

RECEIVED

DEC 16 2014

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT

831 Massachusetts Avenue
Cambridge, Ma 02139

617-349-6100

CAMBRIDGE HISTORICAL COMMISSION

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: JANUARY, 2015 Project end date: _____

Permit No: _____ Fee: _____

Date: DECEMBER 16, 2014

Building location: 29 HIGHLAND STREET, CAMBRIDGE, MA 02138

Description of proposed work: _____

REMOVE EXISTING 2.5 STORY BRICK HOUSE

Property Owner: HIGHLAND STREET CAMBRIDGE LLC

Address: 57 RUSSELL AVENUE, WATERTOWN, MA 02472

Telephone Number: 857-212-9664 Email Address: christian@nolendenny.com

Contractor: TBD

Address: N/A

Telephone number: N/A Email Address: N/A

Material of building: BRICK

Type of building construction (wood, concrete, steel, etc.): WOOD + BRICK VENEER

How is building occupied: MULT-RES-1FAM (SINGLE FAMILY) No. of stories: 2.5

Number of residential units demolished: 1

Is a Street Occupany permit (DPW) necessary?: Yes X No

Is a Sidewalk Obstruction permit required?: Yes X No

Estimated cost of demolition (copy of contract must be attached) : TBD

A copy of the plot plan showing extent of demolition is required with the filing of this application.

READ BEFORE SIGNING: A 24 hour notice prior to commencement of any work shall be given to applicable agencies. The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provision of the Massachusetts State Building Code and the other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this applicaiton to the best of his/her ability.

PLEASE NOTE:

- a. Site will be inspected by the building official prior to demolition .
- b. A copy of any environmental assessments for the site may be required by this Department before the work is allowed to start.
- c. As a minimum, a narrative description of the demolition plan is required prior to issuance of the demolition permit.
- d. Applicant is required to submit evidence that demolition has been coordinated with abutting property owners. In addition, abutting property owners and the building inspector are to be notified 24 hours prior to start of demolition.
- e. Certification that the structure does not contain asbestos must be provided from a licensed contractor. Asbestos removal and disposal must be preformed by a licensed asbestos removal contractor. Permits are required by this Department and the State prior to asbestos removal.

- f. Certification must be provided by a licensed exterminator that the premises are free from rodent infestation.
- g. If the fire hydrant is used for dust control during demolition, a separate permit from the Water Department is required.

The following sections, quoted directly from the Massachusetts State Building Code 8th Edition, are requirements of this permit.

105.5 Expiration of Permit:

Any permit issued shall be deemed abandoned and invalid unless the work authorized by it shall have been commenced within 6 months after it's issuance.

105.6 Revocation of Permits:

The Building Commissioner shall evoke a permit or approval issued under the provisions of this code in the case of any false statements or misrepresentation of fact in the application or the plan on which the permit or approval was based.

3303.4 Vacant Lot

Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

3303.6 Utility Connections:

Service utility connections shall be disconnected and capped in accordance with the approved rules and the requirements of the applicable governing authority

Construction Debris Affidavit (MGL c 40 § 54)

As result of the provisions of MGL c § 54, I acknowledge that as a condition of the Demolition permit, all debris resulting from the construction activity governed by this Demolition permit shall be disposed of in a properly licensed waste disposal facility, as defind by MGL c § 150A.

The debris will be disposed at/by TBD

Roll-off dumpster or container? Yes No Dumpster License# _____

Signature _____ Date _____

Hold Harmless Clause:

The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees from and against any and all claims, demands and actions for damages, and to assume the defense of the City of Cambridge, and its employees, against all such claims, demands and actions.

Read Before Signing:

The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subjected to the provisions of Massachusetts State building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

TBD

Signature of Licensed Contractor

TBD

Print Name of Licensed Contractor

TBD

Contractor's Address

TBD

Contractor's City, State, ZipCode

Contractor's Telephone Number

License Number _____

Class _____

Expiration Date: _____

City _____



Signature of Owner

HIGHLAND STREET CAMBRIDGE LLC

Print Name of owner

57 RUSSELL AVENUE

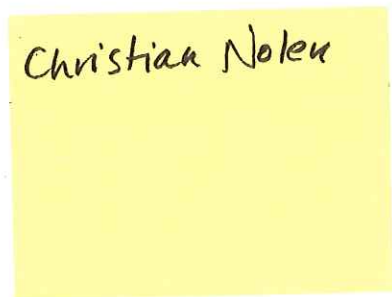
Owner's Address

WATERTOWN, MA 02472

Owner's City, State, ZipCode

857-212-9664

Owner's Telephone Number


Christian Nolen

SIGNATURES AND CHECK POINTS

It is the responsibility of the applicant to secure signatures as listed below. Because of the possibility that a Public Hearing may be required prior to Historical Commission sign-off, it is suggested that they be contacted as early as possible in the process in order to minimize delay.

AGENCY	ADDRESS	SIGNATURE	DATE
Historical Commission 617-349-4683	831 Massachusetts Avenue	_____	_____
Police Department 617-349-3300	125 6th Street	_____	_____
Water Department 617-349-4770	250 Freshpond Parkway	_____	_____
Fire Department 617-349-4918	491 Broadway	_____	_____
Nstar Electric 617-369-5400	101 Lindwood Avenue Somerville, MA	_____	_____
Nstar Gas 1-800-592-2000	101 Lindwood Avenue Somerville, MA	_____	_____
Dig Safe 888-344-7233		Control #. _____	
Dept. of Public Works 617-349-4800	147 Hampshire Street	_____	_____

INSPECTIONAL SERVICES DEPARTMENT

Inspector	Signature	Date
Environmental Health Inspector *	_____	_____
Plumbing and Gas Inspector **	_____	_____
Wiring Inspector ***	_____	_____
Building Inspector	_____	_____
ISD Commissioner	_____	_____
ISD Zoning	_____	_____

* Environmental Health Inspector will require certification from a licensed pest control contractor that the premises are free from rodent infestation and extermination has been done.

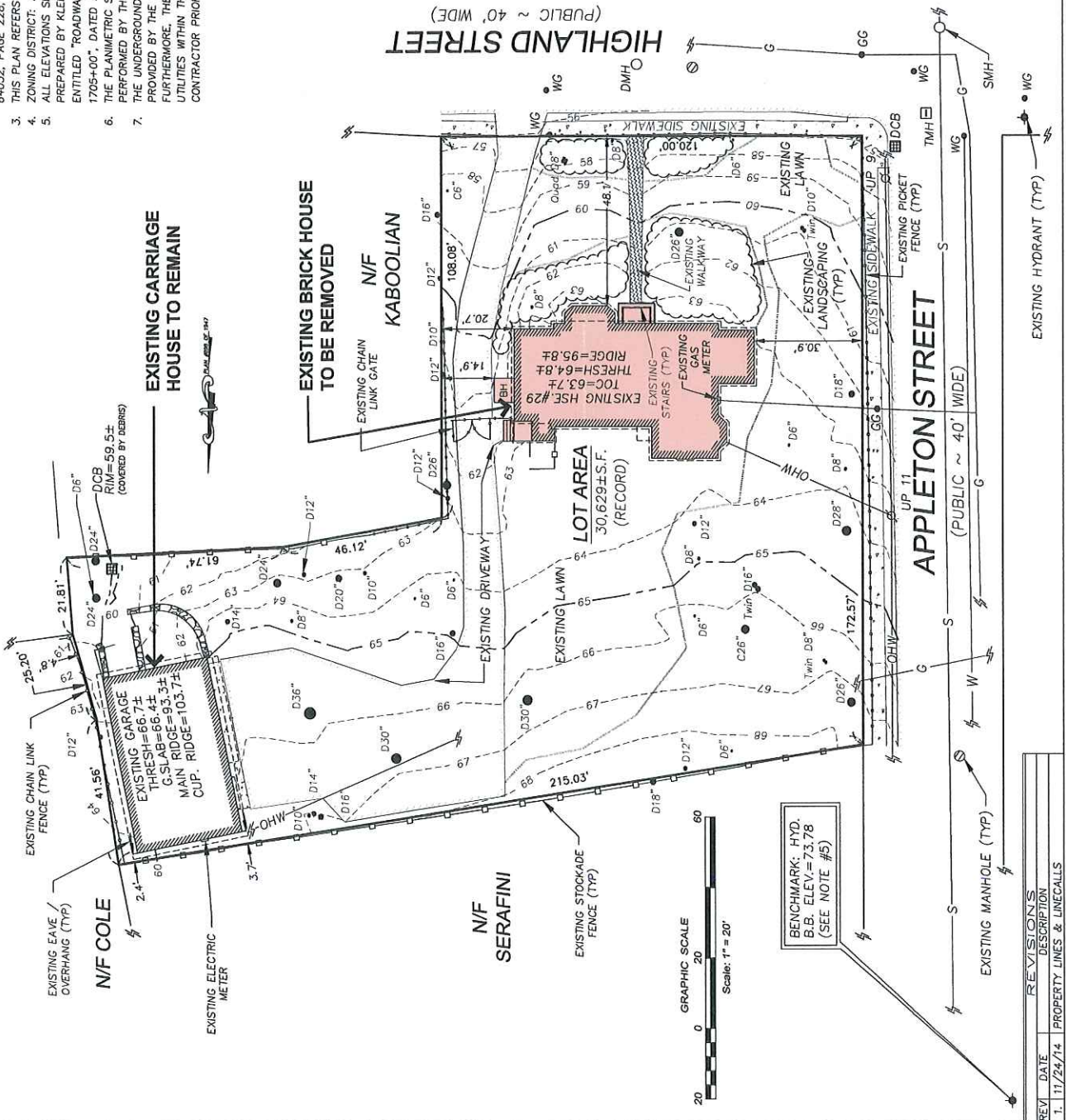
** Plumbing and Gas Inspector will require certification from a licensed plumber that plumbing connections to structure(s) being demolished are properly separated and capped.

*** Wiring Inspector will require certification from a licensed electrician that any power sources, including telephone, communications and fire alarm cables to or from the structure(s) being demolished have been deactivated and removed or secured such that they will not present a hazard to the public or adjacent properties during demolition.

NOTES:

1. THIS PLAN SHALL NOT BE RECORDED OR USED TO ESTABLISH PROPERTY LINES.
2. FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE FIDUCIARY DEED IN BOOK 64032, PAGE 228, EXHIBIT A, RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS 1705+00" TO THE CITY OF CAMBRIDGE ASSESSOR'S MAP 231, PARCEL 44.
3. THIS PLAN REFERS TO THE CITY OF CAMBRIDGE ASSESSOR'S MAP 231, PARCEL 44.
4. ZONING DISTRICT: A-1
5. ALL ELEVATIONS SHOWN HEREON ARE BASED ON A DATUM REFERENCED ON A PLAN ENTITLED "ROADWAY - CONSTRUCTION PLAN APPLETON STREET STA. 1899+50 TO 1705+00", DATED AUGUST 2013
6. THE PLANIMETRIC SITE FEATURES SHOWN HEREON ARE BASED ON FIELD SURVEY WORK PERFORMED BY THE JILLSON COMPANY BETWEEN JULY AND SEPTEMBER 2014.
7. THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE CITY AND FIELD SKETCHES AND SHALL BE CONSIDERED APPROXIMATE. FURTHERMORE, THE TOTAL EXTENT OF THE UNDERGROUND UTILITIES IS UNKNOWN. ALL UTILITIES WITHIN THE WORK AREAS SHALL BE VERIFIED FOR TYPE AND LOCATION BY THE CONTRACTOR PRIOR TO ANY SITE WORK.

DISTRICT A-1 DIMENSIONAL REQUIREMENTS			
MAX. FAR	MIN. LOT AREA/DU	MIN. SETBACK FRONT YARD	MIN. SETBACK REAR YARD
0.50	6,000	25	25
		15 (SUM TO 35)	25
			50%



LEGEND

- 64 ... EXISTING 1" CONTOUR
- 65 ... EXISTING 5" CONTOUR
- S ... EXISTING SEWER SERVICE
- W ... EXISTING WATER SERVICE
- WG ... EXISTING WATER GATE
- GG ... EXISTING GAS SERVICE
- OHW ... EXISTING GAS POLE
- UP ... EXISTING OVERHEAD WIRES
- TMH ... EXISTING TELEPHONE MANHOLE
- UP ... EXISTING UTILITY POLE
- DCB ... EXISTING DRAINAGE CATCH BASIN
- DMHO ... EXISTING DRAINAGE MANHOLE
- ... EXISTING STONE RETAINING WALL
- ... EXISTING EDGE OF LAWN
- ... EXISTING TREE LOCATION, TYPE & DIAMETER

DEC 16 2014

CAMBRIDGE HISTORICAL COMMISSION

PROGRESS PRINT

"No. 29 HIGHLAND STREET
EXISTING CONDITIONS"

OF LAND IN

CAMBRIDGE, MASS.

PREPARED FOR: SUSAN DENNY AND CHRISTIAN NOLEN
57 RUSSELL AVENUE
WATERTOWN, MA 02472

SCALE: 1" = 20' DATE: 18 SEPTEMBER 2014

PREPARED BY: THE JILLSON COMPANY, INC.

P.O. BOX 2135
FRAMINGHAM, MA 01703
(508) 485-0500
www.jillsoncompany.com

REV	DATE	DESCRIPTION
1.	11/24/14	PROPERTY LINES & LINECALLS

EXISTING HYDRANT (TYP)

EXISTING MANHOLE (TYP)

EXISTING SIDEWALK (TYP)

EXISTING FENCE (TYP)

EXISTING DRIVEWAY

EXISTING LAWN

EXISTING WALKWAY

EXISTING LANDSCAPING (TYP)

EXISTING GAS METER

EXISTING STAIRS (TYP)

EXISTING RIDGE

EXISTING THRESH

EXISTING TOC

EXISTING DRAINAGE MANHOLE

EXISTING TELEPHONE MANHOLE

EXISTING OVERHEAD WIRES

EXISTING GAS POLE

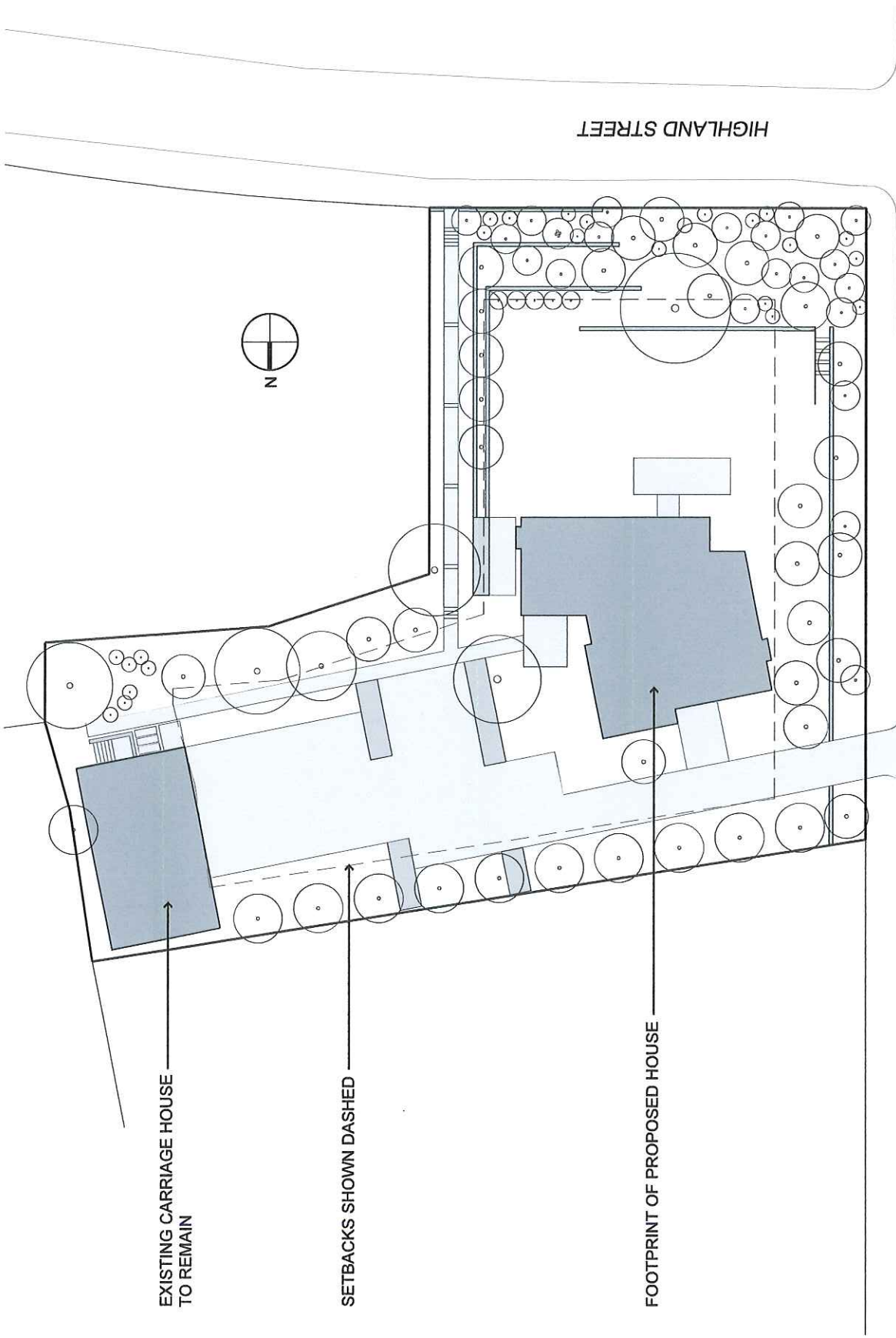
EXISTING WATER GATE

EXISTING WATER SERVICE

EXISTING SEWER SERVICE

EXISTING 5" CONTOUR

EXISTING 1" CONTOUR



EXISTING CARRIAGE HOUSE
TO REMAIN

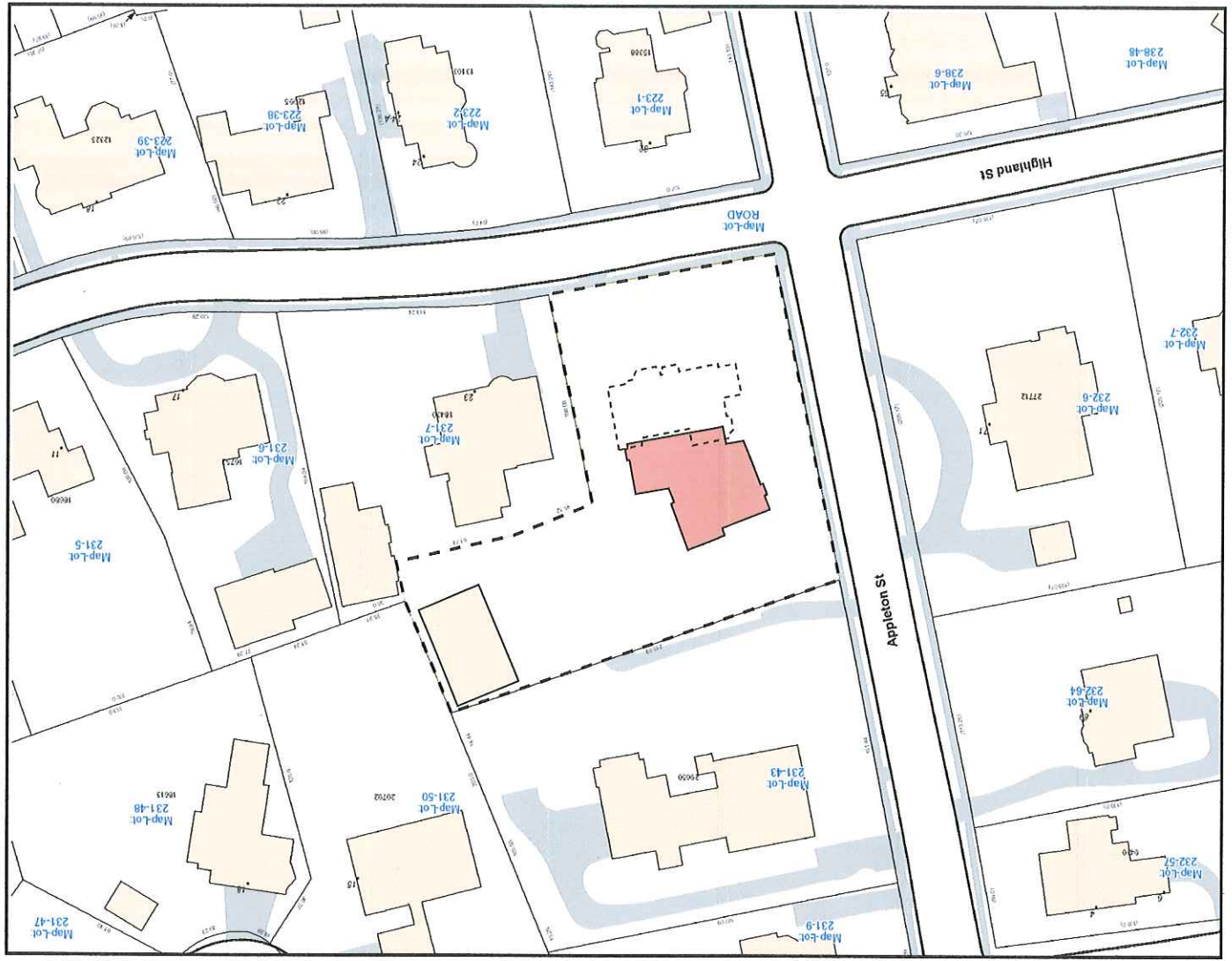
SETBACKS SHOWN DASHED

FOOTPRINT OF PROPOSED HOUSE

HIGHLAND STREET

APPLETON STREET

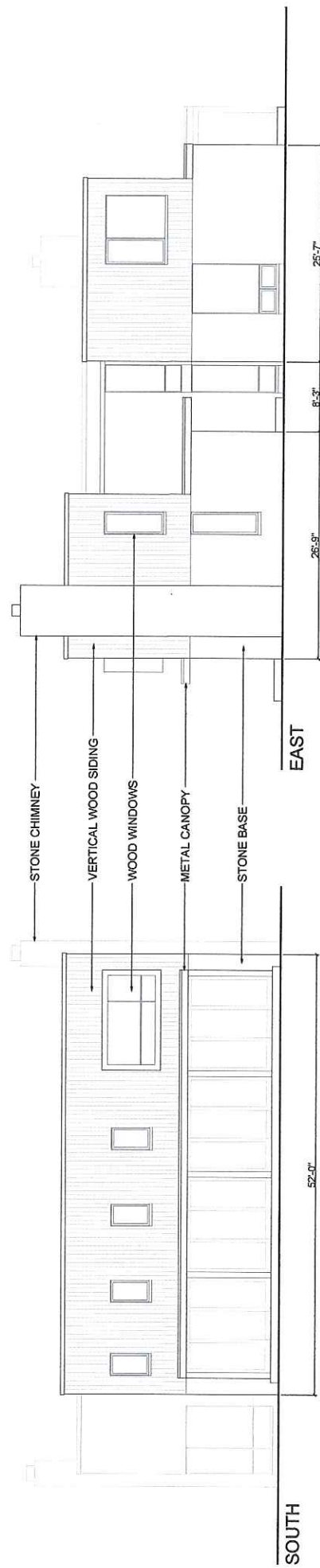
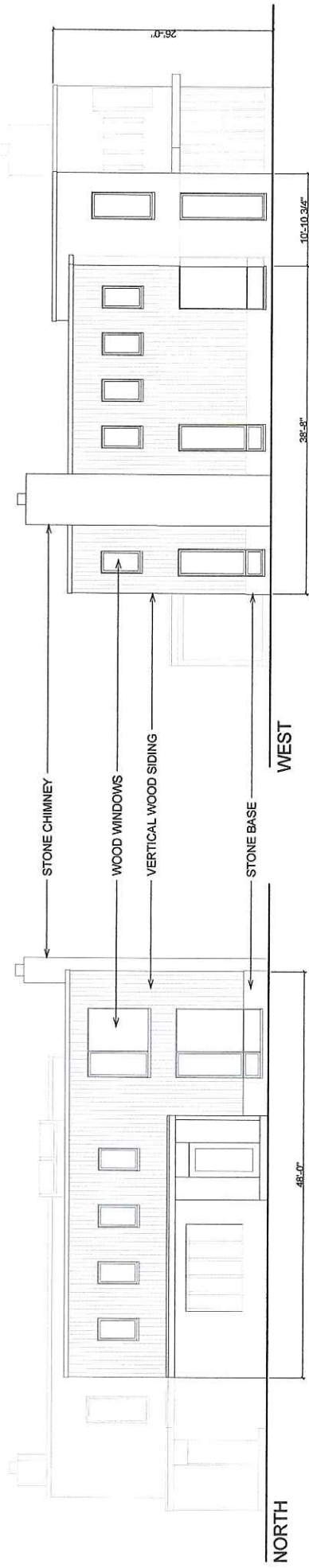
- EXISTING HOUSE SHOWN DASHED
- PROPOSED HOUSE SHOWN SHADED



NEIGHBORHOOD CONTEXT
(N.T.S)



PHOTOGRAPHS OF EXISTING HOUSE



EXTERIOR ELEVATIONS OF PROPOSED REPLACEMENT
(N.T.S)