



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2019 MAY 2 PM 4:19
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017094-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : √

Appeal : _____

PETITIONER : Eric Zachrison

PETITIONER'S ADDRESS : 1 Ludlow Street Charlestown, MA 02129

LOCATION OF PROPERTY : 44 Webster Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

The relief requested includes adding living space to the third floor of the building to accommodate (3 bedrooms) with a flat roof. The floor-area-ratio requires a variance.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Eric Zachrison

(Petitioner(s) / Owner)

ERIC ZACHRISON

(Print Name)

Address : 1 LUDLOW ST

BOSTON MA 02129

Tel. No. : 312 780 9456

E-Mail Address : eric@thecontextworkshop.com

Date : 5/10/2019

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 MARGARET FLANAGAN EVERETT
(OWNER)

Address: 44 WEBSTER AVE, CAMBRIDGE, MA 02141

State that I/We own the property located at 44 WEBSTER AVE, Cambridge which is the subject of this zoning application.

The record title of this property is in the name of MARGARET FLANAGAN EVERETT

*Pursuant to a deed of duly recorded in the date 6/22/2018, Middlesex South County Registry of Deeds at Book 71202, Page 147,162; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Margaret Flanagan Everett
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

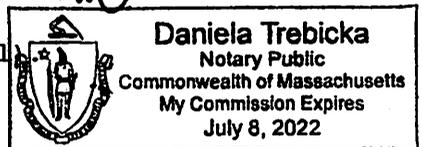
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex SS

The above-name Margaret Flanagan Everett personally appeared before me, this 3rd of June, 2019, and made oath that the above statement is true.

Daniela Trebicka Notary

My commission expires July 8, 2022 (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 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 existing building is adjacent to the property line and building to the required setback would cause the project to look unique and not conform to the existing context.

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:

N/A

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

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

The proposed additions will be substantially similar to the neighboring properties

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

The building will be contextually similar to its neighbors.

*** 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

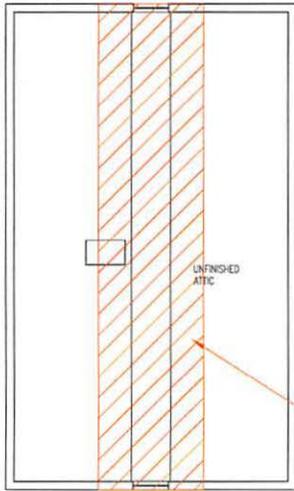
APPLICANT: Marina McIntosh PRESENT USE/OCCUPANCY: Residential
LOCATION: 44 Webster Ave Cambridge, MA ZONE: Residence C-1 Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1923 sf</u>	<u>2090 sf</u>	<u>N/A</u>	(max.)	
<u>LOT AREA:</u>	<u>1653 sf</u>	<u>1653 sf</u>	<u>5,000 sf</u>	(min.)	
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>1.16</u>	<u>1.26</u>	<u>0.75</u>	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1653 sf</u>	<u>1653 sf</u>	<u>1,500 sf</u>	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	<u>28.9'</u>	<u>28.9'</u>	<u>50'</u>	(min.)
	DEPTH	<u>37.7'</u>	<u>37.7'</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>4.2'</u>	<u>4.2'</u>	<u>10'</u>	(min.)
	REAR	<u>2.5'</u>	<u>2.5'</u>	<u>20'</u>	(min.)
	LEFT SIDE	<u>10'</u>	<u>7'</u>	<u>7'6"</u>	(min.)
	RIGHT SIDE	<u>7.8'</u>	<u>7.8'</u>	<u>7'6"</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>29'8"</u>	<u>30'5"</u>	<u>35'</u>	(max.)
	LENGTH	<u>34'-4.5"</u>	<u>34'-4.5"</u>	<u>N/A</u>	
	WIDTH	<u>29'-4"</u>	<u>29'-4"</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>29.6%</u>	<u>29.6%</u>	<u>30%</u>	(min.)	
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)	
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(min./max)	
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)	
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)	

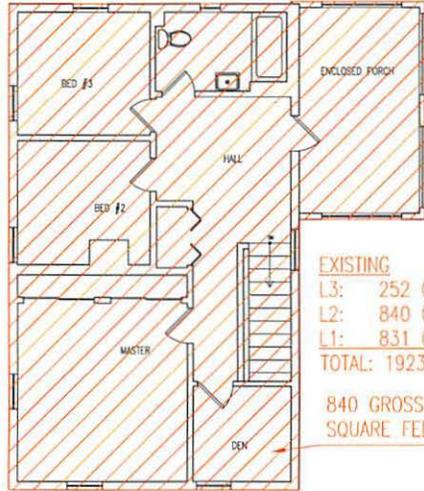
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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'.

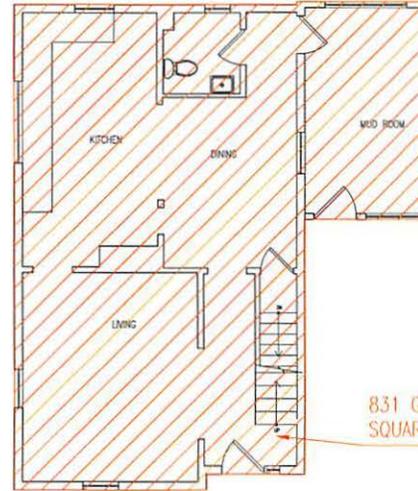


X3 EXISTING LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"

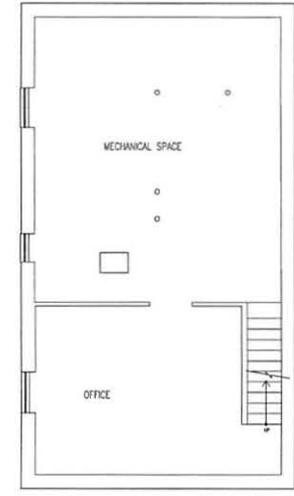


X2 EXISTING LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

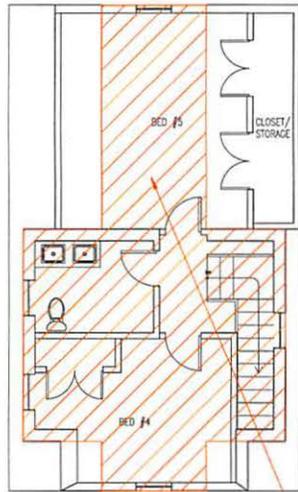
EXISTING
L3: 252 GSF
L2: 840 GSF
L1: 831 GSF
TOTAL: 1923 GSF



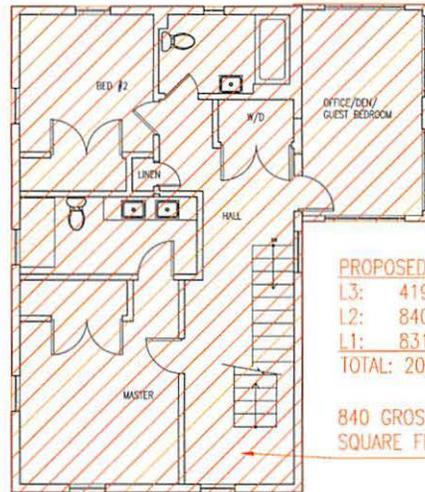
X1 EXISTING LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



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



P3 EXISTING LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"

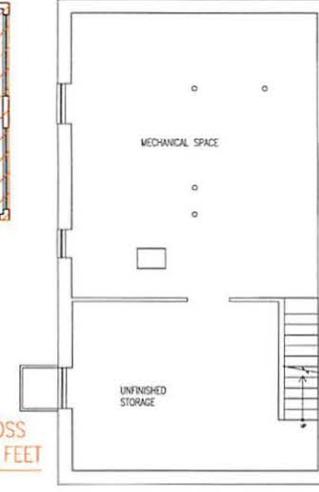


P2 EXISTING LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

PROPOSED
L3: 419 GSF
L2: 840 GSF
L1: 831 GSF
TOTAL: 2090 GSF



P1 PROPOSED LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



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



44 Webster Ave.
Donaldson Home
Improvement

context
collaborative design workshop

Cambridge, Massachusetts

01	Issued For Building Permit	7/25/2018
No.	Description	Date
Drawing Title: Area Analysis Plans		
Project No.:	0081	Checked by: E.F.

A-03



Existing Photograph

44 Webster Avenue

Cambridge, Massachusetts

Owner: Dr. Margaret Everett - Permit Set - Issued 7/25/18

ELEVATION TARGET



INTERIOR ELEVATION TARGET



DETAIL TARGET



WINDOW TARGET



- GENERAL NOTES:**
- ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
 - THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
 - THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES.
 - THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING FACILITIES MANAGER ALL ACTIVITIES INCLUDING, BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT
 - THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
 - BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED OR DAMAGED BY THE WORK SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
 - WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
 - THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.
 - DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
 - DIMENSIONS SHALL GOVERN, DO NOT SCALE THE DRAWINGS. WHERE THERE APPEARS TO BE A CONFLICT OR WHERE DIMENSIONS CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
 - UNLESS SHOWN OTHERWISE, ALL DOORS SHALL BE LOCATED SUCH THAT THERE IS A 2 INCH WALL RETURN BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.
 - CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS
 - ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
 - ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 - SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
 - SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
 - ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
 - ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE RATED AND ARE TO COMPLY WITH MASSACHUSETTS BUILDING CODE AND THE BOSTON FIRE CODE
 - ALL WOOD COMPONENTS SHALL BE FIRE TREATED
 - CONFIRM THAT ALL MATERIALS AND FINISHES, INCLUDING THEIR FABRICATION AND INSTALLATION WILL NOT RELEASE FUMES OR AROMAS WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND STATE AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY
 - ALL EXPOSED UTILITY WIRES AND PIPES SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILINGS; THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF OF FLOORS AND 1" OFF OF WALLS, CEILINGS OR ADJACENT PIPES OR WIRES
 - WHERE APPROPRIATE, EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN. MODIFY LOCATIONS ONLY WHERE CEILING IS ALTERED OR AS INDICATED ON FIRE PROTECTION DRAWINGS.
 - EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
 - MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
 - COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
 - PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE WORK
 - ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM
 - SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
 - EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING, CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
 - DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES

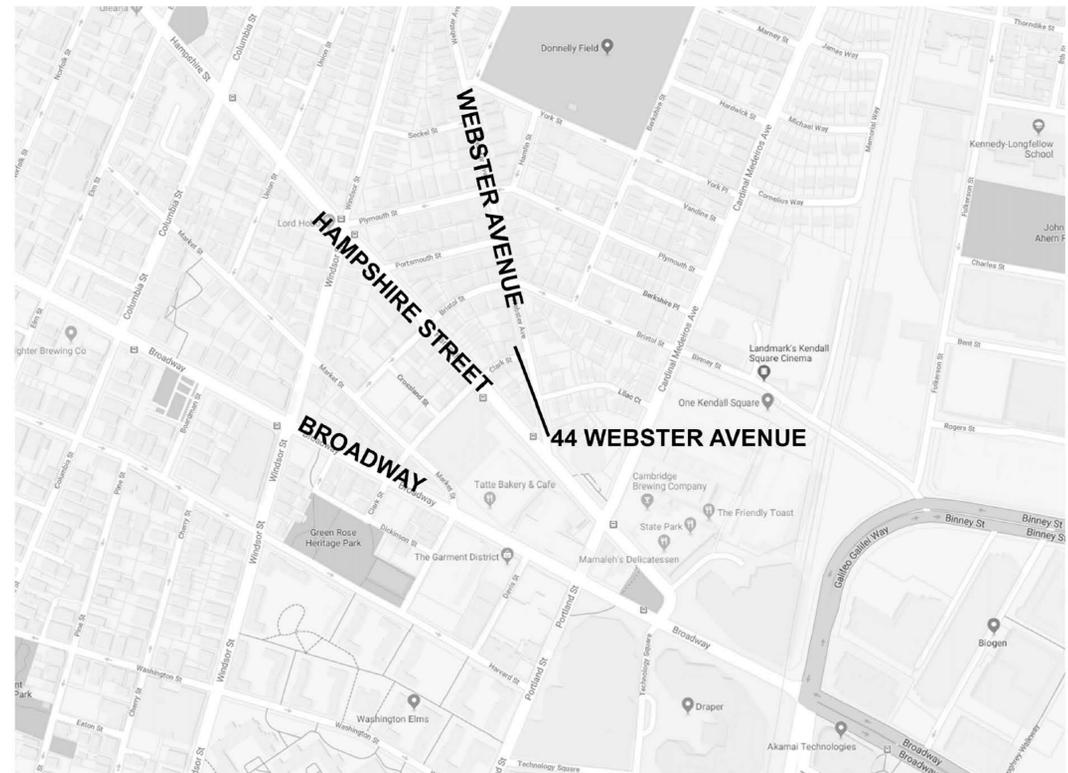
- APPLICABLE CODES:**
- BUILDING CODE: CMR 780 MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (AMENDED INTERNATIONAL BUILDING CODE 2015, INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE W/ MASSACHUSETTS AMENDMENTS)
 - ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 521 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
 - FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS
 - ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
 - MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS
 - PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
 - ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)
 - AMERICANS WITH DISABILITIES ACT
 - THE ZONING ORDINANCE, CITY OF CAMBRIDGE
 - MGL CH. 148 SECTION 26G

BUILDING DESCRIPTION:
THIS EXISTING BUILDING CONSISTS OF TWO ABOVE GRADE LEVELS WITH ONE BASEMENT LEVEL AND AN ATTIC. THE WORK WILL INCLUDE RENOVATIONS AT EVERY LEVEL, INCLUDING REMOVING THE ATTIC AND ADDING A THIRD LEVEL.

- CODE SUMMARY:**
- PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R3
 - OCCUPANT LOAD: (200 GROSS SF/PERSON PER 1004.1.1) APPROX. 1902 SF = 10 PERSONS
 - CONSTRUCTION TYPE: V.B - TABLE 504.4
 - PER TABLE 601: STRUCTURAL FRAME, BEARING WALLS, FLOORS AND ROOF ARE NOT REQUIRED TO BE RATED
 - MAX. AREA PER FLOOR IS 28000 SF PER TABLE 506 AND MAXIMUM HEIGHT IS 3 STORIES ABOVE GRADE - 504.4
 - PER TABLE 1021.2 FOR USE GROUP R - ONLY ONE EXIT IS REQUIRED WHEN THERE ARE 4 DWELLING UNITS OR FEWER AND TRAVEL DISTANCE IS LIMITED TO 50'
 - MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER SECTION 1011.2
 - MAXIMUM LENGTH OF EXIT TRAVEL: 250 FEET PER 1017.2
 - FIRE RATED CONSTRUCTION:
 - PER TABLE 602, EXTERIOR WALLS 10' OR MORE FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, LESS THAN 10' MUST BE 1 HOUR RATED.

- ENERGY REQUIREMENTS:**
MASSACHUSETTS ENERGY STRETCH CODE, CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY - RESIDENTIAL BUILDINGS, INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015
- CLIMATE ZONE 5H PER TABLE 301.1
 - EXISTING WALLS AND CEILINGS: FILL EXISTING WALL AND CEILING CAVITIES WITH INSULATION PER IECC 101.4.3.3.
 - PER IECC TABLES 402.1.2 AND R402.1.4, FENESTRATION SHALL HAVE A U-FACTOR OF 0.30 OR BETTER.
 - SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.55 OR BETTER PER 402.1.2 AND 402.1.4.
 - VAPOR RETARDER IS REQUIRED TO COMPLY WITH R402.1.1 OF THE IECC AND R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE. VAPOR RETARDER IS NOT REQUIRED IN BASEMENT OR BELOW GRADE WALLS.
 - R402.1.2 - CEILING: R=49; WOOD FRAME WALL: R=20 OR 13(CAVITY)+5(CONTINUOUS); FLOOR R=30; BASEMENT WALLS AND CRAWL SPACES: R=15 CONTINUOUS OR R=19 IN CAVITY OR R=13 IN CAVITY WITH R=5 CONTINUOUS; SLAB R=10
 - R402.1.2 - FENESTRATION U=0.30; SKYLIGHT: U=0.55

ZONING ANALYSIS:	C-1	PROPOSED	COMMENTS
LOT AREA MIN. FOR DWELLING UNITS	NONE	---	
LOT AREA PER DWELLING UNIT	450 SF	--	
UNITS	-	1	
MIN. WIDTH	NONE	---	
MAX. FAR	2.5/3.0	5953/ -- =	
MAX. BUILDING HEIGHT	50'	35'-0"	
FRONT YARD	NONE	---	EXISTING CONDITION
SIDE YARD	NONE	---	EXISTING CONDITION
REAR YARD	20'	NONE	EXISTING CONDITION



2 LOCATION PLAN
SCALE: NOT TO SCALE

- LIST OF DRAWINGS**
- A-01 ANALYSIS, DRAWING LIST AND NOTES
 - A-10 PROPOSED PLANS
 - A-30 PROPOSED ELEVATIONS
 - A-40 DETAILS
 - XA-1 EXISTING PLANS
 - XA-2 EXISTING ELEVATIONS

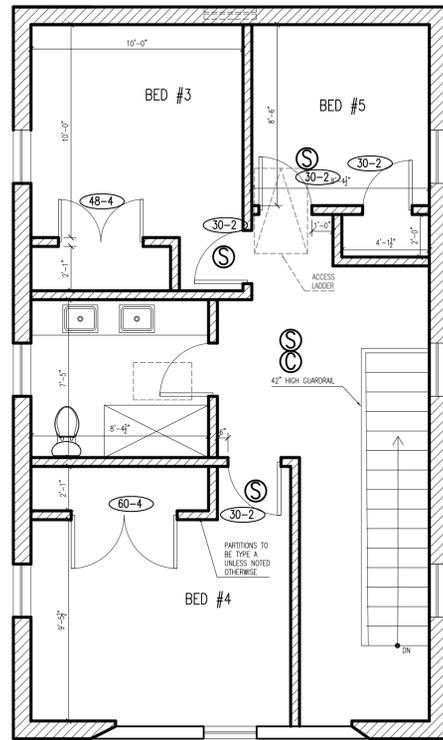


Eric Johnson

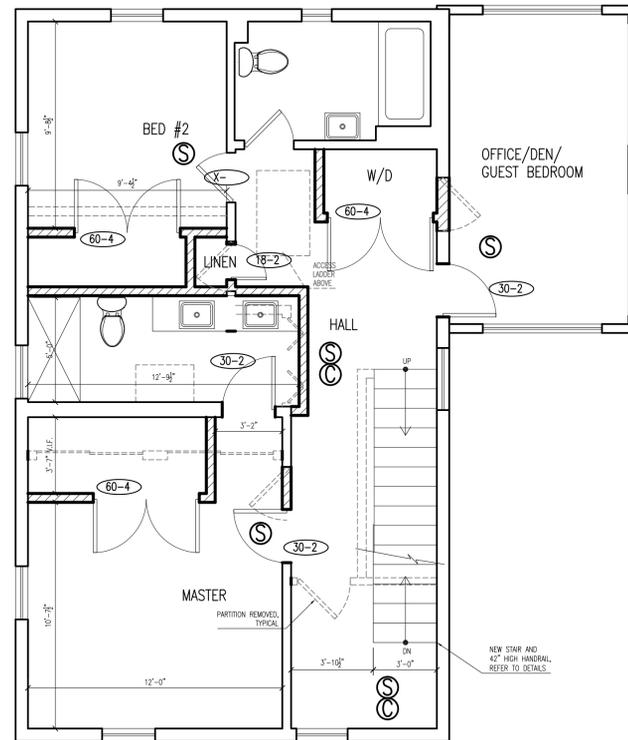
44 Webster Ave.
Donaldson Home Improvement
context
a collaborative design workshop
Cambridge, Massachusetts

01 Issued for Building Permit 7/25/2018
No. Description Date
Drawing Title: ANALYSIS, DWG LIST, NOTES
Project No.: 0061 Checked by: EZ

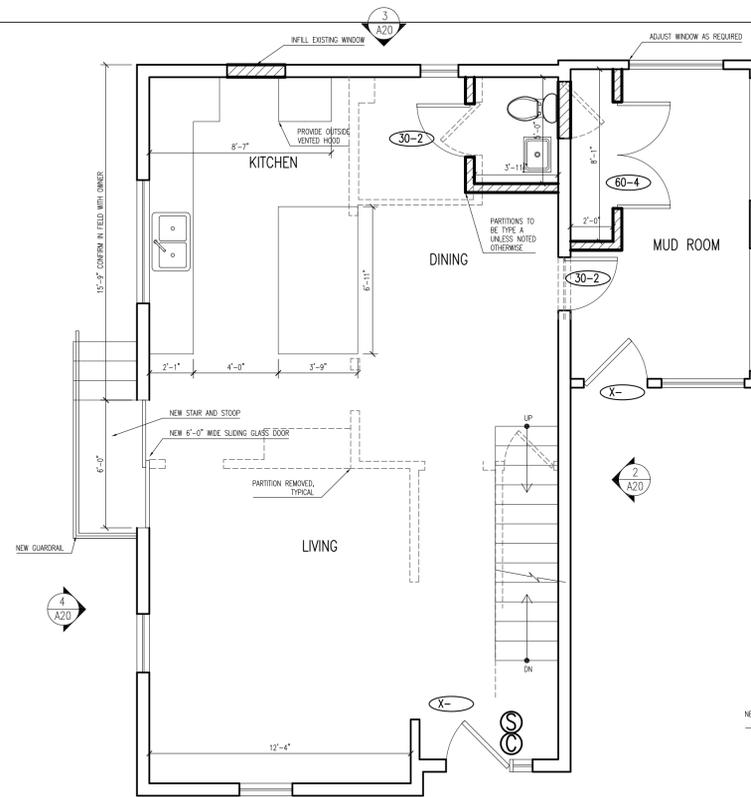
A-01



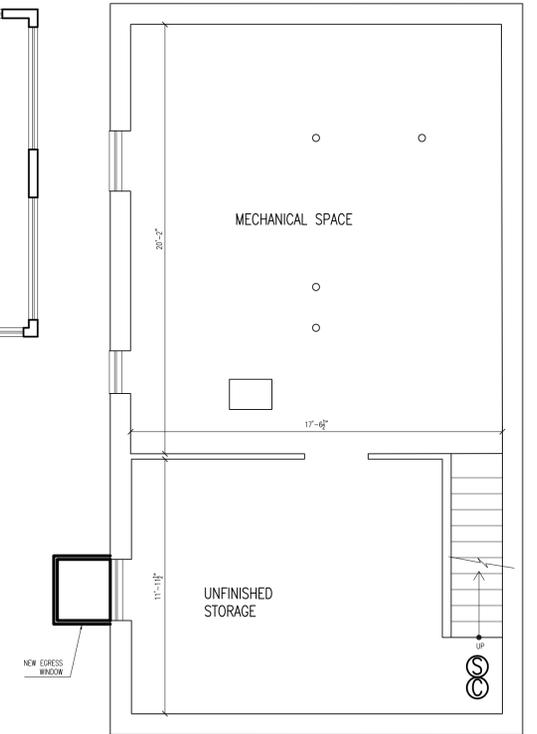
3 ATTIC PLAN
SCALE: 1/4" = 1'-0"



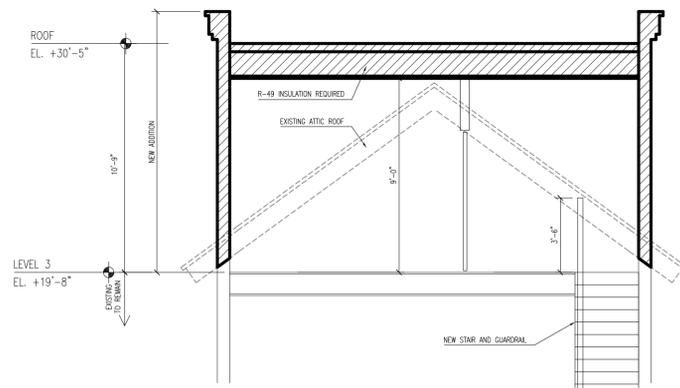
2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



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



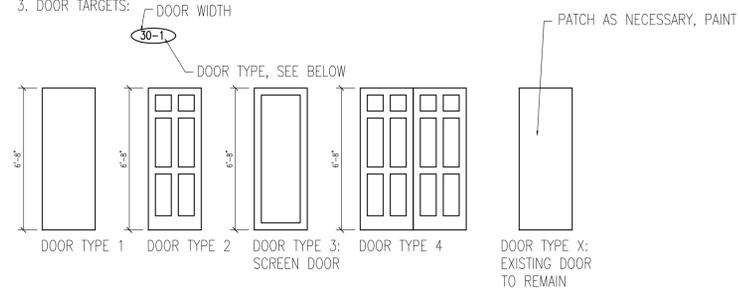
B BASEMENT PLAN
SCALE: 1/4" = 1'-0"



6 LEVEL 3 SECTION
SCALE: 1/4" = 1'-0"

FINISH NOTES:
1. ALL NEW WALLS TO BE PAINTED GWB, (TO MATCH OWNER'S SAMPLE)
2. FLOORS TO BE HARDWOOD UNLESS NOTED OTHERWISE.

DOOR NOTES:
1. ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES.
2. INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFIRM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT
3. DOOR TARGETS:



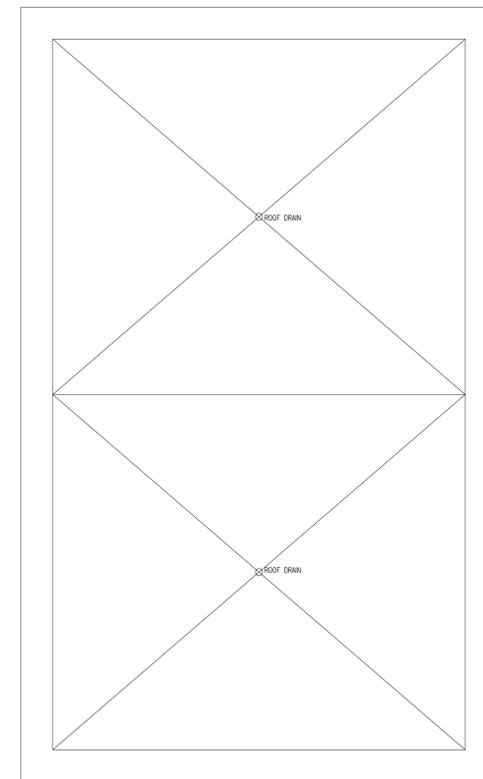
LEGEND

 NEW PARTITION
 EXISTING PARTITION TO REMAIN
 EXISTING PARTITION TO BE REMOVED

EXISTING DOOR TO REMAIN
 EXISTING DOOR TO BE REMOVED

NEW DOOR
 4" BETWEEN ADJACENT WALL AND OPENING, UNLESS NOTED OTHERWISE

SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED
 CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED
 HEAT DETECTOR, HARDWIRED AND INTERCONNECTED
 WALL TYPE, REFER TO DETAILS BELOW



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



Eric Johnson

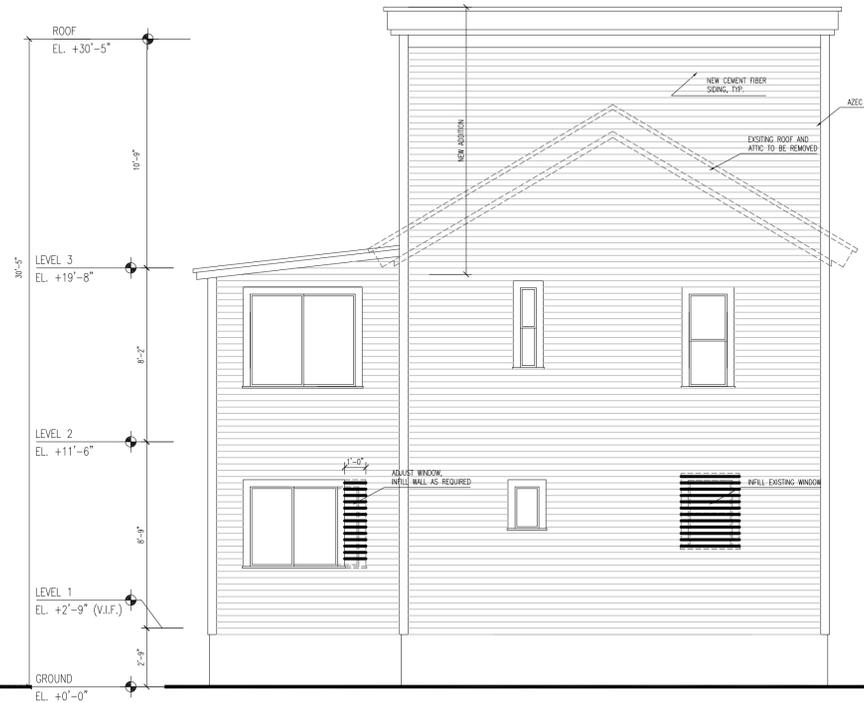
44 Webster Ave.
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Cambridge, Massachusetts

01	Issued for Building Permit	7/25/2018
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Project No.: 0061	Checked by: EZ	

A-10



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



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEBSTER AVE. ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED PATIO SIDE ELEVATION
SCALE: 1/4" = 1'-0"



Eric Johnson

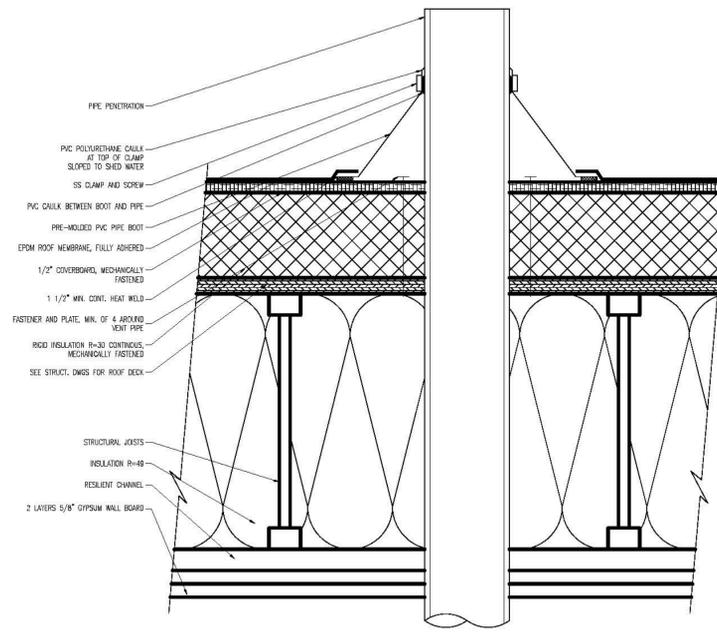
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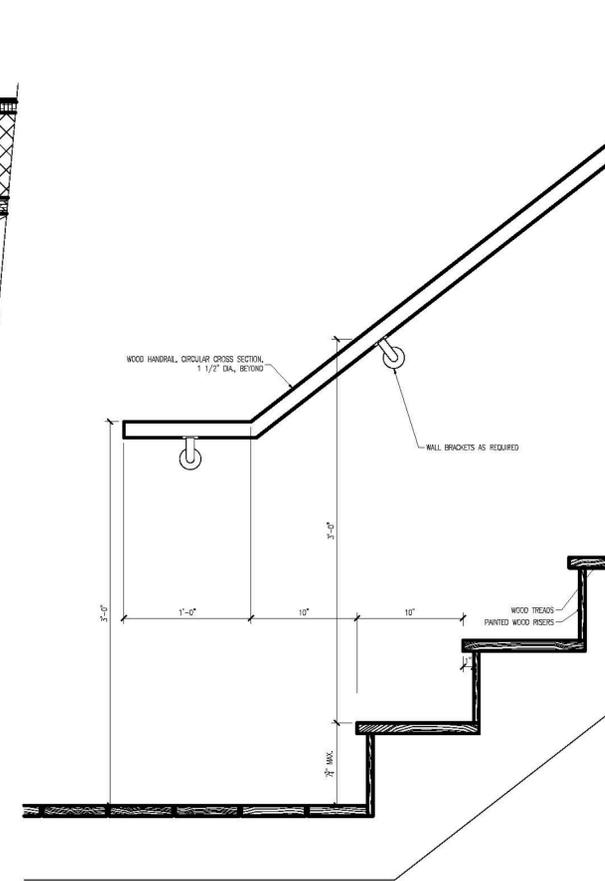
Cambridge, Massachusetts

01	Issued for Building Permit	7/25/2018
No.	Description	Date
Drawing Title: Proposed Section		
Project No.: 0061	Checked by: EZ	

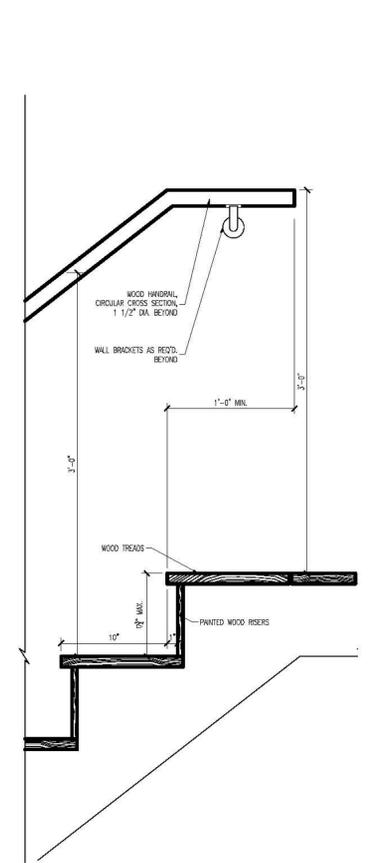
A-20



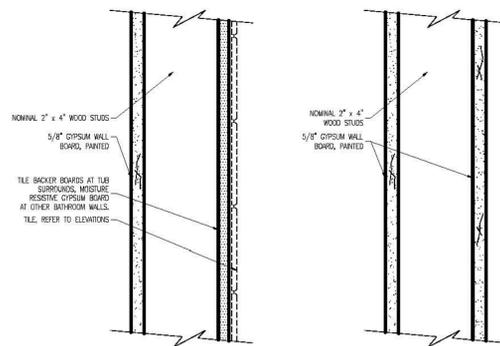
3 ROOF PENETRATION SECTION DETAIL
SCALE: 3" = 1'-0"



2 STAIR SECTION AT BASE OF NEW STAIR
SCALE: 1 1/2" = 1'-0"

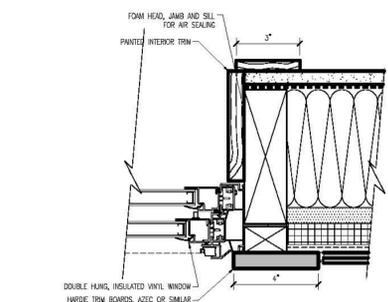


1 STAIR SECTION AT TOP OF NEW STAIR
SCALE: 1 1/2" = 1'-0"

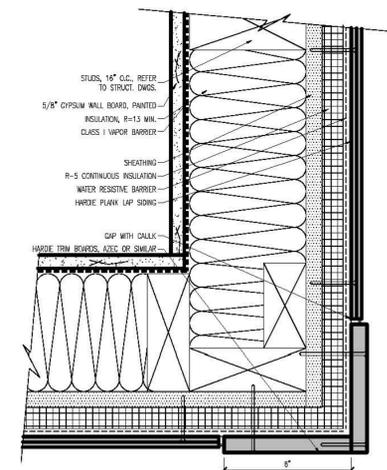


B WALL TYPE B
SECTION DETAIL
SCALE: 3" = 1'-0"

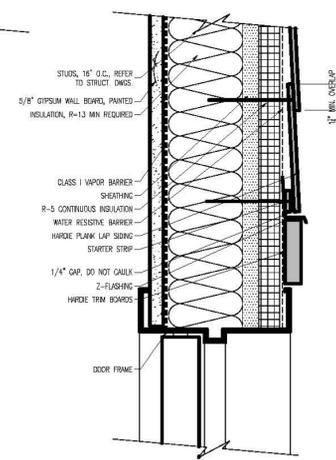
A WALL TYPE A
SECTION DETAIL
SCALE: 3" = 1'-0"



12 WINDOW JAMB WALL PLAN DETAIL
SCALE: 3" = 1'-0"



11 EXTERIOR WALL PLAN DETAIL
SCALE: 3" = 1'-0"



10 EXTERIOR WALL SECTION DETAIL
SCALE: 3" = 1'-0"

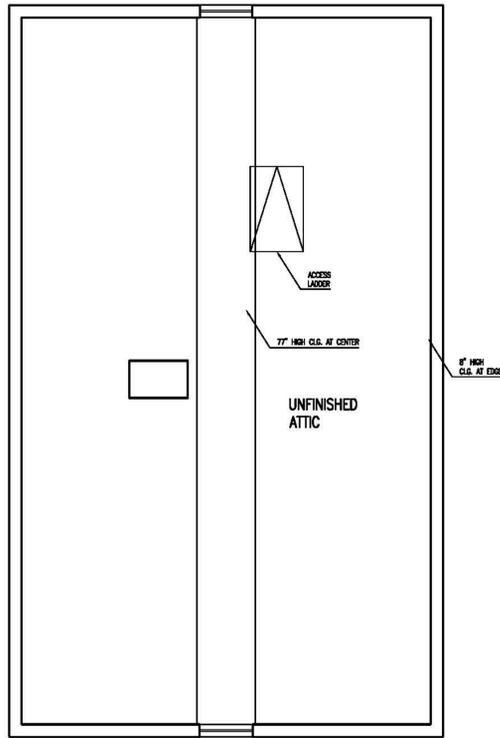


Eric Johnson

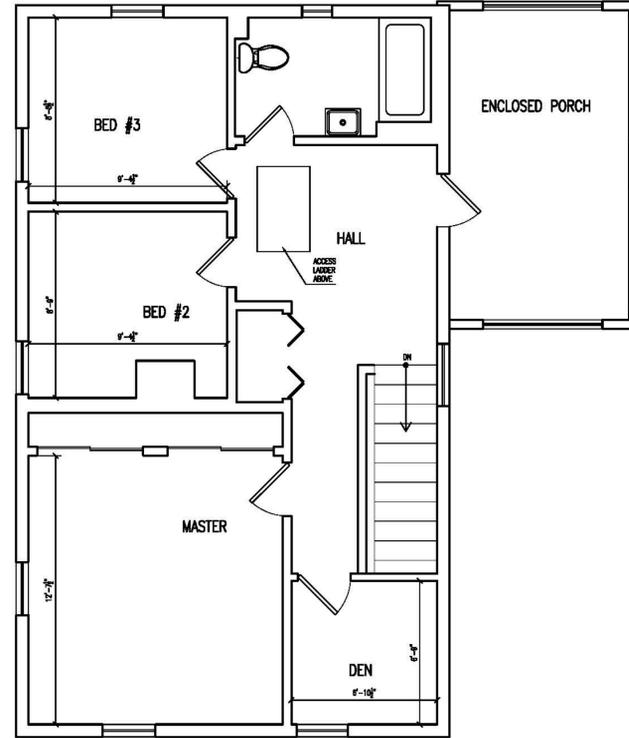
44 Webster Ave.
Donaldson Home Improvement
context
a collaborative design workshop
Cambridge, Massachusetts

01	Issued for Building Permit	7/25/2018
No.	Description	Date
Drawing Title: DETAILS		
Project No.: 0061	Checked by: EZ	

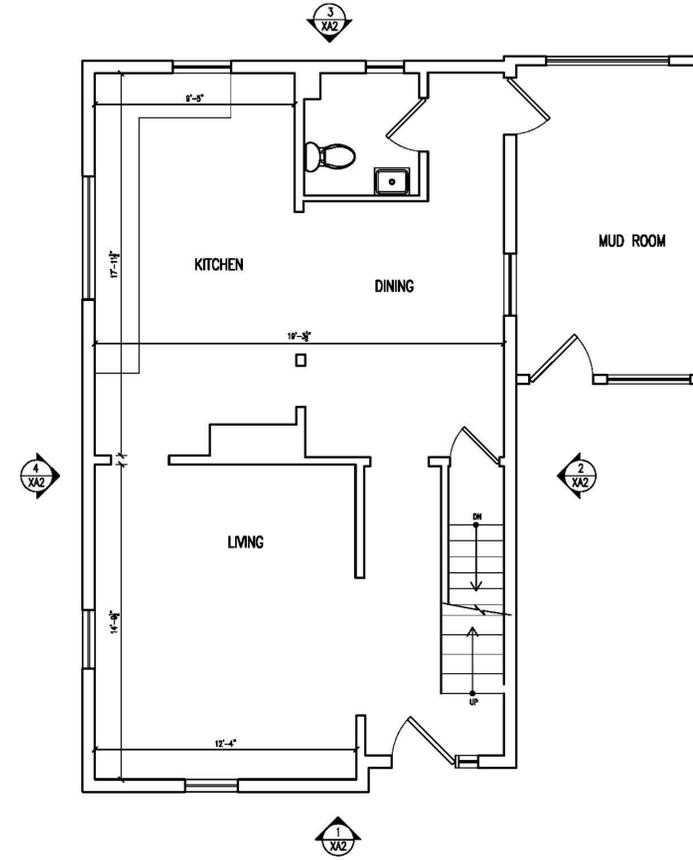
A-40



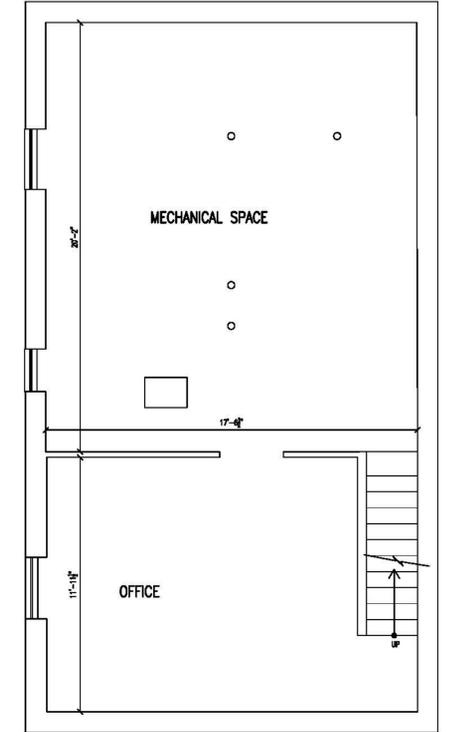
3 ATTIC PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



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



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



5 EXISTING WEBSTER AVENUE ELEVATION
SCALE: NOT TO SCALE



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44 Webster Ave.
Donaldson Home Improvement
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a collaborative design workshop
Cambridge, Massachusetts

No.	Description	Date
01	Issued for Building Permit	7/25/2018
Drawing Title: Existing Plans		
Project No.: 0061 Checked by: EZ		

XA-1



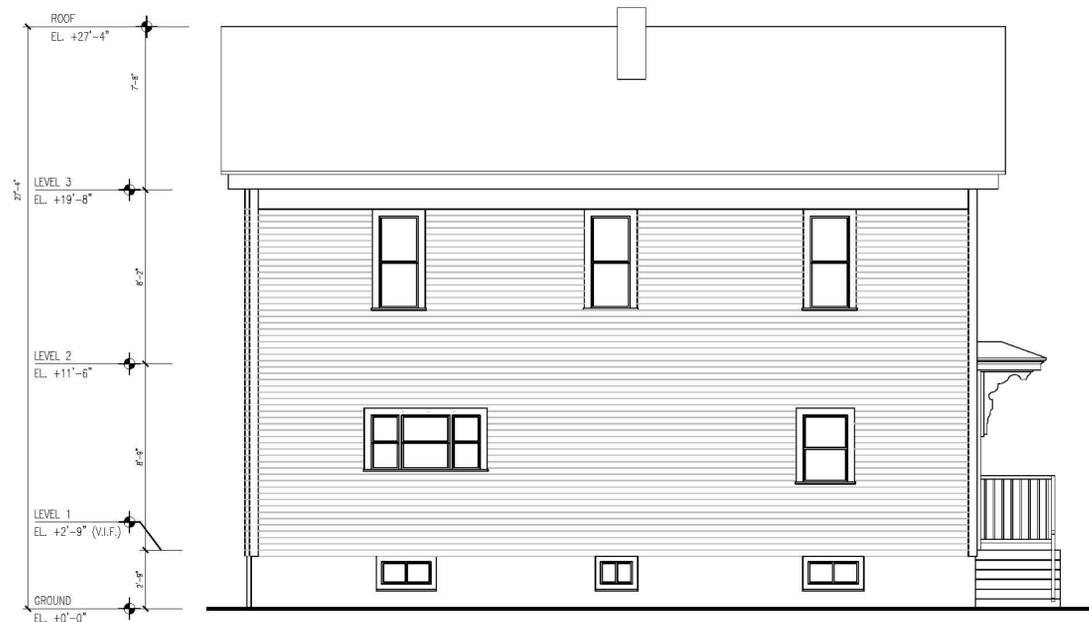
3 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEBSTER AVE. ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING PATIO SIDE ELEVATION
SCALE: 1/4" = 1'-0"



Eric Johnson

44 Webster Ave.

Donaldson Home Improvement

context
a collaborative design workshop

Cambridge, Massachusetts

01 Issued for Building Permit 7/25/2018

No. Description Date

Drawing Title: Existing Elevations

Project No.: 0061 Checked by: EZ

XA-2



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 44 Webster 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
- 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 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 demolition permit anticipated for dormers.
- 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 April 29, 2019

Received by Uploaded to Energov

Date April 29, 2019

Relationship to project BZA 017094-2019

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.

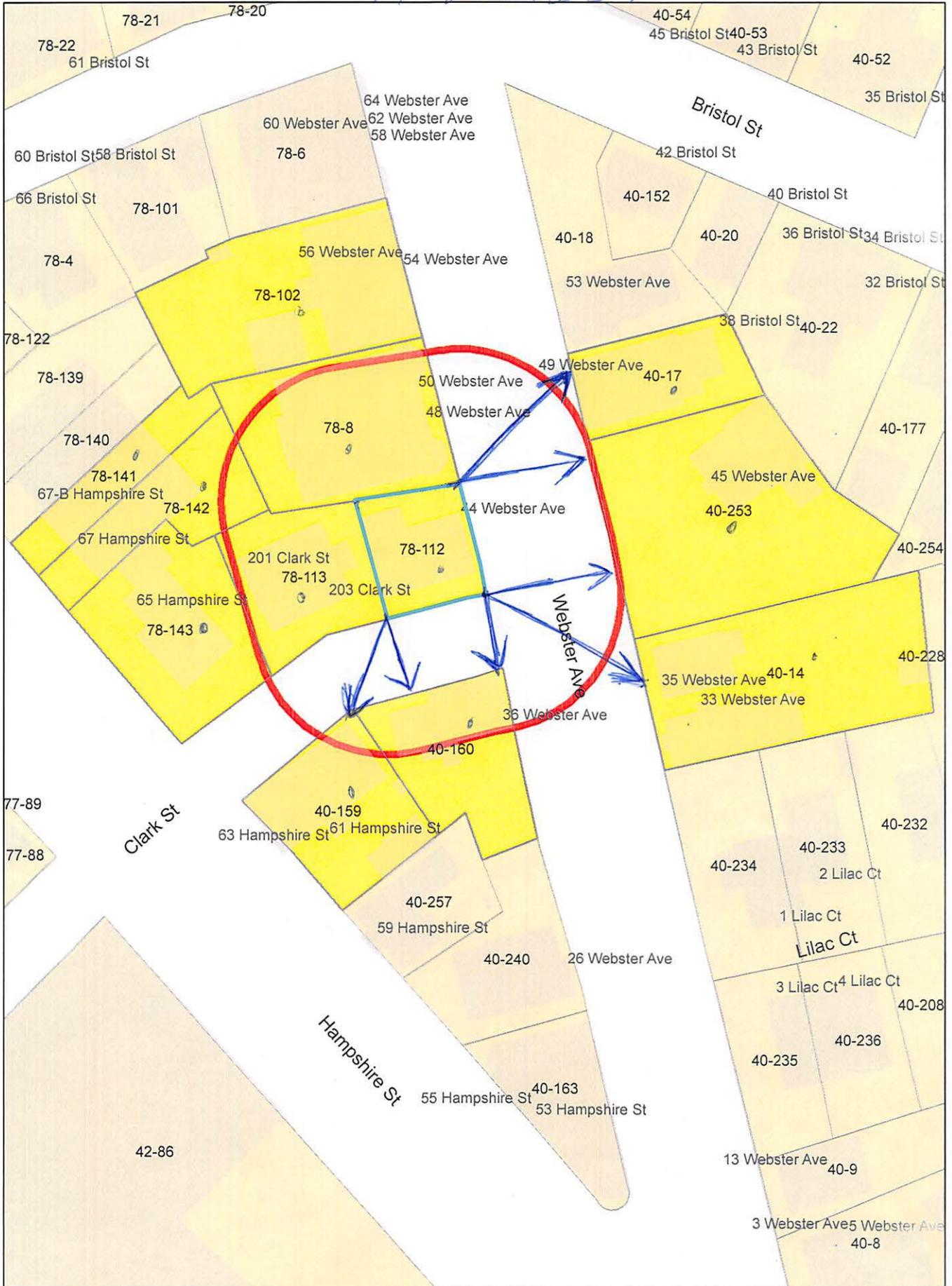
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

44 Webster Ave



44 Webster Ave

Petitioner

40-14
LEDDIE, JOHN J. & MARY LEDDIE
A LIFE ESTATE
P.O BOX 1885
ATTLEBORO, MA 02703

40-17
PACHECO, JOSE
TR. OF THE PACHECO FAMILY LEGACY TRUST
11 COMET RD
METHUEN, MA 01844

ERIC ZACHRISON
1 LUDLOW STREET
CHARLESTOWN, MA 02129

40-159
JOAQUIM, RONALD S.
TRUSTEE JOAQUIM REALTY TRUST
63 HAMPSHIRE ST
CAMBRIDGE, MA 02139

40-160
HALL, JOHN W. & VIRGINIA ROHAN HALL
36 WEBSTER AVENUE
CAMBRIDGE, MA 02141

78-112
FURTADO, CATHERINE T.
C/O EVERETT, MARGARET
44 WEBSTER AVE.
CAMBRIDGE, MA 02141

78-8
WILKINS, BONNIE A.
48-50 WEBSTER AVE., UNIT #48-2
CAMBRIDGE, MA 02141

78-8
LAKATOS, HAJNALKA
50 WEBSTER AVE., #48/3
CAMBRIDGE, MA 02139

78-8
ZINK, BRIAN & PAULA SOARES
50 WEBSTER AVE. UNIT#50/1
CAMBRIDGE, MA 02141

78-8
FITZGERALD, JANICE
48-50 WEBSTER AVE., UNIT #50-2
CAMBRIDGE, MA 02141

78-8
DANIELS, SHARA M.
50 WEBSTER AVE., #3
CAMBRIDGE, MA 02141

78-102
ANTONIO MARTINS AFONSO & ROSA RP
56 WEBSTER AVE
CAMBRIDGE, MA 02141

78-8
DUGGINS, ANTHONY D. I.
48-50 WEBSTER AVE., #48/1
CAMBRIDGE, MA 02140

78-113
NATENSHON, ANDREW TODD & SHUNING LIAO
201-203 CLARK ST
CAMBRIDGE, MA 02139

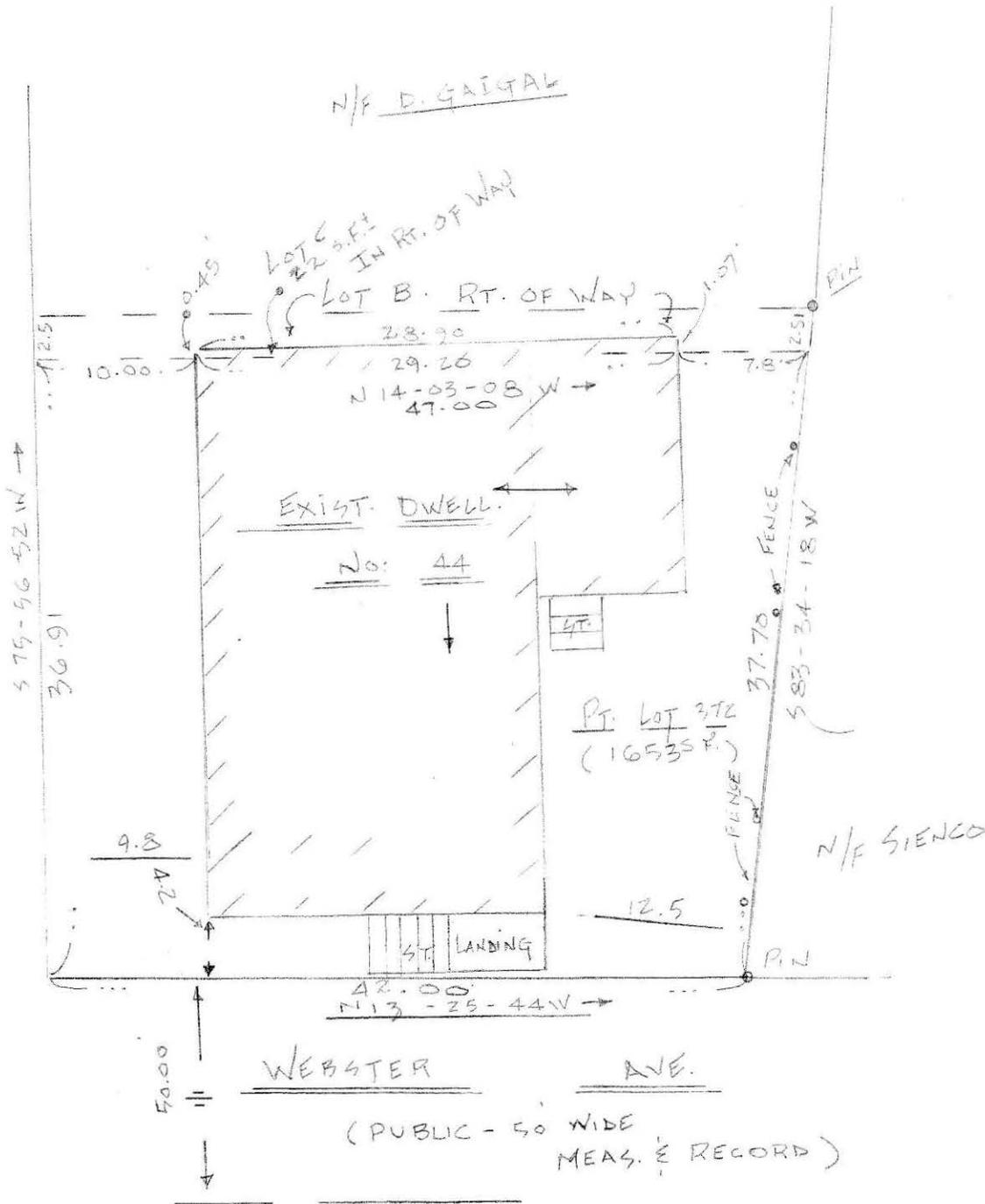
78-141
SHAFFER, RYAN MATTHEW &
IRENE ROGAN SHAFFER
67A HAMPSHIRE ST
CAMBRIDGE, MA 02139

78-142
ZEVIN, BARRY F.
67 HAMPSHIRE ST.
CAMBRIDGE, MA 02139

78-143
PASQUALE, RAFFAELLA L., DAVID SORGI &
MICHAEL B. CABRAL
TRUSTEE OF R&B 2012 TRUST
18 ROOSEVELT RD.
MEDFORD, MA 02155

40-253
ELDERD, BARBARA A.
45 WEBSTER AVE
CAMBRIDGE, MA 02141

CLARK ST. (PUBLIC)



PLAN OF LAND
IN

CAMBRIDGE, MASS.

BELONGING TO

MARGARET. EVERETT

AUG. 2018 1" = 10'

REF. BK 71202. PG. 145
PL 784 OF 1968

ST. LINE BEARING

FROM

PL 1615 OF 1980.



Leo White

9784904799



44 Webster Ave

