



Mid Cambridge Neighborhood Conservation District Commission

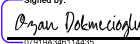
Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139
Telephone: 617-349-4683 TTY: 617-349-6112 histncds@cambridgema.gov
www.cambridgema.gov/Historic/DistrictsHistoricProperties/MidCambridgeNCD

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: 84-86 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).

The proposed project seeks to demo the existing structure, in preparation for a new six story multifamily residential building. The proposed will be an inclusionary housing project with 20% of net area of the building for affordable housing.

Name of Property Owner of Record: <u>86 Ellery Street LLC</u>	
Mailing Address: <u>c/o DND Homes LLC 155 Middlesex Turnpike Burlington, MA 01803</u>	
Telephone/Fax: _____	E-mail: <u>ender.saricay@dnd-homes.com</u>
Signature of Property Owner of Record*: <u></u> <small>(Required field; application will not be considered complete without property owner's signature)</small> <small>*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.</small>	
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: Residential

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:

8,949 SF floor area of existing structures on the lot
46,125 SF amount of floor area (gross square feet) of proposed construction
516% percentage increase in total floor area after construction
10,580 SF total area of lot in square feet
~65% percentage of total lot area covered after construction

Demolition:

8,949 SF amount of floor area (gross square feet) of proposed demolition
8,949 SF floor area of existing structure
100% percentage decrease in total floor area after demolition

Alterations:

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

Yes enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
Yes increase or reduction of window or door size;
Yes relocation of windows or doors;
Yes change in slope, pitch, or configuration of roof;
Yes removal of original or historic roofing material.

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)

Plans not larger than 11" x 17" are preferred. 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 1/8th 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)

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

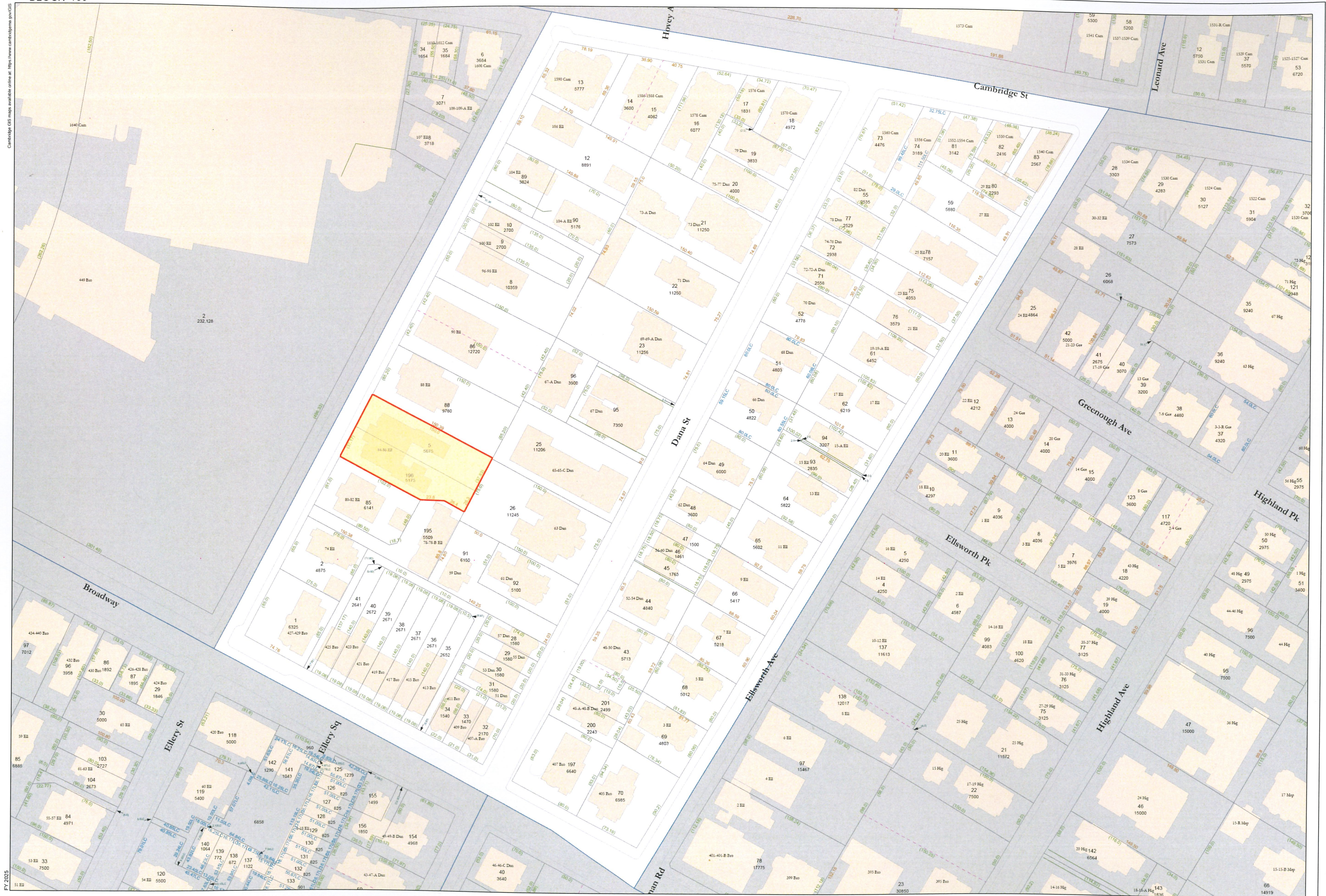
1. Completed application form with a **written description** of the work to be done, including any repair or replacement of features as part of related rehabilitation.
2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
3. Detailed, dimensioned 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.

84-86 ELLERY STREET:

MID CAMBRIDGE NDC APPLICATION

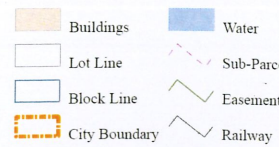


Project: 2511
Drawing: COVER SHEET
Date: 2025.07.08
Scale: 1/2" = 1'-0"



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139



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

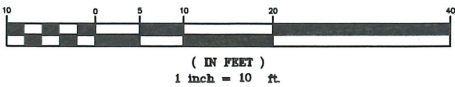
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/29/2025.
 2. DEED REFERENCE: BOOK 68680, PAGE 83
PLAN REFERENCE 1: BOOK 11 PAGE 19
MIDDLESEX COUNTY REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY 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.

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)

GRAPHIC SCALE

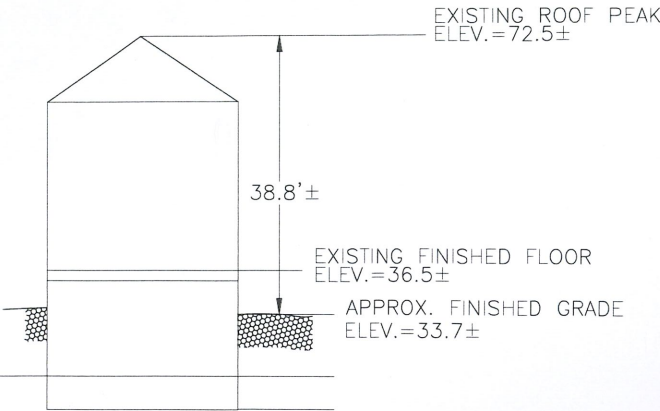
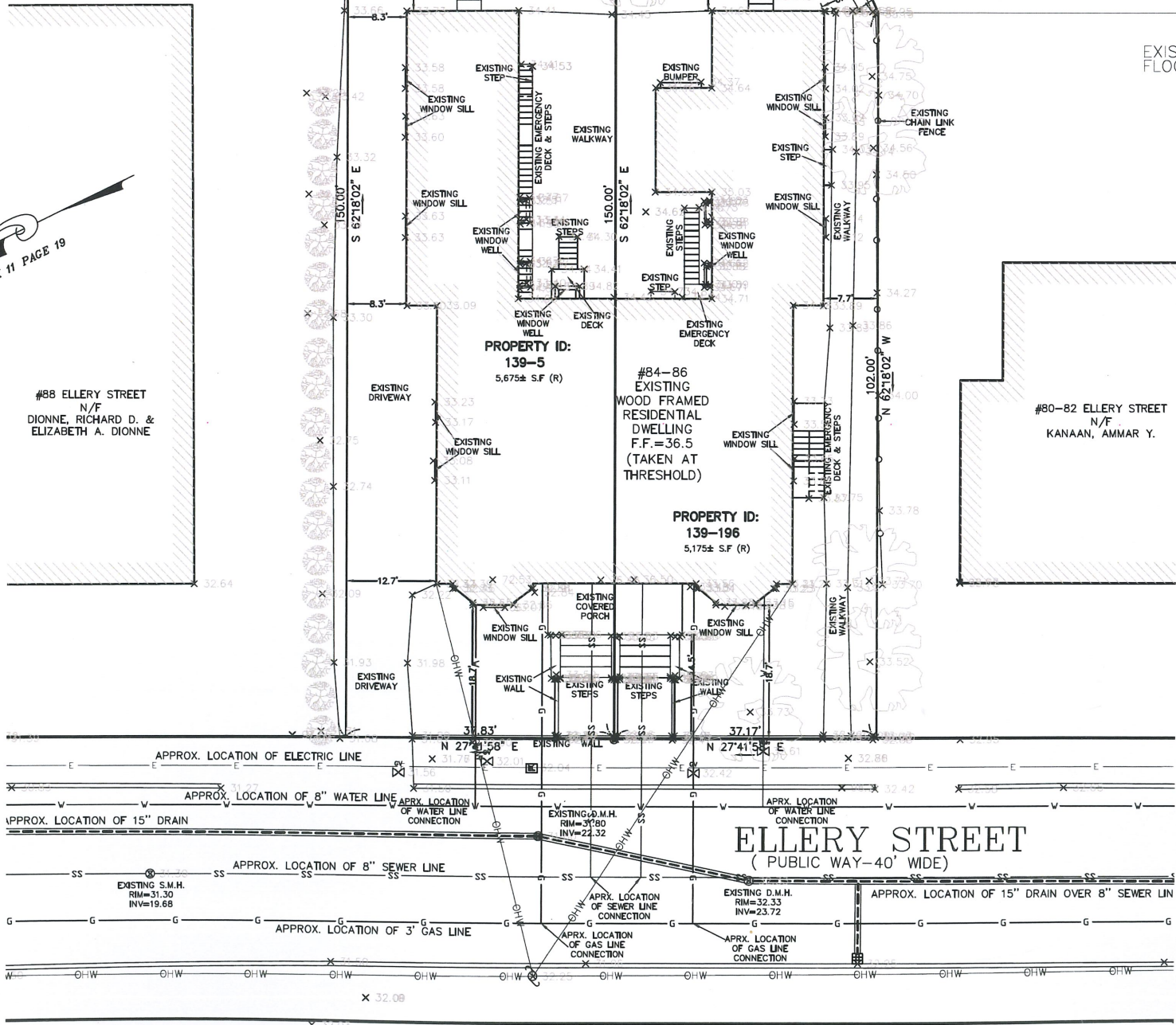


PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE (LESS TWO PARTY COST).

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



EXISTING PROFILE NOT TO SCALE

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
SHEET 1			
PLAN NO. 1 OF 1	84-86 ELLERY STREET CAMBRIDGE MASSACHUSETTS		
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 PJN			
APPD BY PJN			
			SHEET NO. 1



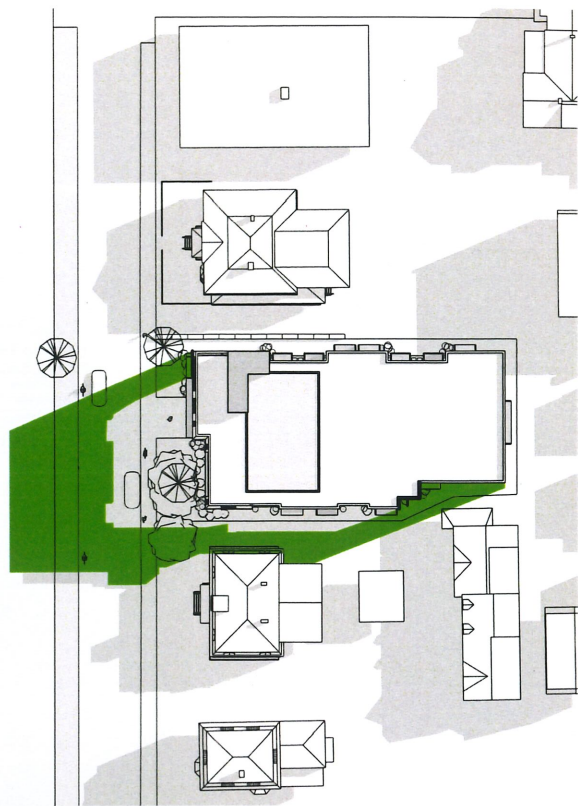
Project: 2511
 Drawing: PROPOSED LANDSCAPE
 Date: 2025.07.08
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AndersonPorterDesign

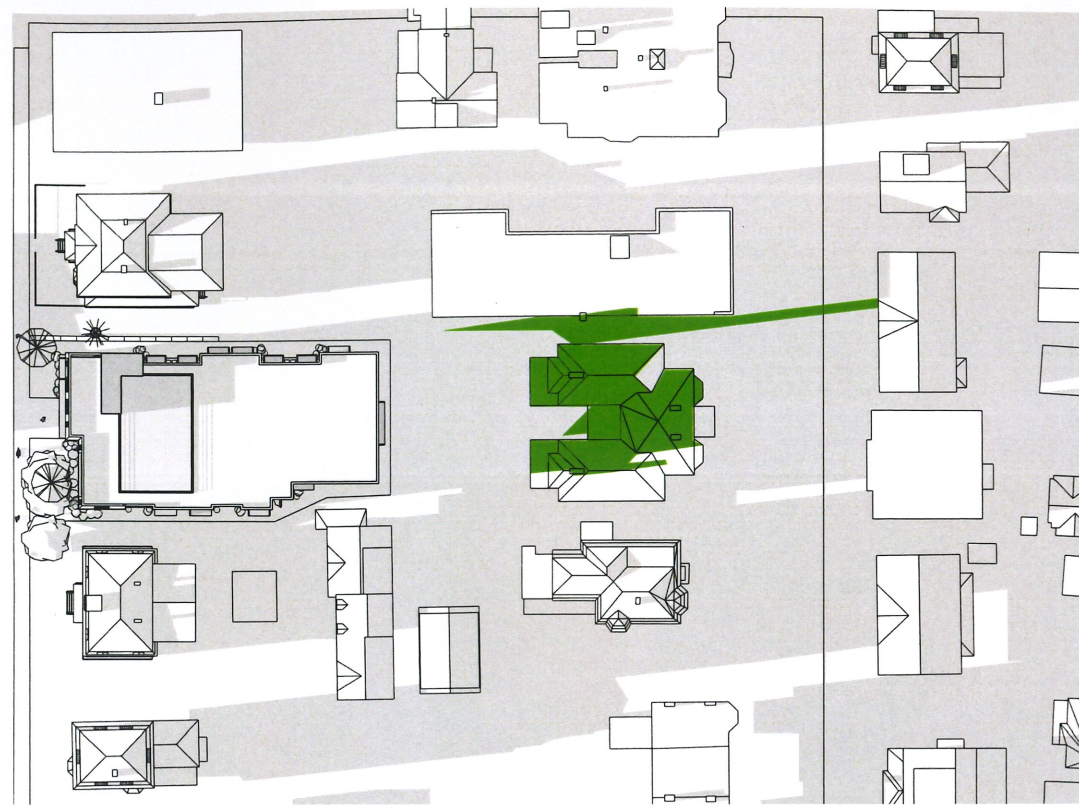


1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

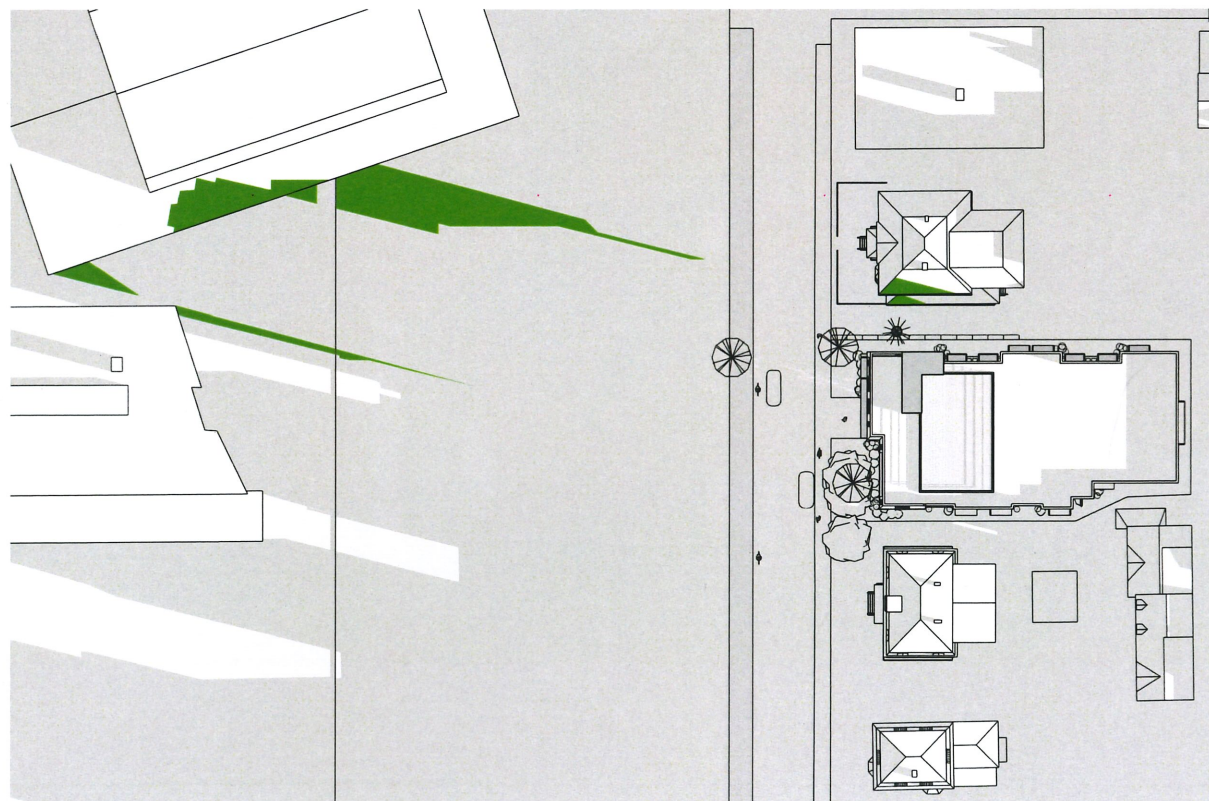
L1.1



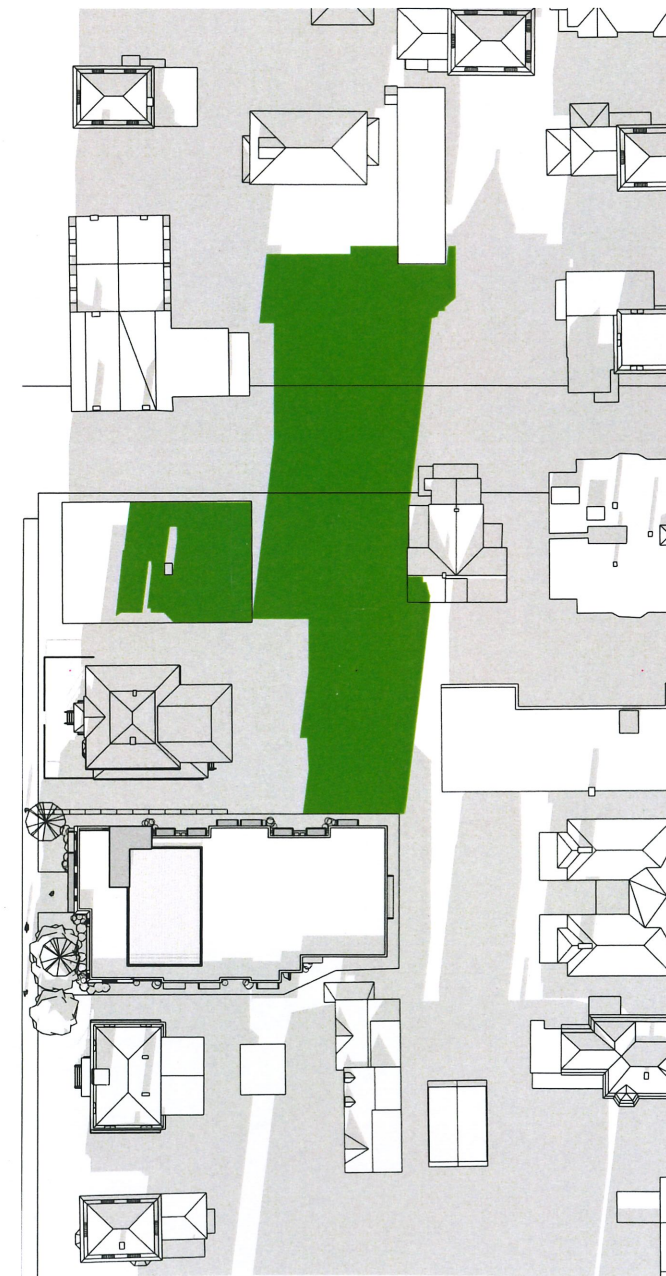
SUMMER SOLSTICE - 8 AM



SUMMER SOLSTICE - 6 PM



WINTER SOLSTICE - 8 AM



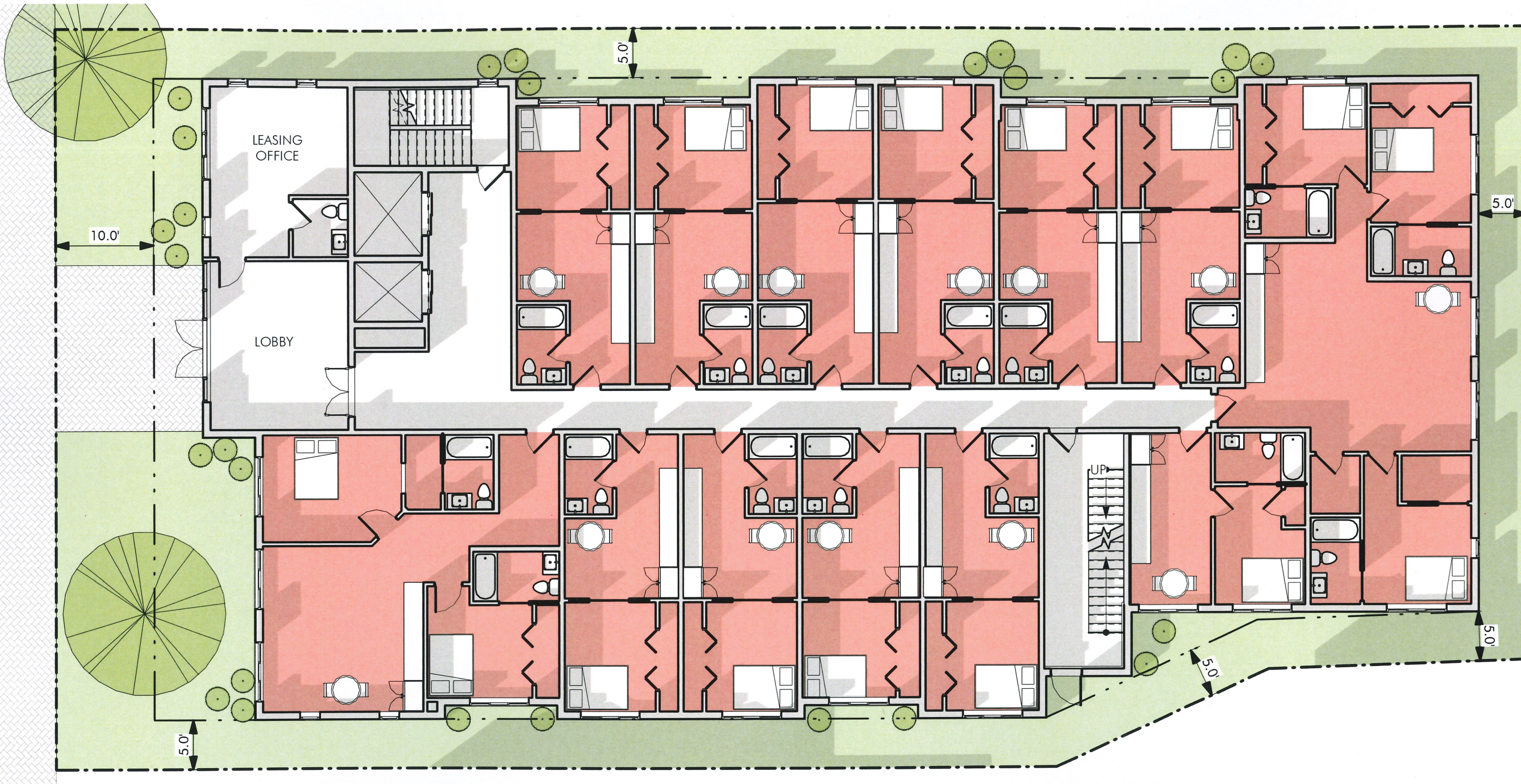
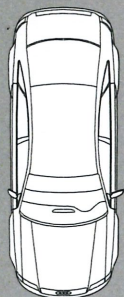
WINTER SOLSTICE - 2 PM



OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN

Project: 2511
Drawing: PROPOSED SUN STUDY
Date: 2025.07.08
Scale: As indicated

ELLERY STREET



STUDIOS: 58 1 BEDROOMS: 11 2 BEDROOMS: 4 3 BEDROOMS: 8

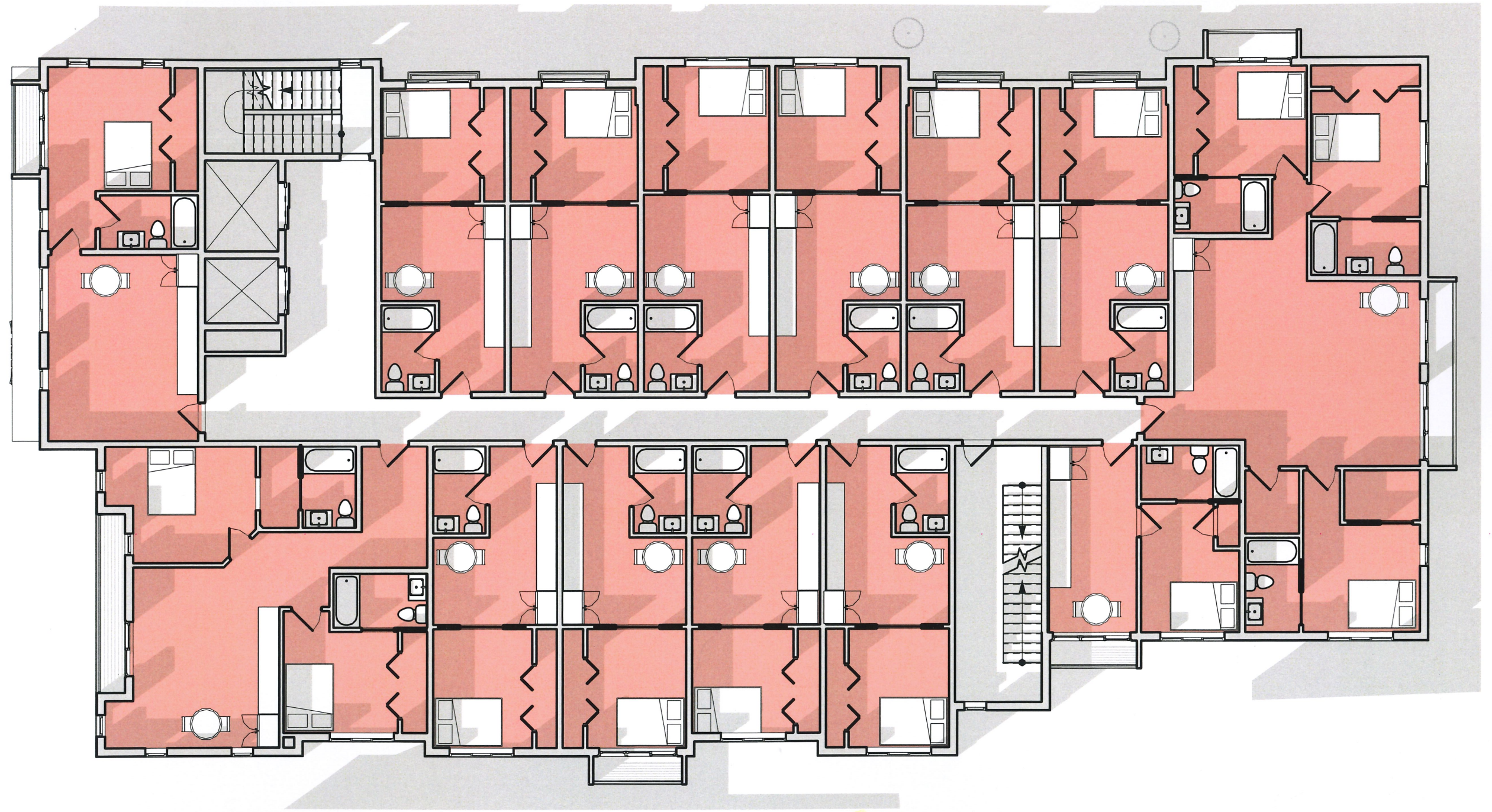
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Drawing: PROPOSED FIRST FLOOR PLAN
Date: 2025.07.08
Scale: 3/32" = 1'-0"

AndersonPorterDesign



A1.1

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501



STUDIOS: 58 1 BEDROOMS: 11 2 BEDROOMS: 4 3 BEDROOMS: 8

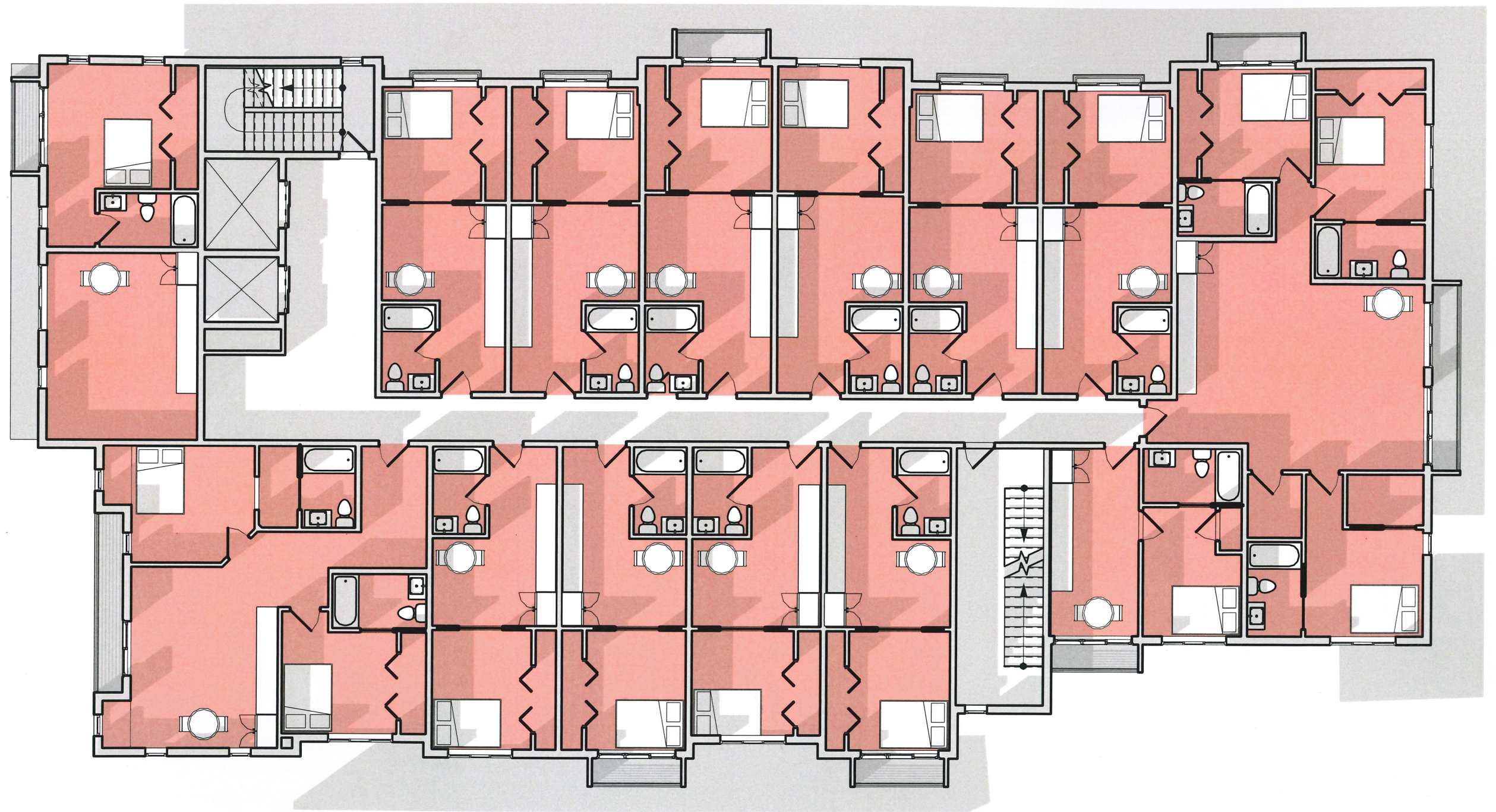
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Drawing: PROPOSED SECOND FLOOR PLAN
Date: 2025.07.08
Scale: 3/32" = 1'-0"

AndersonPorterDesign



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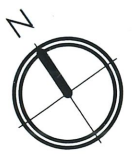
A1.2



STUDIOS: 58 1 BEDROOMS: 11 2 BEDROOMS: 4 3 BEDROOMS: 8

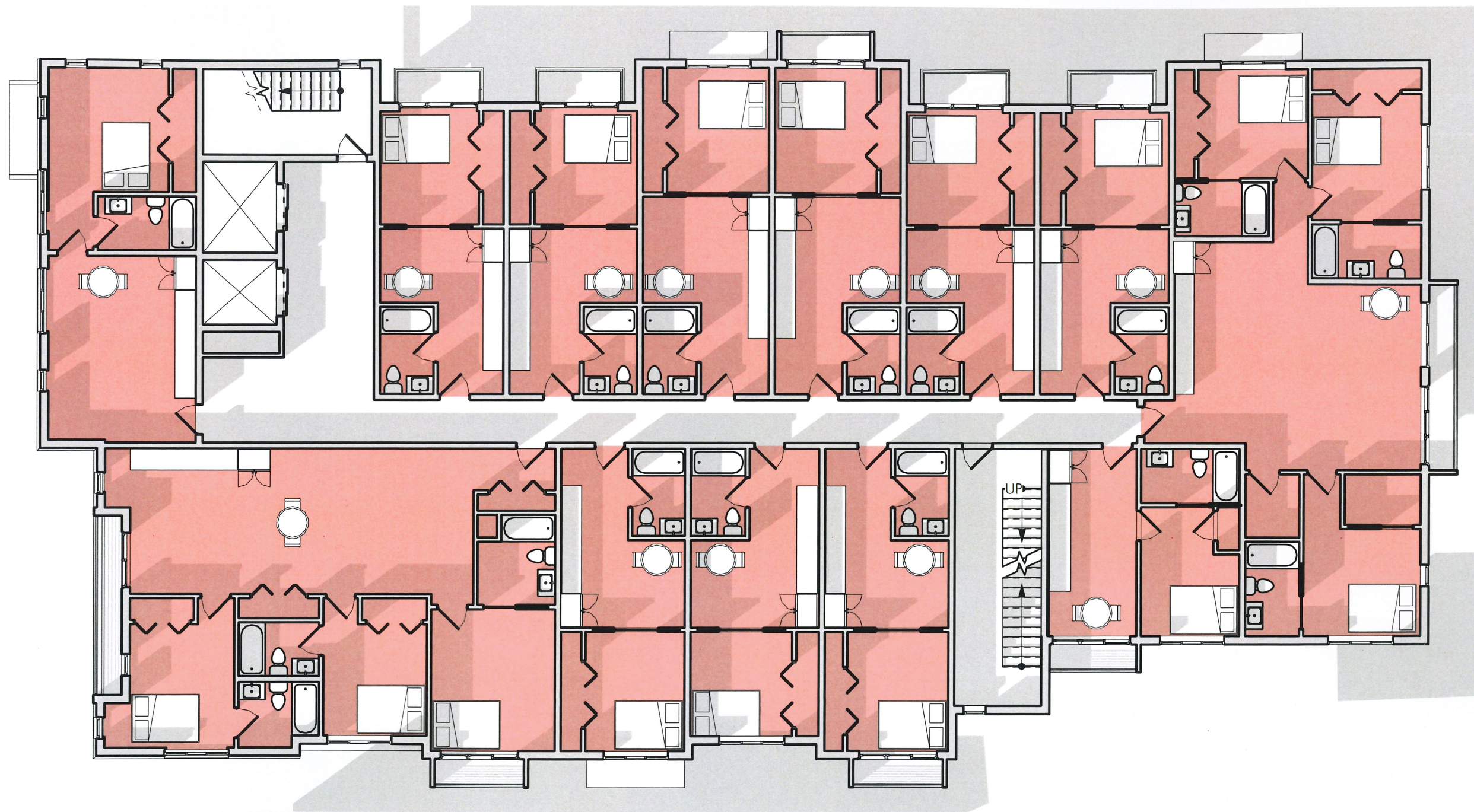
Project: 2511
 Drawing: PROPOSED THIRD - FOURTH FLOOR PLANS
 Date: 2025.07.08
 Scale: 3/32" = 1'-0"

AndersonPorterDesign



A1.3

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STUDIOS: 58 1 BEDROOMS: 11 2 BEDROOMS: 4 3 BEDROOMS: 8

Project: 2511
 Drawing: PROPOSED FIFTH - SIXTH FLOOR PLANS
 Date: 2025.07.08
 Scale: 3/32" = 1'-0"

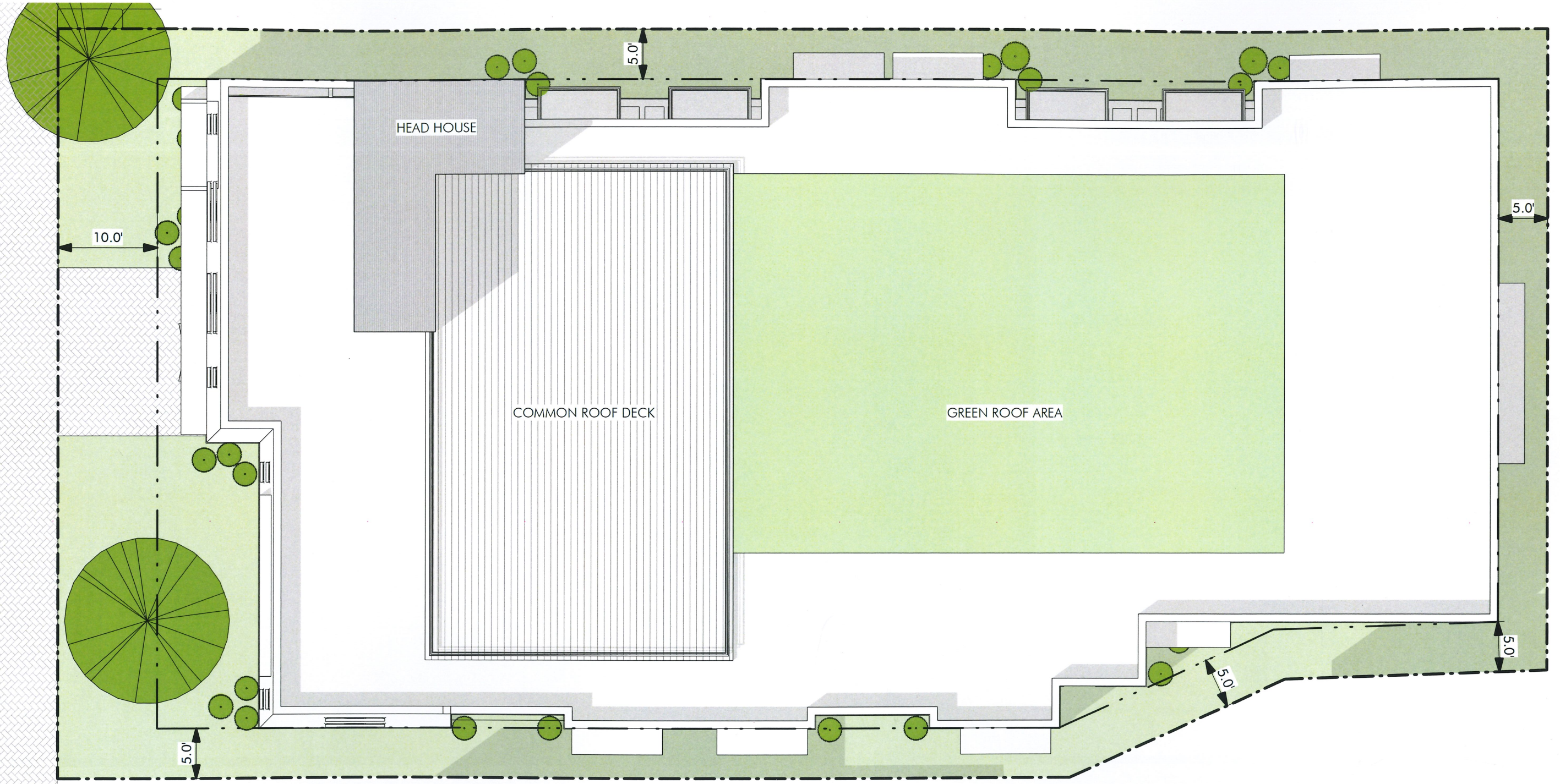
AndersonPorterDesign



A1.4

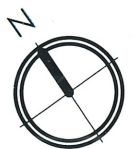
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

ELLERY STREET



Project: 2511
Drawing: PROPOSED ROOF PLAN
Date: 2025.07.08
Scale: 3/32" = 1'-0"

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1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

A1.5



Project: 2511
Drawing: PROPOSED STREET FRONT ELEVATION
Date: 2025.07.08
Scale: 3/32" = 1'-0"

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1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501



Project: 2511
Drawing: PROPOSED NORTH ELEVATION
Date: 2025.07.08
Scale: 3/32" = 1'-0"

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1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

A2.2



Project: 2511
Drawing: PROPOSED EAST ELEVATION
Date: 2025.07.08
Scale: 3/32" = 1'-0"

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A2.3



Project: 2511
Drawing: PROPOSED SOUTH ELEVATION
Date: 2025.07.08
Scale: 3/32" = 1'-0"

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A2.4



Project: 2511
Drawing: 3D VIEW 1
Date: 2025.07.08
Scale:

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A9.1



Project: 2511
Drawing: 3D VIEW 2
Date: 2025.07.08
Scale:

AndersonPorterDesign

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

A9.2