

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance:   /   Appeal: \_\_\_\_\_

PETITIONER: George S. Sallum

PETITIONER'S ADDRESS: 127 Larch Rd., Cambridge, MA 02138

LOCATION OF PROPERTY: 141 prospect st., Cambridge, M 02139

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: C1

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Legalize existing third unit

\_\_\_\_\_

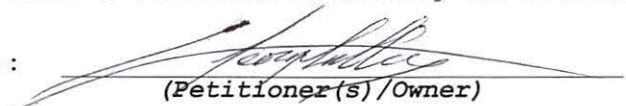
\_\_\_\_\_

\_\_\_\_\_

SECTIONS OF ZONING ORDINANCE CITED:

- Article 5 Section 5.31
- Article 6 Section 6.361
- Article 5 Section 5.26

Applicants for a **Variance** must complete Pages 1-5  
Applicants for a **Special Permit** must complete Pages 1-4 and 6  
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):   
(Petitioner(s)/Owner)  
George S. Sallum  
(Print Name)

Address: 127 Larch Rd.  
Cambridge, MA 02138

Tel. No.: 617 876 6845

E-Mail Address: gsallum@hotmail.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.

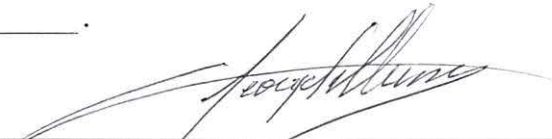
I/We George S. Sallum  
(OWNER)

Address: 127 Larch Road, Cambridge, MA 02138

State that I/We own the property located at 141 Prospect St., Cambridge which is the subject of this zoning application.

The record title of this property is in the name of George S. Sallum

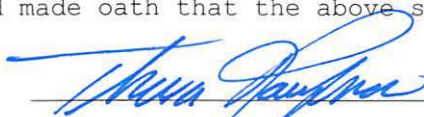
\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book 115, Page 317; or Middlesex Registry District of Land Court, Certificate No. 18116  
Book \_\_\_\_\_ Page \_\_\_\_\_.

  
\_\_\_\_\_  
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 George S. Sallum personally appeared before me, this 31<sup>st</sup> of July, 2019, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires 01-28-2022

 (Notary Seal) • THERESA KAUFMAN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 28, 2022

- 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 VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

**A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

- *The structure consists of 3 floors with one kitchen and one bathroom on each floor.*
- *I am over 82 years of age. I want to enjoy the time left for me. This is why I am selling the building. The sale is contingent on legalizing the present use as 3 family.*

**B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

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

1) Substantial detriment to the public good for the following reasons:

*There shall be no change in the present shape, Mass, or elevations of the building; therefore, there will be no increase in the number of the bath rooms or Kitchens that presently exist in the building; thus no extra surcharge to the sewerage or water systems.*

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

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

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

APPLICANT: George S. Sallum PRESENT USE/OCCUPANCY: \_\_\_\_\_

LOCATION: 141 Prospect st. ZONE: C1

PHONE: 617 876 6845 REQUESTED USE/OCCUPANCY: 3 Family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	_____	_____	_____	(max.)
<u>LOT AREA:</u>	<u>2085 4</u>	_____	<u>5000 4</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>	_____	_____	_____	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>695 4</u>	<u>695 4</u>	<u>1200 4</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>24.5'</u>	_____	<u>50'</u>	(min.)
DEPTH	_____	_____	_____	
<u>Setbacks in</u> <u>Feet:</u>				
FRONT	<u>18'</u>	<u>N/C</u>	<u>10'</u>	(min.)
REAR	<u>6.5'</u>	<u>N/C</u>	<u>20'</u>	(min.)
LEFT SIDE	<u>5.0</u>	<u>N/C</u>	<u>11.64'</u>	(min.)
RIGHT SIDE	<u>Attached 0.0'</u>	<u>N/C</u>	<u>0.0'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>35'</u>	<u>N/C</u>	<u>35'</u>	(max.)
LENGTH	<u>54.5'</u>	<u>N/C</u>	<u>49.15'</u>	
WIDTH	<u>21.0'</u>	<u>N/C</u>	<u>13.81'</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> <sup>3</sup> )	<u>.50</u>	<u>N/C</u>	<u>.15</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>3</u>	<u>3</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>Attached -0-</u>	<u>N/C</u>	<u>-0-</u>	(min.)

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

N/A

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'.

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

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

Special Permit: \_\_\_\_\_ Variance:

0919 AUC-9 AM 10:14  
OF THE  
CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Appeal:

PETITIONER: George S. Sallum

PETITIONER'S ADDRESS: 127 Larch Rd., Cambridge, MA 02138

LOCATION OF PROPERTY: 141 prospect st., Cambridge, M 02139

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: C1

**REASON FOR PETITION:**

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

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

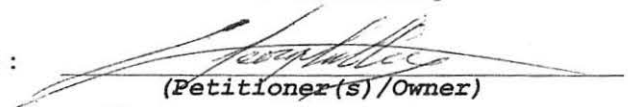
Legalize existing third unit

**SECTIONS OF ZONING ORDINANCE CITED:**

- Article 5 Section 5.31
- Article 6 Section 6.361
- Article 5 Section 5.26

Applicants for a **Variance** must complete Pages 1-5  
Applicants for a **Special Permit** must complete Pages 1-4 and 6  
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

  
(Petitioner(s)/Owner)  
George S. Sallum  
(Print Name)

Address: 127 Larch Rd.

Cambridge, MA 02138

Tel. No.: 617 876 6845

E-Mail Address: gsallum@hotmail.com

Date: \_\_\_\_\_





141 Prospect St

Petitioner

1 of 3

88-49  
JUST-A-START CORPORATION  
C/O JAS PROPERTIES  
243 BROADWAY  
CAMBRIDGE, MA 02139

88-53  
130 PROSPECT LIMITED PARTNERSHIP  
130 PROSPECT ST  
CAMBRIDGE, MA 02139

108-73  
SALLUM, GEORGE I.  
127 LARCH RD.  
CAMBRIDGE, MA 02138

88-54  
TOBAH, ALI, MOHAMED, ATTAWIA, ETAL  
TRS. OF ISLAMIC SOCIETY OF BOSTON TRS.  
204 PROSPECT STREET  
CAMBRIDGE, MA 02139

108-32  
FERNANDEZ, MAURICIO J. & VALERIA C. LEITE  
330 BROADWAY, UNIT #1  
CAMBRIDGE, MA 02139

108-32  
LASALA, CHRISTINA M. & BETH H LASALA  
330 BROADWAY, #330/2  
CAMBRIDGE, MA 02139

108-32  
MUGAMBI, ROSEMARY  
330 BROADWAY., UNIT #3  
CAMBRIDGE, MA 02139

108-32  
LU, CHING HAO HOWARD  
332 BROADWAY., #332/1  
CAMBRIDGE, MA 02139

108-32  
TENENHOLTZ, NEIL A. & MONICA J. WOOD  
332 BROADWAY, #332/2  
CAMBRIDGE, MA 02139

108-32  
SRIDHARAN, VIDHUMANA & KAUSTUBH GIRME  
332 BROADWAY., #3  
CAMBRIDGE, MA 02139

108-32  
MUSSEY, MACLYN H. & EVELYN J. MUSSEY  
332 BROADWAY, UNIT #4  
CAMBRIDGE, MA 02139

108-32  
THATAI, LATA C. & DEEPAK THATAI  
332 BROADWAY #5  
CAMBRIDGE, MA 02139

108-32  
ASANI, ALI  
334 BROADWAY. UNIT#1  
CAMBRIDGE, MA 02139

108-32  
AGER, DAVID L.  
334 BROADWAY., #2  
CAMBRIDGE, MA 02139

108-34  
MEYER, ANDREW J. & JESSICA B. BARBER  
328 BROADWAY, # 1  
CAMBRIDGE, MA 02139

108-34  
AJM 328 BROADWAY LLC  
288 NORFOLK ST. SUITE 2B  
CAMBRIDGE, MA 02139

108-43  
RISKO, DAVID  
C/O CHESTNUT HILL REALTY CORP  
P.O BX 396  
CHESTNUT HILL, MA 02467

108-43  
HOYT, MARLENE P.  
269 HARVARD ST., #2  
CAMBRIDGE, MA 02139

108-43  
GIURGIUTIU, VICTOR & DANA M. GIURGIUTIU  
C/O OXFORD ST. REALTY  
1644 MASS AVE  
CAMBRIDGE, MA 02138

108-43  
KAKANI, RAJESH & SONALI KAKANI  
269 HARVARD ST UNIT #4  
CAMBRIDGE, MA 02139

108-43  
HAINES, LINNEA C.  
269 HARVARD ST. UNIT#5  
CAMBRIDGE, MA 02139

108-43  
QUIGLEY, PATRICIA  
269 HARVARD ST. UNIT #6  
CAMBRIDGE, MA 02138

108-43  
WILLIAMS, WARREN O.  
269 HARVARD ST #7  
CAMBRIDGE, MA 02139

108-43  
REID, MILNER M. & CAROLYN L. REID,  
TRS. OF HOLLAND TRUST  
269 HARVARD STREET, #8  
CAMBRIDGE, MA 02139

108-43  
MORRISON, KENNETH R.  
269 HARVARD ST #9  
CAMBRIDGE, MA 02139

108-43  
PERRY, JAMES O. & GEORGINA C. PERRY  
269 HARVARD ST., #10  
CAMBRIDGE, MA 02139

108-43  
PAIGE, RAMONA E.  
269 HARVARD ST. UNIT #11  
CAMBRIDGE, MA 02139

108-43  
SUMAN, SIBEL  
3 ATTAQUIN WAY  
AQUINNAH, MA 02535

108-43  
SLOMIAK, KRZYSZTOF R.  
C/O MING SLOMIAK  
169 NAPLES RD  
BROOKLINE, MA 02446

108-43  
YONG-CHUAN, TAO  
269 HARVARD ST. UNIT #14  
CAMBRIDGE, MA 02139

108-43  
GRAD, YONATAN  
269 HARVARD ST., UNIT #15  
CAMBRIDGE, MA 02139

108-43  
REARDON, THOMAS J. & SUSAN REARDON  
40 INMAN ST., UNIT# 16  
CAMBRIDGE, MA 02139

108-43  
MCHUGH, GEORGE TRUSTEE OF GEORGE M.  
MCHUGH REVOCABLE TRUST.  
238 NORTH ST  
STONEHAM, MA 02180

108-43  
KOU, BENJAMIN C.  
269 HARVARD ST #18  
CAMBRIDGE, MA 02139

108-43  
KC, UMESH & NEELAM THAPA  
155 TUCKER LANE  
DARTMOUTH, MA 02747

108-43  
ZHANG, JIANMING  
70 ALBERT AVE  
BELMONT, MA 02478

108-43  
ARNOLD, DAVID  
C/O ARNOLD, DAVID A  
94 PIERCE RD  
WATERTOWN, MA 02472

108-43  
ARREBOLA, ANA SOLER &  
OLIVIER HUREZ-MARTIN  
269 HARVARD ST., #22  
CAMBRIDGE, MA 02139

108-43  
SRINIVASAN, MUKUND &  
RAJALAKSHMI RAMANATH  
269 HARVARD ST., #23  
CAMBRIDGE, MA 02139

108-43  
PEI, BAIKANG & YUXIA & MAO  
269 HARVARD ST., #24  
CAMBRIDGE, MA 02139

108-43  
NAVIKAS, JANIS M.  
269 HARVARD ST., #25  
CAMBRIDGE, MA 02139

108-43  
CUDHEA, FUKIKO,  
TR. OF CUDHEA CAMBRIDGE REALTY TRUST  
269 HARVARD ST #26  
CAMBRIDGE, MA 02139

108-43  
RISKO, DAVID C/O CHESTNUT HILL REALTY CORP  
P.O BX 396  
CHESTNUT HILL, MA 02467

108-43  
YEE, PEGGY C.  
36 RED BARN RD  
WAYLAND, MA 01788

108-43  
DAVID, CHRISTOPHER  
269 HARVARD ST. UNIT#29  
CAMBRIDGE, MA 02139

108-43  
THANH-HUYEN NGUYEN  
269 HARVARD ST. #30  
CAMBRIDGE, MA 02139

108-43  
SWAN, JENNIFER  
269 HARVARD ST. UNIT #31  
CAMBRIDGE, MA 02139

108-43  
MCINTYRE, WILLIAM E.  
11 LINCOLN ST  
MEDFORD, MA 02155

108-43  
SANFORD, DANIEL J.  
269 HARVARD ST. UNIT #33  
CAMBRIDGE, MA 02139

108-43  
DRUM, CHESTER L.  
269 HARVARD STREET, UNIT #34  
CAMBRIDGE, MA 02139

108-43  
SU, HUNG-CHANG HUBERT &  
SHU-CHIANG SUSAN SU-HSIAO  
7 DARTMOUTH ST  
DANVERS, MA 01923

108-43  
TEKIN, SUMRU  
356 HALF MILE ROAD  
CHARLOTTE, VT 05445

108-43  
CHRZANOWSKI, IRENA  
269 HARVARD ST., #37  
CAMBRIDGE, MA 02139

108-43  
GLADSTONE, STEPHEN  
C/O CHESTNUT HILL REALTY CORP  
P.O BX 396  
CHESTNUT HILL, MA 02467

108-43  
KESTEN, ALLEN D.  
269 HARVARD ST #39  
CAMBRIDGE, MA 02139

108-43  
ABDOUN, SAMY  
269 HARVARD ST., #40  
CAMBRIDGE, MA 02139

108-63  
BLUM, LAWRENCE A. & NOEL M. JETTE,  
TRS. OF PROSPECT STREET TRUST  
149 PROSPECT STREET  
CAMBRIDGE, MA 02139

108-72  
SLOTNICK, LAURENCE J  
94 GRAFTON ST  
ARLINGTON, MA 02474

108-83  
147 PROSPECT STREET LLC  
C/O MASON, GEOFFREY M.  
147 PROSPECT ST UNIT #1  
CAMBRIDGE, MA 02138

108-74  
HAYES, BARBARA A.  
143 PROSPECT ST  
CAMBRIDGE, MA 02139



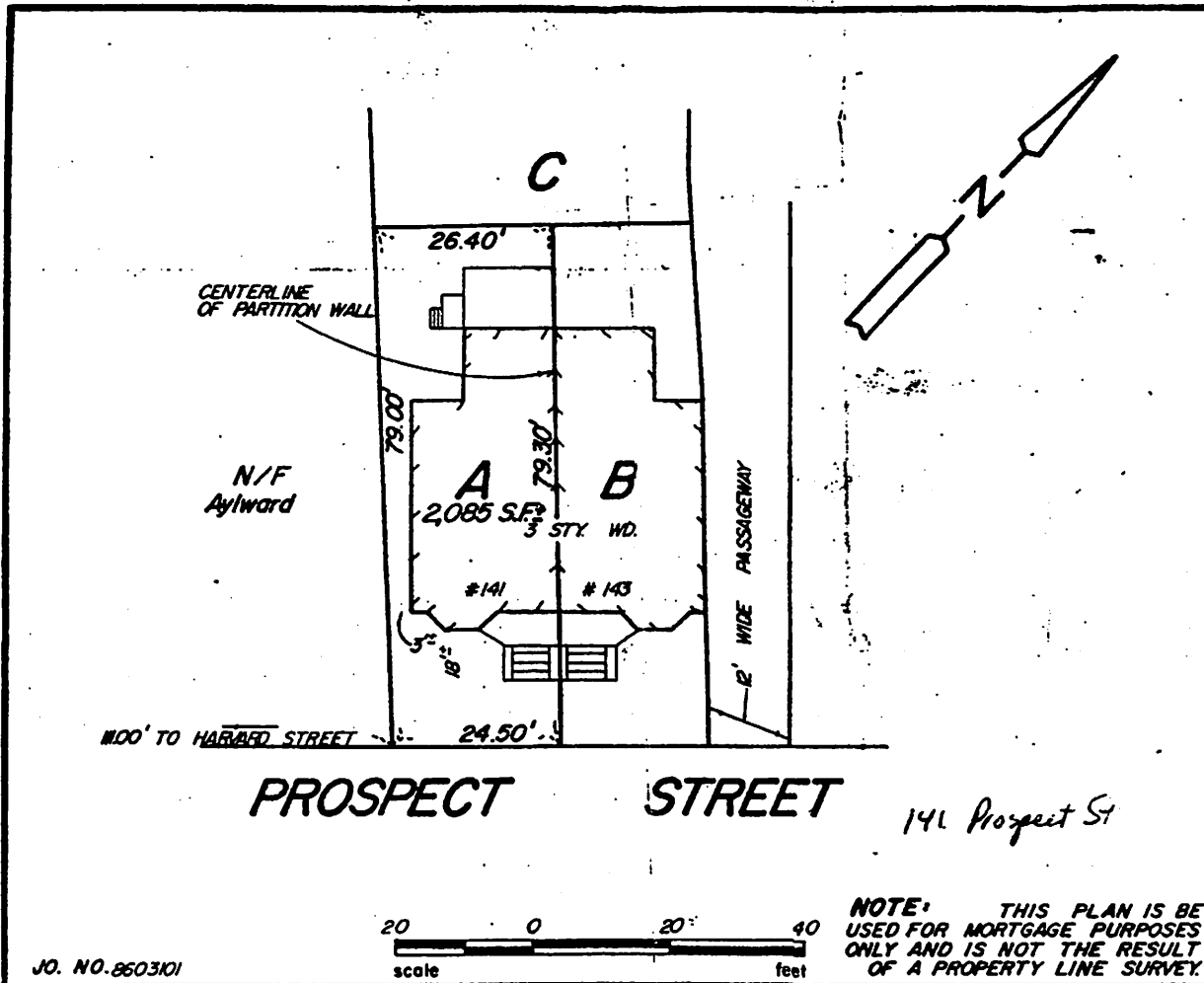
141 Prospect St

343

108-75  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

108-75  
CITY OF CAMBRIDGE  
C/O LOUIS DePASQUALE  
CITY MANAGER

108-84  
CAMBRIDGE AFFORDABLE PRESIDENTIAL  
APARTMENTS, LLC.  
675 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02139



I HEREBY CERTIFY To The Coolidge Bank and Trust Company and To The Law Firm of Coyne and Maloney THAT THE PREMISES SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS; AND, THAT THE STRUCTURE(S) IS LOCATED ON THE GROUND AS SHOWN HEREON AND CONFORMED TO THE ZONING LAW OF THE CITY OF CAMBRIDGE WHEN BUILT.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE

JO. NO. 8603101

**MORTGAGE LOAN INSPECTION PLAN**


LOCATED IN  
**CAMBRIDGE**  
MASSACHUSETTS

COUNTY OF  
INSPECTED ON  
DEED BOOK / PAGE  
PLAN

MIDDLESEX  
25 MARCH 86  
862 / 161 REG.  
L.C.C. 10217A

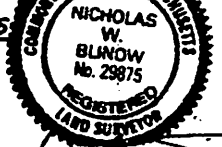
PREPARED BY  
**SURVEY RESOURCES**

SIX CABOT PLACE  
STOUGHTON, MA. 02072



**FLOOD HAZARD ZONE: C**  
ZONE C = MINIMAL FLOOD HAZARD AREA

28 MARCH 86



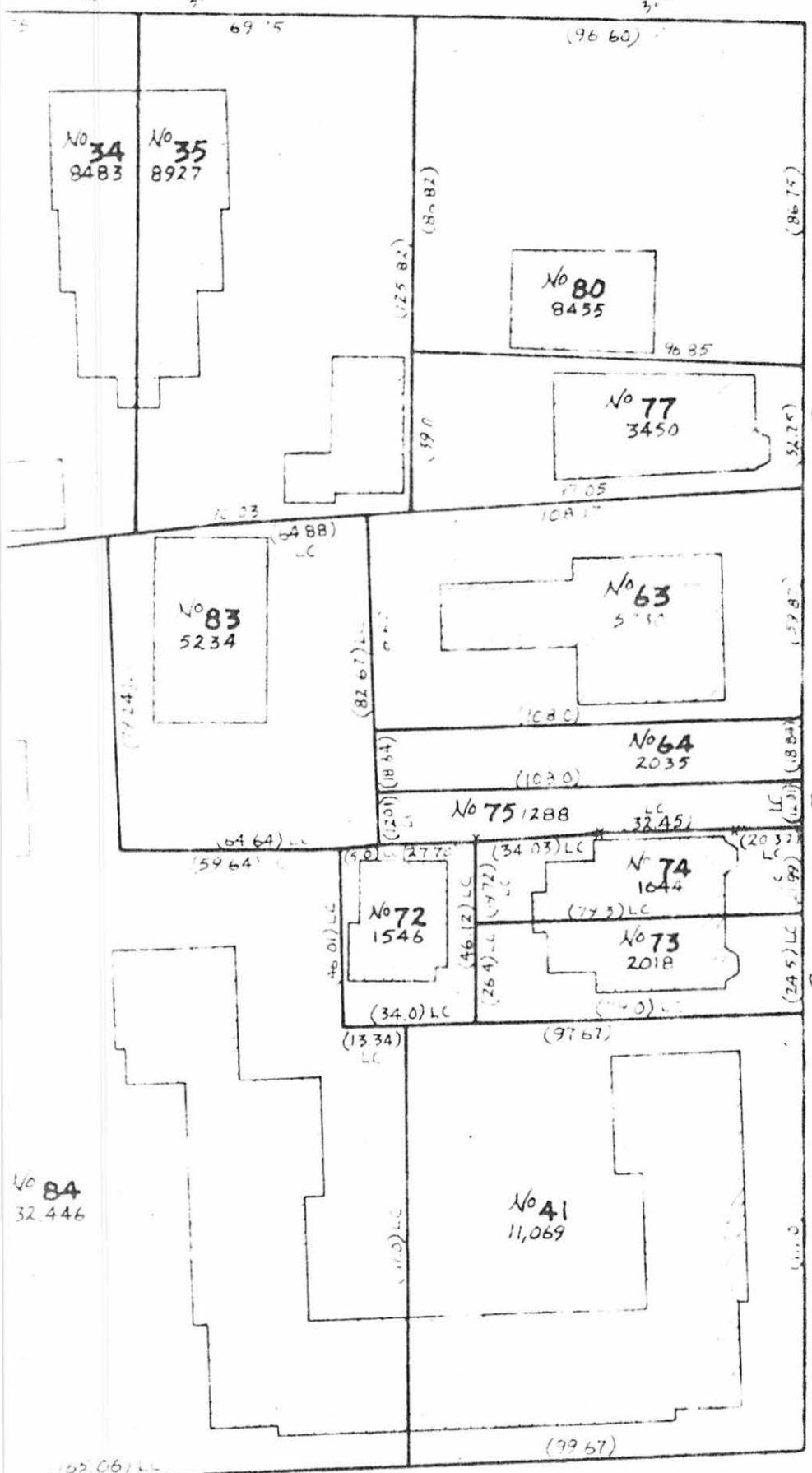
*Nicholas W. Blinow*

RLS 29,875

88

ST.

PROSPECT



No 34  
8483

No 35  
8927

No 80  
8455

No 77  
3450

No 83  
5234

No 63  
5110

No 64  
2035

No 75  
1288

No 72  
1546

No 74  
1044

No 73  
2018

No 41  
11,069

No 84  
32,446

69.75

(96.60)

(125.82)

(80.82)

(86.75)

96.85

139.0

17.05

52.75

10.03

(64.88)  
LC

108.17

(82.67) LC

(57.8)

(18.84)

(103.0)

(8.84)

(64.64) LC

(5.0) LC

(27.75) LC

(34.03) LC

32.45

(2.3) LC

(59.64) LC

(4.0) LC

(46.12) LC

(26.4) LC

(47.2) LC

(74.3) LC

(20.37) LC

(34.0) LC

(13.34) LC

(97.67)

(24.5) LC

(99.67)

69.06 LC

26.5

# Owner's Duplicate Certificate

SK-1011 PL-189

No. 176319

From Transfer Certificate No. 146511 in Registration Book 861, Page 161  
Originally Registered June 17, 1975 for the South Registry District of  
Middlesex County

This is to Certify that

George S. Sallum

of Cambridge in the County of Middlesex and Commonwealth of Massachusetts

is the owner in fee simple,

of that certain parcel of land

situate in Cambridge

in the County of Middlesex and said Commonwealth, described as follows:

Southeasterly by Prospect Street, twenty-four and 50/100 feet;  
Southwesterly by land now or formerly of James F. Aylward,  
seventy-nine feet;  
Northwesterly by lot C as shown on plan hereinafter mentioned,  
twenty-six and 40/100 feet; and  
Northeasterly by lot B by a line through partition wall as  
shown on said plan, seventy-nine and 50/100 feet.

Said parcel is shown as lot A on said plan, (Plan No. 10217A).

All of said boundaries are determined by the Court to be located as shown on  
a plan, as modified and approved by the Court, filed in the Land Registration  
Office, a copy of a portion of which is filed in the Registry of Deeds for the  
South Registry District of Middlesex County in Registration Book 125, Page  
317, with Certificate 18116.

There is appurtenant to the above described land the right to cross over the  
rear of said lot B to the twelve foot passageway on the Northeasterly side of  
said lot B, with the right to use said passageway in common with others  
entitled thereto for all purposes for which passageways are generally used, as  
set forth in deed being Document 00457.

And it is further certified that said land is under the operation and  
provisions of Chapter 185 of the General Laws and any amendments thereto, and  
that the title of said

George S. Sallum

to said land is registered under said Chapter subject, however, to any of the  
encumbrances mentioned in Section forty-six of said Chapter, and any  
amendments thereto, which may be subsisting.

Witness MARILYN M. SULLIVAN, Chief Justice of the Land Court, Department  
of the Trial Court, at Cambridge in said County of Middlesex

the seventeenth day of April the year nineteen hundred and eighty-six

at 3 o'clock and 05 minutes in the after-noon.

Attest, with the Seal of said Court, .....

  
Assistant Recorder

Address of owner: 127 Larch Road, Cambridge, MA 02138

Land Court Case No. 10217

ID# 5279



# Memoranda of Incumbrances

No. 170319

705276

DOCUMENT

693228

KIND: Mortgage  
IN FAVOR OF: Workingmen's Co-Operative Bank  
TERMS: \$50,000. as stated in mortgage.  
DATE OF INSTR: Oct. 31, 1985  
DATE OF REG: Nov. 1, 1985      TIME OF REG: 11:18 AM  
SIGNATURE: ..... *John F. Jangulli* ..... Asst. Recorder

705277

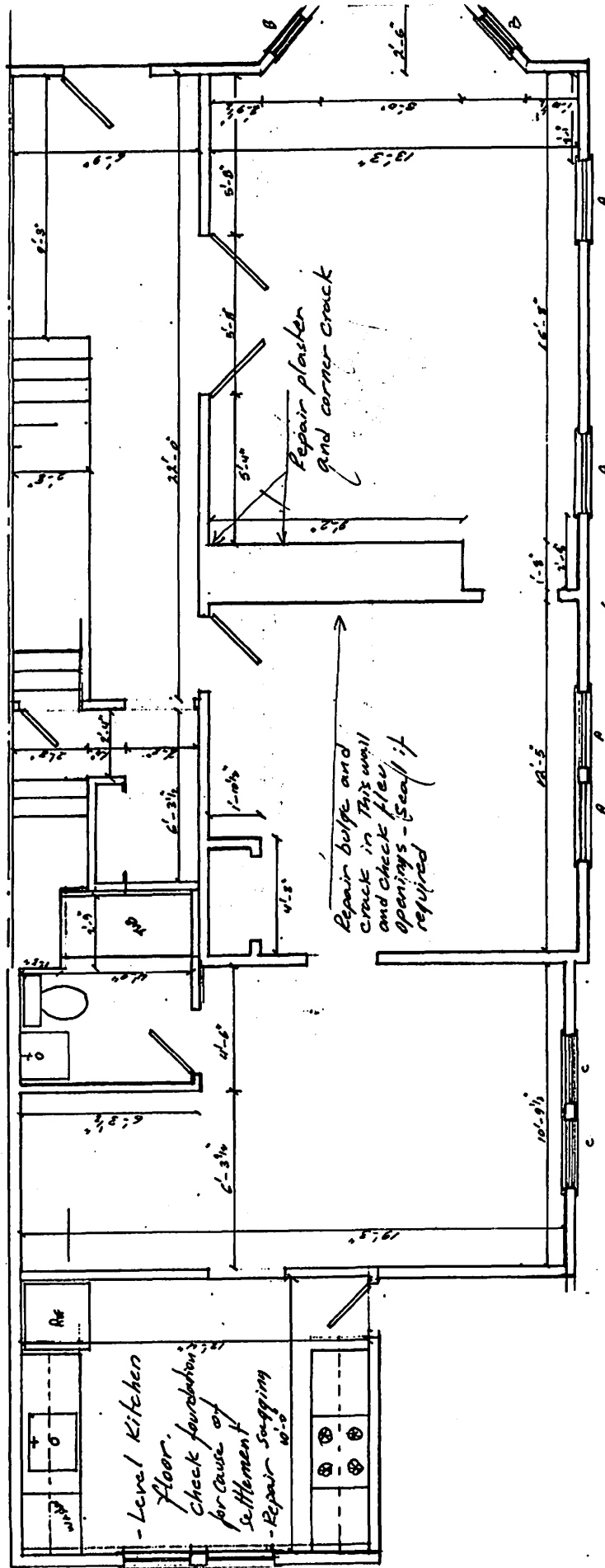
KIND: Mortgage  
IN FAVOR OF: Coolidge Bank and Trust Company  
TERMS: \$73,600. as stated in mortgage.  
DATE OF INSTR: Apr. 17, 1986  
DATE OF REG: Apr. 17, 1986      TIME OF REG: 3:05 PM  
SIGNATURE: ..... *John F. Jangulli* ..... Asst. Recorder

808300

KIND: Copy of Decision  
IN FAVOR OF: City of Cambridge (Bd. of Appeals)  
TERMS: See Document  
DATE OF INSTR: - -  
DATE OF REG: Oct. 3, 1989      TIME OF REG: 3:27 PM  
SIGNATURE: ..... *Eugene C. Brune* ..... Asst. Recorder



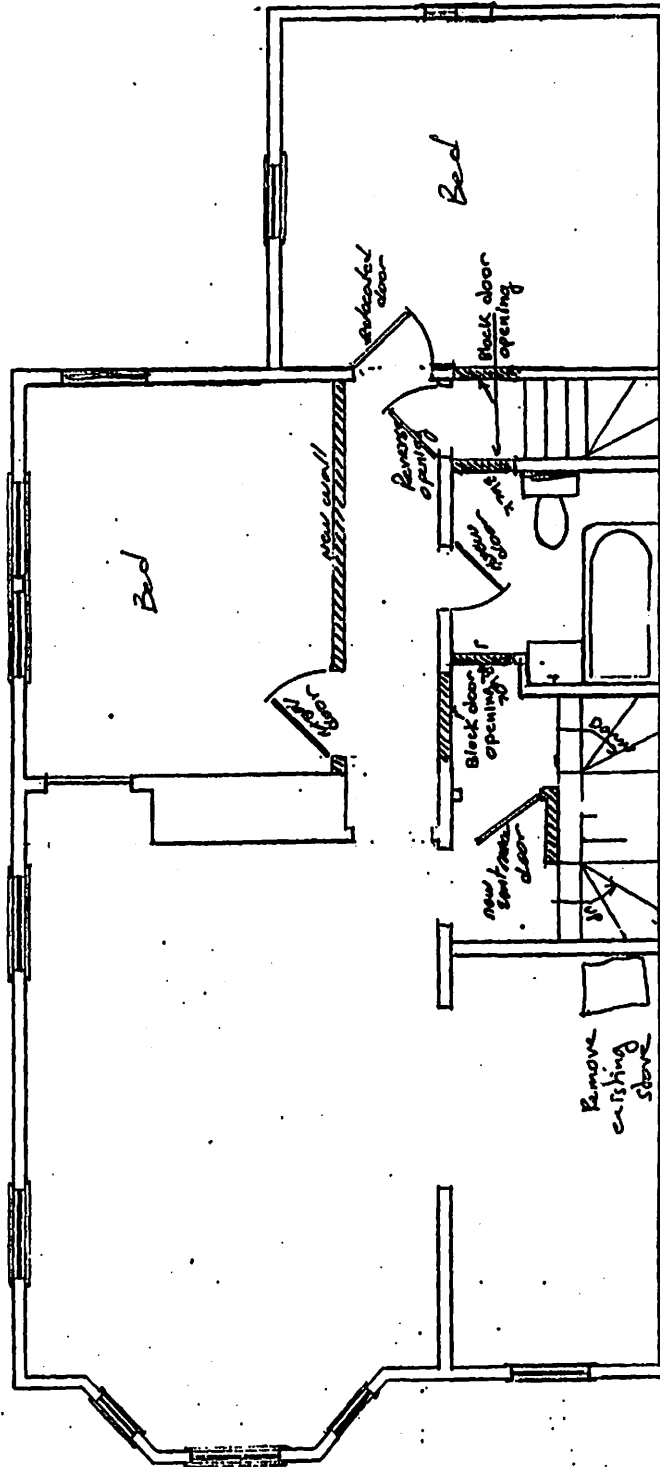
NOV. 86



141 Prospect first floor  
 EXISTING LAYOUT  
 1988

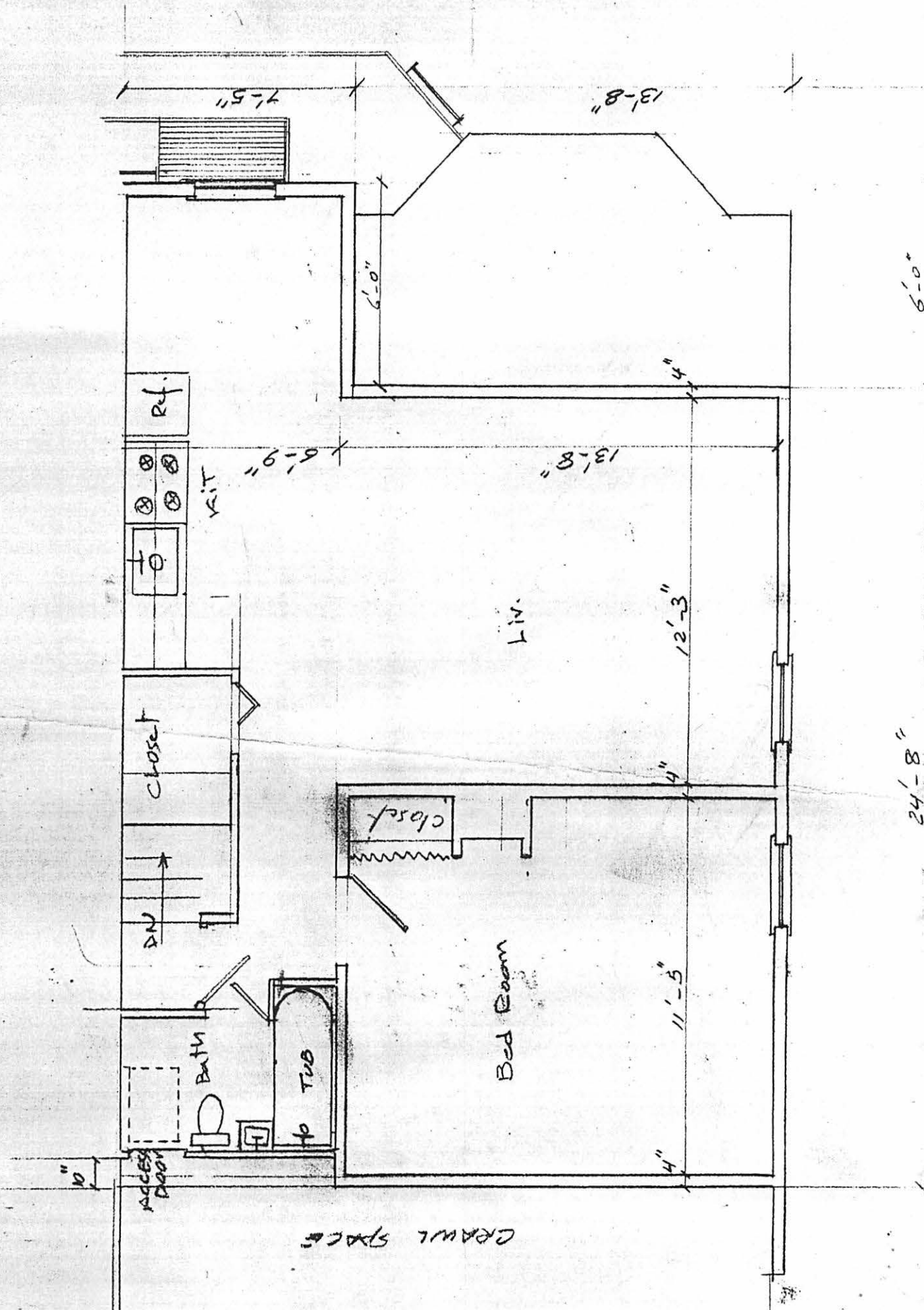
1210100

141 Prospect St.  
2nd Floor.









10"

ACCESS DOOR

CRAWL SPACE

BATH

TUB

DOWN

UP

CLOSET

KIT

REF.

CLOSET

Bed Room

Liv.

7'-5"

13'-8"

6'-0"

6'-9"

13'-8"

12'-3"

11'-3"

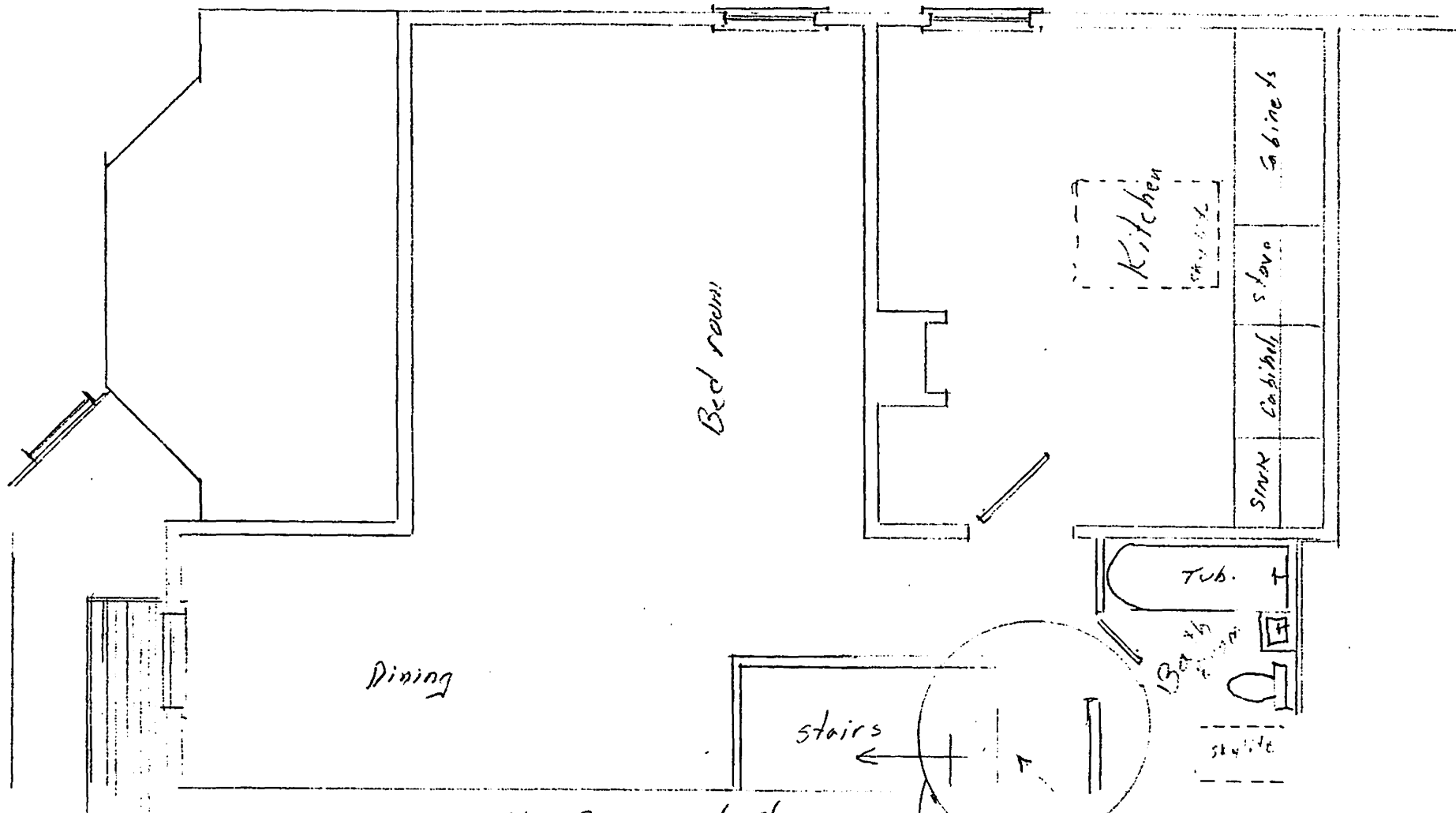
4"

4"

4"

24'-8"

6'-0"



141 Prospect st.  
Third Floor 1986

See attached  
details of  
this area







141

143









# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 141 Prospect Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District  
This application to the BZA does not propose any exterior alterations. No review of existing conditions is required by the Mid Cambridge NCDC. Future exterior alterations will be subject to review of the Mid Cambridge NCDC.
- Designated Landmark
- Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and is therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date August 27, 2019

Received by Uploaded to Energov

Date August 27, 2019

Relationship to project BZA 017164-2019

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>