Record of Mid Cambridge Case #MC-7613: 106 Ellery Street
Prepared by Allison Crosbie, 10/21/26

I. Appeal Documents Received

10/01/26	Appeal petition of 10+ registered voters filed with City Clerk and copy received by Historical department
10/01/26	Signatures on appeal petition verified by Election Commission and original petition returned to the Historical department

II. Public Notices/Hearings Scheduled

08/21/26	Public Meeting Notice forwarded to City Clerk's office prior to 09/08/26 meeting
08/24/26	Public Meeting Notice mailed to owners of record for properties on the abutters map
09/03/26	Agenda issued for MCNCDC meeting of 09/08/26
09/08/26	Public Hearing of MCNCDC on Zoom

III. Application & Supporting Documents Received

08/17/26	Application for Certificate of Appropriateness received with plans and project description for 09/08/26 meeting
09/16/2026	Additional 3-D renderings submitted for staff review as per condition of Certificate of Appropriateness

IV. Correspondence to the Mid Cambridge NCD Commission Received

No written public comments were received.

V. Letters of Decision & Other Documents Issued by Staff

09/01/26	MCNCD Commission Review Worksheet mailed to Commission with the applicant's submitted materials
09/11/26	Certificate of Appropriateness describing the decision was filed with the City Clerk and sent to the owner
10/05/26	Minutes of the 09/08/26 hearing approved by Commission

Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Jacquelyn Fahey Sandell, *Chair*
Catherine Tice, Aaron Canto, Pauke Corstens, Ksenia Kaladiouk, Alex Van Praagh, *Members*
Min Ho Kim, Felix Rosen, *Alternates*

Legal Notice
Mid Cambridge Neighborhood Conservation District Commission

Notice is hereby given that the Mid Cambridge Neighborhood Conservation District Commission will hold a Public Hearing on **Tuesday, September 8, at 6:00PM** to consider the following matters under M.G.L. Ch. 40C and Ch. 2.78 of the Code of the City of Cambridge.

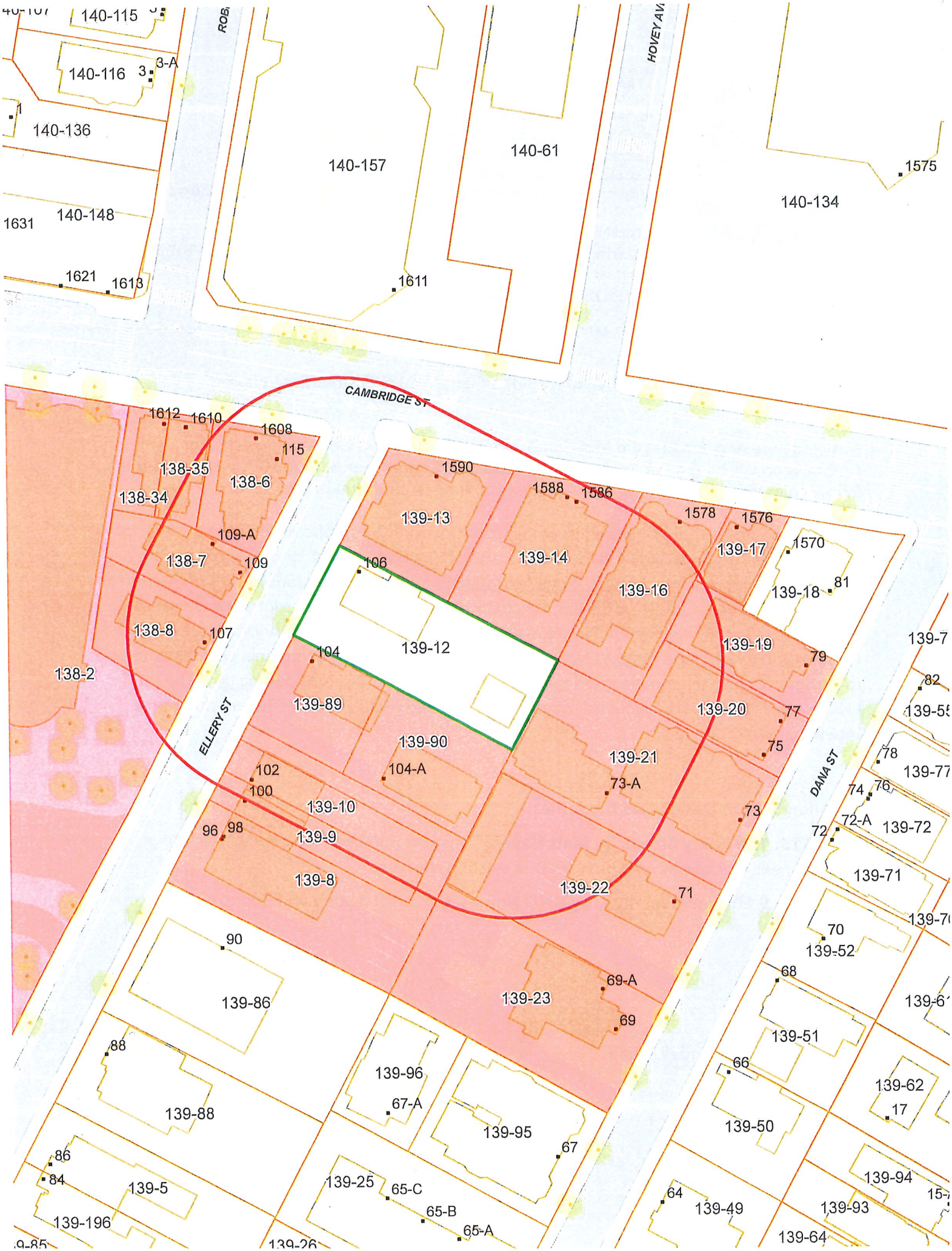
The meeting will be held online with remote participation. The public will be able to participate online via the Zoom platform (https://zoom.us/) from a phone, tablet, or computer. To join a remote meeting, register at https://tinyurl.com/MCSept82026 or call (301) 715-8592, Webinar ID: 823 6818 5561. Call 617-349-4683 or check online if you have questions about the meeting location. All case materials are available online on the Mid Cambridge NCD Commission's web page https://tinyurl.com/MCambNCD. Written comments are welcome up to 24 hours before the meeting and may be sent to histcomm@cambridgema.gov. The public will be given the opportunity to ask questions of fact and make public comment during the meeting.

1. **Alterations to Designated Properties:**

MC-7613: 106 Ellery Street, by Matt Hayes. Construct detached residence in rear of property; exterior alterations/restoration of existing structure.

MC-7616: 9 Ellsworth Avenue, by DND Homes. Construct 4-story addition to existing building.

Jacquelyn Fahey Sandell, Chair


140-115
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65-A
139-64
139-26
DANA ST
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74
76
139-7
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139-55

106 Ellery St

139-16-5
Benali, Naima
1578 Cambridge St Unit 5
Cambridge, MA 02138

139-16-2
Bothmer, Anne Helen &
Moriz Armbruster
1578 Cambridge St 2
Cambridge, MA 02138

139-8-98/1
Buck,Barry R. & Richard G
The Commercial Ellery Rea
96-98 Ellery St Unit 98/1
Cambridge, MA 02138

139-21
Cacciola Realty, Llc.
90 Clarendon Ave
Somerville, MA 02143

139-22
Cacciola Realty, Llc.
90 Clarendon Ave
Somerville, MA 02143

139-8-96/2
Cain, John Wesley & Irina
96 Ellery St
Unit 96-2
Cambridge, MA 02138

138-2
Cambridge City Of
159 Thorndike St
Cambridge, MA 02141

139-13
Cambridge Street Holding
311 Lowell St
Lexington, MA 02421

139-8-96/3
Chao, Kirk C. & Yuki A. C
96-98 Ellery St Unit 96-3
Cambridge, MA 02138

139-17
Cherry Street Llc
60 Highland Rd
Somerville, MA 02144

139-9
Cox, Marjorie I., A Life
Jeanette A. Cox & William
100 Ellery Street
Cambridge, MA 02138-4314

139-19-3
Dimeo, Donna & Ernesto Di
1079 Masseys Church Rd
Smyrna, DE 19977

138-35
Drury, Stephen J.
1610 Cambridge St.
Cambridge, MA 02138

139-89
Flaherty, Keith T. &
Mira Kautzky
104 Ellery St
Cambridge, MA 02139

139-23
Gilmore Realty Enterprise
26 Mt Vermom St.
Cambridge, MA 02140

139-8-96/1
Grounds, Adam
Sophia Gish
96 Ellery St
Unit No 1
Cambridge, MA 02138

138-6
Jamcs Realty Holdings Llc
45 Mt Vernon St., Suite 4B
Boston, MA 02108

139-14-1586
Khalifa, Sammy Mohsen
Vivian Bingyan Ni
1586 Cambridge St
Cambridge, MA 02138

139-19-1
Lessin Nicholas
79 Dana St
Unit 1
Cambridge, MA 02139

139-90
Mahdavi, Reza & Marie Pie
140 Foster St
Cambridge, MA 02138

139-20
Min, Brian
Lori Min
75-77 Dana St
Cambridge, MA 02138

139-16-4
Mora, Samia
1578 Cambridge St Unit 4
Cambridge, MA 02138

139-16-1
Nikula, Timothy & Allison
1578 Cambridge St Unit 1
Cambridge, MA 02138

139-16-3
Pechenik, Jan A., Truste
The Jan A Pechenik Trust
2 Mayflower Rd
Winchester, MA 01890

139-14-1588
Perrine, James J. & Beth
1588 Cambridge St Unit 1
Cambridge, MA 02138

138-34
Pollack, Robert
Anna Medvedovsky
1612 Cambridge St
Cambridge, MA 02138

138-7
Recht, Daniel
Emily Eames
8 Avon Pl
Cambridge, MA 02140

138-8
Ren, Jian Trs
The 107 Ellery Family Nom
107 Ellery St
Cambridge, MA 02138

139-16-6
Reynolds-Cuellar Pedro N
1578 Cambridge St
Unit 6
Cambridge, MA 02138

139-10
Saporta, Elena Rosina Trs
The Elena Saporta 2024 Tr
102 Ellery St
Cambridge, MA 02138

139-19-2
Watt, Belinda M.
79 Dana St #2
Cambridge, MA 02138

Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
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Min Ho Kim, Felix Rosen, *Alternates*

Date: August 31, 2026

To: Members and Alternates, Mid Cambridge NCDC
City Clerk: Please Post to Notice Board

From: Allison A. Crosbie, Preservation Administrator

Re: Agenda for **Tuesday, September 8, 2026** Meeting

The meeting will be held at **6:00 pm on Tuesday, September 8, 2026** online with remote participation via the Zoom platform (https://zoom.us/) from a phone, tablet, or computer. To join a remote meeting, register at https://tinyurl.com/MCSept82026 or call (301)715-8592 Webinar ID: 823 6818 5561. Call 617-349-4683 or check online if you have questions about the meeting location. All case materials are available online on the Mid Cambridge NCD Commission's web page https://tinyurl.com/MCambNCD. Written comment is welcome up to 24 hours before the meeting and may be sent to histcomm@cambridgema.gov. The public will be given the opportunity to ask questions of fact and make public comment during the meeting.

AGENDA:

- Public Hearings: Alterations to Designated Properties

MC-7613: 106 Ellery Street, by Matt Hayes. Construct detached residence in rear of property; exterior alterations/restoration of existing structure.

MC-7616: 9 Ellsworth Avenue, by DND Homes. Construct 4-story addition to existing building.

The City of Cambridge does not discriminate on the basis of disability. The Historical Commission will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to qualified individuals with disabilities upon request. For more information contact us by calling: 617/349-4683 or 617/349-6112 (TTY).

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: histneds@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: 106 ELLERY STREET, Cambridge, Massachusetts

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

   RENOVATION OF EXISTING HOUSE INCLUDING INTERIOR IMPROVEMENTS AND REPLACEMENT OF ALL SIDING, TRIM, ROOFING, WINDOWS, AND DOORS. EXISTING TWO-STORY DECK TO BE DEMOLISHED AND REBUILT AS INTERIOR SPACE.

   NEW CONSTRUCTION OF SINGLE-FAMILY HOME IN REAR.

Name of Property Owner of Record: Keith Flaherty

Mailing Address: 104 Ellery Street, Cambridge, MA 02138

Telephone/Fax: 617-901-5735 **E-mail:** kflaherty@mgb.org

Signature of Property Owner of Record*: _____
(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: Kyle Sheffield

Mailing Address: 450 Harrison Ave, Suite 412, Boston MA 02118

Telephone/Fax: 617-226-9336 **E-mail:** ksheffield@bluehourdesign.com

(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: C-1 Current Use: RESIDENTIAL

Section III:

Will this project require: variance_____ special permit _____

If yes, nature of zoning relief sought: setbacks _____ FAR _____ use _____

height _____ parking _____ other (explain) _____

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

New Construction or Additions:

3,377 SF _____ floor area of existing structures on the lot

6,106 SF _____ amount of floor area (gross square feet) of proposed construction

55% _____ percentage increase in total floor area after construction

8,891 SF _____ total area of lot in square feet

33% _____ percentage of total lot area covered after construction

Demolition:

500 SF _____ amount of floor area (gross square feet) of proposed demolition

3,377 SF _____ floor area of existing structure

15% _____ percentage decrease in total floor area after demolition

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

X _____enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);

X _____ increase or reduction of window or door size;

X _____ relocation of windows or doors;

X _____change in slope, pitch, or configuration of roof;

_____ removal of original or historic roofing material.

Ellery Residences

106 Ellery Street
Cambridge, MA

MID-CAMBRIDGE NEIGHBORHOOD
CONSERVATION DISTRICT SUBMISSION

8/17/2026

Blue Hour
DESIGN

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B Boston, MA 02118
www.BlueHourDesign.com

REAR HOUSE WINDOW SCHEDULE

NUMBER	FRAME SIZE		DESCRIPTION	MANUFACTURER	NOTES
	WIDTH	HEIGHT			
002	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
003	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
004	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	EGRESS
005	5'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
006	5'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
007	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
100	3'-0"	4'-0"	AWNING	MARVIN ULTIMATE CLAD	
101	6'-0"	6'-0"	AWNING	MARVIN ULTIMATE CLAD	
102	6'-0"	6'-0"	AWNING	MARVIN ULTIMATE CLAD	
103	6'-0"	4'-10"	FIXED CASEMENT	MARVIN ULTIMATE CLAD	
104	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
105	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
106	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
107	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
108	3'-10"	8'-0"	CASEMENT,	MARVIN ULTIMATE CLAD	
201	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
202	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	EGRESS
203	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	EGRESS
204	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
205	6'-0"	6'-0"	FIXED CASEMENT	MARVIN ULTIMATE CLAD	
206	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
207	3'-0"	4'-0"	AWNING	MARVIN ULTIMATE CLAD	
208	8'-0"	8'-0"	FIXED CASEMENT	MARVIN ULTIMATE CLAD	
209	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
210	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
211	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
212	6'-0"	6'-0"	FIXED CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
213	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
214	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
215	5'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
216	3'-0"	4'-0"	AWNING	MARVIN ULTIMATE CLAD	
217	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
218	6'-0"	6'-0"	FIXED CASEMENT	MARVIN ULTIMATE CLAD	
219	1'-6"	5'-0"	FIXED SKYLIGHT	TBD	
220	1'-6"	5'-0"	FIXED SKYLIGHT	TBD	
221	1'-6"	5'-0"	FIXED SKYLIGHT	TBD	
222	1'-6"	5'-0"	FIXED SKYLIGHT	TBD	
301	3'-0"	4'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
302	3'-0"	4'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
303	3'-0"	4'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
304	6'-0"	5'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
305	3'-0"	5'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
306	6'-0"	3'-0"	FIXED SKYLIGHT	TBD	

REAR HOUSE DOOR SCHEDULE

NUMBER	ROOM	DOOR SIZE		DESCRIPTION	NOTES
		WIDTH	HEIGHT		
001A	LAUNDRY	2'-6"	6'-8"	INTERIOR SINGLE SWING	
002A	REC ROOM	2'-6"	6'-8"	INTERIOR SINGLE SWING	
002B	CL	3'-10"	6'-8"	INTERIOR DOUBLE SWING	
002C	HALL	2'-0"	7'-0"	CASED OPENING	
002D	HALL	3'-0"	7'-0"	EXTERIOR SINGLE SWING	
003A	BATH #4	2'-6"	6'-8"	INTERIOR SINGLE SWING	
004A	BEDROOM #4	2'-8"	6'-8"	INTERIOR SINGLE SWING	
005A	MECH.	2'-8"	6'-8"	INTERIOR SINGLE SWING	
006A	STORAGE	2'-8"	6'-8"	INTERIOR SINGLE SWING	
100A	FOYER	3'-6"	8'-0"	EXTERIOR SINGLE SWING	
100B	FOYER	3'-0"	8'-0"	CASED OPENING	
101A	MUDROOM	2'-6"	6'-8"	CASED OPENING	
102A	POWDER ROOM	2'-6"	6'-8"	INTERIOR SINGLE SWING	
103A	LIBRARY	3'-6"	6'-8"	INTERIOR SINGLE POCKET	
103B	LIBRARY	8'-0 13/16"	8'-1 5/16"	EXTERIOR POCKET DOOR	
104A	DINING ROOM	14'-0"	7'-0"	CASED OPENING	
104B	DINING ROOM	14'-8 1/2"	8'-1 7/8"	3-PANEL SLIDING DOOR	
104C	DINING ROOM	7'-6"	7'-0"	CASED OPENING	
106A	LIVING ROOM	3'-6"	7'-0"	CASED OPENING	
106B	LIVING ROOM	15'-2 1/2"	8'-1 7/8"	3-PANEL SLIDING DOOR	
201A	LINEN	4'-6"	6'-8"	INTERIOR DOUBLE SWING	
201B	SITTING AREA	3'-6"	6'-8"	CASED OPENING	
202A	BEDROOM #2	2'-8"	6'-8"	INTERIOR SINGLE SWING	
202B	CLOSET	4'-0"	6'-8"	INTERIOR DOUBLE SWING	
203A	BEDROOM #2	2'-6"	6'-8"	INTERIOR SINGLE SWING	
204A	BEDROOM #1	2'-6"	6'-8"	INTERIOR SINGLE SWING	
204B	CLOSET	4'-0"	6'-8"	INTERIOR DOUBLE SWING	
205A	BATH #1	2'-6"	6'-8"	INTERIOR SINGLE SWING	
206A	PRIMARY BEDROOM	2'-6"	6'-8"	INTERIOR SINGLE SWING	
206B	CLOSET	2'-6"	6'-8"	INTERIOR SINGLE SWING	
206C	PRIMARY BEDROOM	10'-0"	7'-6"	2-PANEL SLIDING DOOR	
207A	PRIMARY BATH	2'-6"	6'-0"	INTERIOR SINGLE SWING	
207B	PRIMARY BATH	2'-4"	6'-8"	INTERIOR SINGLE POCKET	
302A	BEDROOM #3	2'-6"	6'-8"	INTERIOR SINGLE SWING	
303A	MECH.	2'-8"	6'-8"	INTERIOR SINGLE SWING	
304A	BATH #3	2'-6"	6'-8"	INTERIOR SINGLE SWING	
305A	MECH.	2'-6"	6'-8"	INTERIOR SINGLE SWING	

FRONT HOUSE WINDOW SCHEDULE

NUMBER	FRAME SIZE		DESCRIPTION	MANUFACTURER	NOTES
	WIDTH	HEIGHT			
001	3'-0"	1'-6"	FIXED	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
002	3'-4"	1'-10"	FIXED	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
003	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	EGRESS
004	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
005	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
006	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
101	2'-10"	6'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
102	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
103	2'-1"	4'-5"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
104	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
105	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
106	1'-8"	6'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
107	2'-10"	6'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
108	1'-8"	6'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
109	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
110	2'-10"	6'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
111	1'-8"	6'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
112	2'-10"	6'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
113	1'-8"	6'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
201	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
202	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
203	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
204	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
205	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
206	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	EGRESS, TEMPERED
207	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
208	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
209	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
210	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
211	2'-8"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
212	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
213	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	EGRESS, TEMPERED
214	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	EGRESS, TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
215	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
216	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
217	2'-10"	5'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
301	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
302	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
303	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
304	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
305	2'-10"	4'-4"	CASEMENT	MARVIN ULTIMATE CLAD	EGRESS, SIMULATED CHECK RAIL TO MATCH DOUBLE-HUNG WINDOWS, MATCH EXISTING OPENING DIMENSIONS V.I.F.
306	2'-10"	4'-4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	

FRONT HOUSE DOOR SCHEDULE

NUMBER	ROOM	DOOR SIZE		DESCRIPTION	COMMENTS
		WIDTH	HEIGHT		
001A	HALL	4'-0"	6'-8"	INTERIOR DOUBLE SWING	
001B	HALL	4'-0"	6'-8"	INTERIOR DOUBLE SWING	
001C	LINEN	1'-6"	6'-8"	INTERIOR SINGLE SWING	
002A	HALL	14'-0"	8'-0"	CASED OPENING	
003A	MECHANICAL	3'-0"	6'-8"	INTERIOR SINGLE SWING	
004A	BATH	2'-6"	6'-8"	INTERIOR SINGLE SWING	
005A	STORAGE	2'-6"	6'-8"	INTERIOR SINGLE SWING	
006A	BEDROOM #4	2'-8"	6'-8"	INTERIOR SINGLE SWING	
006B	CLOSET	6'-0"	6'-8"	INTERIOR DOUBLE SWING	
101A	FOYER	3'-0"	7'-0"	EXTERIOR SINGLE SWING	
101B	FOYER	3'-0"	6'-8"	CASED OPENING	
102A	LIVING	10'-0"	8'-0"	CASED OPENING	
102B	LIVING	3'-0"	6'-8"	CASED OPENING	
103A	POWDER	2'-6"	6'-8"	INTERIOR SINGLE SWING	
104A	DINING	3'-0"	6'-8"	CASED OPENING	
105A	KITCHEN	14'-0"	8'-0"	CASED OPENING	
106A	MUDROOM	3'-0"	7'-0"	EXTERIOR SINGLE SWING	
106B	MUDROOM	3'-0"	6'-8"	CASED OPENING	
107A	SITTING ROOM	17' - 0 3/4"	7' - 10 3/4"	4-PANEL BIFOLD DOOR	
107B	SITTING ROOM	3'-0"	6'-8"	CASED OPENING	
201A	LINEN	1'-6"	6'-8"	INTERIOR SINGLE SWING	
202A	BATH	2'-6"	6'-8"	INTERIOR SINGLE SWING	
203A	BEDROOM #2	2'-8"	6'-8"	INTERIOR SINGLE SWING	
203B	CLOSET	4'-0"	6'-8"	INTERIOR DOUBLE SWING	
204A	BEDROOM #3	2'-8"	6'-8"	INTERIOR SINGLE SWING	
204B	CLOSET	4'-0"	6'-8"	INTERIOR DOUBLE SWING	
205A	LAUNDRY	4'-0"	6'-8"	INTERIOR DOUBLE SWING	
206A	PRIMARY BEDROOM	2'-8"	6'-8"	INTERIOR SINGLE SWING	
206B	PRIMARY BEDROOM	2'-8"	6'-8"	CASED OPENING	
207A	PRIMARY CLOSET	2'-6"	6'-8"	INTERIOR SINGLE POCKET DOOR	
208A	PRIMARY BEDROOM	2'-6"	6'-8"	INTERIOR SINGLE SWING	
301A	LOUNGE	6'-0"	9'-6"	EXTERIOR DOUBLE SWING	
301B	CL	2'-0"	6'-8"	INTERIOR SINGLE SWING	
302A	BATH	2'-6"	6'-8"	INTERIOR SINGLE SWING	
303A	LOUNGE	2'-8"	6'-8"	INTERIOR SINGLE SWING	
303B	CLOSET	4'-0"	6'-8"	INTERIOR DOUBLE SWING	

Blue Hour

Ellery Residences

20252A.00

106 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

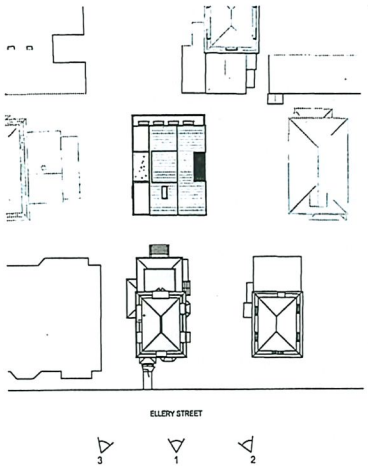
ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

DATE: 6/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Window & Door Schedules

G100















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20256100

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Cambridge, MA

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www.BlueHourDesign.com

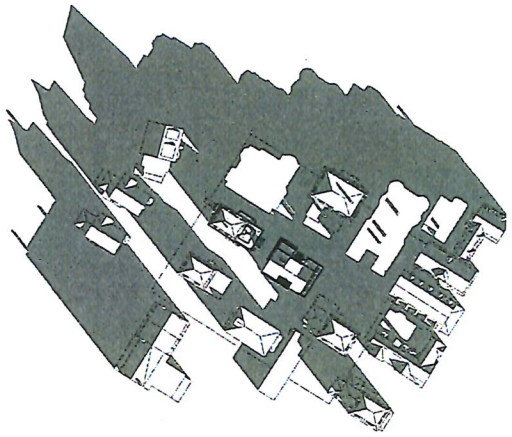
ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

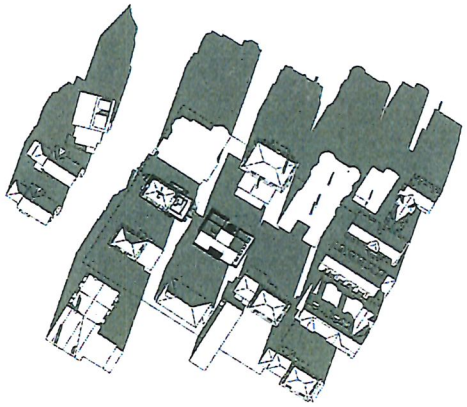
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SCALE: 1" = 30'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Perspective Street Views

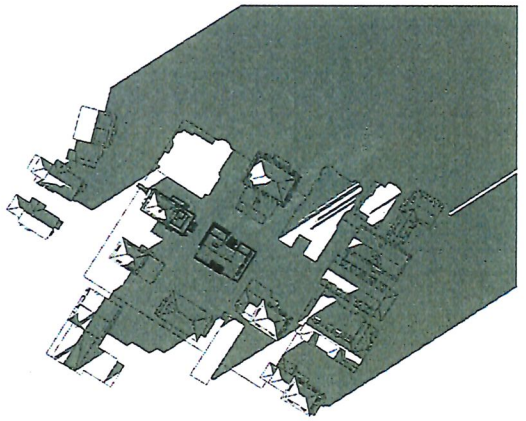
G101



1 Sun Study - Winter Solstice 9 AM
SCALE: 1" = 60'-0"



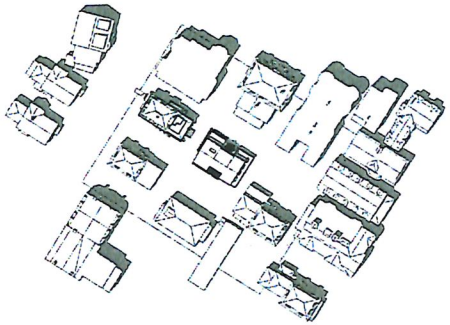
3 Sun Study - Winter Solstice 1 PM
SCALE: 1" = 60'-0"



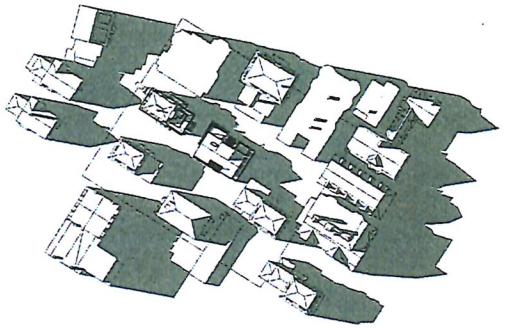
2 Sun Study - Winter Solstice 5 PM
SCALE: 1" = 60'-0"



6 Sun Study - Summer Solstice 9 AM
SCALE: 1" = 60'-0"



4 Sun Study - Summer Solstice 1 PM
SCALE: 1" = 60'-0"



5 Sun Study - Summer Solstice 5 PM
SCALE: 1" = 60'-0"

Blue Hour

Ellery Residences
20008.00

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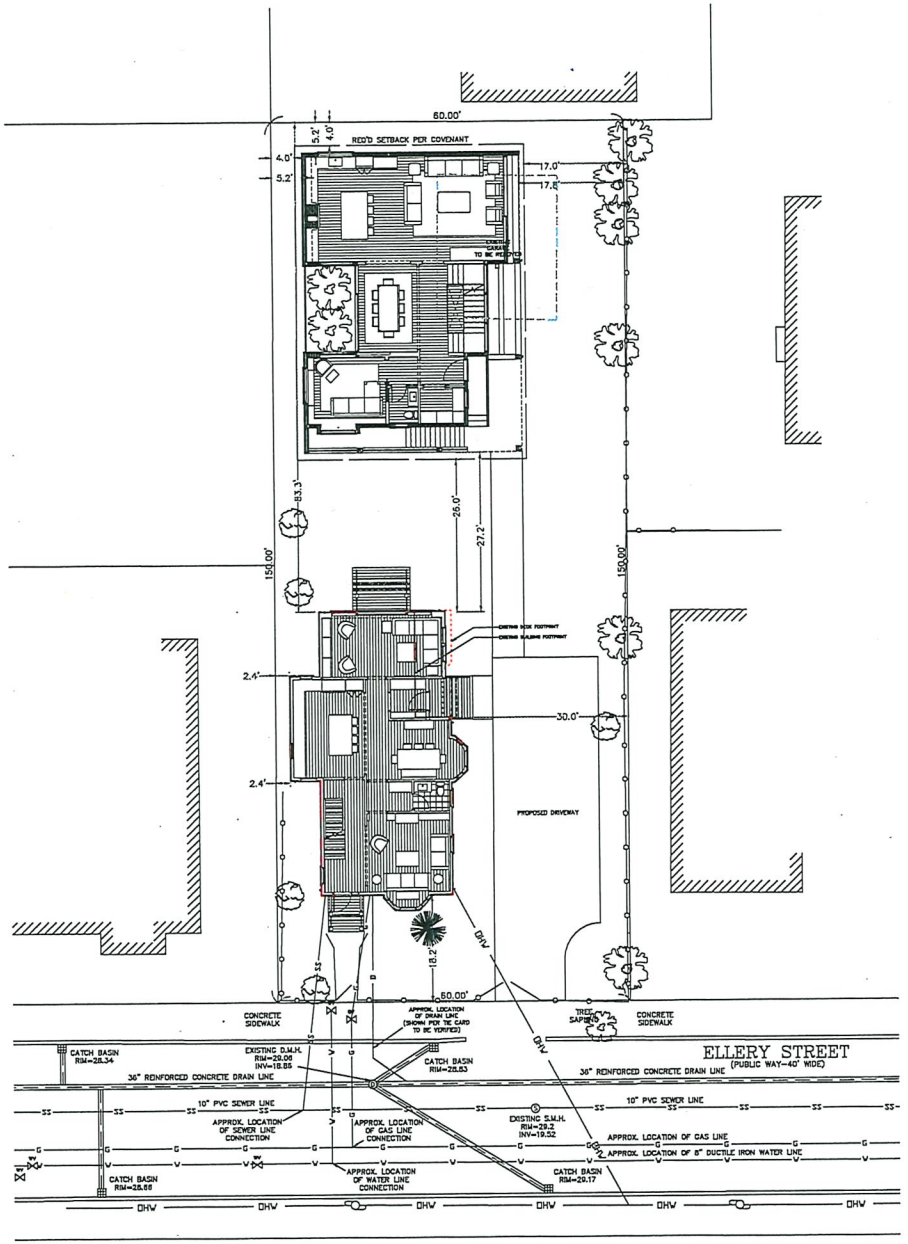
ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

DATE: 9/17/2020
SCALE: 1" = 60'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Sun Studies

G102



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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Ellery Residences
20258.00

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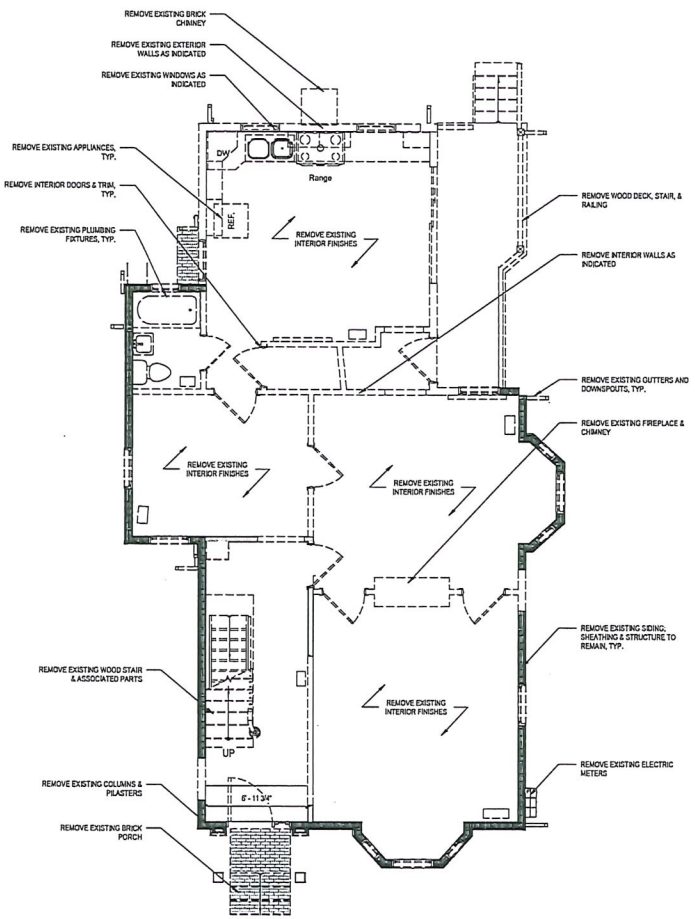
ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

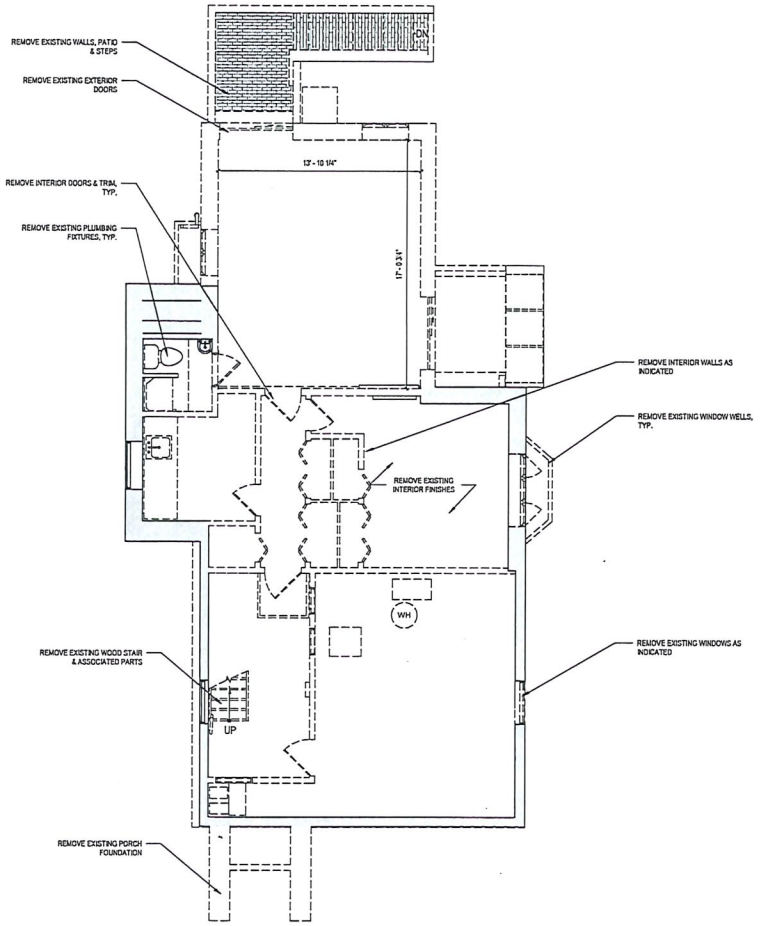
DATE: 8/17/2025
SCALE:
DRAWN: JE
CHECKED: KS

SHEET INFO:
Proposed Site Plan

G103



1 First Floor Demolition Plan
SCALE: 1/4" = 1'-0"



2 Basement Demolition Plan
SCALE: 1/4" = 1'-0"

DEMOLITION KEY

- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- EXISTING WALLS TO BE REMOVED

Blue Hour

Ellery Residences
20253.00

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ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

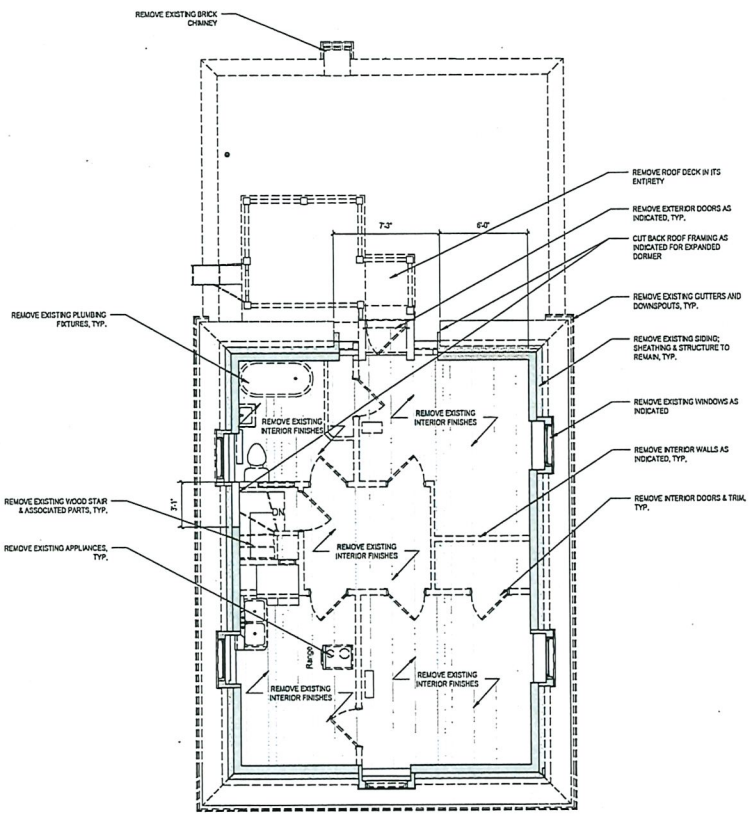
DATE: 9/17/2020
SCALE: 1/4" = 1'-0"
DRAWN: Author
CHECKED: Checker

SHEET INFO:
Basement & Level 1 Demo Plans

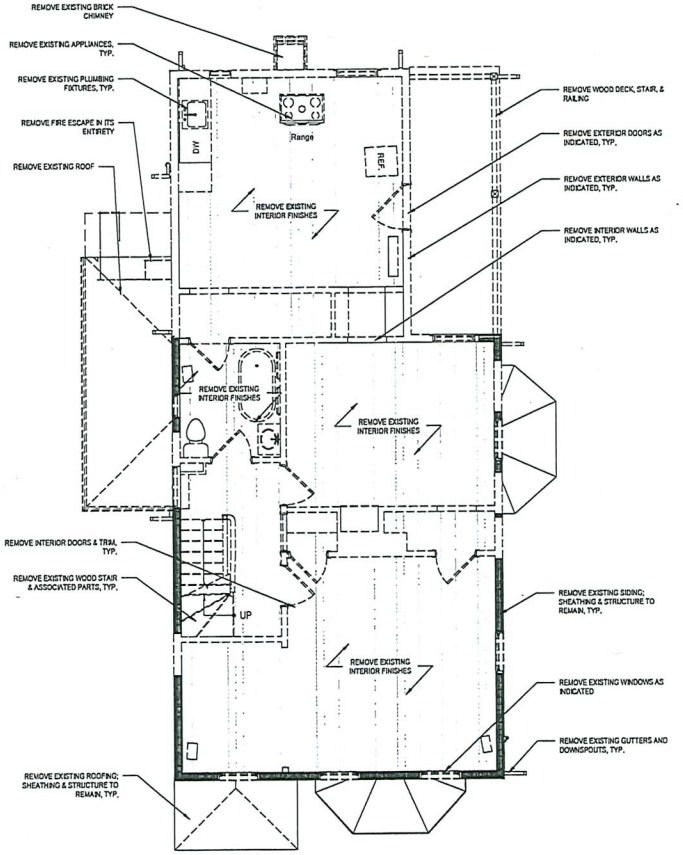
D100

DEMOLITION KEY

- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- EXISTING WALLS TO BE REMOVED



2 Third Floor Demolition Plan
SCALE: 1/4" = 1'-0"



1 Second Floor Demolition Plan
SCALE: 1/4" = 1'-0"

Blue Hour

Ellery Residences

20208.00

106 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
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www.BlueHourDesign.com

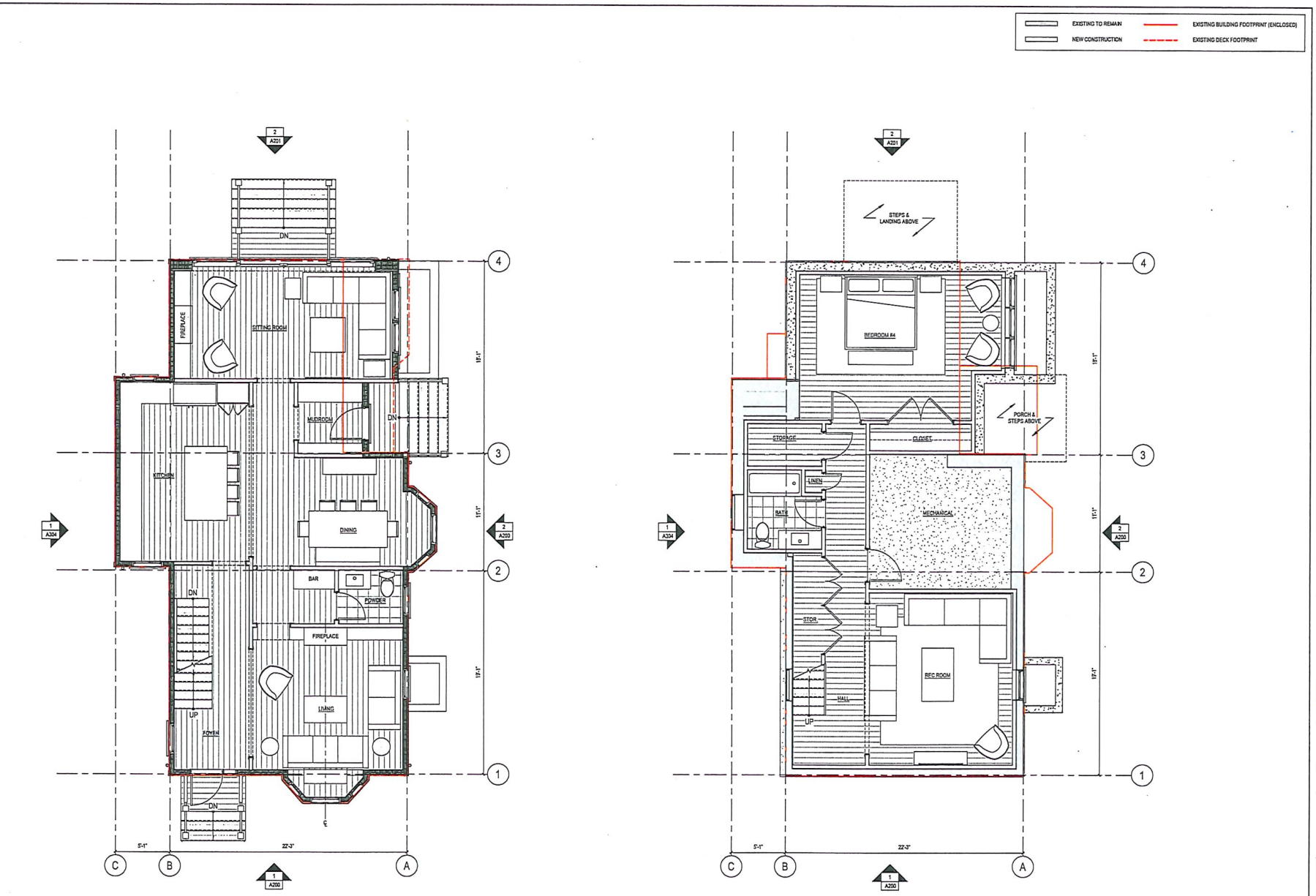
ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: Author
CHECKED: Checker

SHEET INFO:
Levels 2 & 3 Demo Plans

D101



1 First Floor Plan
SCALE: 1/4" = 1'-0"

3 Basement Floor Plan
SCALE: 1/4" = 1'-0"

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20258.00

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Cambridge, MA

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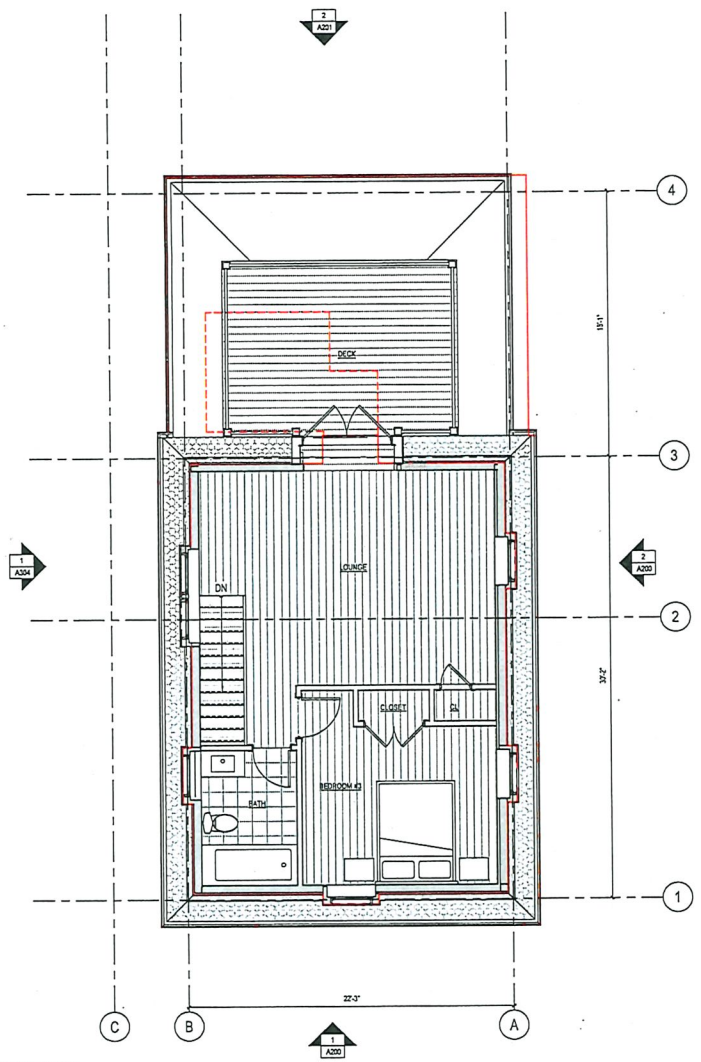
ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

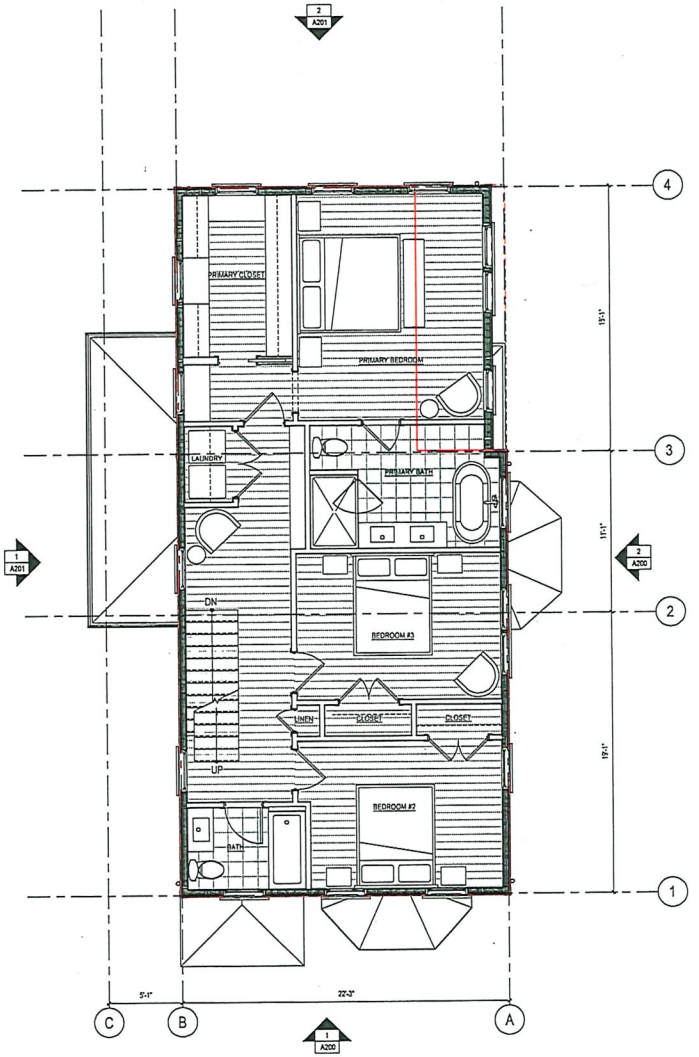
DATE: 9/17/2025
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Basement & Level 1 Floor Plans - Front House

A100



2 Third Floor Plan
SCALE: 1/4" = 1'-0"



1 Second Floor Plan
SCALE: 1/4" = 1'-0"

EXISTING TO REMAIN
NEW CONSTRUCTION
EXISTING BUILDING FOOTPRINT (ENCLOSED)
EXISTING DECK FOOTPRINT

Blue Hour

Ellery Residences
20053.00

106 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
450 Harrison Avenue, Suite 4126
Boston, MA 02118
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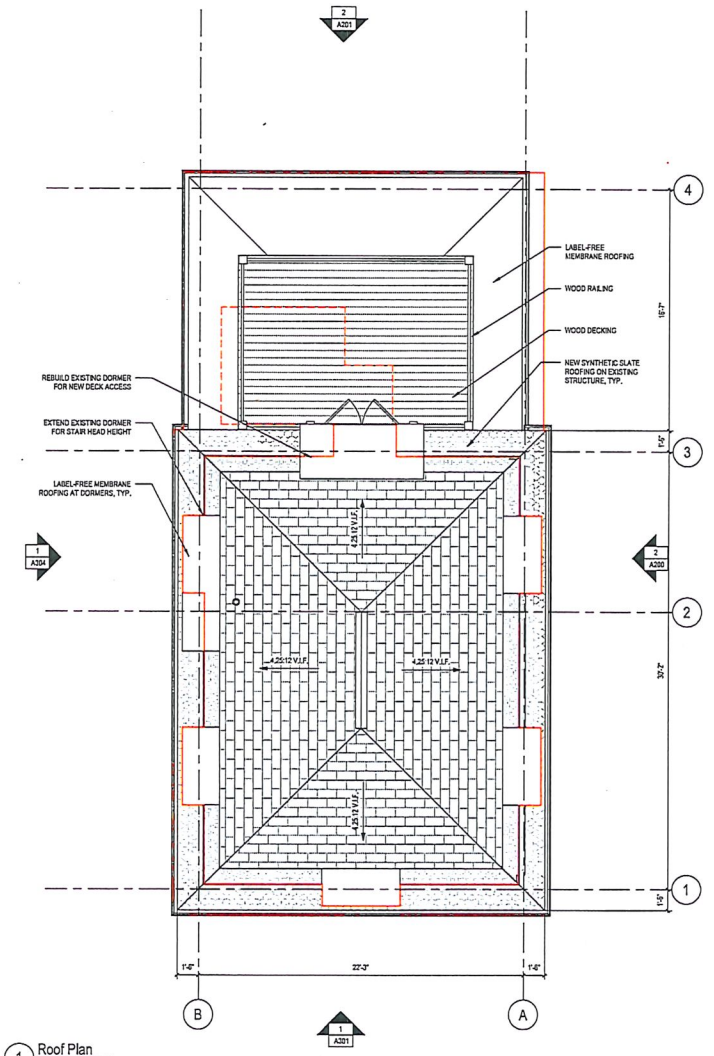
ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Levels 2 & 3 Floor Plans - Front House

A101



1 Roof Plan
SCALE: 1/4" = 1'-0"

Blue Hour

Ellery Residences
325818.00

106 Ellery Street
Cambridge, MA

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450 Harrison Avenue, Suite 4126
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ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

DATE: 9/17/2025
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Roof Plan - Front House

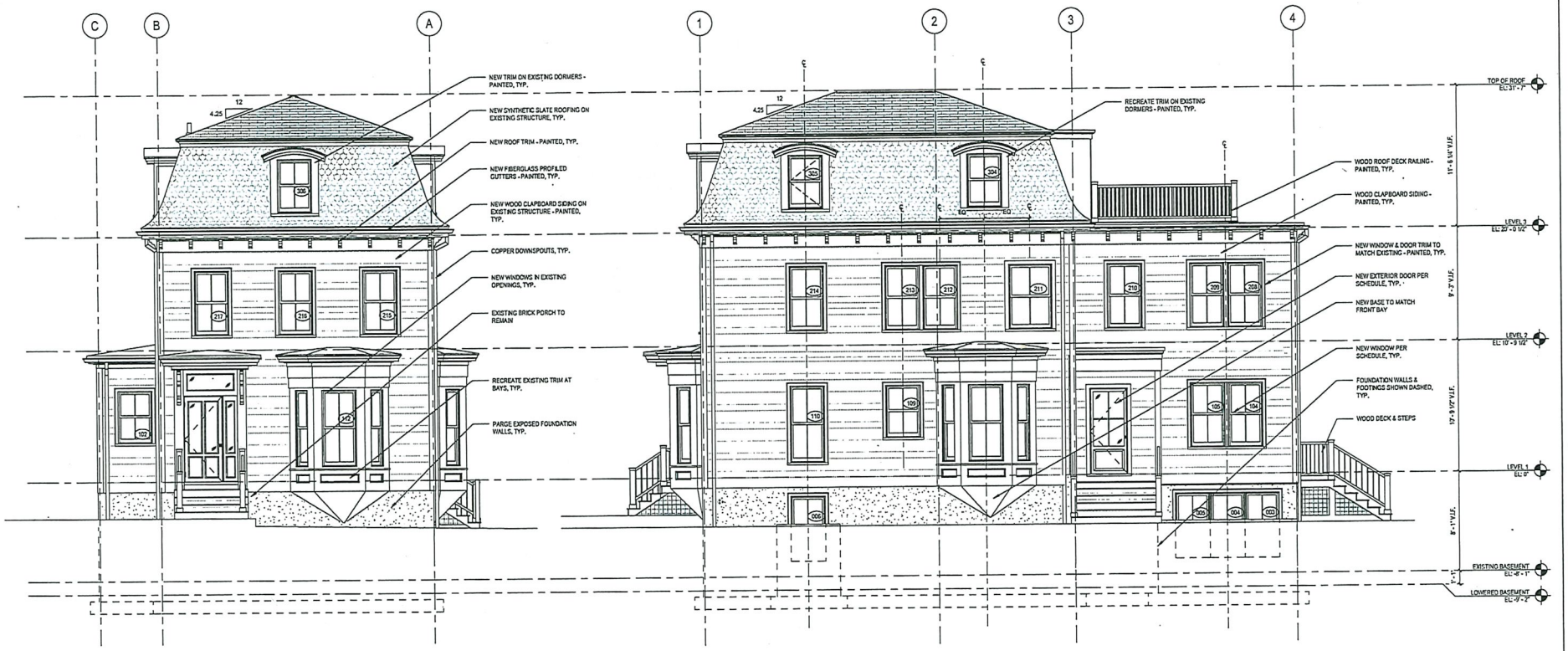
A103

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

GENERAL ELEVATION NOTES

1. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
2. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
3. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER'S RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
4. SEE BUILDING SECTIONS FOR HEADER HEIGHT DIMENSIONS.
5. SEE SHEET AXXX FOR WINDOW TYPE ELEVATIONS.
6. SEE SHEET AXXX FOR WINDOW FLASHING AND INSTALLATION DETAIL.



1 West Elevation
SCALE: 1/4" = 1'-0"

2 South Elevation
SCALE: 1/4" = 1'-0"

Blue Hour

Ellery Residences

22058.00

106 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
450 Harrison Avenue, Suite 4126
Boston, MA 02114
www.BlueHourDesign.com

ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Front House Building Elevations - South & West

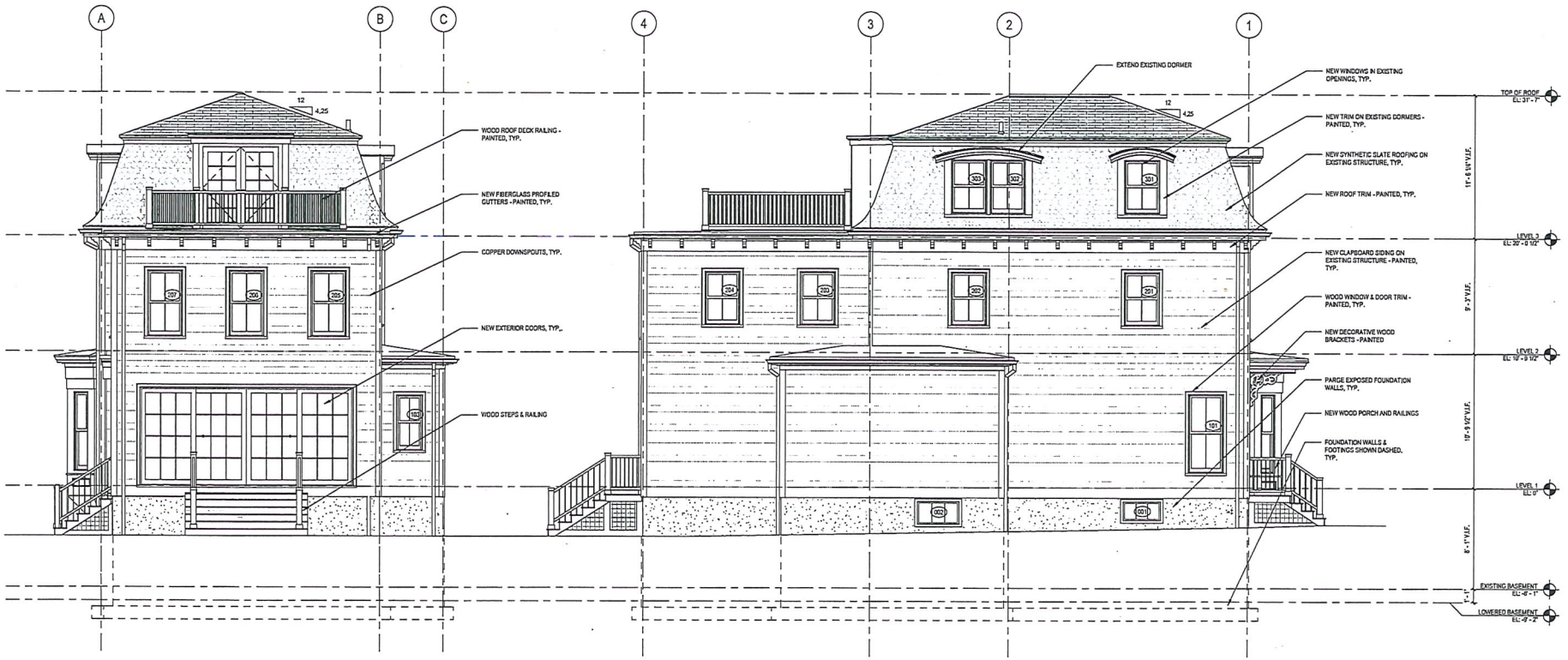
A200

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

GENERAL ELEVATION NOTES

1. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
2. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
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4. SEE BUILDING SECTIONS FOR HEADER HEIGHT DIMENSIONS.
5. SEE SHEET AXXX FOR WINDOW TYPE ELEVATIONS.
6. SEE SHEET AXXX FOR WINDOW FLASHING AND INSTALLATION DETAIL.



2 East Elevation
SCALE: 1/4" = 1'-0"

1 North Elevation
SCALE: 1/4" = 1'-0"

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20058.00

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Cambridge, MA

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ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Front House Building Elevations - North & East

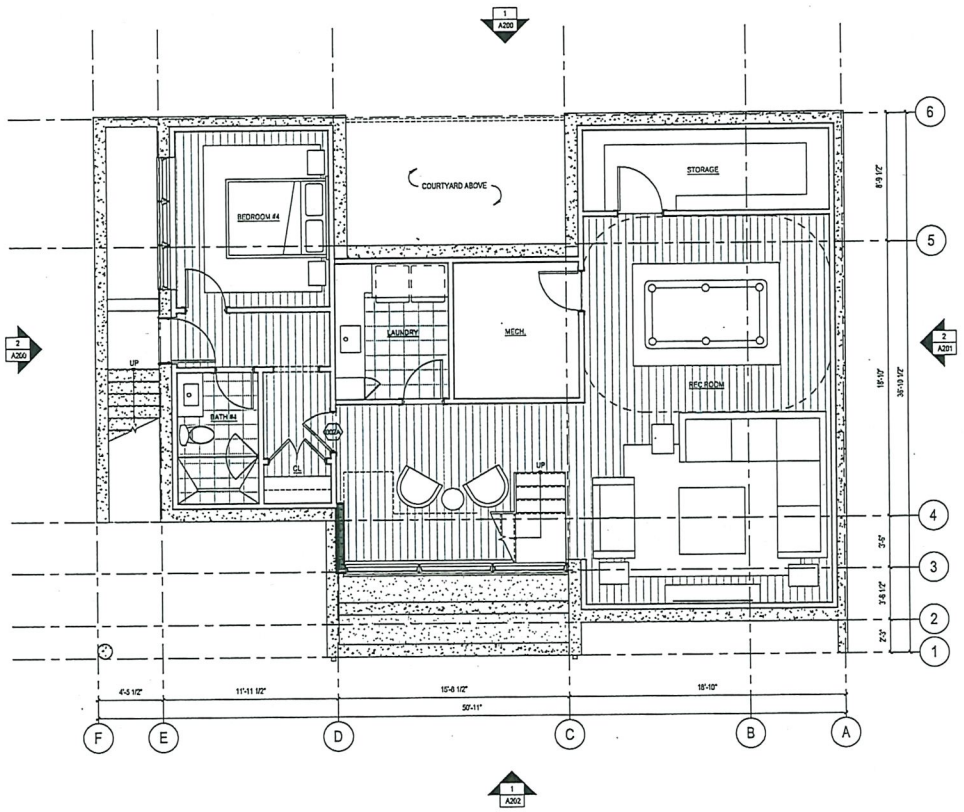
A201

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

GENERAL FLOOR PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
2. AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, FURNISHINGS AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO ORDERING OR FABRICATING.
3. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
4. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
5. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
6. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
7. SEE ROOF PLAN FOR ROOF INFORMATION.
8. SEE DOOR SCHEDULE FOR DOOR INFORMATION.
9. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.
10. SEE FINISH SCHEDULE FOR FINISH INFORMATION.



Blue Hour

Ellery Residences

Project Number

106 Ellery Street
Cambridge, MA 02138

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02116
www.BlueHourDesign.com

ISSUANCE:
Project Status

REVISION:

DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Basement Floor Plan - Rear House

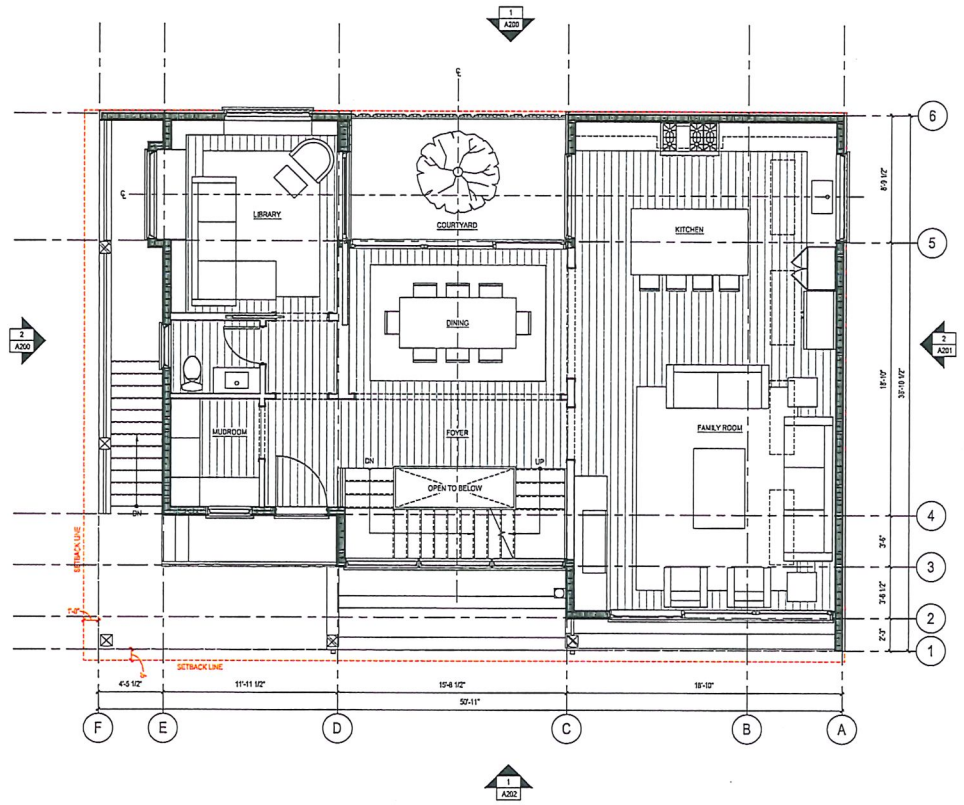
A100

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

GENERAL FLOOR PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
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3. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
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6. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
7. SEE ROOF PLAN FOR ROOF INFORMATION.
8. SEE DOOR SCHEDULE FOR DOOR INFORMATION.
9. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.
10. SEE FINISH SCHEDULE FOR FINISH INFORMATION.



Blue Hour

Ellery Residences

Project Number

106 Ellery Street
Cambridge, MA 02138

Blue Hour Design, LLC
450 Harrison Avenue, Suite 4126
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ISSUANCE:
Project Status

REVISION:

DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Level 1 Floor Plan - Rear House

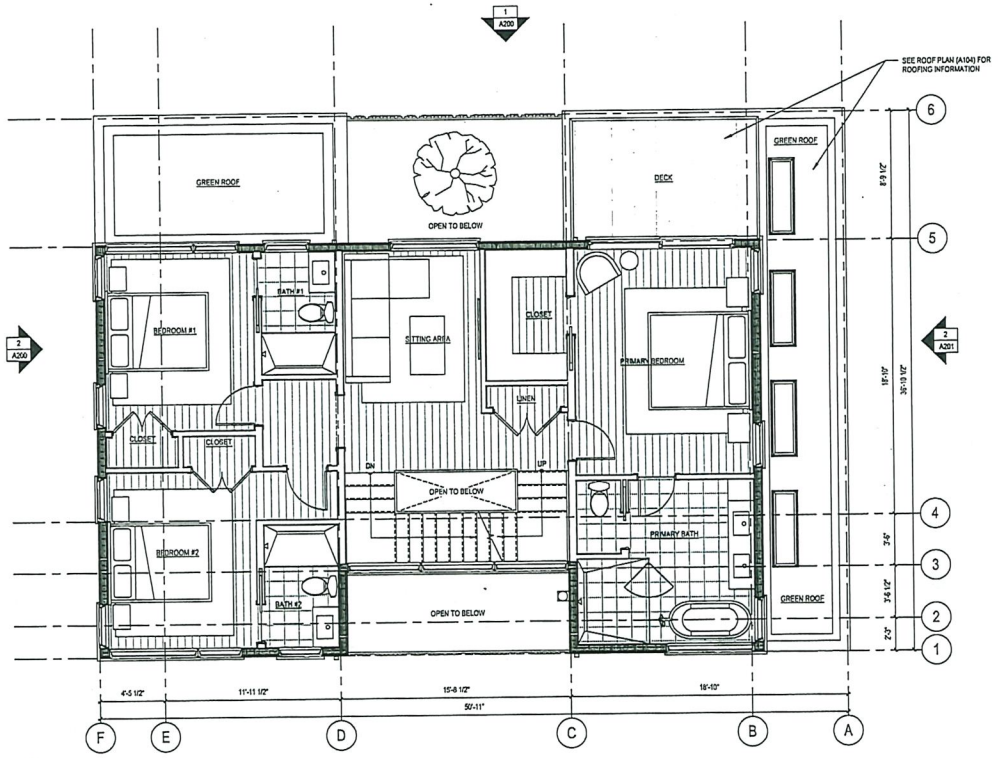
A101

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

GENERAL FLOOR PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
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4. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
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6. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
7. SEE ROOF PLAN FOR ROOF INFORMATION.
8. SEE DOOR SCHEDULE FOR DOOR INFORMATION.
9. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.
10. SEE FINISH SCHEDULE FOR FINISH INFORMATION.



1 LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

Blue Hour

Ellery Residences
Project Number

106 Ellery Street
Cambridge, MA 02138

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450 Harrison Avenue, Suite 4120
Boston, MA 02118
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ISSUANCE:
Project Status

REVISION:

DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Level 2 Floor Plan - Rear House

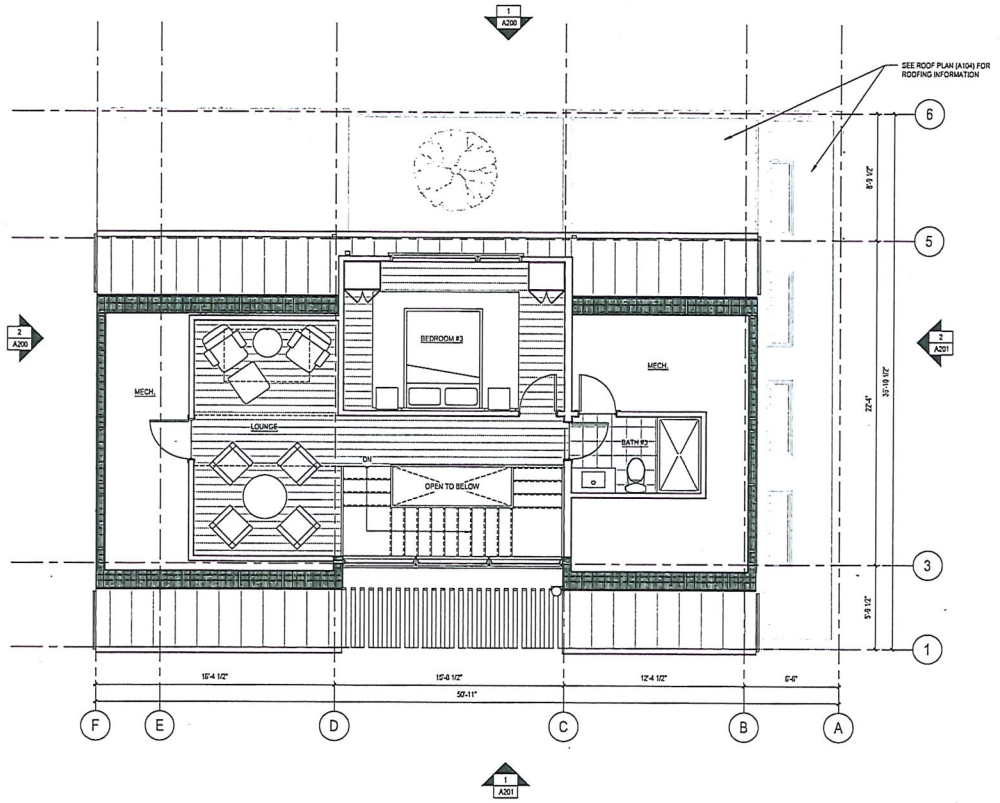
A102

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

GENERAL FLOOR PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
2. AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, FURNISHINGS AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO ORDERING OR FABRICATING.
3. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
4. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
5. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
6. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
7. SEE ROOF PLAN FOR ROOF INFORMATION.
8. SEE DOOR SCHEDULE FOR DOOR INFORMATION.
9. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.
10. SEE FINISH SCHEDULE FOR FINISH INFORMATION.



Blue Hour

Ellery Residences

Project Number

106 Ellery Street
Cambridge, MA 02138

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
Project Status

REVISION:

DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Loft Floor Plan - Rear House

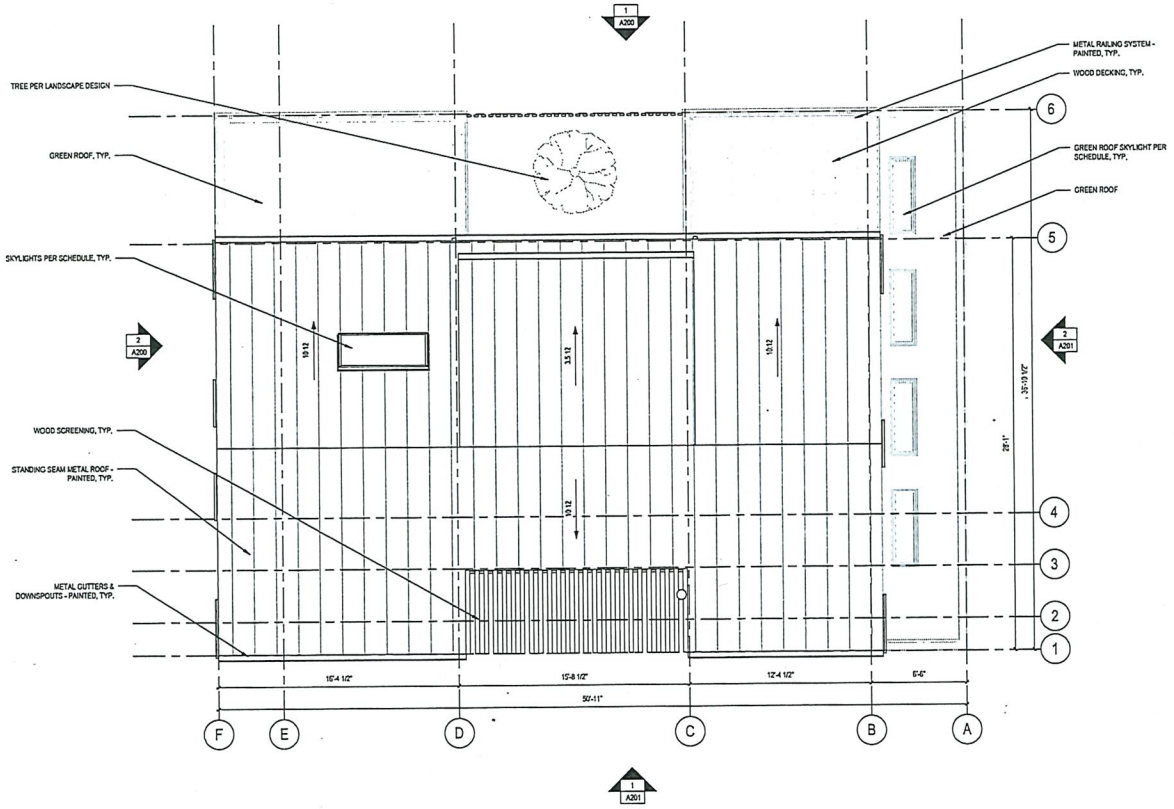
A103

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

GENERAL FLOOR PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
2. AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, FURNISHINGS AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO ORDERING OR FABRICATING.
3. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAUING OR AS NOTED.
4. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
5. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
6. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
7. SEE ROOF PLAN FOR ROOF INFORMATION.
8. SEE DOOR SCHEDULE FOR DOOR INFORMATION.
9. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.
10. SEE FINISH SCHEDULE FOR FINISH INFORMATION.



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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Ellery Residences
Project Number

106 Ellery Street
Cambridge, MA 02138

Blue Hour Design, LLC
450 Harrison Avenue, Suite 4120
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
Project Status

REVISION:

DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Roof Plan - Rear House

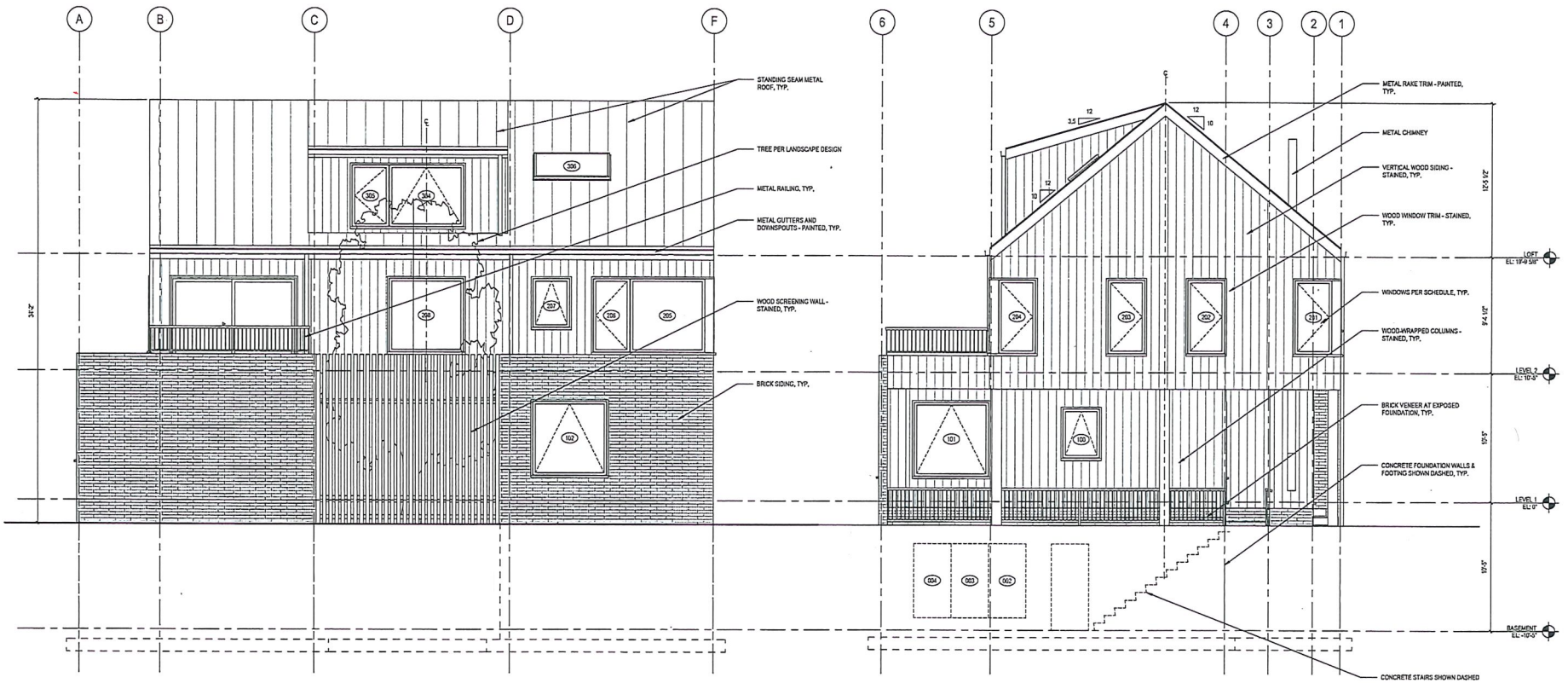
A104

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

GENERAL ELEVATION NOTES

1. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
2. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
3. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER'S RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
4. SEE BUILDING SECTIONS FOR HEADER HEIGHT DIMENSIONS.
5. SEE SHEET AXXX FOR WINDOW TYPE ELEVATIONS.
6. SEE SHEET AXXX FOR WINDOW FLASHING AND INSTALLATION DETAIL.



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Blue Hour

Ellery Residences

Project Number

106 Ellery Street
Cambridge, MA 02138

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
Project Status

REVISION:

DATE: 8/17/2025
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Rear House Building Elevations - North & West

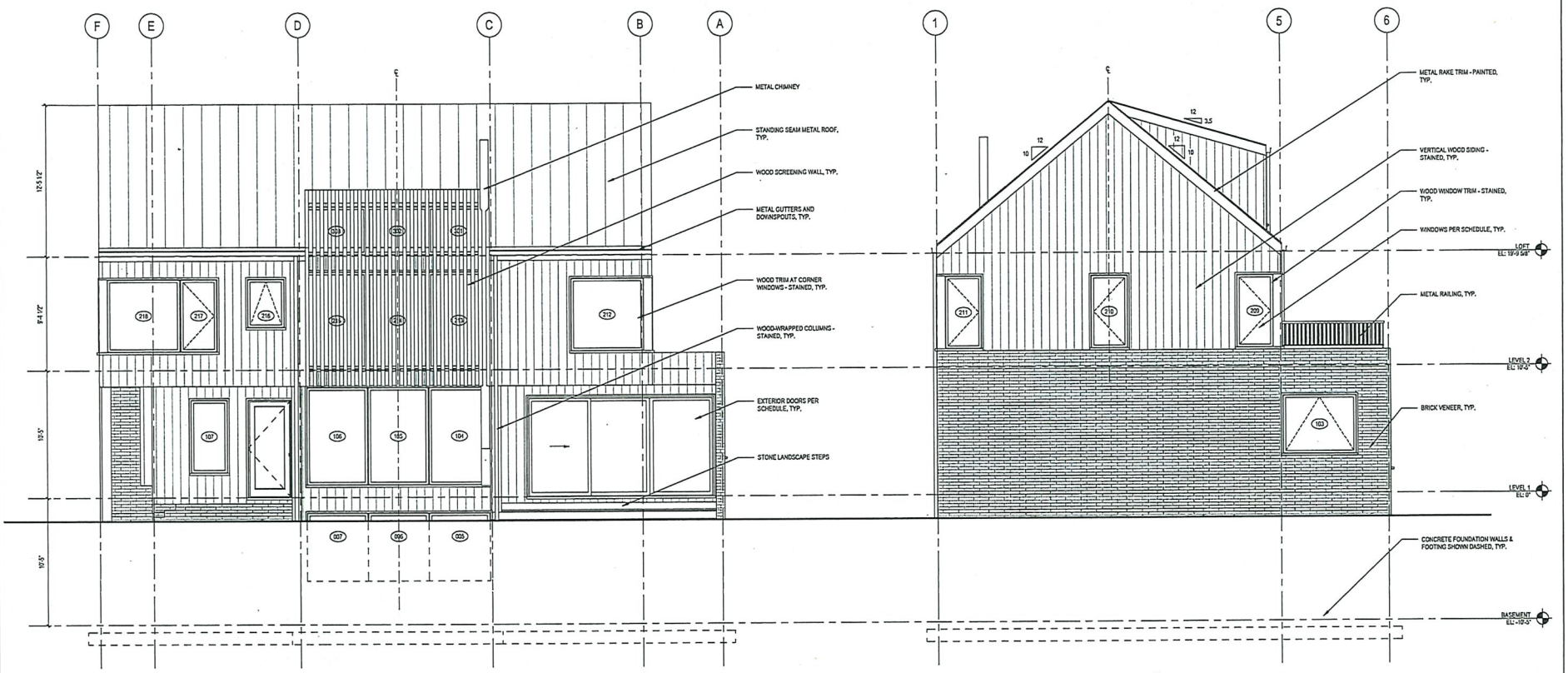
A200

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

GENERAL ELEVATION NOTES

1. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
2. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
3. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER'S RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
4. SEE BUILDING SECTIONS FOR HEADER HEIGHT DIMENSIONS.
5. SEE SHEET AXXX FOR WINDOW TYPE ELEVATIONS.
6. SEE SHEET AXXX FOR WINDOW FLASHING AND INSTALLATION DETAIL.



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Ellery Residences

Project Number

106 Ellery Street
Cambridge, MA 02138

Blue Hour Design, LLC
459 Harrison Avenue, Suite 412B
Boston, MA 02118
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ISSUANCE:
Project Status

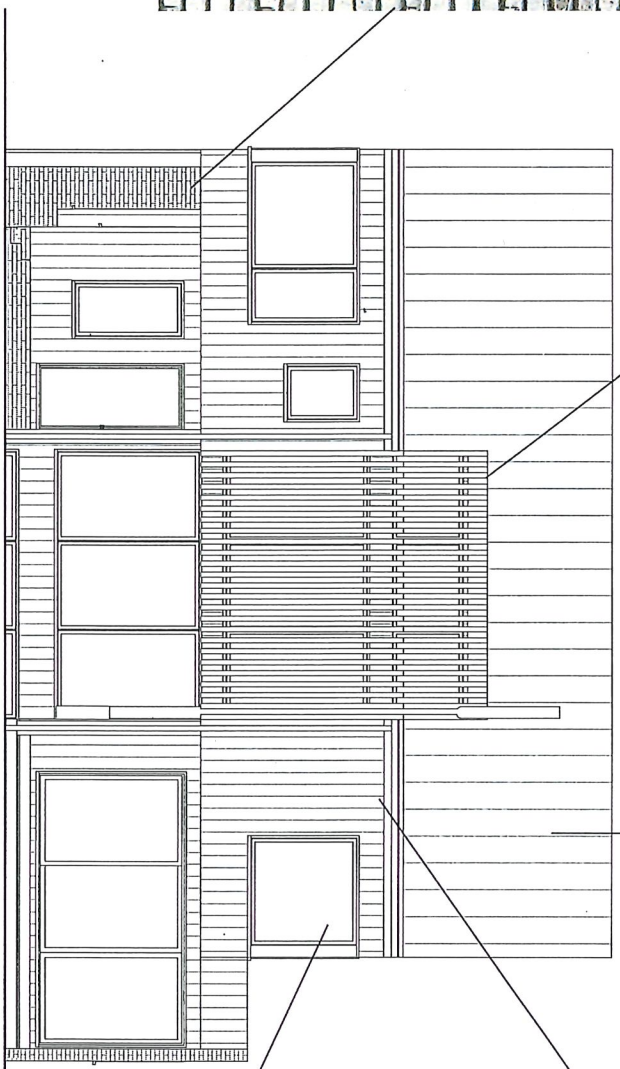
REVISION:

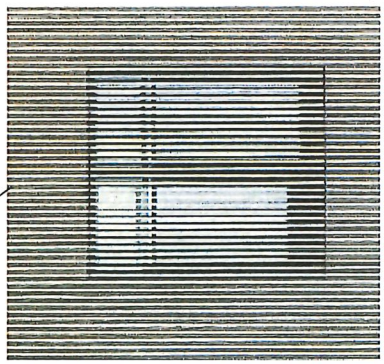
DATE: 8/17/2020
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Rear House Building Elevations - South & East

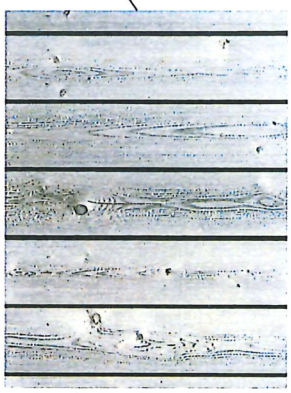
A201

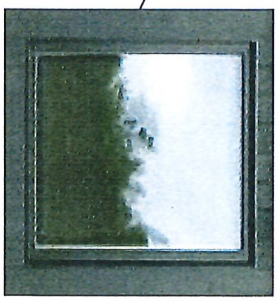












Blue Hour

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450 Harrison Avenue, Suite 413G
Boston, MA 02118
www.bluehourdesign.com

Ellery Residences

Project Number

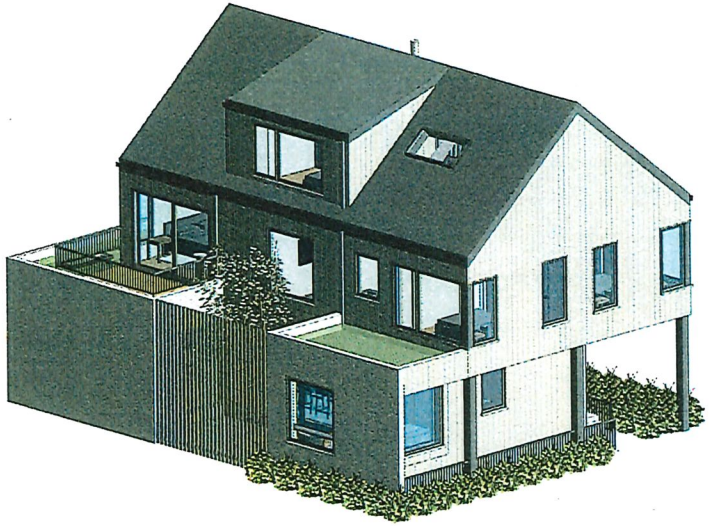
106 Ellery Street
Cambridge, MA 02138

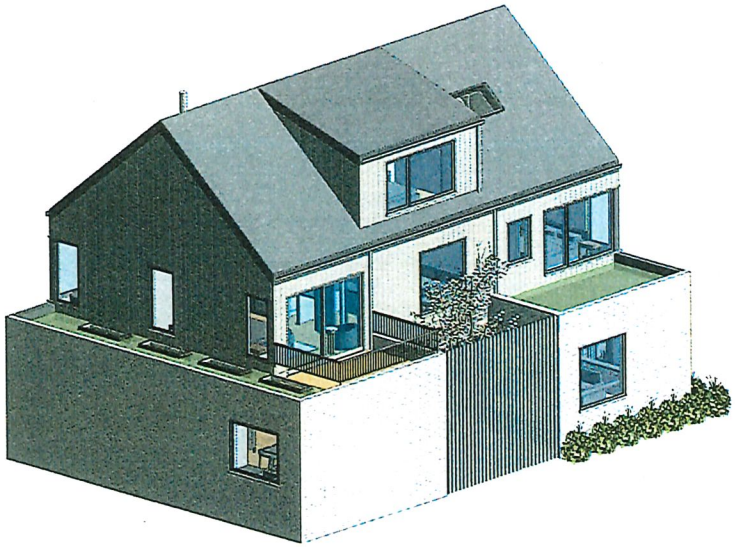
ISSUANCE:
Project Status

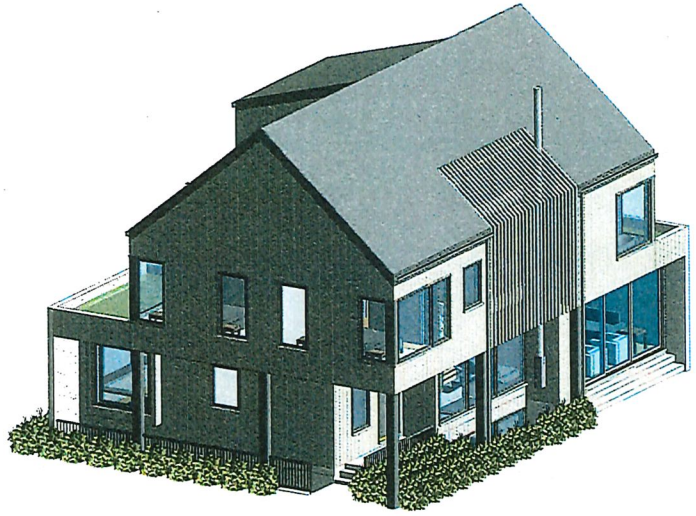
REVISION:

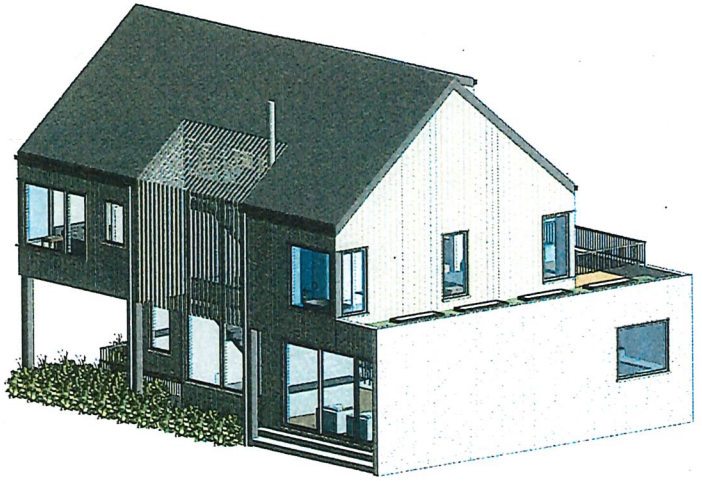
DATE: 9/17/2020
SCALE:
DRAWN: JE
CHECKED: KS
SHEET INFO: Floor Houses Materials

A202









Blue Hour

Ellery Residences

Project Number

106 Ellery Street
Cambridge, MA 02138

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
Project Status

REVISION:

DATE: 8/17/2020
SCALE:
DRAWN: JE
CHECKED: KS

SHEET INFO:
Rear House 3D Views

A3



Blue Hour

Ellery Residences

2030.00

106 Ellery Street
Cambridge, MA

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www.BlueHourDesign.com

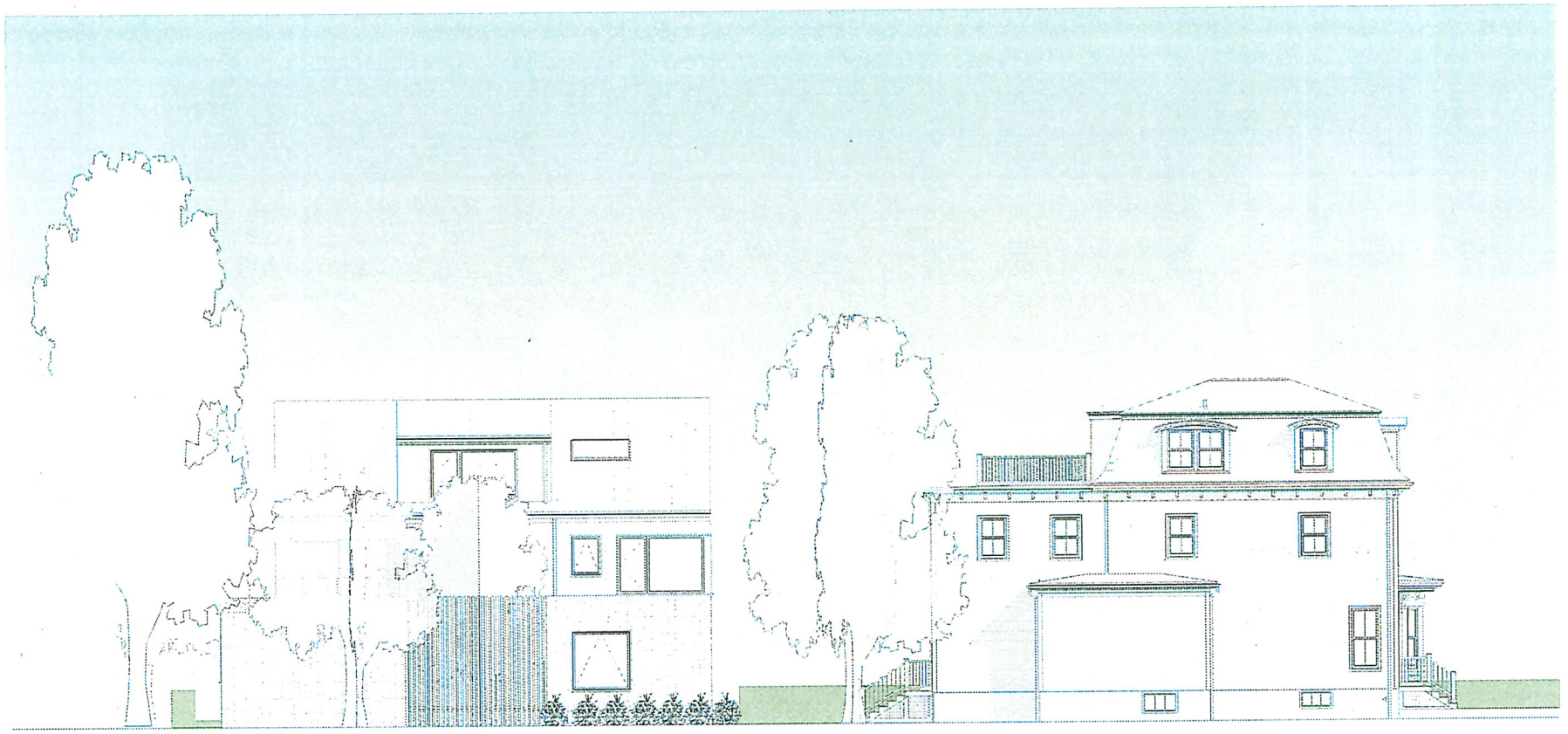
ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

DATE: 9/17/2020
SCALE: 3/16" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Site Elevation - West

A301



Blue Hour

Ellery Residences

106 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

DATE: 8/17/2020
SCALE: 3/16" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Site Elevation - North

A304



Blue Hour

Ellery Residences

106 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
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ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

DATE: 8/17/2026
SCALE: 3/16" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Site Elevation - East

A303



Blue Hour

Ellery Residences

105 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
459 Harrison Avenue, Suite 4120
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT SUBMISSION

REVISION:

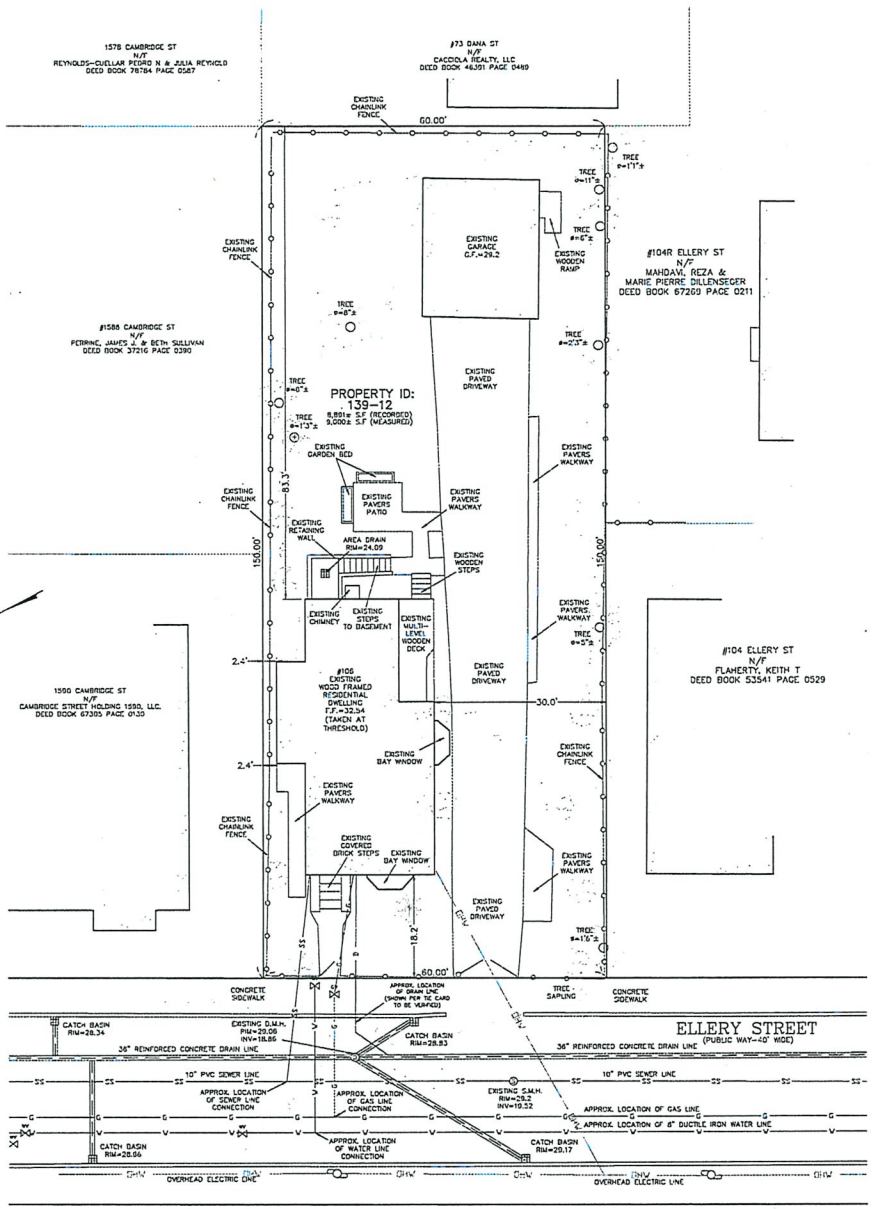
DATE: 8/17/2025
SCALE: 3/16" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Site Elevation - South

A302

LEGEND

⊡	BOUND
○	IRON PIN/PIPE
	PINE TREE
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
Ⓢ	SEWER MANHOLE
Ⓓ	DRAIN MANHOLE
▦	CATCH BASIN
Ⓦ	WATER MANHOLE
	WATER VALVE
	HYDRANT
GV	GAS VALVE
Ⓔ	ELECTRIC MANHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	EXISTING BUILDING
	RETAINING WALL
	FENCE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

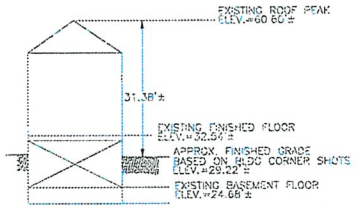




LOCUS MAP
(NOT TO SCALE)

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 6/23/2026.
2. DEED REFERENCE: BOOK 67387, PAGE 332
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576F, IN COMMUNITY NUMBER: 250186, DATED 7/8/2025.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.
9. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CABRIDGE DATUM.



EXISTING PROFILE
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

Spruhan Engineering, P.C.
80 JEWETT ST. (SUITE 1)
NEWTON, MA 02458
Tel: 617-816-0722
Email:edmond@spruhaneng.com

106 ELLERY STREET
CAMBRIDGE
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. CHARLTON
NO. 46668
PROFESSIONAL LAND SURVEYOR

DATE:	6/3/2026
DRAWN BY:	K.K
CHECKED BY:	C.C
APPROVED BY:	C.C

EXISTING CONDITIONS

SHEET 1 OF 1

Tree Survey 106 Ellery Street - On-site Trees					
Location	DBH (inches)	Species	Action	Status	Bylaw Applicable
2	22*	Black Cherry	To Remain	Significant	Yes
3	6*	Black Cherry	To Remain	Significant	Yes
4	16*	Hemlock	To Be Removed	Significant	Yes
5	31*	Norway Maple	To Remain	Significant	Yes
6	8*	Dogwood	To Be Removed	Significant	Yes
8	14*	Black Cherry	To Remain	Significant	Yes
9	11*	Black Cherry	To Remain	Significant	Yes

Tree Survey 106 Ellery Street - Off-site Trees					
Location	DBH (inches)	Species	Action	Status	Bylaw Applicable
1*	Sapling	Kentucky Coffeetree	To Remain	Significant	Yes
7*	51*	Red Oak	To Remain	Significant	Yes
10*	14.5*	Norway Maple	To Remain	Significant	Yes
11*	9*	Honey Locust	To Remain	Significant	Yes

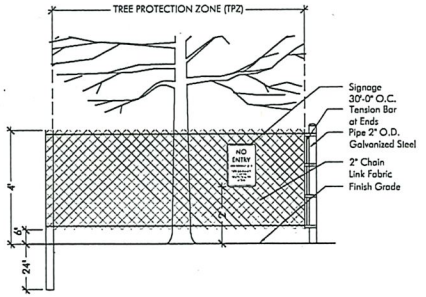
Tree Mitigation		
	Caliper of Trees To Be Removed	Total Caliper of Proposed Trees
Existing Trees TBR (DBH)	24"	
Proposed Trees		15"

DBH = Diameter at Breast Height = trunk diameter measured 4 ½ feet from the ground. For multiple trunk trees, DBH is the aggregate diameter
CAL = Caliper = trunk diameter measured 6" above the soil line on trees that measure 4" caliper or smaller. Over 4" caliper trees are measured 12" above the soil line.
NOTES:
* = Tree on abutter's property

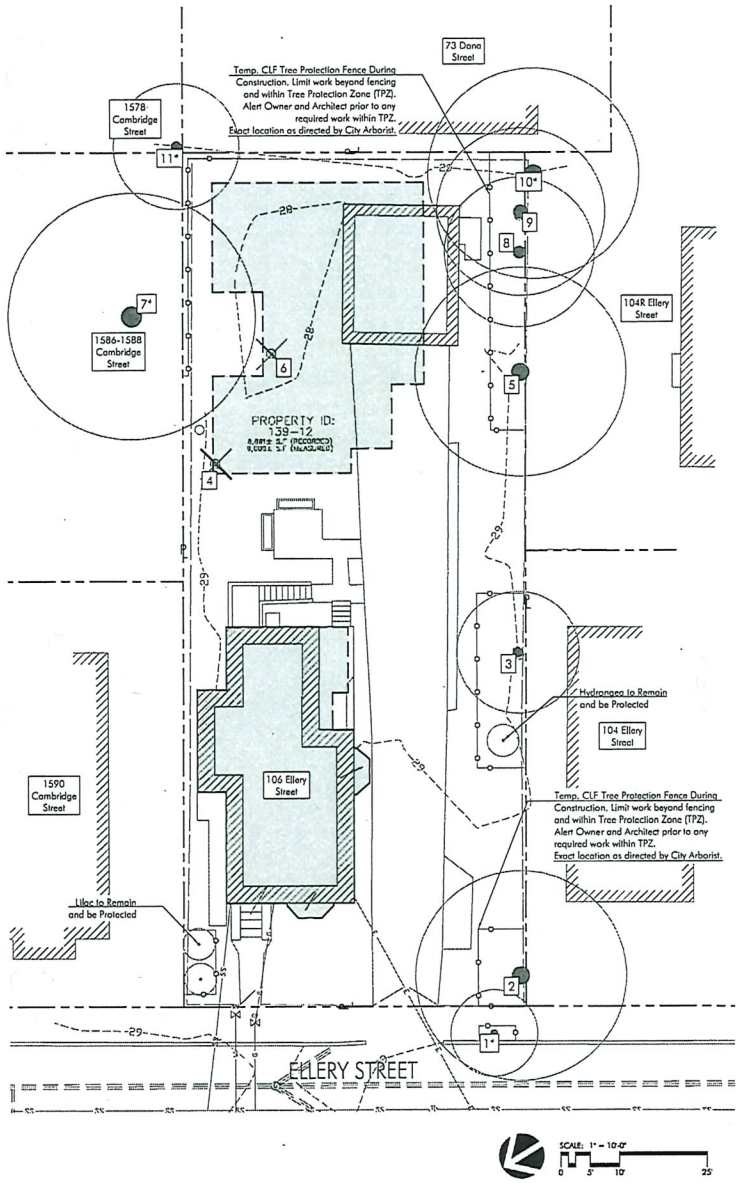
LEGEND:

- TEMP. TREE PROTECTION FENCE TO BE REMOVED AFTER CONSTRUCTION SEE Tree Protection Detail 1/L1
- SIGNIFICANT TREE TO REMAIN & BE PROTECTED
- SIGNIFICANT TREE TO BE REMOVED
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

NOTES:
1. Installed tree protection must be in place prior to any work (including demolition), and approved by landscape architect. Tree protection to remain in place throughout construction. Remove for final landscape treatment, after approval by landscape architect.
2. Adjust location of tree protection within tree dripline only when necessary to perform work shown on Drawings, and as approved by Landscape Architect and Architect prior to adjusting.
3. Stockpiling of soils, storing of materials, parking of vehicles or location of temporary structures shall not occur at any time within the dripline of trees to remain.
4. All work within drip line must be done by hand.
5. Post spacing a maximum of 6' on center, minimum four posts per tree.
6. Adjust location and depth of posts to avoid tree roots.
7. When unable to drive steel posts into existing soil, alternate mounting options may be utilized if approved by city arborist.
8. Sign material to be weather resistant.



1 Tree Protection Zone
SCALE: 1/2" = 1'-0"



VERDANT
Landscape Architecture
318 Harvard, Suite 25
Brookline, MA 02446
O: 617.735.1180
www.VerdantLA.com

106 ELLERY STREET
CAMBRIDGE, MA

REVISIONS

MARK	ISSUE	DATE

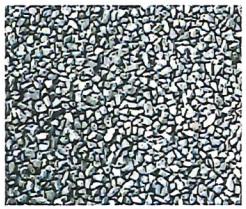
DRAWING INFORMATION
ISSUE: NOT FOR CONSTRUCTION
DATE: 08/12/2026
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: OW
CHECKED BY: KP

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER
L1

© Verdant Landscape Architecture



Stone Maintenance Edge



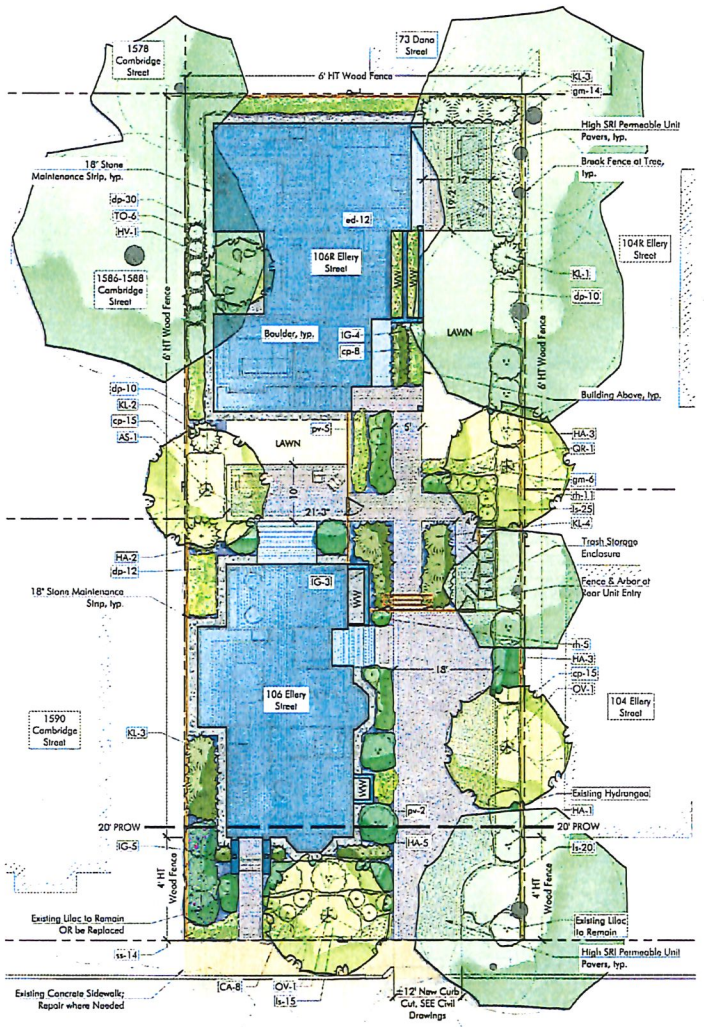
'Opal Blend' Promenade Unit Paver by Unilock



6' Ht. Wood Privacy Fence Along Side & Rear Property Lines



4' Ht. Wood Fence Along Frontage Zone



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106 ELLERY STREET
CAMBRIDGE, MA

REVISIONS

ISSUE	ISSUE	DATE

DRAWING INFORMATION
ISSUE: NOT FOR CONSTRUCTION
DATE: 08/12/2026
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: CW
CHECKED BY: KP

DRAWING TITLE
LANDSCAPE HARDSCAPE PLAN

DRAWING NUMBER
L2

© Verdant Landscape Architecture



AS - Sugar Maple



OV - American Hophornbeam



QR - Red Oak



TO - Arborvitae



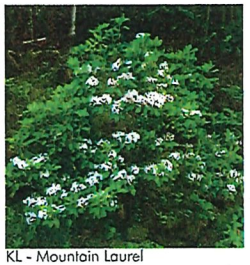
CA - Hummingbird Summersweet



HA - Annabelle Hydrangea



IG - Common Inkberry



KL - Mountain Laurel



cp - Pennsylvania Sedge



dp - Hayscented Fern



ep - Fire Dragon



gm - Geranium



ls - Lilyturf



pv - Switchgrass



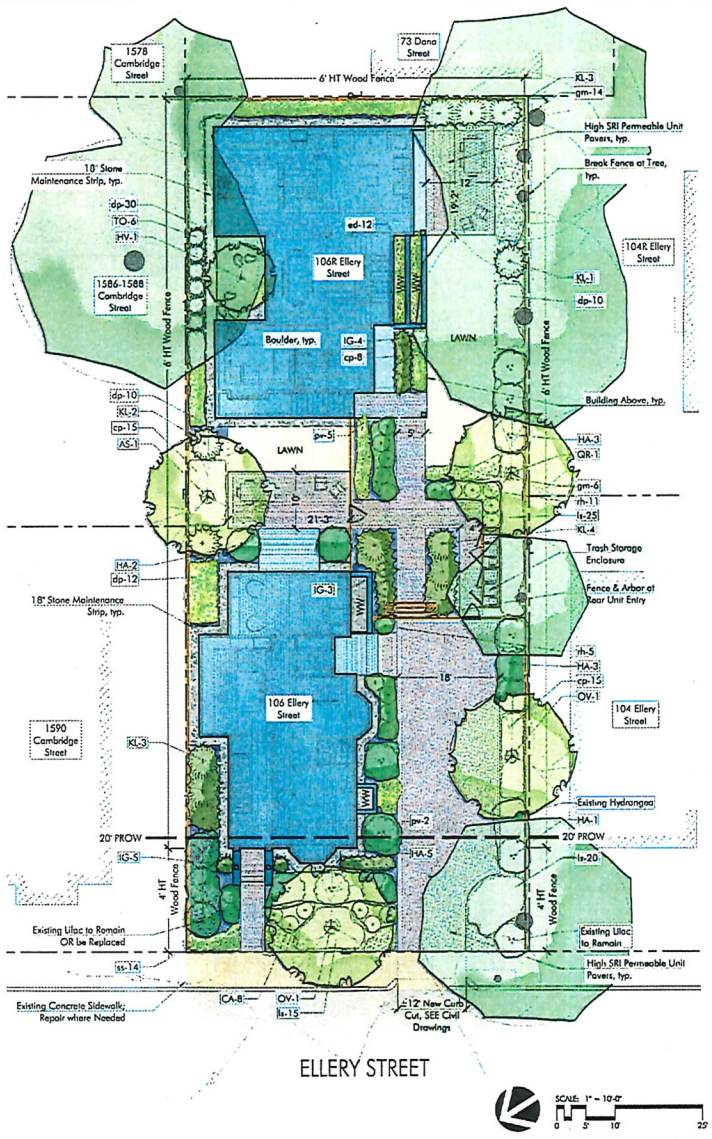
rh - Black Eyed Susan



ss - Little Bluestem

PROPOSED PLANT LIST: 106 Ellery Street

SYM.	QTY.	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES	Mature Height	Canopy Spread
SHRUBS:							
AS	1	Acer saccharum	Sugar Maple	3-3.5" Cal.	B&B	55'	45'
HV	1	Hamamelis virginiana	American Witch Hazel	1.5-2" Cal.	B&B	20'	15'
OV	2	Ostrya virginiana	American Hophornbeam	2.5-3." Cal.	B&B	45'	30'
QR	1	Quercus rubra	Red Oak	3-3.5" Cal.	B&B	55'	45'
SHRUBS:						Mature Height	
CA	8	Clethra alnifolia	Hummingbird Summersweet	5 gal.	Pots	5'	
HA	14	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pots	5'	
IG	12	Ilex glabra 'Gem Box'	Gem Box Inkberry Holly	5 gal.	Pots	3'	
KL	13	Kalmia latifolia	Mountain Laurel	5 gal.	Pots	5'	
TO	6	Thuja occidentalis	Emerald Green Arborvitae	8-10' Ht.	B&B	15'	
PERENNIALS:						Spacing	
cp	38	Carex pensylvanica	Pennsylvania Sedge	1 gal.	Pots.	18" O.C.	
dp	62	Dennstaedtia punctilobula	Hayscented Fern	1 gal.	Pots.	18" O.C.	
ed	12	Epimedium davidii x lep	Fire Dragon Epimedium	1 gal.	Pots.	18" O.C.	
gm	20	Geranium maculatum 'Bavans Variety'	Wild Geranium	1 gal.	Pots.	18" O.C.	
ls	60	Liriope spicata	Common Lilyturf	1 gal.	Pots.	18" O.C.	
pv	7	Panicum virgatum	Switch Grass	1 gal.	Pots.	36" O.C.	
rh	17	Rudbeckia hirta	Black Eyed Susan	1 gal.	Pots.	18" O.C.	
ss	14	Schizachyrium scoparium	Little Bluestem	1 gal.	Pots.	18" O.C.	



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106 ELLERY STREET
CAMBRIDGE, MA

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION
ISSUE: NOT FOR CONSTRUCTION
DATE: 09/12/2025
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: CW
CHECKED BY: KP

DRAWING TITLE
LANDSCAPE PLANTING PLAN

DRAWING NUMBER
L3

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City of Cambridge — **Cool Score Sheet** — **8/12/2026**

Project Address	Special Permit Number	Total Lot Area (SF)
106 Ellery Street		9,000
Applicant Name	Phone Number	Open Space Requirement (%)
		30%
Applicant Contact Address	Email Address	Zoning District
		Residence C-1
Project Description		Result
2-unit Residential Development		Pass

Enter minimum required open space min. If the ratio is less than 20%, enter 20 here.

When entering strategies that are within 20' of the street (including sidewalks), do not also enter them in column H.

			Outside 20' of Street	Value Factor		Within 20' of Street	Value Factor	Contributing Area
Trees Enter the number of trees in each category. Count each tree only once on this form.		**Preserved Existing Trees**						
	A1	Understory tree currently <10' canopy spread	0	0.60	+	0	1.60	-
	A2	Understory tree currently >10' canopy spread	3	1.00	+	0	2.00	450
	A3	Canopy tree currently <15' canopy spread	0	0.80	+	0	1.80	-
	A4	Canopy tree currently between 15' and 25' canopy spread	0	1.40	+	0	2.40	-
	A5	Canopy tree currently >25' canopy spread	1	1.20	+	1	2.40	2,520
		New or Transplanted Trees						
	A6	Understory tree	2	0.60	+	1	1.20	360
	A7	Canopy tree	2	0.20	+	0	1.40	980
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn Area	668	0.30	+	0	0.60	200
	B2	Low Planting Area	874	0.40	+	257	0.80	555
	B3	High Planting Area	1,051	0.50	+	445	1.00	971
Green Roofs & Facades For definitions, see reference document.	C1	Green Façade	0	0.10	+	0	0.20	-
	C2	Living Wall	0	0.30	+	0	0.60	-
	C3	Green Roof Area	0	0.40	+	0	0.80	-
	C4	Short Intensive Green Roof Area	0	0.50	+	0	1.00	-
	C5	Intensive Green Roof Area	0	0.60	+	0	1.20	-
Paving & Structures	D1	Low Slope Roof	680	N/A				
	D2	High-SRI Paving	1,530	0.1				153
	D3	Shaded Area	0	0.2	+	0	0.40	-

High-SRI Paving areas within 20' of a Street do not count towards the Cool Score

Project Summary

Portion of lot area utilizing green strategies	*67%*
Portion of score from green strategies	*98%*
Portion of score from trees	*70%*
Portion of score contributing to public realm cooling	*41%*

Total Contributing Area	6,189
Total Area Goal	2,700
COOL FACTOR SCORE	2.29

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.

Legend: Trees And Plantings

Type	Color	Description/Size
A1	NA	Understory Tree, currently <10' Canopy
A2	See Plan	Understory Tree, currently >10' Canopy
A3	NA	Understory Tree, currently <15' Canopy
A4	NA	Canopy Tree, currently between 15' and 25' Canopy
A5	See Plan	Canopy Tree, currently >25' Canopy
A6	See Plan	Understory Tree
A7	See Plan	Canopy Tree
B1		Lawn Area
B2		Low Planting Area, min. 12" Soil Depth, Mature Plant Height <2'
B3		High Planting Area, min. 18" Soil Depth, Matue Plant Height >2'

*All tree planting areas shall consist of planting soil of minimum 24" depth. All high and low planting areas shall consist of planting soil minimum 18". All planting areas shall be prepared with subsoils loosened to -36" below finish grade.

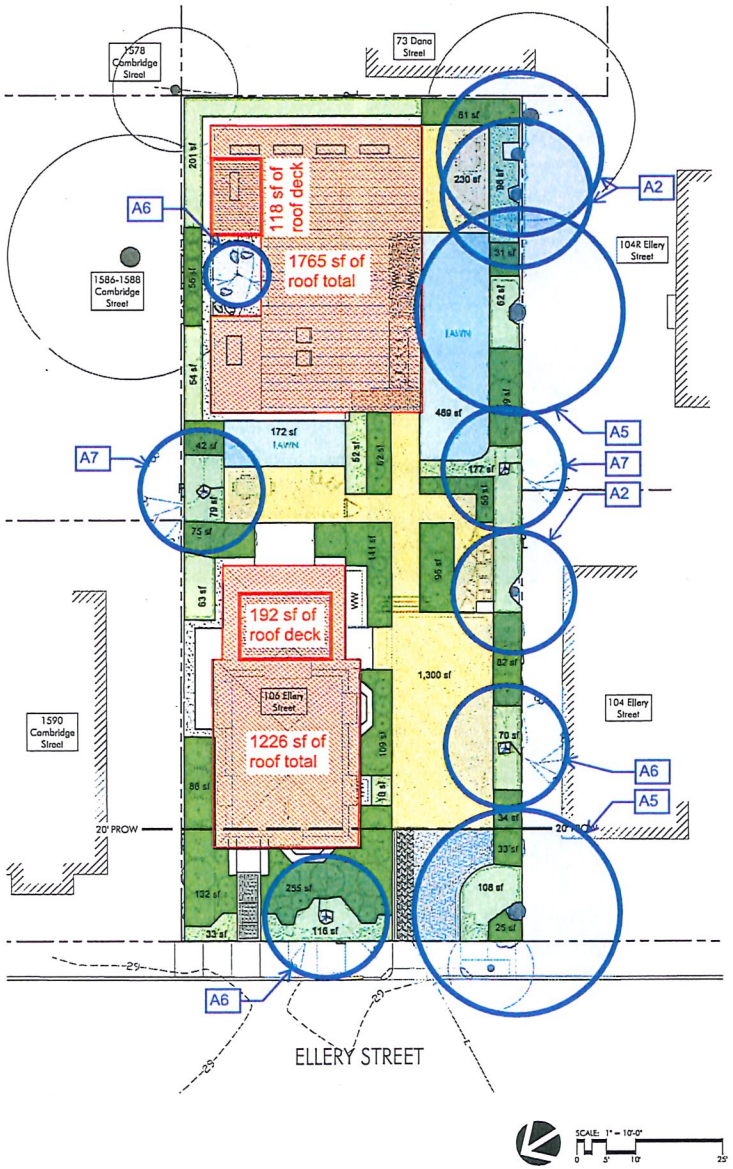
Legend: Green Roof & Paving

Type	Color	Description	SRI
C1	NA	Green Facade (15' x 10' Wide)	
C2	NA	Living Wall	
C3	NA	Green Roof	
C4	NA	Short Intensive Green Roof Area	
C5	NA	Intensive Green Roof Area	
D2		High SRI Paving	34
D3	NA	Shaded Area	

Legend: Low Slope and Steep Slope Roof

Type	Color	Description	Area	SRI
D1		Low Slope Roof (<2:12)	see arch plans	min. 82
D2		Steep Slope Roof (>2:12)		<82

SITE AREA: 9,000 SQUARE FEET



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REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION
ISSUE: NOT FOR CONSTRUCTION
DATE: 05/12/2026
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: CW
CHECKED BY: KF

DRAWING TITLE
COOL FACTOR

DRAWING NUMBER
L4

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PROPOSED VIEW



EXISTING VIEW

STREET VIEW RENDERING

Mid Cambridge NCD Commission Review Worksheet

Case MC-7613 at 106 Ellery Street to be reviewed on September 8, 2025

This worksheet provides a summary of the Review Authority and General Criteria in the City Council orders establishing the Mid Cambridge NCD that the Commission should consider in making a determination whether or not to issue a Certificate of Appropriateness, Hardship, or Non-Applicability in this case. The determination must be made in a public meeting after a hearing open to questions and testimony by members of the public. (However, the staff may issue a Certificate of Non-Applicability on behalf of the Commission if it determines that the case involves only changes to architectural features not visible from a public way or that are exempt from Commission review under the orders.)

The Commission "shall not consider interior arrangements or architectural features not subject to public view" and "shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects, architectural significance or the distinctive character of the . . . neighborhood conservation district." (Ch. 2.78.220, A. and B.)

Section IV., Review Criteria to be Considered by the Commission, A. General Criteria
All applications *shall* be considered in terms of the impact of the [proposed action]. . . on the District as a whole, and in addition with regard to the potential adverse effects . . . on the immediate streetscape and the economic assessment of the alternatives to the proposed action.

General objectives shall be to:

- Avoid excessive infill;
- Encourage new construction which complements existing buildings;
- Encourage preservation of neighborhood buildings;
- Protect National Register structures; and
- Enhance the economic vitality of the neighborhood.

Application may contain issues relevant to these aspects of Section III., Review Authority
"The authority of the Commission shall extend to the following two required categories of review . . .

A. The Commission may make **non-binding** recommendations for any of the following that are visible from a public way:

- New construction, including additions . . . of more than 150 and less than 750 square feet of floor area;
- Alteration of the exterior appearance of a structure that requires a variance or special permit . . .
- Alteration involving any of the following:
  - Removal or enclosure of any historic or original decorative element . . .
  - Increase or diminishment of the size and/or change in the location of windows or doors
  - Increase of diminishment of the slope, pitch, or configuration of a roof or removal of historic or original roofing material.

B. The Commission may make **binding** recommendations for that portion of any of the following that are visible from a public way:

- New construction, including additions . . . involving any of the following:
  - More than 750 square feet of floor area
  - More than 33% of the lot area not already occupied by structures
  - Enlargement of the floor area of an existing structure by more than 33%
- Demolition of 33% or more of the floor area of an existing structure not originally used to garage automobiles, including relocation of an existing structure onto or off of a site
- Any alteration or construction of the following
  - Structures listed on the National Register of Historic Places, except those subject to Historical Commission review
  - Publicly owned structures
  - Structures containing or proposed to contain non-conforming uses.

Section V., Determinations by the Commission
"The determinations of the Commission shall be binding regarding activities detailed in paragraph 3B . . . and may contain conditions as the Commission determines to be necessary to fulfill the objectives . . . Such conditions may impose limitations stricter than the applicable zoning regulations only to the extent of a one-third reduction in (1) the

additional floor area of (2) additional dwelling units permitted on the site, or a one-third reduction or one-half increase in the number of parking spaces required by zoning, except that in the case of a building damaged by fire that structure may be rehabilitated to its full extent prior to the fire.

In imposing binding conditions . . . or in denying a certificate, a concurring vote of at least four (4) of the members . . . shall be required."

Date of Construction **1867** Archt/Bldr (if known) **Builder and Owner –**

Other preliminary staff comments: _____

Staff Initials AAC Date 8/19/2026

The building is a Mansard style single-family house constructed in 1867, the same as 104 Ellery Street. Alterations over the years included re-siding and changes to the front entry porch (and the roof was most likely originally slate).

The applicant is proposing to construct a new single-family dwelling in the rear of the property and renovate the existing structure, including new siding, window replacement, and removal of rear decks to create more interior space.



Mid Cambridge Neighborhood Conservation District Commission

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E-mail: histncds@cambridgema.gov
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Jacquelyn Fahey Sandell, *Chair,*
Aaron Canto, Pauke Corstens, Ksenia Kaladiouk, Catherine Tice,
Alex Van Praagh, *Members*
Min Ho Kim, Felix Rosen, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **106 Ellery Street**

OWNER: **Matt Hayes**
17 Ellsworth Avenue
Cambridge, MA 02138

The Mid Cambridge Neighborhood Conservation District (NCD) Commission, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, reviewed the proposal described below:

Renovate existing structure and enclose rear decks. Construct detached dwelling in rear of property.

Findings of Fact and Determination:

1. **The Commission acknowledges the size and shape as well as the dimensions and setbacks of the proposed rear structure, provided that these measures conform to current zoning requirements.**
2. **The proposed project preserves the original historic front structure.**

After consideration of the historic and architectural value and significance of the existing building and its setting, the general design, arrangement, texture, and material of the features involved with the proposed new building, and the relation of such features to similar features of structures in the surrounding area, the Mid Cambridge NCD Commission makes the following determination:

As reviewed under the Commission's current jurisdiction, the proposed addition/restoration and new construction at 106 Ellery Street is found to be not incongruous to the historic aspects, architectural significance, or the distinctive character of the neighborhood conservation district, and the application for a Certificate of Appropriateness is hereby granted and is binding on the applicant.

Approval was granted with the condition that staff review additional 3-dimensional renderings.

The Commission recommends that the applicant work with abutters on preserving the mature red oak tree adjacent to the property.

Work shall be carried out as indicated on the project plans titled "Ellery Residences," by Blue Hour Design, Boston, MA, and dated August 17, 2026.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 7613** Date of Certificate: **September 8, 2026**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on September 11, 2026.

By Jacquelyn Fahey Sandell/aac, Acting Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed _____.
Appeal has been filed _____. Date

_____, City Clerk

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Tuesday, September 8, 2026, 6:00 PM, online Zoom meeting

Commission Members present: Jacquelyn Fahey Sandell, *Chair*, Catherine Tice (arrived later), Aaron Canto, Alex Van Praagh, Pauke Corstens, Sara Gardner, Min Ho Kim

Absent: Felix Rosen, Ksenia Kaladiouk

Staff present: Allison Crosbie, Preservation Administrator

Members of the Public: See attached list

This meeting was held via online Zoom webinar https://tinyurl.com/MCSept82026 with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was 823 6818 556.

Commission Chair Jacquelyn Fahey Sandell called the meeting to order at 6:13 and confirmed members and alternates present. Commissioner Catherine Tice joined later in the meeting after the initial roll call. Ms. Fahey Sandell then summarized the meeting format.

MC-7613: 106 Ellery Street, by Matt Hayes. Construct detached residence in rear of property; exterior alterations/restoration of existing structure.

Ms. Crosbie provided background on the property and reminded the Commission that this is a binding review.

The applicant, Matt Hayes, introduced himself, noting his work in the neighborhood. Kyle Sheffield and Julia Edgerton (Blue Hour Design) presented the architecture, and Katya Podsiadlo (Verdant Landscape Architecture) presented the landscape design.

The property was purchased from the owners of neighboring 104 Ellery, who placed restrictive covenants on the sale limiting development. Key covenant terms: no change to the front building's footprint or ridge height; a 17-foot setback from the south property line; a 26-foot separation required between the front and any new rear building; and the rear building may not exceed the height of the front building.

For the front building (existing Mansard) a substantial historic restoration is planned, including reintroduction of corner boards and painted wood clapboard siding, replacement clad windows with historic profiles, re-shingling the upper roof, a new period-appropriate front door and entry hood, and infilling two non-original rear porches (consistent with treatment already done at neighboring 104 Ellery). No changes are proposed to the front building's footprint.

Rear building (new construction): a new structure proposed at the rear of the long lot, sited to comply with the covenant. The design approach was described as creating deliberate "hard edges" (built form, close to the required 5-foot side setbacks) and "soft edges" (landscaped, open) – including a single-story volume near the setback line topped by a green roof, a stepped-back second floor, and an interior courtyard cut into the massing to preserve views

and privacy relative to neighbors. Materials include white Roman brick, vertical wood siding, and a metal roof. A central stair core was used to keep the volume compact.

The rear structure is proposed to be slightly shorter than the front building and sits roughly 27+ feet from the existing rear building at 104A Ellery (the covenant requires 26 feet).

The design deliberately differentiates the rear building stylistically from the front (a "big brother/little brother" vs. "point-counterpoint" approach), using a gable roof form intended to remain compatible with the Mid-Cambridge context while reading as a distinct, more contemporary structure.

Ms. Podsiadlo presented the landscape plan that preserves existing tree canopy and several shrubs via tree protection fencing; proposes light gray unit pavers for walkways and a repaved front walk; a wood fence and small arbor structure creating a forecourt/gateway between the two buildings; private yard/patio space for each unit; and a planting plan emphasizing native, drought-tolerant, low-maintenance species. The design responds to a large red oak on the neighboring property at 1586 Cambridge Street by notching the architecture to accommodate its canopy and root system, with an additional small understory tree planned in the courtyard.

Mr. Sheffield noted the project also included submitted sun/shadow studies using city-database massing data for surrounding structures, and several views showing the project's relationship to 104 Ellery, 104A (rear building), 73 Dana Street, and structures along Cambridge Street, along with views from the public way on Ellery Street.

Commission Questions

Commissioner Catherine Tice asked why the submission included drawings and schematic massing studies but not more precise photographic, contextual images showing abutting buildings, for both the renovation and the new rear building. Mr. Sheffield explained the team had prioritized scale accuracy using city GIS/database data as a first step, but agreed to prepare a more photographic, rendered contextual view if the Commission would find that helpful.

Commissioner Alex Van Praagh asked about the removal of a window on the north-facing bump-out of the front building. Mr. Sheffield explained this reflects a combination of Massachusetts Building Code restrictions on fenestration within 5 feet of a property line (that facade is roughly 2 feet from the line) and an interior kitchen layout change.

Commissioner Sara Gardner asked about the choice of a sliding glass door on the rear of the existing house (noting this falls outside binding-review purview but asking out of interest). Mr. Sheffield explained the goal was to preserve sightlines through the historic floor plan (foyer, living room, dining room) out to the rear of the long, narrow lot, while avoiding a fully open-concept renovation that would compromise the home's historic room compartmentalization.

Commissioner Pauke Corstens asked about the condition of existing interior finishes and whether anything is worth preserving. Mr. Sheffield described the process as similar to an "archaeological dig" through layered historic materials, most of which have been altered or

lost over time; he noted the renovation will strip the house to its board sheathing to address energy-efficiency and air-sealing needs. Ms. Corstens followed up about long-term energy efficiency given the front building's open, interconnected room layout; Mr. Sheffield noted the house's south-facing orientation creates naturally uneven heating/cooling needs across the floor plan, which will be addressed through HVAC/mechanical design.

Ms. Fahey-Sandell asked about the design philosophy behind the rear building's south-facing facade – whether harmonizing it with the front building's design language was considered, versus the more minimal, "barn-like" treatment shown. Mr. Sheffield explained the deliberate choice to differentiate the rear building stylistically while keeping the front building visually dominant from the street, given the long, deep lot allows the rear structure to read as secondary and set back.

Public Comment

Vivian Ni of 1586 Cambridge Street raised concerns about a large oak tree on their property near the shared lot line, questioning the accuracy of the tree's mapped distance from the property line and whether foundation excavation for the new rear building would compromise root structure and the tree's overall stability, including a large overhanging branch. Ms. Podsiadlo acknowledged that tree locations not on the applicant's own survey are approximated, and confirmed some root excavation is likely unavoidable regardless of exact building placement, and recommended an arborist assessment (root pruning, air-spading, deep root fertilization). Mr. Hayes committed to engaging an arborist before excavation and to protecting the tree's structural integrity to the extent feasible.

Elena Saporta of 102 Ellery Street asked whether the existing and proposed structures are single-family or multi-family, noting 106 Ellery is currently a 2-3-family building. Mr. Hayes confirmed the proposal converts both the front and rear buildings to single-family use. Ms. Saporta questioned whether this reduces overall housing capacity and suggested shifting the new rear building's footprint to align with the existing garage to reduce impact on trees to the south. Mr. Hayes explained the building envelope was designed within the parameters of the deed covenant. Ms. Saporta separately suggested using siding and window details on the rear building that more closely matched 104/104A Ellery's more unified aesthetic rather than deliberately contrasting styles.

Jim Perrine of 1588 Cambridge Street expressed general appreciation for the front-building restoration and the rear building's setback and massing but raised significant concern about the large oak tree referenced by Ni, which he estimated (based on its diameter) could be 180–255 years old. Asked whether the rear building could be shifted several feet to preserve more of the tree's root system. Mr. Hayes agreed to discuss this with the design team and reiterated a commitment to root protection measures if major roots are encountered during excavation.

Ms. Tice at this point asked about the tree's likely species and age based on its diameter, noting oaks of that size are typically 200–255 years old and provide significant shade value to

multiple abutting properties. She urged the applicant to consider footprint adjustments to protect the root system given its ecological and climate value.

Reza Mahdavi of 104A Ellery expressed support for the project, commending the restrictive covenant and the applicant's attention to historic preservation and architectural integrity.

Edward Naef noted he would speak more fully during the following case but commented that a past project by the same applicant team at 11 Ellsworth Avenue successfully preserved a tree with roots extending into the excavated lot.

Commission Comments

Ms. Corstens said the project overall is well put together and appreciated the applicant's approach to a difficult site, while noting tradeoffs around green space are inherent to any development choice. She then raised three specific points, including whether the hard-edged, largely blank south wall of the rear building could incorporate a small high sliver window to bring in daylight without compromising privacy. Mr. Hayes noted the wall in question faces a neighboring garage and already includes four skylights for daylighting. She asked about the absence of a small round third-floor window feature common on some neighborhood Italianates. Mr. Hayes noted this is more typical of Italianate rather than Mansard-style homes. And Ms. Corstens suggested the landscape plan could include more flowering plant variety and questioned whether the witch hazel (Hamamelis virginiana) proposed for the interior courtyard – a species that tends to grow wide rather than tall – is well suited to that space.

Commissioner Sara Gardner said the presentation was thorough and well-answered during questions and had no further comments beyond continued interest in tree protection.

Mr. Van Praagh commended the renovation of the front building and the proportions of the rear building, describing the design as successfully balancing contrast with respect for neighborhood scale and typology. He also commended the restrictive covenant for shaping a thoughtful outcome.

Ms. Fahey Sandell reiterated Catherine Tice's earlier request for more photographic contextual substantiation of the streetscape relationship, to be addressed as a condition of approval.

Ms. Corstens motioned to grant a Certificate of Appropriateness for 106 Ellery Street, with a condition that additional photographic contextual substantiation (per Catherine Tice's request) be submitted for staff-level review. Mr. Van Praagh seconded and recommended that the applicant exercise due diligence in protecting the oak tree at 1586 Cambridge Street.

The motion passed unanimously (7–0). A Certificate of Appropriateness was granted, with the condition that staff review additional photographic/contextual documentation, and a recommendation that the applicant take care to protect the mature oak tree at the shared property line with 1586 Cambridge Street.

MC-7616: 9 Ellsworth Avenue, by DND Homes. Construct 4-story addition to existing building.

Ms. Crosbie introduced the project at 9 Ellsworth Avenue and stated that the review is binding.

Mr. Patrick Barrett introduced the project as a revised design following an earlier version that the Commission and staff did not favor. Architect Marc Alencar from MP Design Consultants presented the architecture.

The proposal adds one unit to the existing 3-unit property (bringing the total to 4), configured as townhouse-style units of roughly 1,700–2,000 square feet each, with one parking space per unit provided at grade, not below grade. The addition would be sited beside (not behind) the existing historic structure, extending the building's massing toward the street-facing side. The design retains the existing building's front facade largely as-is, adding a new addition intended to "blend in" while remaining visually distinguishable as new construction.

Mr. Alencar stated the existing structure is roughly 33.5 feet tall; surrounding buildings are approximately 30 and 31 feet. The proposed addition would bring the building to just under 45 feet, the applicable height limit, using a gable roof form (without matching the original's decorative brackets) plus shed dormers to achieve required floor area.

The addition proposes two new bay windows on the side elevation and would remove the existing roofline discontinuity between the 1870 original structure and the 1890s rear addition, aligning them to a single ridge.

Two existing trees at the front of the property (including two directly in front of the house) would be retained; other trees and shrubs, including a large oak, would be removed to accommodate the new construction.

Proposed materials include siding and color intended to match/complement the existing structure; existing windows to be replaced in kind.

A shadow study and Google Earth-based renderings were presented. Mr. Barrett acknowledged during his own remarks that the shadow study appeared to overstate the new shadow contribution due to overlapping existing shadow, and that the renderings may not be fully accurate representations of the actual site.

Commission Questions

Ms. Tice asked how many units are proposed (4, up from 3 existing) and typical unit size (1,700–2,000 sq ft). Ms. Tice asked whether this would be considered affordable housing. Mr. Barrett said it would be more affordable than the previous case's project, but confirmed units would likely sell for over $1 million each.

Mr. Van Praagh asked several technical questions: (1) Whether existing windows on the west/rear elevation would be removed. The architect initially said no windows exist there, then clarified that one corner window does exist and will remain, with new windows added on the addition. (2) How the existing roofline will terminate against the new addition and

whether the resulting condition (and any required flashing/waterproofing measures) has precedent elsewhere in the neighborhood. Mr. Alencar could not cite a specific precedent. (3) Whether there is any precedent on Ellsworth Avenue or in the neighborhood for a garage door on a building's front-facing façade. Mr. Barrett confirmed there is not. (4) Whether a before/after shadow study exists. Mr. Barrett acknowledged this was not included and committed to providing one. (5) Whether private/open space calculations were performed. Mr. Barrett said a zoning compliance analysis was done but not included in the presentation materials and offered to provide it. (6) How the rear grade change (site sloping from front to back) would be addressed at the building's rear edge. Mr. Barrett said this would need to be clarified in a future submission. (7) Whether a bay window shown projecting into the 5-foot setback in the rendering is permitted. Mr. Barrett confirmed setback encroachments for bay windows, porches, decks, and balconies are allowed under current zoning.

Commissioner Aaron Canto asked for clarification on the at-grade vs. below-grade parking configuration. Mr. Barrett confirmed parking is at grade.

Ms. Corstens asked about tree removal (two trees plus shrubs) in light of concerns raised in the prior case, framing it as a question about what "legacy" the applicant wants to leave with the project. Mr. Barrett responded, noting the project is not deed-restricted (unlike the prior case), defended the broader multifamily housing policy direction, and said the design still needs more detail and better answers to some open questions. Ms. Corstens also noted the plans are too incomplete to meaningfully evaluate the infill/green-space tradeoff.

Ms. Gardner asked whether the applicant considered any design option without parking, to reduce the addition's height/bulk. Mr. Barrett said no, citing market demand for parking with larger family-oriented townhouse units and citing the existing single tandem parking space on site as a baseline. Ms. Gardner also asked whether the applicant had explored an addition that didn't so visually dominate the historic front structure and reserved further comment for the comments phase. She also asked whether a dormer of this scale/type has any precedent on this street. Mr. Barrett acknowledged no and said the design team would revisit this.

Ms. Crosbie asked whether pushing the addition further back from the front of the existing structure had been considered. Mr. Barrett said this was previously suggested by staff but not deeply explored given the residential program requirements and said the team would revisit it if directed.

Ms. Fahey Sandell asked for confirmation of a dimension shown on one drawing (sheet 16) indicating roughly 3 feet-8⅛ inches between the front of the existing structure and the front of the new addition/garage, noting this was hard to determine from most renderings. Mr. Barrett and Mr. Alencar confirmed the figure after checking.

Public Comment

Aaron Paul of 11 Ellsworth Avenue stated that the five homes at 5, 7, 9, 11, and 13 Ellsworth form a rare, intact Italianate streetscape central to the Commission's purpose. He objected to the front-facing garage door since there is no precedent on the street; the two existing garages at 7 and 9 Ellsworth are both detached and set back; the loss of the historic roofline

distinguishing the 1870s original from its 1890s addition, which would be fully visible from the street given the addition's side placement; and the height (45 feet proposed vs. 30–33.5 feet for the block). He noted the project nets only one additional housing unit at the cost of the historic roofline, height/massing incongruity, and loss of three mature trees, and asked the Commission to deny the application as submitted or, at minimum, require a design retaining the existing roof form, removing the front-facing garage, and better matching neighboring heights.

Edward Naef of 62 Dana Street asked for additional time to review the application given errors identified during the hearing. He noted the height figures presented compare peak roof heights rather than heights at the actual point of abutment, which he characterized as misleading and requested a proper (non-Google-Earth) shadow study. He raised concerns about potential damage to a large cherry tree and a fence near the shared property line from excavation, and the rear massing's high visibility from Dana Street via sightlines through his driveway. He urged the Commission to weigh the permanent impact on what he described as one of the few remaining historic streetscapes of this kind in the country.

Michael Miller of 11 Ellsworth Avenue said the addition is a 158% increase in square footage for a 33% increase in housing units and called the massing out of scale with the street and asked the applicant to return with a proposal more in keeping with the block's height. He also expressed hope the applicant would not use the possibility of a larger, zoning-permitted alternative (e.g., a six-story building) as leverage.

Michael Rozas of 56 Dana Street said the presented rear elevation was described as having no windows, but the actual elevation (sheet 23) shows roughly a dozen. He described direct sightlines into his family's home from the existing rear structure and noted a significant grade drop between the site and his property (measured at roughly 8 feet at one window sill), such that the addition would feel more like five stories from his vantage point. He asked how the grade change and stormwater/runoff management, given the reduced pervious surface, would be addressed.

Bruno Carvalho of 56 Dana Street identified himself as a scholar of the built environment with a record of supporting infill housing but said this proposal cannot reasonably be characterized as an addition – describing it as effectively a new building – and objected to the full-floor at-grade garage on sustainability grounds. He criticized the presented renderings as appearing AI-generated or otherwise not accurately depicting the actual site conditions, calling this misleading and damaging to the proposal's credibility.

Kyle Sheffield of 13 Ellsworth Avenue identified himself as an architect, speaking as a resident rather than in his separate capacity as a Cambridge Historical Commission member. He noted his professional familiarity with the block, having designed the project at 17 Ellsworth Avenue. He stated the proposal is inconsistent with NCD review criteria on excessive infill, scale/massing, site layout, and compatibility with surrounding structures – describing the addition as "swallowing" rather than complementing its context. Mr. Sheffield also noted the absence of unit floor plans makes it impossible to verify whether window placement responds to genuine interior programming. He criticized the parking garage's footprint as

disproportionate to the number of spaces gained relative to existing tandem parking. He stated that he supports affordable and contextually appropriate housing in principle but does not consider this proposal, or this site, an appropriate vehicle for it.

Nick Greenfield of 12 Ellsworth Avenue echoed prior comments, noting the plans appear to have changed since the initial public notice and contain internal inconsistencies (e.g., stated unit sizes not matching floor plans on page 15). He raised concerns about the reduction in green space if lot coverage reaches roughly 65%, questioning how this complies with private open space requirements. He suggested at-grade parking may reflect cost avoidance versus below-grade parking and urged the Commission to reject or continue the application until a complete, internally consistent proposal is submitted.

Daniel Shirai of 14 Greenough Avenue stated that, as a nearby resident who has been through Commission review himself, the proposal appears out of scale and character for the neighborhood, questioned the practical benefit of the proposed parking, and raised concerns about new shadow impacts and loss of greenery.

Kasey Phillips of 58 Dana Street said their property sits 6–8 feet lower than represented, such that shadow and grade impacts would be more severe than shown; expressed concern about tree loss, drainage/flooding (citing existing flooding issues), and said the family would consider moving if the project proceeds as proposed and characterized the additional parking level as revenue-driven rather than necessary.

Ana Pantelic of 60 Dana Street echoed concerns raised by prior speakers regarding drainage, shadow impact, and the scale of the garage-driven massing; urged the Commission not to approve the proposal as submitted.

Elena Saporta of 102 Ellery Street noted that another property under development by the same developer and attorney (84–86 Ellery Street) is currently in poor condition (debris, unmowed lawn), and suggested this reflects on the applicant's regard for neighbors.

Commission Comments

Mr. Van Praagh said the proposal concerns him both substantively and due to numerous inaccuracies and inconsistencies identified during the hearing (e.g., rear-elevation windows initially described as absent; inconsistent representation of the bay window's relationship to grade across sheets). He. found elements of the design out of scale and incongruous with the streetscape, and noted the shadow study remains incomplete. He suggested the applicant look to the existing side-addition treatment at 11 Ellsworth Avenue as a more contextually appropriate model, cautioning against watering down the positive qualities of the existing 9 Ellsworth structure in the new design.

Ms. Corstens said that the incompleteness and inaccuracy of the submitted plans make it difficult to responsibly evaluate the proposal.

Ms. Fahey Sandell said she was most struck by the incongruous relationship between the proposed addition and the historic streetscape, particularly having walked the block and observed the concentration of preservation-award-winning Italianate homes.

Ms. Tice moved to deny the application in full, citing the volume of concerns raised by abutters, fellow commissioners, and the applicant's own acknowledgment of issues with the presentation, and their cumulative bearing on the project's viability and conformity with the streetscape. Alex Van Praagh raised a point of order, noting the Commission's action should be framed as declining to grant a Certificate of Appropriateness rather than a general "denial." Ms. Crosbie clarified that a motion to deny requires supporting findings of fact, and asked whether the applicant would instead prefer a continuance to address the comments raised.

Mr. Barrett acknowledged the significant shortcomings in the evening's presentation, agreed with much of the criticism raised, and said the applicant would be willing to take a continuance to prepare a more accurate and complete presentation, including a corrected shadow study and community outreach that had not yet occurred.

Ms. Crosbie asked Ms. Tice whether she would withdraw the denial motion in favor of a continuance. Ms. Tice declined. Ms. Corstens then seconded the motion to deny, stating that the applicant would be better served starting the design over rather than attempting to revise the current proposal.

The motion passed unanimously (7-0, Fahey Sandell, Tice, Van Praagh, Gardner, Corstens, Kim, Canto). The Certificate of Appropriateness denied for 9 Ellsworth Avenue as submitted.

The meeting was adjourned at 9:00 pm.

Respectfully submitted,

Allison A. Crosbie, Preservation Administrator

Members of the Public Present September 8, 2026

Panelists:

Matt Hayes, applicant	106 Ellery Street
Kyle Sheffield, architect	106 Ellery Street
Katya Podsiadlo, landscape architect	106 Ellery Street
Julia Edgerton, architect	106 Ellery Street
Patrick Barrett, representative	9 Ellsworth Avenue
Ender Saricay, applicant	9 Ellsworth Avenue
Morris Schopf, architect	9 Ellsworth Avenue
Marc Alencar, architect	9 Ellsworth Avenue

Attendees:

Aaron Paul	11 Ellsworth Avenue
Jim Perrine	1588 Cambridge Street
Hannah Paul	11 Ellsworth Avenue
Michael Miller	11 Ellsworth Avenue
Marilee Meyer	10 Dana Street
Anna Dogmazer	
Daniel Erker	21 Ellsworth Avenue
John Pitkin	18 Fayette Street
Kellan Hays	
Orly Ullman	8 Greenough Avenue
Wayne Schirm	
John Hawkinson	
Lacey McCafferty	16 Kirkland Road
Kasey Phillips	52 Dana Street
Briana P	
Michael EMM Rozas	56 Dana Street
Vivian Ni	1586 Cambridge Street
pe kutcher	
Kyle Sheffield	13 Ellsworth Avenue
Bruno Carvalho	56 Dana Street
Elena Saporta	102 Ellery Street
Cathie Zusy, Councilor	202 Hamilton Street
Edward Naef	62 Dana Street
Daniel Shirai	14 Greenough Avenue
Nick Greenfield	12 Ellsworth Avenue
Ana Pantelic	60 Dana Street
Reza Mahdavi	104A Ellery Street
Joe Garbo	
Kyle Hoepner	18 Centre Street
Melanie Sheffield	13 Ellsworth Avenue
Stephen Jerome	18 Leonard Avenue