Docusign Envelope ID: 3472448B-7773-834A-8216-CC52FE3FD06C

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: 9 Ellsworth Avenue Cambridge, Massachusetts

3. Describe the proposed alteration(s), construction, or demolition in the space provided below: (An additional page can be attached, if necessary).

Preserve the existing three-unit residence and its historic street-facing facade, including the existing door and window configuration, arched upper window, cornerboards and trim. Existing windows and trim will be replaced with new windows of the same size and character, and new trim to match the existing. Construct a four-story mansard-roofed residential addition alongside the existing house, yielding 11 dwelling units total (eight additional units). The new volume is connected to the existing building by a recessed circulation link. No new street-facing garage or automobile parking is proposed. Selective demolition and alterations at the connecting portions of the existing structure will be documented on demolition drawings. The existing rear retaining wall is proposed to remain. See attached revised drawings and exhibits.

Name of Property Owner of Record: Corning, JR Robert

Mailing Address:

Telephone/Fax: **E-mail:**

Signature of Property Owner of Record*: Signed by: Robert Corning 88C00B95B99D4EF...

(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: DND Homes

Mailing Address: 155 Mlddlesex Turnpike, Burlington, MA 01803

Telephone/Fax: (857) 207-6254 **E-mail:** ender.saricay@dnd-homes.com

(for office use only):

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

Type of Certificate Issued: _____ **Date Issued:** _____

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Section II:

Is property listed on the National Register of Historic Places? No Publicly owned? No
Current Zoning District: Residence C-1 Current Use: 3-unit residential building

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:

3,874 SF floor area of existing structures on the lot

65% amount of floor area (gross square feet) of proposed construction

65% percentage increase in total floor area after construction

5,417 SF total area of lot in square feet

65% percentage of total lot area covered after construction

Demolition:

_____ amount of floor area (gross square feet) of proposed demolition

65% floor area of existing structure

_____ 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;

Yes relocation of windows or doors;

Yes change in slope, pitch, or configuration of roof;

Yes removal of original or historic roofing material.

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9 ELLSWORTH AVENUE | PROPOSED WORK NARRATIVE

Supplement to Mid Cambridge NCD application for Certificate | Revised October 16, 2026

Project and requested action

The applicant seeks a Certificate of Appropriateness for an addition and associated exterior alterations at 9 Ellsworth Avenue. This revised proposal follows the September 8, 2026 review (MC-7616). The application is based on the current November 2026 architectural exhibits, which supersede the earlier design.

Existing building and preservation approach

The property contains an existing three-unit residential house within the Mid Cambridge Neighborhood Conservation District. The historic street-facing facade is to remain, including the existing front door, window openings, arched upper window, cornerboards and exterior trim. Existing windows will be replaced with new windows of the same size and character. Window trim will be replaced with new trim to match the existing. Existing condition elevations and photographs depict these elements; the proposed elevations and application narrative shall not imply front facade changes where none are intended.

Proposed addition, roof form and unit program

A four-story residential addition with a continuous mansard roof and dormers is proposed adjacent to the existing residence. The revised scheme provides 11 dwelling units in total, an increase of eight over the existing three units. Upper-level residences incorporate fourth-floor living area within the mansard roof form. The currently proposed roof datum is approximately 41 feet 4 inches above the average-grade datum shown on the architectural elevations.

Selective demolition, historic roof and openings

The historic principal street facade is proposed to remain, with replacement of existing windows and trim to match existing, in accordance with the attached exhibits. Demolition is limited to areas identified on the accompanying demolition drawings, including work necessary for the physical connection and reconfiguration of existing side/rear areas. The limits of removed walls, roofing, openings and any decorative fabric is graphically distinguished from retained construction. Existing roof ridges and slopes are proposed to remain, with selective modifications identified on the plans and elevations.

Site, circulation, grades and parking

The addition is separated from the existing street facade by a recessed open passage leading to the shared circulation connection shown on the plans. No street-facing garage and no automobile parking are proposed. Bicycle storage is provided at basement level. The existing rear retaining wall is proposed to remain.

Exterior materials, context and supporting studies

The addition is proposed with siding to match the existing residence, cornerboard and window trim, asphalt-shingle roofing, and new windows as scheduled on the current drawings. A material/trim schedule and typical window detail accompany the exhibits. Existing/proposed streetscape views and seasonal sun/shadow studies shall clearly distinguish the baseline condition from impacts attributable to the new work. Proposed building elevations govern the final architectural configuration.

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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.

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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 $1/8^{th}$ 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.



REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	

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Proposed Rendering

9 Ellsworth Ave., Cambridge, MA

HC-002

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REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	

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Proposed Rendering

9 Ellsworth Ave., Cambridge, MA

HC-003

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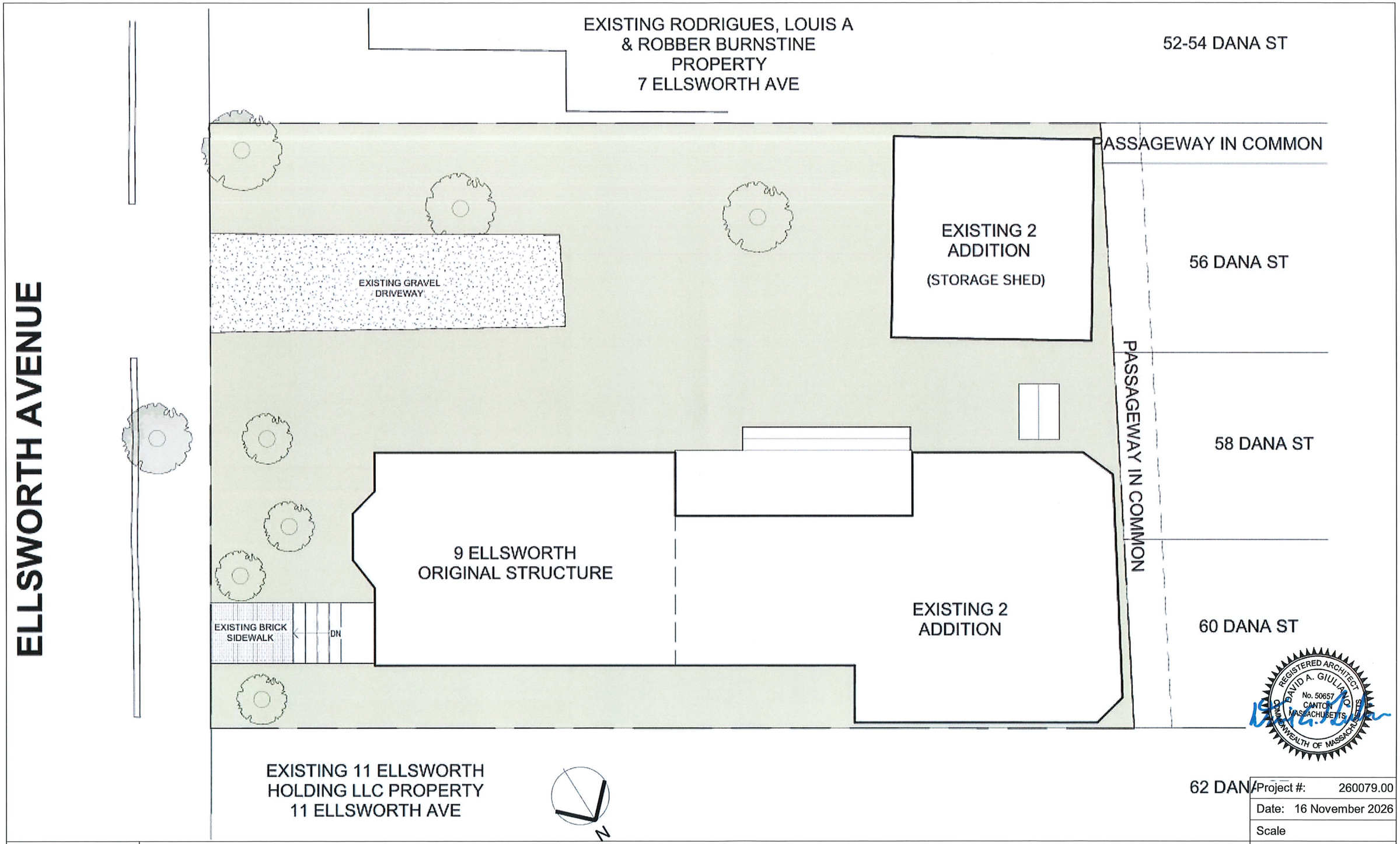

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DAVID A. GIULIANO
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MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	

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Architectural Site Plan - Existing

9 Ellsworth Ave., Cambridge, MA

HC-050

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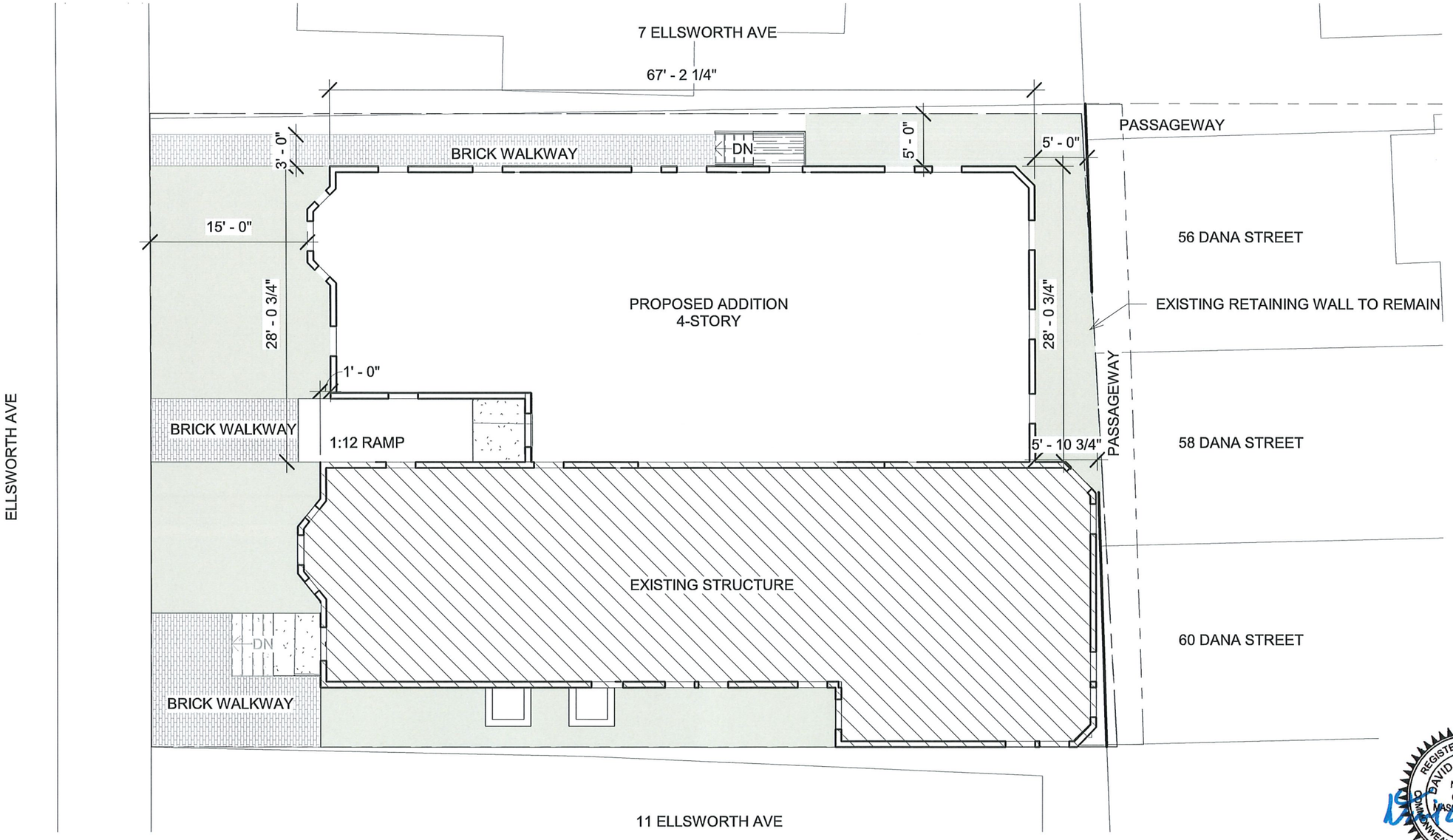

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	3/32" = 1'-0"

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Architectural Site Plan - Proposed
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7 Ellsworth Avenue



9 Ellsworth Avenue



11 Ellsworth Avenue



6 Ellsworth Avenue



12 & 10 Ellsworth Avenue



4 & 2 Ellsworth Avenue

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COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	

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Existing Neighborhood Context
9 Ellsworth Ave., Cambridge, MA

HC-055E

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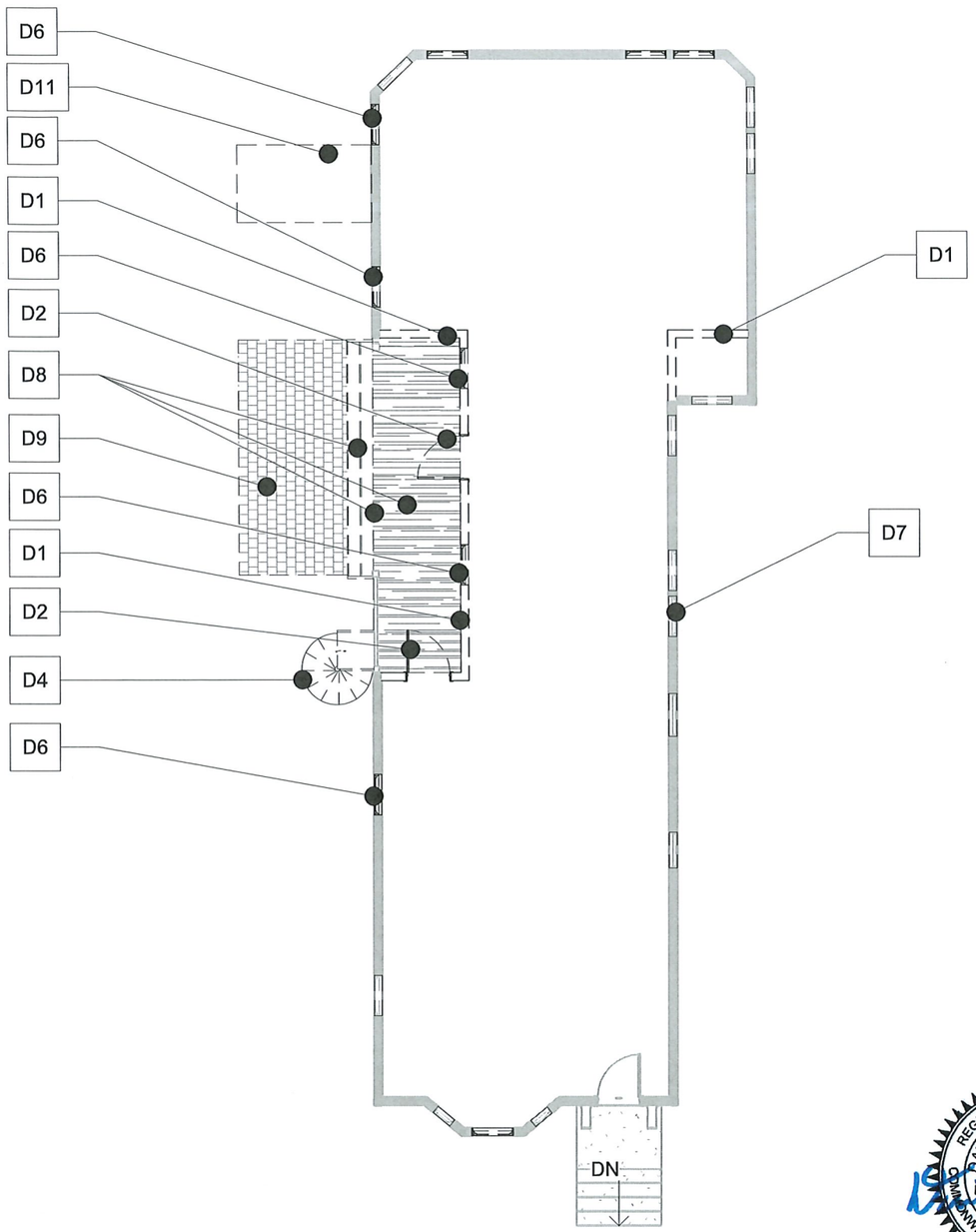
DEMOLITION PLAN KEY NOTES

- D1 REMOVE EXISTING WALL OR PARTITION TO EXISTING FLOOR SUBSTRATE OR CONCRETE SLAB INCLUDING SILL PLATE, TOP PLATES, BLOCKING AND ANCHORS TO ADJACENT SURFACES.
- D2 REMOVE EXISTING DOOR SYSTEM, INCLUDING BUT NOT LIMITED TO BLOCKING, CAULKING, FRAME, THRESHOLD, CASING TRIM & ASSOCIATED HARDWARE
- D3 REMOVE EXISTING ROOFING, INCLUDING ASSOCIATED MATERIALS, FLASHING, AND UNDERLAYMENT, AS REQUIRED. PROTECT EXISTING STRUCTURE AND ADJACENT MATERIALS TO REMAIN
- D4 REMOVE STAIR, LANDINGS, FINISHES, STAIR FLOORING, RAILINGS AND HAND RAILINGS.
- D5 REMOVE EXISTING RAILING, HAND RAIL, AND ANY ASSOICATED ATTACHMENTS.
- D6 REMOVE EXISTING WINDOW SYSTEM, INCLUDING BUT NOT LIMITED TO HARDWARE, BLOCKING, CAULKING, FRAME, CASING TRIM, EXTERIOR TRIM, SILL.
- D7 REMOVE AND REPLACE ALL EXISTING WINDOWS UNLESS OTHERWISE INDICATED. REMOVE WINDOWS IN THEIR ENTIRETY, INCLUDING FRAMES AND SASHES. EXISTING TRIM AND DETAILS TO REMAIN
- D8 REMOVE EXISTING DECK, INCLUDING DECKING, FRAMING, RAILINGS, STAIRS, SUPPORT POSTS, FOOTINGS, AND ALL ASSOCIATED MATERIALS. REMOVE ALL DEBRIS AND PREPARE AREA FOR NEW CONSTRUCTION AS REQUIRED.
- D9 REMOVE EXISTING PATIO AND ALL ASSOCIATED MATERIALS. REMOVE DEBRIS AND PREPARE AREA FOR NEW CONSTRUCTION AS REQUIRED
- D10 REMOVE EXISTING FIRE ESCAPE IN ITS ENTIRETY.
- D11 DEMO EXISTING BULKHEAD

AREA NOT IN CONTRACT (NIC)

EXISTING TO REMAIN



REGISTERED ARCHITECT DAVID A. GIULIANO No. 50657 CANTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	As indicated

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First Floor Demolition Plan

9 Ellsworth Ave., Cambridge, MA

HC-091

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DEMOLITION PLAN KEY NOTES

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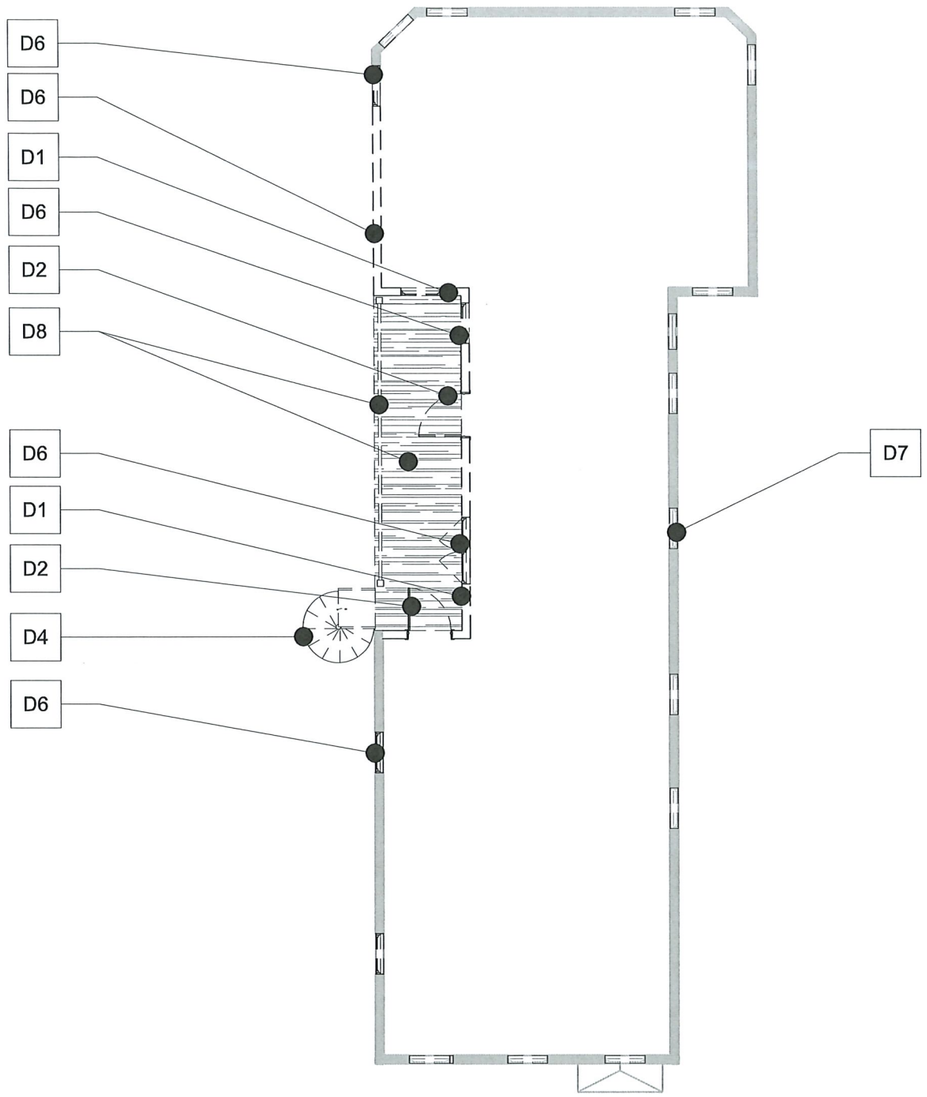
- D11 DEMO EXISTING BULKHEAD

AREA NOT IN CONTRACT (NIC)

EXISTING TO REMAIN



REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	As indicated

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Second Floor Demolition Plan
9 Ellsworth Ave., Cambridge, MA

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DEMOLITION PLAN KEY NOTES

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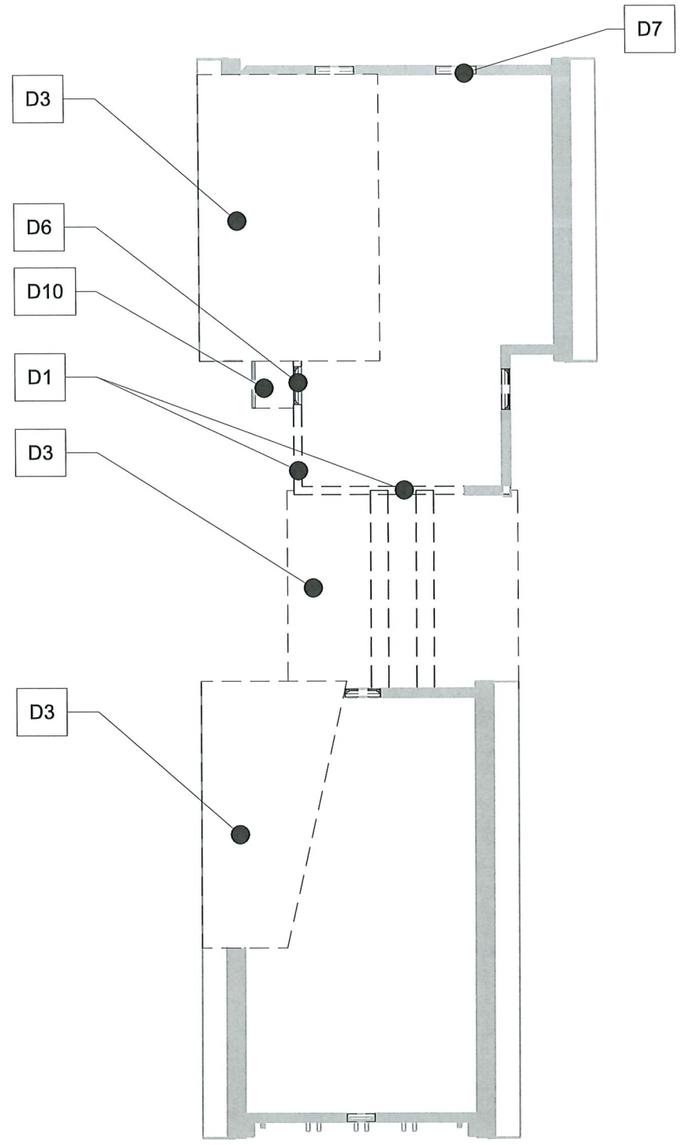
- D11 DEMO EXISTING BULKHEAD

AREA NOT IN CONTRACT (NIC)

EXISTING TO REMAIN



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COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	As indicated

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Third Floor Demolition Plan

9 Ellsworth Ave., Cambridge, MA

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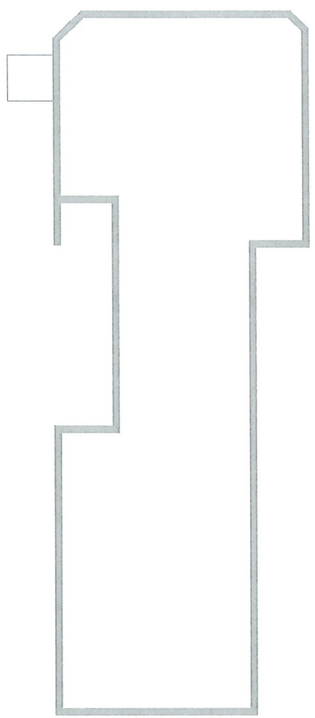

1 Basement Level - Existing
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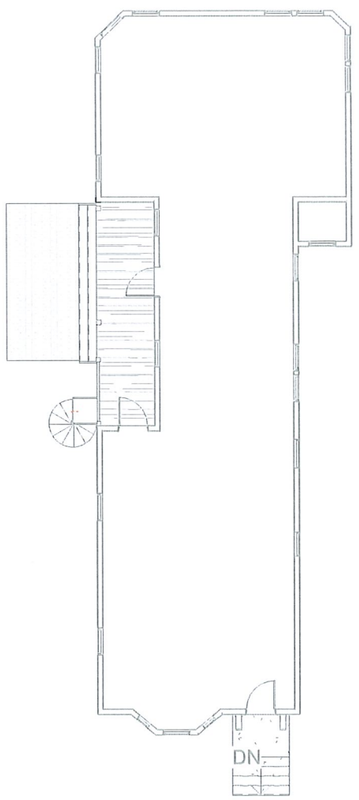
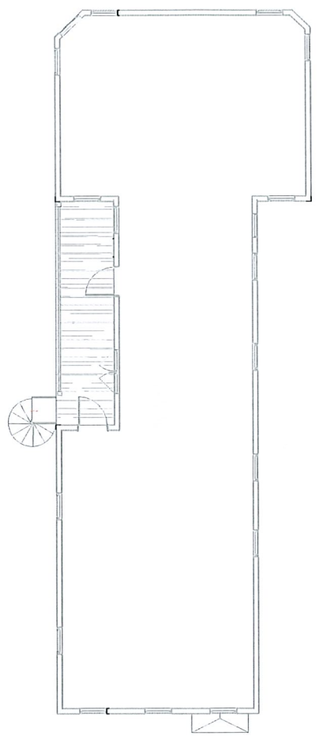


2 Level 1 - Existing
1/16" = 1'-0"



3 Level 2 - Existing
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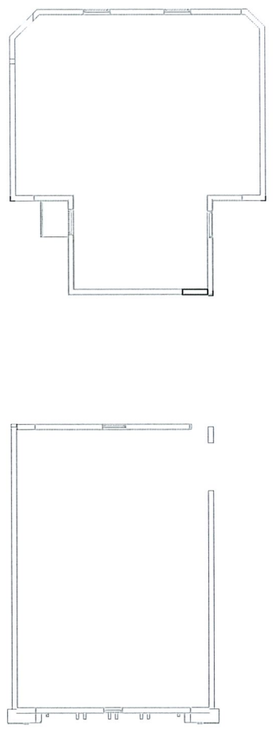

4 Level 3 - Existing
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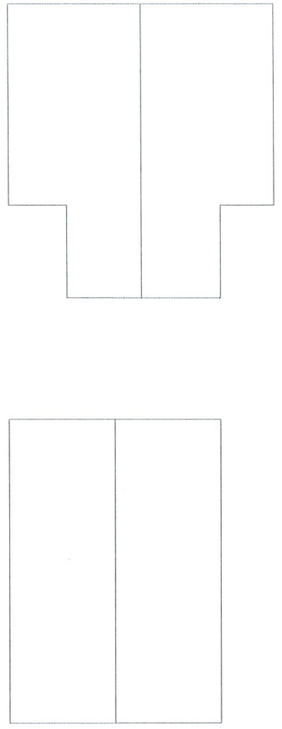

5 Roof Level -
1/16" = 1'-0"

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Scale	1/16" = 1'-0"

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Floor Plans - Existing - Overview
9 Ellsworth Ave., Cambridge, MA

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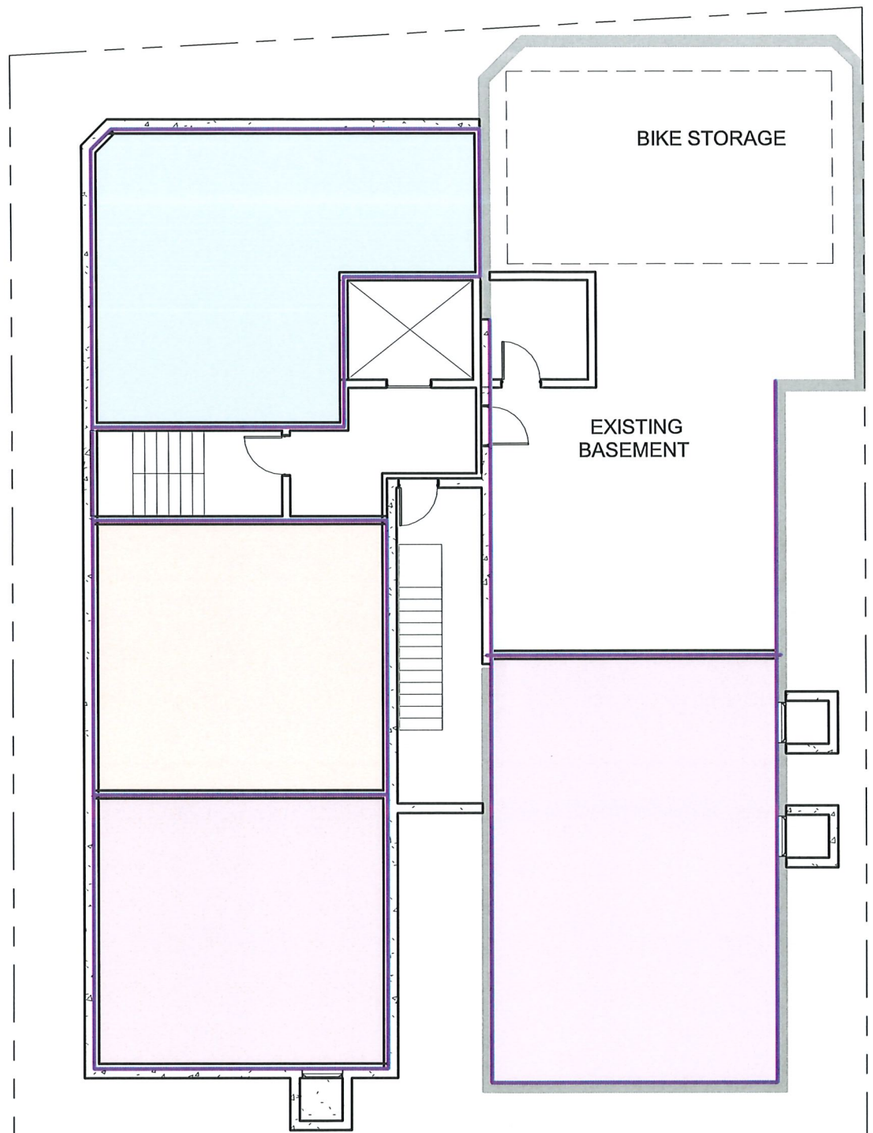

1 Basement Level - 3/32"
3/32" = 1'-0"

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	3/32" = 1'-0"

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Basement Plan - Proposed
9 Ellsworth Ave., Cambridge, MA

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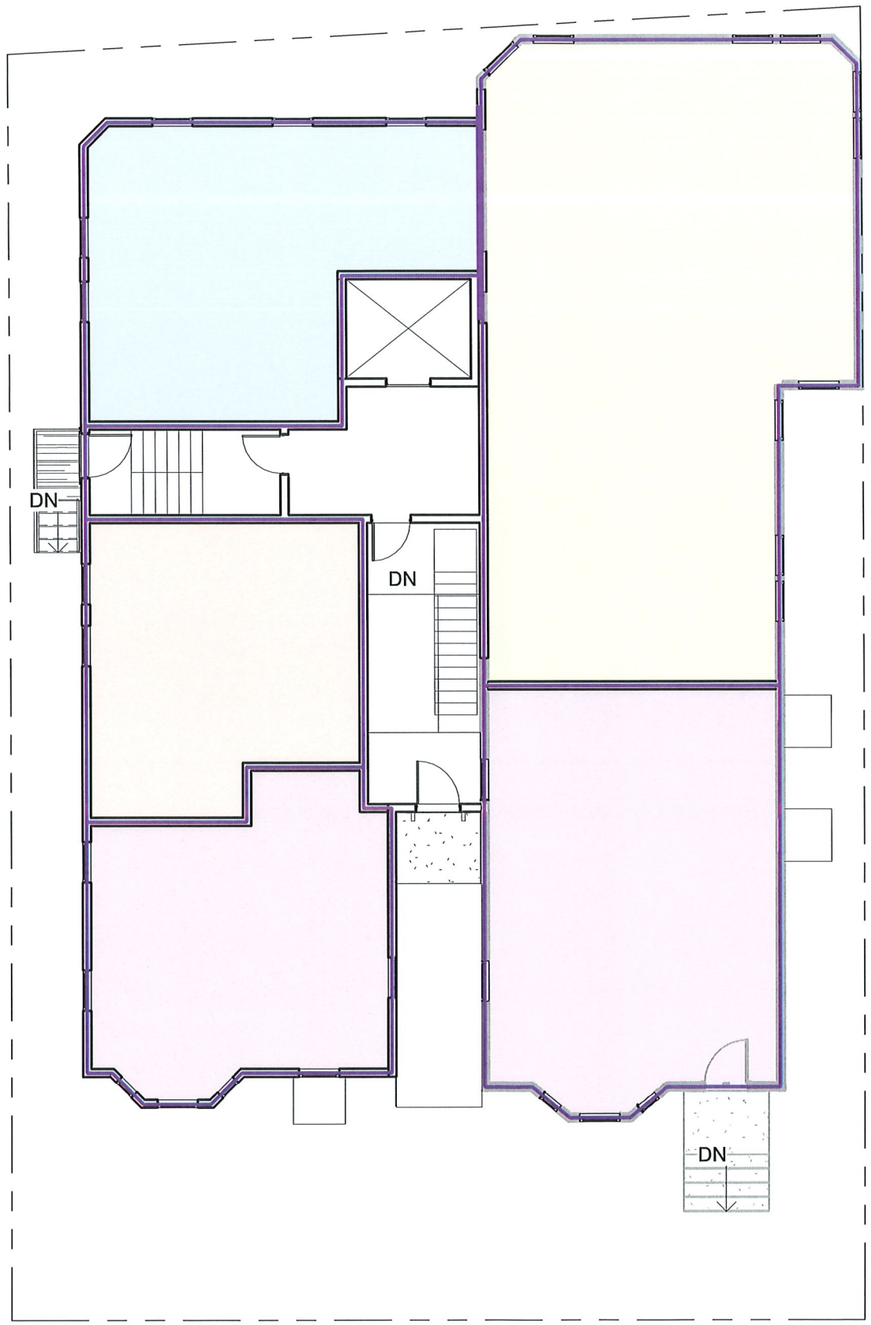

1 Level 1 - 3/32"
3/32" = 1'-0"

REGISTERED ARCHITECT
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First Floor Plan - Proposed
9 Ellsworth Ave., Cambridge, MA

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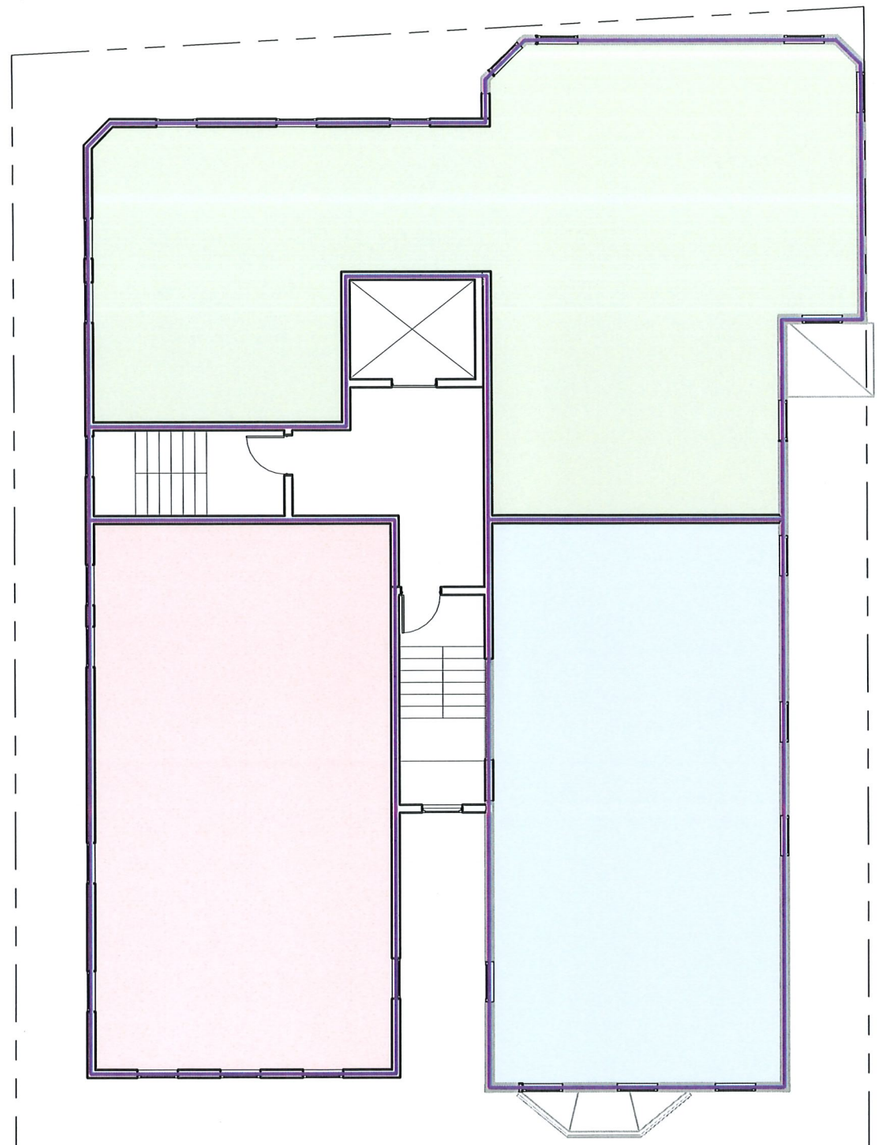

1 Level 2 - 3/32"
3/32" = 1'-0"

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COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	3/32" = 1'-0"

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Second Floor Plan - Proposed

9 Ellsworth Ave., Cambridge, MA

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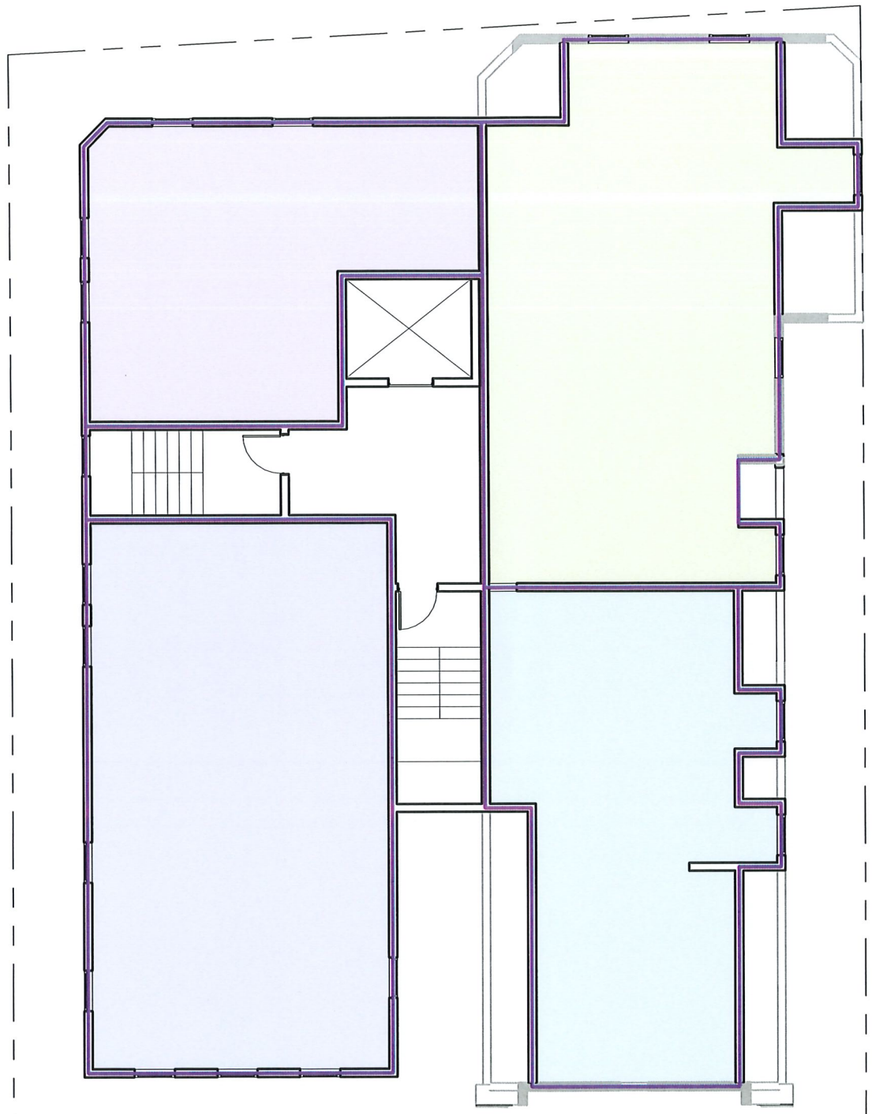

1 Level 3 - 3/32"
3/32" = 1'-0"

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Project #:	260079.00
Date:	16 November 2026
Scale	3/32" = 1'-0"

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Architecture + Interiors

Third Floor Plan - Proposed
9 Ellsworth Ave., Cambridge, MA

HC-103

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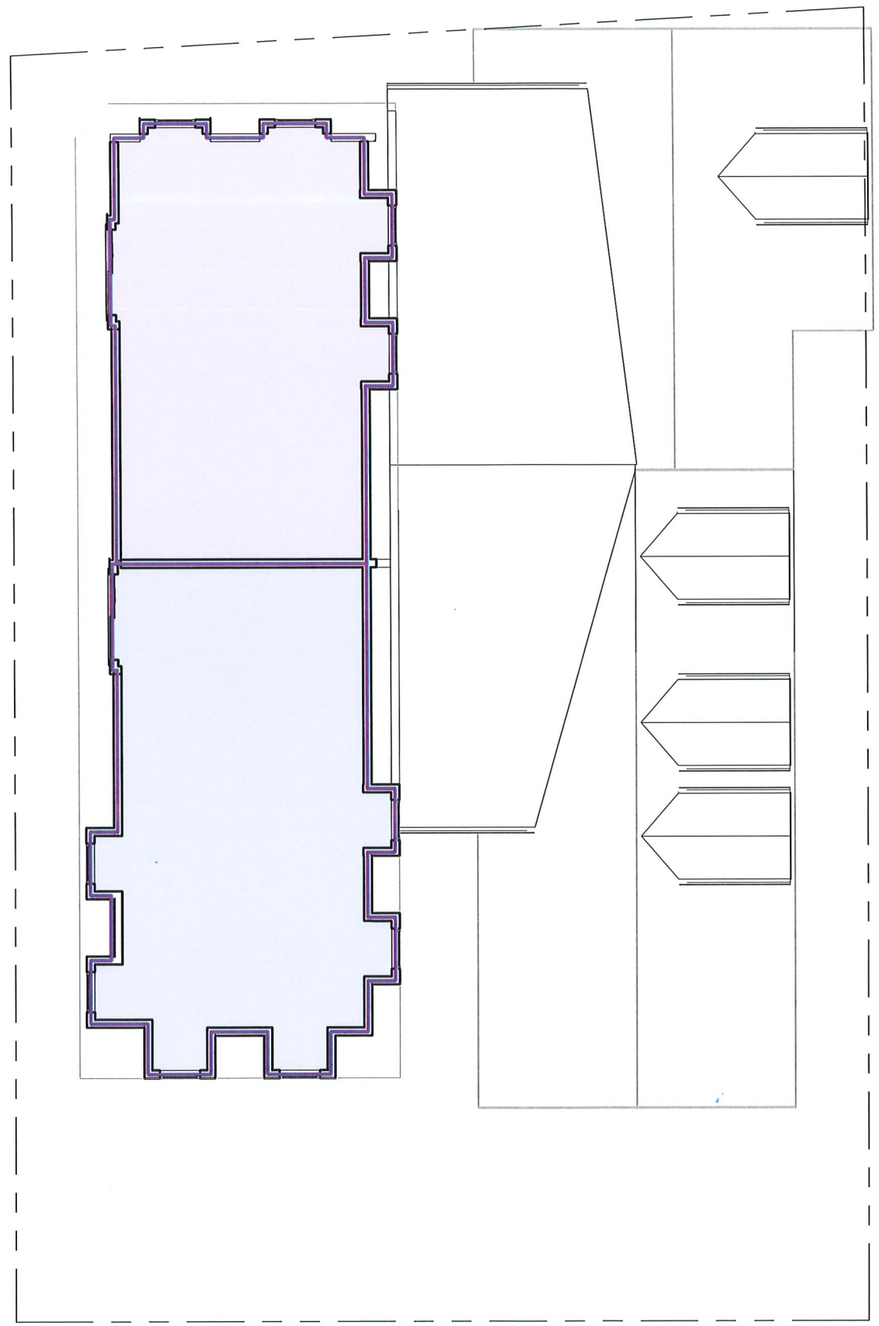

1 Level 4 - 3/32"
3/32" = 1'-0"

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	3/32" = 1'-0"

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Fourth Floor Plan - Proposed

9 Ellsworth Ave., Cambridge, MA

HC-104

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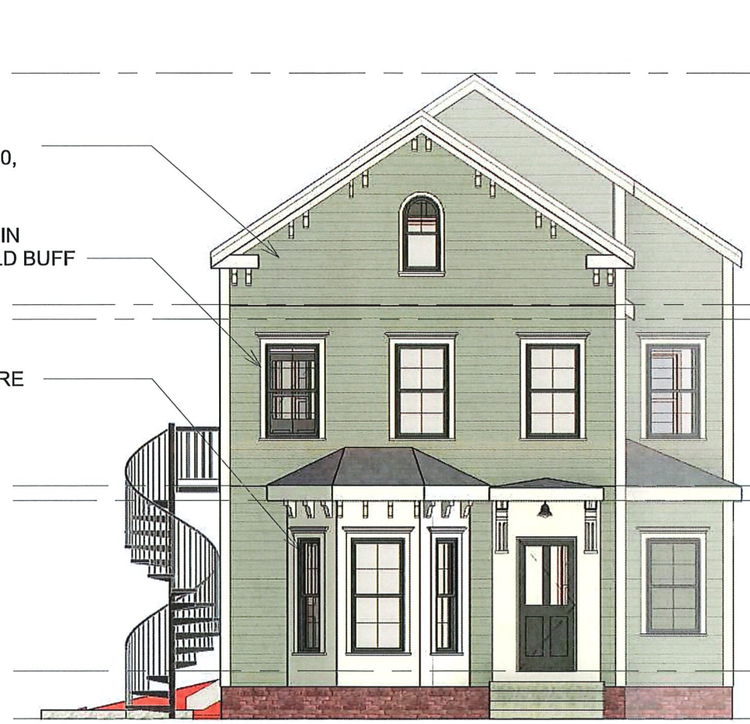

1 Front Elevation - Elevations
1/8" = 1'-0"

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/8" = 1'-0"

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Front Elevation - Existing
9 Ellsworth Ave., Cambridge, MA

HC-200

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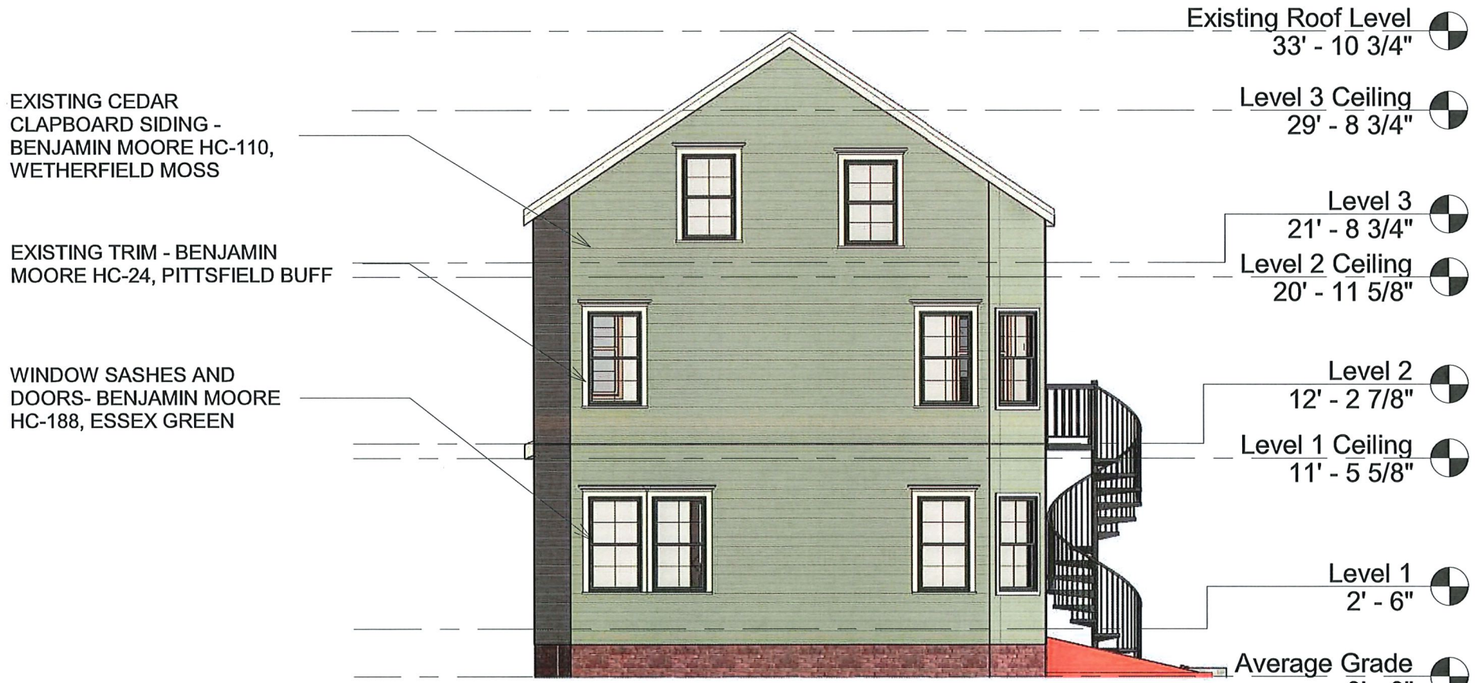

1 Rear Elevation - Existing
1/8" = 1'-0"

REGISTERED ARCHITECT DAVID A. GIULIANO No. 50657 CANTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/8" = 1'-0"

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Rear Elevation - Existing

9 Ellsworth Ave., Cambridge, MA

HC-201

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REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

1 Side Elevation (South) - Existing
1/8" = 1'-0"

Project #:	260079.00
Date:	16 November 2026
Scale	1/8" = 1'-0"

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Side Elevation - Existing
9 Ellsworth Ave., Cambridge, MA

HC-202

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1 Side Elevation (North) - Existing
1/8" = 1'-0"

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/8" = 1'-0"

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Side Elevation - Existing
9 Ellsworth Ave., Cambridge, MA

HC-203

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REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

1 Front Elevation (East)
1/8" = 1'-0"

Project #:	260079.00
Date:	16 November 2026
Scale	1/8" = 1'-0"

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Front Elevation - Ellsworth Street - Proposed

9 Ellsworth Ave., Cambridge, MA

HC-204

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1 Rear Elevation (West)
1/8" = 1'-0"

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/8" = 1'-0"

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Rear Elevation - Proposed
9 Ellsworth Ave., Cambridge, MA

HC-205

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1 Side Elevation (South)
1/8" = 1'-0"

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/8" = 1'-0"

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Side Elevation - Proposed
9 Ellsworth Ave., Cambridge, MA

HC-206

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1 Side Elevation (North)
1/8" = 1'-0"

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/8" = 1'-0"

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Side Elevation - Proposed
9 Ellsworth Ave., Cambridge, MA

HC-207

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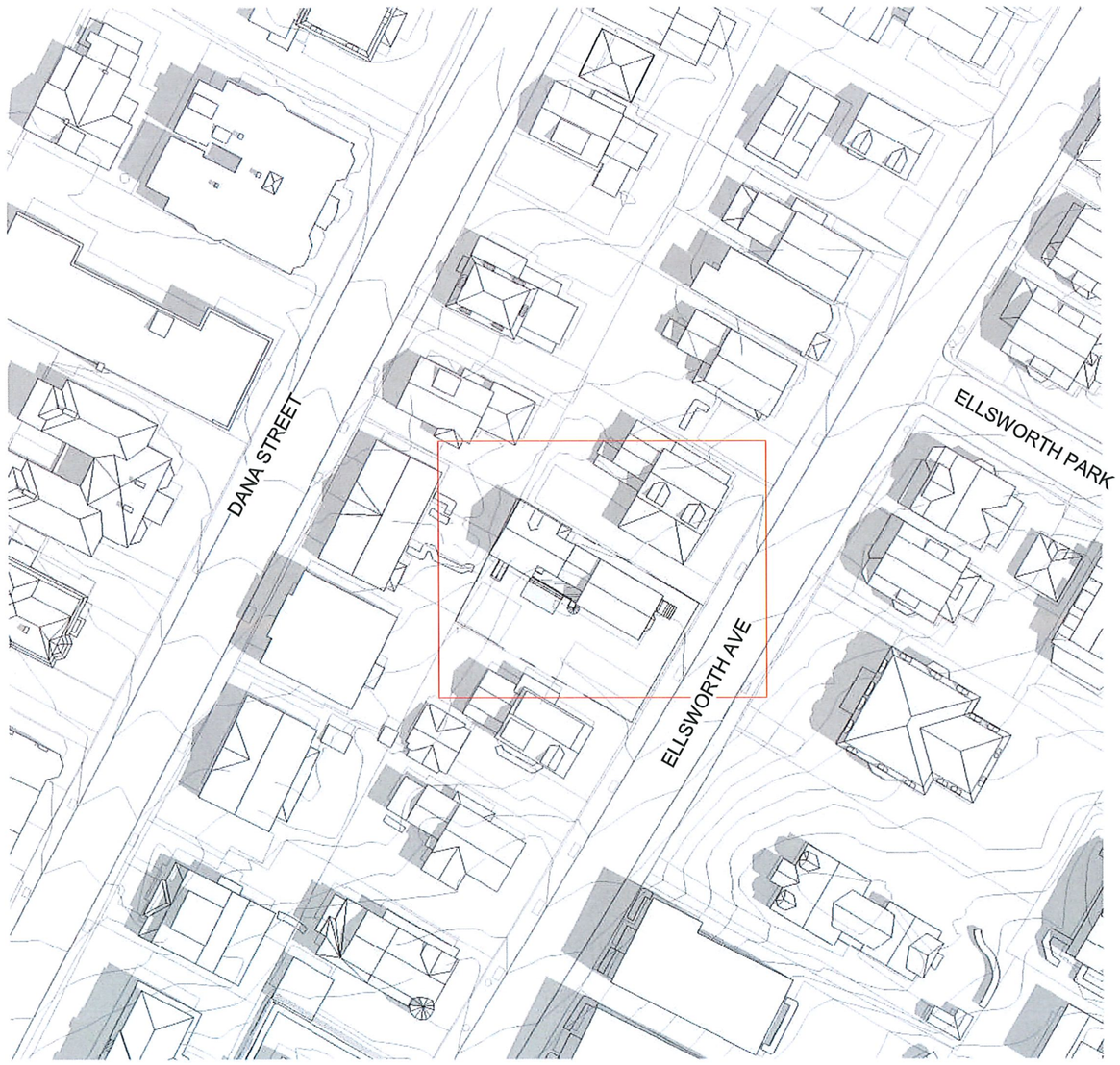

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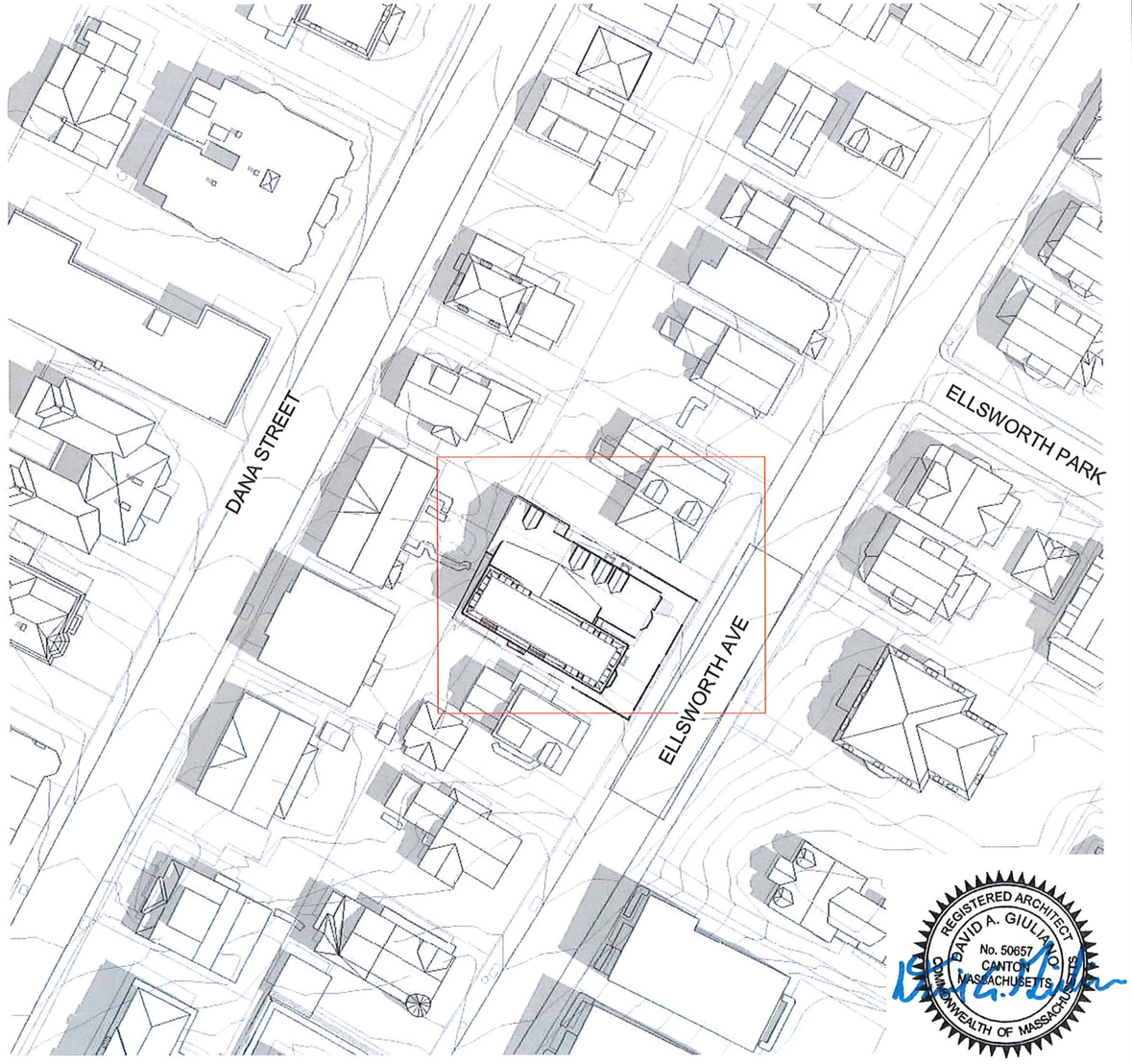

PROPOSED

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/64" = 1'-0"

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Architecture + Interiors

Shadow Study - Summer Solstice (June 21 10 AM)

9 Ellsworth Ave., Cambridge, MA

HC-210

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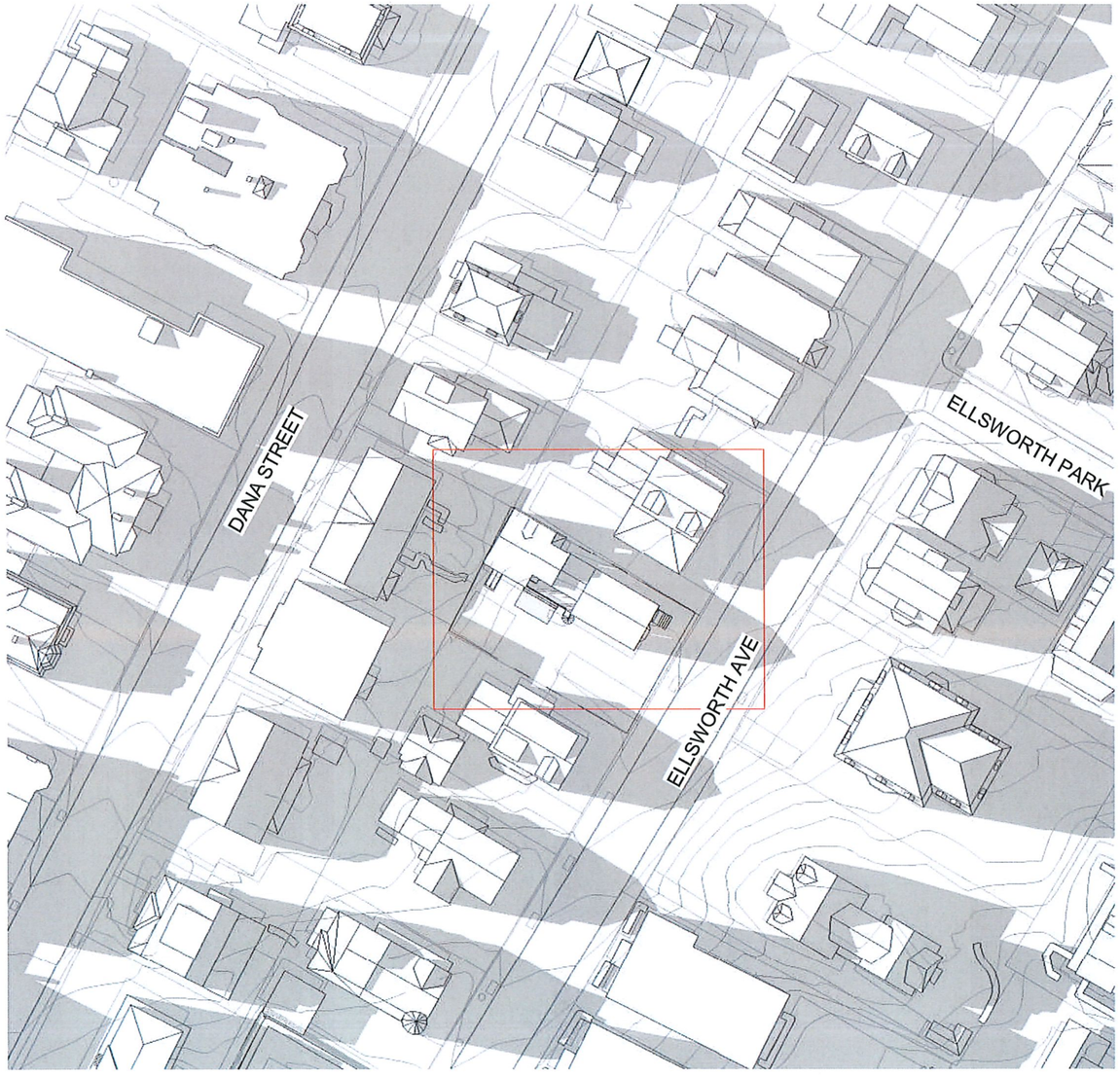

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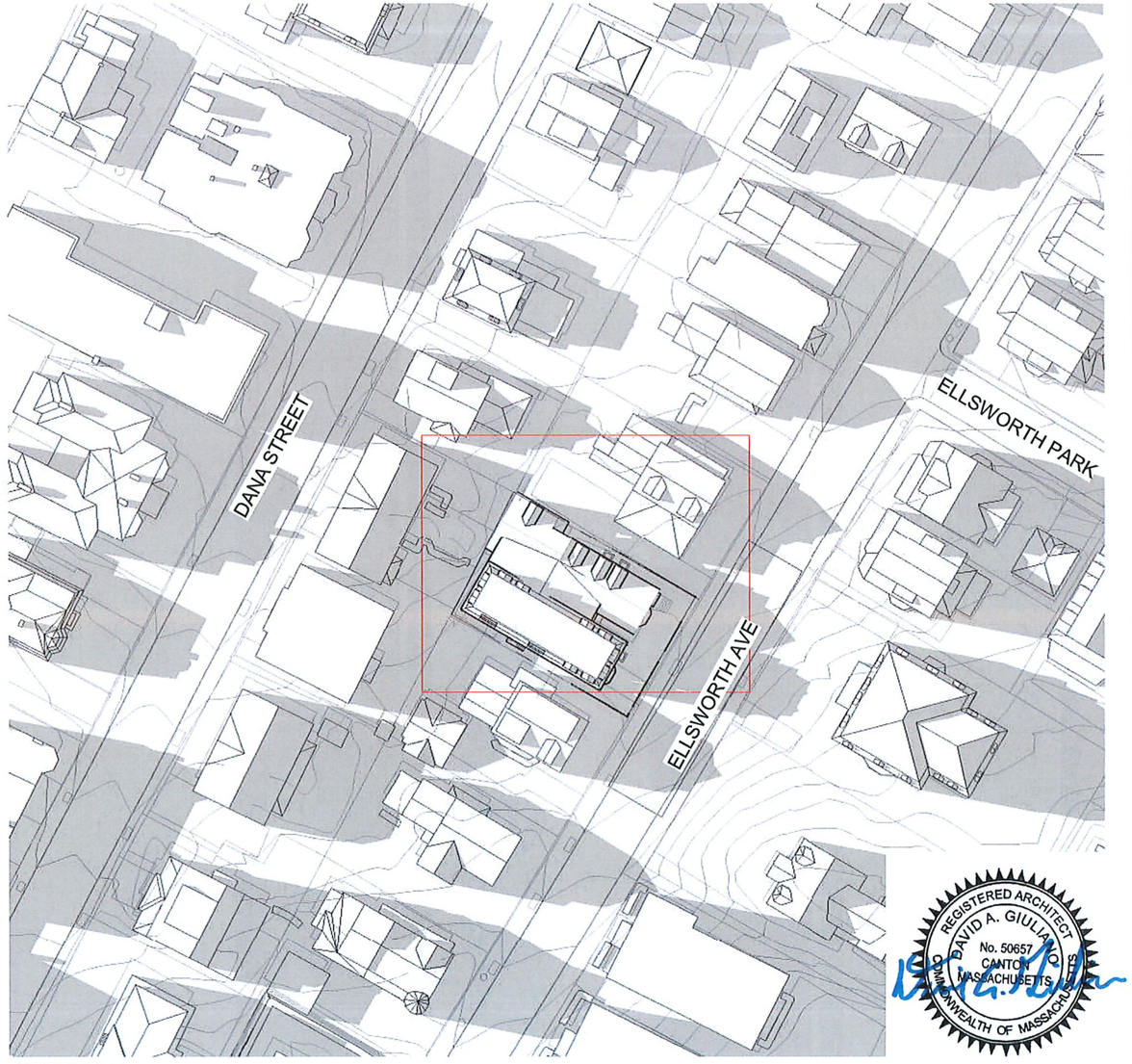

PROPOSED

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/64" = 1'-0"

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Architecture + Interiors

Shadow Study - Summer Solstice (June 21 5 PM)

9 Ellsworth Ave., Cambridge, MA

HC-210.1

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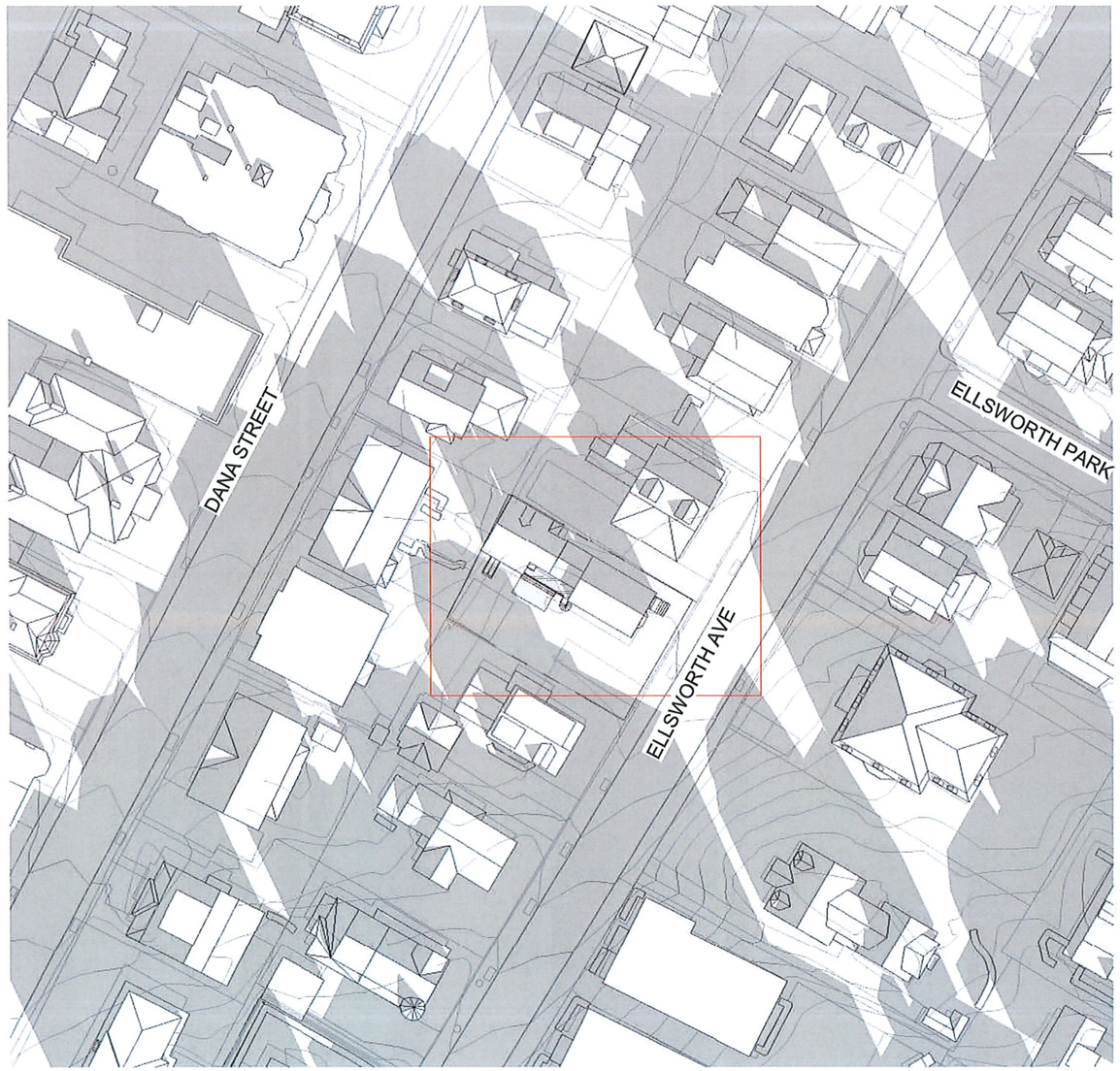

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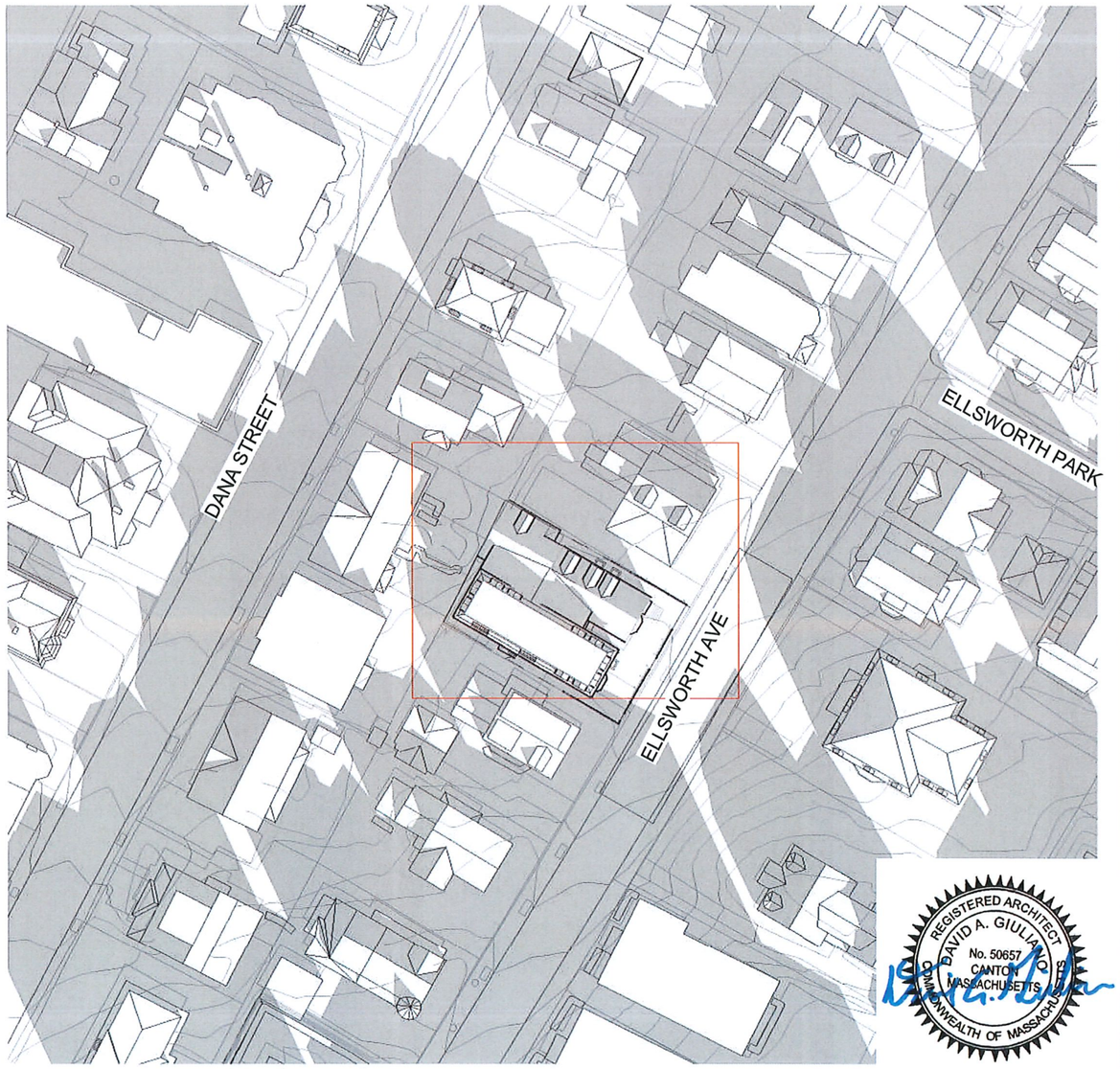

PROPOSED

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/64" = 1'-0"

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Shadow Study - Winter Solstice (December 21 10 AM)

9 Ellsworth Ave., Cambridge, MA

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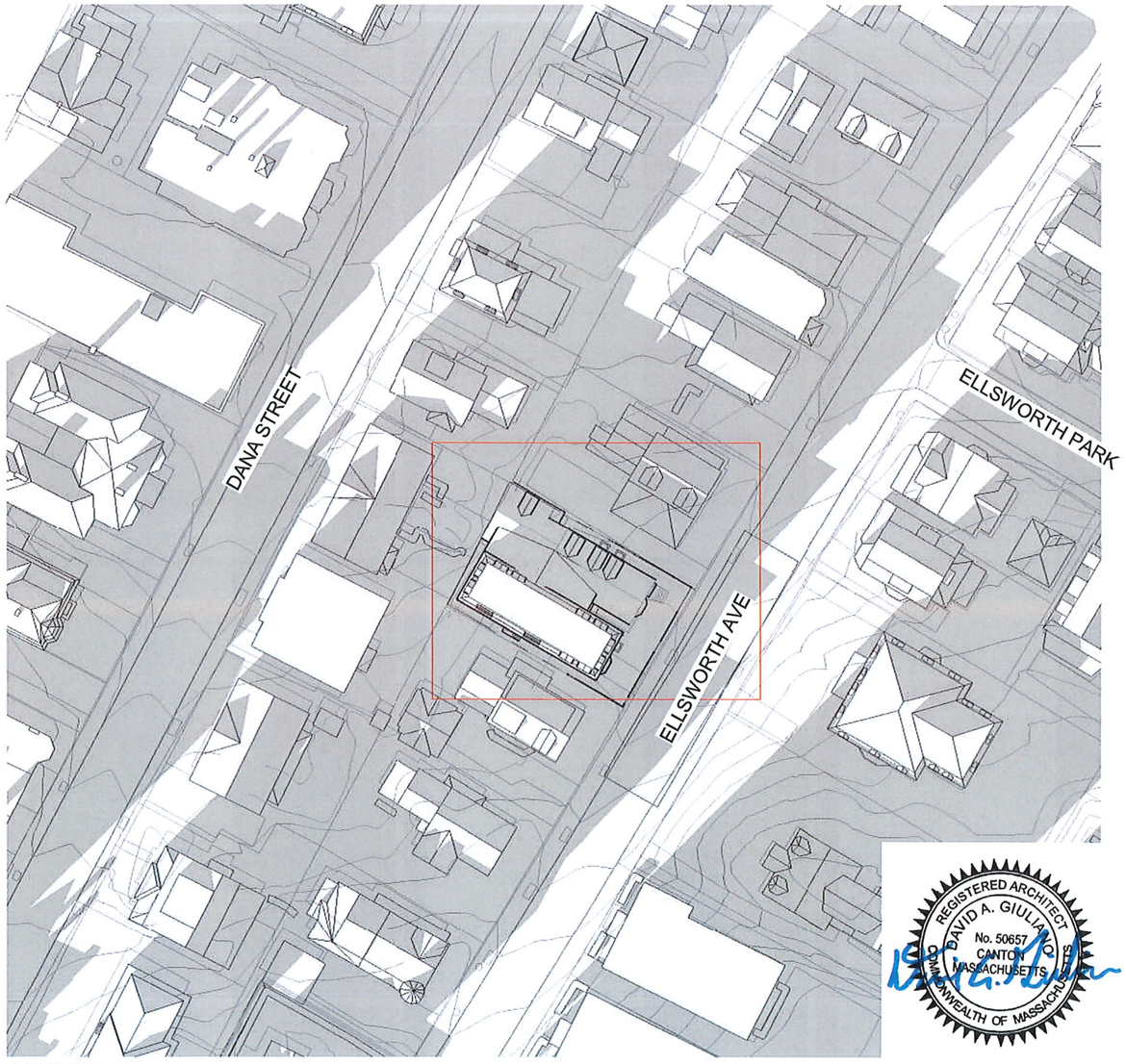
EXISTING



PROPOSED

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/64" = 1'-0"

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Shadow Study - Winter Solstice (December 21 3 PM)

9 Ellsworth Ave., Cambridge, MA

HC-211.1

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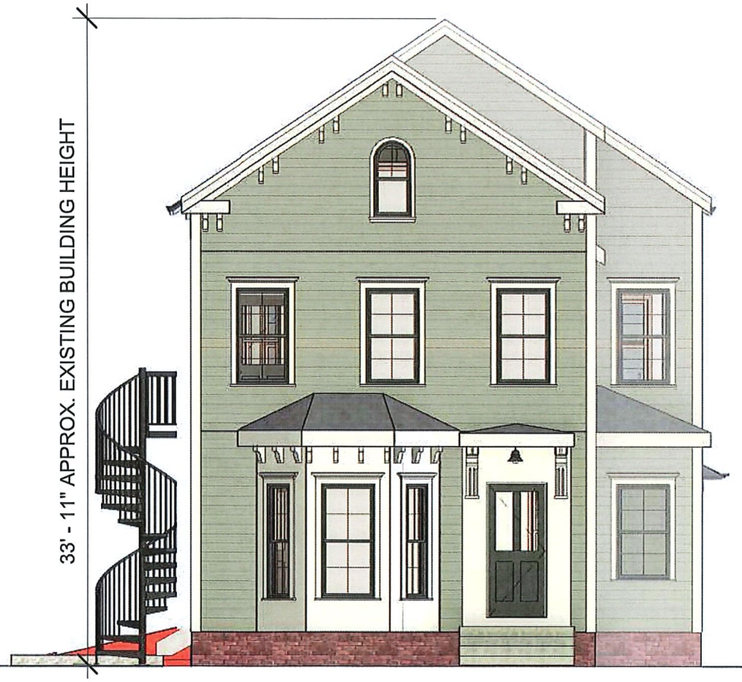
7 ELLSWORTH AVE



9 ELLSWORTH AVE



11 ELLSWORTH AVE

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/8" = 1'-0"

rosemont design
Architecture + Interiors

Streetscape Elevations - Existing
9 Ellsworth Ave., Cambridge, MA

HC-213

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7 ELLSWORTH AVE

9 ELLSWORTH AVE

11 ELLSWORTH AVE

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Project #:	260079.00
Date:	16 November 2026
Scale	1/8" = 1'-0"

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Streetscape Elevations - Proposed

9 Ellsworth Ave., Cambridge, MA

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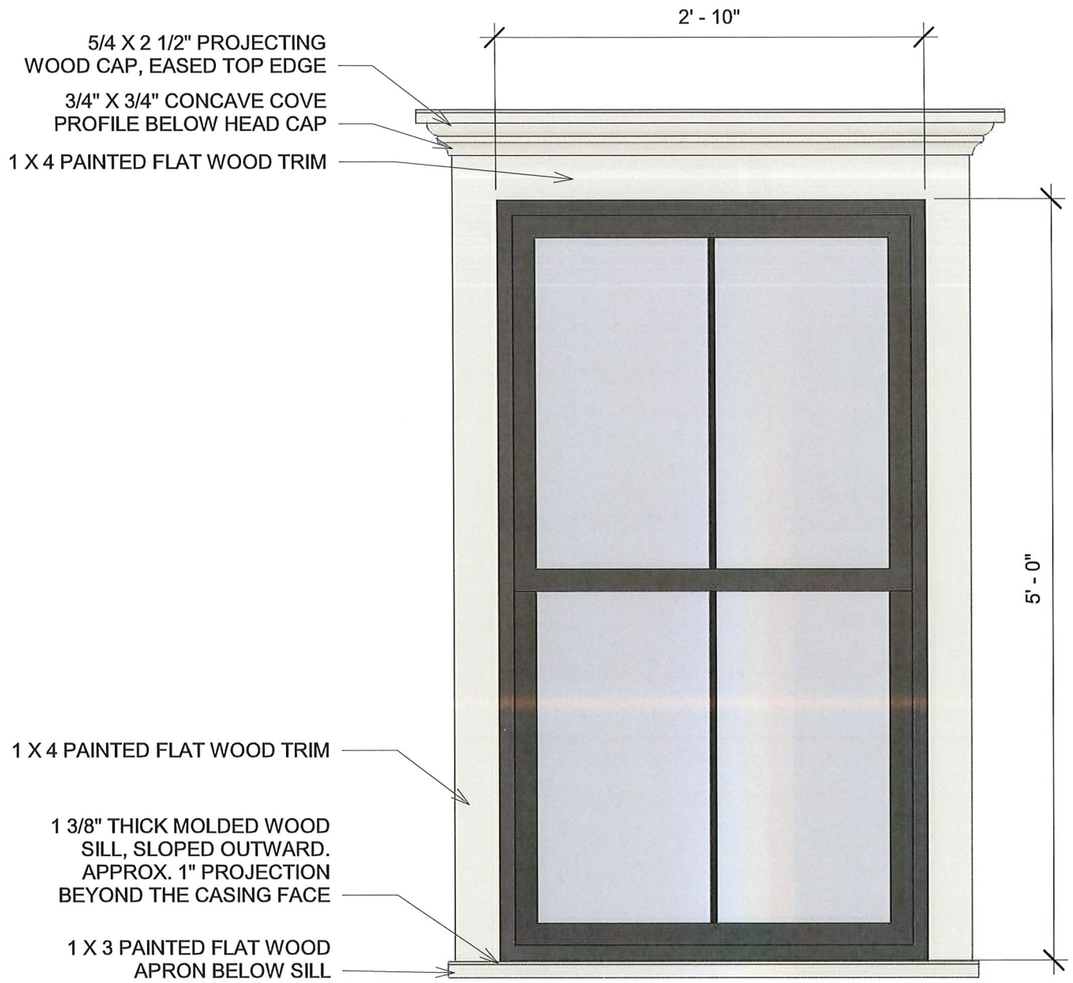
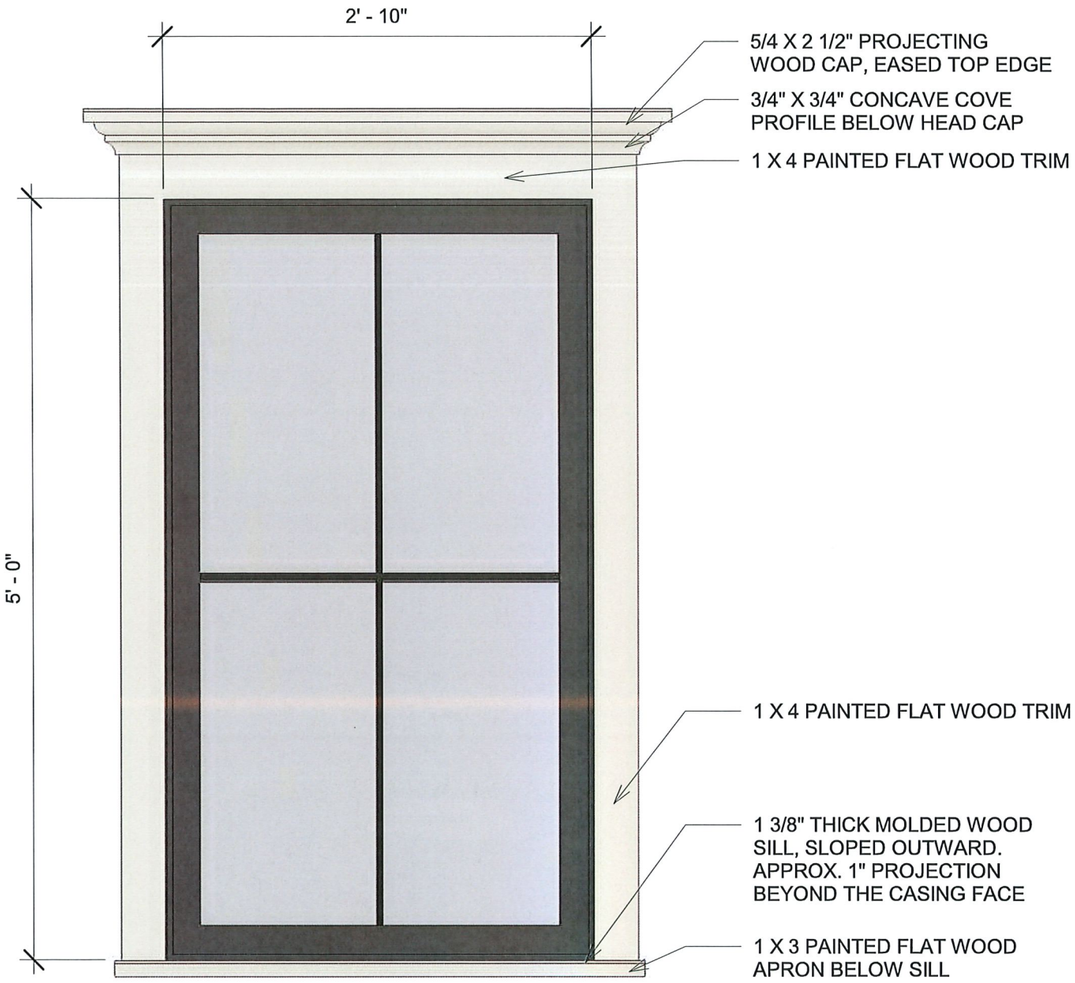


EXISTING DOULBLE HUNG WINDOW

TRIM - BENJAMIN MOORE HC-24, PITTSFIELD BUFF
SASH AND MUNTINS- BENJAMIN MOORE HC-188, ESSEX GREEN



PROPOSED WINDOWS

TILT & TURN WINDOW,
MANUFACTURER: REHAU MODEL: ARTEVO,
uPVC, TRIPLE PANE, LOW-E

TRIM - BENJAMIN MOORE HC-24, PITTSFIELD BUFF
SASH AND MUNTINS- BENJAMIN MOORE HC-188, ESSEX GREEN

REGISTERED ARCHITECT
DAVID A. GIULIANO
No. 50657
CANTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

WINDOW TYPES
1" = 1'-0"

Project #:	260079.00
Date:	16 November 2026
Scale	1" = 1'-0"

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Architecture + Interiors

Window and Trim Detail
9 Ellsworth Ave., Cambridge, MA

HC-215

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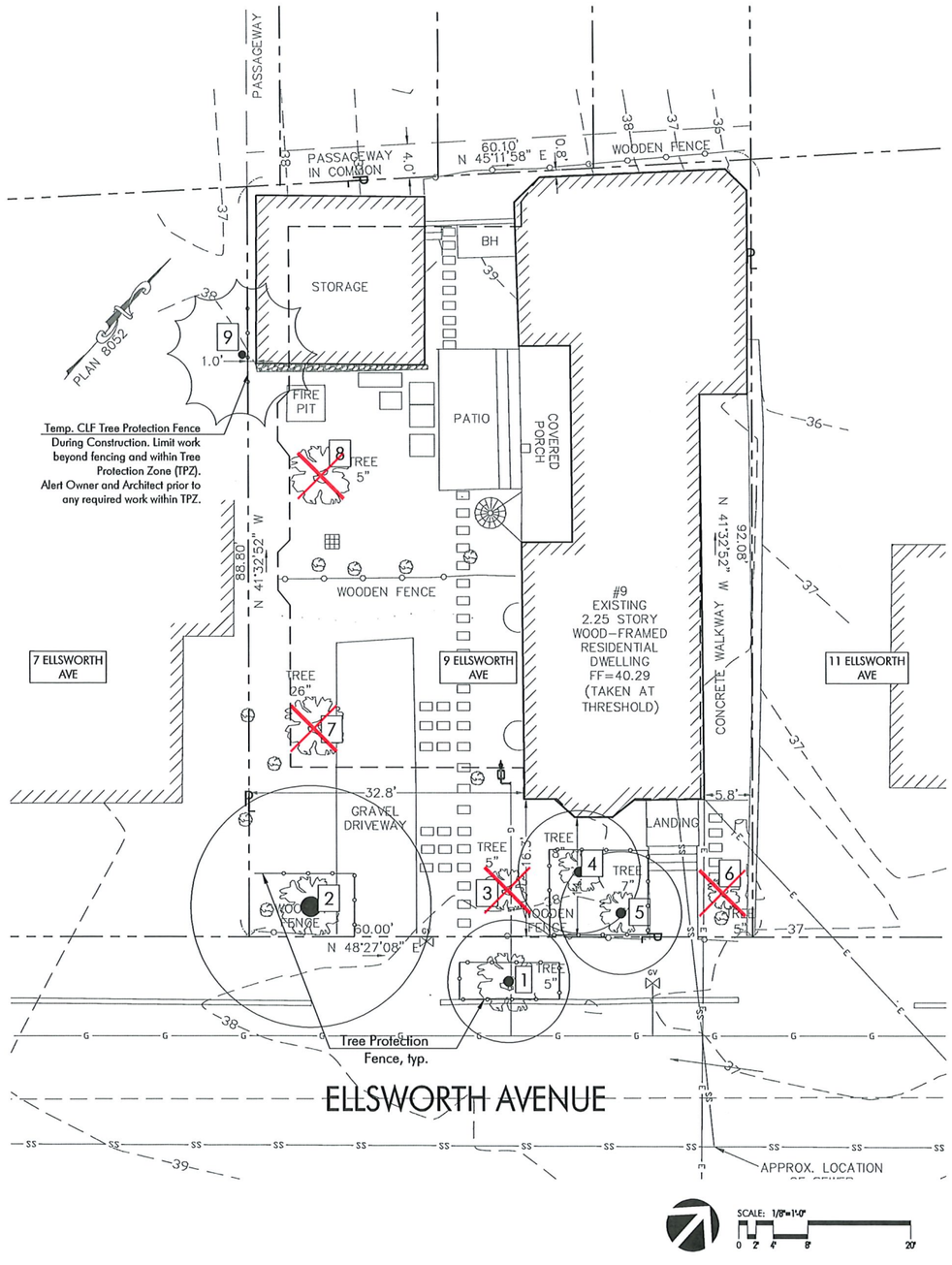


Tree Survey						
Location	DBH (inches)	Approx. Height (feet)	Species	Action	Status	Bylaw Applicable
1	9	25	Sweetgum	Protected	Significant	Yes
2	19	40	Pin Oak	Protected	Significant	Yes
3	5	20	Paperbark maple	To be removed	Exceptional	No
4	10	25	Paperbark maple	Protected	Significant	Yes
5	9	25	Paperbark maple	Protected	Significant	Yes
6	5	20	Paperbark maple	To be removed	Exceptional	No
7	26	40	Scarlet Oak	To be removed	Significant	Yes
8	5	20	Crepe Myrtle	To be removed	Exceptional	No

Tree Survey at Abutter						
Location	DBH (inches)	Approx. Height (feet)	Species	Action	Status	Bylaw Applicable
9	7	25	Japanese Yew	Protected	Exceptional	Yes

Tree Mitigation Summary	
Caliper of Trees To Be Removed	Total Caliper of Proposed Trees
26	See Planting Plan

DBH = Diameter at Breast Height = trunk diameter measured 4 ½ feet from the ground. For multiple trunk trees, DBH is the aggregate diameter
CAL = Caliper = trunk diameter measured 6" above the soil line on trees that measure 4" caliper or smaller. Over 4" caliper trees are measured 12" above the soil line.

LEGEND:

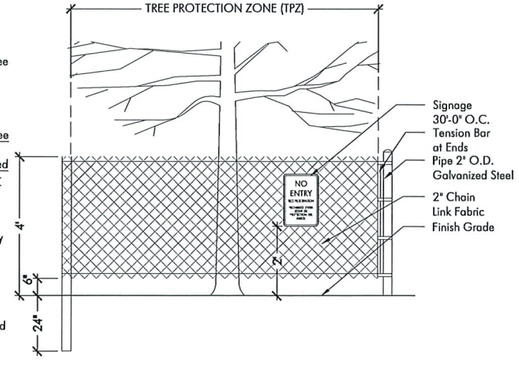
- TEMP. TREE PROTECTION FENCE TO BE REMOVED AFTER CONSTRUCTION SEE Tree Protection Detail 1/L1
- TREE TO REMAIN & BE PROTECTED
- TREE TO BE REMOVED
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

Tree Protection Prior to Site Work:
Prior to initiating site work, the Contractor shall install a 4' ht. chain link construction fence as shown on the plan to establish the Tree Protection Zone (TPZ). The contractor shall not enter the tree protection zone with equipment, store equipment or materials within the TPZ for the duration of the construction project. The TPZ shall be maintained throughout the construction period and may only be removed as specifically directed by the Landscape Architect or Town Tree Warden.

1. In locations where the excavation and construction work will be within the desirable Tree Protection Zone (TPZ), the Contractor shall meet with the Landscape Architect to describe the scope of excavation or filing. Equipment shall not operate within the TPZ except as approved and directed by Landscape Architect. Should construction work be required within the TPZ, a certified Arborist shall be hired to provide an effective plan for protection, such as pneumatic excavation.
2. A certified arborist shall be hired to cut and prune limbs and branches that may hinder construction operations or overhand the proposed building. The arborist shall cleanly cut roots at the edge of the construction zone. Fill in excavated area after the roots are pruned and water the disturbed area.
3. Install 2 to 3 inches of wood chip mulch or a blend of composted wood chips and bark mulch over the entire TPZ or 30' from the tree protection fence - whichever is less, as directed by Arborist/Landscape Architect.
4. **The tree protection fence shall not be removed until the end of the construction of the building(s) at such time as the lawn work and plantings work is initiated. The Contractor shall request and get approval to remove the tree protection fence by the Landscape Architect.**
5. The Contractor shall set up and provide a temporary irrigation system in all the TPZ areas as directed by the Landscape Architect or Arborist. During the growing season (June 1 through October 1), the irrigation system shall supply 1" of water after any period of over 1 week when there is no natural rainfall. This added water will support vigorous tree growth allowing the tree to recover from the root damage from construction.
6. Monitor trees for signs of stress or dieback over the next two growing seasons

NOTES:

1. Installed tree protection must be in place prior to any work (including demolition), and approved by landscape architect. Tree protection to remain in place throughout construction. Remove for final landscape treatment, after approval by landscape architect.
2. Adjust location of tree protection within tree dripline only when necessary to perform work shown on Drawings, and as approved by Landscape Architect and Architect prior to adjusting.
3. Stockpiling of soils, storing of materials, parking of vehicles or location of temporary structures shall not occur at any time within the dripline of trees to remain.
4. All work within drip line must be done by hand.
5. Post spacing a maximum of 6' on center, minimum four posts per tree.
6. Adjust location and depth of posts to avoid tree roots.
7. Sign material to be weather resistant.



1 Tree Protection Zone
SCALE: 1/2" = 1' - 0"

VERDANT
Landscape Architecture
318 Harvard, Suite 25
Brookline, MA 02446
O: 617.735.1180
www.VerdantLA.com

9 ELLSWORTH AVENUE
CAMBRIDGE, MA

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION
ISSUE: NOT FOR CONSTRUCTION
DATE: 11/16/2026
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: SC
CHECKED BY: MJ KP

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER
L1

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HA - Annabelle Hydrangea



IG - Common Inkberry



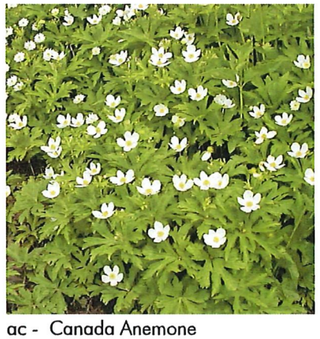
VD - Arrowwood Viburnum



PJ - Japanese andromeda



BM - Boxwood Green Mound



ac - Canada Anemone

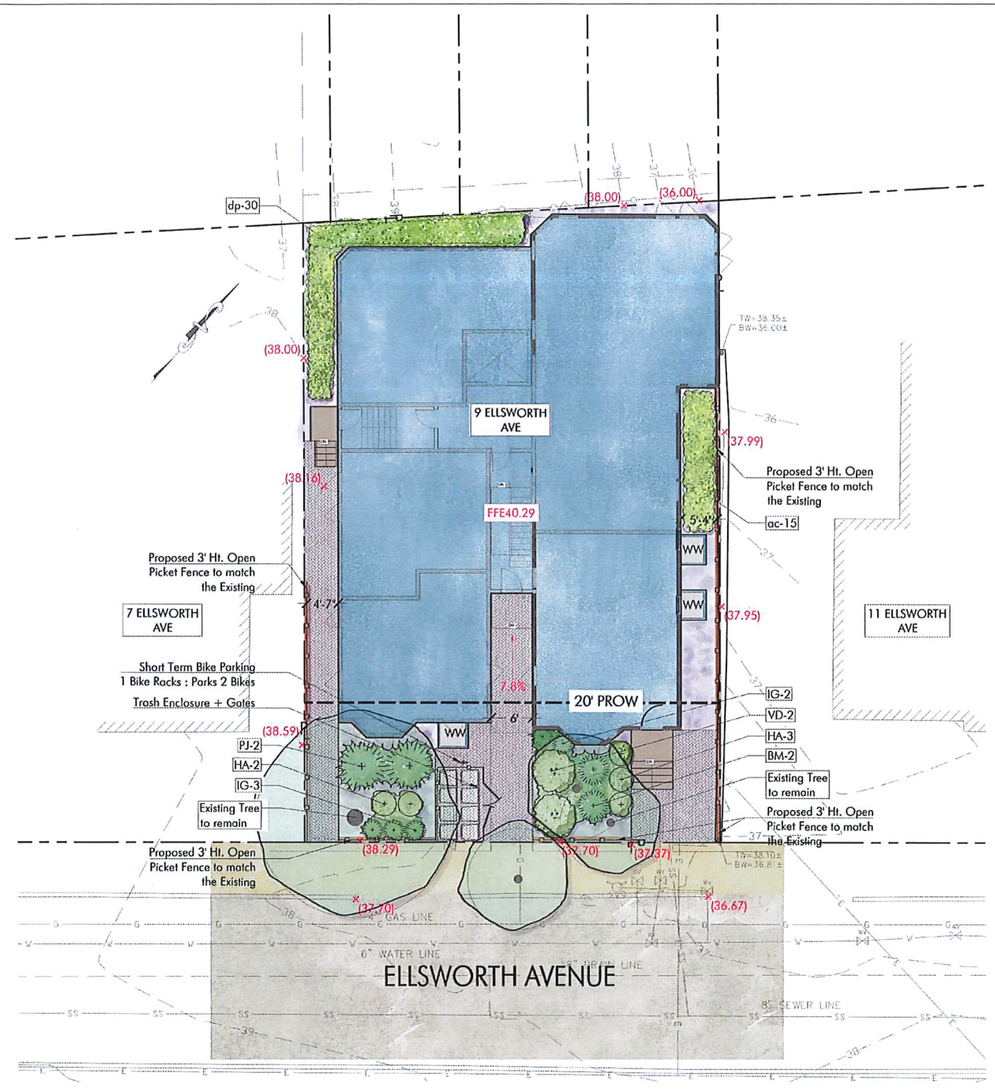


dp - Hayscented fern

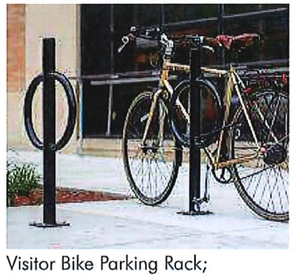
PLANT LIST | ELLSWORTH 9

KEY	QTY	LATIN NAME	COMMON NAME	MIN SIZE	NOTES	
SHRUBS:						Mature Height
BM	2	Buxus microphylla 'Green Mound'	Boxwood Green Mound	2 gal.	Pots	3'
HA	5	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pots	3-5'
IG	5	Ilex glabra	Inkberry	5 gal.	Pots	5'
PJ	2	Pieris japonica 'Mountain Fire'	Japanese Andromeda	5 gal.	Pots	6-10'
VD	2	Viburnum dentatum	Arrowwood Viburnum	5 gal.	Pots	8-10'
PERENNIALS, GRASSES						
ac	15	Anemone canadenis	Canada Anemone	1 gal.	Pots	1-2'
dp	30	Dennstaedtia punctilobula	Hayscented fern	2 gal.	Pots	1-3'

*All tree planting areas shall consist of planting soil of minimum 24" depth. All high and low planting areas shall consist of planting soil minimum 18" depth. All planting areas shall be prepared with subsoil loosened to 36" below finish grade.



SCALE: 1" = 10'-0"
0 5' 10' 25'



Visitor Bike Parking Rack; Hitch by Dero



ECO-PRIORA Permeable Unit Paver by Unilock



3' Open Picket Fence

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Landscape Architecture
318 Harvard, Suite 25
Brookline, MA 02446
O: 617.735.1180
www.VerdantLA.com

9 ELLSWORTH AVENUE
CAMBRIDGE, MA

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION
ISSUE: NOT FOR CONSTRUCTION
DATE: 11/16/2026
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: SC
CHECKED BY: MJ KP

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER
L2

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City of Cambridge **Cool Score Sheet** **11/13/2026**

Project Address	Special Permit Number	Total Lot Area (SF)
9 Ellsworth Avenue		5,426
Applicant Name	**Phone Number**	**Open Space Requirement (%)**
Ender Saricay		30%
Applicant Contact / Address	**Email Address**	**Zoning District**
	ender.saricay@dnd-homes.com	Residence C-1
Project Description		**Result**
4-unit Residential Development		**Pass**

Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

When entering strategies that are within 20' of the street (including sidewalks), do not also enter them in column H.

			Outside 20' of Street	Value Factor		Within 20' of Street	Value Factor	Contributing Area
Trees		**Preserved Existing Trees**						
Enter the number of trees in each category. Count each tree only once on this form.	A1	Understory tree currently <10' canopy spread	0	0.80	+	0	1.60	-
	A2	Understory tree currently >10' canopy spread	0	1.00	+	0	2.00	-
	A3	Canopy tree currently <15' canopy spread	0	0.80	+	2	1.60	2,240
	A4	Canopy tree currently between 15' and 25' canopy spread	0	1.00	+	0	2.00	-
	A5	Canopy tree currently >25' canopy spread	0	1.20	+	1	2.40	1,680
		New or Transplanted Trees						
	A6	Understory tree	0	0.60	+	0	1.20	-
	A7	Canopy tree	0	0.70	+	0	1.40	-
Planting Areas	B1	Lawn Area	0	0.30	+	0	0.60	-
Enter area in square feet of each component in the box provided	B2	Low Planting Area	320	0.40	+	0	0.80	128
	B3	High Planting Area	0	0.50	+	340	1.00	340
Green Roofs & Facades	C1	Green Façade	0	0.10	+	0	0.20	-
For definitions, see reference document.	C2	Living Wall	0	0.30	+	0	0.60	-
	C3	Green Roof Area	0	0.30	+	0	0.60	-
	C4	Short Intensive Green Roof Area	0	0.50	+	0	1.00	-
	C5	Intensive Green Roof Area	0	0.60	+	0	1.20	-
Paving & Structures	D1	Low Slope Roof	1,077	N/A				
	D2	High-SRI Paving	0	0.1				-
	D3	Shaded Area	0	0.2	+	0	0.40	-

High-SRI Paving areas within 20' of a Street do not count towards the Cool Score

Project Summary

Portion of lot area utilizing green strategies	*81%*
Portion of score from green strategies	*100%*
Portion of score from trees	*89%*
Portion of score contributing to public realm cooling	*97%*

Total Contributing Area	**4,388**
Total Area Goal	**1,628**
COOL FACTOR SCORE	**2.70**

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.

Legend: Trees And Plantings

Type	Color	Description/Size
A1	NA	Understory Tree, currently <10' Canopy
A2	NA	Understory Tree, currently >10' Canopy
A3	See Plan	Understory Tree, currently <15' Canopy
A4	NA	Canopy Tree, currently between 15' and 25' Canopy
A5	See Plan	Canopy Tree, currently >25' Canopy
A6	NA	Understory Tree
A7	NA	Canopy Tree
B1	NA	Lawn Area
B2		Low Planting Area, min. 12" Soil Depth, Mature Plant Height <2'
B3		High Planting Area, min. 18" Soil Depth, Matue Plant Height >2'

Legend: Green Roof & Paving

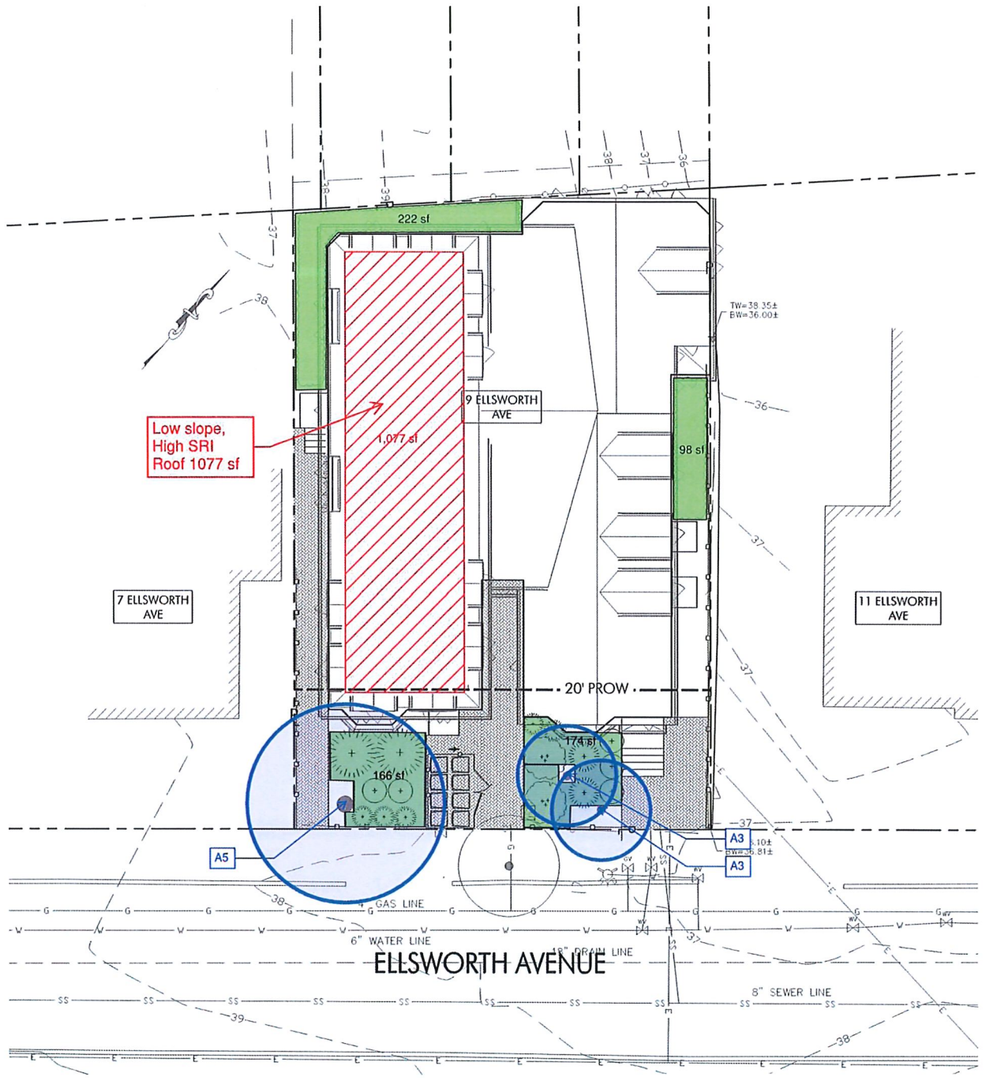
Type	Color	Description	SRI
C1	NA	Green Facade (15' x 10' Wide)	
C2	NA	Living Wall	
C3	NA	Green Roof	
C4	NA	Short Intensive Green Roof Area	
C5	NA	Intensive Green Roof Area	
D2	NA	High SRI Paving	
D3	NA	Shaded Area	

Legend: Low Slope and Steep Slope Roof

Type	Color	Description	Area	SRI
D1		Low Slope Roof (<2:12)	see arch plans	min. 82
D2		Steep Slope Roof (>2:12)		<82

SITE AREA: 5,426 SQUARE FEET

*All tree planting areas shall consist of planting soil of minimum 24" depth. All high and low planting areas shall consist of planting soil minimum 18". All planting areas shall be prepared with subsoils loosened to -36" below finish grade.



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REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION
ISSUE: NOT FOR CONSTRUCTION
DATE: 11/16/2026
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: SC
CHECKED BY: MJ KP

DRAWING TITLE
COOL FACTOR

DRAWING NUMBER
L3

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