

88 ELLERY ST, CAMBRIDGE, MA, 02138



88 ELLERY ST

CAMBRIDGE, MA

88 Ellery Street Redevelopment

1: Introduction & Community Commitment (The Need)

We are here to present a thoughtful approach to a significant opportunity at 88 Ellery Street. We fully recognize the unique architectural character and historical importance of this neighborhood, and we share your commitment to preserving the beauty of the Ellery Street streetscape. At the same time, we must face the critical challenge that Cambridge is grappling with: the urgent need for diverse housing, especially for the young generation and growing families. Our proposal is a direct response to this need, designed to allow more people to live, work, and raise families here, enriching the diversity and vitality of the community we all value.

2: Site Potential & Zoning Reality (The Opportunity)

The property at 88 Ellery Street is exceptional. It features a historic circa 1873 Italianate home situated on an exceptionally large, deep parcel of over 9,600 square feet. Critically, its location—strategically positioned between the transit hubs of Harvard and Central Squares—makes it an ideal site for transit-oriented density. We are proposing a six-story residential building, which is legally permitted under the recent changes to Cambridge zoning, allowing for a height limit of 74 feet at this location. Our goal is not simply to build to the limit, but to utilize this capacity responsibly to create much-needed homes, primarily offering two-bedroom units specifically tailored to accommodate young and growing families.

3: Our Preservation-First Design Strategy (The Integration)

Our approach prioritizes preservation over demolition. The design is rooted in the integration of the historic structure into the new development, ensuring that its architectural character remains the public face of the project.

Specifically, the proposal includes:

Facade Preservation: The entire street-facing (west) facade, along with the frontal portions of the north and south facades of the original Italianate residence, will be carefully preserved and restored to maintain the historic continuity of the Ellery Street streetscape. The existing side porch will be relocated, and repurposed as the new building’s south entrance canopy.

Interior Activation: Historic interior spaces will be sensitively rehabilitated and activated as a shared residential lounge and amenity space. Original architectural elements, including the fireplace, will be preserved and integrated, allowing residents to actively engage with and enjoy the building’s historic character.

4: Architectural Integration (Harmonious Contextual Addition)

The proposed addition is designed as a modest and respectful extension of the existing building. Its massing is articulated both horizontally and vertically to reduce visual scale and align with the surrounding neighborhood. A neutral material palette—light grey panels and darker grey cladding reflects the colors of the existing structure, reinforcing a cohesive appearance.

Window proportions follow the rhythm and scale of adjacent buildings, maintaining continuity along the street. The front yard railing design is retained to match the existing detailing. Overall, the addition complements the original building without overpowering it, contributing quietly and cohesively to the neighborhood context.



Stading in the park across the street



Looking toward the front of the house and the driveway



Looking at the back of the house



Looking at the backyard

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Design Review - Existing Site Conditions



88 ELLERY ST

Design Review – Surrounding Streetscape



ORIGINAL APPEARANCE WHEN FIRST BUILT (1873-1890).

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1891-NOW

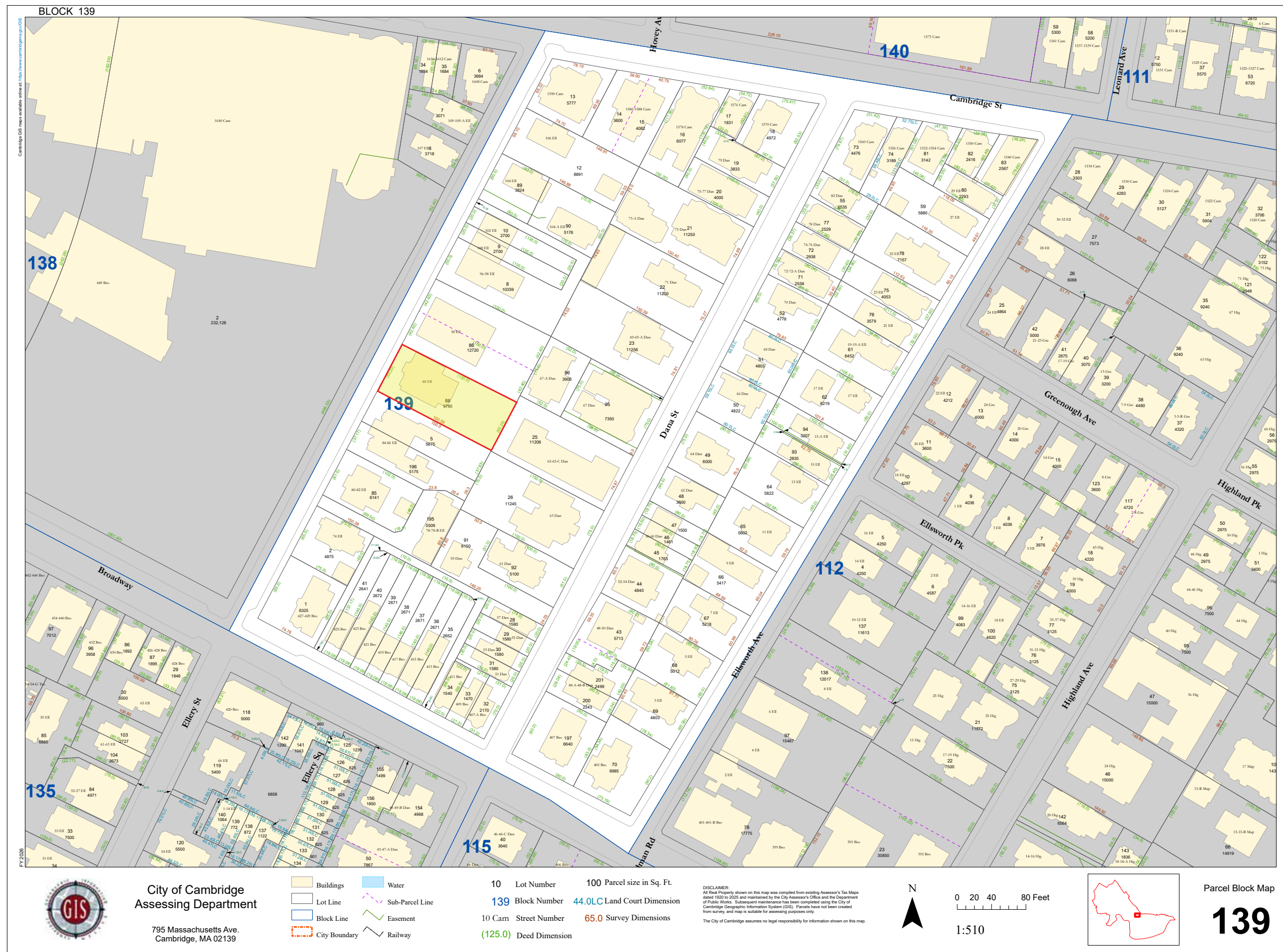
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Design Review – Design References



1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 12/18/2025.

2. DEED REFERENCE: BOOK 27977, PAGE 273
PLAN REFERENCE 1: BOOK 11 PAGE 19
PLAN REFERENCE 2: ASSESSOR MAP BLOCK 139
MIDDLESEX SOUTH COUNTY 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 07/08/2025.

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.

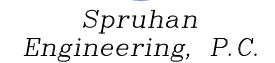
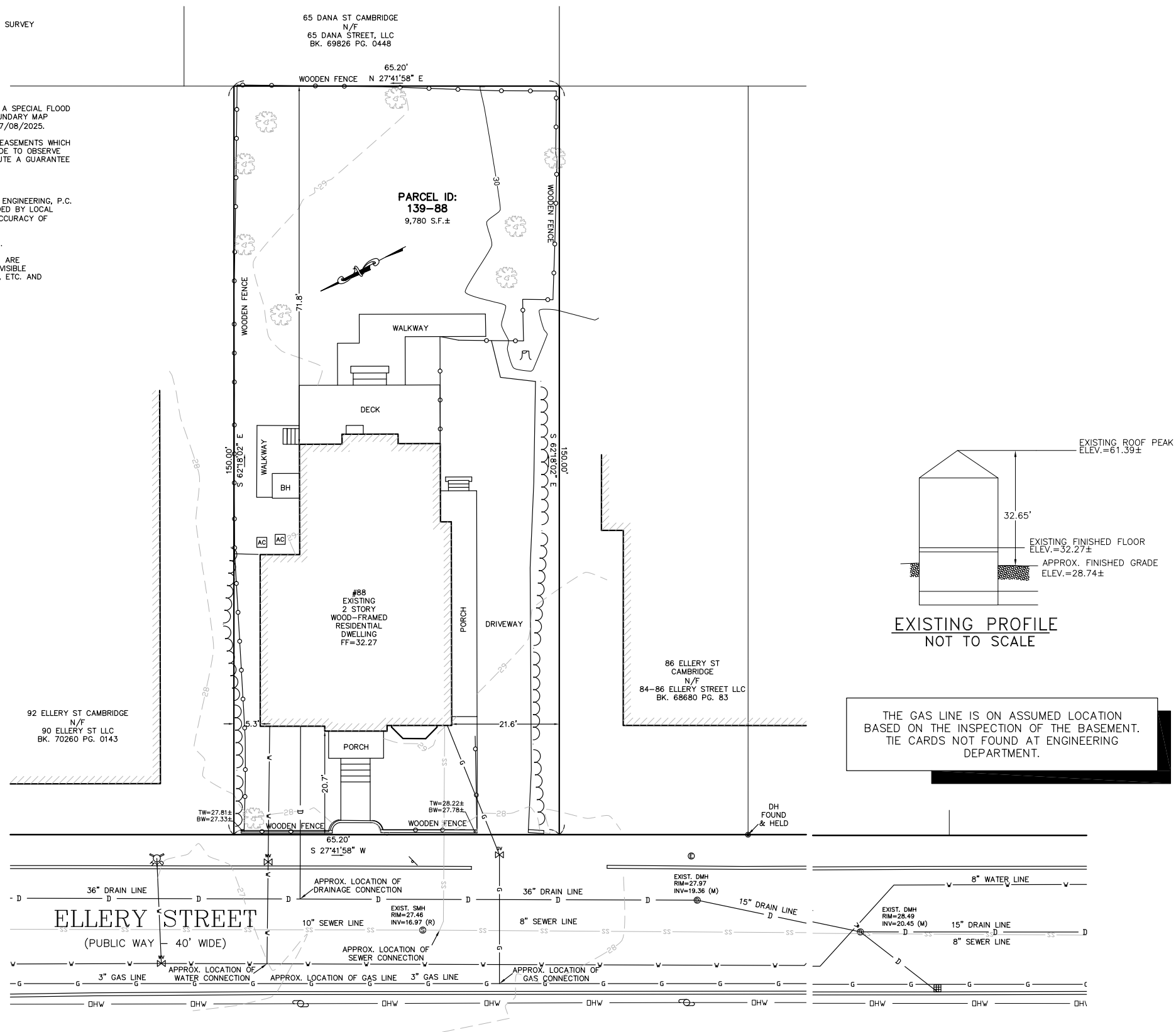
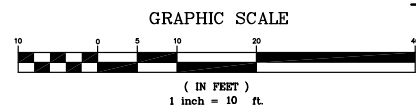
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.

9. 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.

10. ZONING DISTRICT: RESIDENCE C-1

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	PINE
	BUSH
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	HYDRANT
	WATER VALVE
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	VEHICULAR TRAFFIC SIGNAL
	PEDESTRIAN TRAFFIC SIGNAL
TW	TOP OF WALL
BW	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
-S	SEWER LINE
-D	DRAIN LINE
-W	WATER LINE
-G	GAS LINE
-E	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
	CONTOUR LINE (MNR)
	CONTOUR LINE (MJR)



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NEWTON, MA 02458

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88 ELLERY STREET,
CAMBRIDGE,
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

[illegible]

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DATE:	01/22/2026
DRAWN BY:	M.H.
CHECKED BY:	C.C
APPROVED BY:	C.C.

EXISTING CONDITIONS
PLAN

SHEET 1 OF 1



88 ELLERY ST

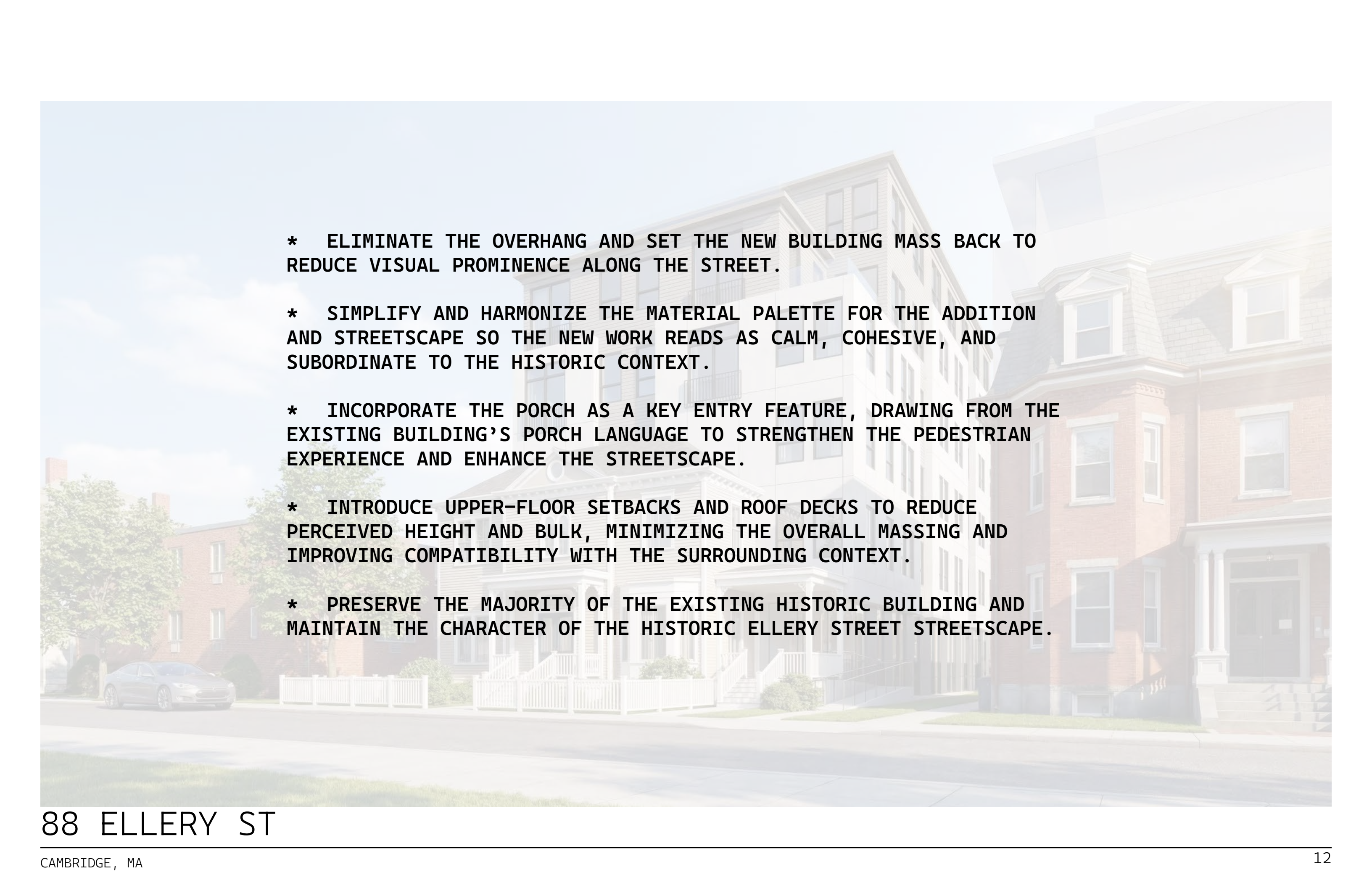
Design Review – Existing Street Elevation



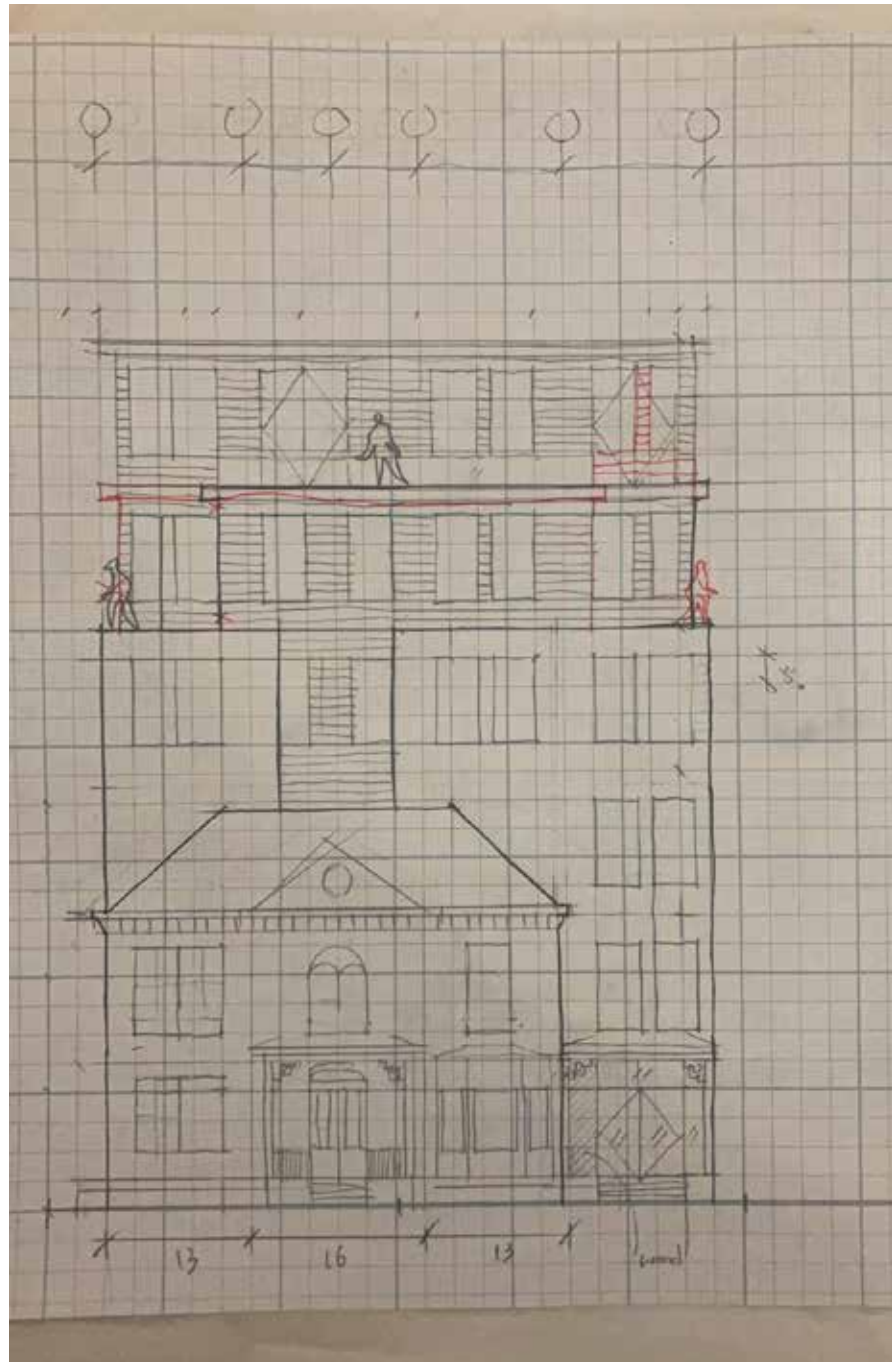
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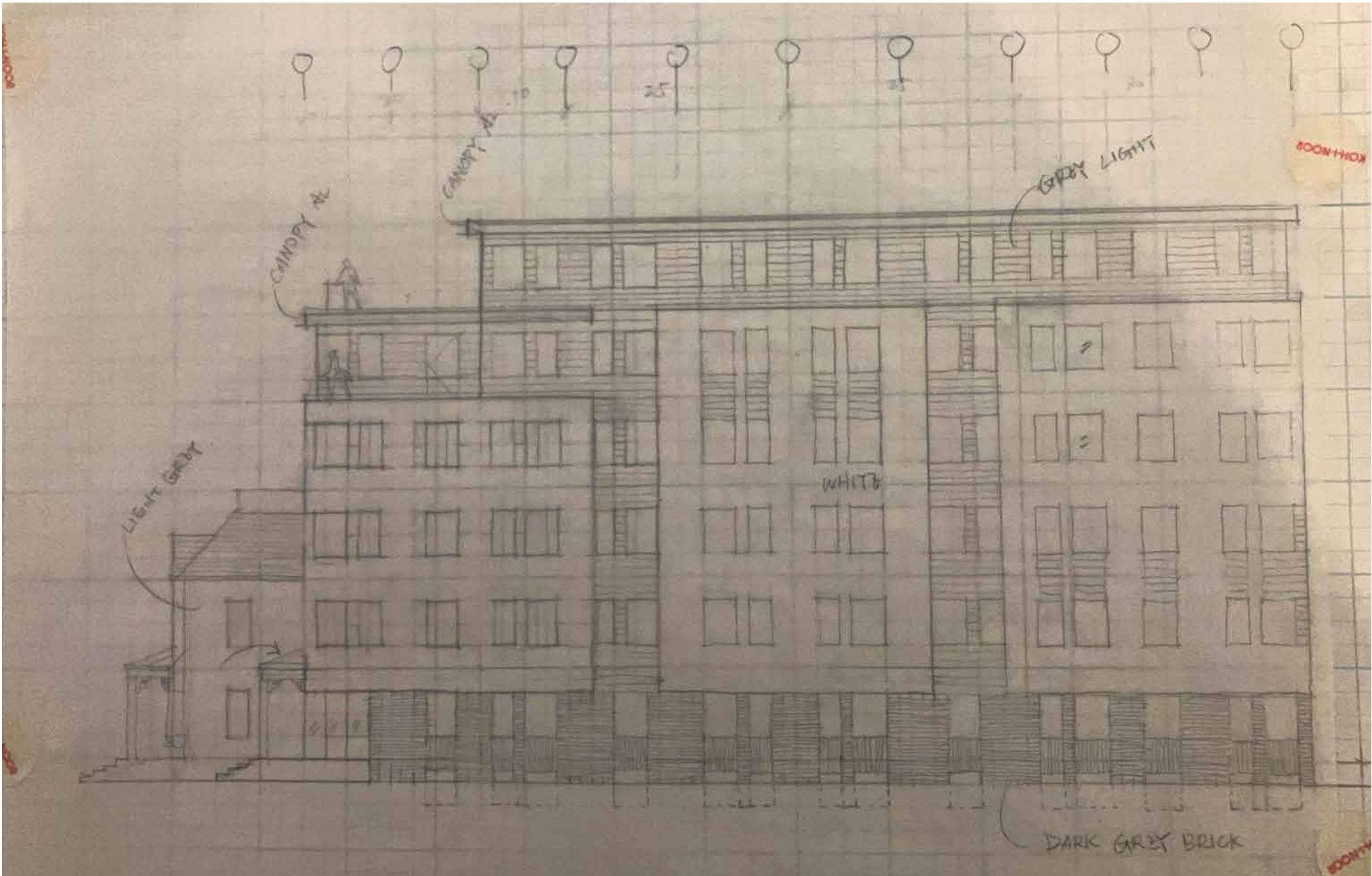
Design Review - Existing Building Axon

- 
- An architectural rendering of a street scene on Ellery Street in Cambridge, MA. The image shows a row of historic brick buildings. A new, multi-story building with a light-colored facade and a flat roof is being added to the existing structure. The new building has a prominent porch on the ground floor and upper-floor setbacks. The street is paved, and a car is visible on the left. The sky is blue with some clouds.
- * ELIMINATE THE OVERHANG AND SET THE NEW BUILDING MASS BACK TO REDUCE VISUAL PROMINENCE ALONG THE STREET.**
 - * SIMPLIFY AND HARMONIZE THE MATERIAL PALETTE FOR THE ADDITION AND STREETScape SO THE NEW WORK READS AS CALM, COHESIVE, AND SUBORDINATE TO THE HISTORIC CONTEXT.**
 - * INCORPORATE THE PORCH AS A KEY ENTRY FEATURE, DRAWING FROM THE EXISTING BUILDING’S PORCH LANGUAGE TO STRENGTHEN THE PEDESTRIAN EXPERIENCE AND ENHANCE THE STREETScape.**
 - * INTRODUCE UPPER-FLOOR SETBACKS AND ROOF DECKS TO REDUCE PERCEIVED HEIGHT AND BULK, MINIMIZING THE OVERALL MASSING AND IMPROVING COMPATIBILITY WITH THE SURROUNDING CONTEXT.**
 - * PRESERVE THE MAJORITY OF THE EXISTING HISTORIC BUILDING AND MAINTAIN THE CHARACTER OF THE HISTORIC ELLERY STREET STREETScape.**

88 ELLERY ST



WEST ELEVATION



SOUTH ELEVATION

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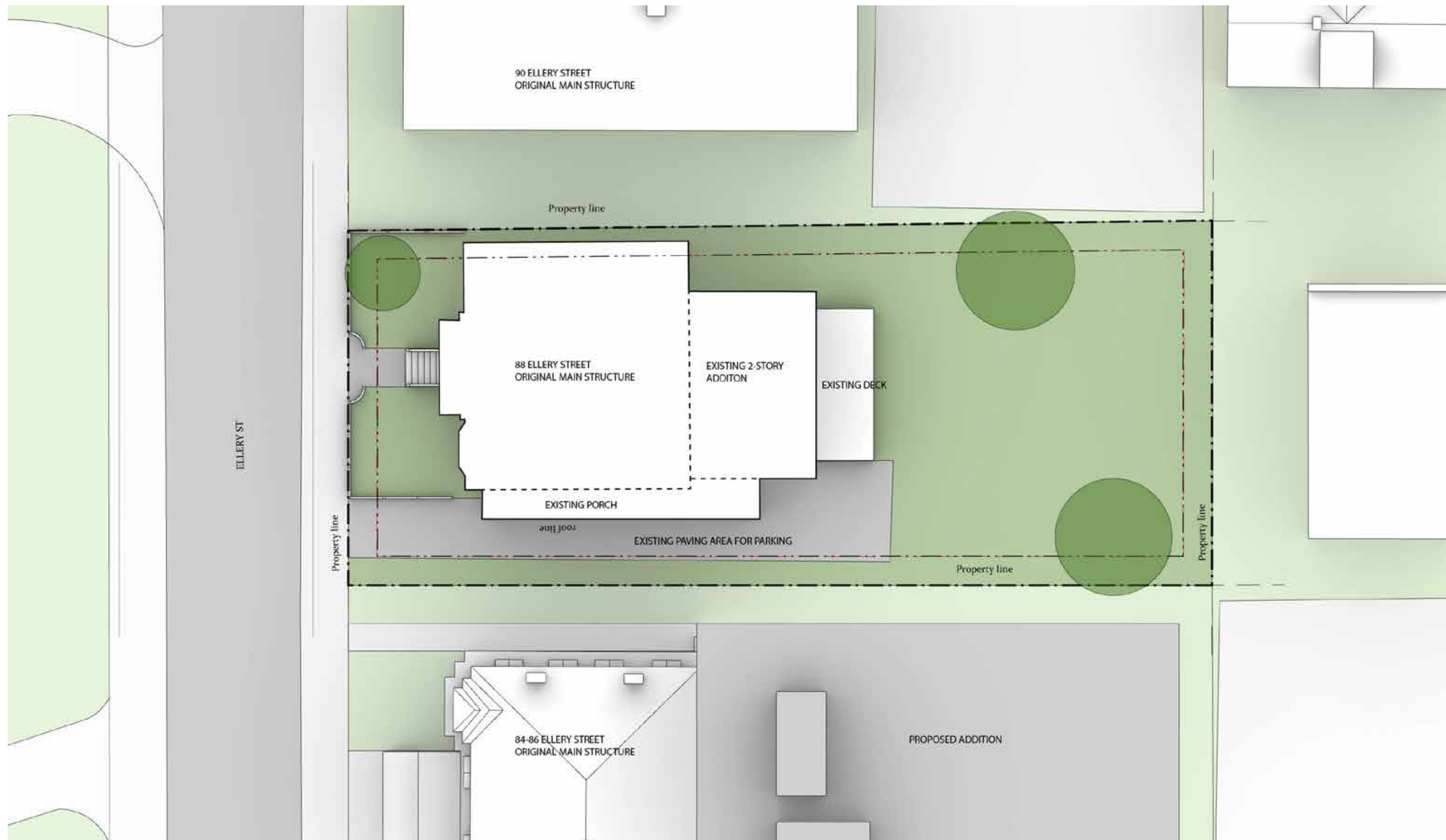
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Design Review - Design Sketches



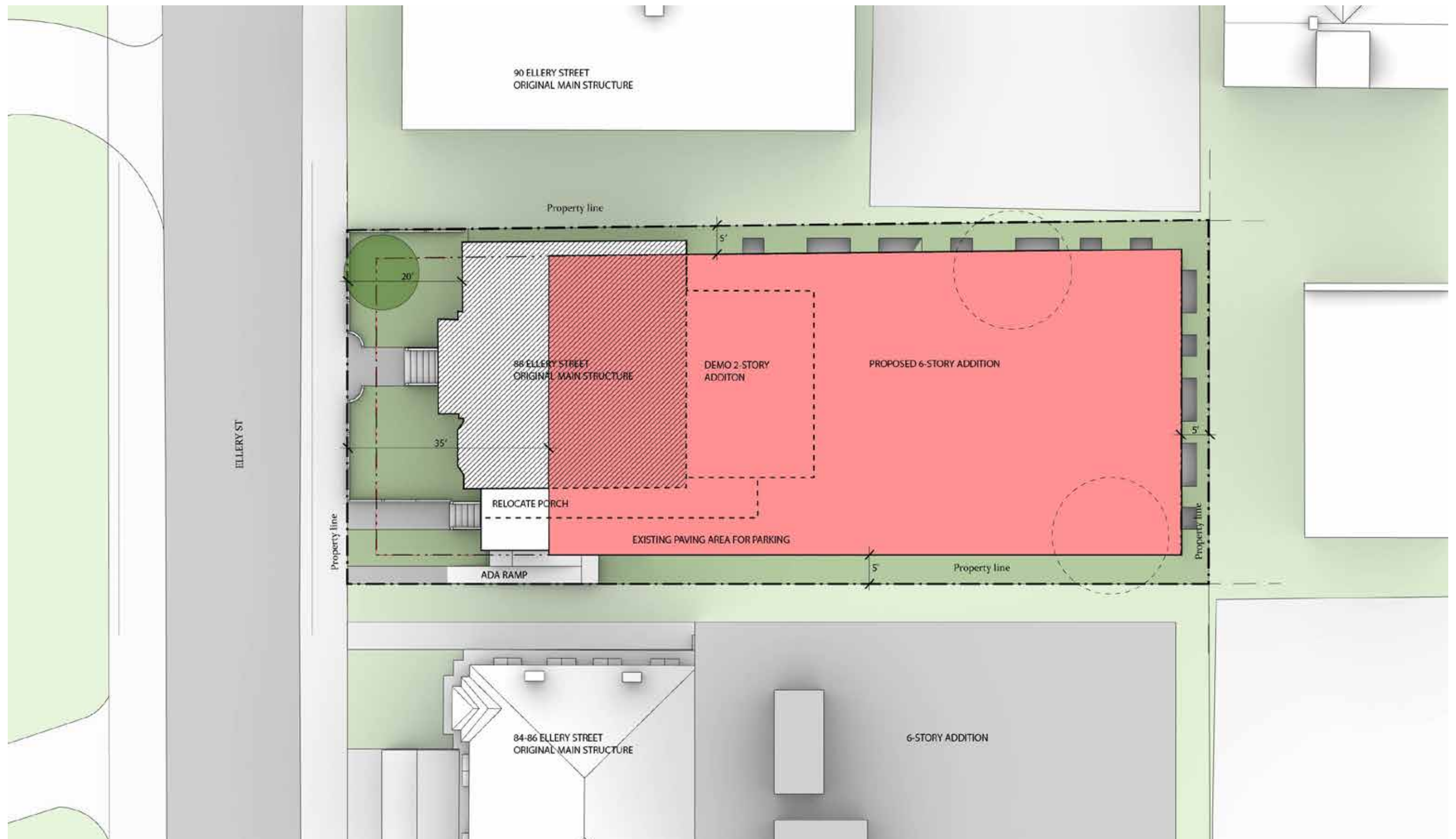
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Design Review - Proposed Building Axon



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Design Review - Existing Site Plan



88 ELLERY ST

Design Review - Proposed Building Site Plan



88 ELLERY ST

Design Review – Proposed First Floor Plan



88 ELLERY ST

Design Review - Proposed Second Floor Plan



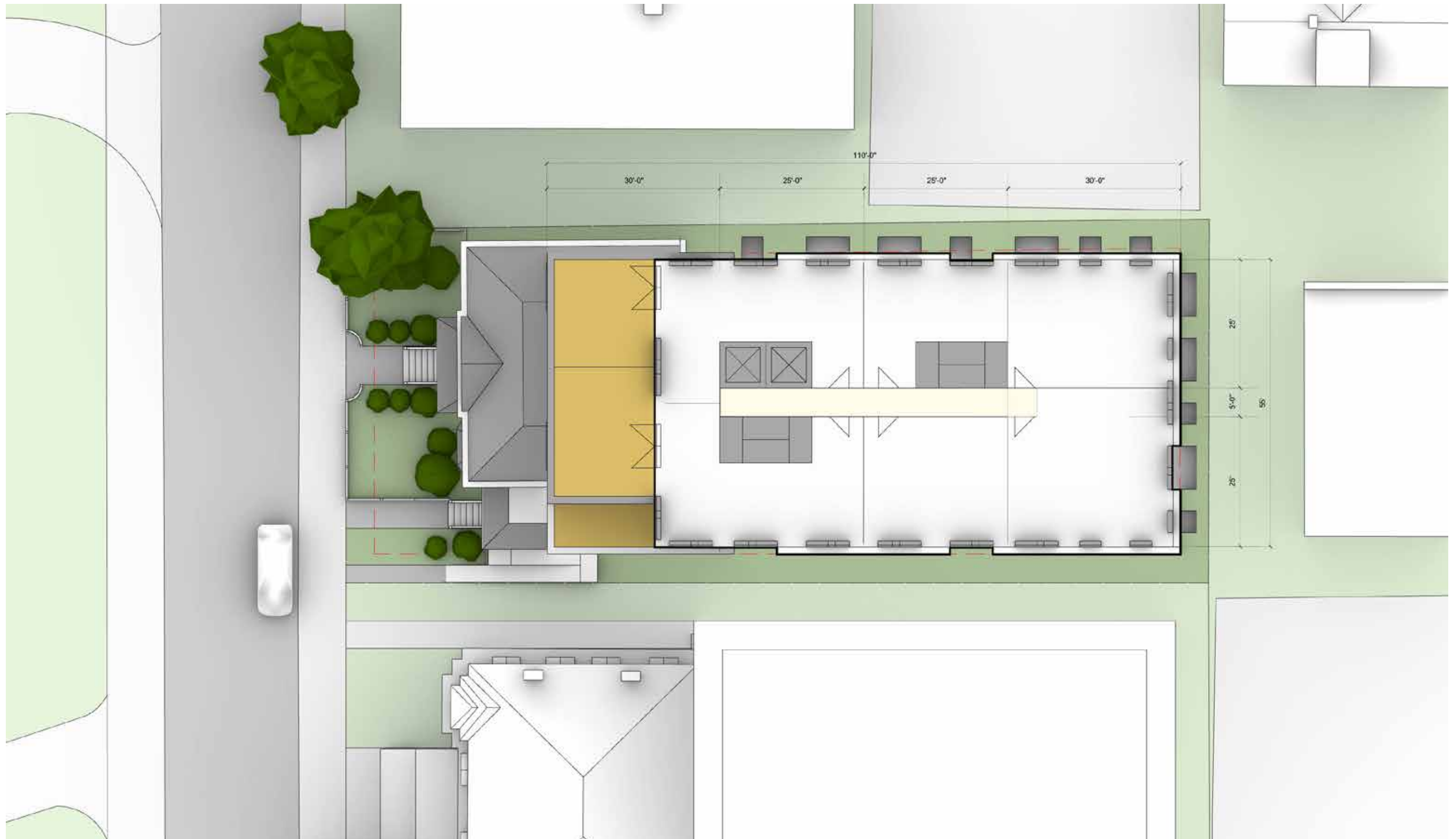
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Design Review - Proposed 3rd and 4th Floor Plan



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Design Review – Proposed 5th Floor Plan



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Design Review - Proposed 6th Floor Plan





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Design Review - Existing West Elevation



88 ELLERY ST

Design Review - Proposed West Elevation



88 ELLERY ST

Design Review - Existing North Elevation



88 ELLERY ST

Design Review - Existing South Elevation



March Equinox 11AM



September Equinox 2PM

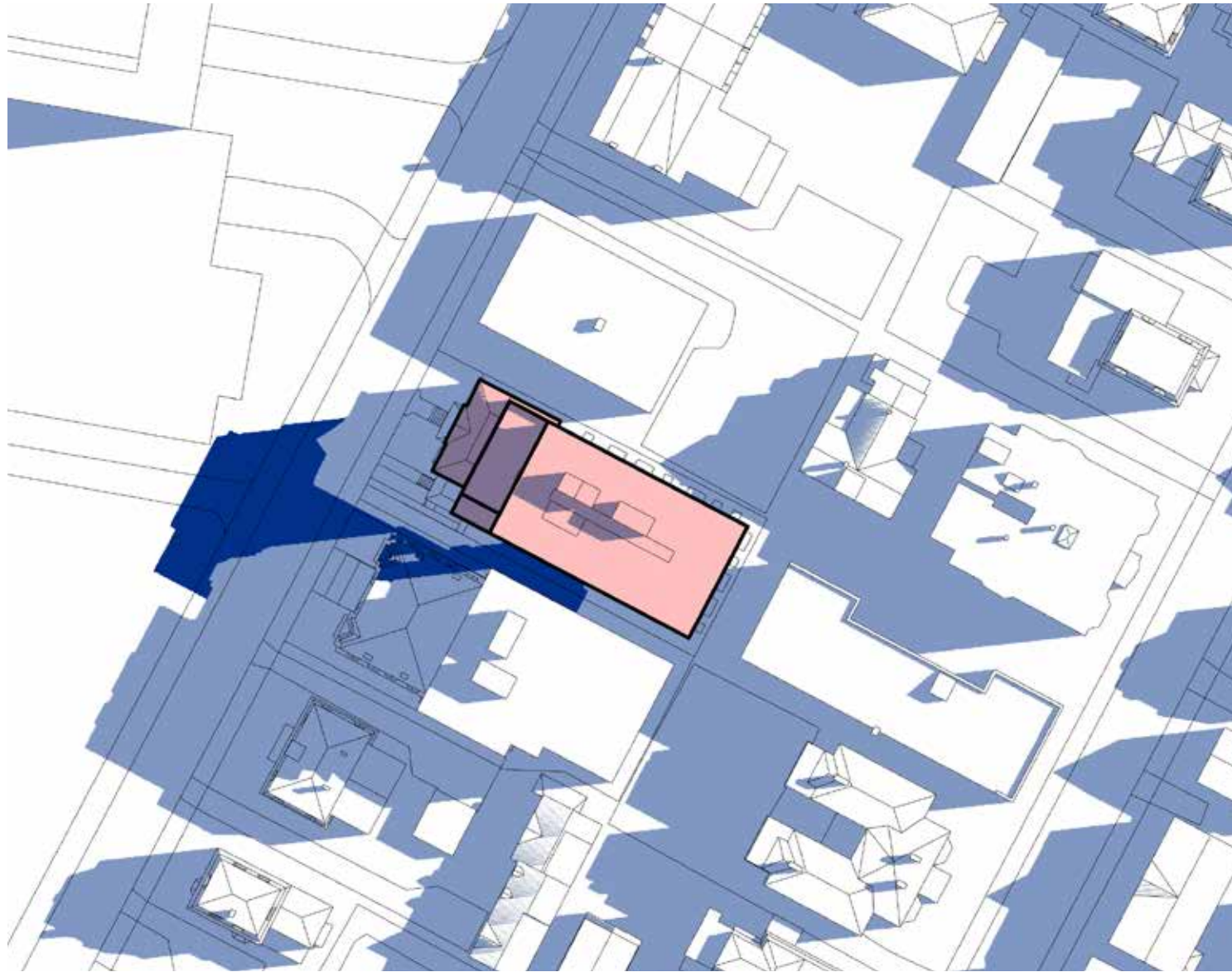


OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN

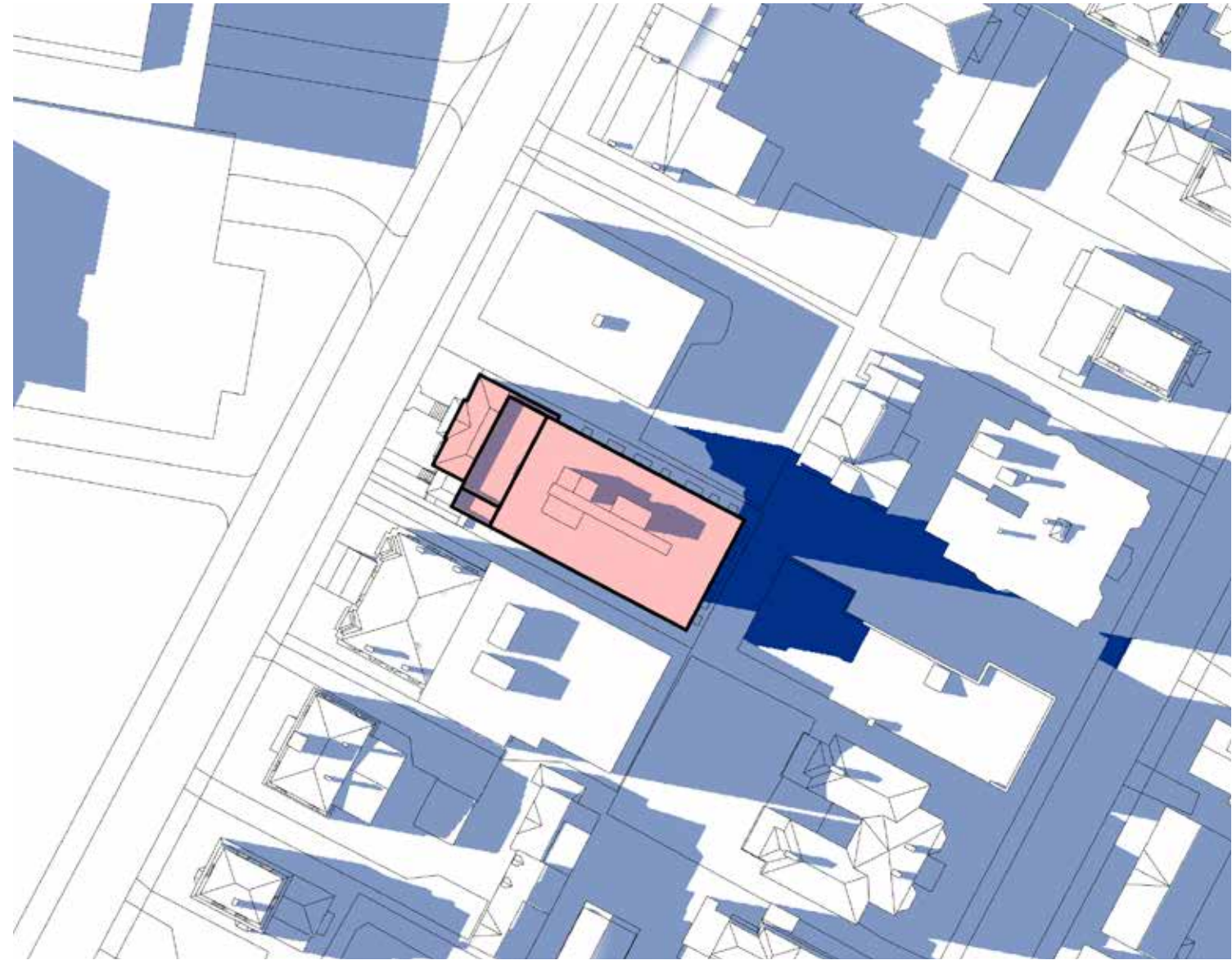
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Design Review – Shadow Study



Summer Solstice 8AM



Summer Solstice 6PM

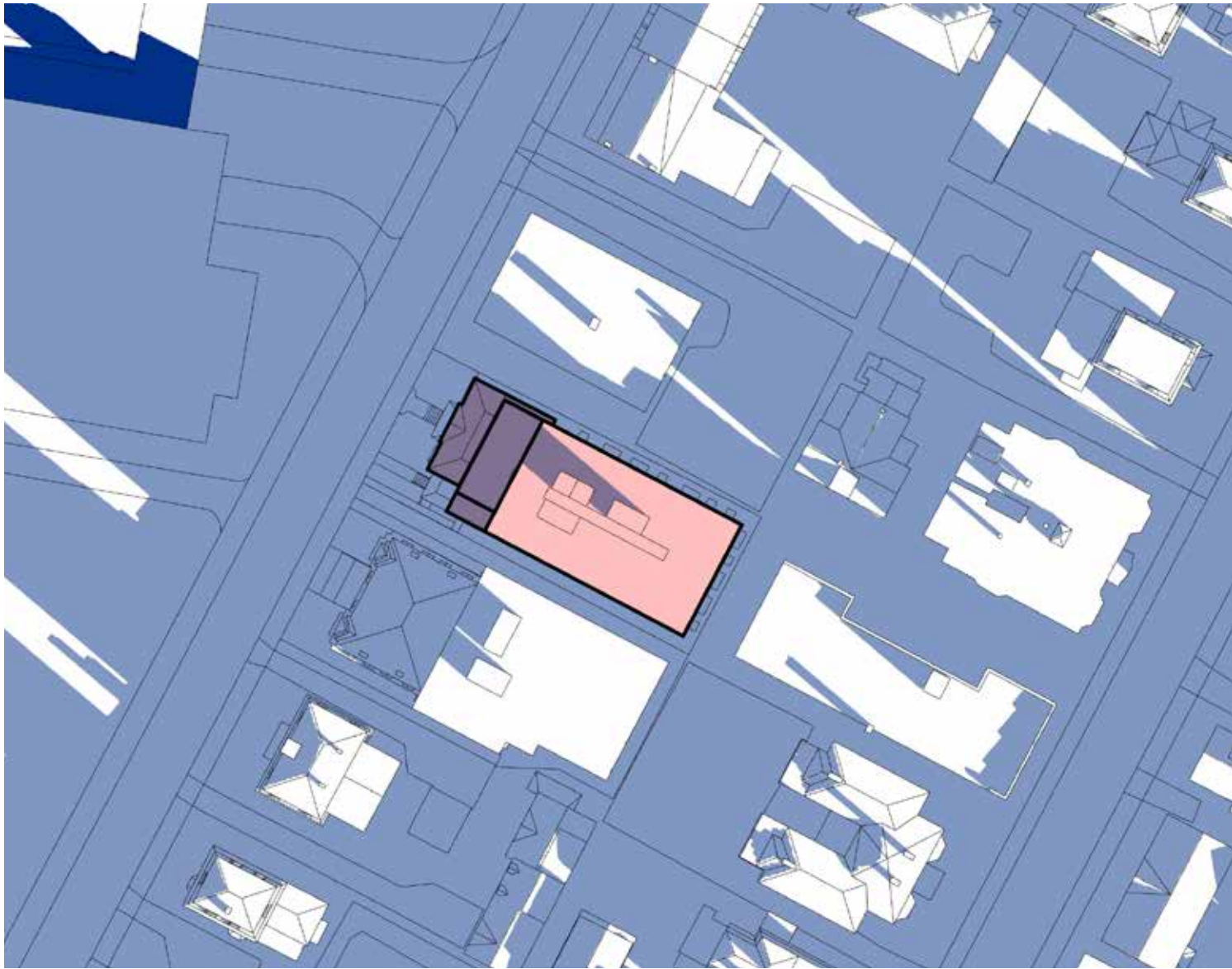


OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN

88 ELLERY ST

CAMBRIDGE, MA


Design Review – Shadow Study



Winter Solstice 8AM



Winter Solstice 2PM

 OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN

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Design Review – Shadow Study



EXISTING BUILDING



PROPOSED BUILDING ADDITION

88 ELLERY ST



MATERIAL STUDY 1



MATERIAL STUDY 2



MATERIAL STUDY 3



MATERIAL STUDY 4

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Design Review – Material Study