

**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Mailing Address:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # 22.0032 D2935
 RECEIVED 2022 FEB 28 PM 1:01
 SIGNIFICANT _____
 HEARING DATE _____

SCAN AND EMAIL TO BLC@BOSTON.GOV AND MAIL HARD COPY

I. PROPERTY ADDRESS 22 Breck Avenue Brighton MA. 02135

NAME of BUSINESS/PROPERTY

The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT HUB Development LLC

Antonio Ferrara Buyer
 CONTACT NAME RELATIONSHIP TO PROPERTY

394 Washington Street Unit B Dedham MA. 02026
 MAILING ADDRESS CITY STATE ZIP CODE

617-438-2171 tony@hubdev.com
 PHONE EMAIL

* MARGARET R. KEOGH SELLER
 PROPERTY OWNER CONTACT NAME

* 10 ANGEL RD, NORTH READING, MA. 01864
 MAILING ADDRESS CITY STATE ZIP CODE

* 617-970-3446 m.r.keogh@verizon.net
 PHONE EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? NO

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS _____
 (If necessary, attach additional pages to provide more information.)

IV. DESCRIPTION OF PROPOSED DEMOLITION:

A BRIEF OUTLINE OF THE PROPOSED WORK *MUST* BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL *NOT* BE ACCEPTED. This description should describe the structure(s) to be demolished and the proposed condition of the site after demolition, including any proposed new construction or site improvements. Additional pages may be attached if necessary to provide more detailed information. See also 4. on page two.

TEAR down existing structure to REBUILD A
 NEW duplex, existing property is in poor
 condition inside/out.

V. **REQUIRED DOCUMENTATION:** The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process and may result in a rejected application. No documents should be larger than 11x17.

1. **PHOTOGRAPHS:** 3x5 or larger *current* color photographs of the property, properties affected by the proposed demolition and surrounding areas must be labeled with addresses and dates. Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable.**
2. **MAP:** A map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be an 8 1/2 x 11 portion of a street map, such as from a BPDA locus map or an internet mapping site.
3. **PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
4. **PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.) **Do not submit sheets larger than 11x17.**
5. **PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

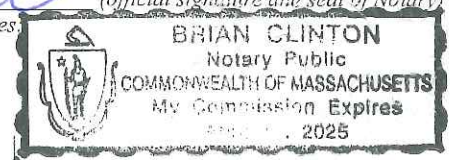
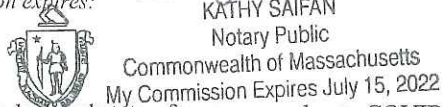
VI. **NOTARIZED SIGNATURES:** Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT [Signature] OWNER* Margaret R. Keogh
 PRINT Antonio Ferrara PRINT MARGARET R. KEOGH
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 23rd day of February, 2022, before me, the undersigned Notary Public, personally** appeared Antonio Ferrara (name of document signer), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding or attached document in my presence.
[Signature] (official signature and seal of Notary)
 My Commission expires: 7/15/2022

On this 22 day of February, 2022, before me, the undersigned Notary Public, personally** appeared Margaret R. Keogh (name of document signer), proved to me through satisfactory evidence of identification, which were MA license to be the person whose name is signed on the preceding or attached document in my presence.
[Signature] (official signature and seal of Notary)
 My Commission expires: 2025



**During the declared state of emergency due to COVID-19, digital notarization is allowed.

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.



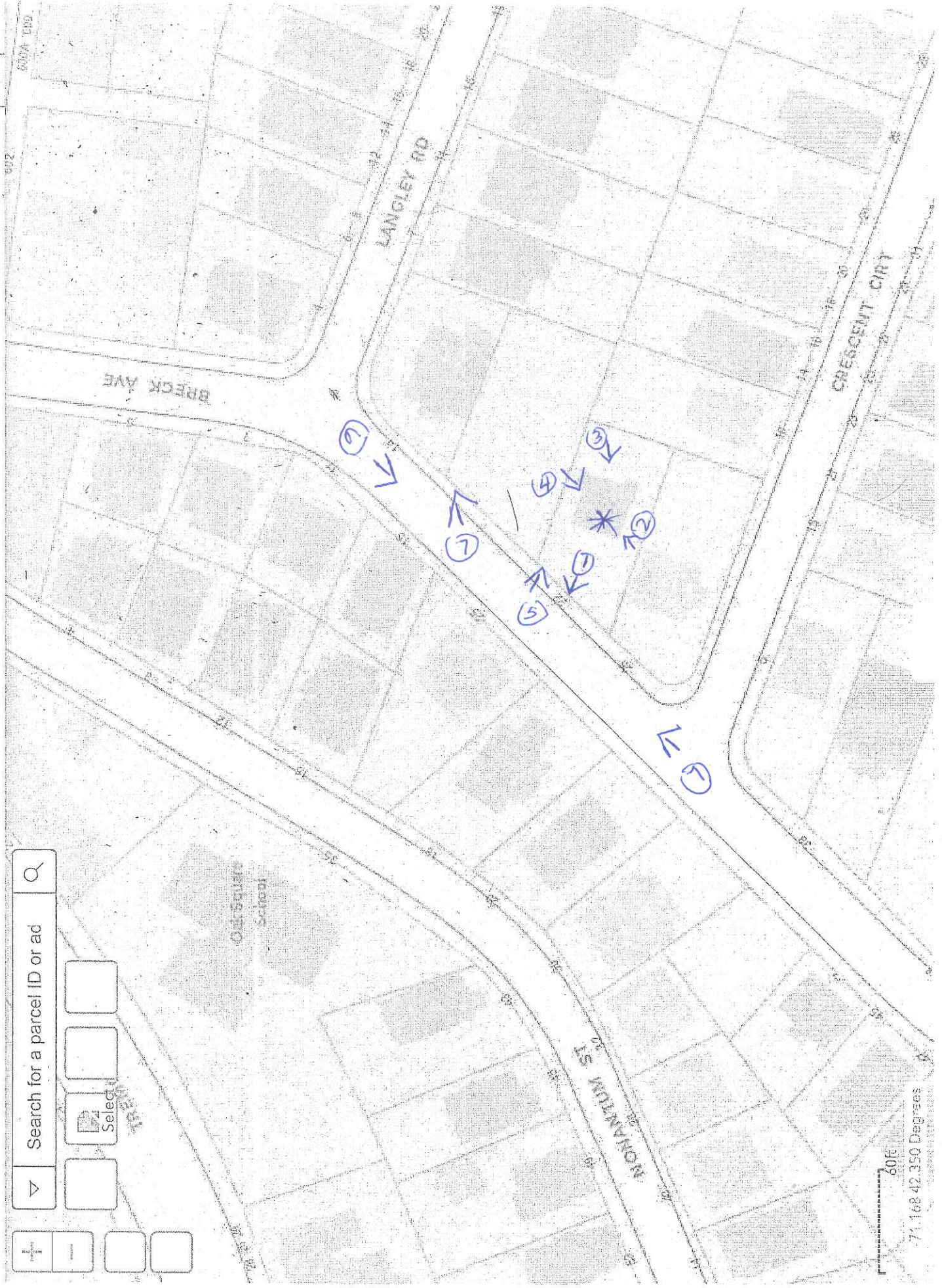
Boston Tax Parcel Viewer

2021 Tax Parcel Information

Built by the Analytics Team

+	-		
---	---	--	--

	Selected



60ft
71.168 42.350 Degrees



#7

House across the street



#2

Right side of subject property



#3

Rear of ~~the~~ subject property



4

Left side of existing property



Sent from my iPhone

5

Front of subject property



Sent from my iPhone

6

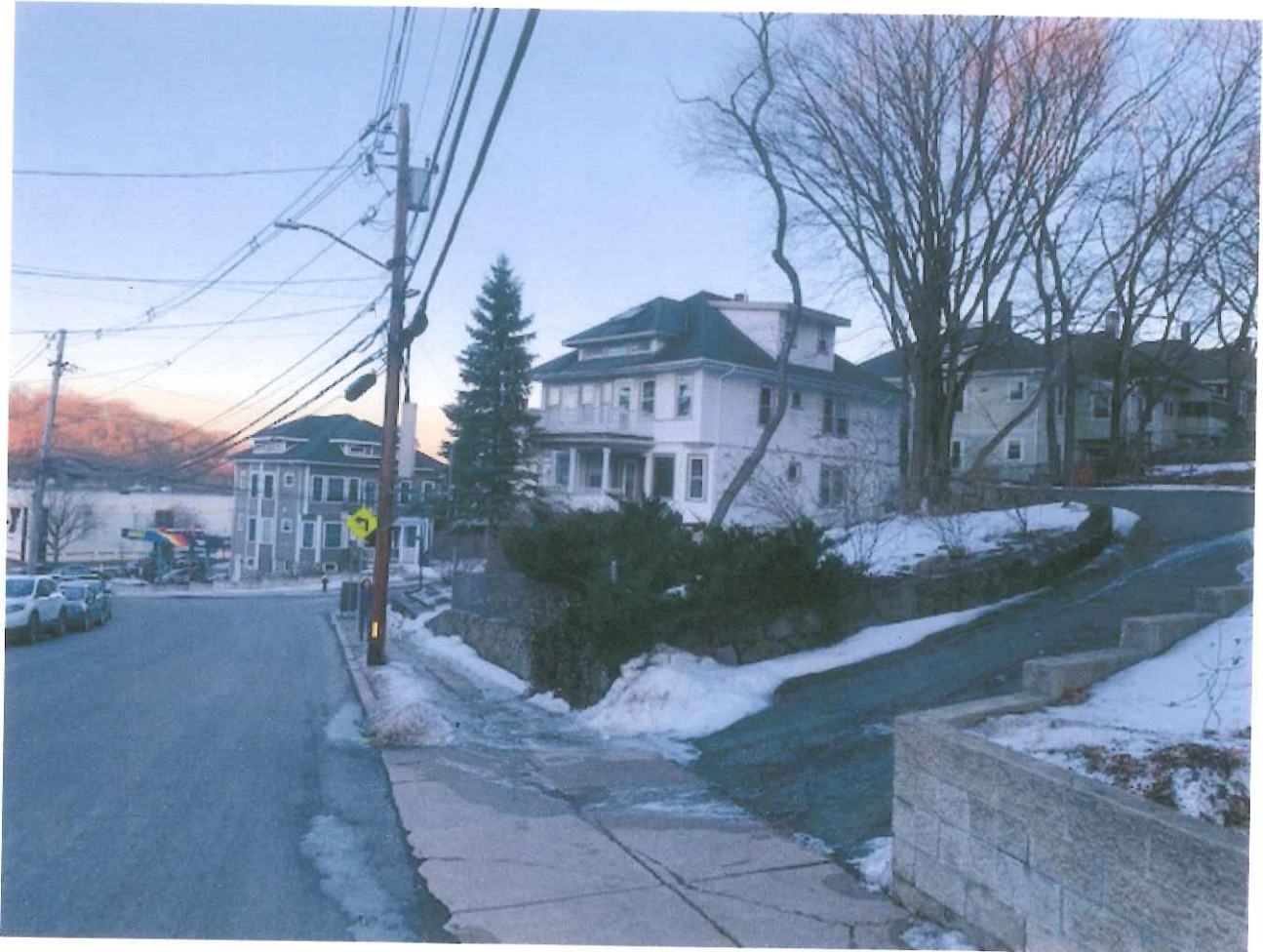
VIEW LOOKING UP BRECK AVE

TOWARDS CRESCENT CIR.



Sent from my iPhone

H 7
VIEW Looking down BRECK AVE
TOWARDS LANGLEY RD.



7
NEIGHBORING HOUSE TO THE LEFT OF SUBJECT
PROPERTY.

We, Eleanor Welch Morrison and Mary Welch O'Brien, both of Boston Suffolk County, Massachusetts

for consideration of -----Thirty-Five Thousand (\$35,000.00)----- Dollars paid, grant to Martin J. Keogh and Margaret R. Keogh, husband and wife as tenants by the entirety,

with QUITCLAIM COVENANTS

Being lots of land with the buildings thereon, one lot being the lot numbered 2 on a plan of House Lots on Nonantum Road at Oak Square, Brighton District, J. O. Goodwin, Engineer, dated September 1911 and recorded with Suffolk Deeds, Book 3583, Page 323, and bounded as follows:

- WESTERLY by Crescent Avenue as shown on said plan sixty-six and 16/100 (66.16) feet;
 - NORTHERLY by lot numbered 1 on said plan one hundred three and 88/100 (103.88) feet;
 - EASTERLY by lot numbered 3 on said plan sixty (60.00) feet;
 - SOUTHERLY by the center line of a passageway as shown on said plan one hundred thirty-one and 75/100 (131.75) feet.
- Containing according to said plan 7072 square feet of land be any of said measurements more or less.

The other lot is numbered 162 on plan of Nonantum Hill, Brighton District, Boston, Mass., owned by Brighton Realty Trust sheet 2, O. Willis Rugg, C.E., recorded with Suffolk Deeds at the end of Book 3815, and bounded as follows:

- WESTERLY by Crescent Avenue, as shown on said plan 55.18 feet;
 - SOUTHERLY by lot numbered 161 on said plan 109.97 feet;
 - EASTERLY by lot numbered 163 on said plan 50.00 feet;
 - NORTHERLY by the center line of a passageway as shown on said plan 86.75 feet.
- Containing 4918 square feet more or less.

Subject to and with benefit of passageway rights as shown on said plan and also to restrictions in Book 4128, Page 204.

For title reference see Deed from Melbourne J. Amiraunt to Eleanor M. Welch, recorded with Suffolk Registry of Deeds, Book 6179, Page 292, on October 4, 1945. Eleanor M. Welch died in Boston, Massachusetts, on June 29, 1966 (Suffolk Probate No. 459220). Albert J. Welch, Sr., died in Boston, Massachusetts on September 1, 1974 (See Suffolk Probate No. 486635).

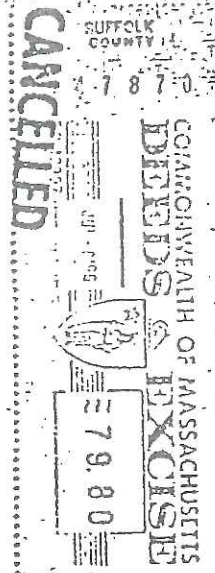
Witnesses... Our hand s and seals this... 30th... day of... June... 19... 76
Eleanor Welch Morrison
Mary Welch O'Brien

The Commonwealth of Massachusetts

Suffolk ss. June 30, 19 76

Then personally appeared the above named Eleanor Welch Morrison and Mary Welch O'Brien free act and deed, before me and acknowledged the foregoing instrument to be their

Donna M. Volpone
Notary Public
My commission expires July 11, 19 80
July 8, 1976 At 1 o'clock 58 mins. P.M.
Rec'd Ent'd & Exam'd -77



CANCELLED

We, Eleanor Welch Morrison and Mary Welch O'Brien, both of Boston Suffolk County, Massachusetts

for consideration of -----Thirty-Five Thousand (\$35,000.00)----- Dollars paid, grant to Martin J. Keogh and Margaret R. Keogh, husband and wife as tenants by the entirety,

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Witness our hands and seals this 30th day of June, 1976

Eleanor Welch Morrison
Mary Welch O'Brien

Eleanor Welch Morrison
Mary Welch O'Brien

tenants by the entirety,

with QUITCLAIM COVENANTS

Being lots of land with the buildings thereon, one lot being the lot ~~the land in~~ numbered 2 on a plan of House Lots on Nonantum Road at Oak Square, Brighton District, J. O. Goodwin, Engineer, dated September 1911 and recorded with Suffolk Deeds, Book 3583, Page 323, and bounded as follows:

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Witness... our hand^s and seals this... 30th... day of... June... 19... 76
Eleanor Welch Morrison *Eleanor Welch Morrison*
..... *Eleanor Welch Morrison*
..... *Mary Welch O'Brien*
..... *Mary Welch O'Brien*

The Commonwealth of Massachusetts

Suffolk ss. June 30, 19 76

Then personally appeared the above named Eleanor Welch Morrison and Mary Welch O'Brien and acknowledged the foregoing instrument to be their free act and deed, before me

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
787
79.80
CANCELLED

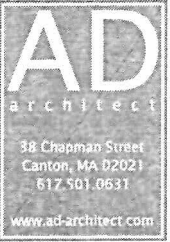
Donna M. Volpone
Donna M. Volpone Notary Public
My commission expires July 11, 19 80
July 8, 1976 At 1 o'clock & 58 mins. P.M.
Rec'd Ent'd & Exam'd -77

Suffolk County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 2/10/2022 11:06:02 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
77	DEED		08880/528	07/08/1976	
Property-Street Address and/or Description					
CRESCENT AVE BRIGHTON					
Grantors					
MORRISON ELEANOR W, OBRIEN MARY W					
Grantees					
KEOGH MARTIN J, KEOGH MARGARET R					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

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FOR THE ARCHITECT'S USE ONLY
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM



FRONT ELEVATION
SCALE: 3/16"=1'-0"

New Residence
Antonino Donato
J. Antonino Donato

Project Number: 18-0111
Date: 04.13.2016

Revisions:	
Number	Description
1	PERMIT 05/01
2	DRAWINGS 03/16

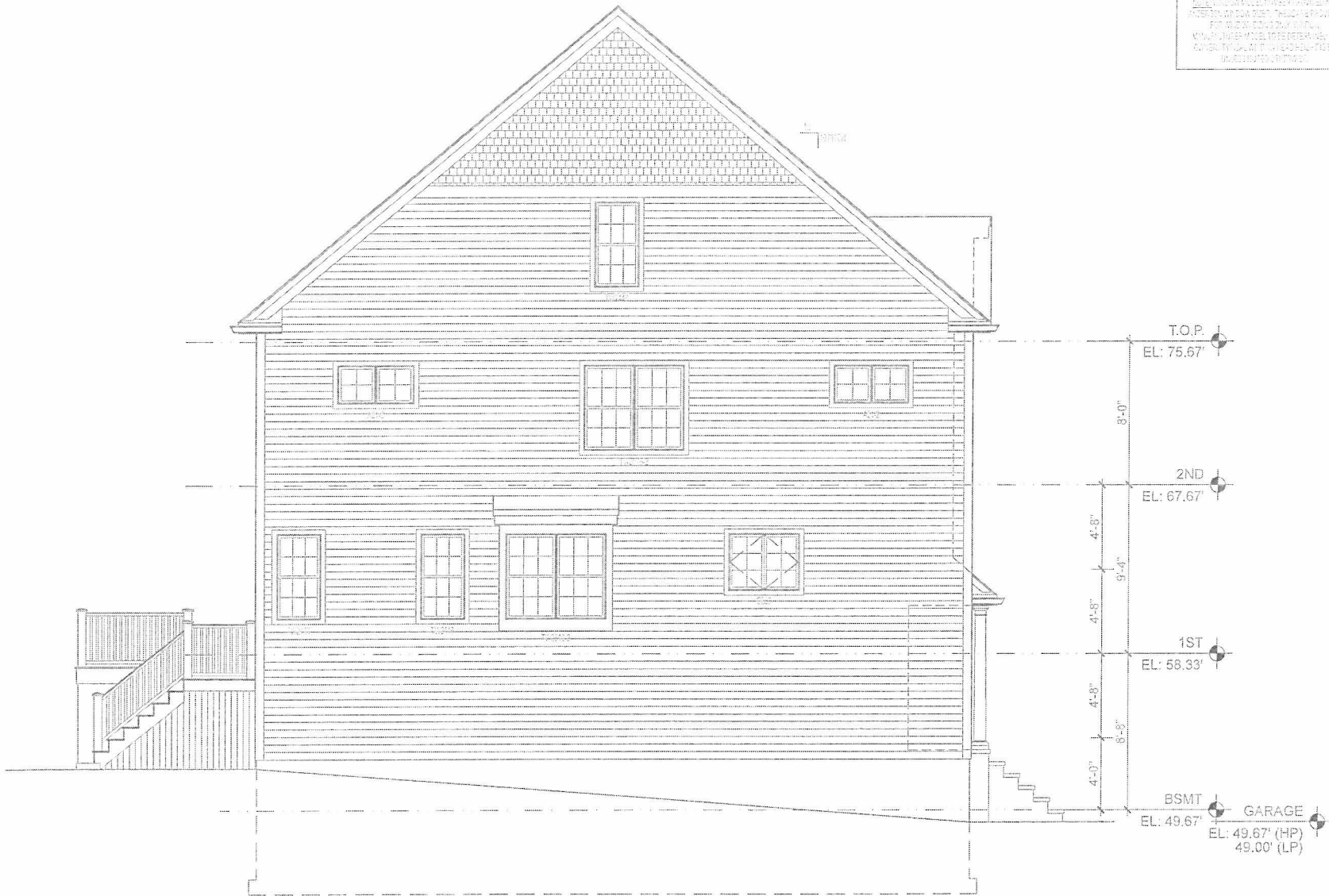
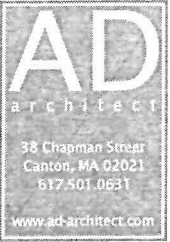
Scale: 3/16"=1'-0"

FRONT ELEVATION

A-5

COPPACCHI 2018 ANTONINO DONATO AIA LEED AP AD-ARCHITECT

DATE: 04/13/2018
PROJECT: 18-0111
DRAWING: 18-0111-01
SCALE: 3/16"=1'-0"
SHEET: A-6



LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

New Residence
Handwritten notes:
11/11/18
11/11/18
11/11/18

Project Number	18-0111	
Date	04.13.2018	
Revisions:		
Rev	Description	Date
0	PERMIT	05/01
1	PERMIT	05/01
2	PERMIT	05/01
3	PERMIT	05/01
4	PERMIT	05/01
5	PERMIT	05/01
6	PERMIT	05/01
7	PERMIT	05/01
8	PERMIT	05/01
9	PERMIT	05/01
10	PERMIT	05/01
11	PERMIT	05/01
12	PERMIT	05/01
13	PERMIT	05/01
14	PERMIT	05/01
15	PERMIT	05/01
16	PERMIT	05/01
17	PERMIT	05/01
18	PERMIT	05/01
19	PERMIT	05/01
20	PERMIT	05/01

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

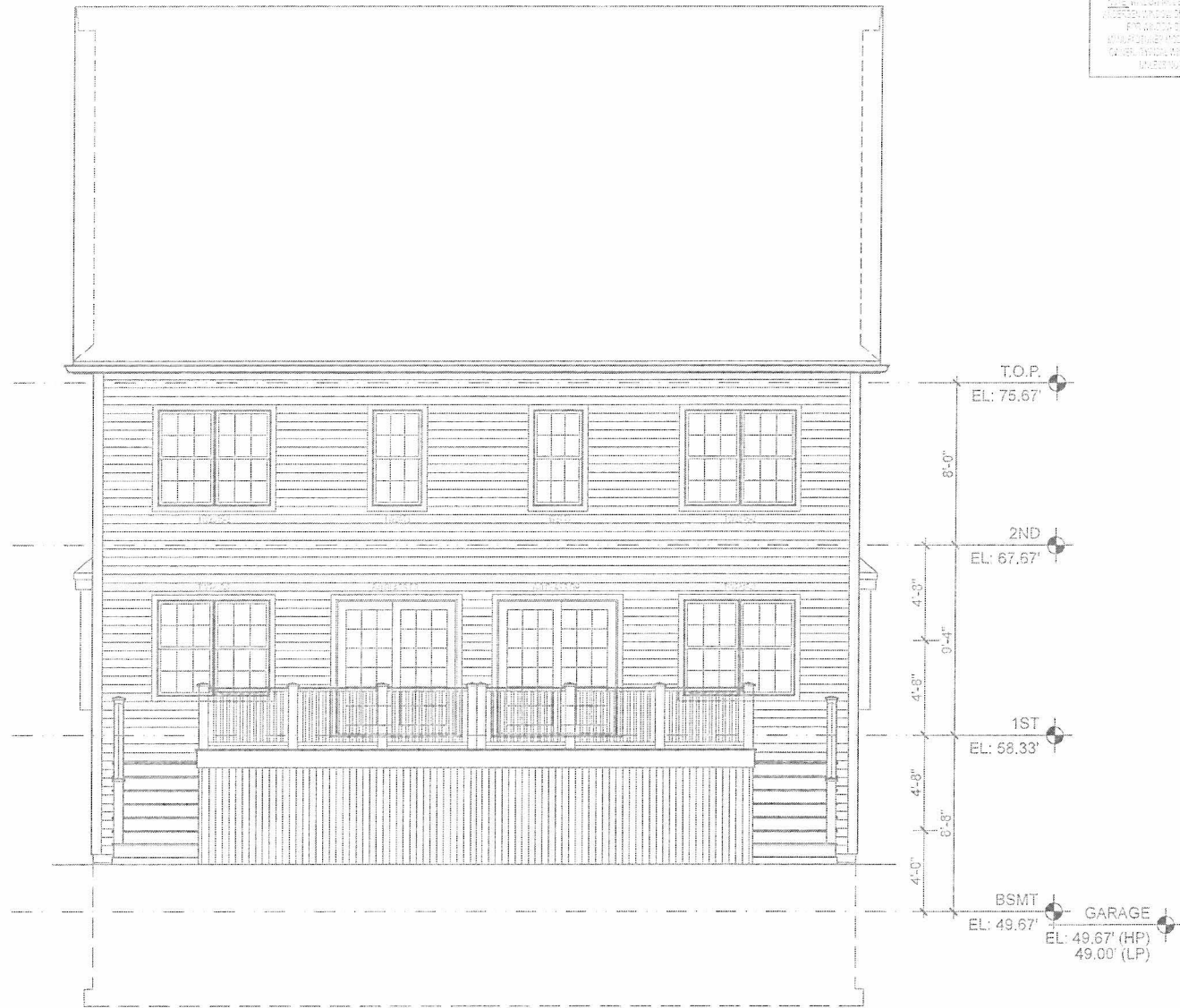
LEFT SIDE ELEVATION
A-6

COPYRIGHT 2016 ANTONINO DONATO AIA, LEED AP, AD-ARCHITECT

DATE WINDOW SCHEDULES PROVIDED ARE APPROXIMATIONS ONLY. WINDOW SCHEDULES PROVIDED ARE SUBJECT TO CHANGE AND ANY DIMENSIONS ARE TO BE DETERMINED BY MANUFACTURER. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

AD
architect

38 Chapman Street
Canton, MA 02021
617.501.0631
www.ad-architect.com



New Residence
ANTONINO DONATO ARCHITECT

Project Number: 16-0111
Date: 04.19.2016

Revisions:

Number	Description	Date
0	PERMIT	05/01
	DRAWINGS	2016

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

REAR ELEVATION
SCALE: 3/16"=1'-0"

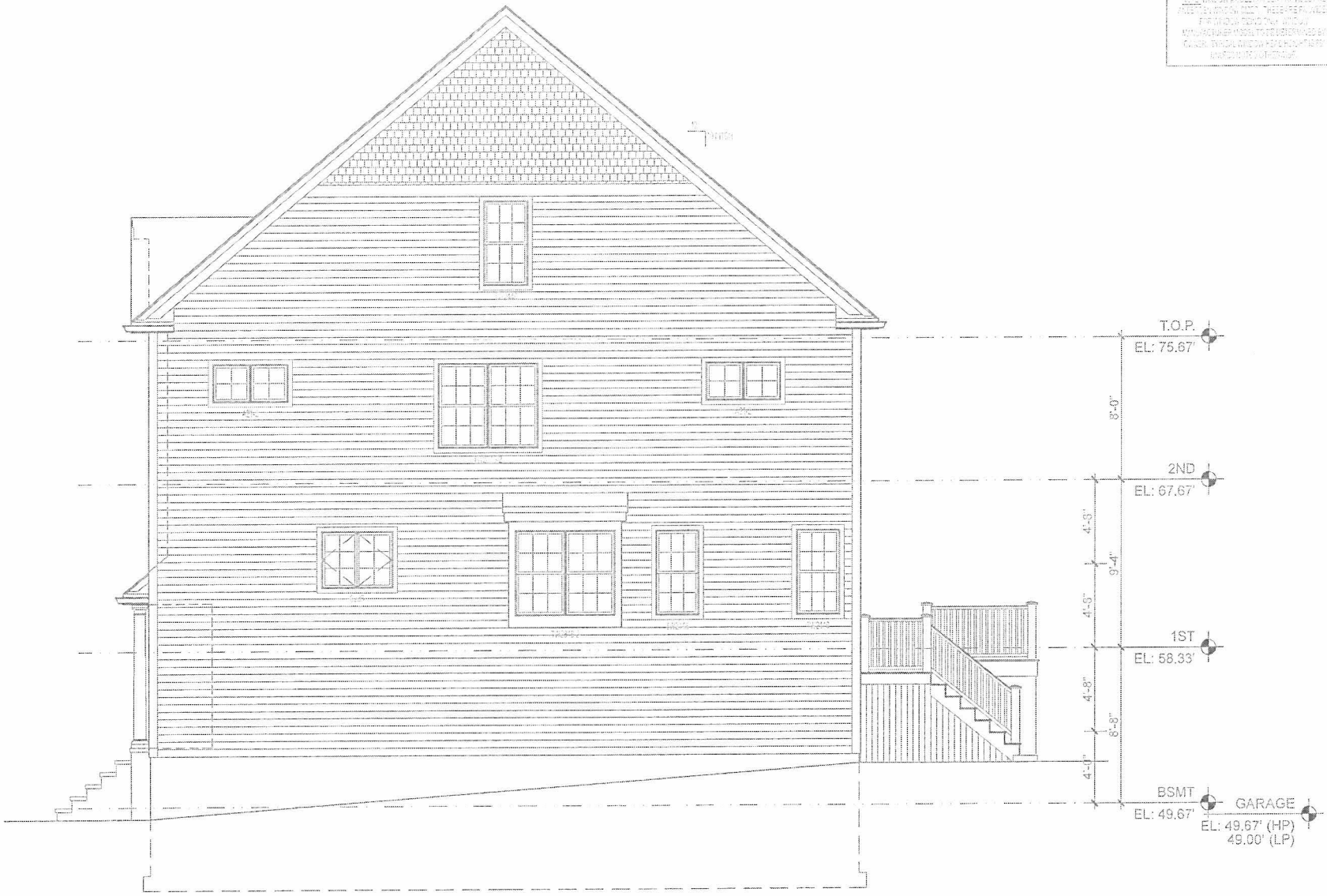
REAR
ELEVATION

A-7

NOTE: WINDOW MODELS AND FINISHES ARE APPROXIMATE ONLY. THESE REPRESENT THE DESIGN INTENT ONLY. MANUFACTURER SPECIFICATIONS AND FINISHES SHALL BE OBTAINED FROM THE MANUFACTURER.

AD
 architect
 38 Chapman Street
 Canton, MA 02021
 617.501.0531
 www.ad-architect.com

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New Residence
 18 0111
 04.13.2016

Project Number: 18 0111
 Date: 04.13.2016

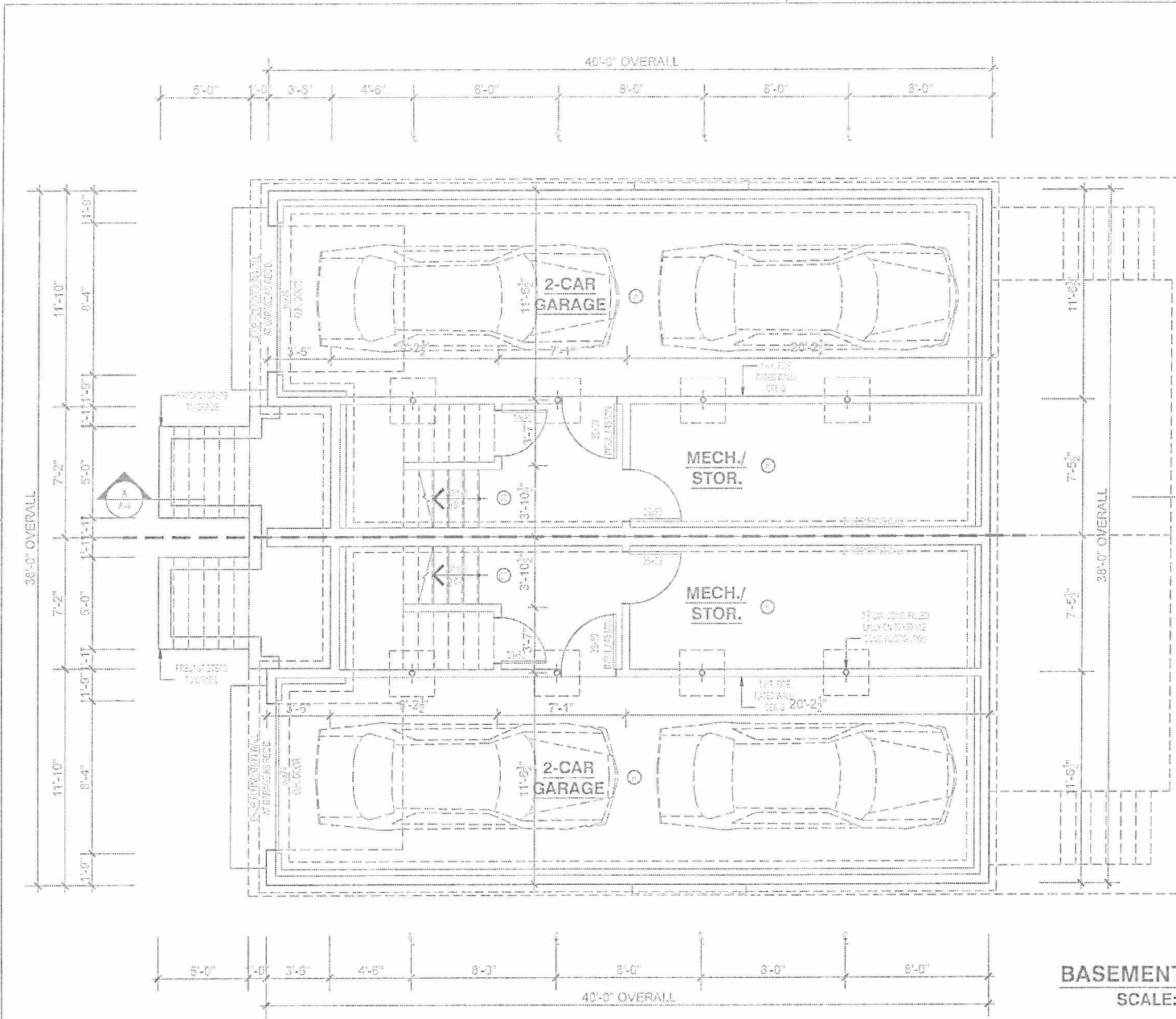
Revision	Description	Date
1	PRELIM	03/01/16
2	DRAWINGS	04/13/16

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

RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION
 SCALE: 3/16"=1'-0"

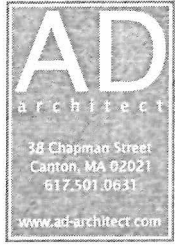
A-8



REVISIONS

NO.	DATE	DESCRIPTION
1	04/13/2016	ISSUED FOR PERMIT
2	04/13/2016	REVISIONS TO PERMIT
3	04/13/2016	REVISIONS TO PERMIT
4	04/13/2016	REVISIONS TO PERMIT
5	04/13/2016	REVISIONS TO PERMIT
6	04/13/2016	REVISIONS TO PERMIT
7	04/13/2016	REVISIONS TO PERMIT
8	04/13/2016	REVISIONS TO PERMIT
9	04/13/2016	REVISIONS TO PERMIT
10	04/13/2016	REVISIONS TO PERMIT

NOTES:
 1. ALL ROOMS SHALL BE INSULATED AS REQUIRED.
 2. CONSULT WITH ENGINEER FOR ALL STRUCTURAL.



New Residence
 38 CHAPMAN STREET
 CANTON, MA 02021

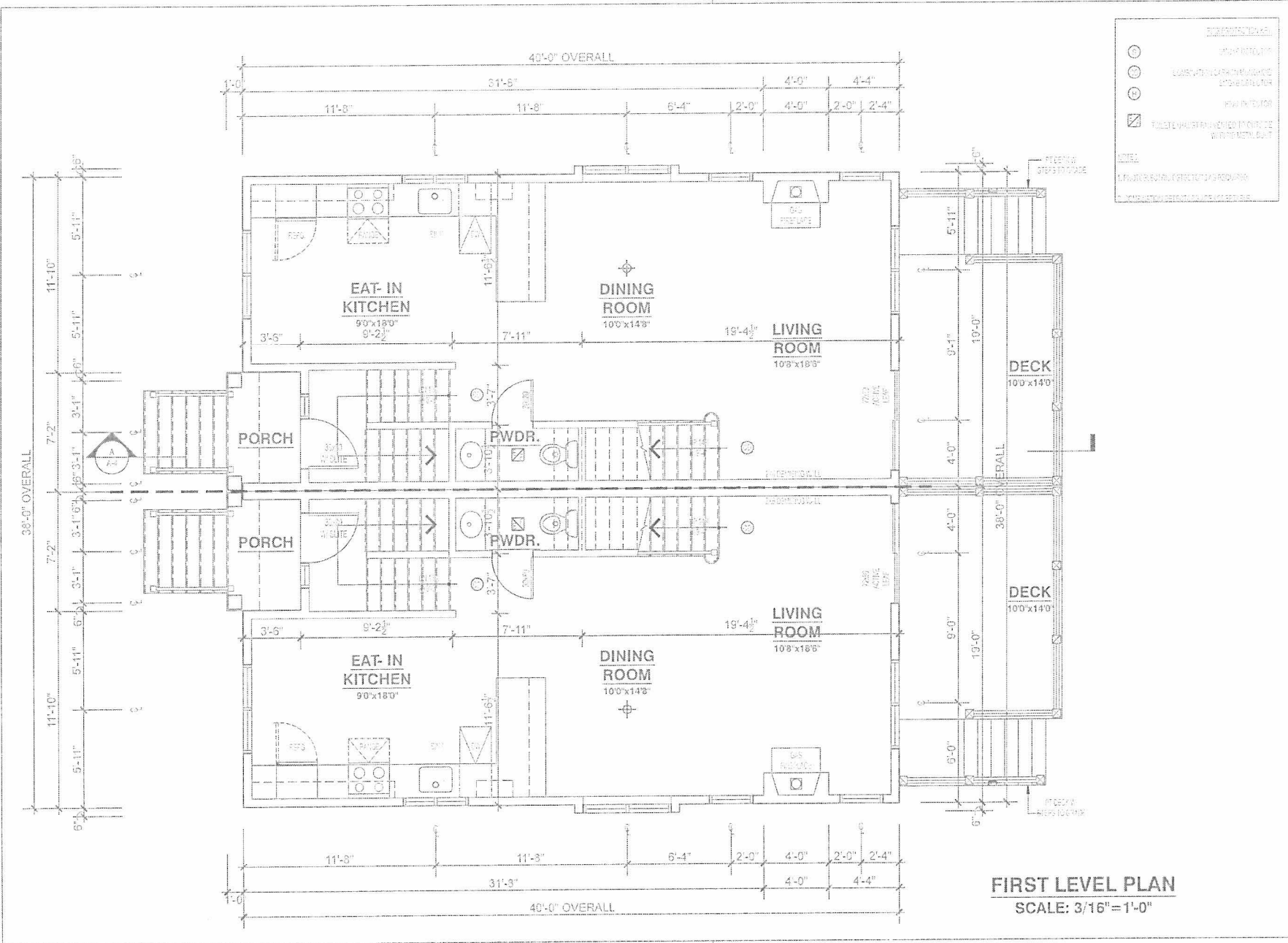
Project Number:	160111	
Date:	04.13.2016	
Revisions:		
NO.	DATE	DESCRIPTION
1	04/13/2016	ISSUED FOR PERMIT
2	04/13/2016	REVISIONS TO PERMIT
3	04/13/2016	REVISIONS TO PERMIT
4	04/13/2016	REVISIONS TO PERMIT
5	04/13/2016	REVISIONS TO PERMIT
6	04/13/2016	REVISIONS TO PERMIT
7	04/13/2016	REVISIONS TO PERMIT
8	04/13/2016	REVISIONS TO PERMIT
9	04/13/2016	REVISIONS TO PERMIT
10	04/13/2016	REVISIONS TO PERMIT
Scale:	3/16" = 1'-0"	

BASEMENT LEVEL PLAN

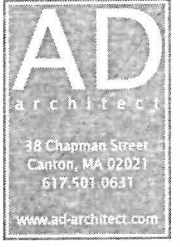
BASEMENT LEVEL PLAN
 SCALE: 3/16"=1'-0"



A-1



FIRST LEVEL PLAN
SCALE: 3/16" = 1'-0"



New Residence
WINTER HAVEN ROAD
WINTER HAVEN, MA

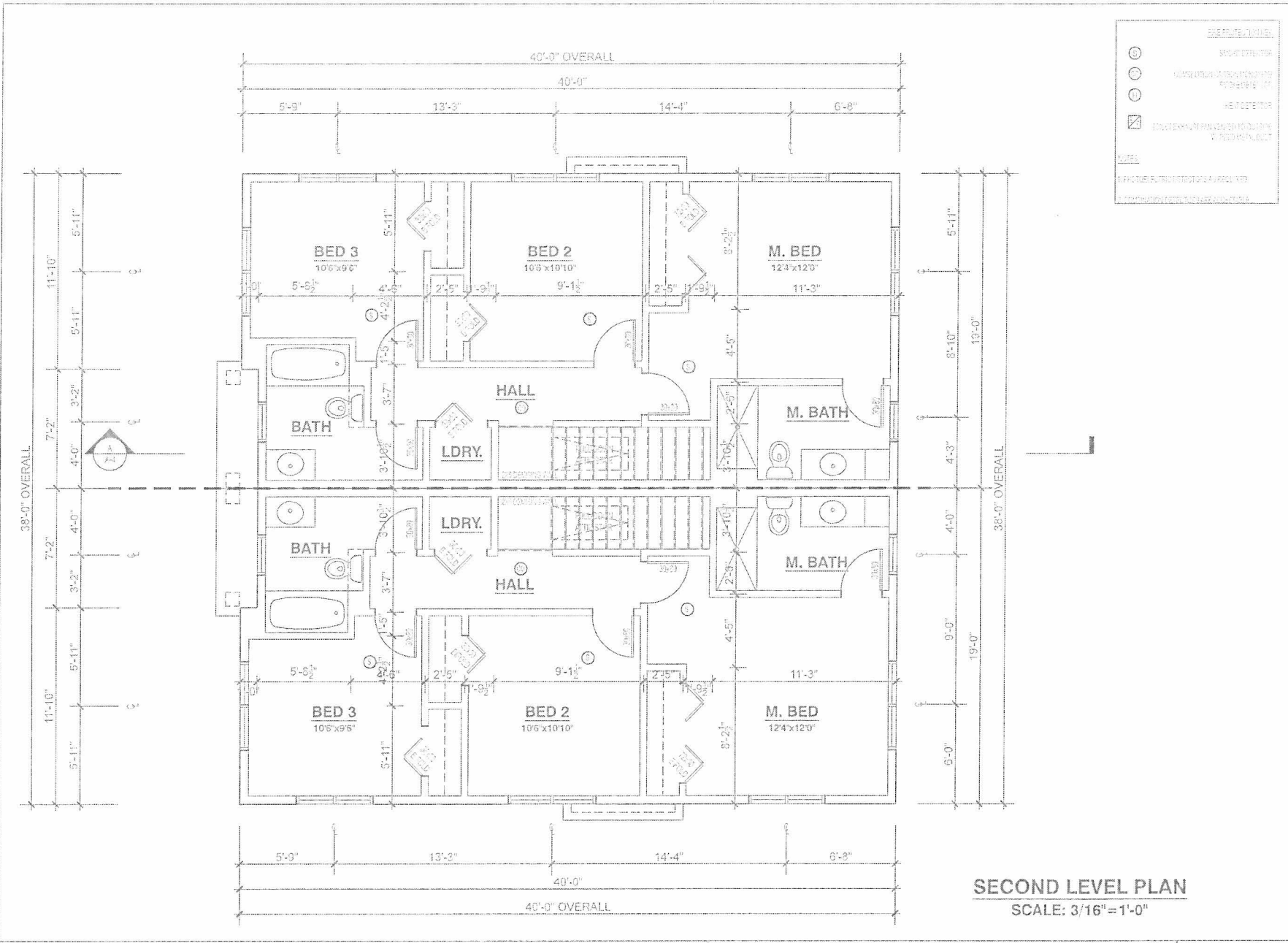
Project Number: 10-0111
 Date: 04.10.2016

Revision	Description	Date
1	PERMIT	05/01
2	ANALYSIS	2016

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

FIRST LEVEL PLAN

A-2



LEGEND

- ⊙ SPACED EFFECTOR
- ⊙ MOUNTING BRACKET/ANCHOR/STUD/ROOFING BRACKET/STUD
- ⊙ HANGERS
- ⊙ HANGERS
- ⊞ ROOF TERMINAL/ROOF CENTER/ROOF CURVE
- ⊞ ROOF PENETRATION

NOTES:

- 1. PHOTO FINISH TO DOOR & JAMB ONLY
- 2. ALL FINISHES TO BE FINISHED TO FACE

AD
architect

38 Chapman Street
Canton, MA 02021
617.901.0631

www.ad-architect.com

New Residence

Mr. & Mrs. Anthony Donato & Mrs. Antonia Donato

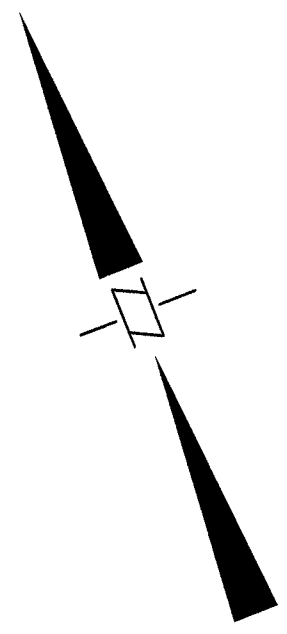
38 Chapman Street, Canton, MA

Project Number	15-0114		
Date	04.19.2016		
Revisions	Author	Designer	Checker
	①	PERMIT	04/01
	②	PRELIMINARY	2015

SECOND LEVEL PLAN
SCALE: 3/16" = 1'-0"

A-3

LANGLEY ROAD



PARCEL 4766
N/F
BRECK LLC
DENIS CLEARY III
14 BRECK AVENUE
3-FAMILY DWELLING

PARCEL 4767
N/F
JAIME ALVAREZ
7 LANGLEY ROAD
2-FAMILY DWELLING

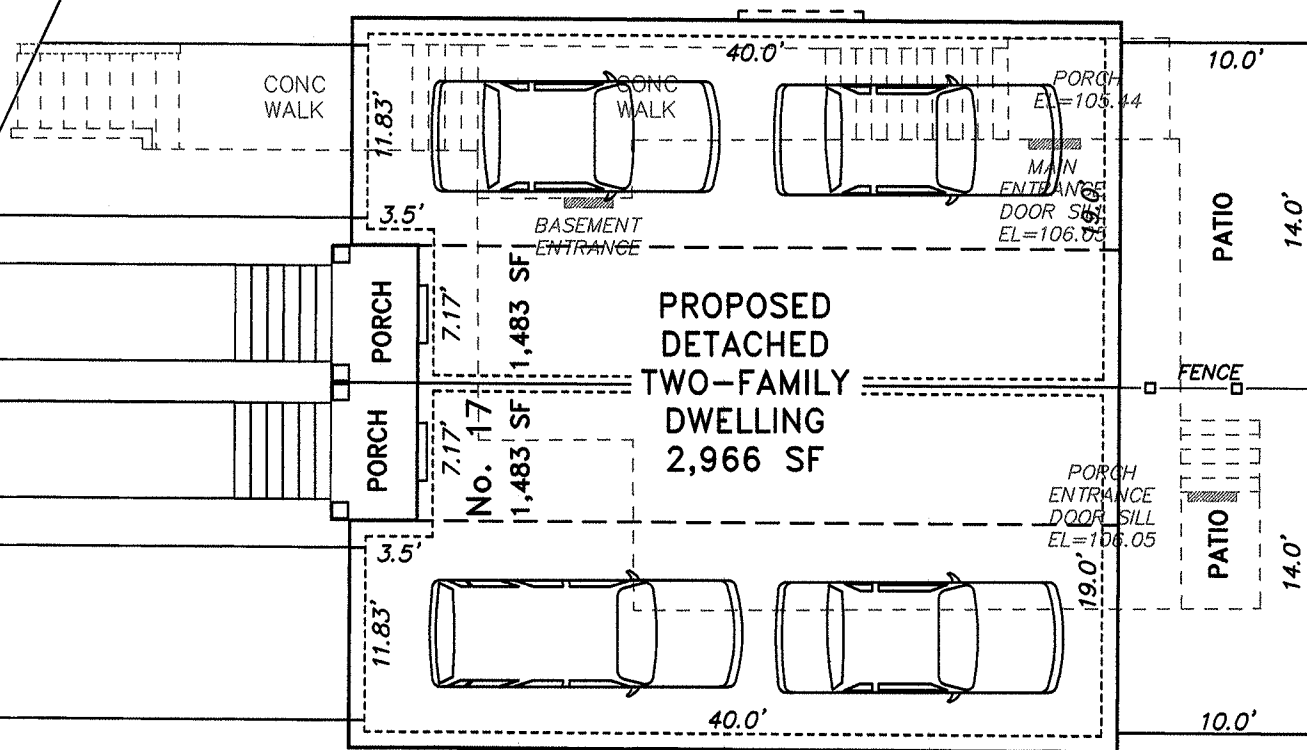
PARCEL 4765
N/F
MARTIN &
MARGARET KEOGH
BRECK AVENUE
VACANT LOT

BRECK AVENUE

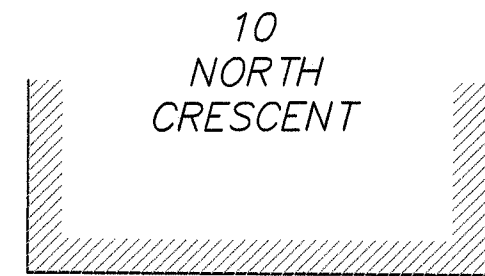
PARCEL 4764
N/F
MARTIN &
MARGARET KEOGH
22 BRECK AVENUE
1-FAMILY DWELLING

PARCEL 4762
N/F
10 NORTH CRESCENT CIRCUIT
1-FAMILY DWELLING

PARCEL 4766
N/F
14-16 NORTH
CRESCENT
JASON BARONHOLTZ
& KIM BUTTERFIELD



PARCEL 4763
N/F
BRECK LLC
26 BRECK AVENUE
DENIS CLEARY III
1-FAMILY DWELLING



CRESCENT CIRCUIT

SKETCH PLAN
22 BRECK AVENUE
BOSTON, MASS.
(BRIGHTON 02135-3051)

SCALE: 1"=10' MARCH 9, 2022
NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781-762-0143 FAX 781-762-8595

