



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUL 29 PM 2:58
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 273725

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Elizabeth Stott C/O Adam Glassman, R.A.

PETITIONER'S ADDRESS: 17 Brown Street #2 , Cambridge , Massachusetts 02138

LOCATION OF PROPERTY: 25 Lancaster St , Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential **ZONING DISTRICT:** Residence A-2 Zone

REASON FOR PETITION:

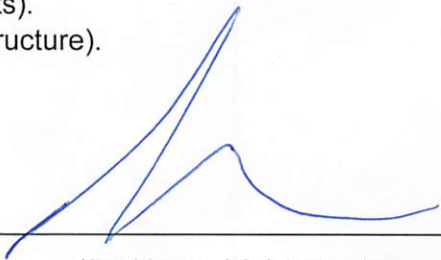
DESCRIPTION OF PETITIONER'S PROPOSAL:

- 1) Increase in Existing Non-Conforming Building Height per Proposed Left Side Stair and Right Side Window Wells
- 2) New and Enlarged Basement Window Openings within Existing Non-Conforming Rear Setback

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.c & 8.22.2.d (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):



 (Petitioner (s) / Owner)
 ADAM GLASSMAN

 (Print Name)

Address: _____
 Tel. No. 6174128450
 E-Mail Address: ajglassman.ra@gmail.com

Date: _____

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 ELIZABETH KEOHANE STOTT
(OWNER)

Address: 25 LANCASTER ST CAMBRIDGE MA

State that I/We own the property located at 25 LANCASTER ST CAMBRIDGE MA, which is the subject of this zoning application.

The record title of this property is in the name of ELIZABETH KEOHANE STOTT

*Pursuant to a deed of duly recorded in the date 7/16/2004, Middlesex South County Registry of Deeds at Book 43309, Page 377; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Elizabeth Keohane Stott
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

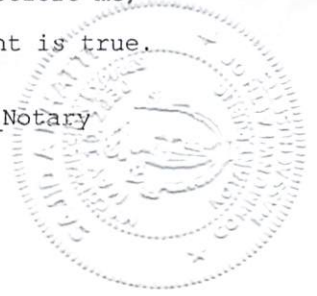
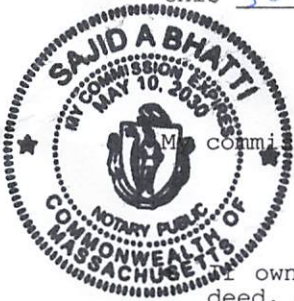
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Elizabeth Keohane Stott personally appeared before me, this 30th of May, 2024, and made oath that the above statement is true.

Sajid A Bhatti Notary

My commission expires 05.10.2030 (Notary Seal).



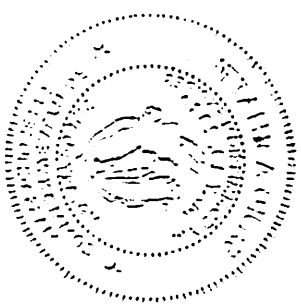
If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

STATEMENT OF WORK FOR THE PROJECT

The purpose of this document is to define the work to be performed by the contractor under the terms of the contract. It is intended to serve as a reference for both parties throughout the project.

SCOPE

The contractor shall provide the following services: [Detailed description of work items and deliverables]



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 25 Lancaster 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 nominal change in building height per the proposed exterior below grade stair and window wells, the new and enlarged openings within the rear setback , and the right side window well with walls 6" above grade within the front yard setback will cause no detriment whatsoever to the use and enjoyment of abutting properties.

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:

The proposed work is modest, entirely invisible from the street except for the right side window well, and will therefore have no impact on the existing traffic patterns, will cause no change in the scale or character of the existing neighborhood. While the grade is being lowered and technically creating a taller building relative to the average grade, the roof line will remain unchanged. The new and enlarged rear transom windows are at grade and face a fence and dense landscaping, and will therefore create no loss of privacy for the rear abutters.

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:

The proposed work supports the use of the basement for habitable space which is consistent with the residential use of the structure and consistent with the use of the abutting and nearby properties.

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:

The proposed work will create no loss of privacy, will cause no light or noise pollution, will cast no shadows or reduce on street parking.

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:

The proposed work will not adversely affect the scale and character of the neighborhood, will have no adverse effects on the abutting properties and is consistent with the residential use of the neighborhood. There is no decrease in usable open space, there is no increase in FAR, and the street views of the house will remain unchanged.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Elizabeth Stott
Location: 25 Lancaster St., Cambridge, MA
Phone: 6174128450

Present Use/Occupancy: Single Family Residential
Zone: Residence A-2 Zone
Requested Use/Occupancy: Single Family Residential

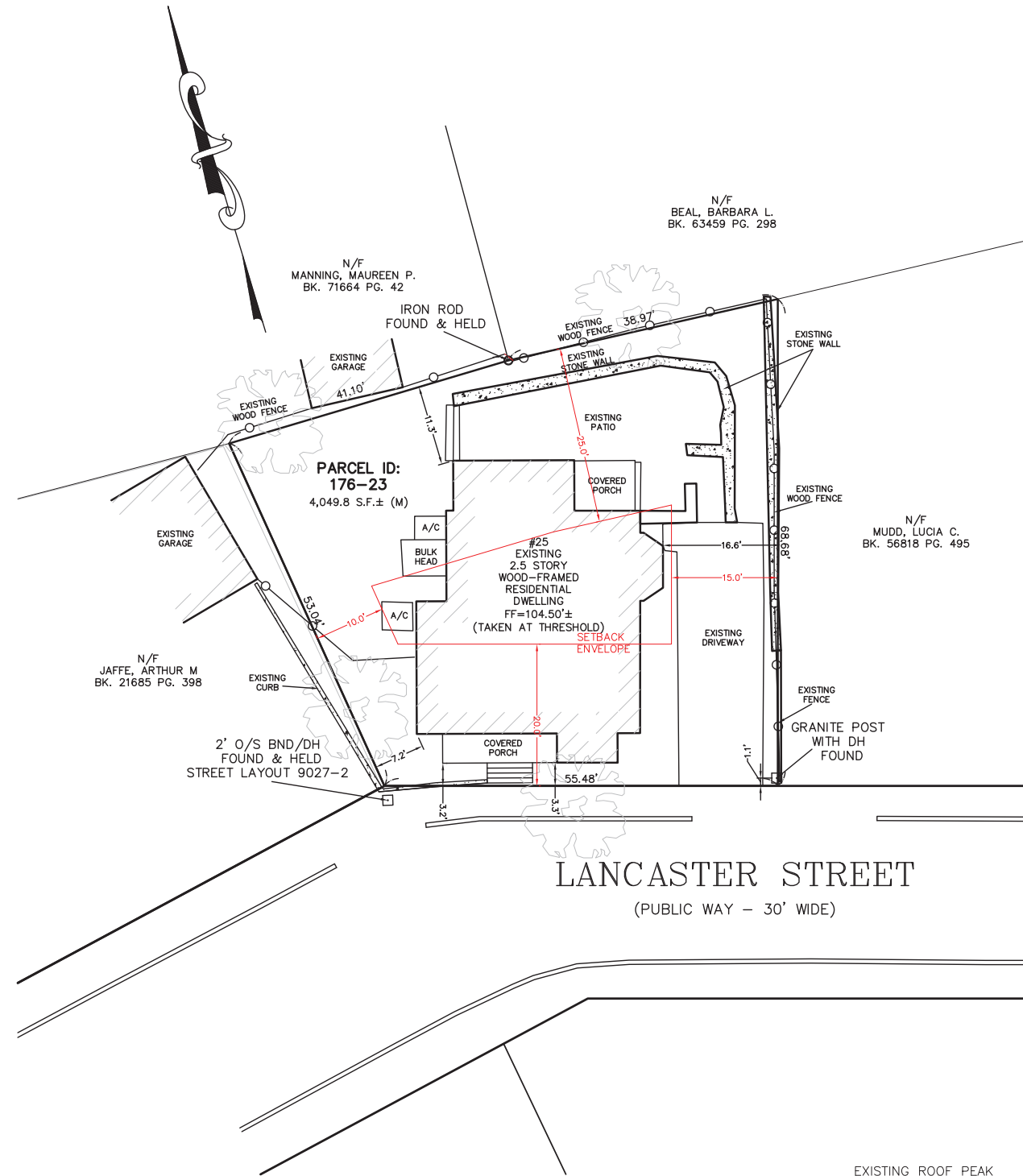
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		2,600.00	No Change	2,024.50 (max.)
<u>LOT AREA:</u>		4,049	No Change	6,000.00 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.64	No Change	.50
<u>LOT AREA OF EACH DWELLING UNIT</u>		4,049.0	No Change	4,500.0
<u>SIZE OF LOT:</u>	WIDTH	55.48	No Change	65.0
	DEPTH	68.0	No Change	N/A
<u>SETBACKS IN FEET:</u>	FRONT	3.3'	No Change	20.0'
	REAR	11.3'	No Change	25.0'
	LEFT SIDE	7.2'	No Change	10.0'
	RIGHT SIDE	16.6'	No Change	15.0'
<u>SIZE OF BUILDING:</u>	HEIGHT	36.8'	38.8'	35.0'
	WIDTH	42.0'	No Change	N/A
	LENGTH	34.5'	No Change	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		28.8	28.5	25.0 for Usable Open Space 15'x15' min
<u>NO. OF DWELLING UNITS:</u>		1	1	1
<u>NO. OF PARKING SPACES:</u>		2	2	0
<u>NO. OF LOADING AREAS:</u>		0	0	0
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	10.0

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

EXISTING HOUSE IS WOOD FRAME, WINDOW & STAIR WELLS TO BE CONCRETE

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'.

LEGEND	
□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
🌳	TREE
🌳	TREE STUMP
🌿	SHRUBS/FLOWERS
♣	SIGN
○	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	HYDRANT
⊙	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	MANHOLE
X 148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
○	FENCE
~	TREE LINE



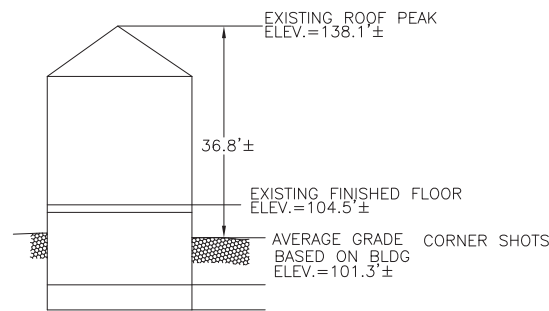
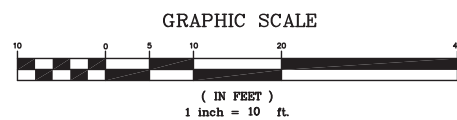
ZONING LEGEND		
ZONING DISTRICT: RESIDENCE A-2		
	REQUIRED	EXISTING
MAX. F.A.R.	0.5	-
MIN. LOT SIZE	6,000 S.F.	4,049.8± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	4,500 S.F.	-
MIN. LOT WIDTH	65'	55.48'
MIN. YARD FRONT	20'	3.3'
SIDE (RIGHT)	15'	16.6'
SIDE (LEFT)	10'	7.2'
REAR	25'	11.3'
MAX. BLDG. HEIGHT	35'	36.8'
MIN. OPEN SPACE	50%	56.3%

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 5/13/2024.
2. DEED REFERENCE: BOOK 13309, PAGE 377
STREET LAYOUT STR-11-29; STR-09-48;
PLAN 143 OF 1982; PLAN 1040 OF 1998; PLAN 1040 OF 2008;
PLAN BOOK 47 PAGE 11
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

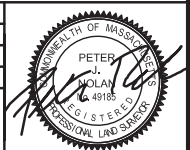
Cambridge FloodViewer 2022

Address: 25 Lancaster St.	
Ground Elevation Min:	63.0 ft-CCB
Ground Elevation Max:	67.4 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% Precip	N/A
Present Day - 10% Precip	N/A
FEMA 500-Year	N/A
FEMA 500-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A
Selected Map-Lot: 176-23	
Selected Address: 25 Lancaster St.	



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.
COPYRIGHT (C) 2023 by PETER NOLAN & ASSOCIATES LLC
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BEVOID IF INVALID AND UNENFORCEABLE.

SCALE	1"=10'
DATE	5/19/2024
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	25 LANCASTER STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	DK
CHKD BY	PJN
APPD BY	PJN
PLOT PLAN OF LAND	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
SHEET NO.	1



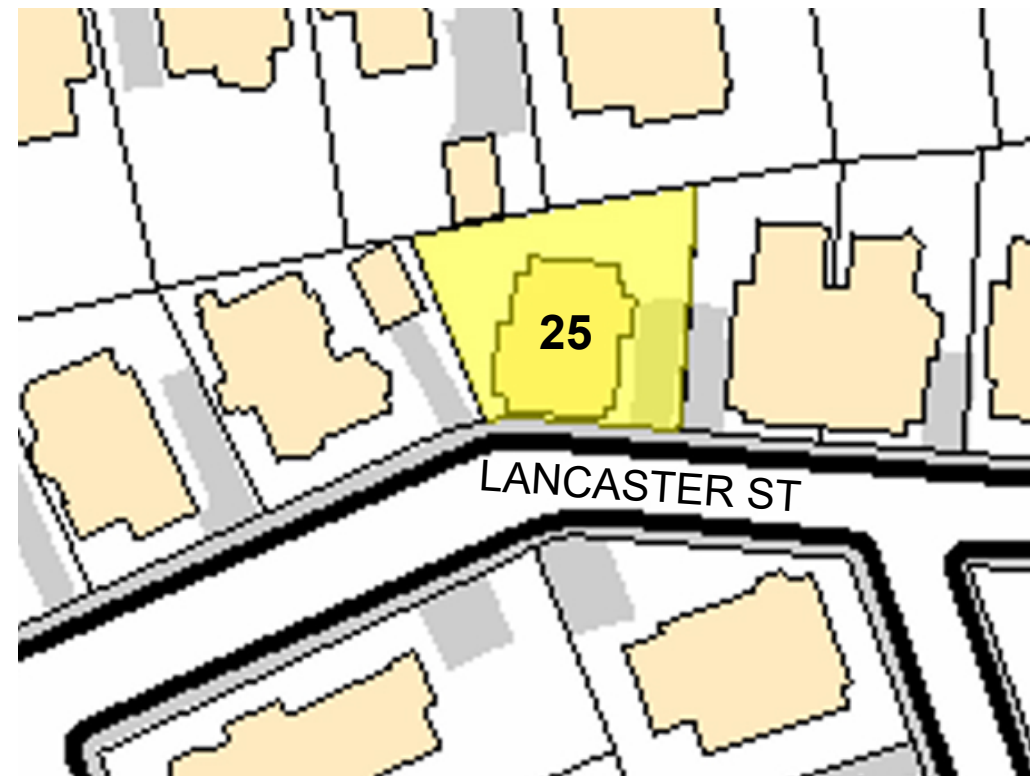


**PROJECT: 25 LANCASTER STREET
SPECIAL PERMIT REQUIRED FOR:**

**WORK ASSOPIATED WITH
BASEMENT CONVERSION**

- **INCREASE EXISTING NON-CONFORMING BUILDING HEIGHT WITH PROPOSED STAIR AND WINDOW WELLS**
- **ENLARGED BASEMENT TRANSOM WINDOWS WITHIN THE REAR SETBACK**

**EXISTING STREET VIEW
FROM LEFT - NO NEW
WORK**



**EXISTING STREET VIEW
FROM RIGHT, LOCATION
OF PROPOSED WINDOW
WELL**

**GCD ARCHITECTS
27 HURLBUT ST
CAMBRIDGE MA 02138
T: 617-412-8450**

11 JUNE 2024

LOCUS MAP



**VIEW OF LEFT SIDE
LOCATION OF PROPOSED STAIRWELL**



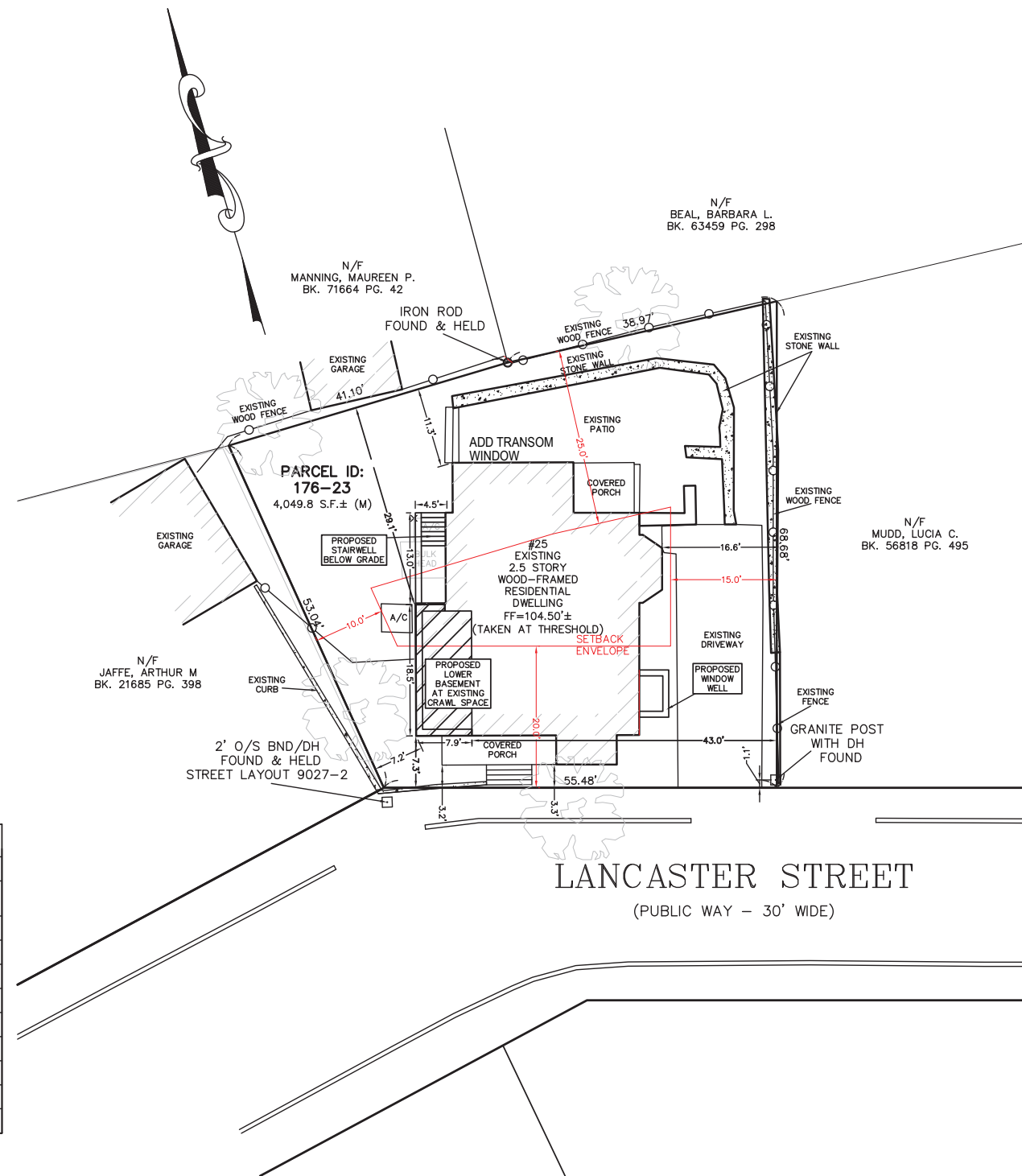
**VIEW OF REAR
LOCATION OF PROPOSED NEW
TRANSOM WINDSOWS IN BASEMENT**

25 LANCASTER EXISTING PHOTOS

**GCD ARCHITECTS
27 HURLBUT ST
CAMBRIDGE MA 02138
T: 617-412-8450**

11 JUNE 2024

LEGEND	
□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
🌳	TREE
🌳	TREE STUMP
🌿	SHRUBS/FLOWERS
♣	SIGN
○	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
▣	CATCH BASIN
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	HYDRANT
⊙	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	MANHOLE
X 48.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
○	FENCE
○	TREE LINE



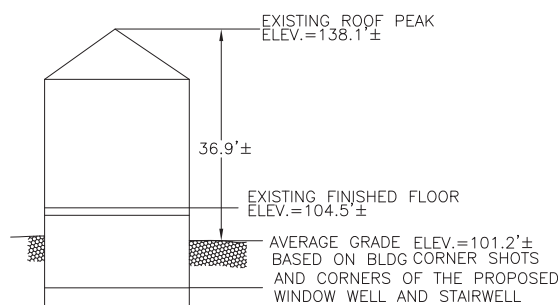
NOTES:

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 5/13/2024.
- DEED REFERENCE: BOOK 13309, PAGE 377
STREET LAYOUT STR-11-29; STR-09-48;
PLAN 143 OF 1982; PLAN 1040 OF 1998; PLAN 1040 OF 2008;
PLAN BOOK 47 PAGE 11
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

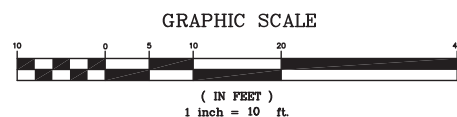
ZONING LEGEND			
ZONING DISTRICT: RESIDENCE A-2			
	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.5	-	-
MIN. LOT SIZE	6,000 S.F.	4,049.8± S.F.	4,049.8± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	4,500 S.F.	-	-
MIN. LOT WIDTH	65'	55.48'	55.48'
MIN. YARD FRONT	20'	3.3'	7.3'
SIDE (RIGHT)	15'	16.6'	43'
SIDE (LEFT)	10'	7.2'	7.2'
REAR	25'	11.3'	29.1'
MAX. BLDG. HEIGHT	35'	36.8'	36.9'

Cambridge FloodViewer 2022

Address: 25 Lancaster St.	
Ground Elevation Min:	63.0 ft-CCB
Ground Elevation Max:	67.4 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% Precip	N/A
Present Day - 10% Precip	N/A
FEMA 500-Year	N/A
FEMA 500-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A
Selected Map-Lot: 176-23	
Selected Address: 25 Lancaster St.	

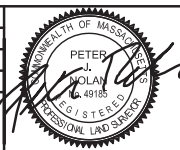


PROPOSED PROFILE
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE DRAWING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.
COPYRIGHT (C) 2024 by PETER NOLAN & ASSOCIATES LLC
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC. ANY REPRODUCTION TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BE PROHIBITED AND UNLAWFUL.

SCALE	1"=10'
DATE	6/5/2024
REV	
DATE	
REVISION	
BY	
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	25 LANCASTER STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	DK
CHKD BY	PJN
APPD BY	PJN
<p>PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com</p>	
SHEET NO.	1



WINDOW #1



EXISTING RIGHT SIDE ELEVATION

WINDOW #2



EXISTING WINDOW DETAIL

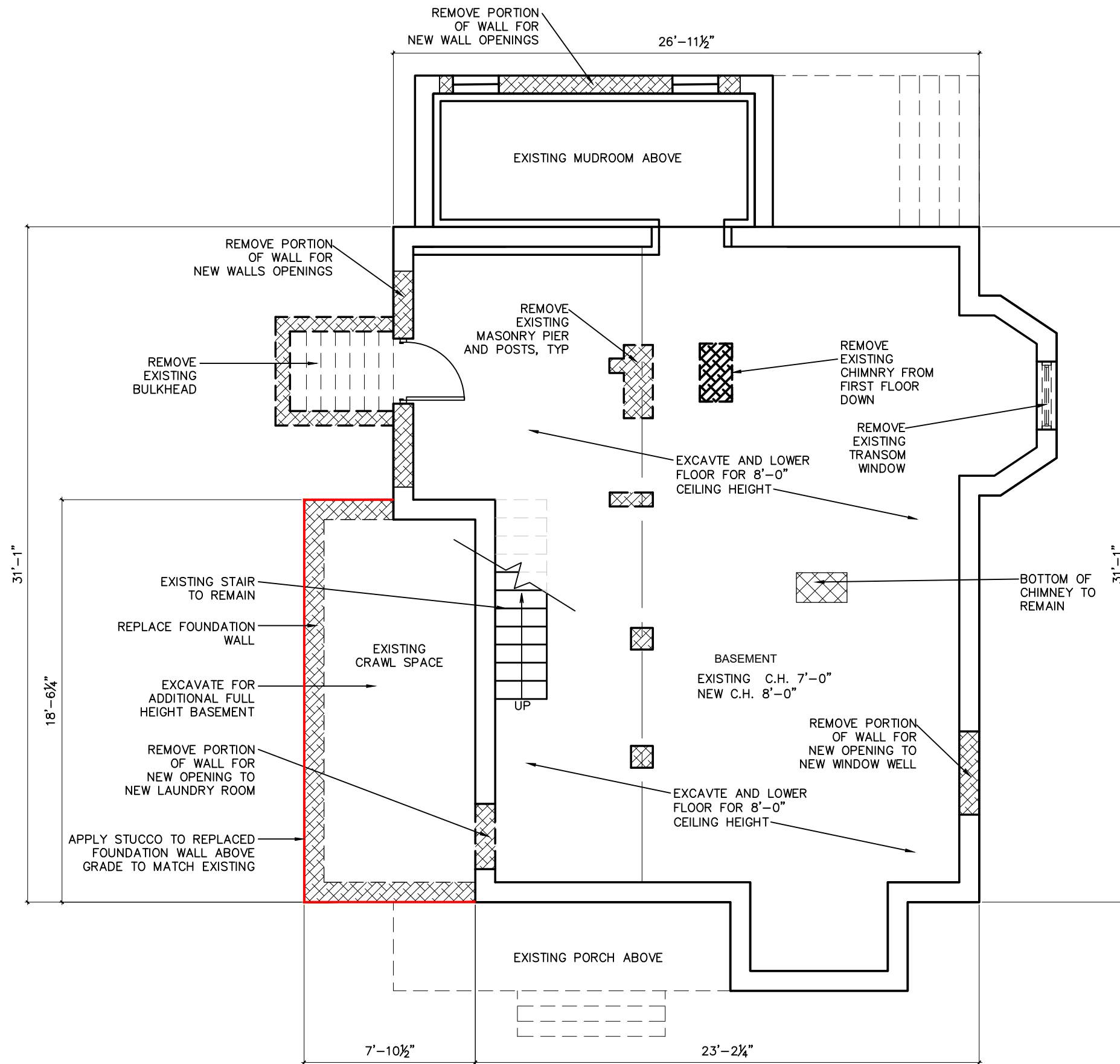
EXISTING WINDOW TRIMS AND SILLS TO BE SAVED AND REUSED, 1" BRICK REVEAL TO BE MAINTAINED



EXISTING WINDOW #1 TO BE ENLARGED AS PART OF NEW WINDOW WELL



EXISTING WINDOW #2 TO BE REPLACED, NO CHANGE TO EXISTING OPENING SIZE



1 EXISTING / DEMO BASEMENT FLOOR PLAN
 1/4" = 1'-0"

PROJECT:
 BASEMENT CONVERSION
 NEW WINDOW WELL
 NEW STAIRWELL
 NEW WINDOWS

25 LANCASTER ST
 Cambridge MA

ARCHITECT:
GCD ARCHITECTS
 27 Hurlbut St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com

**ISSUED FOR
 SPECIAL PERMIT
 & CAMBRIDGE
 HISTORICAL
 COMMISSION**

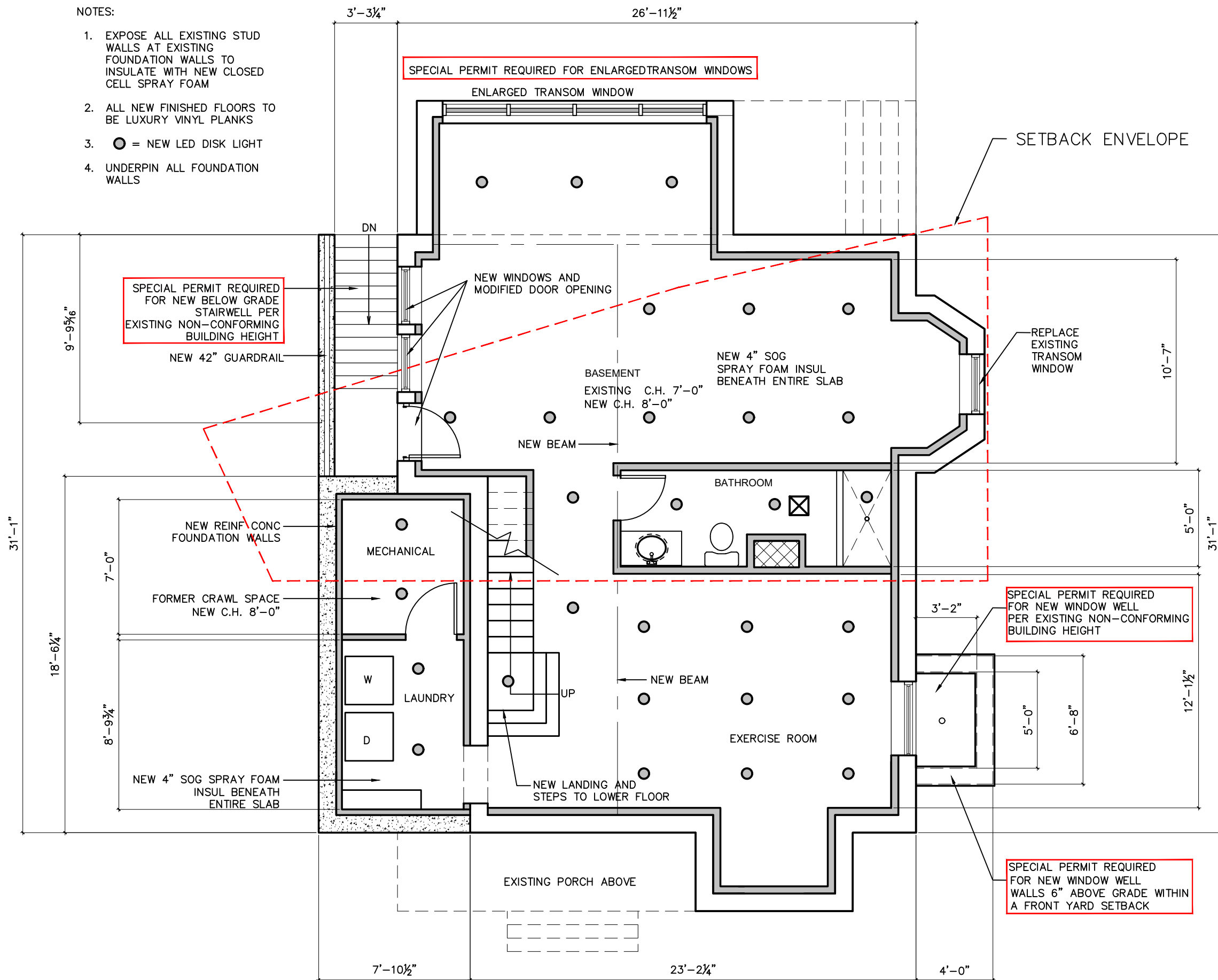
Drawing Title:
**EXISTING
 FLOOR PLANS**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024 **D1.1**

NOTES:

1. EXPOSE ALL EXISTING STUD WALLS AT EXISTING FOUNDATION WALLS TO INSULATE WITH NEW CLOSED CELL SPRAY FOAM
2. ALL NEW FINISHED FLOORS TO BE LUXURY VINYL PLANKS
3. ● = NEW LED DISK LIGHT
4. UNDERPIN ALL FOUNDATION WALLS



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

PROJECT:
BASEMENT CONVERSION
NEW WINDOW WELL
NEW STAIRWELL
NEW WINDOWS

25 LANCASTER ST
Cambridge MA

ARCHITECT:
GCD ARCHITECTS
 27 Hurlbut St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com

ISSUED FOR
SPECIAL PERMIT
& CAMBRIDGE
HISTORICAL
COMMISSION

Drawing Title:
PROPOSED
FLOOR PLANS

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024 **A1.1**



1 FRONT (NORTH) ELEVATION
 1/4" = 1'-0"

PROJECT:
 BASEMENT CONVERSION
 NEW WINDOW WELL
 NEW STAIRWELL
 NEW WINDOWS

25 LANCASTER ST
 Cambridge MA

ARCHITECT:
GCD ARCHITECTS
 27 Hurlbut St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com

**ISSUED FOR
 SPECIAL PERMIT
 & CAMBRIDGE
 HISTORICAL
 COMMISSION**

Drawing Title:
**EXISTING &
 PROPOSED
 FRONT ELEVATION**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024 **A2.0**



1 RIGHT SIDE (EAST) ELEVATION EXISTING
1/4" = 1'-0"

PROJECT:
BASEMENT CONVERSION
NEW WINDOW WELL
NEW STAIRWELL
NEW WINDOWS

25 LANCASTER ST
 Cambridge MA

ARCHITECT:
GCD ARCHITECTS
 27 Hurlbut St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com

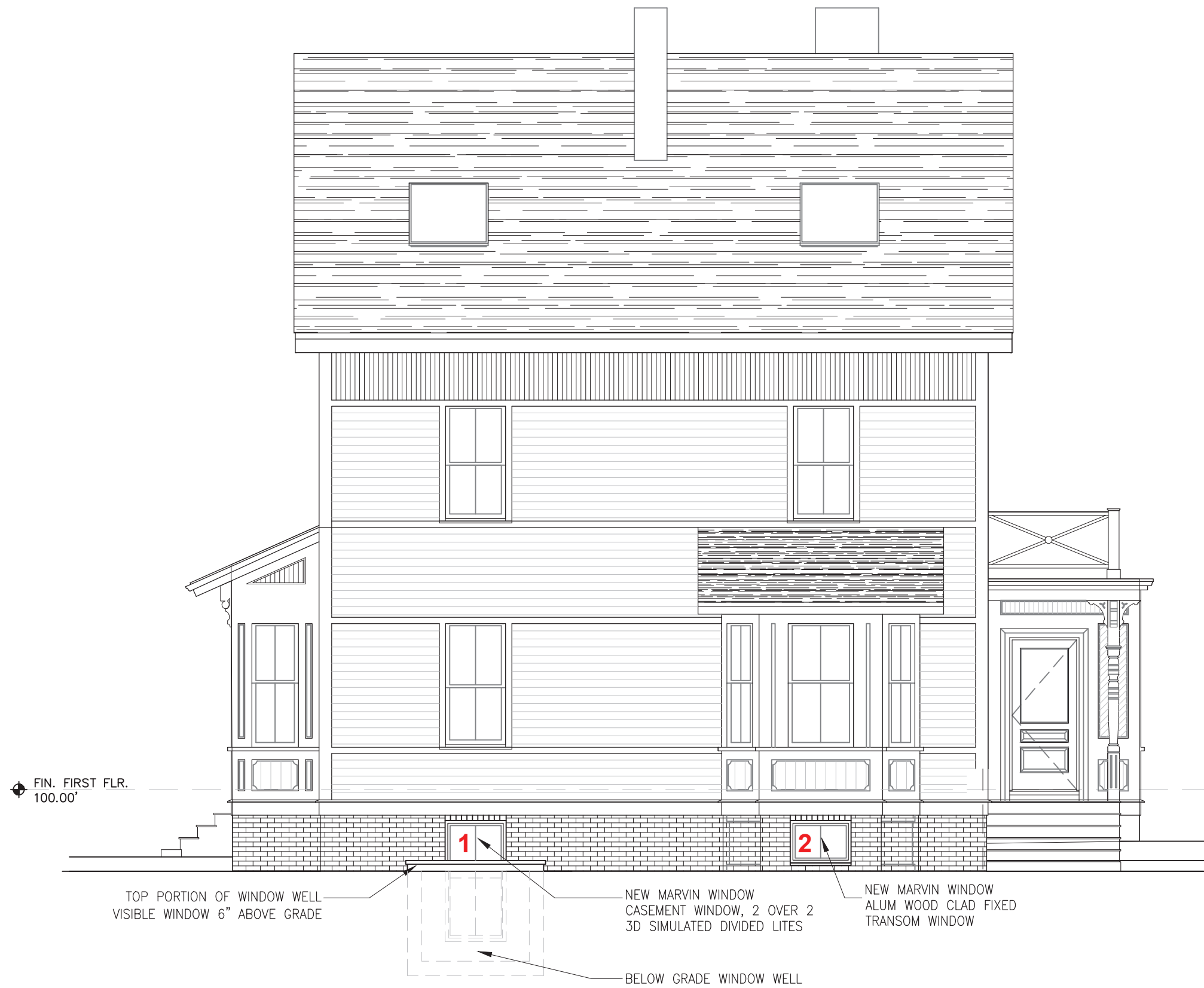
ISSUED FOR
SPECIAL PERMIT
& CAMBRIDGE
HISTORICAL
COMMISSION

Drawing Title:
EXISTING RIGHT
SIDE ELEVATION
PROPOSED WORK AREA

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024

A2.1



1 RIGHT SIDE (EAST) ELEVATION - PROPOSED
1/4" = 1'-0"

PROJECT:
BASEMENT CONVERSION
NEW WINDOW WELL
NEW STAIRWELL
NEW WINDOWS

25 LANCASTER ST
Cambridge MA

ARCHITECT:
GCD ARCHITECTS
27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com

ISSUED FOR
SPECIAL PERMIT
& CAMBRIDGE
HISTORICAL
COMMISSION

Drawing Title:

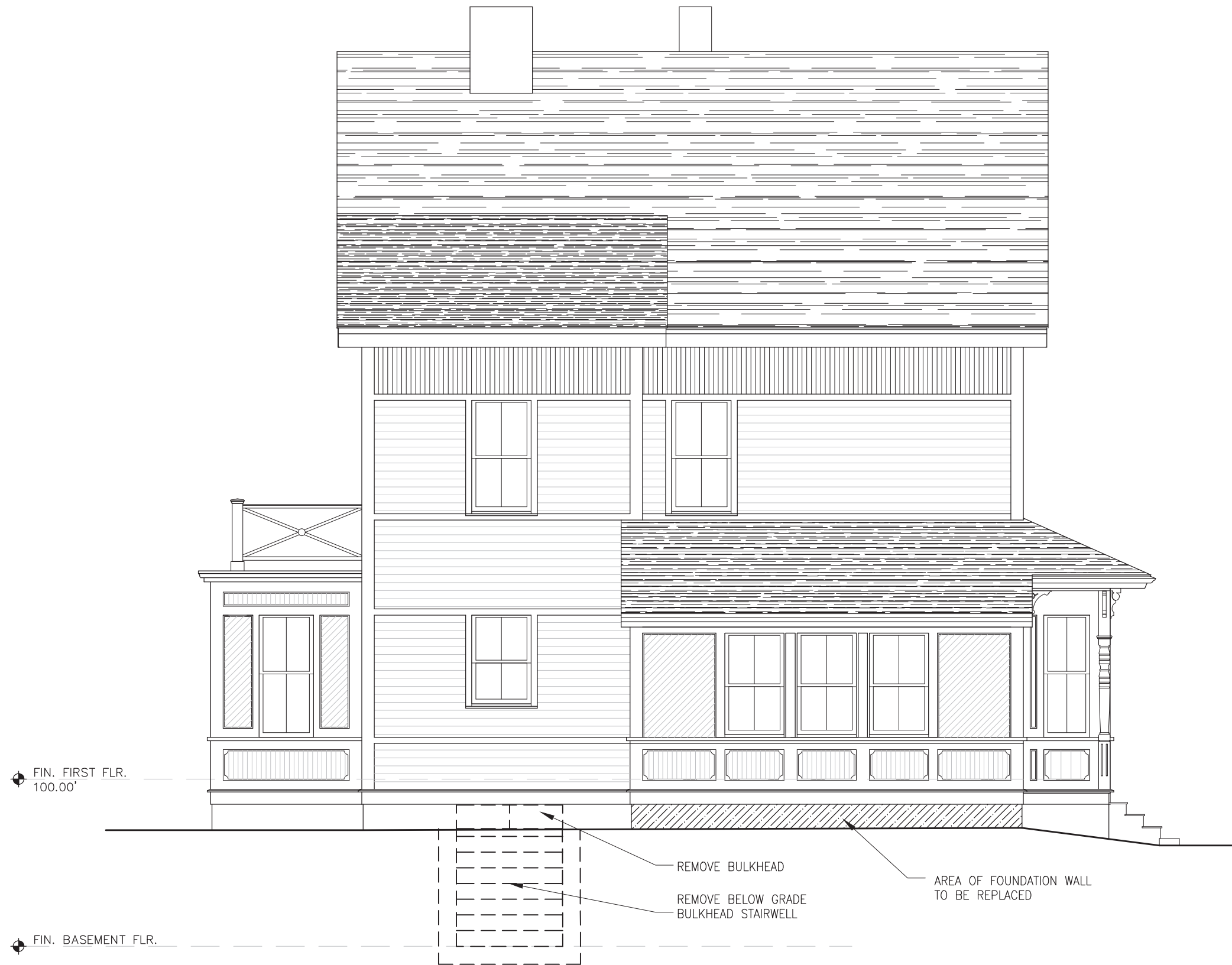
ELEVATION OF PROPOSED
WINDOW WELL AND (2)
BASEMENT WINDOWS

Scale: 3/16" = 1'-0"

Drawing No. :

Date: 30 MAY 2024

A2.2



1 LEFT SIDE (WEST) ELEVATION - EXISTING
 1/4" = 1'-0"

PROJECT:
 BASEMENT CONVERSION
 NEW WINDOW WELL
 NEW STAIRWELL
 NEW WINDOWS

25 LANCASTER ST
 Cambridge MA

ARCHITECT:
GCD ARCHITECTS
 27 Hurlbut St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com

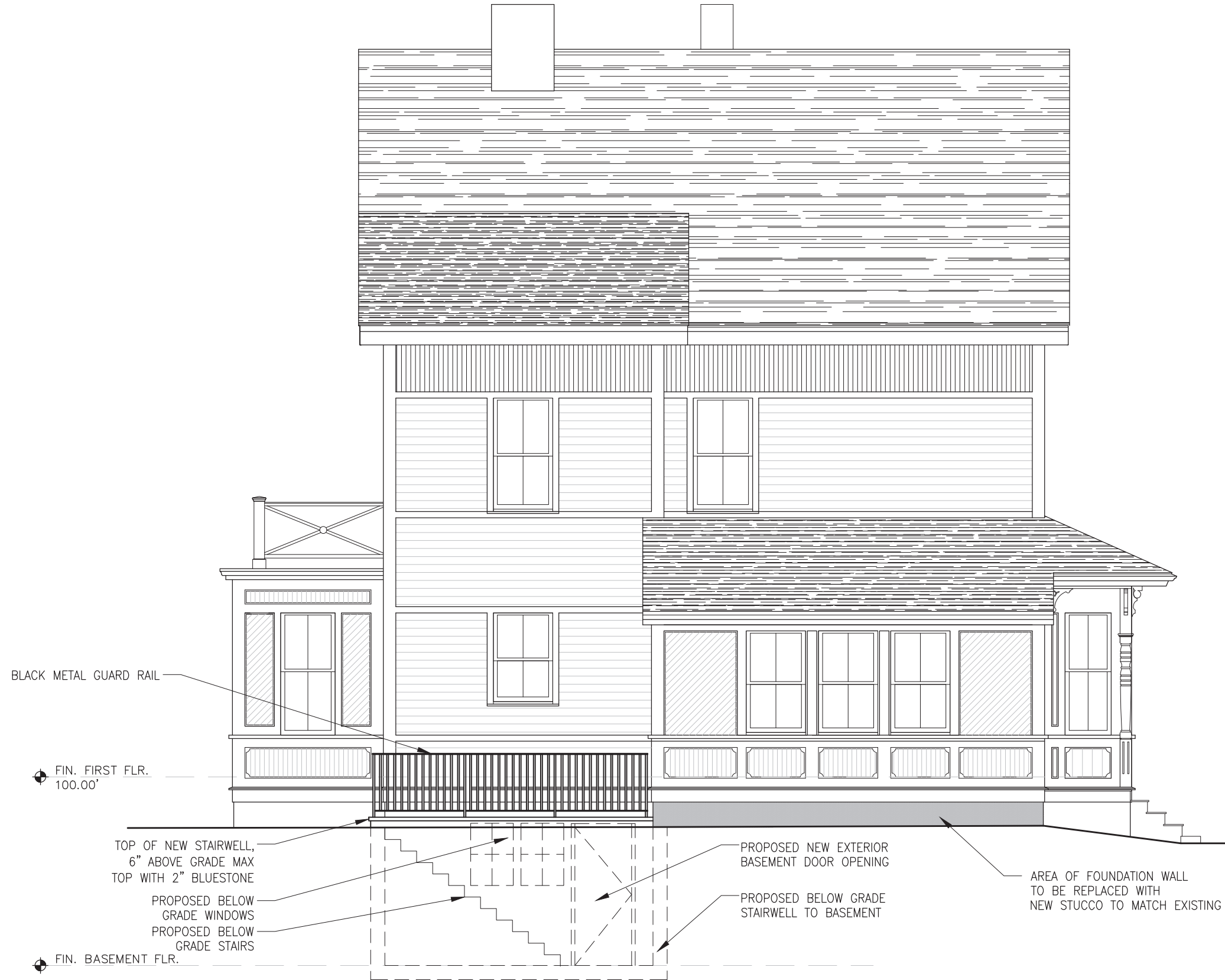
**ISSUED FOR
 SPECIAL PERMIT
 & CAMBRIDGE
 HISTORICAL
 COMMISSION**

Drawing Title:
**EXISTING LEFT
 SIDE ELEVATION**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024

A2.3



BLACK METAL GUARD RAIL

FIN. FIRST FLR.
100.00'

TOP OF NEW STAIRWELL,
6" ABOVE GRADE MAX
TOP WITH 2" BLUESTONE

PROPOSED BELOW
GRADE WINDOWS
PROPOSED BELOW
GRADE STAIRS

FIN. BASEMENT FLR.

PROPOSED NEW EXTERIOR
BASEMENT DOOR OPENING

PROPOSED BELOW GRADE
STAIRWELL TO BASEMENT

AREA OF FOUNDATION WALL
TO BE REPLACED WITH
NEW STUCCO TO MATCH EXISTING

2 LEFT SIDE (WEST) ELEVATION - PROPOSED
1/4" = 1'-0"

PROJECT:
BASEMENT CONVERSION
NEW WINDOW WELL
NEW STAIRWELL
NEW WINDOWS

25 LANCASTER ST
Cambridge MA

ARCHITECT:
GCD ARCHITECTS
 27 Hurlbut St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com

**ISSUED FOR
 SPECIAL PERMIT
 & CAMBRIDGE
 HISTORICAL
 COMMISSION**

Drawing Title:
**PROPOSED LEFT
 SIDE ELEVATION**

Scale: 3/16" = 1'-0" Drawing No. :
A2.4
 Date: 30 MAY 2024



1 REAR (SOUTH) ELEVATION - EXISTING
 1/4" = 1'-0"

PROJECT:
 BASEMENT CONVERSION
 NEW WINDOW WELL
 NEW STAIRWELL
 NEW WINDOWS

25 LANCASTER ST
 Cambridge MA

ARCHITECT:
GCD ARCHITECTS
 27 Hurlbut St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com

ISSUED FOR
 SPECIAL PERMIT
 & CAMBRIDGE
 HISTORICAL
 COMMISSION

Drawing Title:
**EXISTING REAR
 ELEVATION**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024

A2.5



1 REAR (SOUTH) ELEVATION - PROPOSED
 1/4" = 1'-0"

PROJECT:
 BASEMENT CONVERSION
 NEW WINDOW WELL
 NEW STAIRWELL
 NEW WINDOWS

25 LANCASTER ST
 Cambridge MA

ARCHITECT:
GCD ARCHITECTS
 27 Hurlbut St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com

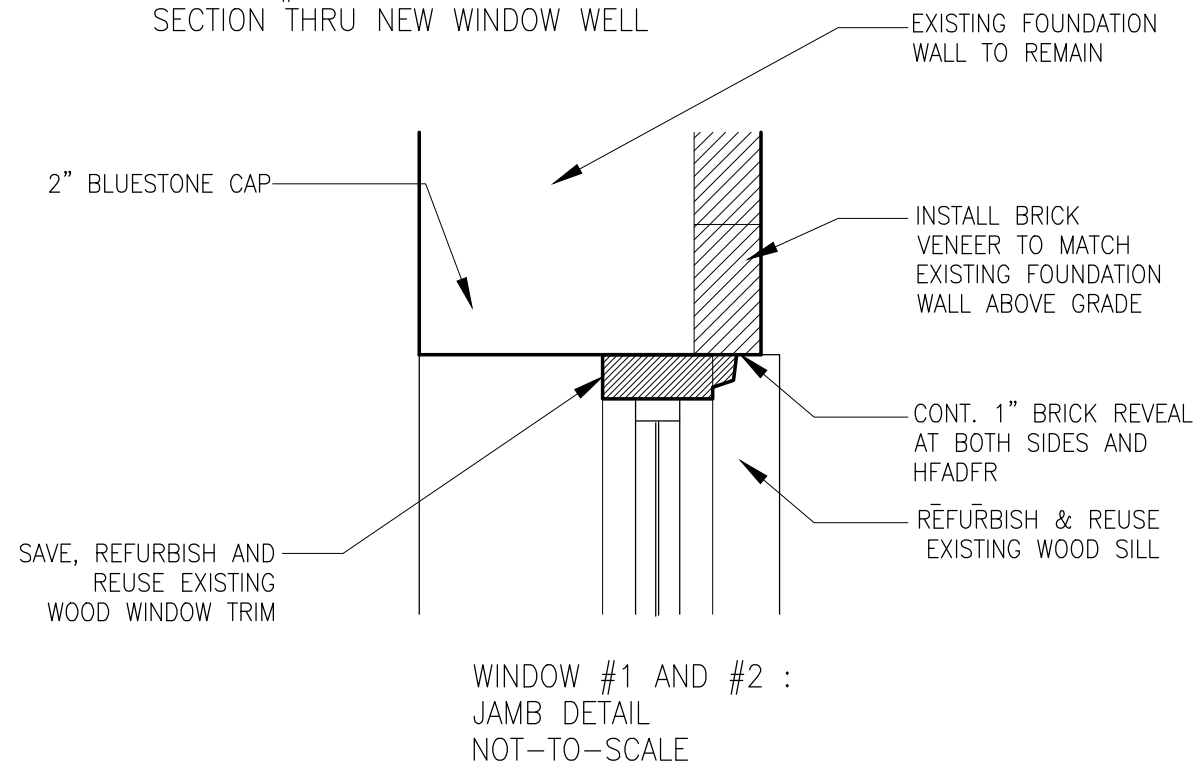
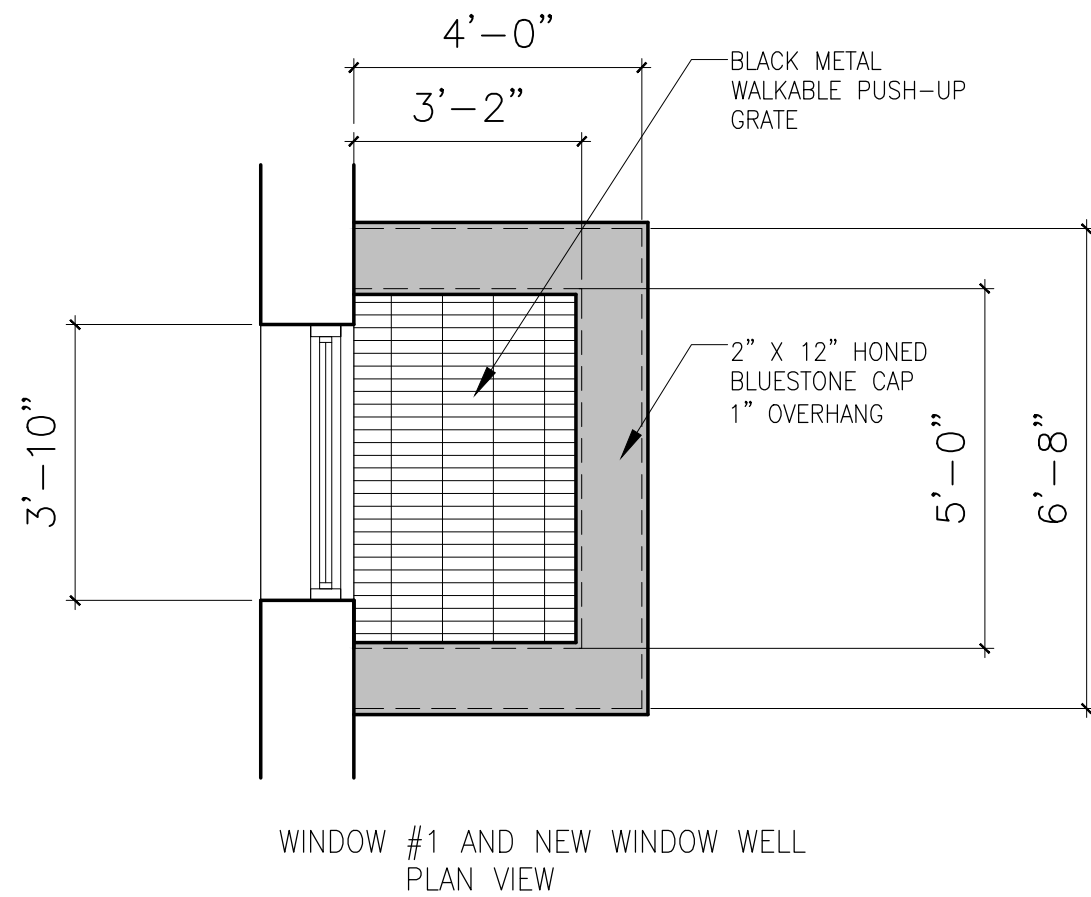
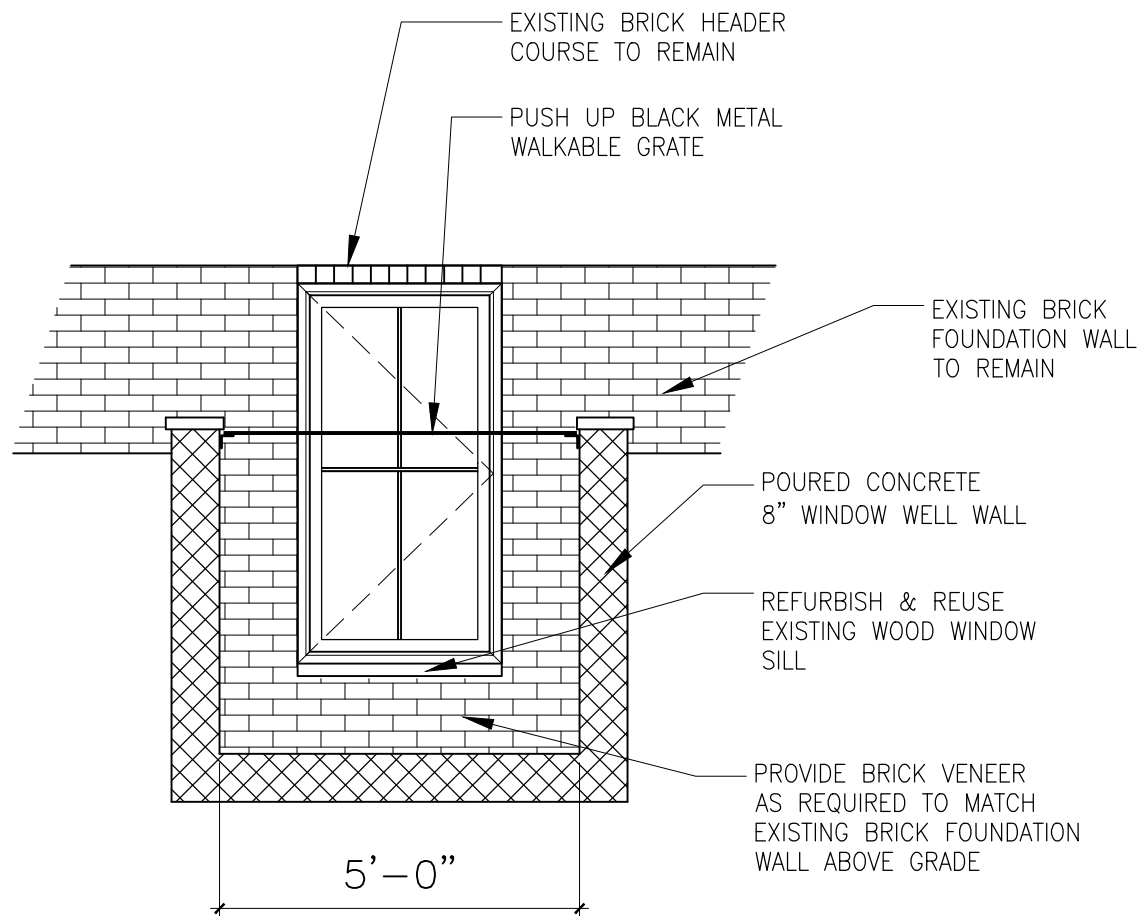
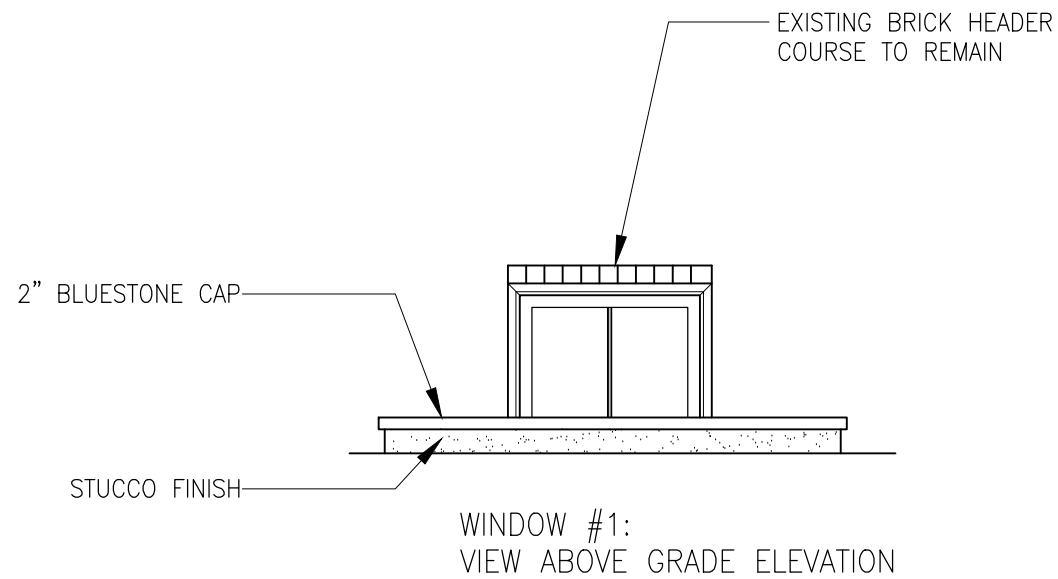
**ISSUED FOR
 SPECIAL PERMIT
 & CAMBRIDGE
 HISTORICAL
 COMMISSION**

Drawing Title:
**PROPOSED REAR
 ELEVATION**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024

A2.6



PROJECT:
BASEMENT CONVERSION
NEW WINDOW WELL
NEW STAIRWELL
NEW WINDOWS

25 LANCASTER ST
Cambridge MA

ARCHITECT:
GCD ARCHITECTS
 27 Hurlbut St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com

ISSUED FOR
SPECIAL PERMIT
& CAMBRIDGE
HISTORICAL
COMMISSION

Drawing Title:

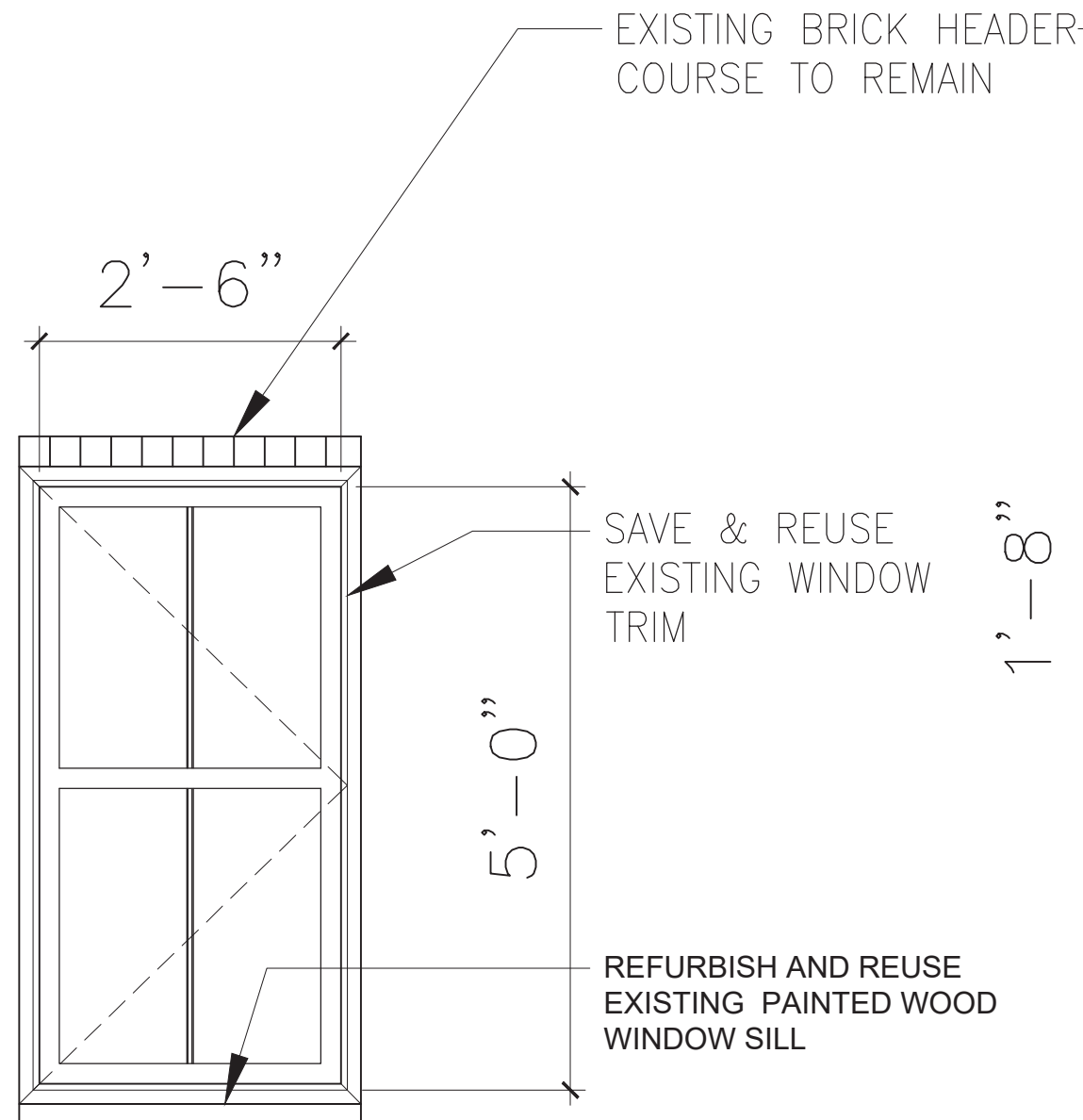
DETAILS

Scale: $\frac{3}{16}$ " = 1'-0"

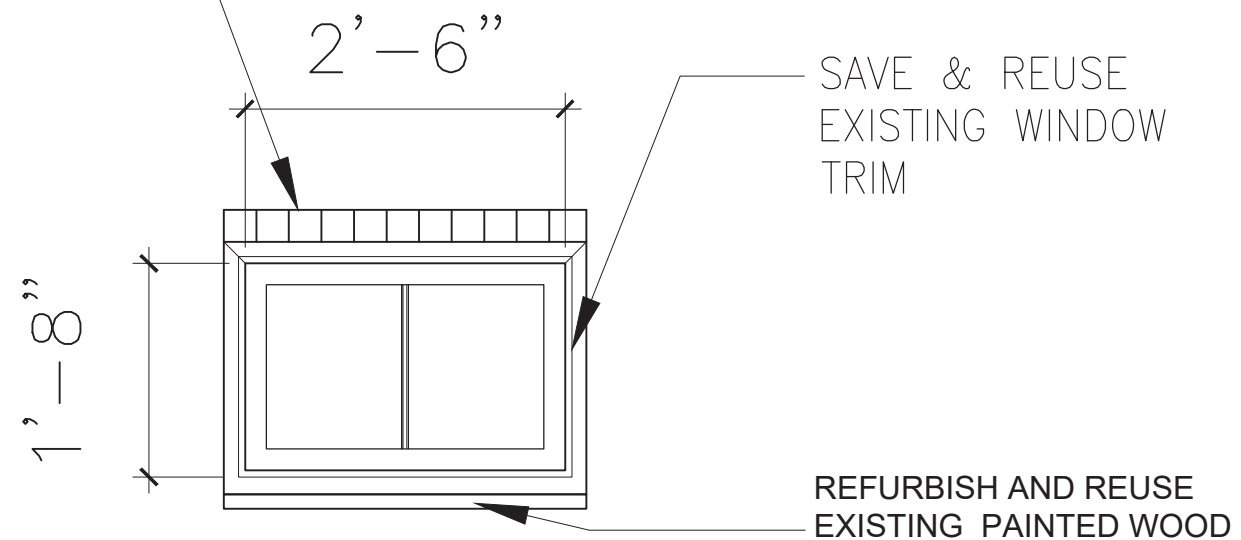
Drawing No. :

Date: 30 MAY 2024

A3.1



WINDOW #1:
 EXISTING R.O. TO REMAIN
 USE MARVIN ULTIMATE CASEMENT
 3D SIMULATED 2 OVER 2 DIVIDED LIGHTS
 OG PROFILE



WINDOW #2:
 EXISTING R.O. TO REMAIN
 USE MARVIN ULTIMATE AWNING
 SIMULATED 3D VERTICAL MUNTIN
 OG PROFILE

PROJECT:
 BASEMENT CONVERSION
 NEW WINDOW WELL
 NEW STAIRWELL
 NEW WINDOWS

25 LANCASTER ST
 Cambridge MA

ARCHITECT:
GCD ARCHITECTS
 27 Hurlbut St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com

**ISSUED FOR
 SPECIAL PERMIT
 & CAMBRIDGE
 HISTORICAL
 COMMISSION**

Drawing Title:

**NEW WINDOW
 TYPES**

Scale: $\frac{3}{16}'' = 1'-0''$

Drawing No. :

Date: 30 MAY 2024

A3.2



Avon Hill Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 histncds@cambridgema.gov
<http://www.cambridgema.gov/historic/districtshistoricproperties/avonhillncd>

Constantin von Wentzel, *Chair*; Mark Golberg, *Vice Chair*
McKelden Smith, Freweyni Gebrehiwet, Heli Meltsner, *Members*
Levin Campbell, Theresa Hamacher, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **25 Lancaster Street**

OWNER: **Elizabeth Keohane Stott**
25 Lancaster Street
Cambridge, MA 02140

The Avon Hill Neighborhood Conservation District (NCD) Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the alterations described below are not incongruous to the historic aspects or architectural character of the building or district:

Alter fenestration at right side basement level and add window well.

The Commission found that the proposed alterations were well thought out and do not negatively impact the historic character of the neighborhood.

Work is to be carried out as indicated in plans by GCD Architects, Cambridge MA, titled "Project: Basement Conversion, 25 Lancaster Street" dated May 30, 2024.

The plans referenced above are incorporated into this certificate, which is binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: **AH-855**

Date of Certificate: **June 24, 2024**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Avon Hill Neighborhood Conservation District Commission on June 25, 2024.

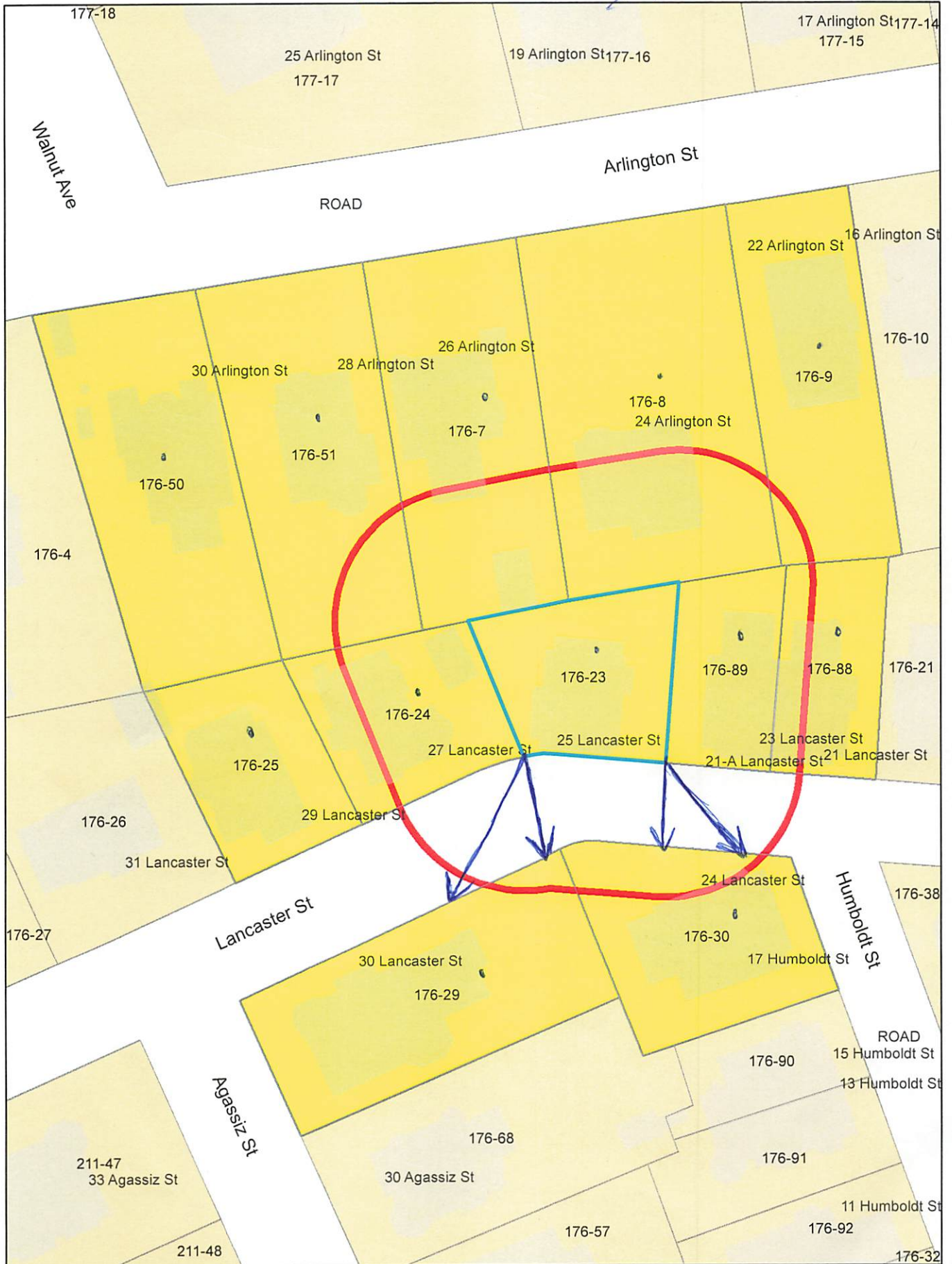
By Constantin von Wentzel /aac, Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed_____. Appeal has been filed_____.

Date_____ , City Clerk.

25 Lancaster St.



25 Lancaster St. - Petitioner
GCD ARCHITECTS
ADAM GLASSMAN, R.A.
17 BROWN STREET #2
CAMBRIDGE, MA 02138

176-25
NOWLIN, WILLIAM G. JR.
29 LANCASTER ST
CAMBRIDGE, MA 02140-2837

176-24
JAFFE, ARTHUR M.
27 LANCASTER ST
CAMBRIDGE, MA 02140-2837

176-29
MATTOX, THOMAS H.
30-32 LANCASTER ST
CAMBRIDGE, MA 02138

176-30
COOPER, CHRISTOPHER &
ROSHANAK GHAZINOURI
17 HUMBOLT ST.
CAMBRIDGE, MA 02140

176-23
STOTT MARK ELIZABETH STOTT
25 LANCASTER ST
CAMBRIDGE, MA 02140

176-88
NOAM, GIL G
21 LANCASTER ST UNIT B
CAMBRIDGE, MA 02140

176-9
MILLER, PETER JOHN,
TR. ARLINGTON ST TWENTY TWO TRUST
22 ARLINGTON ST
CAMBRIDGE, MA 02140

176-89
MUDD, LUCIA C.
23 LANCASTER ST
CAMBRIDGE, MA 02140

176-8
BEAL, BARBARA L.
24 ARLINGTON ST
CAMBRIDGE, MA 02140

176-50
HUANG, JEFFREY S. &
ERIN POWERS BRENNAN
30 ARLINGTON ST
CAMBRIDGE, MA 02140

176-7
WALSH, MICHAEL A. SUSAN L. COLLINS TRS
26 ARLINGTON ST
CAMBRIDGE, MA 02140

176-88
MUENCH, RACHEL ELIZABETH NICHOLAS
CHARLES GUENARD
21 LANCASTER ST - UNIT A
CAMBRIDGE, MA 02140

176-51
BASSETT, INGRID V. & ROBERT T. MORRIS
28 ARLINGTON ST
CAMBRIDGE, MA 02140

Support for Stott project

Inbox



Elizabeth McQuillan 12:40 PM



to me, Liz ▾

Dear Liz and Mark,

As your neighbors at 37 Lancaster St, John and I support your petition to the BZA. The change of an existing lower level window to a window well, and bulkhead to basement stairwell, appear well within reason. Good luck with the project.

Best,
Elizabeth McQuillan



Thomas Mattox 5:15 PM



to me, lizkstott, Mom ▾

Greetings...Below please find a brief statement of support for Liz's special permit application; please let us know if there is anything else we can do to be helpful in the process.

Thanks.

To: Cambridge Board of Zoning Appeal
From: Tom Mattox and Jackie Spencer
Date: September 1, 2024
Subject: BZA Meeting September 5, 2024, Case # 279906, 25 Lancaster Street

We are writing to convey our full support for the work proposed by Elizabeth Stott at 25 Lancaster Street.

Our primary residence for 17 years has been 30 Lancaster Street. The Stott's are terrific neighbors in terms of their community engagement, and we have appreciated their focus on maintaining their property in ways that clearly reflect their understanding of the neighborhood's historical significance and pride in the presentation of their home consistent with, if not exceeding community standards.

Thank you for considering their permit application and our statement of support.

Tom Mattox and Jackie Spencer



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Adam Grossman Date: 8/13/24
(Print)

Address: 25 Lancaster St.

Case No. BZA-273725

Hearing Date: 9/5/24

Thank you,
Bza Members