

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES DEPARTMENT  
831 Massachusetts Avenue  
Cambridge, Ma 02139  
617-349-6100

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: \_\_\_\_\_ Project end date: \_\_\_\_\_

Permit No: \_\_\_\_\_ Fee: \_\_\_\_\_

Date: 11 April 2023

Building location: 51 Kelley Street

Description of proposed work: Remove existing house & foundation to prepare for erecting a new house on the lot

Property Owner: Kent Christman

Address: 45 Kelley Street, Cambridge, 02138

Telephone Number: 617-661-6428 Email Address: entropy.service.consultants@comcast.net

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Material of building: Vinyl siding, wood frame, plaster, Stone/brick

Type of building construction (wood, concrete, steel, etc.): Wood frame

How is building occupied: Single-family No. of stories: 2

Number of residential units demolished: 1

Is a Street Occupancy permit (DPW) necessary?: \_\_\_\_\_ Yes \_\_\_\_\_ No

Is a Sidewalk Obstruction permit required?: \_\_\_\_\_ Yes \_\_\_\_\_ No

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

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.

**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.

\_\_\_\_\_  
*Signature of Licensed Contractor*

\_\_\_\_\_  
*Print Name of Licensed Contractor*

\_\_\_\_\_  
*Contractor's Address*

\_\_\_\_\_  
*Contractor's City, State, ZipCode*

\_\_\_\_\_  
*Contractor's Telephone Number*

\_\_\_\_\_  
*License Number*

\_\_\_\_\_  
*Class*

\_\_\_\_\_  
*Expiration Date:*

\_\_\_\_\_  
*City*

\_\_\_\_\_  
*Signature of Owner*

\_\_\_\_\_  
*Print Name of owner*

\_\_\_\_\_  
*Owner's Address*

\_\_\_\_\_  
*Owner's City, State, ZipCode*

\_\_\_\_\_  
*Owner's Telephone Number*

*Kent Christ*

*Kent Christman*

*45 Kelley Street*

*Cambridge, MA 02138*

*617-661-6428*

11 April 2023

To: Historical Commission, City of Cambridge

RE: Proposed single family home project at 51 Kelley Street, Cambridge

I own the house at 51 Kelley Street. I have rented the house out since I purchased it in 2013. From that time, I have done any necessary work to maintain it and keep it safe.

The existing house at 51 Kelley Street is a 2 story, 3-bedroom, single family home of 1,500 SF, and was built in the late 1800s, though the City of Cambridge Property Database indicates 1905. The current condition of the house is poor.

The original slate and brick foundation bulges in at the stone-brick interface at grade level due to repeated expansion and contraction of the surrounding clay soils. This has caused cracks and shifting in the brick above-grade portion of the foundation wall as well as displacement of the below grade slate. It is porous to rodents. The floor is a thin concrete "rat" slab which has considerable cracking and displacement.

The wooden structural framing is inadequate by contemporary standards and is in need of work to stabilize movement that has occurred over its lifetime. There is no insulation to speak of.

The wiring, plumbing, and heating systems are very old and in need of replacement.

Little of the original fabric of the house remains.

On the exterior, the hipped porch over the front door has 2 supporting brackets that are likely original. Any original exterior window casings, corner boards & other trim were stripped away when the existing vinyl siding was installed. All of the windows are vinyl or aluminum replacement windows.

In the interior, the balustrade and stairs are original, as are some of the flat door casings. Any original doors have been replaced with flush hollow-core replacements. There is a small faux mantle in the living room which is old, but not likely from the time the house was constructed.

The house is in need of a significant amount of work to bring it to current community standards.

It is practical and cost effective to remove the existing building and replace it with a new one of substantially similar size and character at essentially the same location as the existing house. Placing the new house on the same footprint will minimize excavation

costs, preserve existing mature hardwood trees and maintain the open area in the side yard between 51 and 45 Kelley Street.

The front facade of the new building will be more in keeping with the character of the nearby buildings on the street, with a columned, open front porch, in alignment with porches on adjoining lots.

The new house will be a 2 story, 3-bedroom, single family home of approximately 1,900 SF. It will be energy efficient, resilient, and net zero energy capable.

To keep the project costs affordable, as well as minimize both site disruption and construction time on site, I plan to have the house fabricated in a factory by Unity Homes of Walpole, New Hampshire, who would deliver the house floors, walls, and roof, in panels "flat-packed" on a truck. These would be erected by crane on a new foundation.

I have taken the time to meet with my neighbors on Kelley Street as well as the abutters on Huron Avenue and Winslow Street to explain my plans and show them the drawings and massing model. Everyone that I showed it to was supportive and no one refused to sign. Attached is a letter of support with 31 signatures.

Sincerely,



Kent Christman  
45 Kelley Street  
Cambridge, MA 02138  
617-661-6428  
[entropyserviceconsultants@comcast.net](mailto:entropyserviceconsultants@comcast.net)  
CS-007932  
HERS Rater #4122529

## Statement of Support from Neighbors

Date: 1 April 2023

To: Cambridge Historical Commission, Cambridge, MA

RE: Demolition Permit  
for 51 Kelley Street

We are neighbors of Kent Christman. He has shown us the plans for his project at 51 Kelley Street, which involves removing and replacing the existing single-family home, including foundation, with a new foundation and structure substantially similar in size and character to the existing structure, in approximately the same location on the lot.

We support his project and have no objections to what he has proposed.

Name	Address	Signature	Date
Tina LaGiosca	44 RC Kelley St		4/1/23
Robert Stiratelli	44 RC Kelley St.		4/1/23
YUKIO LIPPI	127 Huron Ave		4/2/23
Melissa McCormick	127 Huron Ave		4/2/23
Richard Freierman	39 RC Kelley St.		4/2/23
Lynn Gervens	39 RC Kelley St.		4/2/23
Pam Wickham	35 RC Kelley St.		4/2/23
CARTER ECKERT	115 Huron Ave		4.2.23
Sud Ho Kim	"		4.2.23
YUJON KIM	2/4 WINSLOW ST		4/2/23
Mary C. Tittmann	29 RC Kelley St.		4/2/23
John B. Tittmann	29 RC Kelley St.		4.2.2023
Susan Perry	50 RC Kelley St.		4.2.23
Leonard Solomon	50 RC Kelley St.		4/2/23
David Keefe	28 RC Kelley St.		04/03/2023
ESTELVA KEEFER	28 RC KELLEY ST.		4/3/2023
RICARDO WOLISCH	25 RC KELLEY ST.		4/3/2023
CARY FRIEDMAN	25 RC KELLEY ST.		4/3/2023
ELIZABETH PERRY	121 HURON AVE.		4/4/2023
NARA DILLON	121 Huron Ave.		4/4/2023
Pamela Friedman	113 Huron Ave		4/5/2023
M. J. Keefe	131 HURON AVE		4/6/2023
Kate Keefe	131 Huron Ave.		4/6/2023
Kate Keefe	34 RC Kelley		4/6/2023
CAROLINE CHAUNCEY	36 RC Kelley		4/6/2023
Richard Thal	" " "		4/6/23
Timothy Hawk	38 RC Kelley		4/6/23
Olivia W. Lambros	" "		4/6/23
Donald L. Berman	30-32 RC Kelley		4/7/23



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Kent Christman PRESENT USE/OCCUPANCY: Single family residence  
 LOCATION: 51 Kelley Street ZONE: B  
 PHONE: 617-661-6428 REQUESTED USE/OCCUPANCY: Single family residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>	
TOTAL GROSS FLOOR AREA:	<u>1806</u>	<u>2195</u>	<u>2500</u>	(max.)
LOT AREA:	<u>5023</u>		<u>5000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>0.36</u>	<u>0.44</u>	<u>0.50</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>5023</u>	<u>5023</u>	<u>2500</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>50</u>			(min.)
DEPTH	<u>100.4</u>			
Setbacks in Feet:				
FRONT	<u>13.8</u>	<u>5.5-Porch 10.4-House</u>	<u>15</u>	(min.)
REAR	<u>41.6</u>	<u>36.6-Porch 41.6-House</u>	<u>25</u>	(min.)
LEFT SIDE	<u>23.6</u>	<u>22.0</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>5.6</u>	<u>5.6</u>	<u>7.5</u>	(min.)
				} Sum 20
SIZE OF BLDG.:				
HEIGHT	<u>26.5</u>	<u>29.5</u>	<u>35</u>	(max.)
LENGTH	<u>44.6</u>	<u>57.2-Incl Porches 48.3-House</u>		
WIDTH	<u>20.4</u>	<u>22.3</u>		
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>0.58</u>	<u>0.55</u>	<u>0.40</u>	(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>2</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>1/2</u>	(min./max)
NO. OF LOADING AREAS:	<u>-</u>	<u>-</u>	<u>-</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>20.6</u>	<u>16-Porch 29.6-House</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.

Existing 2-car garage made of CMUs 20'x21'  
Proposed new house - concrete foundation, wood frame  
pre-fabricated by Unity Homes

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'.