

# HISTORICAL COMMISSION AMENDMENT 16-18 ELIOT STREET - RESIDENTIAL ADDITION TO EXISTING COMMERCIAL BUILDING

CAMBRIDGE, MASSACHUSETTS

## AMENDMENT SUMMARY

±2,280-SF ADDITION (±3,040-SF PER ZONING) TO BE BUILT OVER EXISTING ONE-STORY ANNEX. ADDITION ADDS BEDROOMS TO EXISTING UNITS AND ADDS ONE ADDITIONAL UNIT (16 TOTAL).

LIST OF DRAWINGS	HC-AMENDMENT 12 OCT 2016
<b>GENERAL</b>	
T1.0 COVER SHEET	X
<b>ARCHITECTURAL</b>	
A0.0 STREET VIEW	X
A0.1 RENDERED FRONT ELEVATION	X
A0.2 RENDERED RIGHT ELEVATION	X
A0.3 RENDERED REAR ELEVATION	X
A0.4 RENDERED LEFT ELEVATION	X
A0.5 FRONT AERIAL VIEW	X
A1.2 PROPOSED SECOND FLOOR PLAN	X
A1.3 PROPOSED THIRD FLOOR PLAN	X
A1.4 PROPOSED FOURTH FLOOR PLAN	X
A1.5 PROPOSED FIFTH FLOOR PLAN	X
A2.1 PROPOSED FRONT ELEVATION	X
A2.2 PROPOSED RIGHT ELEVATION	X
A2.3 PROPOSED REAR SIDE ELEVATION	X
A2.4 PROPOSED LEFT ELEVATION	X



18 ELIOT STREET

LOCUS PLAN

PREPARED BY:

ARCHITECT

PETER QUINN  
ARCHITECTS LLC

259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354-3989

**PETER  
QUINN  
ARCHI  
TECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

**18 ELIOT**

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

**18 ELIOT LLC**

P.O. BOX 409  
SHARON, MA 02067

DRAWING TITLE

**TITLE SHEET**

SCALE AS NOTED

REVISION	DATE

CHC AMENDMENT 12 OCT 2016

DRAWN BY	REVIEWED BY
LD	PQ

SHEET

**T1.0**



PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

18 ELIOT

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

RAJ AND RAJ LLC

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

STREET VIEW

SCALE AS NOTED

REVISION	DATE
HC AMEND 1	12 OCT 2016
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY MI	REVIEWED BY PQ

A0.0



PROPOSED VIEW

EXISTING VIEW



PETER QUINN ARCHITECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

PROJECT  
18 ELIOT

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR  
RAJ AND RAJ LLC

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE  
RENDERED  
FRONT  
ELEVATION

SCALE AS NOTED

REVISION	DATE
HC AMEND 1	12 OCT 2016
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A0.1



1 FRONT ELEVATION

Z:\DCADD\WGSI\Eliot\_16\CURRENT CD\ALLIE A01 A02 A03 A04.dwg, 10/20/2016 4:48:16 PM





1 RIGHT SIDE ELEVATION

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

18 ELIOT

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

RAJ AND RAJ LLC

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

RENDERED  
RIGHT SIDE  
ELEVATION

SCALE AS NOTED

REVISION	DATE
HC AMEND 1	12 OCT 2016
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A0.2



PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

PROJECT  
**18 ELIOT**

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR  
RAJ AND RAJ LLC

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE  
**RENDERED  
LEFT SIDE  
ELEVATION**

SCALE AS NOTED

REVISION	DATE
HC AMEND 1	12 OCT 2016
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY ACW	REVIEWED BY PQ

SHEET

**A0.3**



① REAR ELEVATION



Z:\DCADDWGS\Eliot\_16\CURRENT CD\ALLIE A01 A02 A03 A04.dwg, 10/20/2016 4:50:03 PM



1 LEFT SIDE ELEVATION

PETER QUINN ARCHITECTS

ARCHITECTURE PLANNING COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

18 ELIOT

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

RAJ AND RAJ LLC

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

RENDERED REAR ELEVATION

SCALE AS NOTED

REVISION	DATE
HC AMEND 1	12 OCT 2016
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A0.4



PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

18 ELIOT

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

RAJ AND RAJ LLC

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

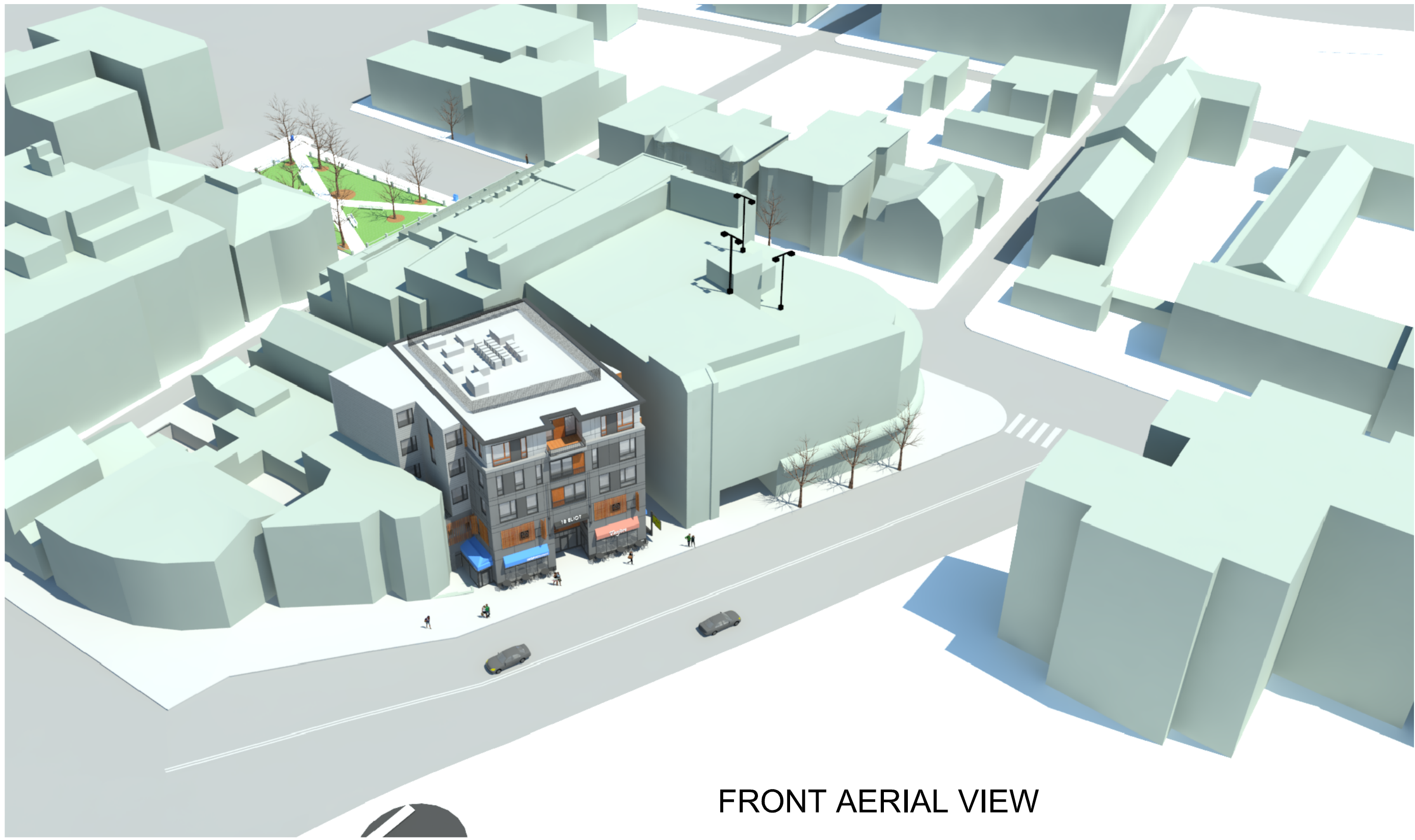
STREET VIEW

SCALE AS NOTED

REVISION	DATE
HC AMEND 1	12 OCT 2016
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY YC/AP	REVIEWED BY PQ

SHEET

A0.5



FRONT AERIAL VIEW



SEAL

CONSULTANT

PROJECT

**18 ELIOT**

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

**RAJ AND RAJ LLC**

1299 BEACON STREET  
BROOKLINE, MA 02446

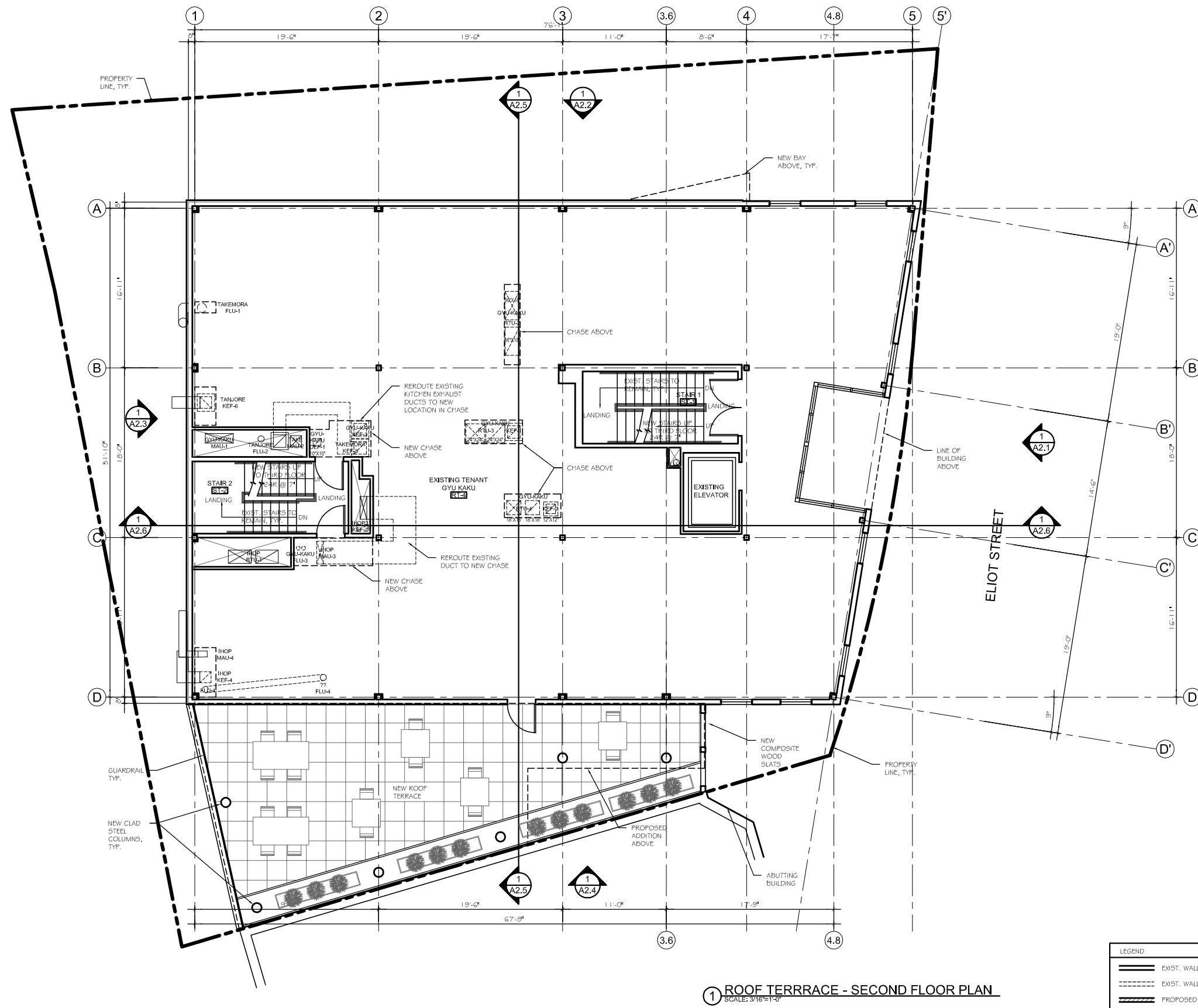
DRAWING TITLE

**ROOF TERRACE  
SECOND  
FLOOR PLAN**

SCALE AS NOTED

REVISION / ISSUE	DATE
CHC AMENDMENT	12 OCT 2016
DRAWN BY ACWIKVS	REVIEWED BY PQ
SHEET	

**A1.2**



**1 ROOF TERRACE - SECOND FLOOR PLAN**  
SCALE: 3/16"=1'-0"

LEGEND

	EXIST. WALL TO REMAIN
	EXIST. WALL TO BE DEMOLISHED
	PROPOSED NEW WALL





SEAL

CONSULTANT

PROJECT

**18 ELIOT**

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

**RAJ AND RAJ LLC**  
1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

**CHC AMENDMENT-  
PROPOSED  
THIRD  
FLOOR PLAN**

SCALE AS NOTED

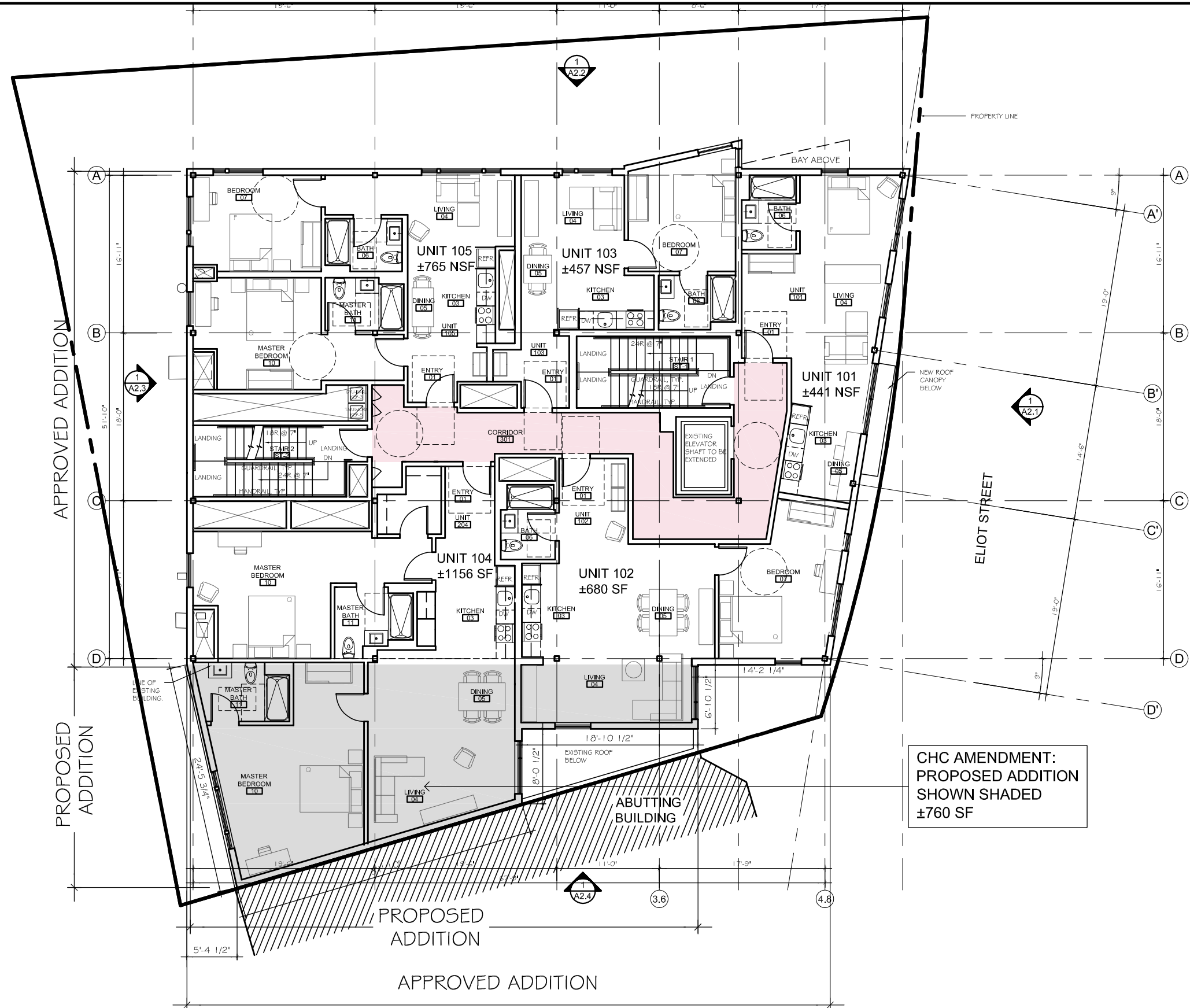
REVISION / ISSUE	DATE

CHC AMENDMENT	12 OCT 2016
DRAWN BY ACWIKVS	REVIEWED BY PQ

SHEET



**A1.3**



CHC AMENDMENT:  
PROPOSED ADDITION  
SHOWN SHADED  
±760 SF

**1 PROPOSED THIRD FLOOR PLAN**  
SCALE: 3/16"=1'-0"

SEAL

CONSULTANT

PROJECT

**18 ELIOT**

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

RAJ AND RAJ LLC  
1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

**CHC AMENDMENT-  
PROPOSED  
FOURTH  
FLOOR PLAN**

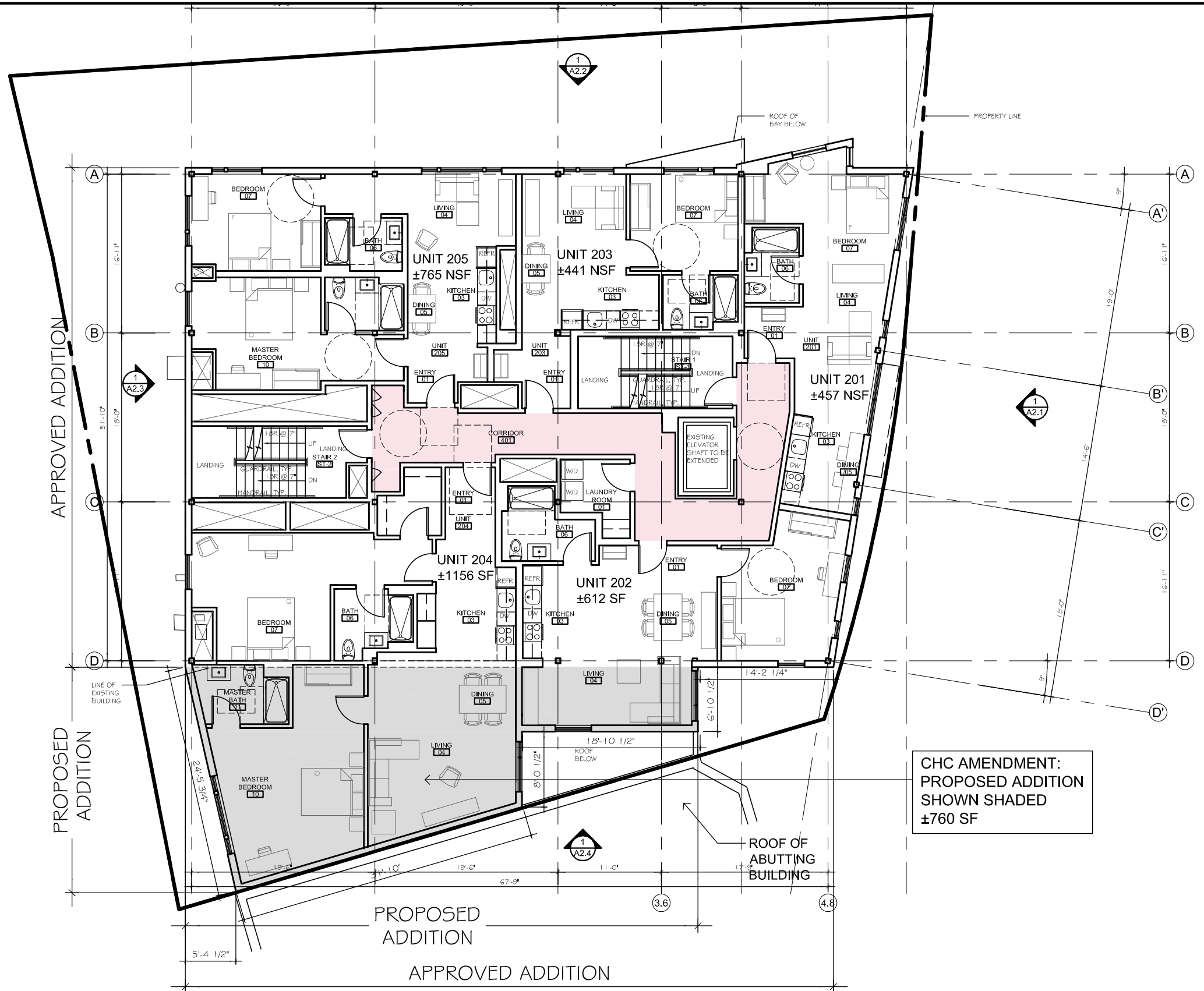
SCALE AS NOTED

REVISION / ISSUE	DATE

CHC AMENDMENT 12 OCT 2016

DRAWN BY ACWIKVS REVIEWED BY PQ

SHEET



**1 PROPOSED FOURTH FLOOR PLAN**  
SCALE: 3/16"=1'-0"



SEAL

CONSULTANT

PROJECT

**18 ELIOT**

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

RAJ AND RAJ LLC

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

**CHC AMENDMENT-  
PROPOSED  
FIFTH  
FLOOR PLAN**

SCALE AS NOTED

REVISION / ISSUE	DATE

CHC AMENDMENT

12 OCT 2016

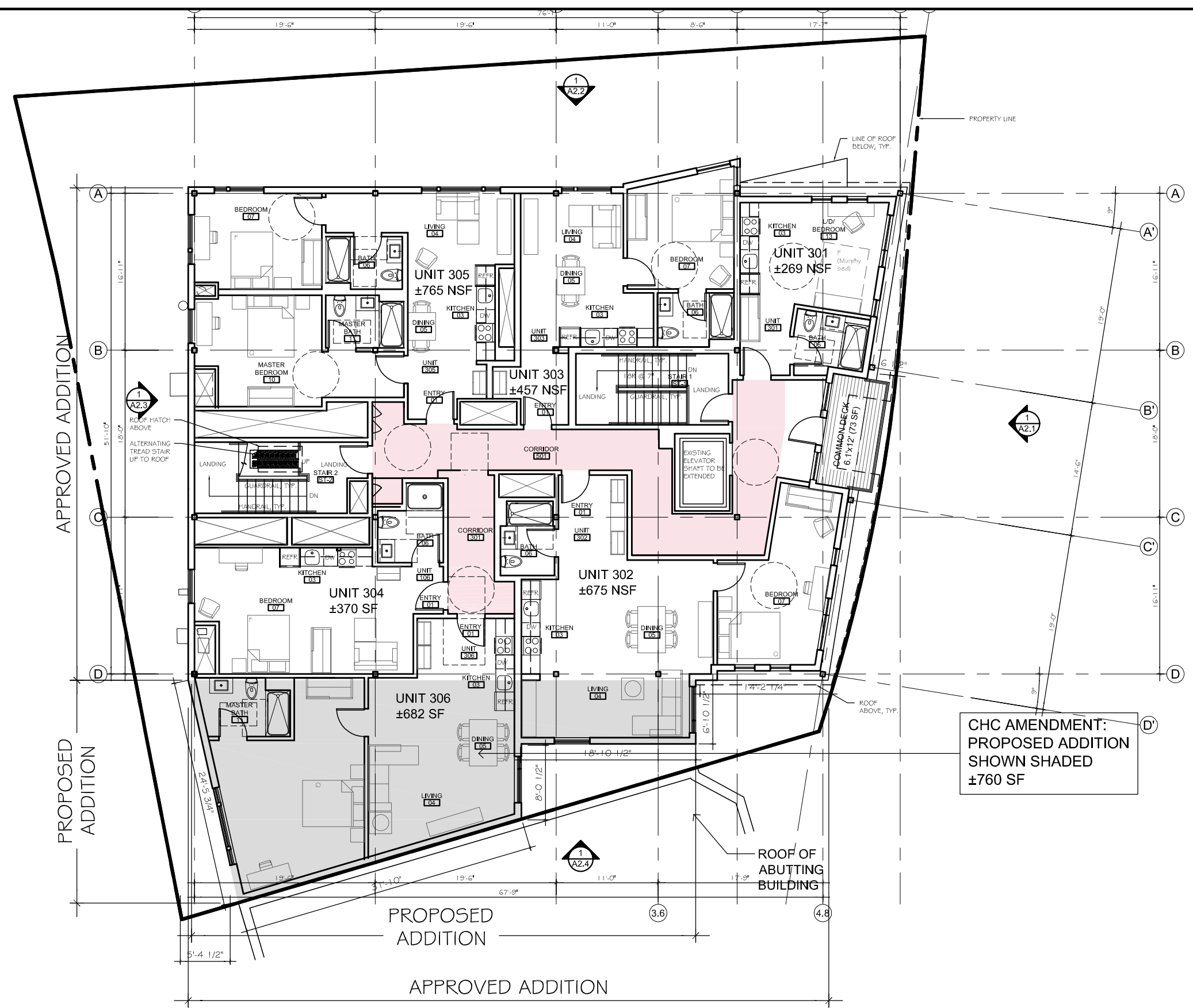
DRAWN BY

ACWIKVS

REVIEWED BY

PQ

SHEET



**1 PROPOSED FIFTH FLOOR PLAN**  
SCALE: 3/16"=1'-0"

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

**18 ELIOT**

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

**RAJ AND RAJ LLC**

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

**CHC AMENDMENT-  
PROPOSED  
FRONT  
ELEVATION**

SCALE AS NOTED

REVISION / ISSUE	DATE
CHC AMENDMENT	12 OCT 2016
DRAWN BY ACWIKVS	REVIEWED BY PQ

SHEET

**A2.1**



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



SEAL

CONSULTANT

PROJECT

**18 ELIOT**

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

**RAJ AND RAJ LLC**

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

**PROPOSED  
RIGHT SIDE  
ELEVATION**

SCALE AS NOTED

REVISION / ISSUE	DATE
CHC AMENDMENT	12 OCT 2016
DRAWN BY ACWIKVS	REVIEWED BY PQ

SHEET

**A2.2**



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

SEAL

CONSULTANT

PROJECT

**18 ELIOT**

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

**RAJ AND RAJ LLC**

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

**CHC AMENDMENT-  
PROPOSED  
REAR  
ELEVATION**

SCALE AS NOTED

REVISION / ISSUE	DATE

CHC AMENDMENT	12 OCT 2016
DRAWN BY ACWIKVS	REVIEWED BY PQ

SHEET

**A2.3**



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



**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

**18 ELIOT**

18 ELIOT STREET  
CAMBRIDGE, MA 02138

PREPARED FOR

**RAJ AND RAJ LLC**

1299 BEACON STREET  
BROOKLINE, MA 02446

DRAWING TITLE

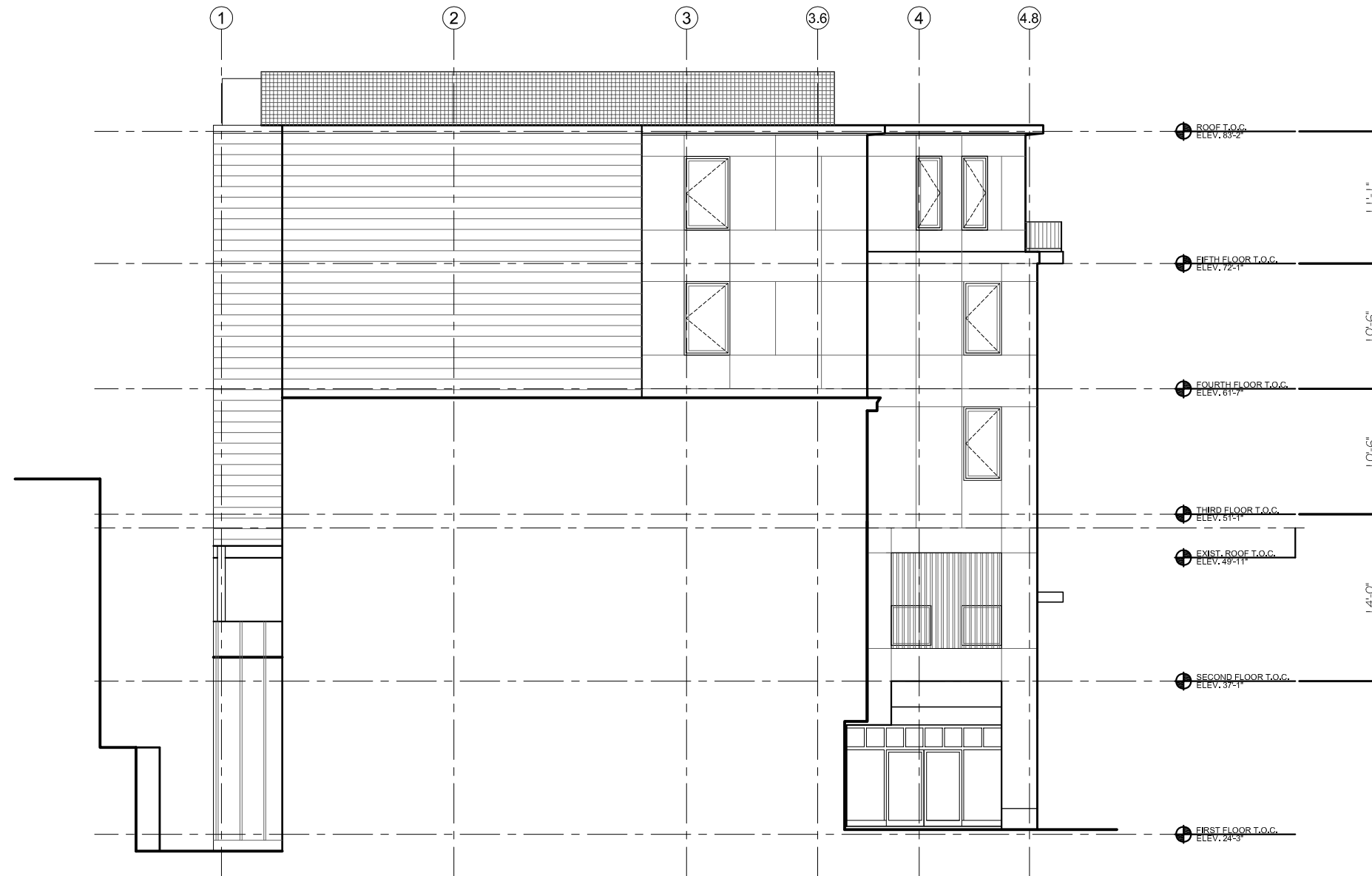
**CHC AMENDMENT-  
PROPOSED  
LEFT SIDE  
ELEVATION**

SCALE AS NOTED

REVISION / ISSUE	DATE
CHC AMENDMENT	12 OCT 2016
DRAWN BY ACWIKVS	REVIEWED BY PQ

SHEET

**A2.4**



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