

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:

- 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 Witticz</u> <u>13 Roberts Road Cambridge Ma</u>	
Mailing Address: <u>18 Ross Lane Middleton Ma 01949</u>	
Telephone/Fax: <u>617-212-2666</u>	E-mail: <u>Jeberhardt@CuiFloors.com</u>
Signature of Property Owner of Record*: <u>Trudy Witticz</u> (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: <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>

(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: 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.

ARCHITECTURAL DRAWING LIST			
Sheet Number	Sheet Name	Sheet Issue Date	Sheet Order
0-Cover			
A-000	COVER SHEET	06/15/2026	
2-CIVIL			
C1	EXISTING CONDITIONS	01/16/2025	
3-Architectural			
A-020	SITE PLAN	06/15/2026	
A-021	ZONING DIAGRAMS	06/15/2026	
A-025	AREA PLANS	06/15/2026	
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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	06/15/2026	
AV-1	PERSPECTIVES	06/15/2026	
AV-2	PERSPECTIVES (EX)	06/15/2026	
AV-3	CONTEXT PERSPECTIVE	06/15/2026	
SS-1.1	SHADOW STUDY - EXISTING	06/15/2026	
SS-1.2	SHADOW STUDY - PROPOSED	06/15/2026	
SS-2.1	SHADOW STUDY - SUMMER SOLSTIC - EXISTING	06/15/2026	
SS-2.2	SHADOW STUDY - SUMMER SOLSTICE PROPOSED	06/15/2026	
SS-4.1	SHADOW STUDY - WINTER SOLSTIC - EXISTING	06/15/2026	
SS-4.2	SHADOW STUDY - WINTER SOLSTIC - PROPOSED	06/15/2026	



PROJECT NAME
13 ROBERTS RD
PROJECT ADDRESS
 13 ROBERTS RD
 CAMBRIDGE, MA
CLIENT
WARWICZ

ARCHITECT

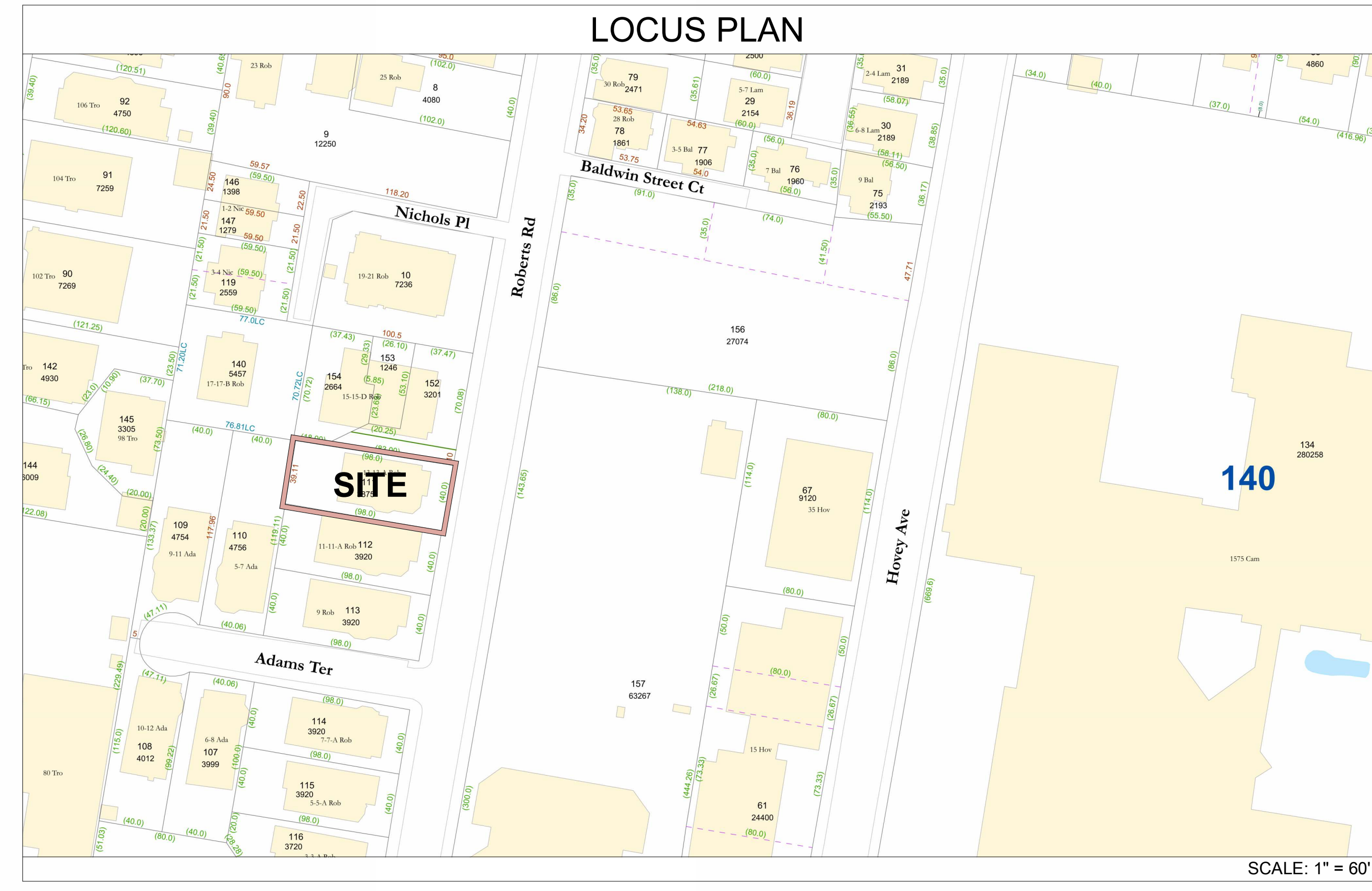
ARCHITECTURE
 17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682
CONSULTANTS:

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
 TRUDY WIRWICZ
ADDRESS:
 18 ROSS LANE
 MIDDLETON, MA 01949



SD SET
06/15/2026

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REGISTRATION	
Project number	26X
Date	06/15/2026
Drawn by	
Checked by	ES
Scale	1" = 60'-0"

REVISIONS		
No.	Description	Date

COVER SHEET
A-000
 13 ROBERTS RD

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 REQD)	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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ARCHITECTURE

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SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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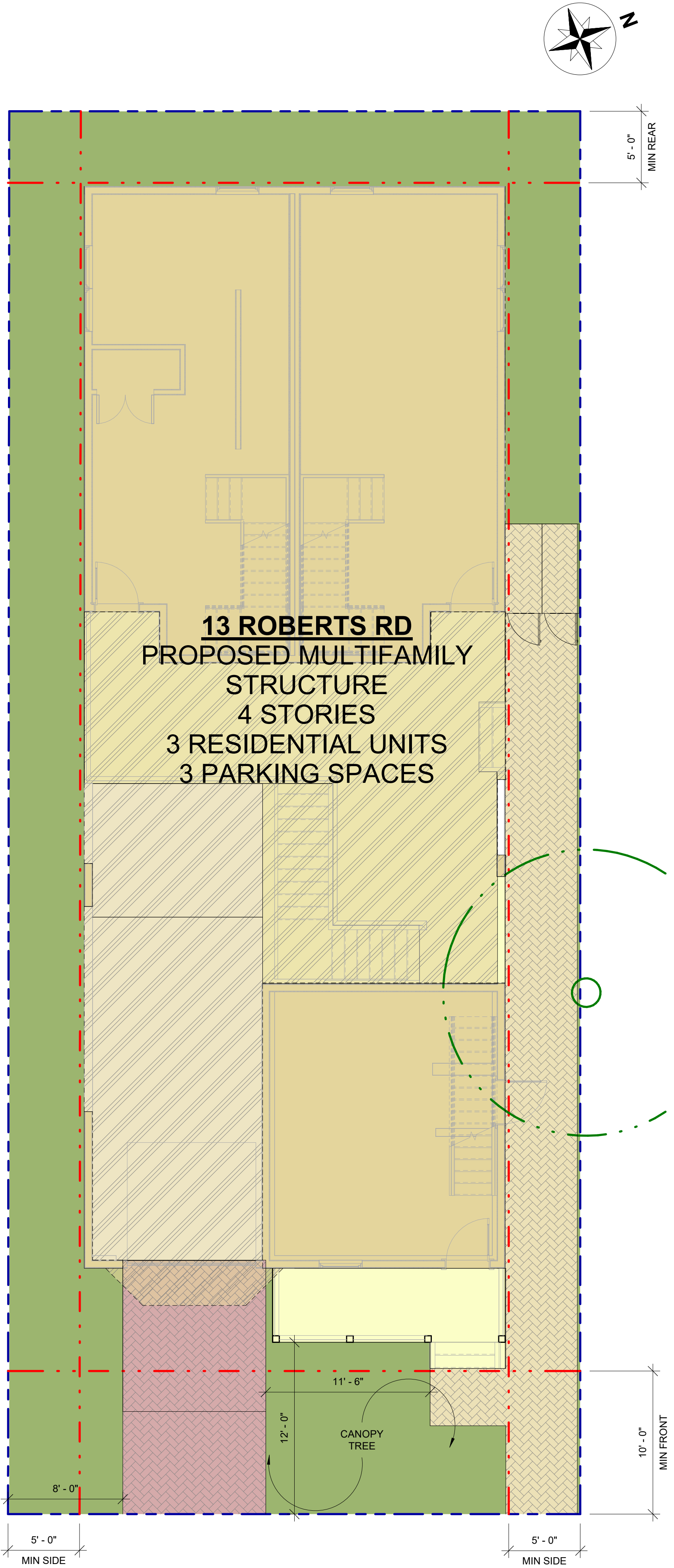
REVISIONS

No.	Description	Date

SITE PLAN

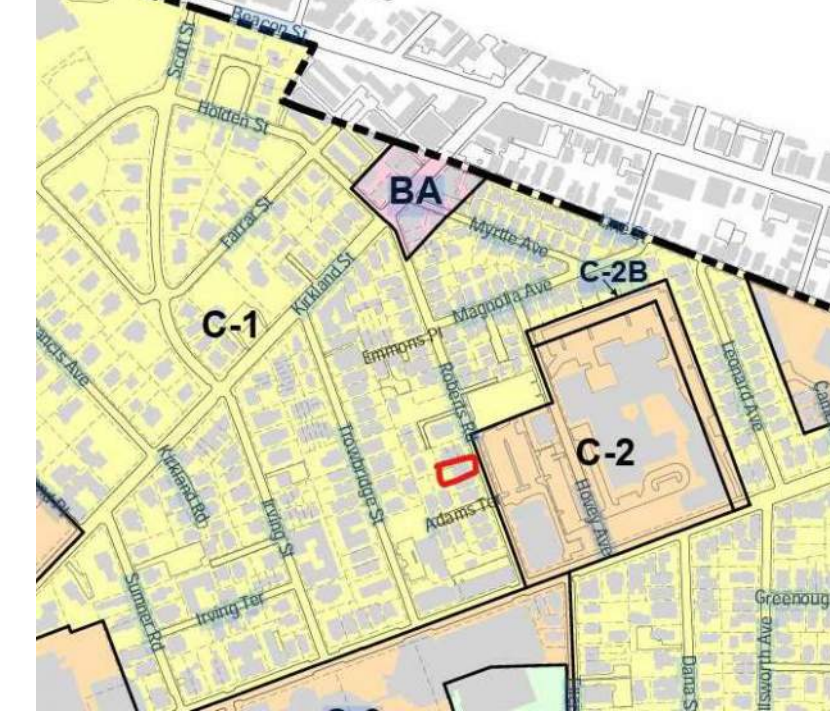
A-020

13 ROBERTS RD

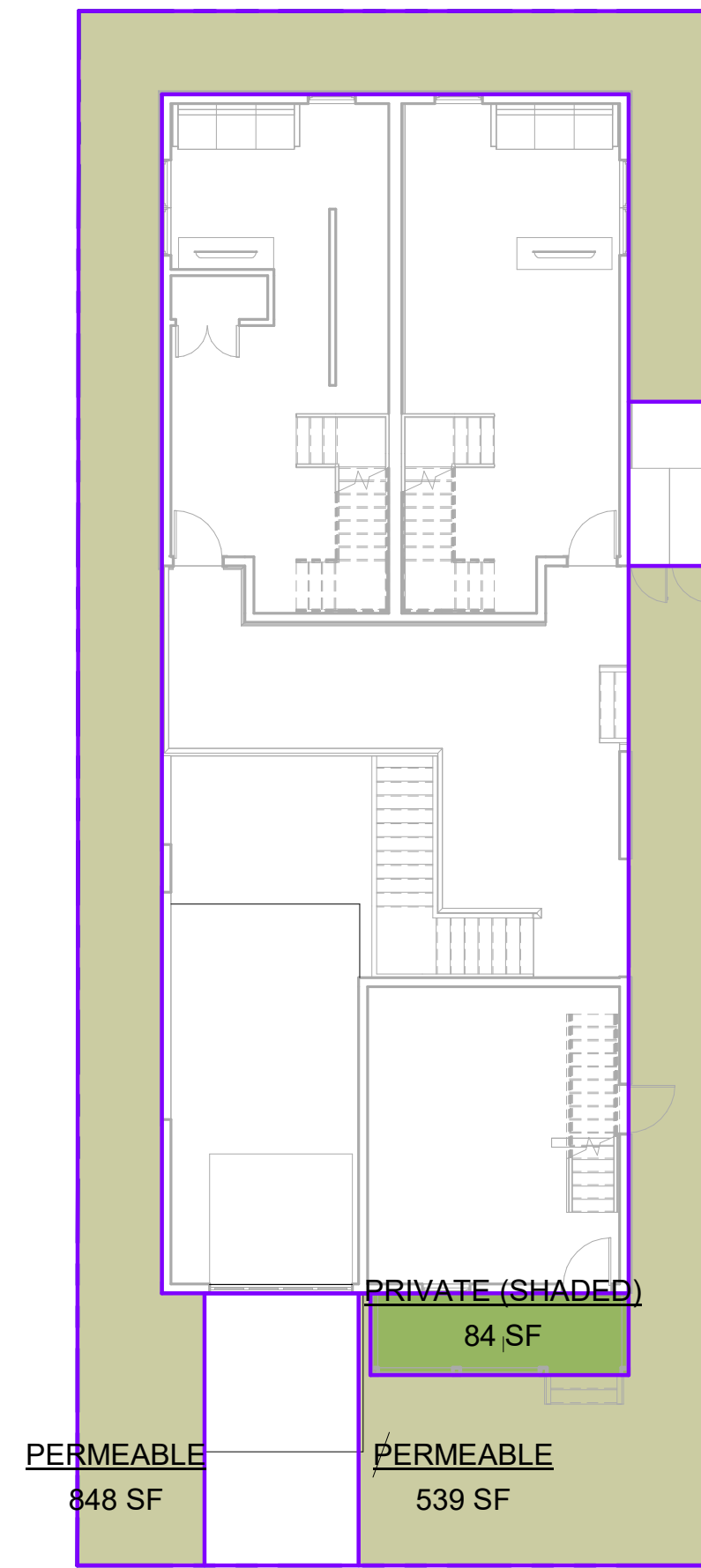


PER ASSESSOR'S DATABASE, EXISTING STRUCTURE WAS CONSTRUCTED IN 1930 & SITE IS WITHIN THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION CERTIFICATE OF APPROPRIATENESS WILL BE REQUIRED FOR DEMOLITION & NEW CONSTRUCTION

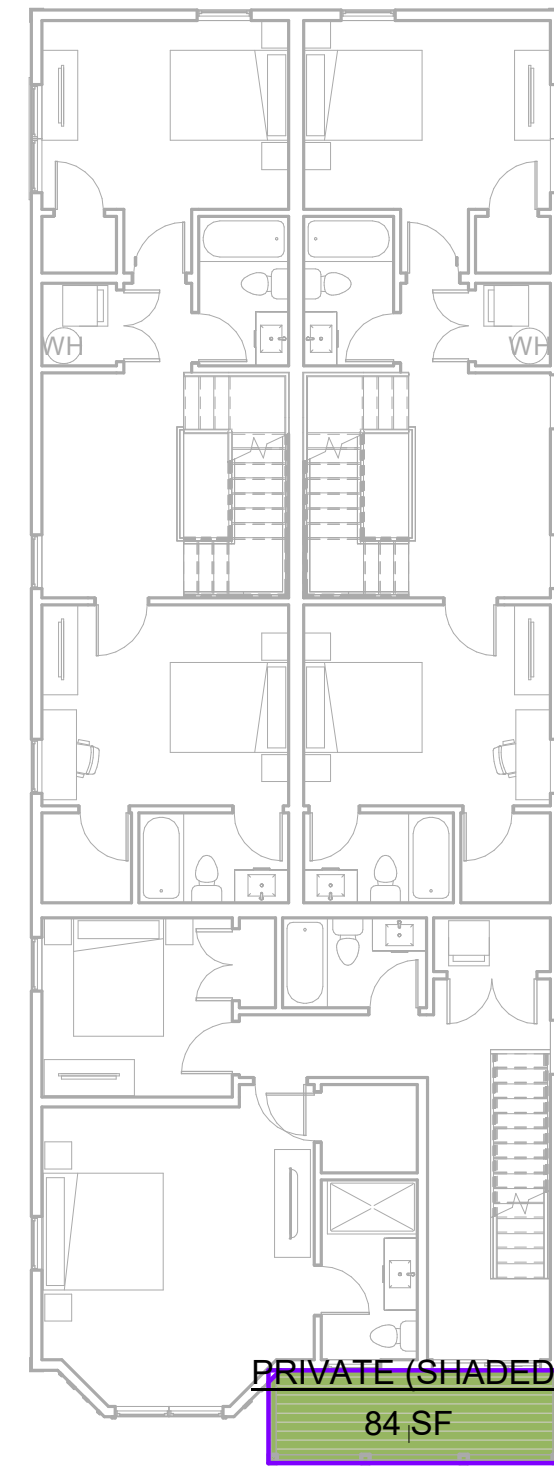
SITE IS SUBJECT TO LTFE RESTRICTIONS; HABITABLE SPACE NEEDS TO BE PROTECTED FROM FUTURE FLOODING



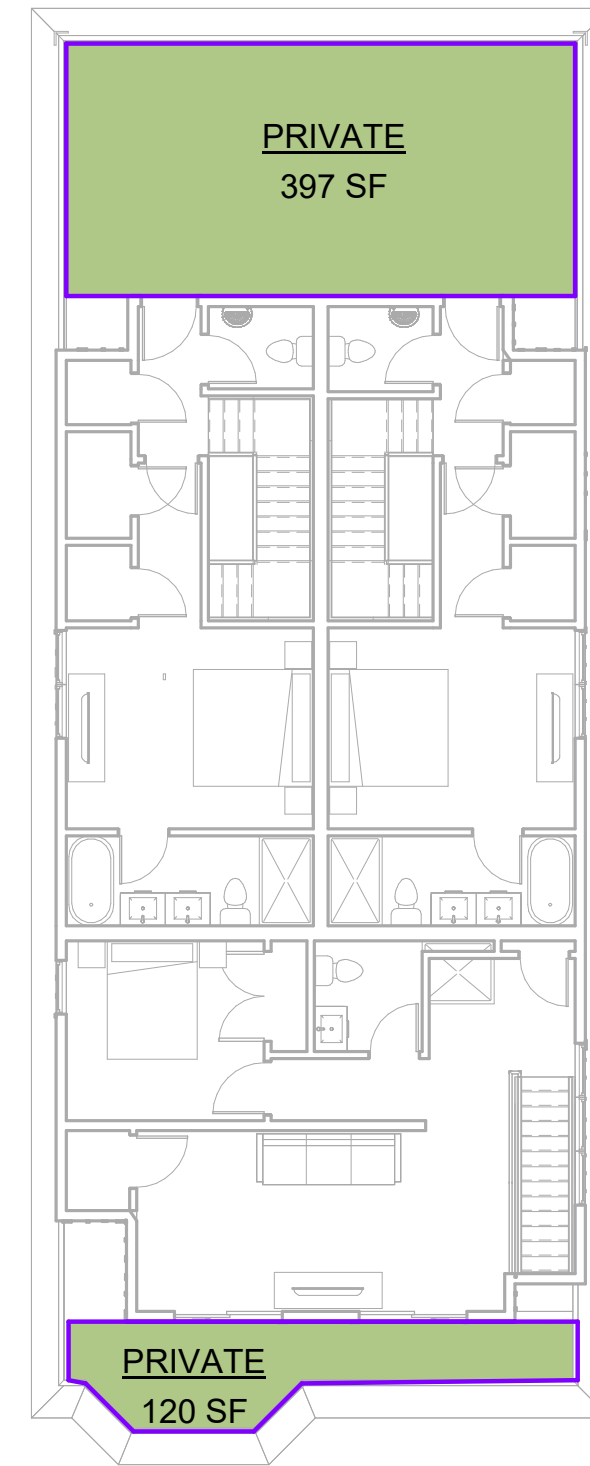
OPEN SPACE



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
848 SF	PERMEABLE	1ST FLOOR
539 SF	PERMEABLE	1ST FLOOR
1388 SF		
397 SF	PRIVATE	4TH FLOOR
120 SF	PRIVATE	4TH FLOOR
518 SF		
84 SF	PRIVATE (SHADED)	1ST FLOOR
84 SF	PRIVATE (SHADED)	3RD FLOOR
168 SF		
2073 SF		

PROJECT NAME

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13 ROBERTS RD
CAMBRIDGE, MA

CLIENT

WARWICZ

ARCHITECT



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SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REVISIONS

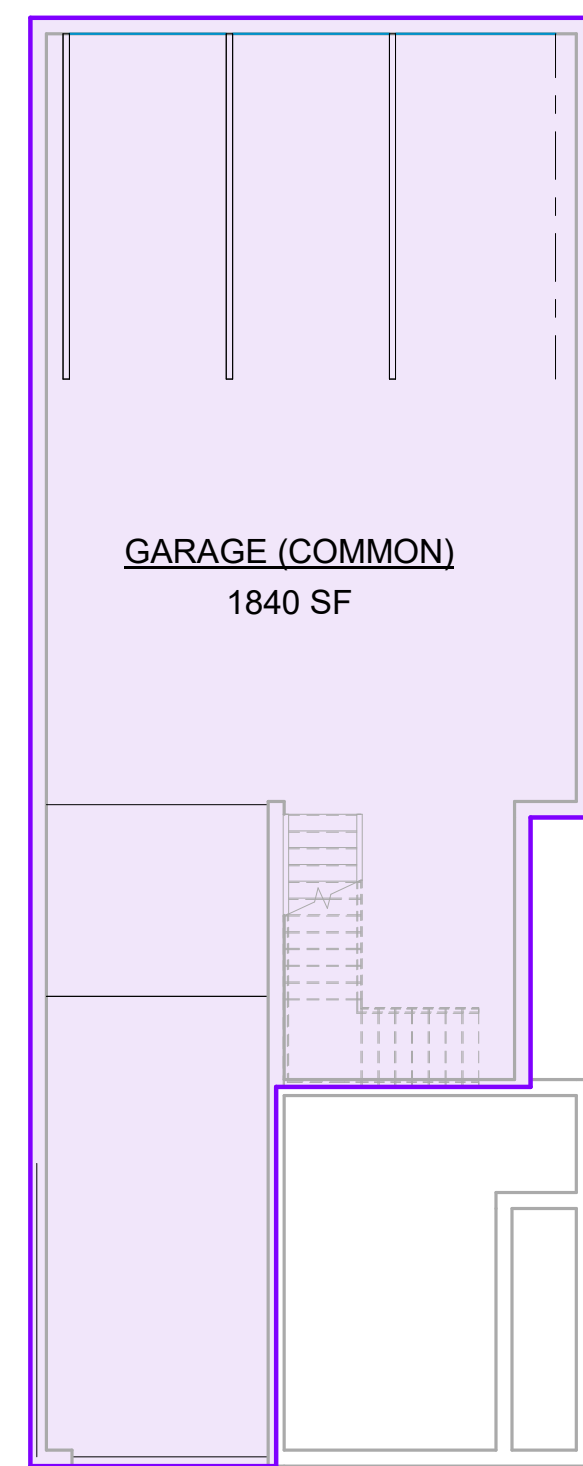
No.	Description	Date

ZONING
DIAGRAMS

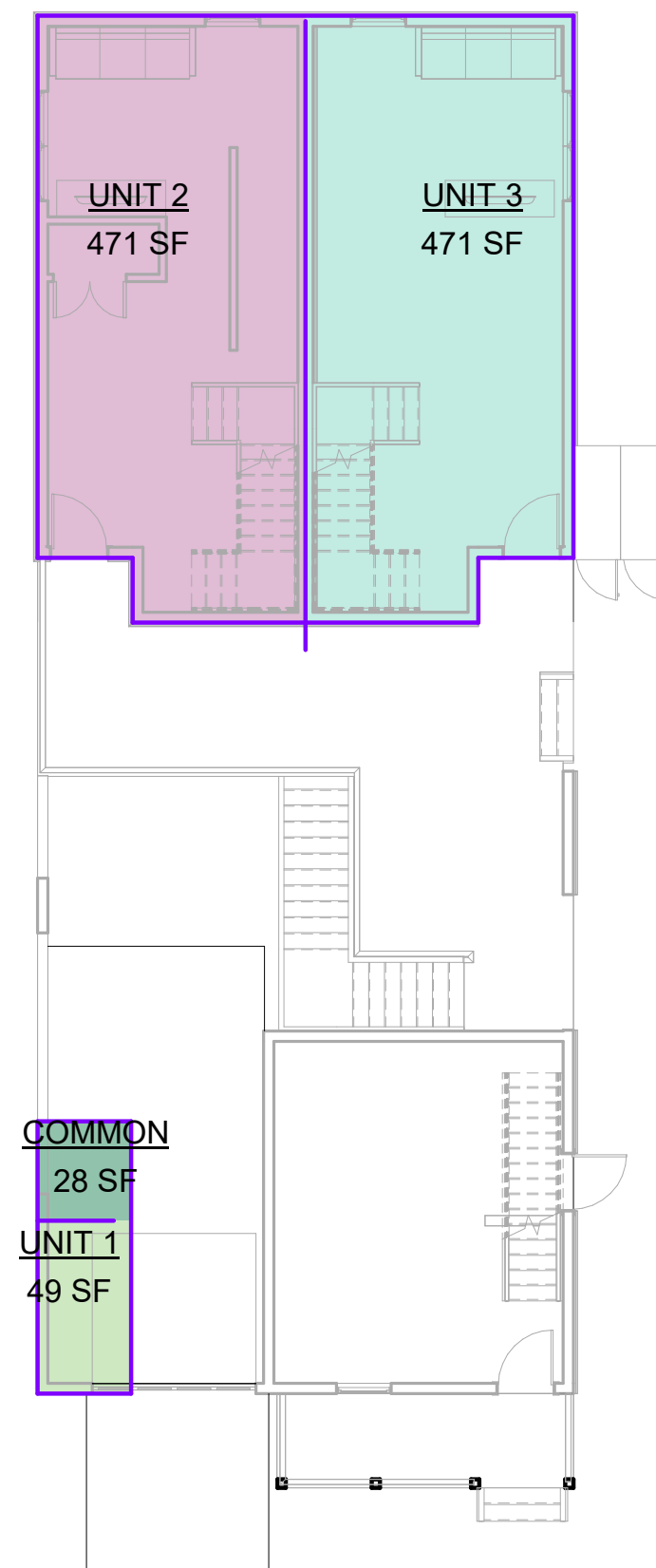
A-021

13 ROBERTS RD

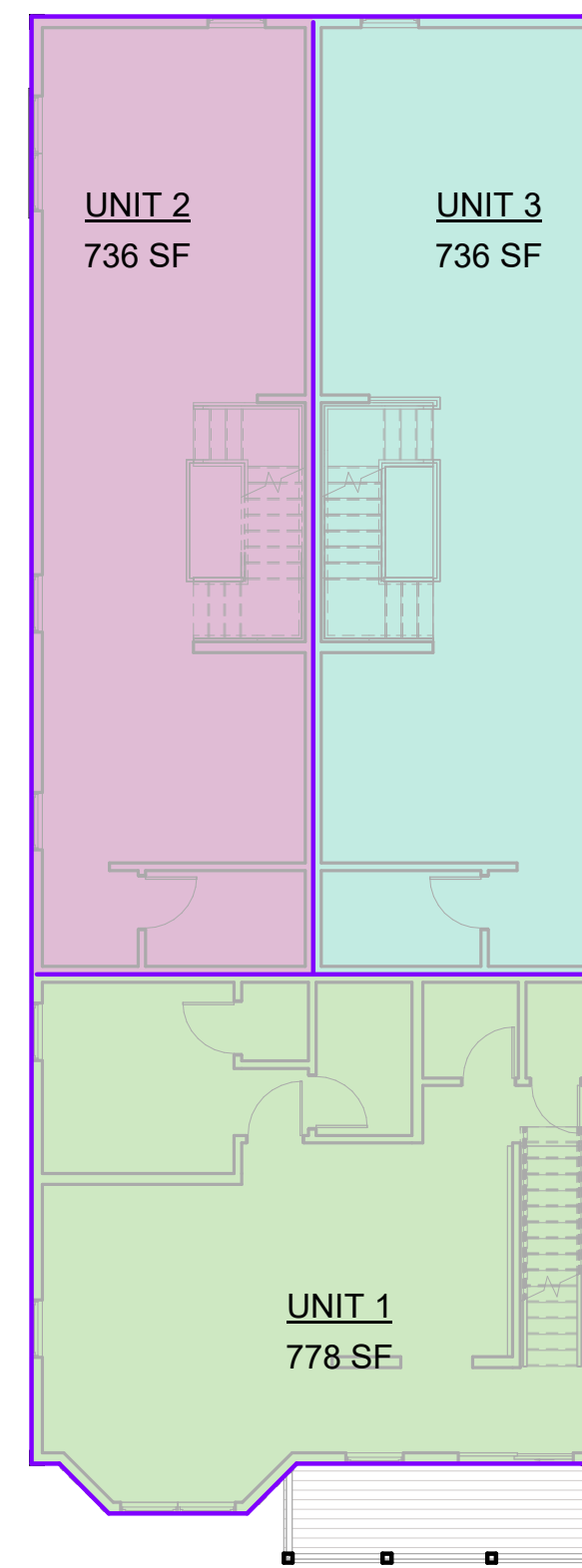
5.25.2 Gross Floor Area shall not include:
 ...
 (c) Area in Stories Below Grade that meets at least one of the following criteria:
 (i) The area has less than seven feet (7') of ceiling height measured from the floor to the line of the bottom of the floor joists above, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center;
 or
 (ii) The area is designed in accordance with the Flood Resilience Standards set forth in Section 22.80 of this Zoning Ordinance.
 ...



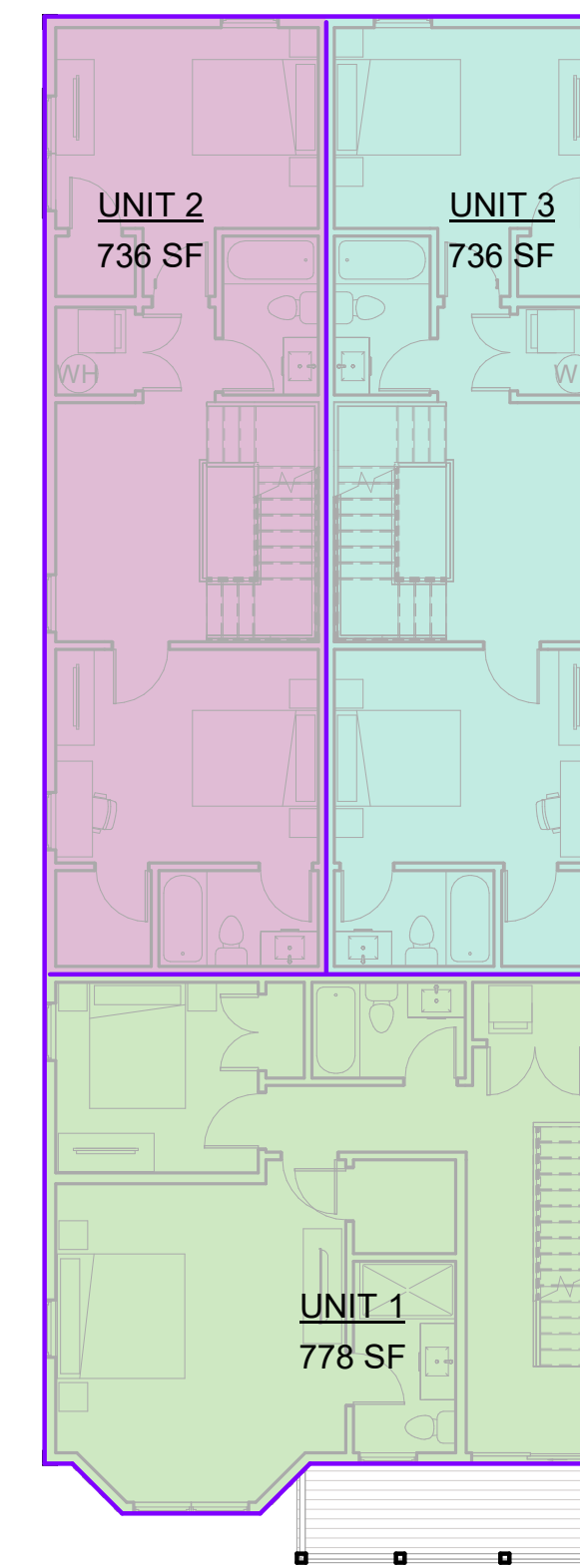
10 BASEMENT
1" = 10'-0"



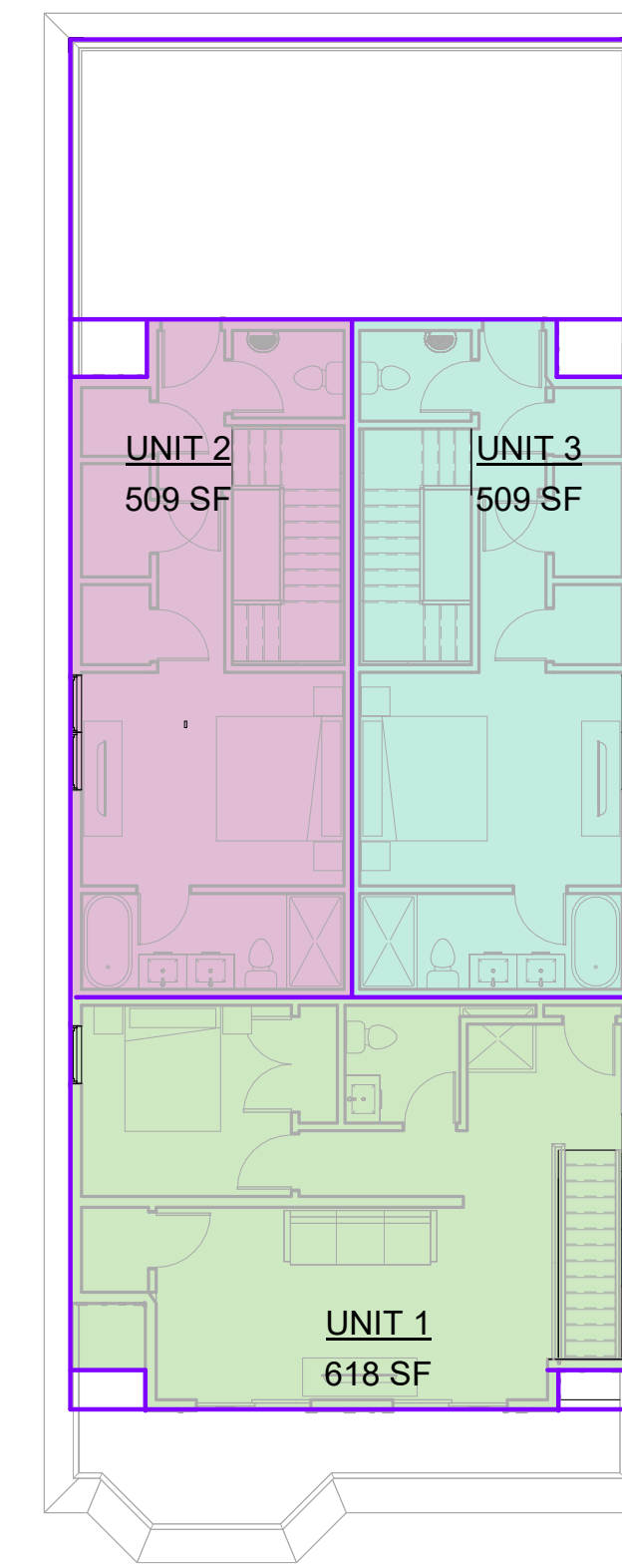
6 1ST FLOOR
1" = 10'-0"



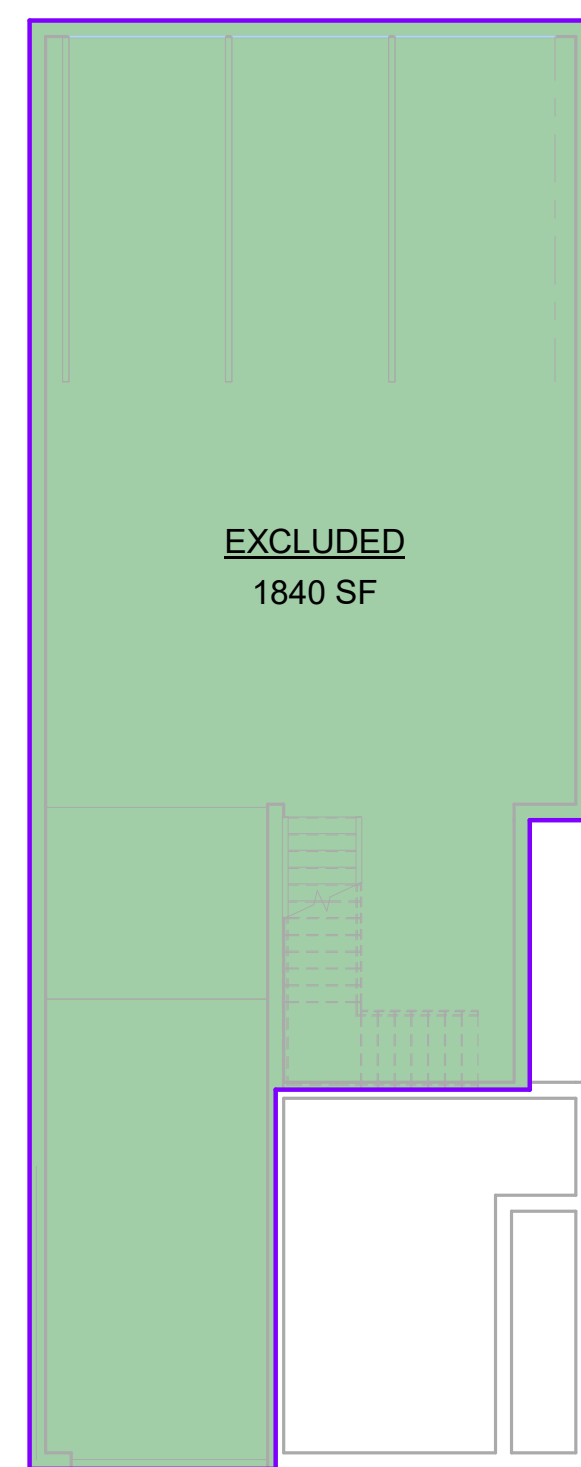
7 2ND FLOOR
1" = 10'-0"



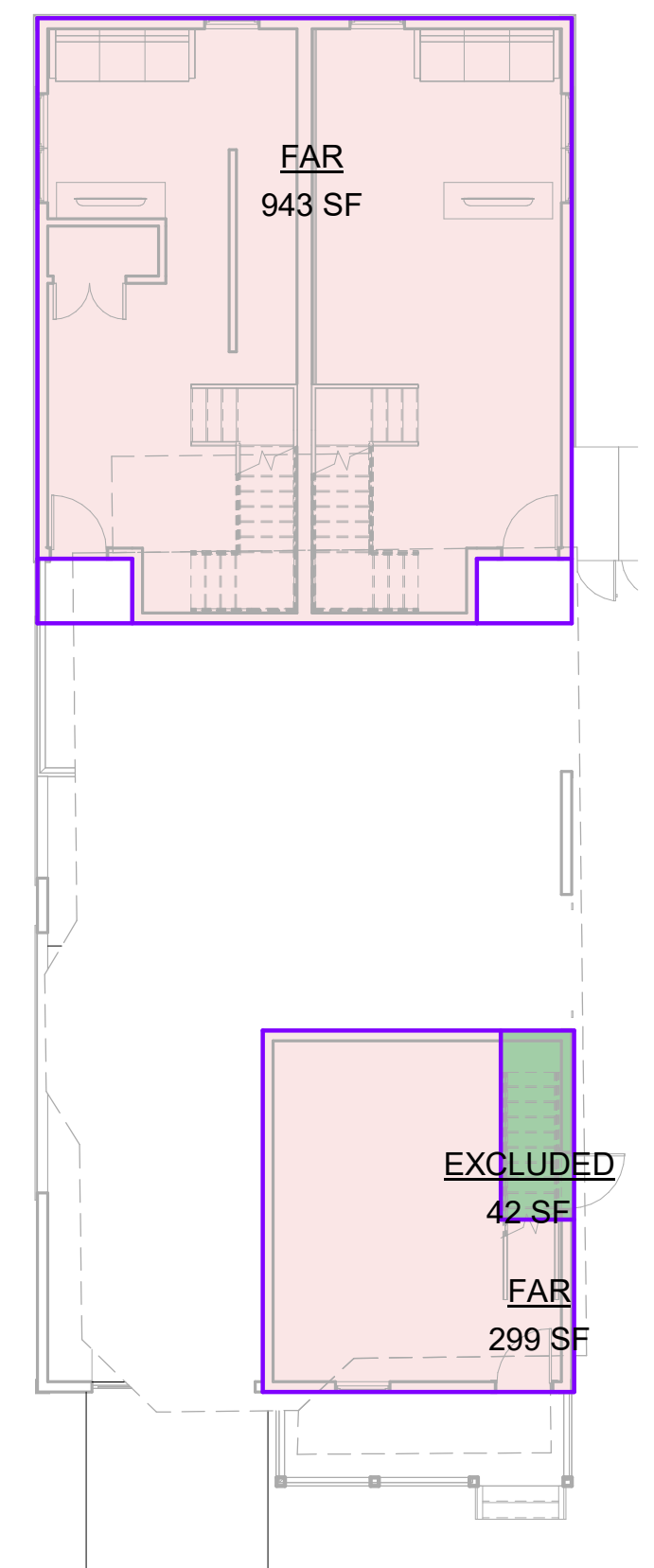
8 3RD FLOOR
1" = 10'-0"



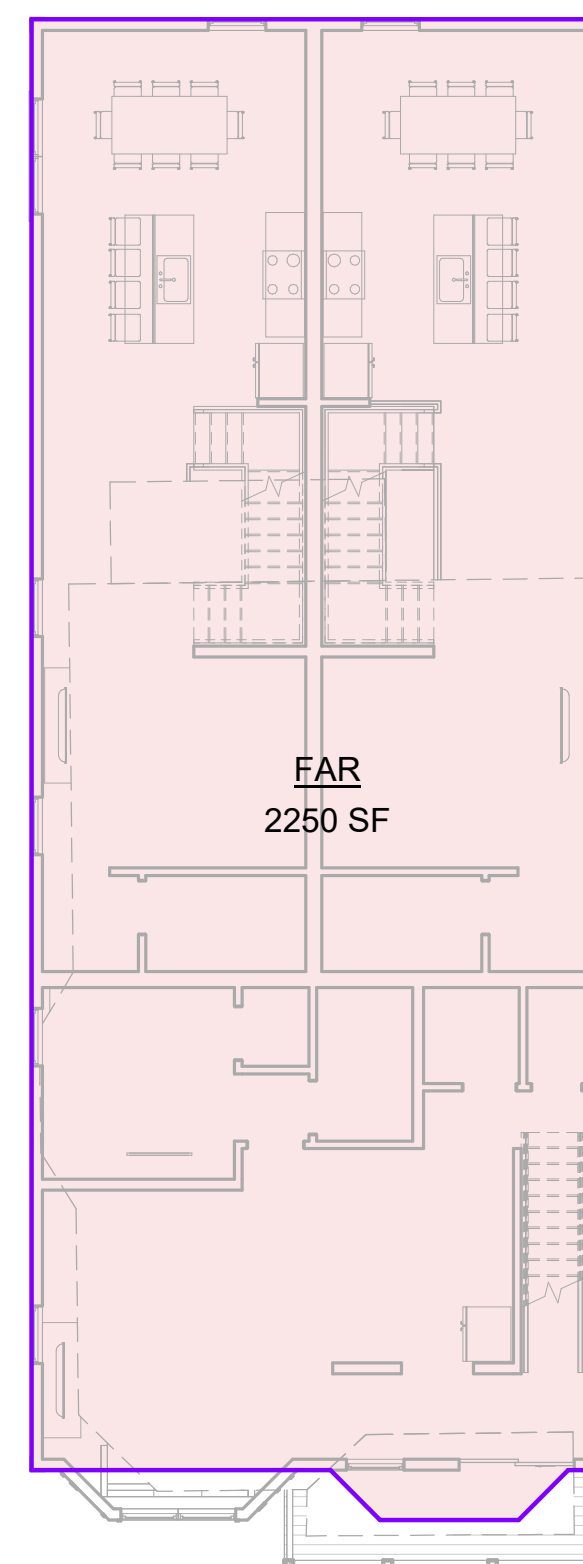
1 4TH FLOOR
1" = 10'-0"



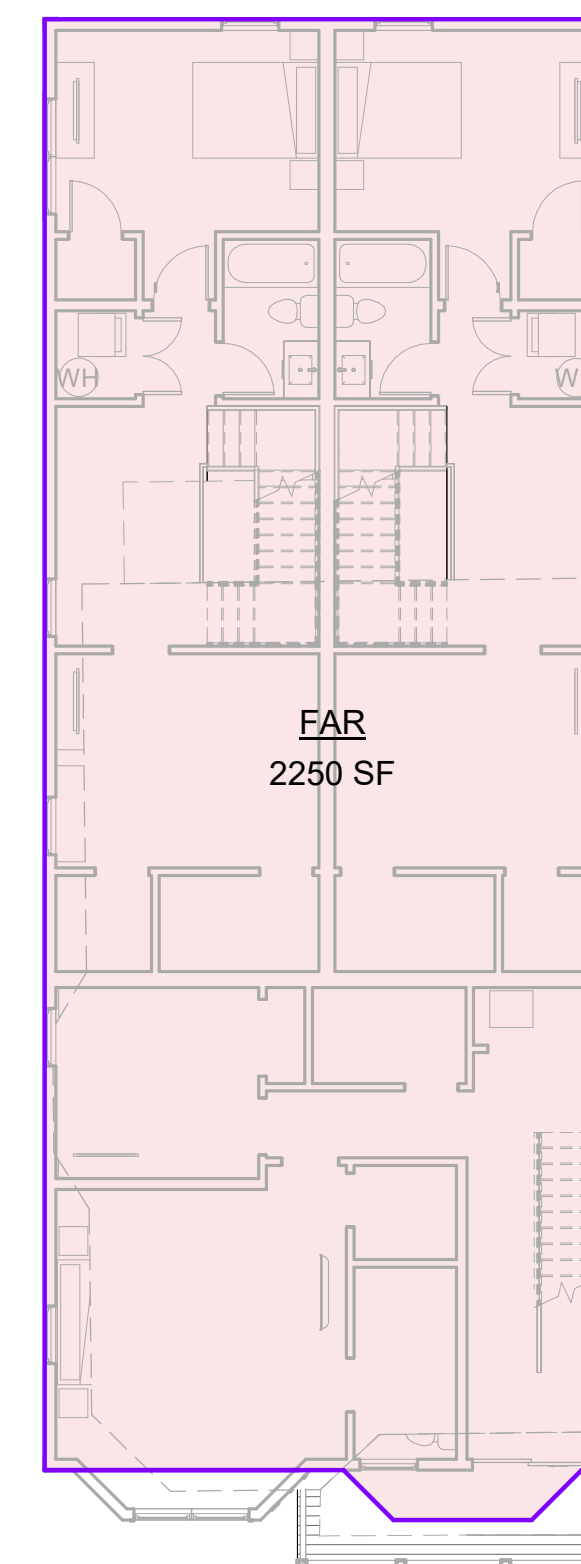
9 BASEMENT
1" = 10'-0"



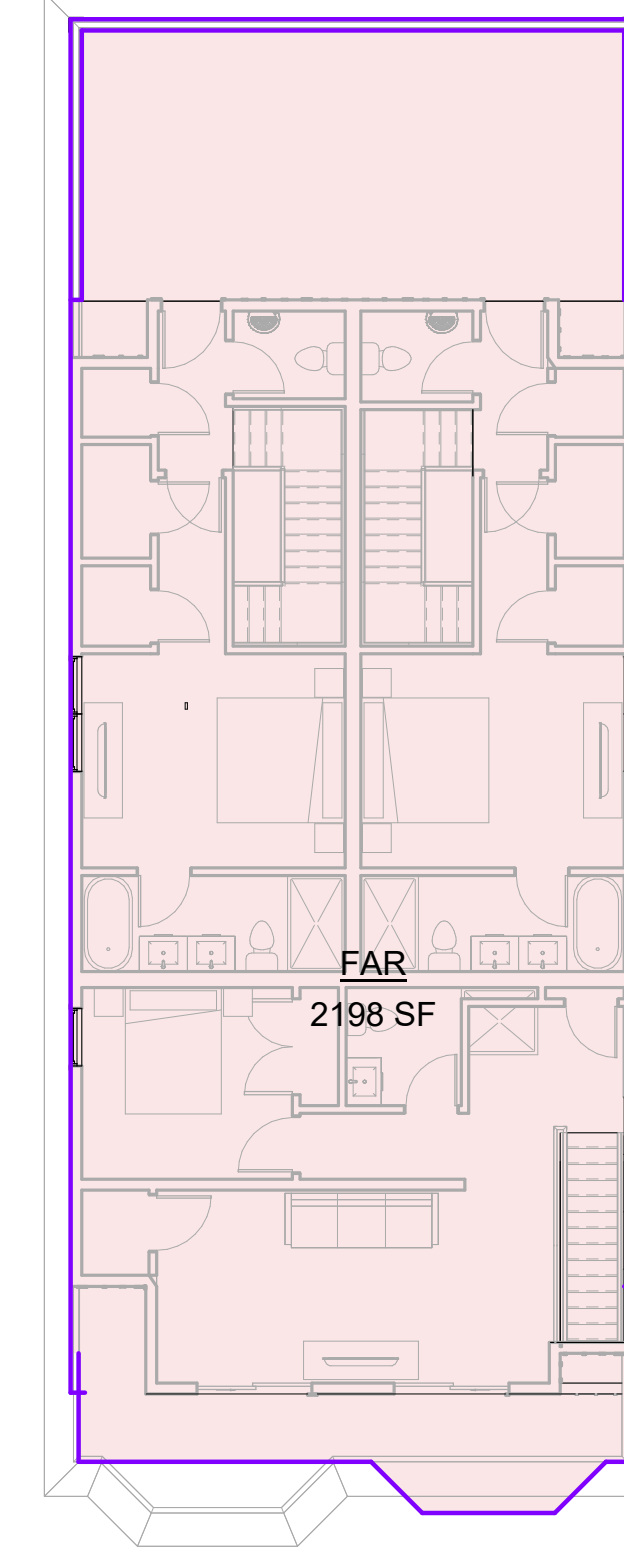
2 1ST FLOOR
1" = 10'-0"



3 2ND FLOOR
1" = 10'-0"



4 3RD FLOOR
1" = 10'-0"



5 4TH FLOOR
1" = 10'-0"

FAR		
Area	Level	Name
COMMON		
28 SF	1ST FLOOR	COMMON
28 SF	GARAGE (COMMON)	
1840 SF	BASEMENT	GARAGE (COMMON)
UNIT 1		
49 SF	1ST FLOOR	UNIT 1
778 SF	2ND FLOOR	UNIT 1
778 SF	3RD FLOOR	UNIT 1
618 SF	4TH FLOOR	UNIT 1
UNIT 2		
471 SF	1ST FLOOR	UNIT 2
736 SF	2ND FLOOR	UNIT 2
736 SF	3RD FLOOR	UNIT 2
509 SF	4TH FLOOR	UNIT 2
UNIT 3		
471 SF	1ST FLOOR	UNIT 3
736 SF	2ND FLOOR	UNIT 3
736 SF	3RD FLOOR	UNIT 3
509 SF	4TH FLOOR	UNIT 3
2453 SF	TOTAL	
8995 SF	TOTAL	

PROPOSED FAR		
Area	Name	Level
1840 SF	EXCLUDED	BASEMENT
42 SF	EXCLUDED	1ST FLOOR
1882 SF		
943 SF	FAR	1ST FLOOR
299 SF	FAR	1ST FLOOR
2250 SF	FAR	2ND FLOOR
2250 SF	FAR	3RD FLOOR
2198 SF	FAR	4TH FLOOR
7940 SF	TOTAL	
9822 SF	TOTAL	

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WARWICZ



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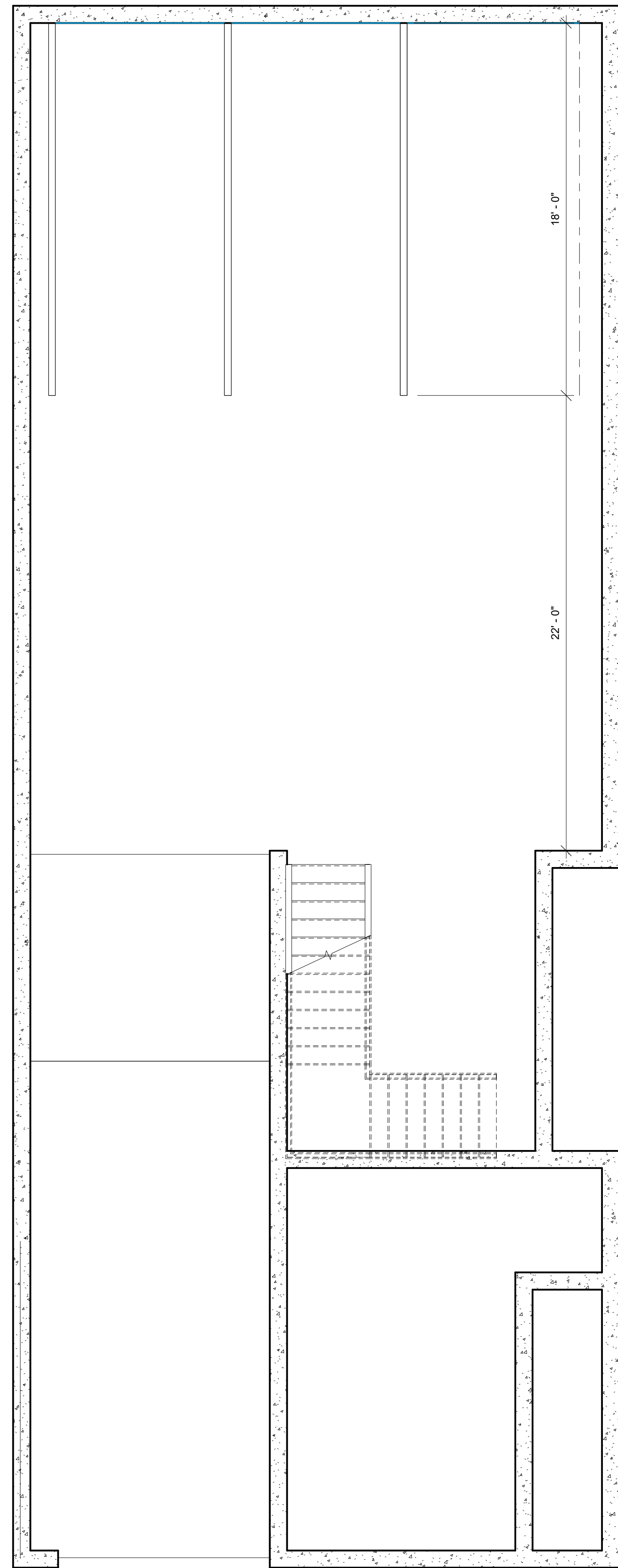
REVISIONS

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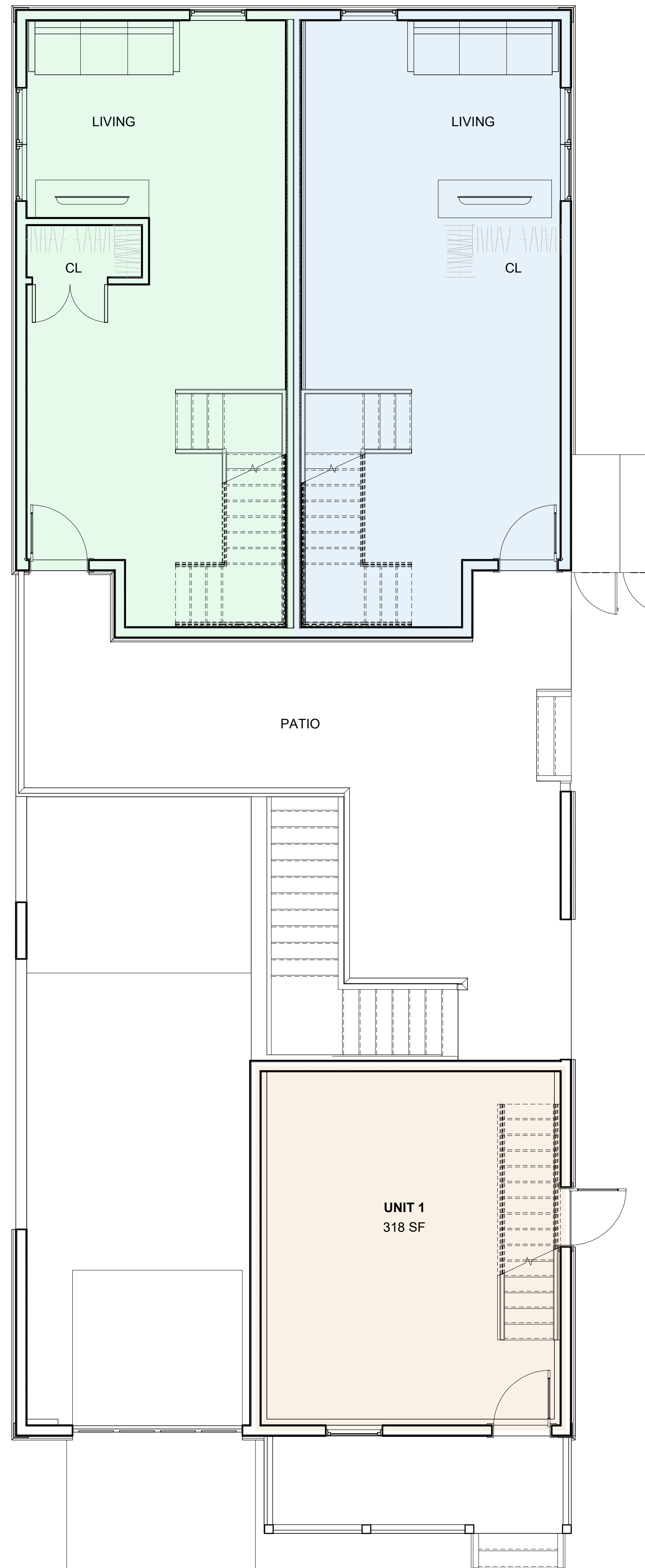
AREA PLANS

A-025

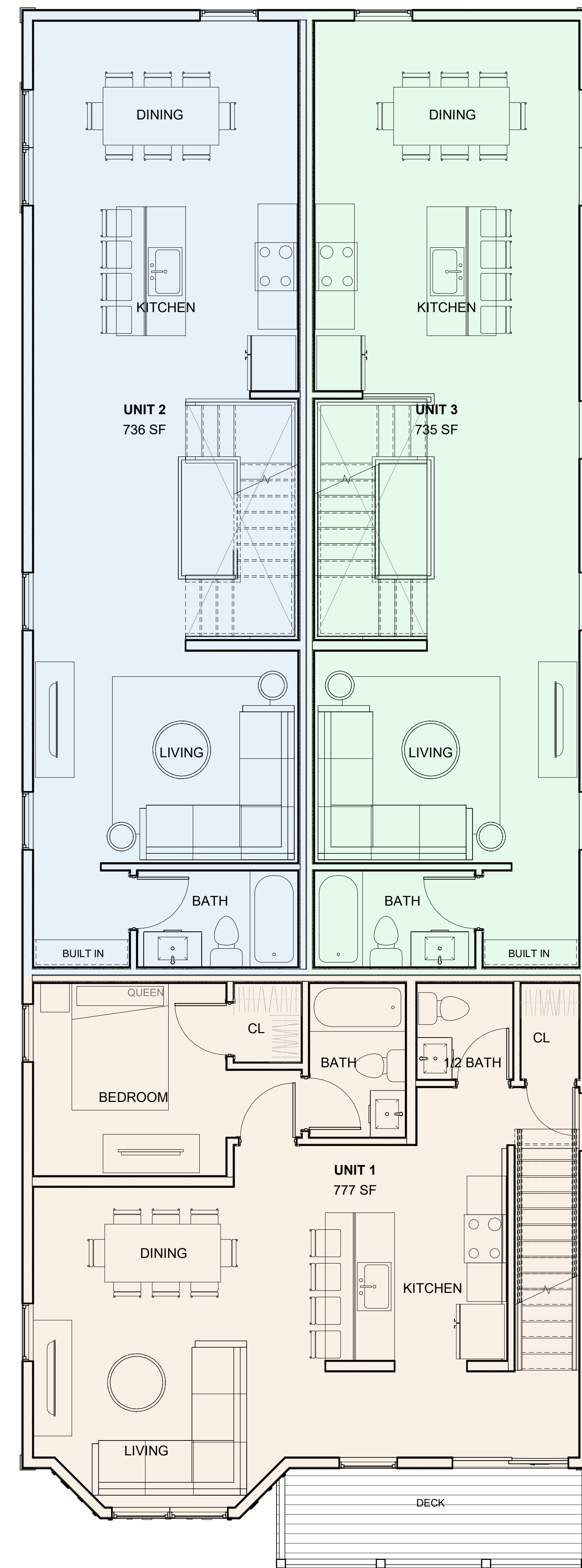
13 ROBERTS RD



① BASEMENT
1/4" = 1'-0"



② 1ST FLOOR
1/4" = 1'-0"



③ 2ND FLOOR
1/4" = 1'-0"

PROJECT NAME

13 ROBERTS RD

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CAMBRIDGE, MA

CLIENT

WARWICZ

ARCHITECT



ARCHITECTURE

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

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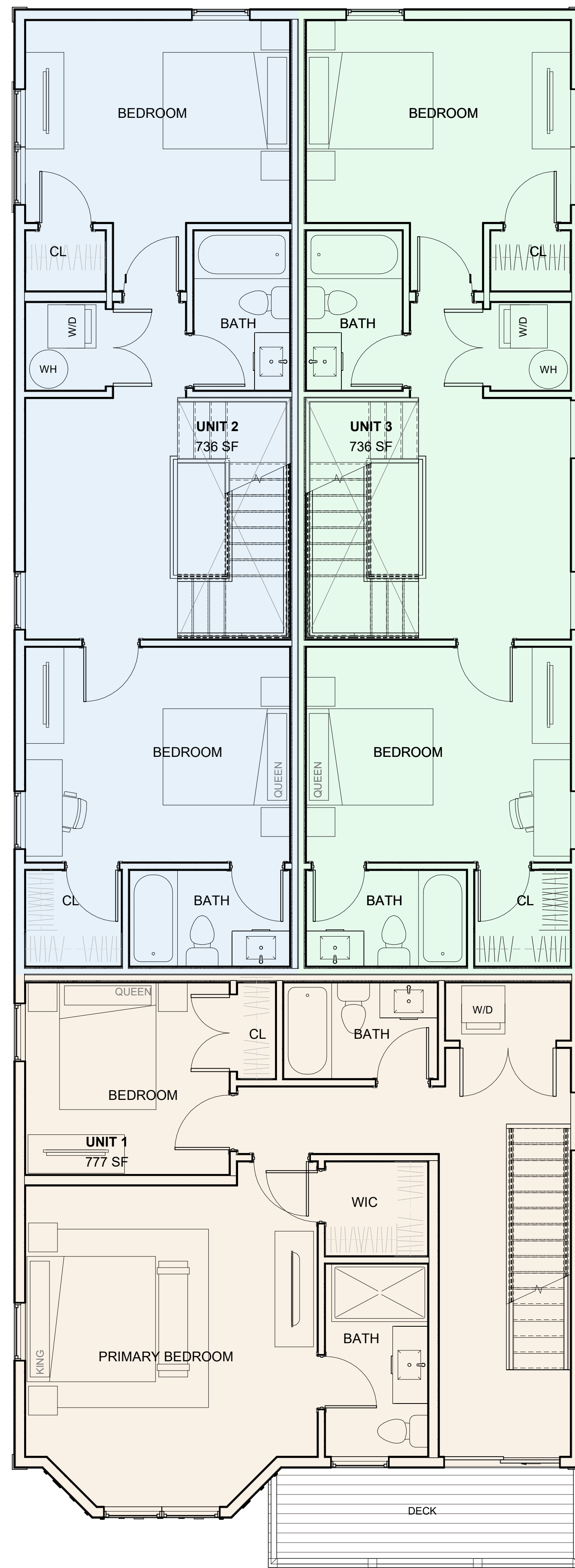
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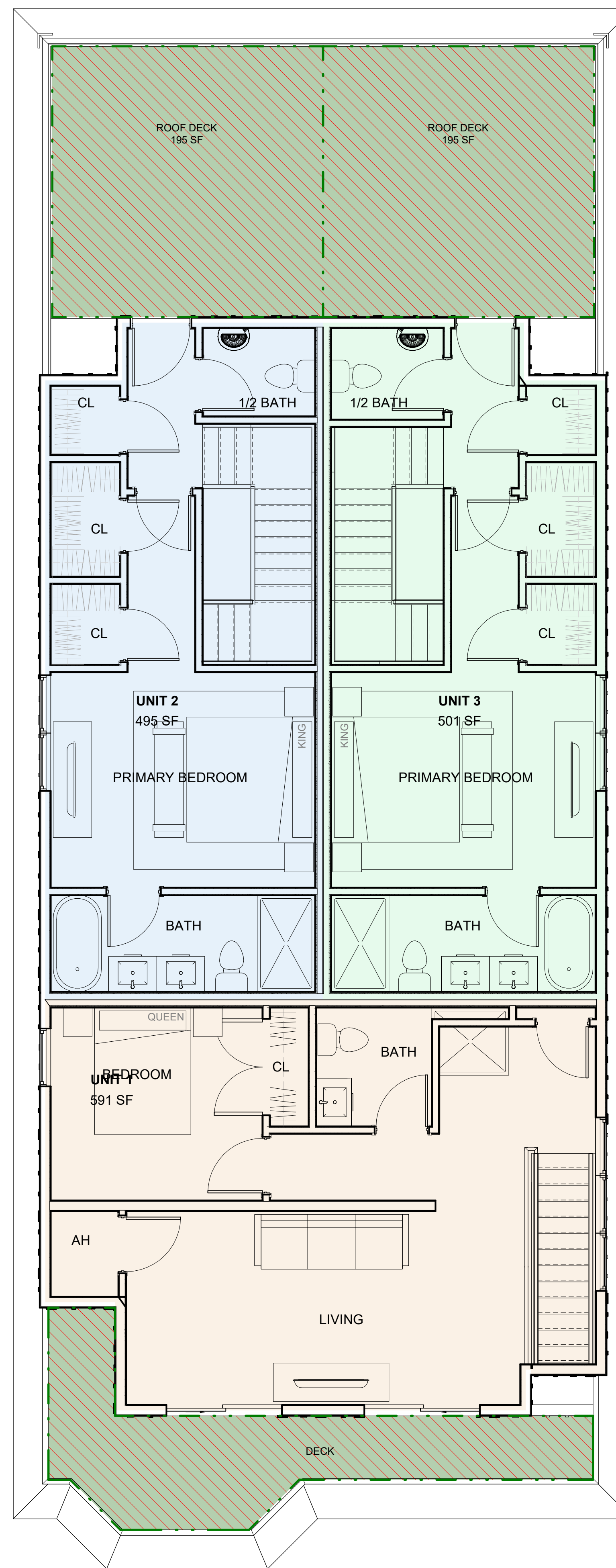
**1ST & 2ND
FLOOR PLANS**

A-100

13 ROBERTS RD



① 3RD FLOOR
1/4" = 1'-0"



② 4TH FLOOR
1/4" = 1'-0"

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REVISIONS

No.	Description	Date

3RD & 4TH
FLOOR PLANS

A-101

13 ROBERTS RD

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PROJECT NAME

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REVISIONS

No.	Description	Date

ROOF PLAN

A-102

13 ROBERTS RD



① FRONT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"

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REVISIONS

No.	Description	Date

FRONT & RIGHT
ELEVATIONS

A-300

13 ROBERTS RD

\\TKG-NAS1622\Draw\2626026_Mike_T_13 Robert Rd_Cambridge03_DRAWINGS00_ARCH01_SD26026-13 roberts rd-ALT.TXT.pdf

6/17/2026 11:47:50 AM



① REAR ELEVATION
3/16" = 1'-0"



② LEFT ELEVATION
3/16" = 1'-0"

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ARCHITECTURE

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Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

REAR & LEFT
ELEVATIONS

A-301

13 ROBERTS RD

I:\TKG-NAS\622\06a\2626026\Mike T_13 Roberts Rd_Cambridge03_DRAWINGS00_ARCH01_SD26026-13 roberts rd-ALT_EXT.dwg 6/17/2026 11:47:56 AM



PROJECT NAME

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ARCHITECTURE

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No.	Description	Date

PERSPECTIVES

AV-1

13 ROBERTS RD

6/17/2026 11:48:04 AM
\\TKG-NAS1622\data\26262026_Mike_T_13 Roberts Rd_Cambridge03_DRAWINGS000_ARCH01_SD26026-13 roberts rd-ALT_EXT.rvt



PROJECT NAME

13 ROBERTS RD

PROJECT ADDRESS
 13 ROBERTS RD
 CAMBRIDGE, MA

CLIENT

WARWICZ

ARCHITECT



ARCHITECTURE

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

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REGISTRATION



Project number 26X
 Date 06/15/2026
 Drawn by Author
 Checked by Checker
 Scale

REVISIONS

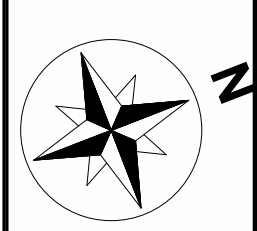
No.	Description	Date

CONTEXT
 PERSPECTIVE

AV-3

13 ROBERTS RD

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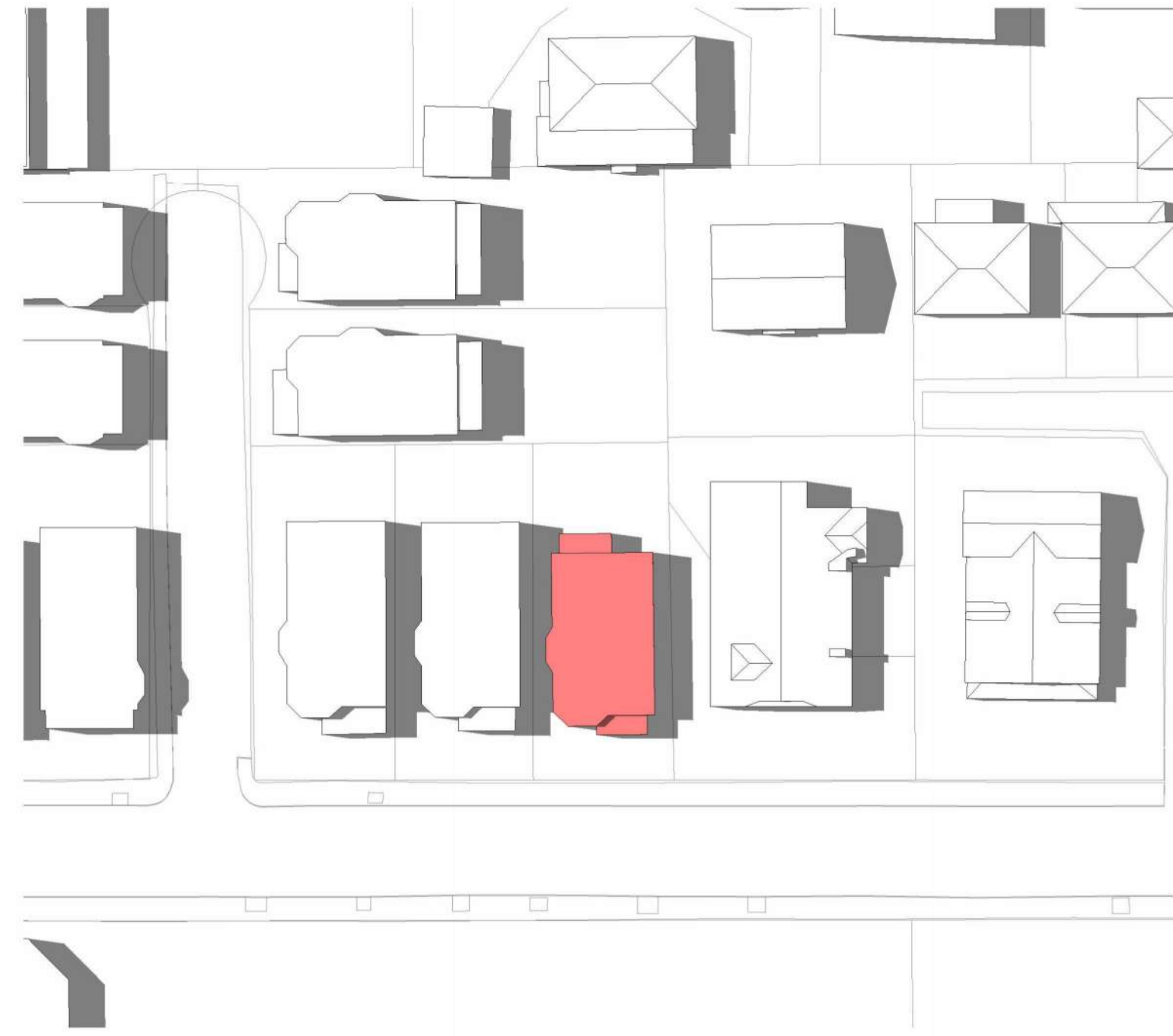
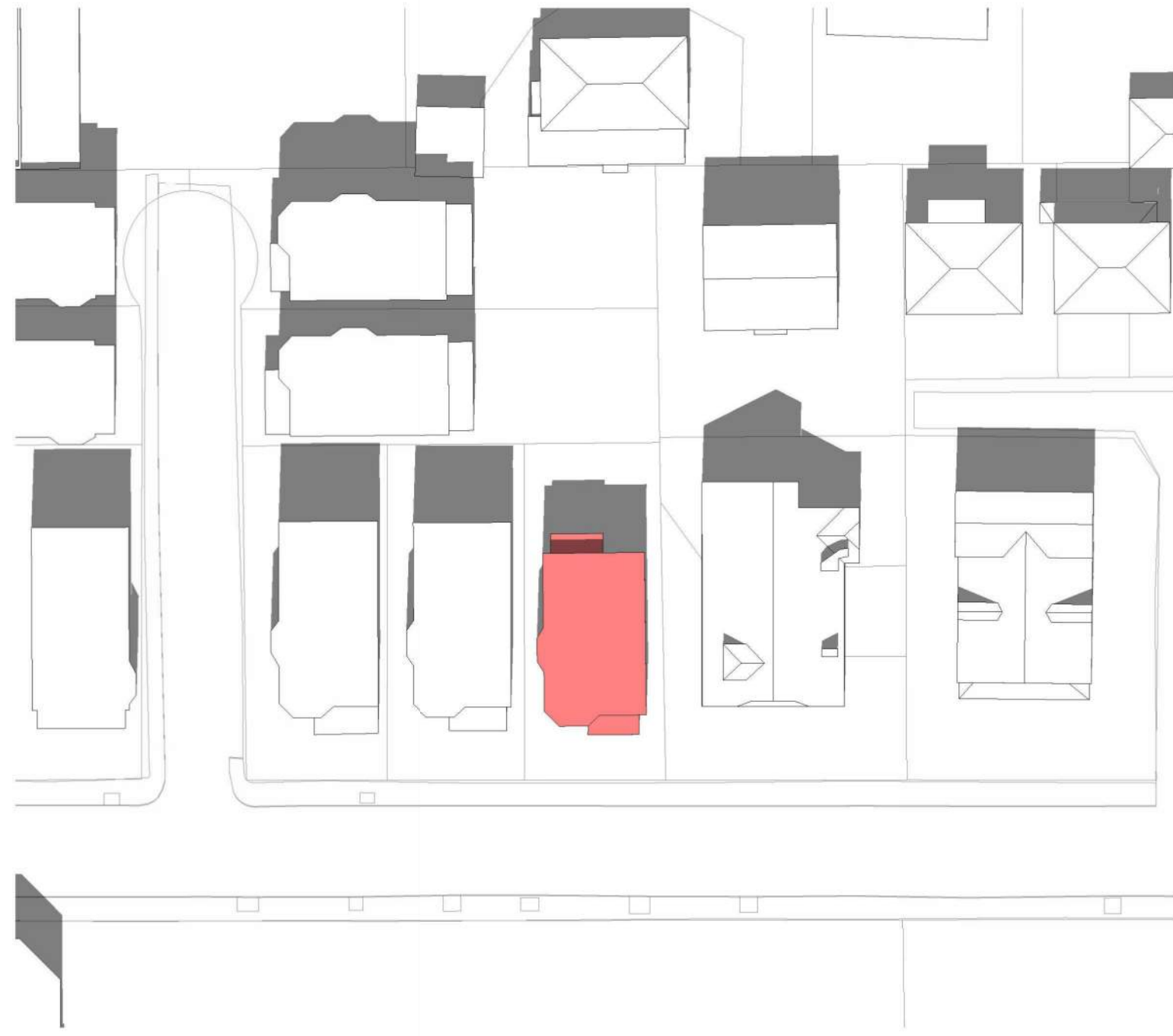


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NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

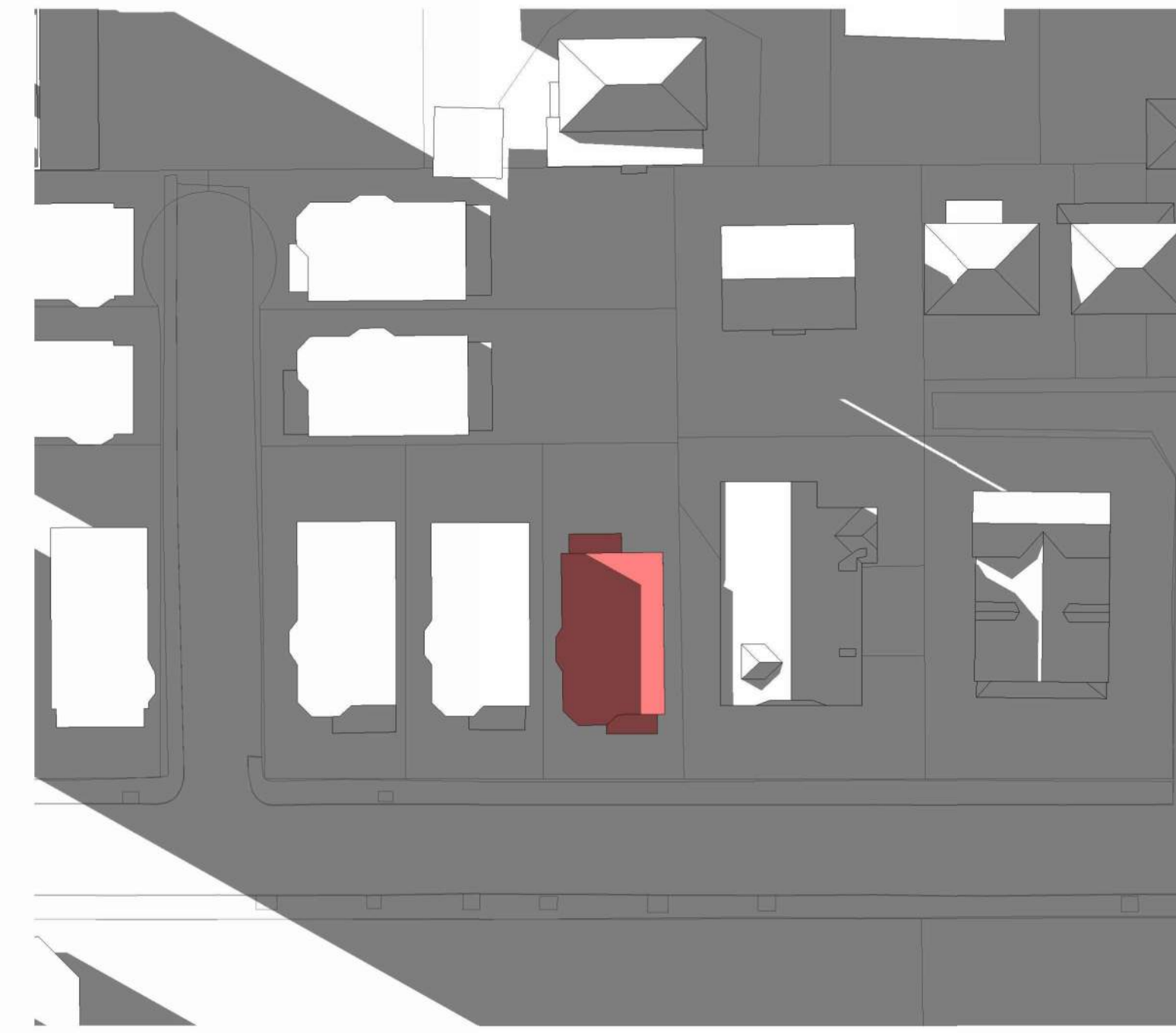
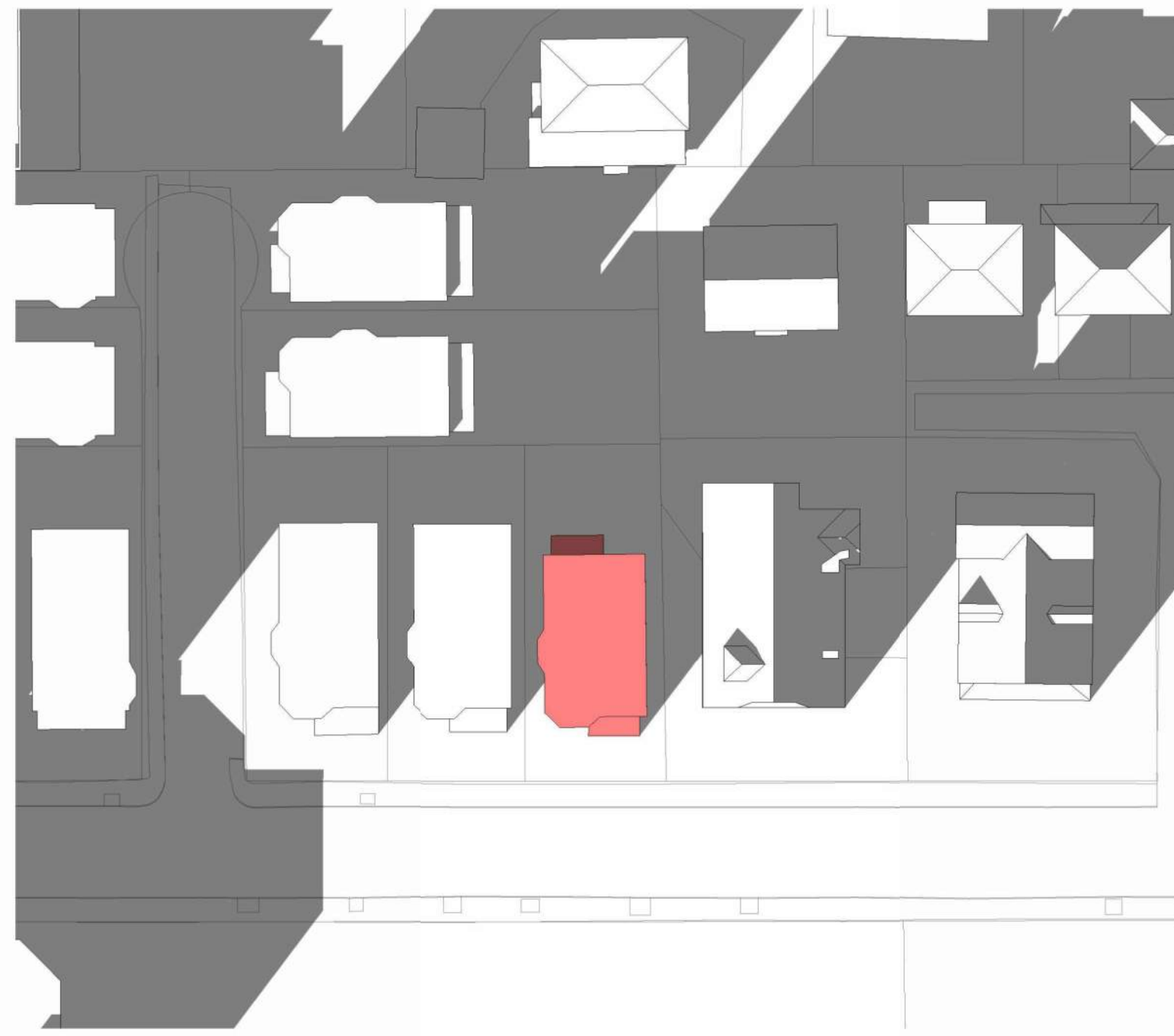
SUMMER SOLSTICE
JUNE 20TH



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



WINTER SOLSTICE
DECEMBER 21ST



PROJECT NAME

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Scale 1" = 40'-0"

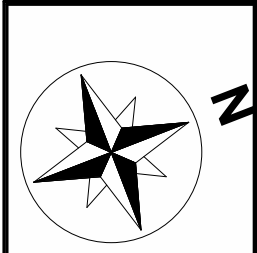
REVISIONS

No.	Description	Date

SHADOW STUDY
- EXISTING

SS-1.1

13 ROBERTS RD



MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

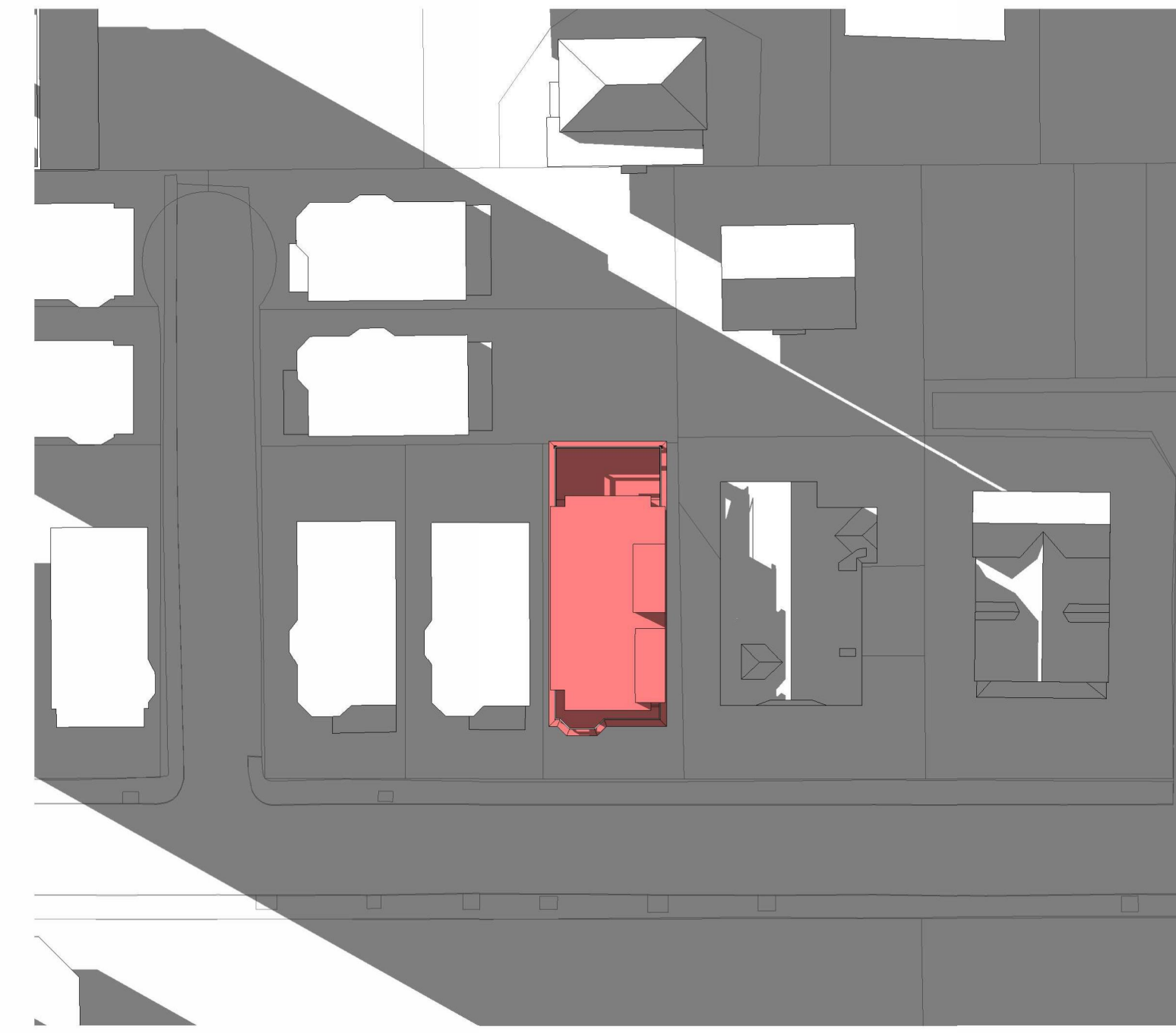
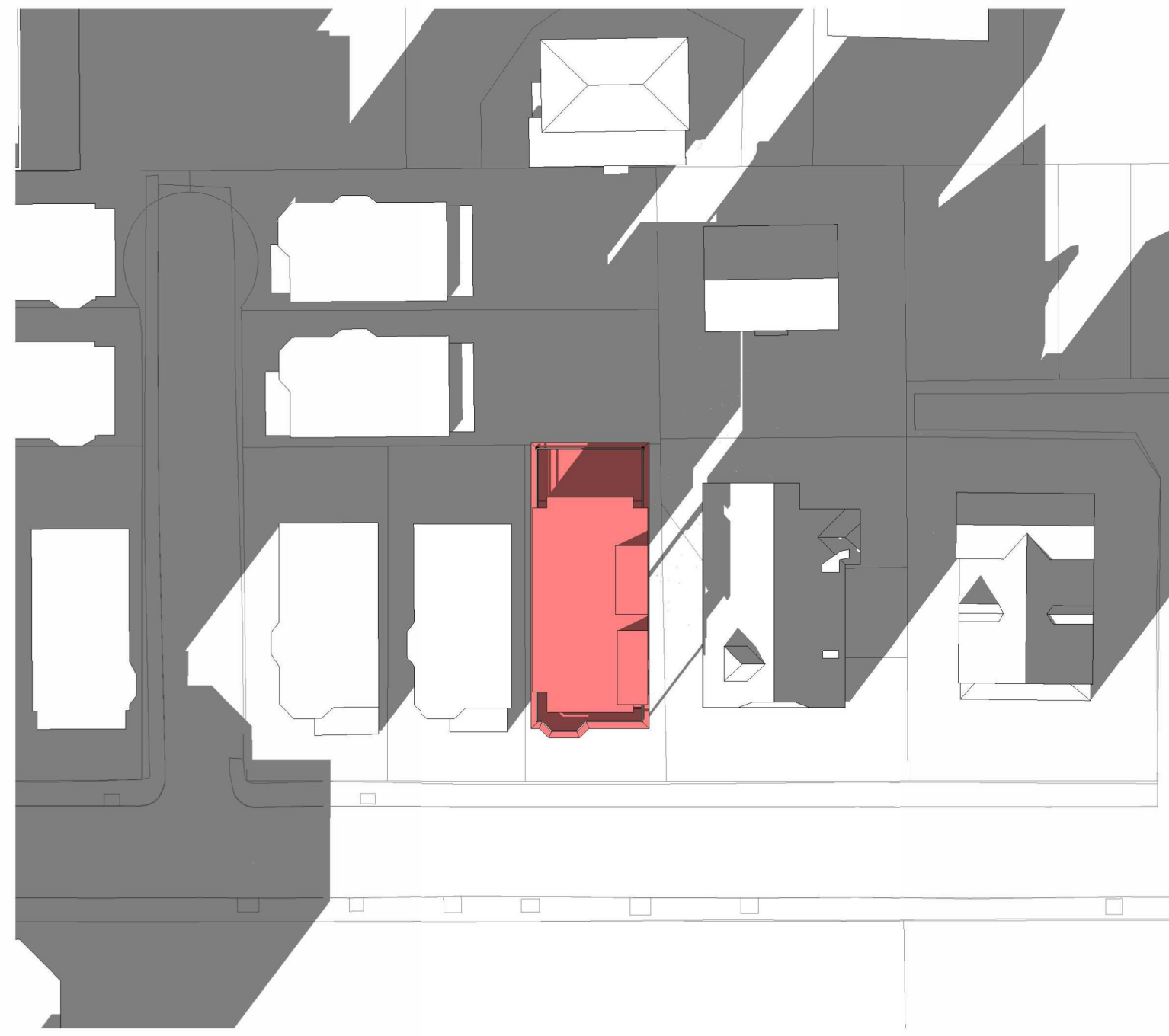
SUMMER SOLSTICE
JUNE 20TH



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



WINTER SOLSTICE
DECEMBER 21ST



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REVISIONS

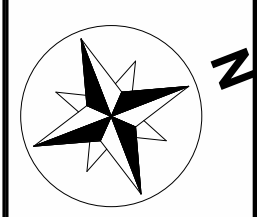
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SHADOW STUDY
- PROPOSED

SS-1.2

13 ROBERTS RD

ITKG-NAS 1622/Daa/26/26026_Mike T_13 Robert Rd_Cambridge03_DRAWINGS000_ARCH01_SD/26026-13 roberts road-ALT TEXT.rvt 6/17/2026 11:48:11 AM

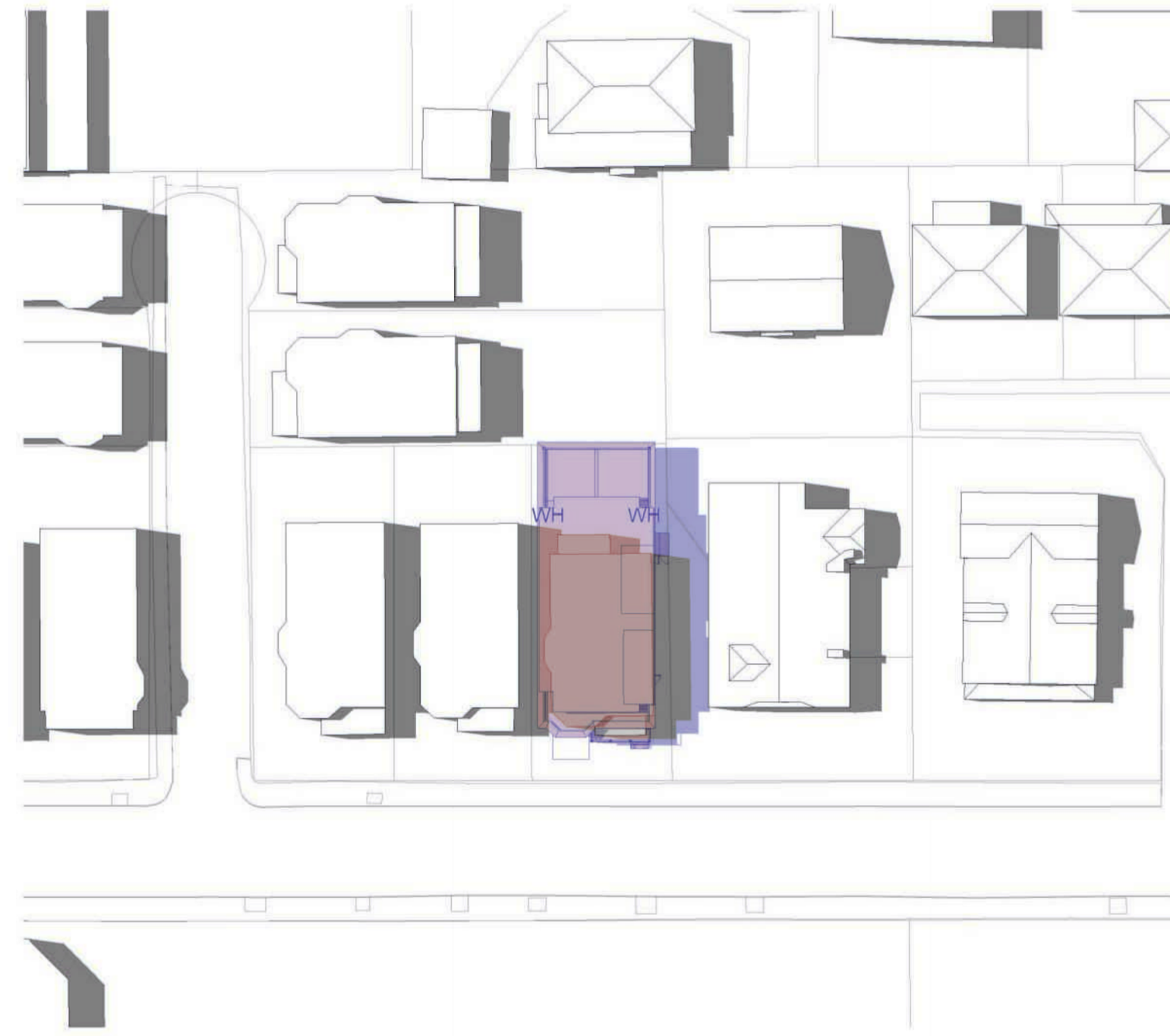
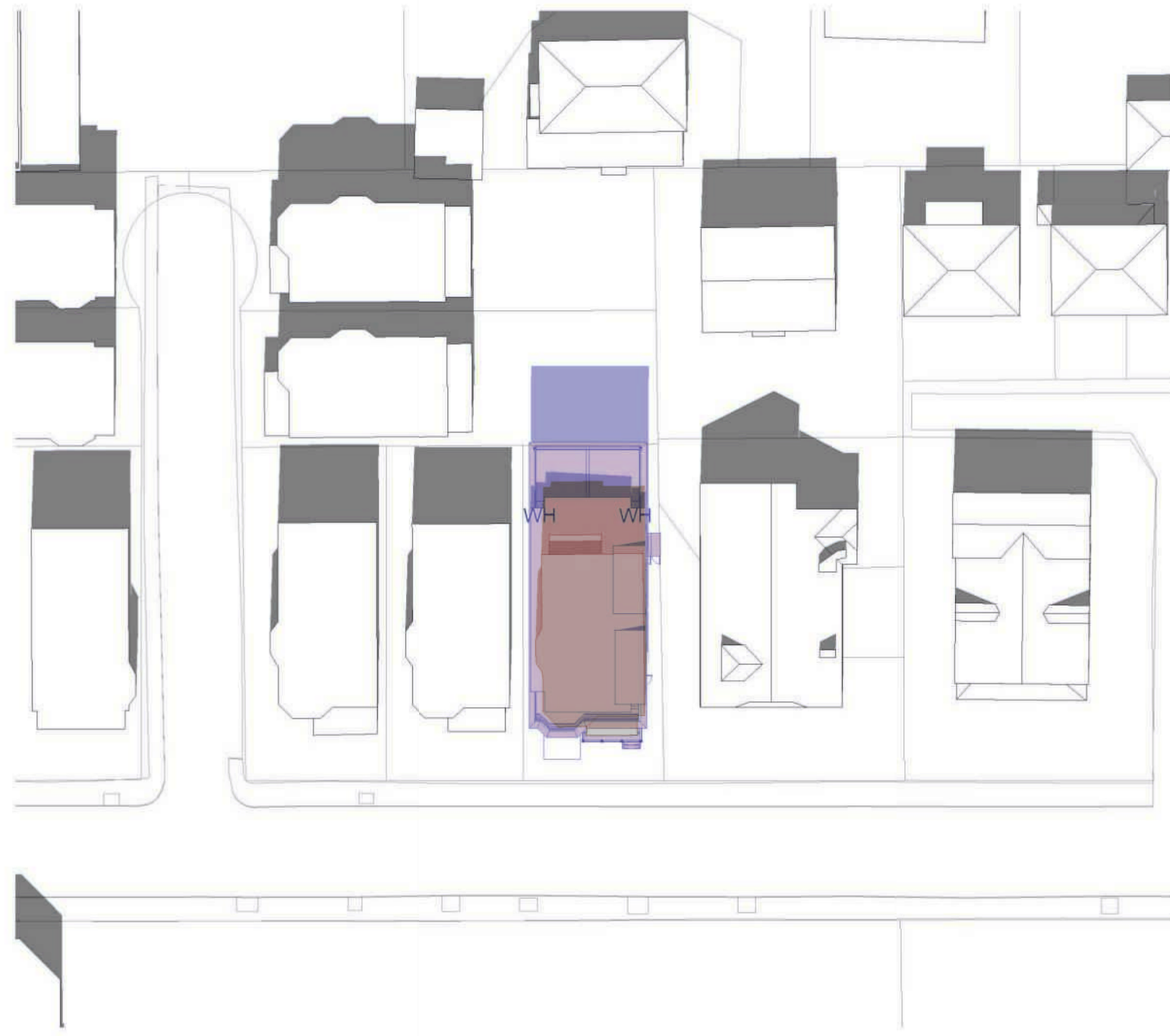


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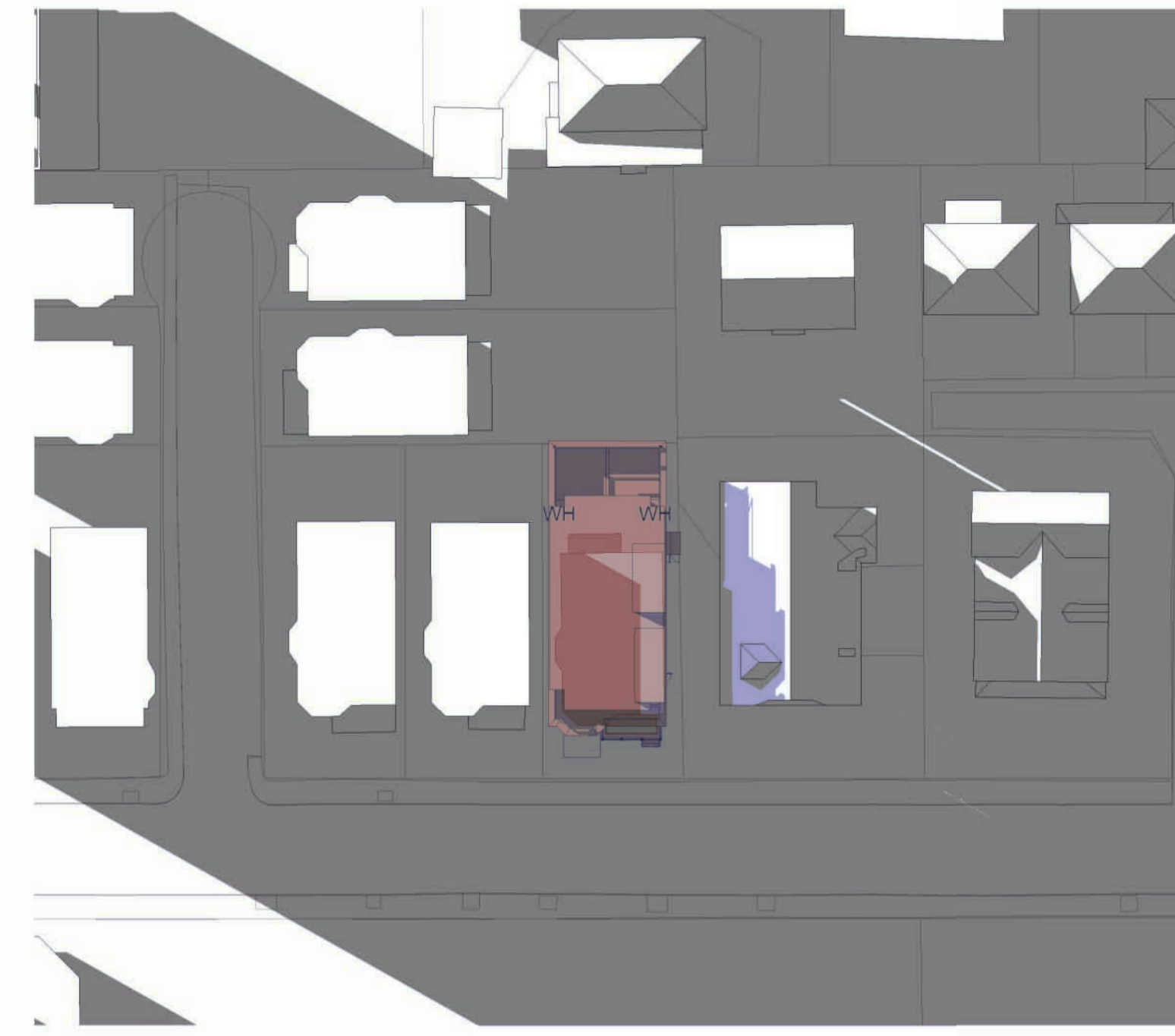
SUMMER SOLSTICE
JUNE 20TH



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



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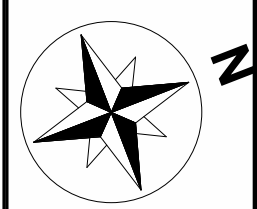
REVISIONS

No.	Description	Date

SHADOW STUDY
- PROPOSED

SS-1.2

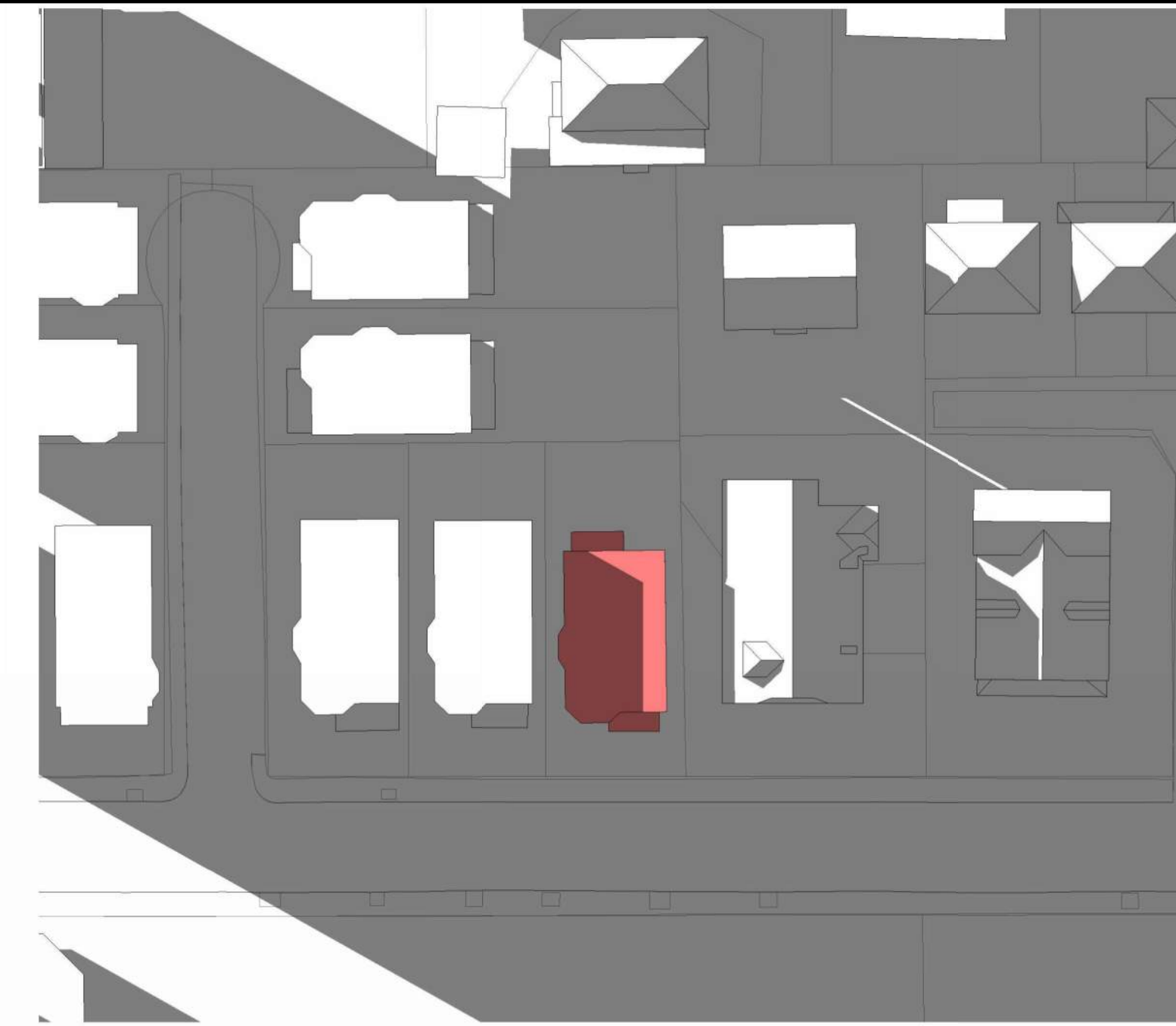
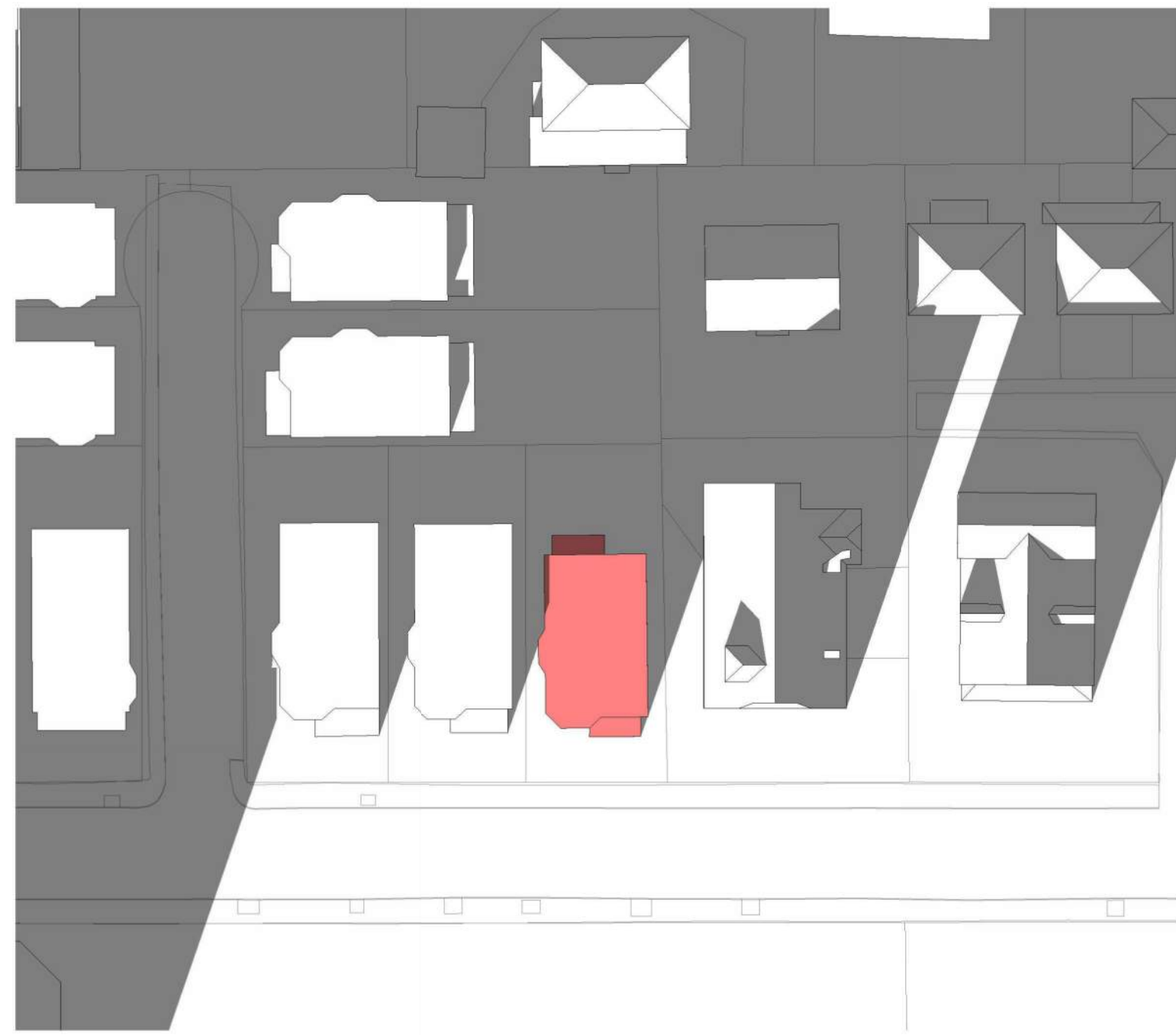
13 ROBERTS RD



8:00 AM
12:30 PM

9:30 AM
2:00 PM

11:00 AM
3:30 PM (SUN SETS @ 4:15)



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CLIENT

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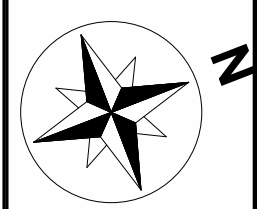
REVISIONS

No.	Description	Date

**SHADOW STUDY
- WINTER
SOLSTIC -
EXISTING**

SS-4.1

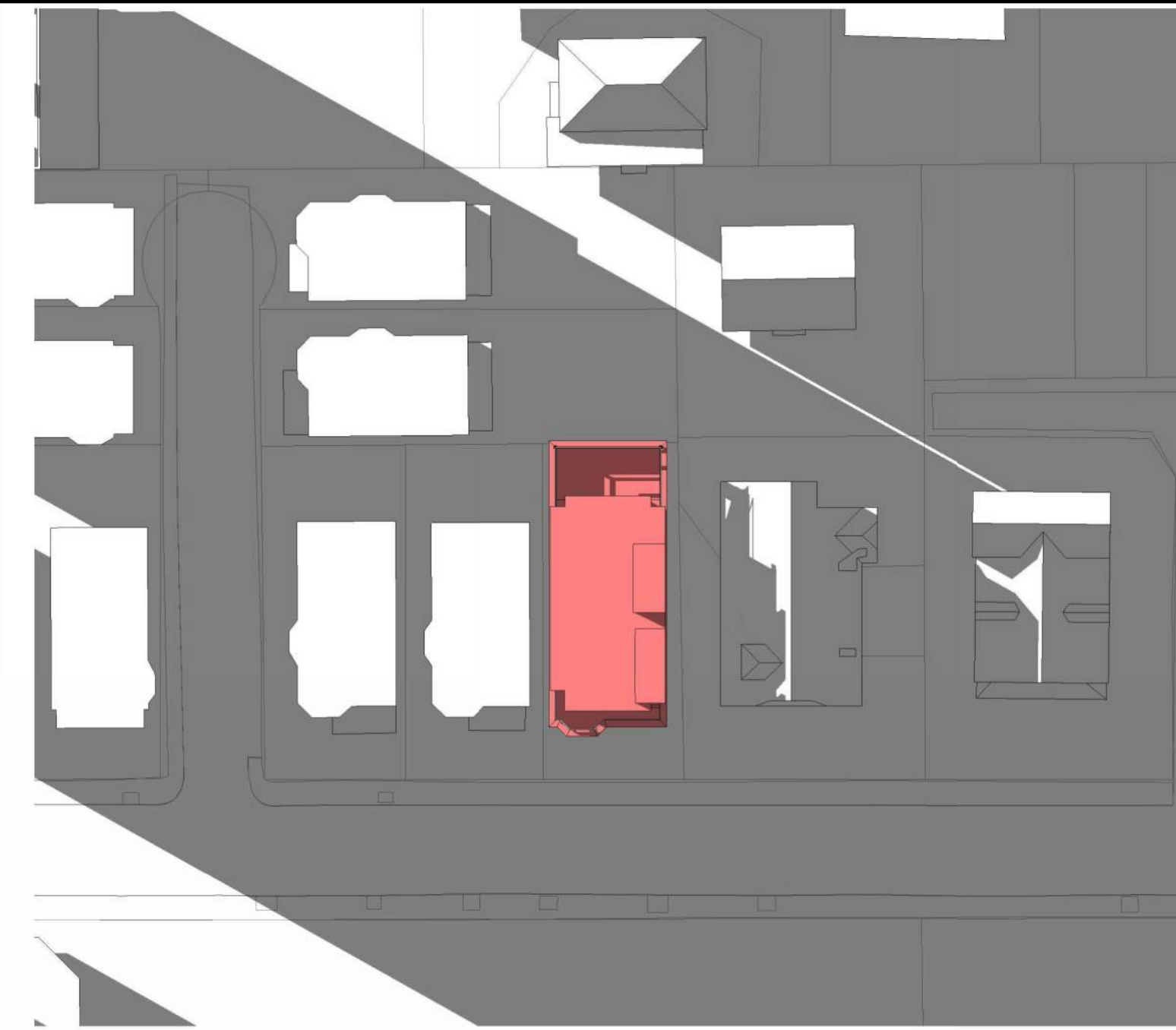
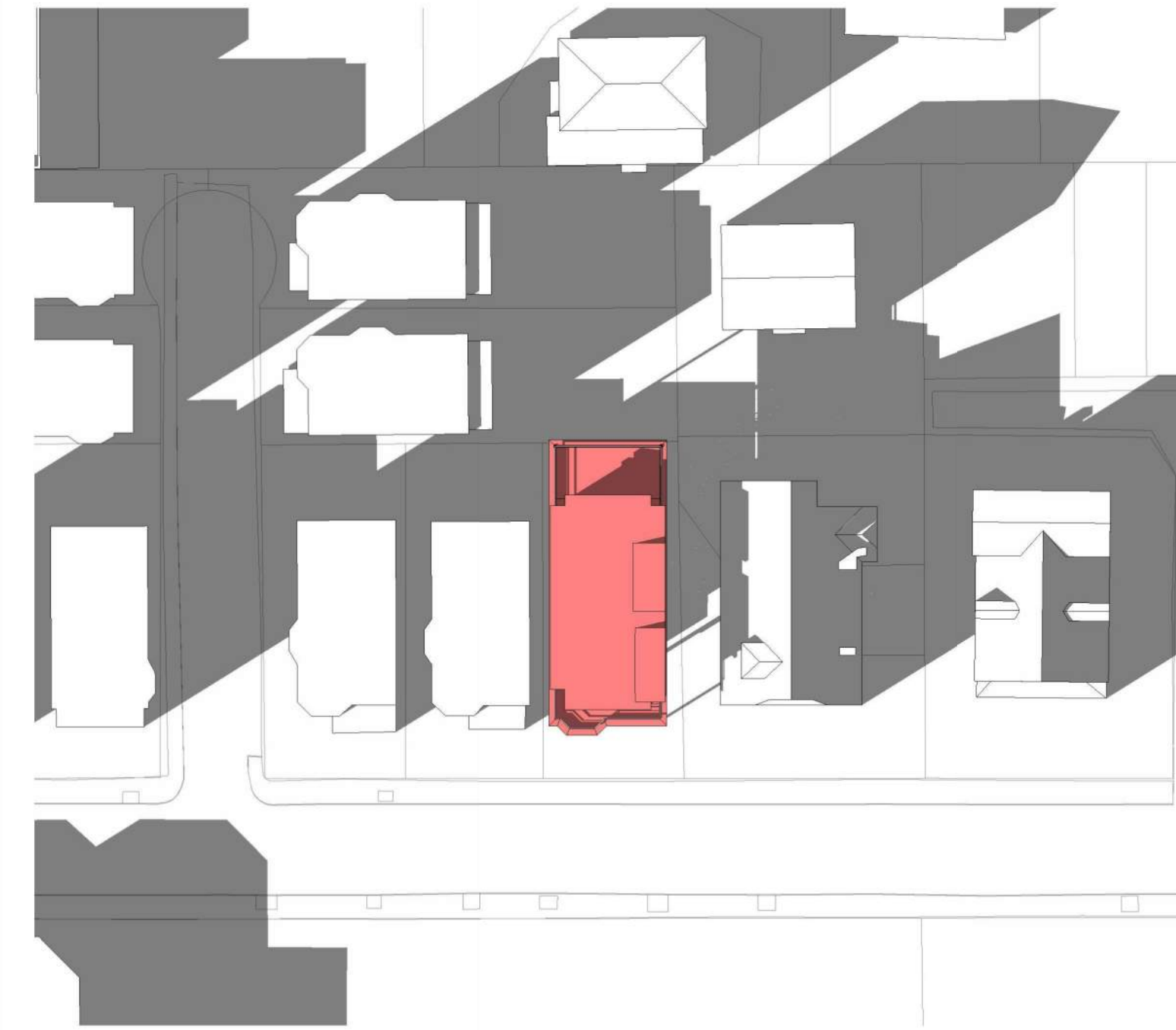
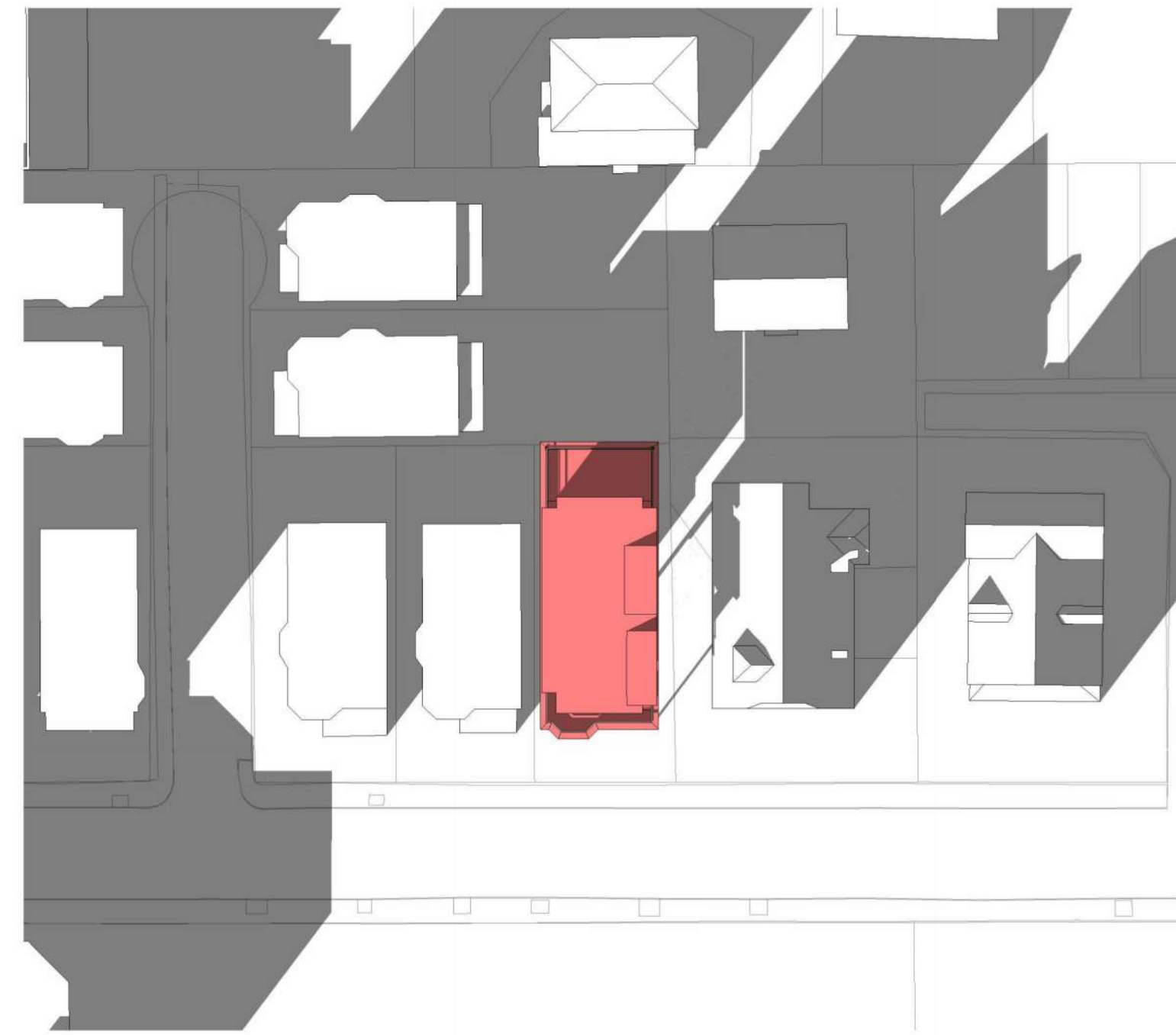
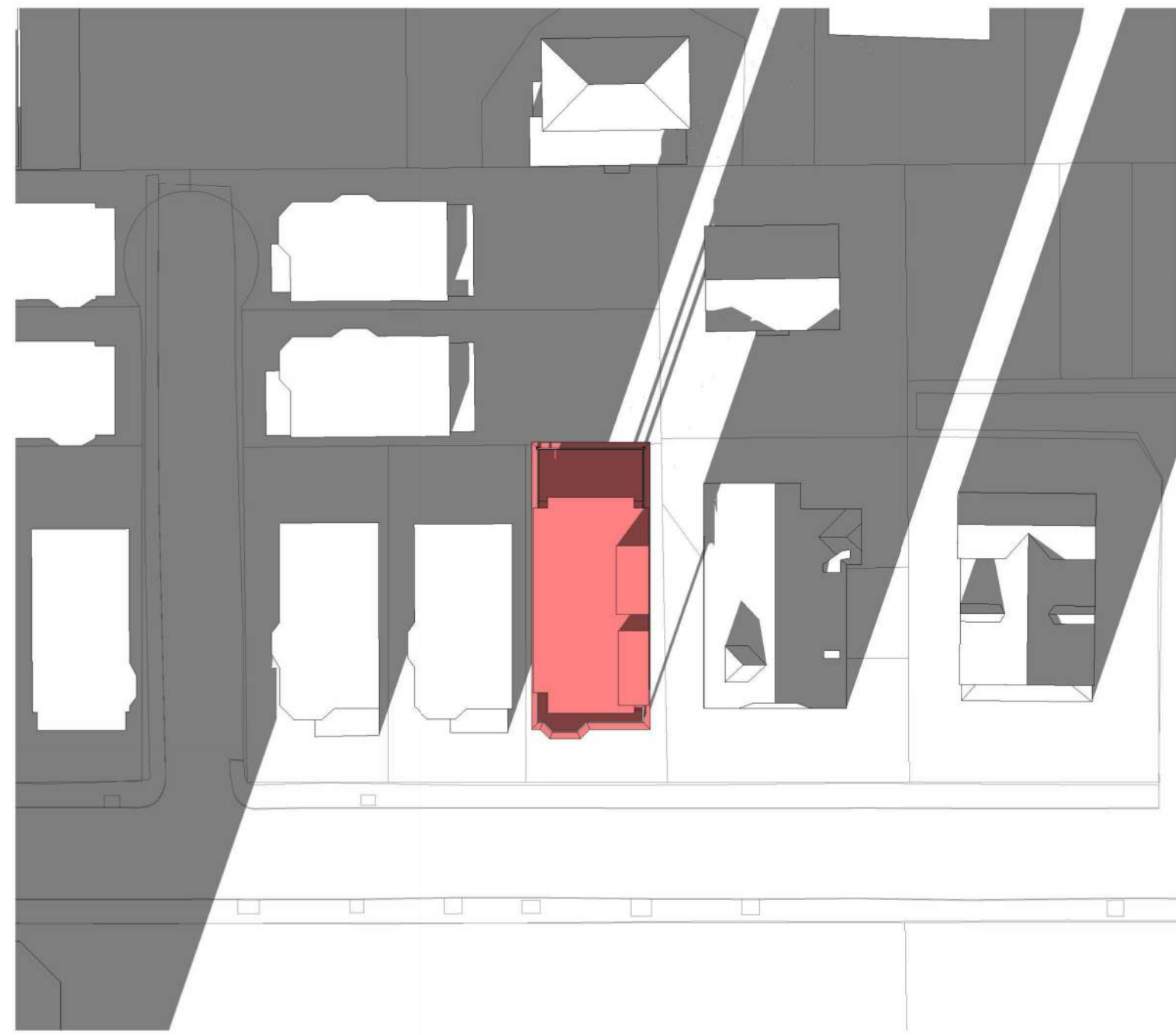
13 ROBERTS RD



8:00 AM
12:30 PM

9:30 AM
2:00 PM

11:00 AM
3:30 PM (SUN SETS @ 4:15)



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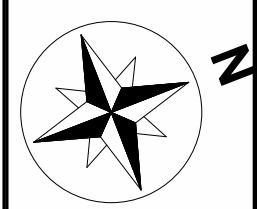
No.	Description	Date

SHADOW STUDY
- WINTER
SOLSTIC -
PROPOSED

SS-4.2

13 ROBERTS RD

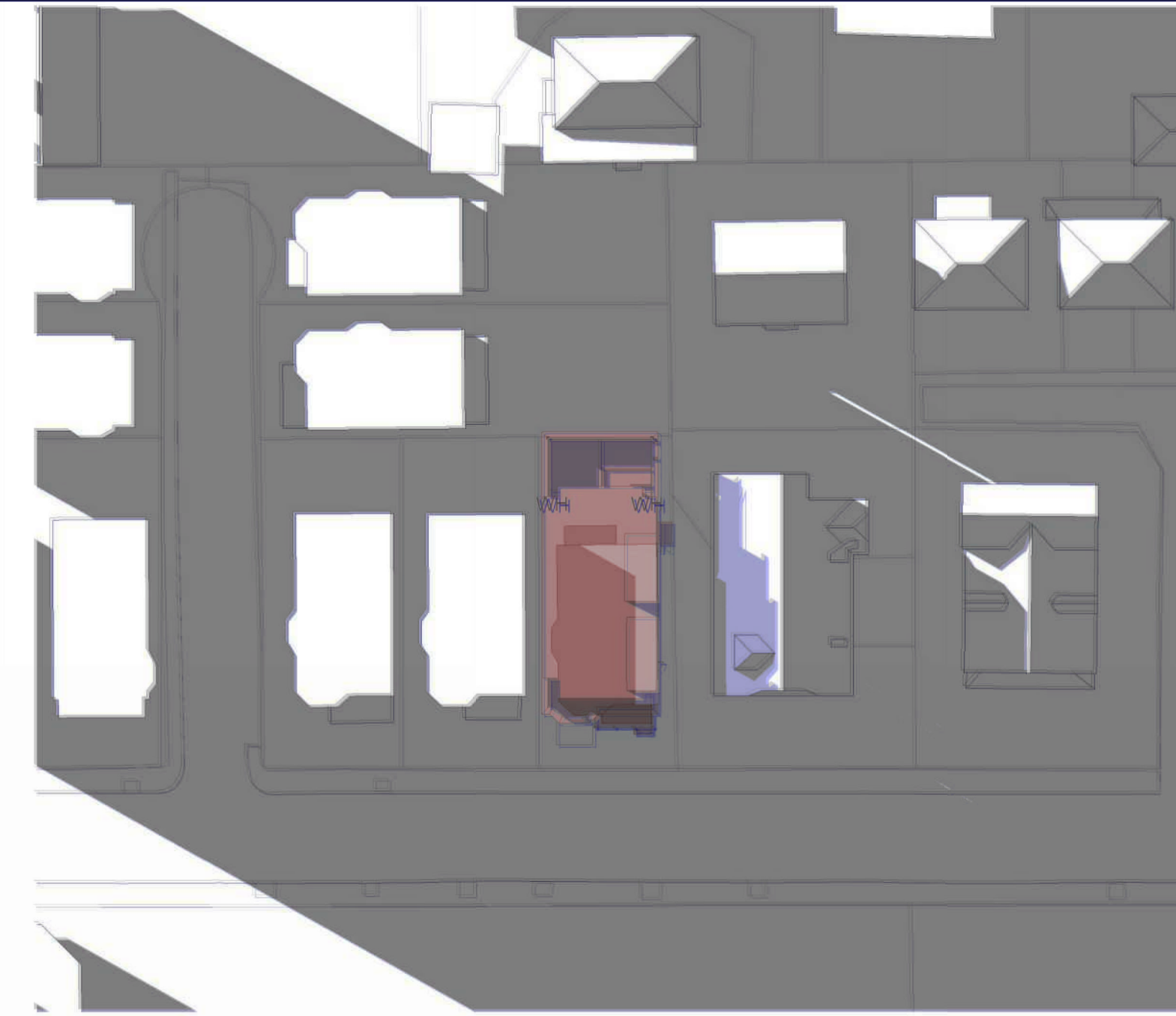
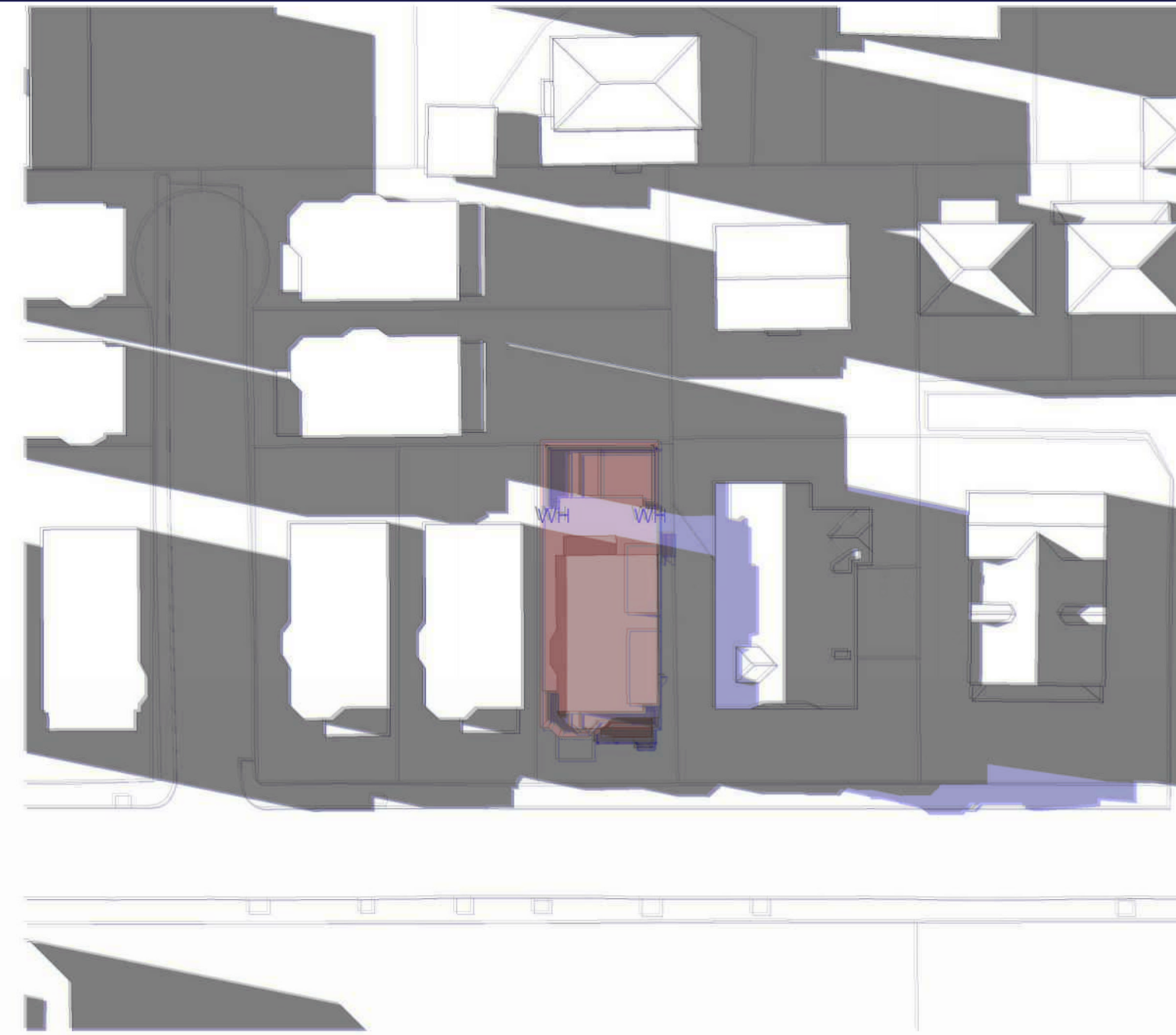
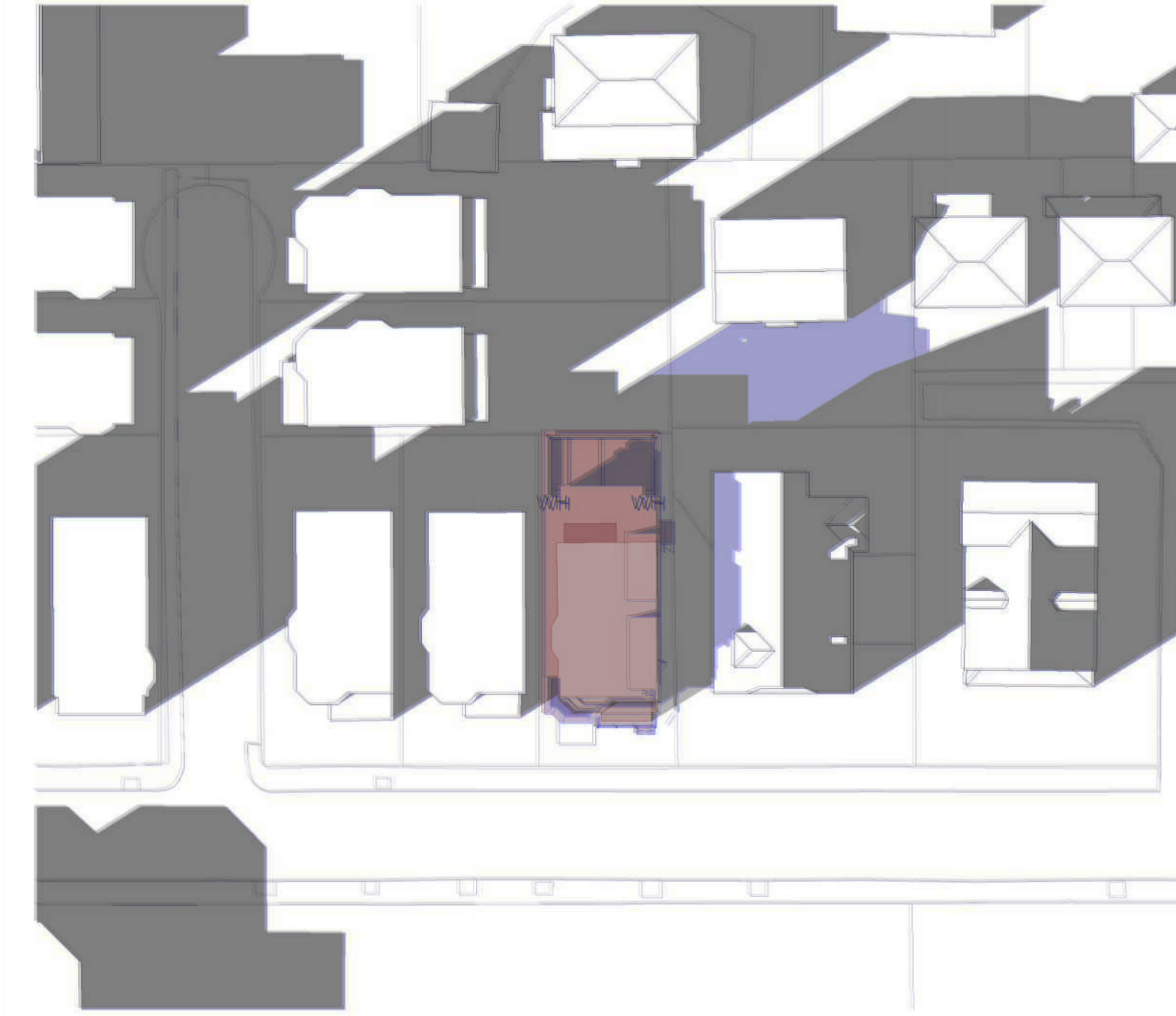
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8:00 AM
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9:30 AM
2:00 PM

11:00 AM
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- WINTER
SOLSTIC -
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SS-4.2

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