

# Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2<sup>nd</sup> 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:

- 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.
- Address of property: 13 Roberts Road, Cambridge, Massachusetts
- 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 and new construction of a 4 story structure containing 3 dwelling units with 3 parking spaces.

Name of Property Owner of Record:	<u>Trudy Wittwer</u>		
Mailing Address:	<u>13 Roberts Road Cambridge Ma</u>		
Telephone/Fax:	<u>617-212-2666</u>	E-mail:	<u>Jeberhardt@CuiFloors.com</u>
Signature of Property Owner of Record*:	<u>Trudy Wittwer</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:	<u>Contempo Builders c/o Mike Tokatlyan</u>		
Mailing Address:	<u>358 ATHENS STREET, BOSTON, MA 02127</u>		
Telephone/Fax:	<u>617-610-0880</u>	E-mail:	<u>MIKE@CBUILDERSCORP.COM</u>

<small>(for office use only):</small>			
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: C-1 Current Use: THREE FAMILY

**Section III:**

Will this project require: variance \_\_\_\_\_ special permit \_\_\_\_\_

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:**

3681 floor area of existing structures on the lot  
7879 amount of floor area (gross square feet) of proposed construction  
114 percentage increase in total floor area after construction  
3875 total area of lot in square feet  
72 percentage of total lot area covered after construction

**Demolition:**

3681 amount of floor area (gross square feet) of proposed demolition  
3681 floor area of existing structure  
100% percentage decrease in total floor area after demolition

**Alterations:**

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

- \_\_\_\_\_ enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
- \_\_\_\_\_ increase or reduction of window or door size;
- \_\_\_\_\_ relocation of windows or doors;
- \_\_\_\_\_ change in slope, pitch, or configuration of roof;
- \_\_\_\_\_ 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, 617 349 468 3 (TTY 617 349 6 112). **The Commission welcomes advance inquiries for interpretation of the order; please contact Allison Crosbie (617-349-4686 or [acrosbie@cambridgema.gov](mailto: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.

**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 1/8<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)

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.**

ARCHITECTURAL DRAWING LIST			
Sheet Number	Sheet Name	Sheet Issue Date	Sheet Order
0-Cover			
A-000	COVER SHEET	04/10/2026	
2-CIVIL			
C1	EXISTING CONDITIONS	01/16/2025	
3-Architectural			
A-020	SITE PLAN	04/10/2026	
A-021	ZONING DIAGRAMS	04/10/2026	
A-025	AREA PLANS	04/10/2026	
A-100	1ST & 2ND FLOOR PLANS	04/10/2026	
A-101	3RD & 4TH FLOOR PLANS	04/10/2026	
A-300	FRONT & RIGHT ELEVATIONS	04/10/2026	
A-301	REAR & LEFT ELEVATIONS	04/10/2026	
A-302	CONTEXT ELEVATION & MATERIALS	04/10/2026	
AV-1	PERSPECTIVES	04/10/2026	
SS-1.0	SHADOW STUDY - EXISTING	04/10/2026	
SS-2.0	SHADOW STUDY - PROPOSED	04/10/2026	




**PROJECT NAME**  
**13 ROBERTS RD**

**PROJECT ADDRESS**  
 13 ROBERTS RD  
 CAMBRIDGE, MA

**CLIENT**

**ARCHITECT**



**ARCHITECTURE**

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

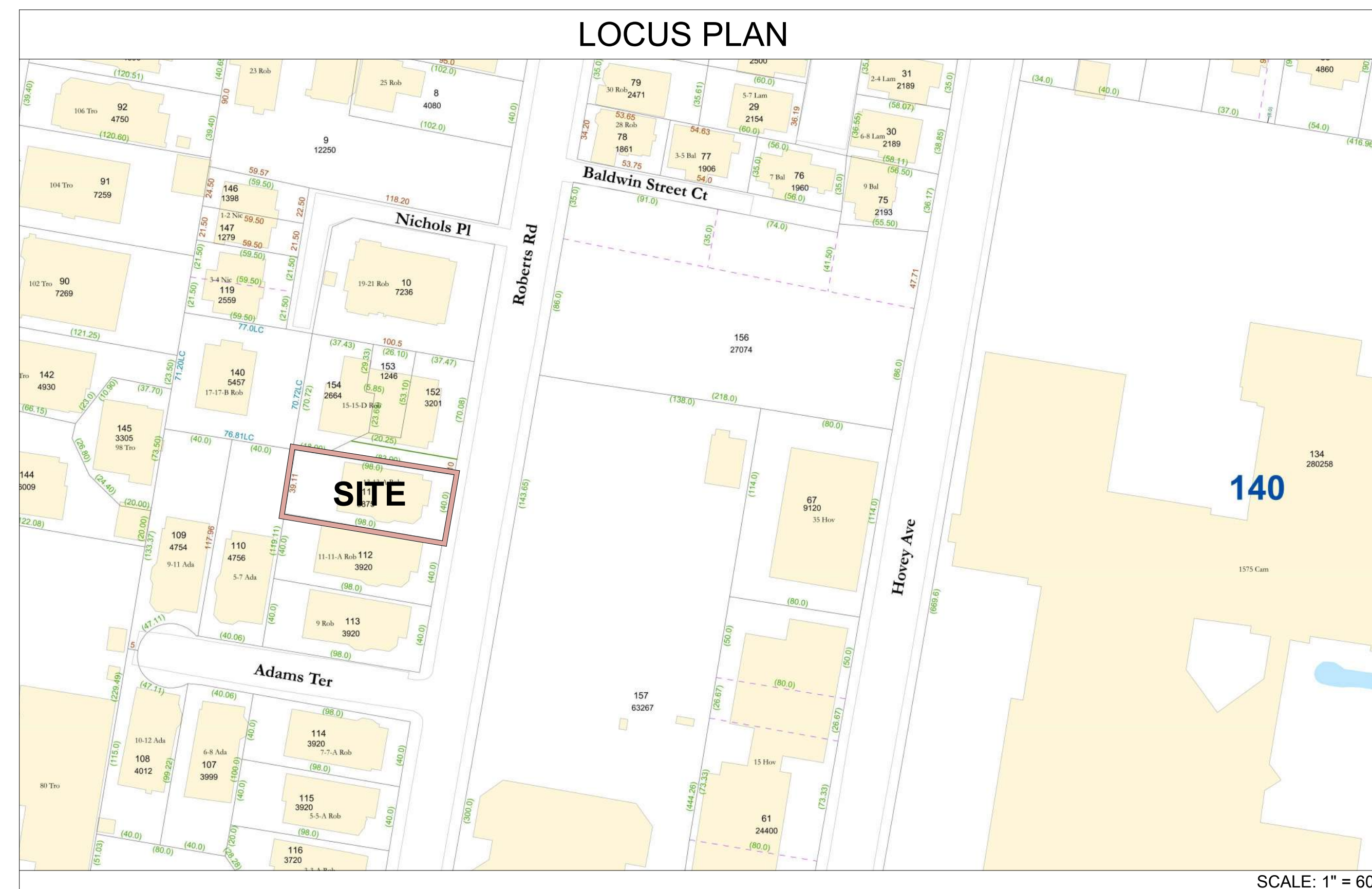
**CONSULTANTS:**

# PROJECT: 13 ROBERTS ROAD RESIDENCES

**PROJECT ADDRESS:**  
 13 ROBERTS ROAD  
 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



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Checked by	ES
Scale	1" = 60'-0"

REVISIONS		
No.	Description	Date

**COVER SHEET**

**A-000**

13 ROBERTS RD

**SD SET**  
**01/29/2025**



# ZONING CHART

ZONE : C-1	REQUIRED (C1)	PROPOSED	REMARKS
LOT AREA, MIN S.F. / DU	±3,875 SF LOT		
MAX. FAR	0.75 (4,296 S.F.)	7,879 S.F. (2.0)	COMPLIES
MIN. LOT FRONTAGE	20'	40'	COMPLIES
MIN. FRONT YARD	10'	12' 5"	COMPLIES
MIN. SIDE YARD (LEFT)	5'	5' 3"	COMPLIES
MIN. SIDE YARD (RIGHT)	5'	5' 3"	COMPLIES
MIN. REAR	5'	5' 3"	COMPLIES
MAX HEIGHT	35'-0" / *45' W/ NEIGHBORHOOD METG	45' TO RIDGE	COMPLIES (W/ NEIGHBORHOOD MEETING)
MIN RATIO OF OPEN SPACE TO LOT AREA	30% (1,163 S.F.)	51.6% (2,002 S.F.)	COMPLIES
MIN <u>PERMEABLE</u> OPEN SPACE	1/2 OF REQUIRED (15%) (582 SF)	36.1% OF LOT AREA (1,402 SF)	COMPLIES
MIN <u>PRIVATE</u> OPEN SPACE	1/2 OF REQUIRED (15%) (582 SF)	15.4% OF LOT AREA (600 SF)	COMPLIES
PARKING	NO MIN / NO MAX	3 SPACES SHOWN	COMPLIES
BICYCLE PARKING	1 / DU (3 REQ'D)	3 SHOWN	COMPLIES

### SITE PLAN LEGEND

- PROPOSED FOOTPRINT
- PROPOSED FOOTPRINT (ABOVE)
- PROPOSED PORCHES
- PROPOSED AREAWAYS
- PAVERS
- LANDSCAPE (PERMEABLE)
- PRIVATE OPEN SPACE
- REQUIRED SETBACKS

**NOTE:**  
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**PROJECT NAME**  
**13 ROBERTS RD**

**PROJECT ADDRESS**  
13 ROBERTS RD  
CAMBRIDGE, MA

**CLIENT**

**ARCHITECT**



**KDI ARCHITECTURE**

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

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Checked by: ES  
Scale: As indicated

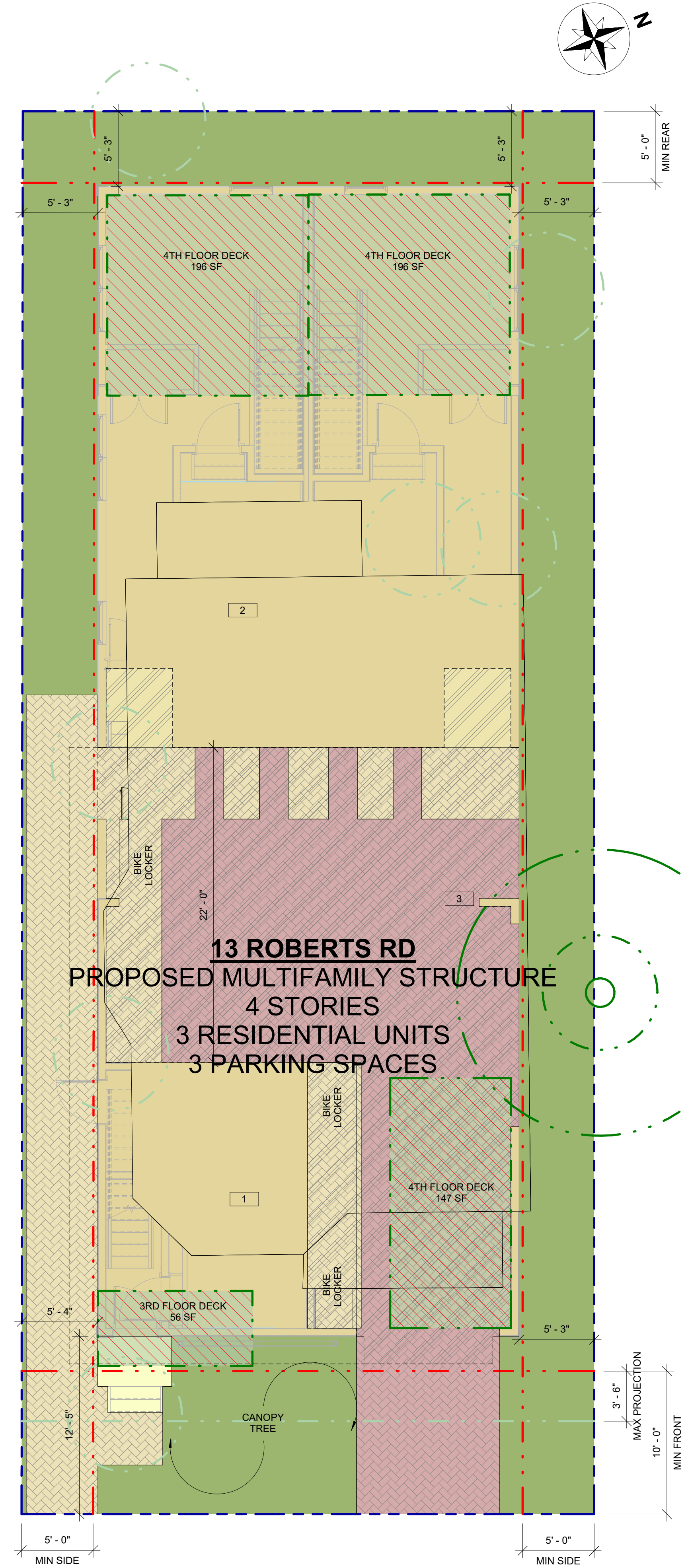
**REVISIONS**

No.	Description	Date

**SITE PLAN**

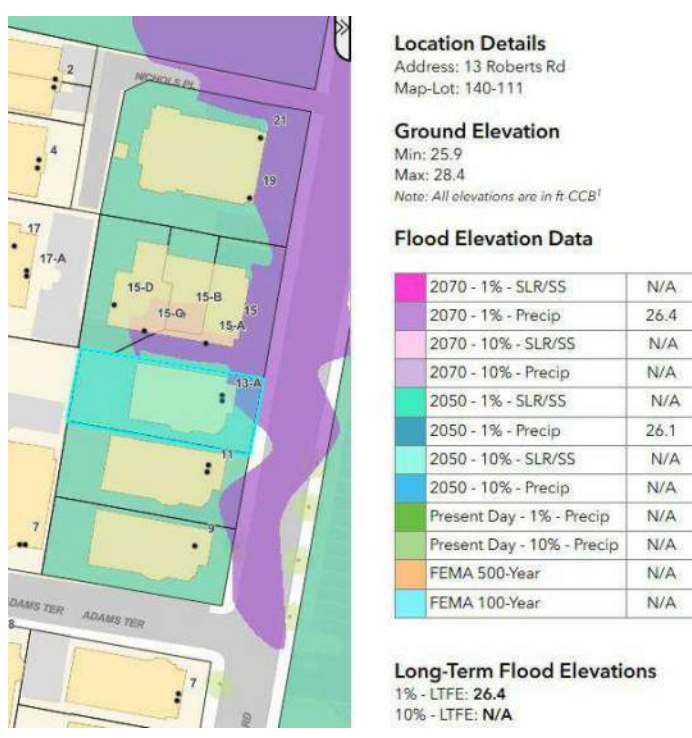
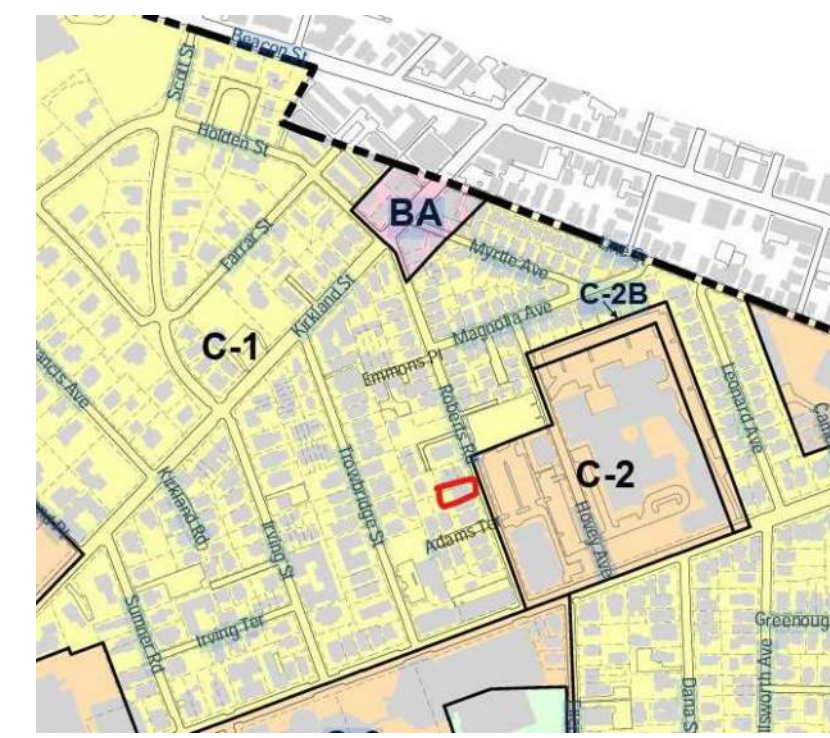
**A-020**

13 ROBERTS RD

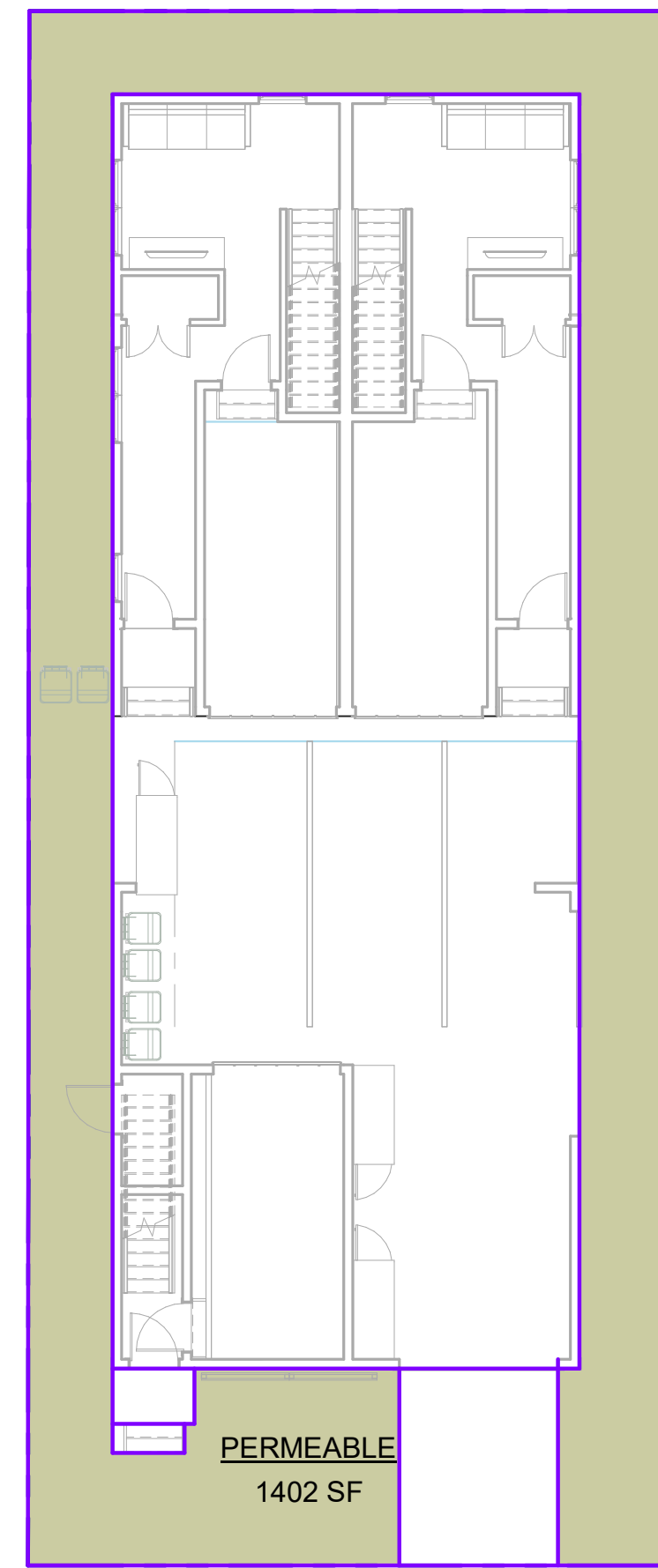


PER ASSESSOR'S DATABASE, EXISTING STRUCTURE WAS CONSTRUCTED IN 1930 & SITE IS WITHIN THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION CERTIFICATE OF APPROPRIATENESS WILL BE REQUIRED FOR DEMOLITION & NEW CONSTRUCTION

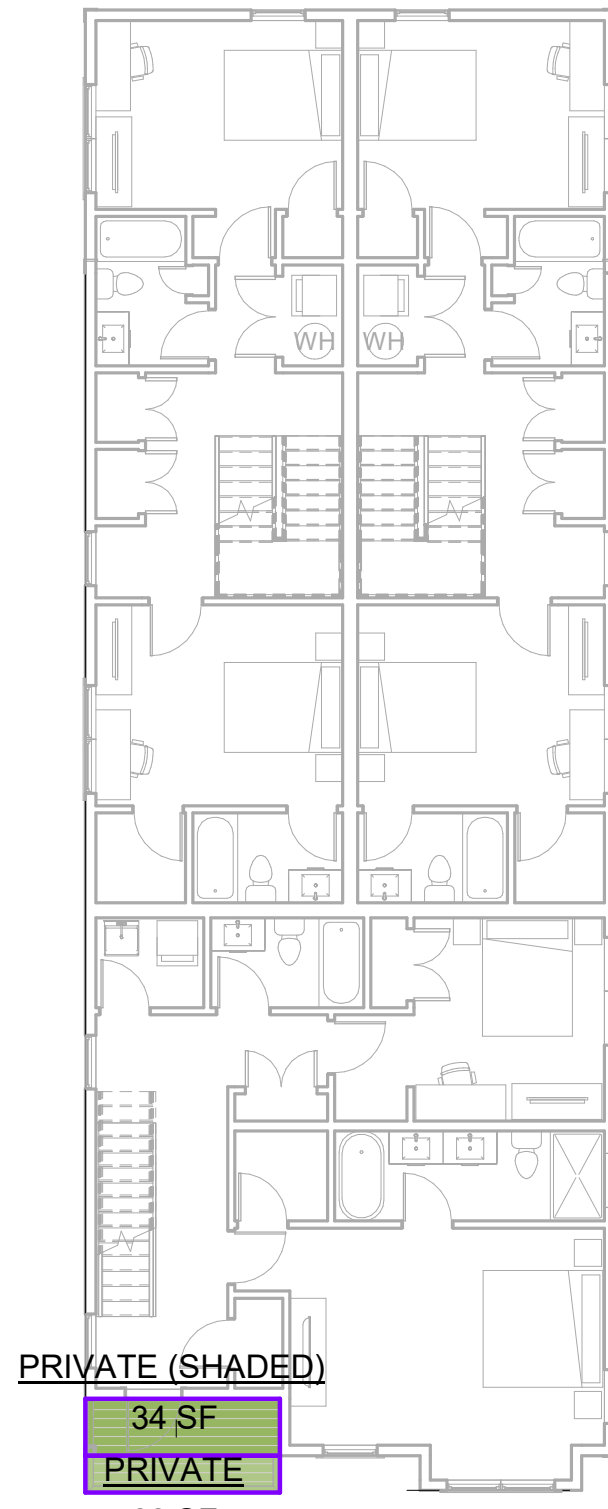
SITE IS SUBJECT TO LTFE RESTRICTIONS; HABITABLE SPACE NEEDS TO BE PROTECTED FROM FUTURE FLOODING



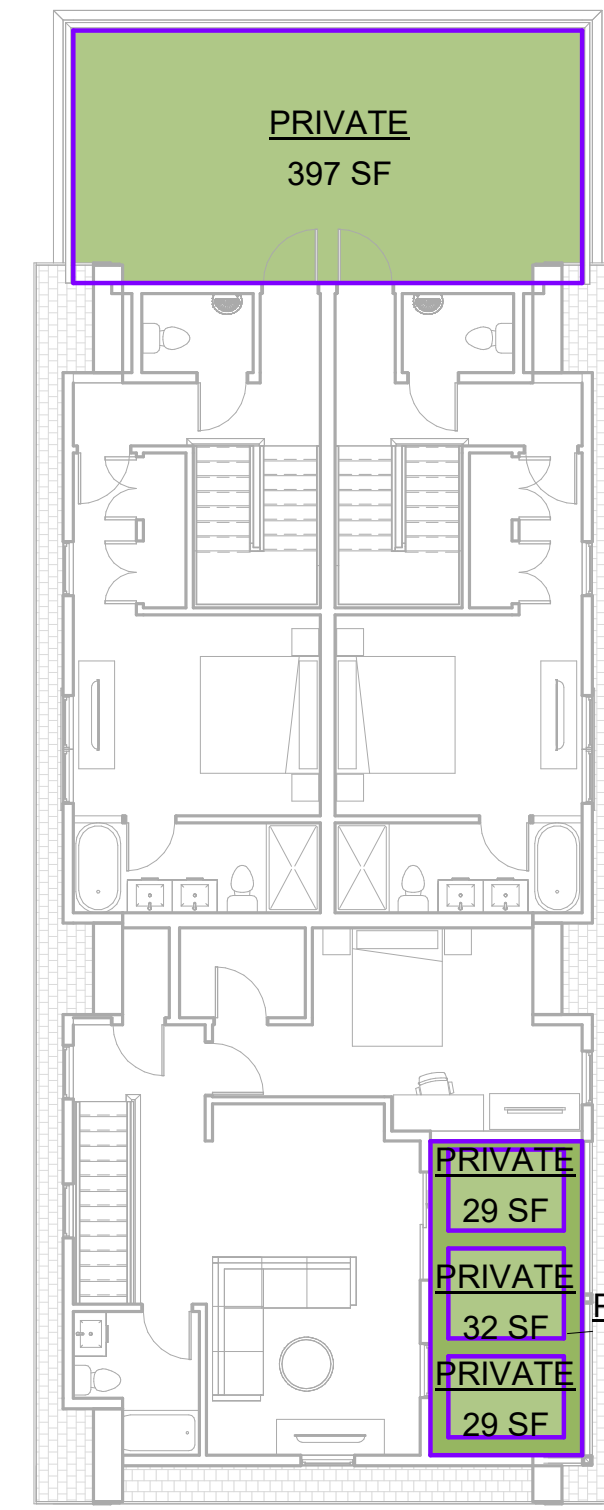
OPEN SPACE



① 1ST FLOOR  
3/32" = 1'-0"



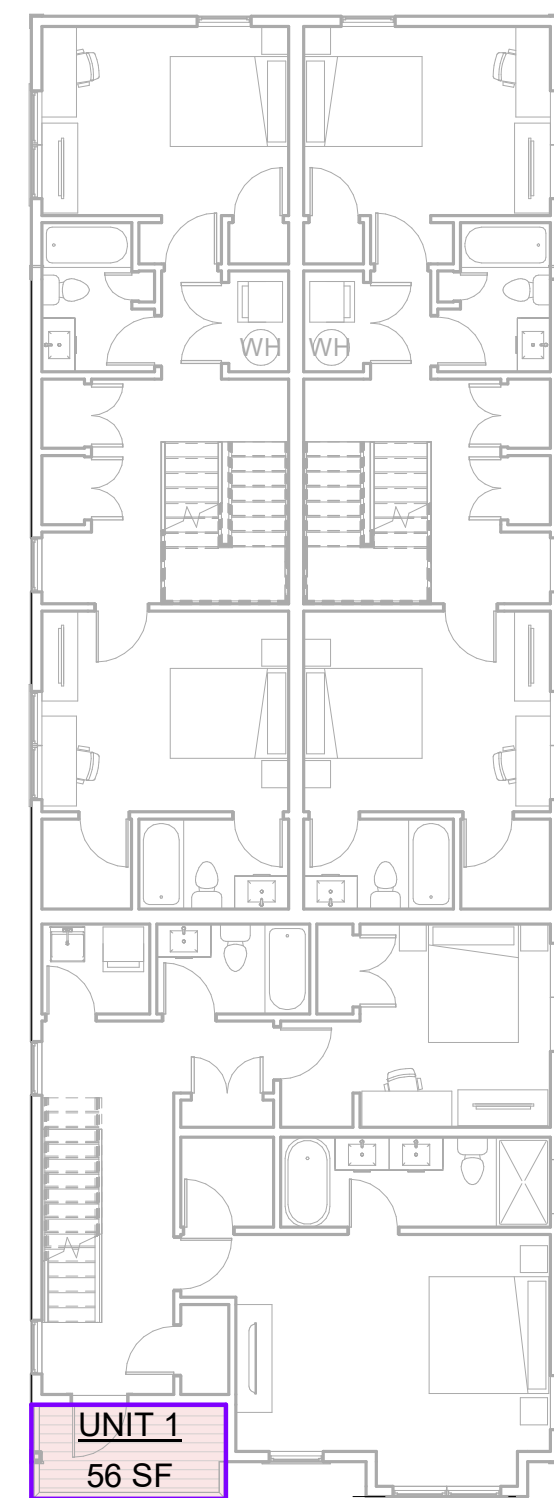
② 3RD FLOOR  
3/32" = 1'-0"



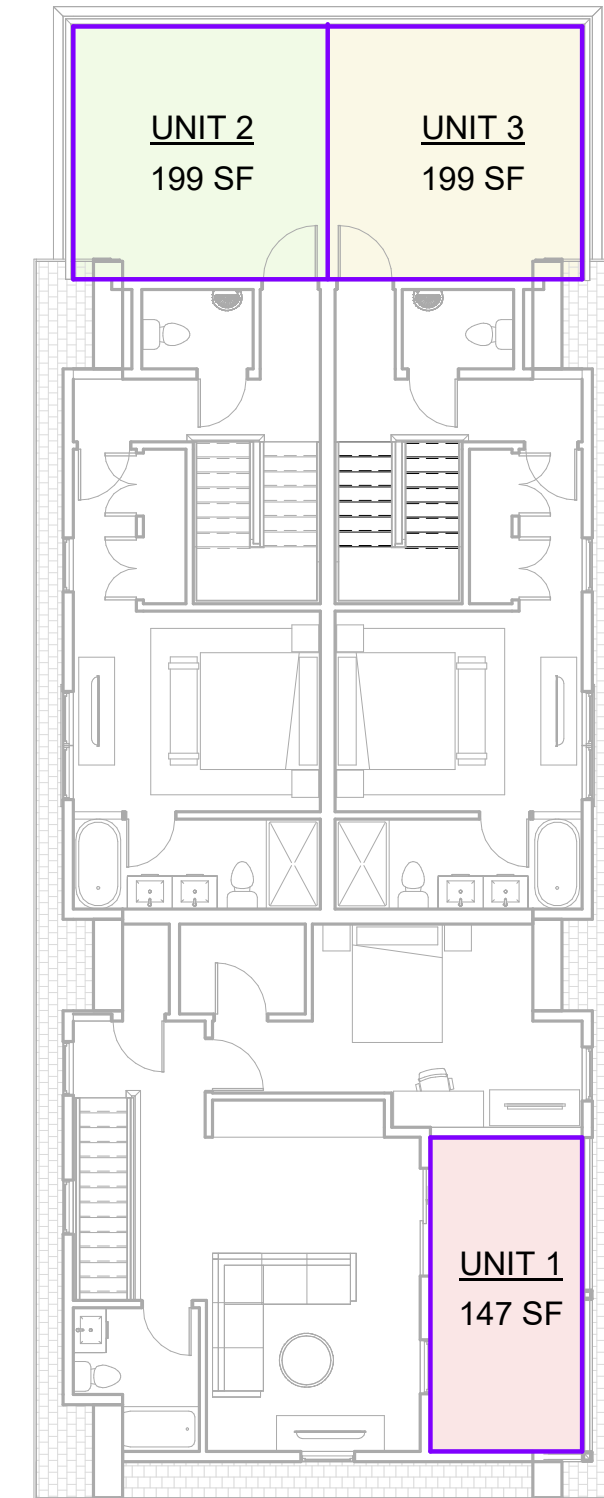
③ 4TH FLOOR  
3/32" = 1'-0"

OPEN SPACE		
Area	Name	Level
1402 SF	PERMEABLE	1ST FLOOR
1402 SF		
22 SF	PRIVATE	3RD FLOOR
397 SF	PRIVATE	4TH FLOOR
29 SF	PRIVATE	4TH FLOOR
32 SF	PRIVATE	4TH FLOOR
29 SF	PRIVATE	4TH FLOOR
509 SF		
34 SF	PRIVATE (SHADED)	3RD FLOOR
57 SF	PRIVATE (SHADED)	4TH FLOOR
91 SF		
2003 SF		

PRIVATE OPEN SPACE (PER UNIT)



④ 3RD FLOOR  
3/32" = 1'-0"



⑤ 4TH FLOOR  
3/32" = 1'-0"

PRIVATE OPEN SPACE PER UNIT		
Area	Name	Level
56 SF	UNIT 1	3RD FLOOR
147 SF	UNIT 1	4TH FLOOR
204 SF		
199 SF	UNIT 2	4TH FLOOR
199 SF		
199 SF	UNIT 3	4TH FLOOR
199 SF		
601 SF		

PROJECT NAME

13 ROBERTS RD

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CAMBRIDGE, MA

CLIENT

ARCHITECT



ARCHITECTURE

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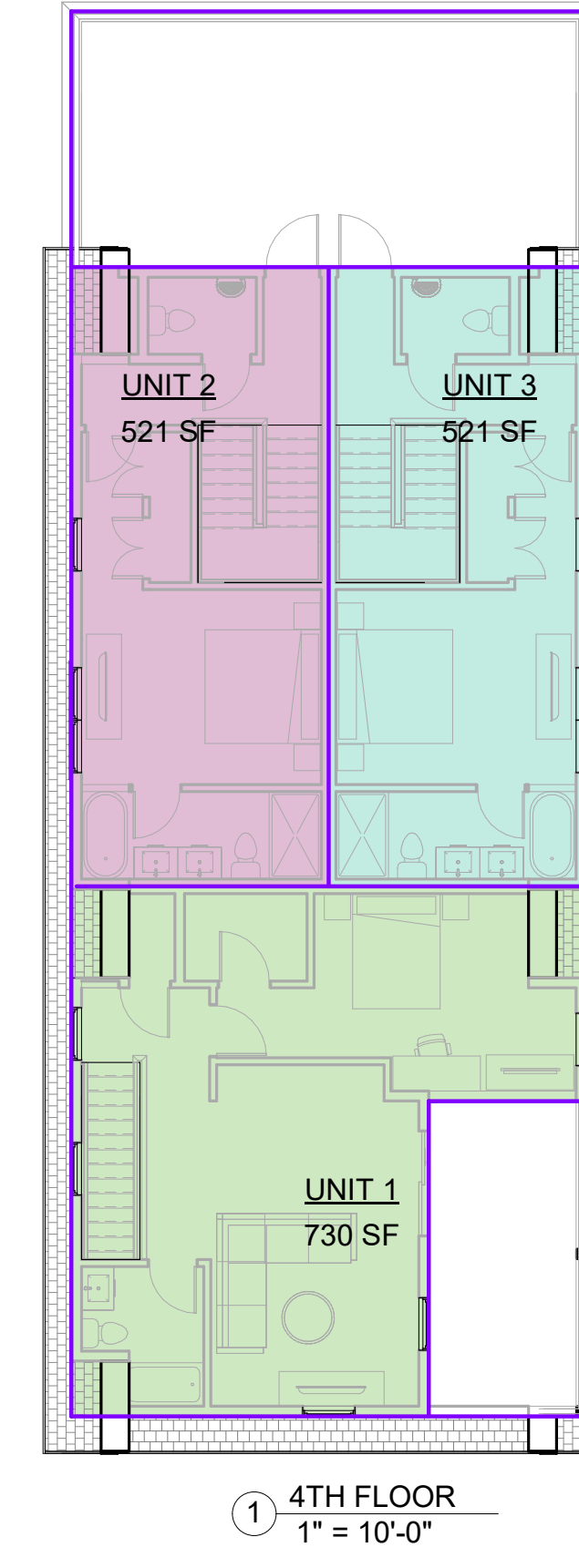
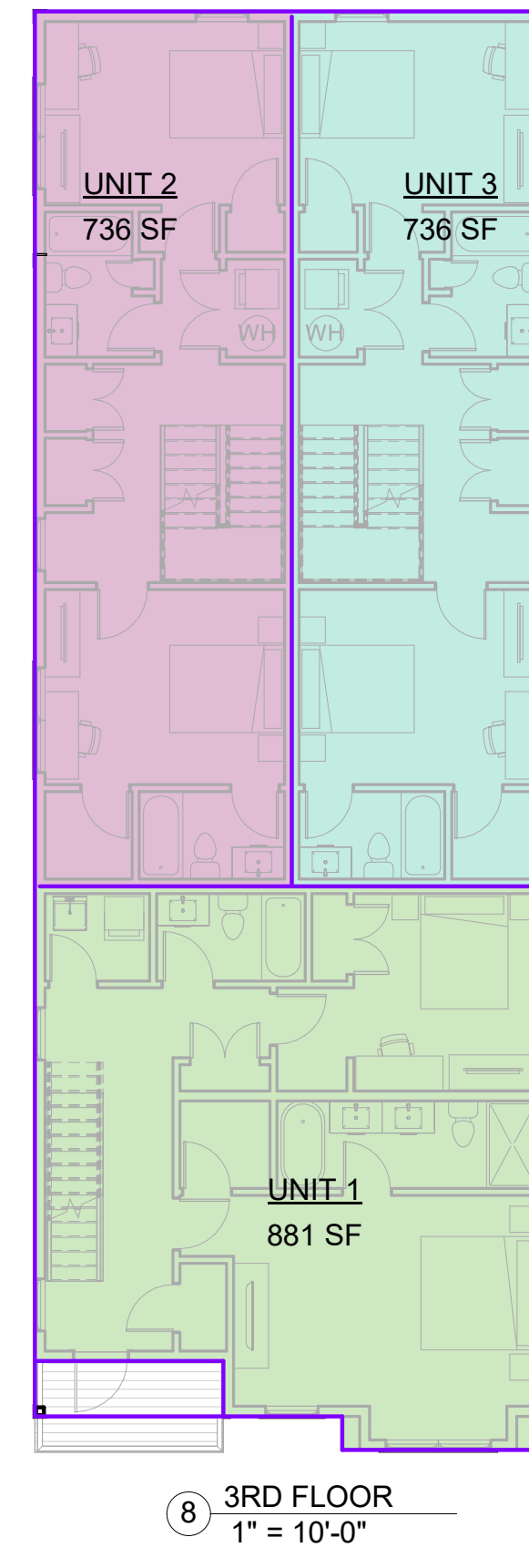
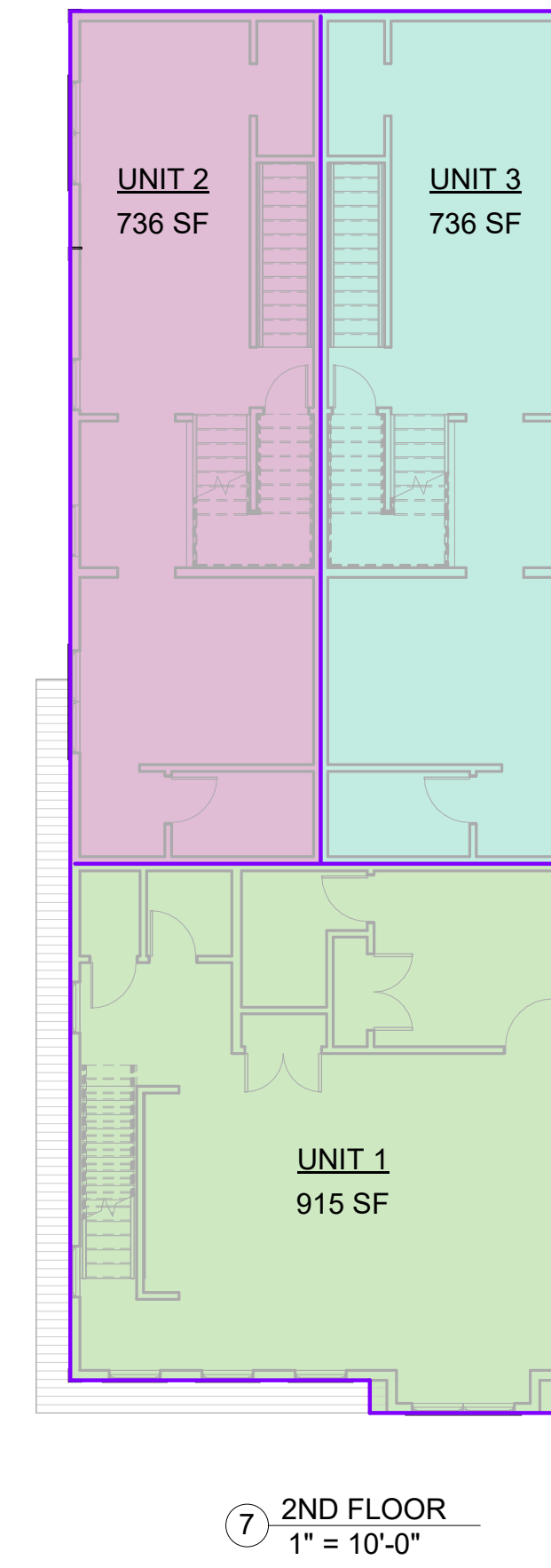
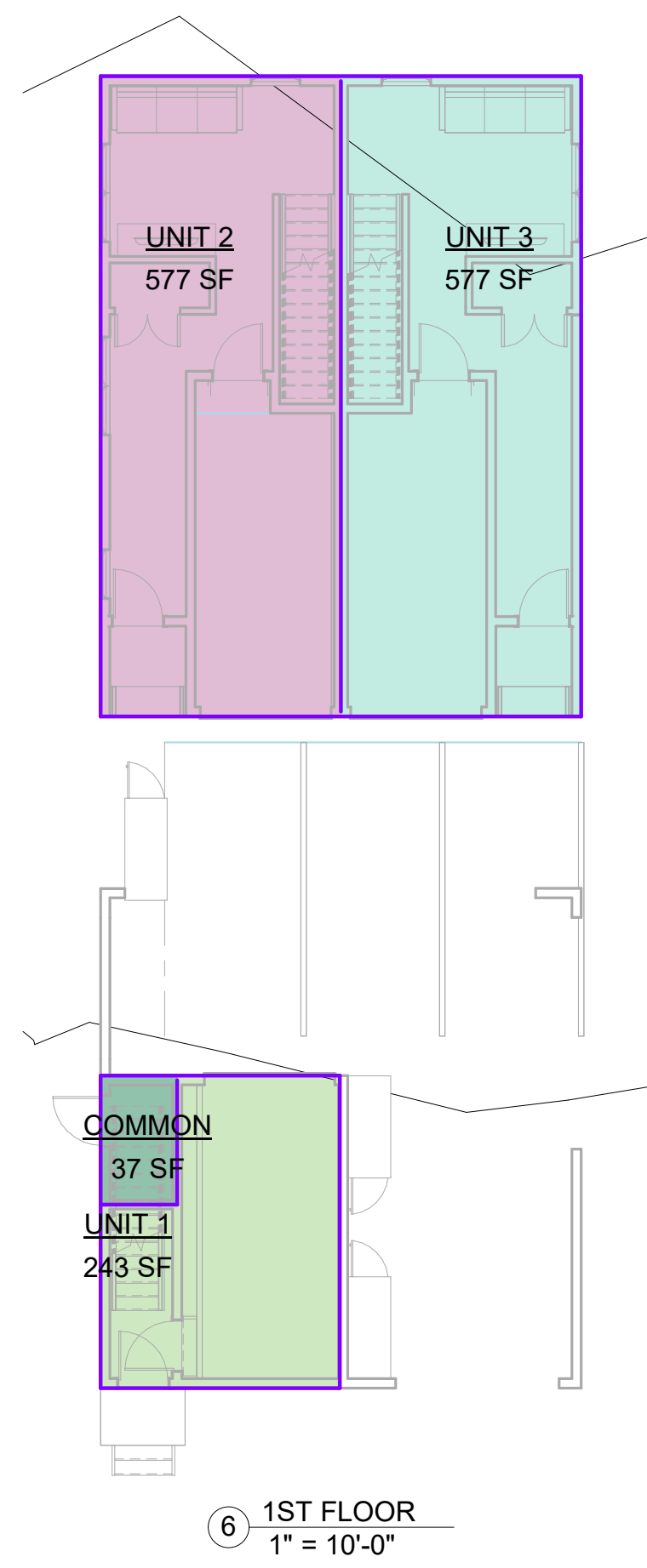
REVISIONS

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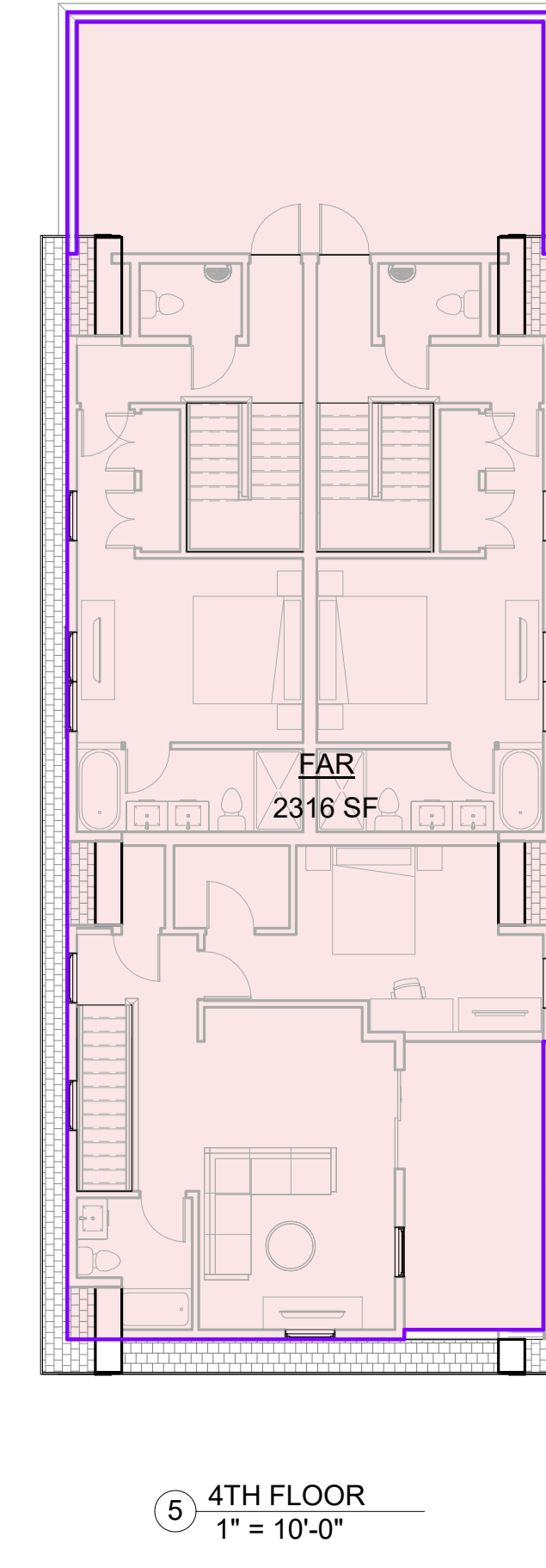
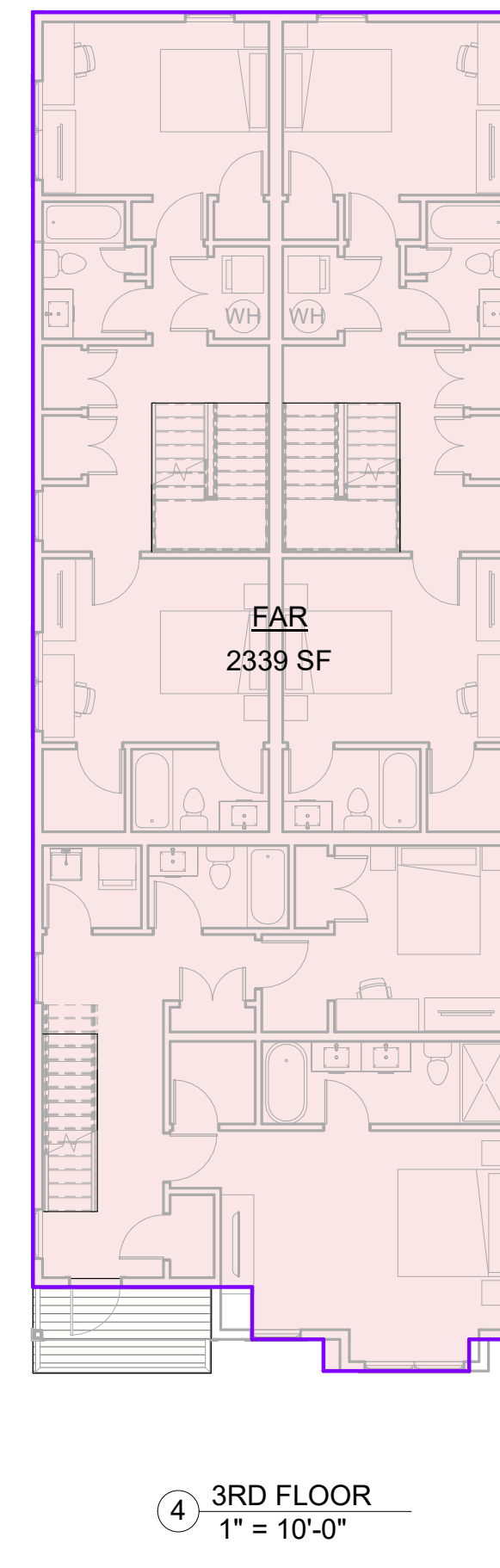
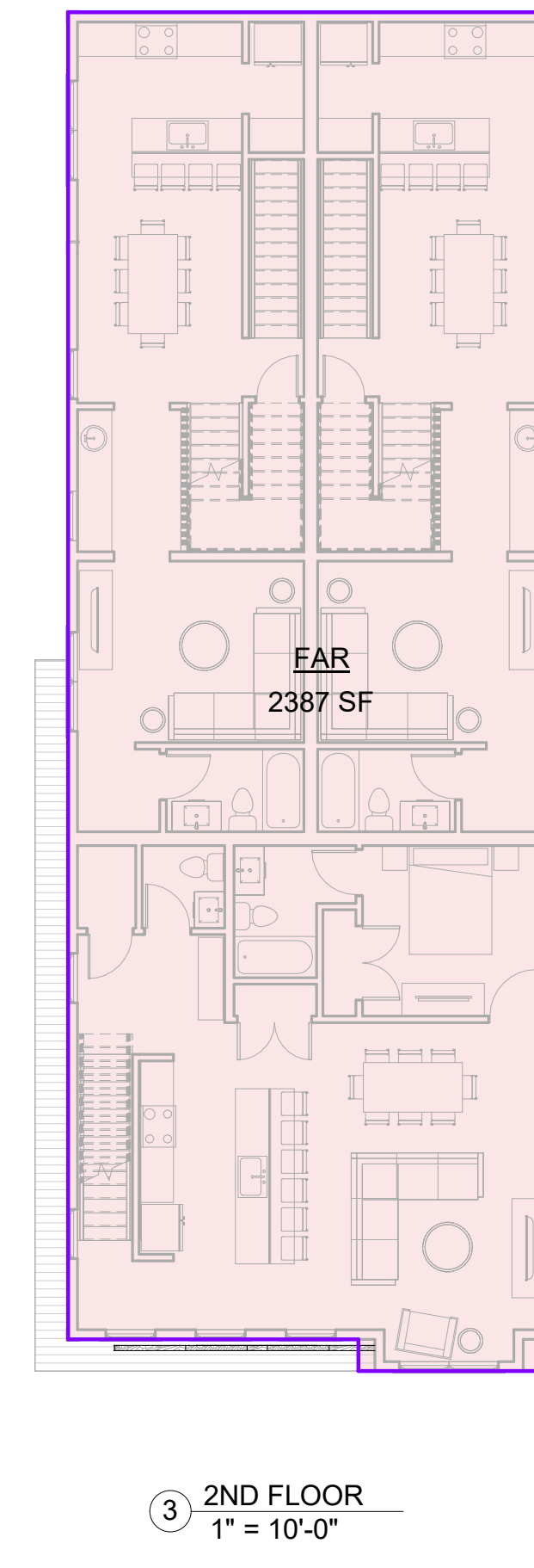
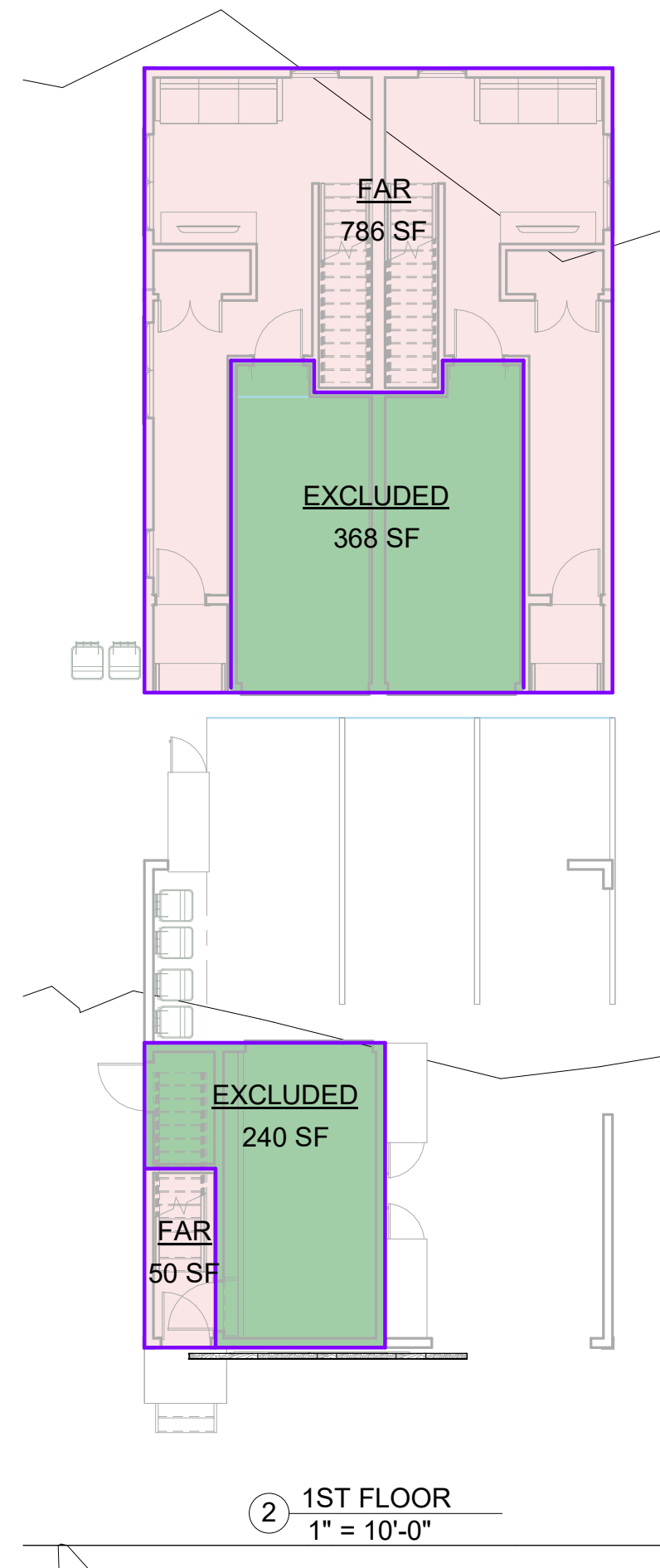
ZONING  
DIAGRAMS

A-021

13 ROBERTS RD



FAR		
Area	Level	Name
COMMON		
37 SF	1ST FLOOR	COMMON
UNIT 1		
243 SF	1ST FLOOR	UNIT 1
915 SF	2ND FLOOR	UNIT 1
881 SF	3RD FLOOR	UNIT 1
730 SF	4TH FLOOR	UNIT 1
UNIT 2		
577 SF	1ST FLOOR	UNIT 2
736 SF	2ND FLOOR	UNIT 2
736 SF	3RD FLOOR	UNIT 2
521 SF	4TH FLOOR	UNIT 2
UNIT 3		
577 SF	1ST FLOOR	UNIT 3
736 SF	2ND FLOOR	UNIT 3
736 SF	3RD FLOOR	UNIT 3
521 SF	4TH FLOOR	UNIT 3
2570 SF		
7946 SF		



PROPOSED FAR		
Area	Name	Level
240 SF	EXCLUDED	1ST FLOOR
368 SF	EXCLUDED	1ST FLOOR
607 SF		
786 SF	FAR	1ST FLOOR
50 SF	FAR	1ST FLOOR
2387 SF	FAR	2ND FLOOR
2339 SF	FAR	3RD FLOOR
2316 SF	FAR	4TH FLOOR
7879 SF		
8486 SF		

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CAMBRIDGE, MA

CLIENT

ARCHITECT

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REVISIONS

No.	Description	Date

AREA PLANS

**A-025**

13 ROBERTS RD







① FRONT ELEVATION  
3/16" = 1'-0"



② RIGHT ELEVATION  
3/16" = 1'-0"

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ARCHITECT



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Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

FRONT & RIGHT  
ELEVATIONS

**A-300**

13 ROBERTS RD



① REAR ELEVATION  
3/16" = 1'-0"



② LEFT ELEVATION  
3/16" = 1'-0"

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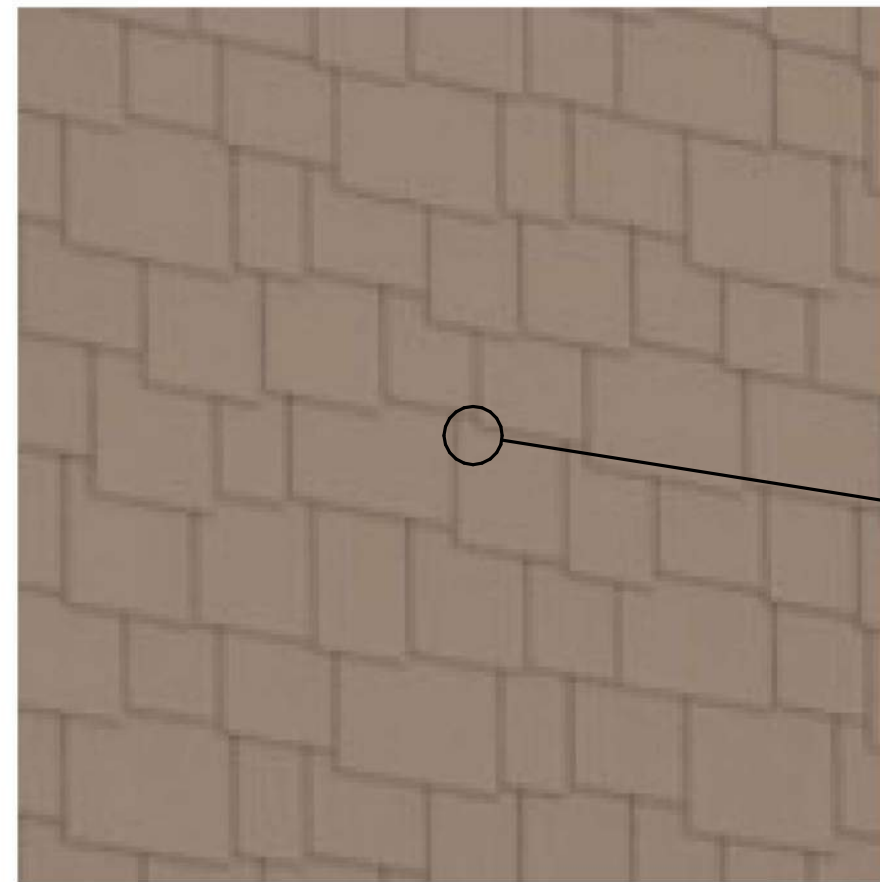
REAR & LEFT  
ELEVATIONS

**A-301**

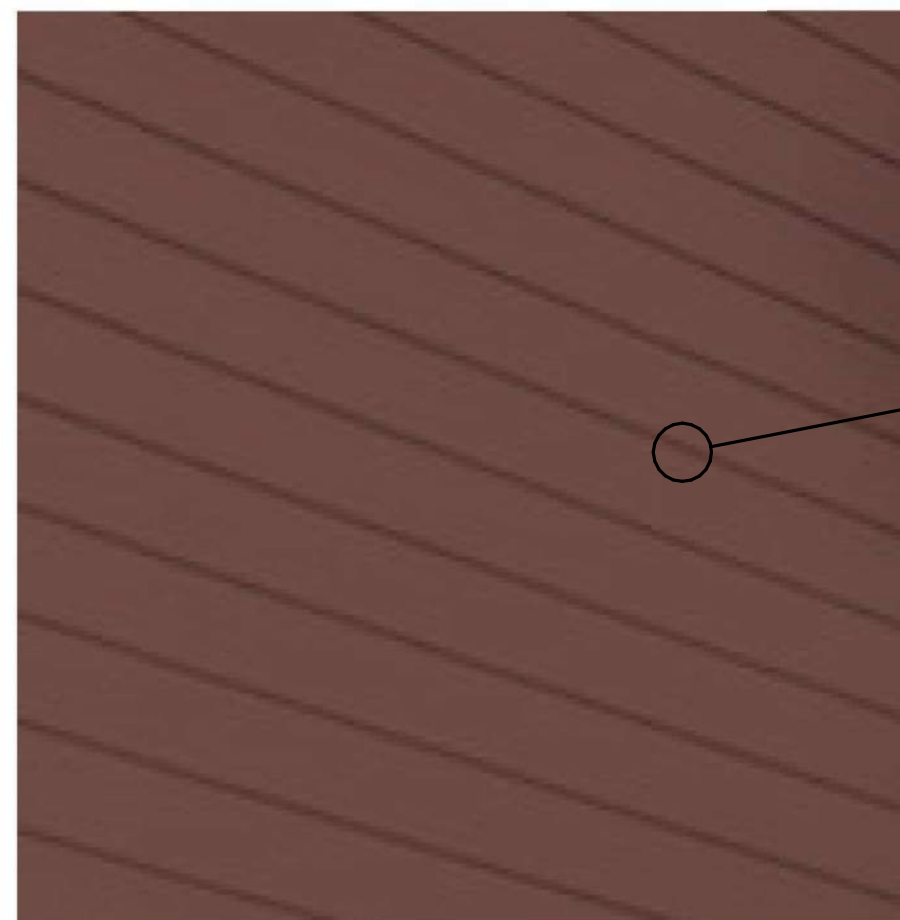
13 ROBERTS RD



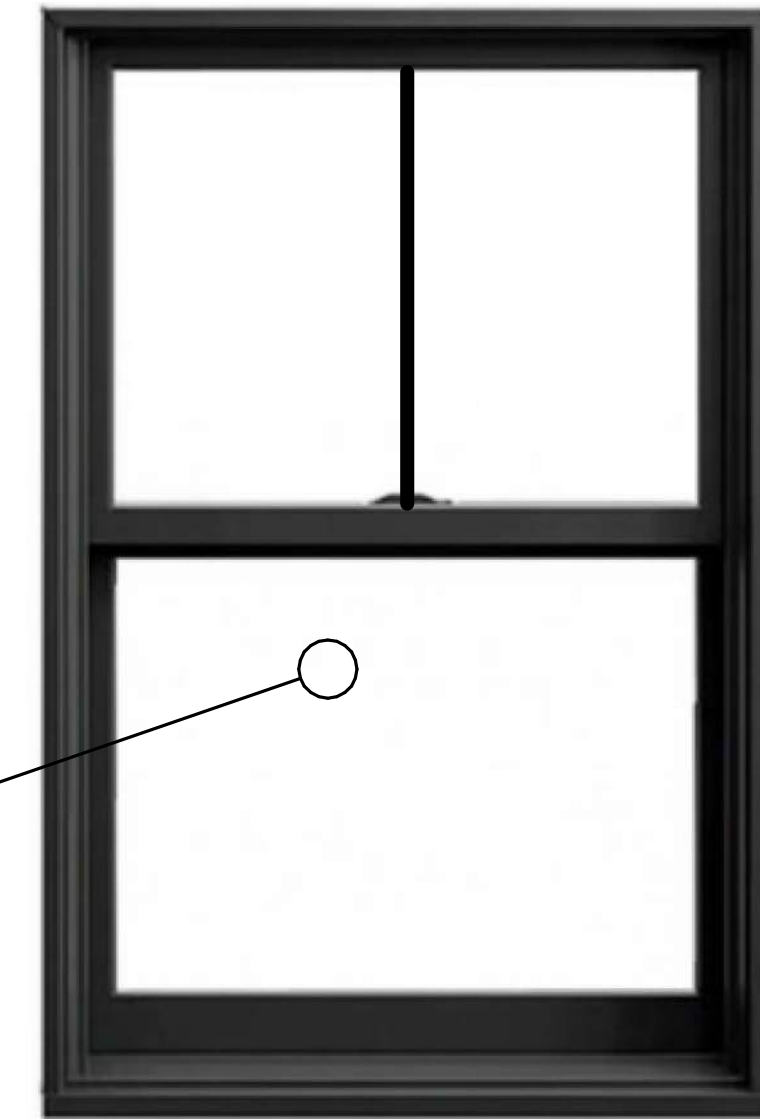
TREX COMPOSITE RAILING



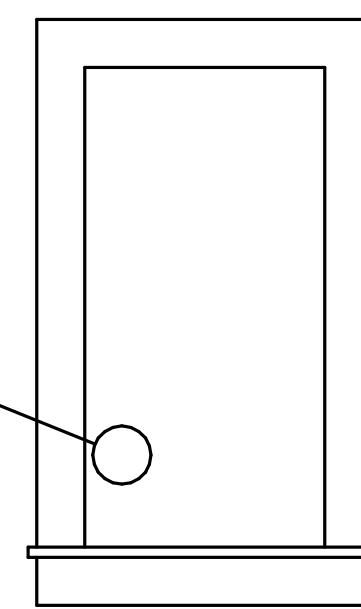
JAMES HARDIE SHINGLE (STAGGERED EDGE) IN "KHAKI BROWN"



JAMES HARDIE 6" EXPOSURE PLANK SIDING IN "COUNTRYLANE RED"



ANDERSEN 400 SERIES WOOD CLAD WINDOWS



PVC WINDOW TRIM & CORNERBOARDS (WHITE)

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ARCHITECT



ARCHITECTURE

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REGISTRATION



Project number 26X  
Date 04/10/2026  
Drawn by Author  
Checked by Checker  
Scale As indicated

REVISIONS

No.	Description	Date

CONTEXT  
ELEVATION &  
MATERIALS

**A-302**

13 ROBERTS RD



PROJECT NAME

**13 ROBERTS RD**

PROJECT ADDRESS  
13 ROBERTS RD  
CAMBRIDGE, MA

CLIENT

ARCHITECT



**ARCHITECTURE**

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

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REGISTRATION



Project number 26X  
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Drawn by  
Checked by ES  
Scale

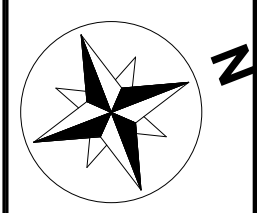
REVISIONS

No.	Description	Date

PERSPECTIVES

**AV-1**

13 ROBERTS RD

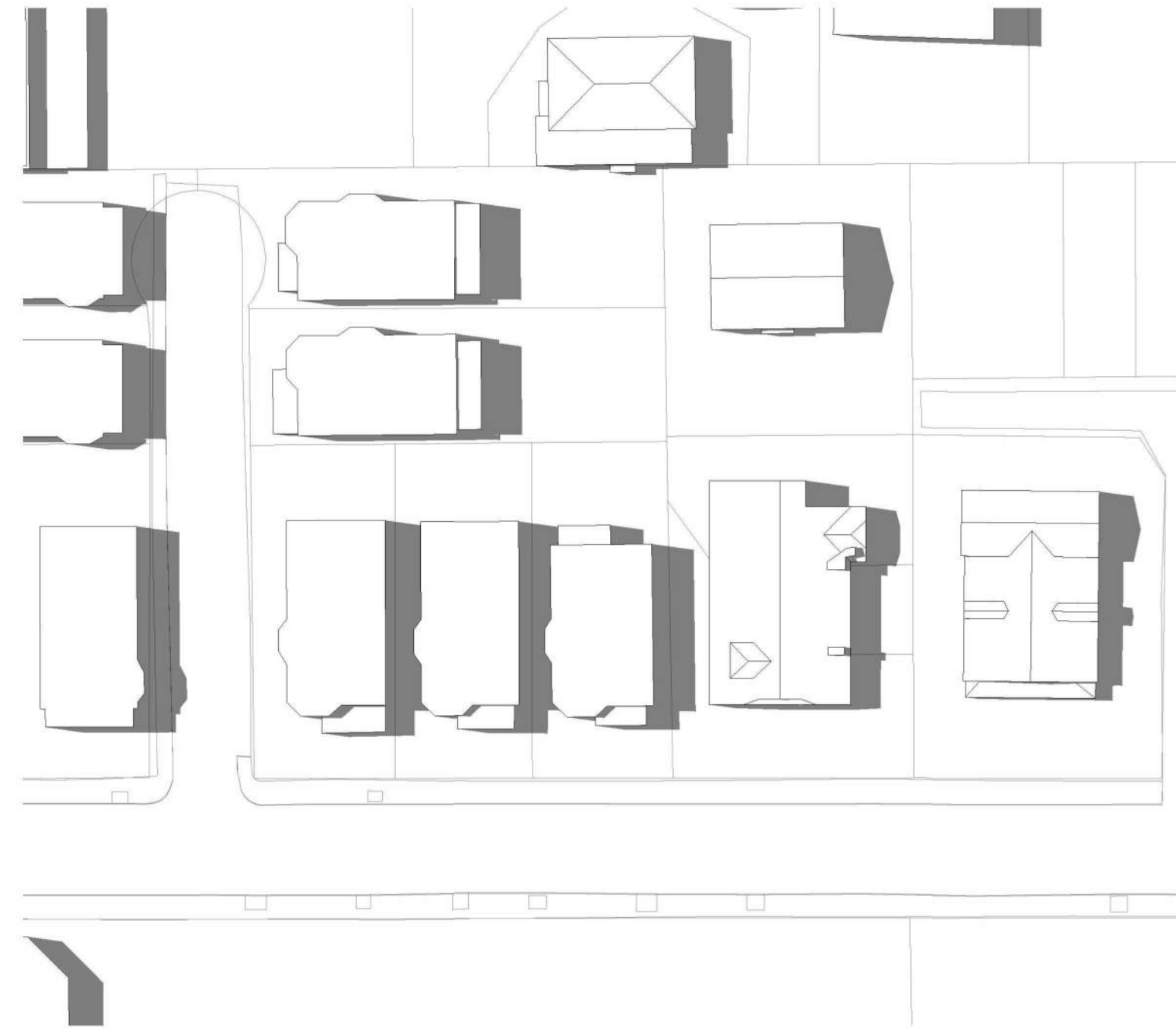


MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

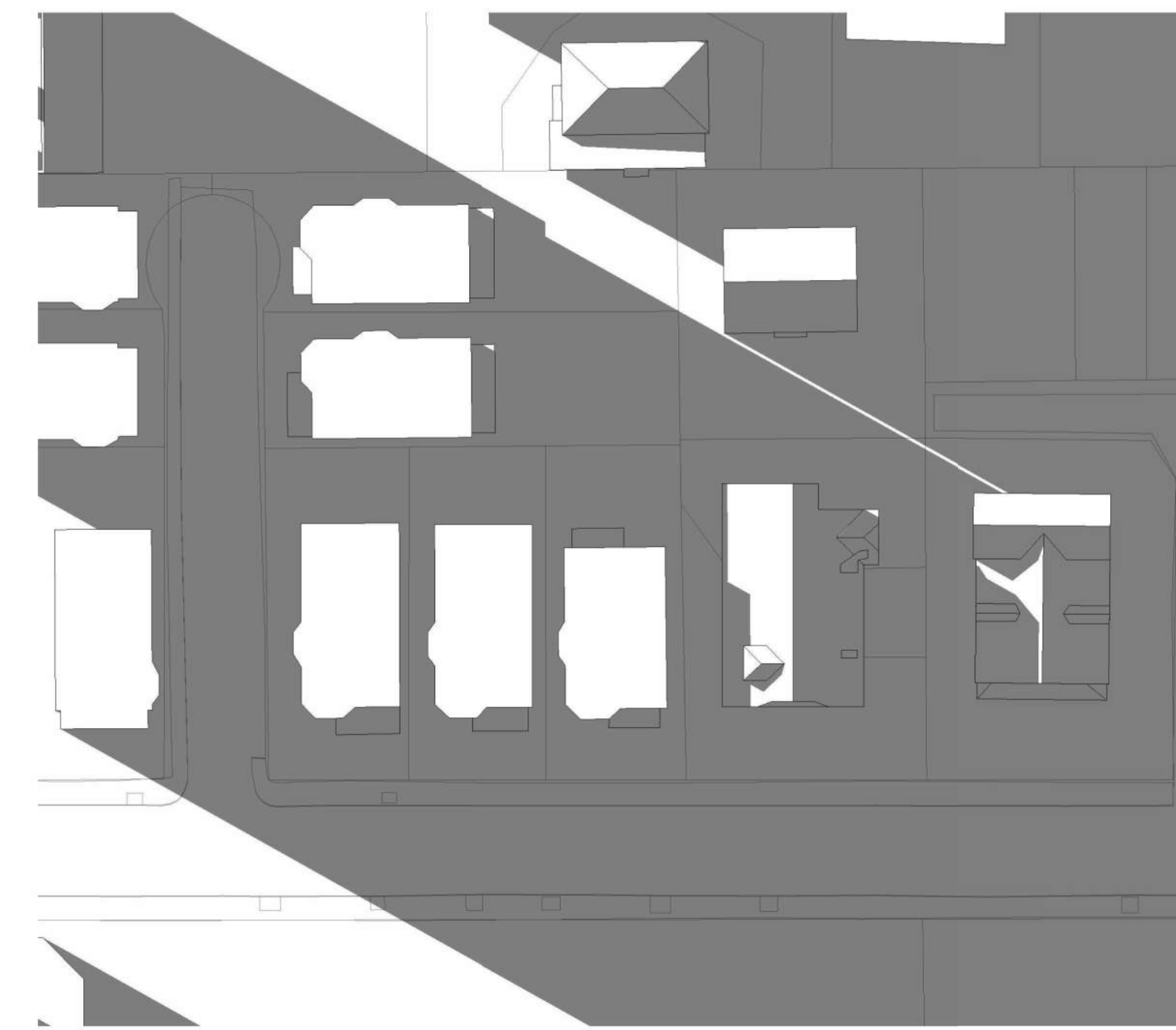
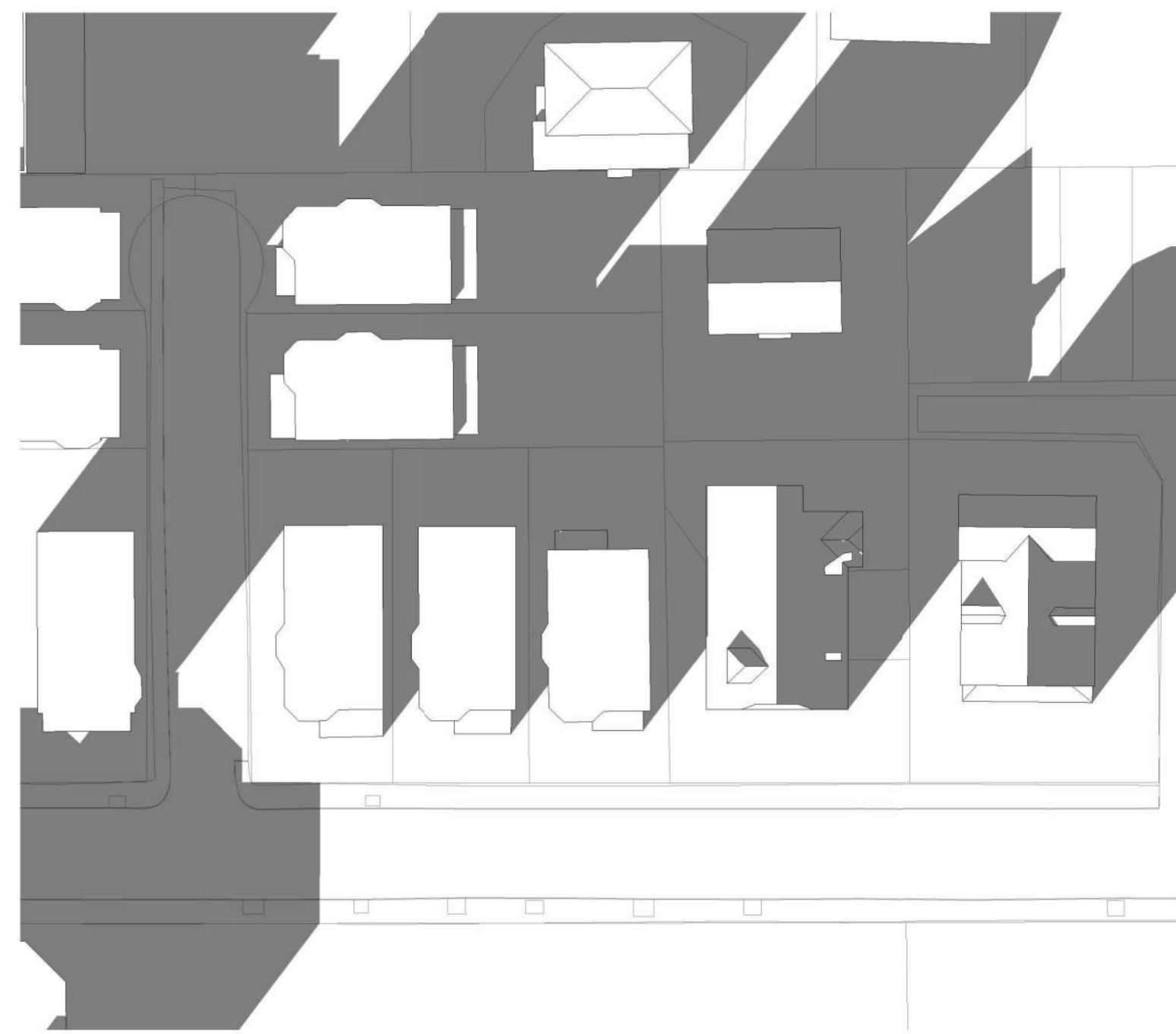
SUMMER SOLSTICE  
JUNE 20TH



WINTER SOLSTICE  
DECEMBER 21ST



EQUINOXES (SPRING / FALL)  
SEPTEMBER 22ND & MARCH 30TH



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13 ROBERTS RD  
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Scale 1" = 40'-0"

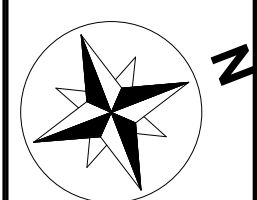
REVISIONS

No.	Description	Date

SHADOW STUDY  
- EXISTING

SS-1.0

13 ROBERTS RD

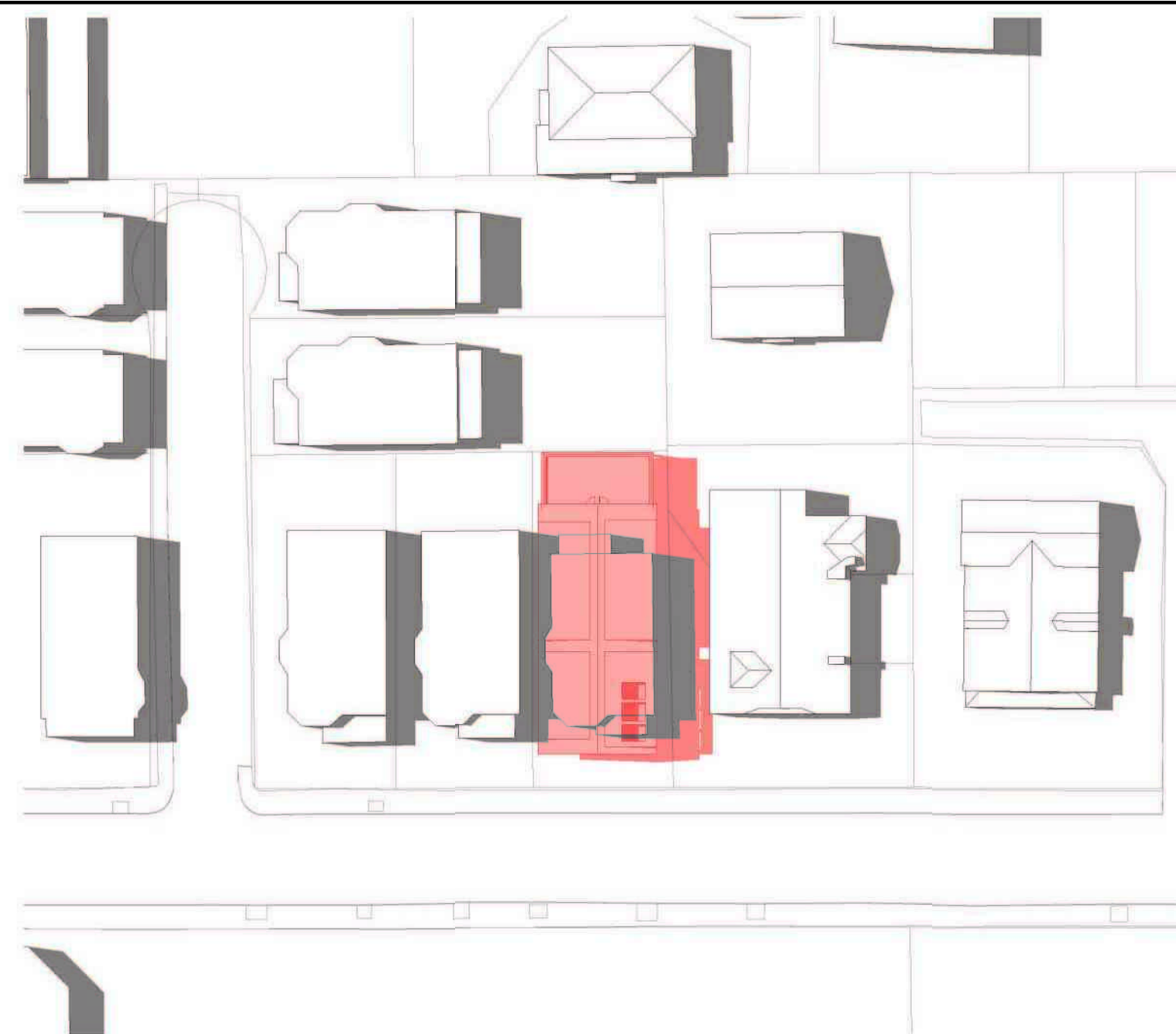
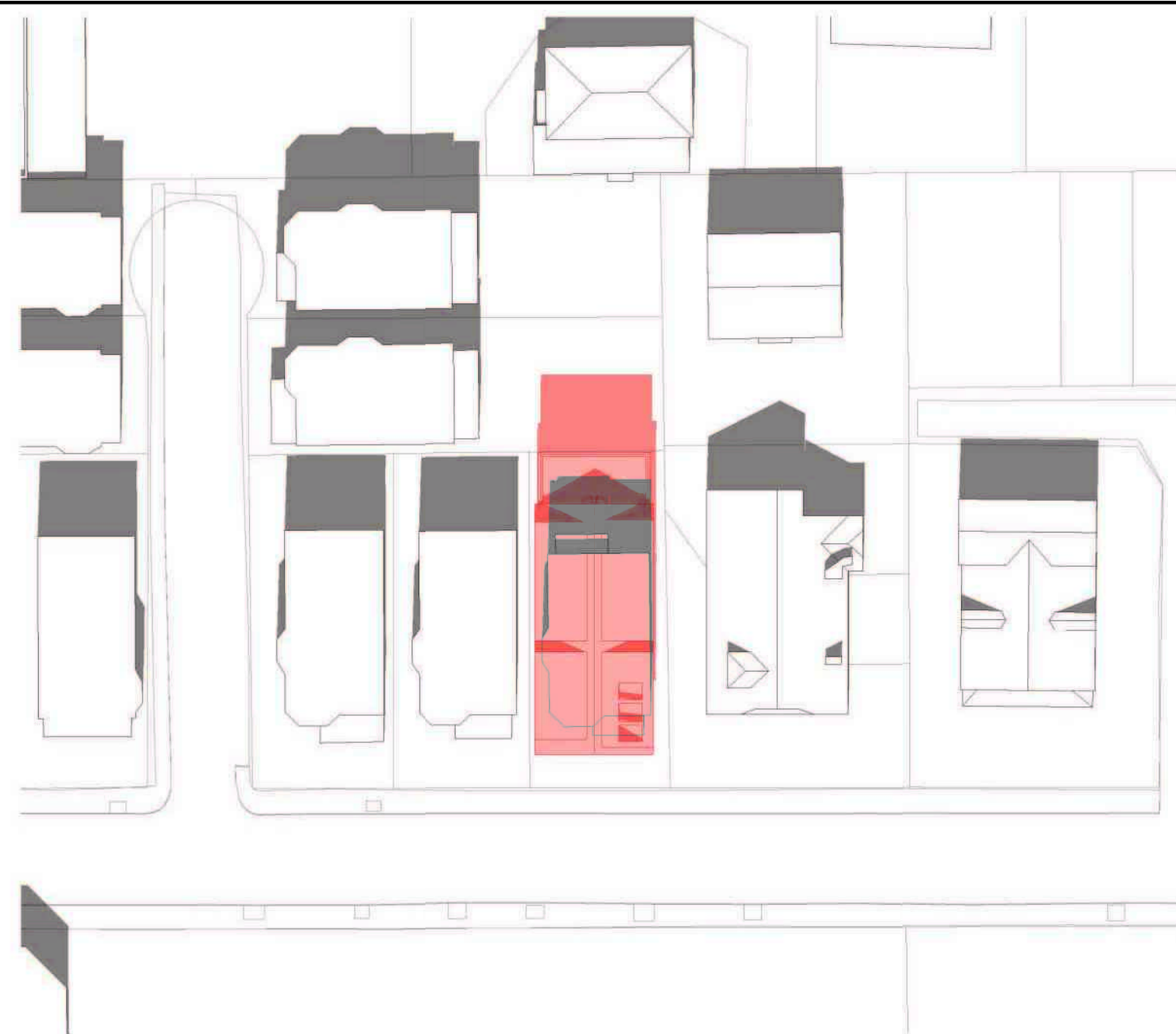


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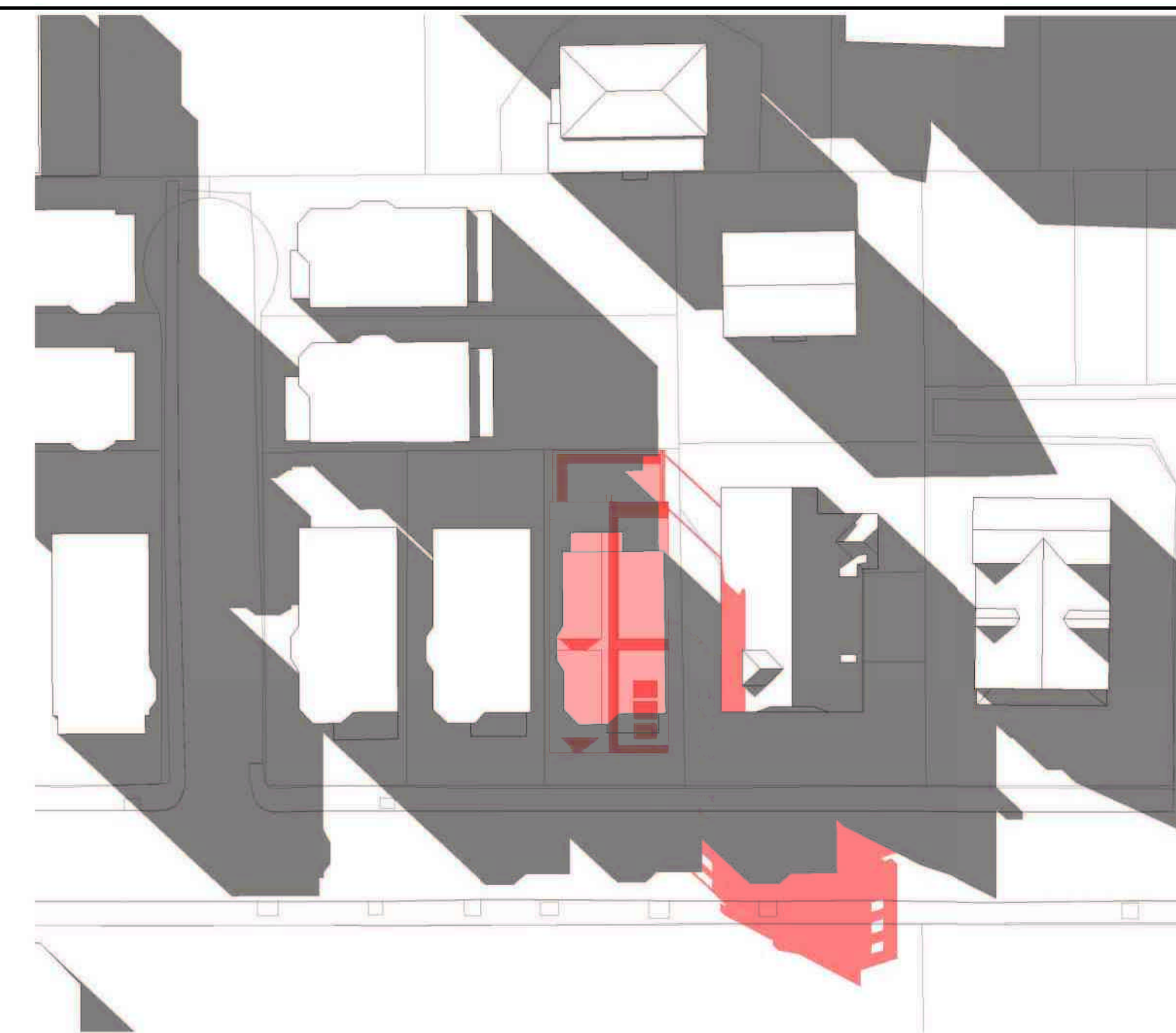
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AFTERNOON (3PM - 4 PM)

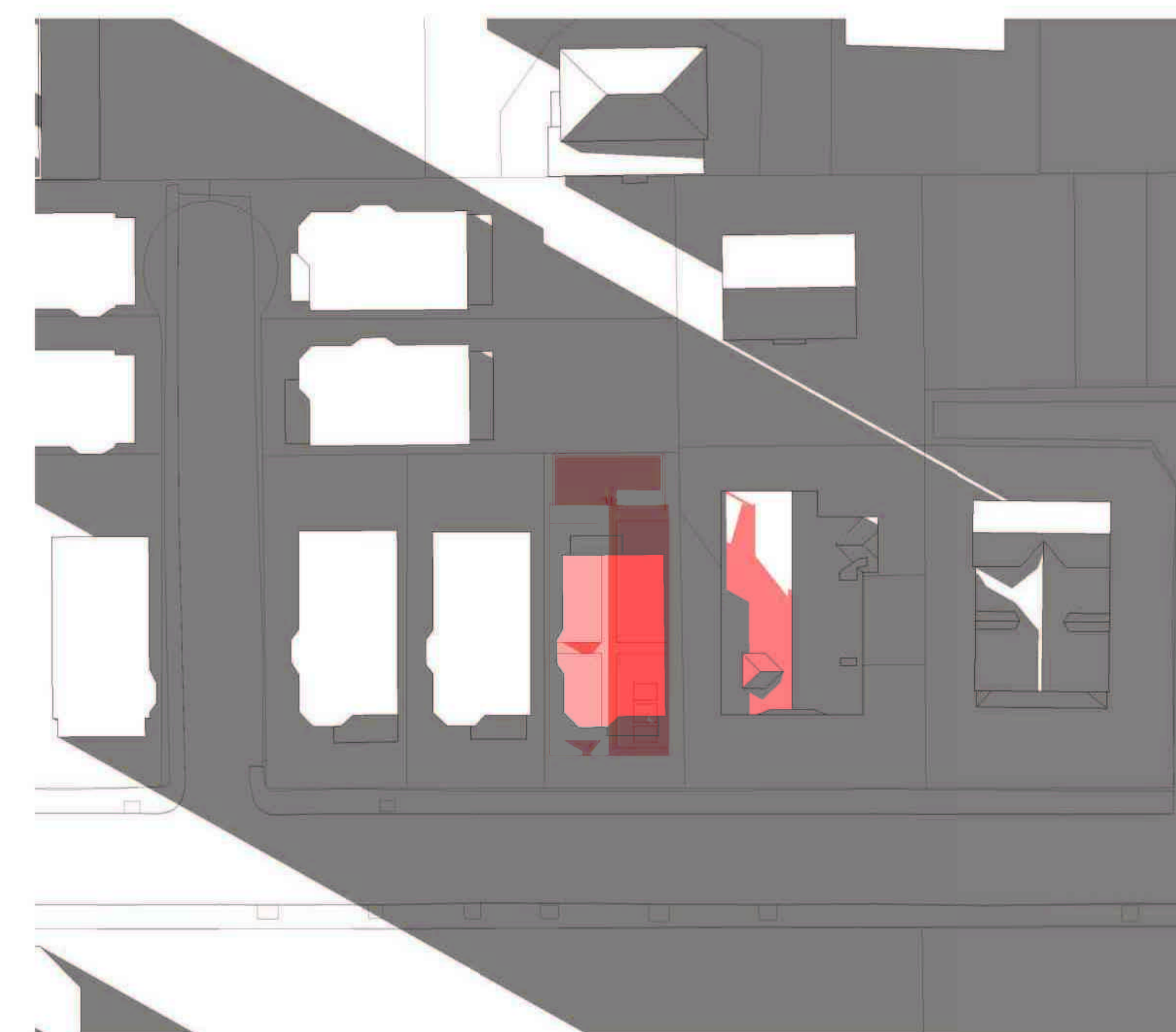
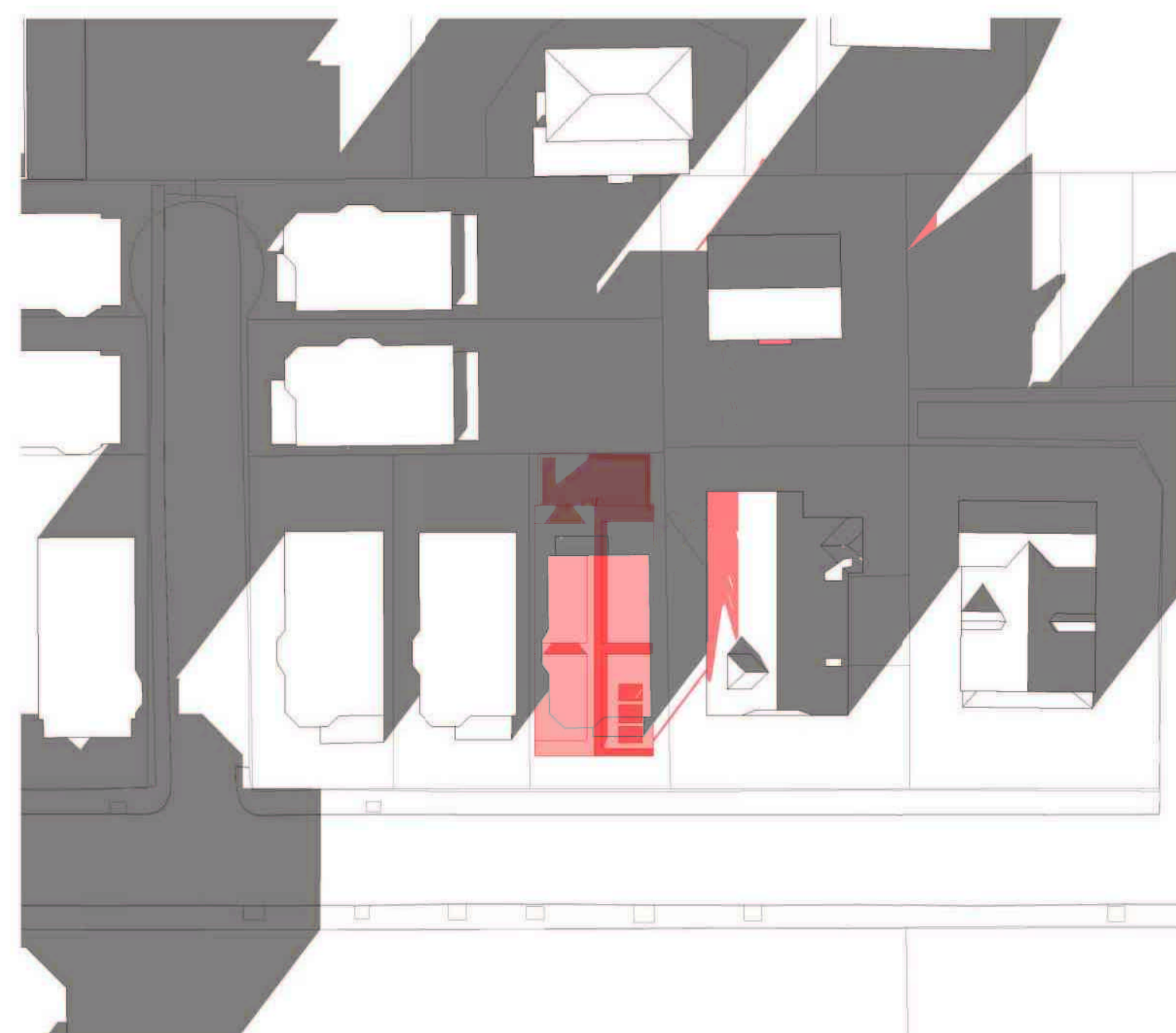
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No.	Description	Date

SHADOW STUDY  
- PROPOSED

SS-2.0

13 ROBERTS RD