BZA APPLICATION FORM

GENERAL INFORMATION

BZA-016402-2018

2018 MAY 17 PM 2:50

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit: X Variance: X Appeal: _____

PETITIONER: Joan Pickett

PETITIONER'S ADDRESS: 59 Ellery Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 59 Ellery Street, Cambridge, MA 02138

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Res C-1

REASON FOR PETITION:

X Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance for a new egress stair from the second floor 1-bedroom rental unit, that will extend into the yard setback. Also, a special permit for new openings within an existing non-conforming setback. New openings include new windows on the first level and a new door on the second level.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 24.2 - Re: Projection into Yard

Article 8.000 Section 22.2.C - Re: New opening within non-conforming setback

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

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): J Pickett
(Petitioner(s)/Owner)

Joan Pickett
(Print Name)

Address: 59 Ellery Street
Cambridge, MA 02138

Tel. No.: 617-497-8816

E-Mail Address: jpickett7@yahoo.com

Date: 5/16/18

Newbridge Architecture

152 Billings Street, Sharon, MA 02067

781 784 3129 phone
781 784 1336 facimile
nanewbridge@comcast.net email
newbridgearchitecture.com website

View o f East Elevation

View o f West Elevation

View o f North Elevation

Pickett Residence

59 Ellery Street, Cambridge, Massachusetts

May 2018

BLOCK 135

Cambridge GIS maps available online at: http://www.cambridgema.gov/GIS

FY 2018

City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

Buildings
Lot Line
Block Line
City Boundary
Water
Sub-Parcel Line
Easement
Railway

10 Lot Number
135 Block Number
10 Cam Street Number
(125.0) Deed Dimension
100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2017 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.

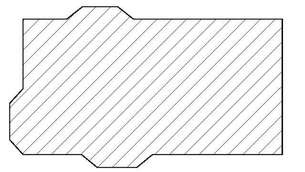
N

0 20 40 80 Feet

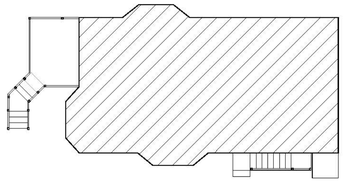
1 inch = 48 feet

Parcel Block Map

135



SECOND FLOOR PLAN
1480 S.F. NTS



FIRST FLOOR PLAN
1620 S.F. NTS

BUILDING & SITE SUMMARY

ZONING DISTRICT:	RESIDENTIAL C-1 DISTRICT
LOT SIZE:	6,888 S.F.
BASEMENT AREA:	1,000 S.F.
FIRST FLOOR AREA:	1,620 S.F.
SECOND FLOOR AREA:	1,480 S.F.
TOTAL GROSS AREA:	4,100 S.F.

DIMENSIONAL CONTROLS

	REQIRED:	ACTUAL:
LOT SIZE:	5,000 MIN.	6,888.S.F.
MAX FAR:	.75	.59
FRONT SETBACK:	20'	28'
SIDE SETBACK:	11'	12', 53'-7"
REAR SETBACK:	20'	5'
MAX. HEIGHT:	35'	26'
MIN. OPEN SPACE	30%	75%

FAR SUMMARY

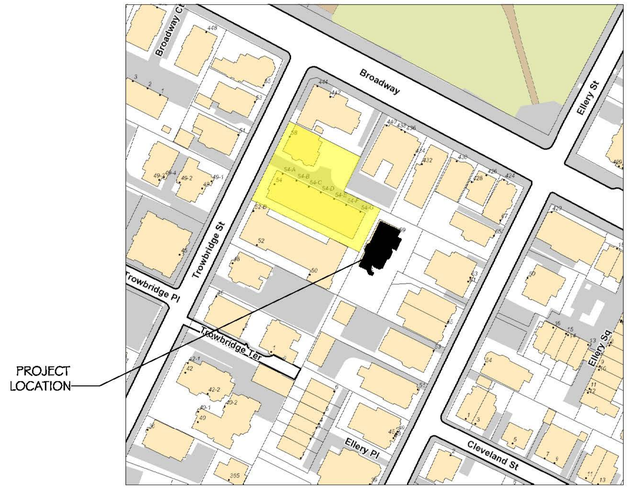
FAR-ALLOWED	.75	.75 X 6888 = 5,166 S.F
ACTUAL FAR	EXISTING:	PROPOSED
1ST FLOOR	1,620 S.F.	1,695 S.F.
2ND FLOOR	1,480 S.F.	1,480 S.F.
ATTIC	NA	
GARAGE	NA	
BASEMENT	1,000 S.F.	1,000 S.F.
TOTAL S.F	4,100 S.F.	4,175 S.F.
ACTUAL FAR	.59	.59

STRETCH CODE COMPLIANCE

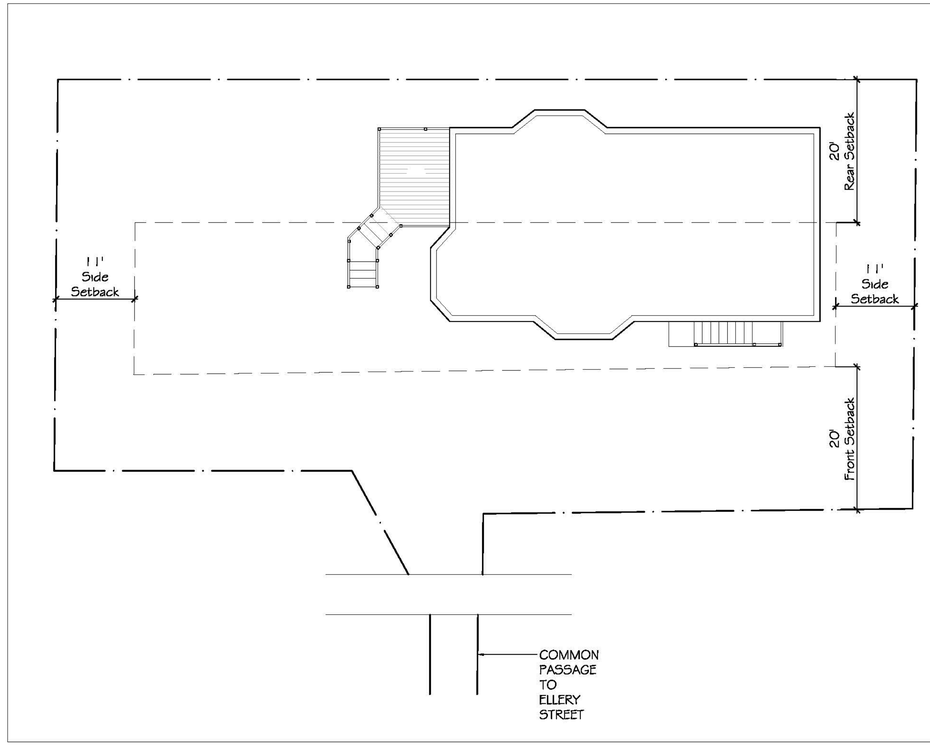
RENOVATION PER PRESCRIPTIVE APPROACH:
-ALL DISTURBED WALL CAVITIES TO BE 3.5 R/INCH
-NEW WINDOW TO HAVE U FACTOR OF .35

SHEET INDEX:

A-0 Cover Sheet
A-1 Demolition & Proposed Plans
A-2 Existing Exterior Elevations
A-3 Existing Exterior Elevations
A-4 Proposed Exterior Elevations
A-5 Proposed Exterior Elevations



LOCUS PLAN



SITE PLAN (SEE CERTIFIED PLOT PLAN)

NEWBRIDGE ARCHITECTURE
152 Billings Street
Sharon, MA 02067
P: 781-784-3129
F: 781-784-1336
E: nanewbridge@comcast.net

Client:

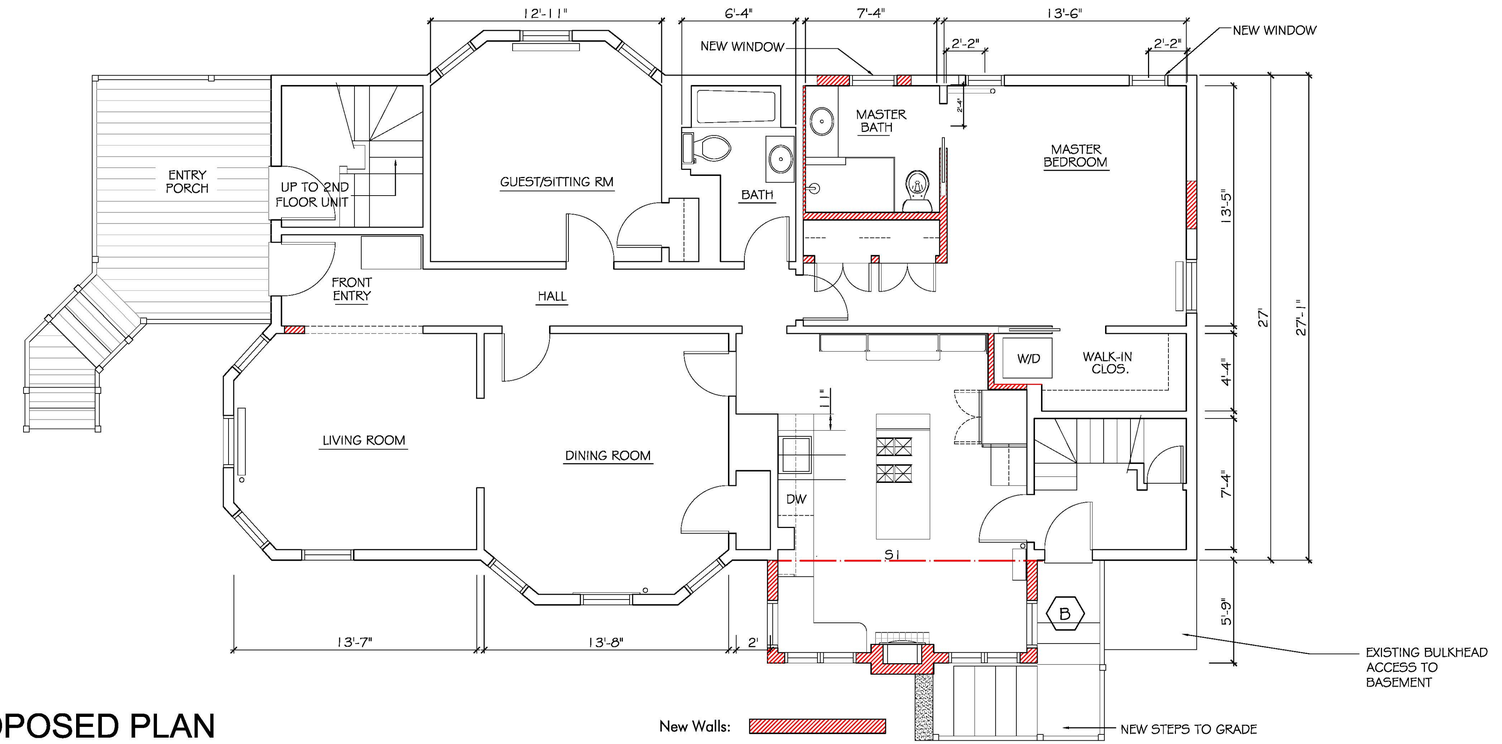
Pickett Residence
1st Floor Addition & Renovations
59 Ellery Street
Cambridge, Massachusetts 02138

Drawing Title
COVER SHEET

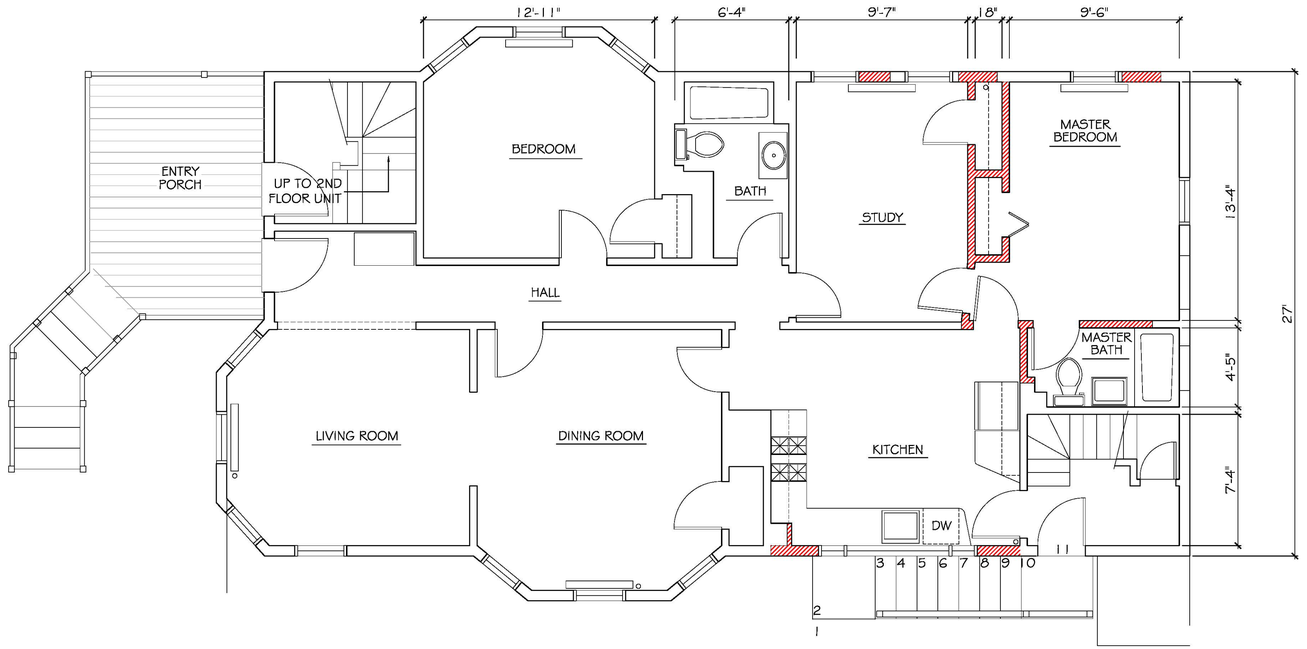
Drawing Information:

Scale: N.T.S.
Drawn By: NAA
Checked By:
Date: 03.01.2018

Sheet Number
A-0



2 PROPOSED PLAN



1 EXISTING PLAN

NEWBRIDGE ARCHITECTURE
152 Billings Street
Sharon, MA 02067
P: 781-784-3129
F: 781-784-1336
E: nanewbridge@comcast.net

Client:

Pickett Residence
1st Floor Addition & Renovations
59 Ellery Street
Cambridge, Massachusetts 02138

Drawing Title
PROPOSED PLAN

Drawing Information:

Scale: 1/4" = 1'-0"
Drawn By: NAA
Checked By:
Date: 03.01.2018

Sheet Number
A-1

1 EXISTING SOUTH ELEVATION

2 EXISTING EAST ELEVATION

NEWBRIDGE
ARCHITECTURE
152 Billings Street
Sharon, MA 02067
P: 781-784-3129
F: 781-784-1336
E: nanewbridge@comcast.net

Client:

Pickett Residence
1st Floor Addition &
Renovations
59 Ellery Street
Cambridge, Massachusetts 02138

Drawing Title
EXISTING
ELEVATIONS

Drawing Information:

Scale: 1/8" = 1'-0"
Drawn By: NAA
Checked By:
Date: 03.01.2018

Sheet Number
A-2

1 EXISTING NORTH ELEVATION

2 EXISTING WEST ELEVATION

NEWBRIDGE ARCHITECTURE
152 Billings Street
Sharon, MA 02067
P: 781-784-3129
F: 781-784-1336
E: nanewbridge@comcast.net

Client:

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1st Floor Addition & Renovations
59 Ellery Street
Cambridge, Massachusetts 02138

Drawing Title

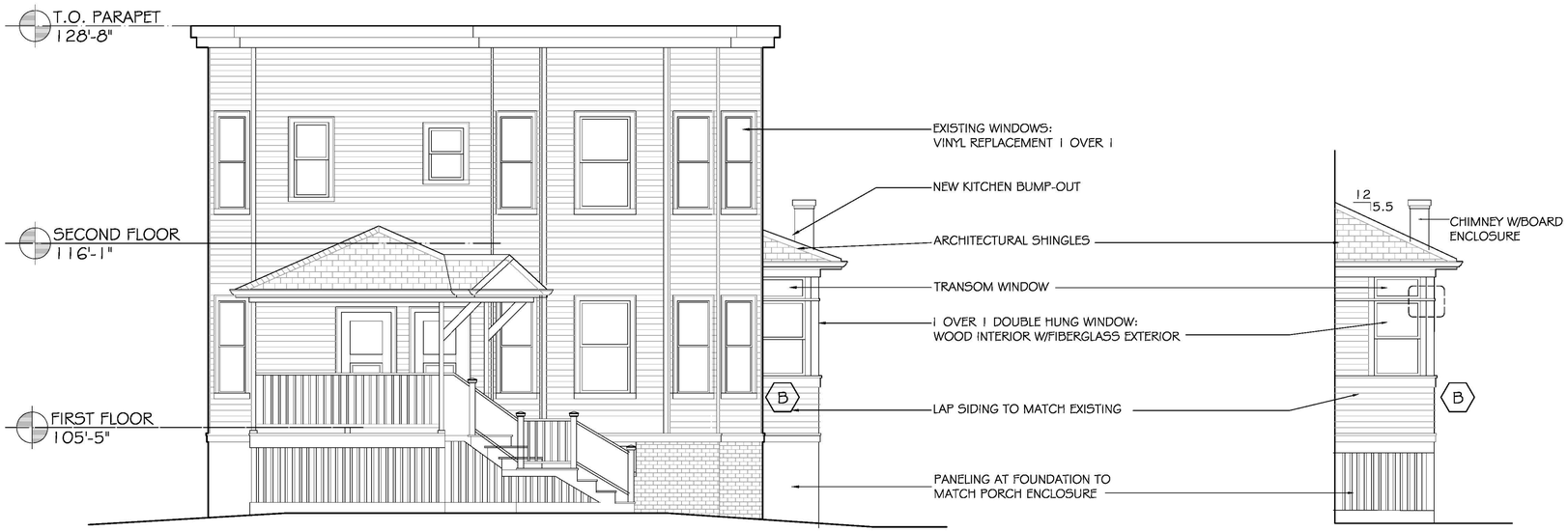
EXISTING ELEVATIONS

Drawing Information:

Scale: 1/8" = 1'-0"
Drawn By: NAA
Checked By:
Date: 03.01.2018

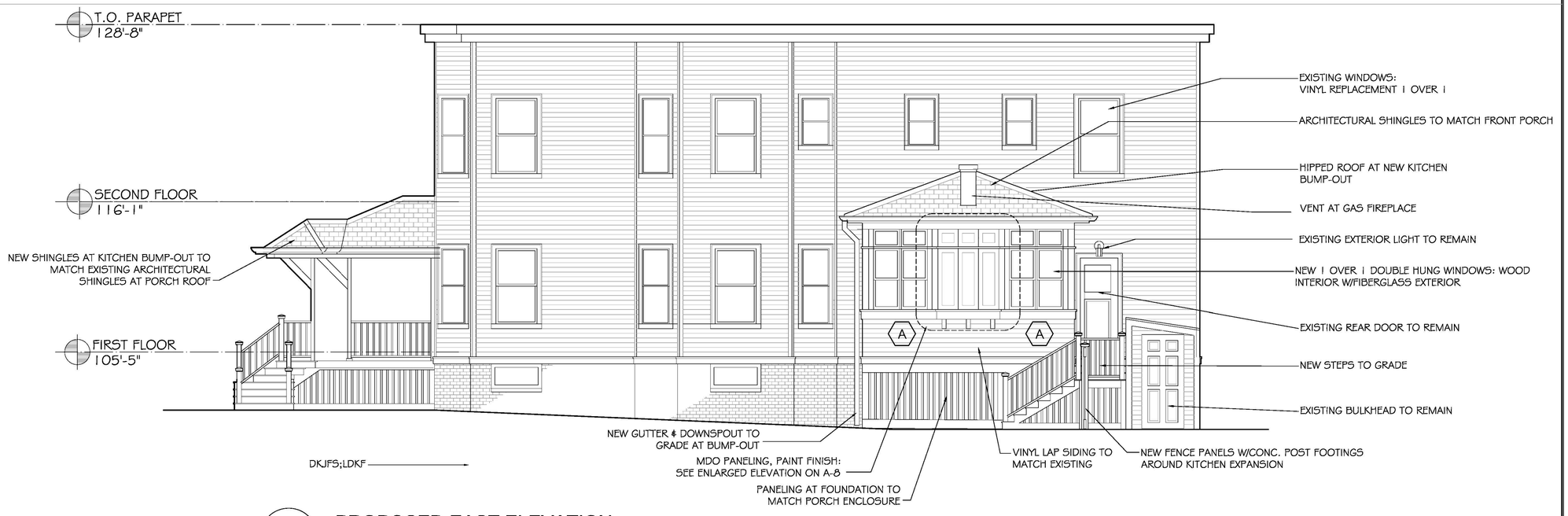
Sheet Number

A-3



1 PROPOSED SOUTH ELEVATION

2 PROPOSED EXPANSION



3 PROPOSED EAST ELEVATION

NEWBRIDGE
ARCHITECTURE
152 Billings Street
Sharon, MA 02067
P: 781-784-3129
F: 781-784-1336
E: nanewbridge@comcast.net

Client:

Pickett Residence
1st Floor Addition &
Renovations

59 Ellery Street
Cambridge, Massachusetts 02138

Drawing Title

PROPOSED
ELEVATIONS

Drawing Information:

Scale: 1/4" = 1'-0"
Drawn By: NAA
Checked By:
Date: 03.01.2018

Sheet Number

A-4

1 PROPOSED NORTH ELEVATION

2 PROPOSED WEST ELEVATION

NEWBRIDGE ARCHITECTURE
152 Billings Street
Sharon, MA 02067
P: 781-784-3129
F: 781-784-1336
E: nanewbridge@comcast.net

Client:

Pickett Residence
1st Floor Addition & Renovations
59 Ellery Street
Cambridge, Massachusetts 02138

Drawing Title

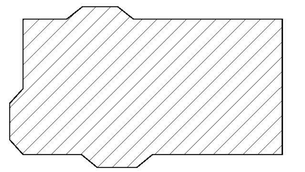
PROPOSED ELEVATIONS

Drawing Information:

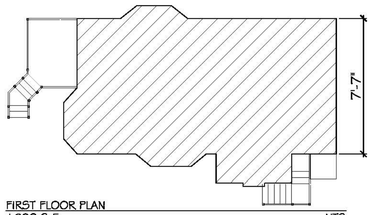
Scale: 1/4" = 1'-0"
Drawn By: NAA
Checked By:
Date: 03.01.2018

Sheet Number

A-5



SECOND FLOOR PLAN
1480 S.F. NTS



FIRST FLOOR PLAN
1620 S.F. NTS

BUILDING & SITE SUMMARY

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DIMENSIONAL CONTROLS

	REQIRED:	ACTUAL:
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MAX FAR:	.75	.59
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SIDE SETBACK:	11'	12', 53'-7"
REAR SETBACK:	20'	5'
MAX. HEIGHT:	35'	26'
MIN. OPEN SPACE	30%	75%

FAR SUMMARY

FAR-ALLOWED	.75	.75 X 6888 = 5,166 S.F

ACTUAL FAR	EXISTING:	PROPOSED
1ST FLOOR	1,695 S.F.	1,695 S.F.
2ND FLOOR	1,480 S.F.	1,480 S.F.
ATTIC	NA	
GARAGE	NA	
BASEMENT	1,000 S.F.	1,000 S.F.
TOTAL S.F	4,175 S.F.	4,175 S.F.
ACTUAL FAR	.59	.59

STRETCH CODE COMPLIANCE:

RENOVATION PER PRESCRIPTIVE APPROACH:
-ALL DISTURBED WALL CAVITIES TO BE 3.5 R/INCH
-NEW WINDOW TO HAVE U FACTOR OF .35

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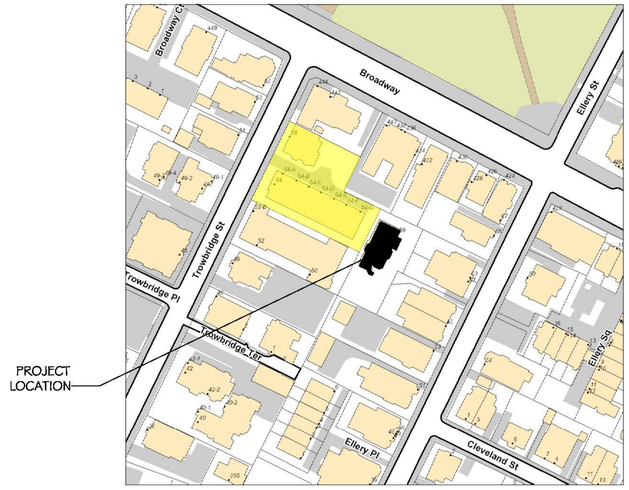
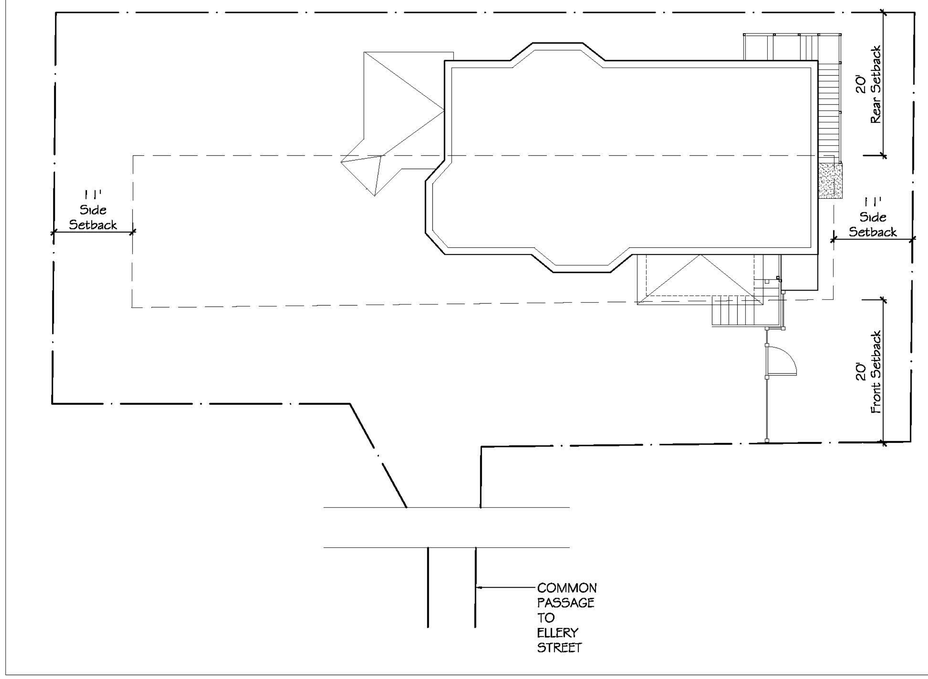
A-1 Demo & Proposed Plans
A-2 Exterior Elevations



LOCUS PLAN



SITE PLAN

NEWBRIDGE ARCHITECTURE
152 Billings Street
Sharon, MA 02067
P: 781-784-3129
F: 781-784-1336
E: nanewbridge@comcast.net

Client:

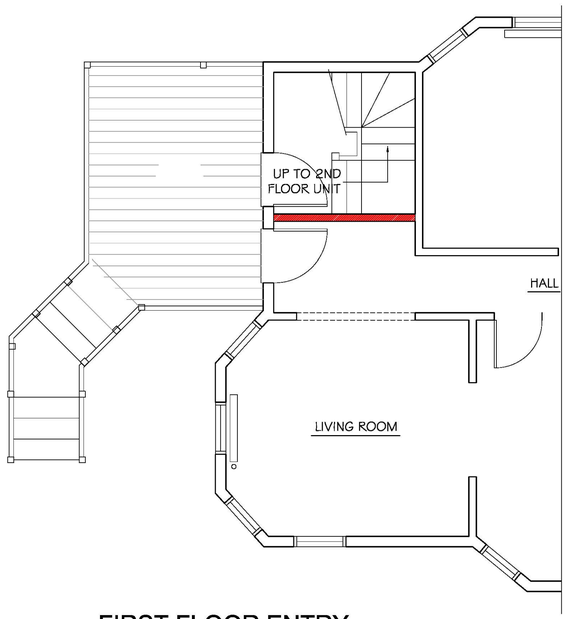
Pickett Residence
2nd Floor Renovations
59 Ellery Street
Cambridge, Massachusetts 02138

Drawing Title
COVER SHEET & INDEX

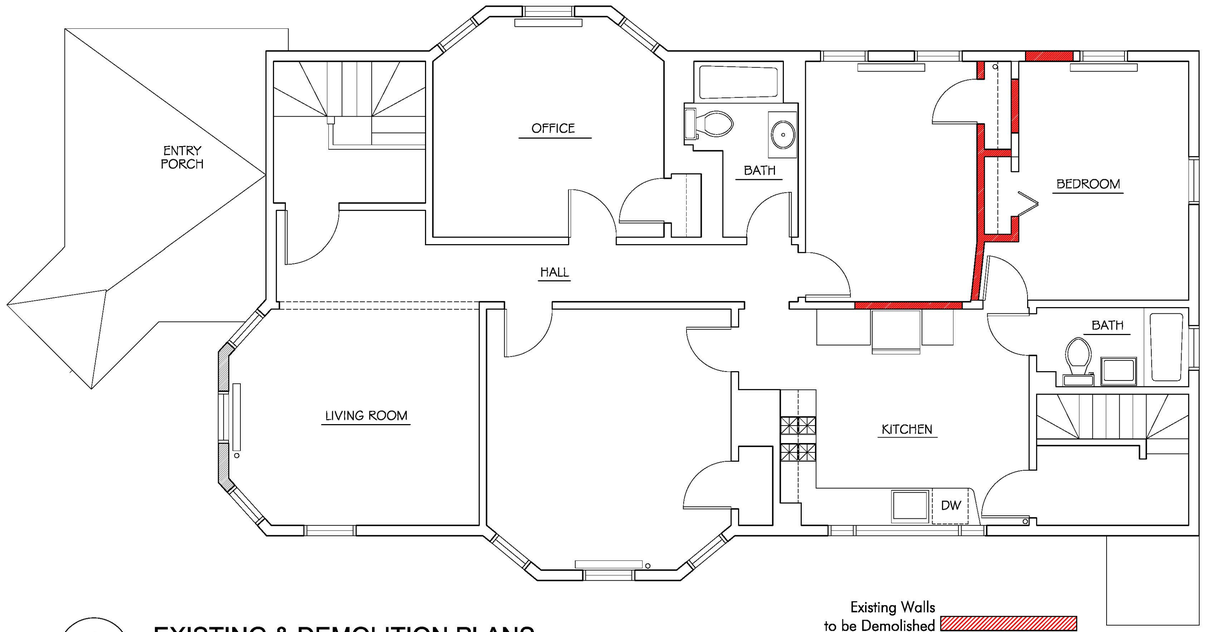
Drawing Information:

Scale: N.T.S.
Drawn By: NAA
Checked By:
Date: 03.01.18

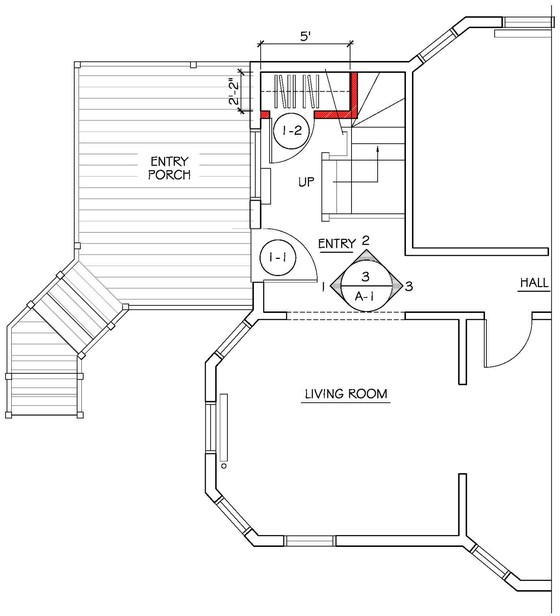
Sheet Number
A-0



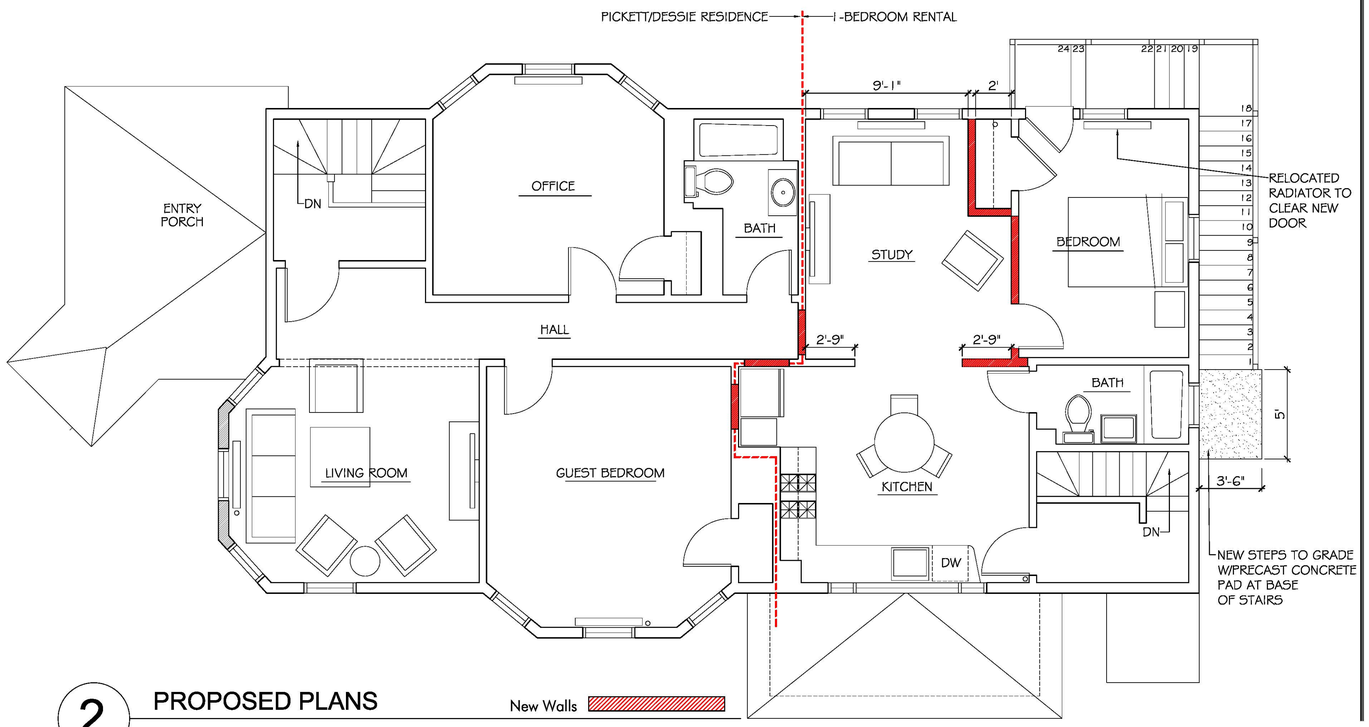
2 FIRST FLOOR ENTRY
PARTIAL PLAN - EXISTING



1 EXISTING & DEMOLITION PLANS



2 FIRST FLOOR ENTRY
PARTIAL PLAN - PROPOSED



2 PROPOSED PLANS

NEWBRIDGE
ARCHITECTURE
152 Billings Street
Sharon, MA 02067
P: 781-784-3129
F: 781-784-1336
E: nanewbridge@comcast.net

Client:

Pickett Residence
2nd Floor Renovations
59 Ellery Street
Cambridge, Massachusetts 02138

Drawing Title

2ND FLOOR
DEMO & NEW
PLAN

Drawing Information:

Scale: 1/4" = 1'-0"
Drawn By: NAA
Checked By:
Date: 03.01.18

Sheet Number

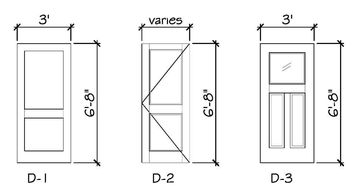
A-1

1 WEST ELEVATION

1 NORTH ELEVATION

Door Schedule

NO.	LOCATION From	To	MAT'L	TYPE	SIZE	HAND	FINISH Push Side	Pull Side	FRAME	H'DWE	REMARKS
1-1	EXTERIOR	ENTRY	FIBERGLASS	D-3	3' X 6'-8" X 1-7/8"	RH	STAIN	PAINT	WD	Entry	Thermatru Classic Craft 2-Panel, 1 Lite
1-2	ENTRY	CLOSET	POPLAR	D-1	2'-6" X 6'-8" X 1-3/8"	LHR	PAINT	PAINT	WD	Passage - room side only	Simpson Bravo Collection Stile & Rail MDF Door
2-1	STUDY	BEDROOM	POPLAR	D-1	2'-6" X 6'-8" X 1-3/8"	RH	PAINT	PAINT	WD	Privacy	Simpson Bravo Collection Stile & Rail MDF Door
2-2	BEDROOM	CLOSET	POPLAR	D-1	3'-0" X 6'-8" X 1-3/8"	RHR	PAINT	PAINT	WD	Passage - room side only	Simpson Bravo Collection Stile & Rail MDF Door
2-3	EXTERIOR	BEDROOM	FIBERGLASS	D-2	2'-8" X 6'-8" X 1-7/8"	RH	PAINT	PAINT	WD	Entry	Thermatru Smooth Star Solid Door



TRUE

NEWBRIDGE ARCHITECTURE
152 Billings Street
Sharon, MA 02067
P: 781-784-3129
F: 781-784-1336
E: nanewbridge@comcast.net

Client:

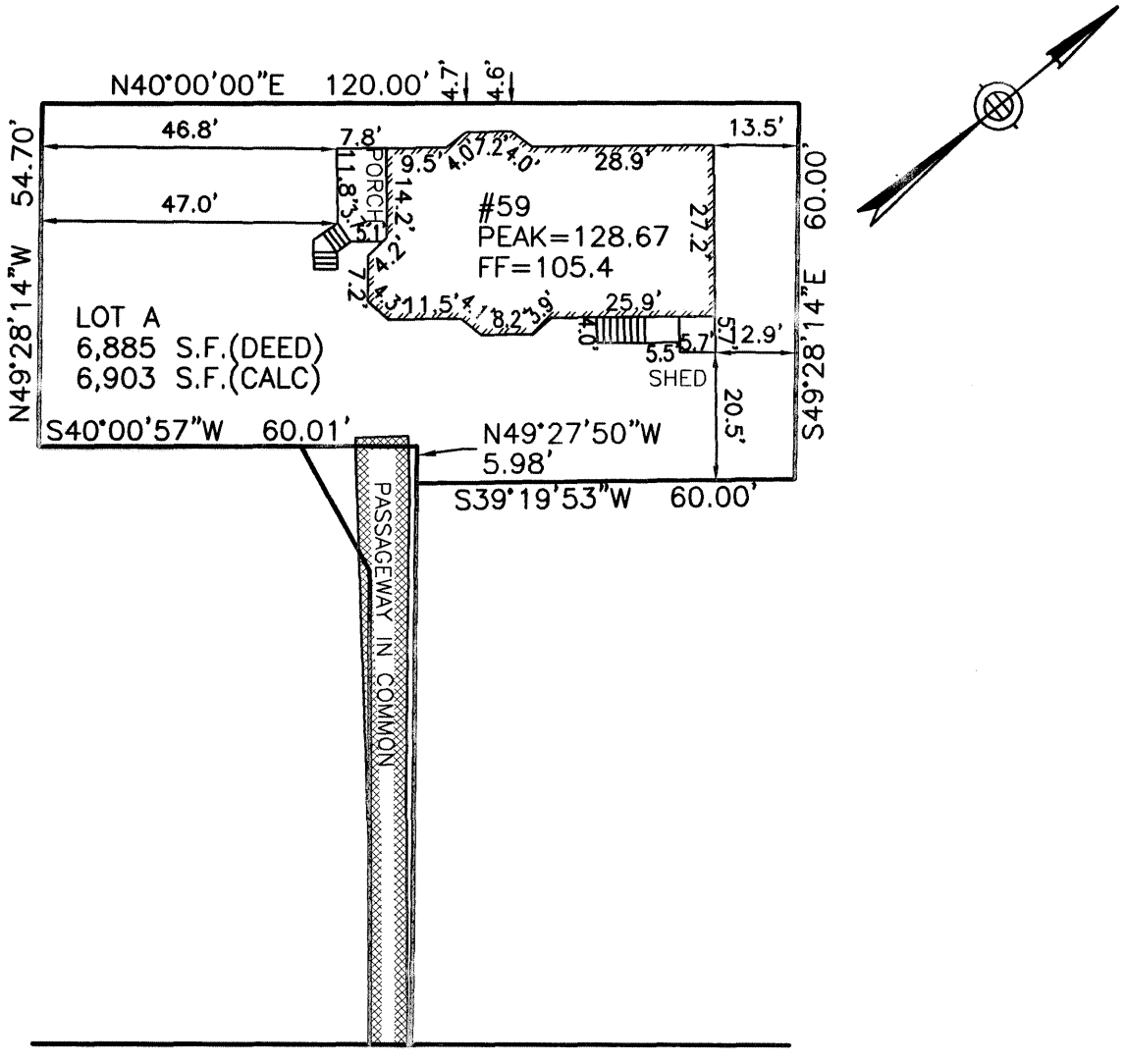
Pickett Residence
2nd Floor Renovations
59 Ellery Street
Cambridge, Massachusetts 02138

Drawing Title
EXTERIOR ELEVATIONS

Drawing Information:

Scale: 1/4" = 1'-0"
Drawn By: NAA
Checked By:
Date: 03.01.18

Sheet Number
A-2



ELLERY STREET

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com

PLAN REFERENCE:
BOOK 4342 PAGE END
RECORDED APRIL 1920

ZONING DISTRICT
RESIDENCE C–1

FLOOD PLAIN ZONE X
COMMUNITY PANEL NO.
25017C0576E

PLAN OF LAND IN CAMBRIDGE, MA

59 ELLERY STREET
EXISTING CONDITIONS

SCALE: 1 IN.= 30 FT.
DATE: OCTOBER 20, 2015
DRAWN: MF
CHECK: BB

PROJECT NO. 24782

24782xc20151015.dwg

Pacheco, Maria

From: Nancy Allison <nanewbridge@comcast.net>
Sent: Monday, May 14, 2018 12:14 PM
To: Pacheco, Maria
Subject: 59 Ellery Street BZA Application

Hi Maria,

Here is a revised description:

This BZA application is seeking a variance for a new egress stair from the second floor 1-bedroom rental unit, that will extend into the yard setback. It also seeks a special permit for new openings within an existing non-conforming setback. New openings include new windows on the first level and a new door on the second level.

Please let me know if you would like additional revisions to this description.

Thank you!

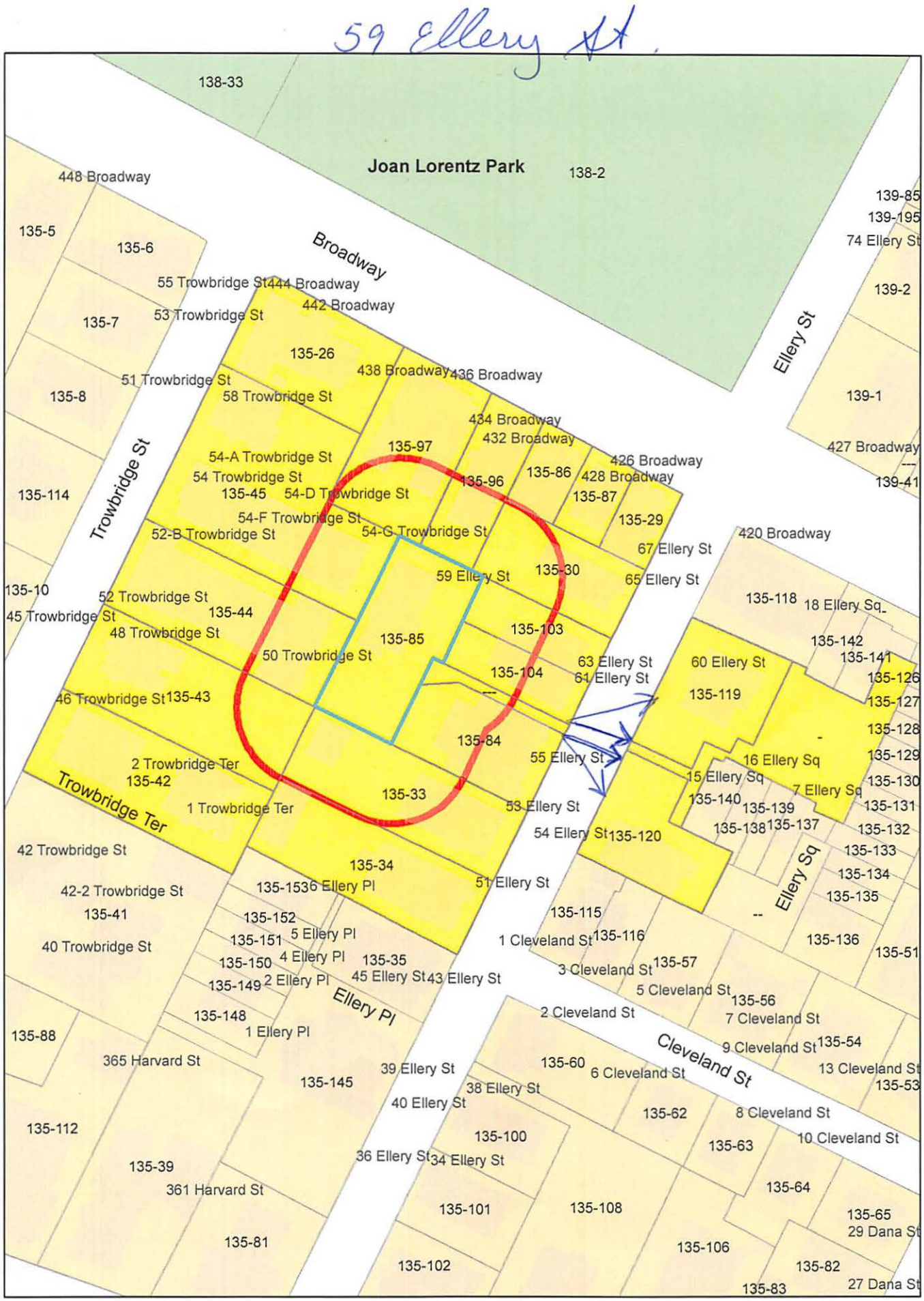
Nancy A. Allison, AIA

Newbridge Architecture

p: 781-784-3129

f: 781-784-1336

www.newbridgearchitecture.com


59 Ellery St.
138-33
Joan Lorentz Park
138-2
448 Broadway
135-5
135-6
Broadway
55 Trowbridge St
444 Broadway
442 Broadway
53 Trowbridge St
135-7
135-26
438 Broadway
436 Broadway
51 Trowbridge St
58 Trowbridge St
135-8
434 Broadway
432 Broadway
135-97
54-A Trowbridge St
426 Broadway
54 Trowbridge St
135-96
135-86
428 Broadway
135-114
135-45
54-D Trowbridge St
135-87
Trowbridge St
54-F Trowbridge St
135-29
52-B Trowbridge St
54-G Trowbridge St
67 Ellery St
420 Broadway
59 Ellery St
135-30
65 Ellery St
135-10
52 Trowbridge St
135-118
18 Ellery Sq
45 Trowbridge St
135-44
135-103
48 Trowbridge St
135-85
135-142
50 Trowbridge St
63 Ellery St
60 Ellery St
135-141
135-104
61 Ellery St
135-126
46 Trowbridge St
135-43
135-119
135-127
135-84
135-128
55 Ellery St
16 Ellery Sq
135-129
2 Trowbridge Ter
15 Ellery Sq
135-130
135-42
7 Ellery Sq
135-140
135-139
135-131
Trowbridge Ter
135-33
1 Trowbridge Ter
53 Ellery St
135-138
135-137
135-132
54 Ellery St
135-120
42 Trowbridge St
135-133
135-34
135-134
42-2 Trowbridge St
135-153
6 Ellery Pl
51 Ellery St
Ellery Sq
135-135
135-41
135-115
135-152
135-136
5 Ellery Pl
1 Cleveland St
135-116
135-51
40 Trowbridge St
135-151
4 Ellery Pl
135-150
135-35
3 Cleveland St
135-57
45 Ellery St
43 Ellery St
2 Ellery Pl
135-149
5 Cleveland St
135-56
Ellery Pl
2 Cleveland St
135-148
7 Cleveland St
1 Ellery Pl
135-88
9 Cleveland St
135-54
Cleveland St
365 Harvard St
39 Ellery St
135-60
13 Cleveland St
6 Cleveland St
135-145
38 Ellery St
135-53
40 Ellery St
135-62
8 Cleveland St
135-112
135-100
135-63
10 Cleveland St
36 Ellery St
34 Ellery St
135-39
135-64
361 Harvard St
135-101
135-108
135-65
29 Dana St
135-81
135-106
135-102
135-82
27 Dana St
135-83

59 Ellery St.

Petitioner

135-26
ZELAWAY, JOSEPH L.,
TR. THE ELIZABETH M. CATAZANO IRREV TR.
442 BROADWAY
CAMBRIDGE, MA 02139

135-29
WICKMAN, PAMELA,
TR. THE 67-69 ELLERY ST REALTY TRUST
35 KELLY ST
CAMBRIDGE, MA 02138

135-85
PICKETT, JOAN & ADANE DESSIE
59R ELLERY ST
CAMBRIDGE, MA 02138

135-34
PETROPOULOS, JEANNE N.
51 ELLERY ST.
CAMBRIDGE, MA 02138

135-42
GOLDIS, PETER & CHARLENE PLACIDO
1 TROWBRIDGE TERR., UNIT #1
CAMBRIDGE, MA 02138

NEWBRIDGE ARCHITECTURE
C/O NANCY ALLISON
152 BILLINGS STREET
SHARON, MA 02067

135-42
GRADO, KRISTINA K.
P.O BX 854
WAITSFIELD , VT 05673

135-42
SEEHERMAN HOWARD & PAIGE PARISI
46 TROWBRIDGE ST., UNIT #B
CAMBRIDGE, MA 02138

135-42
NIERMAN, MERYL E.,
TR. THE MERYL E. NIERMAN REV TRUST
7 WALLINGFORD RD
BRIGHTON , MA 02135

135-42
KELLY, MARK E. & MARIA I. ESTEVES
46 TROWBRIDGE ST #D
CAMBRIDGE, MA 02138

135-43
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER,ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

135-44
CAMBRIDGE COMMUNITY HOUSING, INC.
C/O WINN COMPANIES
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

135-45
VASSAF, GUNDUZ & LYVIA MORGAN
58 TROWBRIDGE ST. UNIT# 1
CAMBRIDGE, MA 02138

135-45
VENDER, HELEN H.
58 TROWBRIDGE ST. UNIT#2
CAMBRIDGE, MA 02138

135-45
SETH, MANMOHAN & SUPREET SODHI
54A TROWBRIDGE ST
CAMBRIDGE, MA 02138

135-45
VENDLER, HELEN H. & DAVID J. VENDLER,
TRS THE VENDLER REAL ESTATE TRUST
54 TROWBRIDGE ST., UNIT B
CAMBRIDGE, MA 02138

135-45
RENTSCHLER, ERIC
54-56 TROWBRIDGE ST., U. C.
CAMBRIDGE, MA 02138

135-45
MICALE, VINCENT J. & BRINA NEUSTAT
54 TROWBRIDGE ST.,UNIT #D
CAMBRIDGE, MA 02138

135-45
SIDANIUS, JAMES H. &
MIRIAM SIDANIUS, TRUSTEES
54 TROWBRIDGE ST E
CAMBRIDGE, MA 02138

135-45
YANG, LIU LIU & HAITAO DU
169 NAPLES RD.
BROOKLINE, MA 02446

135-45
CELLINI, RICHARD J.
45-G TROWBRIDGE ST
CAMBRIDGE, MA 02139

135-84
SAYA, SHENIL Y
55 ELLERY ST.UNIT 1
CAMBRIDGE, MA 02138

135-84
KLUGERMAN, MICHAEL
55-57 ELLERY ST., #55/2
CAMBRIDGE, MA 02138

135-84
SMITH, ANN R. K.
55-57 ELLERY ST
CAMBRIDGE, MA 02138

135-84
WANG, RUI
27 BROOKHAVE LANE
GLENMONT, NY 12077

135-84
REIS, PEDRO M. & INES ARICETA
55 ELLERY ST, #57-5
CAMBRIDGE, MA 02138

135-84
RIKER, ELIZABETH
55-57 ELLERY ST., #57/6
CAMBRIDGE, MA 02139

135-42
ROBERTS, NATASHA
2 TROWBRIDGE TERRACE
CAMBRIDGE, MA 02138

135-86
SULLIVAN, CLARE MARIE
430 BROADWAY #1
CAMBRIDGE, MA 02138

135-86
SMART, DAVID & MARGARET FREY
6431 4TH PALM POINT
ST. PETE BEACH, FL 33706

59 Ellery St.

135-86
REEM PROPERTY, LLC
C/O LI, QIONG
430 BROADWAY., #3
CAMBRIDGE, MA 02138

135-87
CONTE, MODESTINO
428 BROADWAY
CAMBRIDGE, MA 02138

135-96
MARR, LUCIA VAINA
432 BROADWAY
CAMBRIDGE, MA 02138

135-96
ISLER, YASEMIN F
432 BROADWAY ST.,UNIT 3
CAMBRIDGE, MA 02138

135-96
FRANK, CHRISTOPHER LEE & HIROKO FRANK
432 BROADWAY., #1A
CAMBRIDGE, MA 02138

135-96
ARTETA, SUSANA T.
432 BROADWAY #1B
CAMBRIDGE, MA 02138

135-97
YIN FEE LIMITED PARTNERSHIP
440 BROADWAY
CAMBRIDGE, MA 02138

135-103
HUYBERS, PETER & DOWNING LU
63 ELLERY ST
CAMBRIDGE, MA 02139

135-104
MACRAKIS, STAVROS M. & A. LILY MACRAKIS
61 ELLERY ST
CAMBRIDGE, MA 02138

135-119
BIORICHLAND LLC,
2600 HILLTOP DR.
RICHMOND, CA 94806

135-120
ULLMAN, TOMER D. & ORLY SLAVIN
54 ELLERY ST., #1
CAMBRIDGE, MA 02138

135-120
SUNFLOWER X, LLC
54 ELLERY ST., #2
CAMBRIDGE, MA 02138

135-120
LAWTON, MARY BETH & DANUSA LESQUEVES
54 ELLERY ST., #3
CAMBRIDGE, MA 02138

135-33
HERMON-TAYLOR, RICHARD &
HARRIET S. BUNDY
53 ELLERY ST., UNIT #1
CAMBRIDGE, MA 02138

135-33
NICKEL, BERNHARD & SUSANNA C. SIEGEL
53 ELLERY ST., UNIT #3
CAMBRIDGE, MA 02138

135-33
PHILIPPAKIS, ANTHONY A.
53 ELLERY ST., UNIT #2
CAMBRIDGE, MA 02138

135-30
EMMONS, WILLIAM M., III &
ZACHARY H. DURANT-EMMONS, TRS
65 ELLERY ST
CAMBRIDGE, MA 02138

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd 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 **59 Ellery 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
_X_ Mid Cambridge Neighborhood Conservation District
Proposed addition and alterations do not require a hearing and can be approved administratively by CHC staff at time of building permit request.
__ 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)
__ Structures is fifty years or more old and 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 May 25, 2018

Received by Uploaded to Energov Date May 25, 2018
Relationship to project BZA 16402-2018

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., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
http://www.cambridgema.gov/Historic