



Current conditions of 204 Summer Street, Somerville, MA

With faded community commemorative mural of Robert Hardy III, painted circa 1985

Non conforming structure with 2 dwelling units in former storefront / commercial building
Property re zoned RB in 1996, purchased by owner in 1996.

Laura Baring-Gould, Owner & Resident
Zoning Board Application #ZBA 2014-29



Rendering of Proposed Improvements at 204 Summer Street, as seen from Summer Street

*Second story addition of third dwelling unit (2 bedrooms, 1 bathroom)
Re-invigorated front facade with new windows and doors
Improved landscaping*

**Laura Baring-Gould, Owner & Resident
Ted Smith, Architect**
Zoning Board Application #ZBA 2014-29

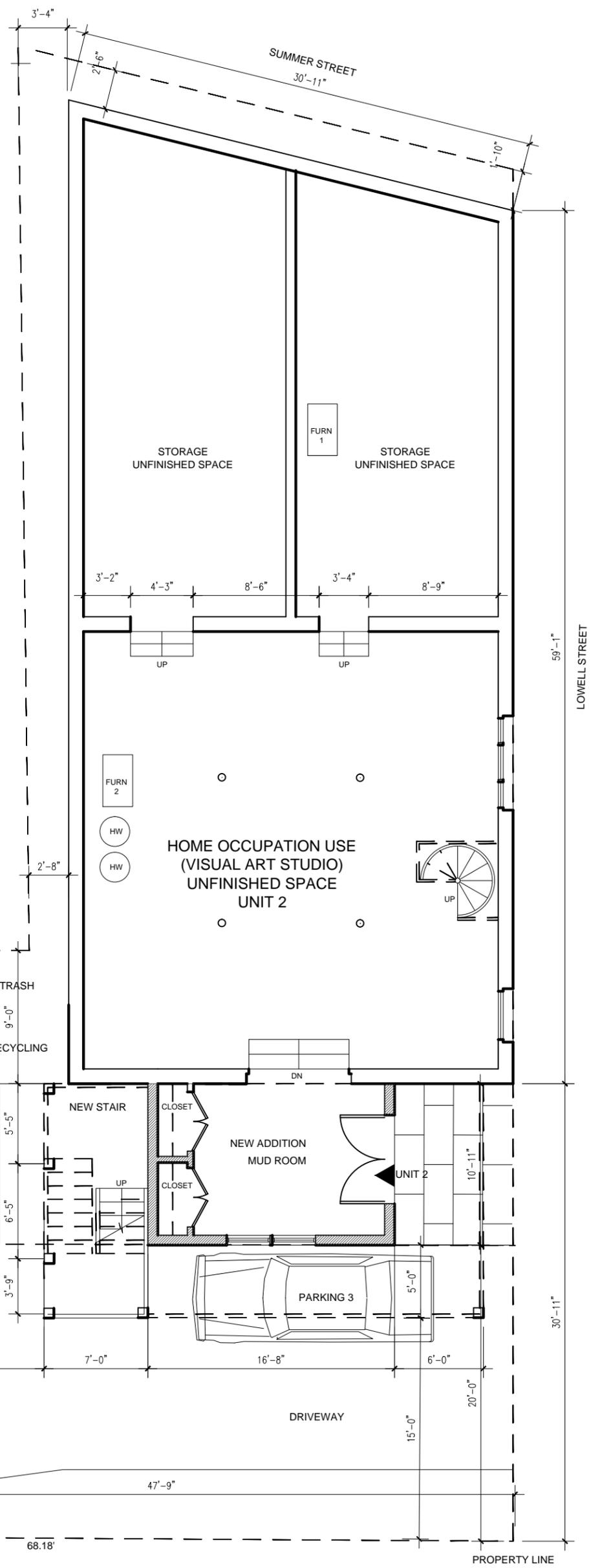
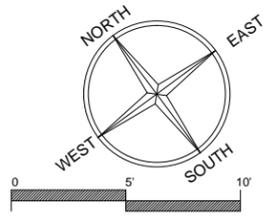


Rendering of Proposed Improvements at 204 Summer Street, as seen from Lowell Street

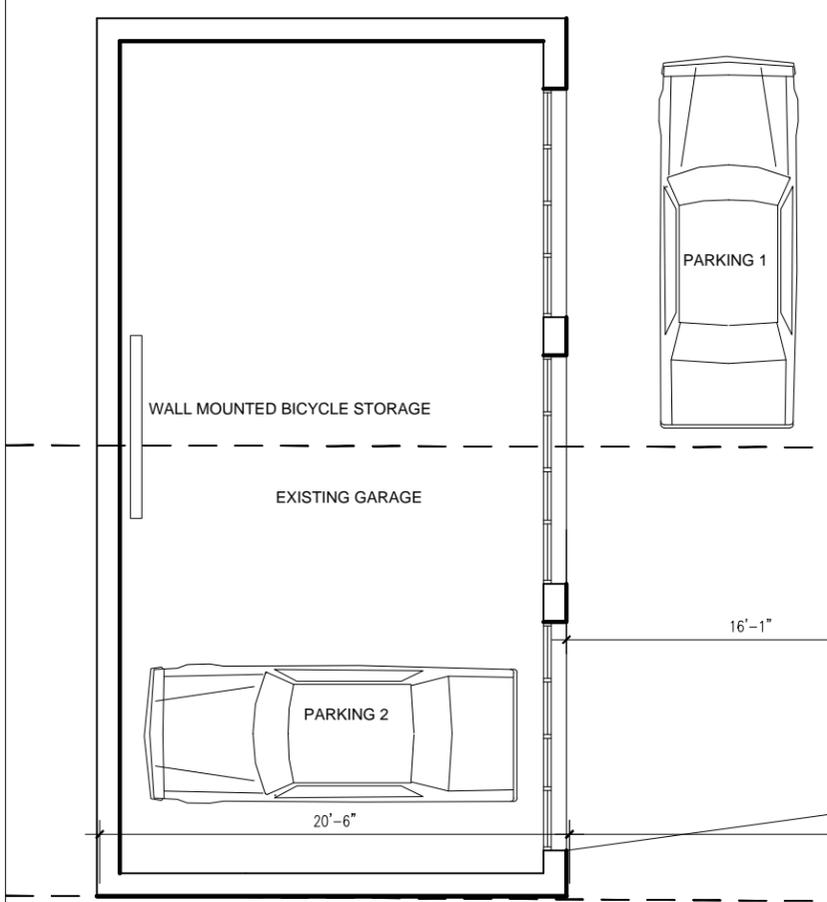
*Second story addition of third dwelling unit (2 bedrooms, 1 bathroom)
10'11" x 16'18" rear addition
Resurfaced driveway with permeable pavers
Improved landscaping*

**Laura Baring-Gould, Owner & Resident
Ted Smith, Architect
Zoning Board Application #ZBA 2014-29**

GROUND FLOOR PLAN
 947 SQ FT EXISTING
 182 SQ FT NEW PROPOSED
 1,129 SQ FT TOTAL



PROPERTY LINE



PROPERTY LINE

TED SMITH
 Architect, LLC
 TED9000@VERIZON.NET

12 Dartmouth Place . Boston . Massachusetts . 02116
 422 Commercial Street . Provincetown . Massachusetts . 02657
 617 . 247 . 0023

GROUND FLOOR PLAN
 204 SUMMER STREET
 Somerville, Massachusetts

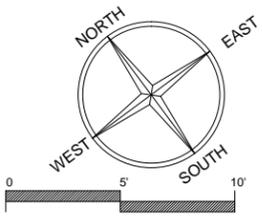
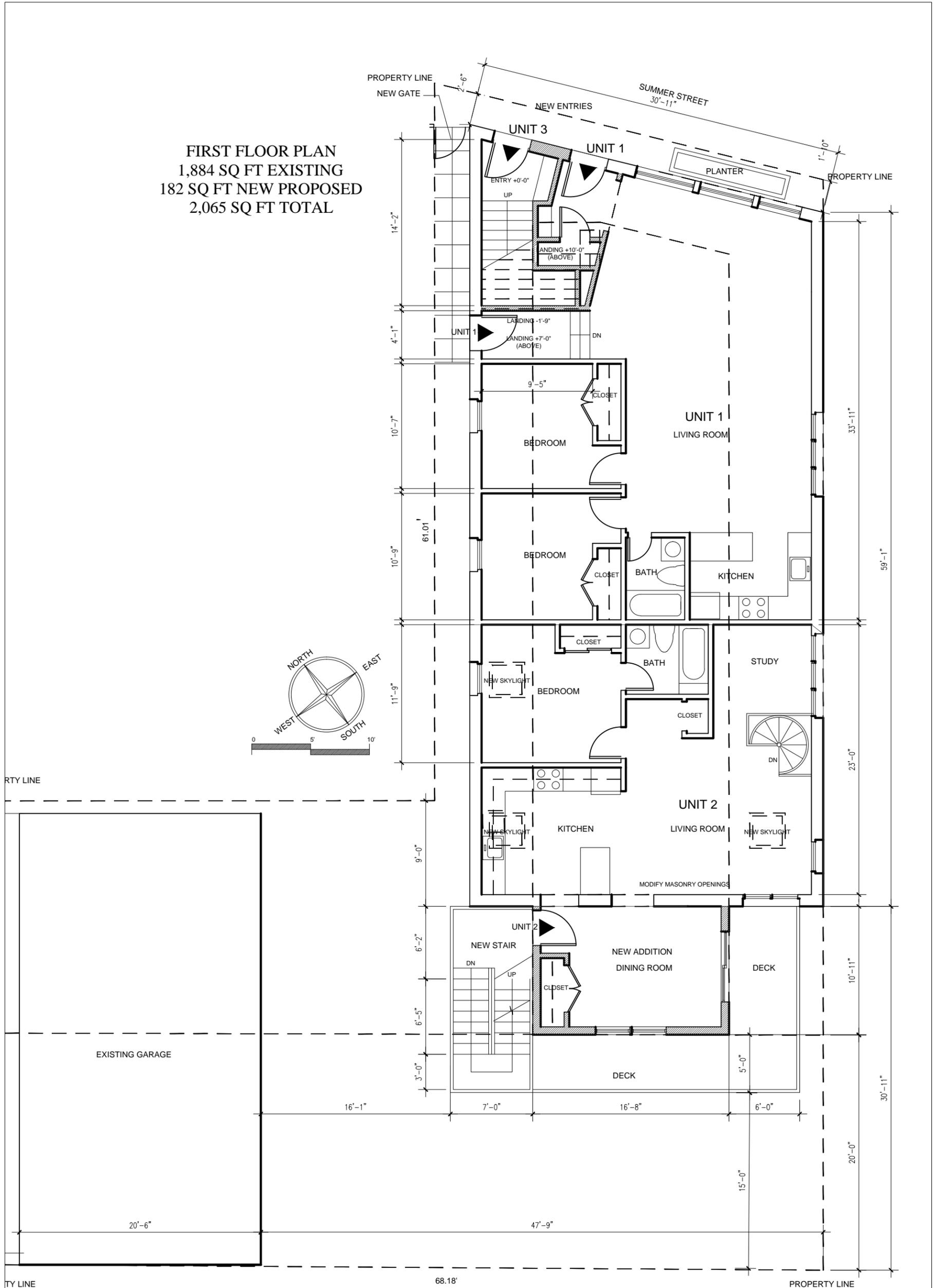
SHEET NUMBER

A1.0

DATE 28 APRIL 2014

SCALE 1/8" = 1' - 0"

FIRST FLOOR PLAN
 1,884 SQ FT EXISTING
 182 SQ FT NEW PROPOSED
 2,065 SQ FT TOTAL



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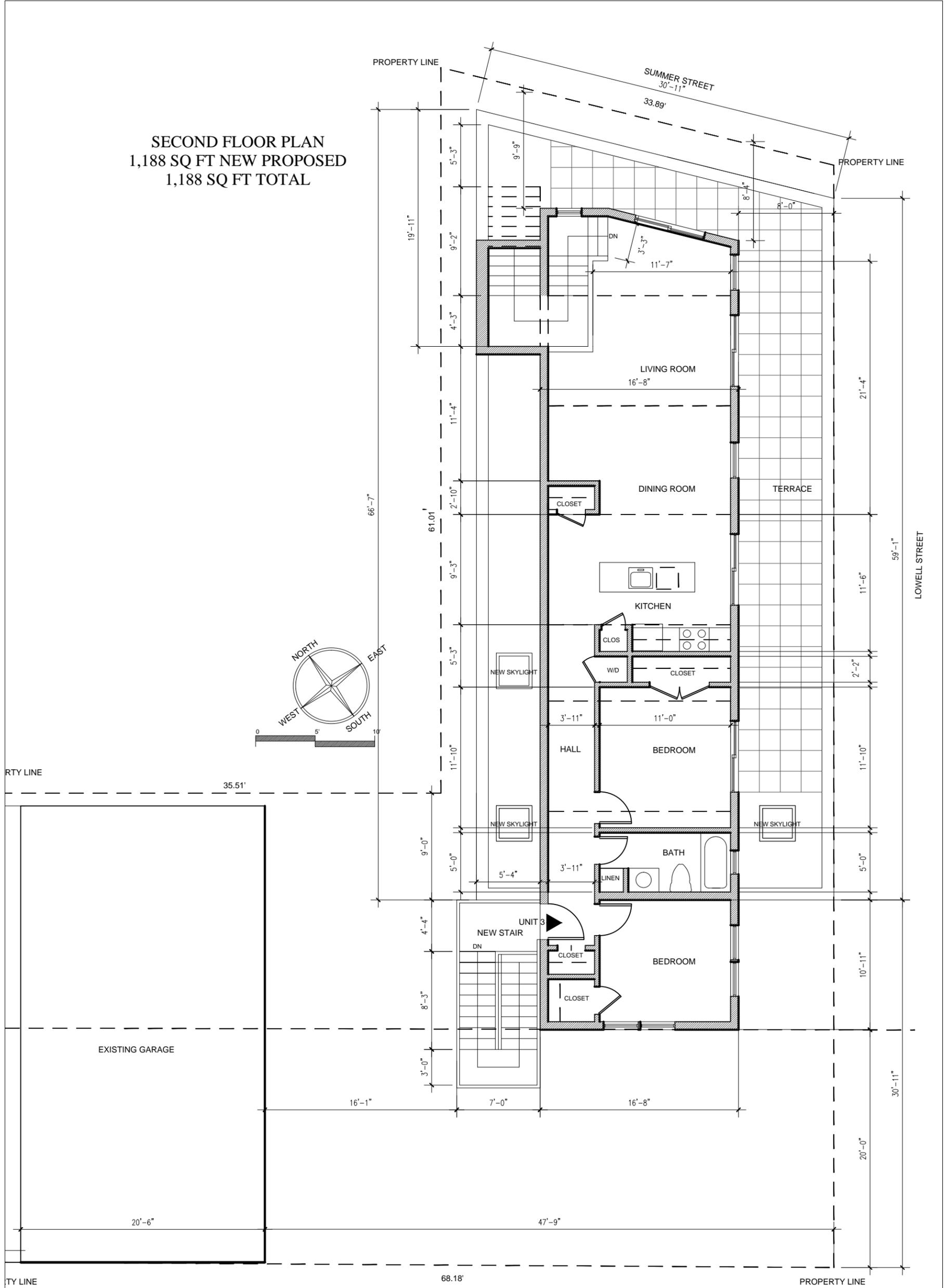
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FIRST FLOOR PLAN
 204 SUMMER STREET
 Somerville, Massachusetts

SHEET NUMBER
A1.1

DATE	28 APRIL 2014	SCALE	1/8" = 1' - 0"
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SECOND FLOOR PLAN
 1,188 SQ FT NEW PROPOSED
 1,188 SQ FT TOTAL



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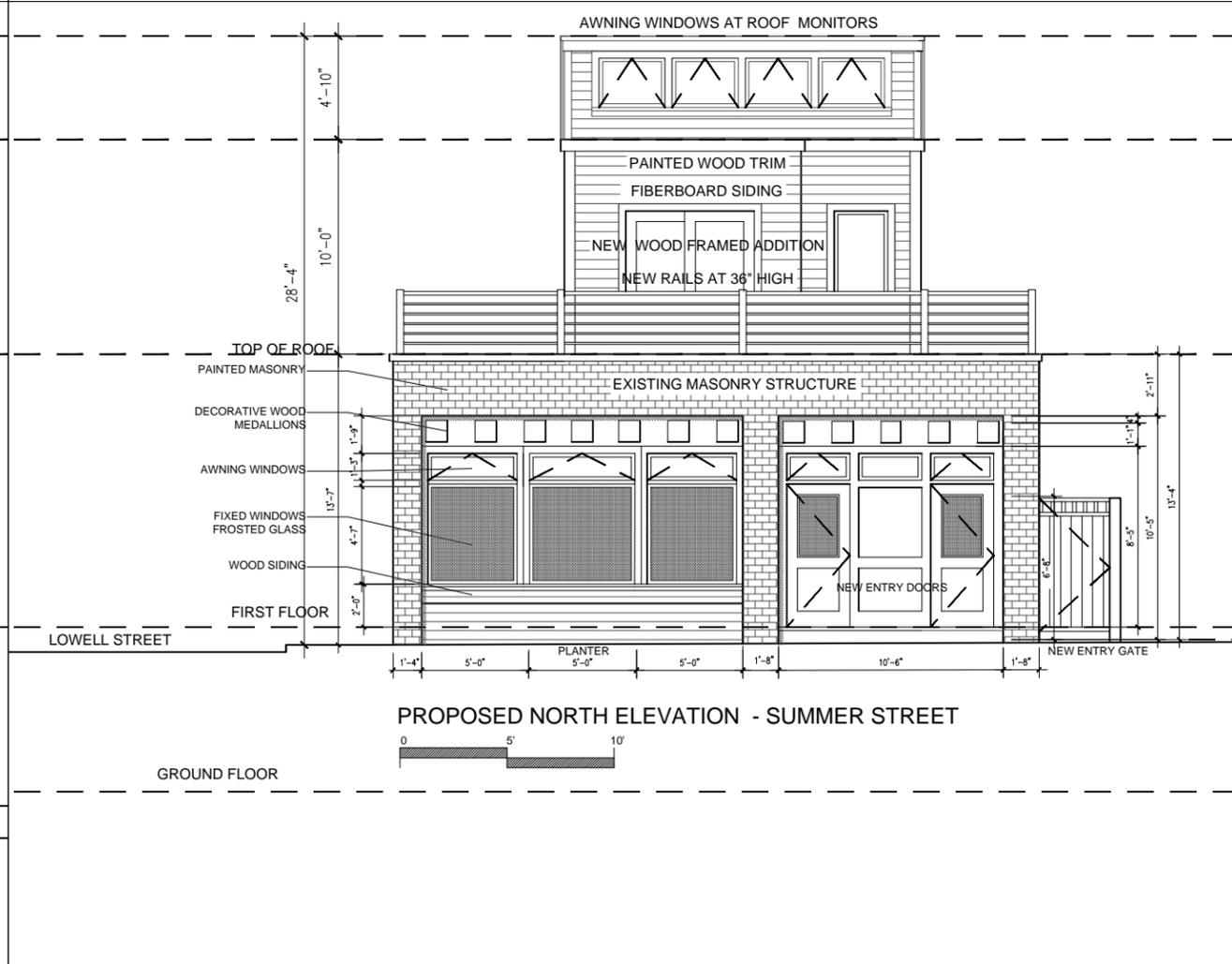
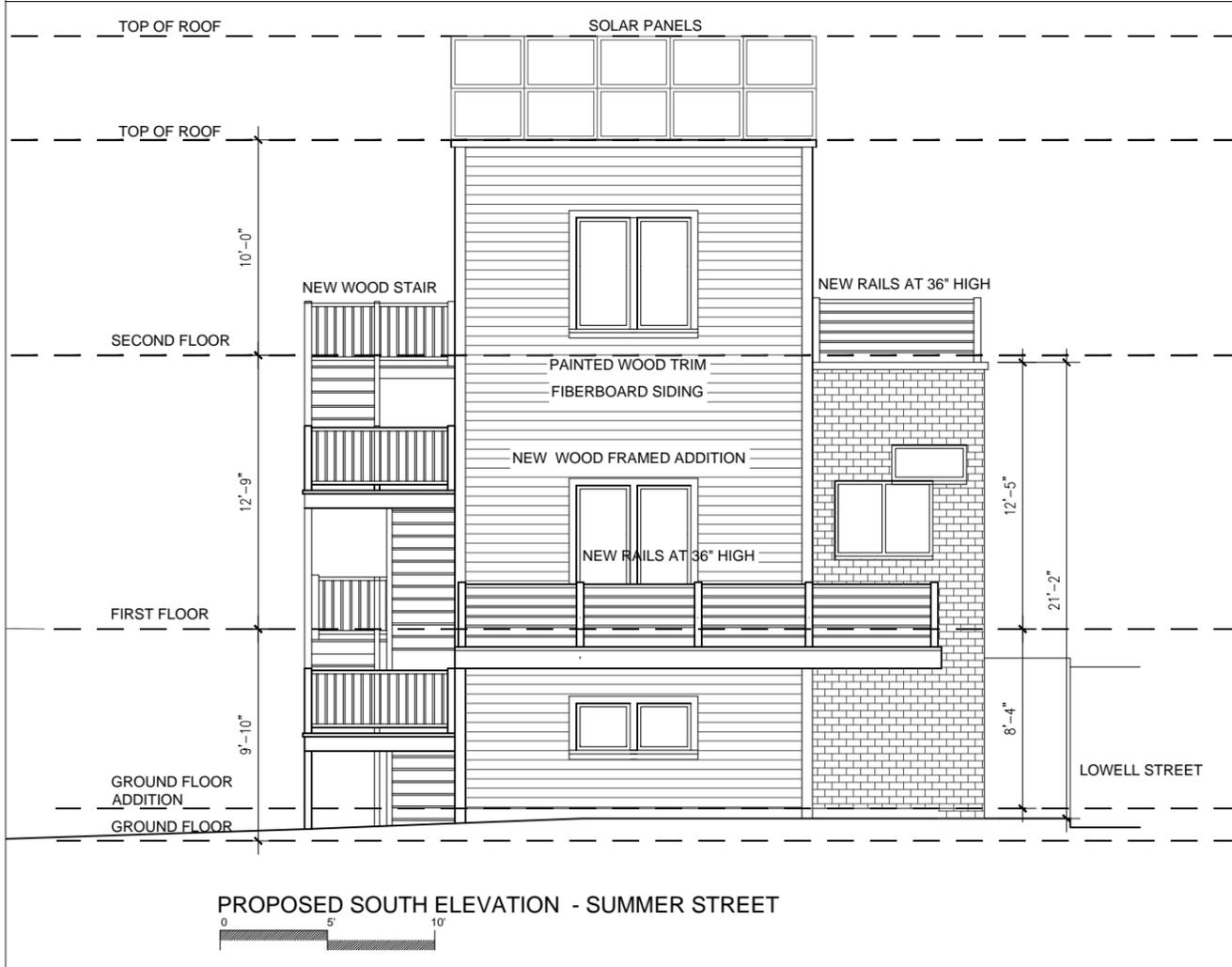
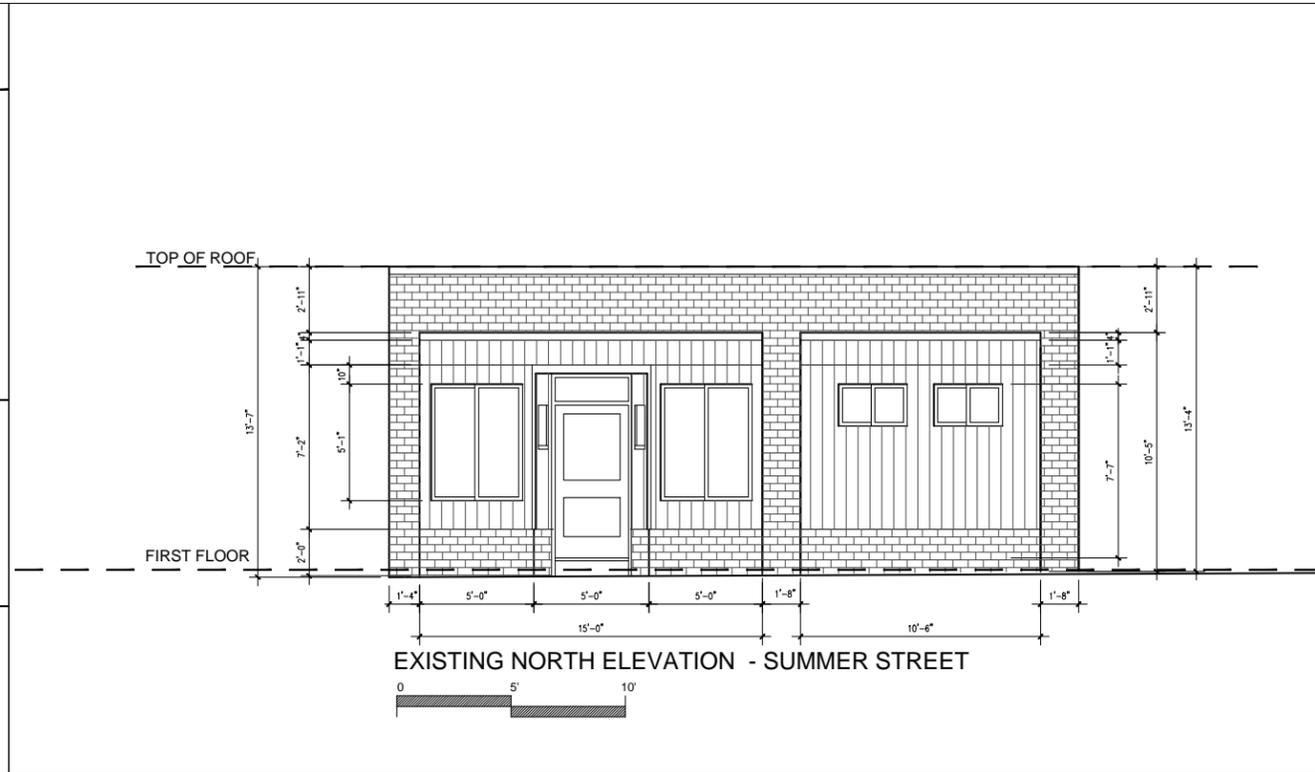
SECOND FLOOR PLAN
 204 SUMMER STREET
 Somerville, Massachusetts

SHEET NUMBER

A1.2

DATE 28 APRIL 2014

SCALE 1/8" = 1' - 0"



PROPOSED EXTERIOR ELEVATIONS
204 SUMMER STREET
Somerville, Massachusetts

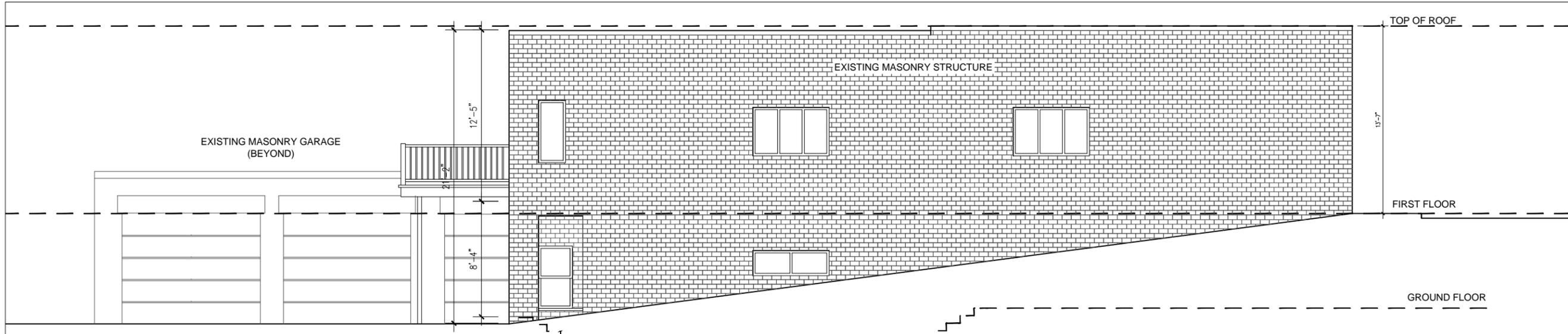
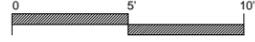
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A2.1

DATE 28 APRIL 2014
SCALE 1/8" = 1'-0"

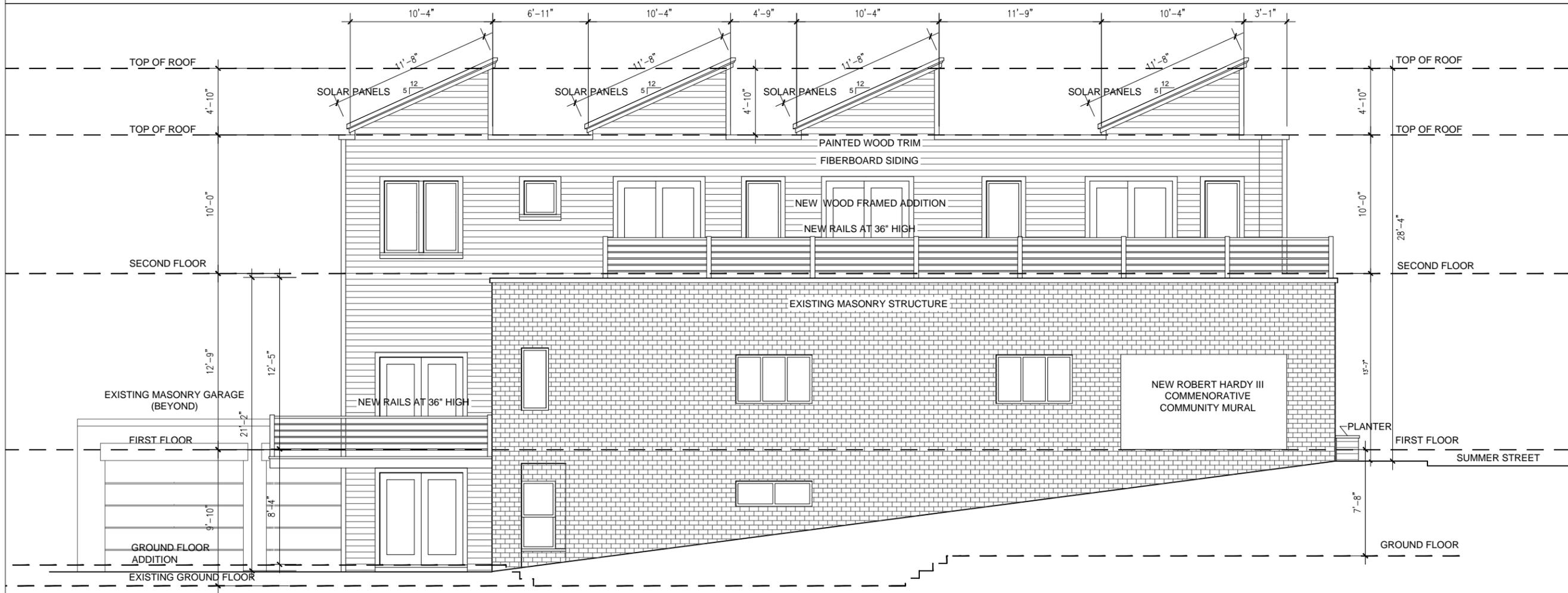
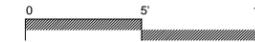
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617.247.0023

EXISTING EAST ELEVATION - LOWELL STREET



PROPOSED EAST ELEVATION - LOWELL STREET



SHEET NUMBER

A2.2

PROPOSED EXTERIOR ELEVATIONS

204 SUMMER STREET
Somerville, Massachusetts

SCALE 1/8" = 1'-0"

DATE 28 APRIL 2014

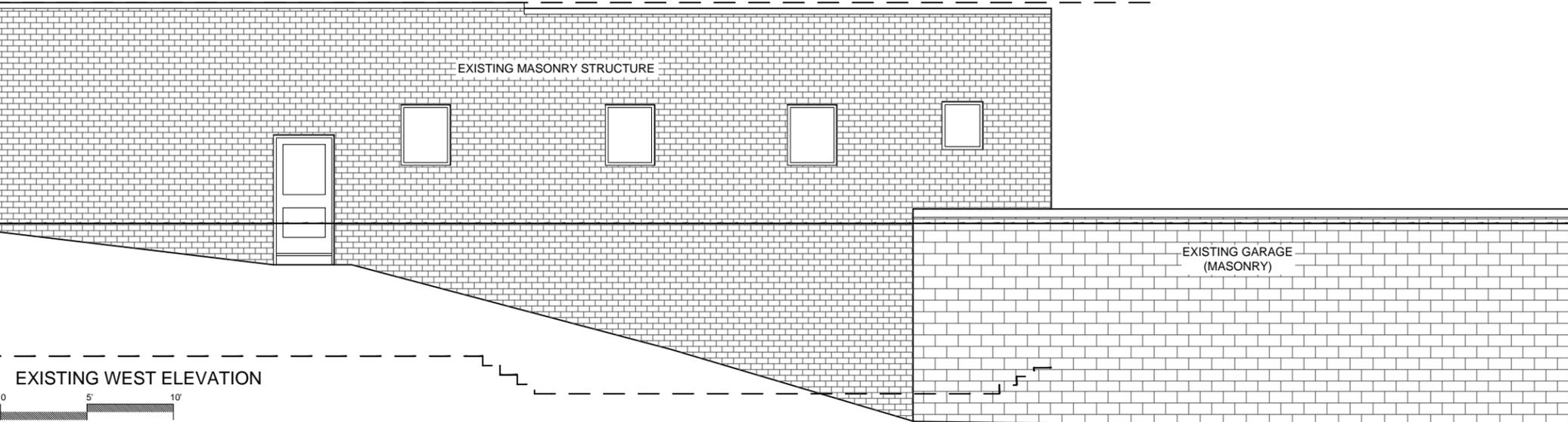
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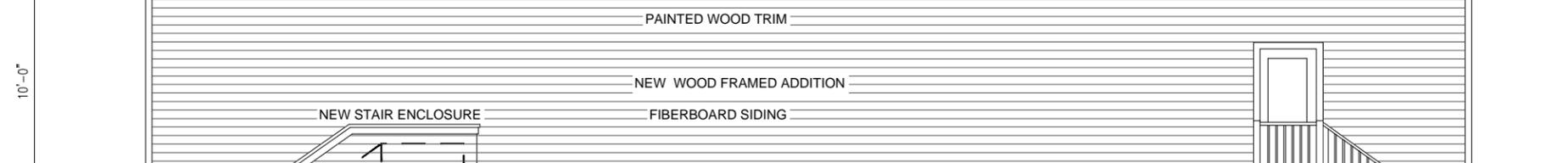
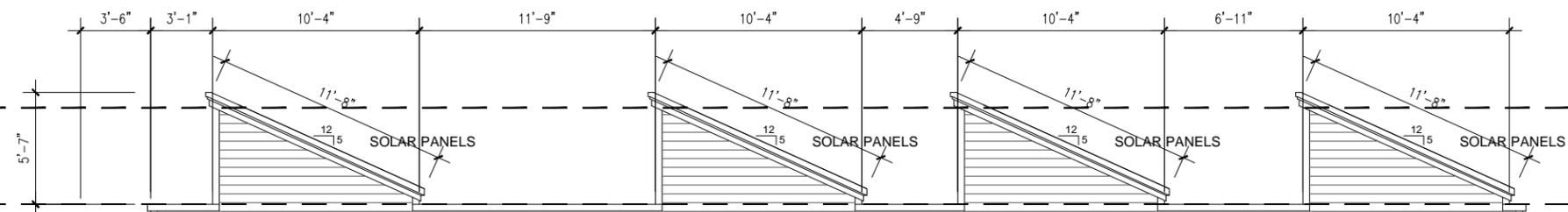
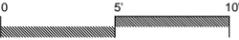
TOP OF ROOF

FIRST FLOOR

GROUND FLOOR



EXISTING WEST ELEVATION



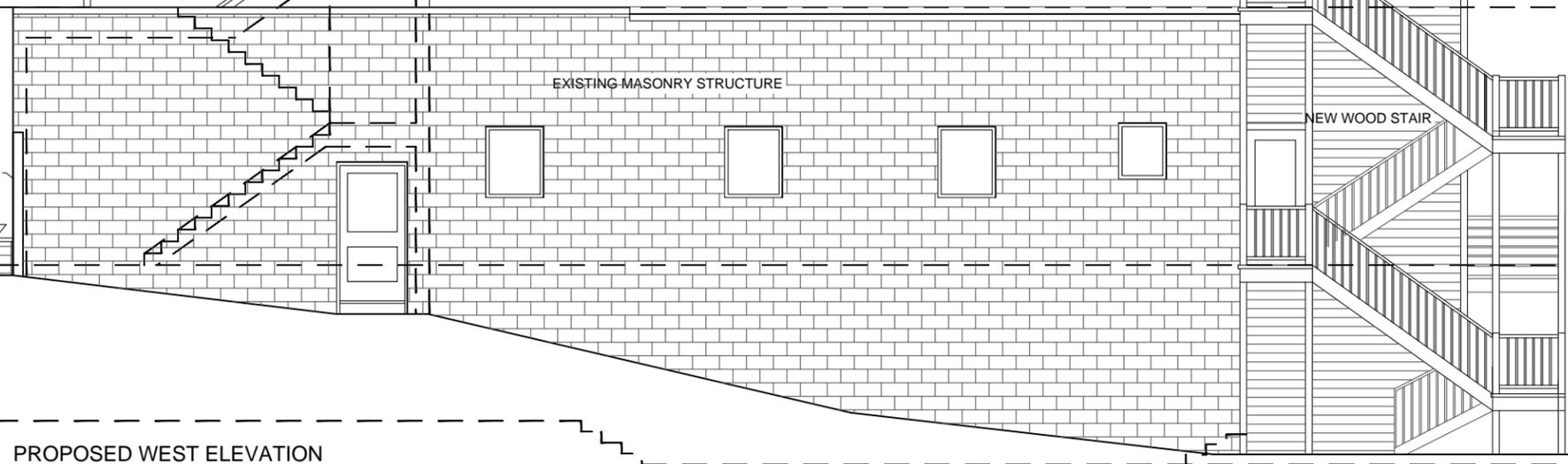
TOP OF ROOF

NEW ENTRY GATE

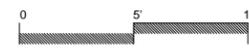
PLANTER

FIRST FLOOR

GROUND FLOOR



PROPOSED WEST ELEVATION



SHEET NUMBER

A2.3

PROPOSED EXTERIOR ELEVATIONS

204 SUMMER STREET
Somerville, Massachusetts

DATE 28 APRIL 2014 SCALE 1/8" = 1'-0"

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a



c



d



b



e



f



g



h

Visual survey of converted storefronts, commercial and industrial buildings within 10 minute walk from 204 Summer Street now used for residential, home office or alternative business use.

- a. 56 Vernon St
- b. 193 Cedar St
- c. 276 Highland Ave
- d. 15 Waldo Ave

- e. 244 Summer St
- f. 208 Summer St
- g. 476 Medford St
- h. 221 Highland Ave

Laura Baring-Gould, Owner & Resident
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a



c



b



d

Renovated Storefronts and former Storefront buildings that provided inspiration for new front facade of proposed renovation at 204 Summer

- a. 99 Beacon St, Somerville, MA
- b. 783 Somerville Ave, Somerville MA

- c. 204 Summer St, Proposed renovation
- d. 204 Summer St, Current conditions

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Neighborhood Engagement and Community Interaction

Letters of introduction describing the restoration of the Robert Hardy III Commemorative Mural and the proposed improvements at 204 Summer Street have been distributed throughout the neighborhood on 3 occasions. (2/19, 4/12, 4/19). To date Baring-Gould has met and shared plans with 34 neighbors who own and reside in property within 300' of 204 Summer Street.



Greeting Neighbors,

I am in the process of submitting plans to renovate my home at 204 Summer Street in the old storefront at the corner of Summer and Lowell Streets. The new plans are exciting - a narrow addition on the current roof with solar panels, and a small addition in the back. The driveway will be resurfaced with permeable paving with entirely new landscaping - a huge improvement!! The space has been an eyesore which you have all experienced for years - and the work is long overdue. Finally, I can now make these changes. I am thrilled!

This process requires that I apply for a special permit from the Somerville Office of Strategic Planning and Community Development through the Zoning Board of Appeals. Sharing plans with abutters is an important part of this process. I would love to discuss my plans with you and see what you think!

Please let me know if I could briefly (10 -15 minutes) meet with you to discuss drawings and plans. Feel free to contact me at the numbers or email below to let me know a good time to come over and visit!

As part of the renovation, we are also planning to restore the weathered commemorative community mural of Robert Hardy III, a neighborhood boy who grew up across Summer Street. Robert was a bright light and inspiring Somerville force, and his family equally warm and great. It is an important local landmark, and I am really excited that we can restore the mural!

Please feel free to call or email me at the numbers below to let me know when might be best to introduce this project.

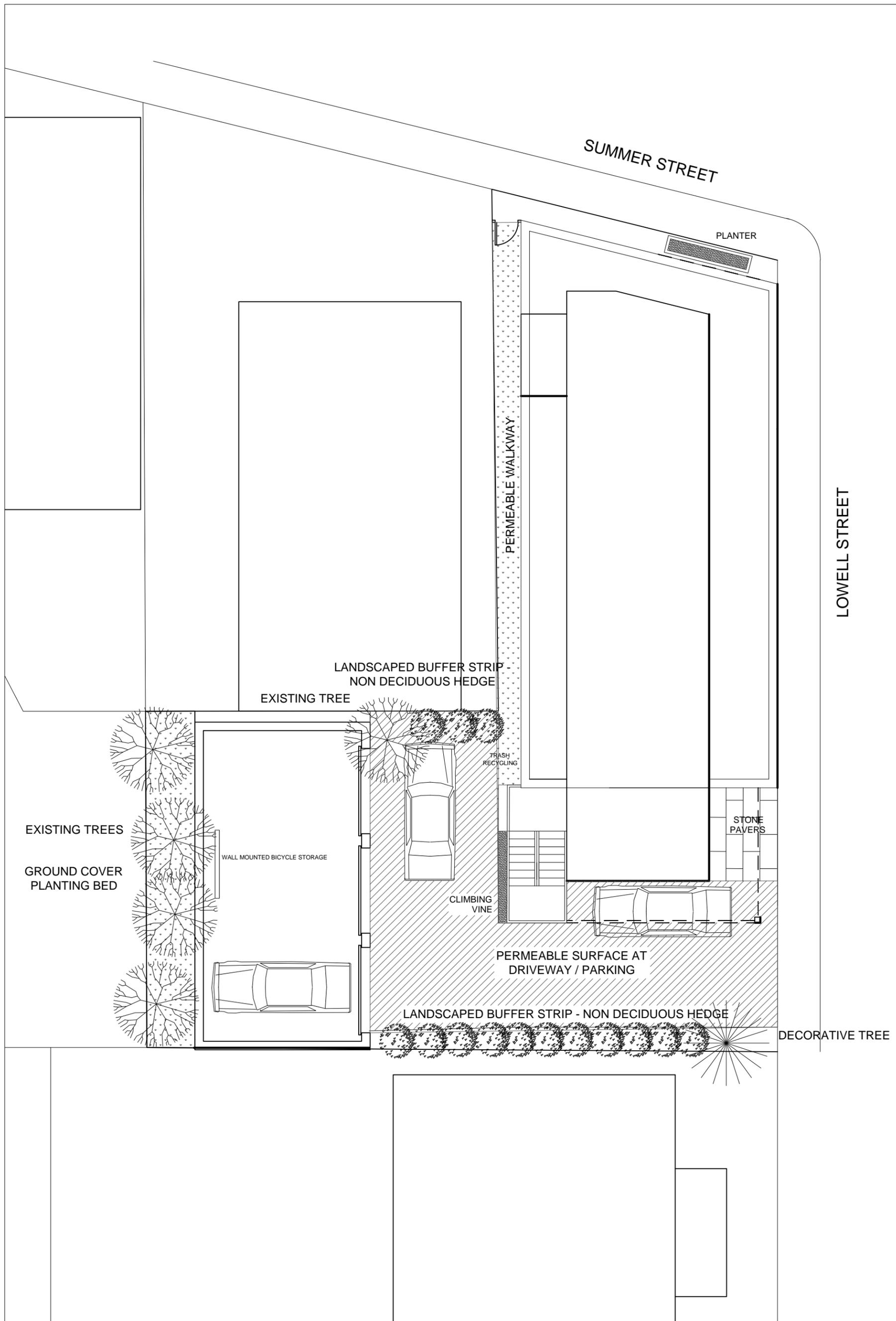
I hope you are enjoying this fabulous Spring!

Thanks,

Laura Baring-Gould
 204 Summer, rear (To visit, come to the rear of the building along Lowell)
 Home: (617) 625-7406 • Cell: (617) 947-9580 • Email: Laura@laurabaringgould.com

To see some of my work, please visit laurabaringgould.com or EdwardEverettSquare.org

Laura Baring-Gould, Owner & Resident
Ted Smith, Architect
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SUMMER STREET

LOWELL STREET

PLANTER

PERMEABLE WALKWAY

LANDSCAPED BUFFER STRIP
NON DECIDUOUS HEDGE
EXISTING TREE

EXISTING TREES

GROUND COVER
PLANTING BED

WALL MOUNTED BICYCLE STORAGE

TRASH
RECYCLING

STONE
PAVERS

CLIMBING
VINE

PERMEABLE SURFACE AT
DRIVEWAY / PARKING

LANDSCAPED BUFFER STRIP - NON DECIDUOUS HEDGE

DECORATIVE TREE

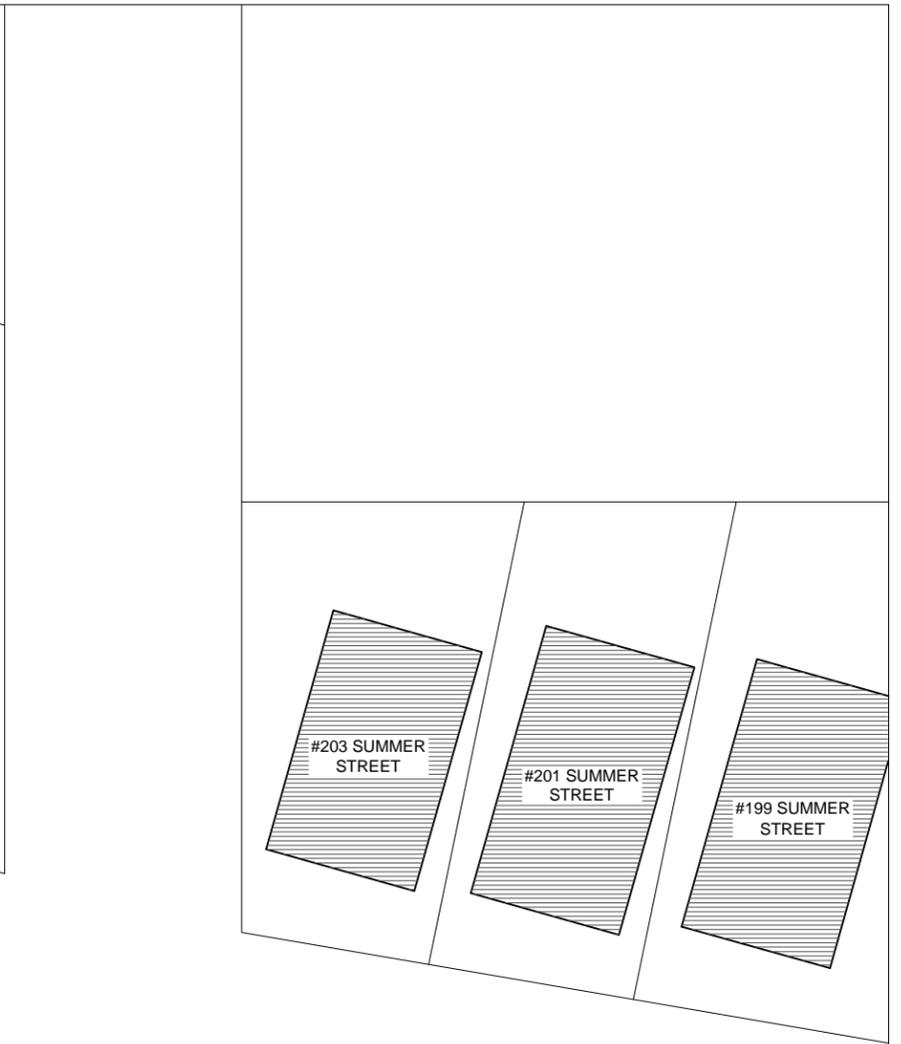
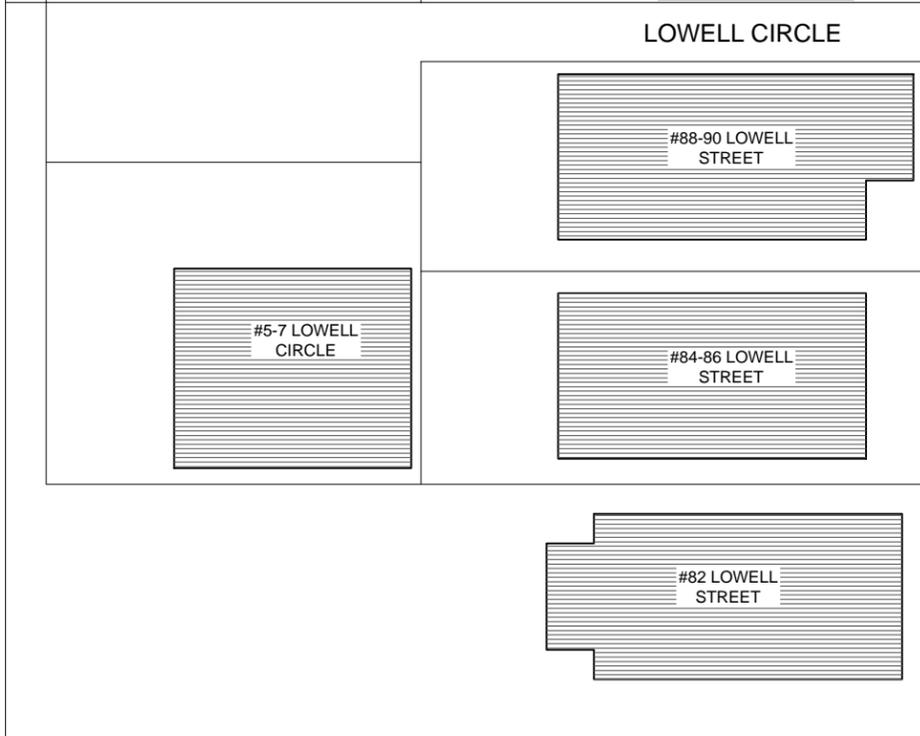
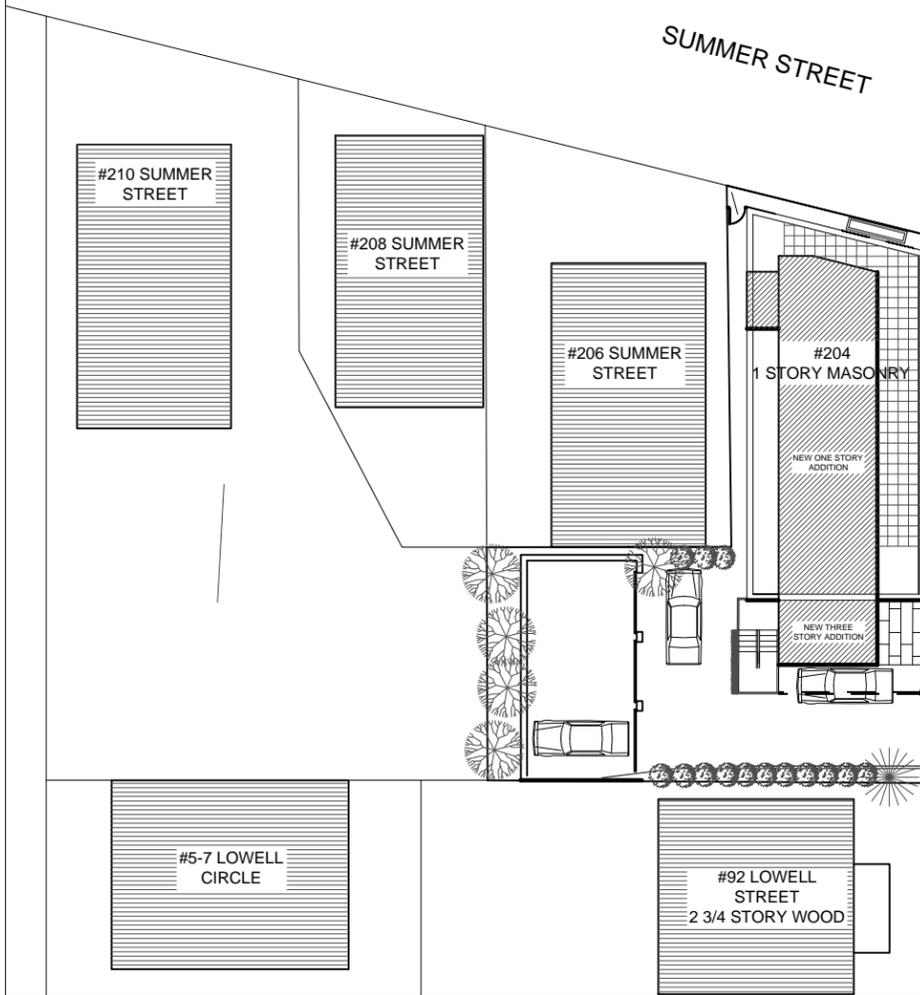
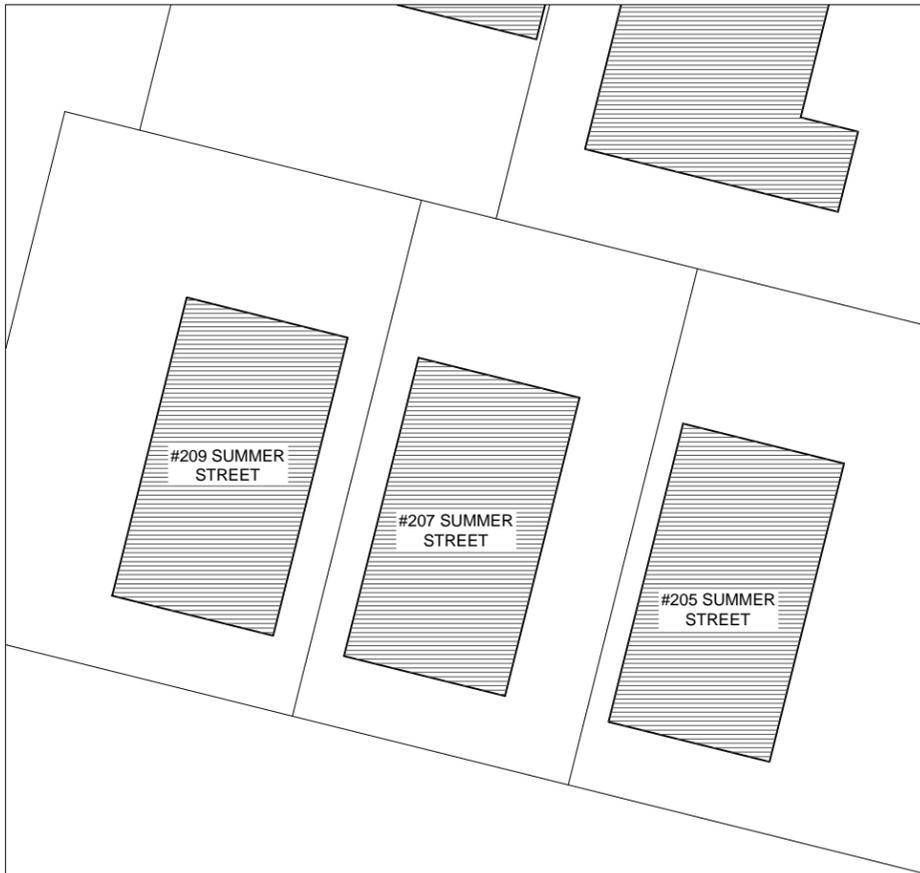
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LANDSCAPE PLAN
204 SUMMER STREET
Somerville, Massachusetts

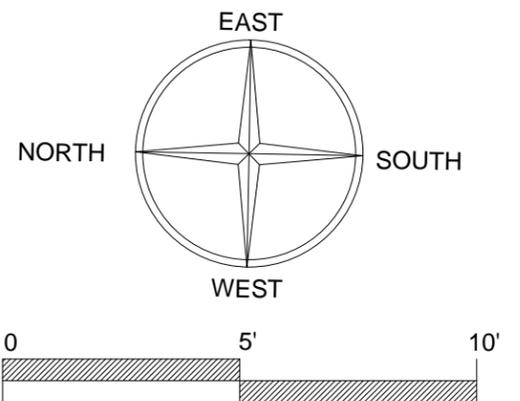
SHEET NUMBER

L1.1

DATE	28 APRIL 2014	SCALE	3/32" = 1' - 0"
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LOWELL STREET



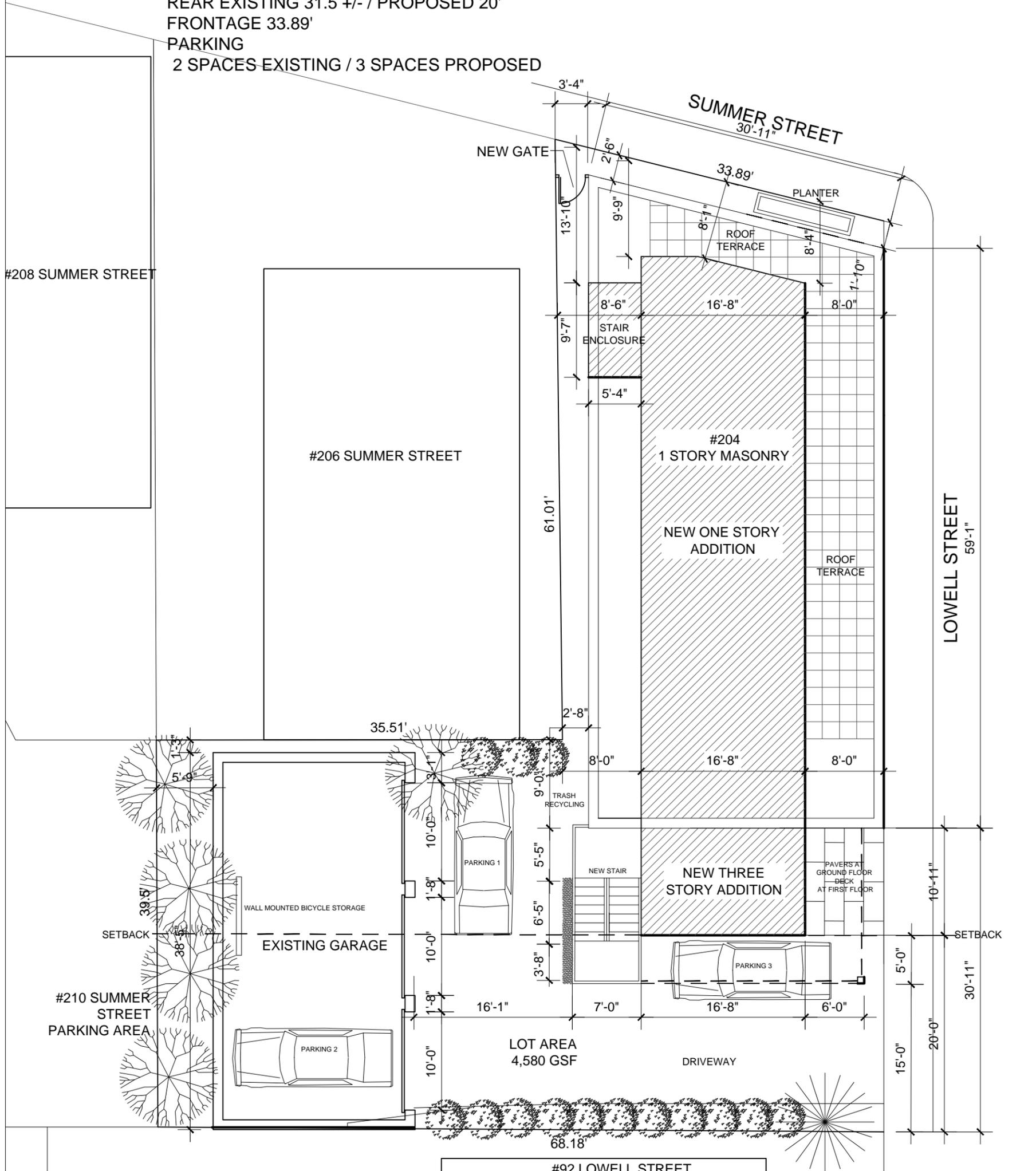
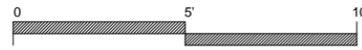
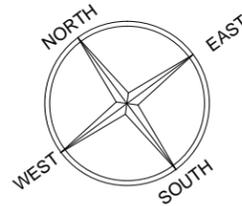
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LOCUS SITE PLAN
204 SUMMER STREET
 Somerville, Massachusetts

DATE 28 APRIL 2014 SCALE AS INDICATED

SHEET NUMBER
S1.1

LOT AREA 4,580 SQ FT
 EXISTING DWELLING UNITS = 2
 PROPOSED DWELLING UNITS = 3
 EXISTING GROSS FOOTPRINTS = 2,665 SQ FT
 PROPOSED GROSS FOOTPRINTS 2,856 SQ FT
 EXISTING LOT COVERAGE 58%
 PROPOSED LOT COVERAGE 62%
 EXISTING NET FLOOR AREA 2,801 SQ FT
 PROPOSED NET FLOOR AREA 4,439 SQ FT
 EXISTING FAR .6 / PROPOSED FAR .97
 EXISTING BUILDING HEIGHT 17' AVERAGE
 PROPOSED BUILDING HEIGHT 32' AVERAGE
 SETBACKS
 FRONT EXISTING 2.5' / PROPOSED NEW 2.5'
 SIDE EAST EXISTING .3' / PROPOSED NEW 8'
 SIDE WEST EXISTING 3.3' / PROPOSED NEW 8'
 REAR EXISTING 31.5 +/- / PROPOSED 20'
 FRONTAGE 33.89'
 PARKING
 2 SPACES EXISTING / 3 SPACES PROPOSED



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SITE PLAN
 204 SUMMER STREET
 Somerville, Massachusetts

SHEET NUMBER

S1.2

DATE 28 APRIL 2014

SCALE AS INDICATED

MANHOLE RIM ELEV.=120.1

SUMMER STREET (PUBLIC - 45' WIDE - WAY)

PLAN 755 OF 1981 (SCALED)

N/F CHARLENE PERL

LEGEND

- BIT BITUMINOUS
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- COL PLANTER/COLUMN
- N/F NOW OR FORMERLY
- PK MASONRY NAIL
- S.F. SQUARE FEET(SQ.FT.)
- CB/CP CONC BOUND/COPPER PLUG
- x12.34 SPOT ELEVATION.

#206

#204
1 STORY MASONRY

LOT 2

(4,531±S.F. DEED)
(4,331±S.F. CALC)

1 STORY BRICK GARAGE

LOT 1
4,580±S.F.
(4,388±S.F. DEED)

PLANTERS

68.18' CONC WALL

N/F JOSEPH F. & MARY E. ANTAYA

#92

NOTE:

TO LAURA BARING-GOULD & THE CITY OF SOMERVILLE I.S.D.; I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT:

- 1.) ALL UTILITIES, LANDSCAPING & TREES ARE NOT SHOWN.
- 2.) ELEVATIONS SHOWN REFER TO CITY BASE.

THIS PLAN SHOWS THE RESULTS OF AN INSTRUMENT SURVEY OF THE PREMISES BY ME ON 7/2/2012 USING A LEICA TC 305 TOTAL STATION.

THIS LIMITED INSTRUMENT SURVEY OF THE TRACT SHOWS THE RELATIONSHIP OF IMPROVEMENTS TO THE PROPERTY LINES OF RECORD WITH SUFFICIENT ACCURACY FOR THE PURPOSE OF PERMITTING.

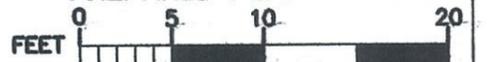
THE ACCURACY IS INSUFFICIENT TO IDENTIFY THE EXTENT OF EXISTING ENCROACHMENTS OR ANY ACQUIRED TITLE RIGHTS. I RECOMMEND A PROPERTY SURVEY BE PERFORMED UNDER THE STANDARDS GOVERNING LAND COURT SURVEYS AND THE PREMISE BE SUBMITTED TO THE COURT FOR CONFIRMATION OR REGISTRATION SHOULD THE NATURE AND EXTENT OF ANY ENCROACHMENTS WISH TO BE KNOWN.

THE PREMISES DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD AS DEFINED BY THE FLOOD INSURANCE RATE MAP #250 17C 0438E, EFFECTIVE 6/4/2010.



CERTIFIED PLOT PLAN
#204 SUMMER STREET
IN
SOMERVILLE, MASS.
(MIDDLESEX COUNTY)

SCALE: 1"=10' JULY 16, 2012
PREPARED FOR: BARING-GOULD



DENNY LAND SURVEYING & ENGINEERING
51 PARK DRIVE (617) 437-7993 BOSTON, MASS.