



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov URL: www.cambridgema.gov/historic/midcambridgehome.html

APPLICATION FOR CERTIFICATE


Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): Appropriateness, Nonapplicability, or Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.

2. Address of property: 13 Goodman Rd, Cambridge, Massachusetts

3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

This project is proposing alterations to an existing principal structure to change the existing 2-fam into a single-family house. Proposed changes include, interior renovations, removing the roofs over the 2nd floor porches at the front and rear porches, adding 2 bays off the left elevation, adding a shed dormer to the left side of the existing gable roof, adding an exit from the basement to grade at the rear of the house, and window and exterior door changes throughout. The existing rear accessory structure will be turned into an art studio space.

Name of Property Owner of Record: <u>Dana hill home LLC</u>
Mailing Address: <u>17 Ellsworth Ave, Cambridge MA 02139, United States</u>
Telephone/Fax: _____ E-mail: <u>Matt@unisondesigngroup.com</u>
Signature of Property Owner of Record*: <u></u> (Required field; application will not be considered complete without property owner's signature) *I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.
Name of proponent, if not record owner: _____
Mailing Address: _____
Telephone/Fax: _____ E-mail: _____

(for office use only):		
Date Application Received: _____	Case Number: _____	Hearing Date: _____
Type of Certificate Issued: _____	Date Issued: _____	

Section II:

Is property listed on the National Register of Historic Places? no Publicly owned? no
Current Zoning District: Res. C-1 Current Use: Residential, 2-fam

Section III:

Will this project require: variance _____ special permit yes

If yes, nature of zoning relief sought: setbacks _____ FAR _____ use _____
height _____ parking _____ other (explain) new windows in wall with nonconforming setback

Section IV (Complete any portions that apply to proposed scope of work):

New Construction or Additions:

3,207-sf floor area of existing structures on the lot
3,281-sf amount of floor area (gross square feet) of proposed construction
2% percentage increase in total floor area after construction
4,486-sf total area of lot in square feet
42% percentage of total lot area covered after construction

Demolition:

387-sf amount of floor area (gross square feet) of proposed demolition
3,207-sf floor area of existing structure
12% percentage decrease in total floor area after demolition

Alterations:

Does the proposed work include (check all that apply):

- enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
- increase or reduction of window or door size;
- relocation of windows or doors;
- change in slope, pitch, or configuration of roof;
- removal of original or historic roofing material.

REDEVELOPMENT OF 13 GOODMAN ROAD

CAMBRIDGE, MA 02139

PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

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

SEAL

CONSULTANT

PROJECT
11-13 GOODMAN
 11-13 GOODMAN RD
 CAMBRIDGE, MA 02139

PREPARED FOR
11-13 GOODMAN ROAD LLC
 17 ELLSWORTH AVE
 CAMBRIDGE, MA 02139

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE

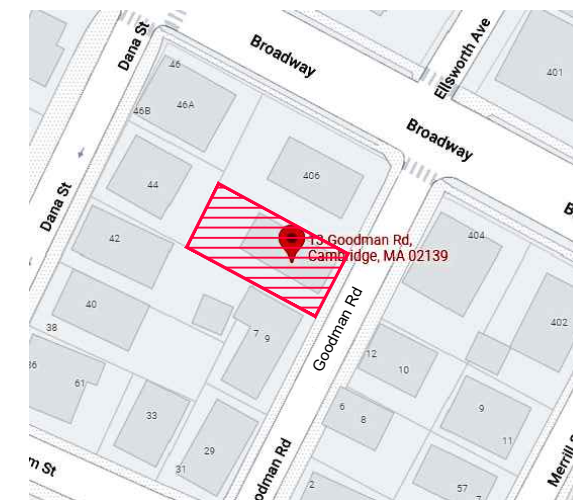
MID-CAMB	13 FEB 2024
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

T-1

LIST OF DRAWINGS		MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION MEETING 13 FEB 2024
GENERAL		
T1	TITLE SHEET	X
	EXISTING SURVEY PLAN	X
EC1	EXISINTG PHOTOS	X

ARCHITECTURAL		
A-1	BASEMENT PLAN	X
A-2	FIRST FLOOR PLAN, SITE PLAN	X
A-3	SECOND FLOOR PLAN	X
A-4	ATTIC FLOOR PLAN	X
A-5	ROOF PLAN	X
A-6	FRONT ELEVATION	X
A-7	LEFT SIDE ELEVATION & STUDIO	X
A-8	REAR ELEVATION	X
A-9	RIGHT SIDE ELEVATION	X



LOCUS PLAN ↑

Zoning Statement:

13 Goodman Rd is an existing lot containing 4,486 SF in a Res. C-1 zoning district. The lot is nonconforming due to lot size and/or lot width. Currently there is an existing 2 family house and rear garage along with 2 parking spaces. The owner proposes renovating the existing principal structures and converting the existing rear accessory structure into art study space. The site is narrower than the typical residential lot (46'). This proposed dormer and two bays in the left elevation are compliant with all zoning requirements for this district and per section 5.21.1 of the zoning ordinance, but proposing new window openings in the right elevation, requires a Special Permit, due to the existing nonconforming left side yard. The total building floor area is 3,281-GSF resulting in an FAR of 0.73. The allowed FAR is 0.75.

PREPARED BY:

ARCHITECT
PETER QUINN ARCHITECTS LLC
 259 ELM ST, STE 301
 SOMERVILLE, MA 02144
 PH (617) 354 3989

SURVEYORS
TERRA NOVA SURVEY CONSULTANT
 1685 SOUTH ST,
 BRIDGEWATER, MA 02324
 PH (786) 408 4045

PREPARED FOR:

UNISON DESIGN GROUP

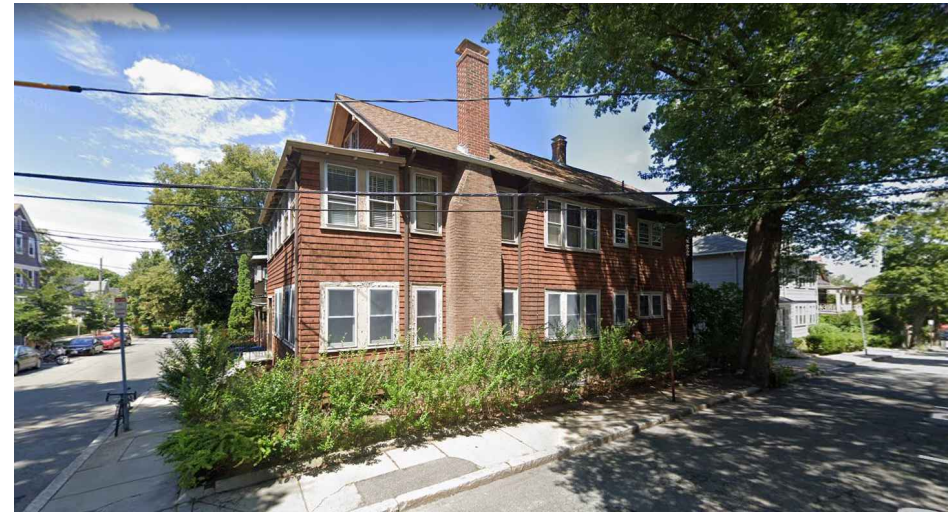
17 ELLSWORTH AVE,
 CAMBRIDGE, MA 02139
 PH (617) 383 9253



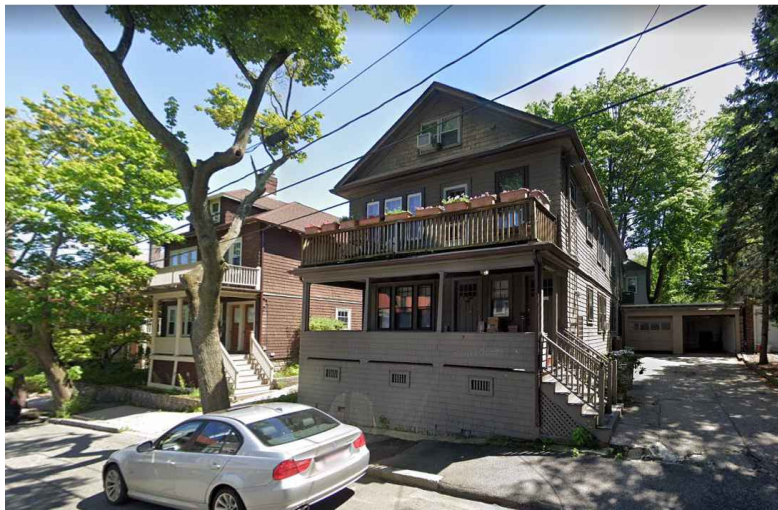
2. 406 BROADWAY



3. 7-9 GOODMAN RD



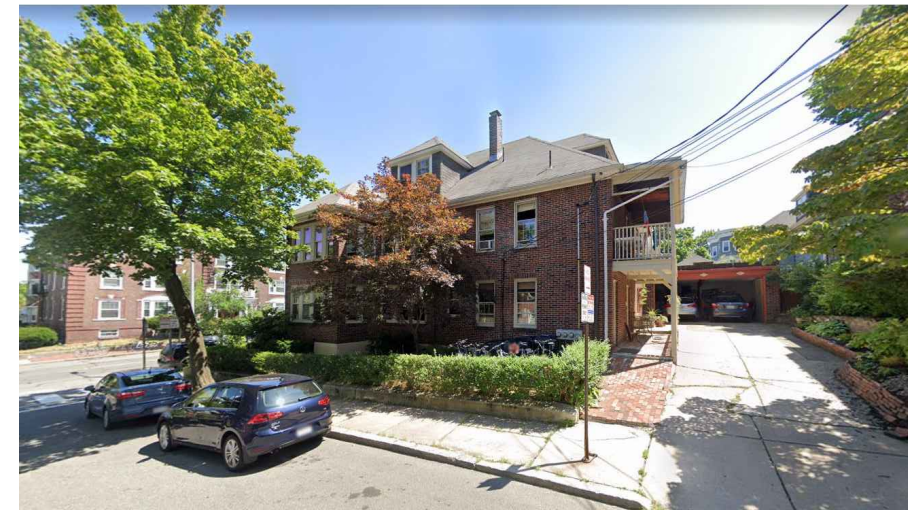
4. 29 GOODMAN RD



5. 6-8 GOODMAN RD



6. 10-12 GOODMAN RD



7. 404 BROADWAY



1. 13 GOODMAN RD



PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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11-13
GOODMAN

11-13 GOODMAN RD
CAMBRIDGE, MA 02139

PREPARED FOR

11-13 GOODMAN
ROAD LLC

17 ELLSWORTH AVE
CAMBRIDGE, MA 02139

DRAWING TITLE

EXISTING
PHOTOS

SCALE AS NOTED

REVISION	DATE

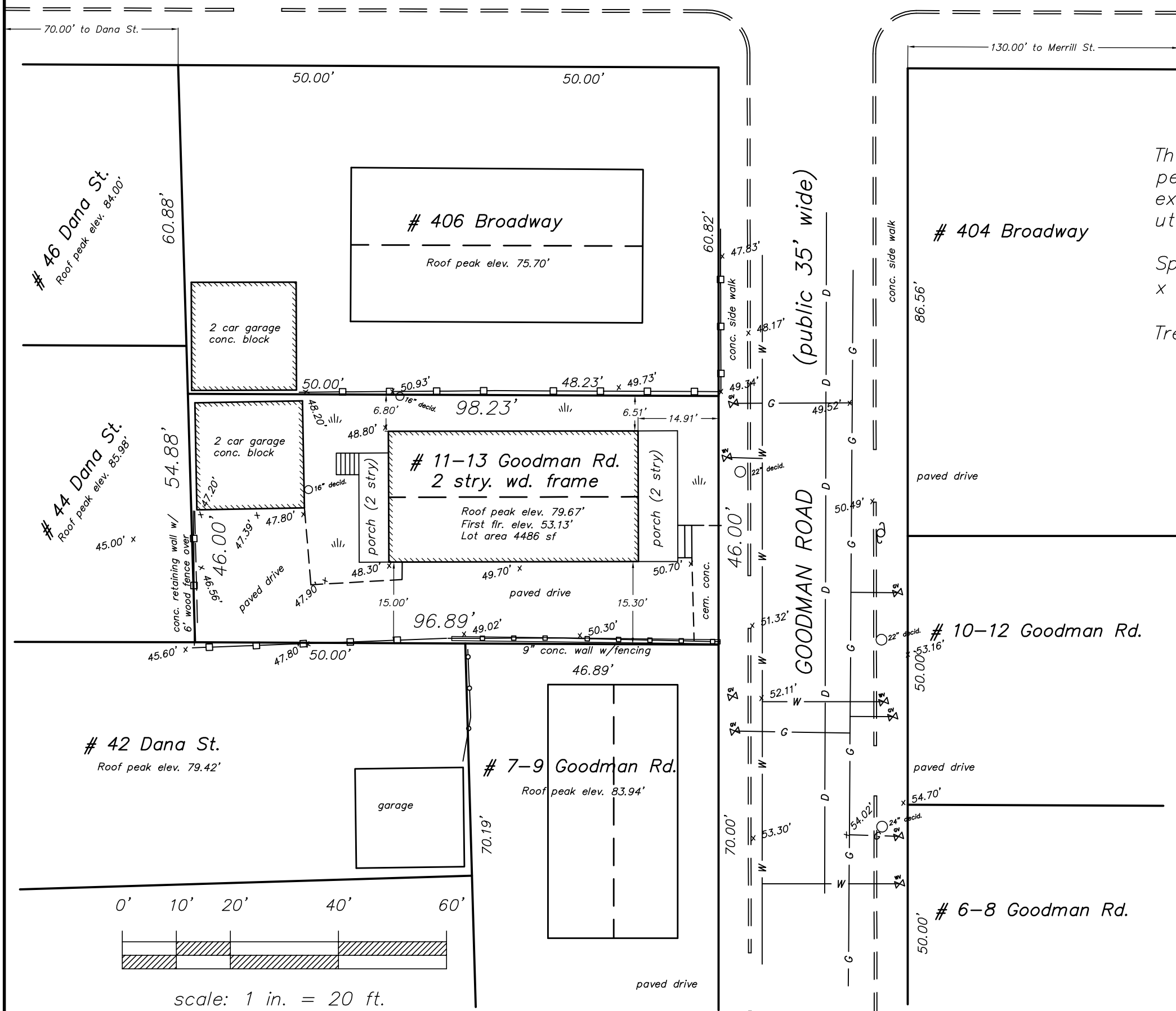
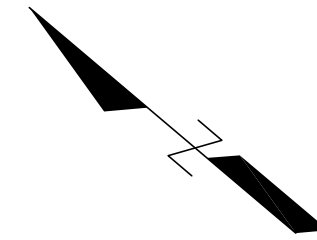
MID-CAMB 1 FEB 2024

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SHEET

EC1

BROADWAY (public 66' wide)



This plan is based on an instrument survey performed on March 8 and 17, 2022. It shows the existing conditions at the subject parcel and the utility surface features in the parcel area.

Spot grades, based on City Datum, are shown as: x 54.00', or 54.00' x

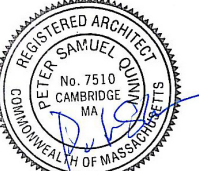
Trees over 10" caliper are shown as: ○ 24" decid.

Peter R. McManus P.L.S.

Existing Conditions Site Plan
at # 11-13 Goodman Street
in the City of Cambridge
prepared for:
Matt Hayes

TERRA NOVA SURVEY CONSULTANTS
1685 South Street
Bridgewater, MA 02324
Date: March 21, 2022
Scale: 1 in. = 20 ft.

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BASEMENT
FLOOR PLAN

SCALE AS NOTED

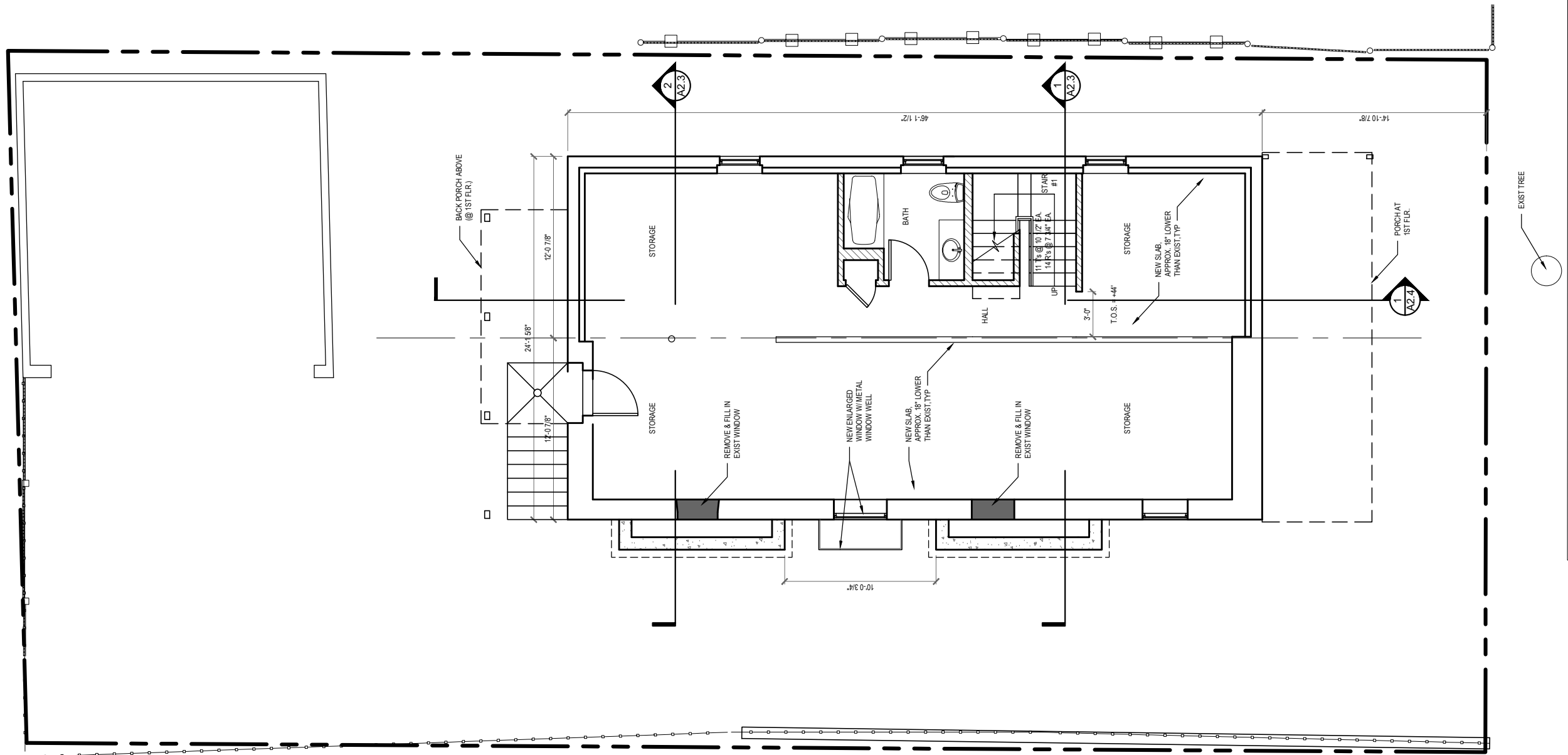
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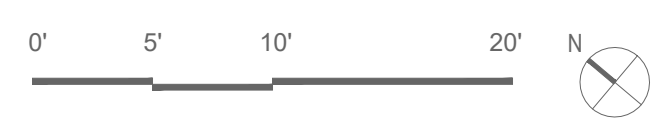
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A-1



1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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**FIRST FLOOR
PLAN, SITE
PLAN**

SCALE AS NOTED

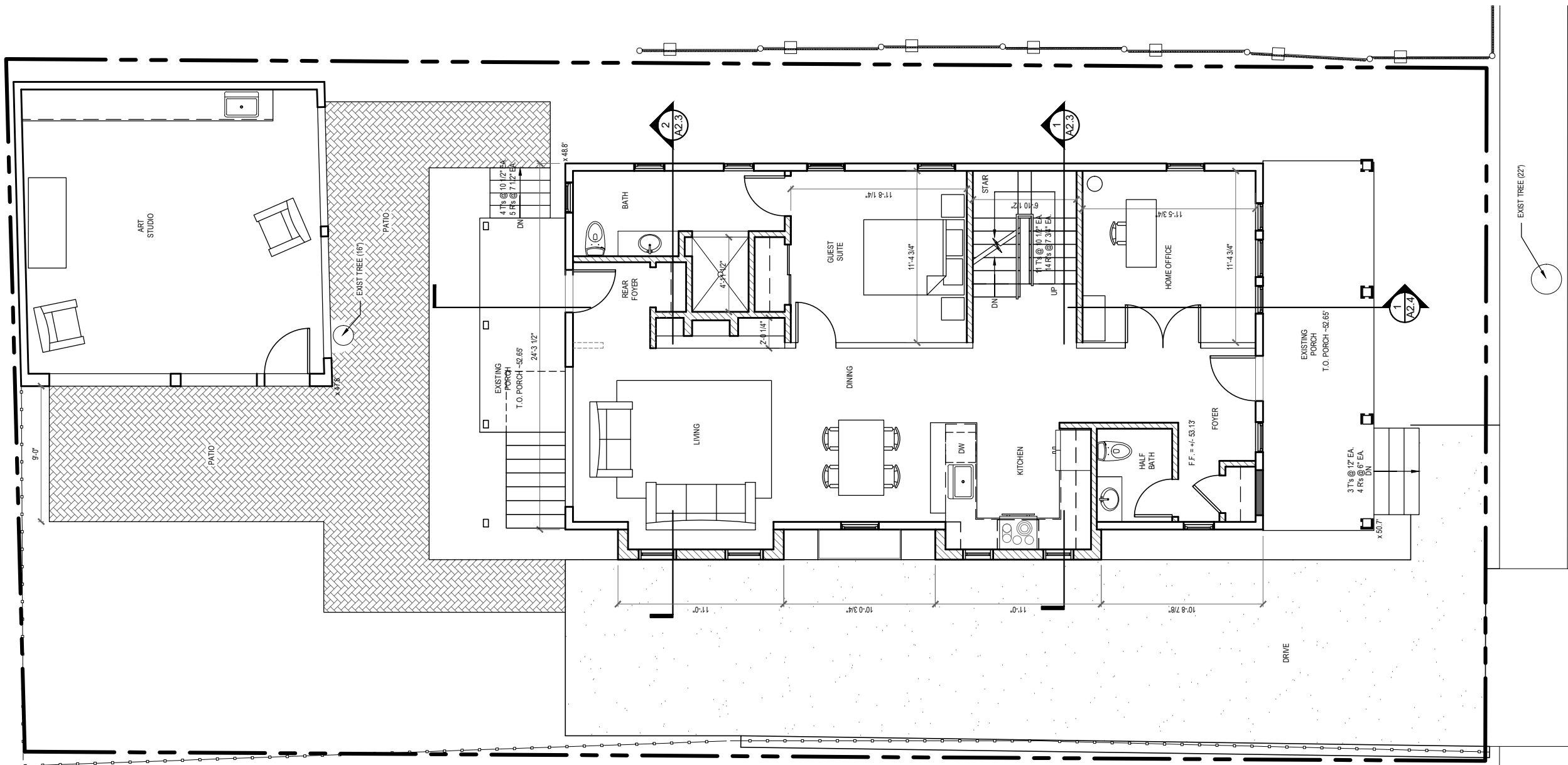
REVISION	DATE

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SHEET

A-2



1 FIRST FLOOR PLAN, SITE PLAN
SCALE: 1/8" = 1'-0"



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DRAWING TITLE

**SECOND
FLOOR PLAN**

SCALE AS NOTED

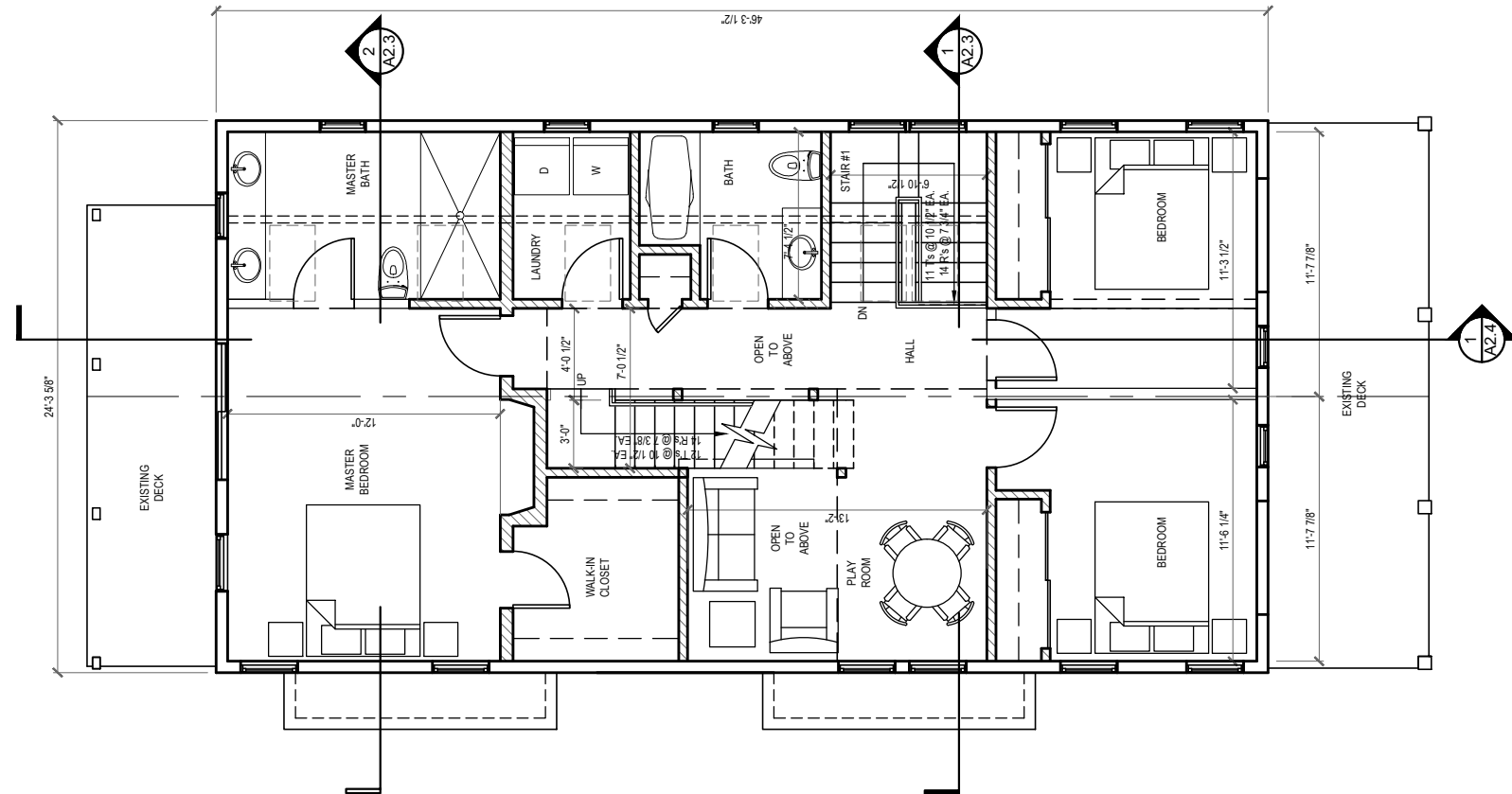
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A-3



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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DRAWING TITLE

ATTIC
FLOOR PLAN

SCALE AS NOTED

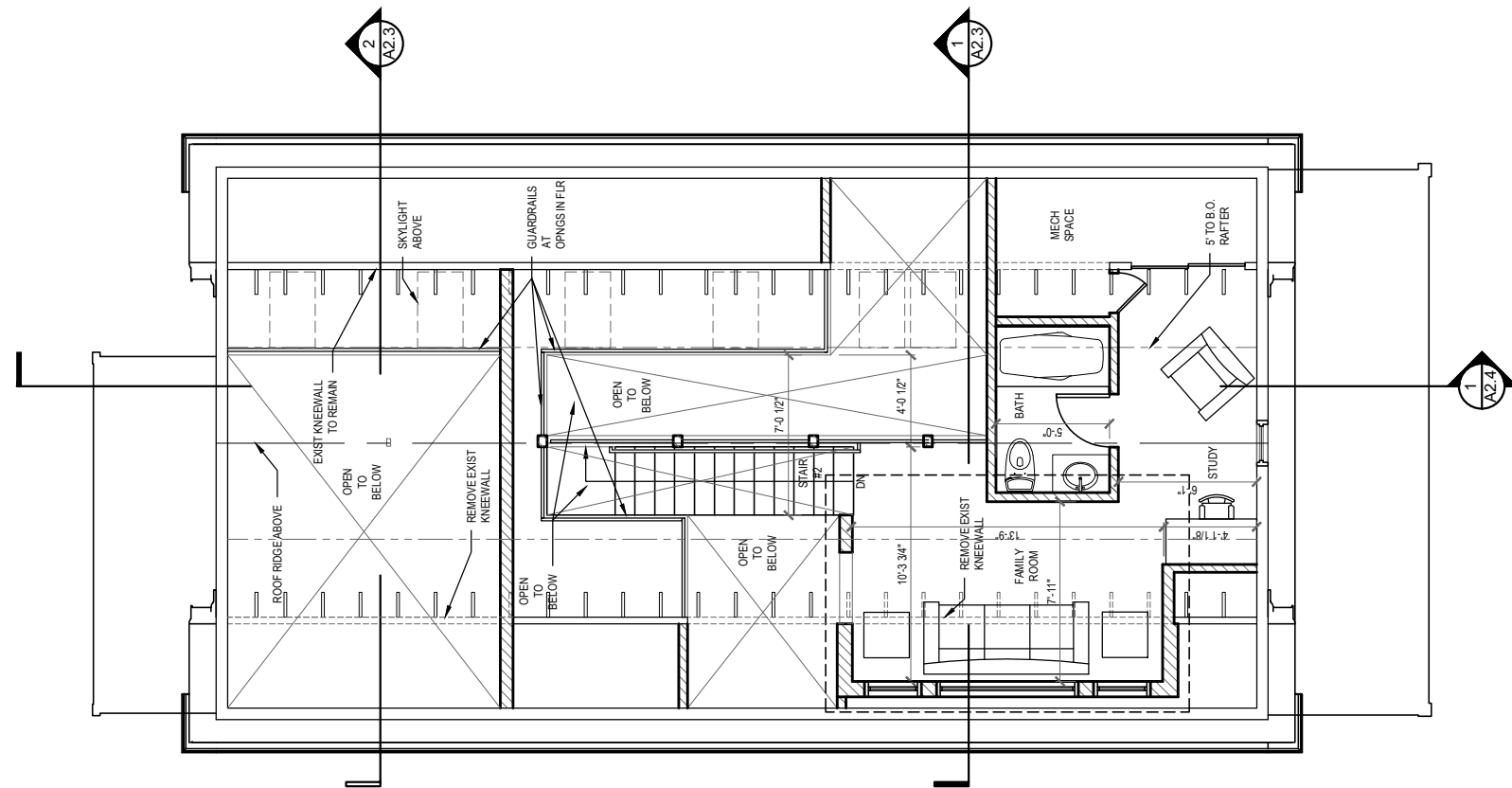
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A-4



1 ATTIC FLOOR PLAN
SCALE: 1/8" = 1'-0"

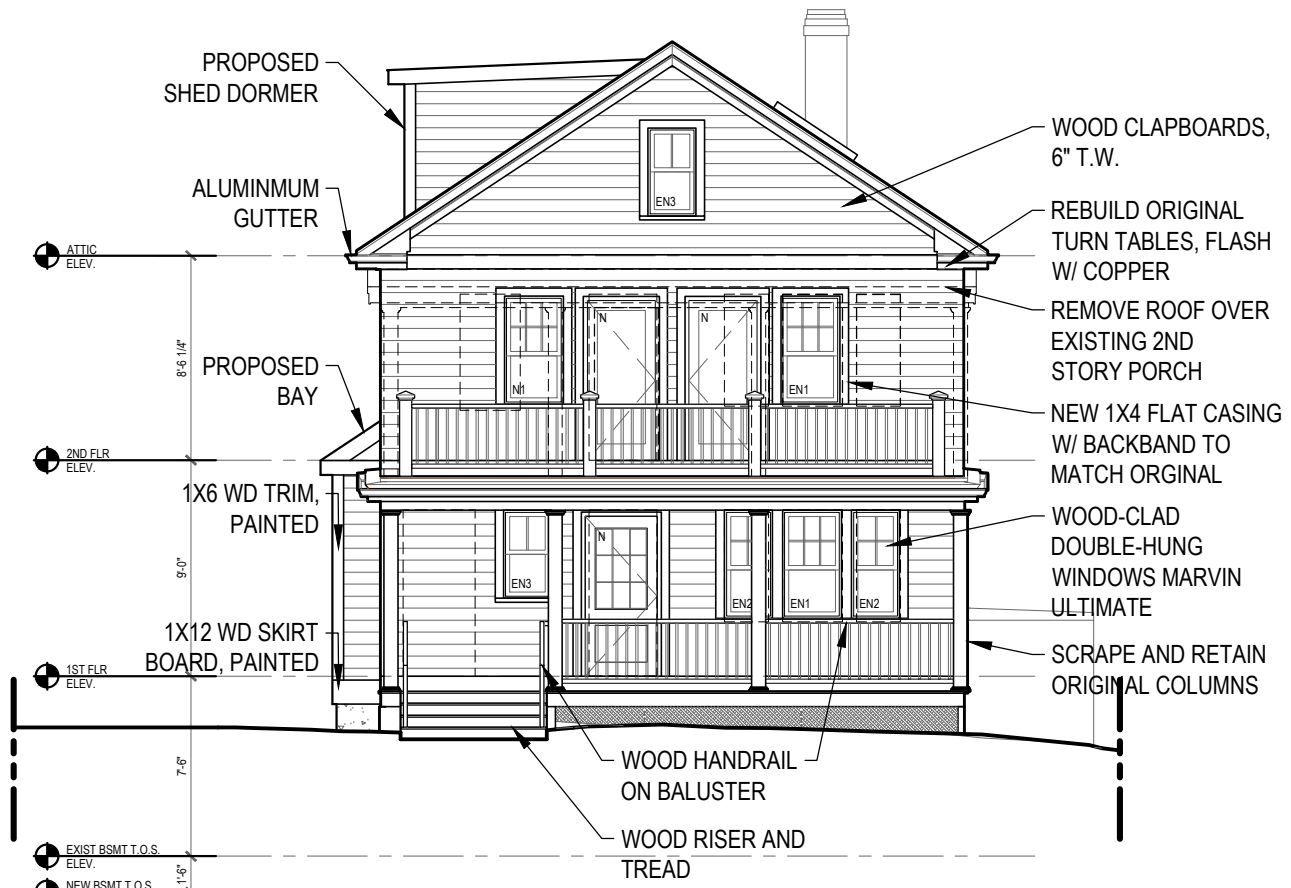
0' 5' 10' 20'



[---] ITEM TO BE REMOVED
 N, N_ PROPOSED WINDOW, SKYLIGHT, OR DOOR
 E, E_ PROPOSED WINDOW IN AN EXISTING OPENING
 DOUBLE-HUNG WINDOWS AND PICTURE WINDOWS TO BE
 MARVIN ULTIMATE, WOOD-CLAD

Frame	N1	N2	N3	N4	N5	N6	N7	N8	NB1
w	2'-6"	2'-0"	2'-0"	2'-6"	5'-7 1/2"	2'-6"	2'-0"	4'-0"	3'-6"
h	4'-6"	4'-6"	3'-8"	3'-11 1/2"	3'-11 1/2"	4'-11 1/2"	2'-11"	2'-0"	3'-0"

Frame	EN1	EN2	EN3	EB1	EB2
w	2'-6" vif	2'-0" vif	2'-0" vif	2'-6" vif	3'-0" vif
h	4'-6" vif	4'-6" vif	3'-8" vif	1'-10" vif	1'-0" vif



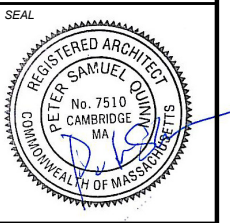
1 FRONT ELEVATION (EAST) PROPOSED
 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION (EAST) EXISTING
 SCALE: 1/8" = 1'-0"



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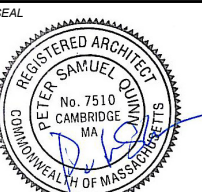
DRAWING TITLE
FRONT ELEVATION

SCALE AS NOTED

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A-6



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DRAWING TITLE
LEFT ELEVATION

SCALE AS NOTED

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A-7



1 LEFT SIDE ELEVATION & STUDIO (NORTH) PROPOSED
SCALE: 1/8" = 1'-0"

- ITEM TO BE REMOVED
- N, N_ PROPOSED WINDOW, SKYLIGHT, OR DOOR
- E, E_ PROPOSED WINDOW IN AN EXISTING OPENING

DOUBLE-HUNG WINDOWS AND PICTURE WINDOWS TO BE MARVIN ULTIMATE, WOOD-CLAD

Frame	N1	N2	N3	N4	N5	N6	N7	N8	NB1
w	2'-6"	2'-0"	2'-0"	2'-6"	5'-7 1/2"	2'-6"	2'-0"	4'-0"	3'-6"
h	4'-6"	4'-6"	3'-8"	3'-11 1/2"	3'-11 1/2"	4'-11 1/2"	2'-11"	2'-0"	3'-0"

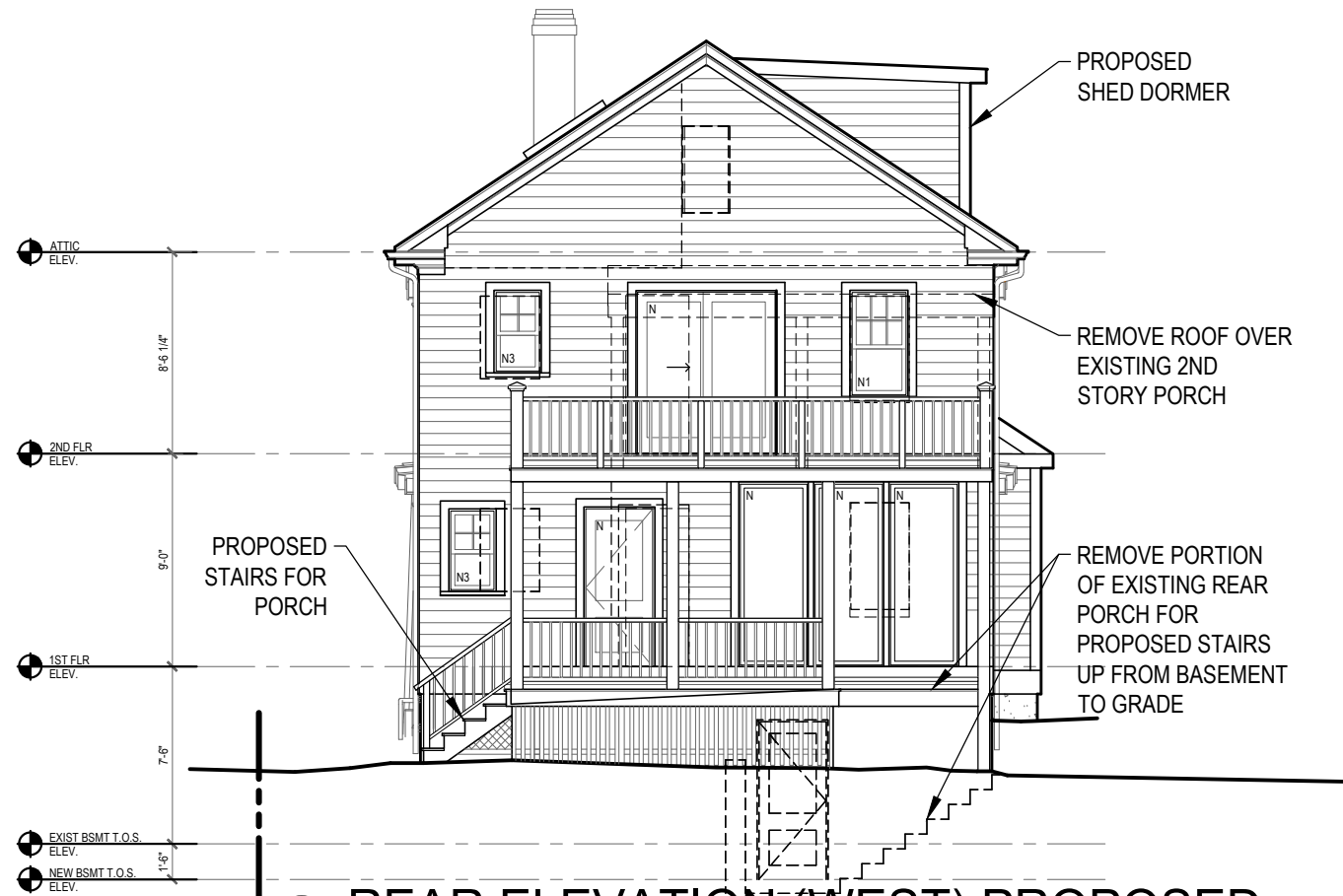
Frame	EN1	EN2	EN3	EB1	EB2
w	2'-6" wif	2'-0" wif	2'-0" wif	2'-6" wif	3'-0" wif
h	4'-6" wif	4'-6" wif	3'-8" wif	1'-10" wif	1'-0" wif



2 LEFT SIDE ELEVATION & STUDIO (NORTH) EXISTING
SCALE: 1/8" = 1'-0"

- ☐ ITEM TO BE REMOVED
- N, N_ PROPOSED WINDOW, SKYLIGHT, OR DOOR
- E, E_ PROPOSED WINDOW IN AN EXISTING OPENING
- DOUBLE-HUNG WINDOWS AND PICTURE WINDOWS TO BE MARVIN ULTIMATE, WOOD-CLAD

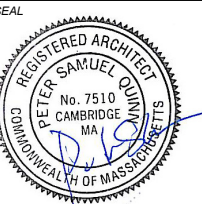
Frame	N1	N2	N3	N4	N5	N6	N7	N8	NB1
w	2'-6"	2'-0"	2'-0"	2'-6"	5'-7 1/2"	2'-6"	2'-0"	4'-0"	3'-6"
h	4'-6"	4'-6"	3'-8"	3'-11 1/2"	3'-11 1/2"	4'-11 1/2"	2'-11"	2'-0"	3'-0"
Frame	EN1	EN2	EN3	EB1	EB2				
w	2'-6" vif	2'-0" vif	2'-0" vif	2'-6" vif	3'-0" vif				
h	4'-6" vif	4'-6" vif	3'-8" vif	1'-10" vif	1'-0" vif				



1 REAR ELEVATION (WEST) PROPOSED
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (WEST) EXISTING
SCALE: 1/8" = 1'-0"



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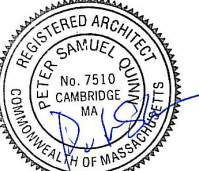
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CAMBRIDGE, MA 02139

DRAWING TITLE
REAR ELEVATION

SCALE AS NOTED	
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A-8

SEAL



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RIGHT
ELEVATION

SCALE AS NOTED

REVISION | DATE

MID-CAMB | 13 FEB 2024

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A-9



1 RIGHT SIDE ELEVATION (SOUTH) PROPOSED
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION (SOUTH) EXISTING
SCALE: 1/8" = 1'-0"