



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 SEP -5 PM 1:40

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 287537

### General Information

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

Special Permit:   X  

Variance:       

Appeal:       

PETITIONER: William Daniel Hills and Taylor M. Milsal C/O Michael W. Wiggins, Attorney

PETITIONER'S ADDRESS: One Liberty Square , Boston, MA 02109

LOCATION OF PROPERTY: 54 Garfield St, Cambridge, MA

TYPE OF OCCUPANCY: Single Family with Auxiliary Apartment      ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

### DESCRIPTION OF PETITIONER'S PROPOSAL:

Replace 1 story covered porch with small 2 floor addition. Wood frame construction on helical piles. Lattice, siding, trim and fenestration to match existing building. Add 2 exterior wood stairways, 1 on new west side with open gable roof supported by brackets, the other to be at new south entry to kitchen.

### SECTIONS OF ZONING ORDINANCE CITED:

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

*William Daniel Hills and Taylor M. Milsal  
of 54 Garfield N. Wiggins Trust  
Trustees by their Attorney*

Original  
Signature(s):

*Michael W. Wiggins*

(Petitioner (s) / Owner)

*Michael W. Wiggins*

(Print Name)

Address:

*One Liberty Square Ste 600*

Tel. No.

6178806313

E-Mail Address:

mww@westonpatrick.com

*Boston, MA 02109*

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 Taylor M. Milsal and William Daniel Hillis Trustees of the 54 Garfield Street Nominee Trust  
(OWNER)

Address: 405 Robbins Road Rindge NH 03461

State that I/We own the property located at 54 Garfield Street, which is the subject of this zoning application.

The record title of this property is in the name of Taylor M. Milsal and William Daniel Hillis, Trustees of 54 Garfield Street Nominee Trust

\*Pursuant to a deed of duly recorded in the date 1/30/2019, Middlesex South County Registry of Deeds at Book 72176, Page 526; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_  
Taylor M. Milsal and William Daniel Hillis Trustees of 54 Garfield Street Nominee Trust  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\* duly authorized

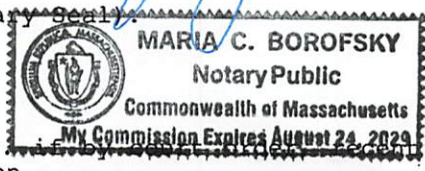
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of ~~And~~ Suffolk

The above-name Michael W. Wiggins personally appeared before me, this 3<sup>rd</sup> of September, 2024, and made oath that the above statement is true.

Maria C. Borofsky Notary

My commission expires Aug 24, 2029 (Notary Seal)



• If ownership is not shown in recorded deed, e.g. deed, or inheritance, please include documentation.

## **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 54 Garfield 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 small addition of only about 110 square feet that replaces the existing covered porch will stay within the footprint of the existing building and match the existing exterior building features. The addition will have no adverse visual or physical impact upon the neighborhood and will blend in well with the exterior appearance of the existing building

**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:**

Use of the premises will remain as a single family with auxiliary apartment. The improvements will enhance livability of the dwellings but not result in an increase in intensity of use, so there will be no impact on traffic or patterns of egress or ingress.

**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 addition, which is to be located at the rear of the existing building, will scarcely be noticeable from the street, will not result in any disruption or interference with views from adjacent lots, and because it will be built within the existing envelope will not encroach on any front, side or rear yards.

**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 addition will only enhance occupancy of and access to the existing dwellings. It will not result in any change of use or expansion into front side or rear yards, so there will be no effect on health, safety or welfare of other citizens.

**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:**

With this small addition, to be contained within its envelope, the building will continue to blend in with surrounding buildings on all side, and will not cause any overcrowding. Its use will remain in keeping with prevailing uses on all sides of the locus in this Residence B district.

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** William Daniel Hills and Taylor M. Milsal

**Present Use/Occupancy:** Single Family with Auxiliary Apartment

**Location:** 54 Garfield St., Cambridge, MA

**Zone:** Residence B Zone

**Phone:** 6178806313

**Requested Use/Occupancy:** Single Family with Auxiliary Apartment

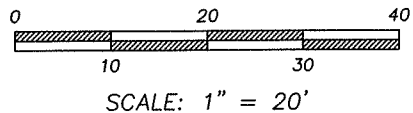
		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		6,680		6,791		3,252.50	(max.)
<u>LOT AREA:</u>		7,149		7,149		5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.9344		.9499		.4549	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,575		3,575		2,500	
<u>SIZE OF LOT:</u>	WIDTH	65		65		50	
	DEPTH	110		110		N/A	
<u>SETBACKS IN FEET:</u>	FRONT	10.1		10.1		15	
	REAR	36.8		36.8		25	
	LEFT SIDE	9.9		9.9		7.5 (sum of 20)	
	RIGHT SIDE	14.5		14.5		7.5 (sum of 20)	
<u>SIZE OF BUILDING:</u>	HEIGHT	39' 2"		39' 2"		35	
	WIDTH	72.6		72.6		N/A	
	LENGTH	37.75		37.75		N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.558		.55		.40	
<u>NO. OF DWELLING UNITS:</u>		2		2		2	
<u>NO. OF PARKING SPACES:</u>		2		2		No minimum	
<u>NO. OF LOADING AREAS:</u>		N/A		N/A		N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A		N/A		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.:

N/A

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'.





NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: 54 GARFIELD STREET NOMINEE TRUST

TITLE REFERENCE: BK 72176 PG 526

PLAN REFERENCE: NO PLAN OF RECORD

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

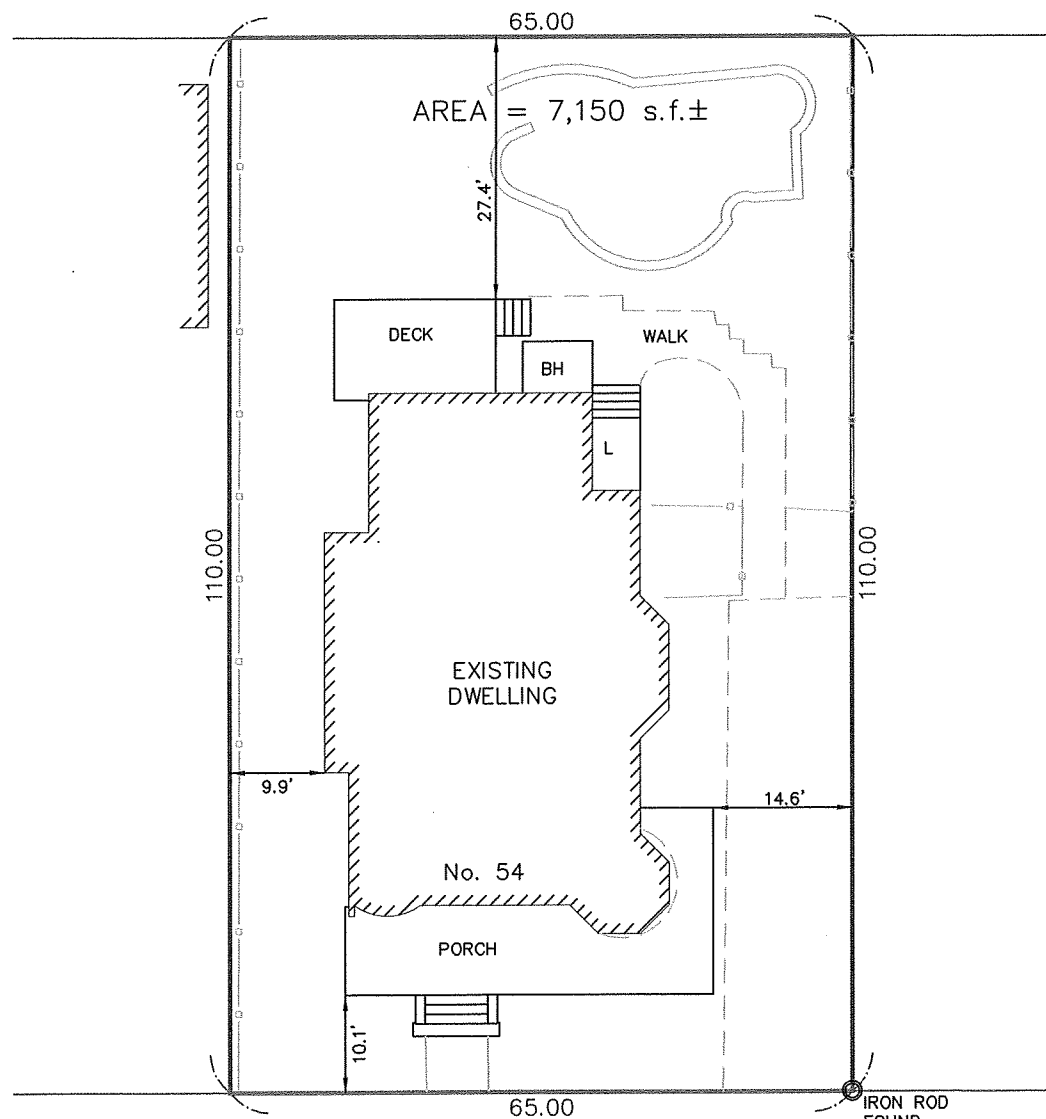
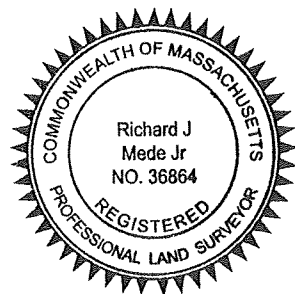
TO: 54 GARFIELD STREET NOMINEE TRUST

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: AUGUST 13, 2024  
 DATE OF PLAN: AUGUST 15, 2024  
 DATE OF PLAN: SEPTEMBER 3, 2024 (REVISION)


  
 RICHARD J. MEDE, JR. P.L.S.

09/03/2024  
 DATE:



GARFIELD STREET

CERTIFIED PLOT PLAN  
 54 GARFIELD STREET  
 CAMBRIDGE, MA.  
 (MIDDLESEX COUNTY)

PREPARED BY:  
  
**MEDFORD  
 ENGINEERING  
 & SURVEY**  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL STREET, MEDFORD, MA 02155  
 781-396-4466 fax: 781-396-8052

PREPARED FOR:  
 PATRICK GUTHRIE

DRAWN	CHECKED	FILE No.
CAV	RJM	22297

RENOVATION AND ADDITION TO:

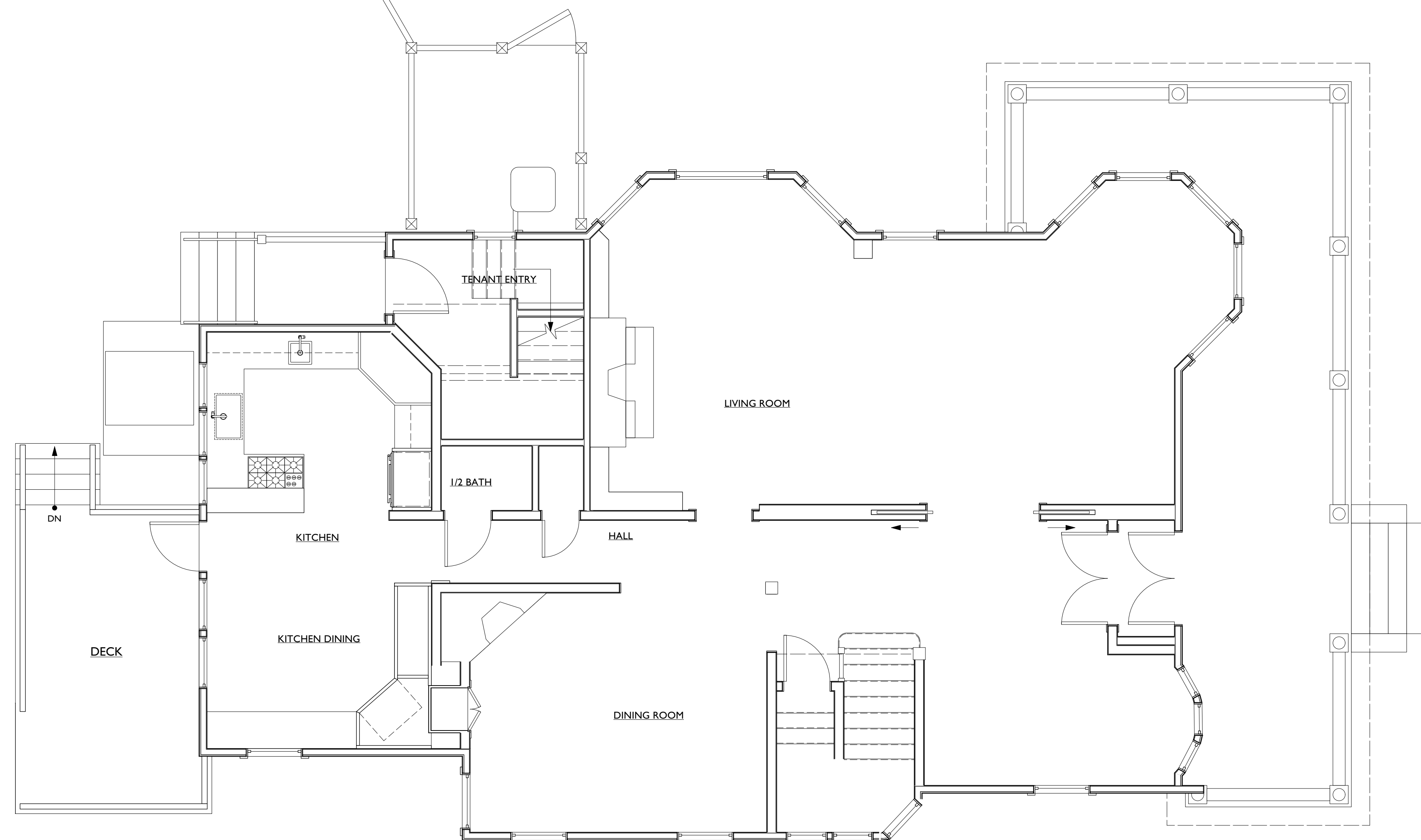
# THE MILSAL RESIDENCE

54 GARFIELD STREET  
CAMBRIDGE, MA 02138

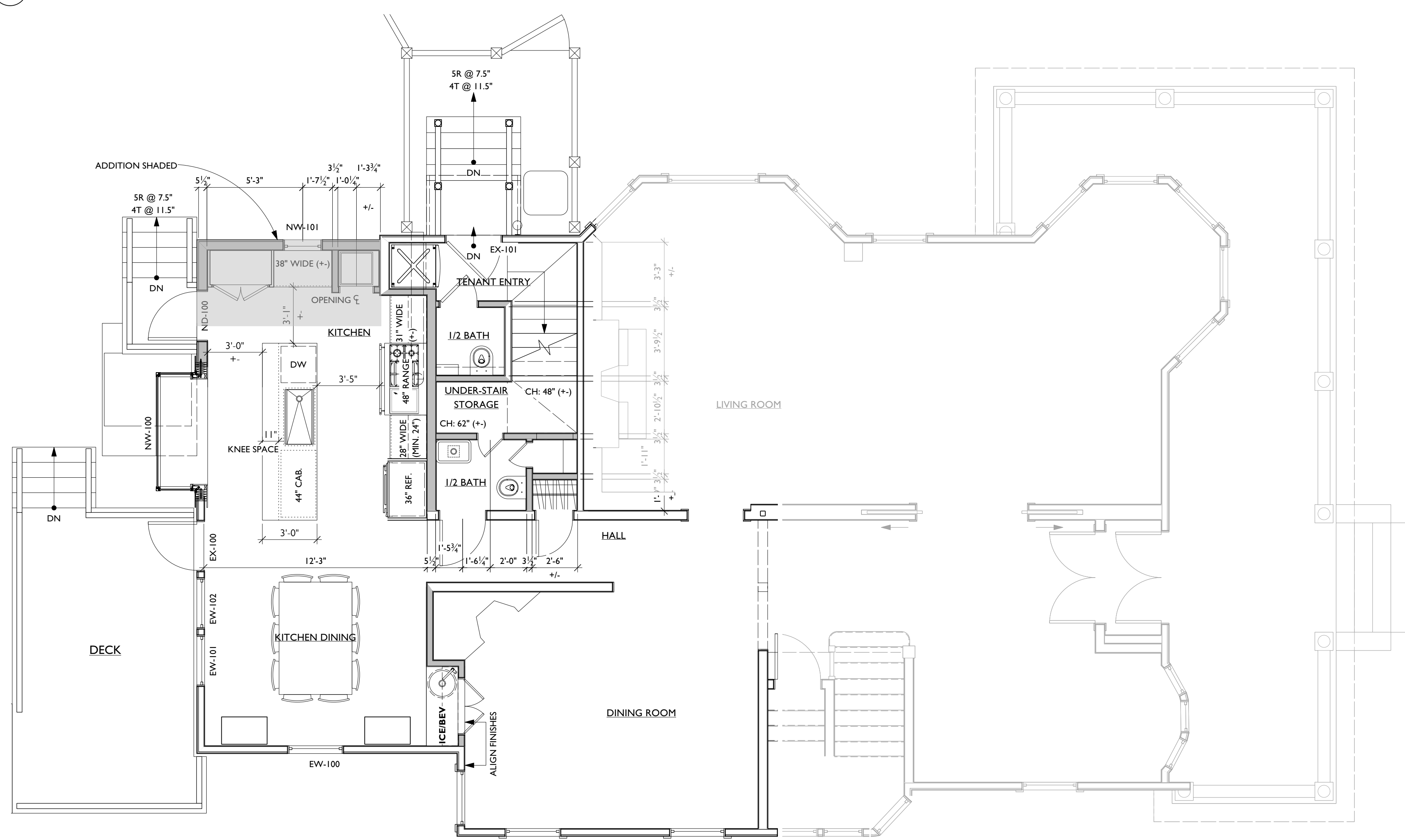
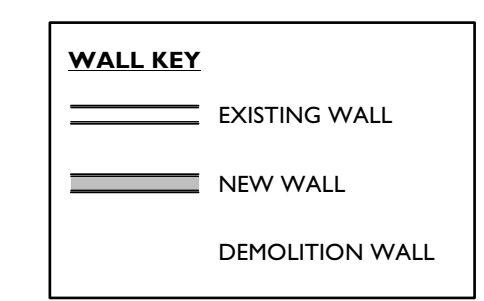
MARK	DATE	REVISIONS
A	9/6/2024	UPDATED FOR SPECIAL PERMIT

Print Date:

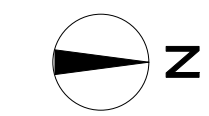
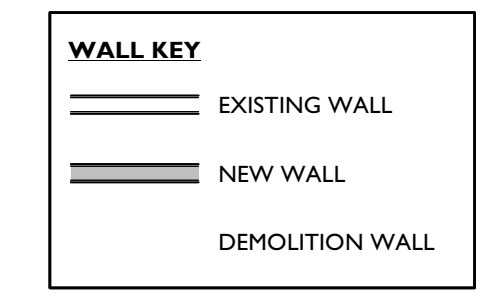
SPECIAL PERMIT: FIRST FLOOR  
PLAN



1 EXISTING FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



A-1.0\_

RENOVATION AND ADDITION TO:

# THE MILSAL RESIDENCE

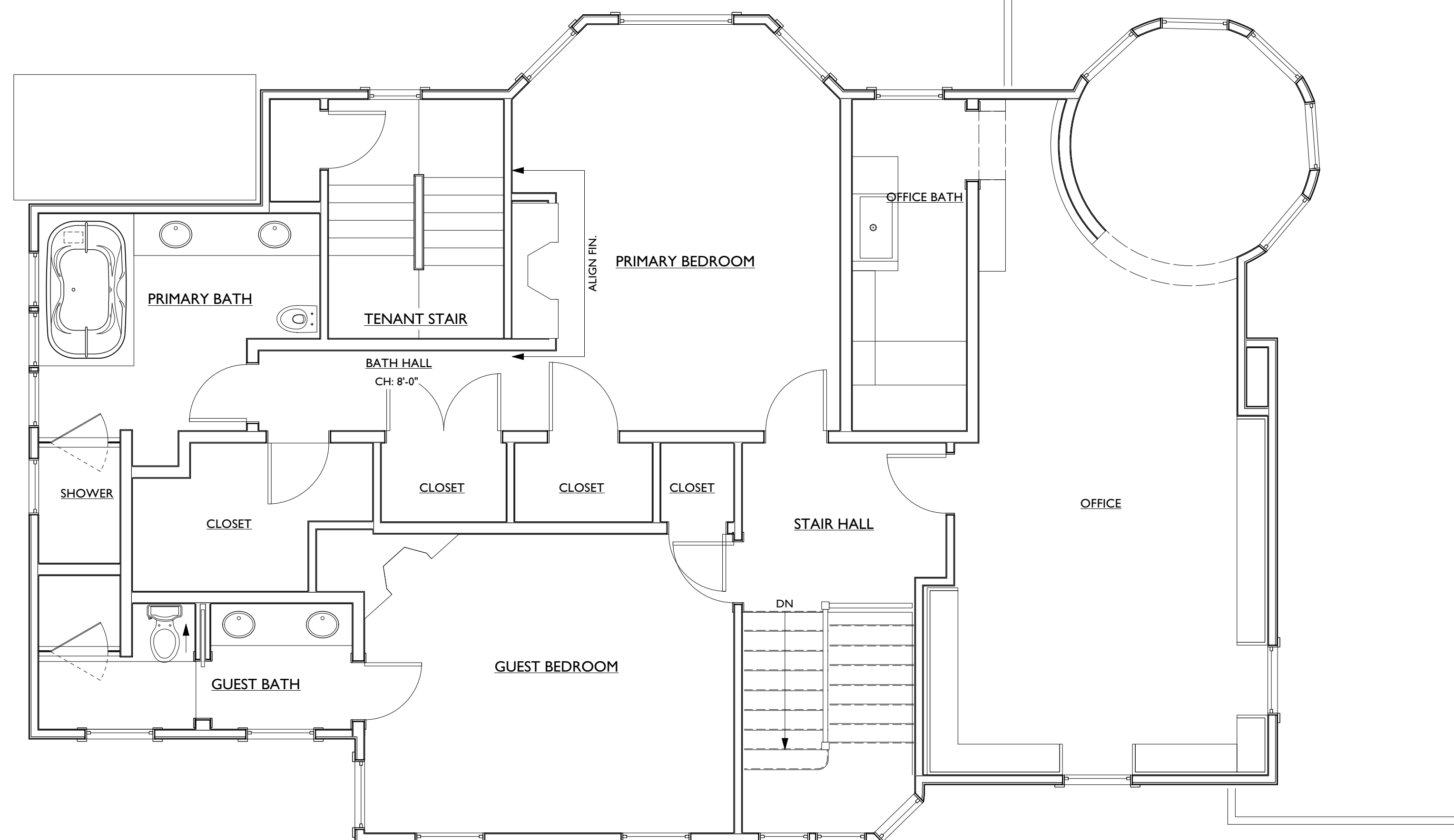
54 GARFIELD STREET  
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	5/31/2024	SD FOR REVIEW
B	9/6/2024	UPDATED FOR SPECIAL PERMIT

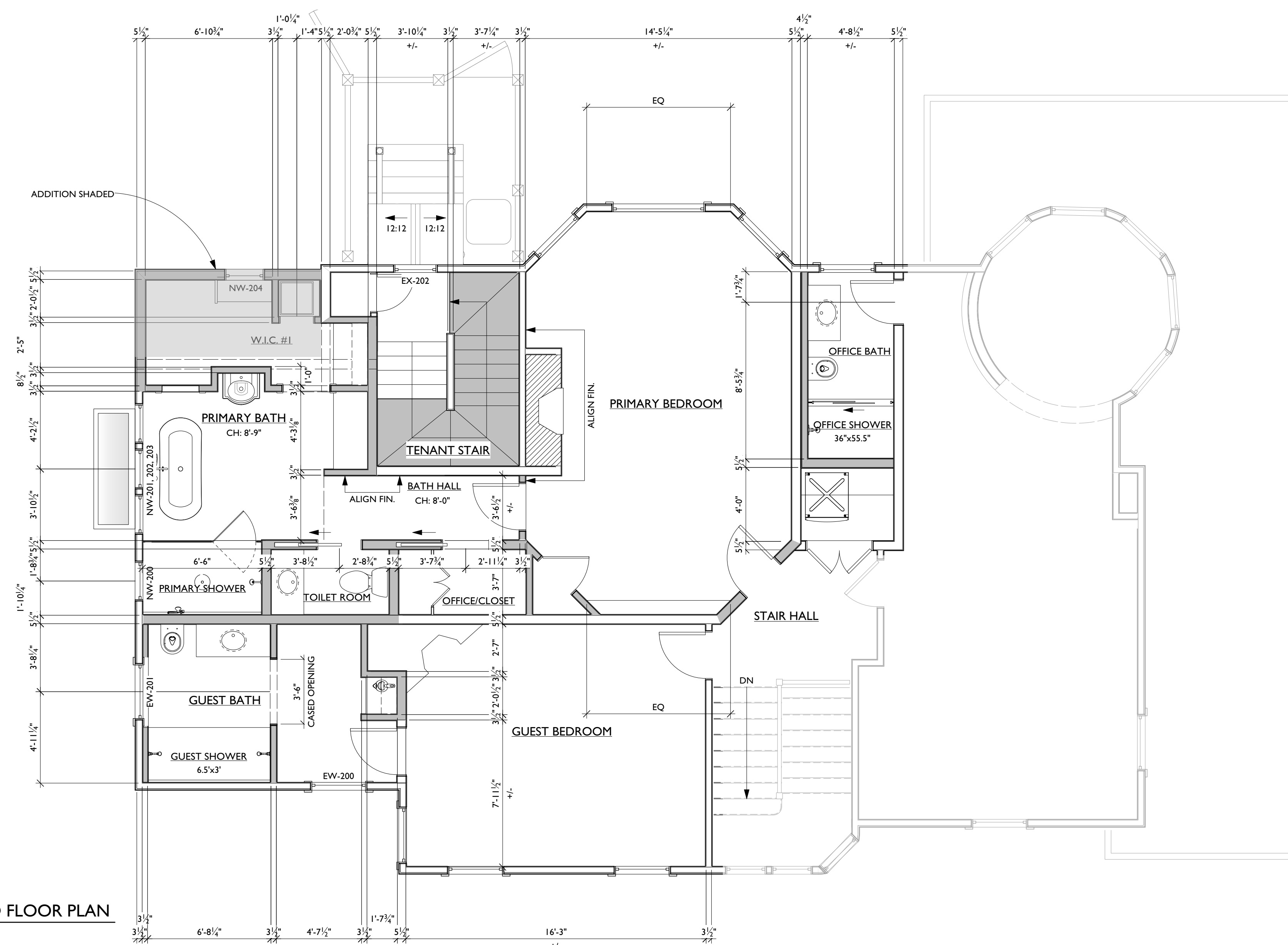
Print Date:

SPECIAL PERMIT: SECOND  
FLOOR PLAN

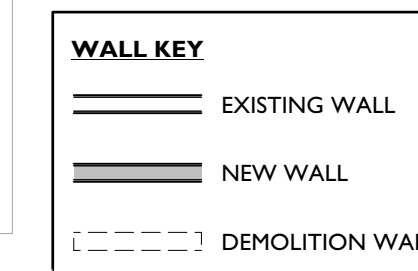
A-1.1



1 AS-BUILT SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



RENOVATION AND ADDITION TO:

# THE MILSAL RESIDENCE

54 GARFIELD STREET  
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	8/28/2024	FOR SPECIAL PERMIT

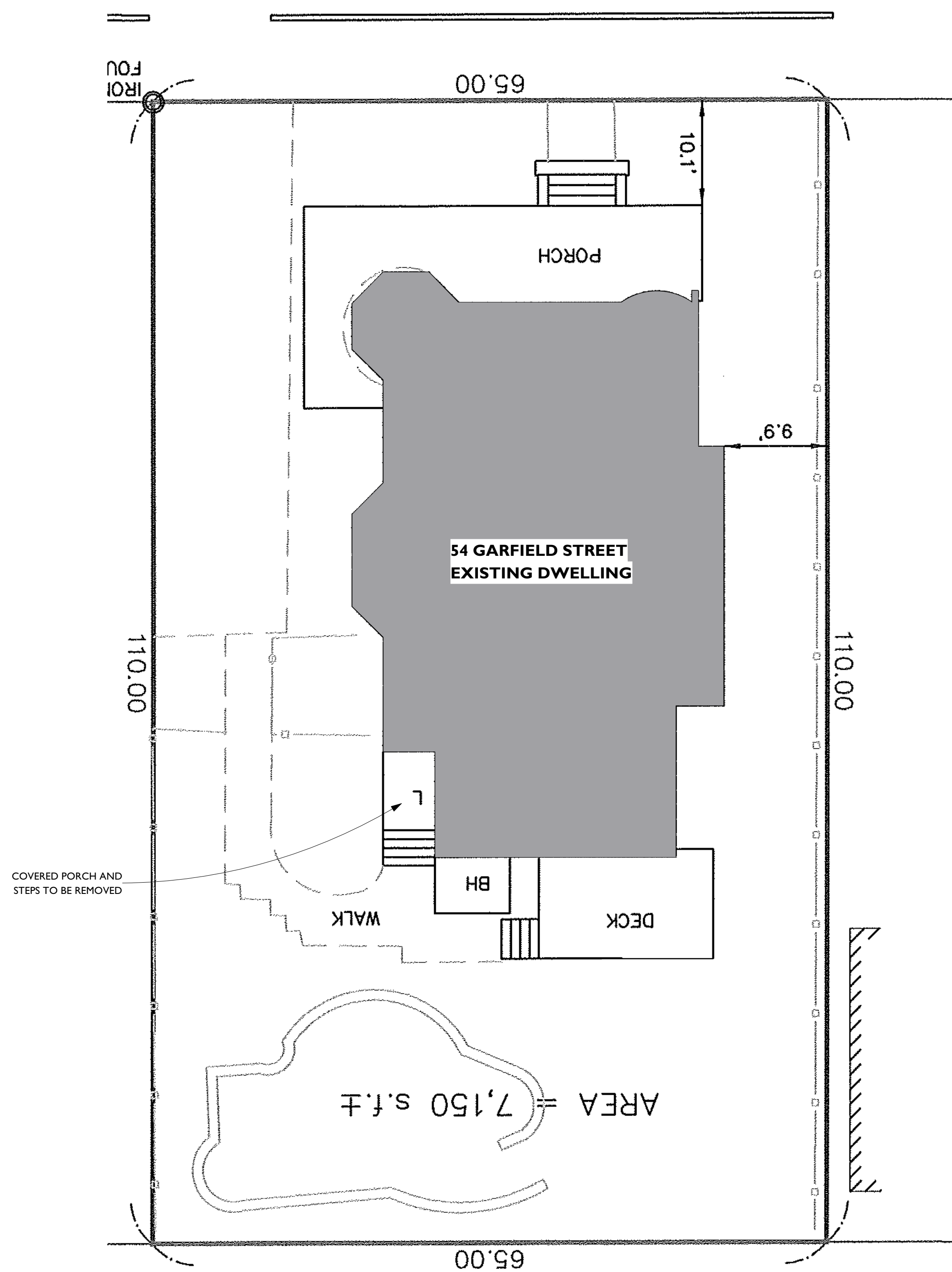
Print Date: \_\_\_\_\_

SPECIAL PERMIT:  
COVER SHEET & SITE PLAN

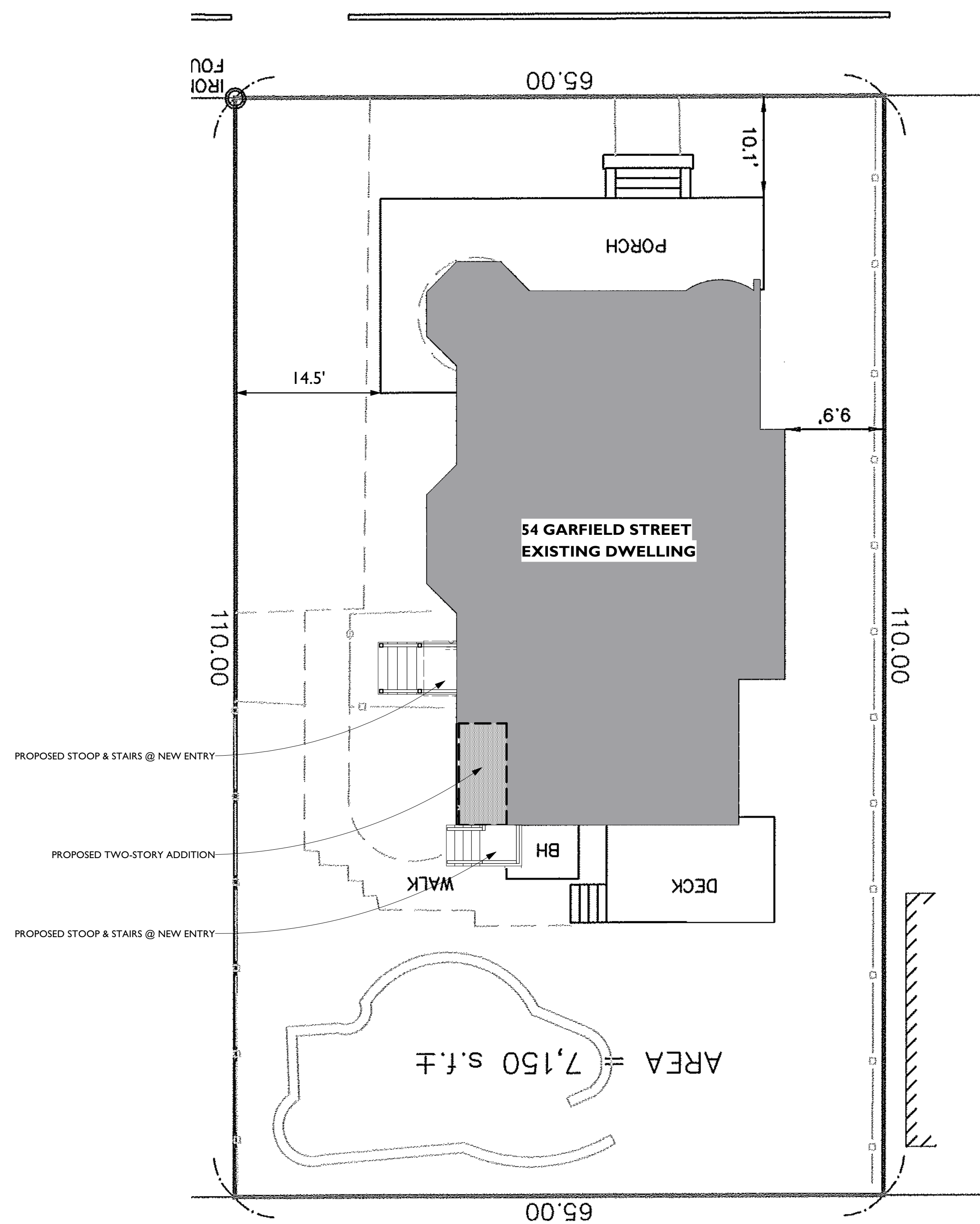
**NOTE:**  
SITE PLAN INFORMATION IS TAKEN FROM A CERTIFIED  
PLOT PLAN PREPARED BY MEDFORD ENGINEERING  
AUGUST 12, 2024

**SPECIAL PERMIT DRAWING LIST**

A-0.0	EXISTING & PROPOSED SITE PLAN
A-0.1	LOCUS MAP & ZONING ANALYSIS
A-0.2	EXISTING PHOTOGRAPHS
A-2.0	EXISTING & PROPOSED ELEVATIONS



1 EXISTING SITE PLAN  
Scale: 1/8" = 1'-0"



2 PROPOSED SITE PLAN  
Scale: 1/8" = 1'-0"





RENOVATION AND ADDITION TO:

# THE MILSAL RESIDENCE

54 GARFIELD STREET  
CAMBRIDGE, MA 02138

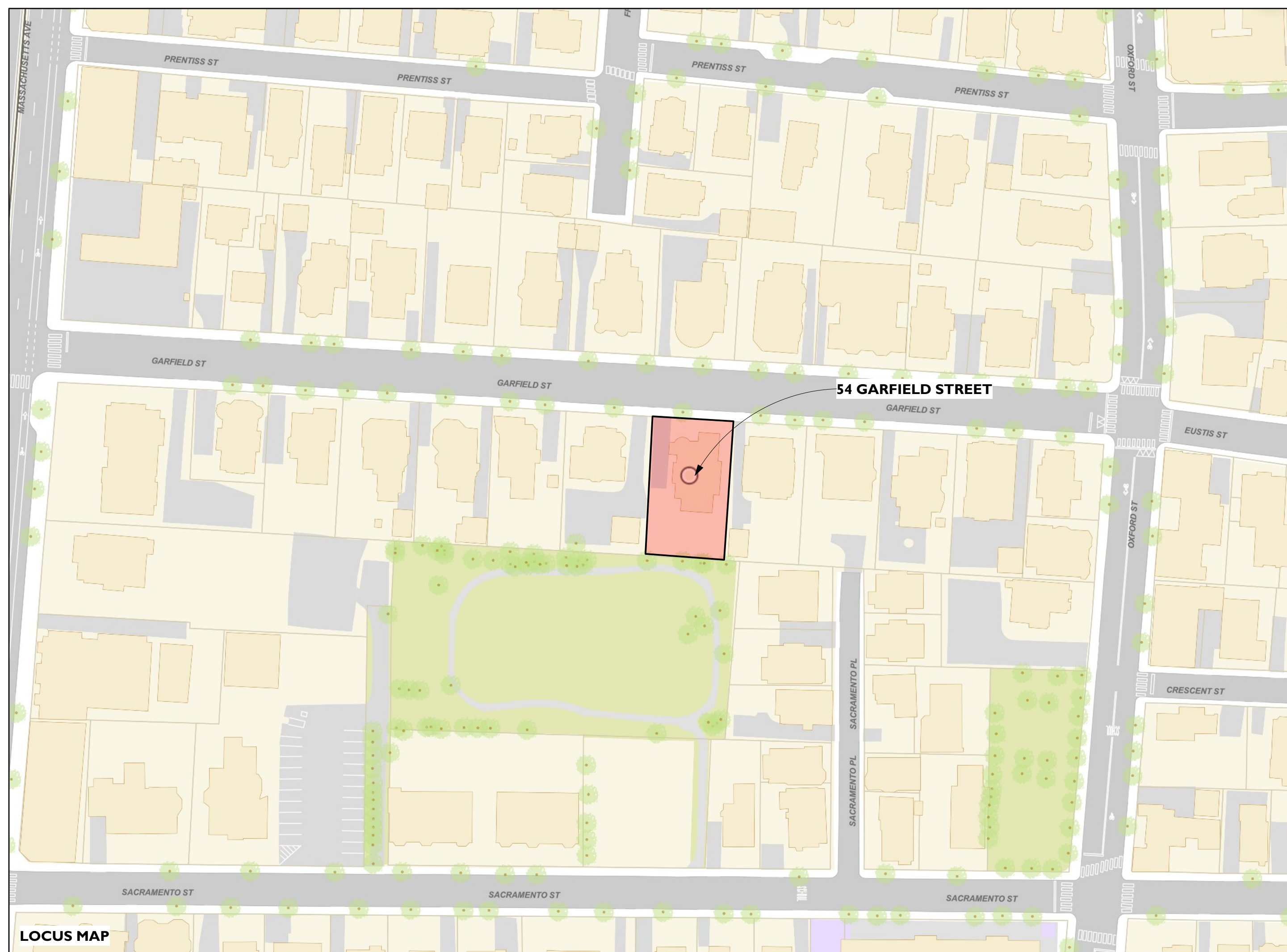
MARK	DATE	REVISIONS
A	8/28/2024	FOR SPECIAL PERMIT
B	9/3/2024	UPDATED FOR SPECIAL PERMIT

Print Date: \_\_\_\_\_

SPECIAL PERMIT:  
LOCUS MAP & ZONING  
ANALYSIS



# A-0.1



ZONING ANALYSIS				
54 Garfield Street, Cambridge, MA 02140				
Progress: 8/21/24				
Book Page				
Map	Lot	Block	155	
		ORDINANCE REQUIREMENTS	EXISTING	PROPOSED
ZONING DISTRICT				
		B		
FAR				
		0.4549*		
Min Lot Size				
		5,000 SF	7,150 SF	7,150 SF
Min Lot Area for each D.U.				
		2,500 SF	3,575 SF	3,575 SF
Frontage				
		N/A		
Setbacks				
Front		15'	10.1	10.1
Sides		7.5' (sum of 20)	9.9'(L) 14.6'(R)	9.9'(L) 14.6'(R)
Rear		25'	27.4'	27.4'
Min. Lot Width				
		50'	65'	65'
Max Bldg Height				
		35'	39.2'	39.2'
Lot Coverage (Max)				
		N/A		
Open Space (Min)				
		40%	55.8%	55.0%
FAR Calculations				
		EXISTING	PROPOSED	
MAIN HOUSE				
	BASEMENT	1699.0 SF	1699.0 SF	
	FIRST FLOOR	1699.0 SF	1760.0 SF	
	SECOND FLOOR	1699.0 SF	1749.0 SF	
	THIRD FLOOR	1583.0 SF	1583.0 SF	
GROSS FLOOR AREA		6680.0 SF	6791.0 SF	
LOT AREA		7,150 SF	7,150 SF	
		93.43% Existing FAR	94.98% Proposed FAR	
MAXIMUM ALLOWABLE GFA		3252.5 SF	3252.5 SF	
		3427.5 SF Over	3538.5 SF Over	

Applicable to the first five thousand (5,000) square feet of lot area. For those portions of any lot exceeding five thousand (5,000) square feet, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses and the Minimum Lot Area \* for Each Dwelling Unit shall be four thousand (4,000) square feet



RENOVATION AND ADDITION TO:

# THE MILSAL RESIDENCE

54 GARFIELD STREET  
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	8/28/2024	FOR SPECIAL PERMIT

Print Date: \_\_\_\_\_

SPECIAL PERMIT:  
EXISTING PHOTOS



54 GARFIELD STREET - NORTHEAST VIEW FROM SIDEWALK



54 GARFIELD STREET - NORTH VIEW FROM ACROSS THE STREET



54 GARFIELD STREET - NORTH VIEW FROM SIDEWALK



54 GARFIELD STREET - NORTHWEST VIEW FROM STREET



54 GARFIELD STREET - SOUTHWEST VIEW OF EXISTING PORCH FROM BACKYARD



54 GARFIELD STREET - SOUTH VIEW OF EXISTING PORCH FROM BACKYARD



54 GARFIELD STREET - SOUTH VIEW FROM BACKYARD



54 GARFIELD STREET - SOUTH VIEW FROM SACRAMENTO FIELD



1035 Cambridge Street  
Cambridge MA 02141

617 661 9082

PO Box 1520  
Nantucket MA 02554

www.design-associates.com

RENOVATION AND ADDITION TO:

# THE MILSAL RESIDENCE

54 GARFIELD STREET  
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	8/28/2024	FOR SPECIAL PERMIT

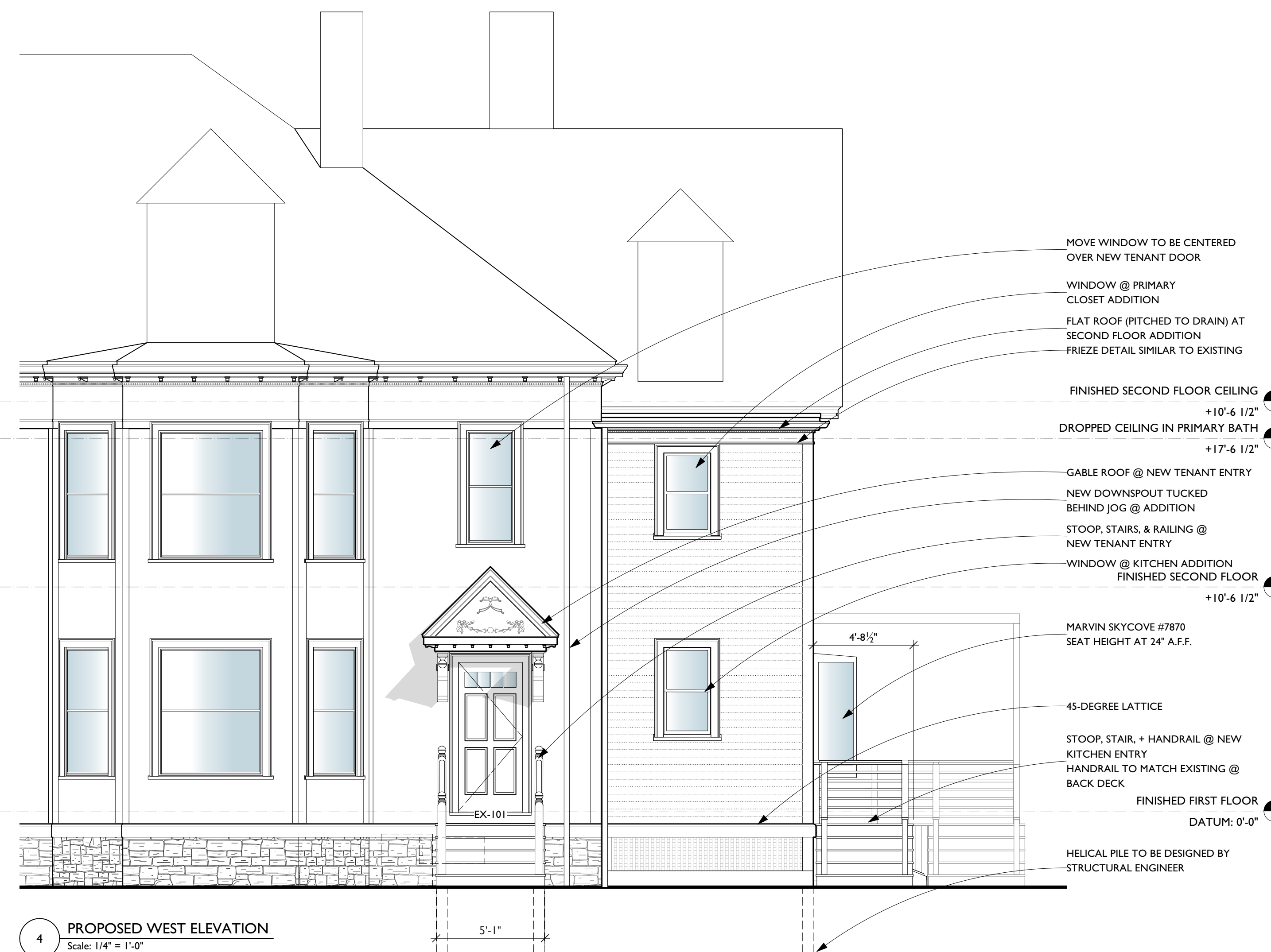
Print Date: \_\_\_\_\_

SPECIAL PERMIT:  
SOUTH & WEST EXISTING &  
PROPOSED

## A-2.0



2 EXISTING WEST ELEVATION  
Scale: 1/4" = 1'-0"

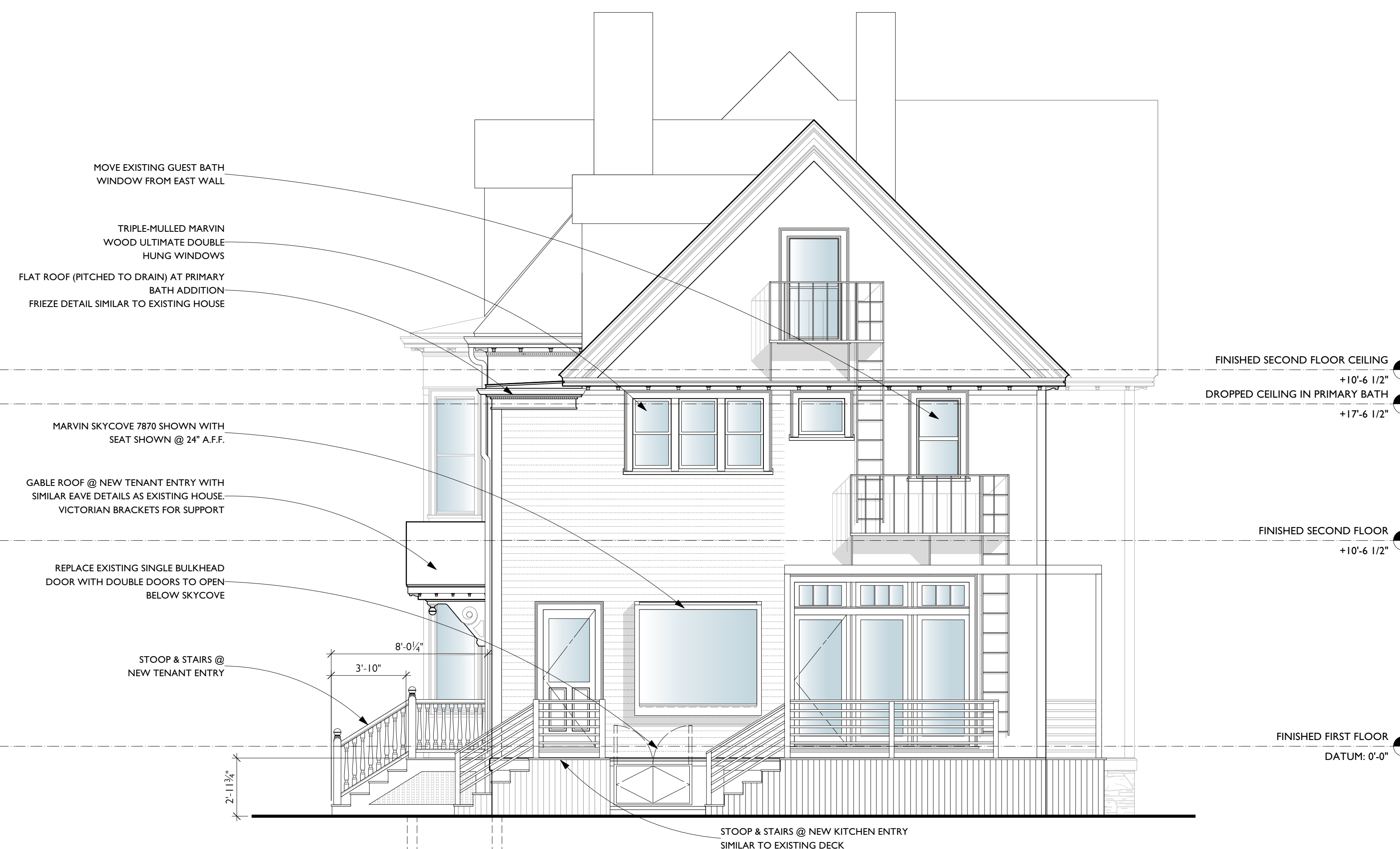


4 PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"

- MOVE WINDOW TO BE CENTERED OVER NEW TENANT DOOR
- WINDOW @ PRIMARY CLOSET ADDITION
- FLAT ROOF (PITCHED TO DRAIN) AT SECOND FLOOR ADDITION
- FRIEZE DETAIL SIMILAR TO EXISTING
- FINISHED SECOND FLOOR CEILING +10'-6 1/2"
- DROPPED CEILING IN PRIMARY BATH +17'-6 1/2"
- GABLE ROOF @ NEW TENANT ENTRY
- NEW DOWNSPOUT TUCKED BEHIND JOG @ ADDITION
- STOOP, STAIRS, & RAILING @ NEW TENANT ENTRY
- WINDOW @ KITCHEN ADDITION
- FINISHED SECOND FLOOR +10'-6 1/2"
- MARVIN SKYCOVE #7870 SEAT HEIGHT AT 24" A.F.F.
- 45-DEGREE LATTICE
- STOOP, STAIR, + HANDRAIL @ NEW KITCHEN ENTRY
- HANDRAIL TO MATCH EXISTING @ BACK DECK
- FINISHED FIRST FLOOR DATUM: 0'-0"
- HELICAL PILE TO BE DESIGNED BY STRUCTURAL ENGINEER



3 EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

- MOVE EXISTING GUEST BATH WINDOW FROM EAST WALL
- TRIPLE-MULLED MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOWS
- FLAT ROOF (PITCHED TO DRAIN) AT PRIMARY BATH ADDITION
- FRIEZE DETAIL SIMILAR TO EXISTING HOUSE
- MARVIN SKYCOVE 7870 SHOWN WITH SEAT SHOWN @ 24" A.F.F.
- GABLE ROOF @ NEW TENANT ENTRY WITH SIMILAR EAVE DETAILS AS EXISTING HOUSE
- VICTORIAN BRACKETS FOR SUPPORT
- REPLACE EXISTING SINGLE BULKHEAD DOOR WITH DOUBLE DOORS TO OPEN BELOW SKYCOVE
- STOOP & STAIRS @ NEW TENANT ENTRY
- STOOP & STAIRS @ NEW KITCHEN ENTRY
- SIMILAR TO EXISTING DECK

- FINISHED SECOND FLOOR CEILING +10'-6 1/2"
- DROPPED CEILING IN PRIMARY BATH +17'-6 1/2"
- FINISHED SECOND FLOOR +10'-6 1/2"
- FINISHED FIRST FLOOR DATUM: 0'-0"







54 Garfield St.

*Petitioner*

155-28  
CAMBRIDGE COMMUNITY HOUSING  
DEVELOPMENT INC.  
C/O WINN COMPANIES  
810 MEMORIAL DR., SUITE 102  
CAMBRIDGE, MA 02139

155-30-33  
PRESIDENT & FELLOWS OF HARVARD  
COLLEGE C/O HARVARD REAL ESTATE INC.  
HOLYOKE CENTER - ROOM 1000  
1350 MASS AVE  
CAMBRIDGE, MA 02138-3895

WESTON PATRICK, P.A.  
C/O MICHAEL WIGGINS, ESQ.  
ONE LIBERTY SQUARE - SUITE 600  
BOSTON, MA 02109

155-6  
WOODS, MARK & C.  
SUSAN WILLIAMS WOODS  
44 GARFIELD STREET  
CAMBRIDGE, MA 02138

155-4  
MCNERNEY, ANDREW P. &  
ELIZABETH MCNERNEY  
32 GARFIELD ST  
CAMBRIDGE, MA 02138

155-7  
HILLIS, WILLIAM DANIEL &  
TAYLOR M. MILSAL,  
TRS THE 54 GARFIELD STREET NOMINEE TR  
405 ROBBIN RD

155-24  
HILTON, TAMATHA S. & WILLIAM HILTON  
23 SACRAMENTO ST  
CAMBRIDGE, MA 02138

155-29-25  
CAMBRIDGE CITY OF COMM DEV  
57 INMAN ST  
CAMBRIDGE, MA 02139

155-5  
LEPORE, JILL M. & TIMOTHY R. LEEK  
36 GARFIELD ST  
CAMBRIDGE, MA 02138-3895

155-9  
WOLFENSOHN, SARA  
64 GARFIELD ST  
CAMBRIDGE, MA 02139

155-25-29  
CITY OF CAMBRIDGE  
C/O MEGAN BAYER  
CITY SOLICITOR

155-25-29  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

155-40  
ST. CLAIR, PETER & CAROL SEPKOSKI  
595 W.SHORE RD  
SOUTH HERO, VT 05486

155-41  
PENNISTON, JOHN T. &  
JOYCE K. PENNISTON TRUSTEES  
17-19 SACRAMENTO PL  
CAMBRIDGE, MA 02138-3895

154-48  
SULLIVAN, DIANE  
49 GARFIELD ST  
CAMBRIDGE, MA 02138

155-8  
BEACH, NATHAN DICKERSON  
REBECCA RUTH BEACH, TRS  
58 GARFIELD ST  
CAMBRIDGE, MA 02138

154-47  
CASSIM FAMILY LLC,  
C/O WILLIAM CASSIM  
239 SHAWSHEEN AVE  
WILMINGTON, MA 01887

155-40  
TEN TEN DIGITS LLC  
6204 STONE RISE ST  
LAS VEGAS, NV 89135

155-22  
11 SACRAMENTO LLC  
38 EDSON ST  
STOW, MA 01775

154-49  
YOUNG, DIANA  
45 GARFIELD ST  
CAMBRIDGE, MA 02138

155-3  
REDDI, REKHA P.,  
TRUSTEE THE REDDI NOMINEE TRUST  
14008 OUTLOOK STREET  
OVERLAND PARK, KS 66223



# 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: PATRICK GUTHRIE Date: 9/24/24  
(Print)

Address: 54 Garfield St.

Case No. BZA - 287537

Hearing Date: 10/10/24

Thank you,  
Bza Members

## Pacheco, Maria

---

**From:** Michael W. Wiggins <mww@westonpatrick.com>  
**Sent:** Wednesday, September 25, 2024 9:19 AM  
**To:** Pacheco, Maria  
**Subject:** Fwd: 54 garfield sign panel

Maria

Below are photos of the sign panel as posted at 54 Garfield

Mike

Begin forwarded message:

**From:** Patrick Guthrie <patrick@design-associates.com>  
**Date:** September 25, 2024 at 9:00:47 AM EDT  
**To:** "Michael W. Wiggins" <mww@westonpatrick.com>  
**Subject:** 54 garfield sign panel

[cid:19229444bd826e13b231]

[cid:192294456e42fdda2b2]

[cid:1922944658a9eb7c62a3]

Patrick Guthrie, AIA, NCARB

President

617 661-9082 ext 802

DESIGN ASSOCIATES INC

1035 Cambridge Street | Cambridge, MA 02141

PO Box 1520 | Nantucket, MA 02554

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Houzz<<https://bowtie.mailbutler.io/tracking/hit/3059D386-98ED-495D-A480-976F4BD3B9AF/0DDAA042-38A8-404F-9B1C-471C2FE016F3/>> &

Instagram<<https://bowtie.mailbutler.io/tracking/hit/3059D386-98ED-495D-A480-976F4BD3B9AF/98CCD0DA-0A99-4952-AC01-16C5418EDF38/>>

www.design-associates.com<<https://bowtie.mailbutler.io/tracking/hit/3059D386-98ED-495D-A480-976F4BD3B9AF/6A877F99-3398-4916-92E2-38C6ED89859F/>>







**Ratay, Olivia**

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**From:** Michael W. Wiggins <mww@westonpatrick.com>  
**Sent:** Friday, October 4, 2024 12:46 PM  
**To:** Ratay, Olivia  
**Cc:** Patrick Guthrie  
**Subject:** 54 Garfield Street BZA 287537  
**Attachments:** Floor Plans.pdf

Hi Olivia,

Attached are the floor plans for the above property. I have also uploaded them to the website. Please bring them to the attention of the Chair. For the Chair's reference the purpose of the addition is to accommodate a small expansion to the kitchen on the first floor and a walk-in closet on the second floor. The addition would be inserted in place of the existing rear entrance to the tenant's apartment, which will be replaced by the new side entrance. The architect, Patrick Guthrie, will attend the hearing and explain the addition to the Board members.

Thank you for your cooperation,

Mike Wiggins

Michael W. Wiggins  
Weston Patrick, P.A.  
One Liberty Square, Suite 600  
Boston, MA 02109-4825  
Tel. 617-880-6300  
Direct Line 617 880 6313  
Fax 617 742-5734  
Email [mww@westonpatrick.com](mailto:mww@westonpatrick.com)

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RENOVATION AND ADDITION TO:

# THE MILSAL RESIDENCE

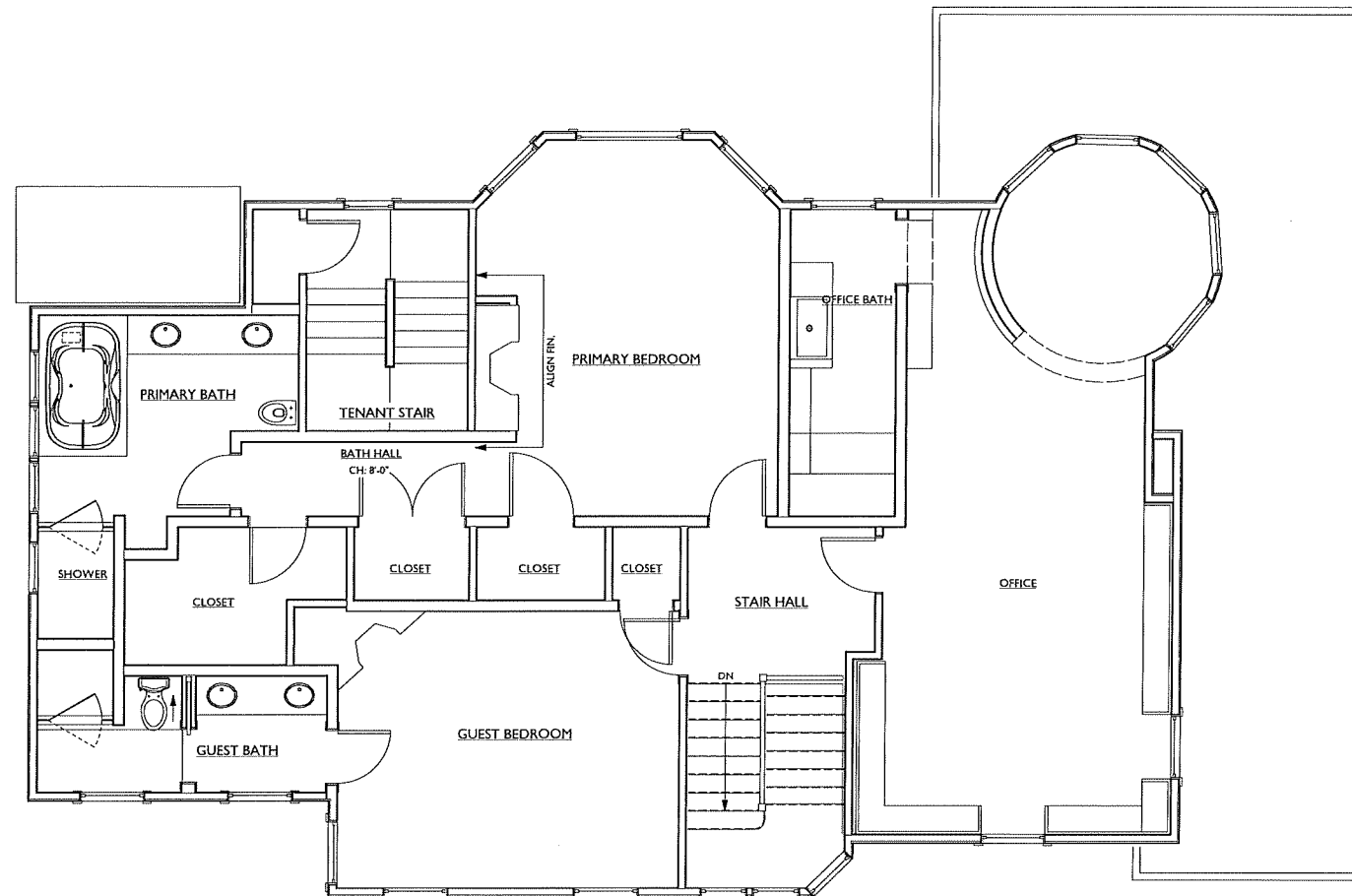
54 GARFIELD STREET  
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	5/31/2024	SD FOR REVIEW
B	9/6/2024	UPDATED FOR SPECIAL PERMIT

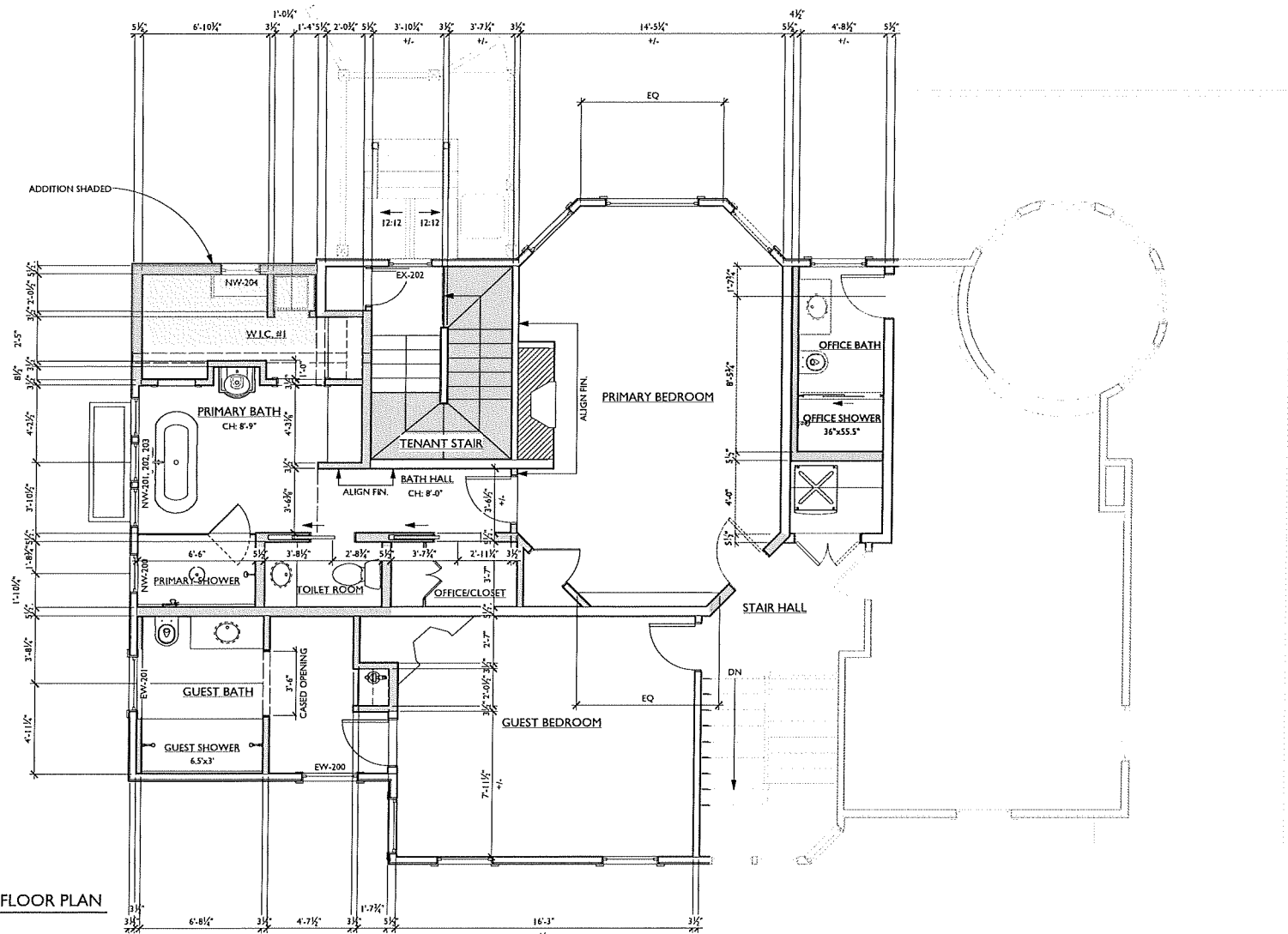
Print Date:

SPECIAL PERMIT: SECOND FLOOR PLAN

A-1.1



1 AS-BUILT SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

WALL KEY

	EXISTING WALL
	NEW WALL
	DEMOLITION WALL



## **Pacheco, Maria**

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**From:** Dianne SULLIVAN <dmsullivan@comcast.net>  
**Sent:** Monday, October 7, 2024 7:37 AM  
**To:** Pacheco, Maria  
**Cc:** milsal@gmail.com; Dianne SULLIVAN  
**Subject:** Approval of plans submitted by Taylor Milsal & William Hills for addition at 54 Garfield Street, Cambridge, MA 02138

Dear Ms. Pacheco,

As the owner and resident of 49 Garfield Street, Cambridge, MA, I have reviewed the plans & application for a special permit, for the addition proposed at 54 Garfield Street. It is a thoughtfully- designed addition and in keeping with the integrity, beauty & historical details of Taylor's and William's home and our neighborhood. I fully support the plans and application for this addition.

Best wishes,  
Diane M. Sullivan  
49 Garfield Street  
Cambridge, MA 02138  
dmsullivan@comcast.net



## Pacheco, Maria

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**From:** Diana Young <dianayounggm@gmail.com>  
**Sent:** Monday, October 7, 2024 2:07 PM  
**To:** Pacheco, Maria  
**Cc:** Yael  
**Subject:** 54 Garfield Street permit application

Dear Ms. Pacheco,

We are the owners of 45 Garfield street. We have reviewed the application for a special permit and plans submitted by our neighbors, Taylor Milsal and William Hills, for a small addition at the rear of 54 Garfield Street, and we are in support of the application.

Please let us know if there is any other information we may provide at this time to help facilitate the process.

Sincerely,  
Diana Young and Yael Maguire