

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 AUG 17 AM 11:51

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 138678

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Owner: Porter Square, LLC. Applicant: Now Ventures Scoop Shops, LLC dba Ben & Jerry's Porter Square C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 36 White St., Cambridge, MA

TYPE OF OCCUPANCY: fast order food

ZONING DISTRICT: Business C Zone/Massachusetts Avenue Overlay District

REASON FOR PETITION:

/Change in Use/Occupancy/

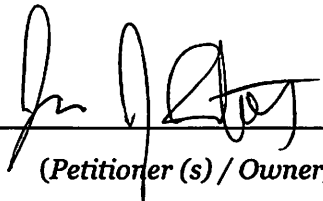
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks a Special Permit to operate a fast order food establishment selling ice cream in a location previously issued a Special Permit to operate a fast order food use selling ice cream in 2005.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.35.0 (Fast Order Food Establishment).
- Article: 11.000 Section: 11.30 (Fast Order Food Establishment).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

Address:

Tel. No. 617.492.4100
 E-Mail Address: jrafferty@adamsrafferty.com

8/16/2021

Date: 8/16/21

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 Porter Square LLC
c/o Gravestars, Inc. (OWNER)

Address: 160 Second Street, Cambridge, MA 02142
Massachusetts Avenue, Danvers Street,

State that I/We own the property located at Elm Street & White Street (Porter Square
which is the subject of this zoning application. Shipping Center)

The record title of this property is in the name of Porter Square LLC

*Pursuant to a deed of duly recorded in the date 4/3/2017, Middlesex South
County Registry of Deeds at Book 69095, Page 395; or
~~Middlesex Registry District of Land Court, Certificate No. _____~~

Book _____ Page _____
PORTER SQUARE LLC
By: Gravestars, Inc., Manager
By: Katharine E. Bachman
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

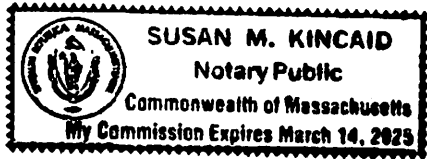
Katharine E. Bachman, Pres. Lent
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

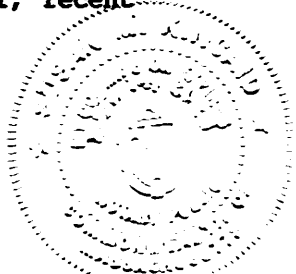
The above-name Katharine E. Bachman personally appeared before me,
this 8th of June, 2021, and made oath that the above statement is true.

Susan M. Kincaid Notary

My commission expires March 14, 2025 (Notary Seal).



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



NOTARIAL PUBLIC STATE OF MASSACHUSETTS

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person presenting the same for recording.

Given under my hand and seal of office at the City of Boston, this _____ day of _____, 200__.

Notary Public in and for the State of Massachusetts

My Commission Expires _____

My Office is located at _____

My Office Hours are _____

My Office Telephone Number is _____

My Office Fax Number is _____

My Office E-mail Address is _____

My Office Website is _____

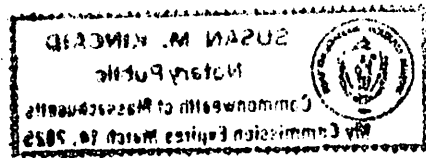
My Office Mailing Address is _____

My Office City, State and Zip Code is _____

My Office County is _____

My Office District is _____

My Office Precinct is _____



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 36 White 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 use of the premises as a fast order food use selling primarily ice cream meets all of the criteria of Article 11.31 in that it will attract walk-in patrons.

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:

This section of Porter Square contains a wide range of retail and restaurant uses and the proposed use will not change existing traffic patterns.

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 surrounding uses will not be adversely affected by the continued operation of an ice cream shop at this location.

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 petitioner will operate its premises in complete compliance with all health, safety and sanitary code requirements.

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:

Allowing the continued sale of ice cream at this location will not impair the integrity of the the Business C or Massachusetts Avenue Overlay Districts.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Owner: Porter Square, LLC. Applicant: Now Ventures Scoop Shops, LLC dba Ben & Jerry's Porter Square

Present Use/Occupancy: fast order food

Location: 907 Massachusetts Avenue

Zone: Business C Zone/Massachusetts Avenue Overlay District

Phone: 617.492.4100

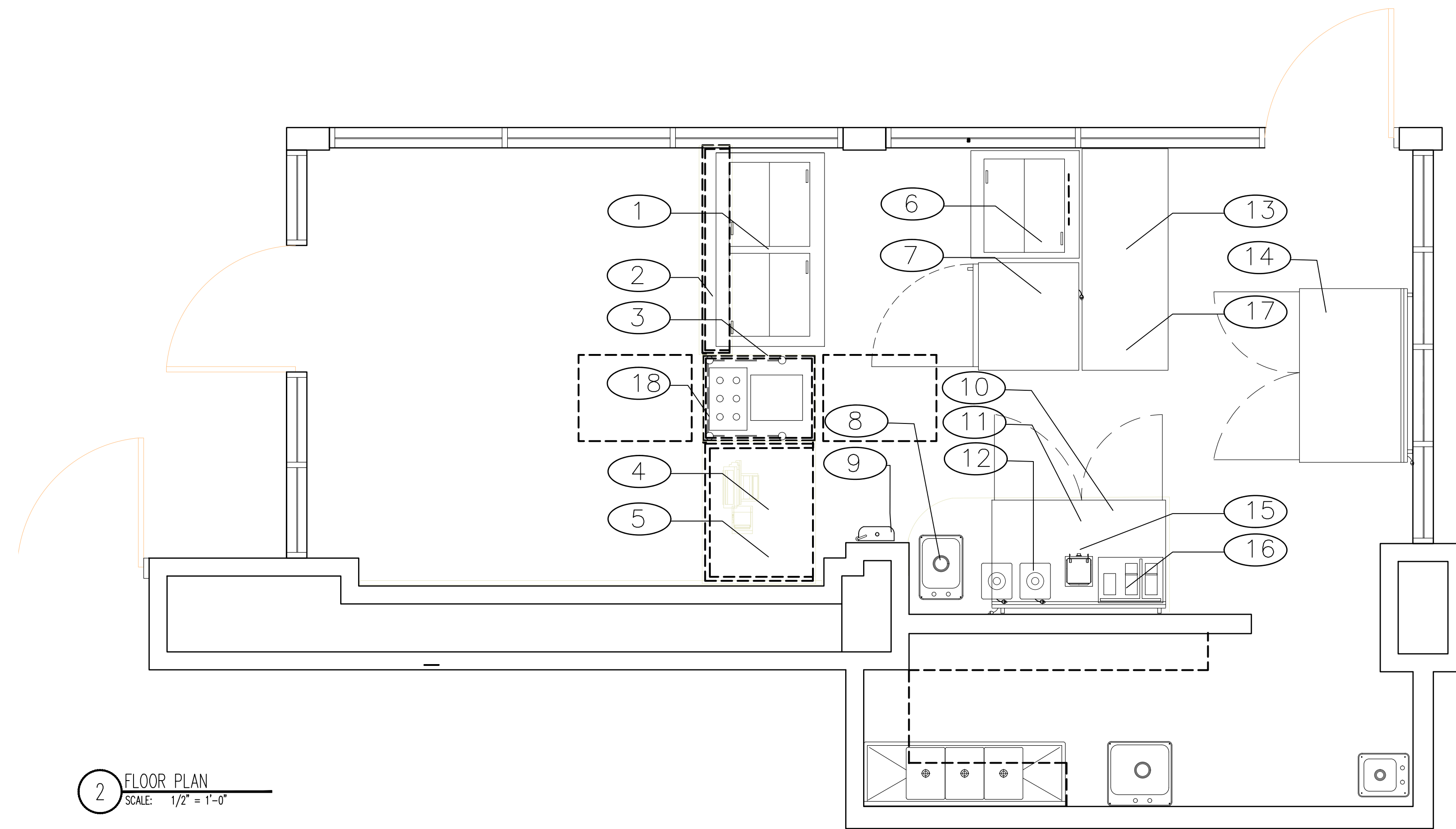
Requested Use/Occupancy: fast order food

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	180,746 sf	no change	282,931 sf	(max.)
<u>LOT AREA:</u>	226,345	no change	none	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.79	no change	1.25	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	no change	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	varies	no change	none	
DEPTH	varies	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	0	no change	0	
REAR	0	no change	20	
LEFT SIDE	0	no change	0	
RIGHT SIDE	0	no change	0	
<u>SIZE OF BUILDING:</u>				
HEIGHT	varies	no change	55'	
WIDTH	varies	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	no change	none	
<u>NO. OF DWELLING UNITS:</u>	0	no change	N/A	
<u>NO. OF PARKING SPACES:</u>	N/A	no change	0	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	no change	N/A	

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.

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'.

Ben & Jerry's
35 White Street
Porter Square
Cambridge, MA



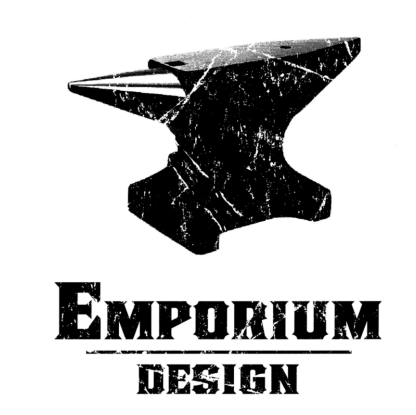
2 FLOOR PLAN
 SCALE: 1/2" = 1'-0"

*GC to verify all spec sheets and dimensions for proper fit

EQUIPMENT SCHEDULE

Item #	Qty	Equipment Category	Manufacturer	Model Number
1	1	Ice Cream Dipping Cabinet	NELSON	BD-8
2	1	Millwork Serving Counter	G.C.	
3	1	Millwork Mobile Cone Display	G.C.	
4	1	Millwork Serving Counter	G.C.	
5	1	POS System		NIKEC - By Owner
6	1	Ice Cream Dipping Cabinet	NELSON	BD-4
7	1	Freezer, Full ht.	Minus Forty	22-USGF
8	1	Hand Sink		
9	1	Ice Cream Dipperwell	NEMCO	7-7316-13
10	1	Millwork Work Counter	G.C.	
11	1	Refrigerator, Undercounter	True	TUC-48
12	2	Blender, Beverage/Food	Vita-Mix	36019
13	1	Freezer, Full Ht.		-
14	1	Stainless Work Table		
15	1	Warmer, Fudge & Syrup	Server Products	92000
16	3	Toppings Container	EZ Topper	-
17	2	Waffle Baker, Electric	Cobatco	BWB-1S
18	1	Breath Guard	G.C.	

DESIGN ARCHITECT	Emporium Design, LLC Robert A. Stansell III, AIA Commonwealth of Massachusetts Registered Architect Lic. #951897	CLIENT	Stephen Marcus Ben & Jerry's 35 White Street Cambridge, MA
DESIGNER	Nichole Carroll Carroll Design Studio 857-205-3177 n@cds-design.com	CONSTRUCTION MANAGER	
MEP ENGINEER	BLW Engineers, Inc. 311 Great Road Post Office Box 1551 Littleton, MA 01460 978-428-0067	CURTAIN WALL CONSULTANT	
LIGHTING DESIGNER		LANDSCAPE ARCHITECT	



EQUIPMENT PLAN

A-102.00

PROJECT SCALE: 1/2" = 1'-0"
 DATE: 04/21/21
 Emporium Design, LLC
 54 West 39th Street, Floor 16
 New York, New York 10018

© 2019 EMPORIUM DESIGN, LLC



PORTER
SQUARE

HEALTHWORKS
FITNESS CENTERS FOR WOMEN

CVS/pharmacy

24
HOURS

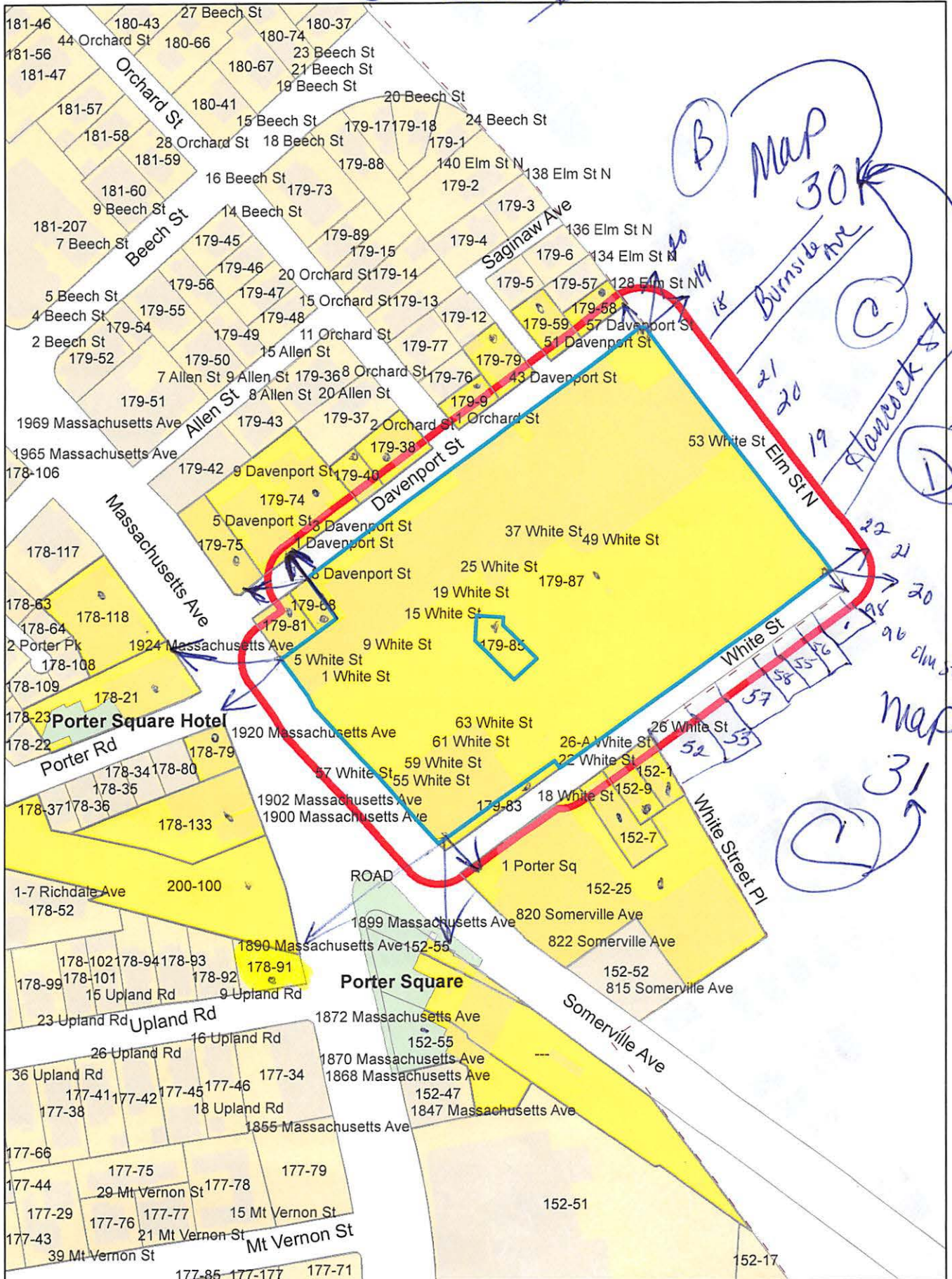
Snack & Boils
ICE CREAM • YOGURT • SMOOTHIES

MID-CENT GALLERY

SON OF THE AVE

10000

36 White St.



B

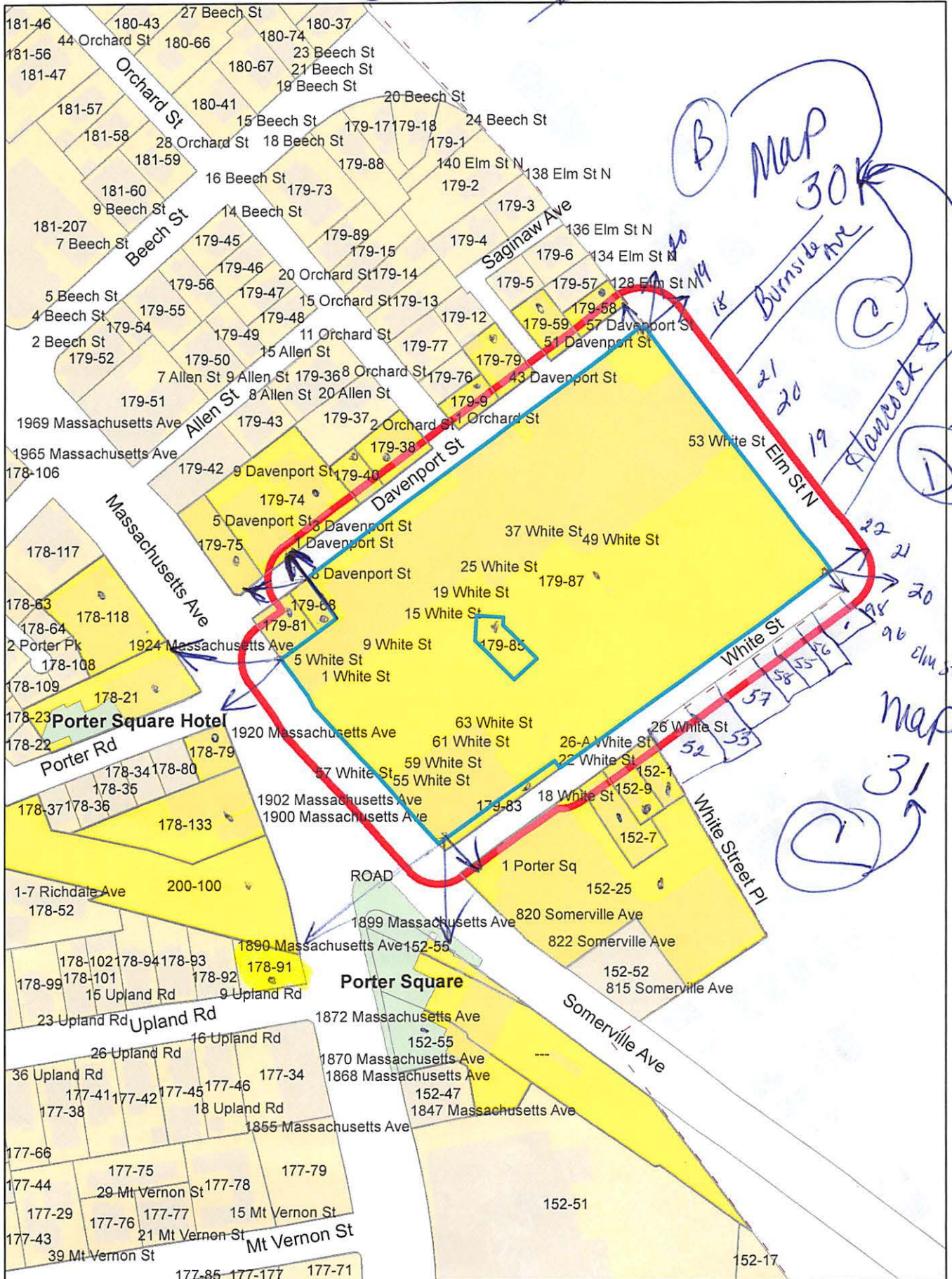
MAP 30

Burnside Ave

C

D

MAP 31



36 White St.

Petitioner

152-25
CPUS PORTER SQUARE, LP
C/O STRATEGIC PROPERTY TAX ADVISORS
PO BOX 638
ADDISON, TX 75001

152-9
LEE, BEVERLY S. A LIFE ESTATE
22 WHITE ST
CAMBRIDGE, MA 02140

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02138

178-79
TOADMAN, LLC
1920 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

178-118
CAMBRIDGE MASONIC HALL ASSOCIATION
1950 MASS AVE
CAMBRIDGE, MA 02140

179-38
BRUADAIR, LLC,
1 JEFFERSON ST.
MARBLEHEAD, MA 01945

179-74
GREGORY, STEVEN, MARY KATHRYN BRATUN &
CITY OF CAMBRIDGE TAX TITLE
141 FEDERAL STREET
SALEM, MA 01970

179-74
KULSHRESTHA, ANKIT
15 DAVENPORT ST., #8/1
CAMBRIDGE, MA 02140

179-74
JEFFERSON, MARILYN W. &
PHILIP O. JEFFERSON, TRS
1-15 DAVENPORT ST., #9/1
CAMBRIDGE, MA 02140

178-91
LEE, BYUNG C.,
TR OF 1876 MASSACHUSETTS AVENUE TRUST
13 COLBY ST
BELMONT, MA 02478

179-59
LEVY, SARA L. & ROBERT PADILLA
51 DAVENPORT ST., UNIT# 1
CAMBRIDGE, MA 02140

179-74
LIN, LENNOX
1-15 DAVENPORT ST UNIT 6
CAMBRIDGE, MA 02140

179-74
KUO, BOBBY F
179 LARCH RD, APT #2
CAMBRIDGE, MA 02138

179-75
BOYER, BURTON
TRUSTEE OF LISA II REALTY TRUST
P.O. BOX 67398
CHESTNUT HILL, MA 02467

179-83-85 / 152-55 / 200-100
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

179-87
PORTER SQUARE LLC
C/O GRAVESTAR, INC.
160 SECOND ST
CAMBRIDGE, MA 02142

179-40
SCHUTZBERG, DANIEL J. & FREDERIQUE
SCHUTZBERG
19 DAVENPORT STREET
CAMBRIDGE, MA 02140

179-59
MAO, MENG & MUSLIMAH HABEL
51 DAVENPORT ST., #2
CAMBRIDGE, MA 02140

179-68
8 DAVENPORT LLC.
195 LEXINGTON AVE
CAMBRIDGE, MA 02138

179-74
PORTER, JOHN MIKAEL & ADIA ALEXANDRA
PORTER
1 DAVENPORT ST UNIT #5
CAMBRIDGE, MA 02140

179-74
DAVENPORT STREET LLC
75 RIVER STREET
CAMBRIDGE, MA 02139

179-9
MIN, YU
1502, LEVEL
15 INTERNATIONAL COMMERCE - CENTER, 1
AUSTIN ROAD WEST, -

179-74
MORSE, STEPHEN P. STEPHEN P. MORSE
DECLARATION OF TRUST
1 DAVENPORT ST UNIT 11
CAMBRIDGE, MA 02140

179-74
SENGUPTA RITA SENGUPTA HIRAK ET AL
3 DAVENPORT ST #3
CAMBRIDGE, MA 02140

179-74
REESE, REGINALD P., JR. &
MARIE T. MURPHY REESE
1-15 DAVENPORT ST UNIT 12
CAMBRIDGE, MA 02140

179-79
HALE, HERBERT
72 RIVER RD.
MERRIMAC, MA 01860

179-81
1925 MASS AVE, LLC.
C/O ERIC HOAGLAND
195 LEXINGTON AVE.
CAMBRIDGE, MA 02138

178-21
PORTER SQUARE HOTEL, LLC
1924 MASS AVE
CAMBRIDGE, MA 02140

178-133
PKH PROPERTIES, LLC
P.O. BOX 621 BROOKLINE
BROOKLINE, MA 02446

179-58
KELLY, BRIAN F. & MARY A KELLY
128 ELM STREET NORTH
CAMBRIDGE, MA 02140

36 White St.

179-74
GREGORY, STEVEN K. , MARY KATHRYN BRATUN
& CITY OF CAMBRIDGE TAX TITLE
141 FEDERAL STREET
SALEM, MA 01970

179-74
HUANG, HON-REN & YU-HSIN CHIU
15 GOFFE ROAD
LEXINGTON, MA 02421

179-74
LEE, CHOONG I. & BYUNG SOOK LEE KIM
1 DAVENPORT ST UNIT 10
CAMBRIDGE, MA 02140

152-1
SILVA REALTY 7 LLC
206 HOLLAND ST
SOMERVILLE, MA 02114

152-7
HUANG, HONGXIU
54 KENDALL STREET
QUINCY, MA 02171

152-7
CHINSEE, ROSELYN
18 WHITE ST., #6
CAMBRIDGE, MA 02140

152-7
LEBOW, WILLIAM & LAURA LEBOW
18 WHITE ST., #5
CAMBRIDGE, MA 02140

152-7
HSU, YA-CHIEH
30 CAMBRIDGE PARK DR., UNIT 6108
CAMBRIDGE, MA 02140

152-7
WANG, YIQUN
18 WHITE ST., #1
CAMBRIDGE, MA 02140

152-7
HON, YEE MAN
18 WHITE ST., #7
CAMBRIDGE, MA 02140

152-7
XIE, QIQI
65 PALMER STREET
ARLINGTON, MA 02474

152-7
HUO, YUEZHOU
18 WHITE ST., UNIT #3
CAMBRIDGE, MA 02140

31-C-52
GARY F. SHEA & TERESA A. GROVE
32 WHITE STREET
SOMERVILLE, MA 02144

31-C-53
SHEA RUSSELL W & GARY F. TRUSTEES
PJ REALTY TRUST
40 WHITE STREET
SOMERVILLE, MA 02144

31-C-57
EDWARD T & ELAINE SEVERINO
44 WHITE STREET
SOMERVILLE, MA 02144

31-C-58
MARC E & MARYKAY SEVERINO
C/O TUFTED TAPESTRY TUFTS, LLC
11 CHESTNUT STREET
WOBURN, MA 01801

31-C-55
DANIEL & DEBORAH THEOBALD
50 WHITE STREET
SOMERVILLE, MA 02144

31-C-56
IAN M. MORGAN
122 REMEN ST. APT. 1-R
BROOKLYN, NY 11201

31-C-1
ELM ROGERS LLC
6 HIGHLAND ROAD
SOMERVILLE, MA 02144

30-D-20
GONZALO ARTIGAS,
TR. 89-95 ELM ST REALTY TRUST
26 VINEYARD STREET
CAMBRIDGE, MA 02138

30-D-21
OWN TREE LLC
55 CHARLOTTE FURNACE ROAD
WEST WAREHAM, MA 02576

30-D-22
LAUREN HOLLERAN & JOHN ONEIL
C/O SENNE MANAGEMENT LLC
P.O. BOX 380790
CAMBRIDGE, MA 02238

30-C-19
PORTER ELM LLC
111 ELM STREET
SOMERVILLE, MA 02144

30-C-20
ELMO C. MAYNARD, TR.
C/O KEVIN SHIN
22 WHITE STREET PLACE #1
SOMERVILLE, MA 02143

30-C-21
MICHAEL KENNEDY & SHANGWEN CHIU
13175 KELLAM COURT #73
SAN DIEGO, CA 92130

30-B-18
CMSRBC HOLDINGS LLC
2 WORCESTER STREET
CAMBRIDGE, MA 02139

30-B-19
LACOURT ORPHANAGE TRUST LLC
30 COLLEGE AVENUE
SOMERVILLE, MA 02144

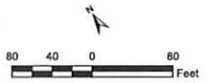
30-B-20
TIMOTHY & PENELOPE SNYDER
151 JASON STREET
ARLINGTON, MA 02476



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

- Lot Dimension
- Lot Number
- Square Footage
- Frontage Dimension
- Street Address



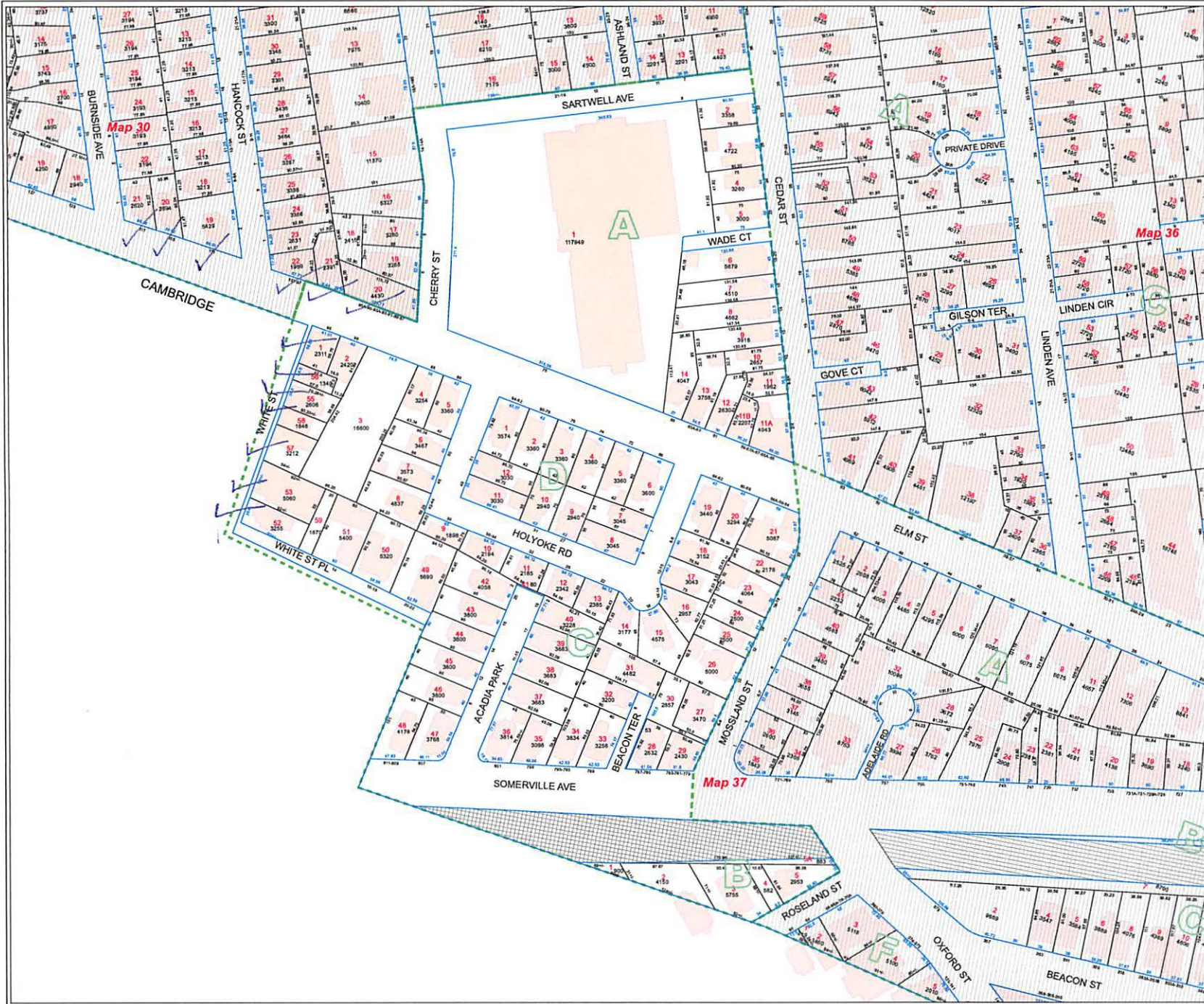
1" = 80'
July 1, 2018

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



31

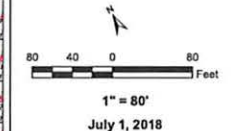




Assessors Map

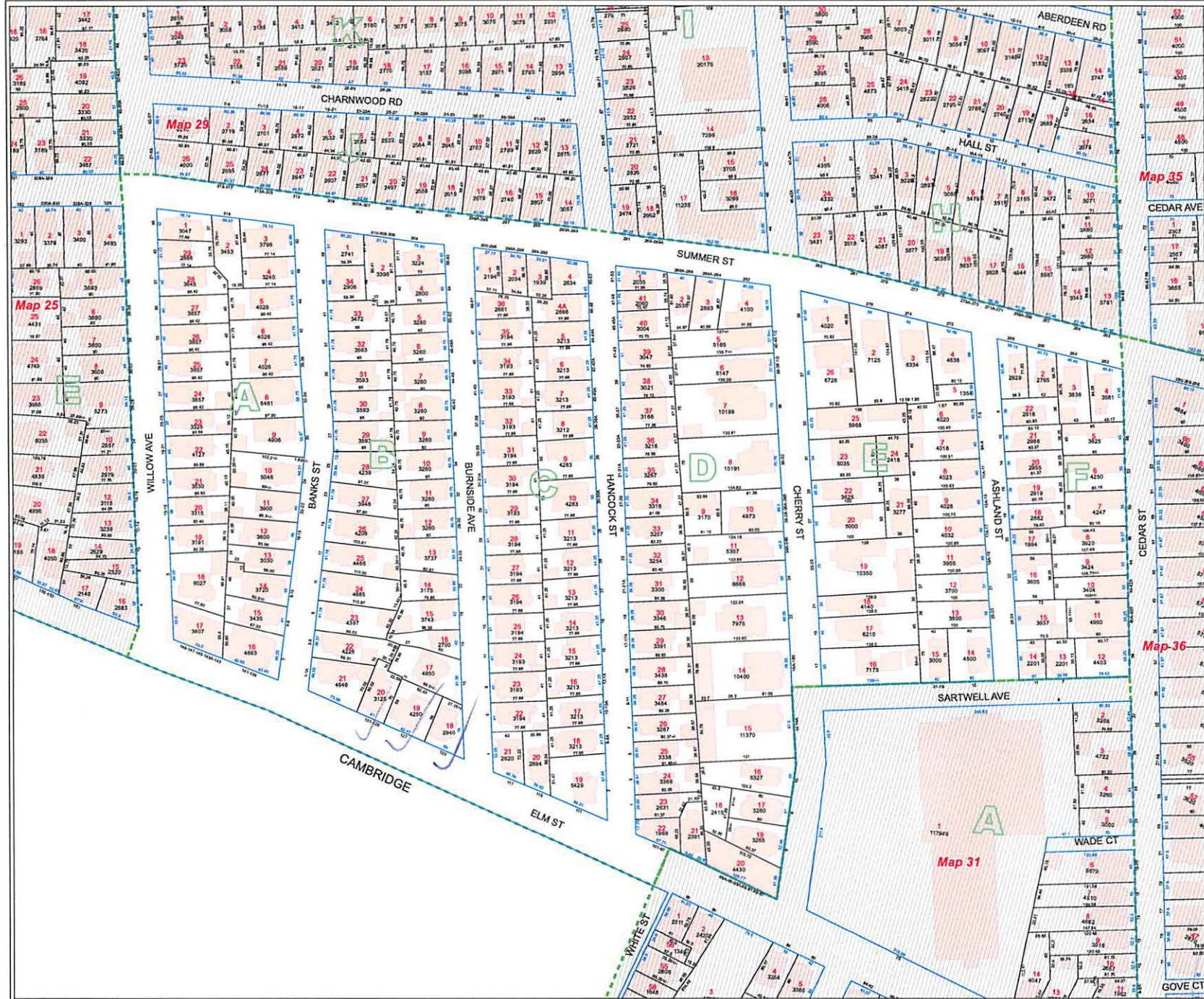
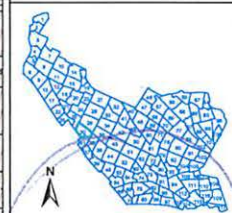
- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

- Lot Dimension
- Lot Number
- Square Footage
- Frontage Dimension
- Street Address



Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



32 WHITE ST

Location 32 WHITE ST

Mblu 31/ C/ 52/ 1

Acct# 11345010

Owner SHEA GARY F

Assessment \$990,900

PID 6131

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$348,500	\$642,400	\$990,900

Owner of Record

Owner SHEA GARY F
Co-Owner GROVE TERESA A
Address 32 WHITE ST
SOMERVILLE, MA 02144

Sale Price \$450,000
Certificate
Book & Page 49862/ 088
Sale Date 07/30/2007
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHEA GARY F	\$450,000		49862/ 088	00	07/30/2007
KEENAN KIMBERLY D	\$100		49151/ 347	1H	03/20/2007
KEENAN PAUL M & KIMBERLY D	\$100,000		29013/ 198	1A	08/25/1998
KEENAN MARJORIE T	\$0		27465/ 162	1F	01/31/1997
KEENAN FRANCIS L & MARJORIE T	\$1		16531/ 064	1A	10/28/1985

Building Information

Building 1 : Section 1

Year Built: 1844
Living Area: 1,716
Replacement Cost: \$505,069
Building Percent Good: 69
Replacement Cost
Less Depreciation: \$348,500

40 WHITE ST

Location 40 WHITE ST

Mblu 31/ C/ 53/ I

Acct# 19627077

Owner SHEA RUSSELL W & GARY F TRUSTEES

Assessment \$806,100

PID 334

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$255,100	\$551,000	\$806,100

Owner of Record

Owner SHEA RUSSELL W & GARY F TRUSTEES
Co-Owner P J REALTY TRUST
Address 40 WHITE STREET
SOMERVILLE, MA 02144

Sale Price \$0
Certificate
Book & Page
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
SHEA RUSSELL W & GARY F TRUSTEES	\$0			

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 3,776
Replacement Cost: \$435,599
Building Percent Good: 58
Replacement Cost
Less Depreciation: \$252,600

Building Attributes	
Field	Description
STYLE	Store
MODEL	Commercial

44 WHITE ST

Location 44 WHITE ST

Mblu 31/ C/ 57/ I

Acct# 93005006

Owner SEVERINO EDWARD T &
ELAINE

Assessment \$935,800

PID 6134

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$296,600	\$639,200	\$935,800

Owner of Record

Owner SEVERINO EDWARD T & ELAINE
Co-Owner
Address 44 WHITE ST
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 47531/ 552
Sale Date 05/30/2006
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SEVERINO EDWARD T & ELAINE	\$1		47531/ 552	1F	05/30/2006
SEVERINO ELAINE	\$30,000		13599/ 289		

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,461
Replacement Cost: \$463,475
Building Percent Good: 64
Replacement Cost
Less Depreciation: \$296,600

Building Attributes	
Field	Description

46 WHITE ST

Location 46 WHITE ST

Mblu 31/ C/ 58/ I

Acct# 93005007

Owner SEVERINO MARC E &
MARYKAY

Assessment \$517,300

PID 335

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$179,800	\$337,500	\$517,300

Owner of Record

Owner SEVERINO MARC E & MARYKAY
Co-Owner S/O TUFTED TAPESTRY TUFTS,LLC
Address 11 CHESTNUT ST
WOBURN, MA 01801

Sale Price \$400,000
Certificate
Book & Page 673140/ 576
Sale Date 05/25/2016
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SEVERINO MARC E & MARYKAY	\$400,000		673140/ 576	1A	05/25/2016
SEVERINO ELAINE	\$30,000		13599/ 289		

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,032
Replacement Cost: \$236,597
Building Percent Good: 76
Replacement Cost
Less Depreciation: \$179,800

Building Attributes	
Field	Description

50 WHITE ST

Location 50 WHITE ST

Mblu 31/ C/ 55/ 1

Acct# 02087080

Owner THEOBALD DANIEL &
DEBORAH

Assessment \$1,366,600

PID 6132

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$772,700	\$593,900	\$1,366,600

Owner of Record

Owner THEOBALD DANIEL & DEBORAH
Co-Owner
Address 50 WHITE ST
SOMERVILLE, MA 02144

Sale Price \$810,000
Certificate
Book & Page 38779/ 118
Sale Date 04/12/2003
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THEOBALD DANIEL & DEBORAH	\$810,000		38779/ 118	00	04/12/2003
KAUFMAN MICHAEL J & ADOLPHUS LLC	\$1 \$0		33234/ 095 32274/ 220	1F 1B	07/11/2001 01/25/2001
KAUFMAN MICHAEL J & BUSHNER HELEN A	\$383,000 \$0		29180/ 492	00	10/02/1998

Building Information

Building 1 : Section 1

Year Built: 1909
Living Area: 3,252
Replacement Cost: \$830,910
Building Percent Good: 93

56 WHITE ST

Location 56 WHITE ST

Mblu 31/ C/ 56/ 1

Acct# 19627076

Owner MORGAN IAN M

Assessment \$766,600

PID 6133

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$297,200	\$469,400	\$766,600

Owner of Record

Owner MORGAN IAN M
Co-Owner
Address 122 REMSEN ST APT 1-R
BROOKLYN, NY 11201

Sale Price \$1
Certificate
Book & Page 29769/ 456
Sale Date 02/08/1999
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MORGAN IAN M	\$1		29769/ 456	1A	02/08/1999
MORGAN MAUREEN T & IAN M	\$191,000		28084/ 507	00	01/16/1998
BOUCK DAVID J & PASCOLINI SAND	\$182,000		26918/ 584	00	12/19/1996
SMALL NORMA	\$1		14557/ 059		03/09/1983
	\$0				

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,535
Replacement Cost: \$333,899
Building Percent Good: 89
Replacement Cost
Less Depreciation: \$297,200

98 ELM ST

Location 98 ELM ST

Mblu 31/ C/ 1//

Acct# 18573140

Owner ELM ROGERS LLC

Assessment \$1,349,500

PID 6086

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$782,500	\$567,000	\$1,349,500

Owner of Record

Owner ELM ROGERS LLC
Co-Owner
Address 60 HIGHLAND RD
SOMERVILLE , MA 02144

Sale Price \$100
Certificate
Book & Page 59425/ 428
Sale Date 06/29/2012
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ELM ROGERS LLC	\$100		59425/ 428	1F	06/29/2012
MADAN TONY	\$100		49120/ 022	1F	03/13/2007
ELM ROGERS LLC	\$750,000		43349/ 308	1O	07/22/2004
RICHARDSON HILMAN P	\$0		12740/ 044		

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 3,667
Replacement Cost: \$931,491
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$782,500

Building Attributes

95 ELM ST

Location 95 ELM ST

Mblu 30/ D/ 20/ I

Acct# 02047075

Owner ARTIGAS GONZALO TRUSTEE

Assessment \$953,300

PID 323

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$442,300	\$511,000	\$953,300

Owner of Record

Owner ARTIGAS GONZALO TRUSTEE
Co-Owner 89-95 ELM ST RLTY TRUST
Address 26 VINEYARD STREET
CAMBRIDGE, MA 02138

Sale Price \$1,200,000
Certificate
Book & Page 71346/ 86
Sale Date 07/20/2018
Instrument 1U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ARTIGAS GONZALO TRUSTEE	\$1,200,000		71346/ 86	1U	07/20/2018
89-95 ELM STREET LLC	\$10		66822/ 407	1F	02/19/2016
BENOIT JOSEPH C & MARILYN T	\$1		60654/ 524	1F	12/05/2012
BENOIT JOSEPH C & MARILYN J	\$60,000		12905/ 670		

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 3,646
Replacement Cost: \$753,508
Building Percent Good: 58
Replacement Cost
Less Depreciation: \$437,000

Building Attributes

97 ELM ST

Location 97 ELM ST

Mblu 30/ D/ 21/ /

Acct# 13467090

Owner OWN TREE LLC

Assessment \$1,722,600

PID 6003

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,136,700	\$585,900	\$1,722,600

Owner of Record

Owner OWN TREE LLC

Sale Price \$1,850,000

Co-Owner

Certificate

Address 55 CHARLOTTE FURNACE ROAD
WEST WAREHAM, MA 02576

Book & Page 71282/ 309

Sale Date 07/09/2018

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OWN TREE LLC	\$1,850,000		71282/ 309	00	07/09/2018
97 ELM STREET LLC	\$10		66822/ 415	1F	02/19/2016
BENOIT JOSEPH C & MARILYN T	\$825,000		58011/ 582	1U	12/05/2011
MONNIE MARGARET T	\$0		41420/ 241	1A	11/13/2003
MONNIE WILLIAM M & MARGARET T	\$25,000		12555/ 354		

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 3,989
Replacement Cost: \$1,184,026
Building Percent Good: 96
Replacement Cost
Less Depreciation: \$1,136,700

101 ELM ST

Location 101 ELM ST

Mblu 30/ D/ 22/ 1

Acct# 12380180

Owner HOLLERAN LAUREN & ONEIL
JOHN

Assessment \$1,169,100

PID 6004

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$736,100	\$433,000	\$1,169,100

Owner of Record

Owner HOLLERAN LAUREN & ONEIL JOHN
Co-Owner C/O SENNE MANAGEMENT LLC
Address PO BOX 380790
CAMBRIDGE, MA 02238

Sale Price \$1
Certificate
Book & Page 65572/ 562
Sale Date 06/19/2015
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HOLLERAN LAUREN & ONEIL JOHN	\$1		65572/ 562	1A	06/19/2015
O'NEIL STEPHANIE J B & HOLLERAN LAUREN	\$575,000		54995/ 63	1H	07/16/2010
LEWIS ROBERT L	\$0				

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 3,763
Replacement Cost: \$1,008,377
Building Percent Good: 73
Replacement Cost
Less Depreciation: \$736,100

Building Attributes

111 ELM ST

Location 111 ELM ST

Mblu 30/ C/ 19/ 1

Acct# 19625085

Owner PORTER ELM LLC

Assessment \$1,191,600

PID 5967

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$451,500	\$740,100	\$1,191,600

Owner of Record

Owner PORTER ELM LLC
Co-Owner
Address 111 ELM ST
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 73767/ 270
Sale Date 12/04/2019
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PORTER ELM LLC	\$1		73767/ 270	1F	12/04/2019
ELM COURT LLC	\$1		62962/ 98	1F	11/21/2013
MAKRIGIANNIS GEORGE	\$655,000		47487/ 073	00	05/22/2006
KUSHNER ELLEN	\$101,000		25915/ 198	F	12/21/1995
KUSHNER ELLEN	\$0				

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,066
Replacement Cost: \$568,820
Building Percent Good: 79
Replacement Cost
Less Depreciation: \$449,400

115 ELM ST

Location 115 ELM ST

Mblu 30/ C/ 20/ 1

Acct# 13450036

Owner MAYNARD ELMO C TRUSTEE

Assessment \$947,700

PID 5968

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$332,300	\$615,400	\$947,700

Owner of Record

Owner MAYNARD ELMO C TRUSTEE
Co-Owner S/O SHIN KEVIN
Address 22 WHITE STREET PLACE # 1
SOMERVILLE, MA 02144

Sale Price \$100
Certificate
Book & Page 27201/ 066
Sale Date 04/10/1997
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MAYNARD ELMO C TRUSTEE	\$100		27201/ 066	1F	04/10/1997
MAYNARD ELMO C	\$34,500		12657/ 378		

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 2,492
Replacement Cost: \$488,678
Building Percent Good: 68
Replacement Cost
Less Depreciation: \$332,300

Building Attributes	
Field	Description
Style	Two Family

117 ELM ST

Location 117 ELM ST

Mblu 30/ C/ 21/ /

Acct# 16535200

Owner KENNEDY MICHAEL J & CHIU SHANGWEN

Assessment \$1,108,100

PID 5969

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$624,400	\$483,700	\$1,108,100

Owner of Record

Owner KENNEDY MICHAEL J & CHIU SHANGWEN

Sale Price \$720,000

Co-Owner

Certificate

Address 13175 KELLAM COURT #73
SAN DIEGO, CA 92130

Book & Page 60865/ 141

Sale Date 12/31/2012

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KENNEDY MICHAEL J & CHIU SHANGWEN	\$720,000		60865/ 141	00	12/31/2012
CRAWFORD PATRICIA L	\$449,000		33637/ 580	1P	09/13/2001
PETERS MARGARET M	\$0				

Building Information

Building 1 : Section 1

Year Built: 1885
Living Area: 1,822
Replacement Cost: \$659,805
Building Percent Good: 94
Replacement Cost
Less Depreciation: \$620,200

Building Attributes

123 ELM ST

Location 123 ELM ST

Mblu 30/ B/ 18/ /

Acct# 01015185

Owner CMSRBC HOLDINGS LLC

Assessment \$1,044,900

PID 5932

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$426,100	\$618,800	\$1,044,900

Owner of Record

Owner CMSRBC HOLDINGS LLC

Sale Price \$1

Co-Owner

Certificate

Address 2 WORCESTER ST
CAMBRIDGE, MA 02139

Book & Page 72187/ 213

Sale Date 01/31/2019

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CMSRBC HOLDINGS LLC	\$1		72187/ 213	1F	01/31/2019
REYBURN ERIC N TRUSTEE	\$100		52021/ 370	1F	12/29/2008
REYBURN ERIC N	\$657,000		45351/ 046	00	06/08/2005
HOO WILLIAM SOO	\$467,000			00	04/16/2002
ANDERSON MARY G	\$18,000		11705/ 552		01/19/1969

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,276
Replacement Cost: \$502,801
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$422,400

127 ELM ST

Location 127 ELM ST

Mblu 30/ B/ 19/ I

Acct# 13479100

Owner LACOURT ORPHANAGE TRUST
LLC

Assessment \$1,271,200

PID 5933

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$572,700	\$698,500	\$1,271,200

Owner of Record

Owner LACOURT ORPHANAGE TRUST LLC
Co-Owner
Address 30 COLLEGE AVE
SOMERVILLE, MA 02144

Sale Price \$1,410,000
Certificate
Book & Page 72153/ 517
Sale Date 01/23/2019
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LACOURT ORPHANAGE TRUST LLC	\$1,410,000		72153/ 517	00	01/23/2019
DRISCOLL THOMAS & ELENA M TRUSTEES	\$1		71842/ 226	1F	11/05/2018
DRISCOLL THOMAS C JR	\$265,000		20036/ 180	00	08/28/1989
MARY I. MURPHY	\$0				

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 3,496
Replacement Cost: \$771,431
Building Percent Good: 74
**Replacement Cost
Less Depreciation:** \$570,900

131 ELM ST

Location 131 ELM ST

Mblu 30/ B/ 20/ I

Acct# 19631139

Owner SNYDER TIMOTHY W &
PENELOPE F

Assessment \$1,218,500

PID 321

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$585,800	\$632,700	\$1,218,500

Owner of Record

Owner SNYDER TIMOTHY W & PENELOPE F
Co-Owner
Address 151 JASON ST
ARLINGTON, MA 02476

Sale Price \$46,000
Certificate
Book & Page 13139/ 258
Sale Date

Ownership History

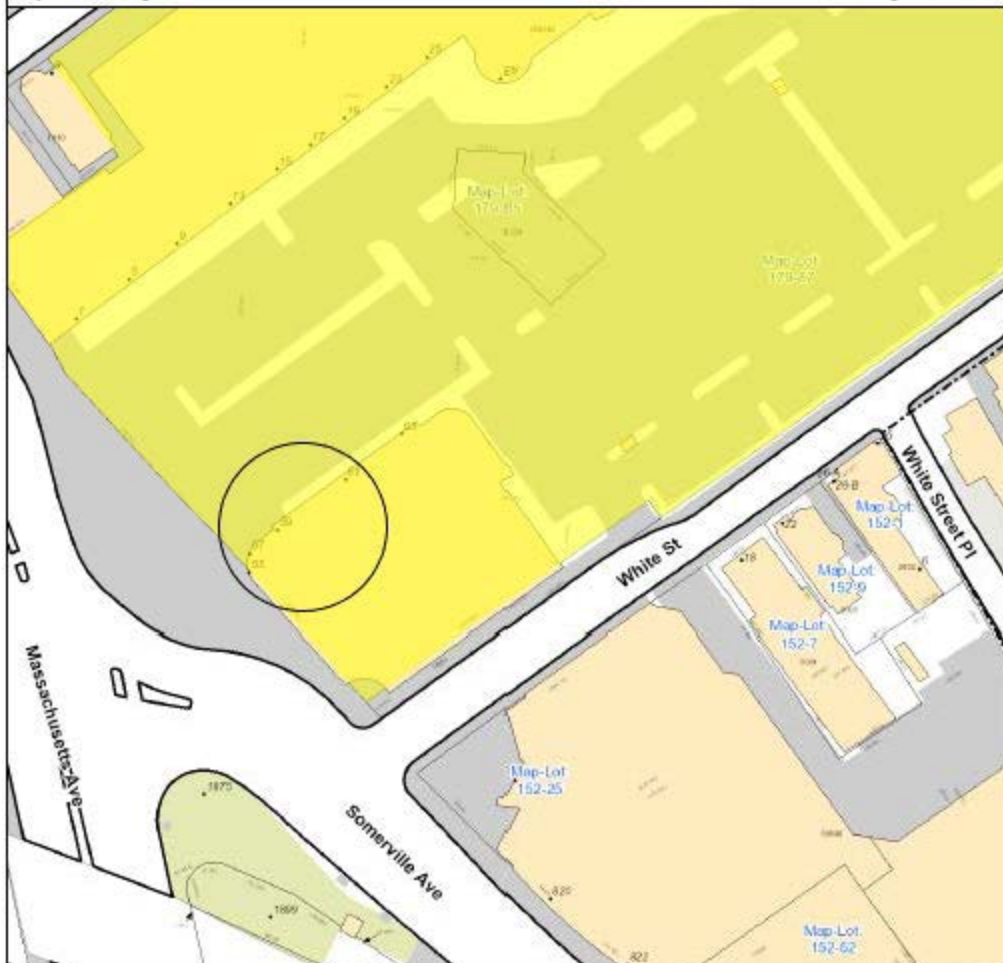
Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
SNYDER TIMOTHY W & PENELOPE F	\$46,000		13139/ 258	

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 3,210
Replacement Cost: \$751,073
Building Percent Good: 78
Replacement Cost
Less Depreciation: \$585,800

Building Attributes	
Field	Description
Style	3 fam Conv
Model	Residential



City of Cambridge
Massachusetts

1" = 69 ft

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- Addresses
- Rail
 - Building Footprints
 - Parcels
- Paved Surfaces
- Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

