



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

2018 SEP 12 PM 12: 03

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 BZA-017016-2018

BZA APPLICATION FORM

Plan No:

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Robert O'Neil & Martha Zirbel - C/O Sarah Like Rhatigan, Esq.,

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 175 Holworthy St Cambridge, MA

TYPE OF OCCUPANCY : Single-Family Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Enlarge nonconforming single-family dwelling, resulting in an increase in gross floor area above the allowed Floor Area Ratio for the District and an expansion of the area of a pre-existing non-conforming structure by greater than 25%. Alter existing windows and add new windows within side yard setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.31</u> (Table Of Dimensional Requirements).
Article <u>8.000</u>	Section <u>8.22.2.C</u> (Non-Conforming Structure).
Article <u>8.000</u>	Section <u>8.22.3</u> (Non-Conforming Structure).
Article <u>10.000</u>	Section <u>10.30</u> (Variance).
Article <u>10.000</u>	Section <u>10.40</u> (Special Permit).

Original Signature(s) : Robert O'Neil + Martha Zirbel
By: Sarah Rhatigan, Atty
 (Petitioner(s) / Owner)

SARAN RHATIGAN
 (Print Name)

Address : TRILOGY LAW
12 Marshall St, Boston, MA 02108

Tel. No. : 617-543-7009

E-Mail Address : sarah@trilogylaw.com

Date : 9-12-18

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 Robert P. O'Neil and Martha L. Zirbel
(OWNER)

Address: 175 Holworthy St. Cambridge, MA 02138

State that I/We own the property located at 175 Holworthy St. Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of Robert P. O'Neil and Martha L. Zirbel

*Pursuant to a deed of duly recorded in the date August 28, 1992, Middlesex South County Registry of Deeds at Book 22336, Page 492; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

*Robert P. O'Neil
Martha L. Zirbel*

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 Robert P. O'Neil + Martha L. Zirbel personally appeared before me, this 29th of August, 2018, and made oath that the above statement is true.



Andrew E. Bram Notary

My commission expires 10.26.2018 (Notary Seal).

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

175 Holworthy St. Cambridge, MA - BZA Application

Petitioner's notes to Dimensional Information

(a) – Front set back limit determined as per Section 5.31, Table 5-1, footnote 3.(b). In a Residence B district a dwelling need not be set back more than the average of the buildings, other than accessory buildings, on the lots adjacent thereto the [subject lot] on either side, but in no case.....less than ten (10) feet. The front setbacks of the buildings adjacent to the subject property on the East and West are 11 ft. and 7 ft. respectively, with an average of 9 ft. Therefore, the front setback limit for the subject property is 10 ft.

(b) – Side Setback limits determined as per Section 5.21.1 using data from Applewood Survey LLC, 2 August 2016 Plot Plan.

Section 5.21.1: On lots of less than the required area for the district in which they are located and which have been duly recorded by plan or deed with the Registry of Deeds before the date of the first passage of the applicable provisions of this or any prior Ordinance the 5-2 minimum lot size and lot width regulations need not apply, but the floor area ratio and the minimum lot area regulations for each dwelling unit shall be applicable. In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7' 6").

Calculated sum of the two required side yards: Lot Width = 49.78 ft. x 30% = 15 ft.

Overview of our Proposed Project – For Reference Purposes

- Convert Cape Cod style house to a Cross-Gable Colonial style
- Demolition of existing roof and 2nd floor walls and front stoop
- Expansion of 2nd floor from ¾ to full floor to create two offices a guest bedroom and a laundry
- Addition of a cross-gable roofed attic living space for bedroom, closet and mechanical space.
- Additions to front entrance to solve problem of small foyer and stoop, and side-facing stairs:
 - a) Addition of 2ft. x 8.5ft. “bump-out” to enlarge the entranceway to the house to allow more clearance from the stairway to the 2nd floor (now 1½ inches)
 - b) Addition of a wider covered front porch and front-facing stairs
- Foot print of house and yard unchanged except for foyer extension and stoop
- Expand GFA from 1,438 sf to 2,286 sf.
- Expand house from 5 to 8 rooms
- Addition and alteration of window size and position on first floor to add natural light and create 1st floor sun space for plants.
- Renovation of the kitchen with alteration of wall openings and windows
- New windows and altered windows (size and position) to add natural light, and to accommodate room layout

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:

Petitioners seek to convert their 5-room Cape Cod style house (Figures 1 and 2) to an 8-room Cross-Gable Colonial which, due to the resulting increase in gross floor area and increase in the area of the pre-existing, non-conforming structure by more than 25%, will require a variance.

Literal enforcement of the provisions of this ordinance would involve substantial hardship because:

- They will not be able to gain sufficient living space to accommodate significant life style changes without creating the proposed attic living space, 2nd floor laundry, and 2nd floor office. Numerous alternate designs were considered, but all required variance relief, or were unworkable or less desirable in terms of functionality and negative impacts to abutters.
- If the goals of the addition cannot be met, Petitioners, who have multi-generational ties to this home and this neighborhood, will need to move, disrupting their long-standing connections with the City, the Strawberry Hill neighborhood and Holworthy Street (described below).

Lifestyle Changes: Petitioners have lived in the house for 28 years, during which they both worked fulltime jobs requiring long hours and frequent travel. Consequently, they did not spend much time actually at home. Martha has retired and Robert now works from home. They have found that the house does not have sufficient space to accommodate their at-home needs, interests, and family visits. The goal of their proposal is to create a house that allows them to age in place, is a comfort and pleasure to live in, has a welcoming exterior and entranceway, preserves privacy for them and their neighbors, and has traditional design elements. Through careful design, they have sought to create additional space without simply building a "big box" to gain square footage, and instead to design a home that is compatible with the surrounding homes and is appealing but does not "look out of place" on the street.

Connections to City and Neighborhood: Petitioners have a strong connection and attachment to the house, Strawberry Hill neighborhood, and the City. The house was built by Robert's grandparents, Anna and Raymond Patten, in 1958. Robert's family has lived on Holworthy Street and the surrounding blocks back as many as five generations. Robert and Martha have both worked in Cambridge for many years, and have developed strong bonds in their neighborhood of Strawberry Hill.

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:

The house is a pre-existing nonconforming structure owing to the small (4,125 sf.) lot size and shape (narrowing from front to back of lot); the Lot Area and existing side yard setbacks do not meet current dimensional requirements. The topography of the lot, which rises 10 feet from behind the house to the rear lot line, as shown in Figures 3 and 4, impacts potential for expansion to the back. The steep slope behind the house requires two sets of retaining walls. The back slope, the retaining walls, and the small side yards limit the possibilities of expansion of the house to the rear or to the sides because of problems of access to the back yard for construction equipment and materials, difficulties and increased costs associated with excavation for a new foundation, cutting into the back retaining walls, and generating excess volumes of soil that would need to be transported off-site, chemically tested and disposed. Furthermore, expanding into the back yard (without further violating the side yard setbacks) would require bringing the side walls in towards the center of the property, resulting in an awkward floor plan layout and an architecturally unattractive house. Finally such construction would greatly reduce the open space of the back yard.

FAR - The Petitioners evaluated alternative designs for achieving the needed additional living space (that might be achieved under the FAR limit of 0.5). However, they found that even the simplest scenario of expanding the second floor from a $\frac{3}{4}$ story to a full second floor and providing an adequately sloped gable roof resulted in additional GFA and an FAR over 0.5, and would not provide the space and rooms needed.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The proposed house will not result in substantial detriment to the public good. The proposed cross-gable colonial house front facade and roof pitch complement nearby one- and two-family homes (see photographs in Figures 5 and 6).

The mass, shape, height, and roofline of the proposed renovation is more consistent, with most neighborhood homes, than the existing house and consequently will fit in with neighborhood better than the existing home.

The existing back yard open space is maintained and provides relief from building density for the Petitioners and also their abutters (see photographs in Figures 3 and 7).

Based on comparison to 11 neighboring one- and two-family houses comprising the Hearing Notice List, the proposed building's footprint, gross floor area, and FAR are all below the midpoint and the average of the range of the Notice List houses.

The percent private open space (most of which can be seen by abutting houses), is above the midpoint and the average of the range of the Notice List houses, and will be remain so after the proposed construction.

There will be no change in occupancy, therefore no additional cars will impact street congestion or parking. There will be no impact on solar systems now or in the future because the house will not be higher than buildings to the east, north or west.

Finally, a growing family can use the proposed house, without expansion in the future, thereby improving the housing stock of Cambridge and aligning with a general goal of the City.

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

Consistent with the stated intent and purpose of the ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L Ch. 40A Zoning Section 10 Variances, the proposed project will:

- Maintain valued open space for the benefit of the petitioners, abutters, and successor owners.
- Help conserve the value of this building and conserve natural resources by providing the necessary upgrades to the existing home's primary systems, windows, and insulation
- Help conserve the value of surrounding buildings by maintaining open space.
- Improve the housing stock of Cambridge through creation of a home that allows the next owners to raise a young family in Cambridge, "therefore it will preserve and increase the amenities of the City"
- Not result in use or activity not otherwise permitted in the ordinance.
- Not result in negative impacts listed in the Section 1.3 regarding traffic, population density, blight and pollution.

*** 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

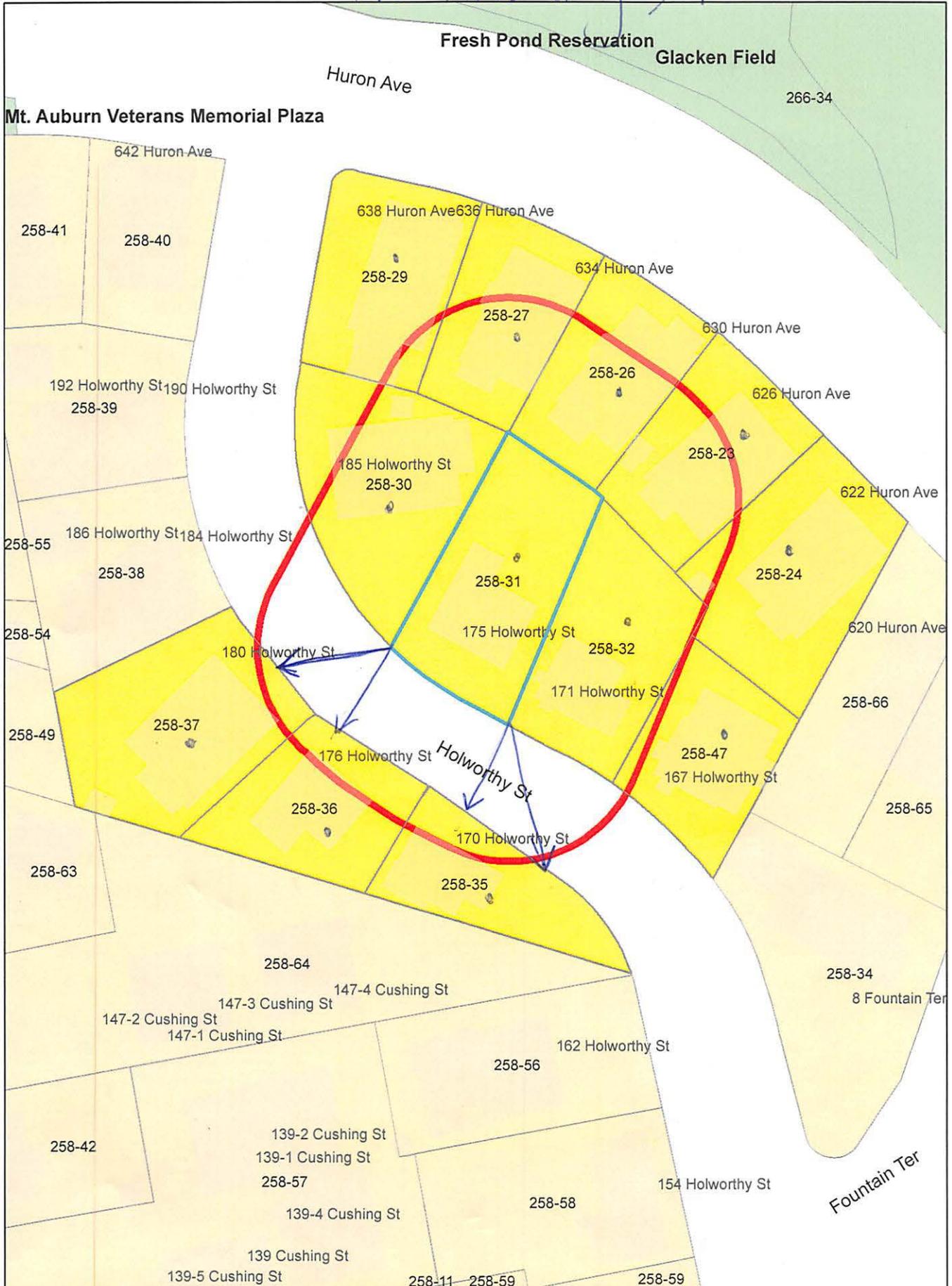
SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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 175 Holworthy St Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
- The proposed renovation includes altering and adding windows in the nonconforming side setbacks to accommodate the altered and new room configurations and provide natural light and ventilation, requiring special permit relief in accordance with Section 8.22.1.d. The proposed window placement will afford the adjacent neighbors increased privacy over the current window placement by increasing the off-set from the East neighbor's existing windows and decreasing the window size in the case of the second floor West wall windows.
- 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:
- Proposed renovation project will result in no additional traffic, change in traffic, or change in the established neighborhood character because the proposed house will continue as a single-family house as the Petitioners' home.
- 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:
- No change in use will occur as a result of the proposed remodeling of the house and altered and new window placement will not adversely affect neighboring 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:
- Use of the house and property will continue as a single-family house and yard. No nuisance or hazard will be created as a result of the proposed renovation project or by the future use of the property by the Petitioners.
- 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:
- A change of use is not proposed and the house will continue as a single-family house, therefore the use of the house will not impair the integrity of the district or adjoining district.

175 Holworthy St.



175 Holworthy St.

Petitioner

258-24
HARP, SAMUEL C. & IISE PETER
622 HURON AVE
CAMBRIDGE, MA 02138

258-26
PEDERSEN, CARSTEN & HASTI AHLEHAGH
630 HURON AVE #2
CAMBRIDGE, MA 02138

TRILOGY LAW
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

258-29
LANDRIGAN, DAVID T., JR.
638 HURON AVE.
CAMBRIDGE, MA 02138

258-30
MONDELLO, LOUIS J. IRENE R MONDELLO
185 HOLWORTHY ST
CAMBRIDGE, MA 02138

258-31
ONEIL, ROBERT P. & MARTHA L. ZIRBEL
175 HOLWORTHY STREET
CAMBRIDGE, MA 02138

258-32
MATTAL, PAUL J. & LAURA B. MATTAL
171 HOLWORTHY ST
CAMBRIDGE, MA 02138

258-35
NASCIMENTO, JOSE D.
170 HOLWORTHY ST
CAMBRIDGE, MA 02138

258-36
CHANDOHA, PAULA M. & WILLIAM W. AMARAL
176 HOLWORTHY ST
CAMBRIDGE, MA 02138

258-37
ZACCARDI, MATTHEW &
GENEVIEVE A. ZACCARDI
180 HOLWORTHY ST
CAMBRIDGE, MA 02138

258-47
TALARICO, DENISE
167 HOLWORTHY ST.
CAMBRIDGE, MA 02138

258-23
DEKERMENDIJIAN, JULIA & SHANNON KIRWAN
626 HURON AVE 1
CAMBRIDGE, MA 02138

258-23
ANDERSON, MATTHEW & JOHN FIORE
626 HURON AVE. UNIT 2
CAMBRIDGE, MA 02138

258-27
FLAHERTY, CHARLES T. ANNA T FLAHERTY
634 HURON AVE
CAMBRIDGE, MA 02138

BLOCK 258



PLOT PLAN 175 HOLWORTHY STREET CAMBRIDGE, MASS.

DATE: AUGUST 3, 2018

SCALE: 1" = 20'

PREPARED FOR:

ROBERT P. O'NEIL & MARTHA L. ZIRBEL
175 HOLWORTHY STREET
CAMBRIDGE, MASS. 02138

ENGINEERS & SURVEYORS:

APPLEWOOD SURVEY CO. LLC
21 GREEN STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057

ZONED: RESIDENCE B
AREA: 5000 SF
WIDTH: 50 FT
SETBACK: 15 FT
SIDEYARD: 7.5 FT (SUM OF 15 FT)
REARYARD: 25 FT
MAX. F.A.R.: 0.5
MAX. HEIGHT: 35 FT
MIN. PRIVATE OPEN SPACE: 40%

DEED BOOK 22336 PAGE 492
ASSESSORS MAP 258 LOT 31

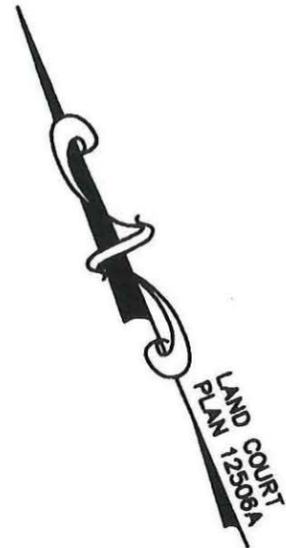
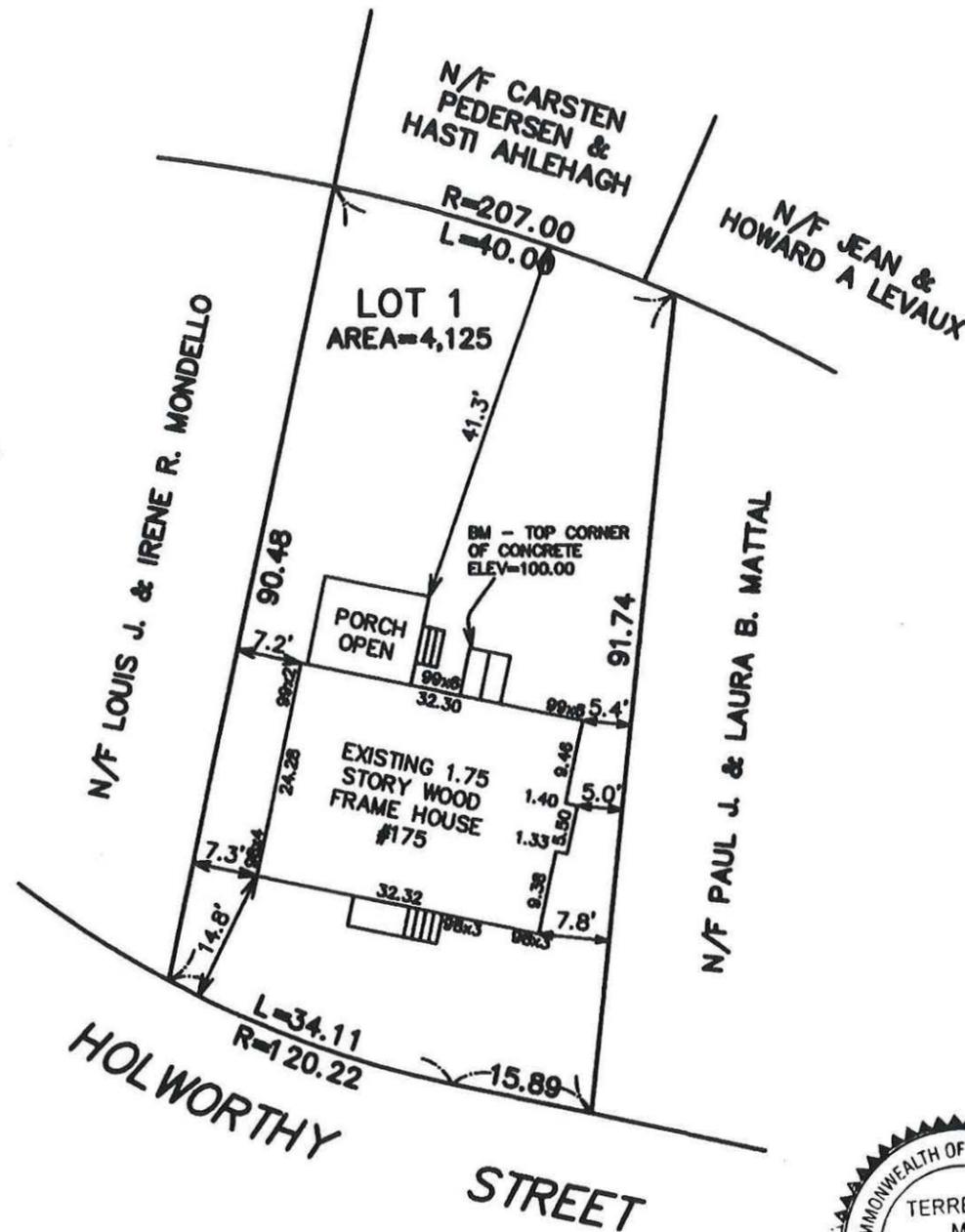
NOTE: MAXIMUM LOT WIDTH IS 49.78 FEET MEASURED BETWEEN THE TWO FRONT LOT CORNERS.

NOTE: MINIMUM SIDEYARD = 49.78' x 30% = 15 FT

NOTE: ALL ELEVATIONS SHOWN REFER TO ASSUMED DATUM.

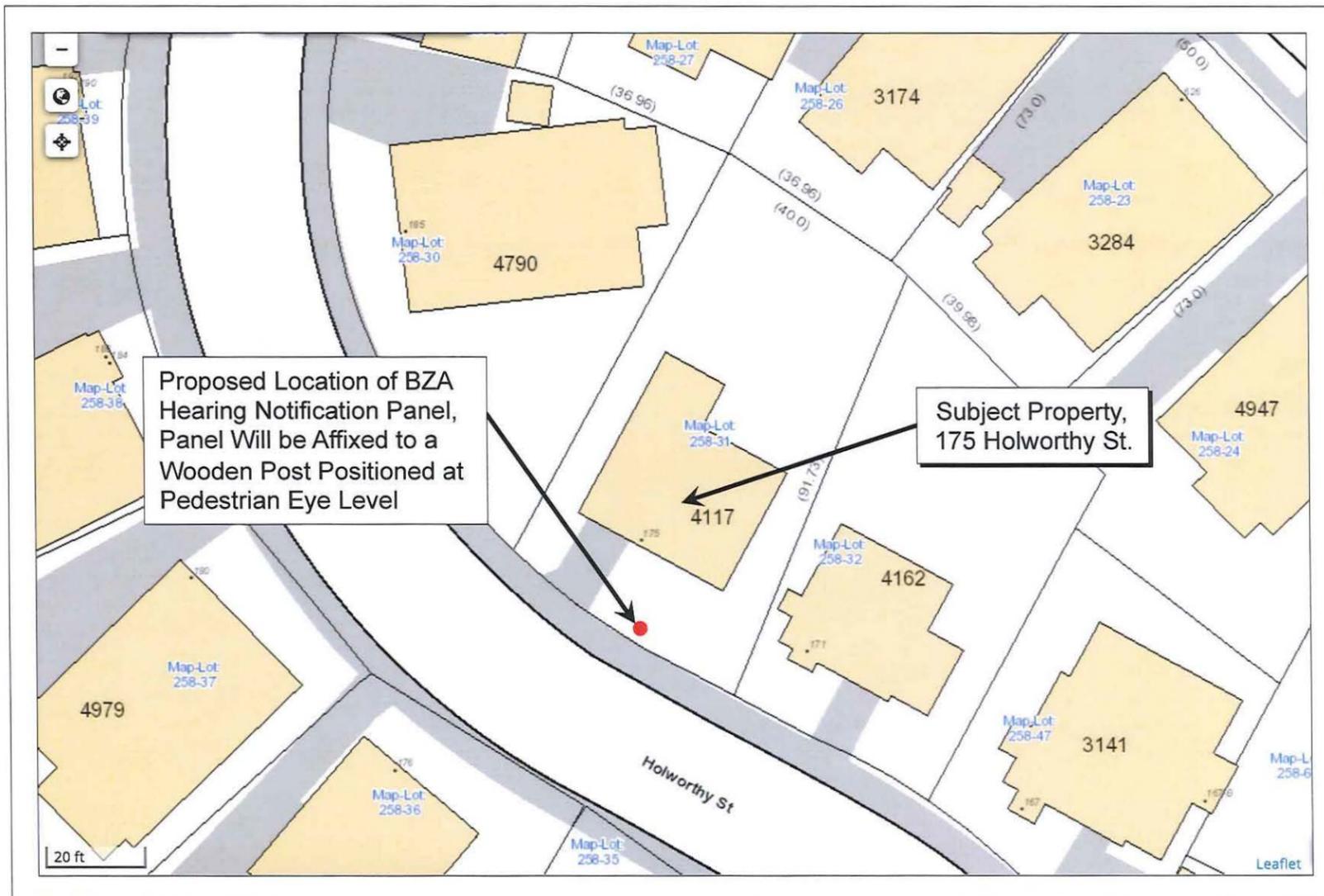
BUILDING HEIGHT CALCULATION

99.2
99.6
99.6
98.3
98.3
+98.4
<hr/>
593.4
$593.4/6 = 98.9$
AVERAGE GRADE = 98.9
EXISTING ROOF APEX = 121.2
EXISTING BUILDING HEIGHT = 22.3
MAX. ALLOWABLE BUILDING HEIGHT = 133.9



I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON PREDATE THE DIMENSIONAL OFFSET REGULATIONS OF THE CAMBRIDGE ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25017C0419E).

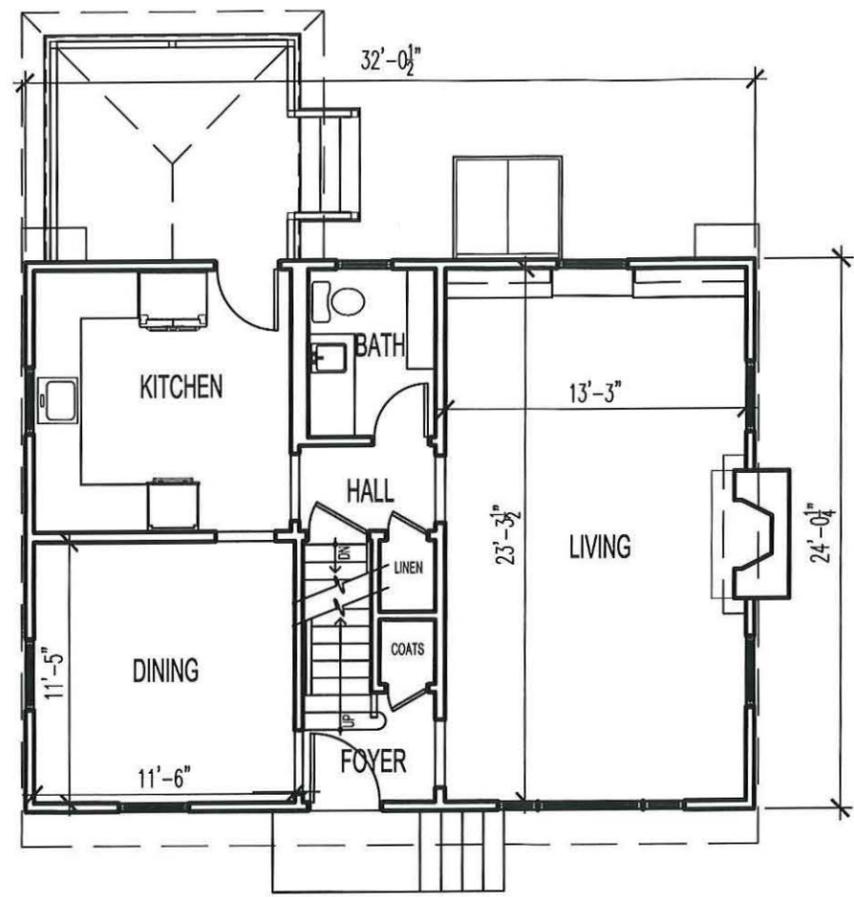


<p>Source: Cambridge Property Database GIS Map http://gis.cambridgema.gov/map/Viewer.aspx</p>	<p>Title: Proposed Location of BZA Hearing Notice Posting</p> <hr/> <p>Date: August 24, 2018</p>	<p>The O'Neil Residence 175 Holworthy St. Cambridge, MA 02138</p>
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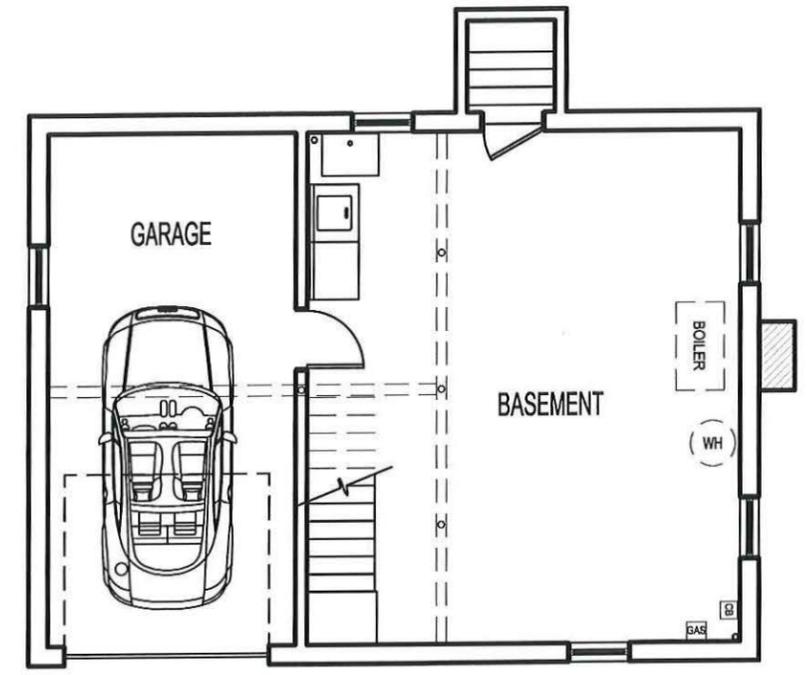
EXISTING FLOOR PLANS

ALTERATIONS TO:
THE O'NEIL RESIDENCE
175 HOLWORTHY STREET
CAMBRIDGE, MA

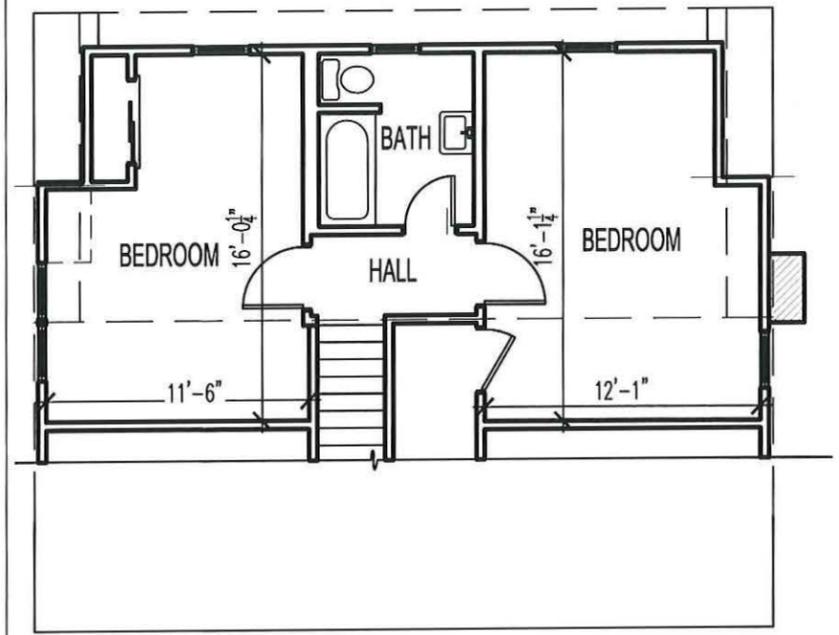
EXISTING GROSS FLOOR AREA (G.F.A.)	
FIRST FLOOR:	770 sf
BACK PORCH:	111 sf
SECOND FLOOR:	557 sf
TOTAL GROSS FLOOR AREA:	1438 sf



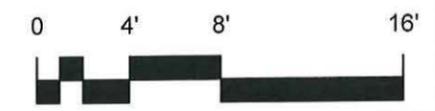
1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



0 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING EXTERIOR
ELEVATIONS

ALTERATIONS TO:
THE O'NEIL RESIDENCE
175 HOLWORTHY STREET
CAMBRIDGE, MA



2 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



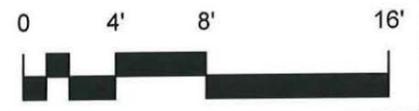
1 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

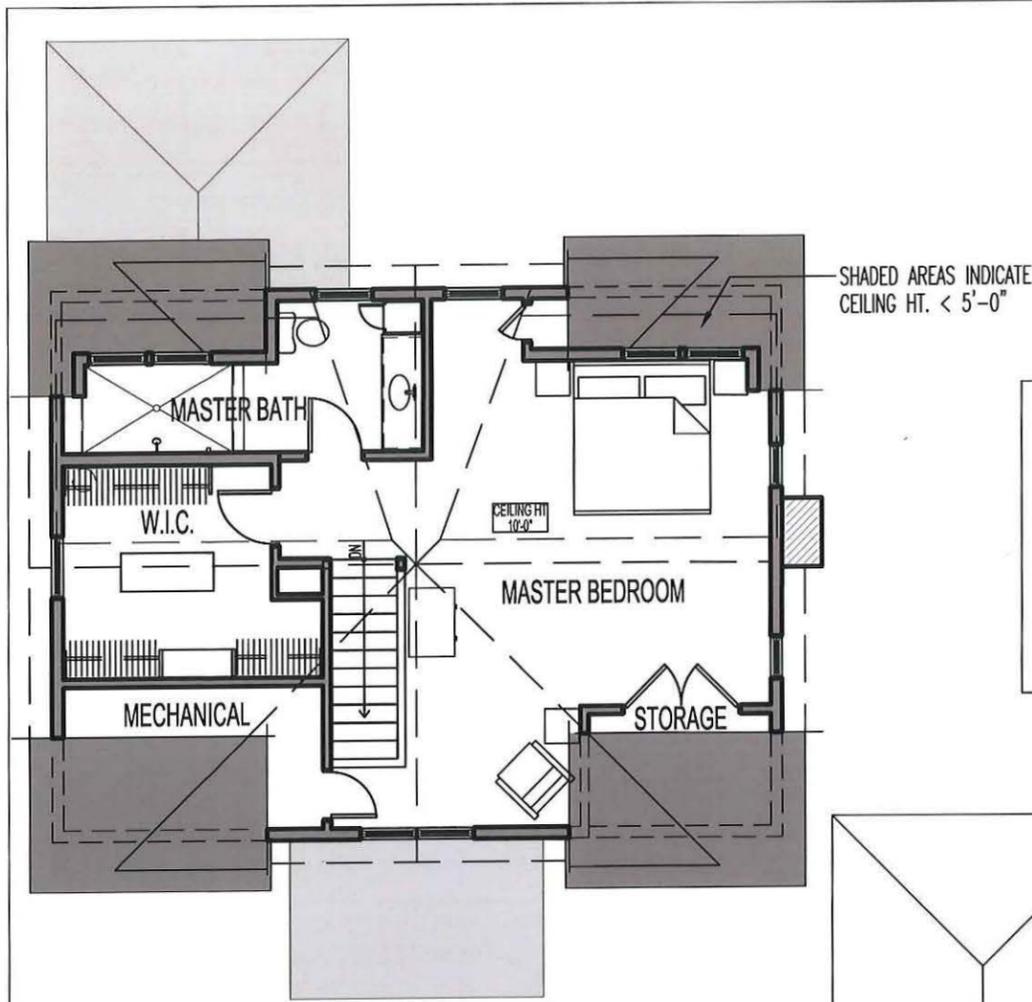


4 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



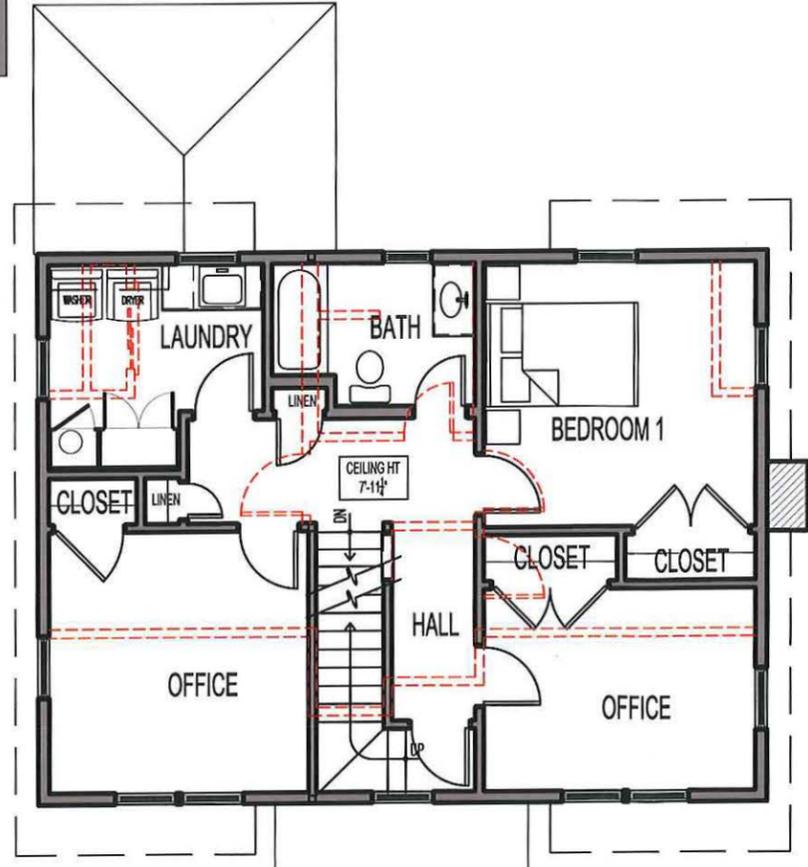
3 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



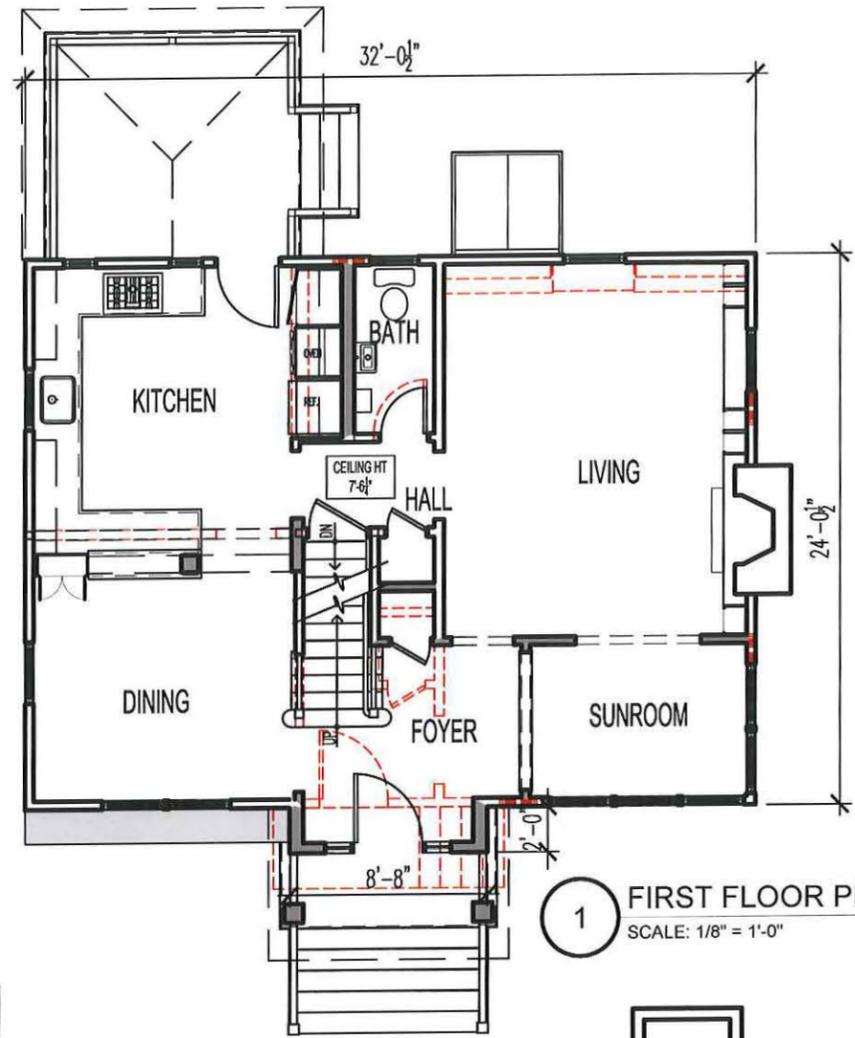


PROPOSED GROSS FLOOR AREA (G.F.A.)	
FIRST FLOOR:	787 sf
FRONT PORCH:	33 sf
BACK PORCH:	111 sf
SECOND FLOOR:	770 sf
THIRD FLOOR:	585 sf
TOTAL GROSS FLOOR AREA:	2286 sf
MAX ALLOWED G.F.A. :	2063 sf

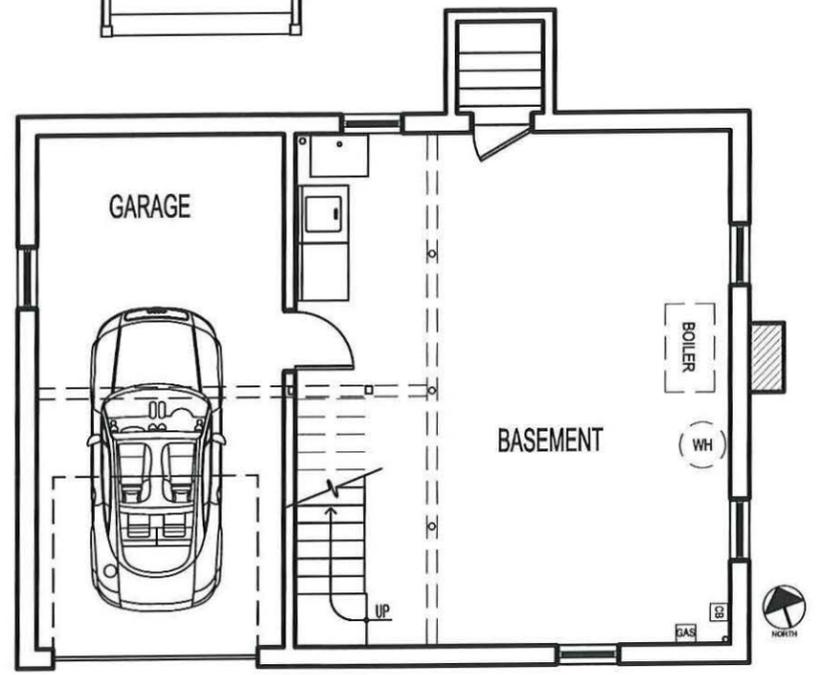
3 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



0 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND
 ——— EXISTING WALL
 ——— NEW WALL
 - - - - EXISTING TO BE REMOVED

PROPOSED FLOOR PLANS

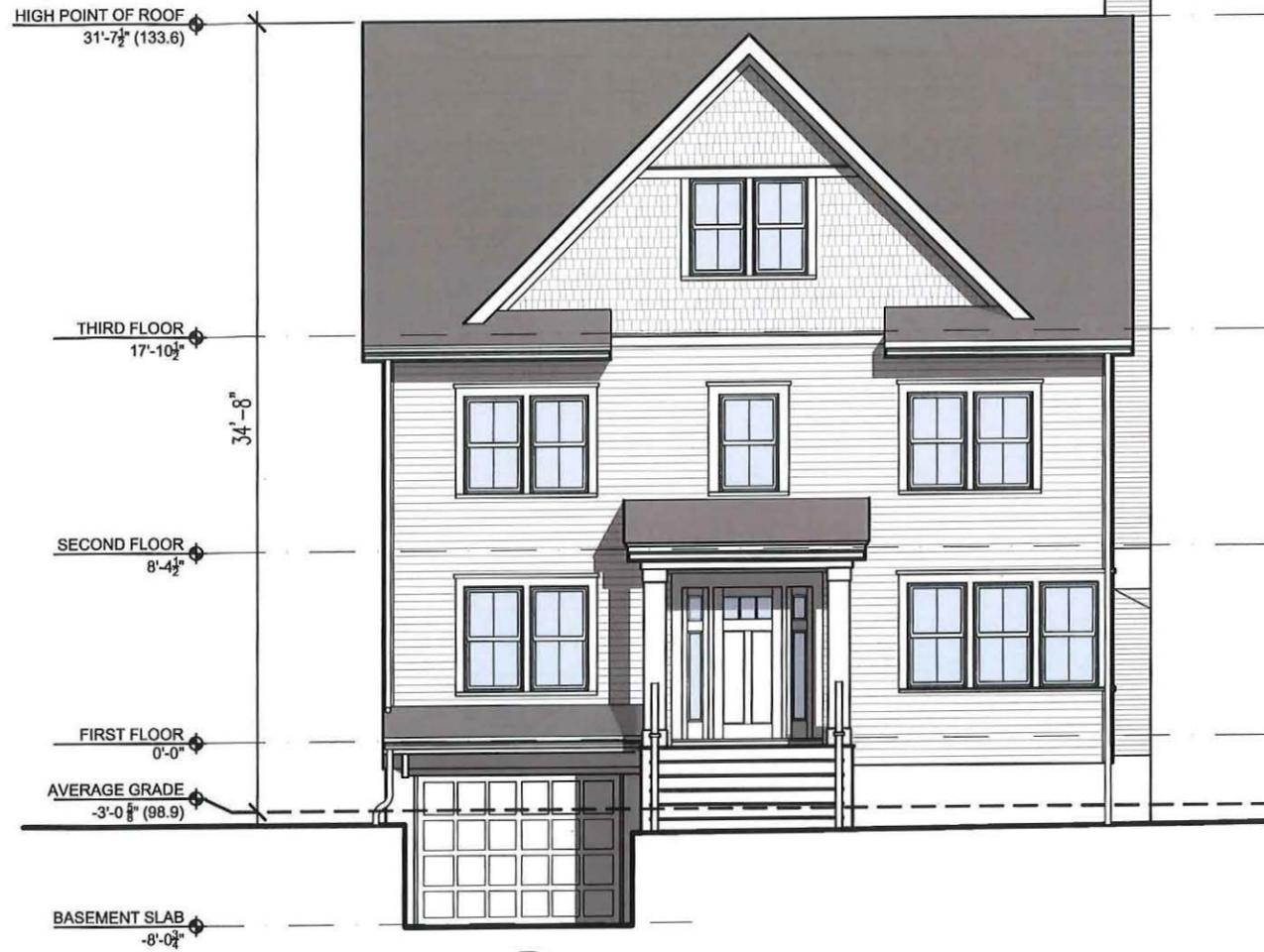
ALTERATIONS TO:
 THE O'NEIL RESIDENCE
 175 HOLWORTHY STREET
 CAMBRIDGE, MA

PROPOSED EXTERIOR ELEVATIONS

ALTERATIONS TO:
THE O'NEIL RESIDENCE
175 HOLWORTHY STREET
CAMBRIDGE, MA

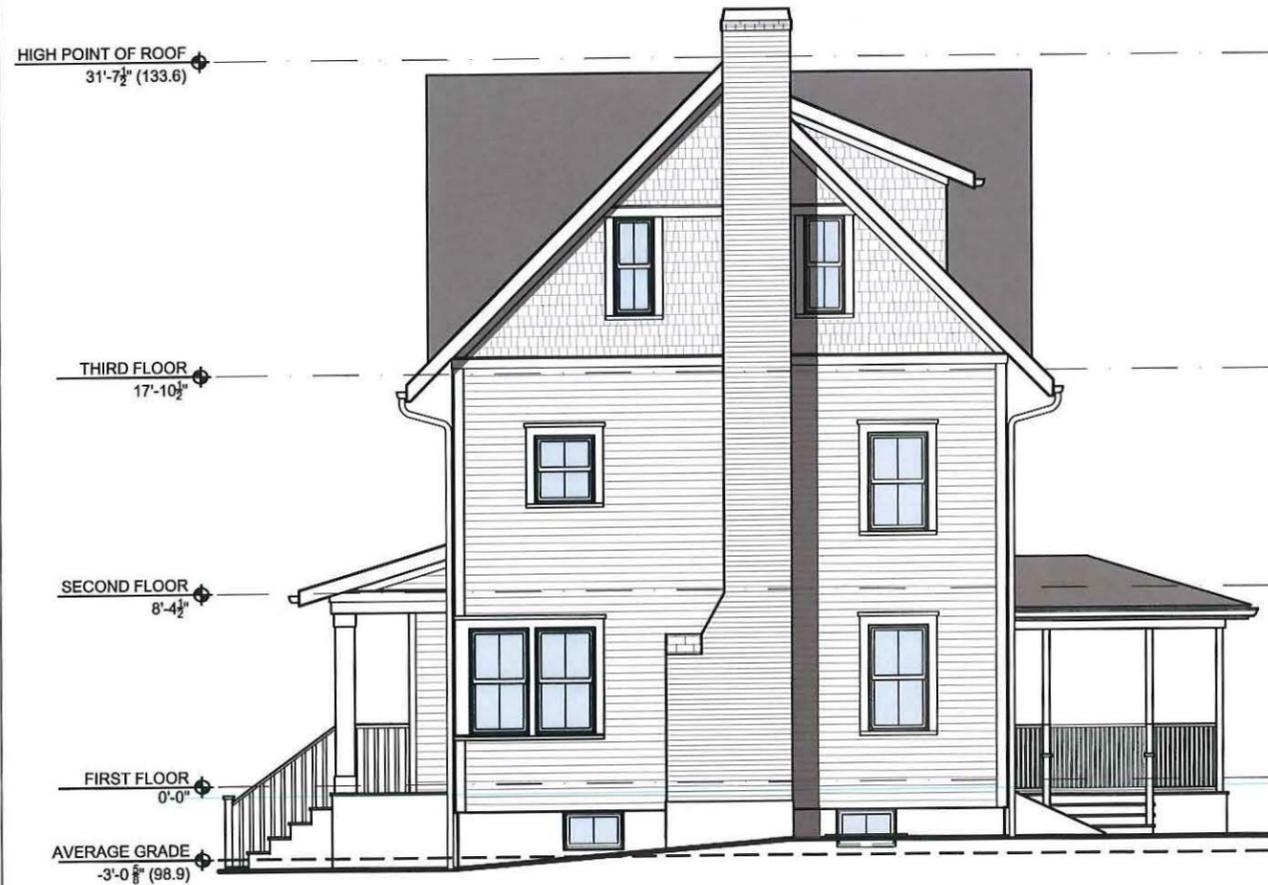


2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"





2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



8.31.18

A2.2

PROPOSED EXTERIOR
ELEVATIONS

ALTERATIONS TO:
THE O'NEIL RESIDENCE
175 HOLWORTHY STREET
CAMBRIDGE, MA



WINDOW SCHEDULE

MARK	SIZE (APPROX. UNIT DIM.)	
	WIDTH	HEIGHT
A	1'-9½"	4'-1¾"
B	2'-7½"	4'-1¾"
C	2'-7½"	4'-5¾"
D	2'-7½"	2'-9¾"

◆ X NEW WINDOW IN EXISTING LOCATION
◆ X NEW WINDOW IN NEW LOCATION



2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



8.31.18
A2.3

PROPOSED WINDOW SCHEDULE FOR
 NONCONFORMING WALLS WITHIN SIDE
 SETBACKS

ALTERATIONS TO:
 THE O'NEIL RESIDENCE
 175 HOLWORTHY STREET
 CAMBRIDGE, MA

K | A
 KRAUS ASSOCIATES
 Architects + Builders
 www.krausab.com



Rear (North) View



Front (South) View



Side (East) View



Side (West) View

Photographs of the North, South, East and West Sides of the Existing House

The O'Neil Residence
175 Holworthy St.
Cambridge, MA
02138

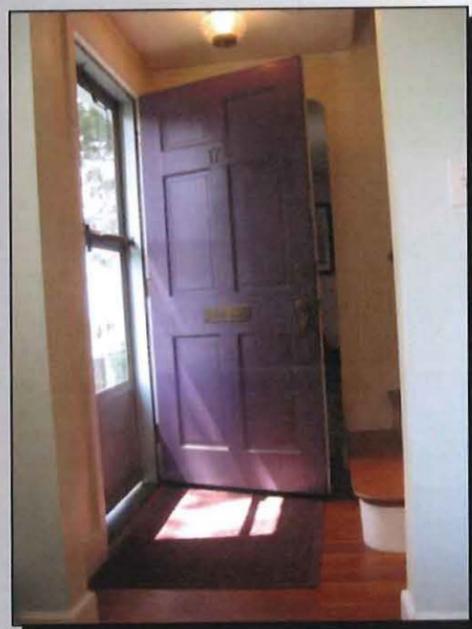
Source:
Personal Photographs

Title: Figure 1
Photos of Existing House

Date: August 24, 2018



Front Hall as seen from Living Room



Closet Door Contributes to Cramped Entranceway



Front Hall as seen from Dining Room



Front Hall as seen from Top of Stairs

Photographs illustrate current cramped entranceway with 1.5 inch clearance between open door and stairs, to be enhanced by proposed 2 ft. x 8.5 ft. bump-out at front doorway

The O'Neil Residence
175 Holworthy St.
Cambridge, MA
02138

Source:
Personal Photographs

Title: Figure 2
Images of Awkward and Cramped Entranceway

Date: August 24, 2018



Central Stairs
 Highlighting 10 foot
 Elevation Change
 from back of house
 to back lot line

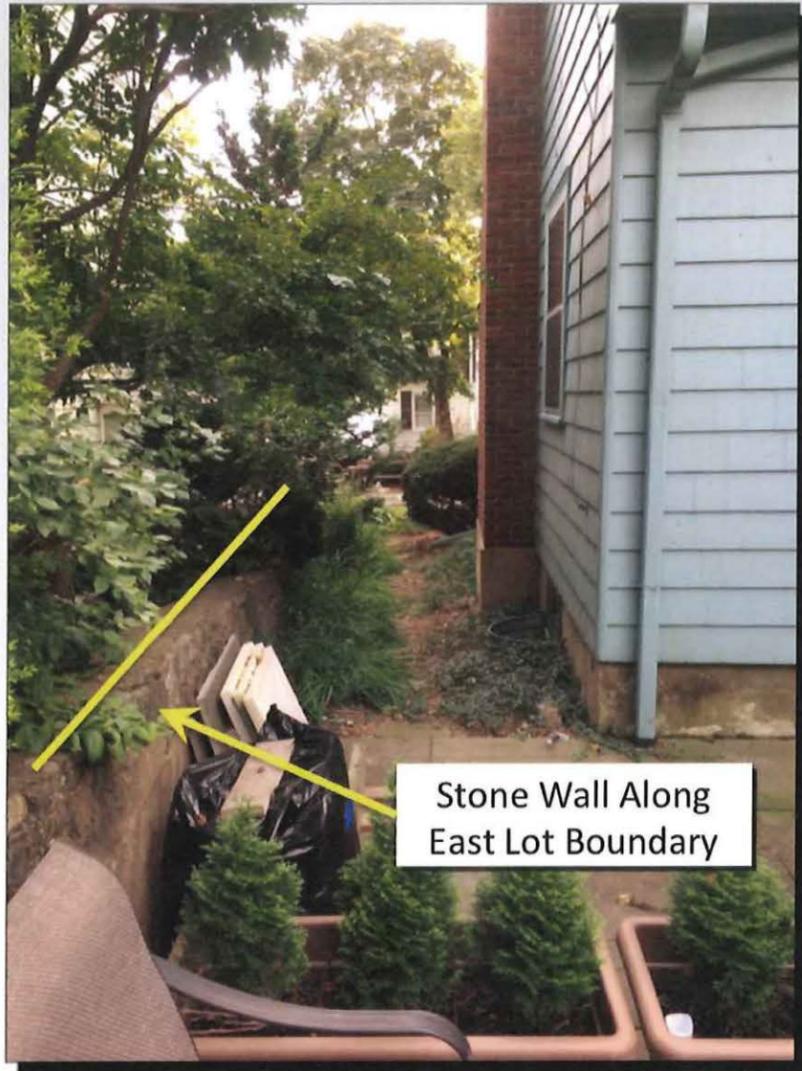
Photographs illustrating size of rear abutter homes, elevation change front to back of Subject lot, and Private Open Space benefitting Petitioners and Abutters.

The O'Neil Residence
 175 Holworthy St.
 Cambridge, MA
 02138

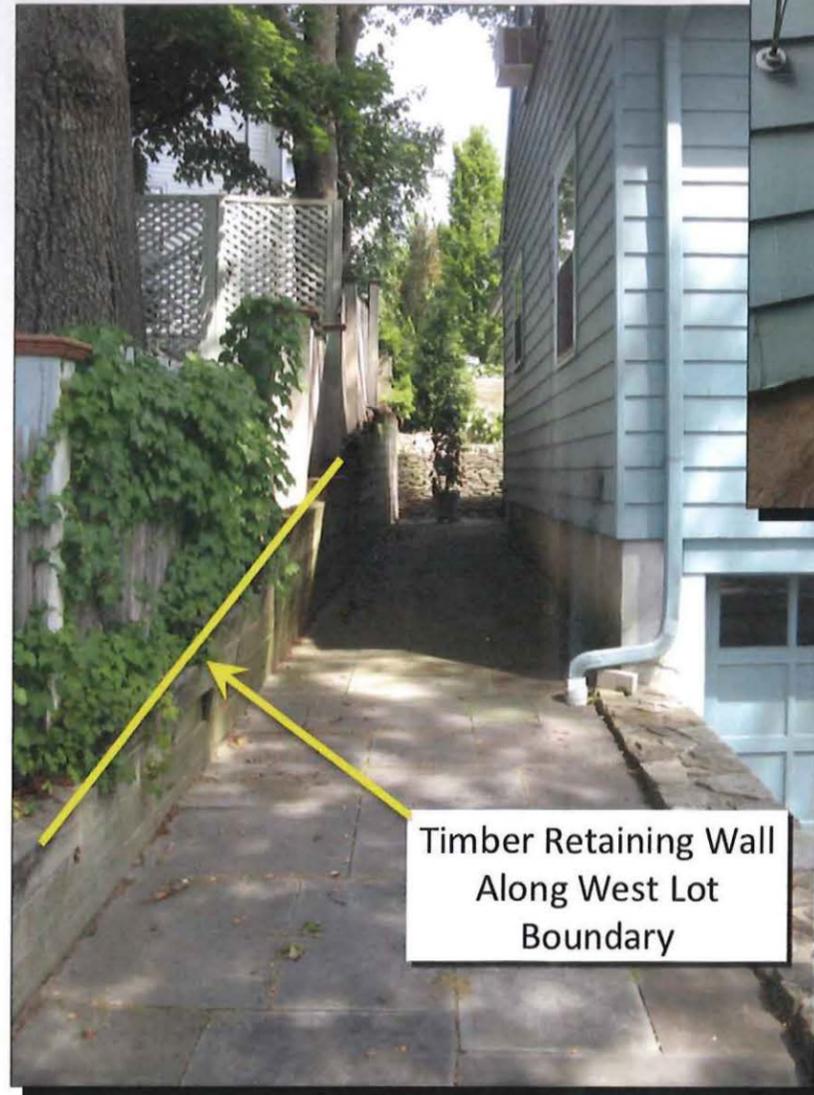
Source:
 Personal Photographs

Title: Figure 3
 Photos of Existing House

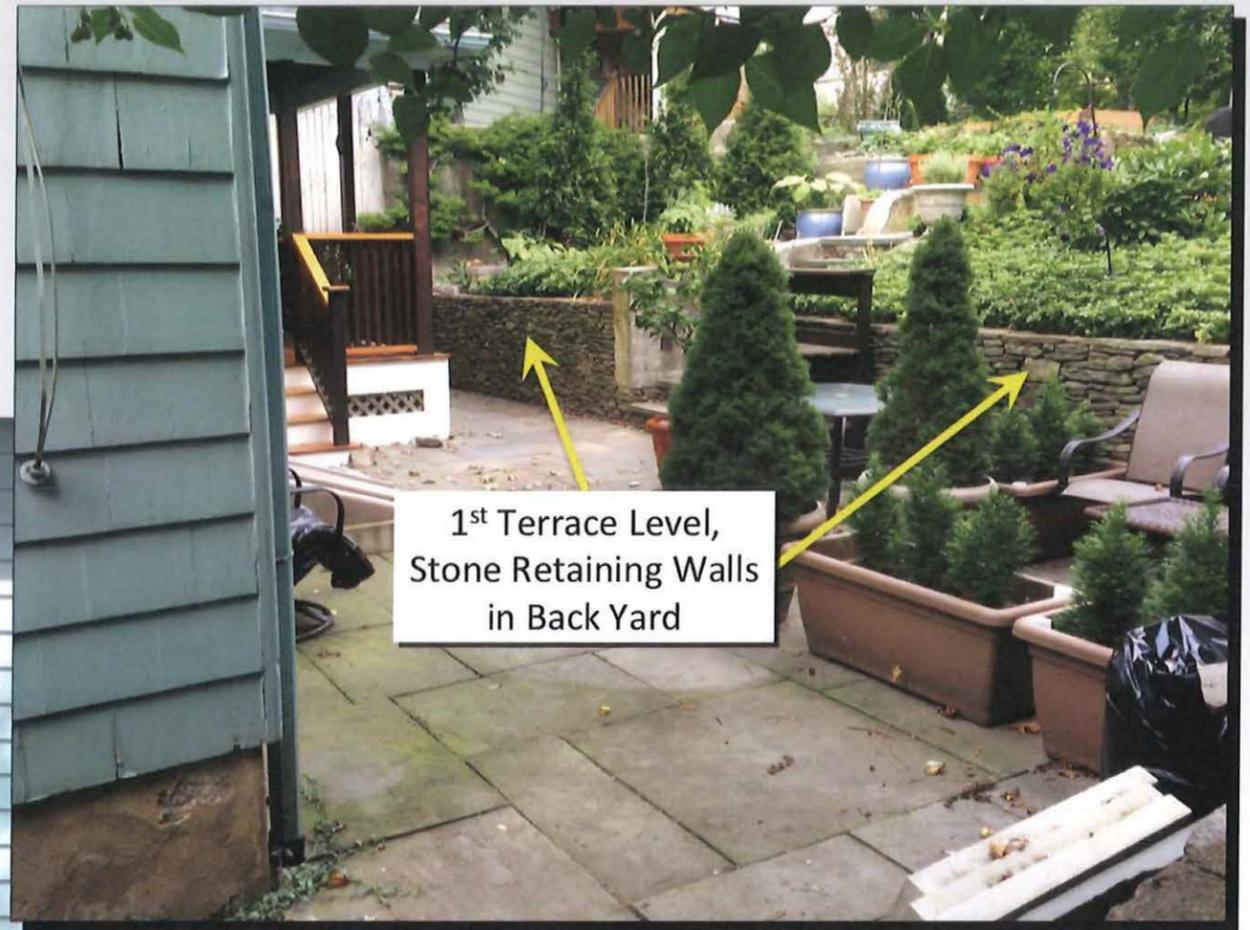
Date: August 24, 2018



Stone Wall Along East Lot Boundary



Timber Retaining Wall Along West Lot Boundary



1st Terrace Level, Stone Retaining Walls in Back Yard

Photographs Show Walls Along East and West Lot Boundaries and in Terraced Back Yard, Limiting Access for Rear Structure Renovation

The O'Neil Residence
175 Holworthy St.
Cambridge, MA
02138

Source:
Personal Photographs

Title: Figure 4
Photos of Existing House
Date: August 24, 2018



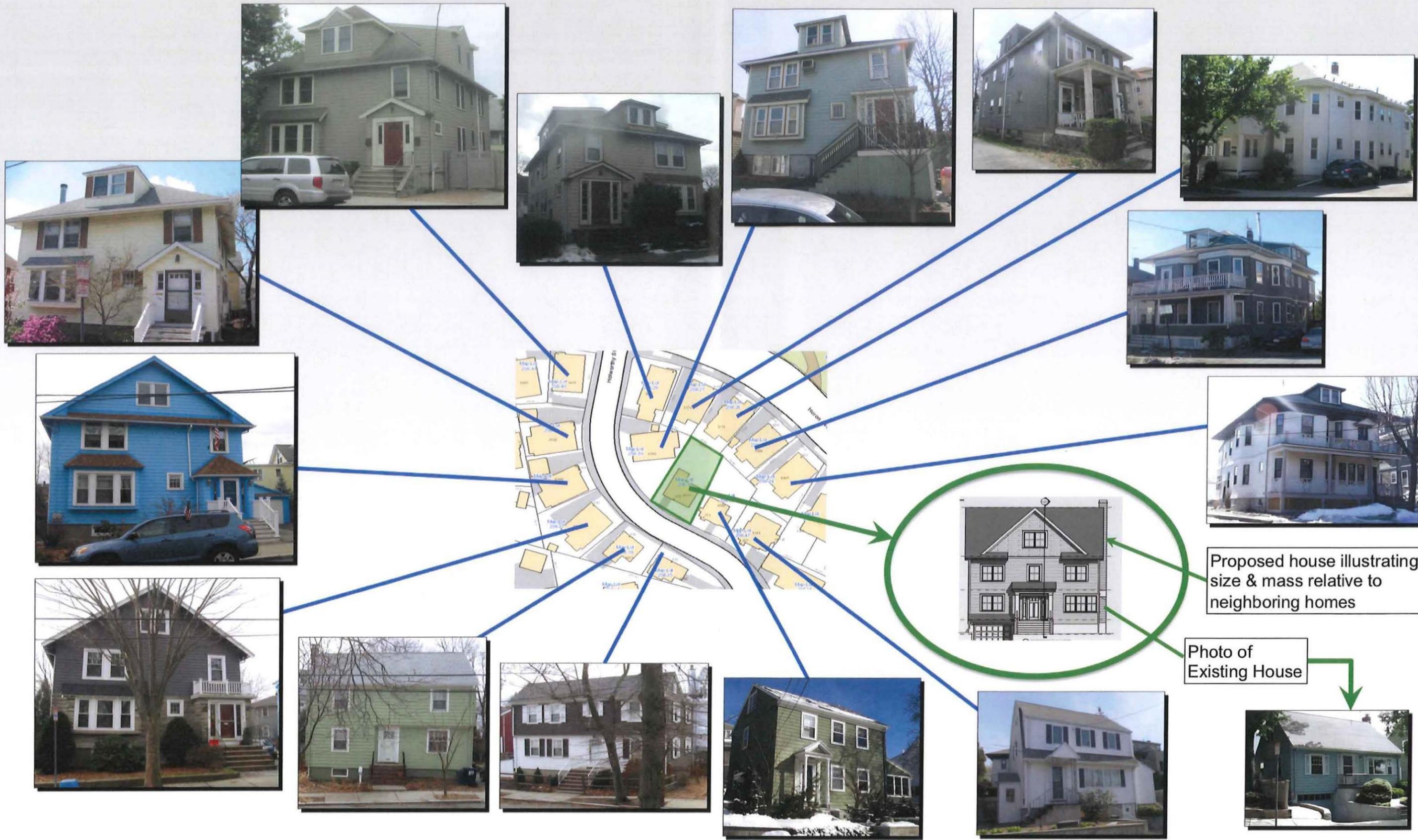
Image illustrates scale of existing house relative to neighbors. Proposed house is more consistent with most throughout the neighborhood

The O'Neil Residence
175 Holworthy St.
Cambridge, MA
02138

Source:
Google Satellite Image
<https://www.google.com/maps/@42.3781863,-71.1508127,112a,35y,339.75h,45.93t/data=!3m1!1e3?hl=en>

Title: Figure 5
Scale of Existing House Relative to Neighbors

Date: August 24, 2018



Images of existing and proposed 175 Holworthy St, house relative to neighboring homes, illustrates consistency of proposed house with neighborhood

The O'Neil Residence
 175 Holworthy St.
 Cambridge, MA
 02138

Source:
 Cambridge Property Database and Personal
 Photographs

Title: Figure 6 - Scale of Existing and Proposed House
 Relative to Neighbors

Date: August 24, 2018

Image depicting area of rear private open space to be maintained.



Source: Cambridge Property Database
GIS Map, 2017 Photo
<http://gis.cambridgema.gov/map/Viewer.aspx>

Title: Figure 7
Image of Open Space to be Maintained
Date: August 24, 2018

The O'Neil Residence
175 Holworthy 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 175 Holworthy 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.
Not significant. No CHC hearing required if demolition permit is needed.
- 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 September 13, 2018

Received by Uploaded to Energov Date September 13, 2018
Relationship to project BZA 17016-2018

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>