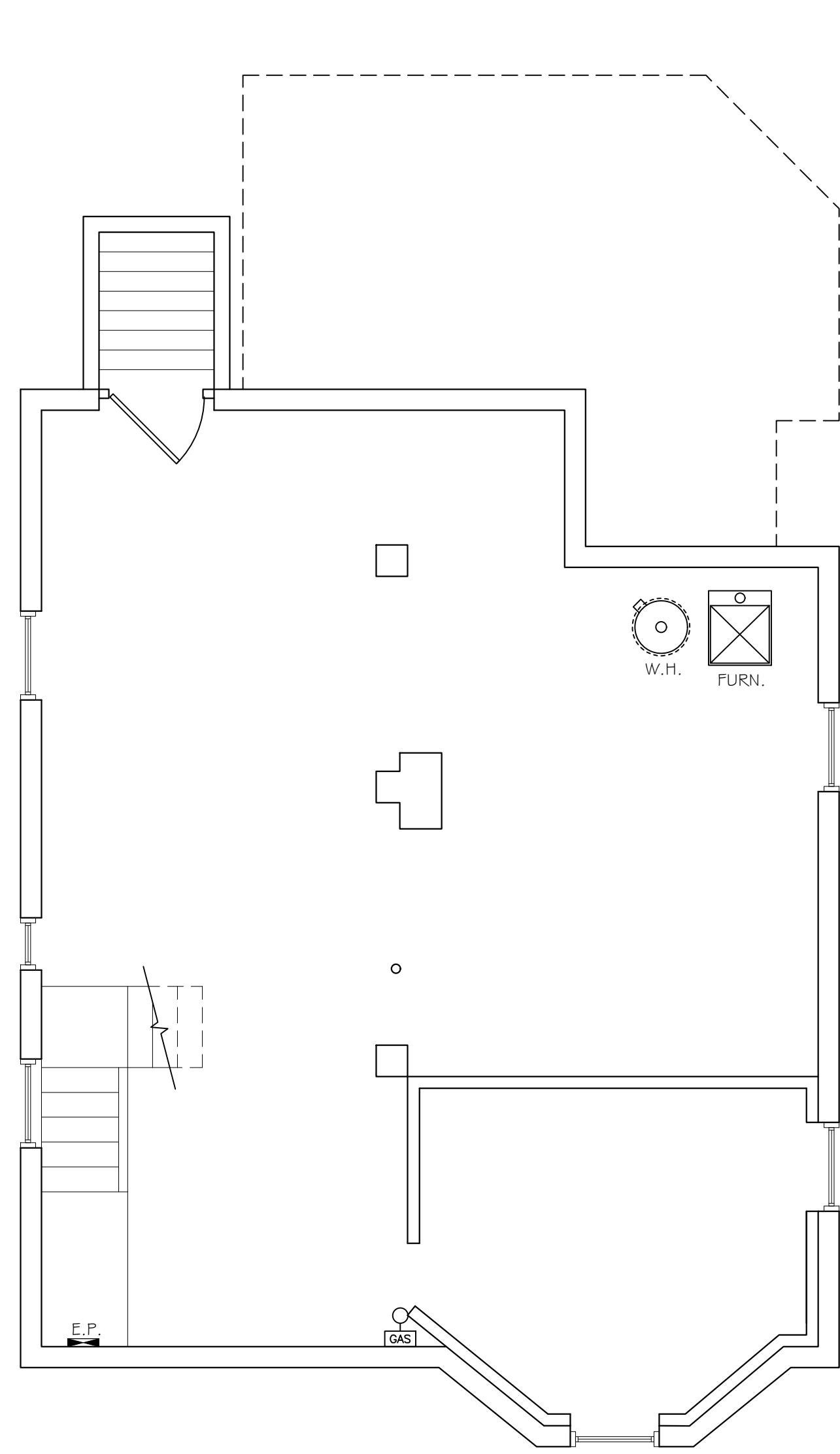
- ELECTRICAL SYSTEM ALTERATIONS TO BE DESIGN / BUILD BY ELECTRICAL CONTRACTOR
- ALL ELECTRIC OUTLETS & COMPONENTS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR DIAGRAMMATIC PURPOSES ONLY
- PROVIDE NEW OUTLET IF NONE EXISTING WITHIN 5' OF OUTLETS SHOWN ON PLANS
- PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW BY OWNER / ARCHITECT INCLUDING FULL COMPONENT SPECIFICATION & SINGLE LINE DRAWINGS SATISFACTORY TO THE LOCAL INSPECTOR TO ISSUE TRADE PERMIT(S) AND INSPECTIONS.
- CONFIRM EXISTING SYSTEM CAN ACCOMMODATE NEW PLAN CONFIGURATION WHERE EXISTING ELECTRICAL IS SCHEDULED TO REMAIN.

PLUMBING:

- PLUMBING SYSTEM ALTERATIONS TO BE DESIGN / BUILD BY PLUMBING CONTRACTOR
- ALL PLUMBING FIXTURES & COMPONENTS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR DIAGRAMMATIC PURPOSES ONLY
- PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW BY OWNER / ARCHITECT INCLUDING FULL COMPONENT SPECIFICATION & SINGLE LINE DRAWINGS SATISFACTORY TO THE LOCAL INSPECTOR TO ISSUE TRADE PERMIT(S) AND INSPECTIONS.
- CONFIRM EXISTING SYSTEM CAN ACCOMMODATE NEW PLAN CONFIGURATION WHERE EXISTING PLUMBING IS SCHEDULED TO REMAIN.

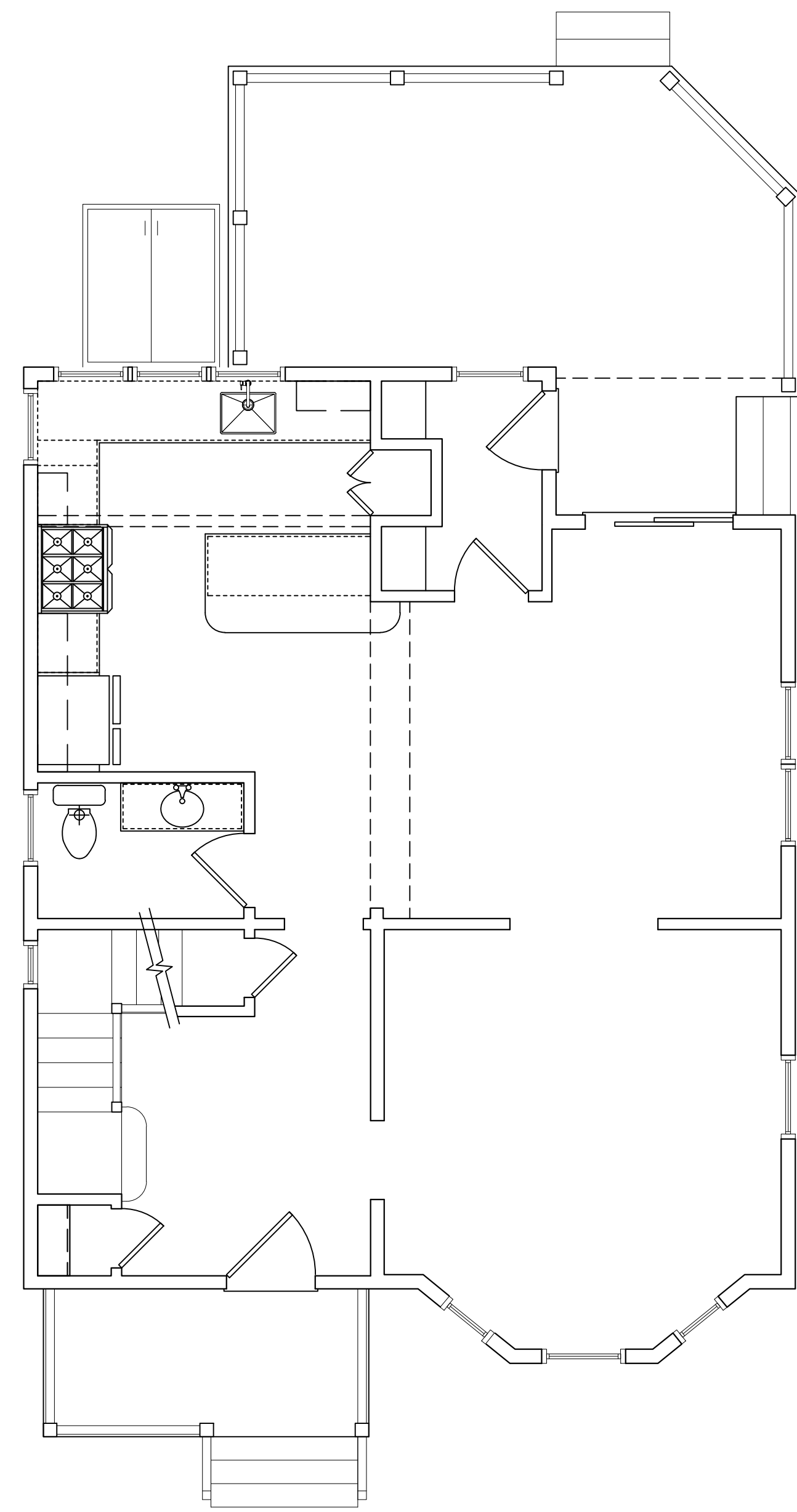
FIRE PROTECTION:

- ALL ALARM & FIRE PROTECTION COMPONENTS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR DIAGRAMMATIC PURPOSES ONLY
- PROTECT, AUGMENT, & UPDATE EXISTING FIRE PROTECTION & ALARM SYSTEMS AS REQUIRED TO ACCOMMODATE NEW ROOM CONFIGURATIONS TO COMPLY W/ ALL APPLICABLE CODES & REGULATIONS
- PROVIDE STAMPED DRAWINGS, DIAGRAMS, & EQUIPMENT SPECIFICATIONS FOR PROPOSED SYSTEM CHANGES & ADDITIONS TO ACCOMMODATE NEW ROOM CONFIGURATIONS AS REQUIRED FOR PERMITTING & INSPECTIONS
- CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED FIRE DEPARTMENT SUBMISSIONS, REVIEWS, & APPROVALS



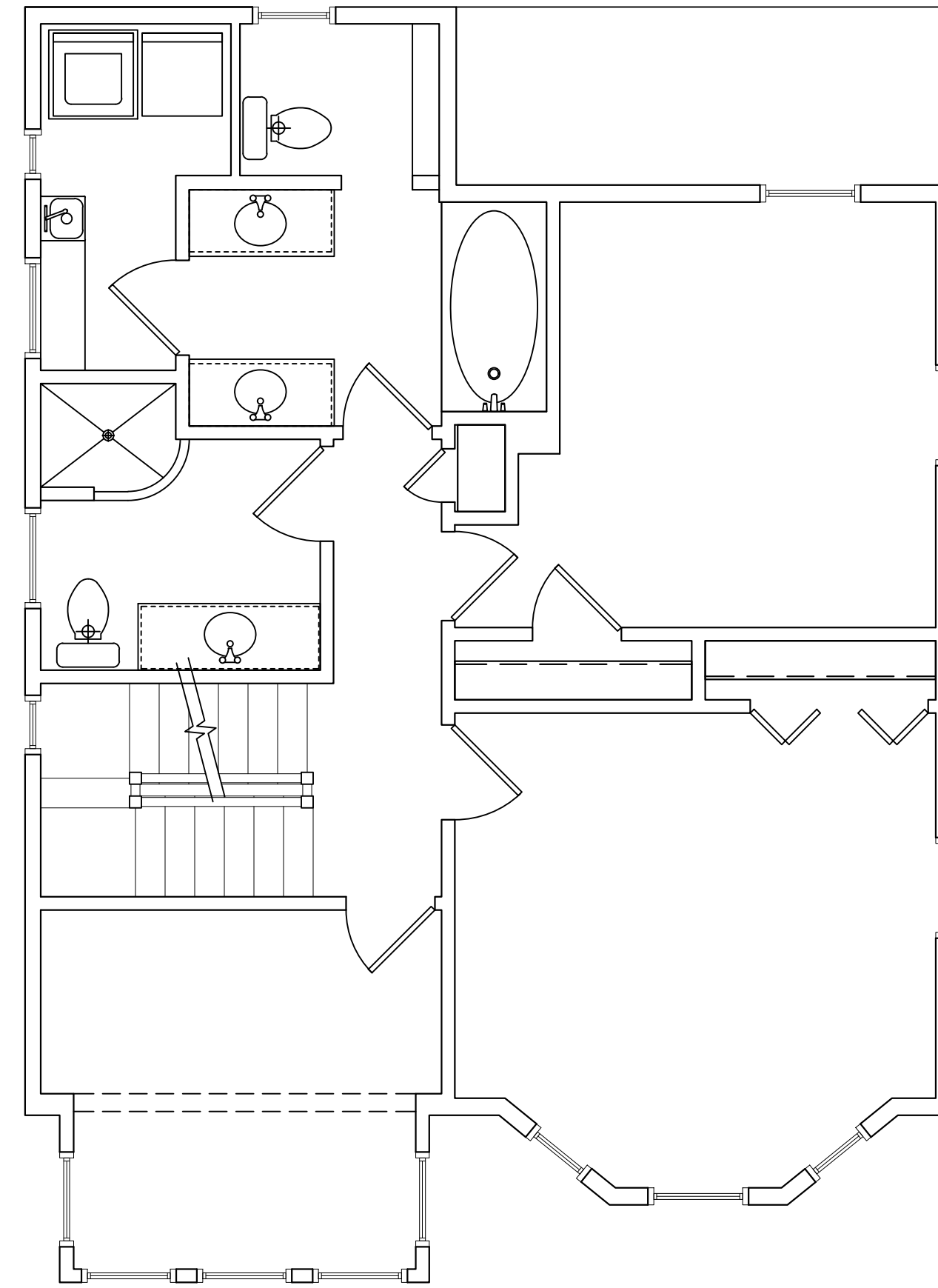
BASEMENT PLAN

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



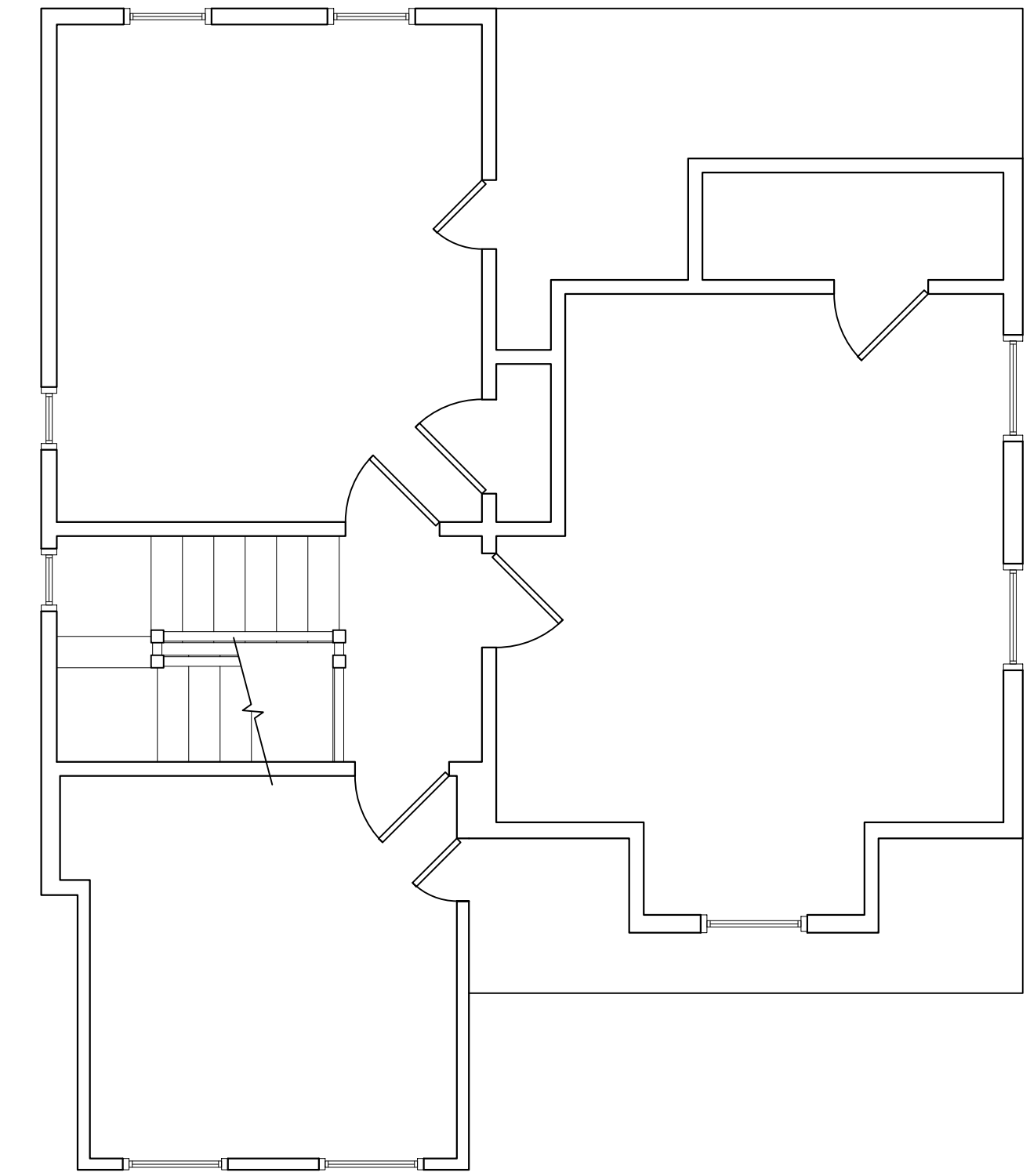
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

C:\Users\designer\Documents\Personal\LD\Karlsson Residence\Karlsson Residence.dwg



REV#	DATE	DESCRIPTION	BY

CALLLED NORTH

DRAWING TITLE:
EXISTING FLOOR PLANS

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

DATE: 7-6-21

DRAWN BY: CFR

SHEET NO:

EX-1.0



1/4" = 1'-0"



FRONT ELEVATION

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



RIGHT ELEVATION

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



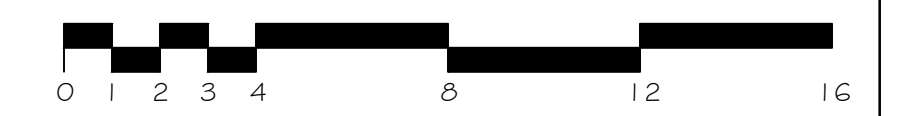
LEFT ELEVATION

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



REAR ELEVATION

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



REVISIONS

REV #	DATE	DESCRIPTION	BY

CALLED NORTH

DRAWING TITLE:
EXISTING ELEVATIONS

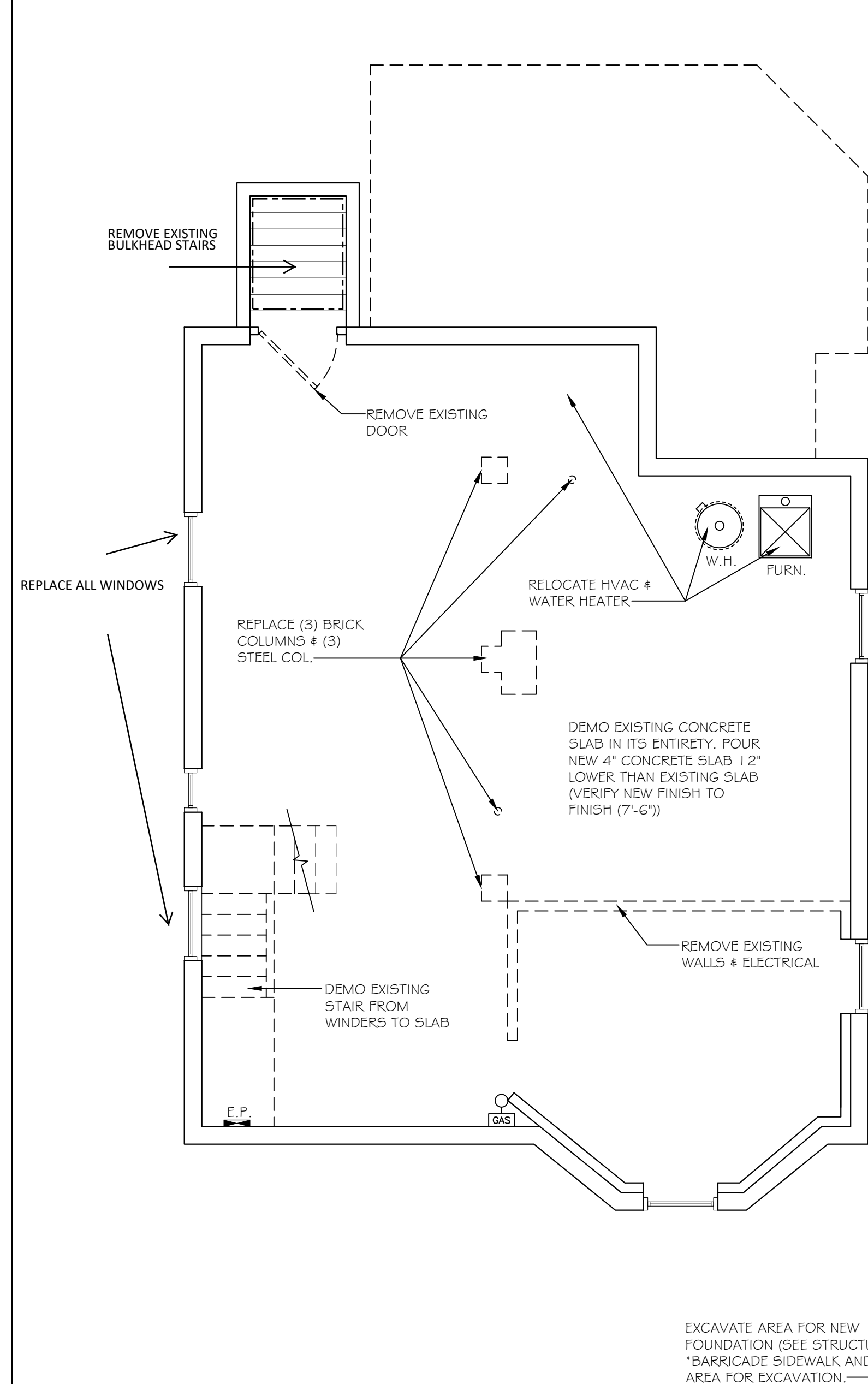
SCALE: 1/4"=1'-0"

DATE: 7-6-21

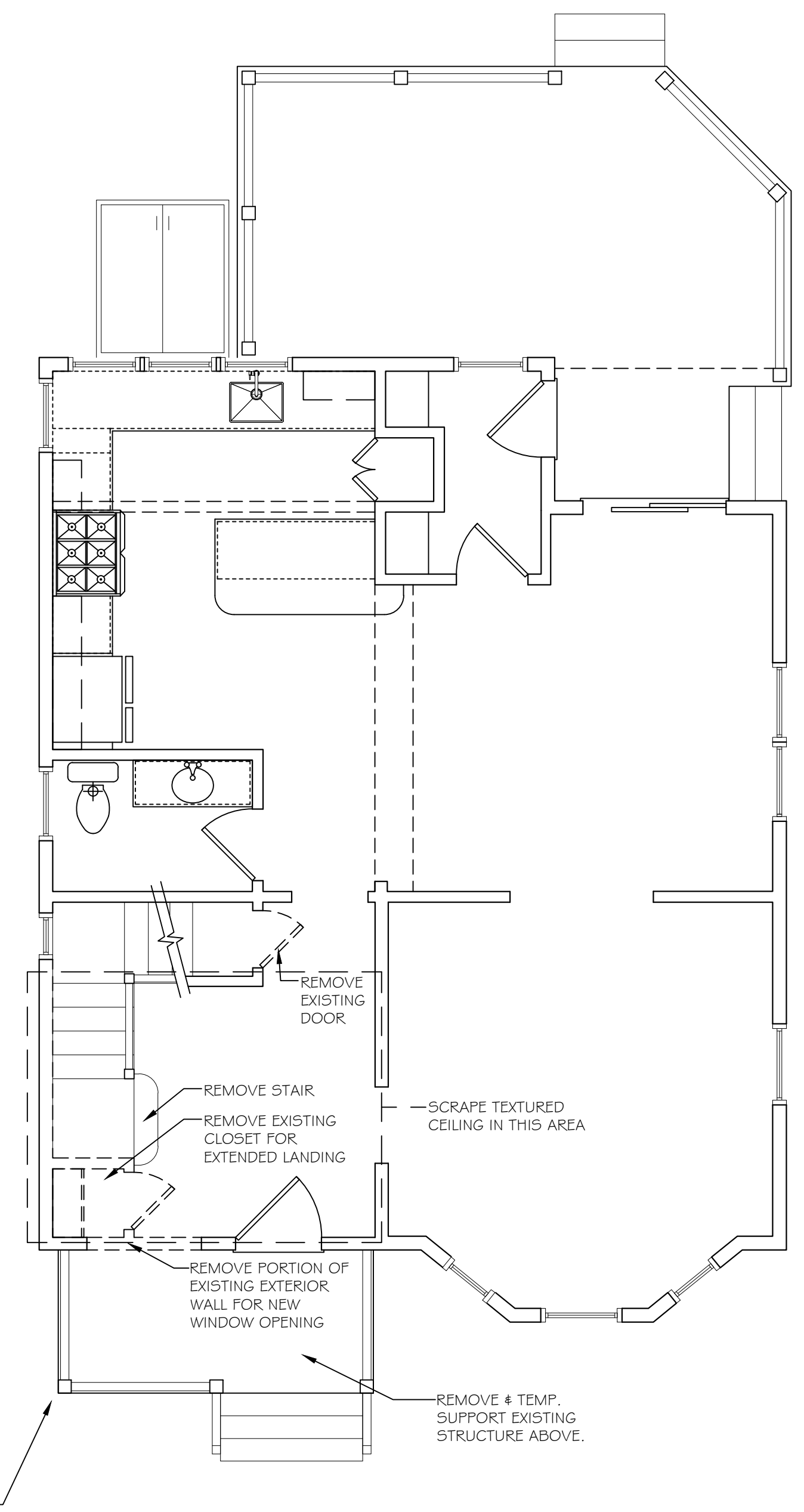
DRAWN BY: CFR

SHEET NO:

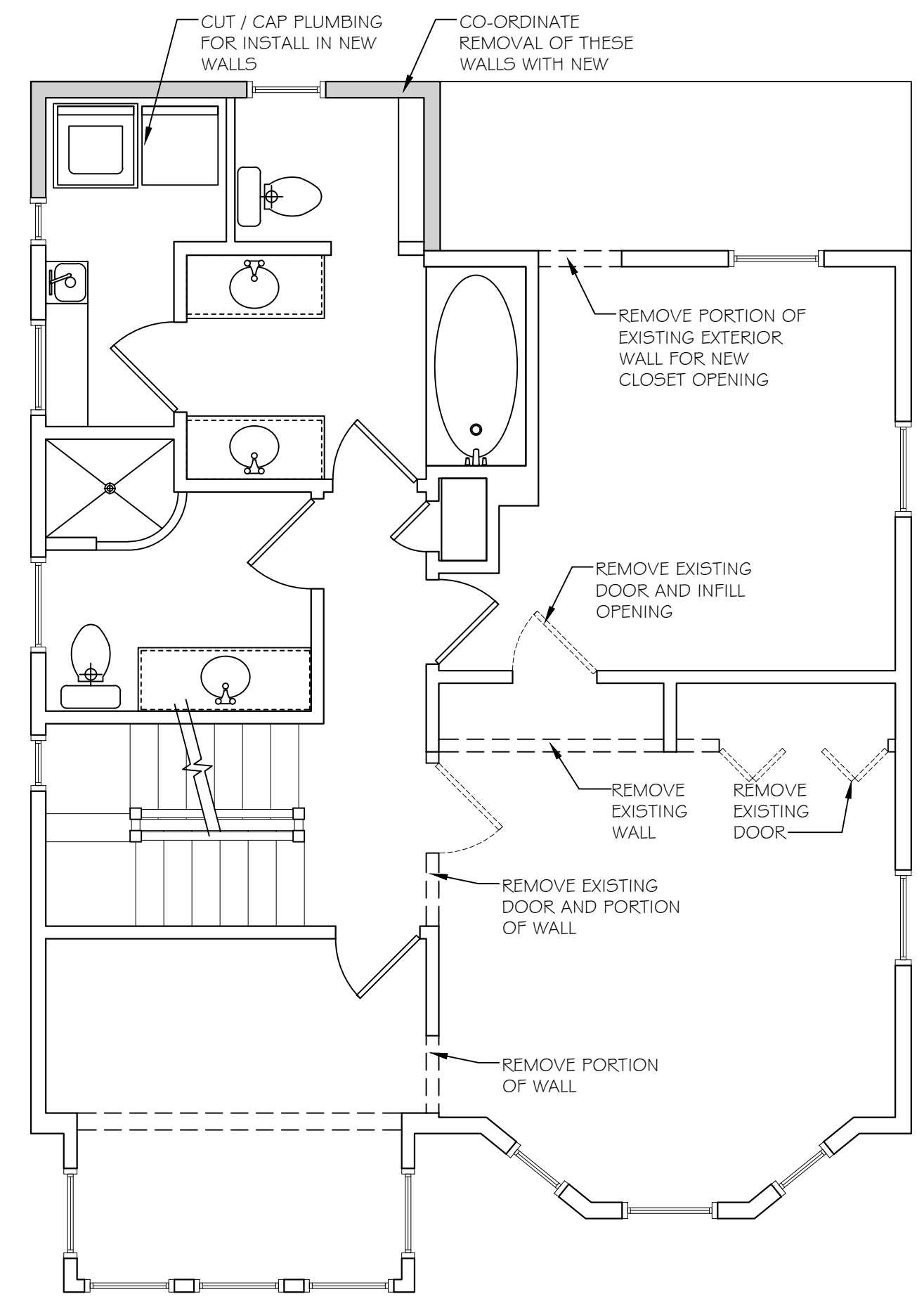
EX-2.0



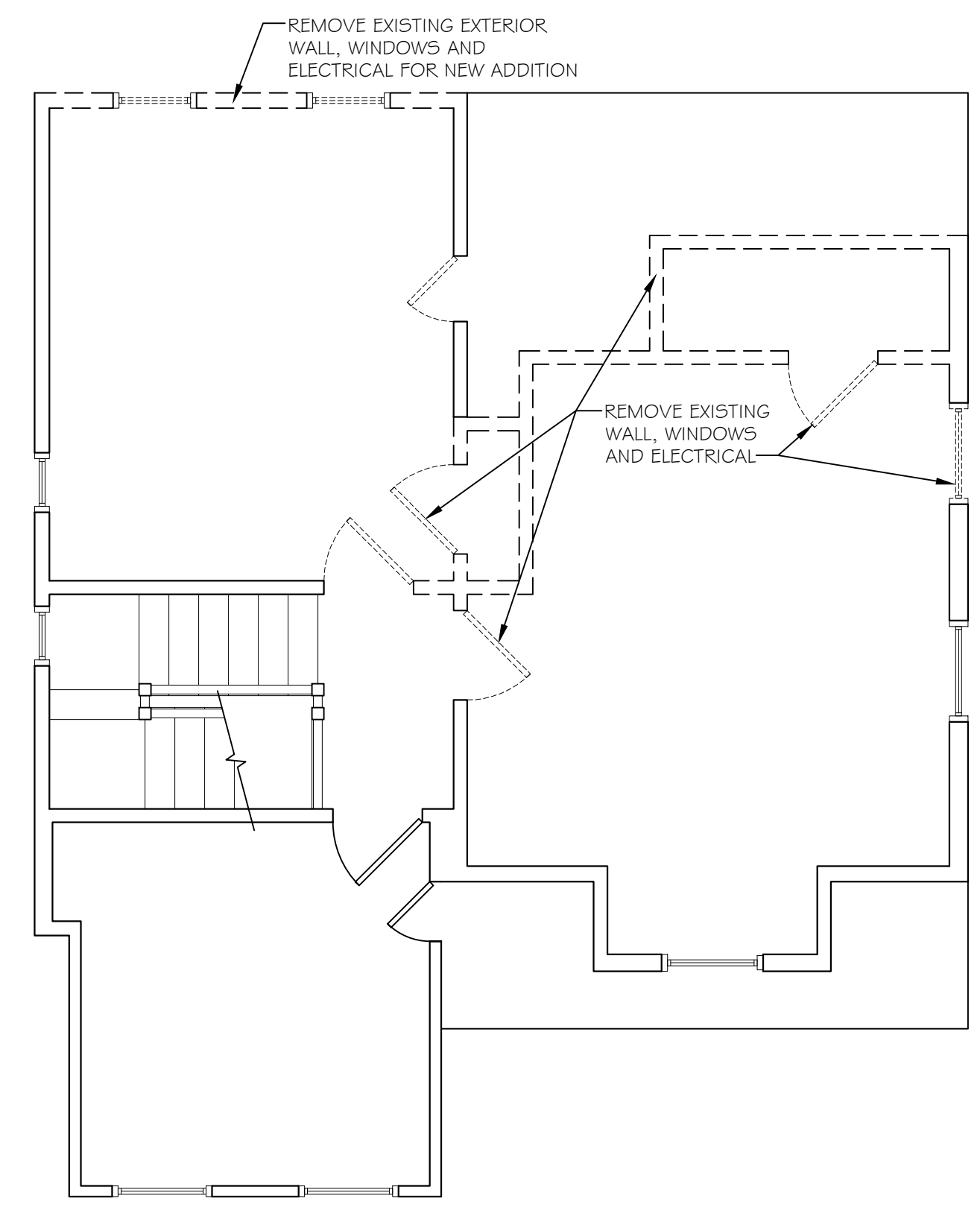
BASEMENT PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

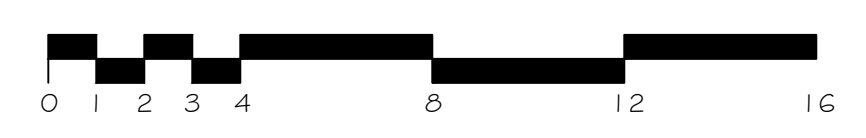


SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

-ENTIRE 3RD FLOOR TO BE STRIPPED OF ALL FINISHES BACK TO THE STUDS, SUBFLOOR, CEILING JOISTS
-REPLACE ALL 3RD FLOOR WINDOWS



REVISIONS

REV #	DATE	DESCRIPTION	BY
1	8-20-21	OWNER CHANGES	CFR

CALLED NORTH

DRAWING TITLE:
DEMO PLANS

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

DATE: 7-6-21

DRAWN BY: CFR

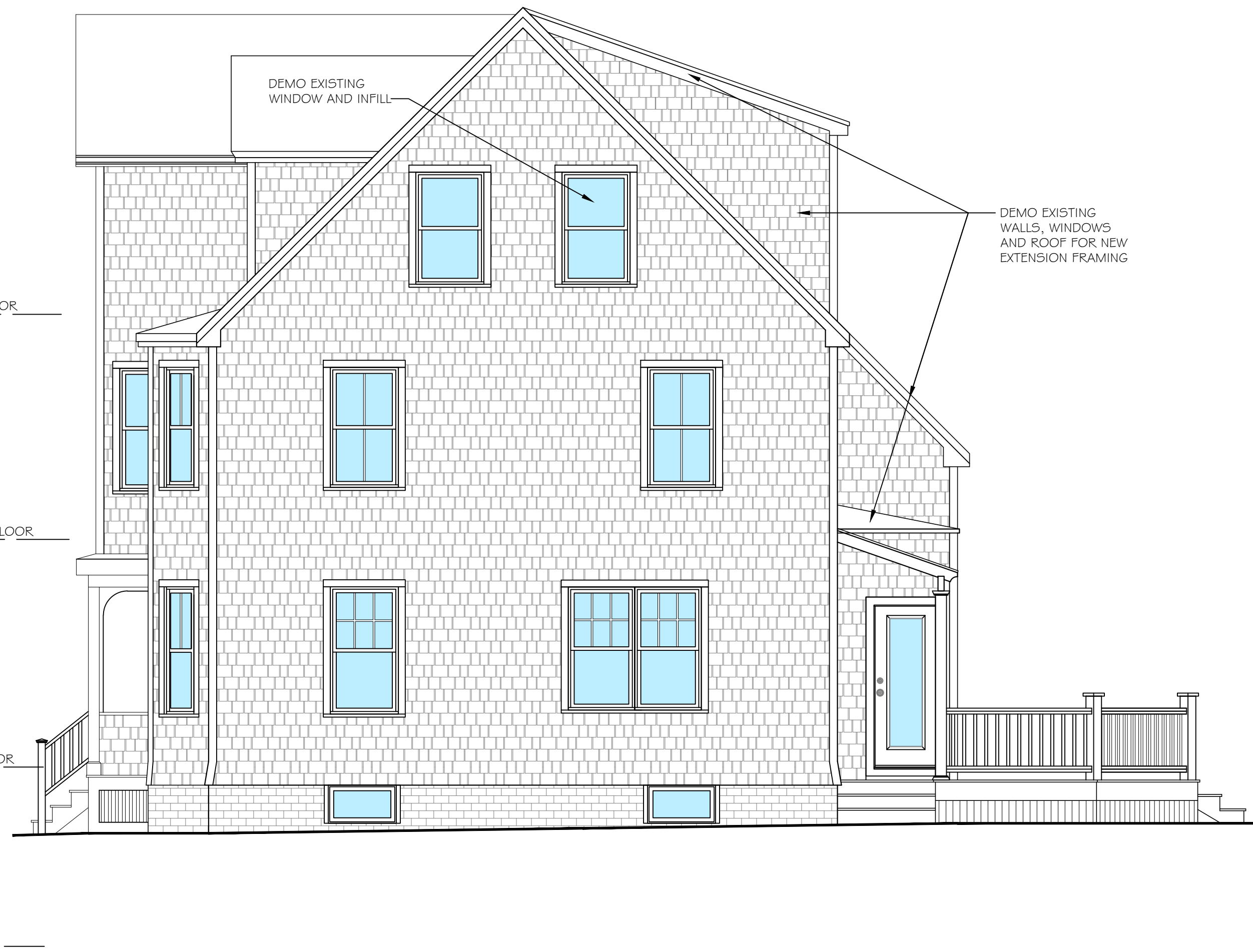
SHEET NO.:

D-1.0



FRONT ELEVATION

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



RIGHT ELEVATION

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



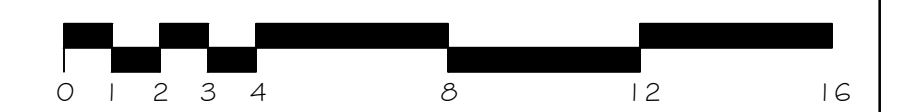
LEFT ELEVATION

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



REAR ELEVATION

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



REVISIONS

REV #	DATE	DESCRIPTION	BY
1	8-20-21	OWNER CHANGES	CFR

CALLED NORTH

DRAWING TITLE:
DEMO ELEVATIONS

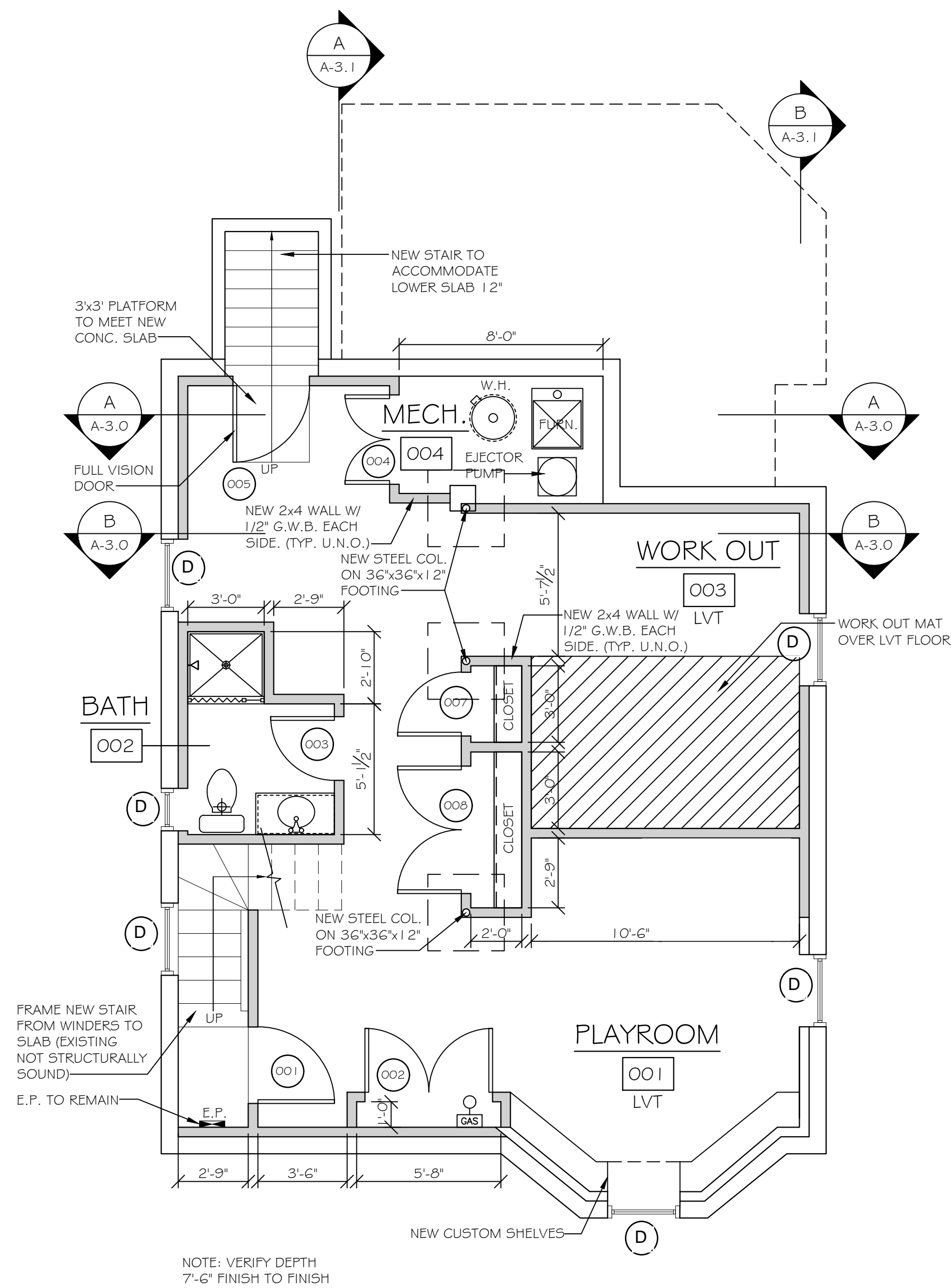
SCALE: 1/4"=1'-0"

DATE: 7-6-21

DRAWN BY: CFR

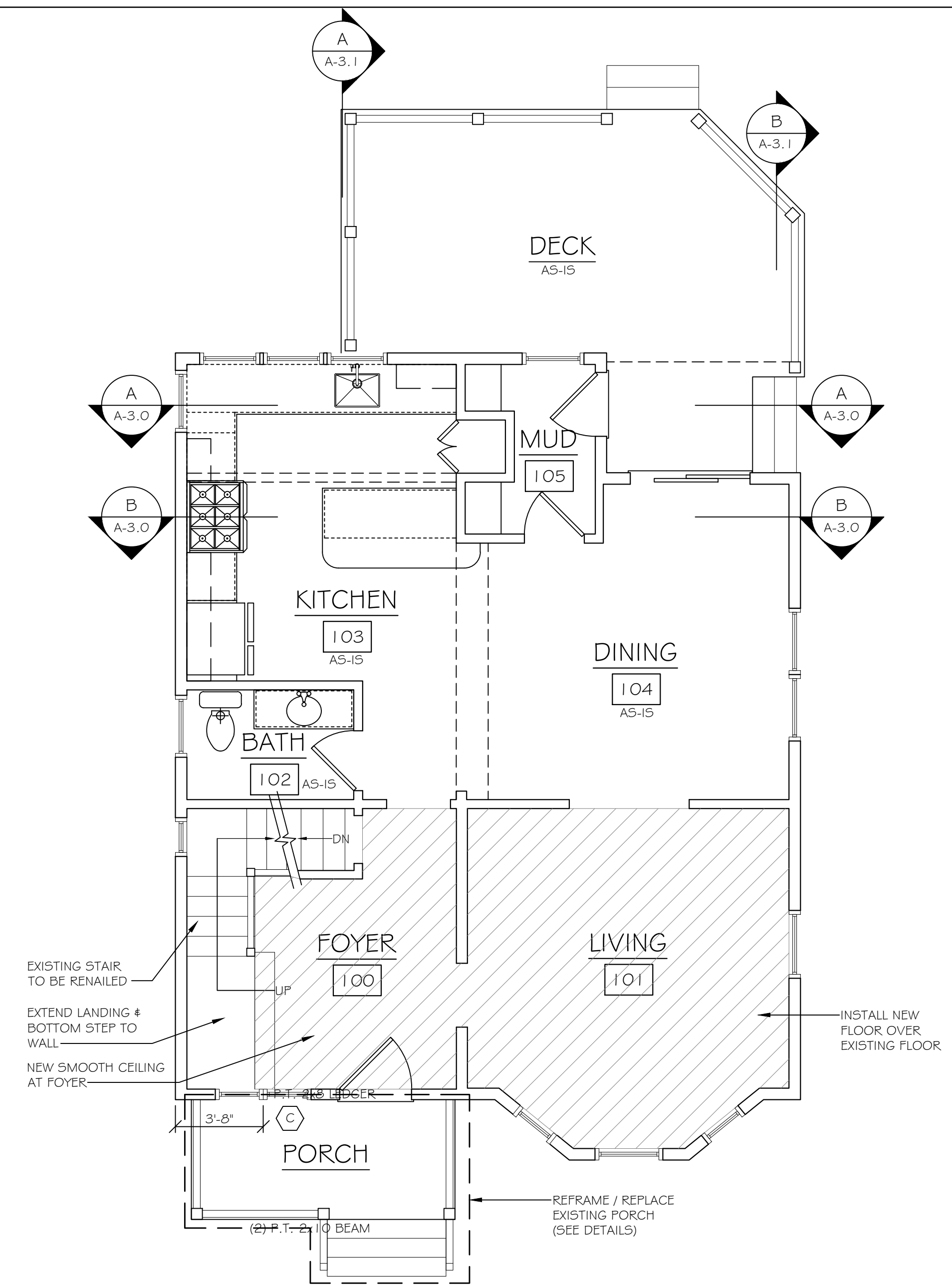
SHEET NO:

D-2.0



BASEMENT PLAN

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



FIRST FLOOR PLAN

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



REVISIONS

REV #	DATE	DESCRIPTION	BY
1	8-20-21	OWNER CHANGES	CFR

CALLLED NORTH

DRAWING TITLE:
PROPOSED FLOOR PLANS

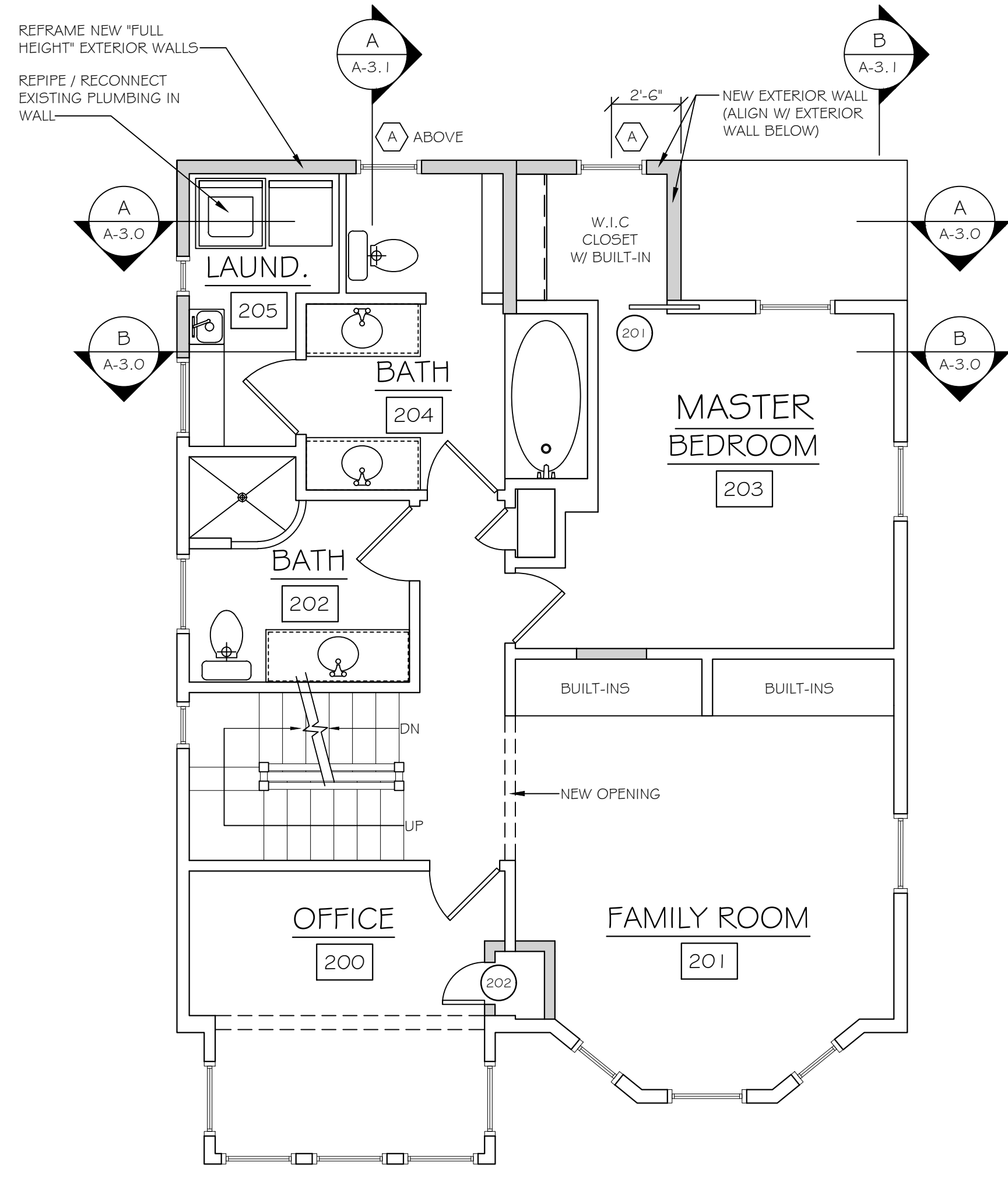
SCALE: 1/4"=1'-0"

DATE: 7-6-21

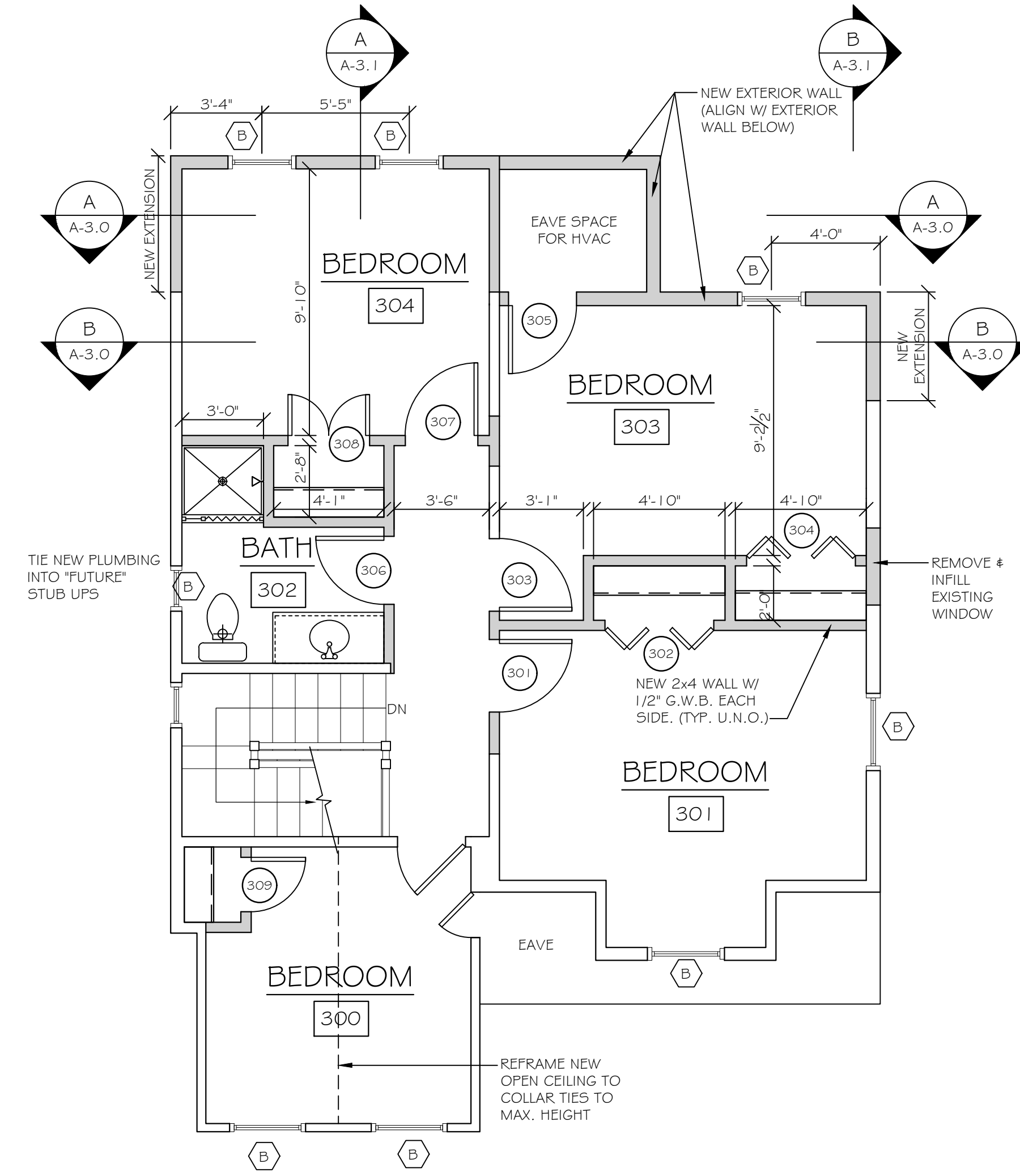
DRAWN BY: CFR

SHEET NO:

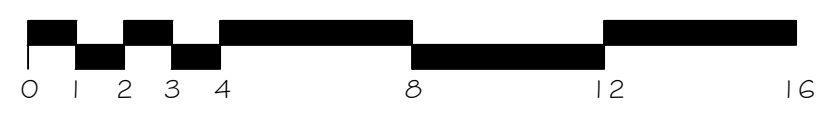
A-1.0



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISIONS

REV #	DATE	DESCRIPTION	BY
1	8-20-21	OWNER CHANGES	CFR

CALLED NORTH

DRAWING TITLE:
PROPOSED FLOOR PLANS

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

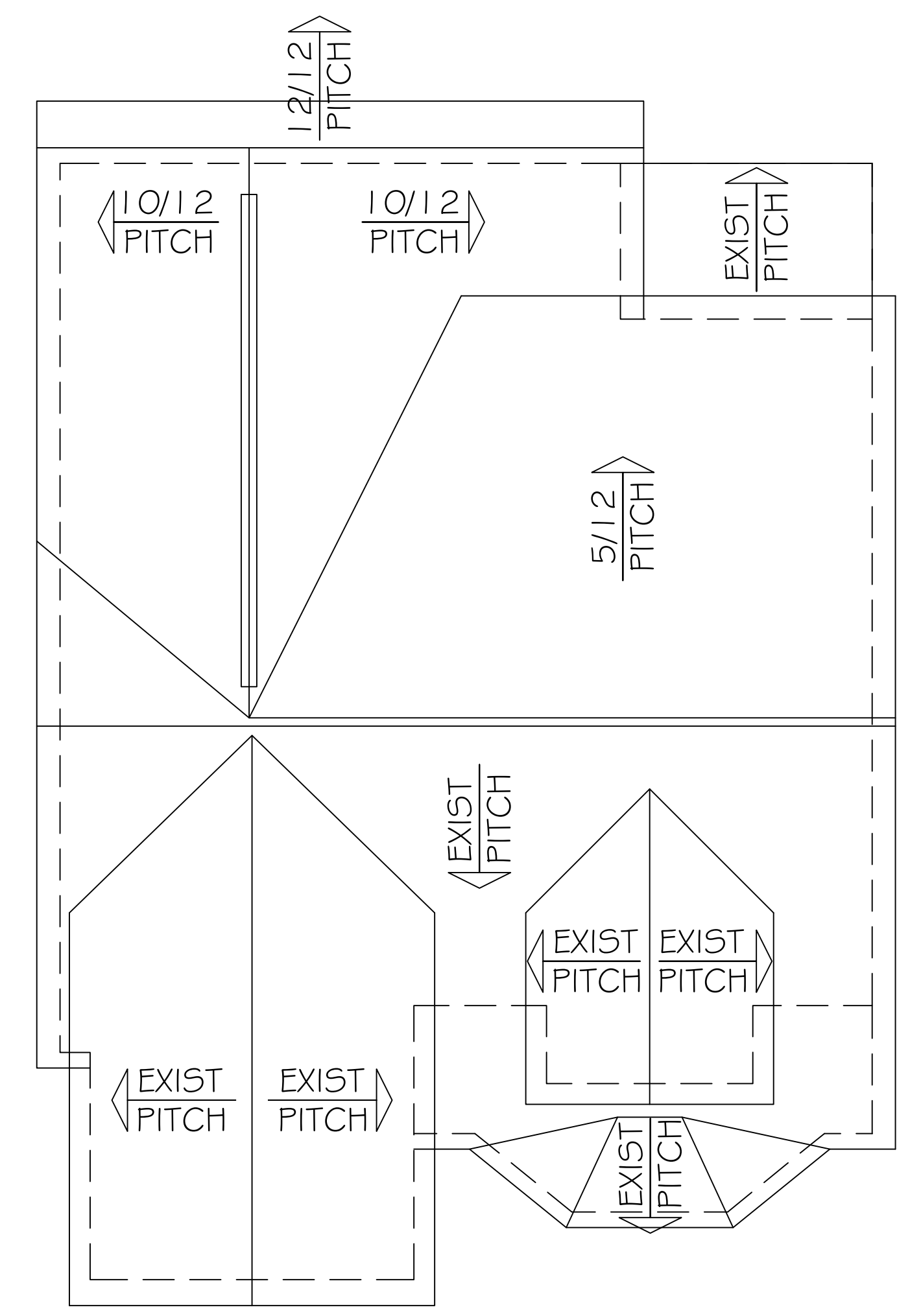
DATE: 7-6-21

DRAWN BY: CFR

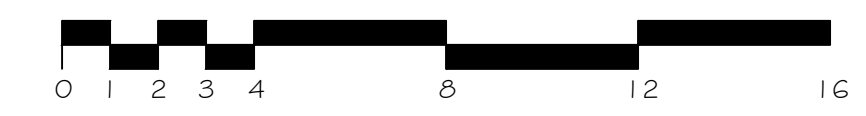
SHEET NO:

A-1.1

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



OWNER
KARLSSON RESIDENCE
24 LOCKE ST.
CAMBRIDGE, MA



DESIGNER / CONTRACTOR
MORSE CONSTRUCTIONS
57 CENTRAL ST.
SOMERVILLE, MA. 02143

REVISIONS

REV #	DATE	DESCRIPTION	BY

CALLED NORTH

DRAWING TITLE:
PROPOSED ROOF PLANS

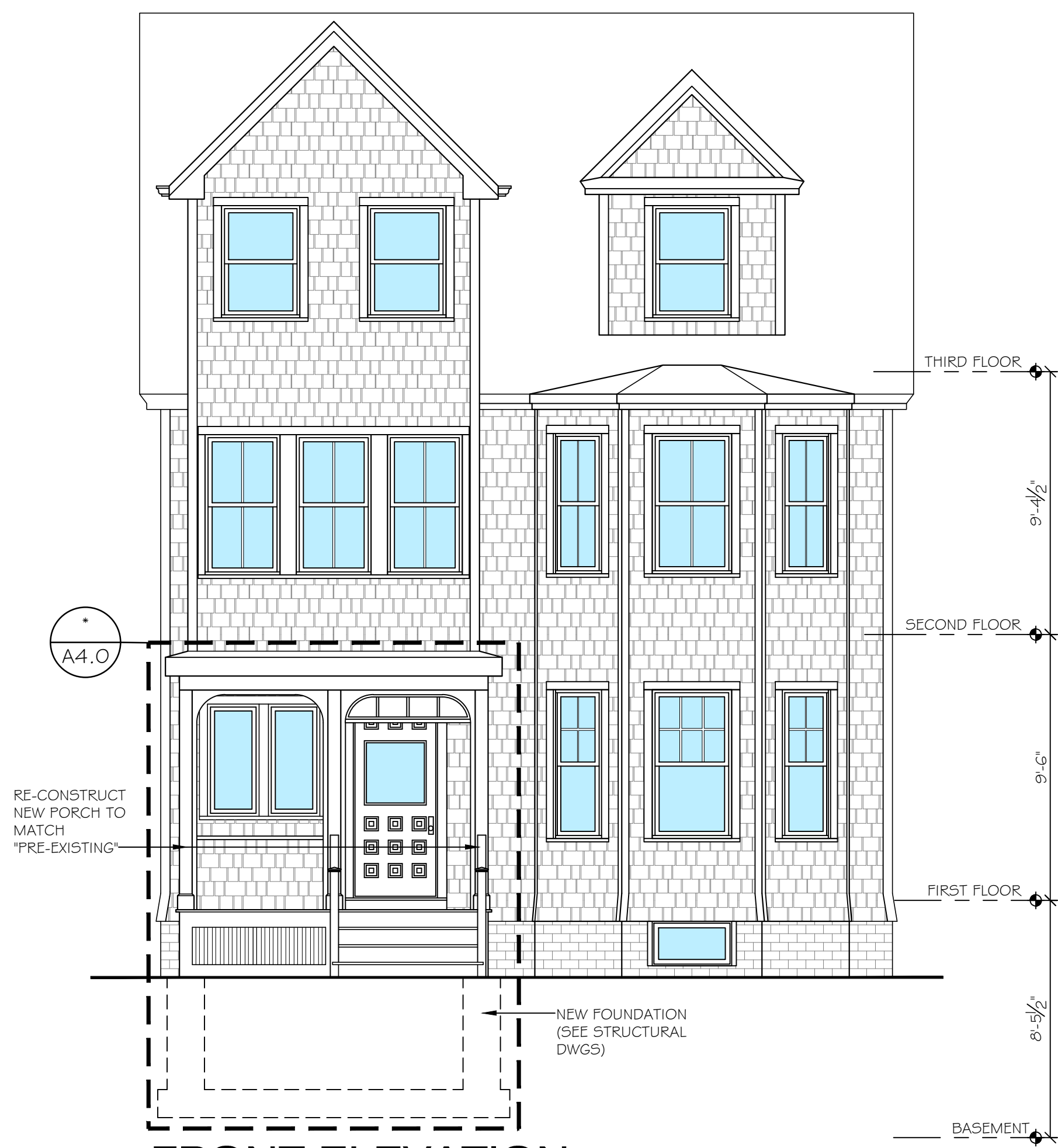
SCALE: 1/4" = 1'-0"

DATE: 7-6-21

DRAWN BY: CFR

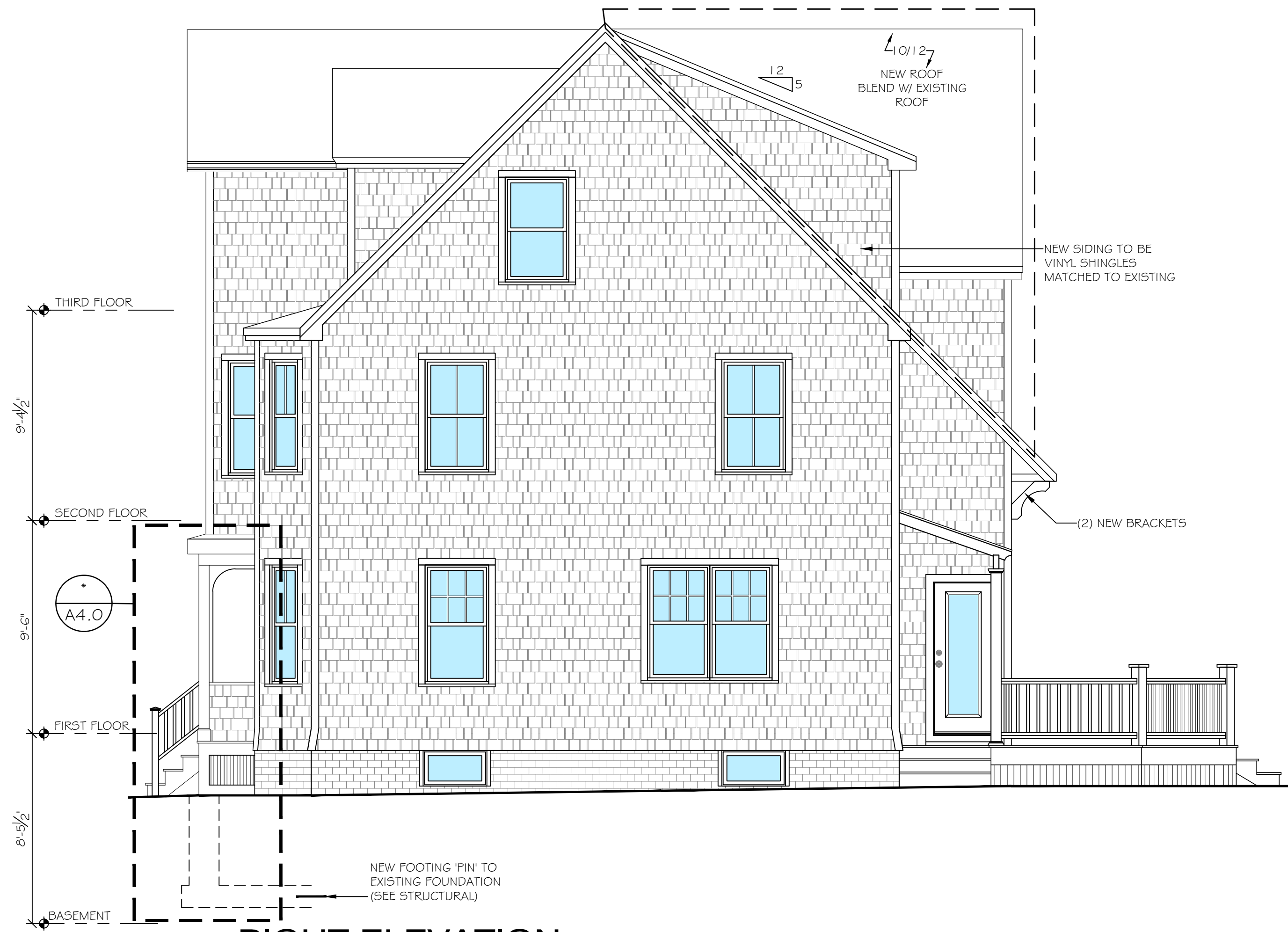
SHEET NO:

A-1.2



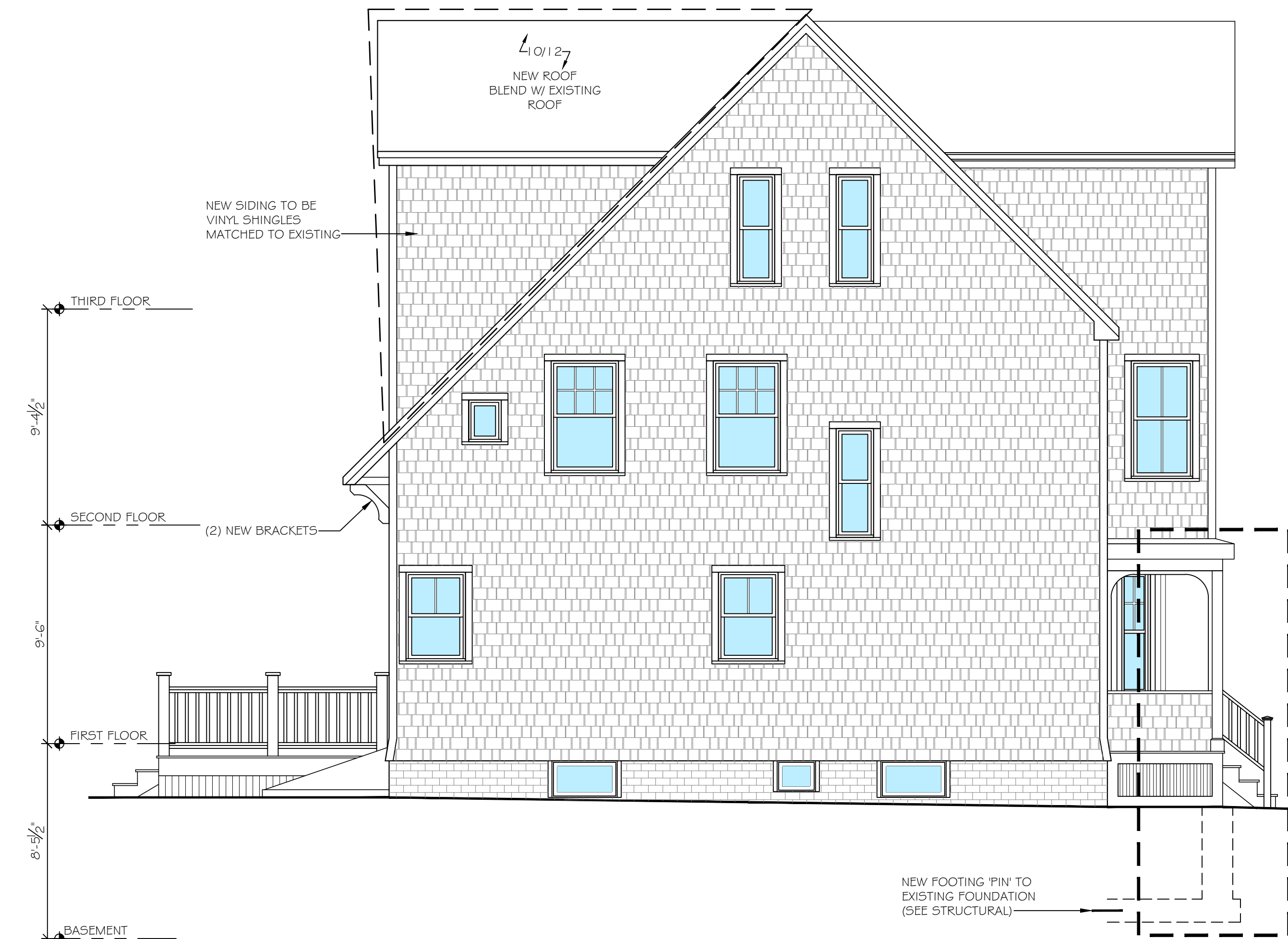
FRONT ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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



REVISIONS

REV #	DATE	DESCRIPTION	BY
1	8-20-21	OWNER CHANGES	CFR

CALLLED NORTH

DRAWING TITLE:
PROPOSED ELEVATIONS

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

DATE: 7-6-21

DRAWN BY: CFR

SHEET NO.:

A-2.0

REV #	DATE	DESCRIPTION	BY

CALLLED NORTH

DRAWING TITLE:
SECTIONS

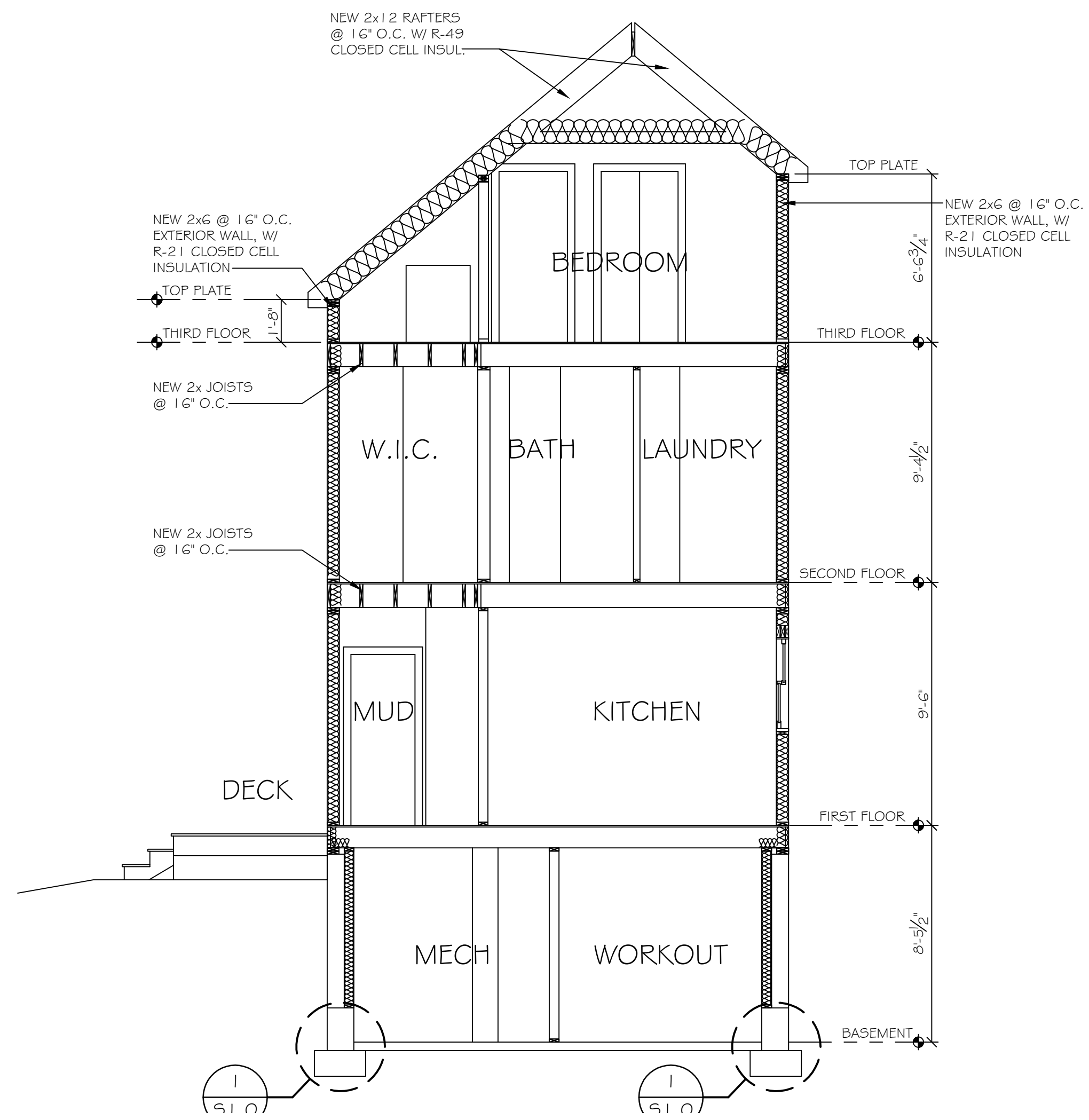
SCALE: 1/4"=1'-0"

DATE: 7-6-21

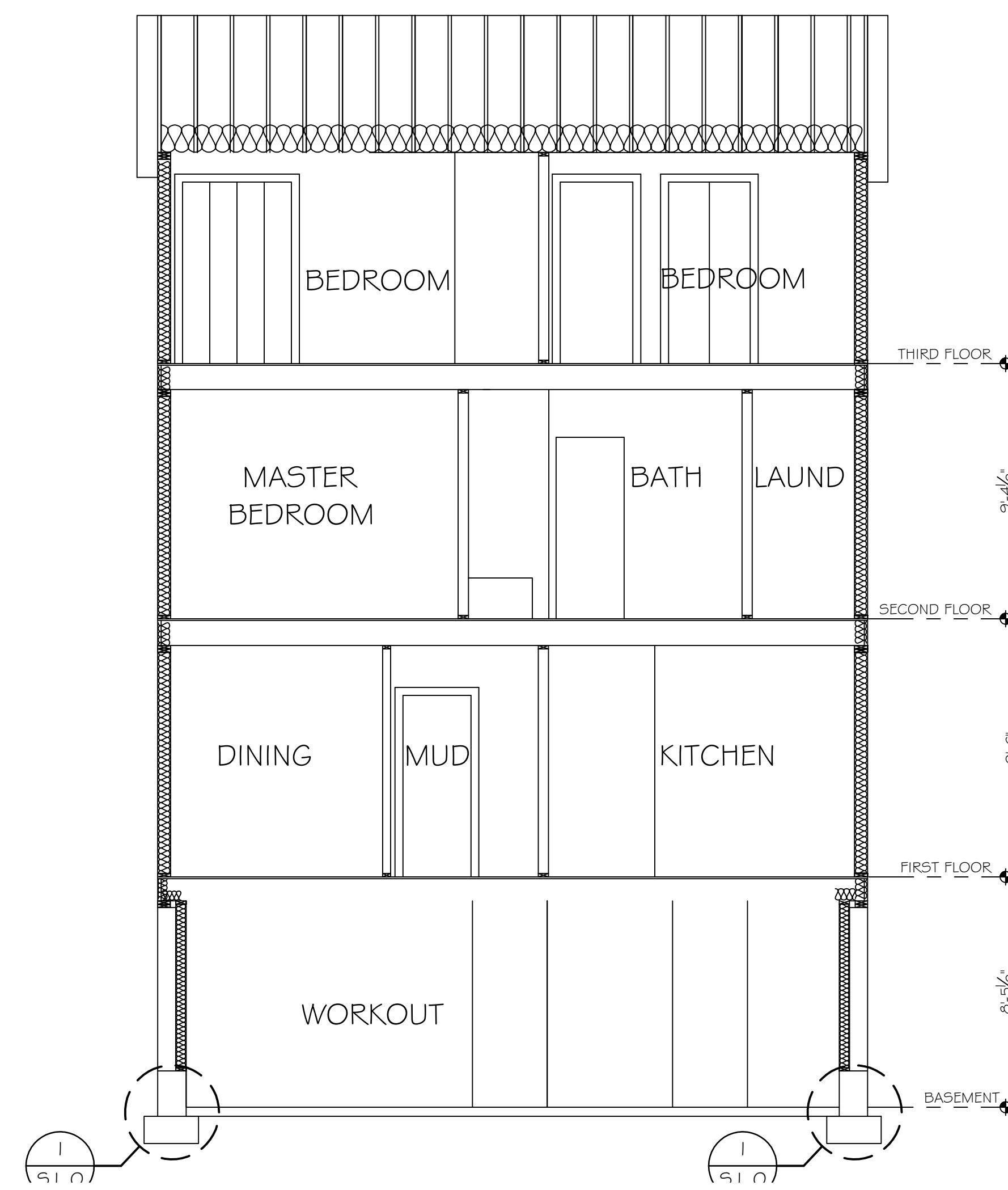
DRAWN BY: CFR

SHEET NO:

A-3.0

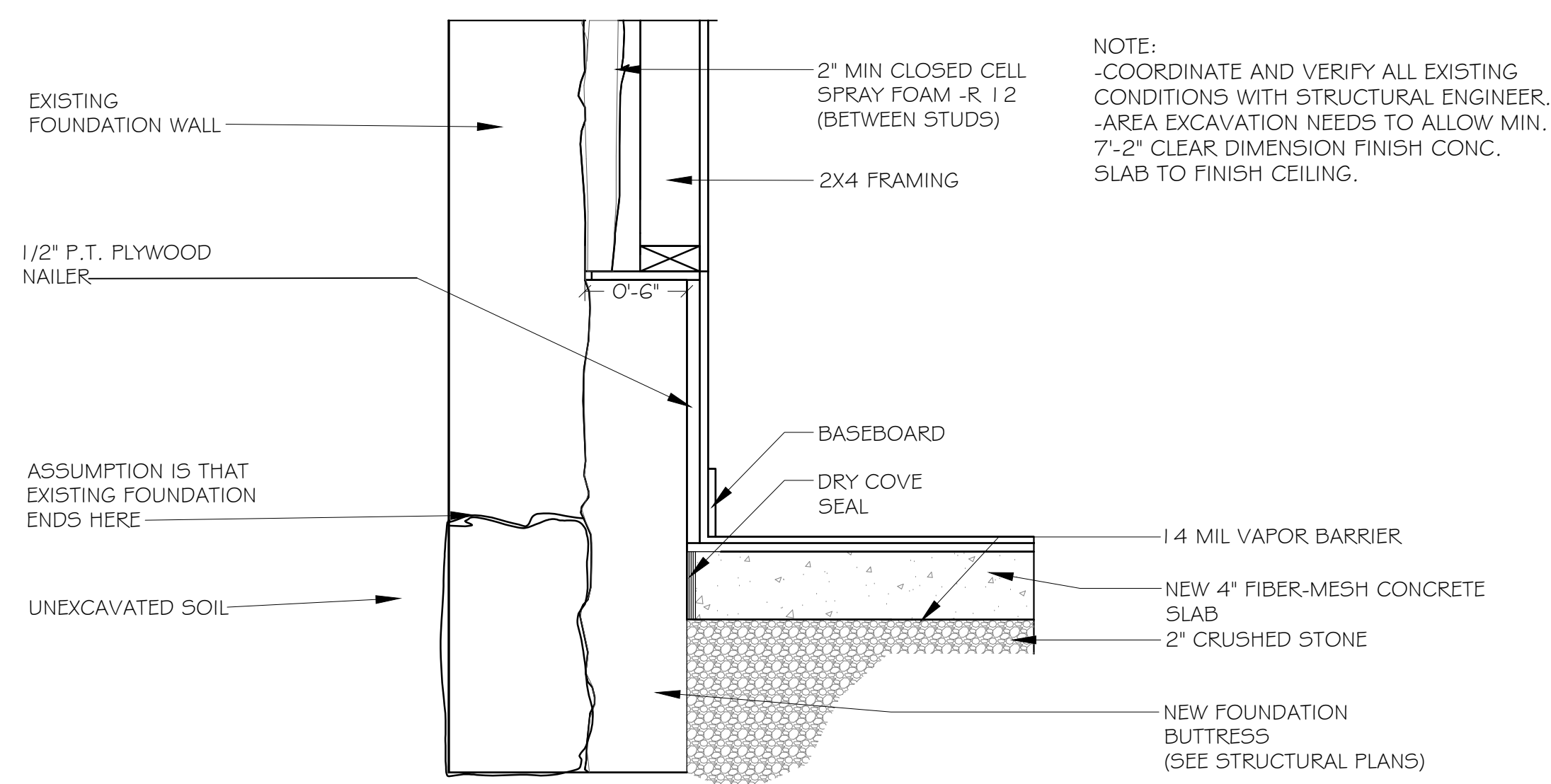


A SECTION
1/4" = 1'-0"



B SECTION
1/4" = 1'-0"

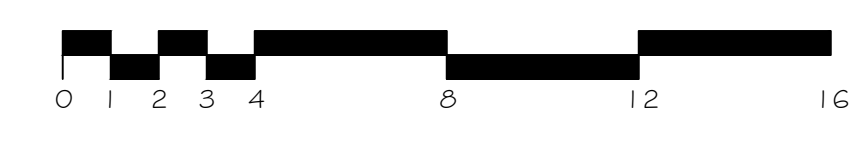
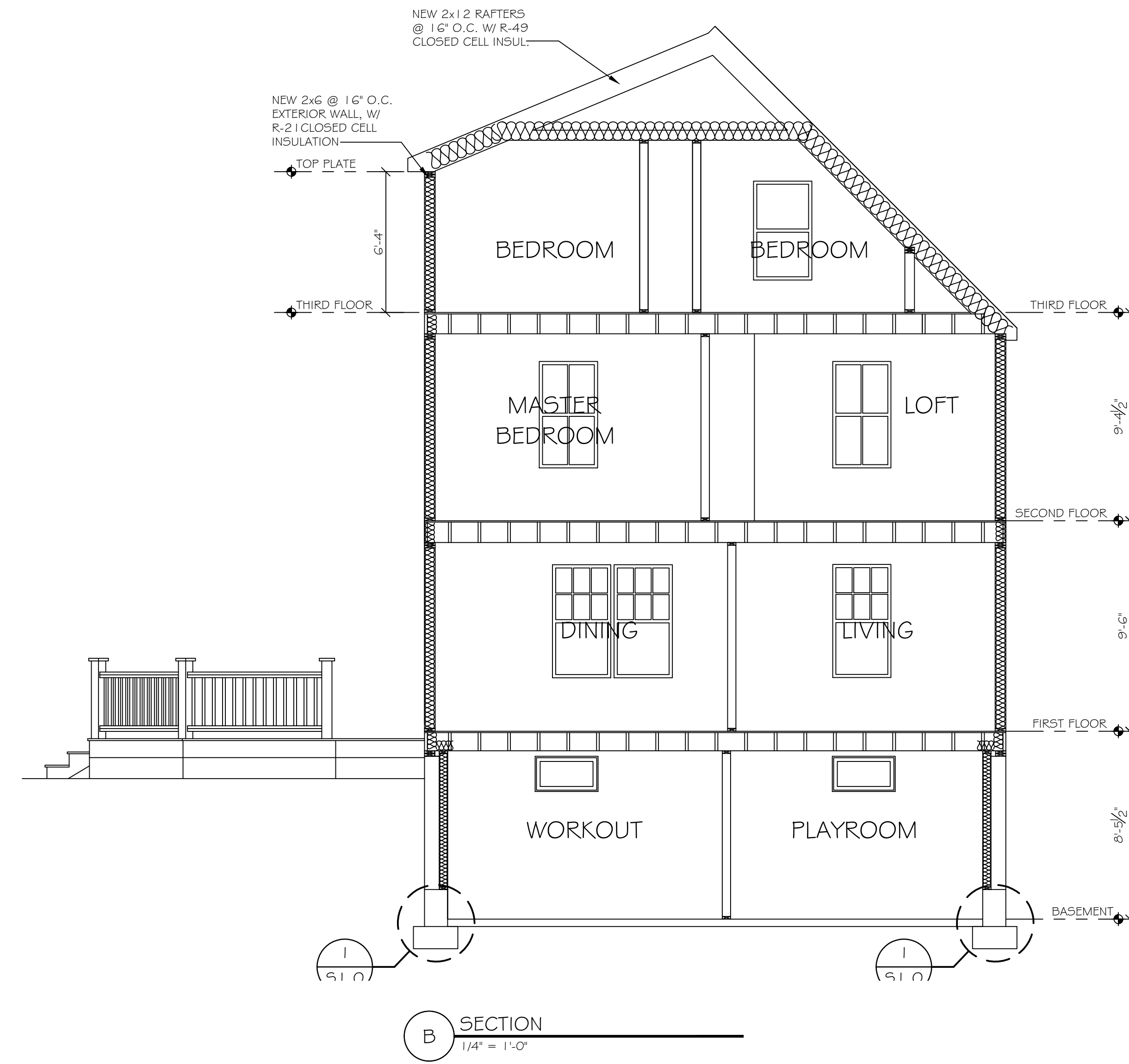
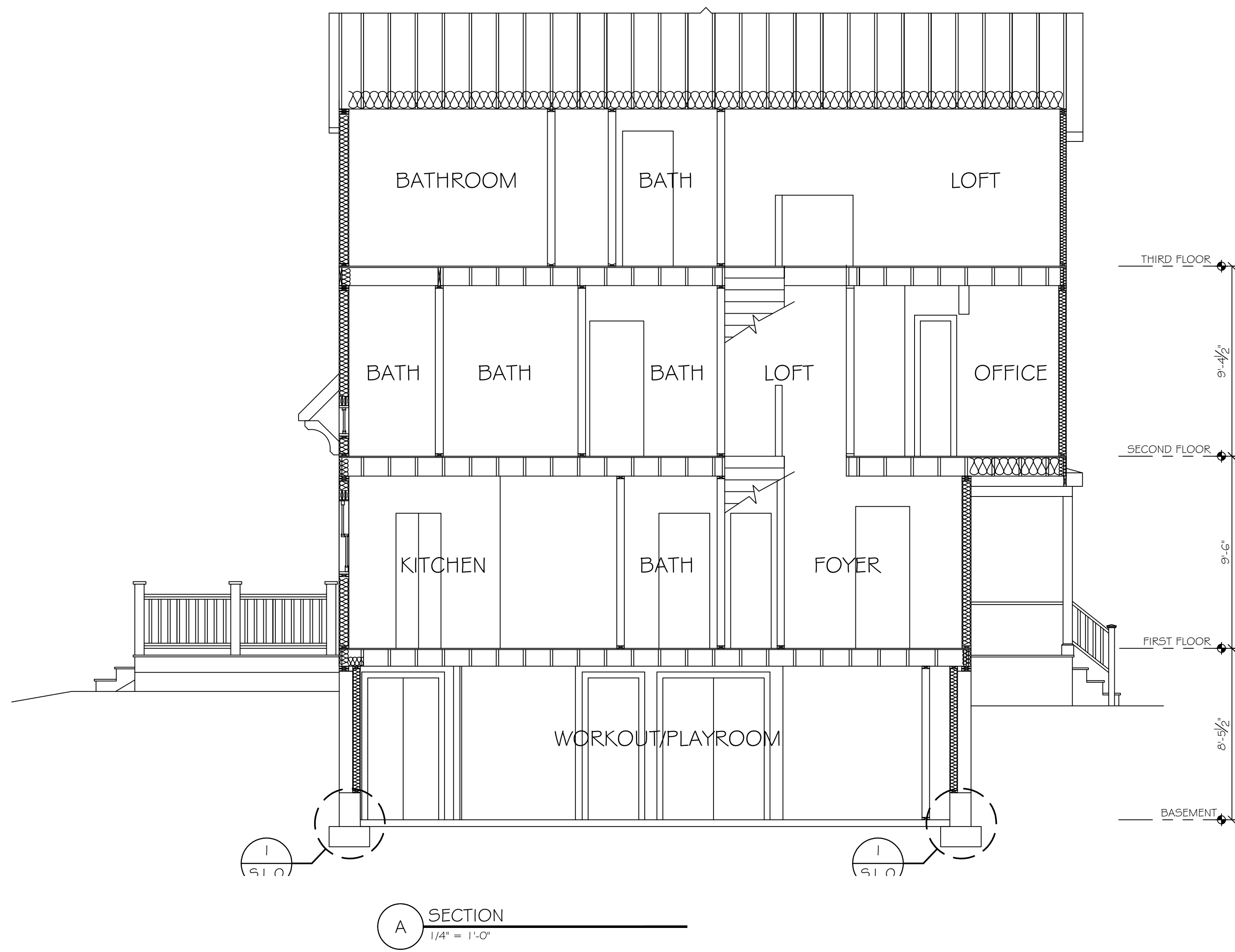
STUDS NEED TO BE
MOVED TO FACE OF
FOUNDATION WALL FOR
MAX 5.F. CLEAR SPACE



PERIMETER FOUNDATION DETAIL
SCALE: 1/2"=1'-0"



1/4" = 1'-0"



OWNER
KARLSSON RESIDENCE
24 LOCKE ST.
CAMBRIDGE, MA



DESIGNER / CONTRACTOR
MORSE CONSTRUCTIONS
57 CENTRAL ST.
SOMERVILLE, MA. 02143

REVISIONS

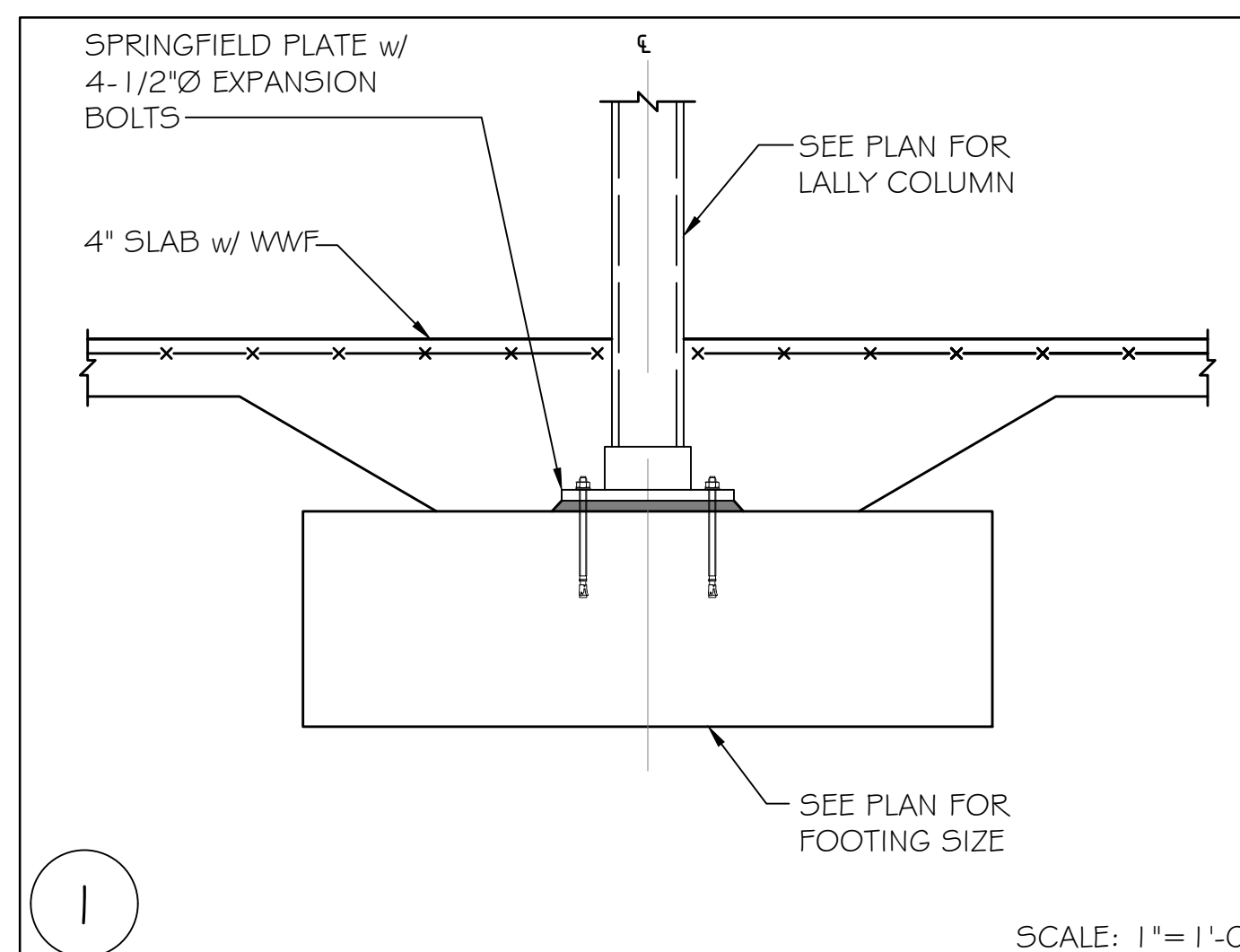
REV #	DATE	DESCRIPTION	BY

CALLED NORTH

DRAWING TITLE:
SECTIONS

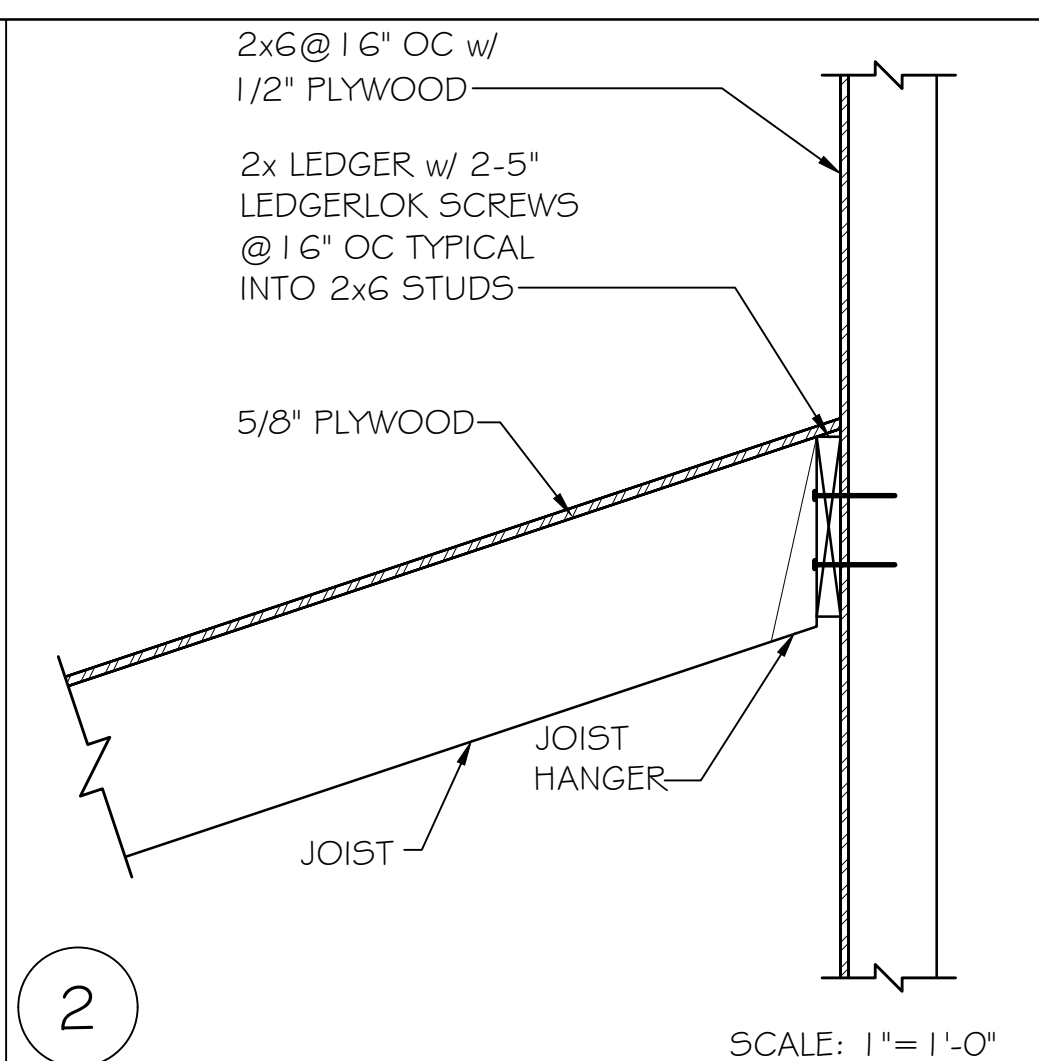
SCALE: 1/4"=1'-0"
DATE: 7-6-21
DRAWN BY: CFR
SHEET NO.:

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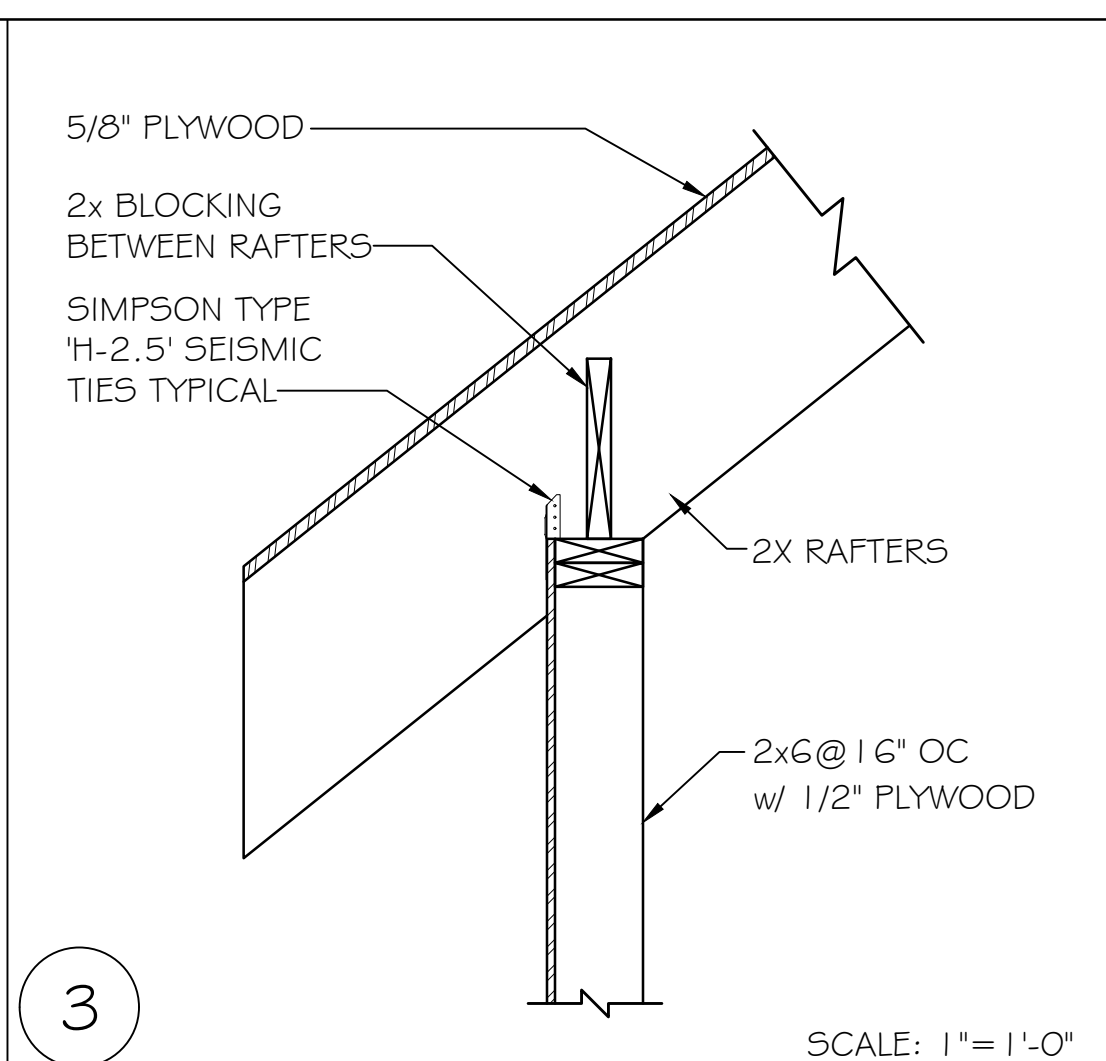
1

SCALE: 1"=1'-0"



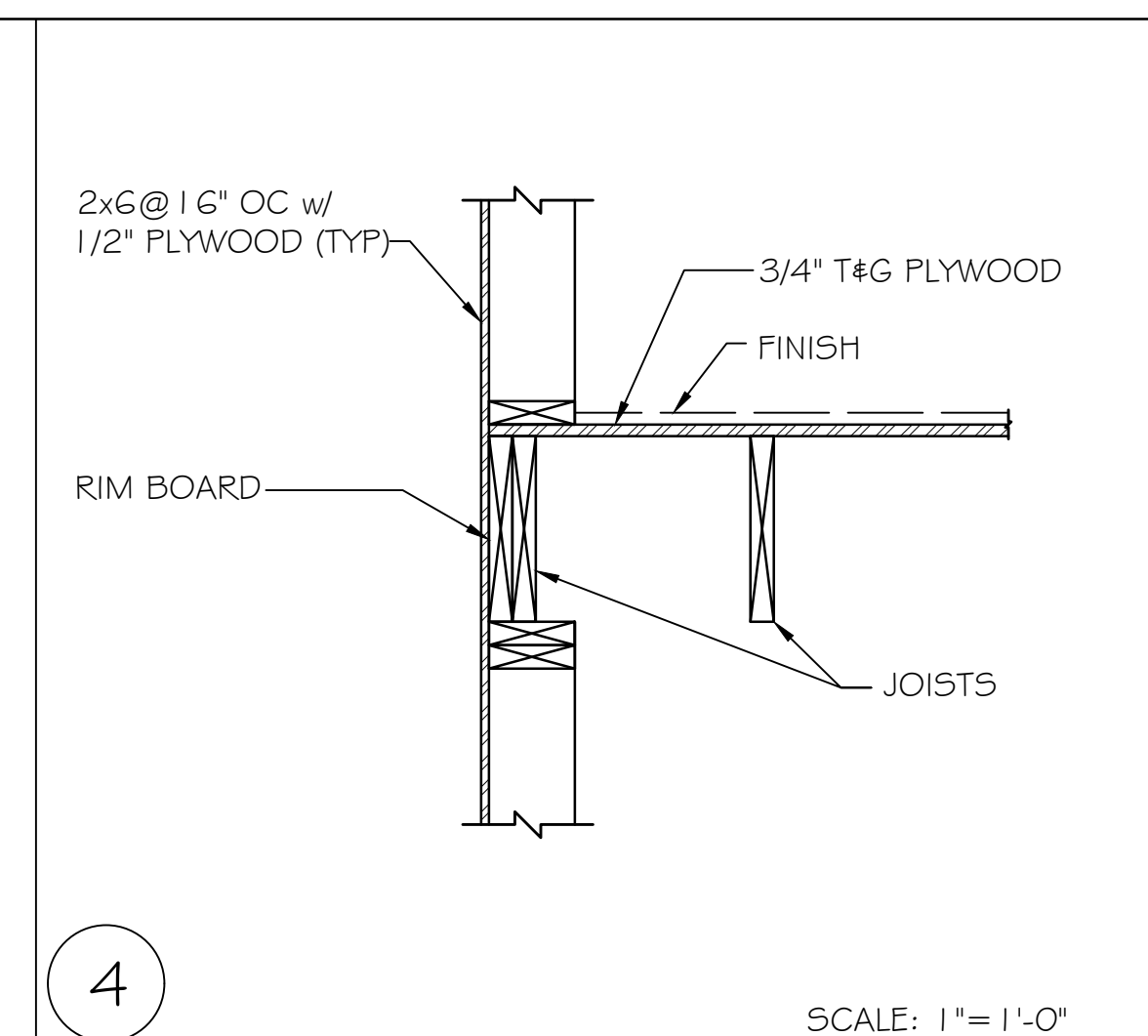
2

SCALE: 1"=1'-0"



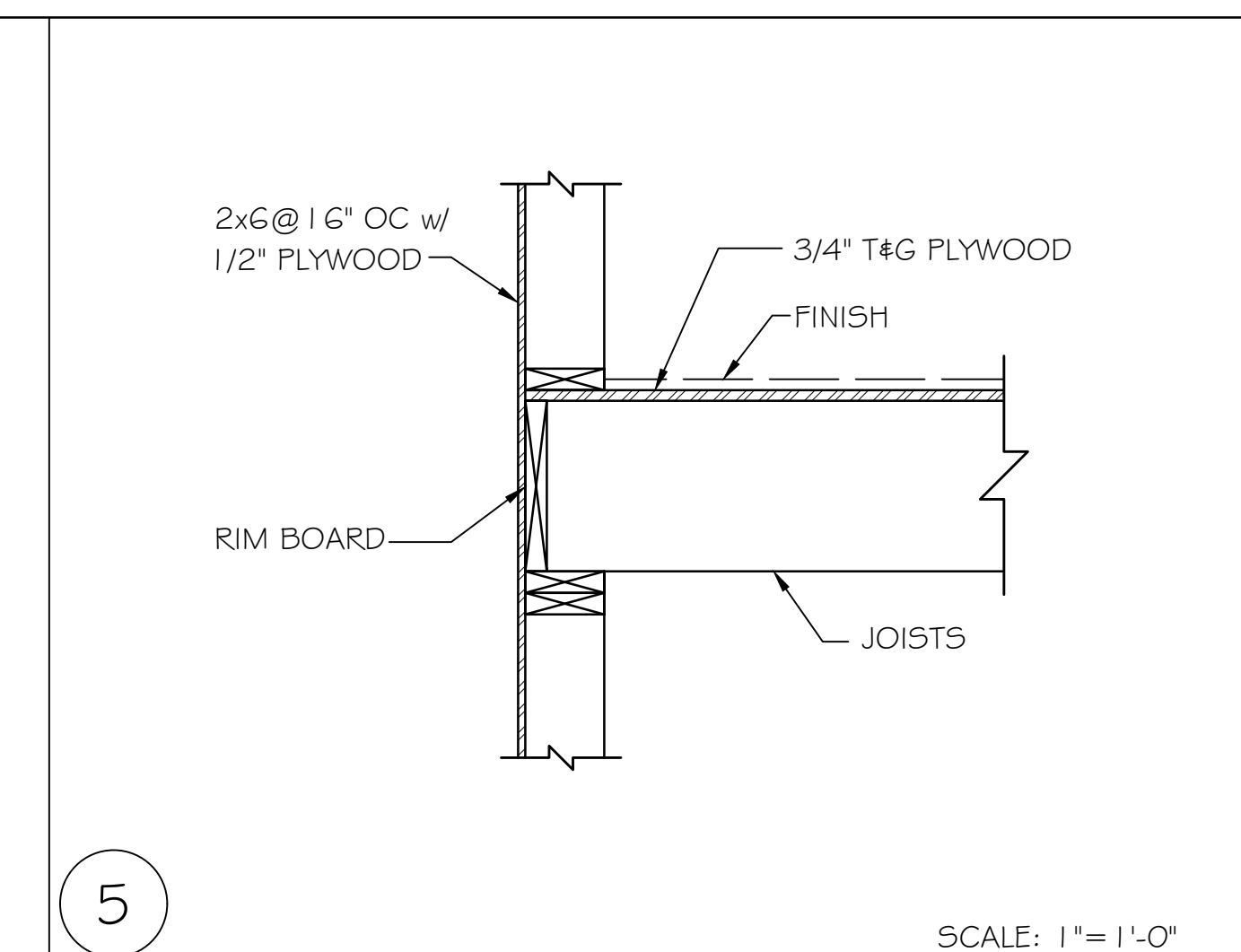
3

SCALE: 1"=1'-0"



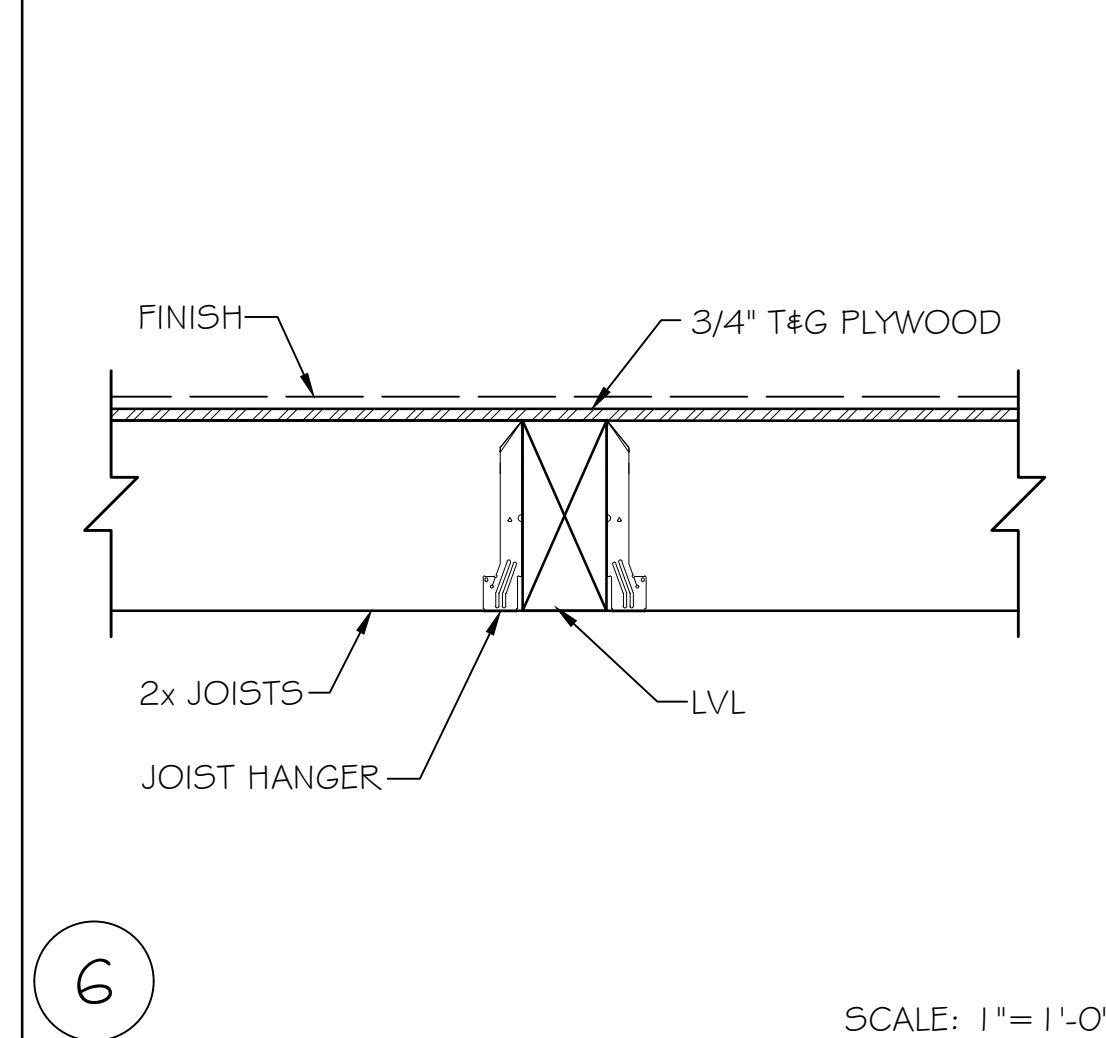
4

SCALE: 1"=1'-0"



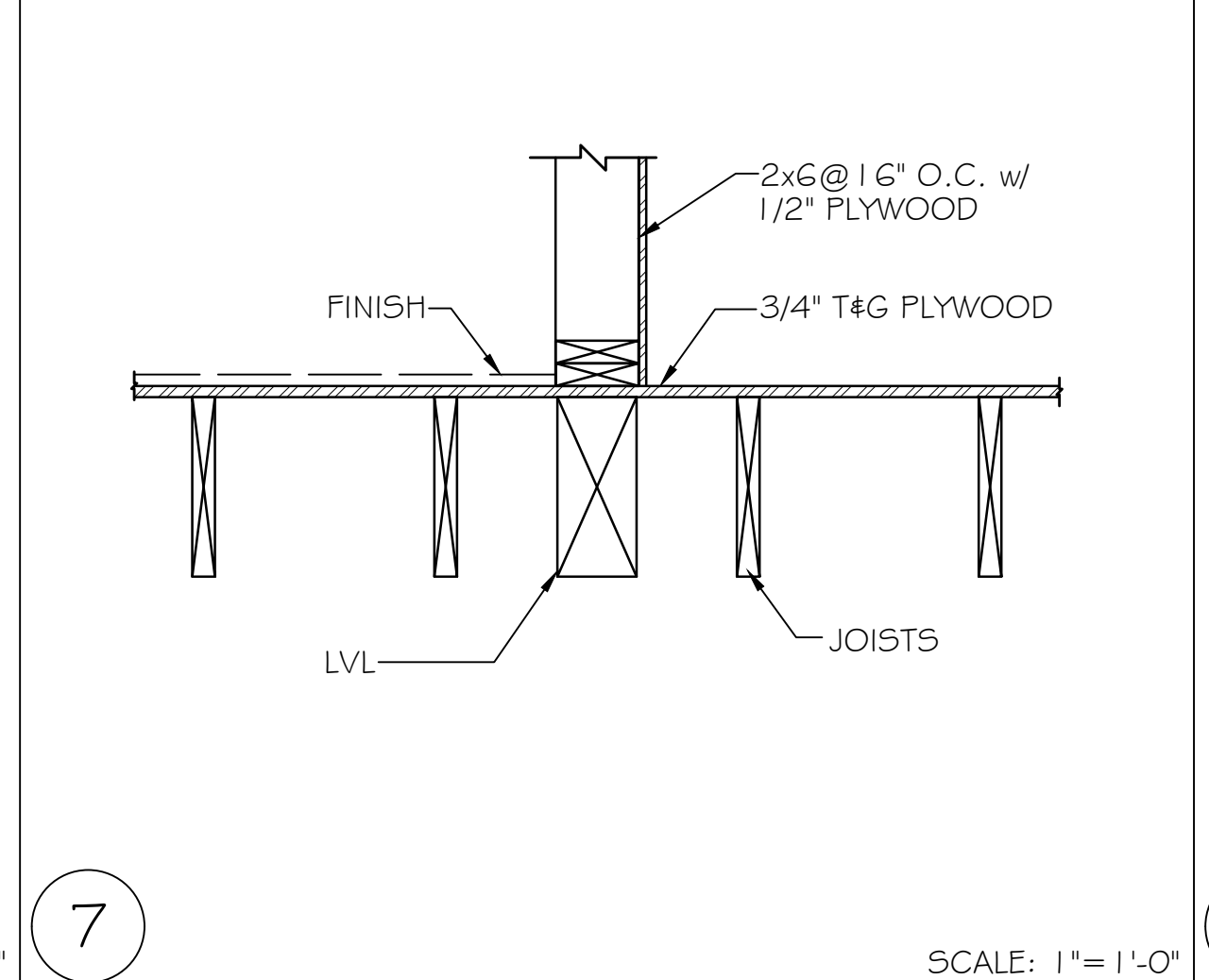
5

SCALE: 1"=1'-0"



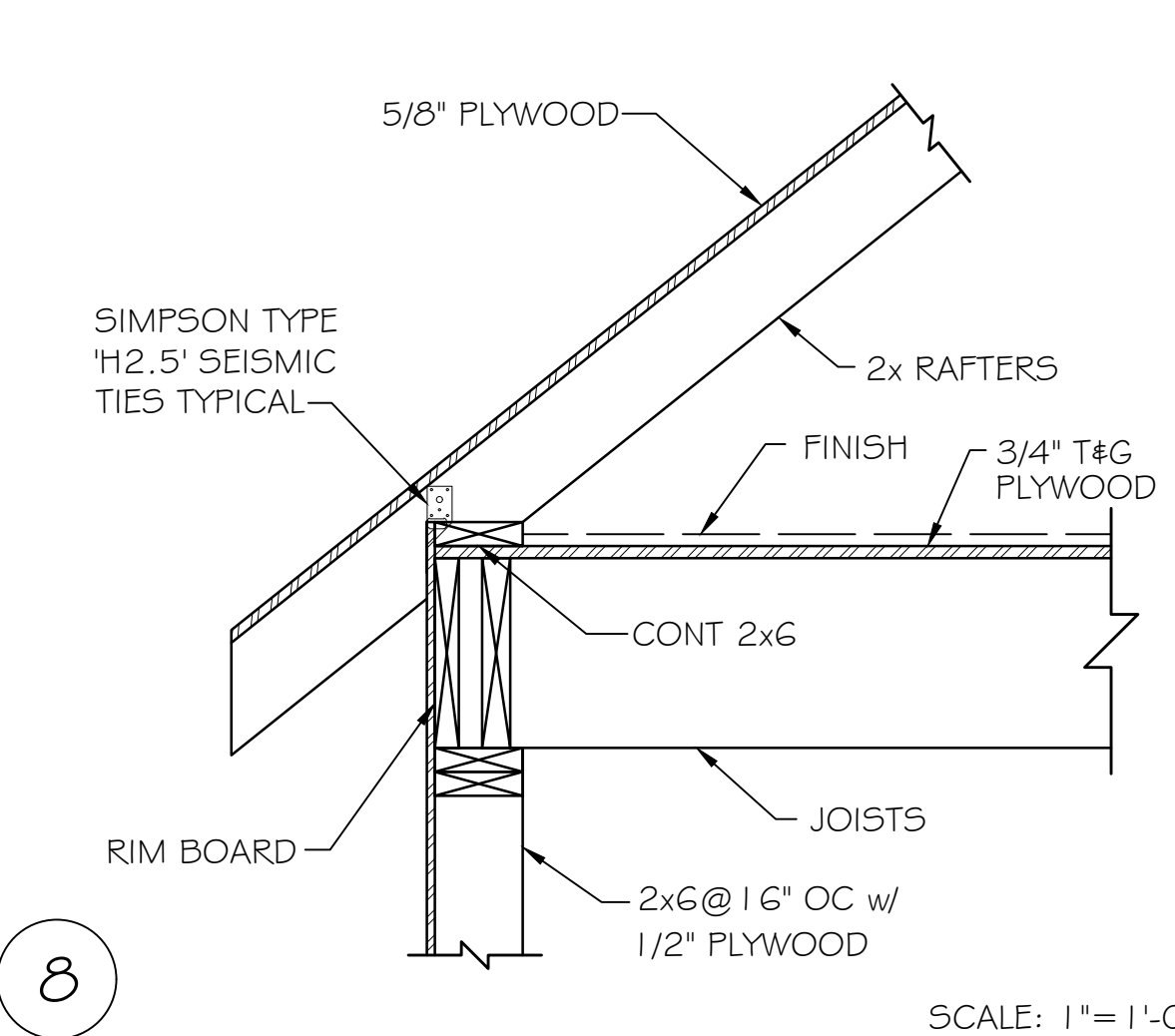
6

SCALE: 1"=1'-0"



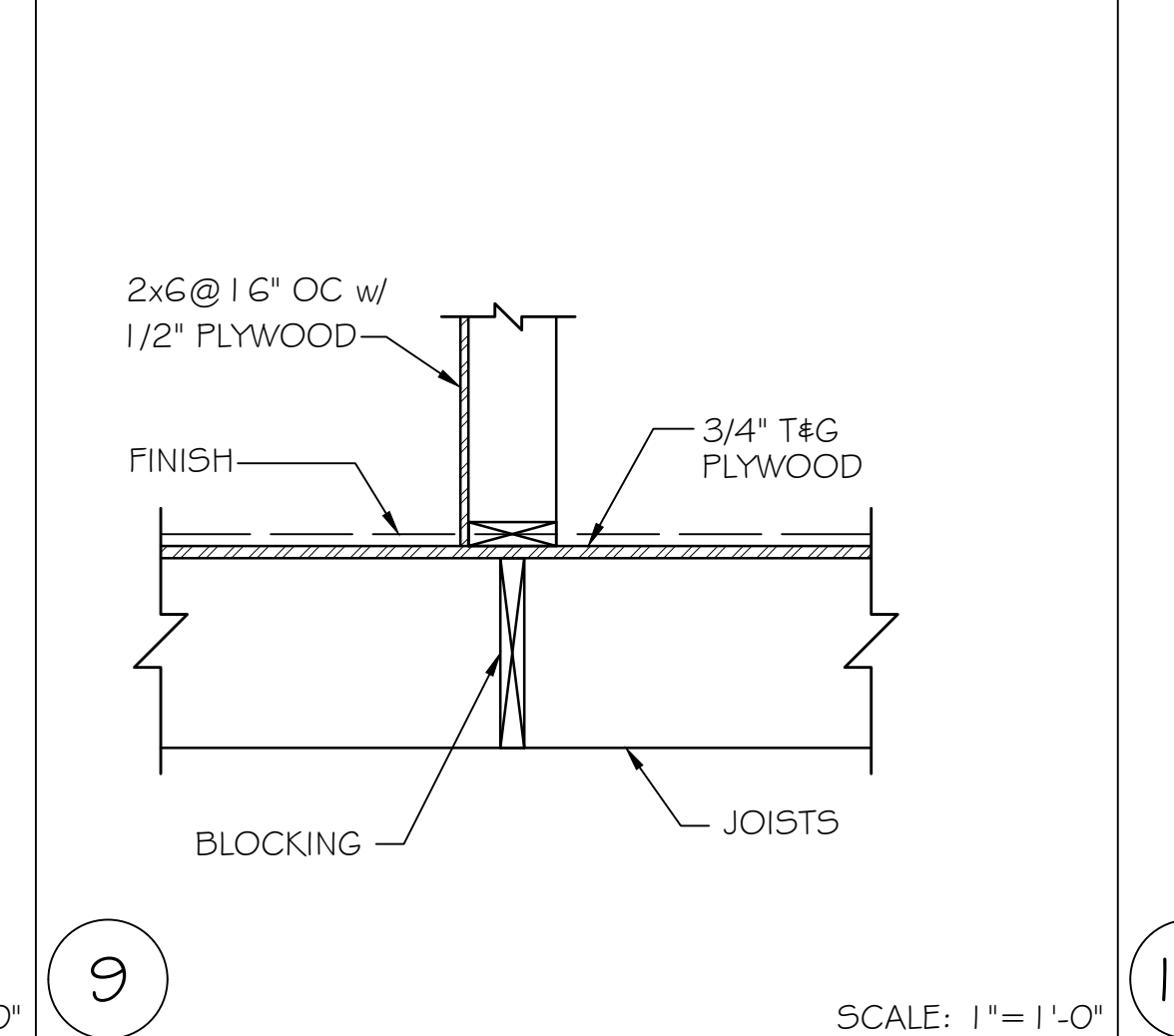
7

SCALE: 1"=1'-0"



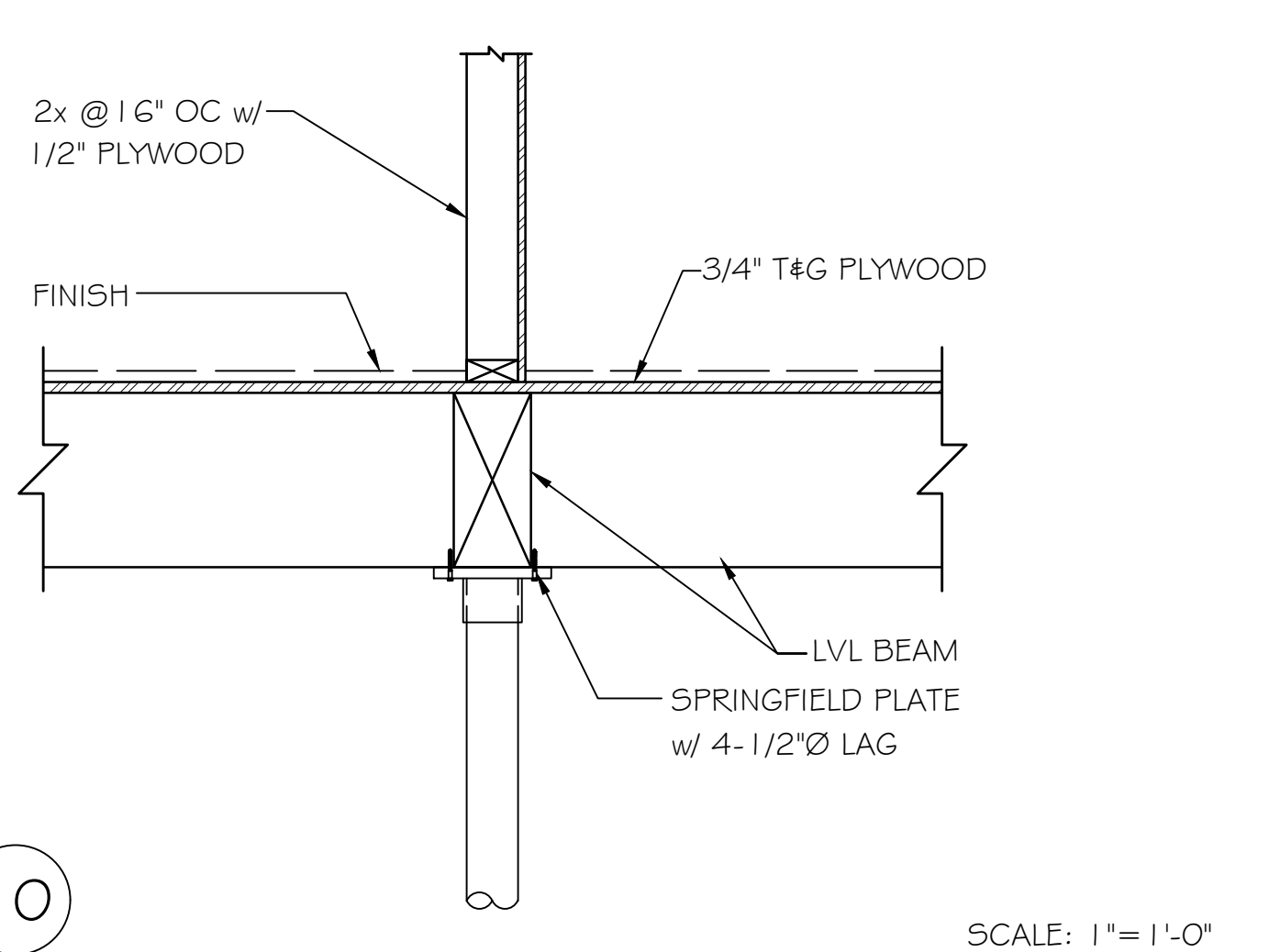
8

SCALE: 1"=1'-0"



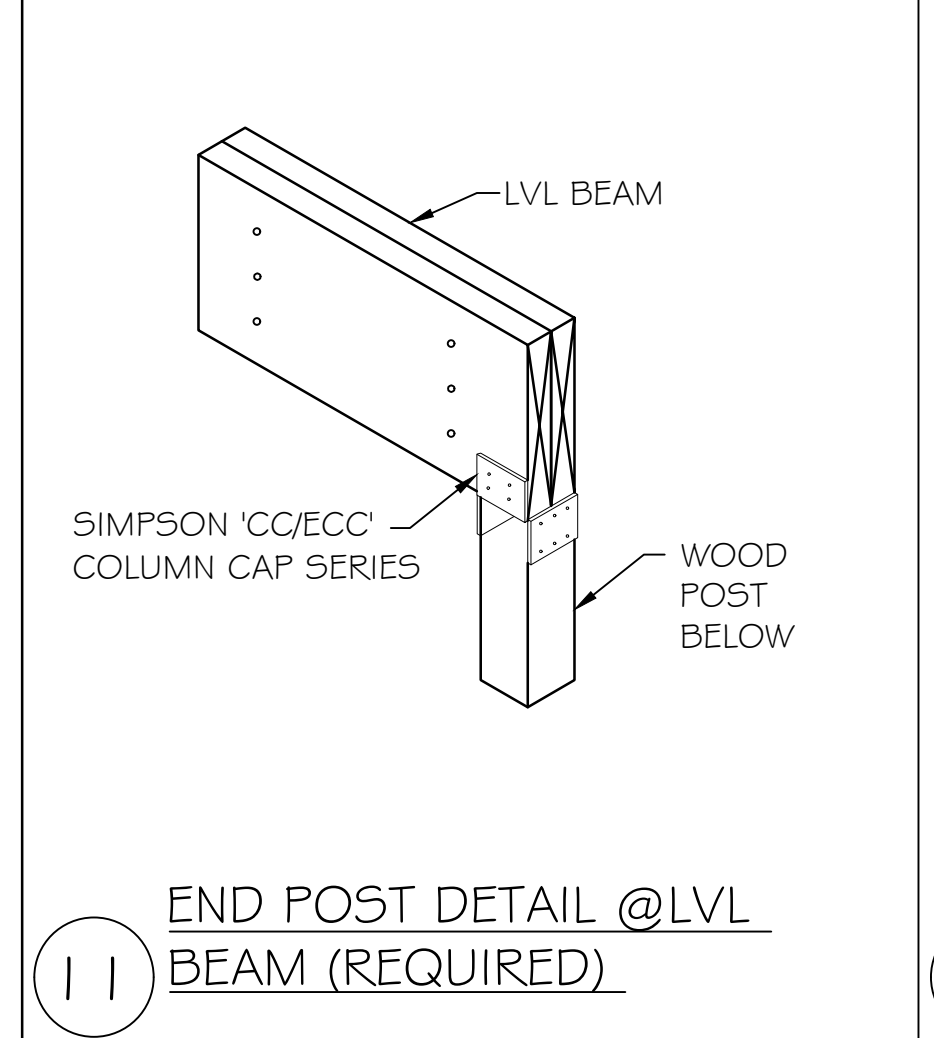
9

SCALE: 1"=1'-0"



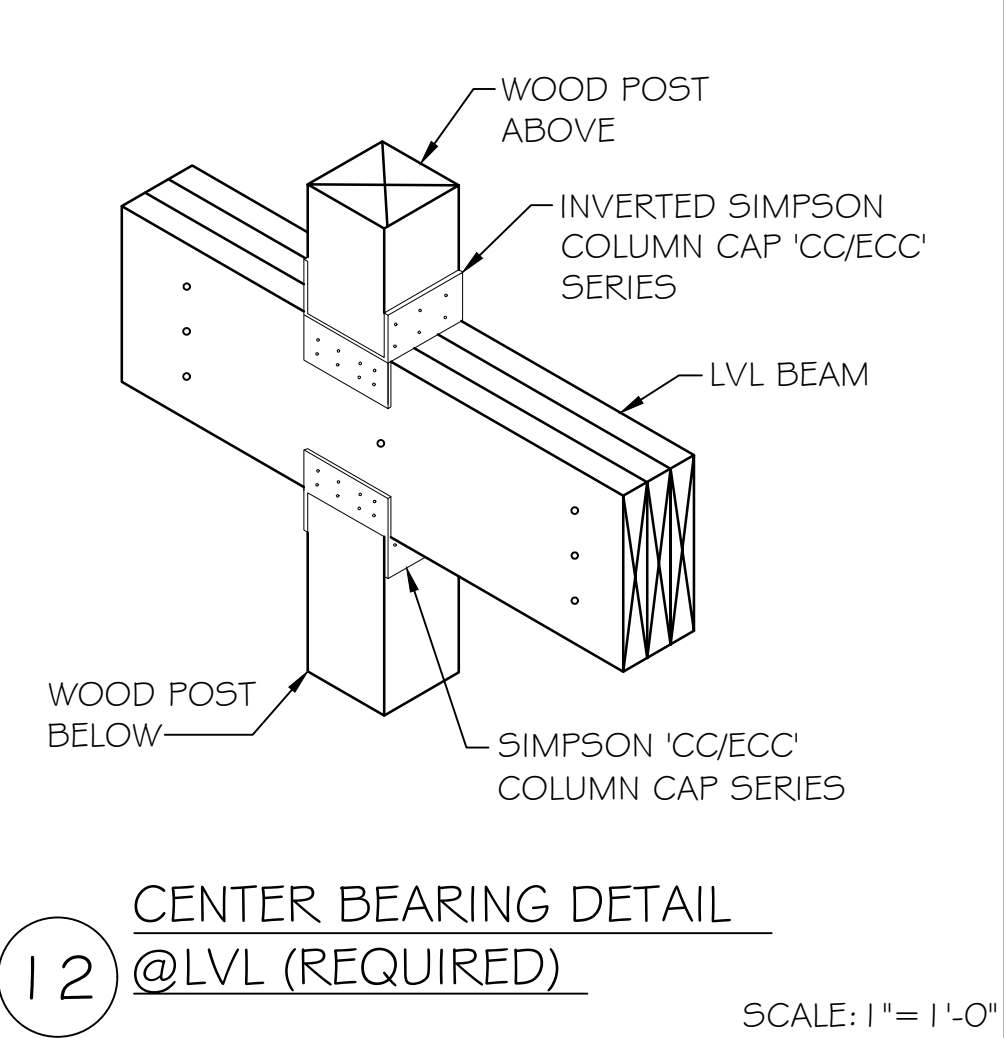
10

SCALE: 1"=1'-0"



11

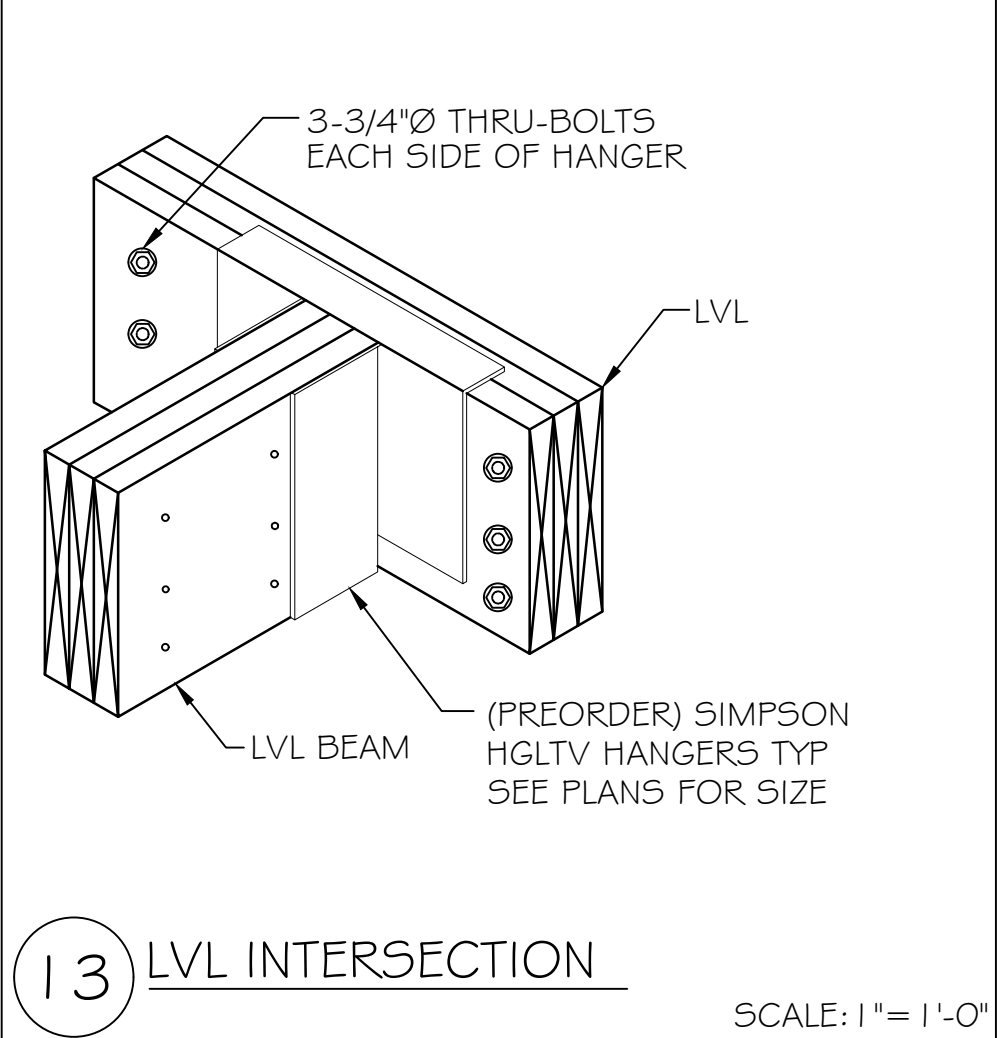
END POST DETAIL @LVL BEAM (REQUIRED)



12

CENTER BEARING DETAIL @LVL (REQUIRED)

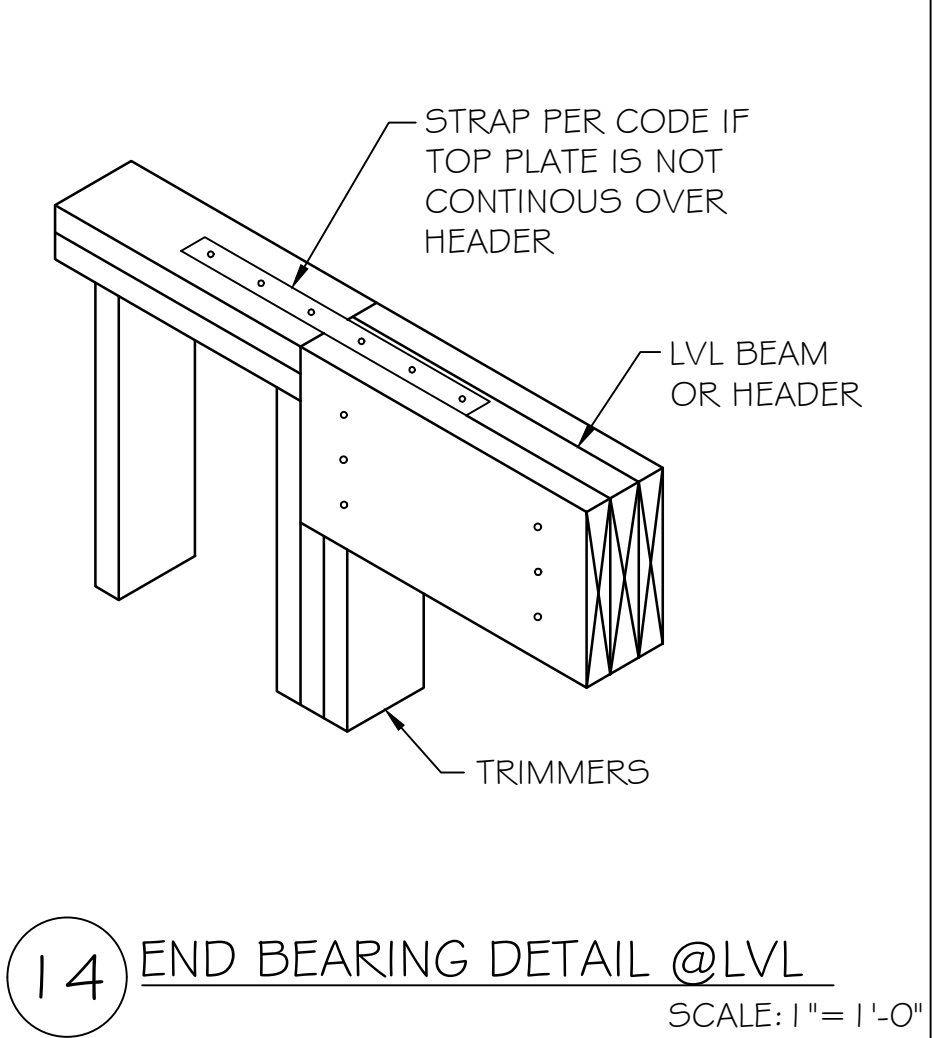
SCALE: 1"=1'-0"



13

LVL INTERSECTION

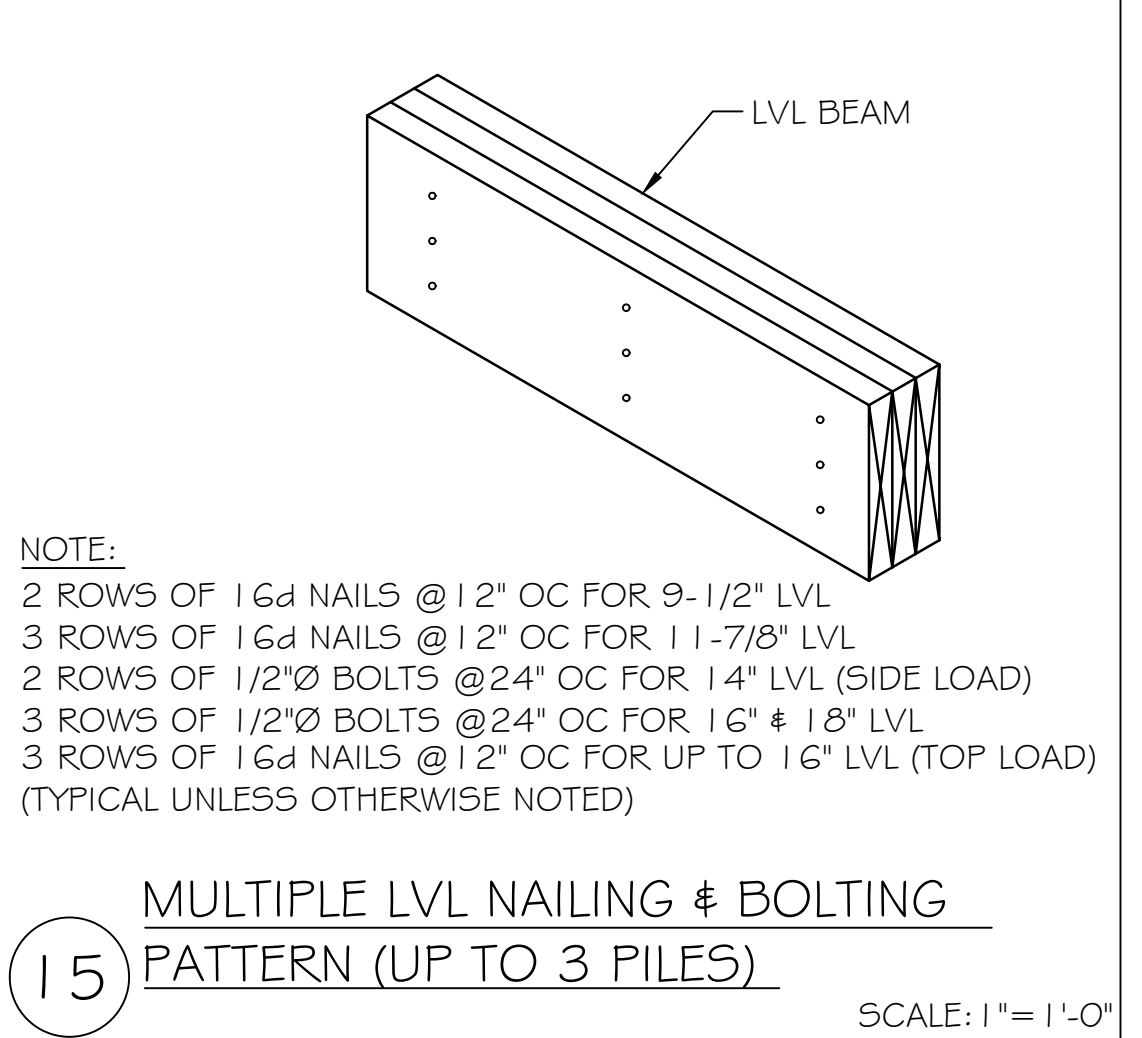
SCALE: 1"=1'-0"



14

END BEARING DETAIL @LVL

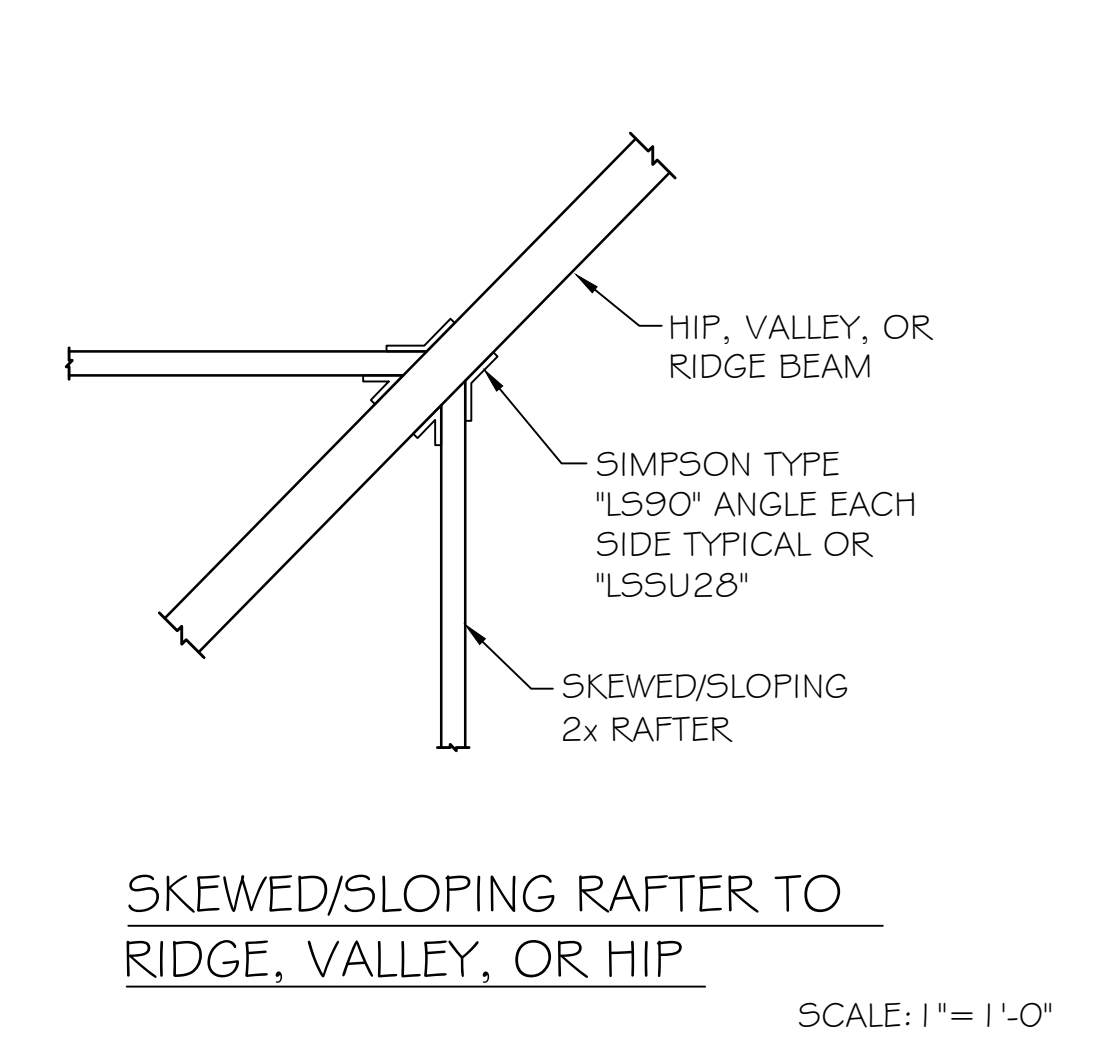
SCALE: 1"=1'-0"



15

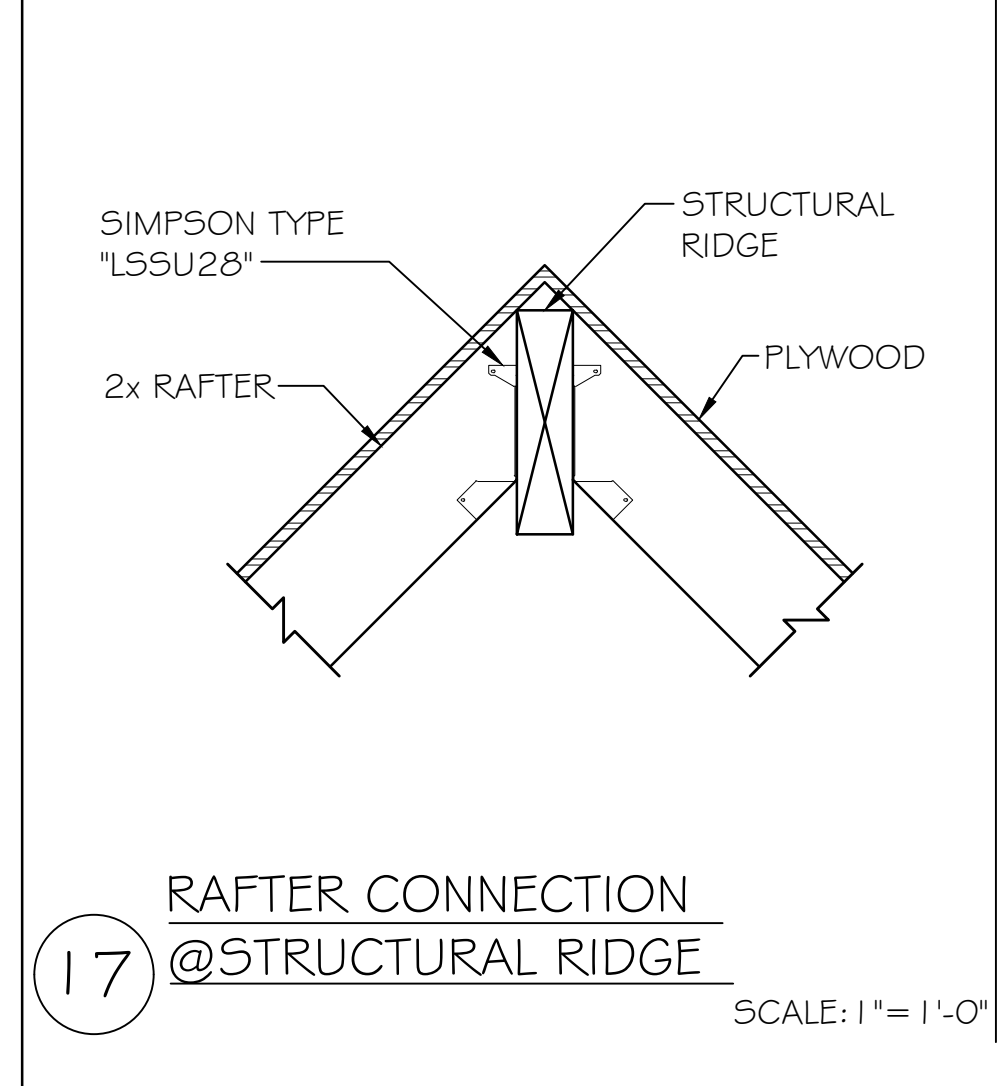
MULTIPLE LVL NAILING & BOLTING PATTERN (UP TO 3 PILES)

SCALE: 1"=1'-0"



SKewed/SLOping RAFTER TO RIDGE, VALLEY, OR HIP

SCALE: 1"=1'-0"



17

RAFTER CONNECTION @STRUCTURAL RIDGE

SCALE: 1"=1'-0"

REVISIONS	REV#	DATE	DESCRIPTION

CALLED NORTH

DRAWING TITLE:
DETAILS

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

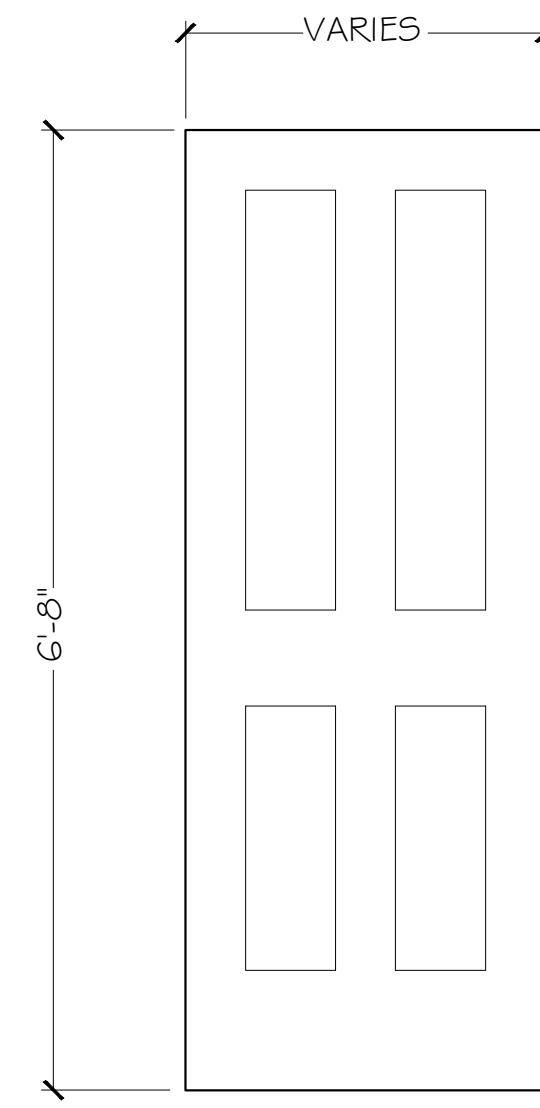
DATE: 7-6-21

DRAWN BY: CFR

SHEET NO:

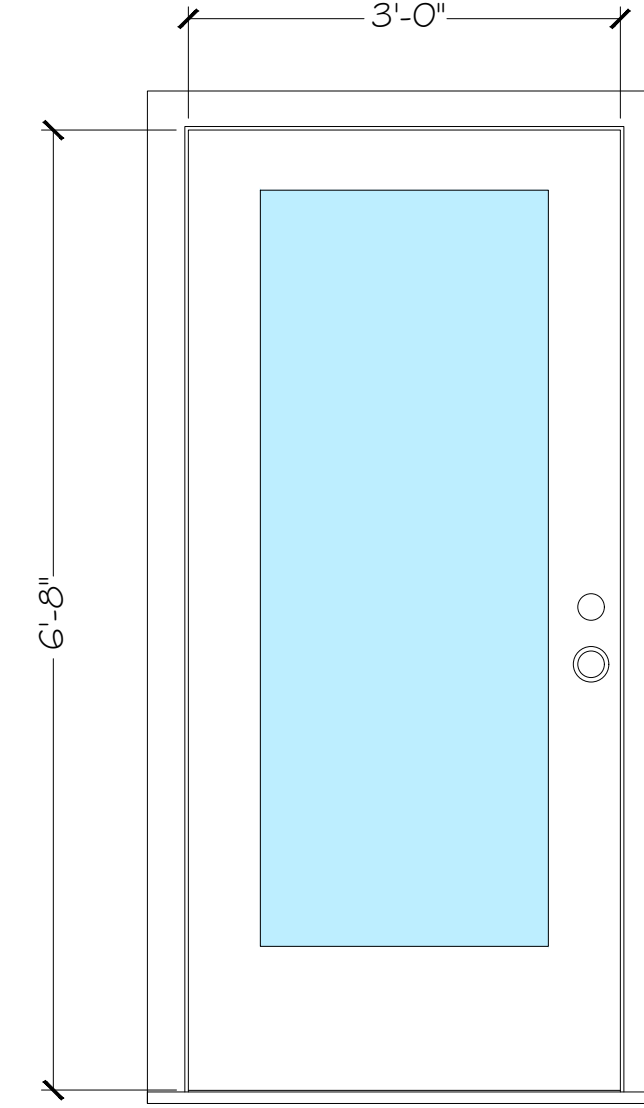
A-5.0

DOOR TYPES



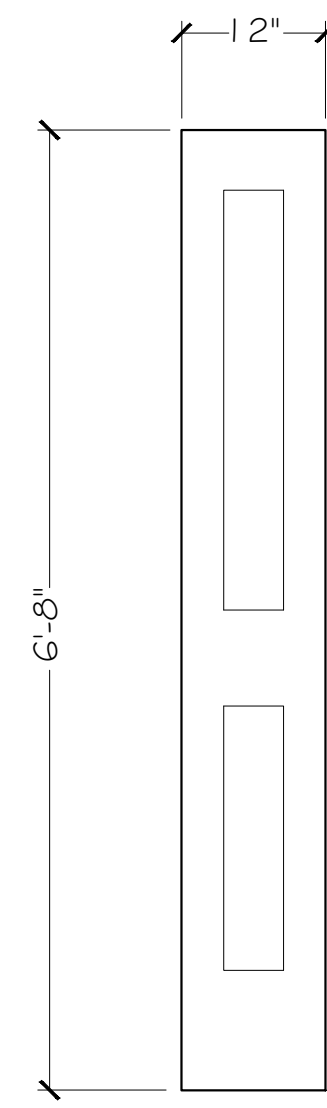
TYPE 1

PAINT GRADE SOLID WOOD SHAKER STYLE/ 4 PANEL (TO MATCH EXISTING) TRIM TO MATCH EXISTING HARDWARE STYLE/ COLOR TO MATCH EXISTING OR RE-USE EXISTING WHERE APPLICABLE



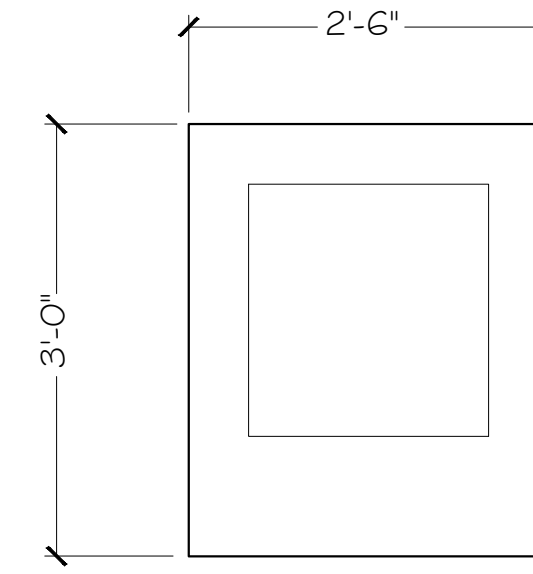
TYPE 2

FIRE RATED EXTERIOR GRADE FIBERGLASS DOOR SHAKER STYLE/ SINGLE VISION PANEL. TRIM TO MATCH EXISTING HARDWARE STYLE/ COLOR TO MATCH EXISTING EXTERIOR GRADE THRESHOLD & WEATHERSTRIPPING



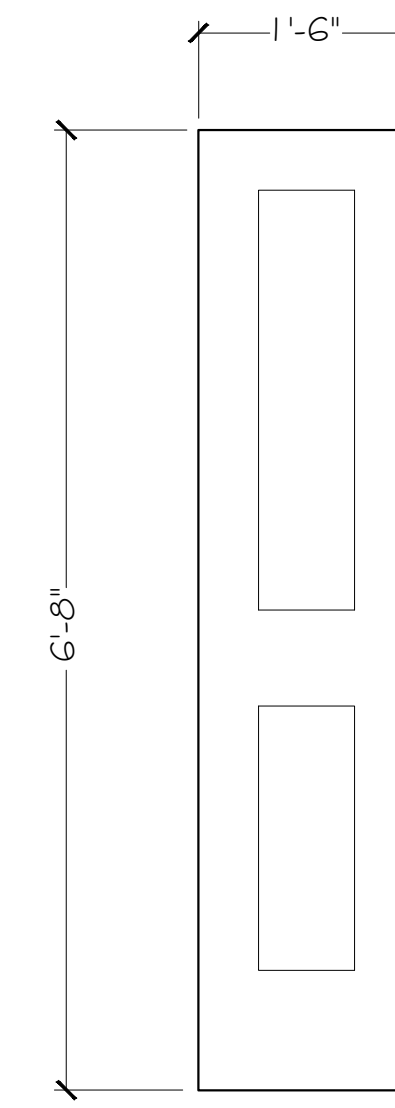
TYPE 3

PAINT GRADE SOLID WOOD SHAKER STYLE/ 2 PANEL (TO MATCH EXISTING) TRIM TO MATCH EXISTING HARDWARE STYLE/ COLOR TO MATCH EXISTING OR RE-USE EXISTING WHERE APPLICABLE



TYPE 4

PAINT GRADE SOLID WOOD SHAKER STYLE/ SINGLE PANEL (TO MATCH EXISTING) TRIM TO MATCH EXISTING HARDWARE STYLE/ COLOR TO MATCH EXISTING OR RE-USE EXISTING WHERE APPLICABLE

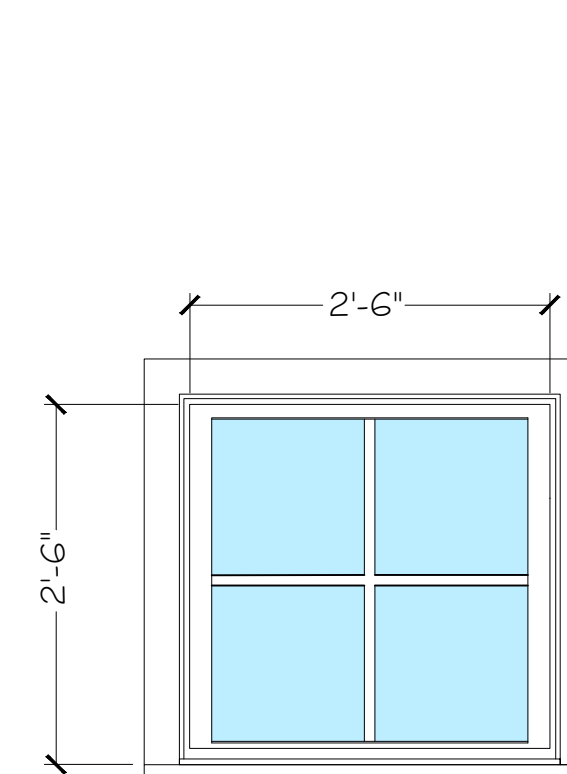


TYPE 5

PAINT GRADE SOLID WOOD SHAKER STYLE/ 2 PANEL (TO MATCH EXISTING) TRIM TO MATCH EXISTING HARDWARE STYLE/ COLOR TO MATCH EXISTING OR RE-USE EXISTING WHERE APPLICABLE

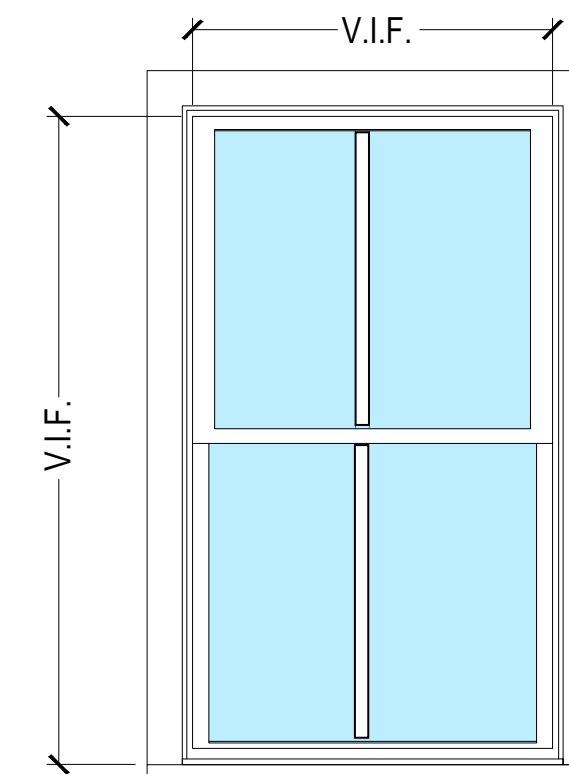
DOOR NUMBER	ROOM	DOOR TYPE	FRAME TYPE	DOOR MATERIAL	HAND	OPERATION	SIZE	DOOR STOP TYPE	HARDWARE FINISH	COMMENTS
001	BOTTOM OF BASEMENT STAIR	TYPE 2	WOOD	WOOD	RH	PASSAGE	3'-0"x6'-8"	WALL	-	-
002	PLAYROOM 001 CLOSET	TYPE 1	WOOD	WOOD	PR	PASSAGE	2'-6"x6'-8" (2)	NONE	-	-
003	BATHROOM 002	TYPE 1	WOOD	WOOD	RH	PRIVACY	2'-6"x6'-8"	WALL	-	-
004	MECHANICAL 004	TYPE 1	WOOD	WOOD	PR	PASSAGE	1'-8"x6'-8" (2)	NONE	-	-
005	STAIR WELL DOOR	TYPE 2	WOOD	WOOD	RH	ENTRANCE	3'-0"x6'-8"	FLOOR	-	-
006										
007	WORK OUT 003 CLOSET	TYPE 1	WOOD	WOOD	LH	PASSAGE	2'-6"x6'-8"	NONE	-	-
008	PLAYROOM 001 CLOSET	TYPE 1	WOOD	WOOD	PR	PASSAGE	2'-6"x6'-8" (2)	NONE	-	-
201	MASTER BEDROOM 203 CLOSET	TYPE 1	WOOD	WOOD	POCKET	POCKET	2'-6"x6'-8"	NONE	-	-
202	OFFICE 200 CLOSET	TYPE 1	WOOD	WOOD	LH	PASSAGE	1'-6"x6'-8"	NONE	-	-
301	BEDROOM 301	TYPE 1	WOOD	WOOD	LH	PRIVACY	2'-8"x6'-8"	WALL	-	-
302	BEDROOM 301 CLOSET	TYPE 3	WOOD	WOOD	BI-FOLD	-	1'-0"x6'-8" (4)	NONE	-	-
303	BEDROOM 303	TYPE 1	WOOD	WOOD	RH	PRIVACY	2'-8"x6'-8"	WALL	-	-
304	BEDROOM 303 CLOSET	TYPE 3	WOOD	WOOD	BI-FOLD	-	1'-0"x6'-8" (4)	NONE	-	-
305	HVAC CLOSET	TYPE 4	WOOD	WOOD	RH	PASSAGE	2'-6"x3'-0"	WALL	-	-
306	BATHROOM 306	TYPE 1	WOOD	WOOD	RH	PRIVACY	2'-6"x6'-8"	WALL	-	-
307	BEDROOM 304	TYPE 1	WOOD	WOOD	RH	PRIVACY	2'-8"x6'-8"	WALL	-	-
308	BEDROOM 304 CLOSET	TYPE 5	WOOD	WOOD	PR	-	1'-6"x6'-8" (2)	NONE	-	-
309	BEDROOM 300 CLOSET	TYPE 1	WOOD	WOOD	LH	PASSAGE	2'-0"x6'-8"	WALL	-	-

WINDOW TYPES



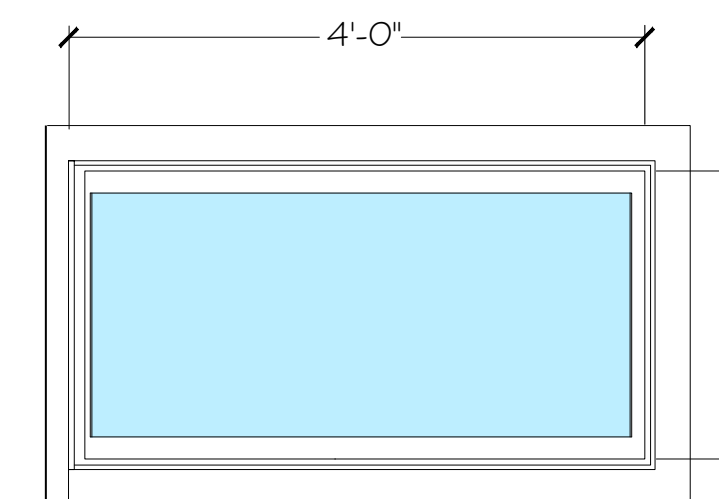
TYPE A

AWNING WINDOW SOLID WHITE VINYL DOUBLE GLAZED, DOUBLE LOW E, ARGON FILLED HDW COLOR TO MATCH EXISTING



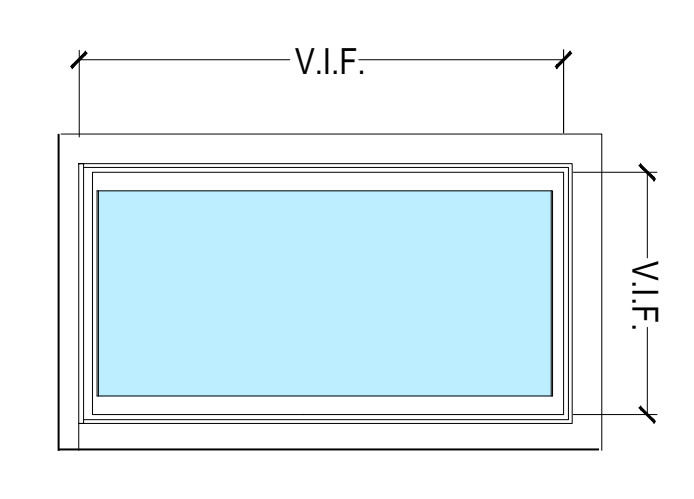
TYPE B

DOUBLE HUNG WINDOW W/ FULL SCREEN SOLID WHITE VINYL DOUBLE GLAZED, DOUBLE LOW E, ARGON FILLED HDW COLOR TO MATCH EXISTING EGRESS



TYPE C

FIXED WINDOW SOLID WHITE VINYL, GLAZED, DOUBLE LOW E, ARGON FILLED HDW COLOR TO MATCH EXISTING



TYPE D

HOPPER WINDOW SOLID WHITE VINYL, GLAZED, DOUBLE LOW E, ARGON FILLED HDW COLOR TO MATCH EXISTING

WINDOW TYPE	COUNT	LOCATION	BRAND	OPERATION	SIZE	FRAME MATERIAL	HARDWARE FINISH
A	2	M.BEDROOM 203 & BATH 204	ANDERSEN 200	AWNING	2'-6"x2'-6"	VINYL	EXISTING
B	8	THIRD FLOOR	ANDERSEN 200	DOUBLE HUNG	V.I.F.	VINYL	EXISTING
C	1	FOYER 100		FIXED	2'-0"x4'-0"	VINYL	EXISTING
D	6	BASEMENT	ANDERSEN 200	HOPPER	V.I.F.	VINYL	EXISTING

NOTE:

-ALL DIMENSIONS ARE BASED ON EXISTING WINDOW WIDTHS & HEIGHTS
 -ALL EXISTING WINDOWS ARE MEASURED ON INTERIOR SIDE AND AS SHOWN: VERTICAL JAMB TO VERTICAL JAMB & HEAD JAMB TO TOP OF SILL
 -ALL NEW WINDOWS SHOULD CORRELATE TO THESE DIMENSIONS SPECIFICALLY IN CLOSE ADJACENCIES
 -ALL NEW WINDOWS TO HAVE FULL SCREENS & LOCKING HARDWARE THAT MATCHES EXISTING STYLE & COLOR AS BEST AS POSSIBLE

REV #	DATE	DESCRIPTION	BY	CFR
1	8-20-21	OWNER CHANGES		

CALLLED NORTH

DRAWING TITLE:
 SCHEDULES

SCALE: AS NOTED

DATE: 7-6-21

DRAWN BY: CFR

SHEET NO.:

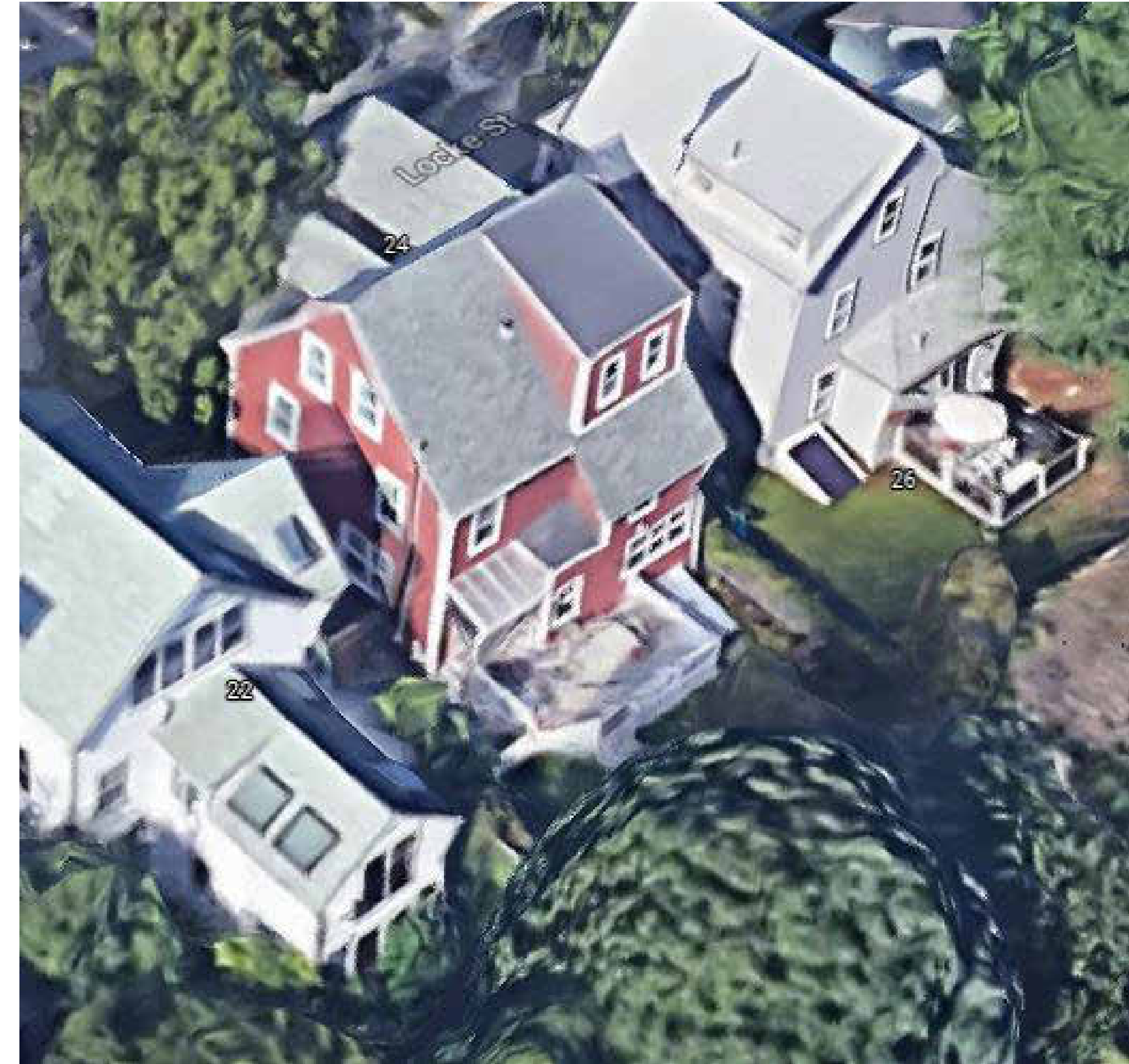
A-6.0



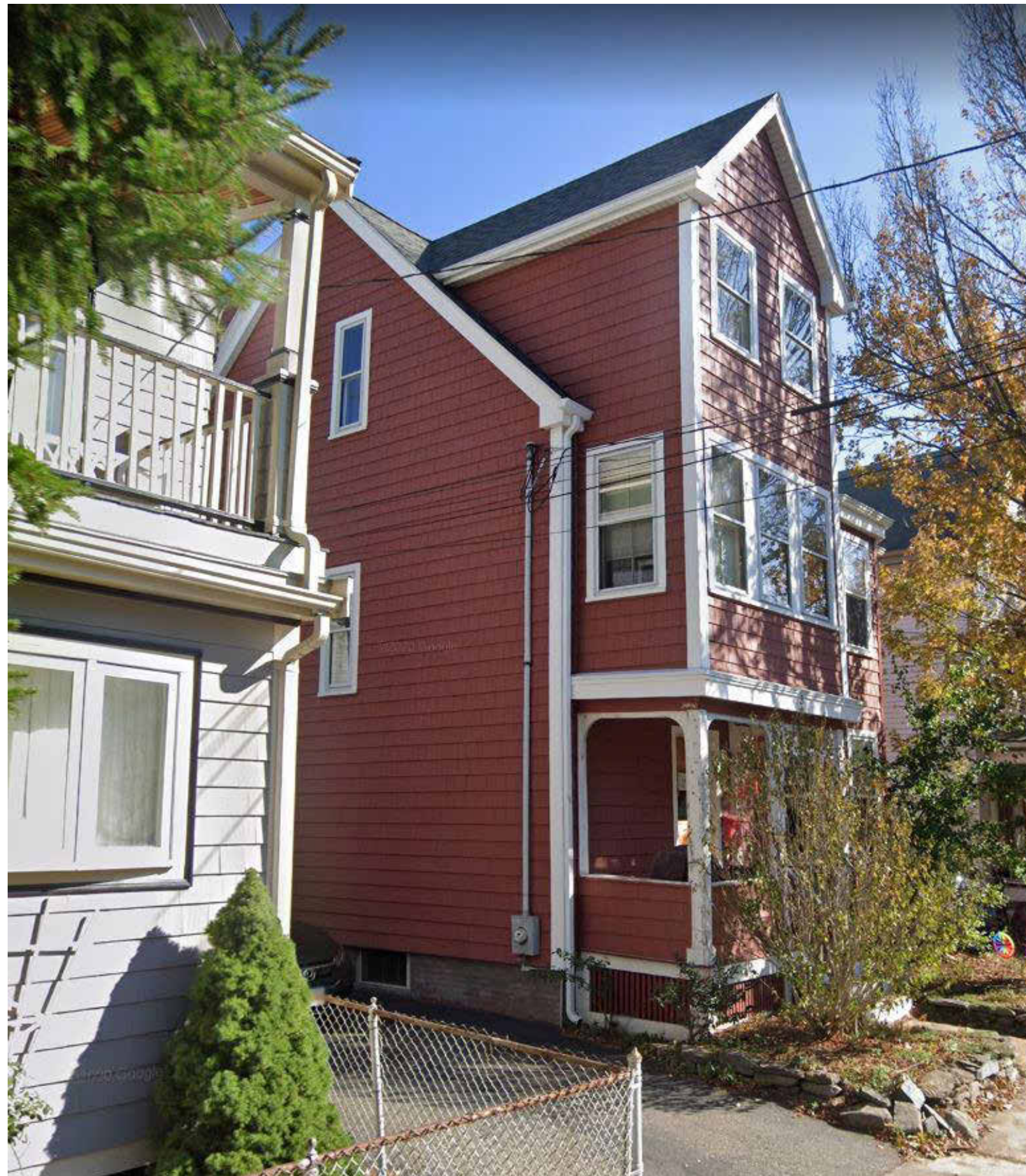
FRONT - LEFT



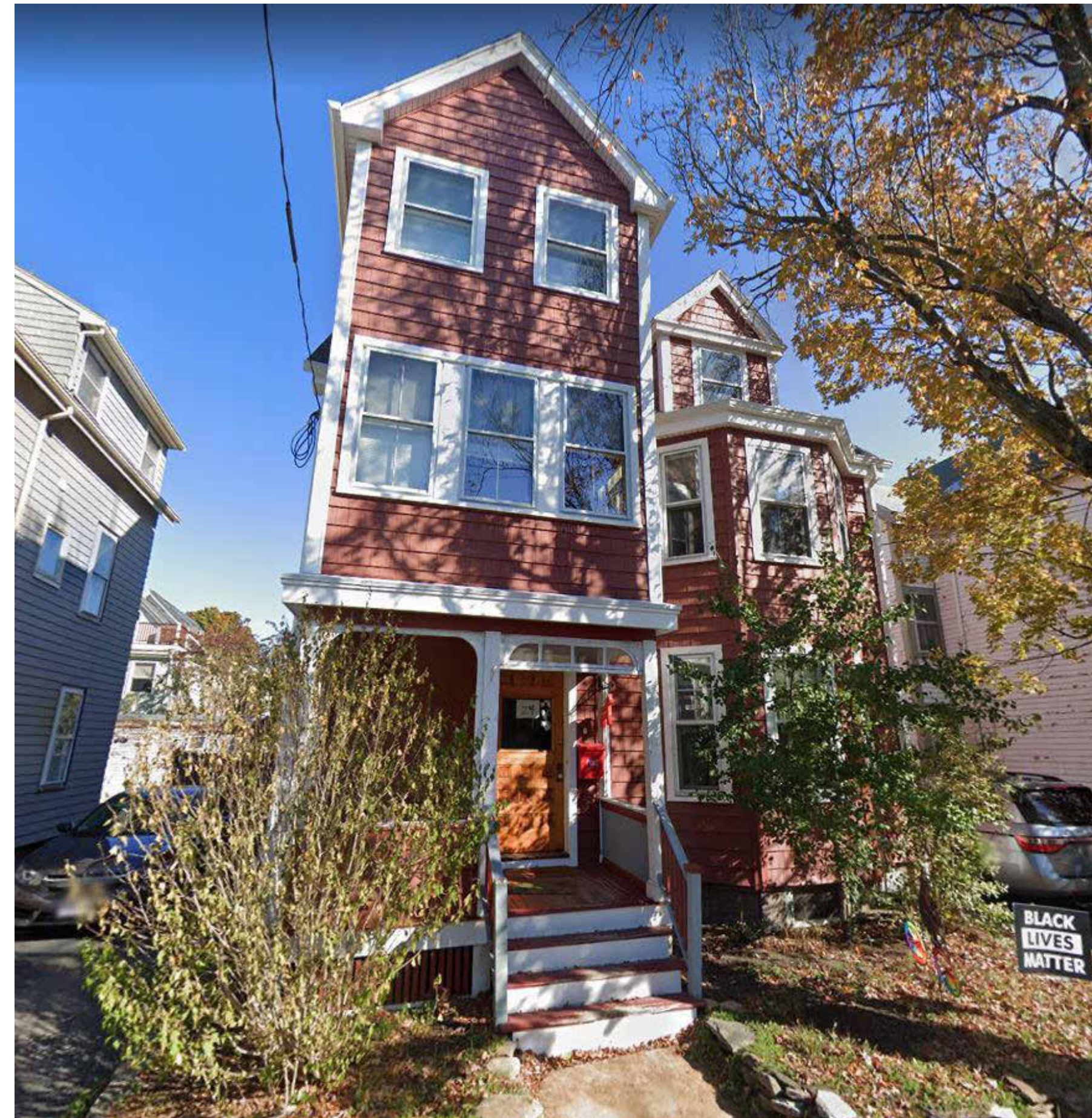
BACK



AERIAL - BACK RIGHT



FRONT - LEFT



FRONT



FRONT - RIGHT

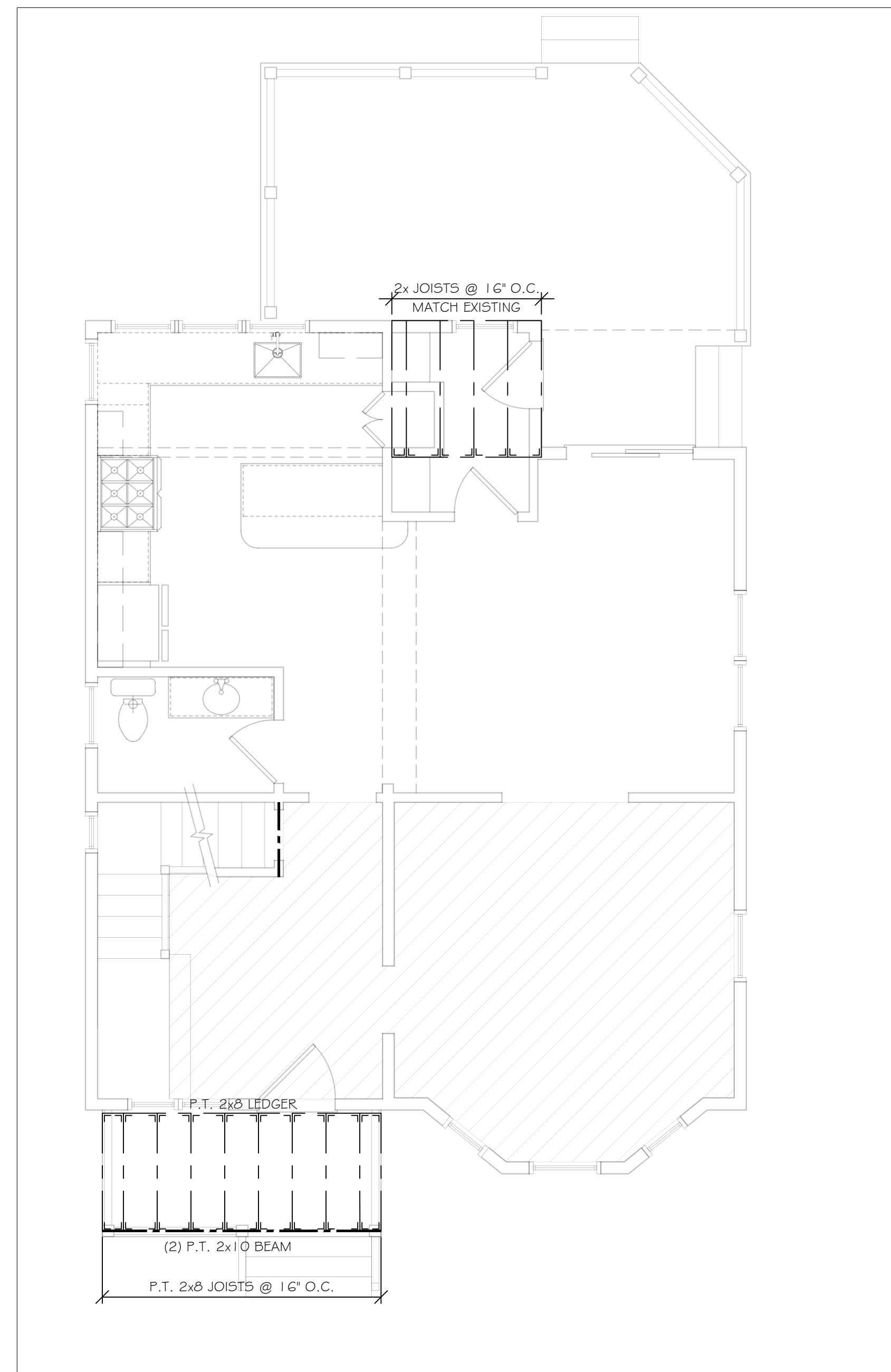
REV.#	DATE	DESCRIPTION	BY

CALLLED NORTH

DRAWING TITLE:
PHOTOS

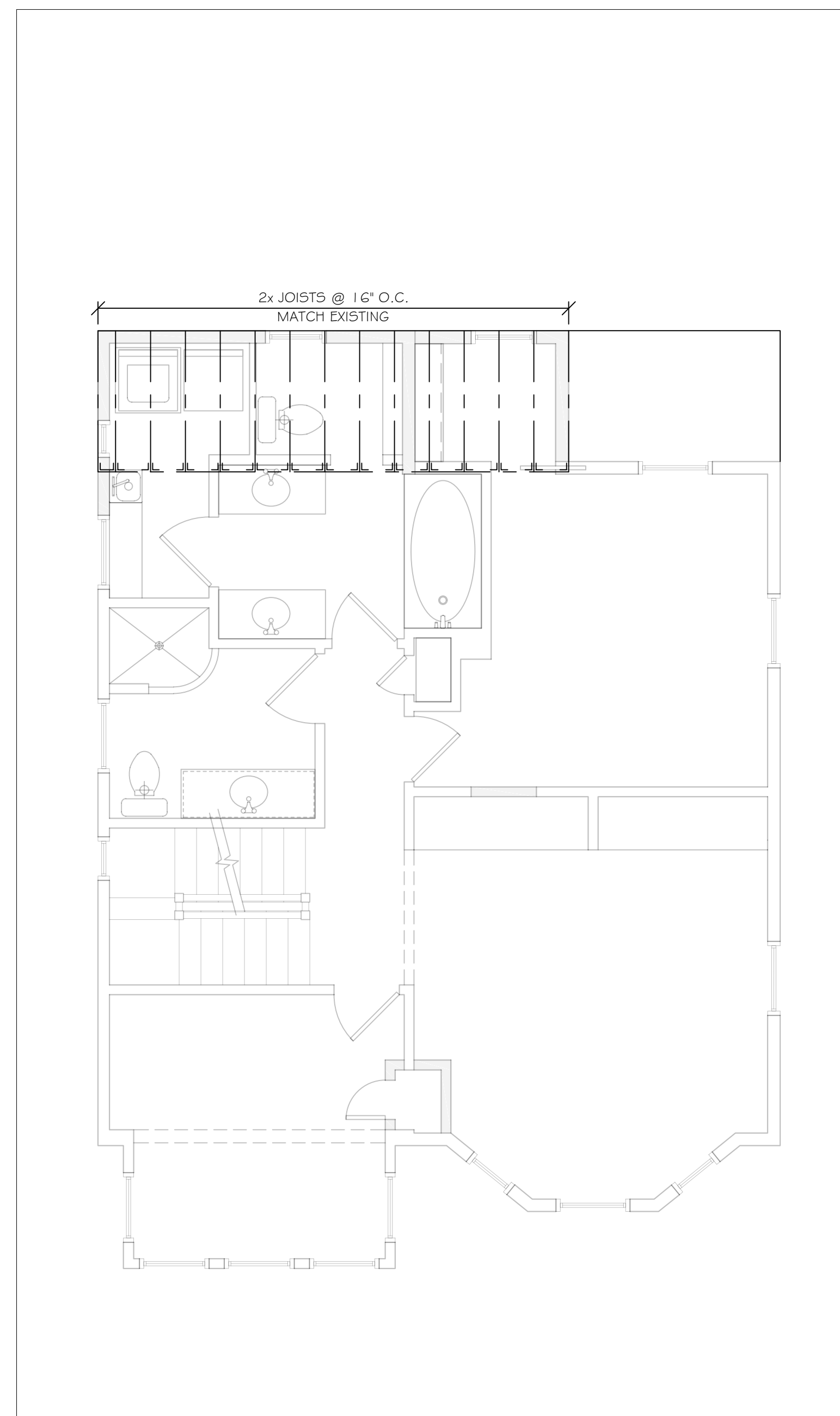
SCALE:
DATE: 7-6-21
DRAWN BY: MJJ
SHEET NO:

A-7.0



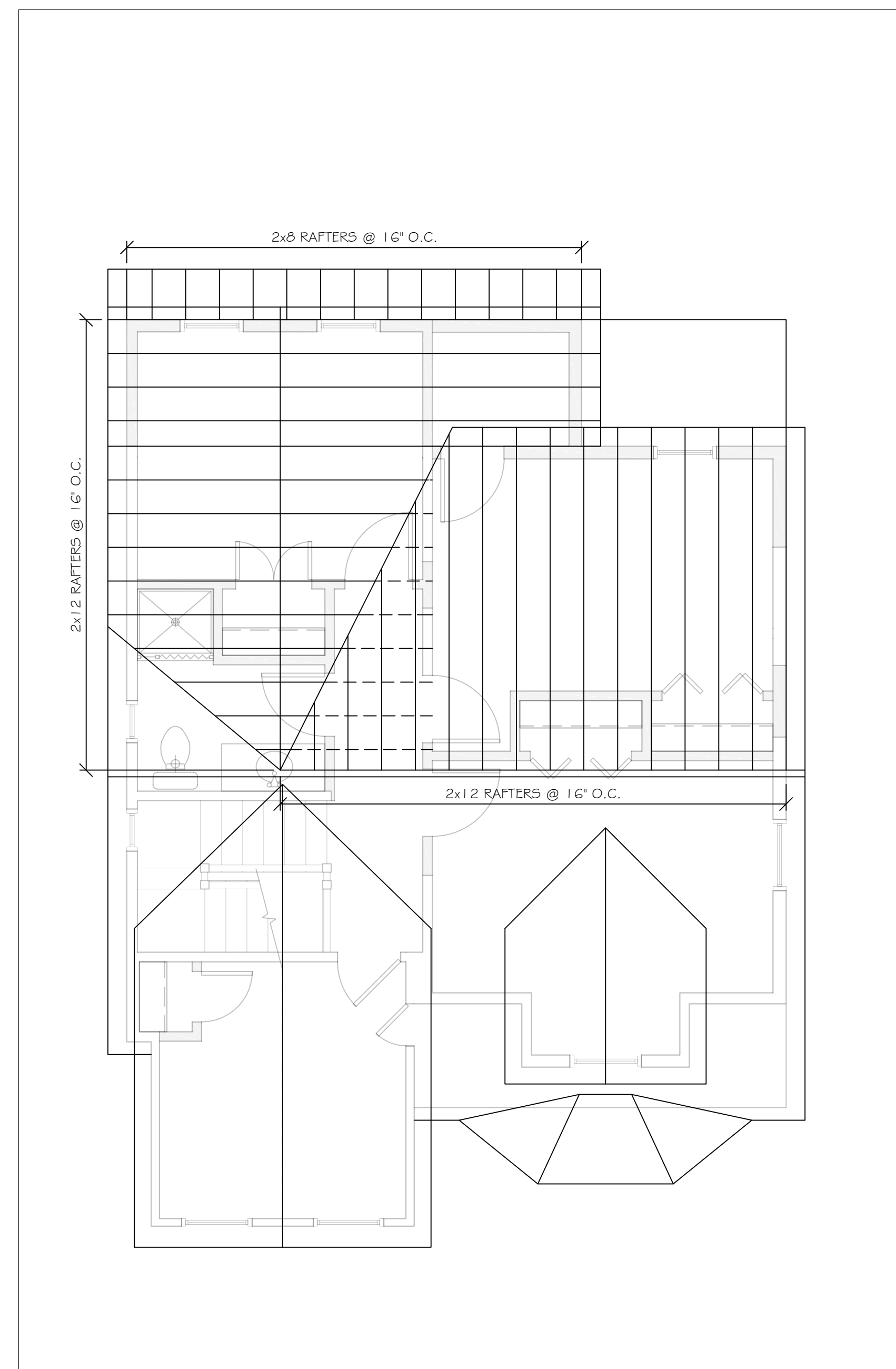
SECOND FLOOR FRAMING

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



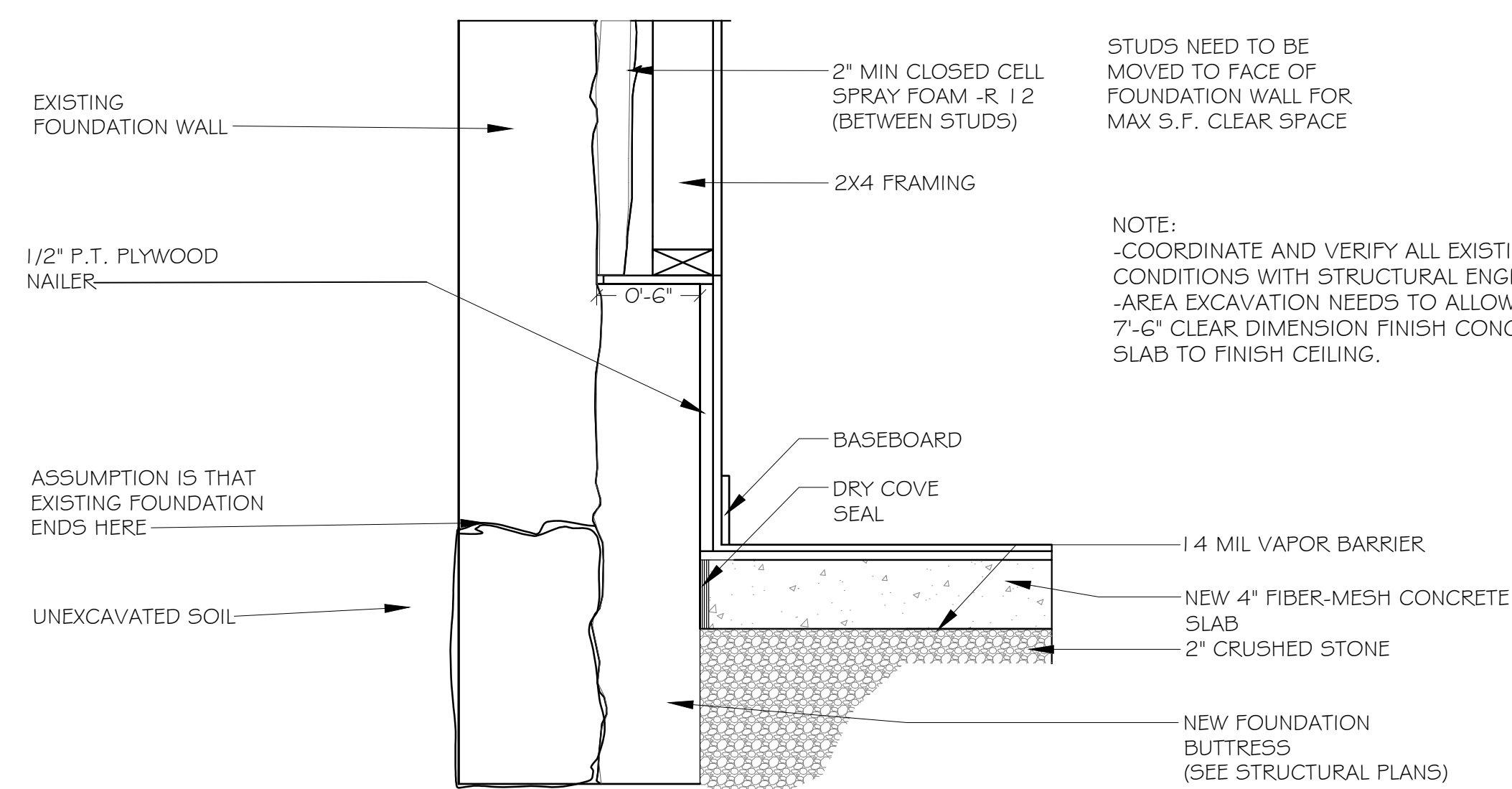
THIRD FLOOR FRAMING

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



ROOF FRAMING

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



STUDS NEED TO BE MOVED TO FACE OF FOUNDATION WALL FOR MAX 5' F. CLEAR SPACE

NOTE:
-COORDINATE AND VERIFY ALL EXISTING CONDITIONS WITH STRUCTURAL ENGINEER.
-AREA EXCAVATION NEEDS TO ALLOW MIN. 7'-6" CLEAR DIMENSION FINISH CONC. SLAB TO FINISH CEILING.

NOTE:
CO-ORDINATE DETAILS & PORCH WITH STRUCTURAL ENGINEER.

PERIMETER FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"



REV.#	DATE	DESCRIPTION	BY

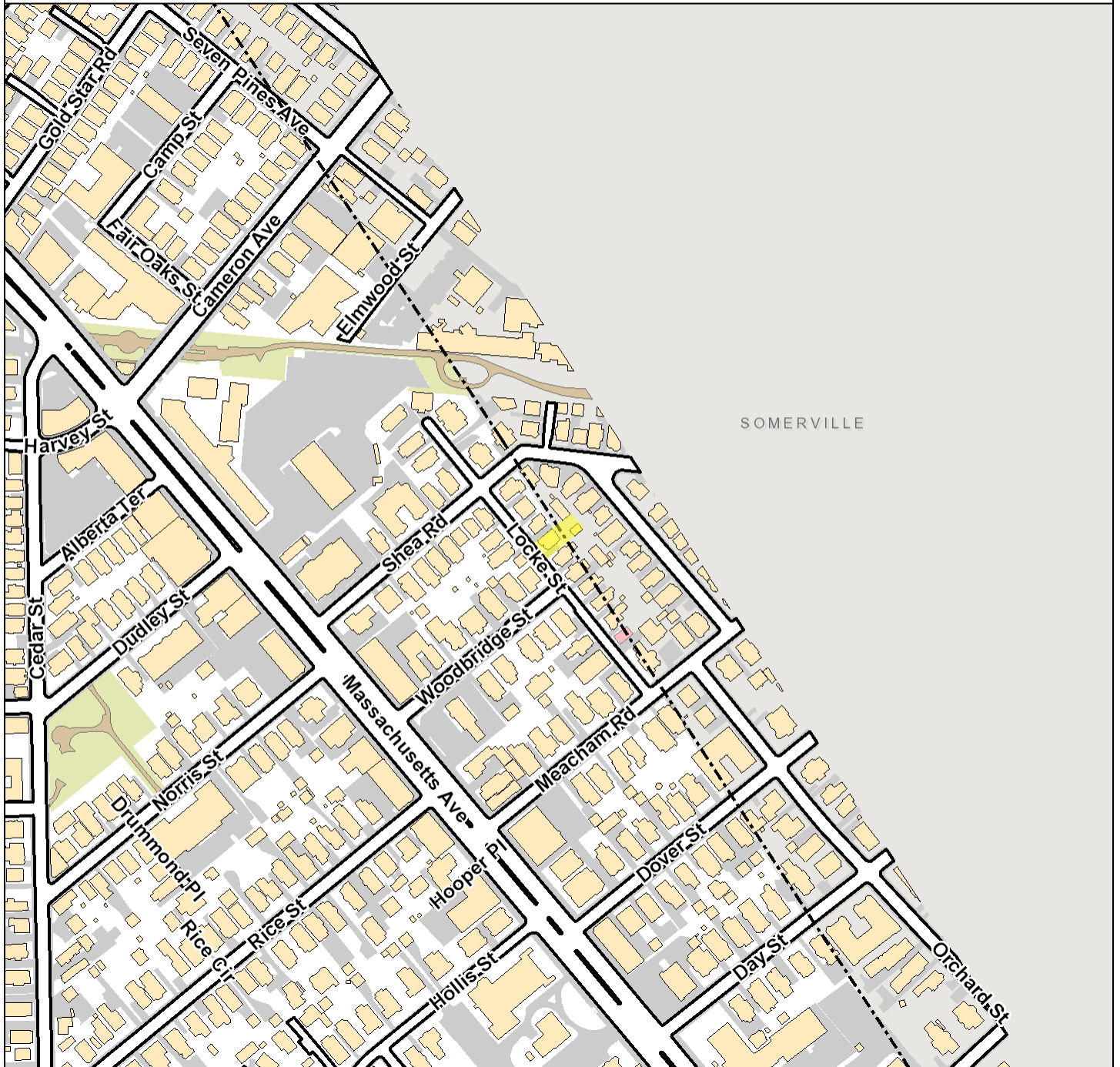
CALLLED NORTH

DRAWING TITLE:
FRAMING PLANS & DETAILS

SCALE: 1/4" = 1'-0"
DATE: 7-6-21

DRAWN BY: CFR
SHEET NO:

S-1.0



SOMERVILLE



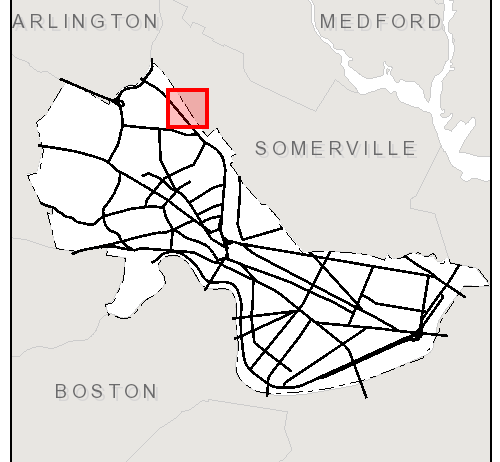
City of Cambridge
Massachusetts

1" = 292 ft

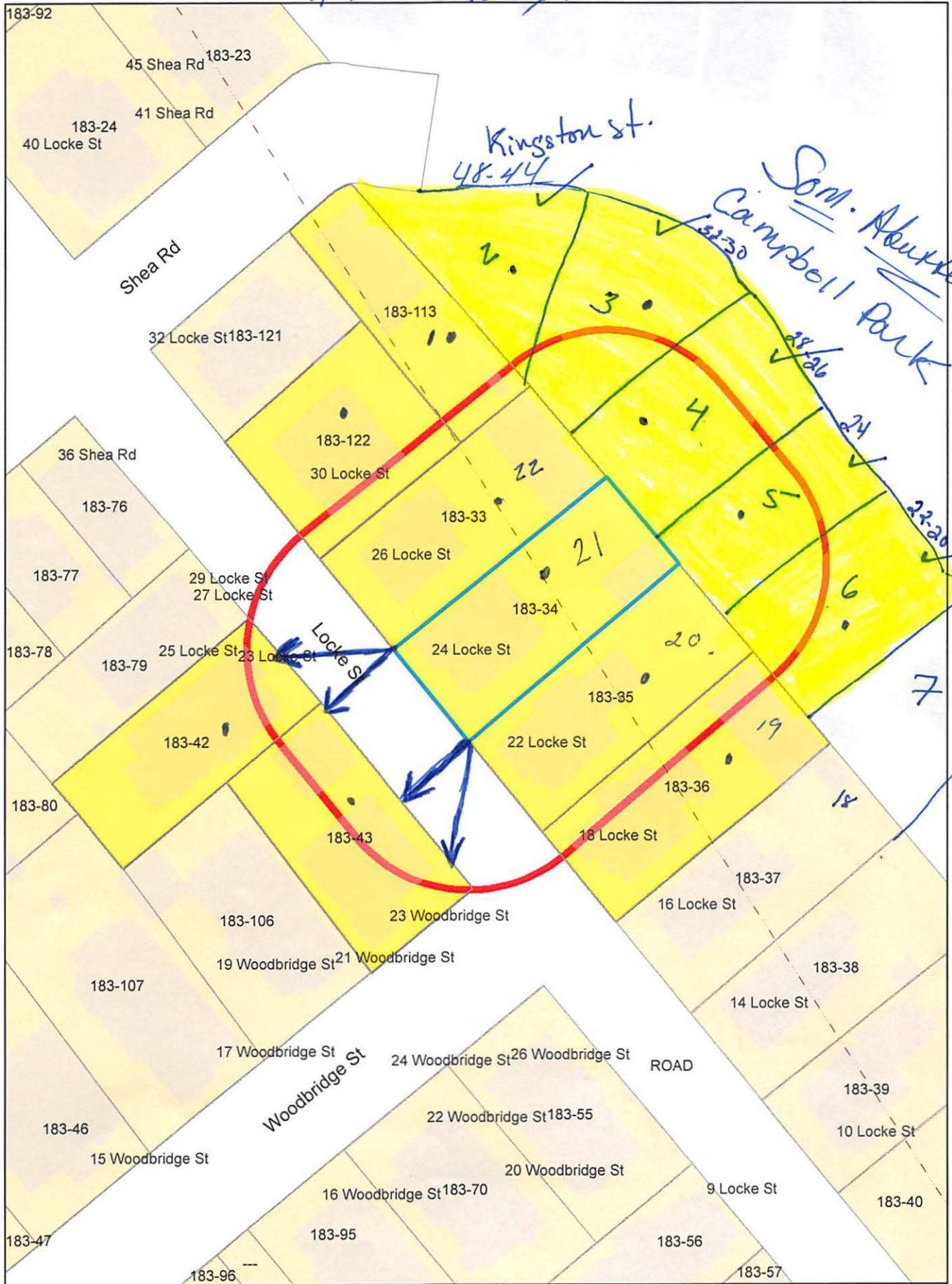
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

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



24 Locke St.



Kingston St.
48-44

Som. Aburley's
Campbell Park

Locke St

7

Woodbridge St

ROAD

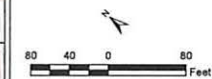
City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

- Lot Dimension
- Lot Number
- Square Footage
- Frontage Dimension
- Street Address

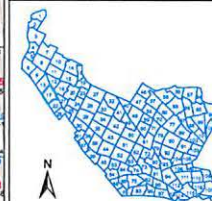


1" = 80'

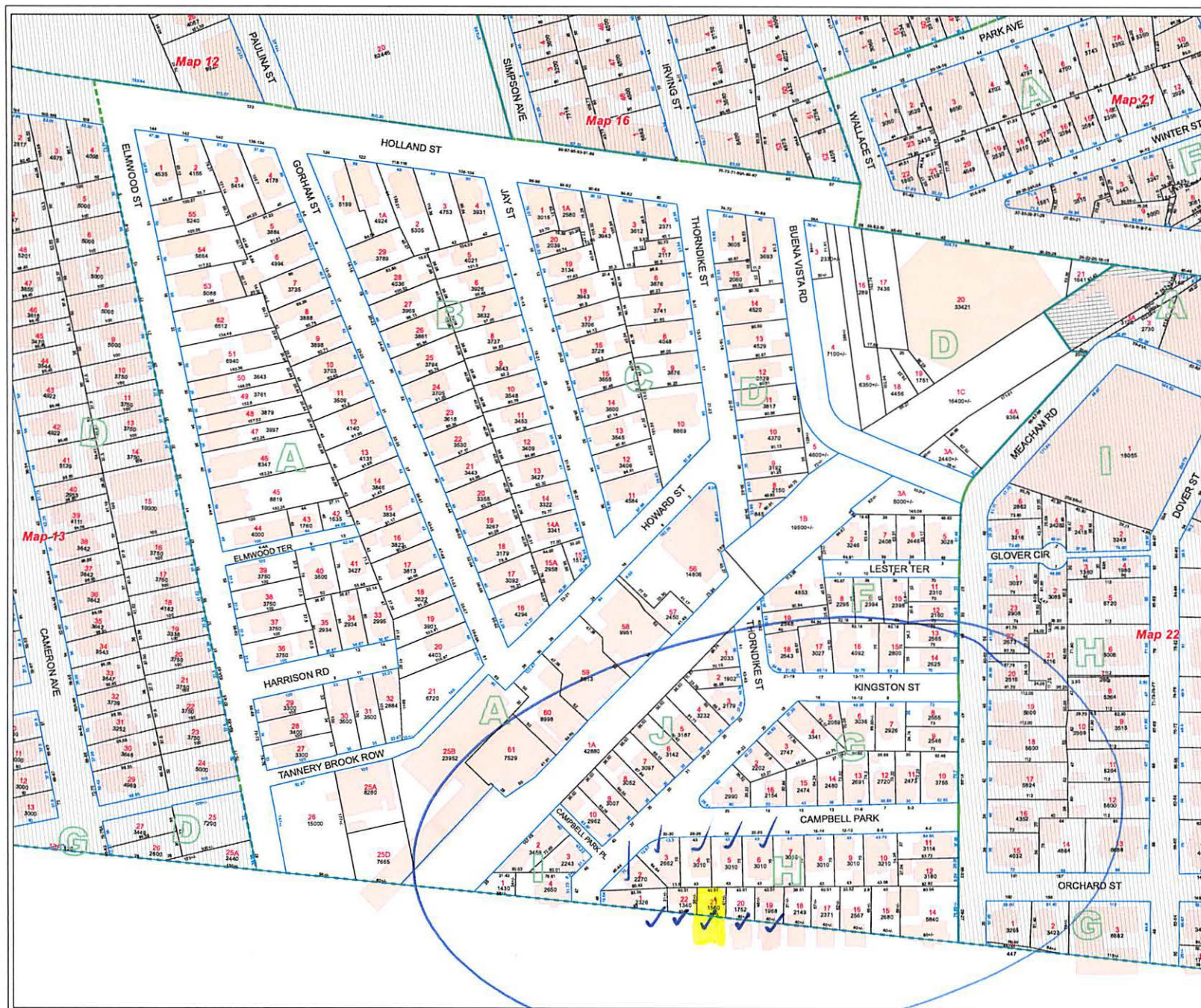
July 1, 2018

Source: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1996 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



17



24 Locke St.

Petitioner

183-113 / 17.H.1
EASTMENT, KATHERINE E.
48 KINGSTON ST
SOMERVILLE, MA 02144-2724

183-33 / 17.H.22
THIBODEAU, DORIS M. A LIFE ESTATE
26 LOCKE ST
CAMBRIDGE, MA 02140

183-34 / 17.H.21
KARLSSON, RACKHAM & ADRIA KARLSSON
24 LOCKE ST
CAMBRIDGE, MA 02140

183-43
CANNISTRARO, PAUL A. & YIH-HSIEN SHEN
23 WOODBRIDGE ST
CAMBRIDGE, MA 02140

183-122
KRAMER, MARK A. & CATHERINE J. CHU
TRUSTEES OF THE KRAMER CHU FAMILY TRUST
30 LOCKE ST
CAMBRIDGE, MA 02140

ERIC KEYES
176 DAYTON STREET
DANVERS, MA 01923

183-35 / 17.H.20
YOURMAN, CAROL & DAVID GROSSER
22 LOCKE ST
CAMBRIDGE, MA 02140-1223

183-42
PHILBRICK, ROBERT LAWRENCE JR.
TRUSTEE MARION SEVERYNES TRUSTEE
25 LOCKE ST
CAMBRIDGE, MA 02140

183-36 / 17.H.19
MONTROW, PHILIP,
TRUSTEE THE MENELAUS REV TRUST
18 LOCKE ST
CAMBRIDGE, MA 02140

17.H.2
JASON B & LUCY L VAN BEEVER
46 KINGSTON STREET
SOMERVILLE, MA 02144

17.H.3.1
EILEEN LEVETT
TR. OF EILEEN M. LEVELL RECOV. TRUST
32 CAMPBELL PARK
SOMERVILLE, MA 02144

17.H.3.2
MICHAEL FAIGEN & PATRICIA M. ACOSTA
C/O PATRICIA M. ACOSTA
30 CAMPBELL PARK
CAMBRIDGE, MA 02144

17.H.4.26
THEODORE J & REBECCA A. VESSENES
26 CAMPBELL PARK
SOMERVILLE, MA 02144

17.H.4.28
C/O LAUREL BRAITMAN
139 SHATTUCK AVENUE
BERKLEY, CA 94709

17.H.5
SHAWN & KATELIN H. MORAN
14 ELLINGTON ROAD #2
SOMERVILLE, MA 02144

17.H.6
GILDA P. CLARKE,
TR. OF CARL E. CLARKE LIFE ESTATE
20 CAMPBELL PARK
SOMERVILLE, MA 02144

48 KINGSTON ST

Location 48 KINGSTON ST

Mblu 17/ H/ 1//

Acct# 16537094

Owner EASTMENT KATHERINE

Assessment \$990,700

PID 4066

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$351,100	\$639,600	\$990,700

Owner of Record

Owner EASTMENT KATHERINE
Co-Owner
Address 48 KINGSTON ST
SOMERVILLE, MA 02144

Sale Price \$157,000
Certificate
Book & Page 25368/ 072
Sale Date 05/26/1995
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EASTMENT KATHERINE	\$157,000		25368/ 072	00	05/26/1995
PETROV PAVEL	\$0				

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,286
Replacement Cost: \$419,570
Building Percent Good: 83
Replacement Cost
Less Depreciation: \$348,200

Building Attributes	
Field	Description
Style	Cottage Bungalow

26 LOCKE ST

Location 26 LOCKE ST

Mblu 17/ H/ 22/ /

Acct# 20666202

Owner THIBODEAU DORIS M

Assessment \$98,300

PID 4086

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$13,800	\$84,500	\$98,300

Owner of Record

Owner THIBODEAU DORIS M
Co-Owner
Address 26 LOCKE ST
CAMBRIDGE, MA 02140

Sale Price \$0
Certificate
Book & Page 13571/ 527
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
THIBODEAU DORIS M	\$0		13571/ 527	

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	

24 LOCKE ST

Location 24 LOCKE ST

Mblu 17/ H/ 21/ /

Acct# 19617015

Owner KARLSSON RACKHAM & ADRIA

Assessment \$97,400

PID 4085

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$9,100	\$88,300	\$97,400

Owner of Record

Owner KARLSSON RACKHAM & ADRIA
Co-Owner
Address 24 LOCKE ST
CAMBRIDGE, MA 02139

Sale Price \$985,000
Certificate
Book & Page 61709/ 330
Sale Date 04/30/2013
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KARLSSON RACKHAM & ADRIA	\$985,000		61709/ 330	1G	04/30/2013
HUBBELL JOHN	\$212,500		21013/ 462	G	02/20/1991
LEO A SHEEHAN	\$0				

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description

22 LOCKE ST

Location 22 LOCKE ST

Mblu 17/ H/ 20/ /

Acct# 11346020

Owner YOURMAN CAROL

Assessment \$419,200

PID 4084

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$34,000	\$385,200	\$419,200

Owner of Record

Owner YOURMAN CAROL
Co-Owner GROSSER DAVID
Address 22 LOCKE ST
NO CAMBRIDGE, MA 02140

Sale Price \$545,500
Certificate
Book & Page 33290/ 577
Sale Date 07/20/2001
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
YOURMAN CAROL	\$545,500		33290/ 577	1G	07/20/2001
BURNS ANNA A FOR LIFE	\$1		32200/ 493	1G	01/02/2001
KELLEHER ANNA A	\$0		14253/ 502		

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 1,816
Replacement Cost: \$486,227
Building Percent Good: 7
Replacement Cost
Less Depreciation: \$34,000

Building Attributes	
Field	Description

18 LOCKE ST

Location 18 LOCKE ST

Mblu 17/ H/ 19/ /

Acct# 02033092

Owner MONTROWE PHILIP TRUSTEE

Assessment \$536,200

PID 4083

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$109,700	\$426,500	\$536,200

Owner of Record

Owner MONTROWE PHILIP TRUSTEE

Sale Price \$951,000

Co-Owner

Certificate

Address 18 LOCKE ST
CAMBRIDGE, MA 02138

Book & Page 58422/ 167

Sale Date 02/03/2012

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MONTROWE PHILIP TRUSTEE	\$951,000		58422/ 167	1G	02/03/2012
GEISS DONALD	\$100		58422/ 164	1F	02/03/2012
GEISS DONALD C & HELEN L	\$780,000		41578/ 136	1G	12/09/2003
WELSH GRETCHEN E	\$589,000		31024/ 410	1G	01/04/2000
ESPINOZA LESLIE G	\$350,000		29889/ 107	1G	03/08/1999

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 1,888
Replacement Cost: \$562,026
Building Percent Good: 16
Replacement Cost
Less Depreciation: \$89,900

44 KINGSTON ST

Location 44 KINGSTON ST

Mblu 17/ H/ 2/ /

Acct# 06249151

Owner VAN BEEVER JASON B & LUCY
L

Assessment \$1,512,400

PID 4067

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$837,000	\$675,400	\$1,512,400

Owner of Record

Owner VAN BEEVER JASON B & LUCY L

Sale Price \$874,730

Co-Owner

Certificate

Address 46 KINGSTON ST

Book & Page 49677/ 451

SOMERVILLE, MA 02144

Sale Date 06/27/2007

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VAN BEEVER JASON B & LUCY L	\$874,730		49677/ 451	00	06/27/2007
FLEAGLE RACHEL C & ROBERT M	\$100		39758/ 043	1A	07/01/2003
FLEAGLE RACHEL C	\$1		33818/ 023	1F	10/12/2001
FLEAGLE JOHN E & RACHEL C	\$54,000		13813/ 488		

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 3,274
Replacement Cost: \$876,703
Building Percent Good: 94
Replacement Cost
Less Depreciation: \$824,100

32 CAMPBELL PK

Location 32 CAMPBELL PK

Mblu 17/ H/ 3/ 1/

Acct# 20021740

Owner LEVETT EILEEN TRUSTEE

Assessment \$779,900

PID 101482

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$779,900	\$0	\$779,900

Owner of Record

Owner LEVETT EILEEN TRUSTEE
Co-Owner EILEEN M LEVETT REVOC TRUST
Address 32 CAMPBELL PK
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 71513/ 93
Sale Date 08/23/2018
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEVETT EILEEN TRUSTEE	\$1		71513/ 93	1F	08/23/2018
LEVETT EILEEN	\$632,000		63675/ 221	00	05/29/2014
SCURRIA BENJAMIN G	\$480,000		44432/ 497	00	01/06/2005
SHEA MATTHEW N & JAMIE H	\$460,000		38774/ 219	00	04/11/2003
BLOUIN REBECCA	\$369,000		32992/ 545	00	06/04/2001

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,155
Replacement Cost: \$812,356
Building Percent Good: 96
Replacement Cost
Less Depreciation: \$779,900

30 CAMPBELL PK

Location 30 CAMPBELL PK

Mblu 17/ H/ 3/ 2/

Acct# 20021750

Owner FAIGEN MICHAEL L & ACOSTA
PATRICIA M

Assessment \$1,042,700

PID 101483

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,042,700	\$0	\$1,042,700

Owner of Record

Owner FAIGEN MICHAEL L & ACOSTA PATRICIA M
Co-Owner S/O ACOSTA PATRICIA M
Address 30 CAMPBELL PARK
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 62132/ 128
Sale Date 06/28/2013
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FAIGEN MICHAEL L & ACOSTA PATRICIA M	\$1		62132/ 128	1F	06/28/2013
FAIGEN MICHAEL L	\$716,000		46358/ 471	00	10/27/2005
COLE THOMAS	\$615,000		33379/ 001	00	08/01/2001
SANTANGELO MICHAEL	\$352,500		30264/ 478	1P	06/08/1999
CARBONE JOANNE T	\$24,000		11516/ 241	00	01/19/1968

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 2,278
Replacement Cost: \$1,117,640
Building Percent Good: 93

26 CAMPBELL PK

Location 26 CAMPBELL PK

Mblu 17/ H/ 4/ 26/

Acct# 20030980

Owner VESSENES THEODORE J &
REBECCA A

Assessment \$968,300

PID 102098

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$968,300	\$0	\$968,300

Owner of Record

Owner VESSENES THEODORE J & REBECCA A
Co-Owner
Address 26 CAMPBELL PK
SOMERVILLE, MA 02144

Sale Price \$700,000
Certificate
Book & Page 53721/ 210
Sale Date 10/23/2009
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VESSENES THEODORE J & REBECCA A	\$700,000		53721/ 210	00	10/23/2009
LHA 26 CAMPBELL PARK FAMILY LP	\$1		49992/ 308	1F	08/23/2007
SHICK LAWTON	\$610,000		34480/ 522	00	01/02/2002
TUNG YUAN SHION & SHU-LIN	\$483,000		31794/ 591	1P	09/06/2000

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,888
Replacement Cost: \$1,005,154
Building Percent Good: 96
Replacement Cost
Less Depreciation: \$964,900

28 CAMPBELL PK

Location 28 CAMPBELL PK

Mblu 17/ H/ 4/ 28/

Acct# 20030990

Owner BRAITMAN LAUREL

Assessment \$863,200

PID 102099

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$863,200	\$0	\$863,200

Owner of Record

Owner BRAITMAN LAUREL
Co-Owner
Address 139 SHATTUCK AVE
 BERKLEY, CA 94709

Sale Price \$0
Certificate
Book & Page 72242/ 40
Sale Date 02/19/2019
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRAITMAN LAUREL	\$0		72242/ 40	1A	02/19/2019
BRAITMAN LAUREL	\$100		54582/ 456	1J	04/23/2010
BRAITMAN LAUREL & BARTON ANDREW	\$529,000		48037/ 286	00	08/23/2006
CIOLINO GINA S	\$429,000		33968/ 589	00	11/01/2001
TUNG YUAN SHION & SHU-LIN	\$483,000		31794/ 591	1P	09/06/2000

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,283
Replacement Cost: \$924,670
Building Percent Good: 93
Replacement Cost
Less Depreciation: \$859,900

24 CAMPBELL PK

Location 24 CAMPBELL PK

Mblu 17/ H/ 5/ /

Acct# 19653070

Owner MORAN SHAWN & KATELIN H

Assessment \$1,117,200

PID 4070

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$368,300	\$748,900	\$1,117,200

Owner of Record

Owner MORAN SHAWN & KATELIN H
Co-Owner
Address 14 ELLINGTON ROAD #2
SOMERVILLE, MA 02144

Sale Price \$900,000
Certificate
Book & Page 73848/ 520
Sale Date 12/18/2019
Instrument 1H

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MORAN SHAWN & KATELIN H	\$900,000		73848/ 520	1H	12/18/2019
SULLIVAN DONALD T	\$0		9466/ 109		01/19/1959

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,927
Replacement Cost: \$565,091
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$367,300

Building Attributes	
Field	Description
Style	Conventional

20 CAMPBELL PK

Location 20 CAMPBELL PK

Mblu 17/ H/ 6/ /

Acct# 03129143

Owner CLARKE GILDA P LIFE ESTATE

Assessment \$1,099,100

PID 4071

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$350,200	\$748,900	\$1,099,100

Owner of Record

Owner CLARKE GILDA P LIFE ESTATE
Co-Owner CLARKE CARL E TRUSTEE
Address 20 CAMPBELL PK
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 67587/ 382
Sale Date 07/08/2016
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CLARKE GILDA P LIFE ESTATE	\$1		67587/ 382	1F	07/08/2016
CLARKE CARL E & GILDA P	\$37,250		12657/ 015		

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,810
Replacement Cost: \$506,121
Building Percent Good: 69
Replacement Cost
Less Depreciation: \$349,200

Building Attributes	
Field	Description
Style	2-Decker

