



## Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2<sup>nd</sup> 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: 29 Line St, \_\_\_\_\_, 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 plans include:

1. Renovate interior Kitchen, bathrooms and basement.
2. Build a dormor on 3rd floor.
3. Replace all existing windows with Andersen 100 series casement windows. Add 2 picture windows at front.
4. Remove the existing front metal fence and handicap ramps.
5. Rebuild the front porch and add 2 posts.

|  |
|--|
| <b>Name of Property Owner of Record:</b> <u>29 Line LLC</u>  |
| <b>Mailing Address:</b> <u>1661 Massachusetts ave, #275, Lexington MA</u>  |
| <b>Telephone/Fax:</b> <u>617-575-9178</u> <b>E-mail:</b> <u>LyreInvestmentDevelopment@gmail.com</u>  |
| <b>Signature of Property Owner of Record*:</b> <u></u><br>(Required field; application will not be considered complete without property owner's signature)<br>*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. |
| <b>Name of proponent, if not record owner:</b> <u>Ivan Hernandez</u>   |
| <b>Mailing Address:</b> <u>111 Baker St, West Roxbury MA</u>   |
| <b>Telephone/Fax:</b> <u>617-839-7829</u> <b>E-mail:</b> <u>ishdesignservices@gmail.com</u>  |

|  |                           |                            |  |
|--|---------------------------|----------------------------|--|
| <b>(for office use only):</b>            |                           |                            |  |
| <b>Date Application Received:</b> _____  | <b>Case Number:</b> _____ | <b>Hearing Date:</b> _____ |  |
| <b>Type of Certificate Issued:</b> _____ | <b>Date Issued:</b> _____ |                            |  |

**Section II:**

Is property listed on the National Register of Historic Places? No Publicly owned? No  
Current Zoning District: C-1 Current Use: Single Family

**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:**

\_\_\_\_\_ floor area of existing structures on the lot  
\_\_\_\_\_ amount of floor area (gross square feet) of proposed construction  
\_\_\_\_\_ percentage increase in total floor area after construction  
\_\_\_\_\_ total area of lot in square feet  
\_\_\_\_\_ percentage of total lot area covered after construction

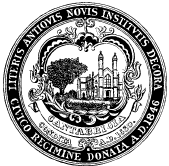
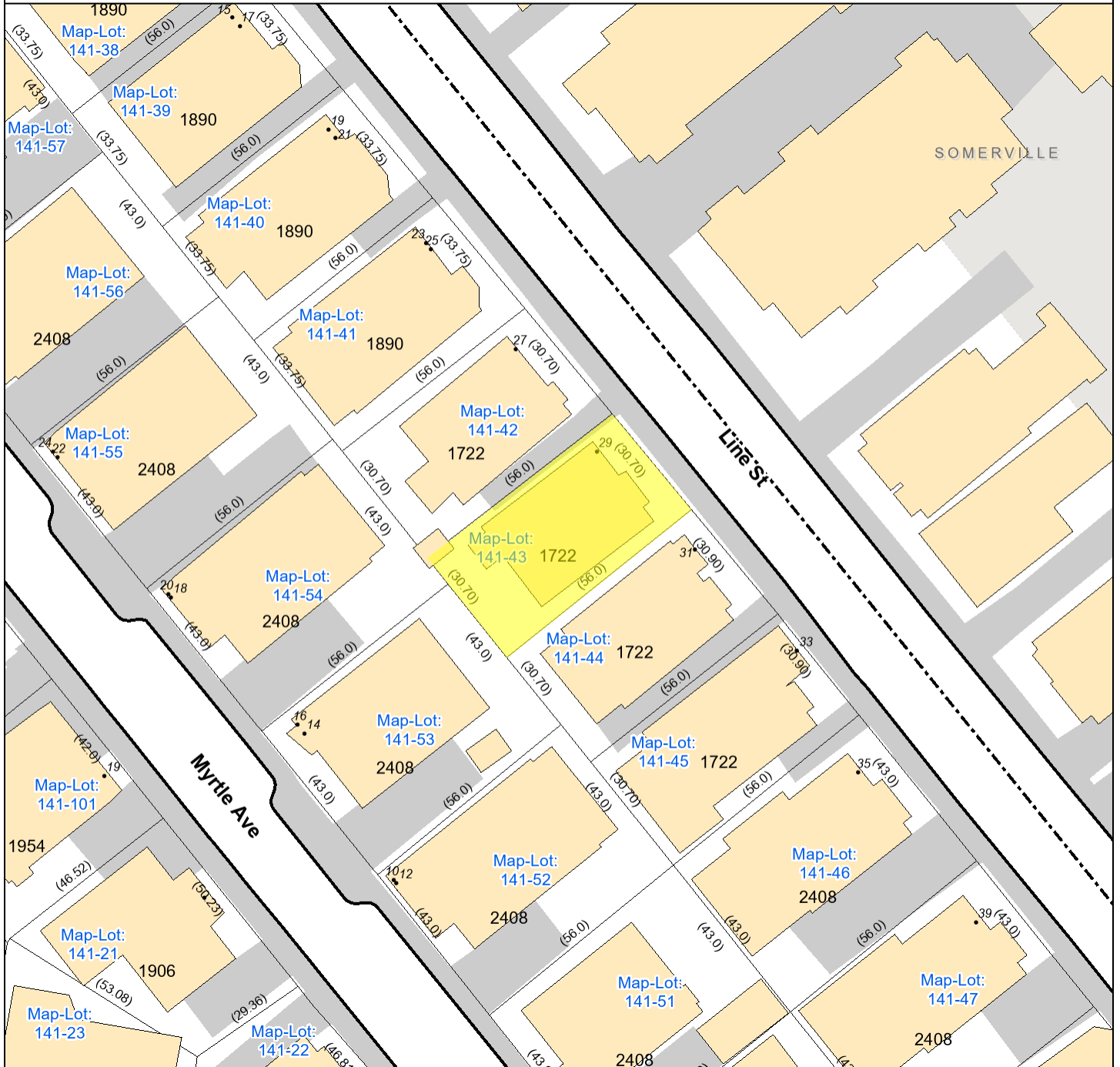
**Demolition:**

\_\_\_\_\_ amount of floor area (gross square feet) of proposed demolition  
\_\_\_\_\_ 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;
- \_\_\_\_\_ relocation of windows or doors;
- change in slope, pitch, or configuration of roof;
- removal of original or historic roofing material.



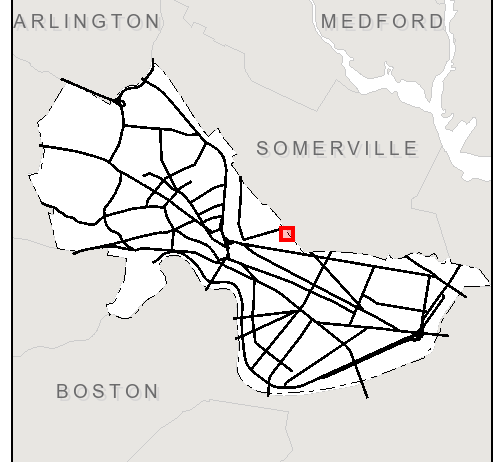
City of Cambridge  
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath



29 Line St, Cambridge MA – Existing Front/Windows



Application #: \_\_\_\_\_  
 Applicant Name: 29 Line LLC

Address: 29 Line st, Cambridge  
 Date Received: \_\_\_\_\_

## Window Survey Form

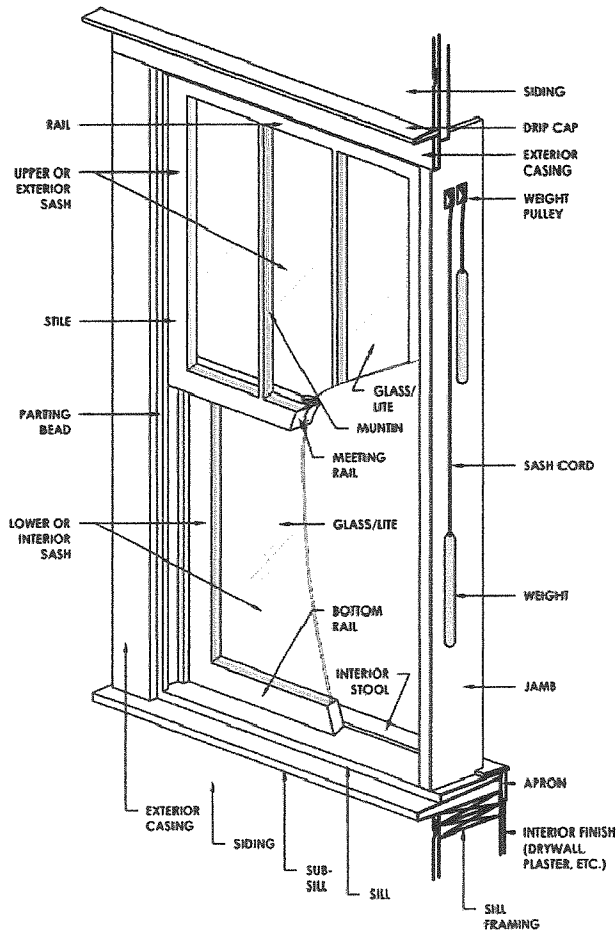
Have?

**Basic Requirements**

- Photographs or drawings of each elevation of the structure, with all window openings on each elevation numbered
- Photographs of each numbered window opening proposed for replacement
- Condition evaluation of each windows (see reverse)
- Proposed window design (sash, casement, fixed, etc.), pattern (1-over-1, 2-over-1, etc.), materials (wood, vinyl, clad, etc.), etc. *Specify if different for certain openings.*
- Proposed product information that includes company's depiction or photograph of actual proposed product
- Other \_\_\_\_\_

**IF REPAIRING WINDOWS, YOU DO NOT NEED TO COMPLETE THIS FORM.**

- Using photographs or elevation drawings, assign a number to **ALL WINDOW OPENINGS** on the structure. If using photos, they need to show the **ENTIRE** elevation. Windows in pairs or groupings should be assigned *separate* numbers. Windows in dormers and small fixed windows should also be included, but not door sidelights or transoms associated with a door.
- Describe condition of window under the same number on the back of this sheet. Describe the specific issues and conditions of **EACH** window in detail, referring to the specific parts (see diagram below). Additional close-up photographs showing evidence of the window condition **MUST** be provided to better document problem areas.



The Commission's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim.

**PLEASE NOTE:** Broken glass, windows with broken sash cords, windows that do not open, energy efficiency, draftiness, noise intrusion, and windows that are painted or screwed shut are **NOT** grounds for approving replacement. These can all be addressed through repair and/or the addition of a storm window.

|   |    |
|---|----|
| Total number of window openings on the structure    | 32 |
| Number of historic windows on the structure         | 0  |
| Number of existing replacement/non-historic windows | 32 |
| Number of windows completely missing                | 0  |
| Totally number of windows proposed for replacement  | 32 |
| Total new windows to add                            | 3  |

Application #: \_\_\_\_\_  
Applicant Name: 29 Line LLC

Address: 29 Line st, Cambridge  
Date Received: \_\_\_\_\_

## Window Survey Form

| Window # | Condition Notes            | Window # | Condition Notes                |
|----------|----------------------------|----------|--------------------------------|
| 1        | Old, not function properly | 22       | Old, not function properl      |
| 2        | Old, not function properl  | 23       | Old, not function properl      |
| 3        | Old, not function properl  | 24       | Old, not function properl      |
| 4        | Old, not function properl  | 25       | Old, not function properl      |
| 5        | Old, not function properl  | 26       | Replace exist door to a window |
| 6        | Old, not function properl  | 27       | Old, not function properl      |
| 7        | Old, not function properl  | 28       | Old, not function properl      |
| 8        | Old, not function properly | 29       | Old, not function properl      |
| 9        | Old, not function properl  | 30       | Old, not function properl      |
| 10       | Old, not function properl  | 31       | Old, not function properl      |
| 11       | Old, not function properl  | 32       | New skylight                   |
| 12       | Old, not function properl  | 33       | New skylight                   |
| 13       | Old, not function properl  | 34       | Old, not function properl      |
| 14       | New skylight               | 35       | Old, not function properl      |
| 15       | New skylight               | 36       |                                |
| 16       | New skylight               | 37       |                                |
| 17       | Old, not function properly | 38       |                                |
| 18       | Old, not function properly | 39       |                                |
| 19       | Old, not function properly | 40       |                                |
| 20       | Old, not function properly | 41       |                                |
| 21       | Old, not function properly | 42       |                                |

**PROPOSED ALTERATIONS TO:**

29 LINE STREET  
CAMBRIDGE, MA 02138

**SCOPE:**

- RENOVATE EXISTING SINGLE FAMILY DWELLING PLANS.

**INDEX:**

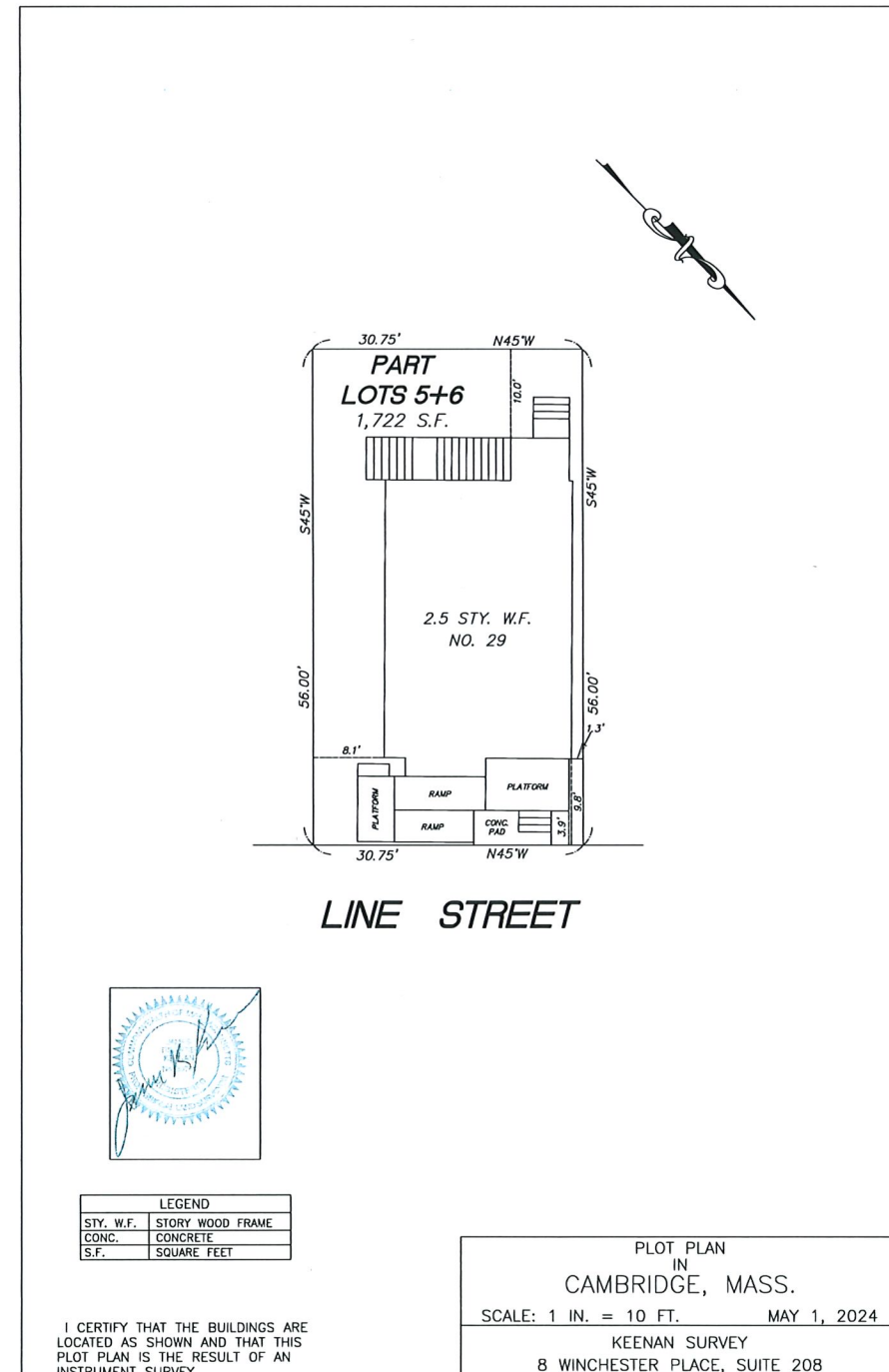
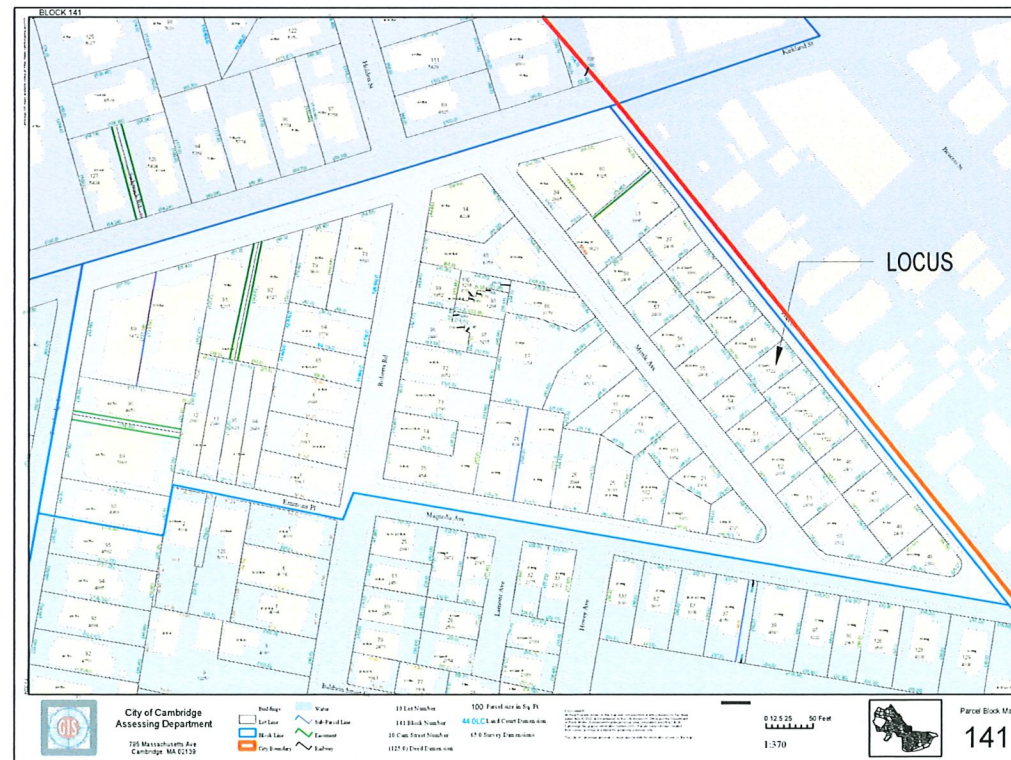
- A1 of 6 - COVER SHEET
- A2 of 6 - EXISTING FLOOR PLANS
- A3 of 3 - EXISTING EXTERIOR ELEVATION
- A4 of 6 - PROPOSED FLOOR PLANS
- A5 of 6 - PROPOSED EXTERIOR ELEVATIONS
- A6 of 6 - PROPOSED FRAMING PLANS

**DESIGNED BY:**

I.S. HERNANDEZ DESIGN SERVICES, INC.  
111 BAKER STREET  
WEST ROXBURY, MA 02132  
TEL: 617-323-8527

| Zoning Analysis                        |           | Zone C-1                   |                       |                 |                         |
|--|-----------|----------------------------|-----------------------|-----------------|-------------------------|
|  | Existing  | Proposed                   | Ordinance Requirement | Article         | Compliance              |
| Lot Area                               | 1722 s.f. | 1722 s.f.                  | 5000 s.f.             | 5.31; 8.11      | Existing Non-conforming |
| Total Gross F.A.R.                     | 1738 s.f. | 1738 s.f. *                | .75 or 1291 s.f.      | 5.25.2.(C) . ii | No change               |
| Setbacks: Front                        | 3.9'      | 3.9'                       | 10'                   | 5.31; 8.11      | Yes                     |
| L. Side                                | 8.1'      | 8.1'                       | 7.5'                  | 5.31; 8.11      | Yes                     |
| R. Side                                | 1.3'      | 1.3'                       | 7.5'                  | 5.31; 8.11      | Yes                     |
| Rear                                   | 10'       | 10'                        | 20'                   | 5.31; 8.11      | Yes                     |
| Max. Building Height                   | 34.5'     | 34.5'                      | 35'                   | 5.31; 8.11      | Yes                     |
| Front window size/location changes     |           | Enlarge                    | Allowed               | 8.22.1. d       | Yes                     |
| Left side window size/location changes |           | Additional window          | Allowed               | 8.22.1. d       | Yes                     |
| Remove basement entry door             |           | Remove basement entry door | Allowed               | 8.22.1. d       | Yes                     |
| Remove front ramp, rear stair          |           |                            | Allowed               | 8.22.1. e. g.   | Yes                     |
| Add dormer                             |           |                            | Allowed               | 8.22.1. h       | Yes                     |
| Level 3 renovation                     |           |                            |                       |                 |                         |

\* Basement square footage of 660 s.f. not counted towards F.A.R., Zoning Ordinance 5.25.2 (C)



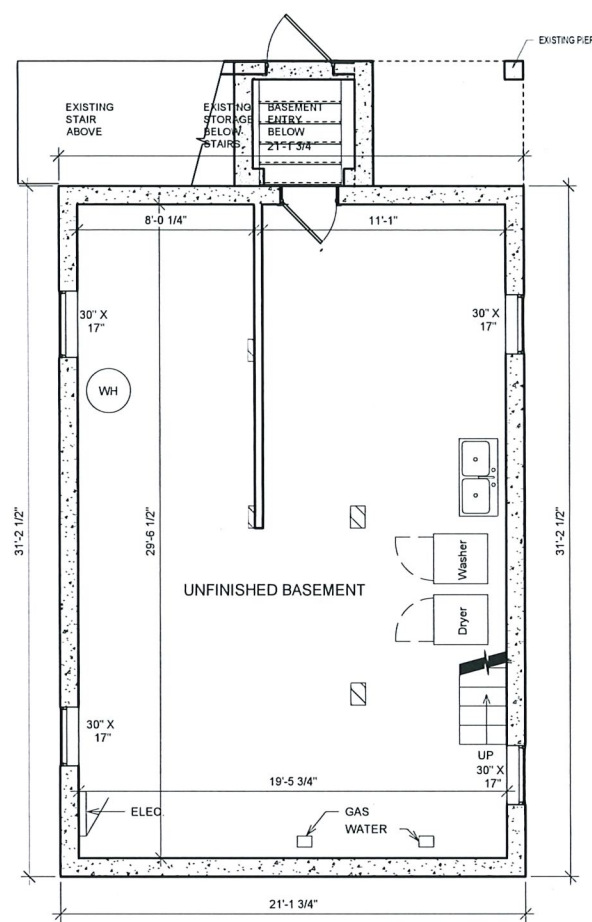
**I.S. Hernandez Services INC.**  
111 Baker Street  
West Roxbury, MA 02132  
www.ishdesignservices.com  
TEL: (617)323-8527



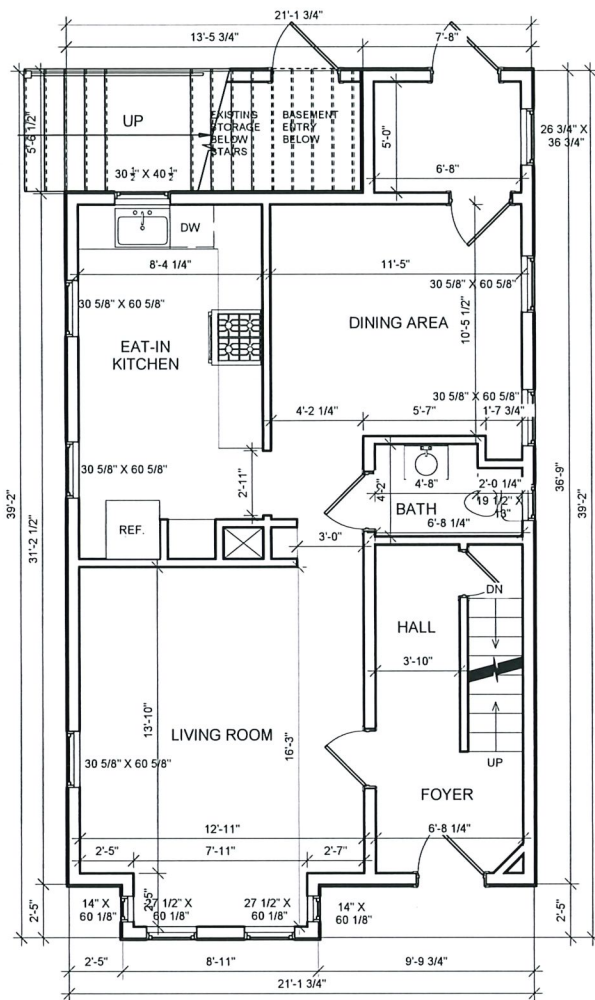
Project:  
29 LINE STREET  
CAMBRIDGE, MA 0138  
A1 - COVER SHEET

| EN  | No. | REVISED SET: | Date: |
|-----|-----|--------------|-------|
| ISH |     |              |       |
|     |     |              |       |
|     |     |              |       |
|     |     |              |       |
|     |     |              |       |
|     |     |              |       |
|     |     |              |       |
|     |     |              |       |
|     |     |              |       |
|     |     |              |       |

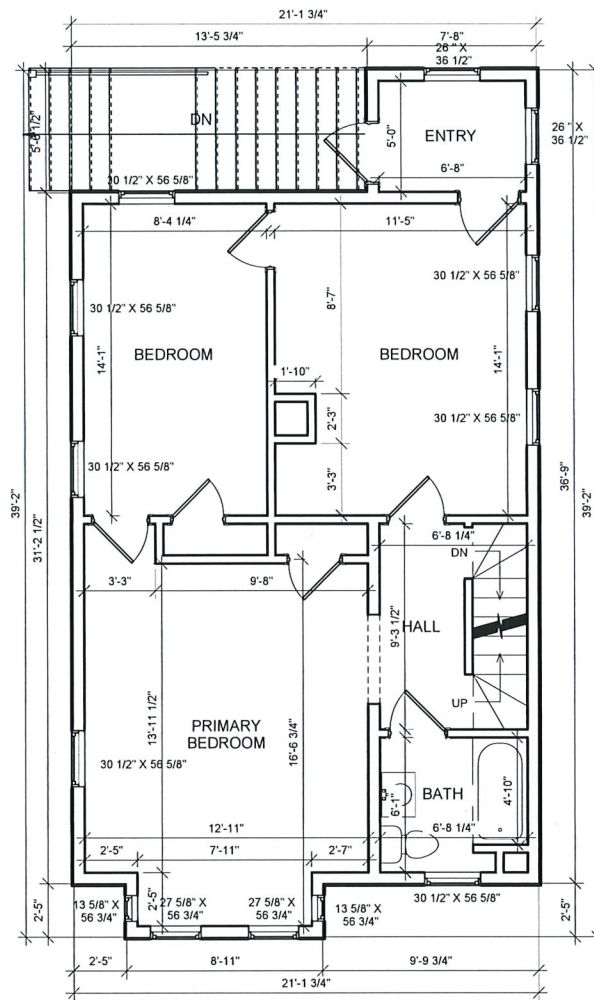
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Date: 6/5/2024  
Sheet #: A-1 of 6  
Scale: AS NOTED



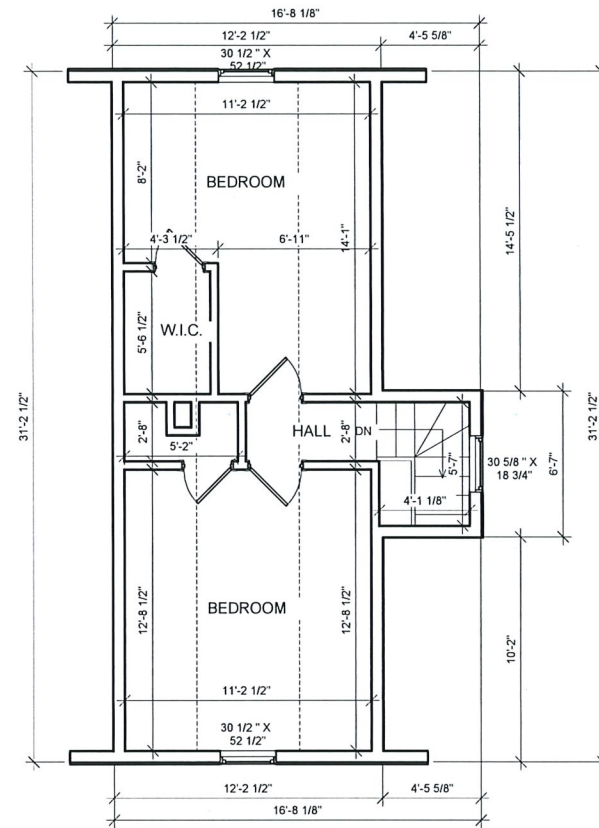
NOTE: EXISTING WINDOW SIZE NOTED NEXT TO WINDOW EXISTING WINDOWS  
**EXISTING BASEMENT FLOOR PLAN**  
 SCALE : 1/4" = 1'-0"



NOTE: EXISTING WINDOW SIZE NOTED NEXT TO WINDOW EXISTING WINDOWS  
**EXISTING FIRST FLOOR PLAN**  
 SCALE : 1/4" = 1'-0"



NOTE: EXISTING WINDOW SIZE NOTED NEXT TO WINDOW EXISTING WINDOWS  
**EXISTING SECOND FLOOR PLAN**  
 SCALE : 1/4" = 1'-0"



NOTE: EXISTING WINDOW SIZE NOTED NEXT TO WINDOW EXISTING WINDOWS  
**EXISTING THIRD FLOOR PLAN**  
 SCALE : 1/4" = 1'-0"

**I.S. Hernandez Services INC.**

111 Baker Street  
 West Roxbury, MA 02132  
[www.ishdesignservices.com](http://www.ishdesignservices.com)  
 TEL: (617)323-8527



Project:  
 29 LINE STREET  
 CAMBRIDGE, MA 0138

**A2 - EXISTING PLANS**

Drawn by  
 Checked by  
 Date  
 Sheet #

EN No.  
 ISH  
 6/5/2024

**A-2 of 6**

Scale  
 AS NOTED

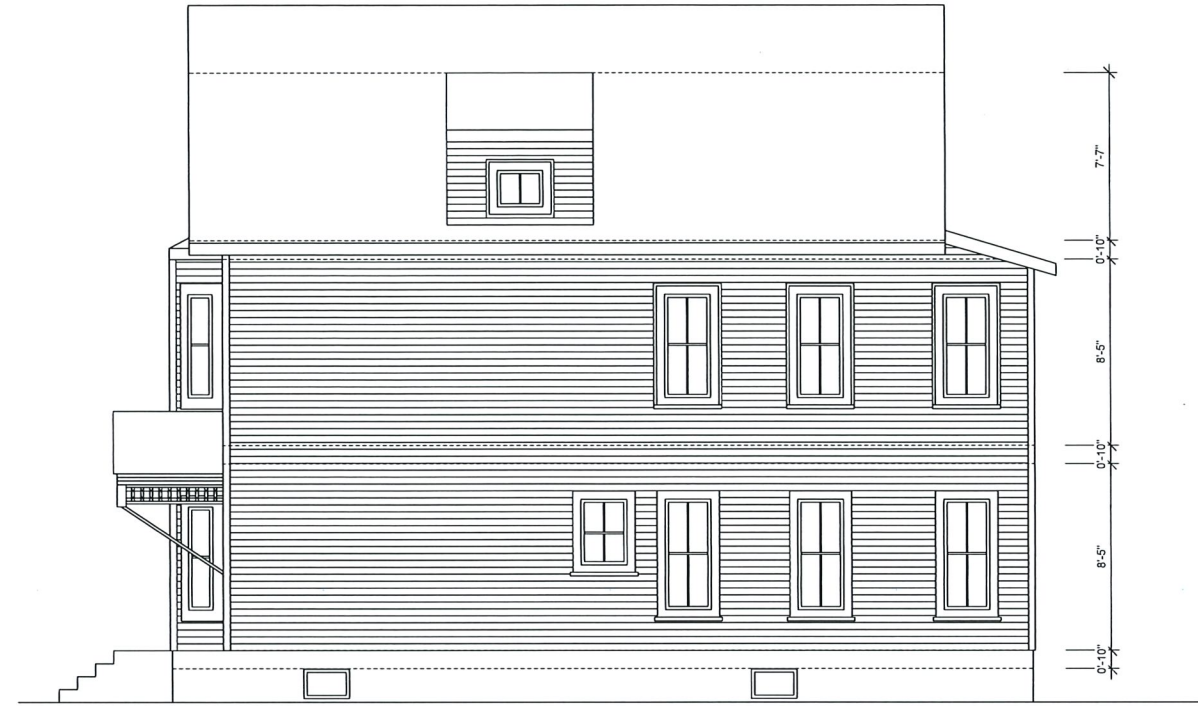
| REVISION SET: | EN | No. | ISH | Date | Sheet # |
|---------------|----|-----|-----|------|---------|
|               |    |     |     |      |         |
|               |    |     |     |      |         |
|               |    |     |     |      |         |
|               |    |     |     |      |         |
|               |    |     |     |      |         |
|               |    |     |     |      |         |
|               |    |     |     |      |         |
|               |    |     |     |      |         |
|               |    |     |     |      |         |
|               |    |     |     |      |         |
|               |    |     |     |      |         |

Date:





EXISTING FRONT ELEVATION  
SCALE : 1/4" = 1'-0"



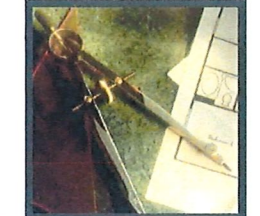
EXISTING RIGHT ELEVATION "



EXISTING REAR ELEVATION  
SCALE : 1/4" = 1'-0"



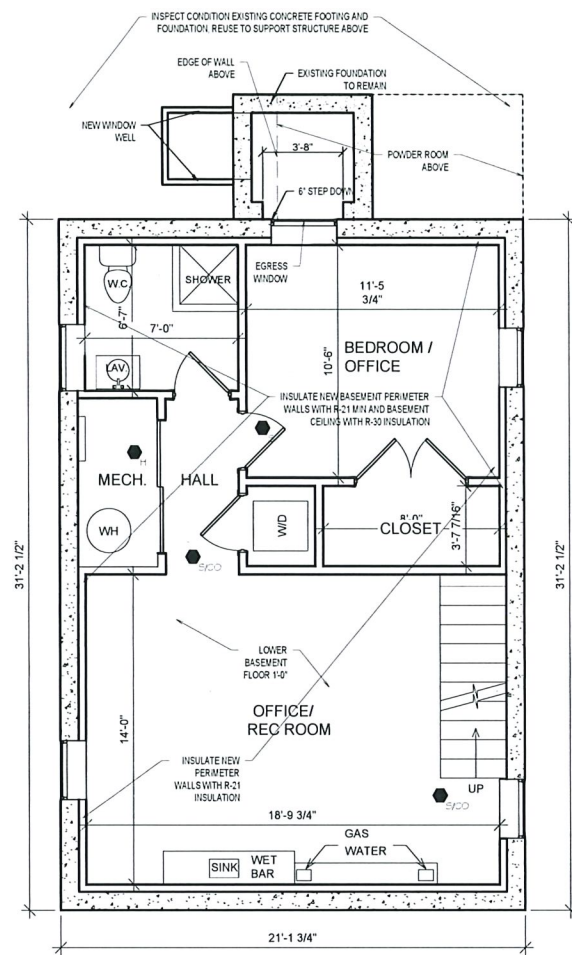
EXISTING LEFT ELEVATION



**I.S. Hernandez Services INC.**  
111 Baker Street  
West Roxbury, MA 02132  
www.ishdesignservices.com  
TEL: (617)323-8527

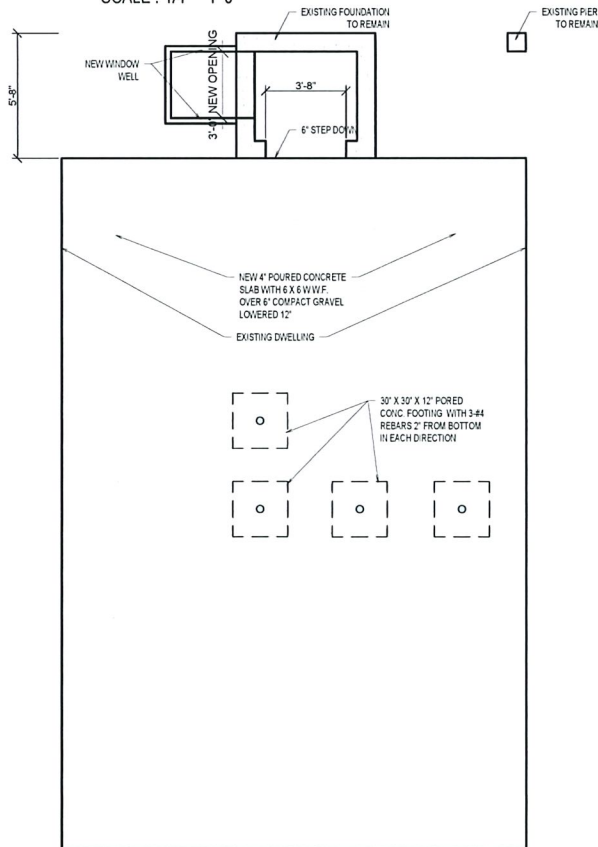
Project:  
29 LINE STREET  
CAMBRIDGE, MA 0138  
A3 - EXISTING  
ELEVATIONS

|            |          |              |       |
|------------|----------|--------------|-------|
| Drawn by   | EN No.   | REvised SET: | Date: |
| Checked by | ISH      |              |       |
| Date       | 6/5/2024 |              |       |
| Sheet #    | A-3 of 6 |              |       |
| Scale      | AS NOTED |              |       |

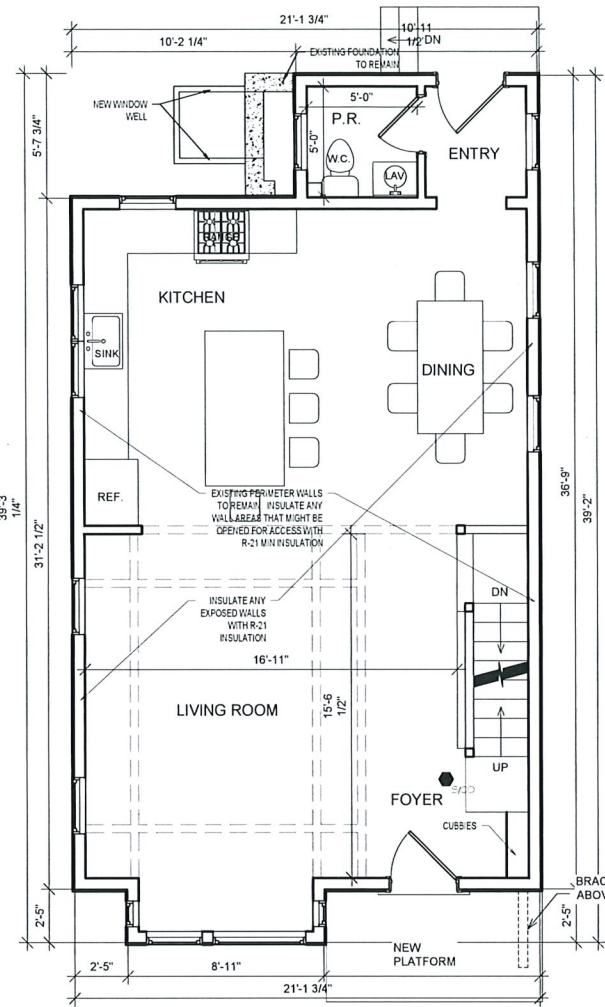


NOTE: INSTALL SEWER BACK FLOW PREVENTER AT ALL BASEMENT FIXTURES

**PROPOSED BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

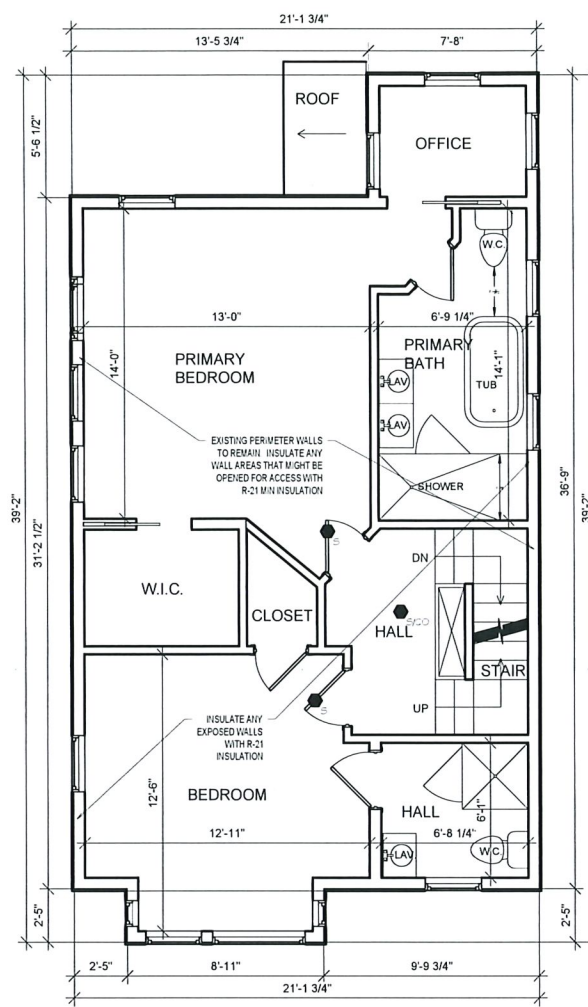


**PROPOSED FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

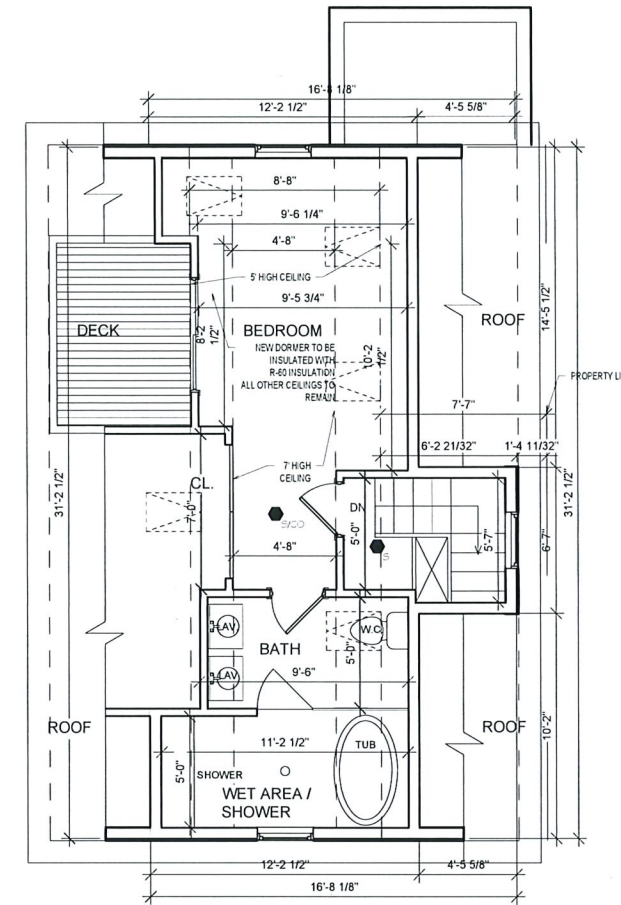


**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

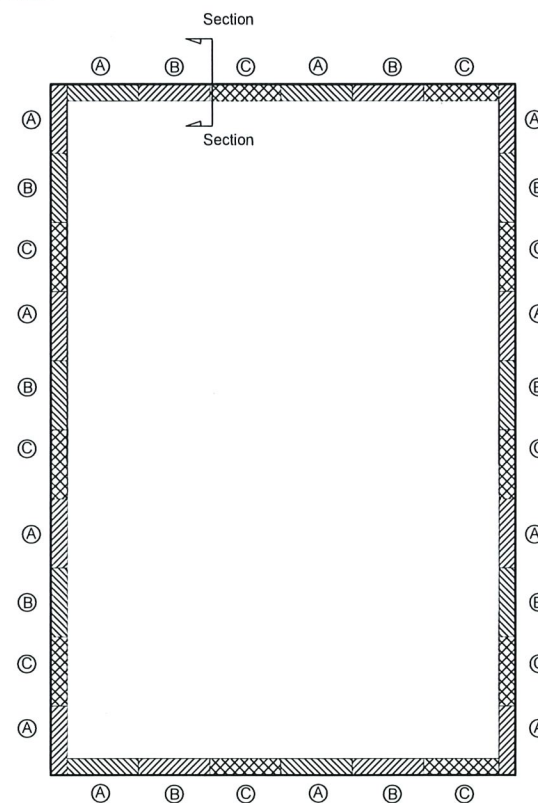
● Smoke/Heat detector/CO detector, install per code



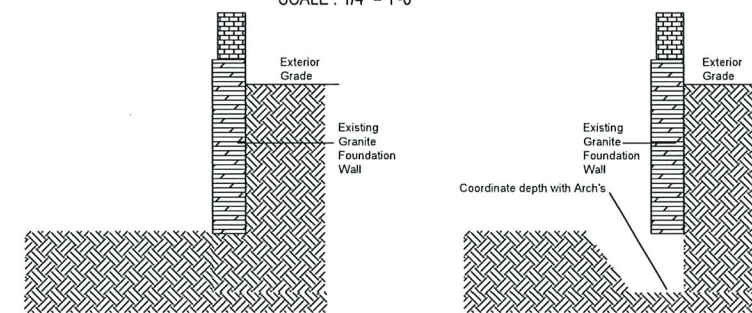
**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

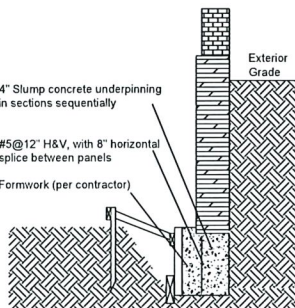


**UNDERPINNING PLAN**

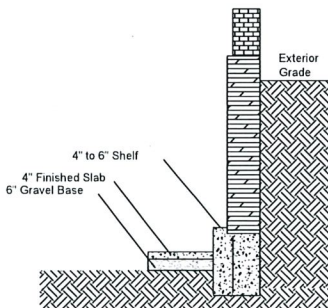


Existing Condition

Sequential Excavation



Placement of Footing



Underpinning Stripped

**Sections**

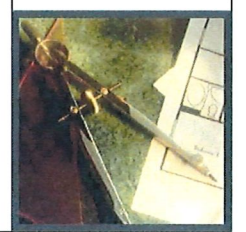
**Notes:**

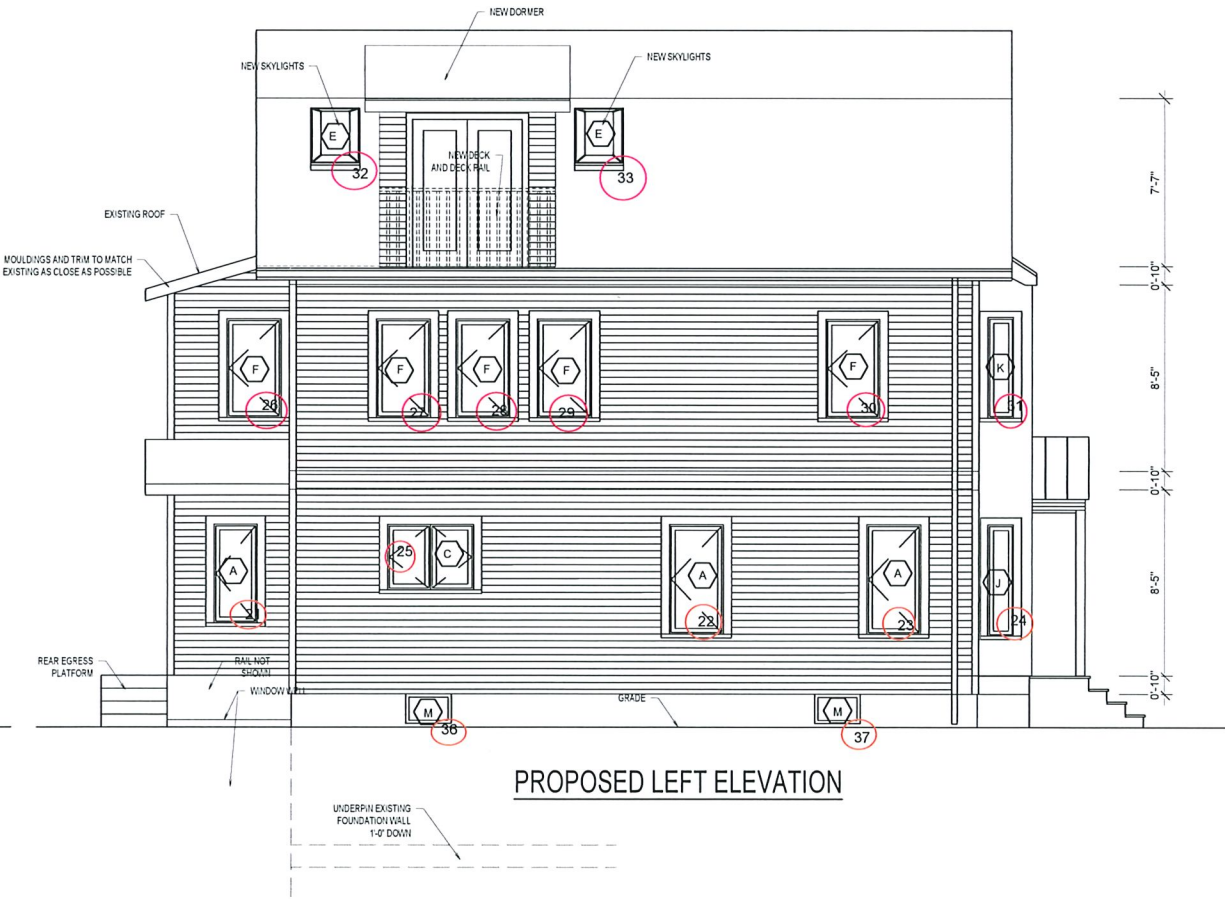
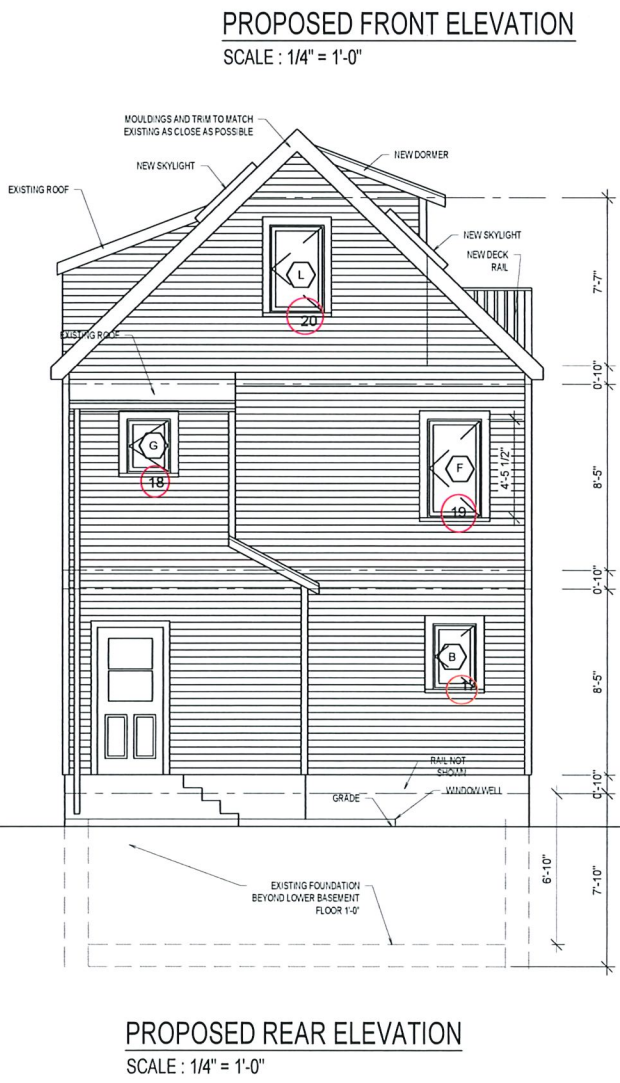
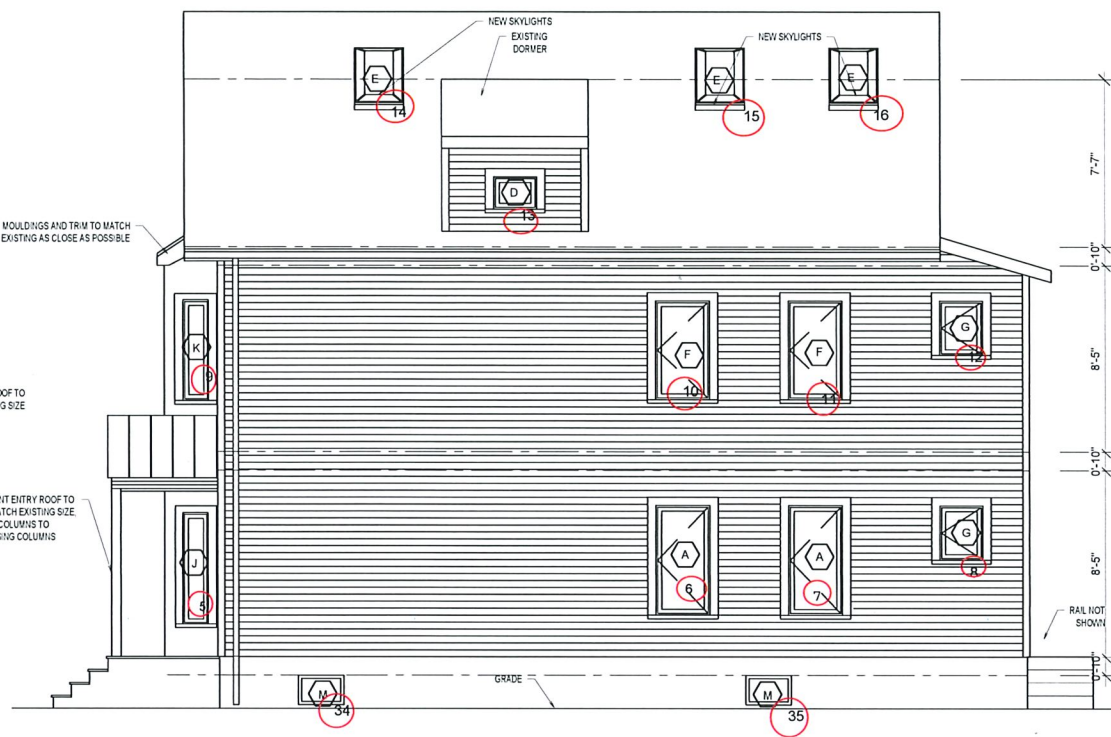
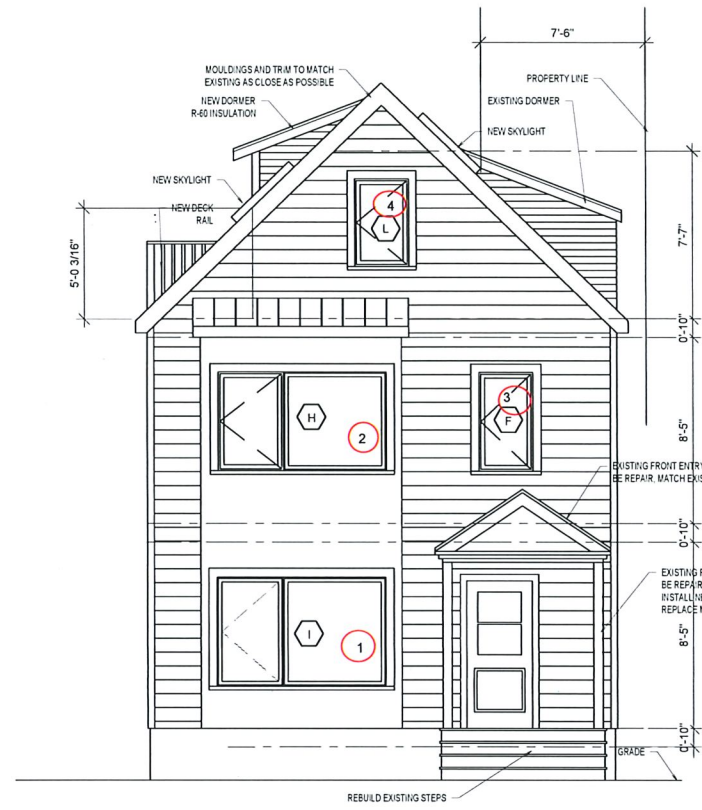
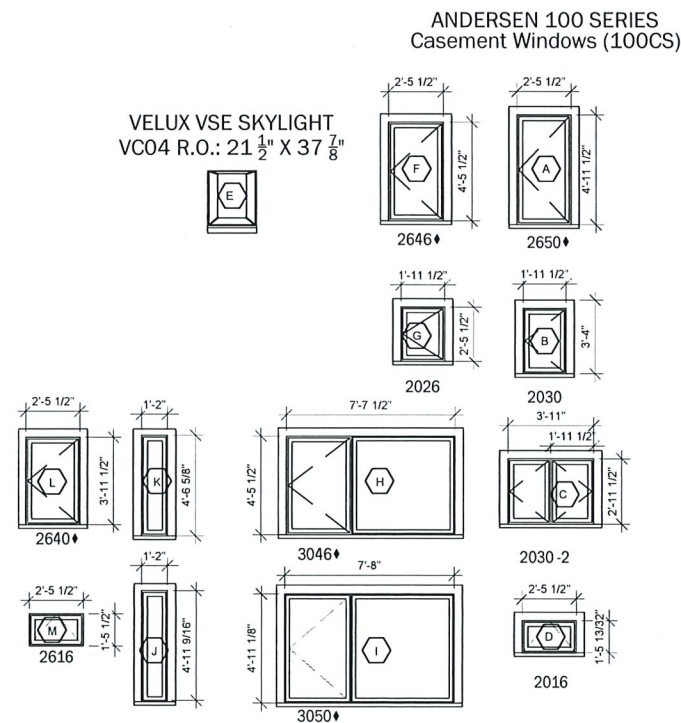
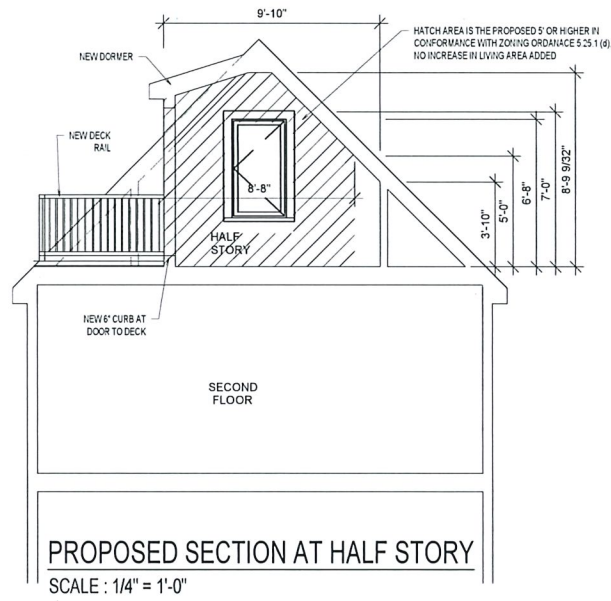
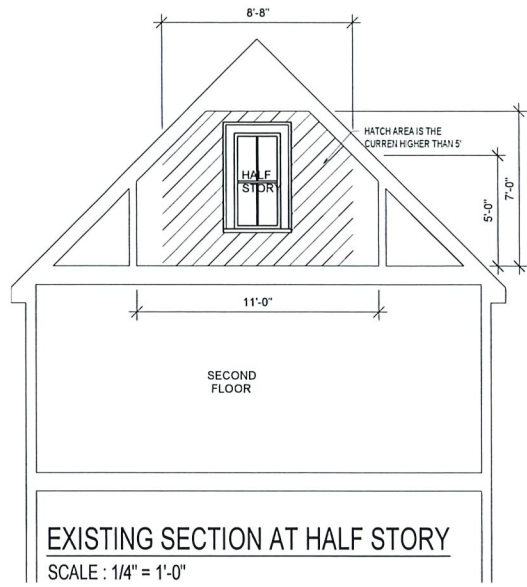
1. Sequence of Underpinning to occur as A, then B, then C
2. 4000psi concrete, Max Slump 4"
3. 5000psi Non Shrink grout
4. Vertical Rebar #5@12"
5. Horizontal #5 Rebar@12" to extend beyond form 8" each side to engage in adjacent panel
6. Coordinate depth and elevations with Architectural Drawings
7. Engineer to inspect prior to first underpinning placement
8. Allow 3 days concrete curing before excavating an adjacent panel
9. Panel widths per plan and as painted on Granite Fndn, ideally 36", Max 48"

|            |          |
|------------|----------|
| Date:      |          |
| REVISIONS: |          |
| EN No.     |          |
| ISH        | 6/5/2024 |
| Checked by |          |
| Date       |          |
| Sheet #    | A-4 of 6 |
| Scale      | AS NOTED |

Project:  
29 LINE STREET  
CAMBRIDGE, MA 0138  
A4 - PROPOSED FLOOR  
PLANS

**I.S. Hernandez Services INC.**  
111 Baker Street  
West Roxbury, MA 02132  
www.isdesignservices.com  
TEL: (617)323-8527





|            |          |
|------------|----------|
| Date:      |          |
| EN         |          |
| IS         |          |
| SH         |          |
| Checked by | 6/5/2024 |
| Date       |          |
| Sheet #    | A-5 of 6 |
| Scale      | AS NOTED |

Project:

29 LINE STREET  
CAMBRIDGE, MA 0138

A5 - PROPOSED ELEVATIONS

**I.S. Hernandez Services INC.**  
111 Baker Street  
West Roxbury, MA 02132  
www.isdesignservices.com  
TEL: (617)323-8527

