CCM-101

City of Cambridge

Calendar Item #2

IN CITY COUNCIL
February 12, 1996

ORDERED: That the Commissioner of Public Works be authorized to construct curb cuts over sidewalks in front of estates upon the streets as hereinafter named, the expense thereof to be charged to the appropriation for Public Works Department, Paving (Edgestones and Sidewalks). The entire cost of material and labor furnished to be repaid to the City by the owners of abutting estates.

Alfred N. Colella — 9 and 11 Winslow Street

In City Council February 12, 1996
Adopted by the affirmative vote of seven members.
Councillor Toomey recorded in the negative and
Councillor Born recorded as abstaining.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- D. Margaret Drury

D. Margaret Drury
City Clerk

13.

LAW OFFICES
O'NEILL, CONRAGAN, RUSSIAN, GREENBERG & PANICO
PROFESSIONAL ASSOCIATION

HERBERT S. O'NEILL
ARAM K. CONRAGAN, JR.
BRANT H. RUSSIAN
VINCENT J. PANICO
MICHAEL D. GREENBERG

2343 MASSACHUSETTS AVENUE - CAMBRIDGE, MASSACHUSETTS 02140
AREA CODE (617) - 876-2020

February 2, 1996

Mrs. Margaret Drury
City Clerk
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Curb Cut, 9-11 Winslow Street, Cambridge
FILE NO: 96-3

Dear Mrs. Drury:

I'm enclosing a copy of the conditions agreed upon concerning the property at 9-11 Winslow Street between the developer Daniel Silva and the neighbors. These were prepared by the architect Baron & Hammer Associates.

Would you kindly make these conditions available to the councilors or take whatever steps are necessary to include the conditions with the granting of the curb cut.

Thank you for your cooperation.

Sincerely,

Vincent J. Panico

VJP/ja

enclosure

Mark D. Hammer. ☎ 617-492-7660 2/1/96 4:03 PM 2/3

Baron+Hammer Associates

80 Prospect Street
Cambridge, MA 02139

Phone: 617.876.7600
Fax: 617.492.7660

MEMORANDUM

Project Name: Townhouse Development
9-11 Winslow Street, Cambridge, MA

Date: 12 January 1995
Topic: Outline Specifications
To: Dan Silva
From: Jeffrey Baron

The following specifications will be incorporated into the project:

Demolition
Remove the existing two family house at 11 Winslow and the existing concrete block garage, including all foundations. Remove the existing foundation at 9 Winslow.

Excavation/Backfill
Excavate site for new basements and foundations at townhouses and worker's cottage.

Concrete
Foundation walls to be 10" thick concrete poured in place with 4" steel troweled basement slabs w/ wire mesh reinforcing.

Wood
Exterior wall framing to be 2 x 4 kiln dried wood studs with 1/2" plywood sheathing. Interior partitions to be 2 x 4 kiln dried wood studs. Floor joists to be 2 x 10 or 2 x 12 depending on location. Roof rafters to be 2 x 8 or 2 x 6 depending on location. 3/4" tongue and groove plywood subfloors with 1/4" underlayment at carpet and ceramic tile.

Exterior siding to be cedar clapboards with 4" exposure. Corner boards and trim at doors, windows and roofs to be kiln dried pine or equal.

Thermal and Moisture Protection
Walls to be sheathes with Tyvex housewrap or equal. Fiberglas batt insulation with kraft paper backing in roof and exterior walls to meet state energy code.

Roofing shingles to be asphalt 25 year, architectural grade with felt underlayment with water/ ice shield.

Mark D. Hammer
☎ 617-492-7660

2/1/96 4:04 PM 3/3

Doors and Windows
Exterior doors to be steel, glazed with insulated glass. Interior doors to be either hollow core or solid core, depending on location.

Windows typically to be double hung with 4 over 4 divided light sashes. Some windows may be square with 4 equal lights.

Finishes
Gypsum board interior partitions with cementitious board at wet walls in bathrooms.

Finished flooring to be oak strip flooring, carpet or ceramic tile depending on location and buyer's selection.

Painting of exterior to be three color solid body stain or latex paint by Benjamin Moore or equal. Clapboards will be painted one color, trim a second color and window sashes a third color. Interior painting to be a latex primer with one eggshell finish coat. Interior doors and trim to be semi-gloss latex enamel.

Specialties
Bathroom accessories with chrome finish. Provide built in medicine cabinets with optional mirrors. Prefabricated fireplaces in living rooms.

Plumbing
Toilets, sinks and bathtubs to be by American Standard or Kohler. One piece plastic shower bases by Kohler or equal. Whirlpools by Jacuzzi or equal. 40 gallon capacity gas fired not water heater located in basement.

Heating
Gas fired furnace, forced hot air system with multi-zone capacity. Located in basement and directly vented through the wall. Set back thermostats at each heating zone.

Electrical
200 amp service at each townhouse unit. 100 amp service at workers cottage. Wiring to meet building code requirements. Light fixtures by Lightolier or equal. Decora light switches and receptacles by Leviton in white.

cc: Brendan and Pat Sullivan

LAW OFFICES

O'NEILL, CONRAGAN, RUSSIAN, GREENBERG & PANICO
PROFESSIONAL ASSOCIATION

HERBERT S. O'NEILL
ARAM K. CONRAGAN, JR.
HRANT H. RUSSIAN
VINCENT J. PANICO
MICHAEL D. GREENBERG

2343 MASSACHUSETTS AVENUE - CAMBRIDGE, MASSACHUSETTS 02140
AREA CODE (617) - 876-2020

Via FACSIMILE 349-4307

February 9, 1996

Mrs. Margaret Drury
City Clerk
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Curb Cut, 9-11 Winslow Street, Cambridge
FILE NO: 96-3

Dear Mrs. Drury:

The curb cut petition on 9-11 Winslow Street, Cambridge, MA, is scheduled to be heard by the Council on Monday, February 12, 1996,

At the last Council meeting, some concern was raised about attaching the construction specifications from the architect Baron & Hammer Associates to the curb cut grant. Some of the councilors felt that this might cause confusion in the future.

I suggest the easiest method for handling this problem is to approve the curb cut and send the Memorandum dated January 12, 1995 from the architect, to the Building Department with the representation that the developer, Daniel Silva, has agreed to abide by those specifications in his Building Permit Application. In that manner, the Building Department can assure that the specification shown to the neighbors will be complied with.

Sincerely,

Vincent J. Panico

VJP/ja

enclosure: Exhibit B

Mark D. Hammer, ☎ 617-492-7660 2/1/96 4:03 PM 2/3

EXHIBIT B

Baron-Hammer Associates

80 Prospect Street
Cambridge, MA 02139

Phone: 617.876.7600
Fax: 617.492.7660

MEMORANDUM

Project Name: Townhouse Development
9-11 Winslow Street, Cambridge, MA
Date: 12 January 1995
Topic: Outline Specifications
To: Dan Silva
From: Jeffrey Baron

The following specifications will be incorporated into the project:

Demolition
Remove the existing two family house at 11 Winslow and the existing concrete block garage, including all foundations. Remove the existing foundation at 9 Winslow.

Excavation/Backfill
Excavate site for new basements and foundations at townhouses and worker's cottage.

Concrete
Foundation walls to be 10" thick concrete poured in place with 4" steel troweled basement slabs w/ wire mesh reinforcing.

Wood
Exterior wall framing to be 2 x 4 kiln dried wood studs with 1/2" plywood sheathing. Interior partitions to be 2 x 4 kiln dried wood studs. Floor joists to be 2 x 10 or 2 x 12 depending on location. Roof rafters to be 2 x 8 or 2 x 6 depending on location. 3/4" tongue and groove plywood subfloors with 1/4" underlayment at carpet and ceramic tile.

Exterior siding to be cedar clapboards with 4" exposure. Corner boards and trim at doors, windows and roofs to be kiln dried pine or equal.

Thermal and Moisture Protection
Walls to be sheathes with Tyvex housewrap or equal. Fiberglas batt insulation with kraft paper backing in roof and exterior walls to meet state energy code.

Roofing shingles to be asphalt 25 year, architectural grade with felt underlayment with water/ ice shield.

Doors and Windows
Exterior doors to be steel, glazed with insulated glass. Interior doors to be either hollow core or solid core, depending on location.

Windows typically to be double hung with 4 over 4 divided light sashes. Some windows may be square with 4 equal lights.

Finishes
Gypsum board interior partitions with cementitious board at wet walls in bathrooms.

Finished flooring to be oak strip flooring, carpet or ceramic tile depending on location and buyer's selection.

Painting of exterior to be three color solid body stain or latex paint by Benjamin Moore or equal. Clapboards will be painted one color, trim a second color and window sashes a third color. Interior painting to be a latex primer with one eggshell finish coat. Interior doors and trim to be semi-gloss latex enamel.

Specialties
Bathroom accessories with chrome finish. Provide built in medicine cabinets with optional mirrors. Prefabricated fireplaces in living rooms.

Plumbing
Toilets, sinks and bathtubs to be by American Standard or Kohler. One piece plastic shower bases by Kohler or equal. Whirlpools by Jacuzzi or equal. 40 gallon capacity gas fired not water heater located in basement.

Heating
Gas fired furnace, forced hot air system with multi-zone capacity. Located in basement and directly vented through the wall. Set back thermostats at each heating zone.

Electrical
200 amp service at each townhouse unit. 100 amp service at workers cottage. Wiring to meet building code requirements. Light fixtures by Lightolier or equal. Decora light switches and receptacles by Leviton in white.

cc: Brendan and Pat Sullivan

Buyer Brokerage
Property Management
Appraisals

Apartment Rentals
Commercial Leasing
Real Estate Development

Broadway Management Group, Inc.

For All Your Real Estate Needs

Dan Silva, President
TEL (617) 233-1510
FAX (617) 233-6212

P.O. Box 536
Wakefield, MA 01880

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

INSTRUCTIONS:

In order to obtain permission for a driveway cut or opening you must first get approval from the Department of Inspectional Services on the zoning requirements for off-street parking, including the cooperation of your immediate abuttors.

To receive a review from Inspectional Services you must fill out Part I of the application. Be sure to draw your plot plan on Drawing 1, choosing the lot that represents your lot's position, i.e. corner or interior. You must also include a sketch of the proposed driveway, including dimensions, on Drawing 2. You may then calculate the cost of the driveway by using the formula based on your choice of surfaces. You must also include a signed abuttor sheet for each of your abuttors: back yard, one on either side and the abuttor directly across the street.

Once you have gathered this information on the application, it should be submitted to:

Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

If the application is approved by Inspectional Services, it will then be sent on to Traffic and Parking, the Historical Commission and the Department of Public Works. If approved by Public Works, the application and backup will be sent to the City Council for their approval. Once the City Council approves, the driveway curb cut can be installed. However, the full cost of the cut must be paid to Public Works before the work will start.

If, however, Inspectional Services denies your application you may then appeal to the Zoning Board of Appeals.

DATE: 12 / 15 / 95

PART I:

Address of proposed curb cut or off-street parking facility: 9 and 11 Winslow Street

Frontage: 237 feet Block and Lot: Assessors Block # 228 Lot # 3

Setback (distance from building to sidewalk): 10 feet 0 inches

Distance from proposed driveway to surrounding structures and property line: See Attached

Dimensions of proposed driveway: 2 at 20' x 5' 1 at 10' x 5' (Sidewalk Depth?)

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: See Survey

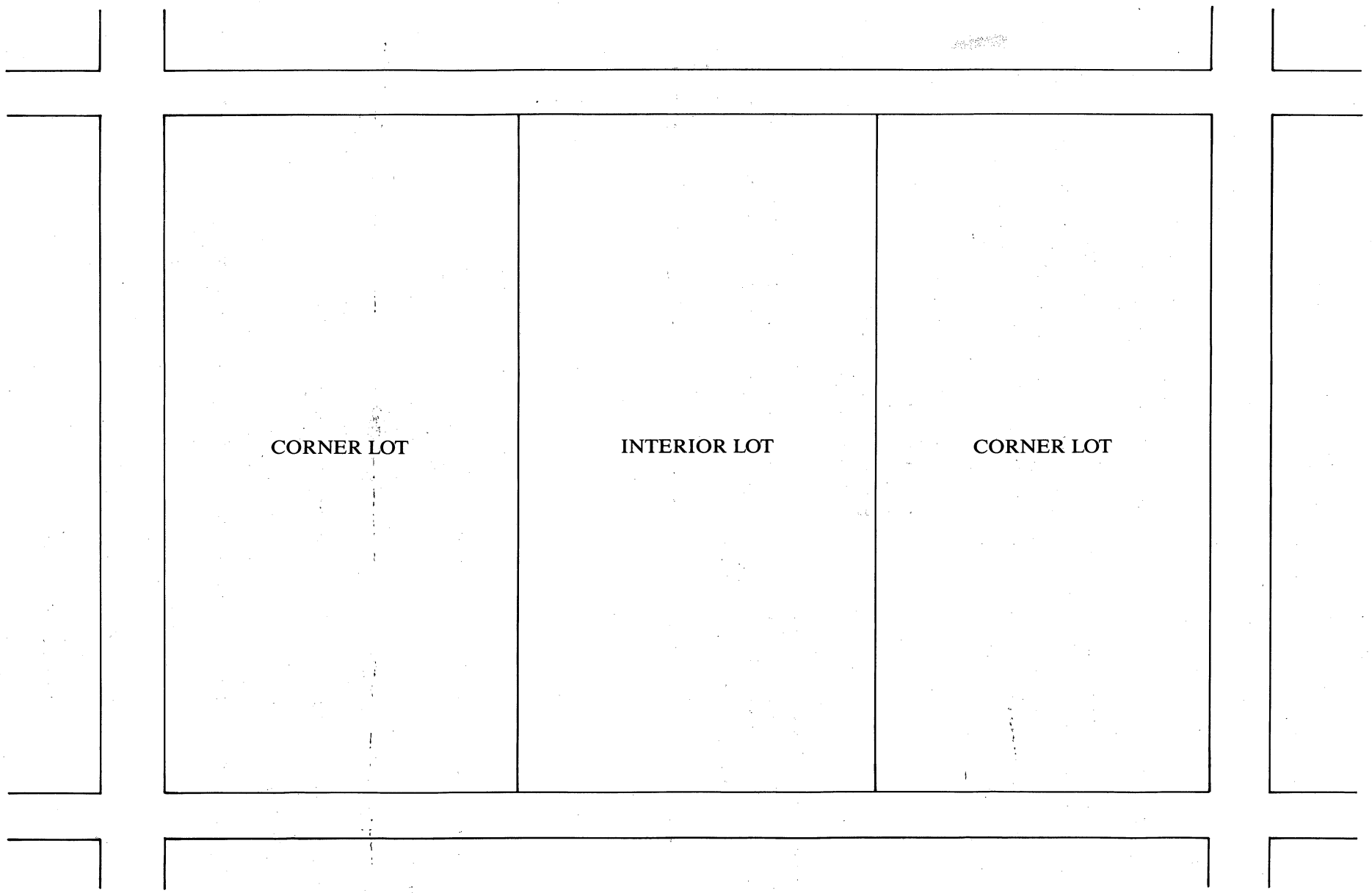
[X] Plot plan is included

[X] Sketch of driveway with cost estimate is included

[ ] All abuttor's forms are included

DRAWING 1:

PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 121 - 123 Garden St.,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 9-11 Winslow St.

Signed: Sheila Tierney Date: 1/13/96

Address: 221 Huron Ave Cambridge, Mass.

To Whom It May Concern:

As owner or agent of 118-120 Garden ST,

☑ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 9-11 Winslow Street

Signed: [signature] Date: 1-13-96

Address: 118 Garden Street Cambridge Mass.

As per plan provided on 1/11/96 & Schedule FAXed on 1-12-96

To Whom It May Concern:

As owner or agent of 118-120 Garden ST,

☑ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 9-11 Winslow Street

Signed: Patricia Sullivan Date: 1-13-96

Address: 118 Garden St Cambridge, MA

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

_____

Signed: _____ Date: _____

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 15 Sherman Street, Cambridge, Massachusetts,

☑ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at as per attached site plan of 9-11 Winslow Street, Cambridge, Ma.

Signed: Elaine M. Lombardozzi Date: December 26, 1995

Address: 15 Sherman Street, Cambridge, Massachusetts

To Whom It May Concern:

As owner or agent of 113 Garden Street, Cambridge, Ma. 02138,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at As per attached Site plan of 9-11 Winslow Street, Cambridge, Ma.
ASSUMING 20FT WIDE ROADWAY

Signed: Gerald R. Reardon DEPUTY CHIEF Date: 1-11-96

Address: 491 BROADWAY CAMBRIDGE MA CAMBRIDGE FIRE DEPT

To Whom It May Concern:

As owner or agent of ,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at

Signed: Date:

Address:

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 12 Sherman Street, Cambridge, Massachusetts,

☑ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at as per attached site plan of 9-11 Winslow Street, Cambridge, Ma.

Signed: Barbara J. Connor Date: 1/13/95

Address: 10 Sherman Street, Cambridge, Massachusetts

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

_____

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

_____

Signed: _____ Date: _____

Address: _____

RECEIVED BY
OFFICE OF CITY CLERK
96 JAN 23 PM 2:39
CAMBRIDGE MA.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE
CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260
FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

January 12, 1996

Dear Neighborhood Representative:

Please be advised that this office is in receipt of a petition from Daniel Silva Development, requesting a curb cut at the premises numbered **9 - 11 Winslow Street, Cambridge, Massachusetts.**

The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations where said curb cut would be made for their approval, prior to action by the City Council. Please indicate by return mail your approval or disapproval of said petition within ten days from the receipt of this letter. I have enclosed a self-addressed stamped envelope to facilitate your reply.

Your kind cooperation in this matter will be greatly appreciated by the members of the City Council.

Sincerely yours,
D. Margaret Drury

D. Margaret Drury
City Clerk

Jack Joseph, for Neighborhood Nine Assoc.

Name of Neighborhood Association: Neighborhood Nine Association

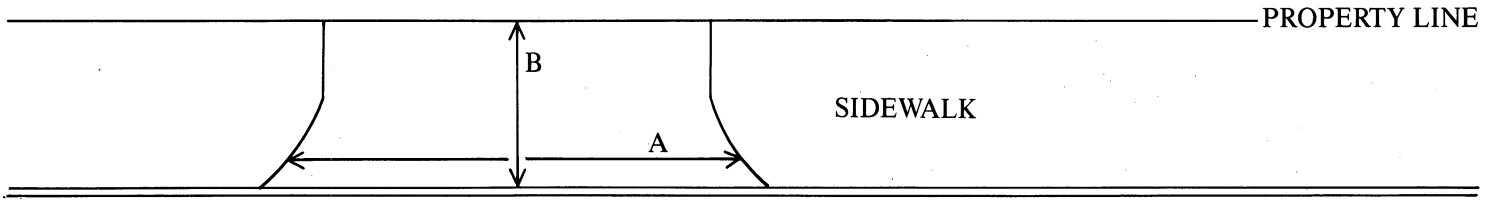
hereby ✓ approve _____ disapprove of said driveway petition.

Comments: We generally have no comment when the abutters support a curb-cut.

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 20 FT. ÷ 3 = 6.66 YARDS

B = 5 FT. ÷ 3 = 1.66 YARDS

A × B = 11.1 SQUARE YARDS

COST ESTIMATE:

BRICK: _____ SQUARE YARDS × $70/SQUARE YARD = $_____

BRICK ON CONCRETE: _____ SQUARE YARDS × $85/SQUARE YARD = $_____

CONCRETE: 11 SQUARE YARDS × $40/SQUARE YARD = $ 440 x 2.5 = $1,100.

ASPHALT: _____ SQUARE FEET × 1 TON/40 SQUARE FEET × $125/TON = $_____

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION: 5/1/96

DEPARTMENT OF PUBLIC WORKS STATED FEE: $ 1,100

The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Owner's signature: Alfred N. Colella 233-1510 Date: 1/6/95

Address: 5 Clark Rd Medfield, Ma 02052

Funds Received: $_____ Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved ☐ Application denied

Reason: subject to comments on attached drawing concerning width & location of curb cuts.

Signature: [signature] Date: 1/26/96

Title: Robert McLaughlin, Commissioner ISD.

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature: [signature] Date: 1.30.96

Title: Dep. Traffic Dir.

PART IV: HISTORICAL COMMISSION

☒ Application approved ☐ Application denied

Reason:

Signature: [signature] Date: 1.26.96

Title: Exd Dir

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature: Robert Keating Date: 1/30/96

Title: Supt. of Streets

R=228.00'

33.55'

5'-0"

101.85'

10'-0"

18.25'

15 Sherman

ST.

68.33'

33.42'

SHERMAN (Public - 40' Wide)

s.f.

69.34'

128.95'

12.8

16'

GARDEN (Public - 40' Wide)

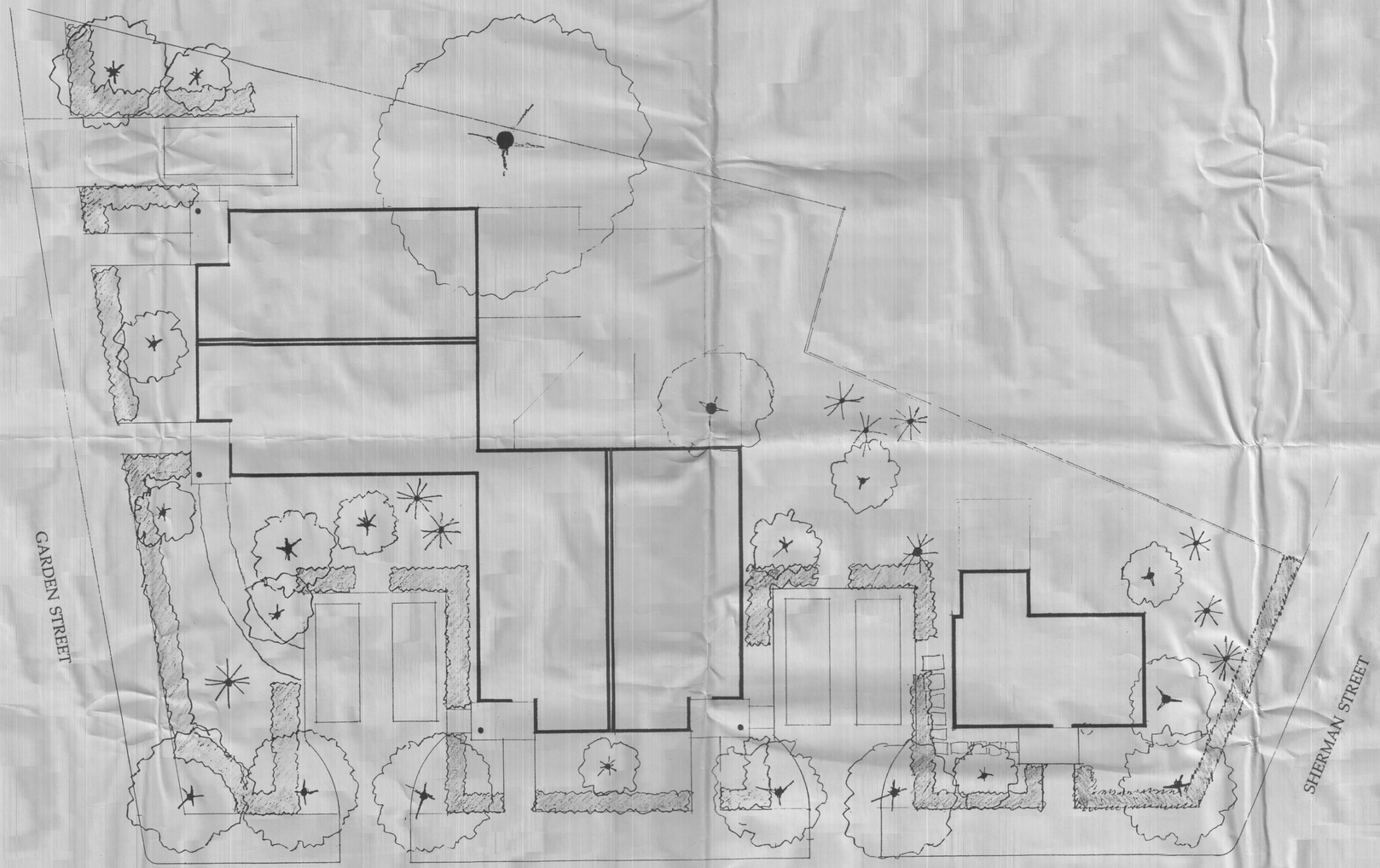
WINSLOW (Public - 30' Wide) ST.

must be 25 sf.

1/26/96

Proposed Site Plan	
9-11 Winslow Street	
Cambridge, MA	
Scale: 1/16"=1'-0"	
Date: December 21, 1995.	
Baron+Hammer Associates	

2



PROPOSED SITE PLAN

Scale: 1/8' = 1'- 0"

Baron+HammerAssociates
80 Prospect Street
Cambridge, MA 02139
617.876.7600

Feb 5, 1996

1

SITE SECTION

Scale: 1/8' = 1'- 0"

GARDEN STREET ELEVATION

Scale: 1/8' = 1'- 0"

WINSLOW STREET ELEVATION

Scale: 1/8' = 1'- 0"

Baron+Hammer Associates
80 Prospect Street
Cambridge, MA 02139
617.876.7600

Feb. 5, 1996

2

Cal. 2

H-20

Consent Communication #1

Petition was received from Alfred N. Colella, 9 and 11 Winslow Street, Cambridge requesting a curb cut at said premises.

In City Council February 5, 1996

Charter right exercised by Councillor Triantafillou.

2/12/96 Order adopted