

**Type of Certificate Issued:** 

## Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2<sup>nd</sup> Fl., Cambridge, MA 02139 Telephone: 617-349-4683 TTY: 617-349-6112 historic@cambridgema.gov/www.cambridgema.gov/Historic/DistrictsHistoricProperties/MidCambridgeNCD

## **APPLICATION FOR CERTIFICATE**

<b>Se</b> 1.	
	for a Certificate of (check type of certificate): $\boxtimes$ Appropriateness, $\square$ Nonapplicability, or $\square$ Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2.	Address of property: 60 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).
	Demolition of existing structure & new construction of a 6 story structure containing 29 dwelling units. Proposed structure is intended to be zoning compliant (no special permits or variances). Proposed Structure is 24,680 sf.
No	me of Property Owner of Record: Contempo Builders c/o Mike Tokatlyan
	ailing Address: 358 Athens Street, Boston, MA 02127
1 e	lephone/Fax: 617-610-0880 E-mail: mike@cbuilderscorp.com
	gnature of Property Owner of Record*: Mike Tokallyan
*I 1	equired field; application will not be considered complete without property owner's signature) have read the application in full and certify that the information contained herein is true and accurate to the best of knowledge and belief.
Na	me of proponent, if not record owner:
Ma	ailing Address:
Te	lephone/Fax: E-mail:
(fo	r office use only):
	te Application Received: Case Number: Hearing Date:

**Date Issued:** 

## Section II:

Is property listed on the Current Zoning Distric	e National Register of it: Res C-1			Publicly owned? N	
Section III:					
Will this project require:	variance No	speci	ial permit	No	_
If yes, nature of zoning r	elief sought: setbacks	FAR _		use	
height	parking	other (explain)	)		_
Section IV (Complete	any portions that appl	y to proposed s	scope of	work):	
New Construction or A	dditions:				
4,564 sf (GSF per zoning)	floor area of existing str	ructures on the l	lot		
21,180 sf (GSF per zoning)	amount of floor area (gro	oss square feet)	of propose	ed construction	
462	percentage increase in to				
5,400	total area of lot in squar	e feet			
6%	percentage of total lot a	rea covered afte	er construc	etion	
Demolition:					
4,564 sf (GSF per zoning)	amount of floor area (gro	oss square feet)	of propose	ed demolition	
4 564 of (GSE per zoning)	floor area of existing stru				
100%	percentage decrease in to	otal floor area at	fter demol	ition	
Alterations: Does the proposed work	include (check all that ap	oply):			
No	enclosure or removal of soffit, bay, porch, hood, casing);		•		
No	increase or reduction of	window or door	r size;		
No	relocation of windows or	r doors;			
No	change in slope, pitch, o	r configuration	of roof;		
No	removal of original or hi	storic roofing m	naterial.		

## Administration of the Mid Cambridge NCD

The administration of the Mid Cambridge Neighborhood Conservation District Commission is guided by the Article III, Section 2.78 of the Code of the City of Cambridge and by the order establishing the district. Before a building permit can be issued for the proposed work, the Commission must issue one of three types of certificates. A **Certificate of Appropriateness** is issued when the Commission determines that a project is not incongruous with the conservation of the district. A **Certificate of Hardship** is issued when refusal to issue a Certificate of Appropriateness would cause a substantial hardship, financial or otherwise, to the applicant, and when the project can be approved without substantial detriment to the public welfare or substantial derogation of the purpose of the order. A **Certificate of Non-Applicability** is issued for projects that are not subject to review. The last certificate is issued by the staff of the Commission without the Commission's full review.

In making its determinations, the Commission considers the impact of the proposal on the District as a whole and the potential adverse effects of the proposal on the surroundings. The objectives of the District are to 1) avoid excessive infill, 2) encourage new construction that complements existing buildings, 3) encourage the preservation of neighborhood buildings, 4) protect National Register properties, and 5) enhance the economic vitality of the neighborhood.

### **Instructions for completing this application**

This application must be filed at the offices of the Cambridge Historical Commission, under whose auspices the Mid Cambridge Neighborhood Conservation District Commission is staffed, before work begins. It must be accompanied by the required materials indicated on this application form and should include any other materials that may assist the Commission in making its decision. Filing deadlines may be obtained by calling the Cambridge Historical Commission office, 617 349 4683 (TTY 617 349 6112). The Commission welcomes advance inquiries for interpretation of the order; please contact Allison Crosbie (617-349-4686 or acrosbie@cambridgema.gov) at the Cambridge Historical Commission if you have any questions regarding this process.

On receipt of a completed application, the Commission staff will schedule a public hearing for the next available regularly scheduled meeting of the Commission and send out the necessary public notifications of the hearing.

On receipt of a completed application, the Commission will schedule consideration of the application at a public hearing for the next available regularly scheduled meeting of the Commission. Owners are **strongly urged** to appear before the Commission in person. Though not required, professional consultants such as architects, attorneys, contractors, engineers, or landscape architects, may attend at the owner's invitation.

Applicants should be aware that exterior construction plans and elevations presented to the Inspectional Services Department for issuance of a building permit must conform to exterior construction plans and elevations presented to the Commission for its approval. Any modifications to plans and elevations made subsequent to the Commission's approval are subject to additional review. Failure to ensure conformance between Commission-approved plans and elevations and building permit plans and elevations may result in delays and additional appearances before the Commission.

### **Application Requirements for Binding Review**

(Applications will be subject to binding review if they include any of the following: construction involving additions of more than 750 sf of floor area, increase in lot coverage by more than 33%, enlargement of existing floor area by more than 33%, demolition of more than 33% of floor area, any alteration or construction of National Register listed properties, publicly owned structures, or structures containing a non-conforming use)

<u>Plans not larger than 11" x 17" are preferred.</u> The applicant should provide a total of 10 copies of the application and all supporting materials.

## The following are required for ALL applications subject to binding review:

- 1. Completed application form with a **written description** of the work to be done, including any repair or replacement of features as part of related rehabilitation.
- 2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
- 3. Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.
- 4. Schedule of materials (may be described on plans and elevations).
- 5. If windows are proposed to be altered, provided detailed information about existing windows and renderings of the proposed conditions and product details.
- 6. Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.

### In addition, the following are also required for all applications for new structures:

- 7. Plot plan of existing site, including a dimensioned footprint of all existing buildings, parking areas, and driveways.
- 8. Sun/shadow study (winter and summer solstices, AM and PM).
- 9. Streetscape elevation at 1/8<sup>th</sup> scale showing relative heights and distances of the surrounding buildings in comparison with any proposed new construction.

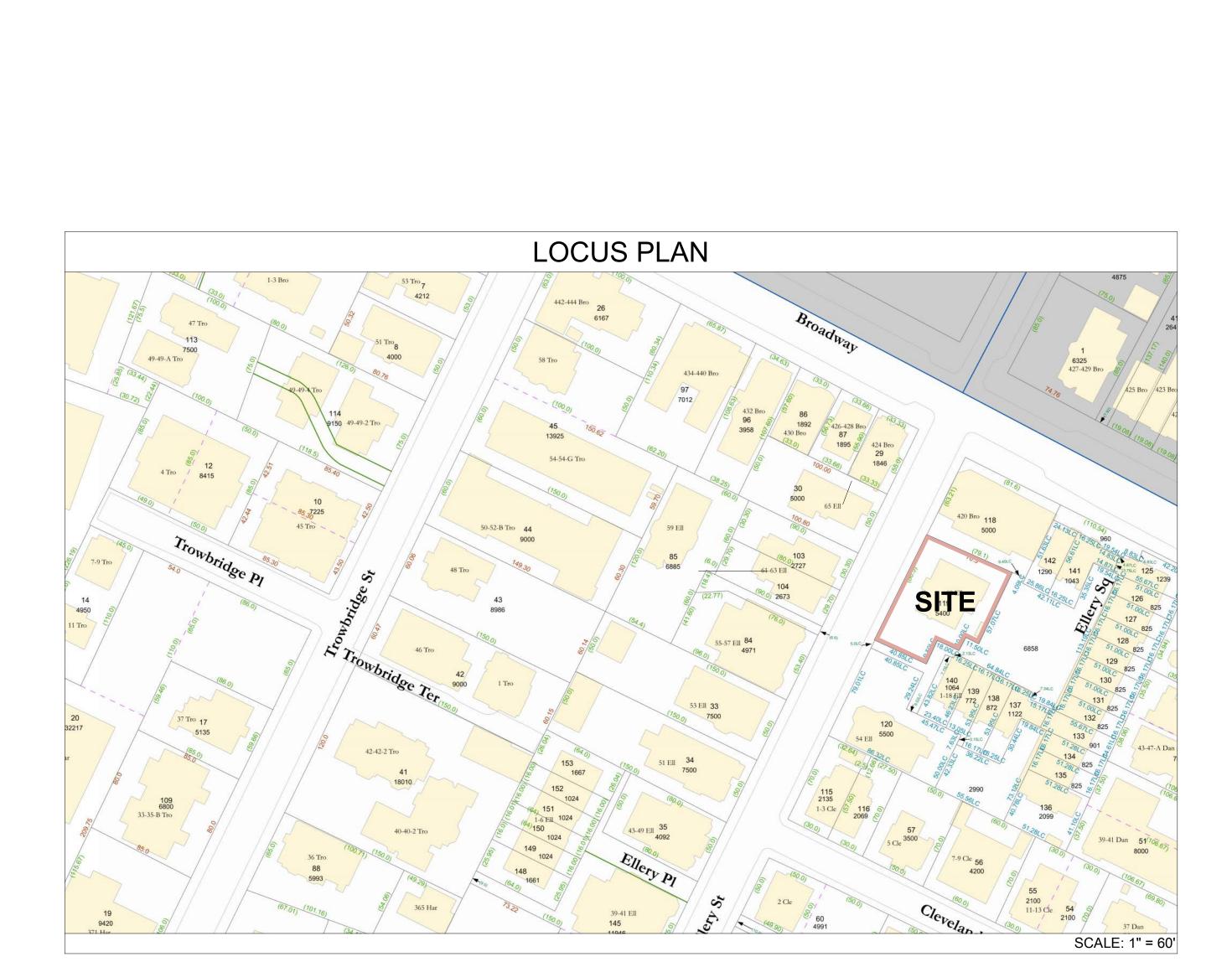
### **Application Requirements for Non-Binding (Advisory) Review**

(Applications will be subject to non-binding review if they include any of the following: new construction of more than 150 and less than 750 sf of floor area, alterations that require a special permit or variance, alteration that removes, encloses, relocates, increases or diminishes aspects of the exterior architectural fabric of the structure)

<u>Plans not larger than 11" x 17" are preferred.</u> The applicant should provide a total of 10 copies of the application and all supporting materials.

- 1. Completed application form with a **written description** of the work to be done, including any repair or replacement of features as part of related rehabilitation.
- 2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
- 3, Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.
- 4. Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.

	ARCHITECTURAL DRAWING LIST	
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	05/19/2025
2-CIVIL		
C1	EXISTING CONDITIONS	04/23/2025
3-Architectural		
A-020	SITE PLAN	05/19/2025
A-025	AREA PLANS-GFA (IBC)	05/19/2025
A-026	UNIT AREA PLANS	05/19/2025
A-027	AREA PLANS - GFA (PER ZONING)	05/19/2025
A-100	BASEMENT & 1ST FLOOR PLANS	05/19/2025
A-101	2ND & 3RD FLOOR PLANS	05/19/2025
A-102	4TH & 5TH FLOOR PLANS	05/19/2025
A-103	6TH FLOOR & ROOF PLAN	05/19/2025
A-300A	FRONT ELEVATION	05/19/2025
A-300B	FRONT ELEVATION	05/19/2025
A-300C	BRICK DETAILING INFORMATION	05/19/2025
A-301A	SIDE ELEVATIONS	05/19/2025
A-302A	REAR ELEVATION	05/19/2025
A-301B	SIDE ELEVATIONS	05/19/2025
A-302B	REAR ELEVATION	05/19/2025
SS-1	EXISTING SHADOWS	05/19/2025
SS-2	PROPOSED SHADOWS	05/19/2025
AV-1	MASSING PERSPECTIVE	05/19/2025
AV-2	MASSING PERSPECTIVE	05/19/2025
AV-3	PROPOSED PERSPECTIVES	05/19/2025
AV-4	PROPOSED PERSPECTIVES	05/19/2025





# PROJECT: 60 ELLERY STREET RESIDENCES

# PROJECT ADDRESS:

60 ELLERY STRET CAMBRIDGE MASSACHUSETTS

# **ARCHITECT**

KHALSA DESIGN INC. ADDRESS:

17 IVALOO STREET, SUITE 400 SOMERVILLE, MA 02143

# **OWNER**

CONTEMPO BUILDERS ADDRESS:

100 TRADE CENTER DRIVE, SUITE G-700 WOBURN, MA 01801

# LAND SURVEOR

SPRUHAN ENGINEERING, P.C. ADDRESS: 80 JEWETT STREET, SUITE 1 NEWTON, MA 02458

> SD SET 05/19/2025

PROJECT NAME

## **60 ELLERY ZONING** STUDY

**60 ELLERY STREET** CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



TELEPHONE: 617-591-8682

CONSULTANTS:

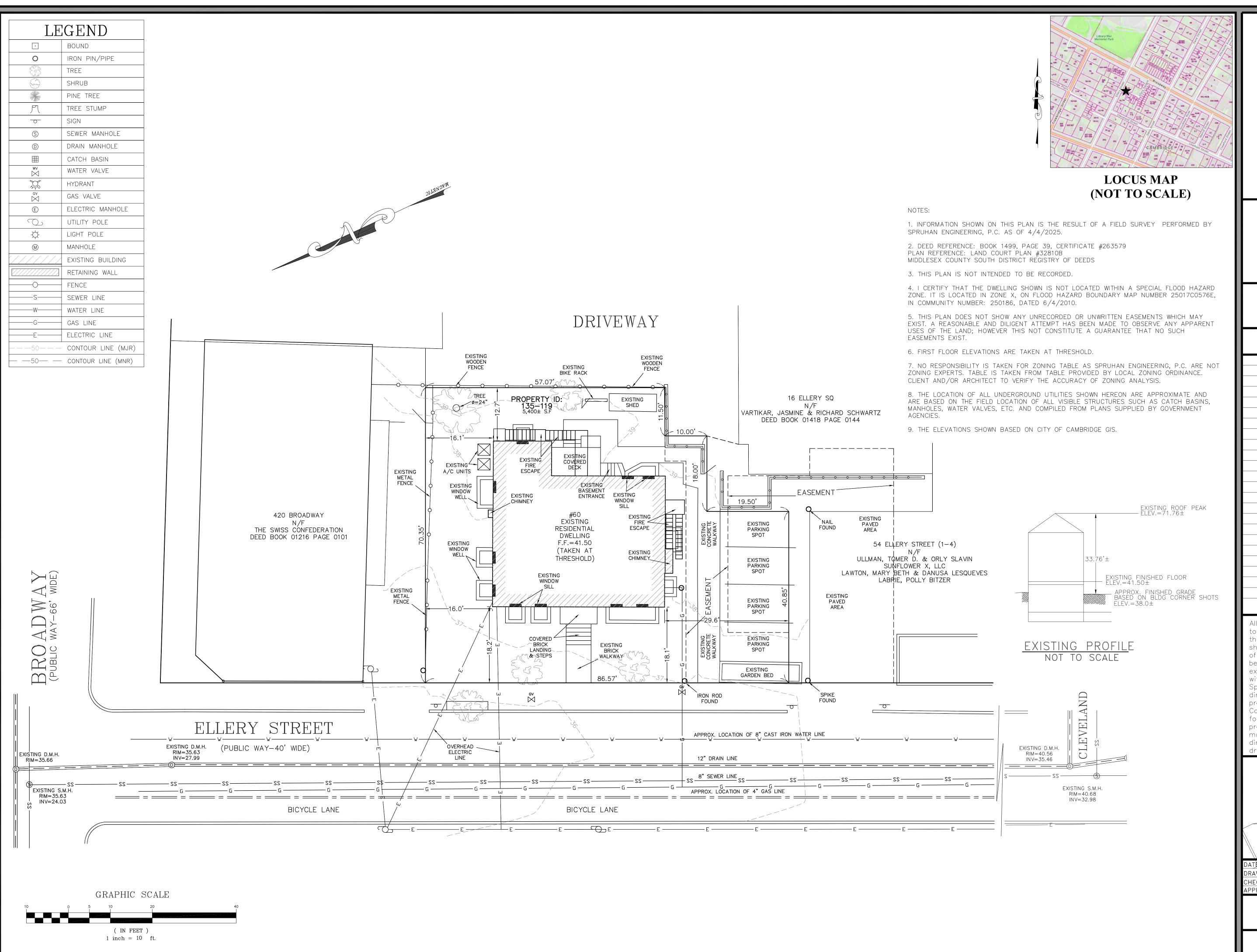
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Project nu	ımber	2500
Date		05/19/202
Drawn by		Autho
Checked	by	Checke
Scale		1" = 60'-0
REVISI	ONS	
No.	Description	Date

**COVER SHEET** 

**A-000** 



Spruhan Engineering, P.C.

> 80 JEWETT ST, (SUITE 1) NEWTON, MA 02458 Tel: 617-816-0722

Email:edmond@spruhaneng.com

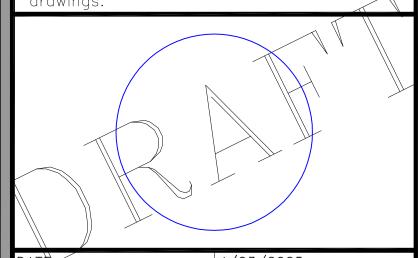
60 ELLERY STREET
CAMBRIDGE
MASSACHUSETTS

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 no 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



DATE: 4/23/2025

DRAWN BY: K.K

CHECKED BY: E.S

APPROVED BY: C.C

EXISTING CONDITIONS

SHEET 1 OF 1

		ZONING (	CHART	
	ZONE : C-1	REQUIRED	PROPOSED	REMARKS
		±5,400 SF LOT		
	LOT AREA, MIN S.F.	5,000 S.F.	5400 S.F.	COMPLIES
	MAX. FAR	NONE	+/- 21,180 S.F. (3.92)	COMPLIES
	MIN. LOT WIDTH	NONE	86'-6"	COMPLIES
	MIN. FRONT YARD JAY ST.)	10' OR AVERAGE OF ADJACENT LOTS	5'-4"	COMPLIES W/ AVERAGE
SEIBACKS	MIN SIDE YARD (LEFT)	5'	VARIES 5'-4" - 5'-9"	COMPLIES
OF F	MIN SIDE YARD (RIGHT)	5'	VARIES 5'-4"-5'-5"	COMPLIES
	MIN REAR YARD	5'	VARIES 5'-4"- 6'-0"	COMPLIES
	MAX HEIGHT	3 ST/ 35'-0" BY RIGHT or 4 ST / 45'-0" W/ NEIGHBORHOOD MEETING or 6 ST / 74' FOR LOTS GREATER THAN 5K SF W/ MIN INCLUSIONARY HOUSING	6 STORIES / 63'	COMPLIES
	MIN. OPEN SPACE	30%: 1,620 S.F.	±1,342 SF PERMEABLE @ GRADE + 810 SF ROOF DECK ±2,152 SF OPEN SPACE (39.8%)	COMPLIES
	MIN. PRIVATE OPEN SPACE	1/2 OF REQURIED (15%): 810 S.F.	15% (810 S.F.) @ ROOF DECK	COMPLIES
	MIN. PERMEABLE OPEN SPACE	1/2 OF REQURIED (15%): 810 S.F.	24.8 (1,342 SF) @ GRADE	COMPLIES
	PARKING	NO MIN / NO MAX	NONE SHOWN	COMPLIES
	BICYCLE PARKING	1 SPACE/DU	30 SPACES	COMPLIES



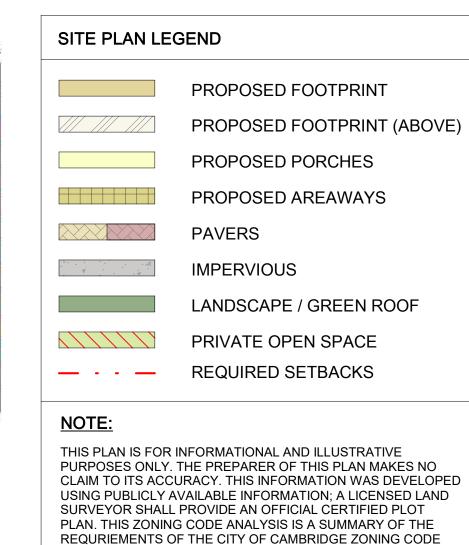
## 60 ELLERY STREET IS NOT SUBJECT TO 2070 1% LTFE

Address	: 60	EII	ery

Ground Elevation Min:	35.6 ft-CCB
Ground Elevation Max:	39.0 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

Selected Map-Lot: 135-119 Selected Address: 60 Ellery St

NO MINIMUM FLOOR ELEVATION



FOR THE SITE. THIS IS A ZONING SUMMARY ONLY AND IS NOT

TO BE CONSIDERED A ZONING OPINION AS IS TYPICALLY RENDERED BY AN ATTORNEY.

530.1 (FOOTNOTE 3): A DWELLING NEED NOT BE

SET BACK FROM THE STREET LINE, OR BUILDIN

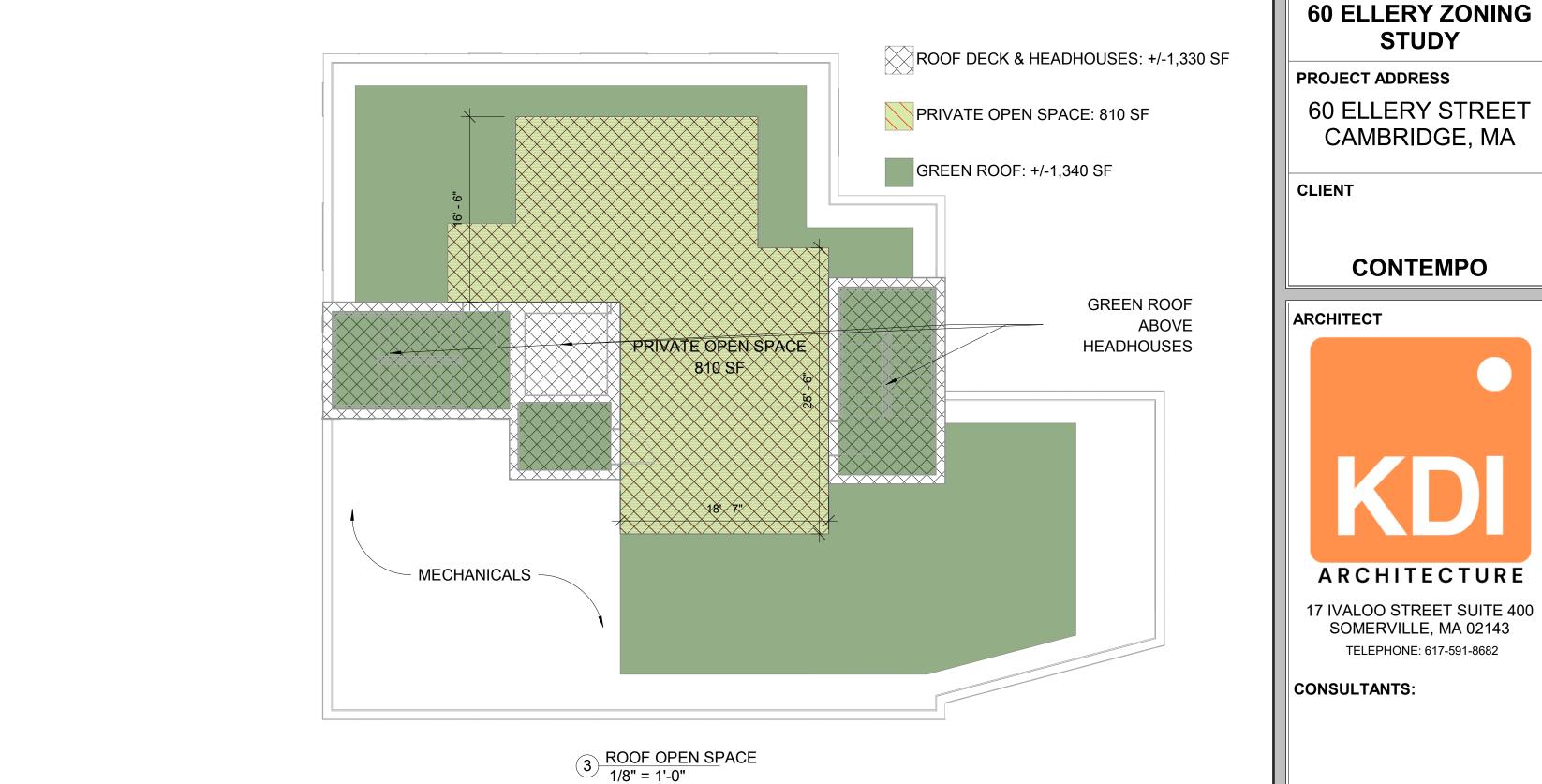
ESTABLISHED ON THE LOT, MORE THAN THE

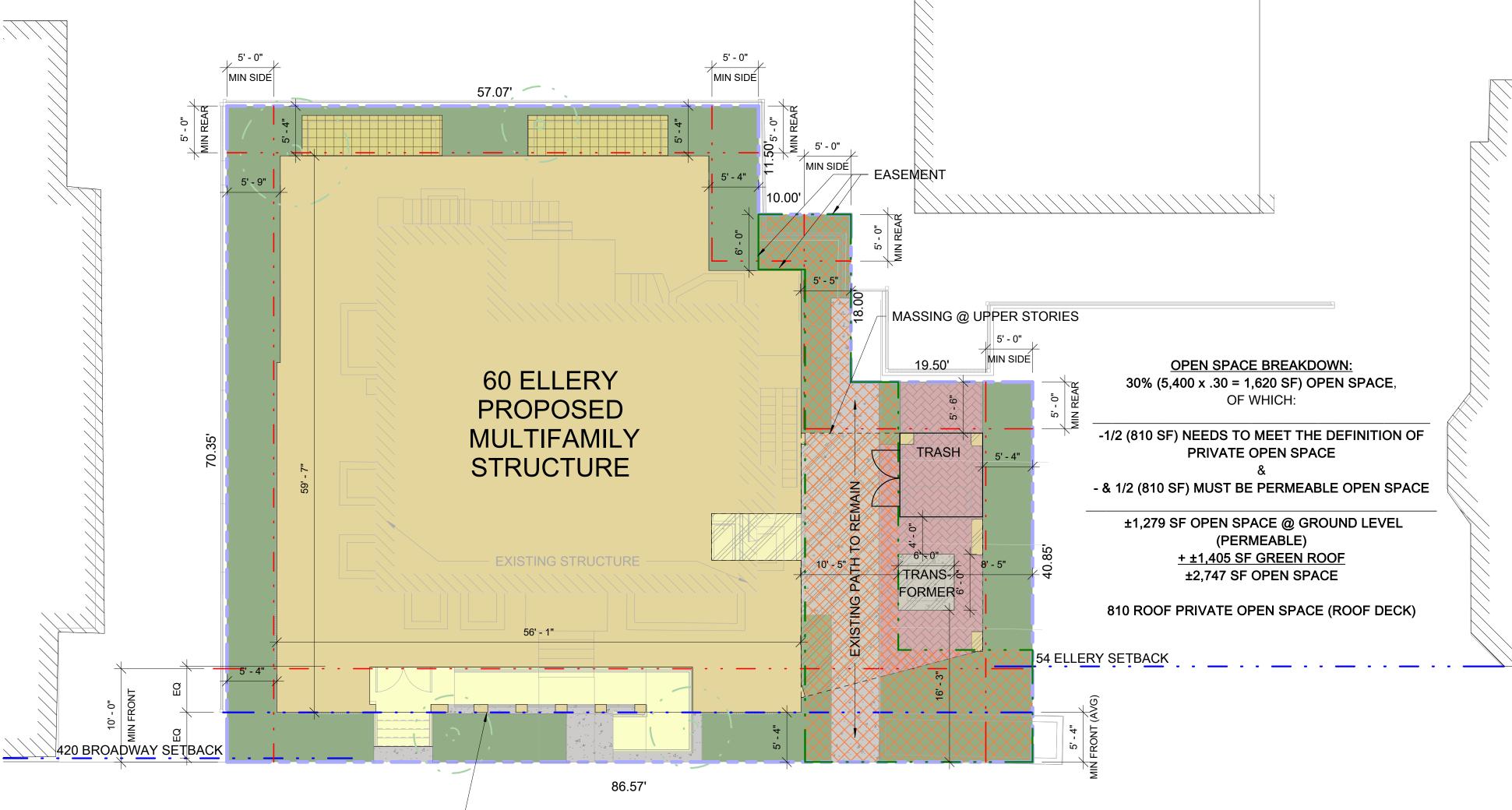
AVERAGE OF THE SETBACKS OF THE BUILDIGS,

OTHER THAN ACCESSORY BUILDINGS, ON THE

LOTS ADJACENT THERETO ON EITHER SIDE

GLINE WHERE SUCH MAY HAVE BEEN





**ELLERY STREET** 

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REGISTRATION

PROJECT NAME

STUDY

**60 ELLERY STREET** 

CAMBRIDGE, MA

CONTEMPO

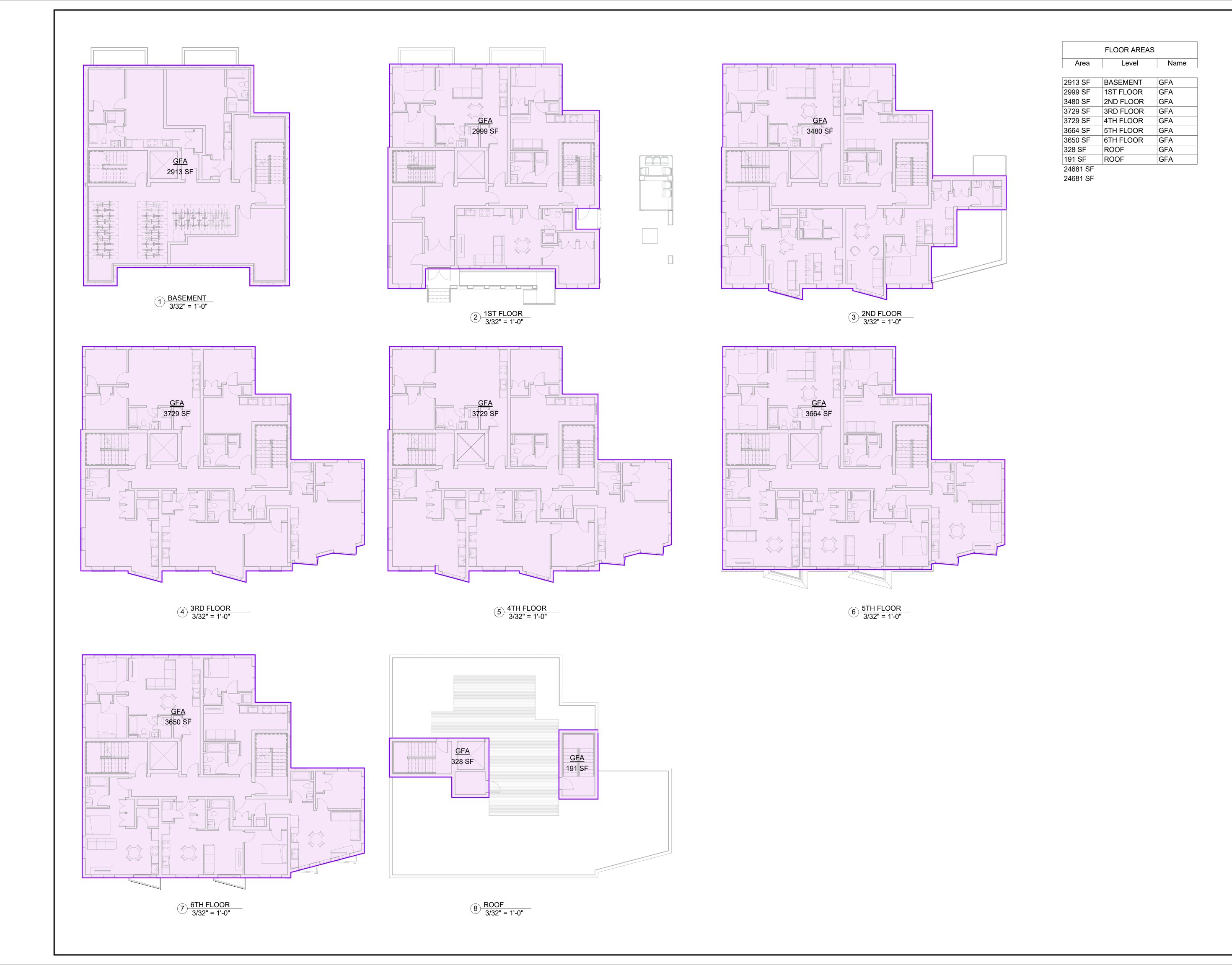
ARCHITECTURE

17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682

Project nu	ımber	2500	
Date		05/19/202	
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No.	Description	Date	

SITE PLAN

**A-020** 



**60 ELLERY ZONING** STUDY

PROJECT ADDRESS **60 ELLERY STREET** CAMBRIDGE, MA

CLIENT

CONTEMPO



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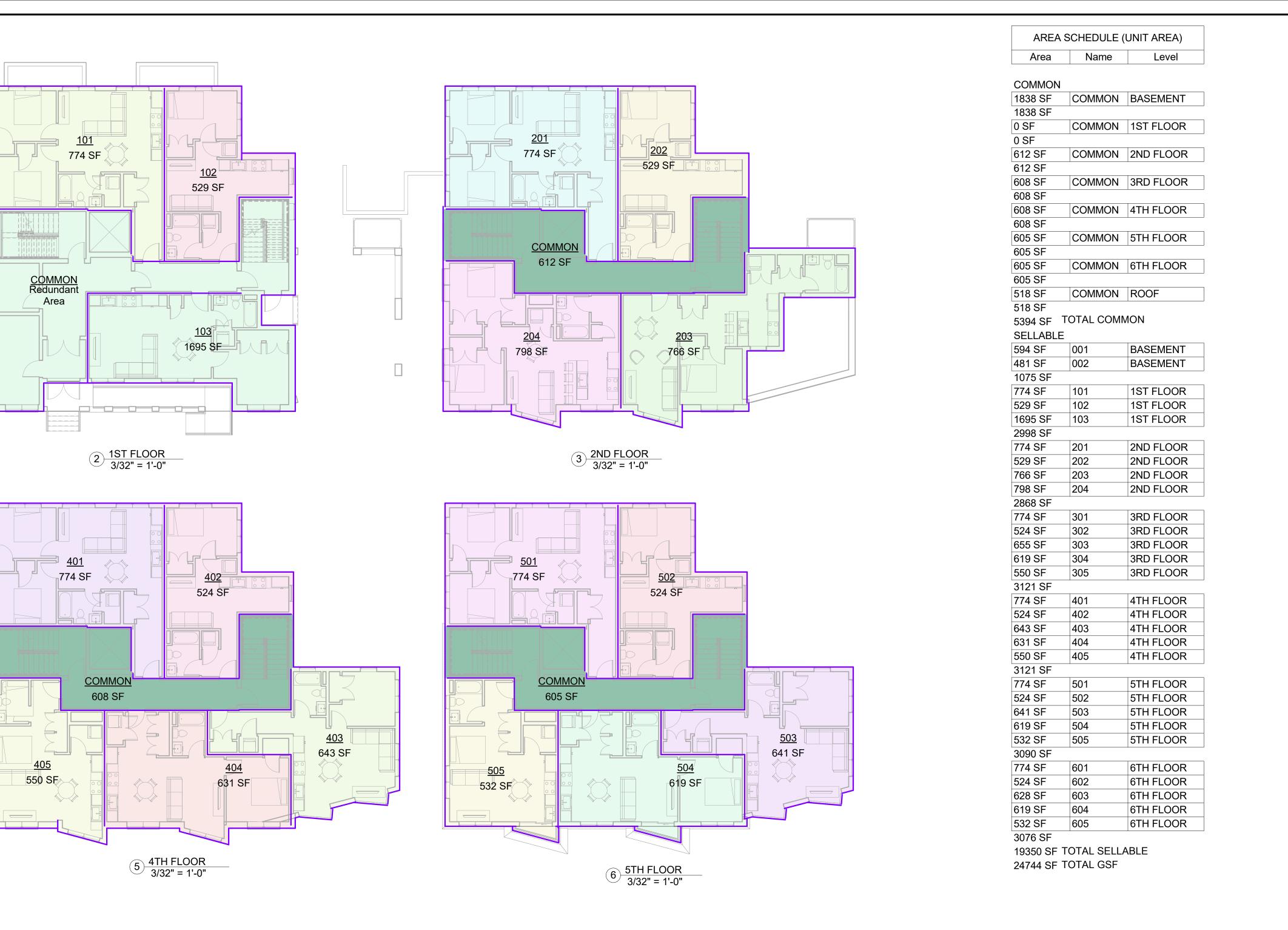


Project nu	ımber	25004
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Scale		3/32" = 1'-0'
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No.	Description	Date

AREA PLANS-GFA (IBC)

**A-025** 60 ELLERY ZONING STUDY





<u>002</u>

481 SF

**COMMON** 

1838 SF

1 BASEMENT 3/32" = 1'-0"

COMMON

608 SF

605 SF

7 6TH FLOOR 3/32" = 1'-0"

532 SF

3RD FLOOR 3/32" = 1'-0"

<u>305</u>

550 SF

<u>303</u>

<u>603</u>

619 SF

<u>COMMON</u>

328 SF

8 ROOF 3/32" = 1'-0"

COMMON

191 SF

- ------

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PROJECT NAME

**PROJECT ADDRESS** 

CLIENT

ARCHITECT

**60 ELLERY ZONING** 

STUDY

**60 ELLERY STREET** 

CAMBRIDGE, MA

**CONTEMPO** 

ARCHITECTURE

17 IVALOO STREET SUITE 400

SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:



Project n	umber		25004
_Date		0	5/19/2025
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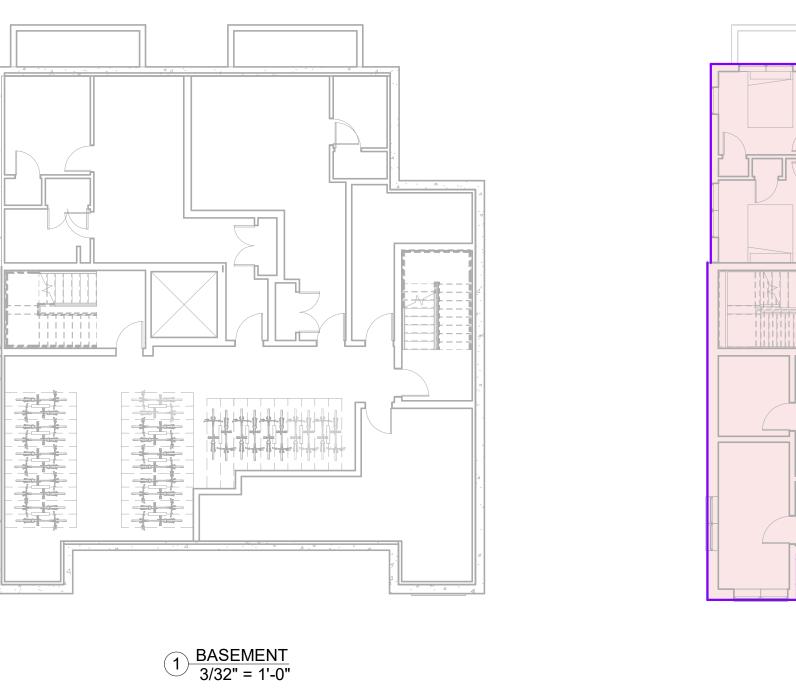
**UNIT AREA PLANS** 

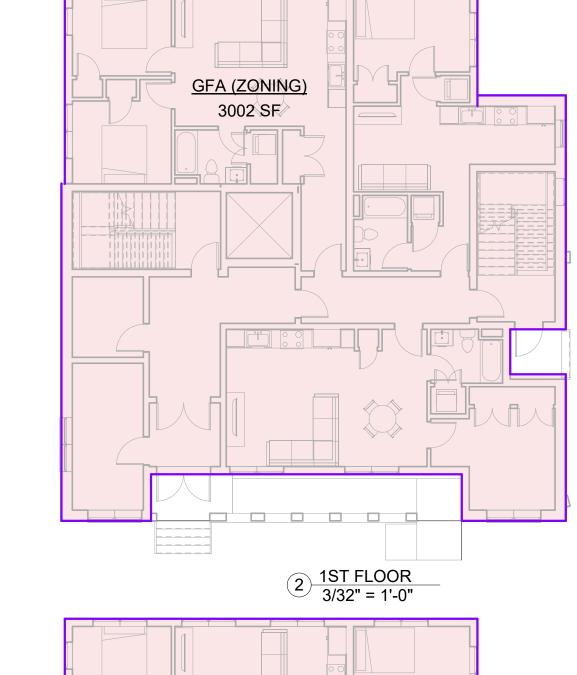
(C) AREA IN STORIES BELOW GRADE THAT MEETS AT LEAST ONE OF THE FOLLOWING

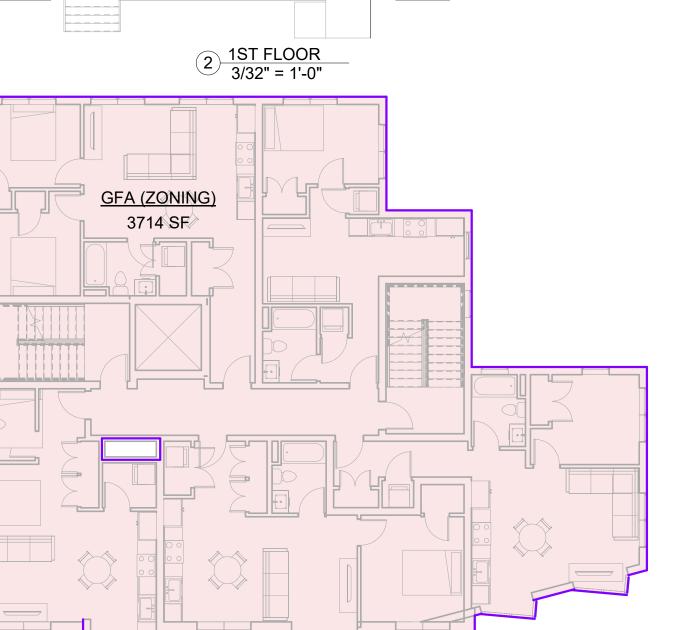
(I) THE AREA HAS LESS THAN SEVEN FEET (7') OF CEILING HEIGHT MEASURED FROM THE FLOOR TO THE LINE OF THE BOTTOM OF THE FLOOR JOISTS ABOVE, OR TO ANY SUBFLOOR OR FINISHED SURFACE ABOVE ANY FLOOR JOISTS THAT ARE SPACED NOT LESS THAN FOUR (4) FEET ON CENTER;

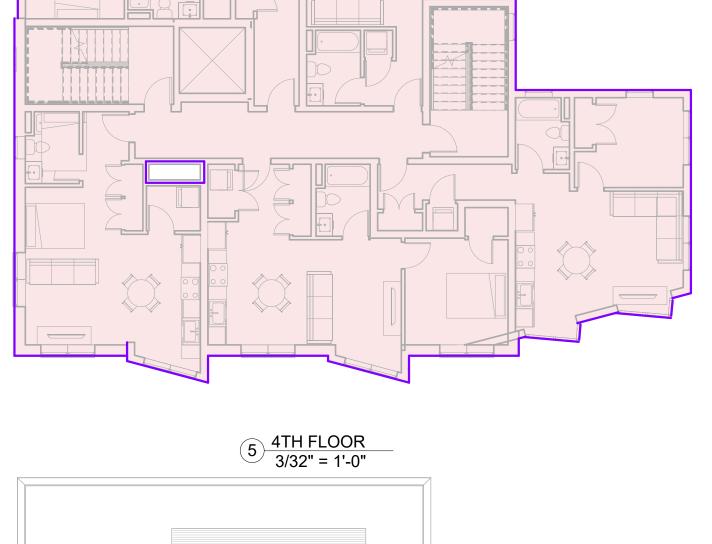
(II) THE AREA IS DESIGNED IN ACCORDANCE WITH THE FLOOD RESILIENCE STANDARDS SET FORTH IN SECTION 22.80 OF THIS ORDINANCE

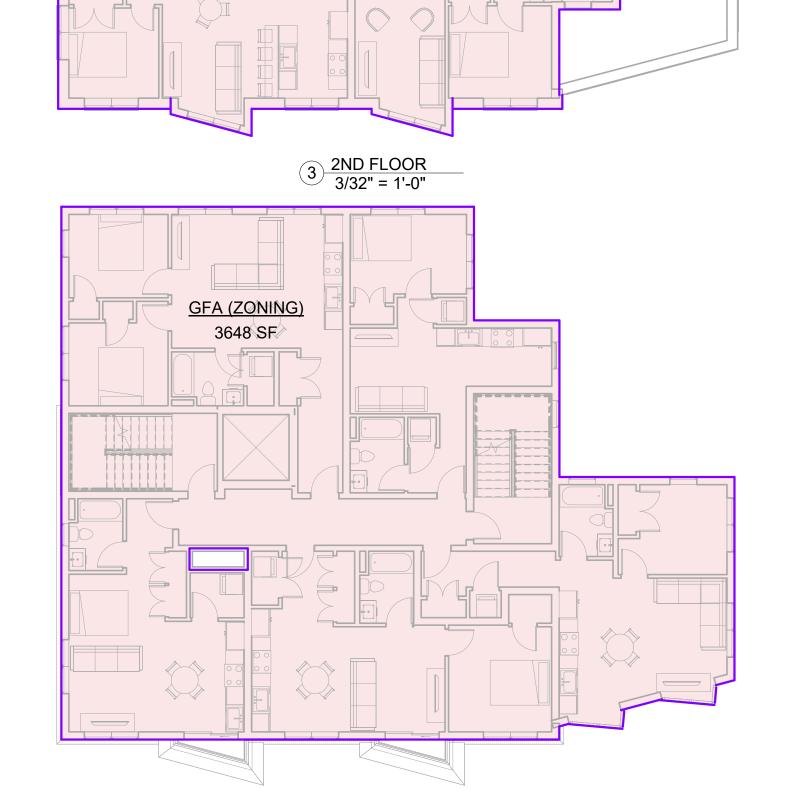
> GFA (ZONING) 3714 SF





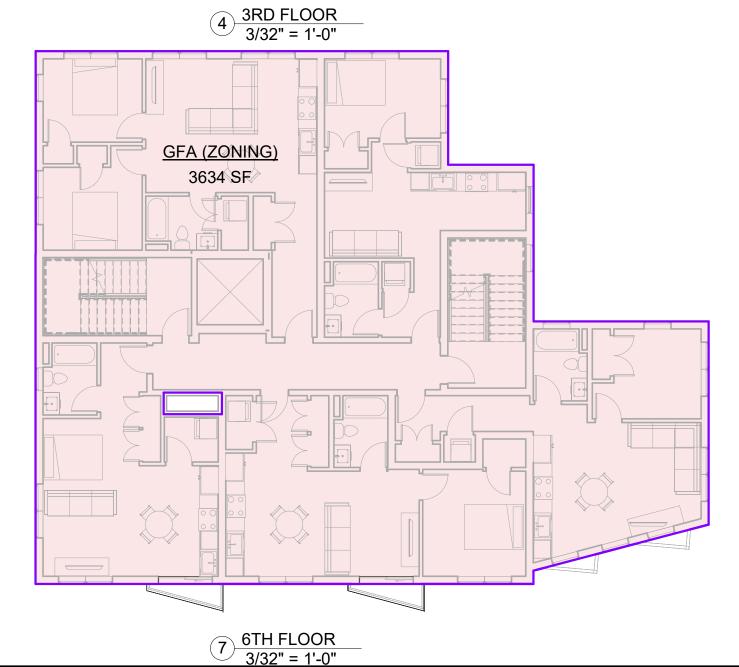


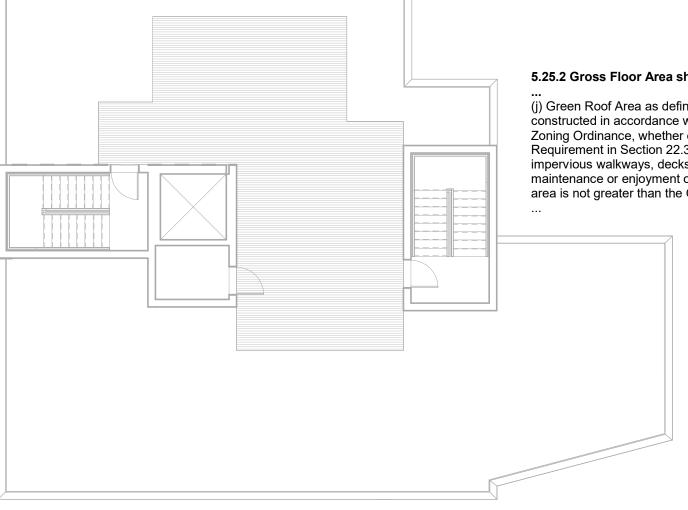




GFA (ZONING)

( <u>6</u> )	5TH FLOOR
0	5TH FLOOR 3/32" = 1'-0"





8 ROOF 3/32" = 1'-0"

5.25.2 Gross Floor Area shall not include: (j) Green Roof Area as defined in this Zoning Ordinance and constructed in accordance with the standards in Section 22.30 of this Zoning Ordinance, whether or not it meets the minimum Green Roofs Requirement in Section 22.35, as well as the area of adjacent impervious walkways, decks, and access headhouses intended for maintenance or enjoyment of the Green Roof Area, provided that such area is not greater than the Green Roof Area; PROJECT NAME

**60 ELLERY ZONING STUDY** 

PROJECT ADDRESS

**60 ELLERY STREET** CAMBRIDGE, MA

CLIENT

GFA PER ZONING CODE

GFA (ZONING) 1ST FLOOR GFA (ZONING) 2ND FLOOR GFA (ZONING) 3RD FLOOR GFA (ZONING) 4TH FLOOR GFA (ZONING) 5TH FLOOR GFA (ZONING) 6TH FLOOR

Level

Name

Area

21179 SF

CONTEMPO

ARCHITECT



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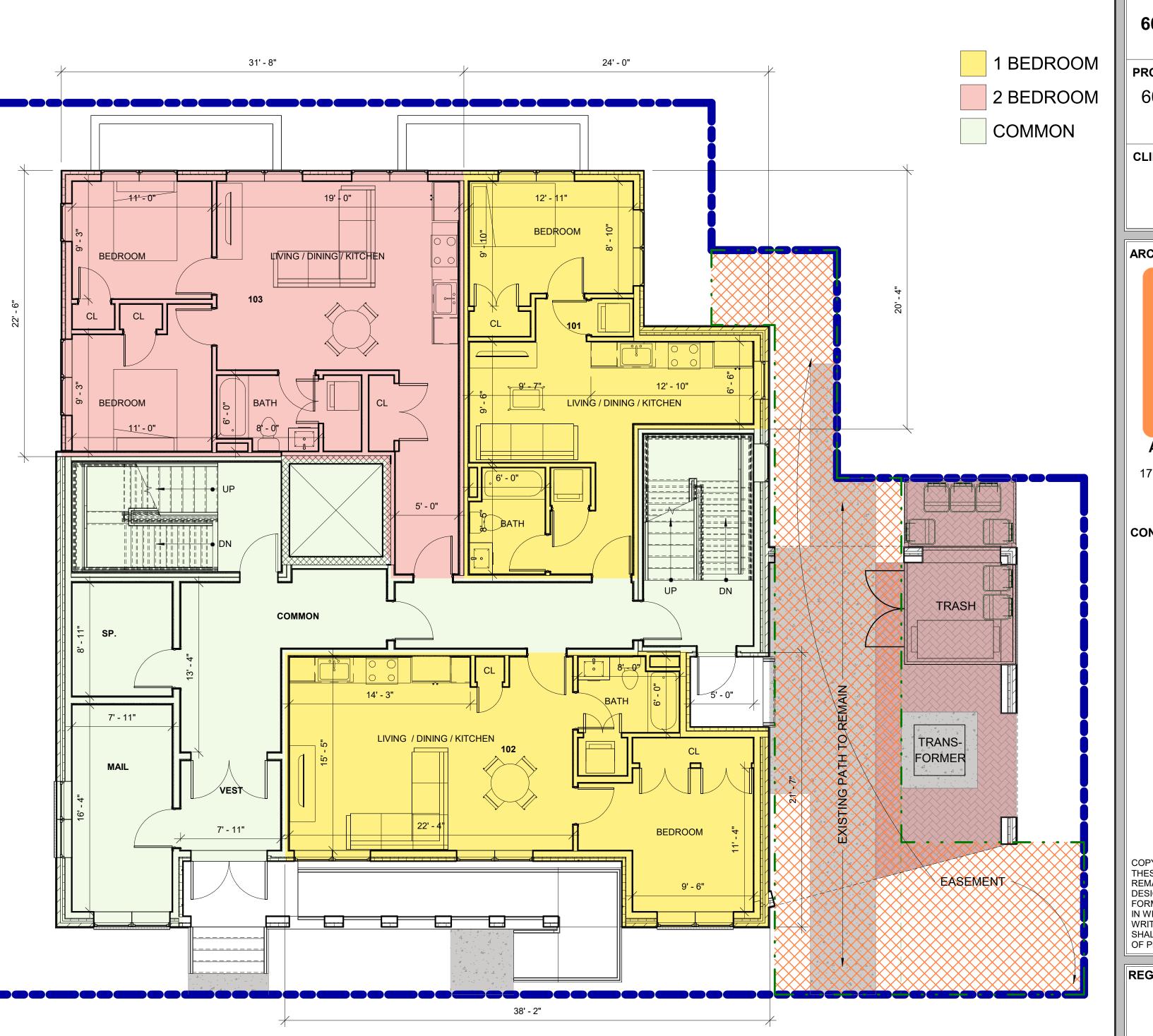
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REGISTRATION



Project nu	ımber	25004
_Date		05/19/2025
Drawn by		Author
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Scale		3/32" = 1'-0'
REVISION	ONS	
No.	Description	Date

AREA PLANS -GFA (PER ZONING)



1 1ST FLOOR 3/16" = 1'-0"

23' - 6"

LIVING / DINING / KITCHEN

BIKE ROOM / COMMON

1 BEDROOM

COMMON

STUDIO

13' - 5"

MECH

30' - 4"

30 LONG TERM BICYCLE PARKING

SPACES (1/DU)

2 BASEMENT 3/16" = 1'-0"

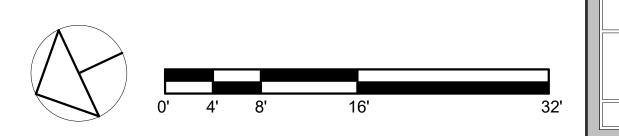
2 (6.7%) TANDEM SIZED

21' - 8"

L*----*

LIVING / DINING / KITCHEN

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
STUDIO	1	0	0	1	1	1	1	5 (17%)
1 BEDROOM	1	2	2	3	3	3	3	17 (58%)
2 BEDROOM	0	1	2	1	1	1	1	7 (24%)
TOTAL	2	3	4	5	5	5	5	29



PROJECT NAME

**60 ELLERY ZONING** STUDY

PROJECT ADDRESS

**60 ELLERY STREET** CAMBRIDGE, MA

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Project	number	25004
Date		05/19/2025
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_Checke	ed by	JSK
Scale	A	As indicated
REVI	SIONS	
No.	Description	Date
F	RASEMEN	T 8.

BASEMENT & 1ST FLOOR **PLANS** 

**60 ELLERY ZONING STUDY** 

PROJECT ADDRESS **60 ELLERY STREET** CAMBRIDGE, MA

CONTEMPO



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2ND & 3RD FLOOR PLANS

## **60 ELLERY ZONING** STUDY

**60 ELLERY STREET** CAMBRIDGE, MA

CONTEMPO



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4TH & 5TH FLOOR PLANS

25004 05/19/2025

Author Checker

Date

As indicated





## **60 ELLERY ZONING** STUDY

PROJECT ADDRESS

**60 ELLERY STREET** CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



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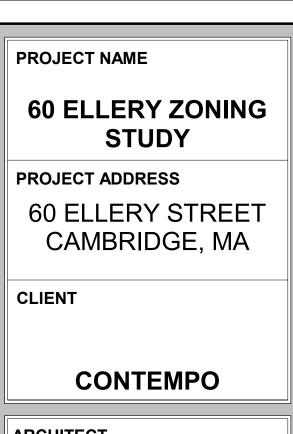
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FRONT **ELEVATION** 

A-300A 60 ELLERY ZONING STUDY







# ARCHITECT



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FRONT **ELEVATION** 

A-300B 60 ELLERY ZONING STUDY



SOLDIER COURSE BAND AT HEAD

6 OVER 1 DOUBLE HUNG WINDOWS

- ROWLOCK AT SILLS





- BRICK EXTENDS TO GROUND (NO WATERTABLE)

SOLDIER COURSE BAND @ 1ST FLOOR -





1ST FLOOR EXISTING / 1ST-3RD FLOOR PROPOSED

SOLDIER COURSE AT HEAD

ROWLOCK AT SILLS

PROJECT NAME

60 ELLERY ZONING STUDY

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

CLIENT

5TH FLOOR 79.00

4TH FLOOR 69.00

3RD FLOOR 59.00

2ND FLOOR 49.00

1ST FLOOR 39.00

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BRICK DETAILING INFORMATION

A-300C
60 ELLERY ZONING STUDY

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**60 ELLERY ZONING** STUDY

PROJECT ADDRESS

**60 ELLERY STREET** CAMBRIDGE, MA

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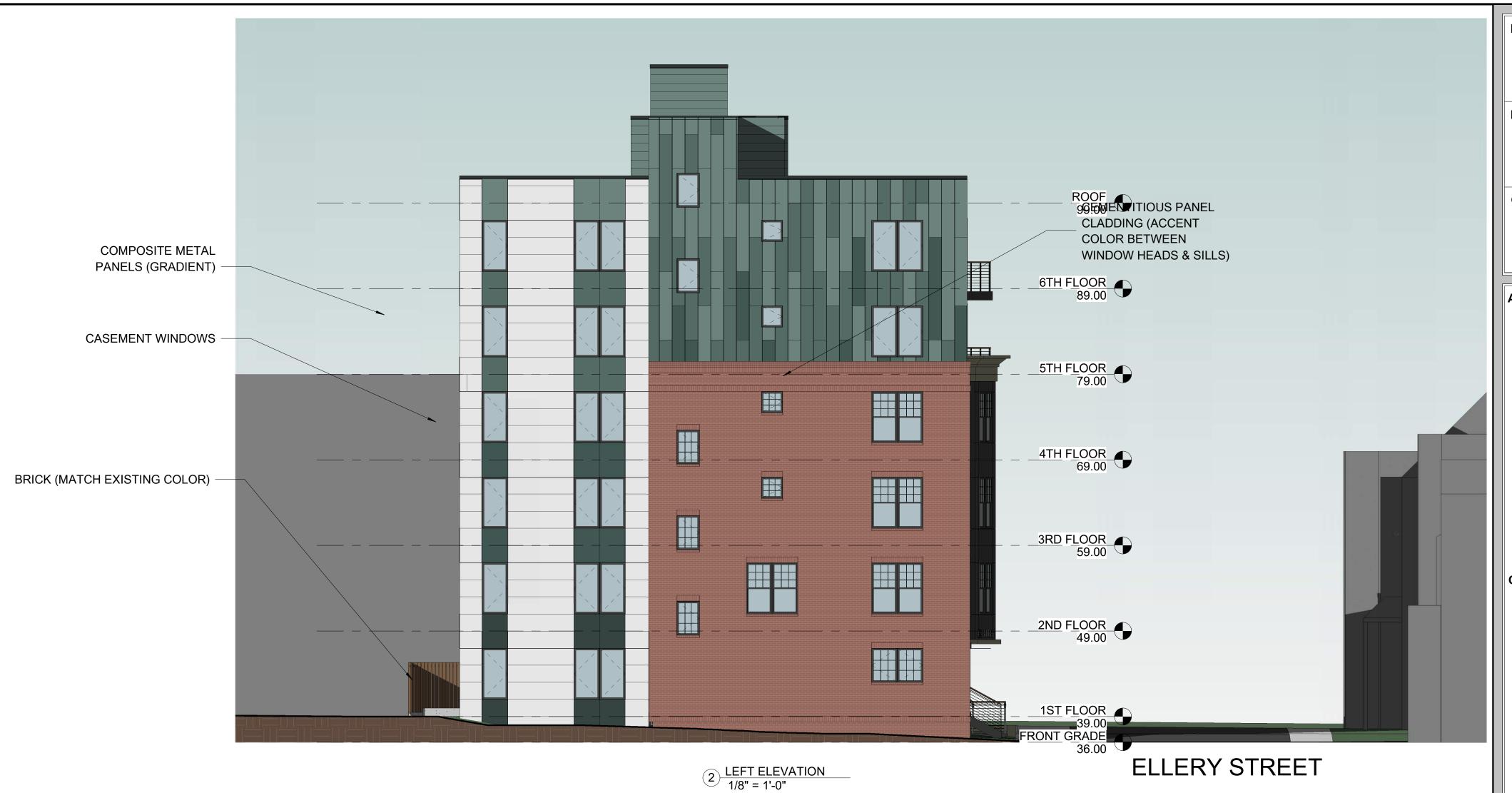
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SIDE **ELEVATIONS** 

A-301A 60 ELLERY ZONING STUDY





**ELLERY STREET** 

1 RIGHT ELEVATION 1/8" = 1'-0"

PROJECT NAME

## **60 ELLERY ZONING** STUDY

PROJECT ADDRESS

**60 ELLERY STREET** CAMBRIDGE, MA

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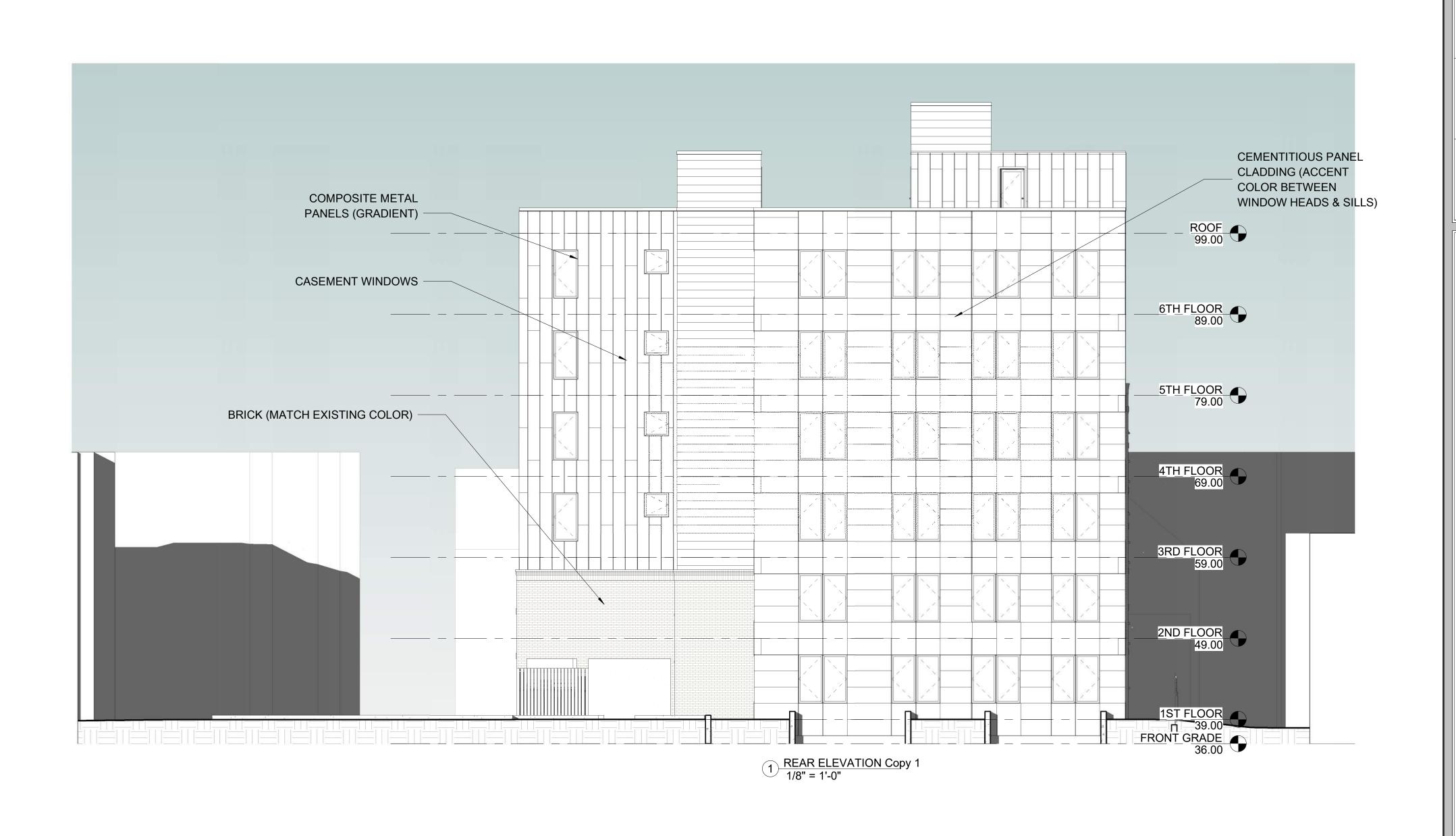
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SIDE **ELEVATIONS** 

A-301B 60 ELLERY ZONING STUDY



**60 ELLERY ZONING** STUDY

PROJECT ADDRESS

**60 ELLERY STREET** CAMBRIDGE, MA

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REAR **ELEVATION** 

A-302A 60 ELLERY ZONING STUDY



## **60 ELLERY ZONING** STUDY

PROJECT ADDRESS

**60 ELLERY STREET** CAMBRIDGE, MA

CLIENT

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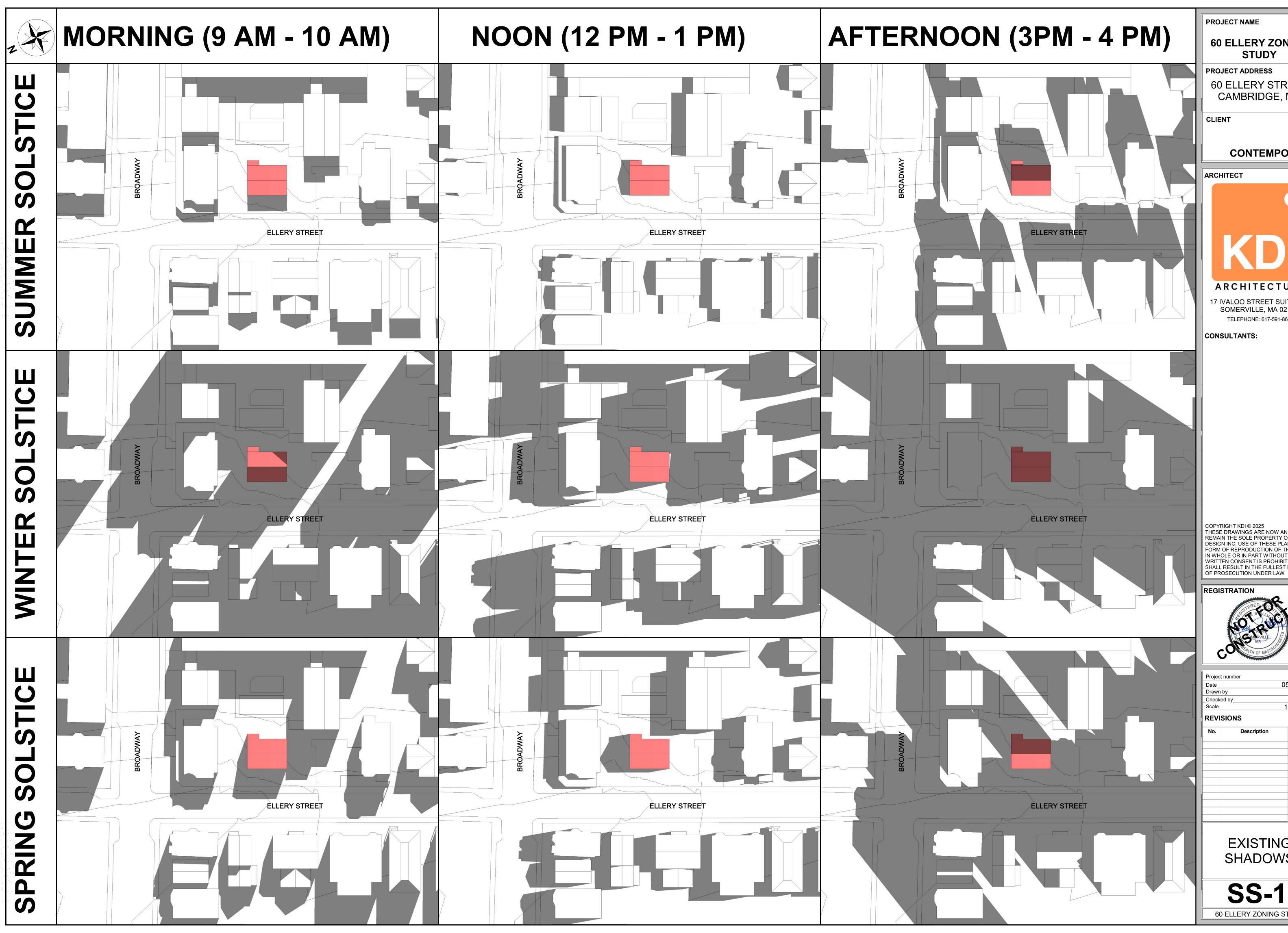
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REAR **ELEVATION** 

A-302B



**60 ELLERY ZONING** 

60 ELLERY STREET CAMBRIDGE, MA

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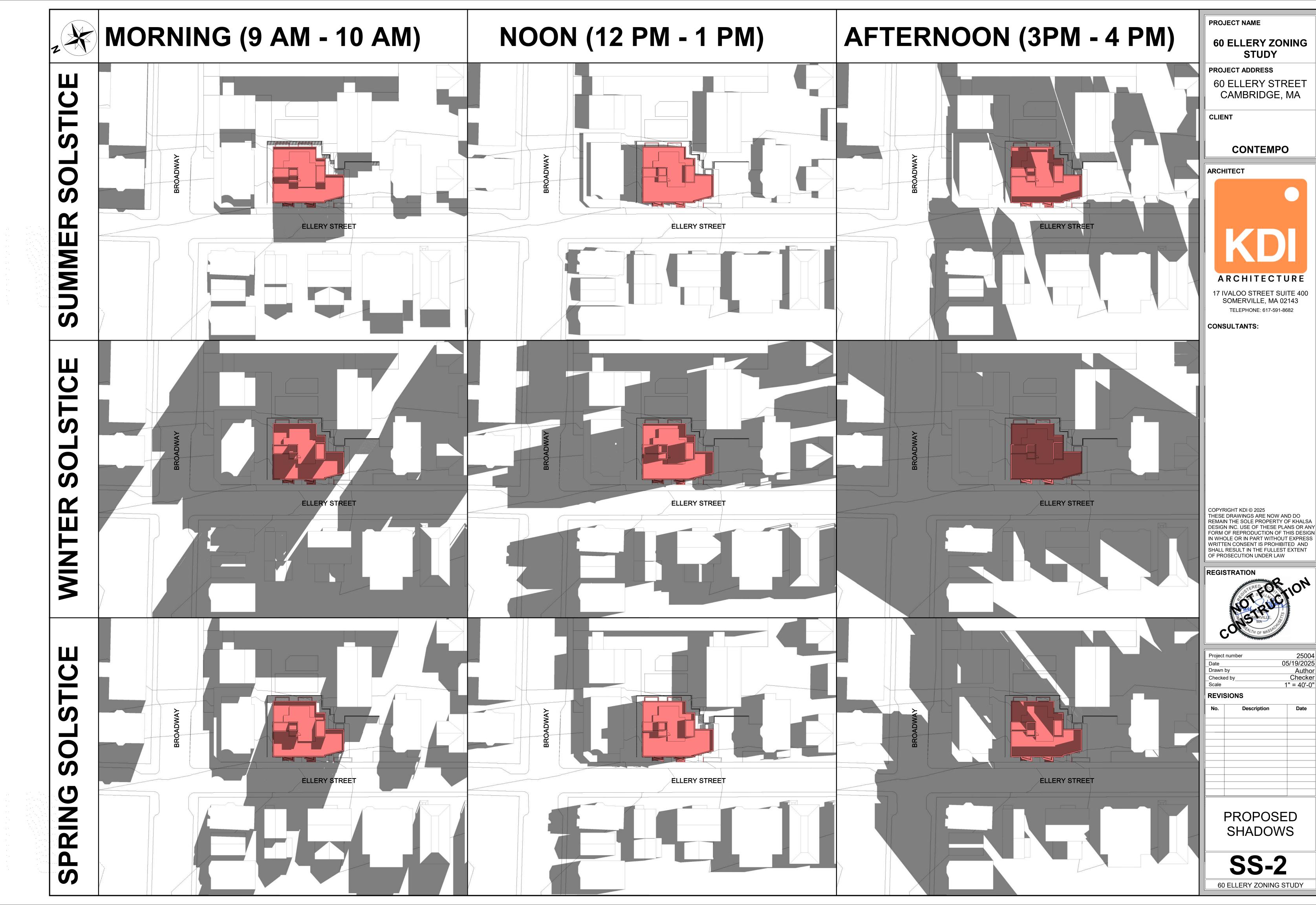


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**EXISTING** SHADOWS





## **60 ELLERY ZONING** STUDY

PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA

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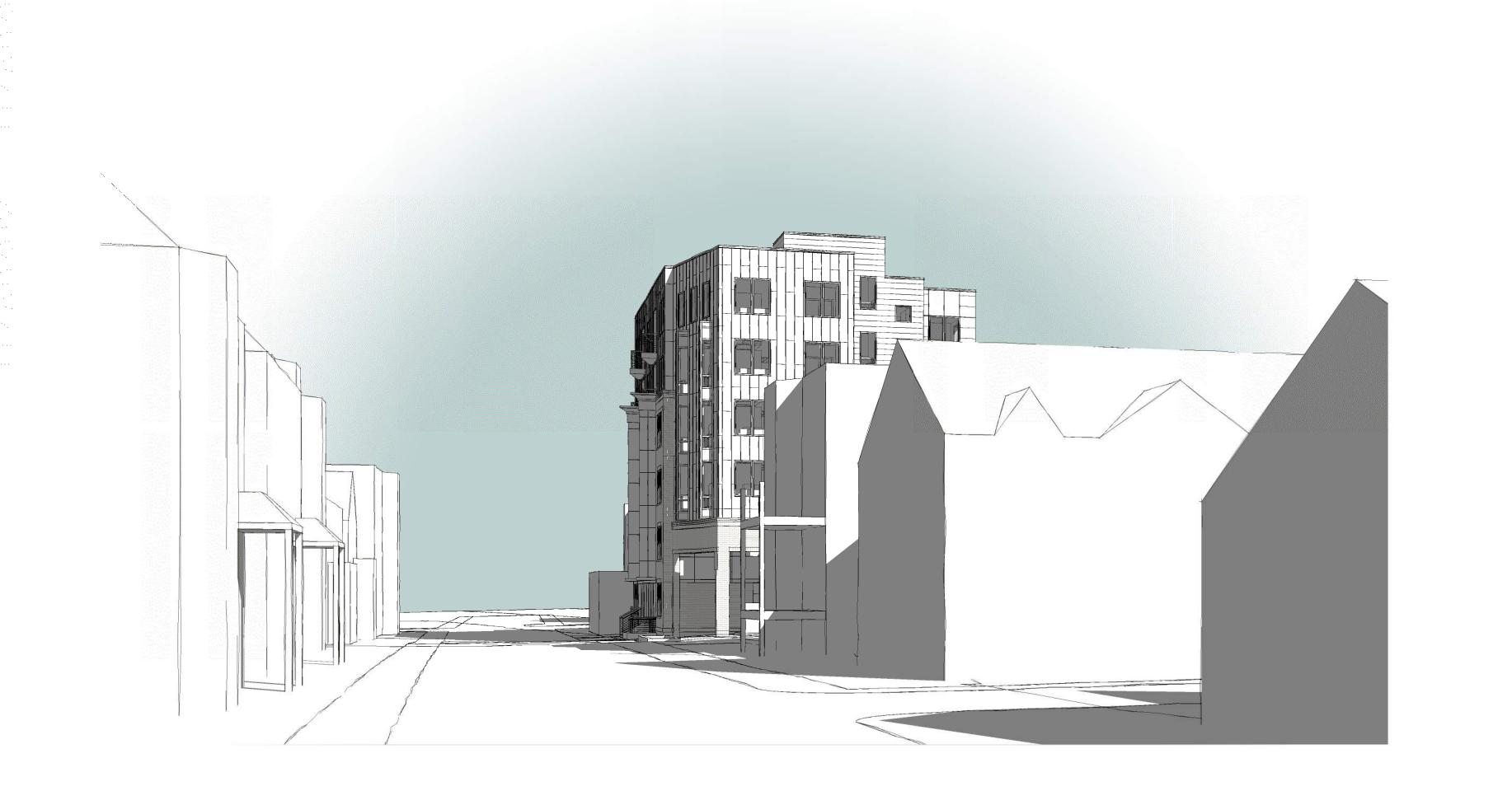
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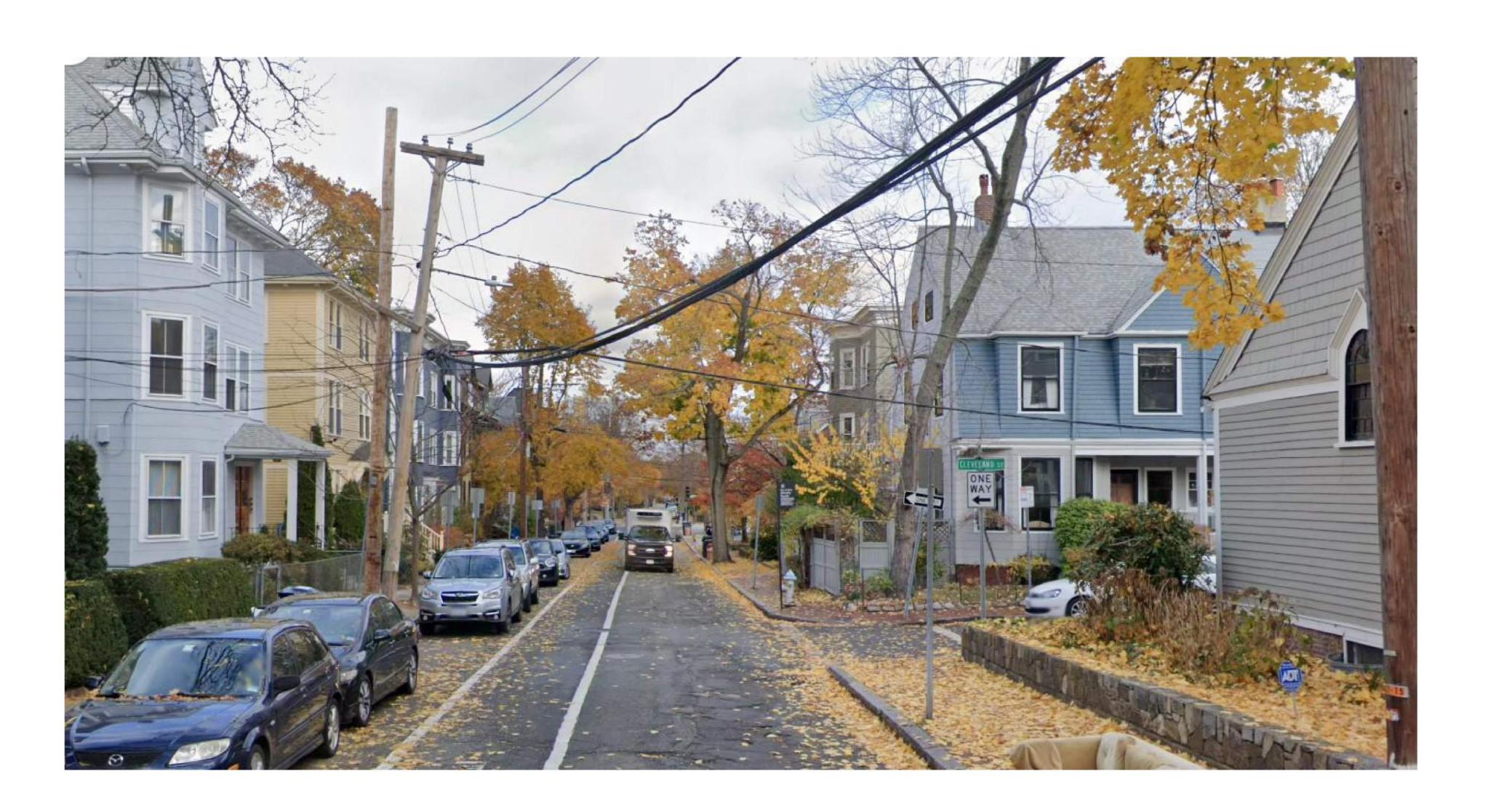
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MASSING PERSPECTIVE





**60 ELLERY ZONING** STUDY

PROJECT NAME

PROJECT ADDRESS **60 ELLERY STREET** CAMBRIDGE, MA

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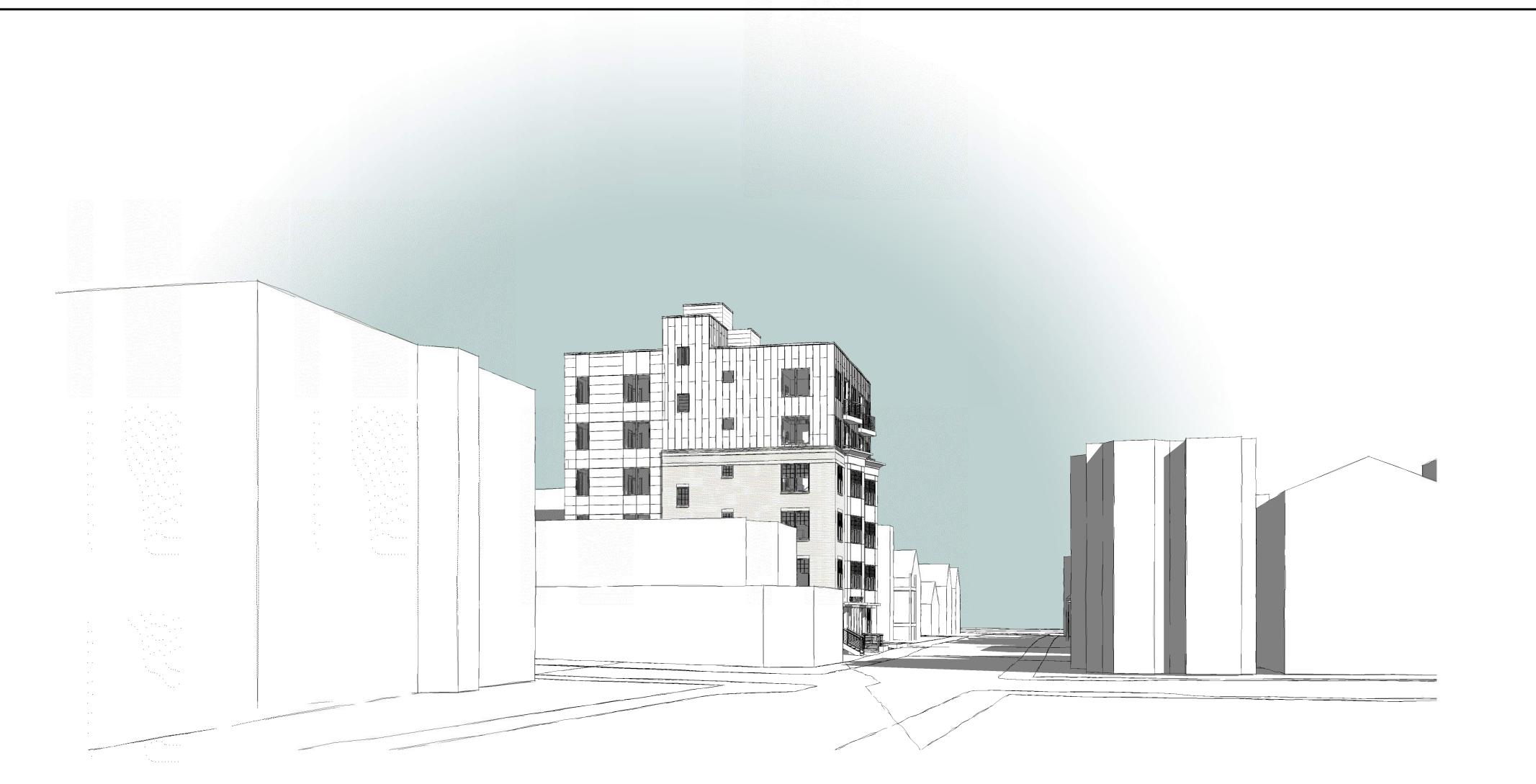
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MASSING PERSPECTIVE

AV-2 60 ELLERY ZONING STUDY









VIEW 1: PERSEPCTIVE FROM BROADWAY @ ELLERY

## **60 ELLERY ZONING** STUDY

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

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PROPOSED PERSPECTIVES

AV-3 60 ELLERY ZONING STUDY







VIEW 1: PERSEPCTIVE FROM BROADWAY @ ELLERY



CONTEMPO

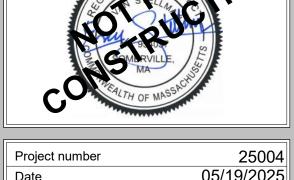


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PROPOSED PERSPECTIVES

AV-3





VIEW 1: PERSEPCTIVE FROM BROADWAY @ ELLERY

## **60 ELLERY ZONING** STUDY

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

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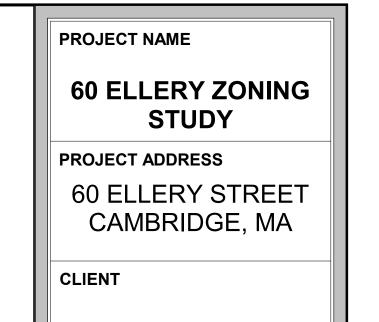


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PROPOSED PERSPECTIVES

AV-3 60 ELLERY ZONING STUDY





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PROPOSED PERSPECTIVES

AV-3 60 ELLERY ZONING STUDY



VIEW 2: PERSPECTIVE UP ELLERY TOWARDS BROADWAY

25004





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**60 ELLERY ZONING** 

STUDY

60 ELLERY STREET

CAMBRIDGE, MA

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ARCHITECTURE

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**60 ELLERY ZONING** 

STUDY

60 ELLERY STREET

CAMBRIDGE, MA

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STUDY

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# REGISTRATION

PROJECT NAME

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**60 ELLERY ZONING** 

STUDY

60 ELLERY STREET

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