

84-86 ELLERY ST: HISTORIC REVIEW

CAMBRIDGE, MA, 02138



Project: 84-86 ELLERY
Drawing: COVER SHEET
Date: 2025.09.15
Scale: 12" = 1'-0"

AndersonPorter Design

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

G0.1



Cambridge GIS maps available online at: <https://www.cambridgema.gov/gis>

FY 2025



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number
139 Block Number
10 Cam Street Number
(125.0) Deed Dimension

100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

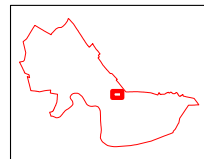
DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2024 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.



0 20 40 80 Feet

1:500



Parcel Block Map

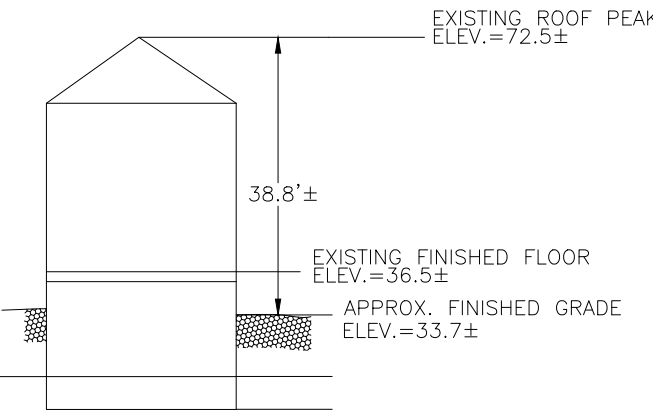
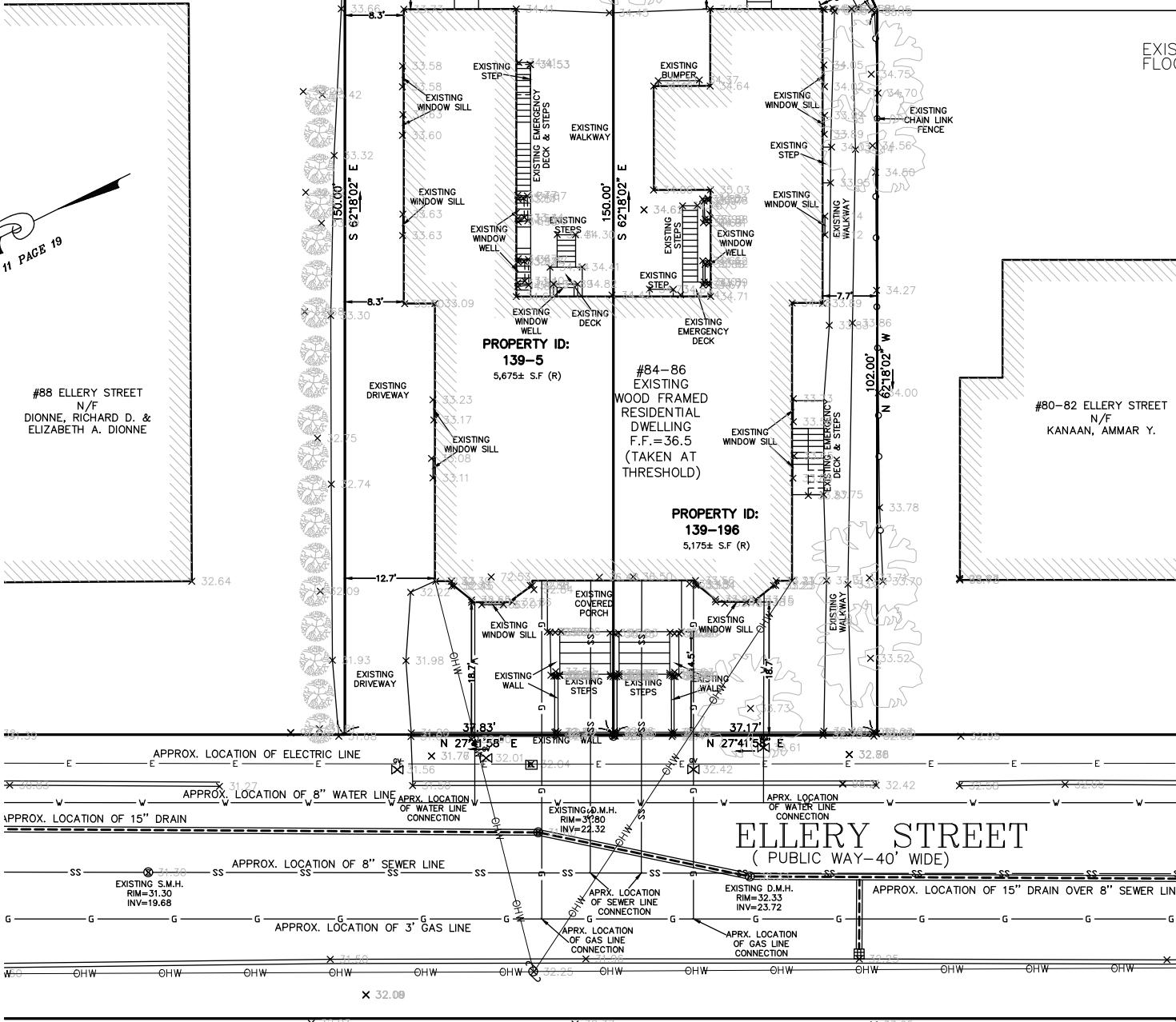
139

NOTES:

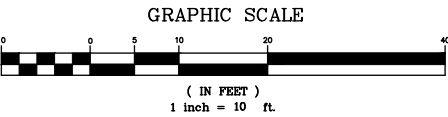
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/29/2025.
2. DEED REFERENCE: BOOK 68680, PAGE 83
PLAN REFERENCE 1: BOOK 11 PAGE 19
MIDDLESEX COUNTY REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, PANEL NUMBER 0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
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 PETER NOLAN & ASSOCIATES LLC 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 ON CITY OF CAMBRIDGE DATUM.

THE SEWER, WATER AND GAS LINE SHOWN ON THIS PLAN IS ON AN ASSUMED LOCATION OF EXISTING LINE BASED ON THE INSPECTION OF THE BASEMENT. TIE CARD NOT FOUND AT ENGINEERING DEPARTMENT.

#88 ELLERY STREET
N/F
DIONNE, RICHARD D. &
ELIZABETH A. DIONNE




LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)



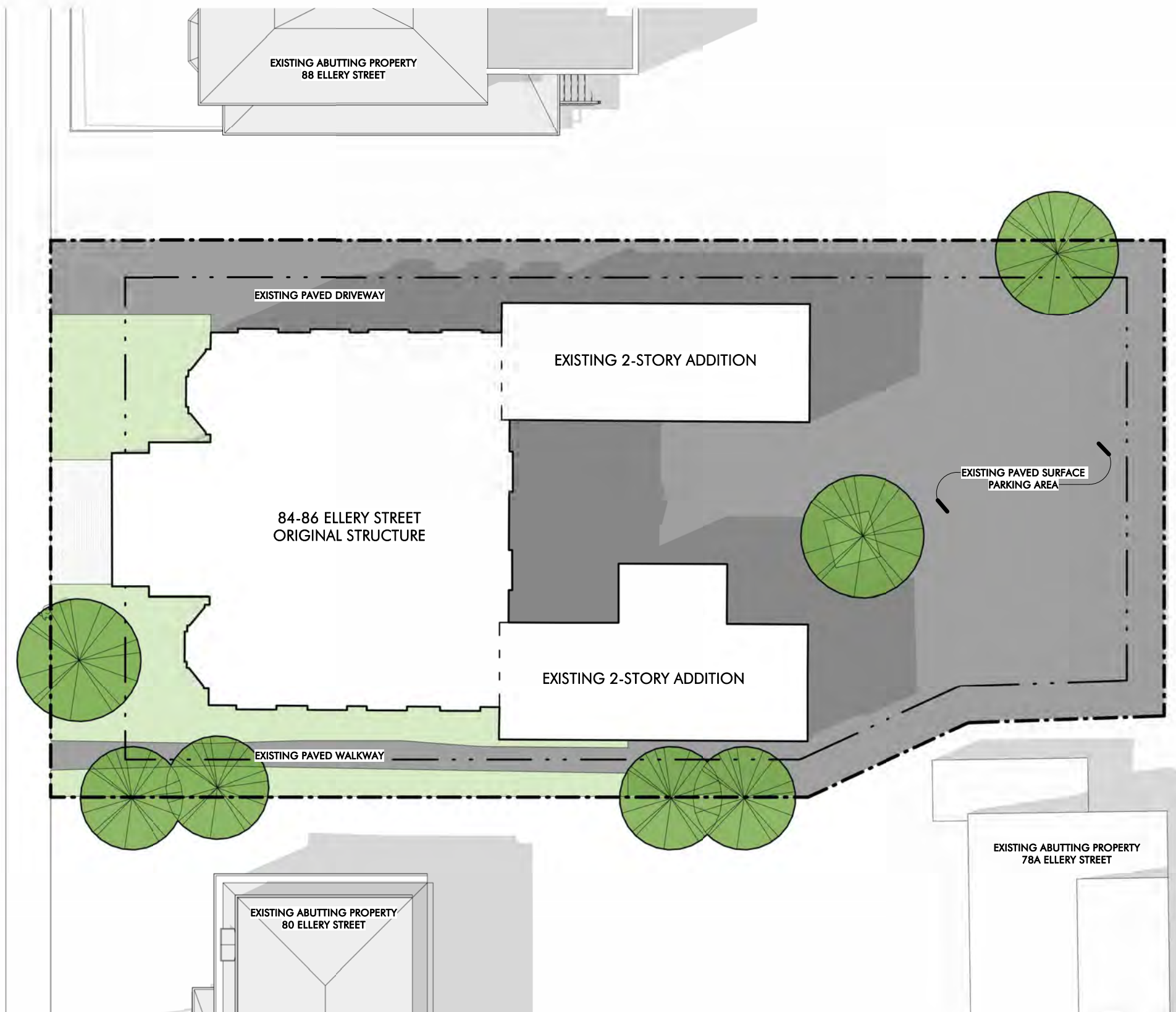
Address: 84 Ellery St	
Ground Elevation Min:	32.2 ft-CCB
Ground Elevation Max:	35.5 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A
Selected Map-Lot: 139-196	
Selected Address: 84 Ellery St	
Zoom to ***	

Address: 86 Ellery St	
Ground Elevation Min:	31.4 ft-CCB
Ground Elevation Max:	34.7 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: 139-5	
Selected Address: 86 Ellery St	
Zoom to ***	

SCALE 1"=10'				
DATE 2/5/2025	REV	DATE	REVISION	BY
SHEET 1	84-86 ELLERY STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1				
CLIENT:	EXISTING CONDITION PLAN			
DRAWN BY OS	 PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, (SUITE 1) NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com			
CHKD BY P.J.N				
APPD BY P.J.N				

SHEET NO.
1

ELLERY STREET



Project: 84-86 ELLERY
Drawing: EXISTING SITE PLAN
Date: 2025.09.10
Scale: 1/16" = 1'-0"

LEFT SIDE APPROACH (NORTH)
~150 FT



LEFT SIDE APPROACH (NORTH)
~75 FT



RIGHT SIDE APPROACH (SOUTH)
~150 FT



RIGHT SIDE APPROACH (SOUTH)
~75 FT



Project: 84-86 ELLERY
Drawing: EXISTING SITE PHOTOS
Date: 2025.09.15
Scale:



Project: 84-86 ELLERY
Drawing: EXISTING SITE PHOTOS
Date: 2025.09.15
Scale:



Project: 84-86 ELLERY
Drawing: EXISTING SITE PHOTOS
Date: 2025.09.15
Scale:



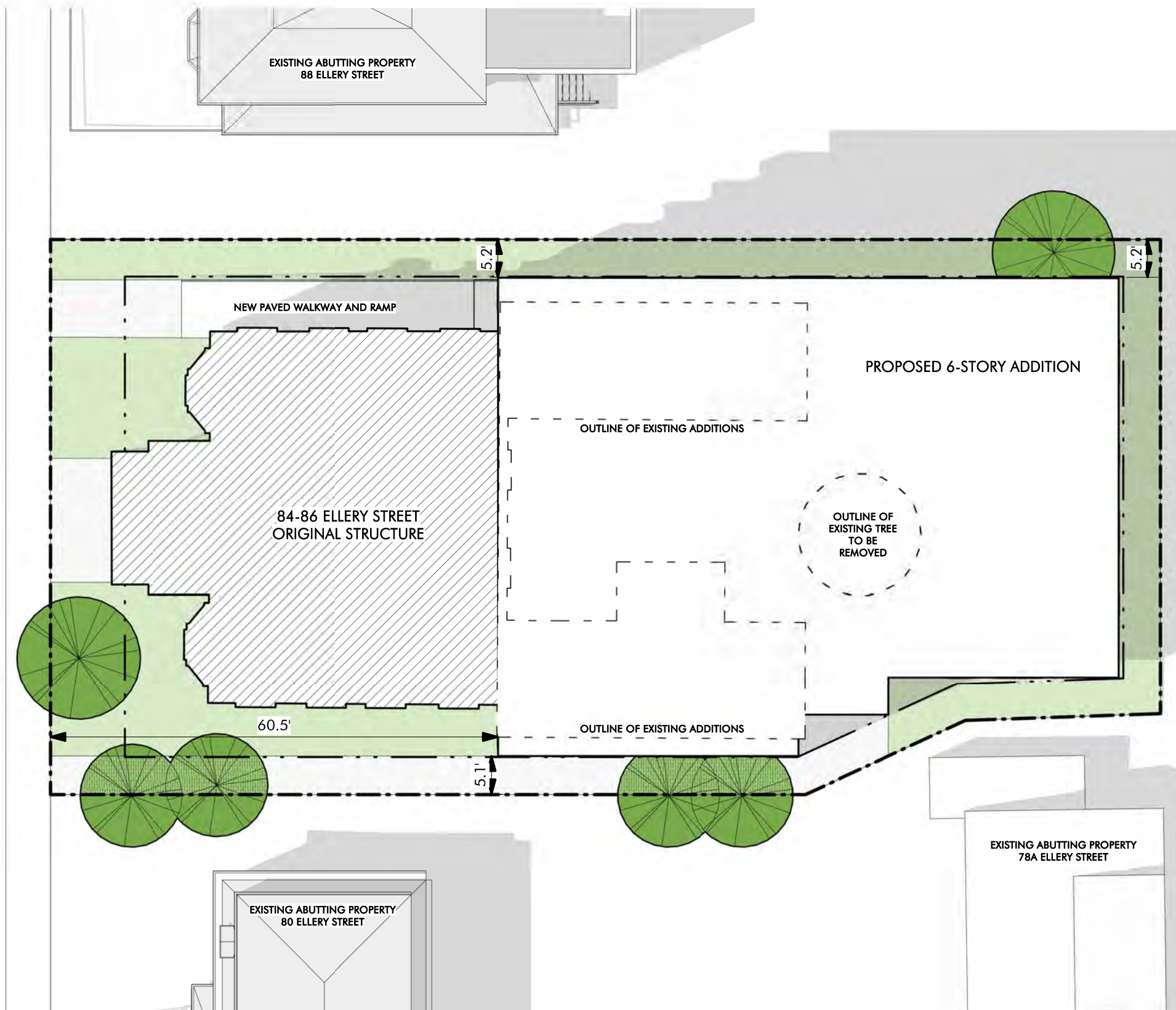
Project: 84-86 ELLERY
 Drawing: EXISTING ELEVATIONS
 Date: 2025.09.15
 Scale: 1/16" = 1'-0"

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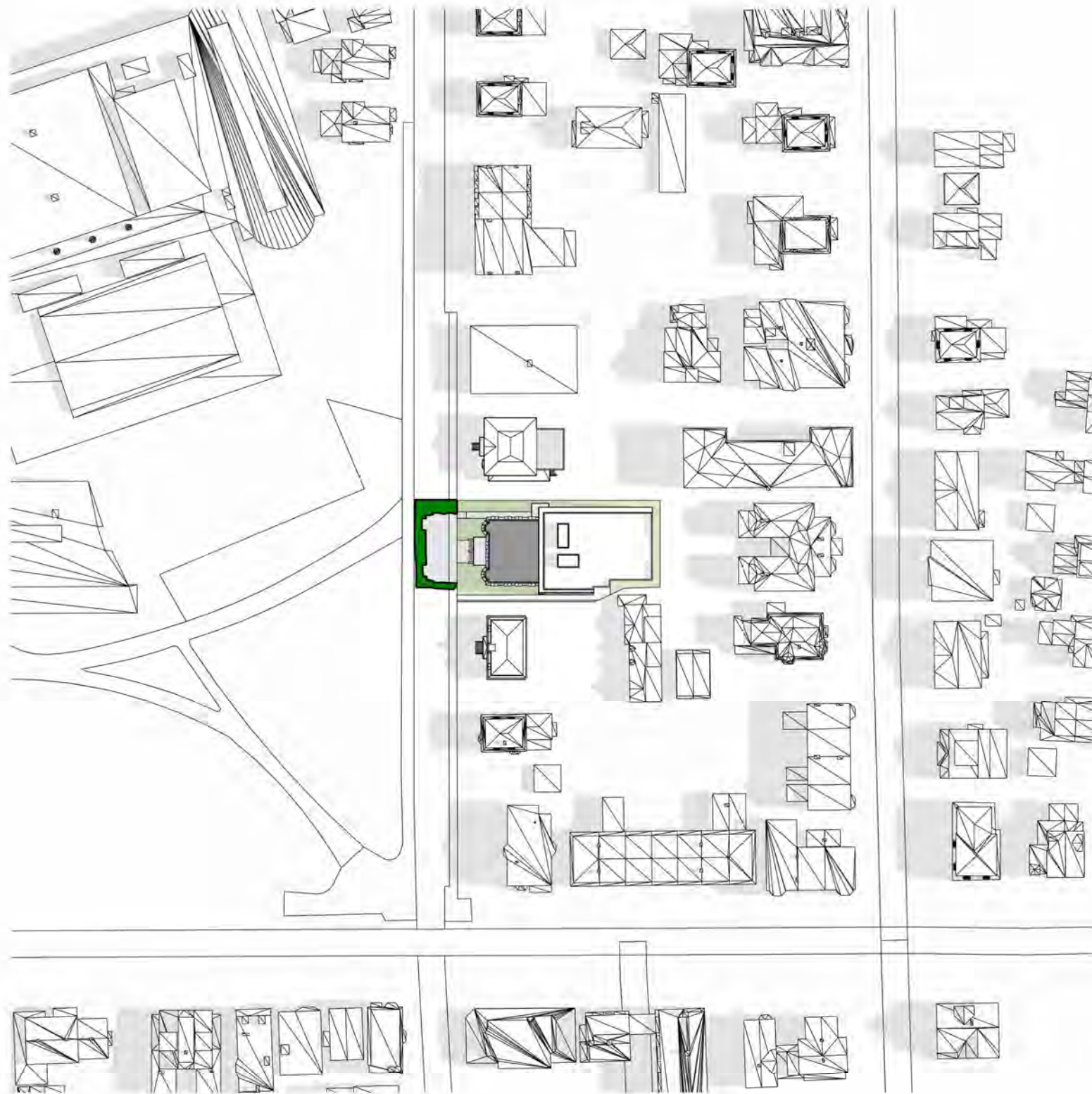
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AX2.1

ELLERY STREET



Project: 84-86 ELLERY
Drawing: PROPOSED SITE PLAN
Date: 2025.09.10
Scale: 1/16" = 1'-0"



SUMMER SOLSTICE - 8 AM



OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN



SUMMER SOLSTICE - 6 PM

Project: 84-86 ELLERY
Drawing: SUMMER SOLSTICES
Date: 2025.09.15
Scale: As indicated



WINTER SOLSTICE - 8 AM



WINTER SOLSTICE - 2 PM



OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN

Project: 84-86 ELLERY
Drawing: WINTER SOLSTICES
Date: 2025.09.15
Scale: As indicated



MARCH EQUINOX - 11 AM



SEPTEMBER EQUINOX - 2 PM

 OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN

Project: 84-86 ELLERY
 Drawing: EQUINOX
 Date: 2025.09.15
 Scale: As indicated

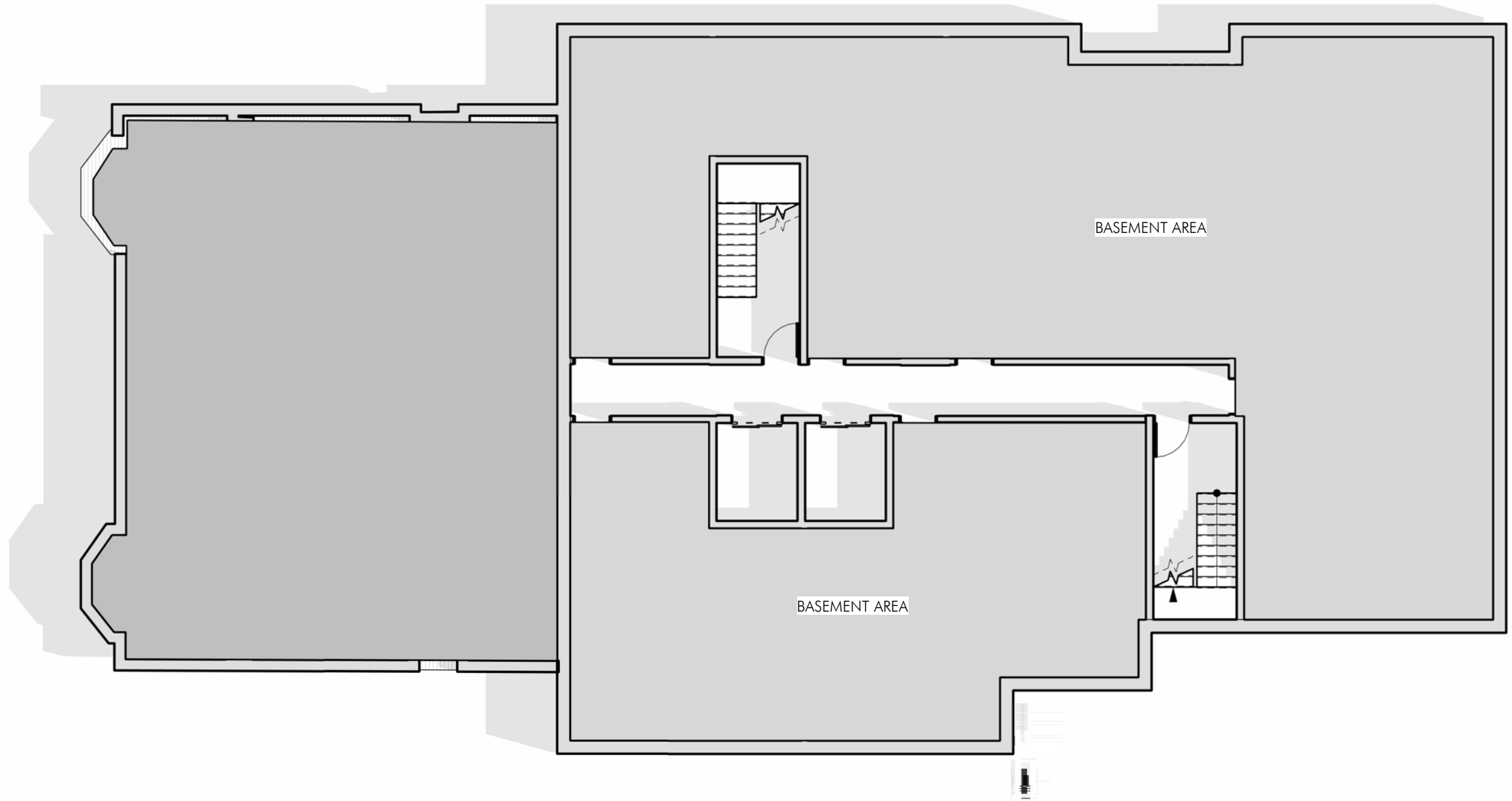


Project: 84-86 ELLERY
Drawing: PROPOSED WEST ELEVATION
Date: 2025.09.15
Scale: 1/16" = 1'-0"

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L2.1

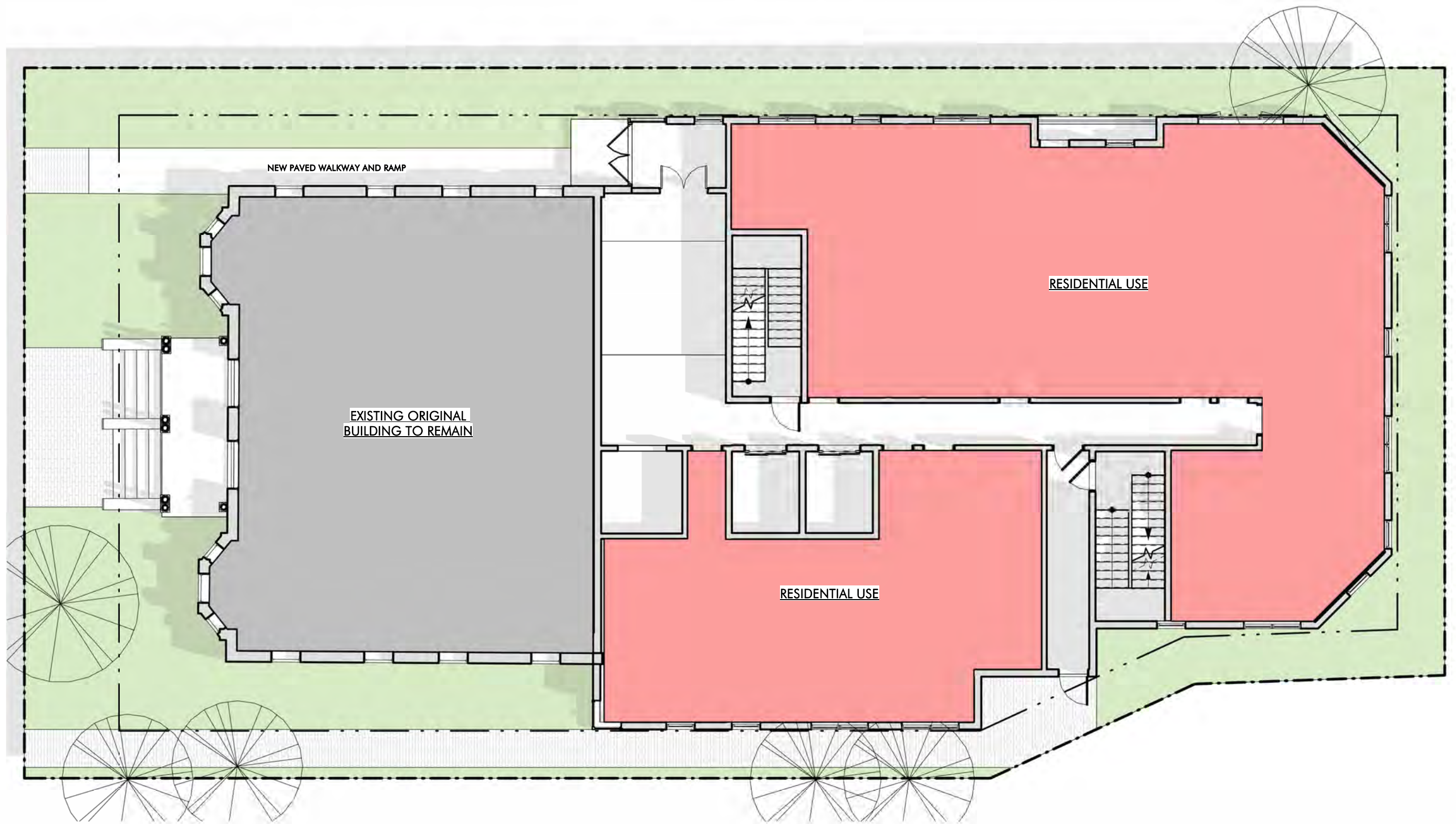


Project: 84-86 ELLERY
Drawing: PROPOSED BASEMENT FLOOR PLAN
Date: 2025.09.15
Scale: 3/32" = 1'-0"

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A1.0

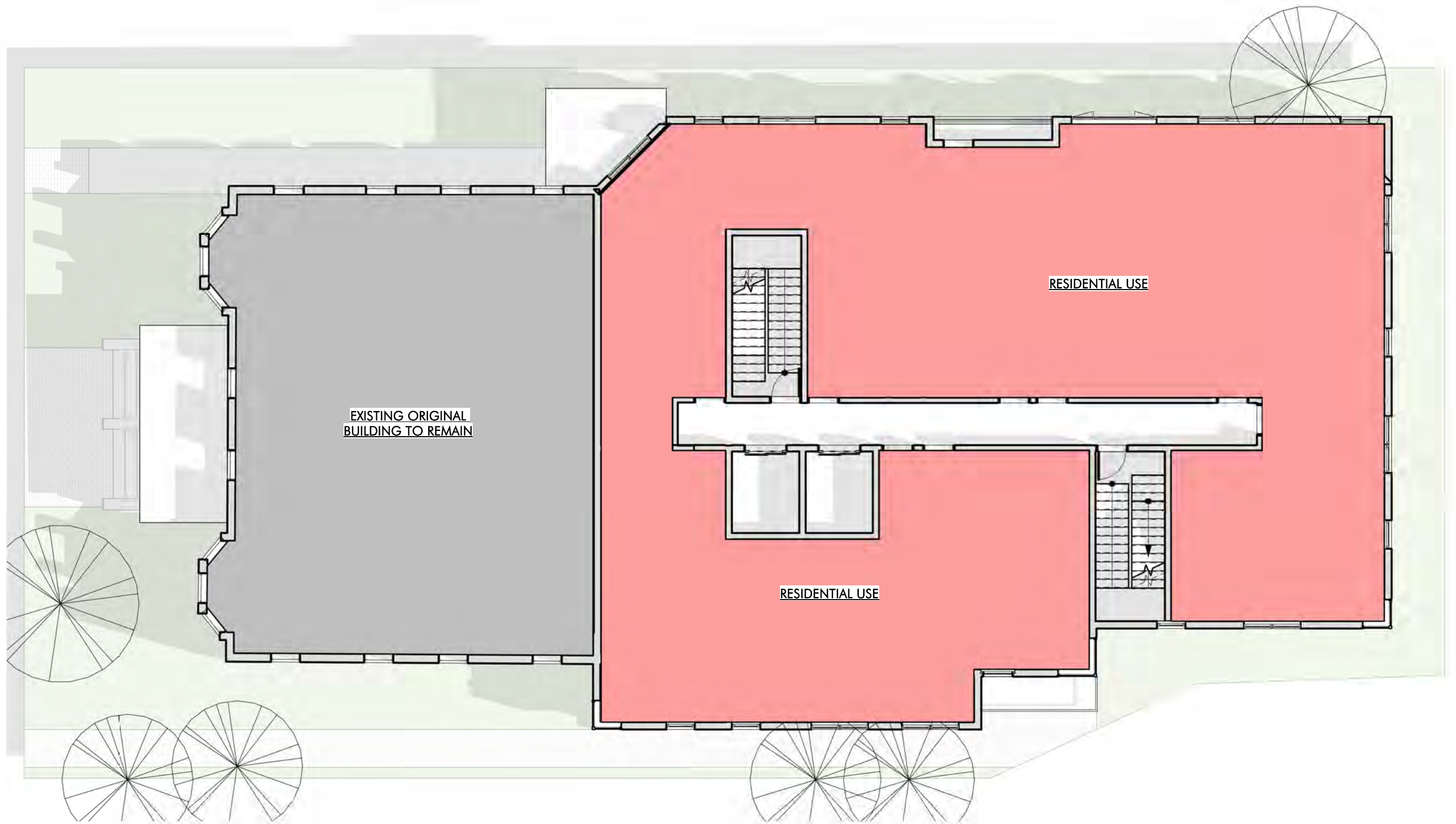


Project: 84-86 ELLERY
 Drawing: PROPOSED LEVEL 1 FLOOR PLAN
 Date: 2025.09.15
 Scale: 3/32" = 1'-0"

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A1.1

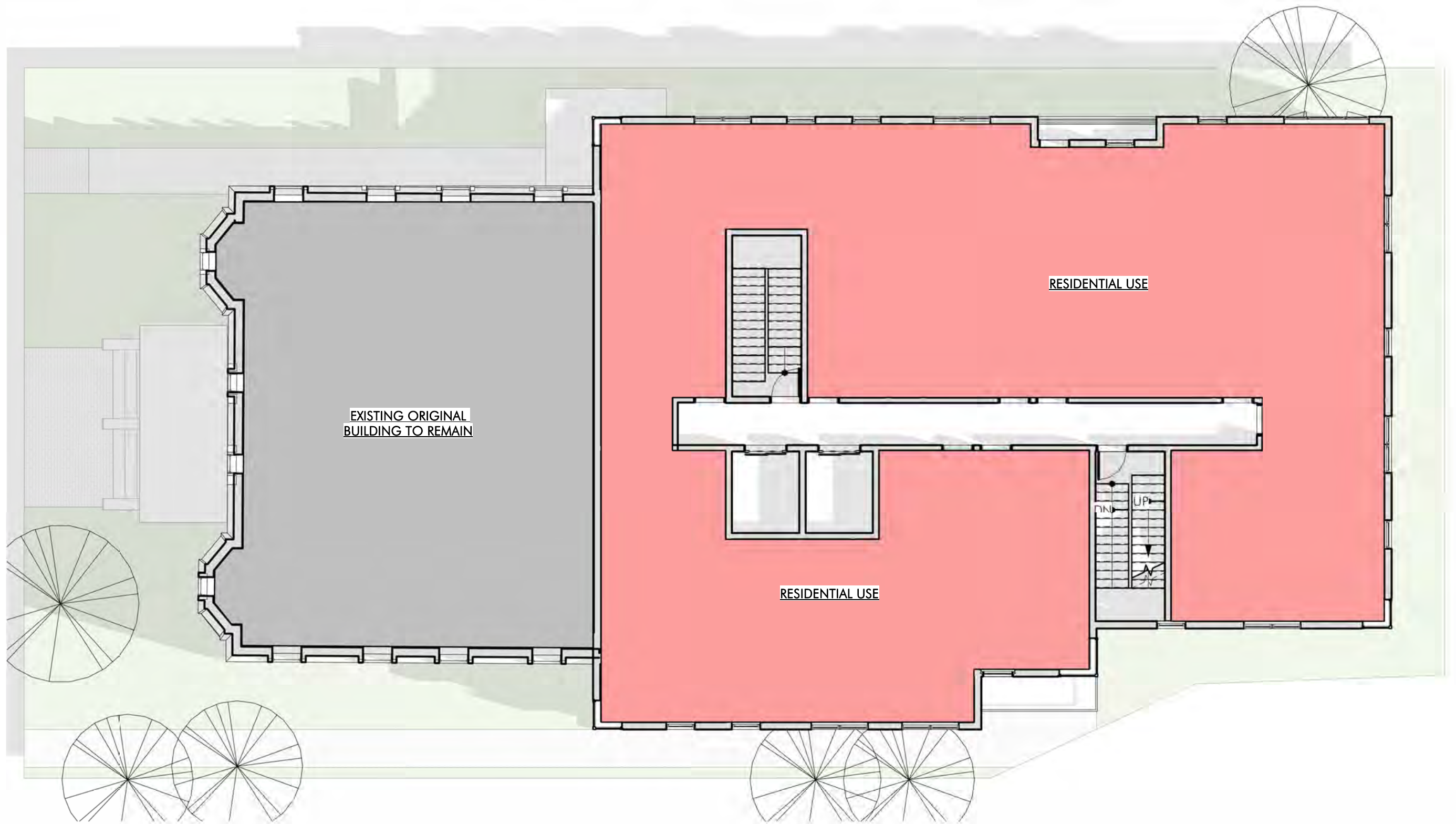


Project: 84-86 ELLERY
 Drawing: PROPOSED LEVEL 2 FLOOR PLAN
 Date: 2025.09.15
 Scale: 3/32" = 1'-0"

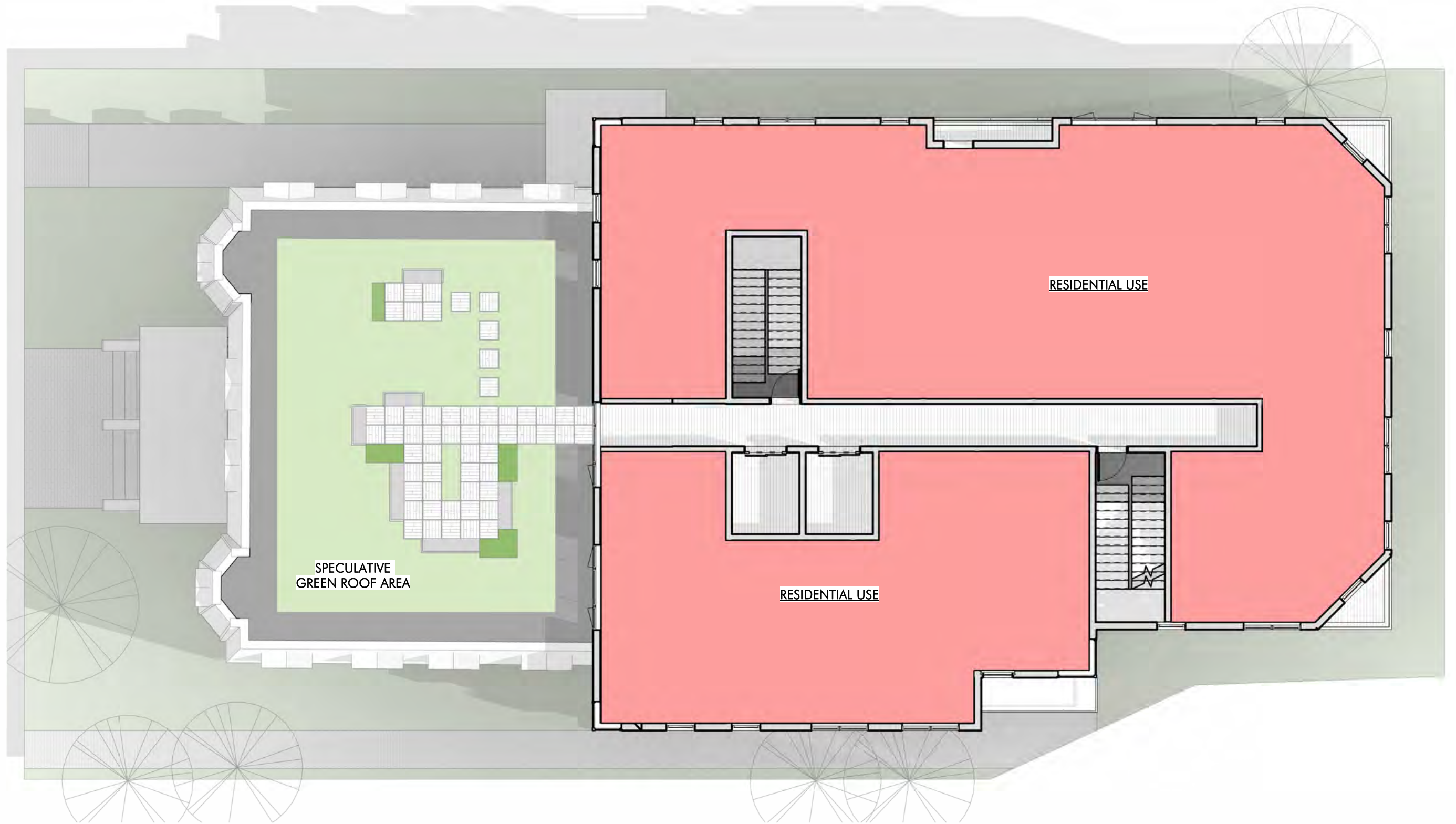
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A1.2



Project: 84-86 ELLERY
Drawing: PROPOSED LEVEL 3 FLOOR PLAN
Date: 2025.09.15
Scale: 3/32" = 1'-0"

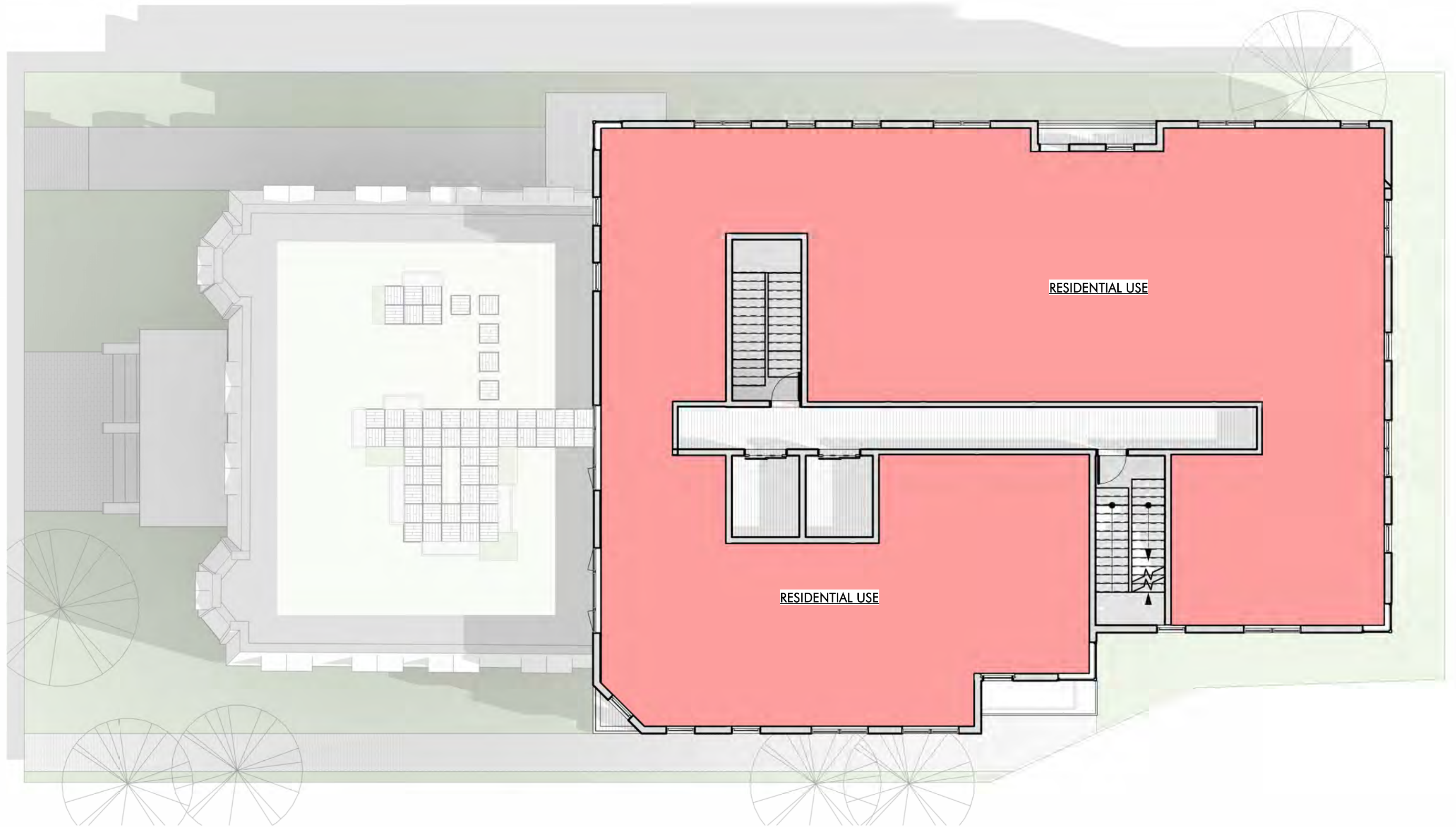


Project: 84-86 ELLERY
Drawing: PROPOSED LEVEL 4 FLOOR PLAN
Date: 2025.09.15
Scale: 3/32" = 1'-0"

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A1.4



Project: 84-86 ELLERY
Drawing: PROPOSED LEVEL 5 FLOOR PLAN
Date: 2025.09.15
Scale: 3/32" = 1'-0"

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A1.5

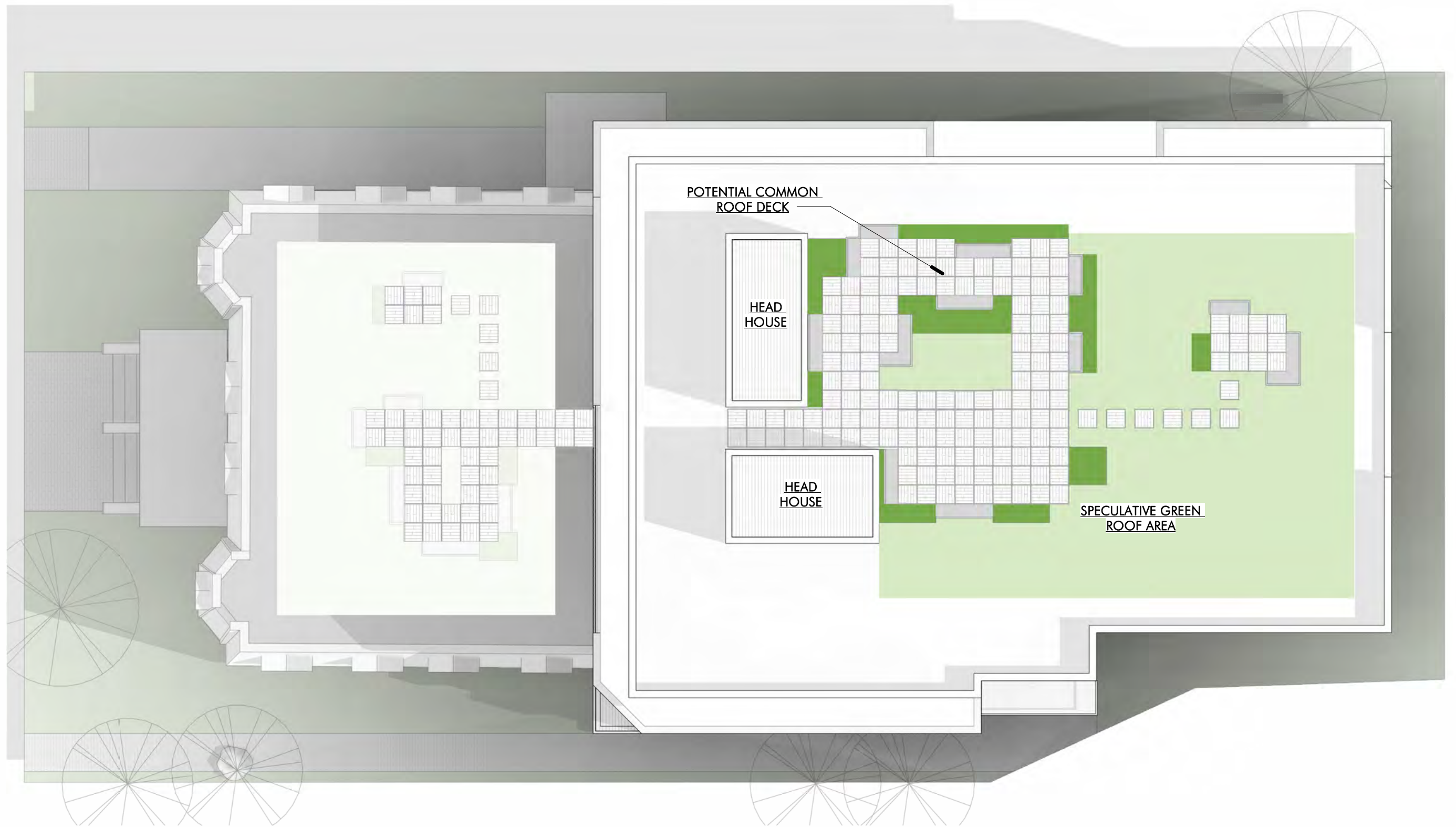


Project: 84-86 ELLERY
Drawing: PROPOSED LEVEL 6 FLOOR PLAN
Date: 2025.09.15
Scale: 3/32" = 1'-0"

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A1.6



Project: 84-86 ELLERY
 Drawing: PROPOSED ROOF PLAN
 Date: 2025.09.15
 Scale: 3/32" = 1'-0"

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A1.7



Project: 84-86 ELLERY
 Drawing: PROPOSED GREEN ROOF INSPIRATION IMAGES
 Date: 2025.09.15
 Scale:

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A1.8



FIBER CEMENT ARCHITECTURAL WALL
PANELS - NICHIBA RIBBED SERIES OR
SIMILAR CUSTOM COLORS

Project: 84-86 ELLERY
Drawing: PROPOSED WEST ELEVATION
Date: 2025.09.15
Scale: 3/32" = 1'-0"

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A2.1



Project: 84-86 ELLERY
 Drawing: PROPOSED NORTH ELEVATION
 Date: 2025.09.15
 Scale: 3/32" = 1'-0"



Project: 84-86 ELLERY
Drawing: PROPOSED EAST ELEVATION
Date: 2025.09.15
Scale: 3/32" = 1'-0"



Project: 84-86 ELLERY
Drawing: PROPOSED SOUTH ELEVATION
Date: 2025.09.15
Scale: 3/32" = 1'-0"

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A2.4



Project: 84-86 ELLERY
Drawing: 3D Views
Date: 2025.09.15
Scale: 12" = 1'-0"



Project: 84-86 ELLERY
Drawing: 3D Views
Date: 2025.09.15
Scale: 12" = 1'-0"



Project: 84-86 ELLERY
Drawing: 3D Views
Date: 2025.09.15
Scale: 12" = 1'-0"



Project: 84-86 ELLERY
Drawing: 3D Views
Date: 2025.09.15
Scale: