



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histncds@cambridgema.gov URL: www.cambridgema.gov/historic/midcambridgehome.html

APPLICATION FOR CERTIFICATE

Section I:

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

2. Address of property: 78 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).

Reconfigure roof to add 2nd floor living area.

Fenestration changes to the exterior.

Name of Property Owner of Record: ^{Tjacob} Jenna Larson & Jacob Smigiel

Mailing Address: 78 Ellery Street, Cambridge MA 02138

Telephone/Fax: 810-397-8599

E-mail: js21jl23@gmail.com

Signature of Property Owner of Record*: Jenna Larson Jacob Smigiel

(Required field; application will not be considered complete without property owner's signature)

*I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.

Name of proponent, if not record owner: _____

Mailing Address: _____

Telephone/Fax: _____

E-mail: _____

(for office use only):

Date Application Received: _____ Case Number: _____ Hearing Date: _____

Type of Certificate Issued: _____ Date Issued: _____

Section II:

Is property listed on the National Register of Historic Places? no Publicly owned? no
Current Zoning District: Res C-1 Current Use: Single Family

Section III:

Will this project require: variance no special permit no

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:

2980 floor area of existing structures on the lot
150 amount of floor area (gross square feet) of proposed construction
5.0% percentage increase in total floor area after construction
5508 total area of lot in square feet
32% unchanged percentage of total lot area covered after construction

Demolition:

n/a amount of floor area (gross square feet) of proposed demolition
n/a floor area of existing structure
n/a 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;
no removal of original or historic roofing material.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	OC	ON CENTER
CIP	CAST-IN-PLACE	PCF	POUND PER CUBIC FOOT
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
DIA	DIAMETER	PT	PRESERVATIVE TREATED
DN	DOWN	PVC	POLYVINYL CHLORIDE
EXIST	EXISTING	R	RISER
FIN	FINISH	RO	ROUGH OPENING
FLR	FLOOR	SF	SQUARE FOOT
FT	FOOT	SHT	SHEET
GC	GENERAL CONTRACTOR	SIM	SIMILAR
GWB	GYPSUM WALL BOARD	SPEC	SPECIFICATIONS
HP	HIGH POINT	T	TREAD
IN	INCH	T&G	TONGUE AND GROOVE
MAX	MAXIMUM	TYP	TYPICAL
MDF	MEDIUM DENSITY FIBERBOARD	VCT	VINYL COMPOSITION TILE
MDO	MEDIUM DENSITY OVERLAY	VIF	VERIFY IN FIELD
MIN	MINIMUM	W	WITH
MISC	MISCELLANEOUS	W/O	WITHOUT
MO	MASONRY OPENING	&	AND
NTS	NOT TO SCALE	@	AT
		#	NUMBER
		CL	CENTERLINE

MATERIALS KEY

	EARTH		SHINGLES (ELEVATION)
	GRAVEL		CLAPBOARD (ELEVATION)
	CAST CONCRETE		GYPSUM WALL BOARD
	SOLID WOOD		CMU MASONRY
	PLYWOOD		ARCHITECTURAL STONEWORK
	RIGID INSULATION		ARCHITECTURAL STONEWORK (ELEVATION)
	SPRAY INSULATION - HIGH DENSITY		METAL
	INSULATION - ACOUSTIC		

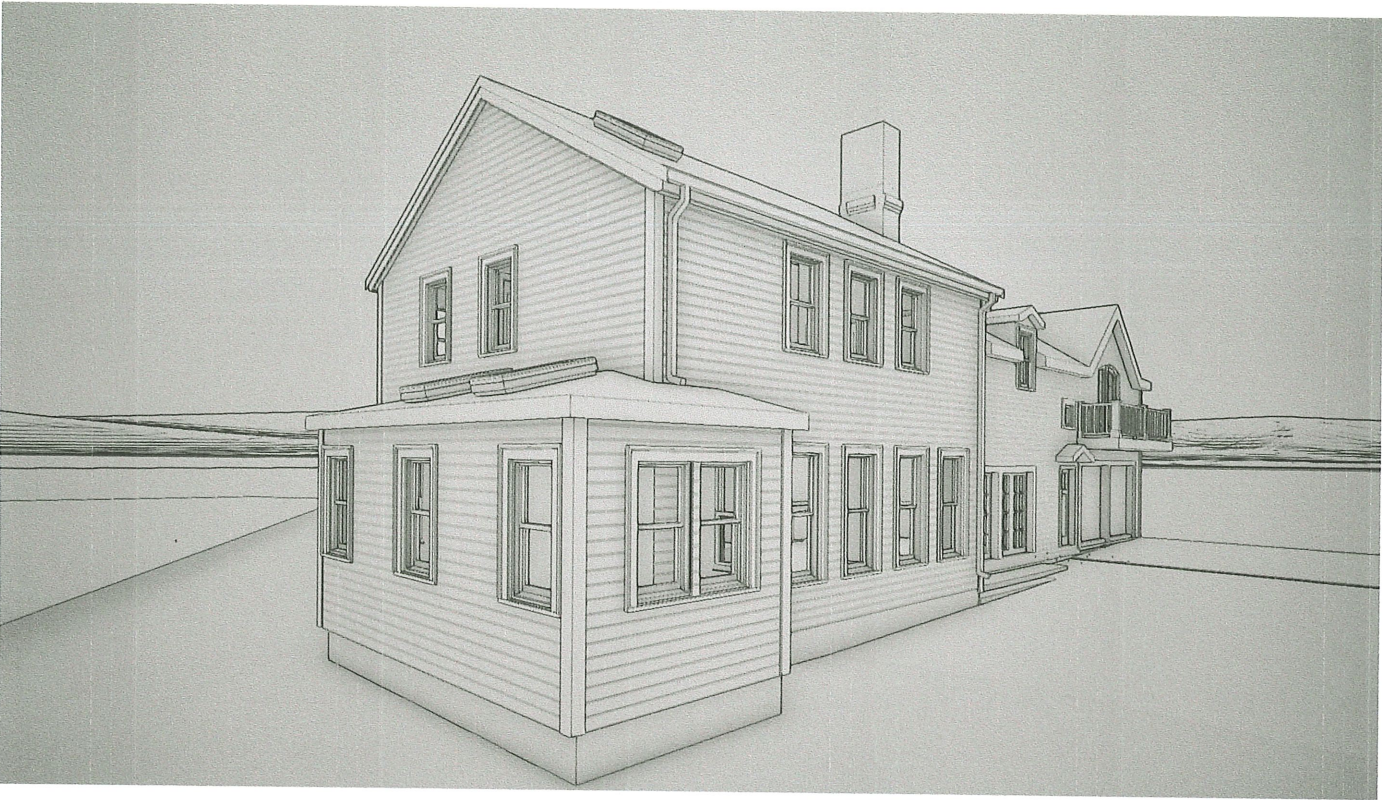
SYMBOLS

	ELEVATION MARKER		ROOM NAME
	DOOR REFERENCE NUMBER		ROOM MARKER
	INTERIOR ELEVATION REFERENCE		WINDOW REFERENCE NUMBER
	EXTERIOR ELEVATION REFERENCE		SECTION CALL OUT
	STRUCTURAL GRID LINE		NORTH ARROW
	ELEVATION CALL OUT		DETAIL REFERENCE
	KEYNOTE REFERENCE		PARTITION REFERENCE
			CASEWORK REFERENCE

78 ELLERY ST - SECOND FLOOR RENOVATIONS

78 ELLERY STREET
CAMBRIDGE, MA

06/18/2025
PERMIT SET



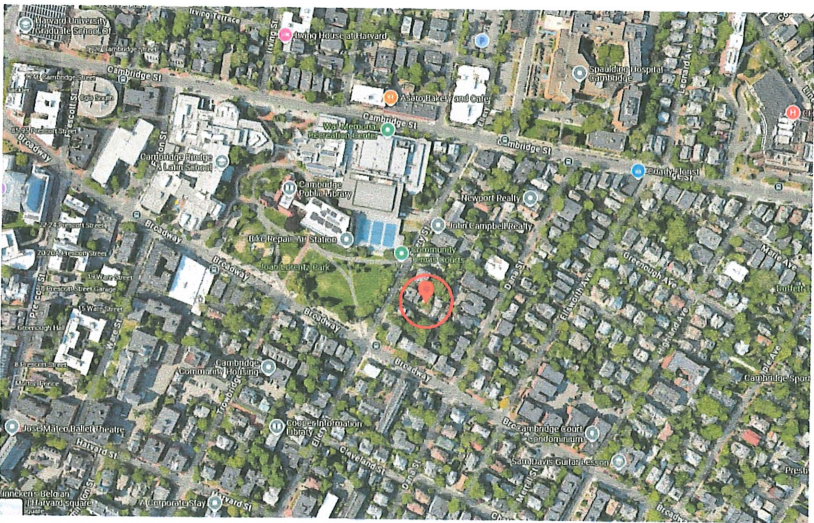
PROJECT NARRATIVE

RENOVATING PART OF THE SECOND FLOOR OF A SINGLE FAMILY HOME. THE ROOF RIDGE AND WALLS WILL BE RAISED ON THE LEFT HALF OF THE HOUSE.

ZONING SUMMARY

ZONE: RES C-1
TYPE: SINGLE FAMILY RENOVATION
OCCUPANCY GROUP: RESIDENTIAL - GROUP R-3 ONE AND TWO FAMILY

LOCATION PLAN



SHEET LIST

G100	COVER
G101	NOTES
G102	ASSESSORS SITE PLAN
G103	ZONING
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
S100	STRUCTURAL
S102	SECTION AND DETAILS

MORSE
CONSTRUCTIONS
3 ARROW DRIVE
WOBURN, MA 01801
240 ELM STREET, 2ND FLOOR,
SOMERVILLE, MA 02144
PHONE: (617) 666-4460

78 ELLERY ST - SECOND FLOOR RENOVATIONS

78 ELLERY STREET
CAMBRIDGE, MA

ISSUANCE:
PERMIT SET

REVISION:

DATE: 06/18/2025

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

DRAWN: MJ

CHECKED: MJ

SHEET INFO:

COVER

G100



RENOVATIONS

G101



78 ELLERY STREET
CAMBRIDGE, MA

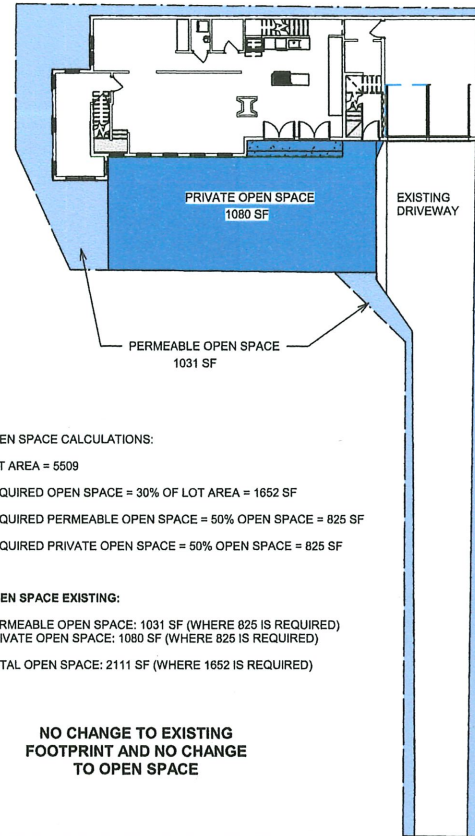
SHEET INFO:
ASSESSORS SITE PLAN

G102



① ASSESSORS SITE PLAN
1/16" = 1'-0"

ZONE: RES C-1
TYPE: SINGLE FAMILY RENOVATION
OCCUPANCY GROUP: RESIDENTIAL - GROUP R-3 ONE AND TWO FAMILY

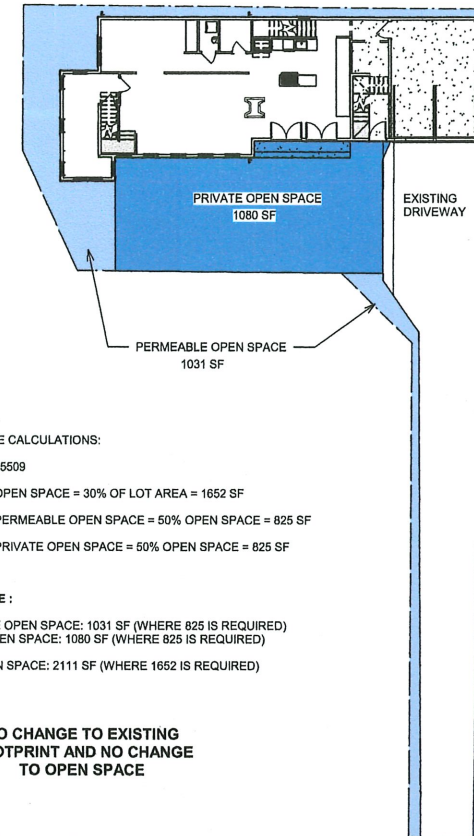


OPEN SPACE CALCULATIONS:
LOT AREA = 5509
REQUIRED OPEN SPACE = 30% OF LOT AREA = 1652 SF
REQUIRED PERMEABLE OPEN SPACE = 50% OPEN SPACE = 825 SF
REQUIRED PRIVATE OPEN SPACE = 50% OPEN SPACE = 825 SF

OPEN SPACE EXISTING:
PERMEABLE OPEN SPACE: 1031 SF (WHERE 825 IS REQUIRED)
PRIVATE OPEN SPACE: 1080 SF (WHERE 825 IS REQUIRED)
TOTAL OPEN SPACE: 2111 SF (WHERE 1652 IS REQUIRED)

NO CHANGE TO EXISTING
FOOTPRINT AND NO CHANGE
TO OPEN SPACE

① FIRST FLOOR - EXISTING OPEN SPACE
1/16" = 1'-0"

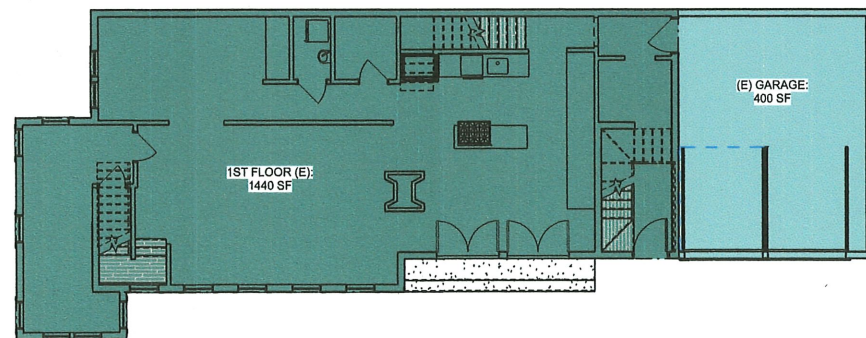


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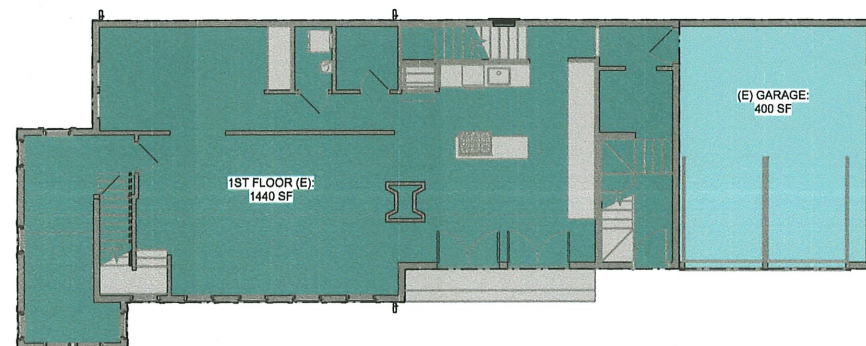
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TOTAL OPEN SPACE: 2111 SF (WHERE 1652 IS REQUIRED)

NO CHANGE TO EXISTING
FOOTPRINT AND NO CHANGE
TO OPEN SPACE

② FIRST FLOOR - PROPOSED OPEN SPACE
1/16" = 1'-0"



③ FIRST FLOOR - EXISTING GFA
1/8" = 1'-0"

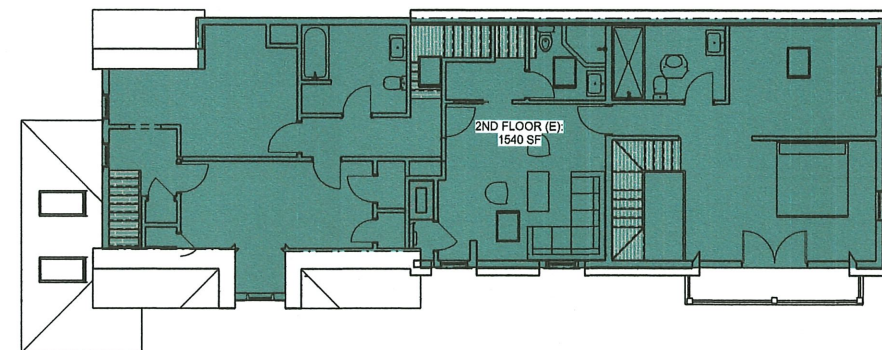


④ FIRST FLOOR - PROPOSED GFA
1/8" = 1'-0"

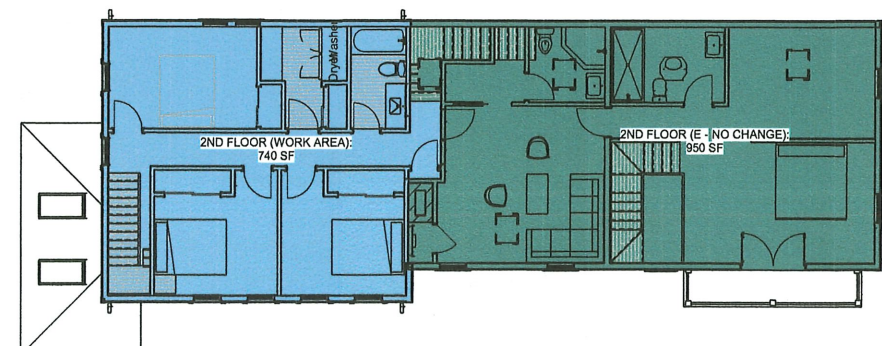
EXISTING GFA:
FIRST FLOOR = 1440 SF
SECOND FLOOR = 1540 SF
TOTAL GFA = 2980 SF

PROPOSED GFA:
FIRST FLOOR (EXISTING) = 1440 SF
SECOND FLOOR (EXISTING, NO CHANGE) = 950 SF
SECOND FLOOR (WORK AREA) = 740 SF
TOTAL GFA = 3130 SF

ADDED = 150 SF



⑤ SECOND FLOOR - EXISTING GFA
1/8" = 1'-0"



⑥ SECOND FLOOR - PROPOSED GFA
1/8" = 1'-0"

78 ELLERY ST - SECOND FLOOR
RENOVATIONS

78 ELLERY STREET
CAMBRIDGE, MA




ISSUANCE:
PERMIT SET
REVISION:
DATE: 06/18/2025
SCALE: As Indicated
DRAWN: MJ
CHECKED: MJ
SHEET INFO: ZONING




78 ELLERY ST - SECOND FLOOR
RENOVATIONS
78 ELLERY STREET
CAMBRIDGE, MA

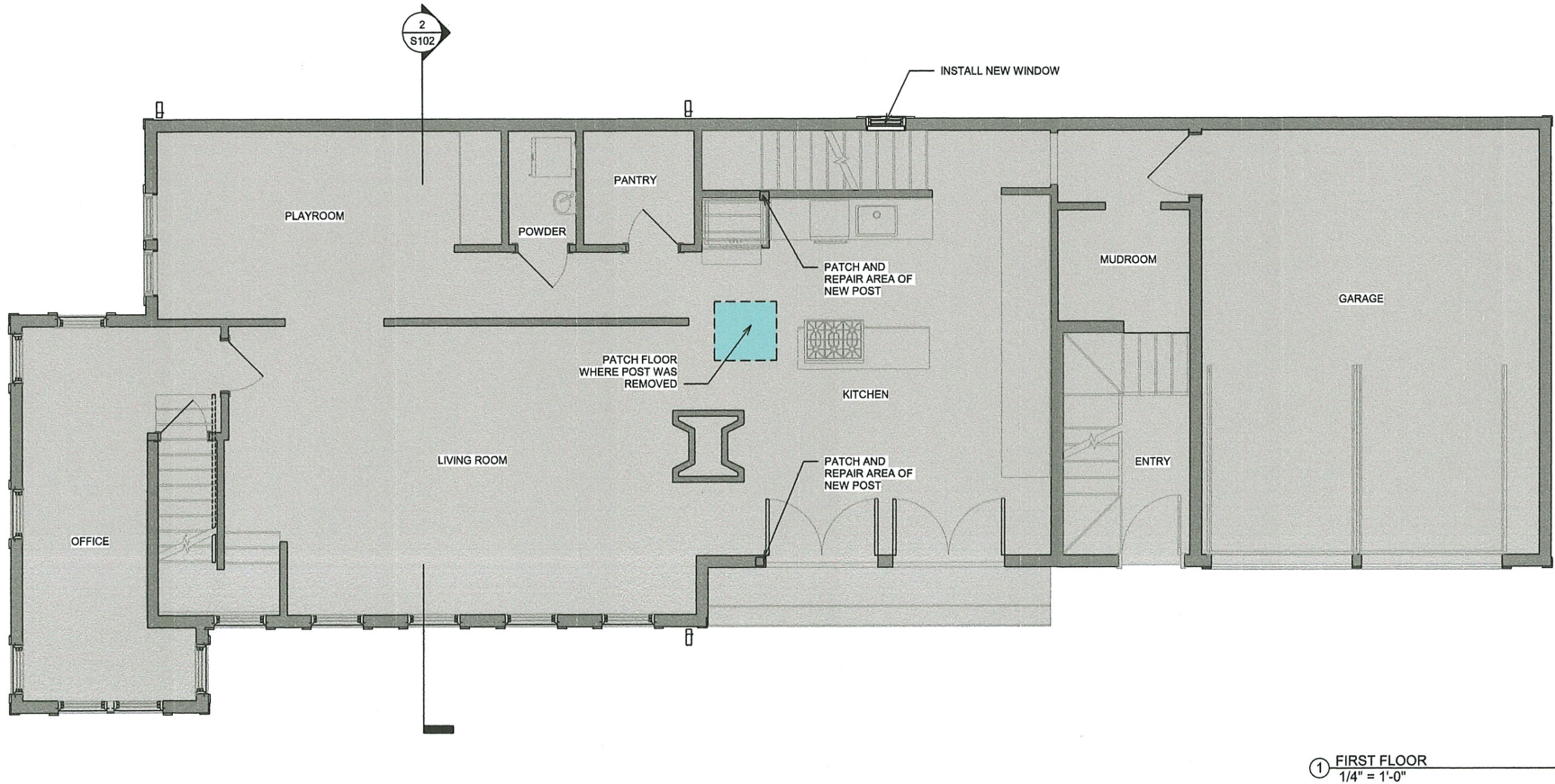
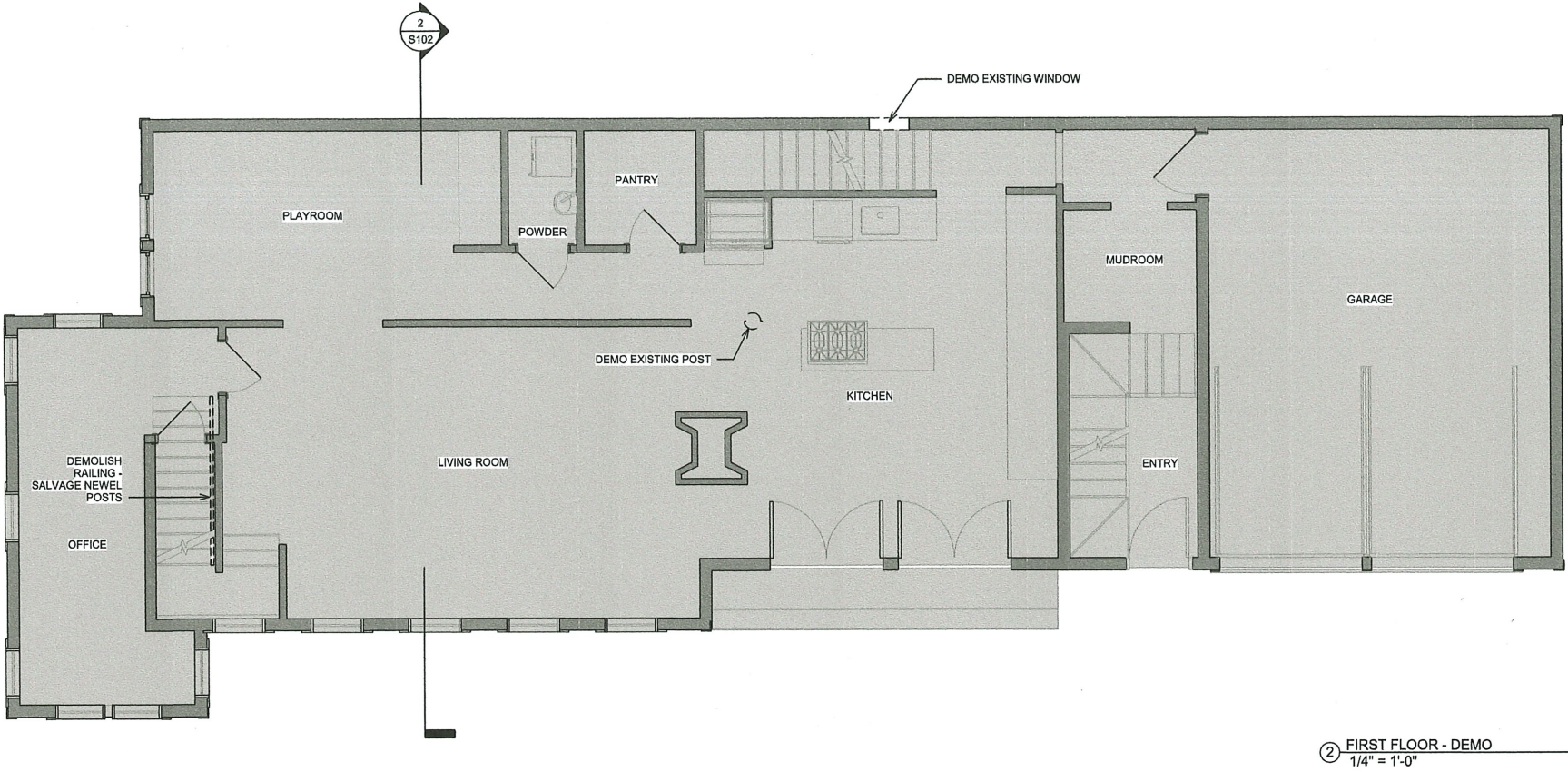
ISSUANCE:
PERMIT SET

REVISION:

DATE: 06/18/2025
SCALE: 1/4" = 1'-0"
DRAWN:
CHECKED:
SHEET INFO:
FIRST FLOOR PLAN

DEMOLITION KEY	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

PLAN & ELEVATION KEY	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	NEW CONSTRUCTION





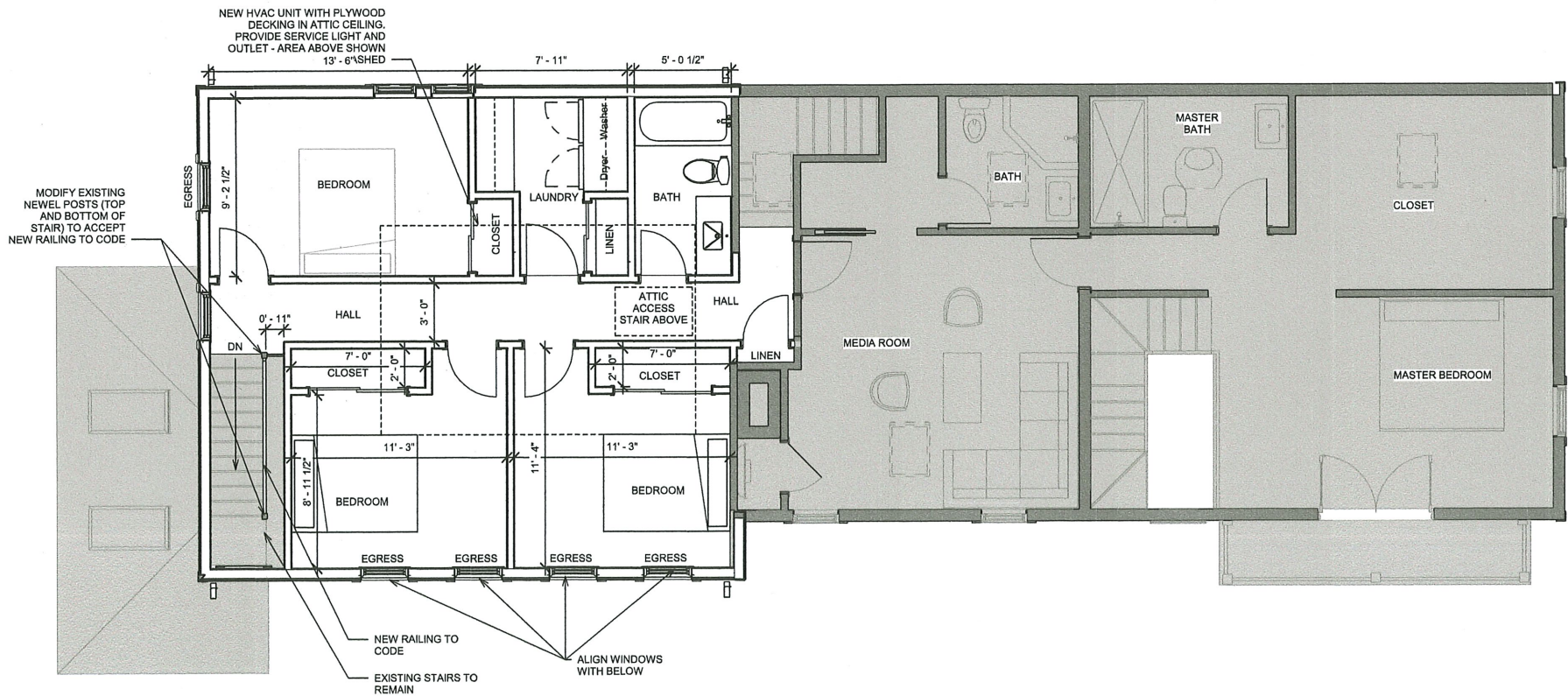
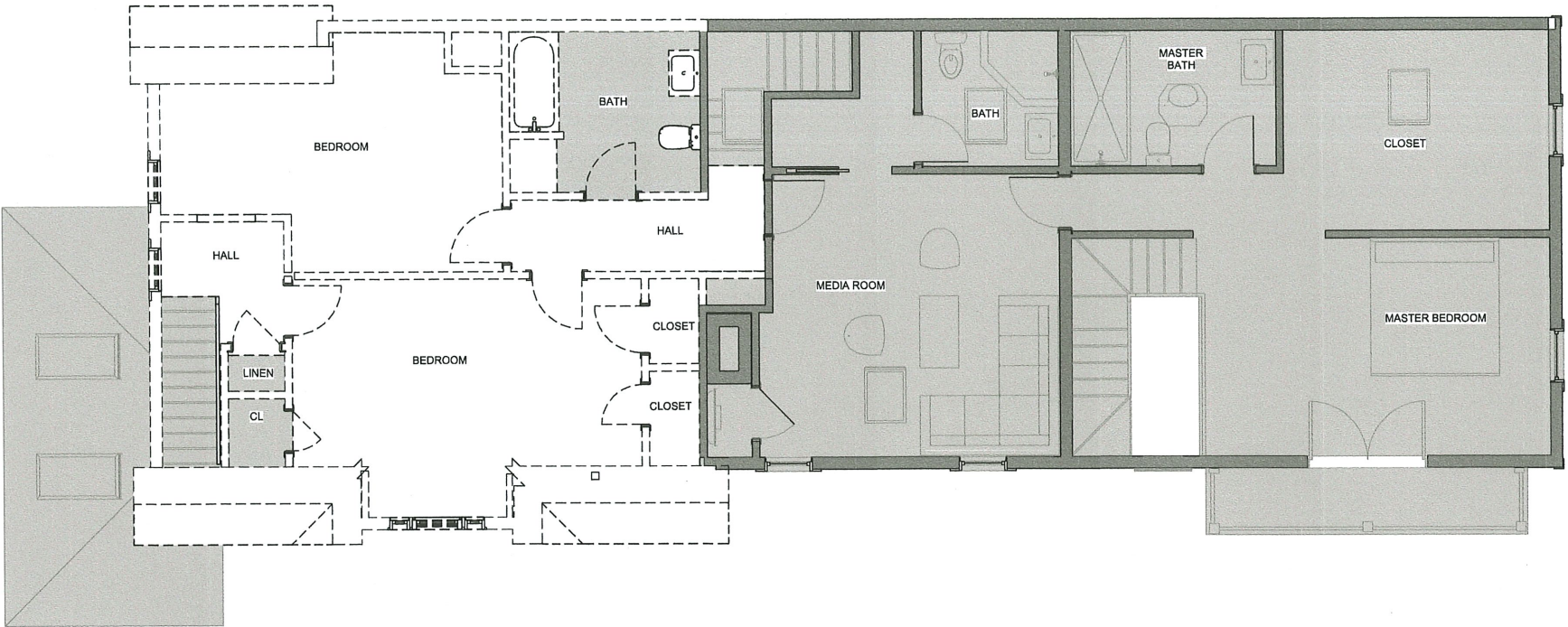
MORSE
CONSTRUCTIONS

DEMOLITION KEY

	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

PLAN & ELEVATION KEY

	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	NEW CONSTRUCTION



① SECOND FLOOR
1/4" = 1'-0"

78 ELLERY ST - SECOND FLOOR
RENOVATIONS

78 ELLERY STREET
CAMBRIDGE, MA

ISSUANCE:
PERMIT SET

REVISION:

DATE: 06/18/2025




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




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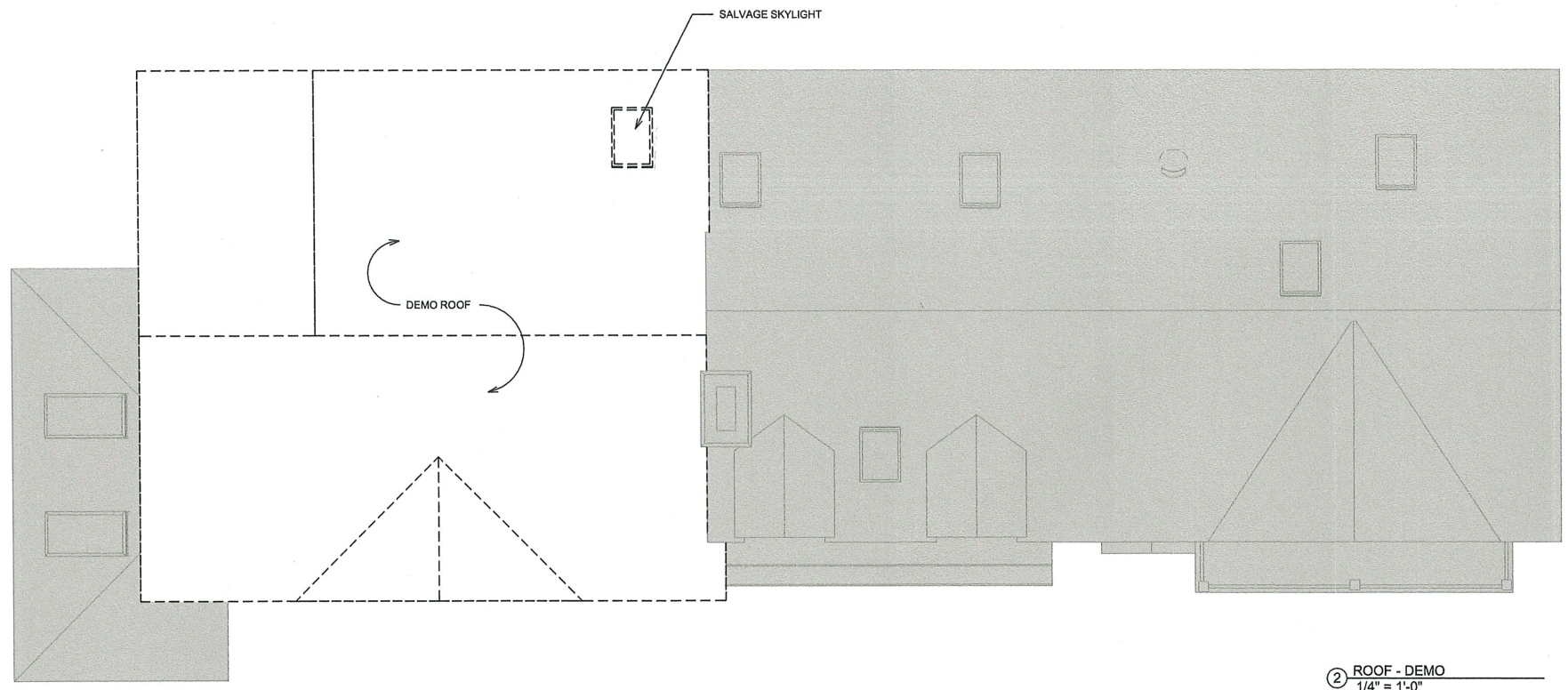
CHECKED:

SHEET INFO:
SECOND FLOOR PLAN

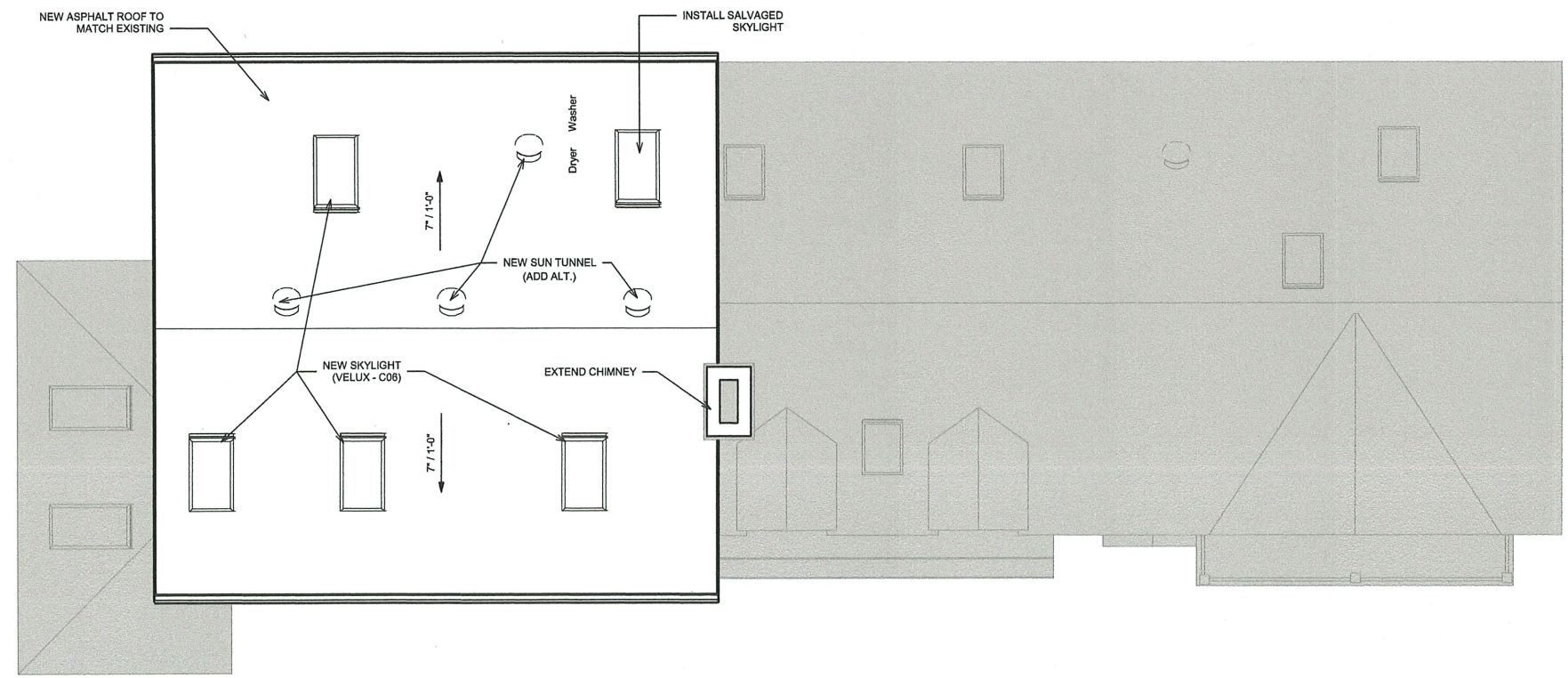
A102

DEMOLITION KEY	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

PLAN & ELEVATION KEY	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	NEW CONSTRUCTION



② ROOF - DEMO
1/4" = 1'-0"



① ROOF
1/4" = 1'-0"

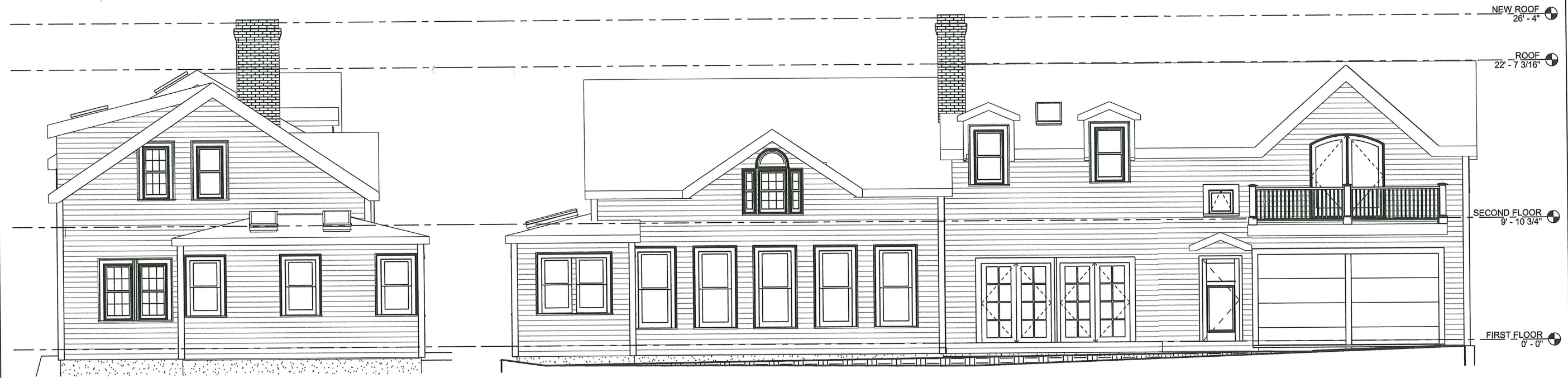
78 ELLERY ST - SECOND FLOOR
RENOVATIONS
78 ELLERY STREET
CAMBRIDGE, MA

ISSUANCE:	PERMIT SET
REVISION:	
DATE:	06/18/2025
SCALE:	1/4" = 1'-0"
DRAWN:	
CHECKED:	
SHEET INFO:	ROOF PLAN



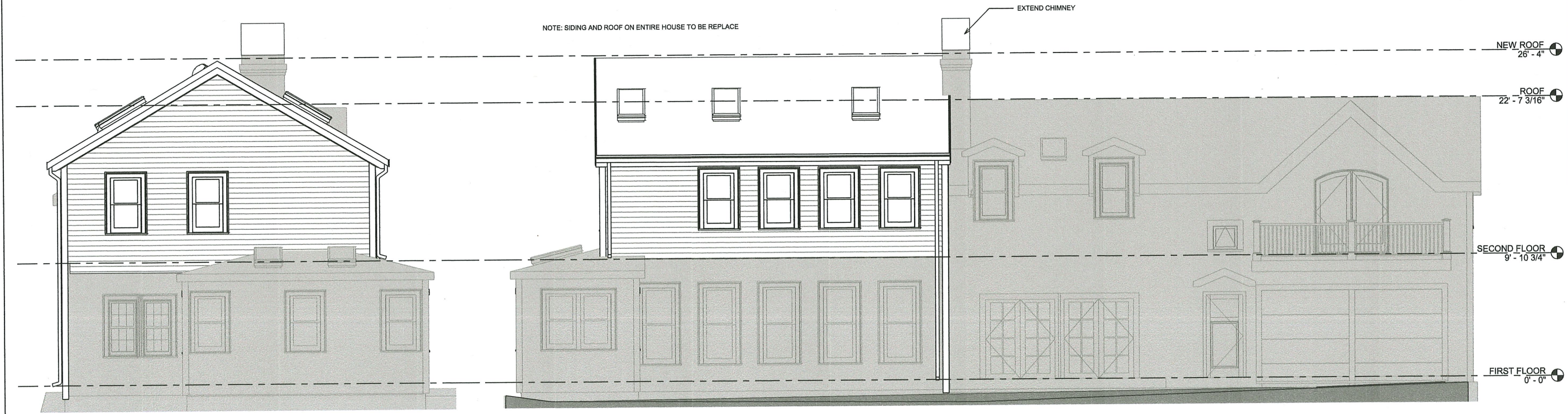
MORSE
CONSTRUCTIONS

PLAN & ELEVATION KEY	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	NEW CONSTRUCTION



④ LEFT ELEVATION - EXISTING
1/4" = 1'-0"

③ FRONT ELEVATION - EXISTING
1/4" = 1'-0"



① LEFT ELEVATION - PROPOSED
1/4" = 1'-0"

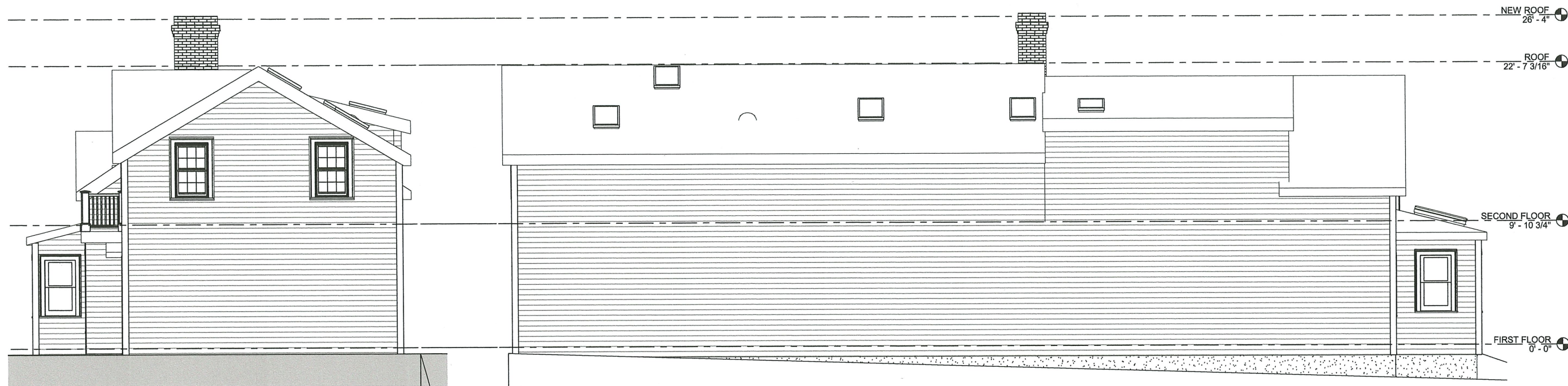
② FRONT ELEVATION - PROPOSED
1/4" = 1'-0"

78 ELLERY ST - SECOND FLOOR
RENOVATIONS

78 ELLERY STREET
CAMBRIDGE, MA

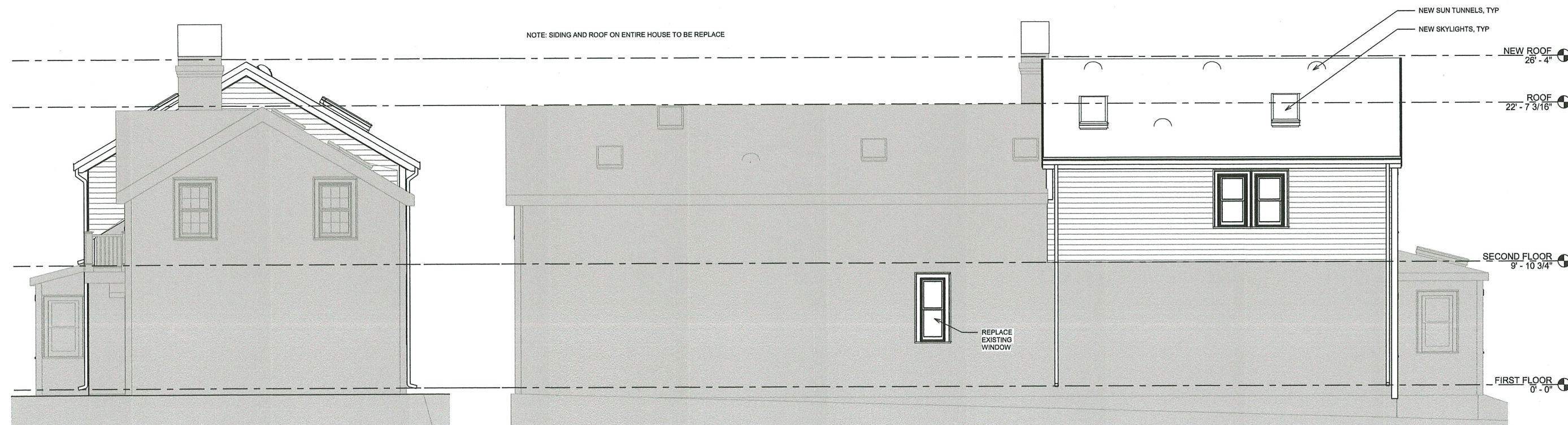
ISSUANCE:	
PERMIT SET	
REVISION:	
DATE:	06/18/2025
SCALE:	1/4" = 1'-0"
DRAWN:	
CHECKED:	
SHEET INFO:	ELEVATIONS

A200



③ RIGHT ELEVATION - EXISTING
1/4" = 1'-0"

④ BACK ELEVATION - EXISTING
1/4" = 1'-0"



① RIGHT ELEVATION - PROPOSED
1/4" = 1'-0"

② BACK ELEVATION - PROPOSED
1/4" = 1'-0"

78 ELLERY ST - SECOND FLOOR
RENOVATIONS

78 ELLERY STREET
CAMBRIDGE, MA

ISSUANCE:
PERMIT SET

REVISION:

DATE: 06/18/2025

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

DRAWN:

CHECKED:

SHEET INFO:

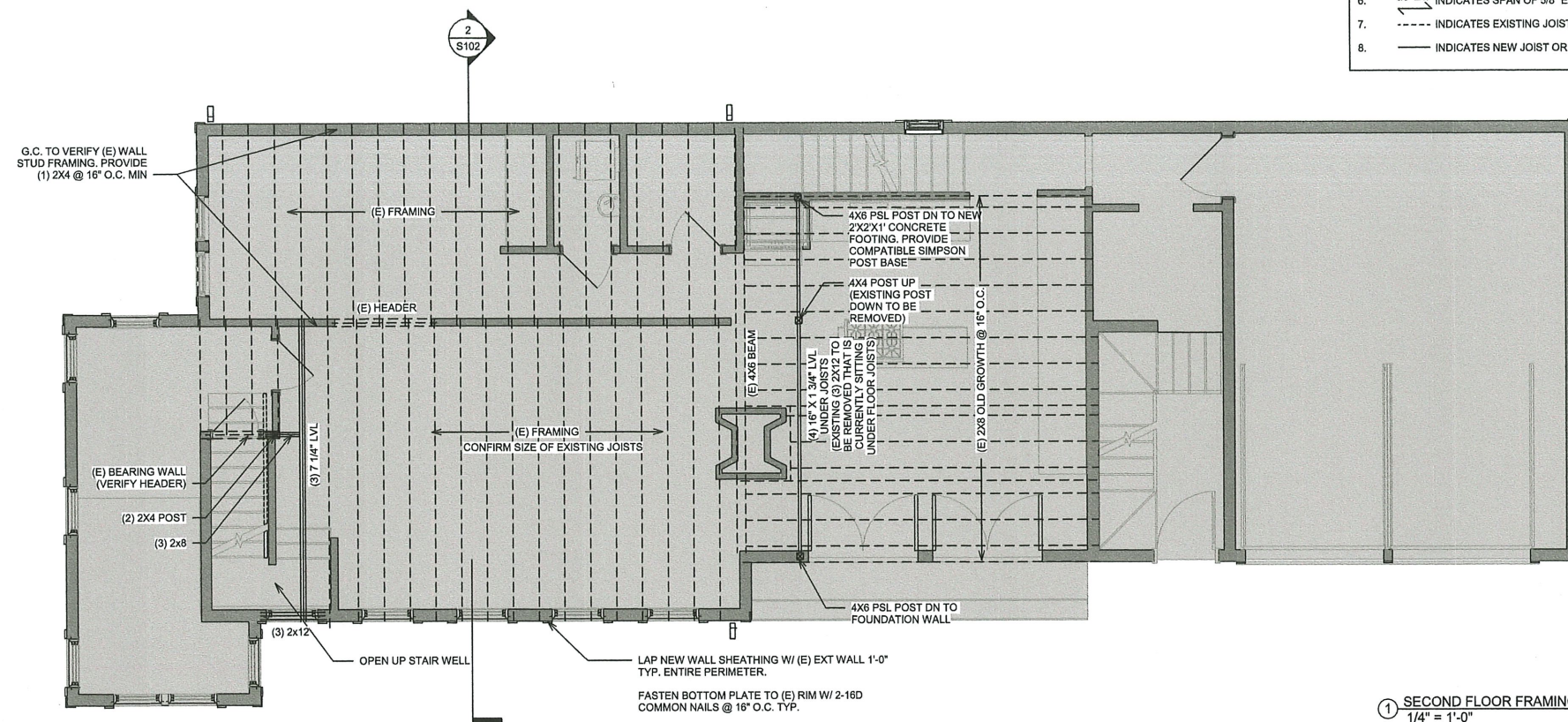
ELEVATIONS



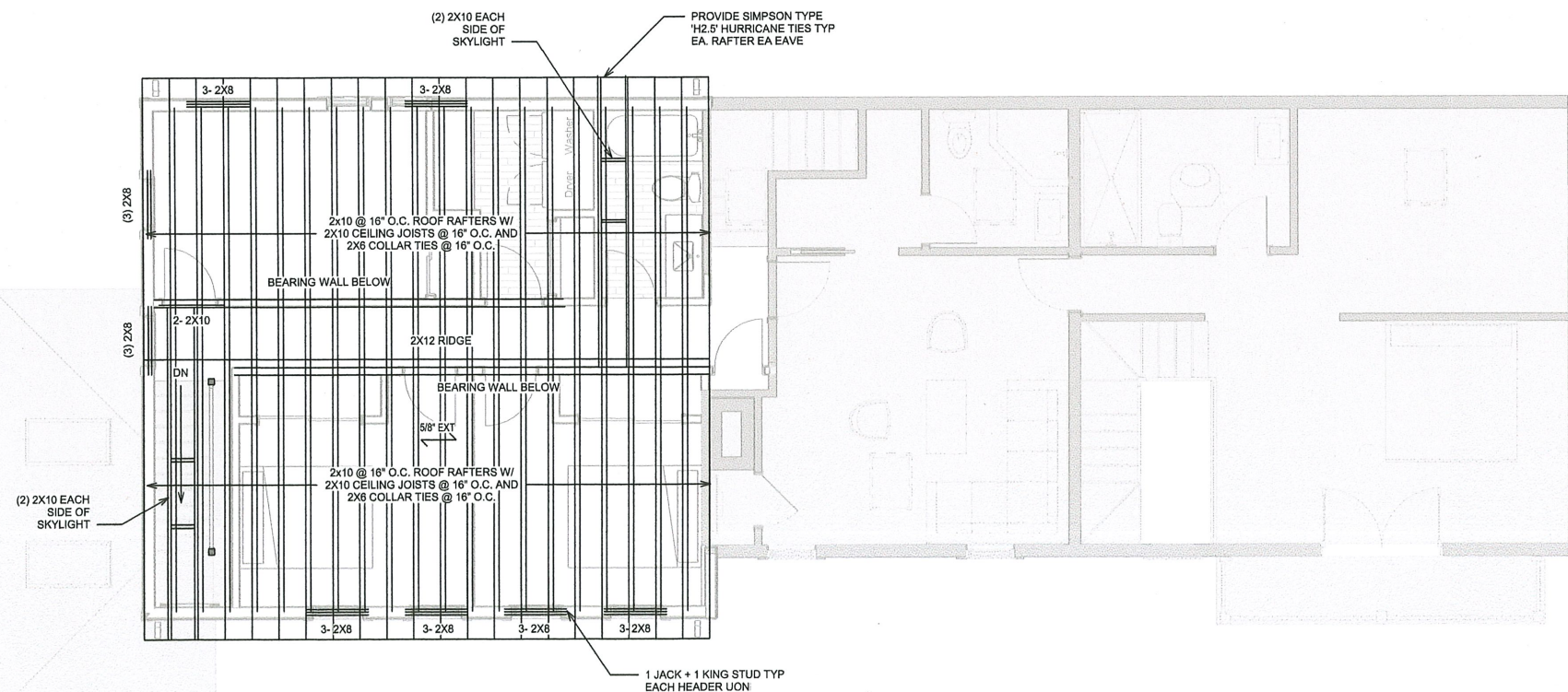
MORSE
CONSTRUCTIONS

FRAMING NOTES:

1. FOR GENERAL NOTES SEE G101
2. INDICATED FLUSH FRAMED CONDITION REQUIRING JOIST HANGER. SEE SCHEDULE.
3. ALL INTERIOR WALLS SHOWN ARE 2X4 @ 16" O.C. OR 2X6 @ 16" O.C. (SEE ARCH DRAWINGS)
4. ALL EXTERIOR WALLS SHOWN ARE 2X6 @ 16" O.C. (UNLESS NOTED ON PLANS) W/ 1/2" PLYWOOD SHEATHING ON ONE SIDE. PLYWOOD IS NAILED TO STUDS W/ 10D GALV. COMMON NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
5. 3/4" T&G INDICATES SPAN OF 3/4" T&G PLYWOOD GLUED & NAILED TO JOISTS & BEAMS.
6. 5/8" EXT INDICATES SPAN OF 5/8" EXTERIOR GRADE PLYWOOD.
7. - - - - - INDICATES EXISTING JOISTS OR BEAM
8. ——— INDICATES NEW JOIST OR BEAM



① SECOND FLOOR FRAMING
1/4" = 1'-0"



② ROOF/ATTIC FRAMING
1/4" = 1'-0"

78 ELLERY ST - SECOND FLOOR RENOVATIONS

78 ELLERY STREET
CAMBRIDGE, MA

ISSUANCE:
PERMIT SET

REVISION:

DATE: 06/18/2025

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

DRAWN:

CHECKED:

SHEET INFO:
STRUCTURAL

S100

