



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 NOV 10 PM 2:00
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 98136

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Carter S. Bacon, Jr.

PETITIONER'S ADDRESS: 9 Shady Hill Square, Cambridge, MA 02138

LOCATION OF PROPERTY: 9 Shady Hill Sq., Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential

ZONING DISTRICT: Residence A-2 Zone

REASON FOR PETITION:

/Build roof supported by columns over existing deck /

DESCRIPTION OF PETITIONER'S PROPOSAL:

Special Permit to construct Roof over existing deck will add 240 sf to existing 2,039 sf of existing covered floor area where 3,827.5 sf is allowed

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

Carter S. Bacon, Jr.

(Petitioner (s) / Owner)

CARTER S. BACON, JR.

(Print Name)

Address:

Tel. No. 617 968 4443

E-Mail Address: carter@cbaconlaw.com

Date: _____

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 Carter S. Bacon, Jr. (OWNER)

Address: 9 Shady Hill Square, Cambridge, MA 02138

State that I/We own the property located at 9 Shady Hill Square, Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Carter S. Bacon, Jr.

*Pursuant to a deed of duly recorded in the date MAY 15, 2015 Middlesex South County Registry of Deeds at Book 65399, Page 120; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Carter S. Bacon, Jr.
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 Carter S. Bacon, Jr. personally appeared before me, this 5th of November 2020, and made oath that the above statement is true.

Felix De Bona
FELIX DE BONA
Notary Public, Commonwealth of Massachusetts
My Commission Expires May 15, 2026
NOTARY

My commission expires May 15, 2026 (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 9 Shady Hill Sq., 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:

Petitioner seeks to add a roof to an existing deck thereby adding more than 10% to the area of the existing structure. This will have no impact on the surrounding 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 Petitioner will continue to use the dwelling as a single family residence with no change in patterns of access or egress.

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:

There will be no change in existing use as described above and therefore there will be no impact on 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:

The proposed modest addition of a roof over an existing deck will not constitute a nuisance or hazard of any kind.

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 modest addition of a roof over an existing deck would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance.

***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: Carter S. Bacon, Jr.

Present Use/Occupancy: Single Family Residential

Location: 9 Shady Hill Square

Zone: Residence A-2 Zone

Phone: 617 968 4443

Requested Use/Occupancy: Single Family Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2,039 sf (source: assessor's database)	2,279 sf	3,828 sf	(max.)
<u>LOT AREA:</u>	7,655 sf	7,655	6,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u>	2,039/7,655 = .266	2,279/7,655 = .298	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	7,655	7,655	4,500	
<u>SIZE OF LOT:</u>				
WIDTH	109.91	109.51	65	
DEPTH	3 - 106.68	3 - 106.68	25	
<u>SETBACKS IN FEET:</u>				
FRONT	18.5	18.5	20	
REAR	3 - 106.68	3 - 106.68	25	
LEFT SIDE	0 (abutting neighboring house)	0 (abutting neighboring house)	10 (sum of 25)	
RIGHT SIDE	38.1	38.1	10 (sum of 25)	
<u>SIZE OF BUILDING:</u>				
HEIGHT	29.2	29.2	35	
WIDTH	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	.83	.83	.5	
<u>NO. OF DWELLING UNITS:</u>	1	1	1	
<u>NO. OF PARKING SPACES:</u>	1	1	1	
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	0	0	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'.



9 Shady Hill











Pacheco, Maria

From: Silvia Arrom <arrom@brandeis.edu>
Sent: Tuesday, November 24, 2020 9:46 AM
To: Pacheco, Maria
Subject: 9 Shady Hill Square petition

Dear Ms. Pacheco:

As a neighbor living at 4 Shady Hill Square, I write to support the Bacons' petition to construct a roof over their existing deck at 9 Shady Hill Square. Because it will not be visible from the central green or driveway, it does not change the historic look that we value so much at Shady Hill Square.

Sincerely,

Silvia Marina Arrom
4 Shady Hill Square
Cambridge MA 02138
617-714-4378

Jane's Professor of Latin American Studies Emerita
History Department
Brandeis University
Waltham MA 02454
<https://brandeis.academia.edu/SilviaArrom>







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:

Margaret Bacon
(Print)

Date:

11/24/20

Address:

9 Shady Hill Sq.

Case No.

BZA-98136

Hearing Date:

12/10/20

Thank you,
Bza Members





City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2020 DEC 14 PM 2:44
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-98136

Address: 9 Shady Hill Square

Owner, Petitioner, or Representative: Carter S. Bacon, Jr.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 12/14/20

C. Bacon
Signature



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: *LB* Date: _____
(Print)

Address: *9 Shady Hill Sq*

Case No. *BZA-98134*

Hearing Date: *1/28/21*

Thank you,
Bza Members

1 * * * * *

2 (12:30 a.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,
4 Andrea A. Hickey, Jim Monteverde, Laura
5 Wernick

6 CONSTANTINE ALEXANDER: The next case I'm going to
7 call is Case Number 98136 -- 9 Shady Hill Square. We have a
8 request from the petitioner to continue this case. He got
9 tired of sitting up waiting for us, I guess. So the Chair
10 moves -- I'm going to propose that we add this to the ever-
11 burgeoning agenda for January 7.

12 But, again, this case too I think will be -- I can
13 speak off the record, if you will -- will be a pretty easy
14 case and not a controversial case.

15 Anyway, the Chair moves that we continue this case
16 as a case not heard until 6:00 p.m. on January 7, subject to
17 the following conditions:

18 That the petitioner sign a waiver of time for
19 decision. And he must sign that within seven days from
20 today. Failing to do that will result in this case being
21 automatically dismissed.

22 The second, that the -- a new posting sign or a

1 modified posting sign -- has to be set forth on the premises
2 reflecting the new date, January 7; the new time -- 6:00
3 p.m.; and maintain for the 14 days prior to January 7.

4 This can be done either by getting a new sign from
5 the Special Services Department or modifying the existing
6 sign with a magic marker or what have you to reflect the new
7 date and time.

8 And lastly, to the extent that there are any new
9 or modified plans, specifications or the like, from what is
10 in our files now, these must be filed -- these new ones --
11 filed with this Board no later than 5:00 p.m. on the Monday
12 before January 7. Brendan?

13 BRENDAN SULLIVAN: Yes to the continuance. Okay,
14 yes to the continuance.

15 ANDREA HICKEY: Andrea Hickey, yes to the
16 continuance.

17 LAURA WERNICK: Laura Wernick, yes to the
18 continuance.

19 JIM MONTEVERDE: And Jim Monteverde, yes to the
20 continuance.

21 CONSTANTINE ALEXANDER: The Chair votes yes as
22 well.

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[All vote YES]

So the case continued. O, okay, we have our last case, believe it or not. Upland Road?

Application of Carter S. Bacon, Jr.

9 Shady Hill Square, Cambridge

BZA Case No. 98136

Supporting statement for a Special Permit

Granting the permit will not be to the detriment of the public interest because:

1. *It appears that the requirements of the Ordinance cannot or will not be met;*
 - a. The subject dwelling is a pre-existing non-conforming structure built in 1915. This property and the adjacent property at 8 Shady Hill Square were part of a 1977 subdivision plan that created the nonconformity inasmuch as there is no setback where the houses join and because the property line separating the two neighboring lots runs at distances of between 3.0 and 10.2 feet thus violating the 15 foot setback required by section 5.31 of the zoning ordinance. The requirements of the Ordinance cannot be met because the subject dwelling already violates the dimensional requirements as set forth above.
2. *Traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in established neighborhood character:*
 - a. The Petitioner and his family will continue to occupy this residence as their primary residence. No change in use is proposed and the proposed roof to the existing deck will add 216 square feet of covered outdoor space, and will result in no change in the use of the dwelling and only a minimal increase in the intensity of its current use (outdoor seating). There will be no further traffic generated, the patterns of access and egress will remain the same, and no congestion, hazard or substantial change in the established neighborhood character will result.
3. *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 uses:*

The neighbors to either side will not be adversely affected by the proposed addition. The immediate neighbor at 8 Shady Hill Square supports this addition, as do the neighbor to the east at 10 Shady Hill Square and the owners of several

other Shady Hill Square houses. The Petitioner is not aware if any objections from neighbors.

4. *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:*
 - a. An increase of 216 square feet caused by adding a roof over the existing deck is quite modest. No nuisance or hazard would result from what the Petitioner proposes; the addition sought will provide them with a modest additional amenity particularly during this Covid pandemic.
5. *For other reasons, the proposed use would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance:*
 - a. The proposed use does not differ from the use of this dwelling since it was built in 1915. The proposed addition complies with and supports the intent and purpose of the Ordinance and in no way impairs the integrity of the district.
6. *The new use or building construction is not inconsistent with the Urban Design Objectives set forth in Section 19.30.*
 - a. This is not relevant to the Petitioners' application.

END OF SUPPORTING STATEMENT

* * * * *

(7:21 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Jim Monteverde, Laura Wernick, and Jason
Marshall

CONSTANTINE ALEXANDER: The Chair will now call
Case Number 98136 -- 9 Shady Hill Square. Anyone here
wishing to be heard on this matter?

SISIA DAGLIAN: No.

CONSTANTINE ALEXANDER: No?

SISIA DAGLIAN: [I don't see.]

CONSTANTINE ALEXANDER: The petitioner -- no one's
going to speak tonight. This is a case we're going to have
to continue. The petitioner failed to post a sign
advertising this case tonight, and as a result we can't hear
the case.

We did this once before, but that failure to
participate was understandable, because the case wasn't
going to come up until close to midnight because of the next
case we're going to hear tonight.

So, I don't think we need --

SISIA DAGLIAN: They wanted -- it hasn't been

1 heard, but they wanted to get January 28.

2 CONSTANTINE ALEXANDER: When do we have room?
3 Next? Keeping him on, we need at least two weeks for him,
4 for the petitioner to advertise.

5 SISIA DAGLIAN: Yeah, the twenty-eighth.

6 CONSTANTINE ALEXANDER: Twenty-eighth?

7 SISIA DAGLIAN: Yeah.

8 CONSTANTINE ALEXANDER: That gives -- today is the
9 --

10 BRENDAN SULLIVAN: Seventh?

11 CONSTANTINE ALEXANDER: -- seventh --

12 SISIA DAGLIAN: Yeah.

13 CONSTANTINE ALEXANDER: -- yeah, that's plenty of
14 time. Okay. The Chair moves that we continue this case as
15 a case not heard until 6:00 p.m. on February 28.

16 SISIA DAGLIAN: No, January.

17 CONSTANTINE ALEXANDER: I'm sorry, January, thank
18 you. January 28, subject to the following conditions:

19 One, that the petitioner signs a waiver of time
20 for decision.

21 SISIA DAGLIAN: They've already done that.

22 CONSTANTINE ALEXANDER: And that has already been

1 done, so that condition has been satisfied.

2 Two, that the petitioner this time has to post a
3 sign advertising the new time, the twenty-eighth of January,
4 and the new 6:00 p.m., and the time and date, 6:00 p.m. on
5 the twenty-eighth of January.

6 And that the sign must be maintained for the 14
7 days prior to the twenty-eights, as required by our
8 ordinance.

9 And lastly, to the extent that the petitioner
10 wishes with regard to the case we'll hear on the twenty-
11 eight, make any changes or additions to the plans,
12 specifications or the like with regard to this case, the
13 petitioner must have these in our -- or the Building
14 Department's files, no later than 5:00 p.m. on the Monday
15 before the twenty-eighth.

16 All those in favor? Brendan?

17 BRENDAN SULLIVAN: Brendan Sullivan, yes to the
18 continuance.

19 CONSTANTINE ALEXANDER: Okay. Jim?

20 JIM MONTEVERDE: Jim Monteverde, yes to the
21 continuance.

22 CONSTANTINE ALEXANDER: Laura?

1 LAURA WERNICK: Laura Wernick, yes to the
2 continuance.

3 CONSTANTINE ALEXANDER: And Andrea?

4 ANDREA HICKEY: Andrea Hickey, yes to the
5 continuance.

6 CONSTANTINE ALEXANDER: And the Chair votes yes
7 for the continuance as well.

8 [All vote YES]

9 So this case will be continued until 6:00 p.m. on
10 January 28, provided that the conditions that I've just
11 dictated are satisfied.

12 Okay. Have we heard back from --

13 SISIA DAGLIAN: Well, we have to unmute them, see
14 what they say.

15 CONSTANTINE ALEXANDER: All right, I'm going to
16 move on to the next case, then. They'll have to wait until
17 we finish.

18 SISIA DAGLIAN: Do you want to unmute them and
19 ask?

20 CONSTANTINE ALEXANDER: Say it again

21 SISIA DAGLIAN: We can unmute them and ask. I can
22 unmute them and ask?

1 CONSTANTINE ALEXANDER: Yeah, please do that.

2 SISIA DAGLIAN: Shippen?

3 SHIPPEN PAGE: Sisia, hi.

4 SISIA DAGLIAN: Yeah, do you -- are you ready, or
5 do you want to wait until --

6 SHIPPEN PAGE: I can't reach Sam Kachmar. I've
7 tried to reach -- my clients are available, but I haven't
8 reached Sam. And so, I think, you know, I can certainly
9 hang in there during the 27 too, but -- and I can come back.
10 But I think it's going to take a little bit more processing
11 than 30 seconds, so I don't want to hold up the Board.

12 CONSTANTINE ALEXANDER: Well we have another case,
13 the 2072 Massachusetts Avenue. I'm hopeful it's not going
14 to take a very long time, because it's an -- they're going
15 to make a motion to continue. I can check back with you
16 after we finish that case, and then we can make our final
17 decision. Is that all right with you, Mr. Page?

18 SISIA DAGLIAN: Oops, I moved him out. Sorry.

19 CONSTANTINE ALEXANDER: Mr. Page?

20 SISIA DAGLIAN: I moved him. I moved him out.
21 Sorry.

22 BRENDAN SULLIVAN: He'll call back when he's

1 ready.

2 CONSTANTINE ALEXANDER: Yeah, he'll call back.

3 Okay, let's move on to the next case. Where's the file?

4 SISIA DAGLIAN: Shippen? Yeah, it's here.

5 CONSTANTINE ALEXANDER: There might be the letter
6 requesting we continue.

7 SHIPPEN PAGE: Sisia?

8 SISIA DAGLIAN: Yeah, Shippen?

9 SHIPPEN PAGE: Yeah, yeah, yeah.

10 SISIA DAGLIAN: So we're -- are you there?

11 SHIPPEN PAGE: Sisia, are you there? Hi, Mr.

12 Chairman?

13 CONSTANTINE ALEXANDER: I can barely hear you, Mr.

14 Page.

15 SHIPPEN PAGE: Hold on. Hi.

16 SAM KACHMAR: Are you there?

17 SHIPPEN PAGE: Can you hear me now?

18 SAM KACHMAR: Yeah, I'm here.

19 CONSTANTINE ALEXANDER: It's a little bit better,
20 but it's still not great.

21 SHIPPEN PAGE: I've got -- Mr. Chairman, I'm

22 sorry. I just got through to the architects and my client

1 but -- and they're just freaked that they're going to have
2 to wait until the end of the affordable housing project.

3 But if I can come back at the end and give a
4 report as to whether that -- and the Board's willing to
5 indulge me, I'd prefer to have a little bit more time than
6 just the 45 seconds, because I understand --

7 CONSTANTINE ALEXANDER: No, no, that's fine.
8 We're not trying to rush you; we're just trying to be --
9 make sure you know all the facts.

10 SHIPPEN PAGE: No, I --

11 CONSTANTINE ALEXANDER: We will call you back --
12 we will plug you back in after we hear -- we finish the
13 affordable housing case on Mass Ave.

14 SHIPPEN PAGE: That's fine.

15 CONSTANTINE ALEXANDER: But again, I just want to
16 warn you that it's not going to be like the last time where
17 we'll be hearing -- I hope -- we're hearing this case for
18 hours and hours and hours tonight. Those hours and hours
19 and hours are going to come in the future, I think.

20 SHIPPEN PAGE: I think as a citizen, I'll be
21 watching that case in any event, but it'll give me an
22 opportunity to review this with the architects and my

1 clients. Thanks, Mr. Chairman.

2 SHIPPEN PAGE: Thank you, Mr. Page.

3 SISIA DAGLIAN: Okay.

4 CONSTANTINE ALEXANDER: Okay, ready?

5 SISIA DAGLIAN: No, I'm not ready. Sorry. Okay.

6 I've been doing some -- Sean? Okay.

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BEACON

ST.

SOMERVILLE

CITY

LINE

CAMBRIDGE 5975

8562

3.00

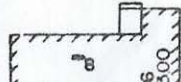
Garage

5A
6,085

53.90

4

52.00



3.94

5B
7,655

3.00

158

0.50

2.33

27.79

11.91

22.67

HILL

109.71

CITY

LINE

SOMERVILLE

106.68

CAMBRIDGE

Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan Number 652 of 1972
Rec. JUNE 15, 1972 at P. in
W. DEED ... Rec. N. 292
HENRY D. EPSTEIN ETUX
SUSAN L. ROWLEY
Recorded, Book 12224 Page 704

Attest: *John F. [Signature]*
REGISTER

SHADY

SQUARE

6

72.00

78.00

SOMERVILLE

CITY

LINE

CAMBRIDGE

11.00
SW

ST.

SCOTT

HOLDEN

ST.

PLAN OF LAND
CAMBRIDGE, MASS.

Scale: 20 feet to an inch

APRIL 20, 1972

Joseph Selwyn - Civil Engineer

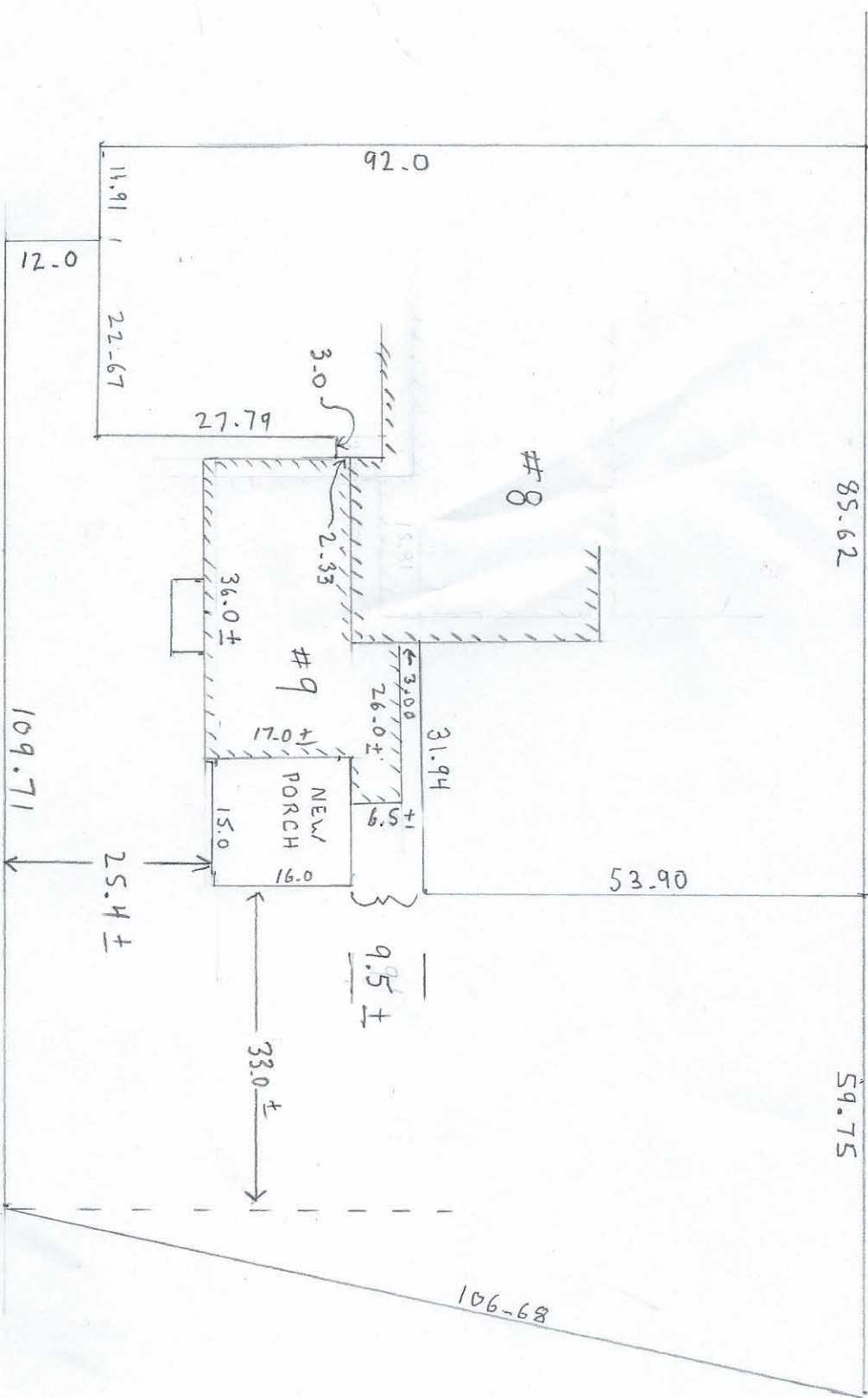
NOTE: Being a subdivision of lot 5 on a plan by
Wm. Kelly, Surveyor dated March 24, 1915
Recorded in the Middlesex Registry of Deeds
Plan Book 231 Page 29.

NOTE: Zoning variance granted by Board of
Appeals. Case No. 42252 on April 20, 1972



ORIGINAL ON FILE
SCALE OF THIS PLAN IN FEET

BEACON STREET



REFERENCE:

PLAN No 657 of 1972
 Book 12224, Page 704
 Middlesex So. District
 Registry of Deeds

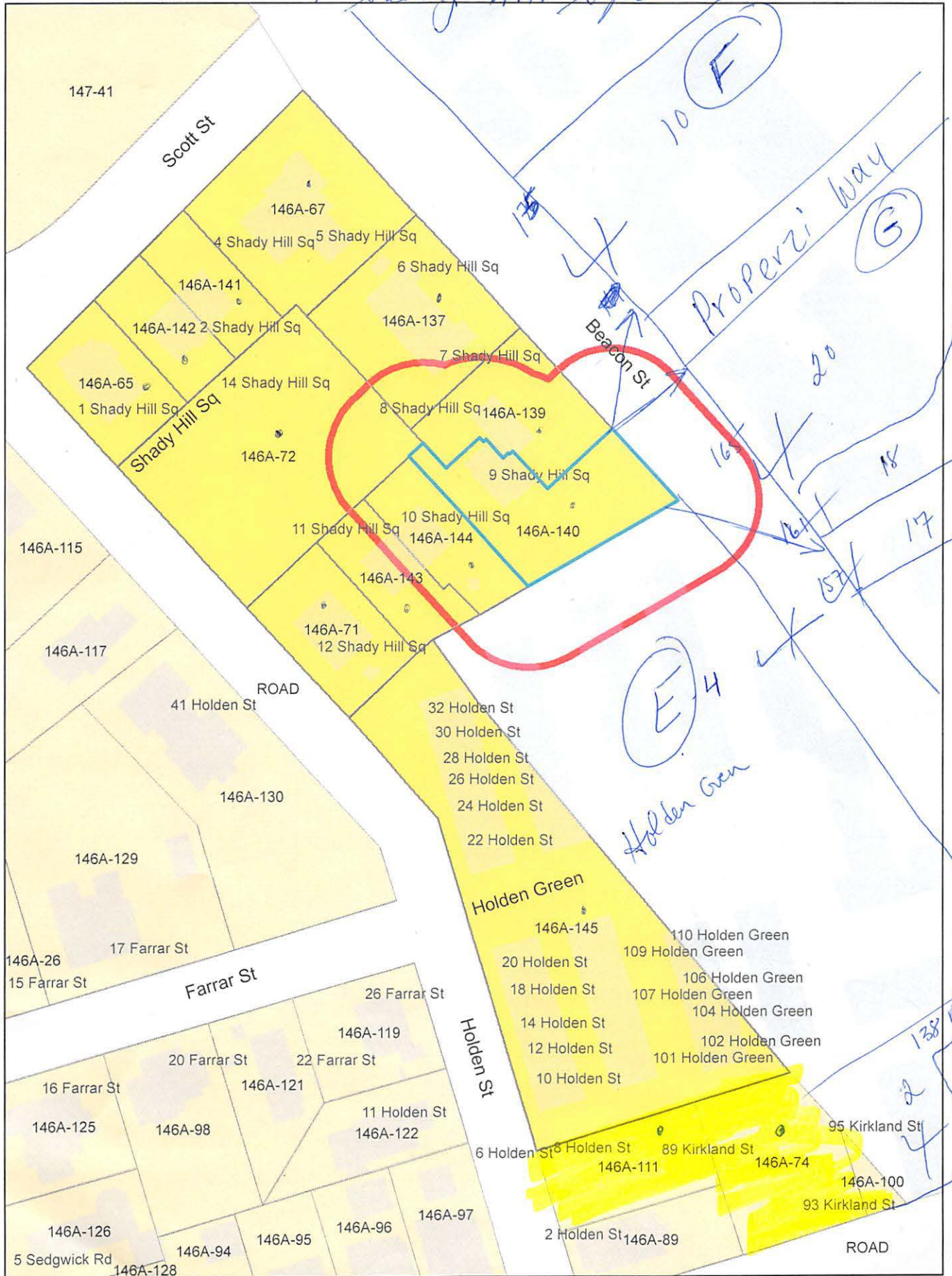
ALL DIMENSIONS TAKEN
 FROM REFERENCED PLAN
 EXCEPT FOR BUILDING
 DIMENSIONS AND

SCALE: 1" = 20'

PLAN OF LAND
 OF SHADY HILL SQUARE
 CAMBRIDGE, MASS.

PREPARED BY OWNER
 CARTER S. BEACON JR.
 AUGUST 31, 2020

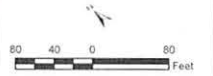
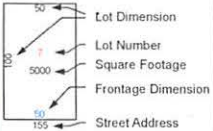
9 Shady Hill Square





Assessors Map

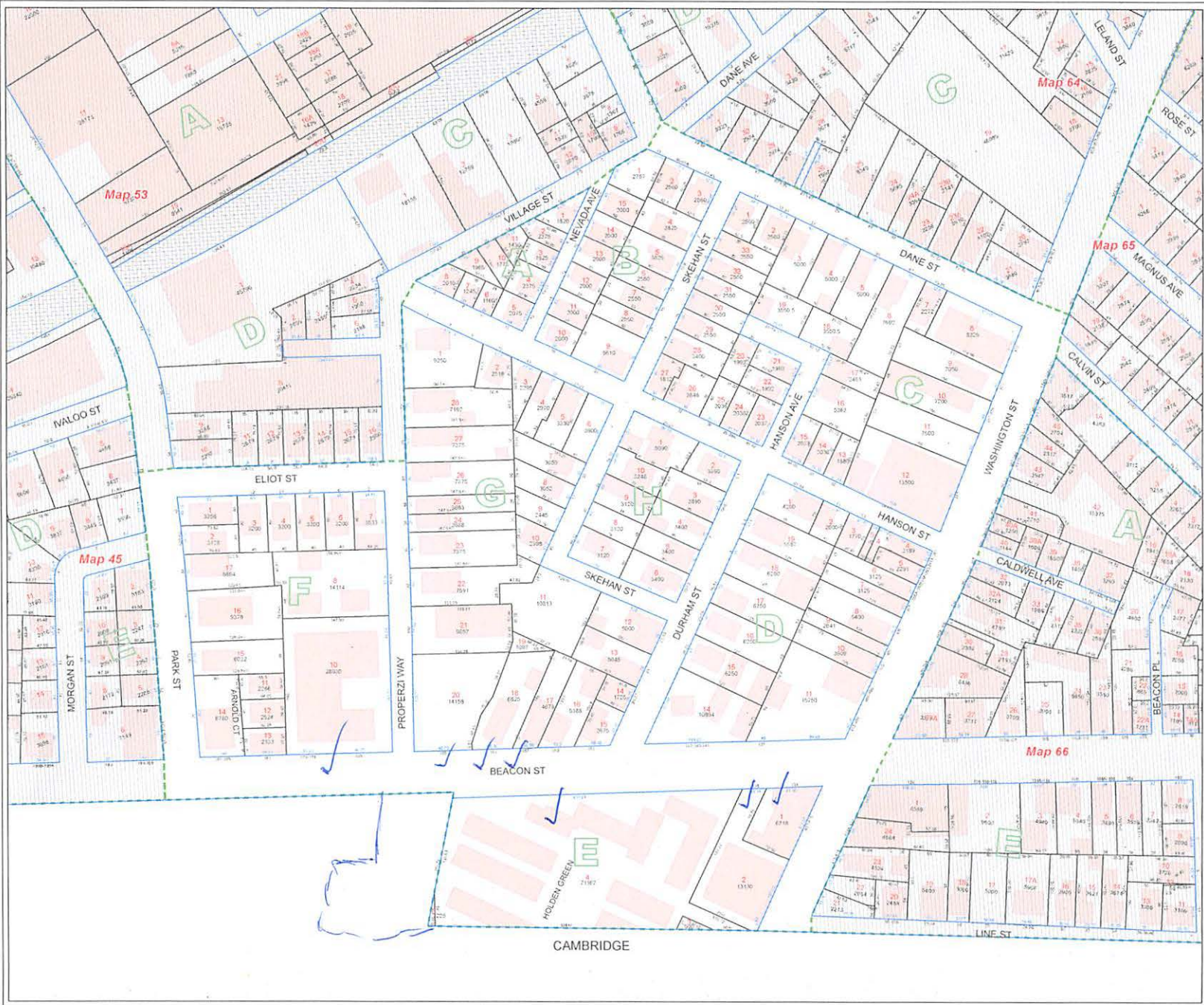
- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



1" = 80'
July 1, 2018

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1950 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by GCM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

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



9 Shady Hill Sq.

Petitioner

146A-72
SHADY HILL SQUARE ASSOC. INC.
C/O CARTER S. BACON, JR., TREASURER
9 SHADY HILL SQ.
CAMBRIDGE, MA 02138

146A-67
ARROM, SILVIA M., TRUSTEE
4-5 SHADY HILL SQ. #4
CAMBRIDGE, MA 02138

146A-140
BACON, CARTER S., JR.
9 SHADY HILL SQ
CAMBRIDGE, MA 02138

146A-141
RABE, EDWARD F., JR. & JANE R. RABE
3 SHADY HILL SQ.
CAMBRIDGE, MA 02138

146A-74
93 KIRKLAND STREET LLC,
P.O. BOX 380592
CAMBRIDGE, MA 02238

146A-67
LAPP, KATHERINE N.,
TRS THE KATHERINE N. LAPP TRUST
4-5 SHADY HILL SQ. UNIT#5
CAMBRIDGE, MA 02138

146A-139
TOWNLEY, DENNIS W. & JUDY A TOWNLEY
8 SHADY HILL SQUARE
CAMBRIDGE, MA 02138-2036

146A-144
BECKFIELD, JASON W. & JECELYN S. VITERNA
10 SHADY HILL SQ
CAMBRIDGE, MA 02138

146A-65
VALENZE, DEBORAH
1 SHADY HILL SQ.
CAMBRIDGE, MA 02138-2035

146A-71
HEXNER, JOHN T. & MONICA K HEXNER
12 SHADY HILL SQ
CAMBRIDGE, MA 02138-2069

146A-74
KIRKLAND PROPERTY LLC,
8080 N. CENTRAL EXPRESSWAY,
SUITE 1100
DALLAS, TX 75206

146A-137
THOMAS, JANE & MELISSA THOMAS
6 SHADY HILL SQ
CAMBRIDGE, MA 02138

146A-137
GOLD, CAROL
7 SHADY HILL SQ.
CAMBRIDGE, MA 02138

146A-142
BRITT, BARBARA
2 SHADY HILL SQ
CAMBRIDGE, MA 02138

146A-145
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

146A-111
DEWIRE, THOMAS ARTHUR,
JAMES MICHAEL DEWIRE TR.
2 HOLDEN ST
CAMBRIDGE, MA 02138-2022

146A-143
VANVLECK, HOWARD A., JR.
11 SHADY HILL SQ.
CAMBRIDGE, MA 02138-2035

54-E-4
PRESIDENT FELLOWS OF HARVARD
C/O HARVARD REAL ESTATE INC.
46 BLACKSTONE ST. - SO. BUILDING
CAMBRIDGE, MA 02139

54-E-1
NADWASH LLC
779 WASHINGTON STREET
BROOKLINE, MA 02446

54-E-2-201
HUANG YONGSHENG & WEI LAN
435 WASHINGTON ST. #201
SOMERVILLE, MA 02143

54-E-2-202
HUANG SONYA
435 WASHINGTON ST. #202
SOMERVILLE, MA 02143

54-E-2-203
DELAPORTE DESIGN INC.
41R RUSSELL ST.
SOMERVILLE, MA 02144

54/E/2/204
HLRP LLC
15 LONG DRIVE
WESTBOROUGH, MA 01851

54-E-2-205
EVAN DANIELA,
TR. SILVER FAMILY TRUST
56 HAMMOND STREET
CAMBRIDGE, MA 02138

54-E-2-206
HUANG ZHICHAO
435 WASHINGTON STREET
SOMERVILLE, MA 02143

54-E-2-301/403
DELAPORTE DESIGN INC.
41R RUSSELL STREET
SOMERVILLE, MA 02144

54-E-2-302
EVAN DANIELA
56 HAMMOND STREET
CAMBRIDGE, MA 02138

54-E-2-303
VIVIANA BELBUSTI
435 WASHINGTON STREET #303
SOMERVILLE, MA 02143

54-E-2-304
PETER GIUNTA
435 WASHINGTON STREET #304
SOMERVILLE, MA 02143

54-E-2-305
ANGELICA KWAN, PO YEE
152 TAI HANG RD.
20B COLONNADE
HONG KONG, 99999

9 Gladys Hill Sr.

54-E-2-306
ISABEL SZABO & RICHARD M. SOLEY
28 COTTAGE STREET
LEXINGTON, MA 02420

54-E-2-401
ERIC & RACHEL CHANEY
435 WASHINGTON ST. #401
SOMERVILLE, MA 02143

54-E-2-402
DANIELA EVAN
TR. OF SILVER FAMILY TRUST
56 HAMMOND STREET
CAMBRIDGE, MA 02138

54-E-2-404
THANGARAJ VEERAPPAN
435 WASHINGTON ST. #404
SOMERVILLE, MA 02143

54-E-2-405
NAN CHIANG
435 WASHINGTON ST. #405
SOMERVILLE, MA 02143

54-E-2-406
LIVIA M. FRANCA
4235 UNIVERSITY BLVD.
DALLAS, TX 75205

54-E-2-97A-B-C
DANIELA A. EVAN
TR. THE SILVER FAMILY TRUST
56 HAMMOND ST.
CAMBRIDGE, MA 02138

54-E-2-P-1/P-2/P-3/P-4/P-5/P-6/P-7/P-8
7 KIRKLAND CONDOMINIUM TRUST
C/O ACTION VEST MANAGEMENT CORP.
1667 COMMONWEALTH AVE
BRIGHTON, MA 02135

54-F-10
BEACON ASSOCIATES INC.
P.O. BOX 45014
SOMERVILLE, MA 02145

54-G-20
BEACON APARTMENTS LLC
P.O. NOX 45014
SOMERVILLE, MA 02145

54/G/18
159-161 BEACON STREET LLC
P.O. BOX 265
BROOKLINE, MA 02446

54/G/17
CHAU CHUNG
CHAU TSUNG WEN
P.O. BOX 265
BROOKLINE, MA 02446

203 HOLDEN GREEN

Location 203 HOLDEN GREEN

Mblu 54/ E/ 4/ 1

Acct# 16552166

Owner PRESIDENT & FELLOWS OF HARVARD

Assessment \$15,402,400

PID 9761

Building Count 7

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$9,659,400	\$5,743,000	\$15,402,400

Owner of Record

Owner PRESIDENT & FELLOWS OF HARVARD
 Co-Owner C/O HARVARD REAL ESTATE INC
 Address 46 BLACKSTONE ST - SO BUILDING
 CAMBRIDGE, MA 02139

Sale Price \$219,000
 Certificate
 Book & Page 12355/ 520
 Sale Date 01/19/1972

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PRESIDENT & FELLOWS OF HARVARD	\$219,000		12355/ 520	01/19/1972

Building Information

Building 1 : Section 1

Year Built: 1929
 Living Area: 14,538
 Replacement Cost: \$2,878,151
 Building Percent Good: 58
 Replacement Cost
 Less Depreciation: \$1,669,300

Building Photo

Building Attributes	
Field	Description
STYLE	Apartments
MODEL	Commercial
Grade	Average +10
Stories:	3

415 WASHINGTON ST

Location 415 WASHINGTON ST

Mblu 54/ E/ 1/ 1

Acct# 08315036

Owner NADWASH LLC

Assessment \$1,927,900

PID 800

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,294,500	\$633,400	\$1,927,900

Owner of Record

Owner NADWASH LLC

Sale Price \$1,550,000

Co-Owner

Certificate

Address 779 WASHINGTON ST
BROOKLINE, MA 02446

Book & Page 60769/ 208

Sale Date 12/18/2012

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NADWASH LLC	\$1,550,000		60769/ 208	00	12/18/2012
BUBEN PATRICK	\$1,400,000		49619/ 387	1C	06/15/2007
HERNON MARYELLEN	\$1		42820/ 031	1H	05/18/2004
HERNON JOSEPH P ETAL TRUSTEES	\$0		12641/ 720		

Building Information

Building 1 : Section 1

Year Built: 1900
 Living Area: 5,442
 Replacement Cost: \$1,655,943
 Building Percent Good: 76
 Replacement Cost
 Less Depreciation: \$1,258,500

Building Photo

Building Attributes	
Field	Description
STYLE	Restaurant

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 201/

Acct# 09000103

Owner HUANG YONGSHENG & WEI LAN

Assessment \$680,000

PID 9734

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$680,000	\$0	\$680,000

Owner of Record

Owner HUANG YONGSHENG & WEI LAN
 Co-Owner
 Address 435 WASHINGTON ST #201
 SOMERVILLE, MA 02143

Sale Price \$560,000
 Certificate
 Book & Page 65869/ 568
 Sale Date 08/06/2015
 Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HUANG YONGSHENG & WEI LAN	\$560,000		65869/ 568	00	08/06/2015
ZUZUL TIONA	\$394,000		52945/ 314	00	06/08/2009
RADOM CHRISTOPHER & AIMEE E	\$100		38832/ 351	1F	04/16/2003
RADOM CHRISTOPHER	\$310,000		36025/ 324	00	07/31/2002
TEPASKE JEAN	\$177,000		20881/ 472	00	11/16/1990

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 980
 Replacement Cost: \$686,838
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$680,000

Building Photo

Building Attributes

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 202/

Acct# 09000104

Owner HUANG SONYA

Assessment \$577,800

PID 9735

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$577,800	\$0	\$577,800

Owner of Record

Owner HUANG SONYA

Sale Price \$380,000

Co-Owner

Certificate

Address 435 WASHINGTON ST #202
SOMERVILLE, MA 02143

Book & Page 64613/ 205

Sale Date 12/05/2014

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HUANG SONYA	\$380,000		64613/ 205	00	12/05/2014
DENDRINOS KLEANTHIS G	\$1		63329/ 520	1F	03/03/2014
K A G E LLC	\$1		62885/ 292	1F	11/05/2013
DENDRINOS KLEANTHIS G	\$1		62885/ 289	1A	11/05/2013
DENDRINOS KLEANTHIS G	\$1		43314/ 238	1F	07/19/2004

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 750
 Replacement Cost: \$583,635
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$577,800

Building Photo

Building Attributes	
Field	Description

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 203/

Acct# 09000105

Owner DELAPORTE DESIGN INC

Assessment \$680,000

PID 9736

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$680,000	\$0	\$680,000

Owner of Record

Owner DELAPORTE DESIGN INC
 Co-Owner
 Address 41R RUSSELL ST
 SOMERVILLE, MA 02144

Sale Price \$100
 Certificate
 Book & Page 65057/ 70
 Sale Date 03/16/2015
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DELAPORTE DESIGN INC	\$100		65057/ 70	1F	03/16/2015
SIMPKINS GWEN D & MARSHALL E	\$1		29667/ 573	1F	01/15/1999
DELAPORTE CORPORATION INC	\$0		26381/ 089	1F	06/05/1996
TRUST UTOPIA REALTY	\$0				01/01/1901

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 980
 Replacement Cost: \$686,838
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$680,000

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 204/

Acct# 09000106

Owner HLRP LLC

Assessment \$588,900

PID 9737

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$588,900	\$0	\$588,900

Owner of Record

Owner HLRP LLC
 Co-Owner
 Address 15 LONG DRIVE
 WESTBOROUGH, MA 01851

Sale Price \$1
 Certificate
 Book & Page 70512/ 389
 Sale Date 01/16/2018
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HLRP LLC	\$1		70512/ 389	1F	01/16/2018
PI JU-TSUNG & LEE HSIAO-LI	\$559,000		69844/ 433	00	08/29/2017
DIAZ CARLOS	\$299,000		53035/ 182	00	06/19/2009
SEN AVIJIT	\$170,000		30679/ 147	00	09/21/1999
FARRINGTON THOMAS	\$64,000		24546/ 430	L	05/18/1994

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 775
 Replacement Cost: \$594,861
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$588,900

Building Photo

Building Attributes	
Field	Description

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 205/

Acct# 09000107

Owner EVAN DANIELA A TRUSTEE

Assessment \$586,800

PID 9738

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$586,800	\$0	\$586,800

Owner of Record

Owner EVAN DANIELA A TRUSTEE
 Co-Owner SILVER FAMILY TRUST
 Address 56 HAMMOND ST
 CAMBRIDGE, MA 02138

Sale Price \$100
 Certificate
 Book & Page 60443/ 56
 Sale Date 11/08/2012
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EVAN DANIELA A TRUSTEE	\$100		60443/ 56	1F	11/08/2012
SILVER RICHARD TRUSTEE	\$165,000		31262/ 070	00	03/30/2000
GLYNN MICHAEL	\$135,000		20881/ 379	00	11/26/1990
GERALD N FANDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 765
 Replacement Cost: \$592,705
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$586,800

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 206/

Acct# 09000108

Owner HUANG ZHICHAO

Assessment \$588,900

PID 9739

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$588,900	\$0	\$588,900

Owner of Record

Owner HUANG ZHICHAO

Sale Price \$590,000

Co-Owner

Certificate

Address 435 WASHINGTON ST
SOMERVILLE, MA 02143

Book & Page 71210/ 406

Sale Date 06/28/2018

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HUANG ZHICHAO	\$590,000		71210/ 406	00	06/26/2018
KIM MINJIN	\$390,000		59835/ 589	00	08/24/2012
LORENCE ROBERT J & CARRIE L	\$100		55945/ 525	1F	11/30/2010
LORENCE ROBERT	\$290,000		51236/ 012	00	05/29/2008
MOSELEY THURMAN GAELYNN	\$0		19002829	1F	01/04/1998

Building Information

Building 1 : Section 1

Year Built: 1988

Living Area: 775

Replacement Cost: \$594,861

Building Percent Good: 99

Replacement Cost

Less Depreciation: \$588,900

Building Photo

Building Attributes	
Field	Description

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 301/

Acct# 09000109

Owner DELAPORTE DESIGN INC

Assessment \$680,000

PID 9740

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$680,000	\$0	\$680,000

Owner of Record

Owner DELAPORTE DESIGN INC
 Co-Owner
 Address 41R RUSSELL ST
 SOMERVILLE, MA 02144

Sale Price \$1
 Certificate
 Book & Page 65057/ 260
 Sale Date 03/16/2015
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DELAPORTE DESIGN INC	\$1		65057/ 260	1F	03/16/2015
SIMPKINS GWEN D & MARSHALL E	\$1		29668/ 013	1F	01/15/1999
DELAPORTE CORPORATION INC	\$0		26381/ 092	1F	06/05/1996
TRUST UTOPIA REALTY	\$0				01/01/1901

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 980
 Replacement Cost: \$686,838
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$680,000

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 302/

Acct# 09000110

Owner EVAN DANIELA

Assessment \$571,500

PID 9741

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$571,500	\$0	\$571,500

Owner of Record

Owner EVAN DANIELA

Sale Price \$0

Co-Owner

Certificate

Address 56 HAMMOND ST

Book & Page 766

CAMBRIDGE, MA 02138

Sale Date 09/03/2006

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EVAN DANIELA	\$0		766	1F	09/03/2006
SILVER DANIELA	\$165,000		31262/ 065	00	03/30/2000
GLYNN MICHAEL J	\$135,000		20881/ 383	00	11/26/1990
GERALD N FANDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988

Living Area: 750

Replacement Cost: \$589,205

Building Percent Good: 97

Replacement Cost

Less Depreciation: \$571,500

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 303/

Acct# 09000111

Owner BELBUSTI VIVIANA

Assessment \$680,000

PID 9742

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$680,000	\$0	\$680,000

Owner of Record

Owner BELBUSTI VIVIANA

Sale Price \$410,000

Co-Owner

Certificate

Address 435 WASHINGTON ST #303
SOMERVILLE, MA 02143

Book & Page 52634/ 546

Sale Date 04/24/2009

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BELBUSTI VIVIANA	\$410,000		52634/ 546	00	04/24/2009
SIMPKINS GWEN D & MARSHALL E	\$1		29668/ 075	1F	01/15/1999
DELAPOORTE CORPORATION INC	\$0		26381/ 095	1F	06/05/1996
TRUST UTOPIA REALTY	\$0				01/01/1901

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 980
 Replacement Cost: \$686,838
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$680,000

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 304/

Acct# 09000112

Owner GIUNTA PETER

Assessment \$588,900

PID 9743

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$588,900	\$0	\$588,900

Owner of Record

Owner GIUNTA PETER

Sale Price \$82,500

Co-Owner

Certificate

Address 435 WASHINGTON ST #304
SOMERVILLE, MA 02143

Book & Page 22460/ 304

Sale Date 10/02/1992

Instrument L

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GIUNTA PETER	\$82,500		22460/ 304	L	10/02/1992
BAYBANK HAR. TRST CO	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988

Living Area: 775

Replacement Cost: \$594,861

Building Percent Good: 99

Replacement Cost

Less Depreciation: \$588,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo
Stories:	1 Story

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 305/

Acct# 09000113

Owner KWAN ANGELICA PO YEE

Assessment \$586,800

PID 9744

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$586,800	\$0	\$586,800

Owner of Record

Owner KWAN ANGELICA PO YEE
 Co-Owner
 Address 152 TAI HANG RD 20B COLONNADE
 HONG KONG, 99999

Sale Price \$77,000
 Certificate
 Book & Page 22312/ 056
 Sale Date 08/20/1992
 Instrument L

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KWAN ANGELICA PO YEE	\$77,000		22312/ 056	L	08/20/1992
BAYBANK	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 765
 Replacement Cost: \$592,705
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$586,800

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo
Stories:	1 Story

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 306/

Acct# 09000114

Owner SZABO ISABEL T & SOLEY RICHARD M

Assessment \$588,900

PID 9745

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$588,900	\$0	\$588,900

Owner of Record

Owner SZABO ISABEL T & SOLEY RICHARD M
 Co-Owner
 Address 28 COTTAGE ST
 LEXINGTON, MA 02420

Sale Price \$415,000
 Certificate
 Book & Page 63663/ 439
 Sale Date 05/28/2014
 Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SZABO ISABEL T & SOLEY RICHARD M	\$415,000		63663/ 439	00	05/28/2014
FRANCISCO AMERICO ALVES	\$82,000		22223/ 141	L	07/20/1992
BAYBANK	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 775
 Replacement Cost: \$594,861
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$588,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 401/

Acct# 09000115

Owner CHANEY ERIC & RACHEL

Assessment \$888,600

PID 9746

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$888,600	\$0	\$888,600

Owner of Record

Owner CHANEY ERIC & RACHEL
 Co-Owner
 Address 435 WASHINGTON ST #401
 SOMERVILLE, MA 02143

Sale Price \$512,000
 Certificate
 Book & Page 51311/ 372
 Sale Date 06/16/2008
 Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHANEY ERIC & RACHEL	\$512,000		51311/ 372	00	06/16/2008
ROGERS AMY E & CHRISTOPHER B	\$519,500		45505/ 568	00	06/30/2005
STEHLE THILO & SABINE	\$429,000		33571/ 331	00	08/31/2001
FABRE HILARY	\$52,500		33571/ 329	1J	08/31/2001
DANGERFIELD ANTHONY S	\$100		33571/ 326	1F	08/31/2001

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 1,302
 Replacement Cost: \$897,585
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$888,600

Building Photo

Building Attributes	
Field	Description

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 402/

Acct# 09000116

Owner EVAN DANIELA A TRUSTEE

Assessment \$753,300

PID 9747

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$753,300	\$0	\$753,300

Owner of Record

Owner EVAN DANIELA A TRUSTEE
 Co-Owner SILVER FAMILY TRUST
 Address 56 HAMMOND ST
 CAMBRIDGE, MA 02138

Sale Price \$100
 Certificate
 Book & Page 60443/ 59
 Sale Date 11/08/2012
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EVAN DANIELA A TRUSTEE	\$100		60443/ 59	1F	11/08/2012
SILVER RICHARD TRUSTEE	\$64,000		21994/ 330	L	04/30/1992
GE CAPITAL MORTGAGE	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 1,024
 Replacement Cost: \$760,924
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$753,300

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 403/

Acct# 09000117

Owner DELAPORTE DESIGN INC

Assessment \$892,600

PID 9748

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$892,600	\$0	\$892,600

Owner of Record

Owner DELAPORTE DESIGN INC
 Co-Owner
 Address 41R RUSSELL ST
 SOMERVILLE, MA 02144

Sale Price \$1
 Certificate
 Book & Page 65057/ 72
 Sale Date 03/16/2015
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DELAPORTE DESIGN INC	\$1		65057/ 72	1F	03/16/2015
SIMPKINS GWEN D & MARSHALL E	\$1		29668/ 151	1F	01/15/1999
DELAPORTE CORPORATION INC	\$1		26381/ 098	1F	06/05/1996
TRUST UTOPIA REALTY	\$0				01/01/1901

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 1,302
 Replacement Cost: \$901,614
 Building Percent Good: 99
 Replacement Cost
 Less Depreciation: \$892,600

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 404/

Acct# 09000118

Owner VEERAPPAN THANGARAJ

Assessment \$768,400

PID 9749

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$768,400	\$0	\$768,400

Owner of Record

Owner VEERAPPAN THANGARAJ
Co-Owner
Address 435 WASHINGTON ST #404
 SOMERVILLE, MA 02143

Sale Price \$453,000
Certificate
Book & Page 45667/ 198
Sale Date 07/21/2005
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VEERAPPAN THANGARAJ	\$453,000		45667/ 198	00	07/21/2005
GALINSKY BLAIR I	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 1,073
Replacement Cost: \$776,207
Building Percent Good: 99
Replacement Cost
Less Depreciation: \$768,400

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo
Stories:	2 Stories

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 405/

Acct# 09000119

Owner CHIANG NAN

Assessment \$748,200

PID 9750

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$748,200	\$0	\$748,200

Owner of Record

Owner CHIANG NAN

Sale Price \$365,000

Co-Owner

Certificate

Address 435 WASHINGTON ST #405
SOMERVILLE, MA 02143

Book & Page 44706/ 129

Sale Date 02/28/2005

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHIANG NAN	\$365,000		44706/ 129	00	02/28/2005
TRUST LIEBOW REALTY	\$65,000		22317/ 192	L	08/21/1992
CAPITAL MORTGAGE	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 1,008
Replacement Cost: \$755,721
Building Percent Good: 99
Replacement Cost Less Depreciation: \$748,200

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 406/

Acct# 09000120

Owner FRANCA LIVIA M

Assessment \$768,400

PID 9751

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$768,400	\$0	\$768,400

Owner of Record

Owner FRANCA LIVIA M

Sale Price \$100

Co-Owner

Certificate

Address 4235 UNIVERSITY BLVD
DALLAS, TX 75205

Book & Page 69334/ 524

Sale Date 05/25/2017

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FRANCA LIVIA M	\$100		69334/ 524	1F	05/25/2017
FRANCISCO EURICO & FRANCA LIVIA M.L.	\$1		25880/ 514	1F	12/08/1995
FRANCISCO EURICO	\$86,000		25880/ 509	1L	12/08/1995
DIVERSIFIED FINANCIAL	\$150,000		20882/ 052	00	11/27/1990
GERALD N FANDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988

Living Area: 1,073

Replacement Cost: \$776,207

Building Percent Good: 99

Replacement Cost

Less Depreciation: \$768,400

Building Photo

Building Attributes	
Field	Description

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 97A/

Acct# 09000121

Owner EVAN DANIELA A TRUSTEE

Assessment \$519,200

PID 801

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$519,200	\$0	\$519,200

Owner of Record

Owner EVAN DANIELA A TRUSTEE
 Co-Owner THE SILVER FAMILY TRUST
 Address 56 HAMMOND ST
 CAMBRIDGE, MA 02138

Sale Price \$100
 Certificate
 Book & Page 60443/ 50
 Sale Date 11/08/2012
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EVAN DANIELA A TRUSTEE	\$100		60443/ 50	1F	11/08/2012
SILVER RICHARD TRUSTEE	\$388,000		20521/ 246	00	05/03/1990
GERALD N. FANDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 1,990
 Replacement Cost: \$594,872
 Building Percent Good: 84
 Replacement Cost
 Less Depreciation: \$519,200

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 97B/

Acct# 09000122

Owner EVAN DANIELA A TRUSTEE

Assessment \$291,500

PID 802

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$291,500	\$0	\$291,500

Owner of Record

Owner EVAN DANIELA A TRUSTEE
Co-Owner THE SILVER FAMILY TRUST
Address 56 HAMMOND ST
 CAMBRIDGE, MA 02138

Sale Price \$100
Certificate
Book & Page 60443/ 53
Sale Date 11/08/2012
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EVAN DANIELA A TRUSTEE	\$100		60443/ 53	1F	11/08/2012
SILVER RICHARD TRUSTEE	\$200,000		22116/ 410	L	06/12/1992
FINANCIAL INVEST. CO	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 1,011
Replacement Cost: \$416,421
Building Percent Good: 70
Replacement Cost Less Depreciation: \$291,500

Building Photo

Building Attributes	
Field	Description
STYLE	Retail Condo
MODEL	Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ 97C/

Acct# 09000123

Owner EVAN DANIELA A TRUSTEE

Assessment \$254,500

PID 803

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$254,500	\$0	\$254,500

Owner of Record

Owner EVAN DANIELA A TRUSTEE
 Co-Owner THE SILVER FAMILY TRUST
 Address 56 HAMMOND ST
 CAMBRIDGE, MA 02138

Sale Price \$100
 Certificate
 Book & Page 60443/ 53
 Sale Date 11/08/2012
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EVAN DANIELA A TRUSTEE	\$100		60443/ 53	1F	11/08/2012
SILVER RICHARD TRUSTEE	\$200,000		22116/ 410	L	06/12/1992
FINANCIAL INVEST. CO	\$0				

Building Information

Building 1 : Section 1

Year Built: 1988
 Living Area: 874
 Replacement Cost: \$282,468
 Building Percent Good: 84
 Replacement Cost
 Less Depreciation: \$254,500

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ P-1/

Acct# 09200004

Owner TRUST 97 KIRKLAND
CONDOMINIUM

Assessment \$12,500

PID 9752

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$12,500	\$0	\$12,500

Owner of Record

Owner TRUST 97 KIRKLAND CONDOMINIUM

Sale Price \$10,904

Co-Owner C/O ACTION VEST MANAGEMENT CORP.

Certificate

Address 1667 COMMONWEALTH AVE
BRIGHTON, MA 02135

Book & Page 26039/ 418

Sale Date 02/09/1996

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST 97 KIRKLAND CONDOMINIUM	\$10,904		26039/ 418	1G	02/09/1996
FINANCIAL INVESTMENT CORP	\$80,000		22284/ 008	L	08/11/1992
GERALD FENDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ P-2/

Acct# 09200005

Owner TRUST 97 KIRKLAND
CONDOMINIUM

Assessment \$12,500

PID 9753

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$12,500	\$0	\$12,500

Owner of Record

Owner TRUST 97 KIRKLAND CONDOMINIUM

Sale Price \$10,904

Co-Owner C/O ACTION VEST MANAGEMENT CORP.

Certificate

Address 1667 COMMONWEALTH AVE
BRIGHTON, MA 02135

Book & Page 26039/ 418

Sale Date 02/09/1996

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST 97 KIRKLAND CONDOMINIUM	\$10,904		26039/ 418	1G	02/09/1996
FINANCIAL INVESTMENT CORP	\$80,000		22284/ 008	L	08/11/1992
GERALD FENDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ P-3/

Acct# 09200006

Owner TRUST 97 KIRKLAND
CONDOMINIUM

Assessment \$12,500

PID 9754

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$12,500	\$0	\$12,500

Owner of Record

Owner	TRUST 97 KIRKLAND CONDOMINIUM	Sale Price	\$10,904
Co-Owner	C/O ACTION VEST MANAGEMENT CORP.	Certificate	
Address	1667 COMMONWEALTH AVE BRIGHTON, MA 02135	Book & Page	26039/ 418
		Sale Date	02/09/1996
		Instrument	1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST 97 KIRKLAND CONDOMINIUM	\$10,904		26039/ 418	1G	02/09/1996
FINANCIAL INVESTMENT CORP	\$80,000		22284/ 008	L	08/11/1992
GERALD FENDETTI	\$0				

Building Information

Building 1 : Section 1

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

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ P-4/

Acct# 09200007

Owner TRUST 97 KIRKLAND
CONDOMINIUM

Assessment \$12,500

PID 9755

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$12,500	\$0	\$12,500

Owner of Record

Owner TRUST 97 KIRKLAND CONDOMINIUM
Co-Owner C/O ACTION VEST MANAGEMNT CORP.
Address 1667 COMMONWEALTH AVE
BRIGHTON, MA 02135

Sale Price \$10,904
Certificate
Book & Page 26039/ 418
Sale Date 02/09/1996
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST 97 KIRKLAND CONDOMINIUM	\$10,904		26039/ 418	1G	02/09/1996
FINANCIAL INVESTMENT CORP	\$80,000		22284/ 008	L	08/11/1992
GERALD FENDETTI	\$0				

Building Information

Building 1 : Section 1

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

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ P-5/

Acct# 09200008

Owner TRUST 97 KIRKLAND
CONDOMINIUM

Assessment \$12,500

PID 9756

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$12,500	\$0	\$12,500

Owner of Record

Owner TRUST 97 KIRKLAND CONDOMINIUM

Sale Price \$10,904

Co-Owner C/O ACTION VEST MANAGEMENT CORP

Certificate

Address 1667 COMMONWEALTH AVE
BRIGHTON, MA 02135

Book & Page 26039/ 418

Sale Date 02/09/1996

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST 97 KIRKLAND CONDOMINIUM	\$10,904		26039/ 418	1G	02/09/1996
FINANCIAL INVESTMENT CORP	\$80,000		22284/ 008	L	08/11/1992
GERALD FENDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ P-6/

Acct# 09200009

Owner TRUST 97 KIRKLAND
CONDOMINIUM

Assessment \$12,500

PID 9757

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$12,500	\$0	\$12,500

Owner of Record

Owner TRUST 97 KIRKLAND CONDOMINIUM

Sale Price \$10,904

Co-Owner C/O ACTION VEST MANAGEMENT CORP.

Certificate

Address 1667 COMMONWEALTH AVE
BRIGHTON, MA 02135

Book & Page 26039/ 418

Sale Date 02/09/1996

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST 97 KIRKLAND CONDOMINIUM	\$10,904		26039/ 418	1G	02/09/1996
FINANCIAL INVESTMENT CORP	\$80,000		22284/ 008	L	08/11/1992
GERALD FENDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ P-7/

Acct# 09200010

Owner TRUST 97 KIRKLAND
CONDOMINIUM

Assessment \$12,500

PID 9758

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$12,500	\$0	\$12,500

Owner of Record

Owner TRUST 97 KIRKLAND CONDOMINIUM

Sale Price \$1,363

Co-Owner C/O ACTION VEST MANAGEMENT CORP.

Certificate

Address 1667 COMMONWEALTH AVE
BRIGHTON, MA 02135

Book & Page 26039/ 418

Sale Date 02/09/1996

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST 97 KIRKLAND CONDOMINIUM	\$1,363		26039/ 418	1G	02/09/1996
FINANCIAL INVESTMENT CORP	\$80,000		22284/ 008	L	08/11/1992
GERALD FENDETTI	\$0				

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings

435 WASHINGTON ST

Location 435 WASHINGTON ST

Mblu 54/ E/ 2/ P-8/

Acct# 09200011

Owner TRUST 97 KIRKLAND
CONDOMINIUM

Assessment \$12,500

PID 9759

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$12,500	\$0	\$12,500

Owner of Record

Owner TRUST 97 KIRKLAND CONDOMINIUM

Sale Price \$10,904

Co-Owner C/O ACTION VEST MANAGEMENT CORP.

Certificate

Address 1667 COMMONWEALTH AVE
BRIGHTON , MA 02135

Book & Page 26039/ 418

Sale Date 02/09/1996

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST 97 KIRKLAND CONDOMINIUM	\$10,904		26039/ 418	1G	02/09/1996
FINANCIAL INVESTMENT CORP	\$80,000		22284/ 008	L	08/11/1992
GERALD FENDITTI	\$0				

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings

175 BEACON ST

Location 175 BEACON ST

Mblu 54/ F/ 10/ /

Acct# 20085080

Owner BEACON ASSOCIATES INC

Assessment \$12,211,600

PID 804

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$8,830,100	\$3,381,500	\$12,211,600

Owner of Record

Owner BEACON ASSOCIATES INC
 Co-Owner
 Address PO BOX 45014
 SOMERVILLE, MA 02145

Sale Price \$100
 Certificate
 Book & Page 28809/ 549
 Sale Date 07/07/1998
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BEACON ASSOCIATES INC	\$100		28809/ 549	1F	07/07/1998

Building Information

Building 1 : Section 1

Year Built: 1983
 Living Area: 63,167
 Replacement Cost: \$10,775,594
 Building Percent Good: 78
 Replacement Cost
 Less Depreciation: \$8,405,000

Building Photo

Building Attributes	
Field	Description
STYLE	Apartments
MODEL	Commercial
Grade	Average
Stories:	5

165 BEACON ST

Location 165 BEACON ST

Mblu 54/ G/ 20/ 1

Acct# 20085070

Owner BEACON APARTMENTS LLC

Assessment \$5,746,200

PID 107798

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$4,701,000	\$1,045,200	\$5,746,200

Owner of Record

Owner BEACON APARTMENTS LLC
 Co-Owner
 Address PO BOX 45014
 SOMERVILLE, MA 02145

Sale Price \$100
 Certificate
 Book & Page 28809/ 549
 Sale Date 07/07/1998
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BEACON APARTMENTS LLC	\$100		28809/ 549	1F	07/07/1998

Building Information

Building 1 : Section 1

Year Built: 2004
 Living Area: 23,532
 Replacement Cost: \$4,906,472
 Building Percent Good: 92
 Replacement Cost
 Less Depreciation: \$4,514,000

Building Photo

Building Attributes	
Field	Description
STYLE	Apartments
MODEL	Commercial
Grade	Average +10
Stories:	4

159 BEACON ST

Location 159 BEACON ST Mblu 54/ G/ 18/ /
 Acct# 03120135 Owner 159-161 BEACON STREET LLC
 Assessment \$1,529,500 PID 9794

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$711,200	\$818,300	\$1,529,500

Owner of Record

Owner 159-161 BEACON STREET LLC Sale Price \$1
 Co-Owner Certificate
 Address P O BOX 285 Book & Page 57992/ 336
 BROOKLINE, MA 02446 Sale Date 12/01/2011
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
159-161 BEACON STREET LLC	\$1		57992/ 336	1F	12/01/2011
CHOW KRIS C & TSUNG WEN CHAU	\$1		57878/ 219	1F	11/16/2011
CHAU MING FUNG & SHUK BUN	\$1		51440/ 400	1J	07/15/2008
CHAU PING FUNG	\$0				

Building Information

Building 1 : Section 1

Year Built: 1900
 Living Area: 3,930
 Replacement Cost: \$1,097,130
 Building Percent Good: 64
 Replacement Cost
 Less Depreciation: \$702,200

Building Photo

Building Attributes	
Field	Description
Style	3-Decker

157 BEACON ST

Location 157 BEACON ST

Mblu 54/ G/ 17/ 1

Acct# 19635165

Owner CHAU CHUNG

Assessment \$1,281,200

PID 9793

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$564,100	\$717,100	\$1,281,200

Owner of Record

Owner CHAU CHUNG

Sale Price \$1

Co-Owner CHAU TSUNG WEN

Certificate

Address PO BOX 265

Book & Page 51440/ 402

BROOKLINE, MA 02446

Sale Date 07/15/2008

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHAU CHUNG	\$1		51440/ 402	1A	07/15/2008
CHAU CHUNG	\$195,500		21322/ 495	00	07/31/1991
JOSEPH R PERNETA	\$0				

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,878
Replacement Cost: \$817,558
Building Percent Good: 69
Replacement Cost
Less Depreciation: \$564,100

Building Photo

Building Attributes	
Field	Description
Style	3-Decker
Model	Residential

Re 9 Shady Hill Square

Application for Special Permit to construct covered porch.

To: Cambridge Zoning Board

The attached emails were sent by my neighbors to the Historical Commission in support of our proposal to build a roof over our deck.

Please let me know if it is necessary to have these emails resent to the Zoning Board.

Thank you

Carter Bacon

Nov. 4, 2020

Subject: Public Hearing Regarding #9 Shady Hill Square
Date: Thursday, July 9, 2020 at 8:13:40 AM Eastern Daylight Time
From: Amanda Van Vleck
To: sburks@cambridgema.gov
CC: Carter Bacon

Dear Ms. Burks,

I recognize that this is extraordinarily late in coming, but I wanted to send an email of support for the Bacon's porch project at #9 Shady Hill Square. They have been deeply thoughtful about the ways in which this project will preserve the features of their historic home and Shady Hill Square as a whole. We, at #11 Shady Hill Square, support approval of this project.

I hope you will consider this letter of support as you make decisions this evening. Thank you for all of your efforts to preserve Cambridge's historic structures and the critical stories they help tell.

Yours,
Amanda Van Vleck
Owner of #11 Shady Hill Square

Subject: proposal for alterations to 9 Shady Hill Square

Date: Tuesday, June 30, 2020 at 9:16:39 AM Eastern Daylight Time

From: Silvia Arrom

To: Sarah Burks

Dear Sarah:

We are writing in support of our neighbors' proposal to add a screen porch to 9 Shady Hill Square. The Bacons circulated the plan to us and, after reviewing it, we feel that it will be an improvement to the property that does not alter the historic character of the square. Indeed, it will not be visible from any part of the central green.

Sincerely,

Silvia Arrom
David Oran
4 Shady Hill Square
Cambridge MA 02138
617-714-4378

Subject: Application by 9 Shady Hill Square - Case #4326
Date: Monday, June 29, 2020 at 4:23:57 PM Eastern Daylight Time
From: Lapp, Katie
To: Burks, Sarah
CC: Carter Bacon

Sarah:

I hope this message finds you well and safe. Please give my best to Charlie.

I am writing to support the application by my neighbor Carter Bacon to construct a one-story screened in porch, re-stucco the house as well as replace the roof and gutters. I think the project is appropriate for the house.

Stay safe.

Best,
Katie

P.S. # 6 Shady Hill Square unfortunately remains essentially abandoned..so sad for the house and the Square.

Subject: 9 Shady Hill Square: Cambridge Historical Commission Application

Date: Tuesday, June 30, 2020 at 12:36:53 PM Eastern Daylight Time

From: Dennis Townley

To: sburks@cambridgema.gov, Carter Bacon

Ms. Burks-

I own the abutting house at 8 Shady Hill Square and have no objections to the proposal to be presented to the Commission by Carter Bacon.

Dennis Townley
617-510-8036

Subject: 9 Shady Hill Sq

Date: Thursday, July 2, 2020 at 1:29:09 PM Eastern Daylight Time

From: Jason Beckfield

To: Sarah Burks

CC: Carter Bacon, Margaret Bacon, Jocelyn Viterna

Dear Sarah (if I may),

I am writing as the resident and co-owner (with Jocelyn Viterna, cc'd) of 10 Shady Hill Square, Cambridge, MA 02138, to offer my endorsement of Peggy and Carter Bacon's plans for a new porch at 9 Shady Hill Square. Peggy and Carter are lovely neighbors, and I see no problem with their plans.

All best,

Jason

--

Jason Beckfield (he/him/his)
Professor of Sociology
Harvard University

Subject: Public Hearing Regarding #9 Shady Hill Square
Date: Thursday, July 9, 2020 at 8:13:40 AM Eastern Daylight Time
From: Amanda Van Vleck
To: sburks@cambridgema.gov
CC: Carter Bacon

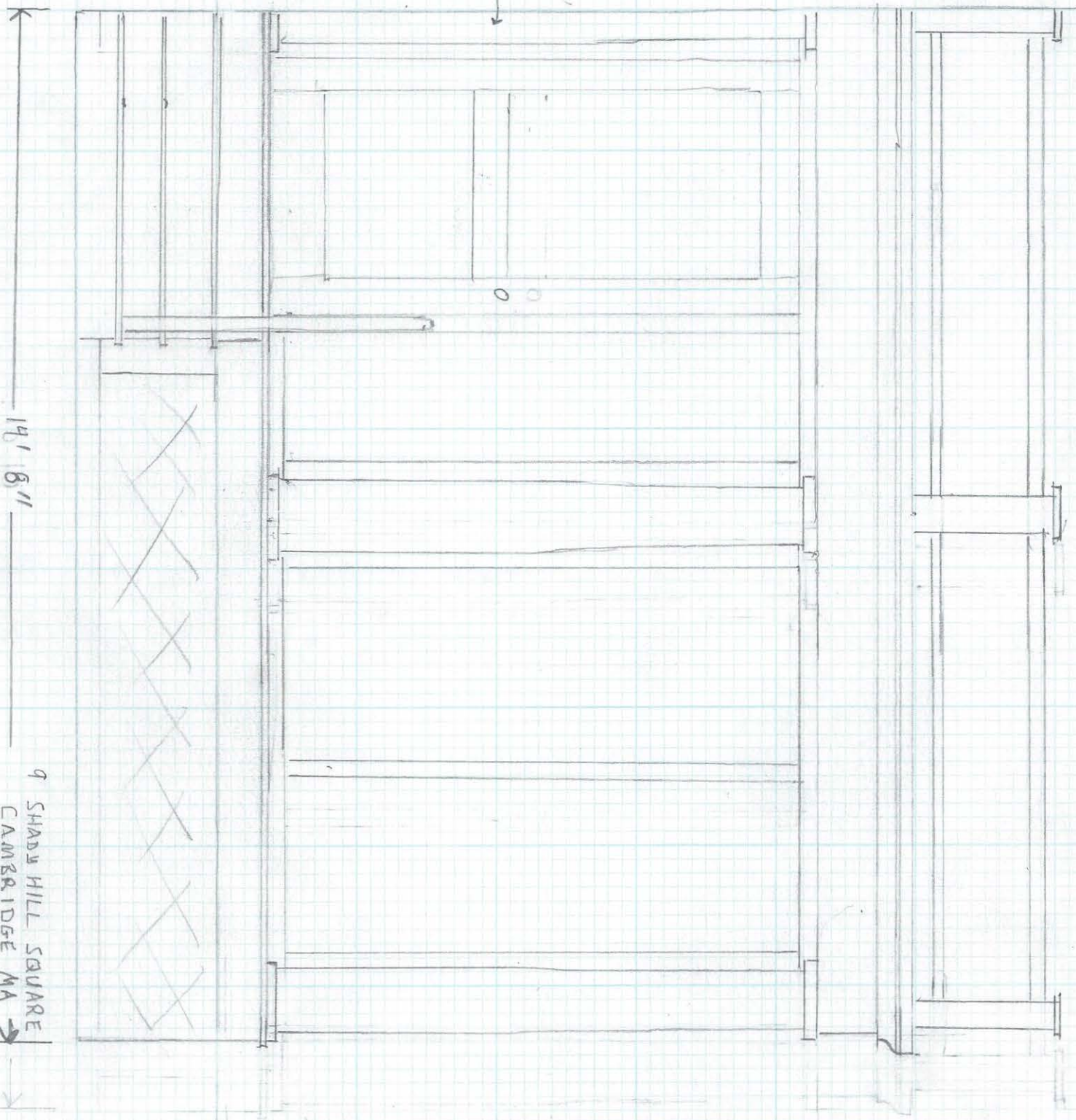
Dear Ms. Burks,

I recognize that this is extraordinarily late in coming, but I wanted to send an email of support for the Bacon's porch project at #9 Shady Hill Square. They have been deeply thoughtful about the ways in which this project will preserve the features of their historic home and Shady Hill Square as a whole. We, at #11 Shady Hill Square, support approval of this project.

I hope you will consider this letter of support as you make decisions this evening. Thank you for all of your efforts to preserve Cambridge's historic structures and the critical stories they help tell.

Yours,
Amanda Van Vleck
Owner of #11 Shady Hill Square

1/2
COLUMN

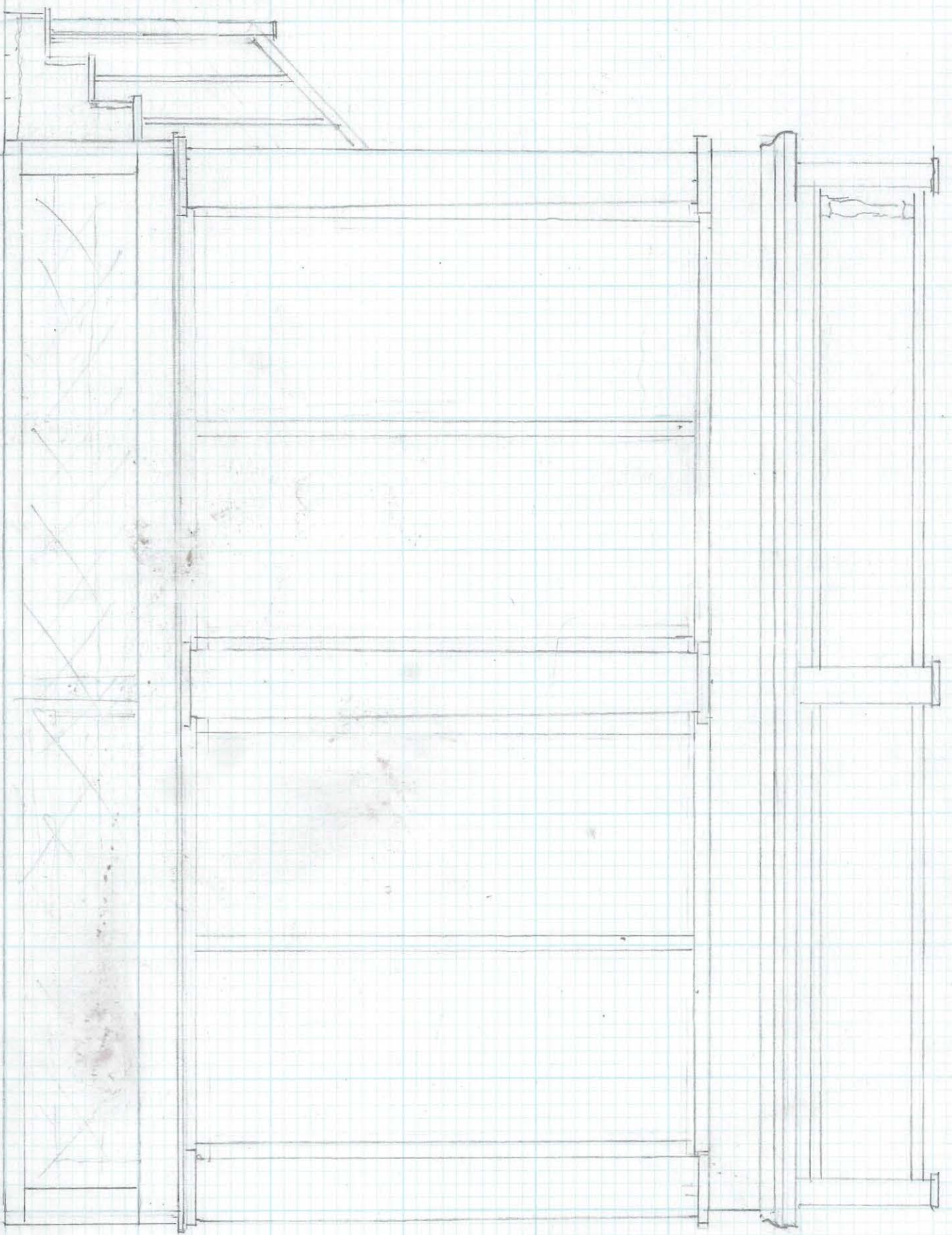


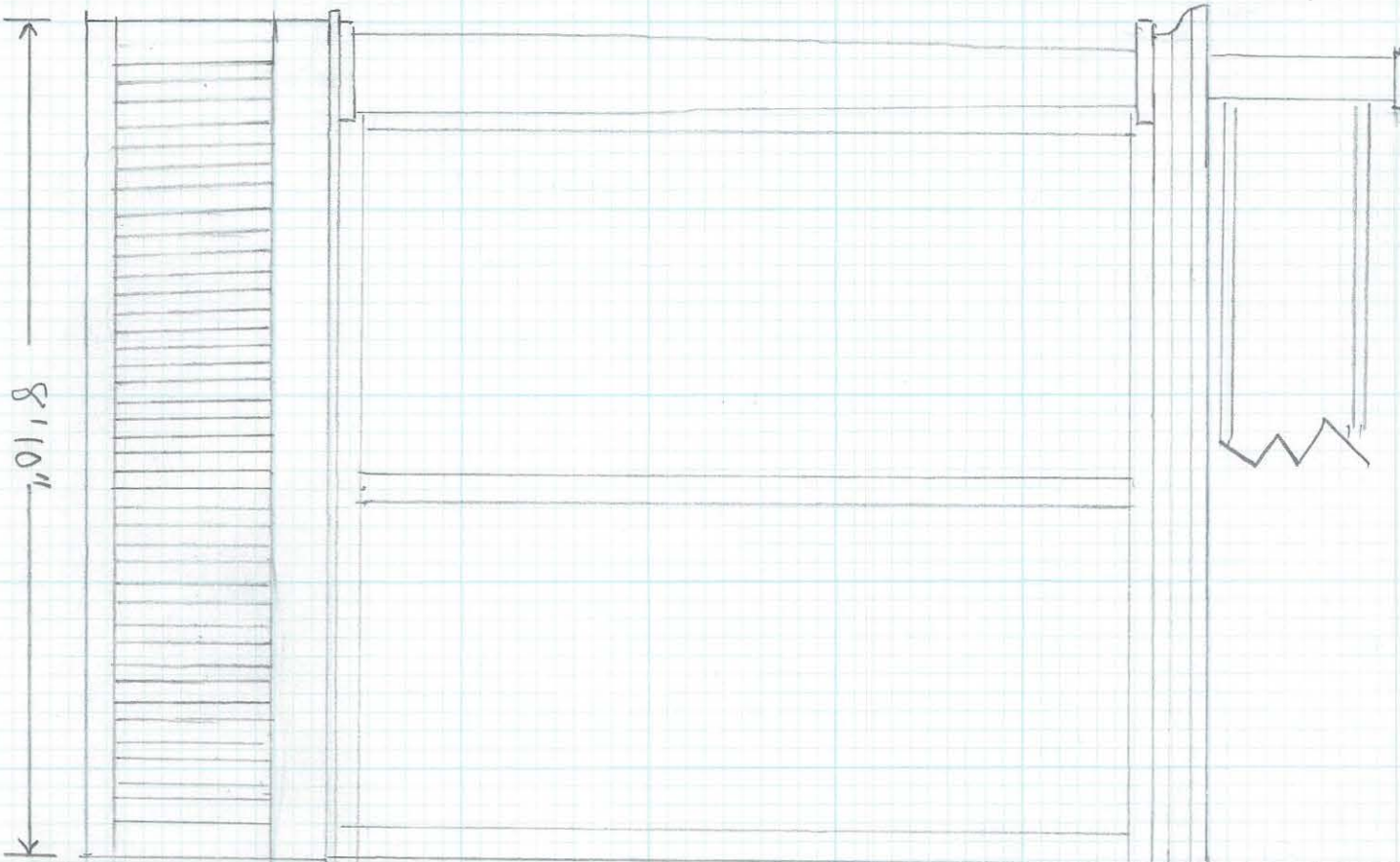
14' 8"

9 SHADY HILL SQUARE
CAMBRIDGE MA
PORCH
SW ELEVATION

9 SHADY HILL SQUARE
CAMBRIDGE MA
SE ELEVATION

16'





9 SHADY SQUARE
CAMBRIDGE MA
NW ELEVATION

NE WALL

ROOF HEIGHT MAY DIFFER
± 1" TO MATCH ROOF
OF KITCHEN EL

DECORATIVE BALUSTRADE
DUPLICATE DETAILS OF BALUSTRADE
ABOVE FRONT DOOR
PORTICO

PILASTER

COPPER GUTTER

2'6"

6"

10"

7'8" 9'

NON-STRUCTURAL
SCREENS +
FRAMING
MAY BE INSTALLED
BETWEEN COLUMNS
AS APPROVED BY
HISTORICAL
COMMISSION

PILASTER

HAND RAIL
CONNECTED TO
NEWELL POST
OR
SCREEN DOOR FRAME
T B D

10"

9 SHADY HILL SQ
CAMBRIDGE, MASS.

ROOF SUPPORTED
BY COLUMNS
OVER EXISTING DECK

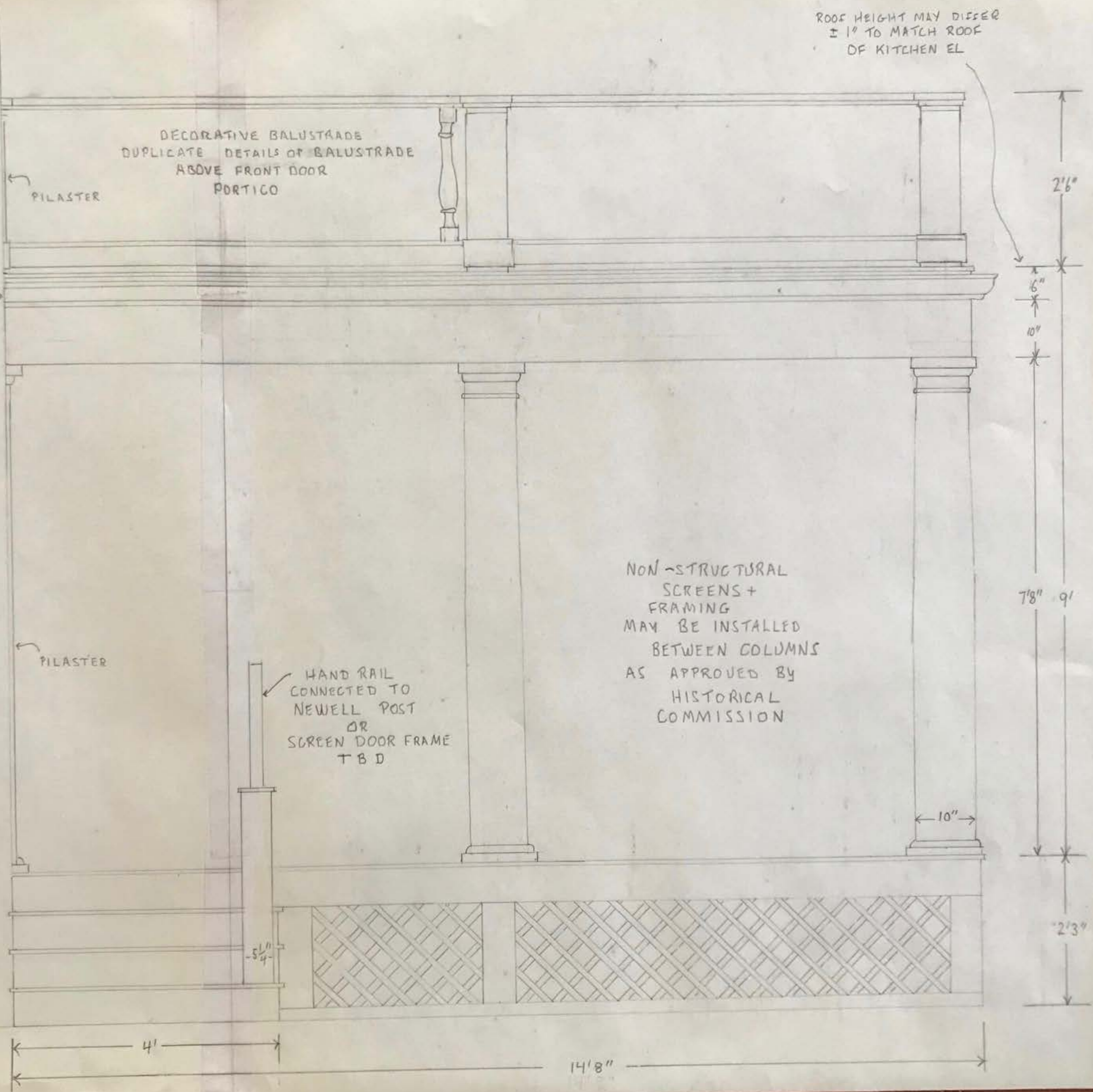
SW ELEVATION

C. S. BACON, OWNER
Nov. 4, 2020

2'3"

4'

14'8"



CONTINUE BALUSTRADE
ACROSS KITCHEN EL
TO NE WALL →

DECORATIVE BALUSTRADE
DUPLICATE DETAILS OF BALUSTRADE
ABOVE FRONT DOOR
PORTICO

2'6"

COPPER GUTTER

6"

10"

KITCHEN EL WALL

PLASTER

9 SHADY HILL SQ
CAMBRIDGE MASS.

NON-STRUCTURAL
SCREENS + FRAMING
MAY BE INSTALLED
AS APPROVED BY
HISTORICAL COMMISSION

9'

ROOF SUPPORTED
BY COLUMNS
OVER EXISTING DECK

7'8"

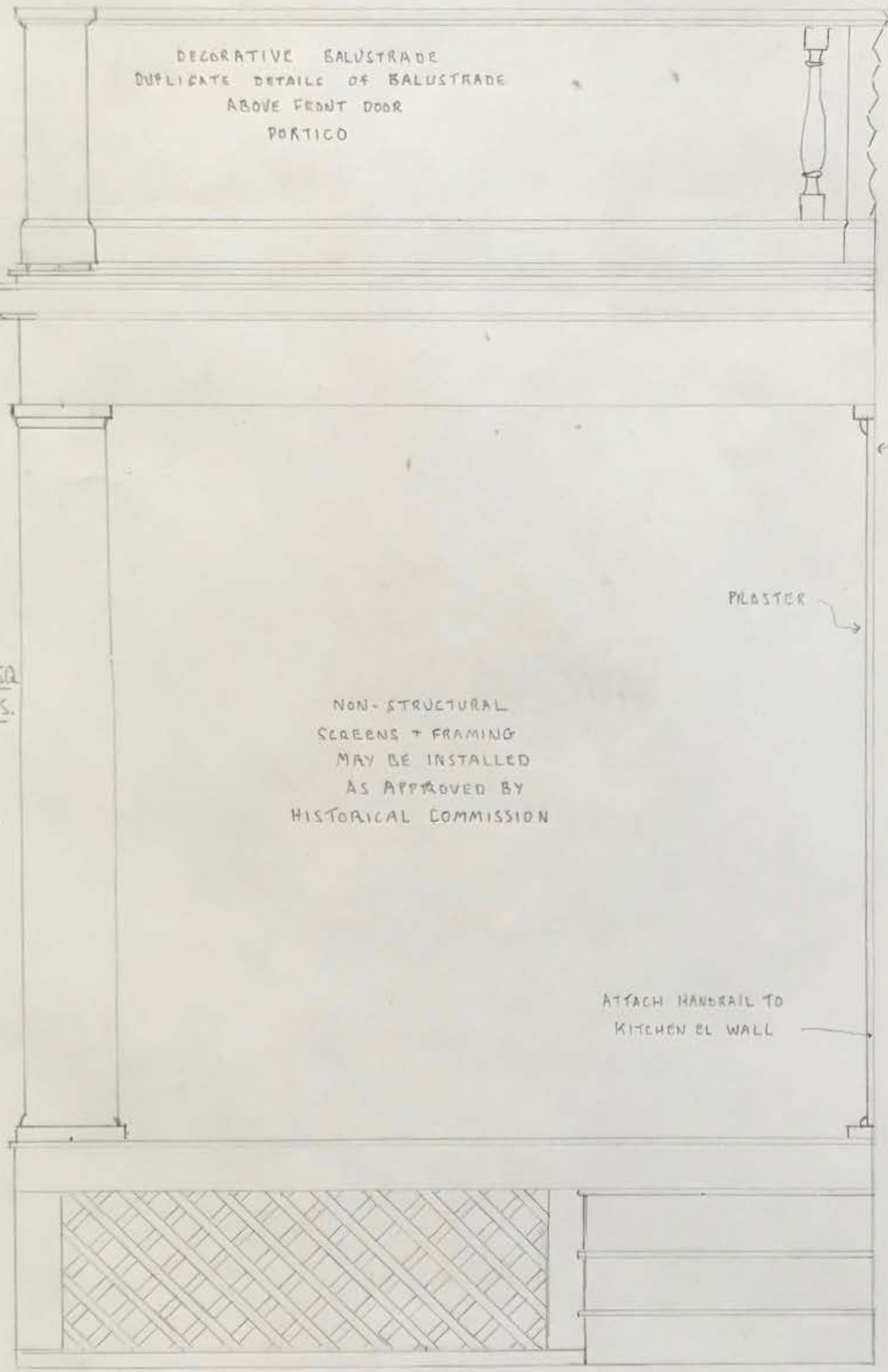
NW ELEVATION

C.S. BACON, OWNER
Nov. 4, 2020

ATTACH HANDRAIL TO
KITCHEN EL WALL

2'3"

8'10"



ROOF HEIGHT MAY DIFFER
± 1" TO MATCH HEIGHT
OF KITCHEN EL

DECORATIVE BALUSTRADE
DUPLICATE DETAILS OF BALUSTRADE
ABOVE FRONT DOOR PORTICO

COPPER GUTTER

2'6"

9 SHADY HILL SQ
CAMBRIDGE MASS.

ROOF SUPPORTED
BY COLUMNS
OVER EXISTING DECK
SEE ELEVATION

C.S. BACON, OWNER
Nov. 4, 2020

NON-STRUCTURAL
SCREENS + FRAMING
MAY BE INSTALLED
BETWEEN COLUMNS
AS APPROVED BY
HISTORICAL COMMISSION

9'

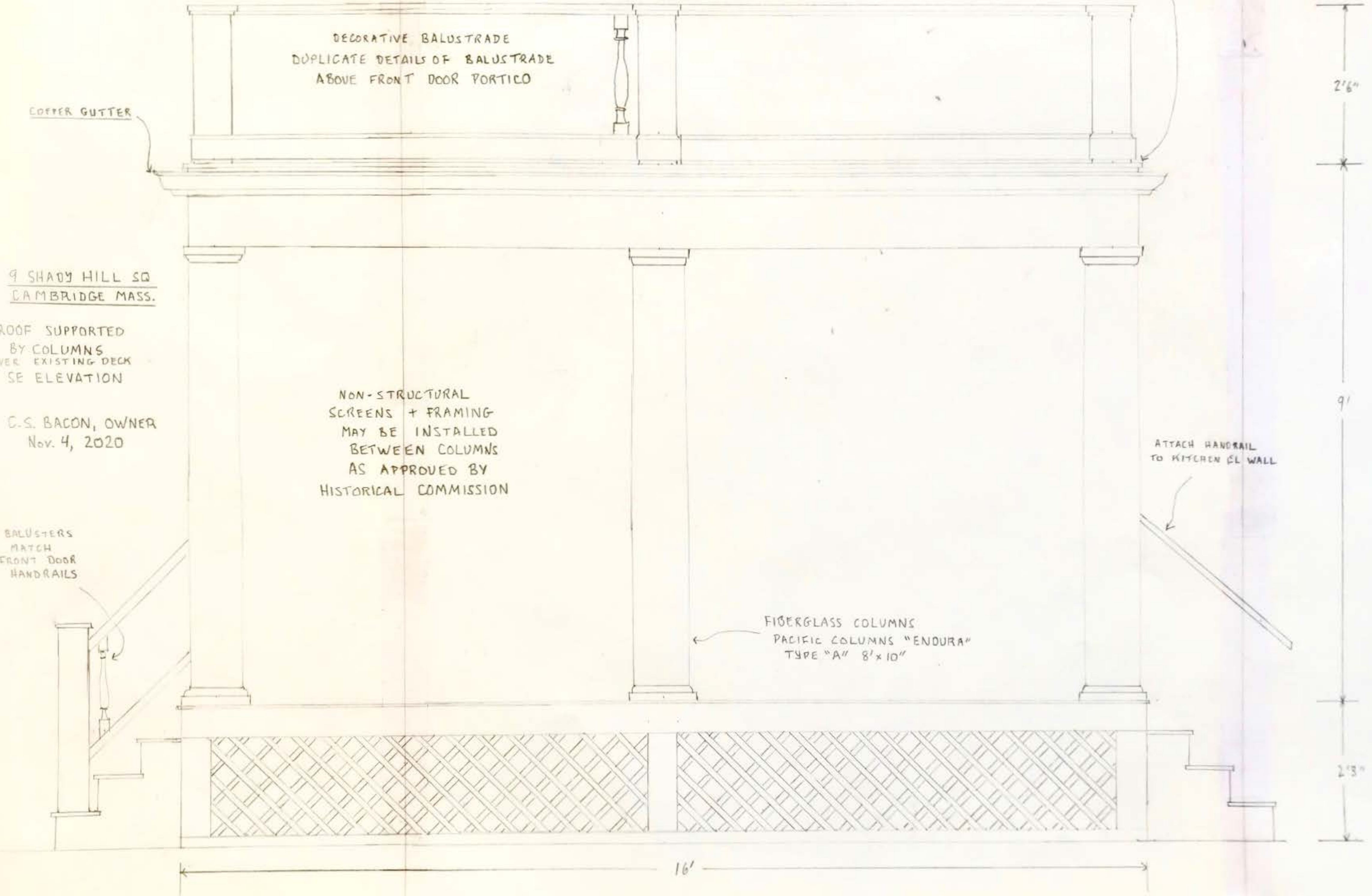
ATTACH HANDRAIL
TO KITCHEN EL WALL

BALUSTERS
MATCH
FRONT DOOR
HANDRAILS

FIBERGLASS COLUMNS
PACIFIC COLUMNS "ENDURA"
TYPE "A" 8'x10"

2'3"

16'



EXTERIOR WALL

DINING ROOM DOORWAY

DOWN

LIFT UP FLOOR
ACCESS TO CELLAR

KITCHEN DOOR

KITCHEN EL

9 SHADY HILL SQ
CAMBRIDGE, MASS.

ROOF SUPPORTED
BY COLUMNS
OVER EXISTING DECK

FLOOR PLAN

C. S. BACON, OWNER
Nov. 4, 2020

14"
COLUMN
BASE

16'

4'3"

8'

5'10"

14'8"

8'10"

3"

3'

DOWN

