



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

[617-349-6100](tel:617-349-6100)

2024 AUG -9 AM 10:50  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 273943**

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Dana hill home LLC C/O Matt hayes

**PETITIONER'S ADDRESS:** 17 ellsworth Ave , Cambridge, MA 02139

**LOCATION OF PROPERTY:** 11 Goodman Rd , Cambridge, MA

**TYPE OF OCCUPANCY:** Two Family Residential                      **ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**


**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Change fenestration within a setback

**SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000            Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000            Section: 8.22.2.c & 8.22.2.d (Non-Conforming Structure).
- Article: 10.000          Section: 10.40 (Special Permit).

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner (s) / Owner)

Matt Hayes  
\_\_\_\_\_  
(Print Name)

Address: \_\_\_\_\_  
Tel. No.            [6175121362](tel:6175121362)  
E-Mail Address:    [Matt@unisondesigngroup.com](mailto:Matt@unisondesigngroup.com)

Date: \_\_\_\_\_

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

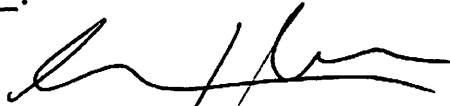
I/We Dana Hill Home LLC  
(OWNER)

Address: 17 Ellsworth Ave Cambridge, 02139

State that I/We own the property located at 11-13 Goodman Rd, which is the subject of this zoning application.

The record title of this property is in the name of Dana Hill Home LLC

\*Pursuant to a deed of duly recorded in the date 10/17/22, Middlesex South County Registry of Deeds at Book 80851, Page 96; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

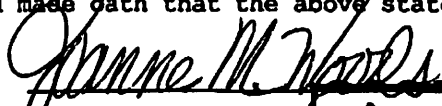


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

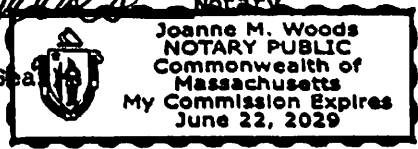
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name SAMUEL M. HAYES, MANAGER OF DANA HILL HOME LLC personally appeared before me, this 3<sup>rd</sup> of JUNE, 2024, and made oath that the above statement is true.



My commission expires 6-22-2029 (Notary Seal)



• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 11 Goodman Rd , Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

We re just adding windows to an old structure for more natural light

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

No traffic will be generated

**C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

We re just changing windows

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

No hazard or nuisance will be created

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

We re just adding windows for more natural light

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Dana hill home LLC  
**Location:** 11 Goodman Rd., Cambridge, MA  
**Phone:** 6175121362

**Present Use/Occupancy:** Two Family Residential  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Single Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2921	3281	3750	(max.)
<u>LOT AREA:</u>		4486	4486	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.65	.73	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		Na	Na	1500	
<u>SIZE OF LOT:</u>	WIDTH	46	46	50	
	DEPTH	96.89	96.89	Na	
<u>SETBACKS IN FEET:</u>	FRONT	14.9	14.9	10	
	REAR	36.2	36.2	20	
	LEFT SIDE	15	13	7.5	
	RIGHT SIDE	6.51	6.51	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	30.4	30.4	35	
	WIDTH	46.3	46.3	Na	
	LENGTH	24.3	24.3	Na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		1486	1486	1346	
<u>NO. OF DWELLING UNITS:</u>		2	1	2	
<u>NO. OF PARKING SPACES:</u>		4	2	2	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		9.8	9.8	10	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Art studio in old garage

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

**BZA APPLICATION  
ALTERATION OF 11-13 GOODMAN RD  
SOMERVILLE, MA 02139**



GOODMAN RD ELEVATION

LIST OF DRAWINGS		BZA APPL 29 APR 2024
<b>ARCHITECTURAL</b>		
T-1	TITLE SHEET	X
EC-1	EXISTING PHOTOS EXISTING CONDITIONS PLAN	X
Z-1	DIMENSIONAL TABLE	X
Z-2	SETBACK OF PROPOSED WORK, PRIVATE OPEN SPACE	X
Z-3	GROSS FLOOR AREA	X
Z-4	SHED DORMER	X
A-0	BASEMENT FLOOR PLAN	X
A-1	FIRST FLOOR PLAN	X
A-2	SECOND FLOOR & ATTIC FLOOR PLANS	X
A-3	FRONT ELEVATION	X
A-4	RIGHT ELEVATION	X
A-5	REAR ELEVATION	X
A-6	LEFT ELEVATION	X

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

**11-13  
GOODMAN**

11-13 GOODMAN RD  
CAMBRIDGE, MA 02139

PREPARED FOR

**11-13 GOODMAN  
ROAD LLC**

17 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

DRAWING TITLE

**TITLE SHEET**

SCALE AS NOTED

REVISION	DATE

SP APPL	29 APR 2024
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DRAWN BY MY	REVIEWED BY PQ
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SHEET

**T-1**

**Zoning Statement:**

13 Goodman Rd is an existing lot containing 4,486 SF in a C-1 zoning district. The lot is nonconforming due to lot size and/or lot width. Currently there is an existing 2-family house and rear garage along with 2 parking spaces. The owner proposes to retain both structures. The existing 2-family house will be converted to a single-family house with a new shed dormer, two bays added to the left elevation outside required yards, and a lowered basement floor. These additions are dimensionally compliant. The existing accessory structure will be converted to an art studio in its existing footprint. The project will require a Special Permit for the proposed new window openings along the right side elevation that is an existing wall within the minimum side yard setback. The site is 46' wide, narrower than the typical residential lot. This proposal is compliant with all zoning requirements for this district and per section 5.21.1 of the zoning ordinance, except for the proposed window openings along the existing right side elevation exterior wall, which is within the required minimum side yard. These windows require a Special Permit per section 8.22.2.c. The proposed total building floor area is 3,281-GSF (0.73 FAR). A maximum of 3,364-GSF is allowed to reach the maximum FAR of 0.75.

**PREPARED BY:**

ARCHITECT  
**PETER QUINN ARCHITECTS LLC**  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

**SITE SURVEYOR**

**TERRA NOVA SURVEY CONSULTANTS**  
1685 SOUTH ST  
BRIDGEWATER, MA 02324

**PREPARED FOR:**

**UNISON DESIGN GROUP**  
17 ELLSWORTH AVE  
CAMBRIDGE, MA 02139



LOCUS PLAN



2. 406 BROADWAY



3. 7-9 GOODMAN RD



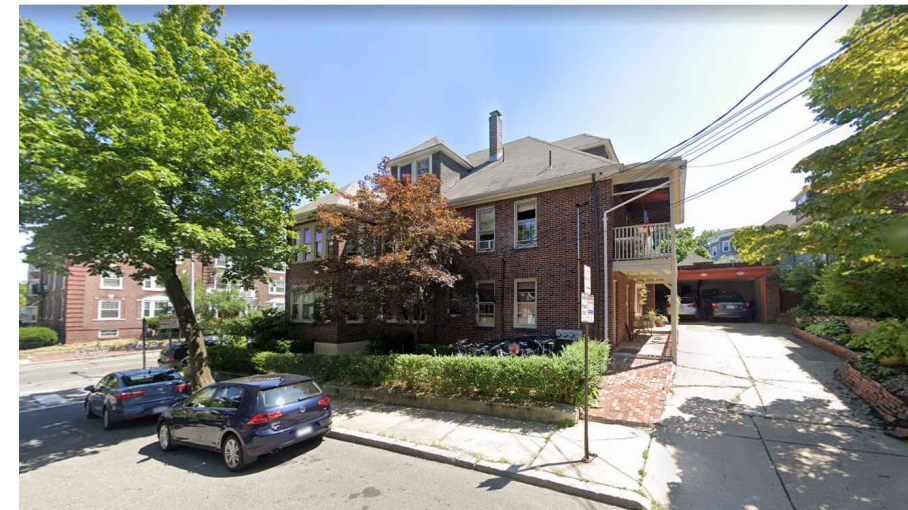
4. 29 GOODMAN RD



5. 6-8 GOODMAN RD



6. 10-12 GOODMAN RD



7. 404 BROADWAY



1. 13 GOODMAN RD

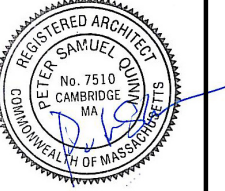


PETER QUINN ARCHITECTS

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CAMBRIDGE, MA 02139

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11-13 GOODMAN  
ROAD LLC

17 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

DRAWING TITLE

EXISTING  
PHOTOS

SCALE AS NOTED

REVISION | DATE

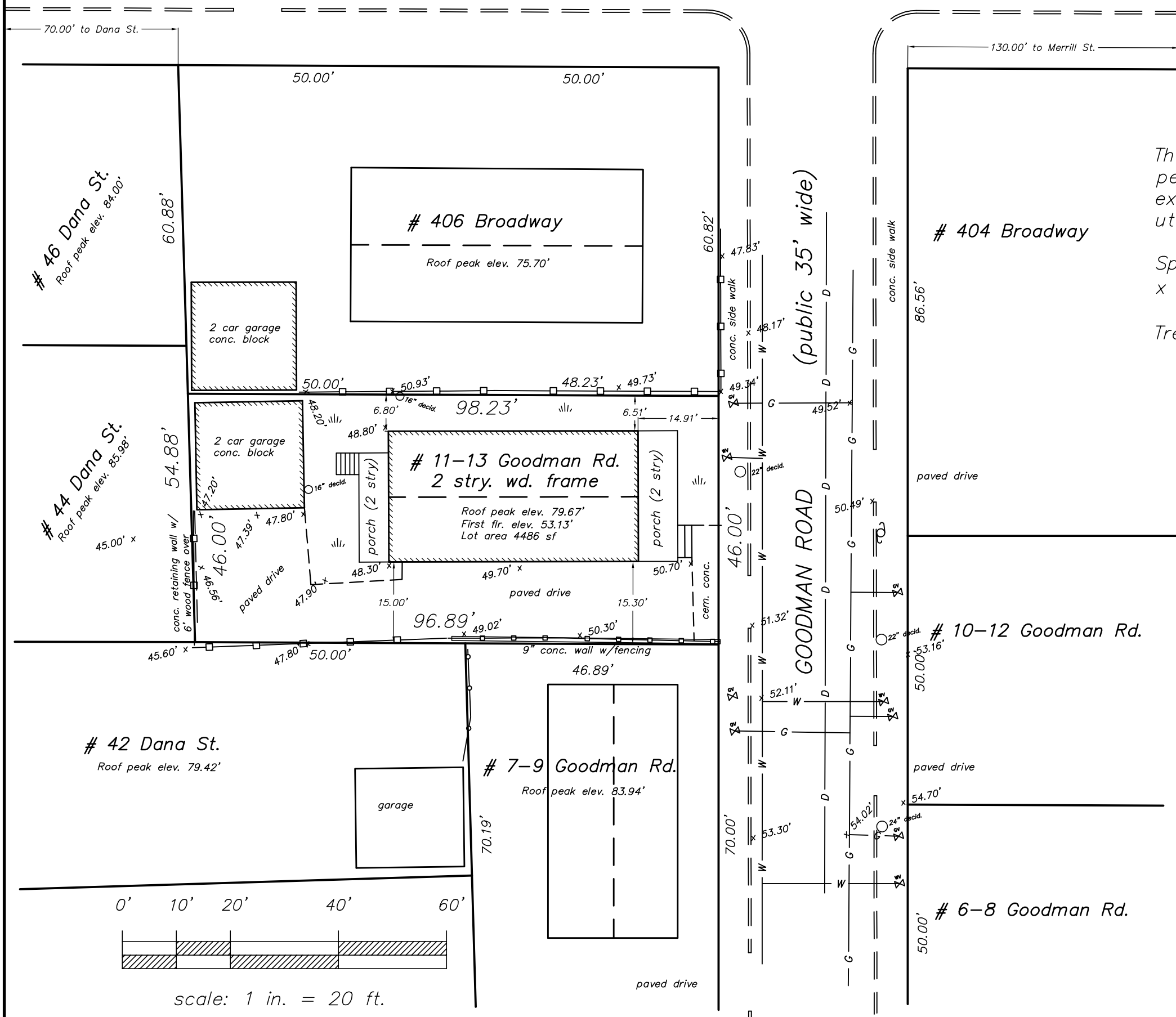
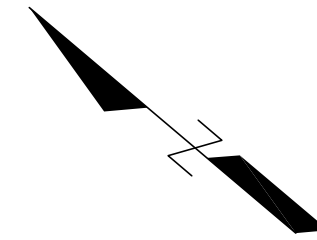
SP APPL | 29 APR 2024

DRAWN BY | REVIEWED BY  
MN / YC | PQ

SHEET

EC1

BROADWAY (public 66' wide)



This plan is based on an instrument survey performed on March 8 and 17, 2022. It shows the existing conditions at the subject parcel and the utility surface features in the parcel area.

Spot grades, based on City Datum, are shown as: x 54.00', or 54.00' x

Trees over 10" caliper are shown as: ○ 24" decid.

Peter R. McManus P.L.S.

Existing Conditions Site Plan  
at # 11-13 Goodman Street  
in the City of Cambridge  
prepared for:  
Matt Hayes

TERRA NOVA SURVEY CONSULTANTS  
1685 South Street  
Bridgewater, MA 02324  
Date: March 21, 2022  
Scale: 1 in. = 20 ft.

13 GOODMAN RD, CAMBRIDGE - DIMENSIONAL TABLE - RES. C-1 ZONING DISTRICT

ZONING CRITERIA	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
Lot Area (sf)	5,000 min	±4,486-sf	no change	Complies	
Lot Area per DU (sf)	1,500 min	2,243 sf	4,486-sf	Complies	
Lot Width (ft)	50 min	46.00'	no change	Exist'g Nonconformity	
Lot Depth (ft)	N/A	96.89'	no change	N/A	
Gross Floor Area (sf)	3,364 max				
FAR	0.75 max				
MIN YARD	Front Yard (ft)	(H+L) / (4+2) to centerline of street, but no case <10	principal bldg: 14.9' accessory bldg: 76.5'	no change no change Complies	
	Rear Yard (ft)	(H+L) / (4+2) no case <20, plus 1' per each 4' lot depth over 100'. 5' min - accessory bldg	principal bldg: 36.2' accessory bldg: 0.4'	no change no change Complies Exist'g Nonconformity	
	Side Yard (ft) Left	(H+L) / (5+2) no case <7.5' except as described in 5.24.2. 5' min - accessory bldg	principal bldg: 15.0' accessory bldg: 24.3'	13.0' no change Complies Complies	
	Side Yard (ft) Right	(H+L) / (5+2) no case <7.5' except as described in 5.24.2. 5' min - accessory bldg	principal bldg: 6.51' accessory bldg: 1.4'	no change no change Exist'g Nonconformity Exist'g Nonconformity	
Building Height (ft)	35' max	principal bldg: +/- 30.4' accessory bldg: +/- 10'	no change no change	Complies Complies	
Building Separation (ft)	(H1+H2) / 6, no case <10	9.8'	no change	Exist'g Nonconformity	
	Area and % of required POS with width >15'	15% lot (half of 30%) = 673-sf min Private Open Space	0-sf (0%)	743-sf private open space (16%)	Complies
+	Area and % of required POS with width <15'	15% lot = 673-sf max may count toward Private Open Space	0-sf (0%)	829-sf permeable open space (18% but 16% max contributing)	Complies
=	Private Open Space Total % of Lot Area	30% lot = 1,346-sf min Private Open Space	0-sf (0%)	743-sf + 743-sf = 1,486-sf (32%)	Complies
Number of Dwelling Units	2 max	2	1	Complies	
Number of Car Parking Spaces	0	4	2	Complies	
Number of Bike Parking Spaces	0	0	0	Complies	

PETER QUINN ARCHITECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3889

SEAL



CONSULTANT

PROJECT

11-13  
GOODMAN

11-13 GOODMAN RD  
CAMBRIDGE, MA 02139

PREPARED FOR

11-13 GOODMAN  
ROAD LLC

17 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

DRAWING TITLE

DIMENSIONAL  
TABLE

SCALE AS NOTED

REVISION	DATE

SP APPL	29 APR 2024
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DRAWN BY MY	REVIEWED BY PQ
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SHEET

Z-1





Z:\DCADD\WGSGoodman-13\02 Schematic Design - 2022\Blank Slate SP\_Zoning.dwg, 30-May-24 3:17:20 PM, DWG To PDF.pc3

## 2 PRIVATE OPEN SPACE

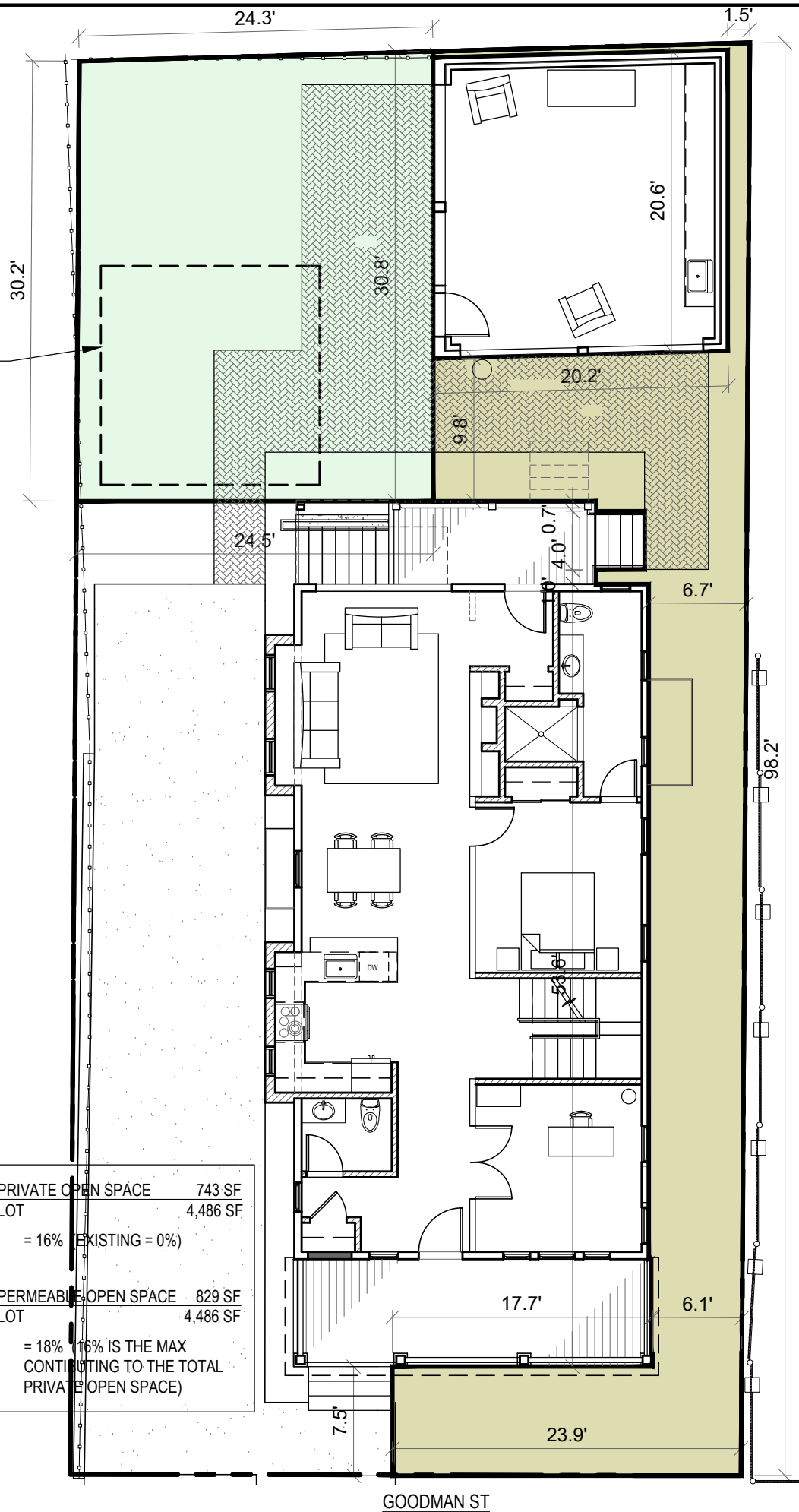
SCALE: 1" = 10'-0"



0' 2' 5' 10' 20'

	PRIVATE OPEN SPACE	743 SF
	LOT	4,486 SF
	= 16% (EXISTING = 0%)	
	PERMEABLE OPEN SPACE	829 SF
	LOT	4,486 SF
	= 18% (16% IS THE MAX CONTINUING TO THE TOTAL PRIVATE OPEN SPACE)	

15'x15' SQUARE

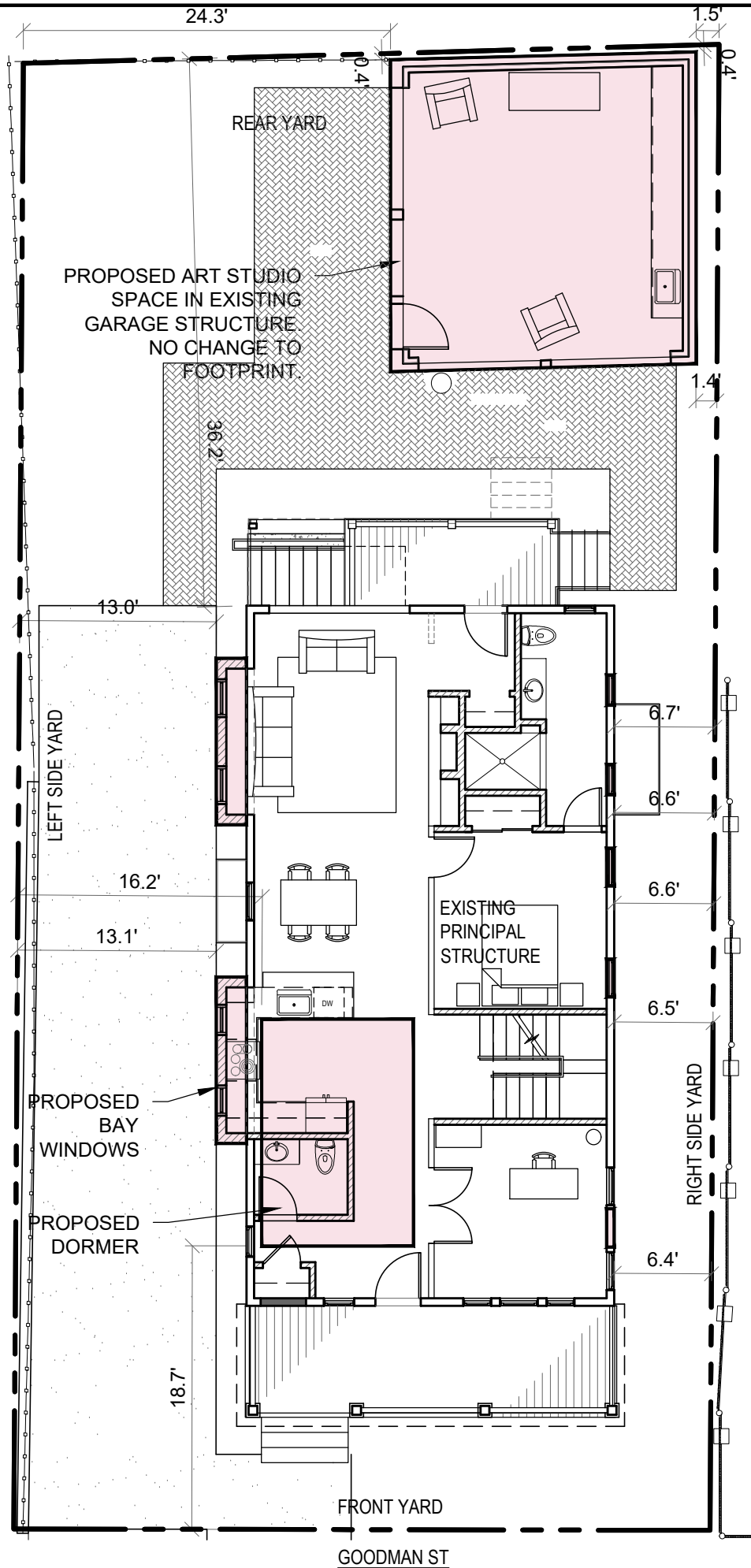


## 1 SETBACK OF PROPOSED WORK

SCALE: 1" = 10'-0"



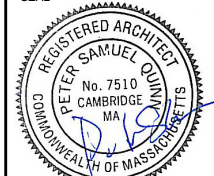
0' 2' 5' 10' 20'



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CAMBRIDGE, MA 02139

DRAWING TITLE

SETBACK OF  
PROPOSED  
WORK,  
PRIVATE OPEN  
SPACE

SCALE AS NOTED

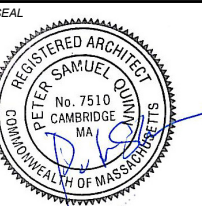
REVISION DATE

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SHEET

**Z-2**



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PROJECT  
**11-13 GOODMAN**  
11-13 GOODMAN RD  
CAMBRIDGE, MA 02139

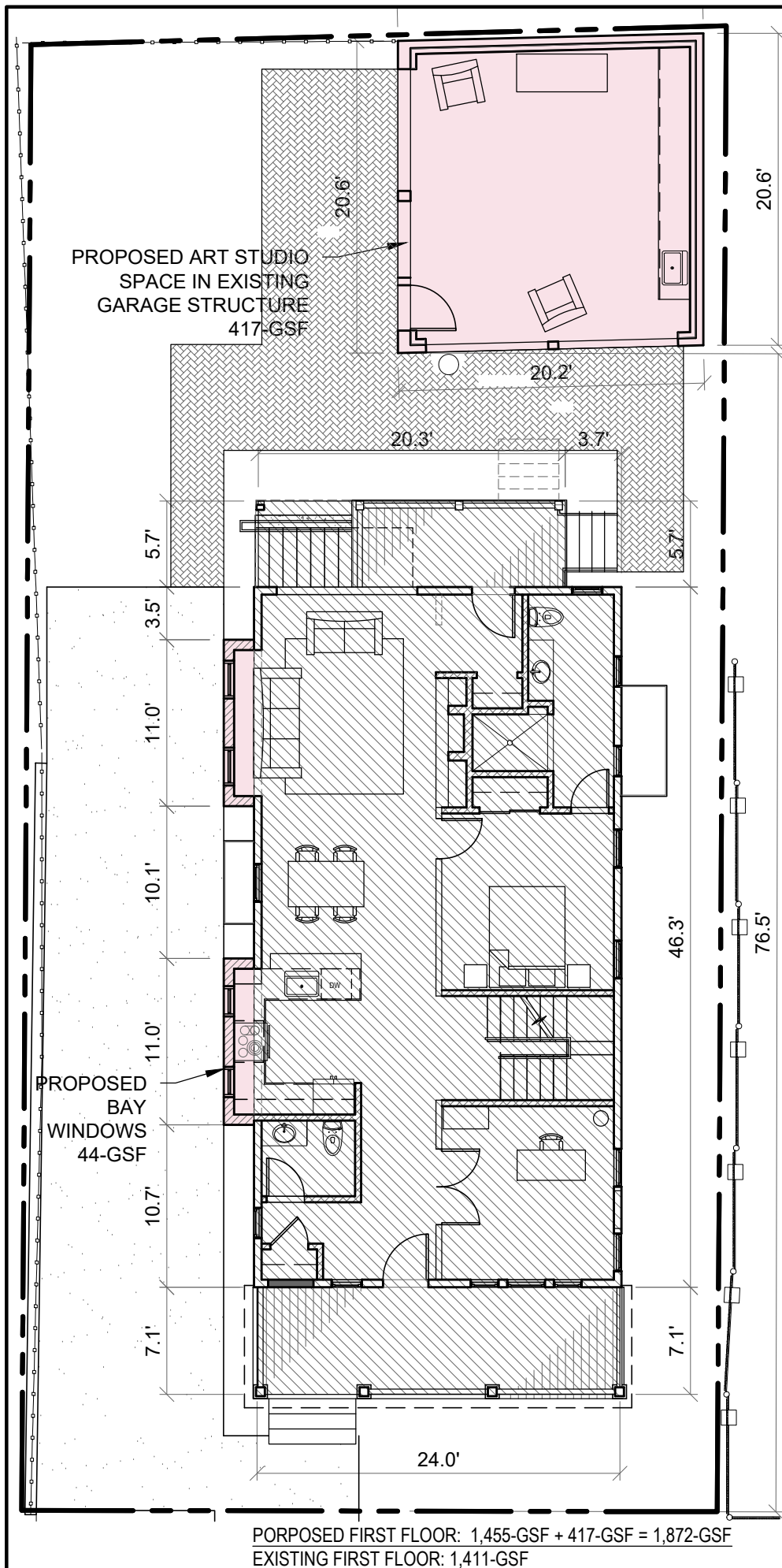
PREPARED FOR  
**11-13 GOODMAN ROAD LLC**  
17 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

DRAWING TITLE  
**GROSS FLOOR AREA**

SCALE AS NOTED  
REVISION DATE

SP APPL 29 APR 2024  
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SHEET

**Z-3**



EXISTING GSF TO REMAIN

ADDITIONAL GSF

FLOOR	PROPOSED GSF
BASEMENT	0
1ST FL	1,872
2ND FL	1,125
ATTIC	284
TOTAL	3,281

= 0.73 FAR

(LOT AREA: 4,486-SF x 0.75 = 3,364-GSF MAX)

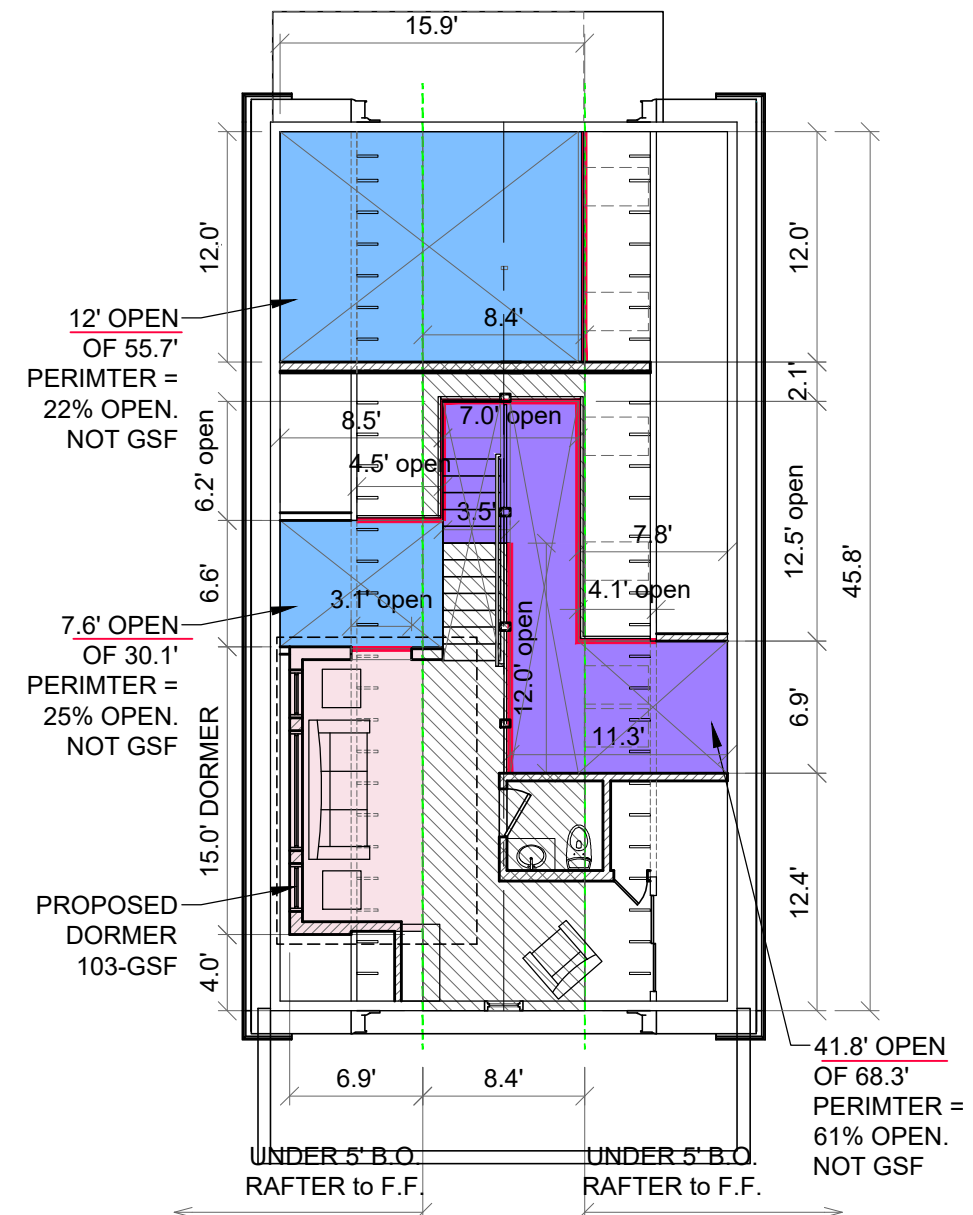
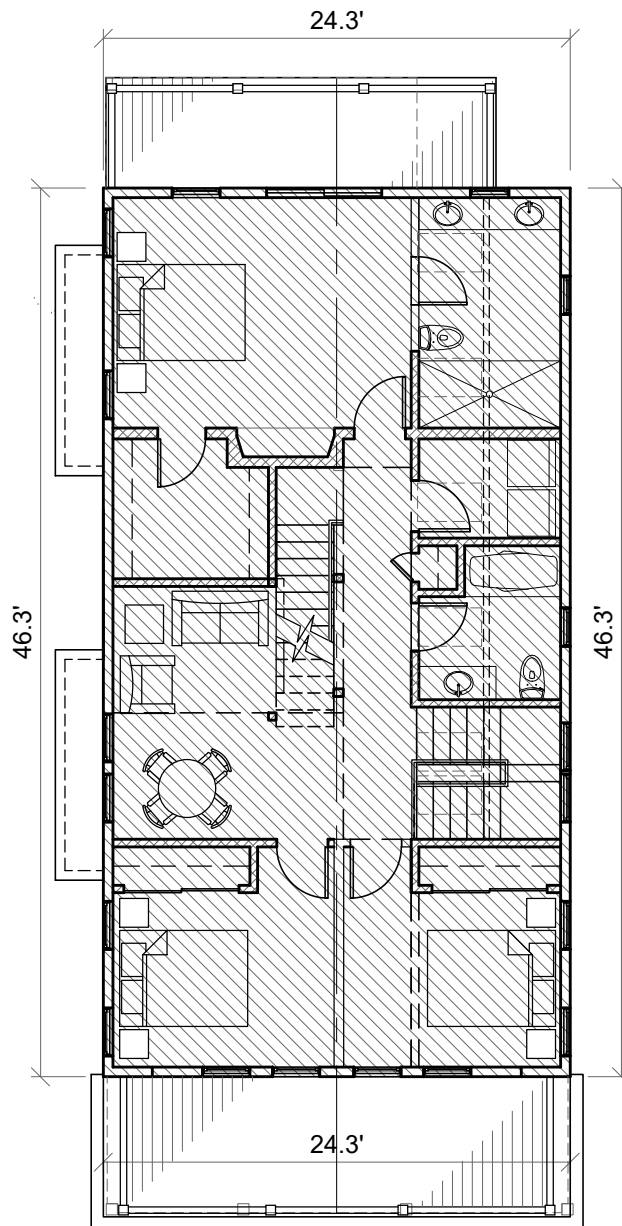
PROPOSED BASEMENT: 0-GSF  
EXISTING BASEMENT: 0-GSF

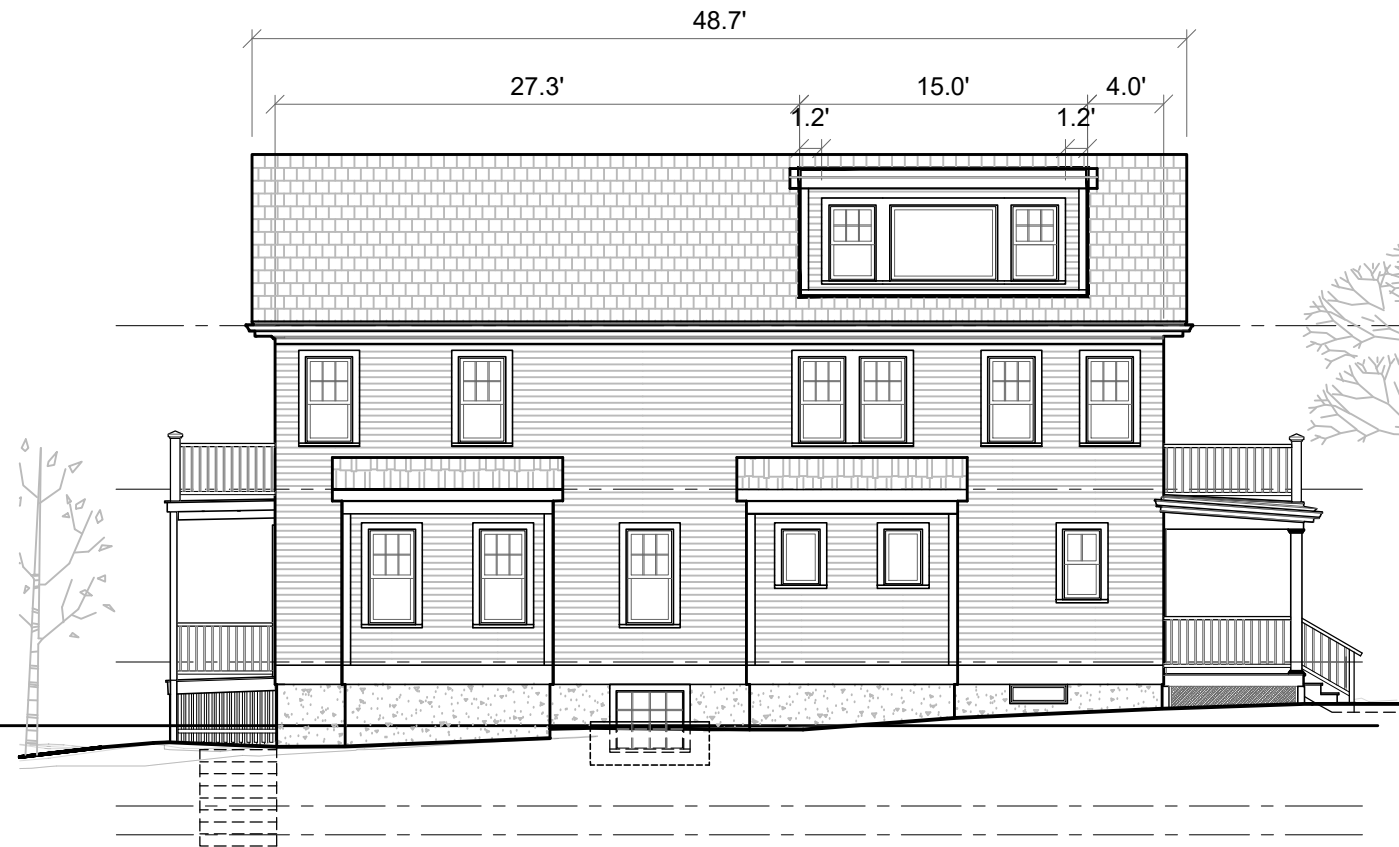
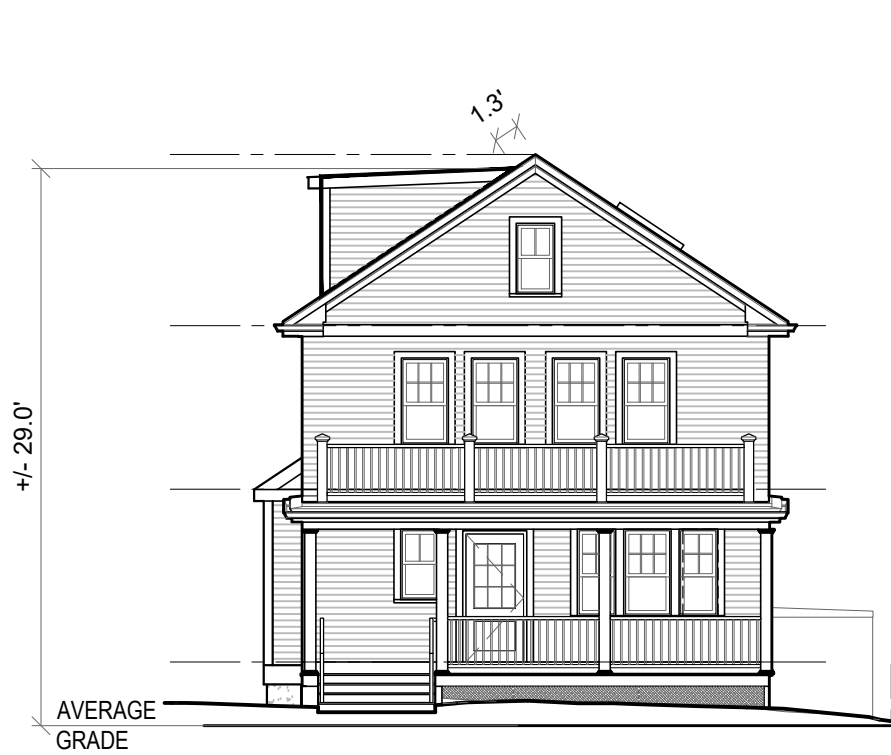
FLOOR	EXISTING GSF
BASEMENT	0
1ST FL	1,411
2ND FL	1,125
ATTIC	385
TOTAL	2,921

= 0.65 FAR

(LOT AREA: 4,486-SF x 0.75 = 3,364-GSF MAX)

**1 GROSS FLOOR AREA**  
SCALE: 1" = 10'-0"





**4 PROPOSED DORMER**  
 SCALE: 1" = 10'-0"  
 0' 2' 5' 10' 20'

**PETER QUINN ARCHITECTS**

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 259 ELM STREET, SUITE 301  
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SEAL



CONSULTANT

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**11-13 GOODMAN**

11-13 GOODMAN RD  
 CAMBRIDGE, MA 02139

PREPARED FOR

**11-13 GOODMAN ROAD LLC**

17 ELLSWORTH AVE  
 CAMBRIDGE, MA 02139

DRAWING TITLE

**SHED DORMER**

SCALE AS NOTED

REVISION	DATE

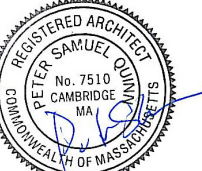
SP APPL	29 APR 2024
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SHEET

**Z-4**

SEAL



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GOODMAN

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CAMBRIDGE, MA 02139

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ROAD LLC

17 ELLSWORTH AVE  
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DRAWING TITLE

BASEMENT  
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

SP APPL 29 APR 2024

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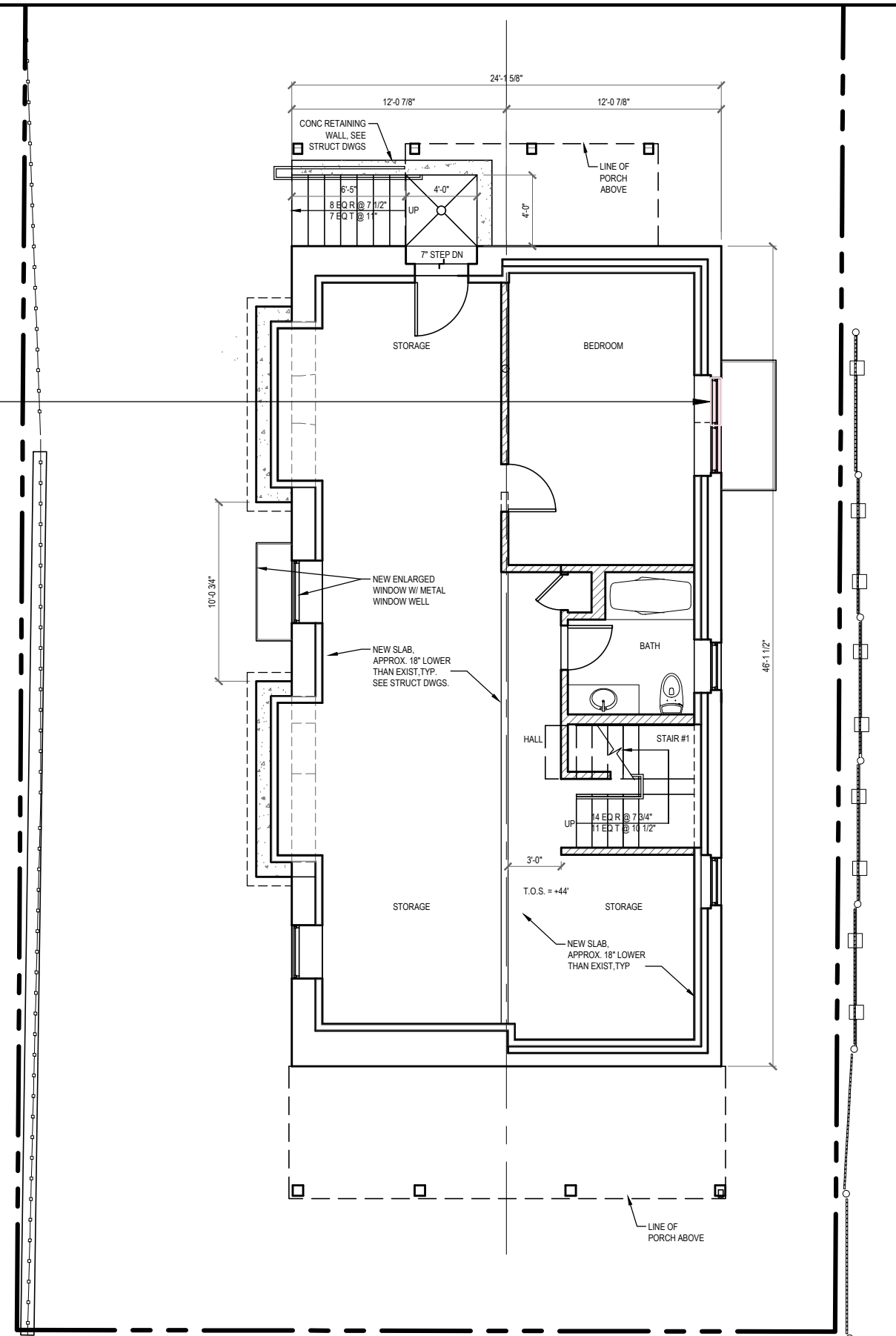
SHEET

A-0

PROPOSED NEW OPENING ALONG THE RIGHT ELEVATION EXTERIOR WALL REQUIRE SPECIAL PERMIT APPROVAL. THE BALANCE OF THE PROPOSED BUILDING AS APPROVED BY THE HISTORICAL COMMISSION CASE MC-6937.

LEGEND	
	EXTERIOR WALL INFILL
	DEMOLITION OF EXISTING WALL / ITEM
	PROPOSED NEW WALL / PARTITION

1 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SEAL



CONSULTANT

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11-13 GOODMAN RD  
CAMBRIDGE, MA 02139

PREPARED FOR

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DRAWING TITLE

FIRST FLOOR  
PLAN

SCALE AS NOTED

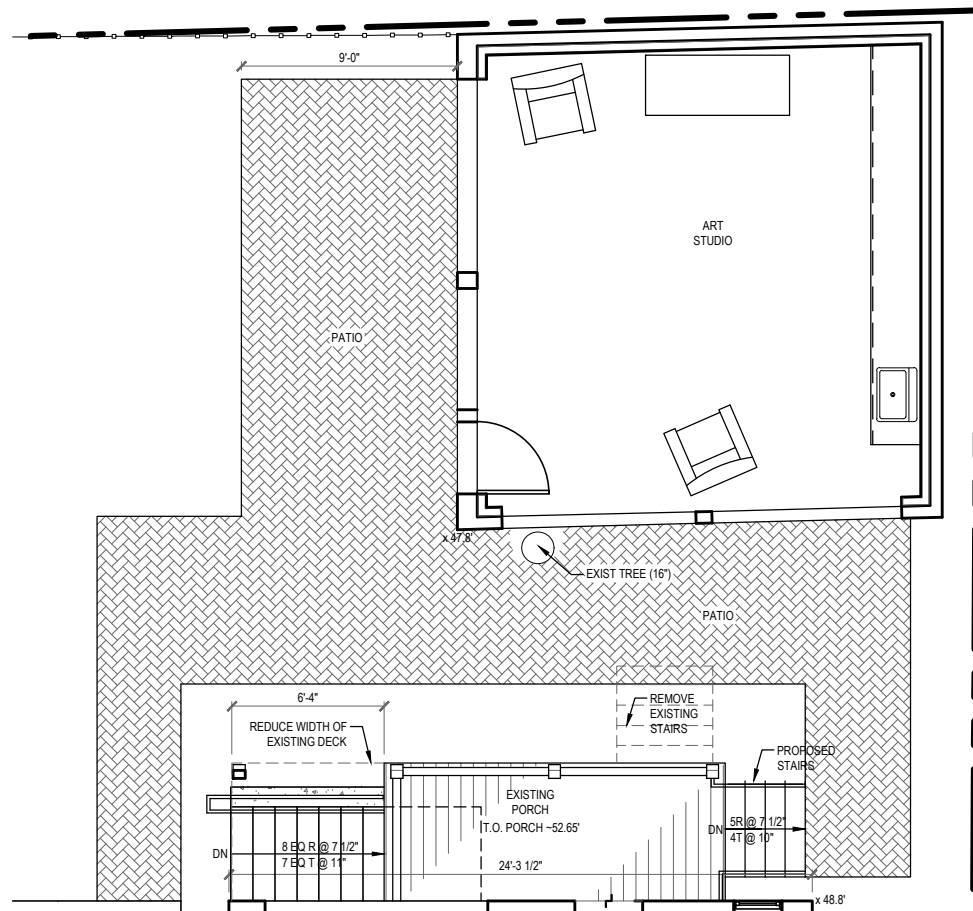
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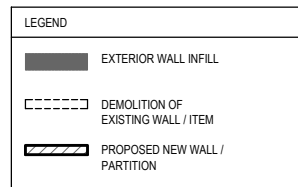
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SHEET

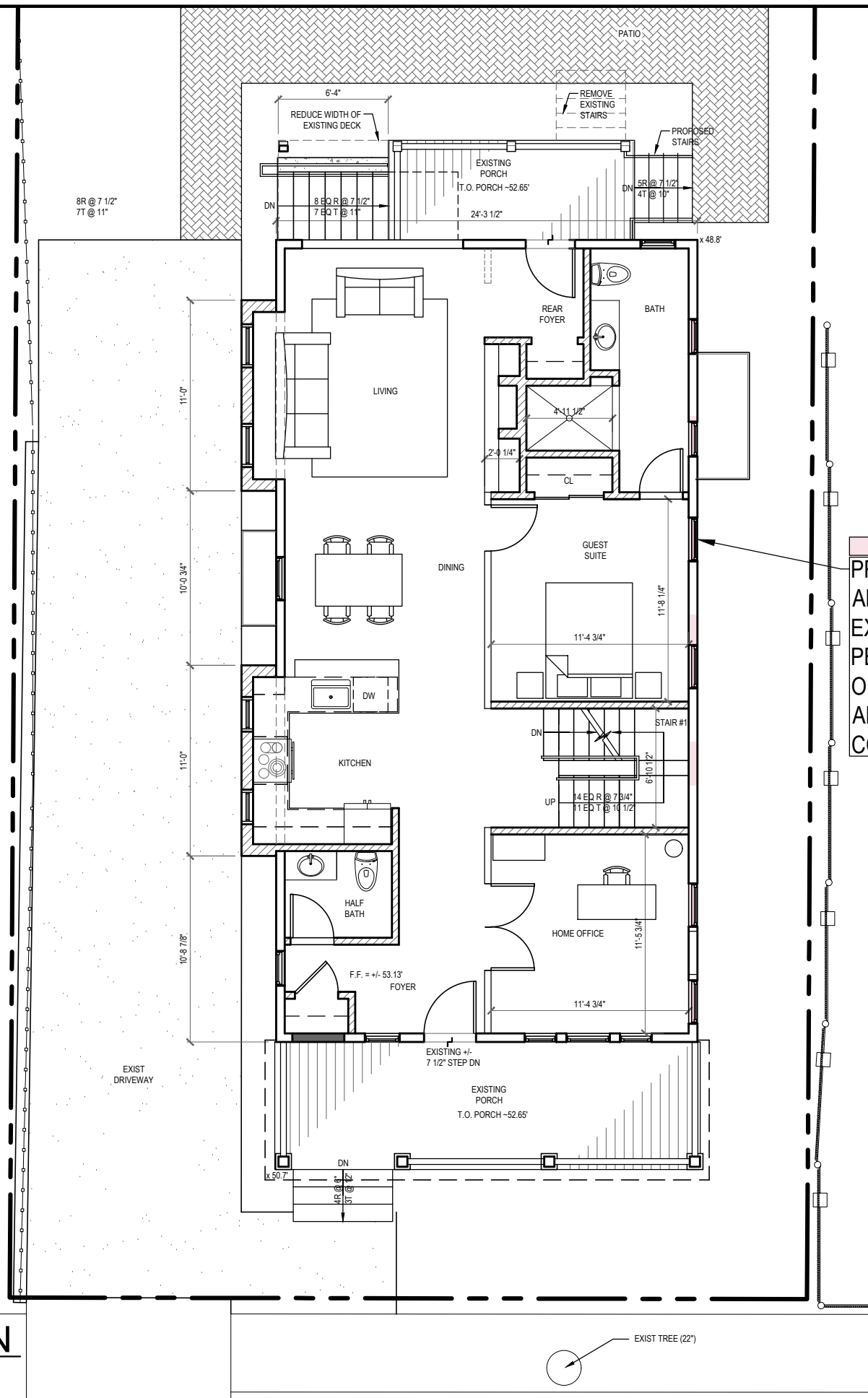
**A-1**



**2 1ST FLOOR PLAN - ART STUDIO**  
SCALE: 1/8" = 1'-0"

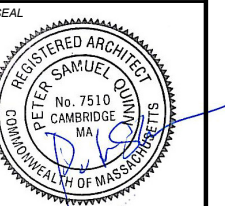


**1 1ST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



PROPOSED NEW OPENINGS ALONG THE RIGHT ELEVATION EXTERIOR WALL REQUIRE SPECIAL PERMIT APPROVAL. THE BALANCE OF THE PROPOSED BUILDING AS APPROVED BY THE HISTORICAL COMMISSION CASE MC-6937.

GOODMAN RD



CONSULTANT

PROJECT  
**11-13 GOODMAN**  
11-13 GOODMAN RD  
CAMBRIDGE, MA 02139

PREPARED FOR  
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CAMBRIDGE, MA 02139

DRAWING TITLE  
**SECOND FLOOR & ATTIC FLOOR PLANS**

SCALE AS NOTED

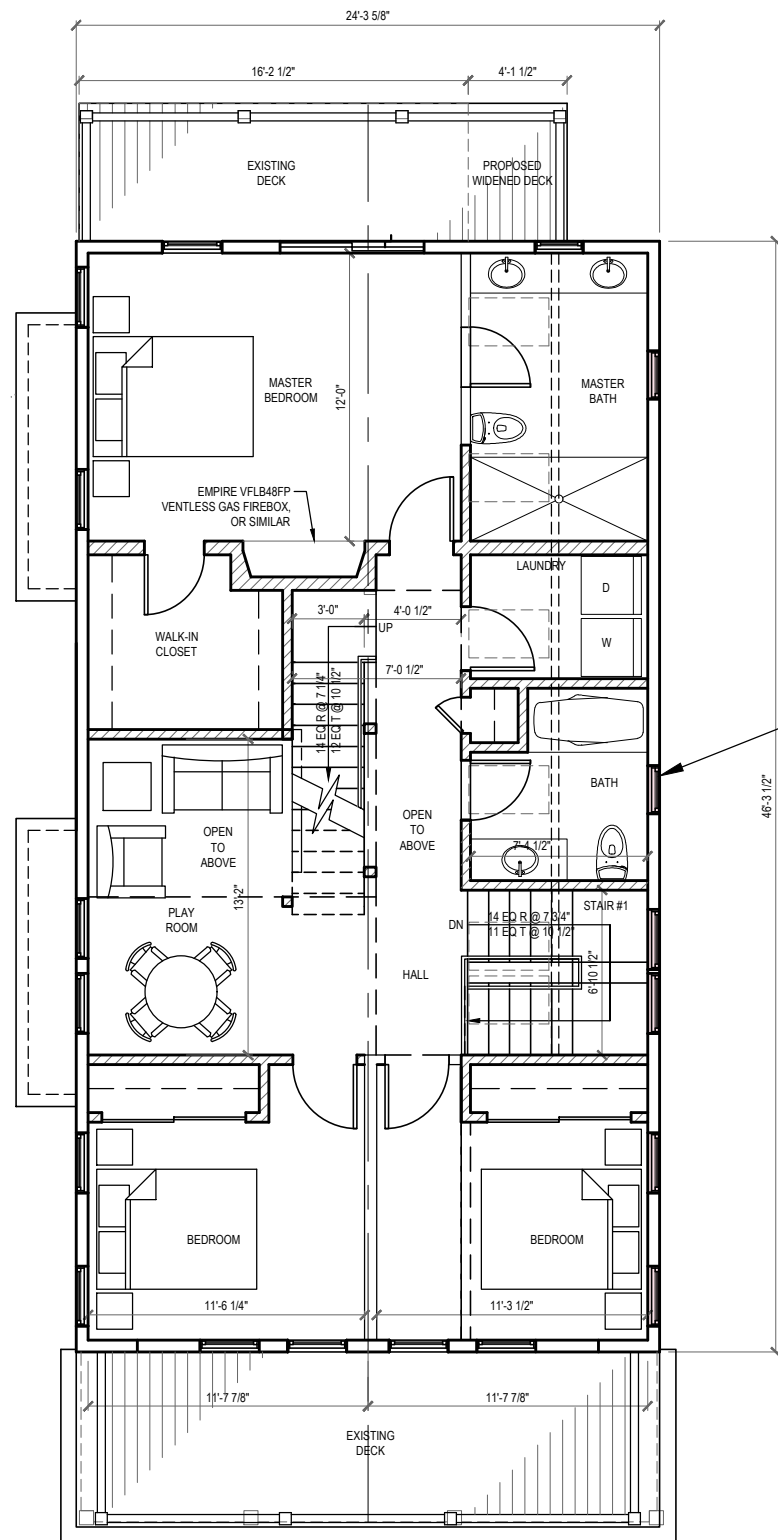
REVISION	DATE

SP APPL 29 APR 2024

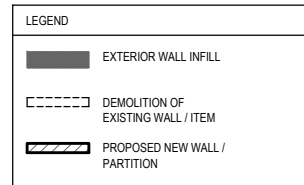
DRAWN BY MY REVIEWED BY PQ

SHEET

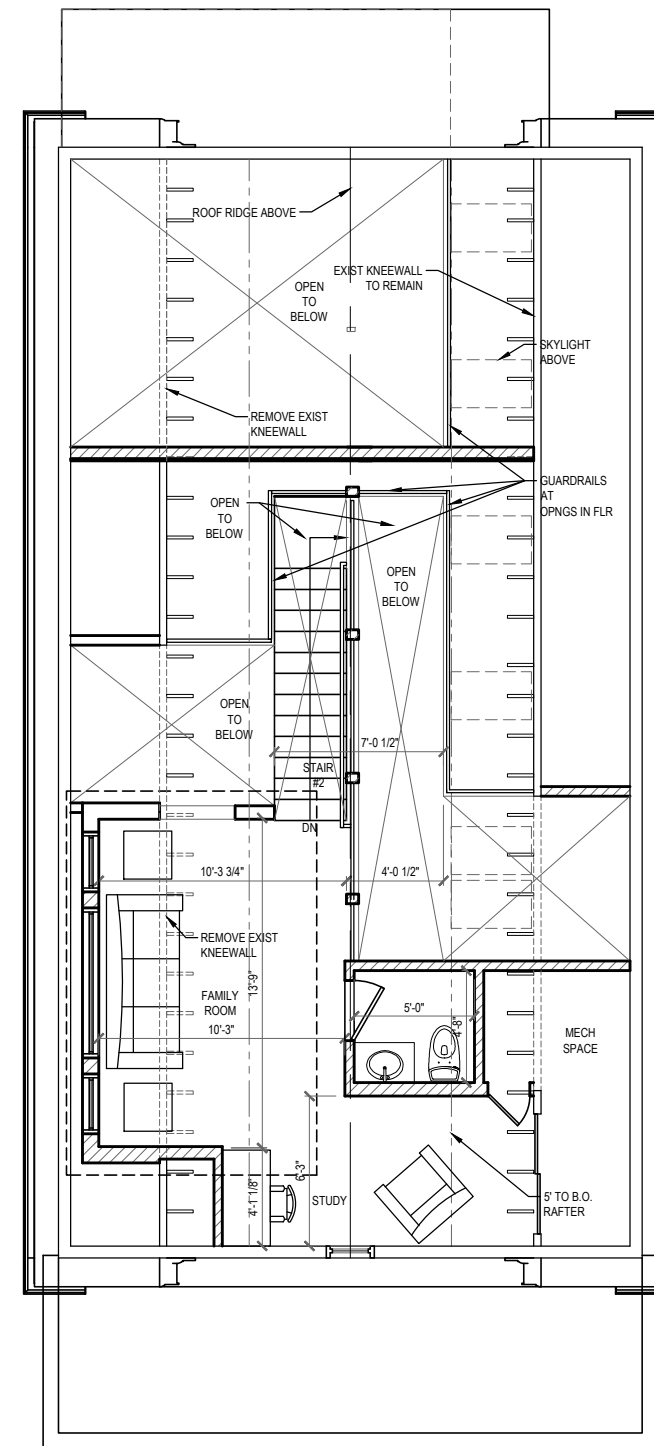
**A-2**



PROPOSED NEW OPENINGS ALONG THE RIGHT ELEVATION EXTERIOR WALL REQUIRE SPECIAL PERMIT APPROVAL. THE BALANCE OF THE PROPOSED BUILDING AS APPROVED BY THE HISTORICAL COMMISSION CASE MC-6937.



**1 2ND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**2 ATTIC FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

SEAL



CONSULTANT

PROJECT

11-13  
GOODMAN

11-13 GOODMAN RD  
CAMBRIDGE, MA 02139

PREPARED FOR

11-13 GOODMAN  
ROAD LLC

17 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

DRAWING TITLE

FRONT  
ELEVATION

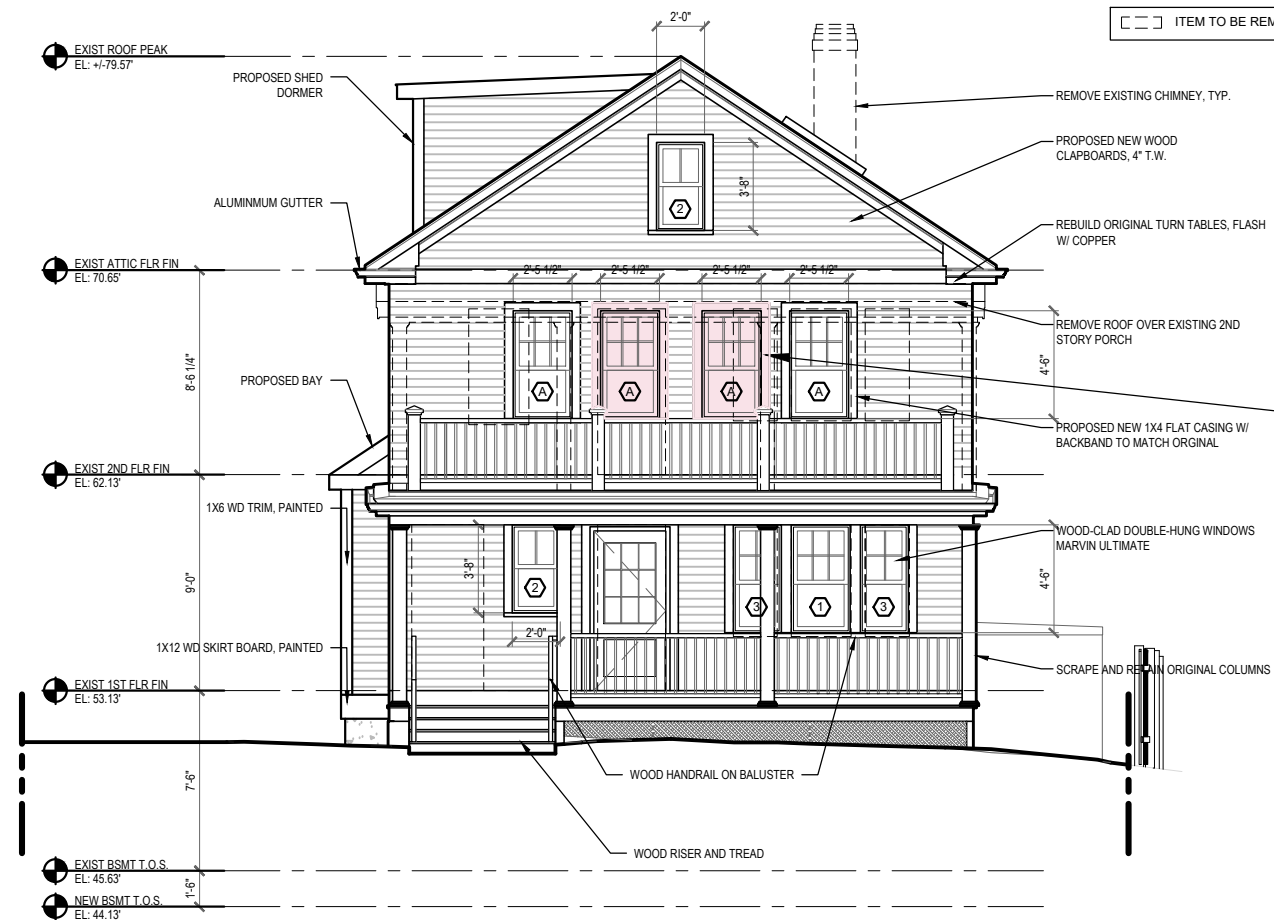
SCALE AS NOTED

REVISION	DATE

SP APPL	29 APR 2024
DRAWN BY	REVIEWED BY
MY	PQ

SHEET

A-3



PROPOSED WINDOWS INSTEAD OF PATIO DOORS. THE BALANCE OF THE PROPOSED BUILDING AS APPROVED BY THE HISTORICAL COMMISSION CASE MC-6937.

1 FRONT ELEVATIONS (EAST) PROPOSED  
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATIONS (EAST) EXISTING  
SCALE: 1/8" = 1'-0"



CONSULTANT

PROJECT  
**11-13 GOODMAN**  
11-13 GOODMAN RD  
CAMBRIDGE, MA 02139

PREPARED FOR  
11-13 GOODMAN ROAD LLC  
17 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

DRAWING TITLE  
**RIGHT ELEVATION**

SCALE AS NOTED

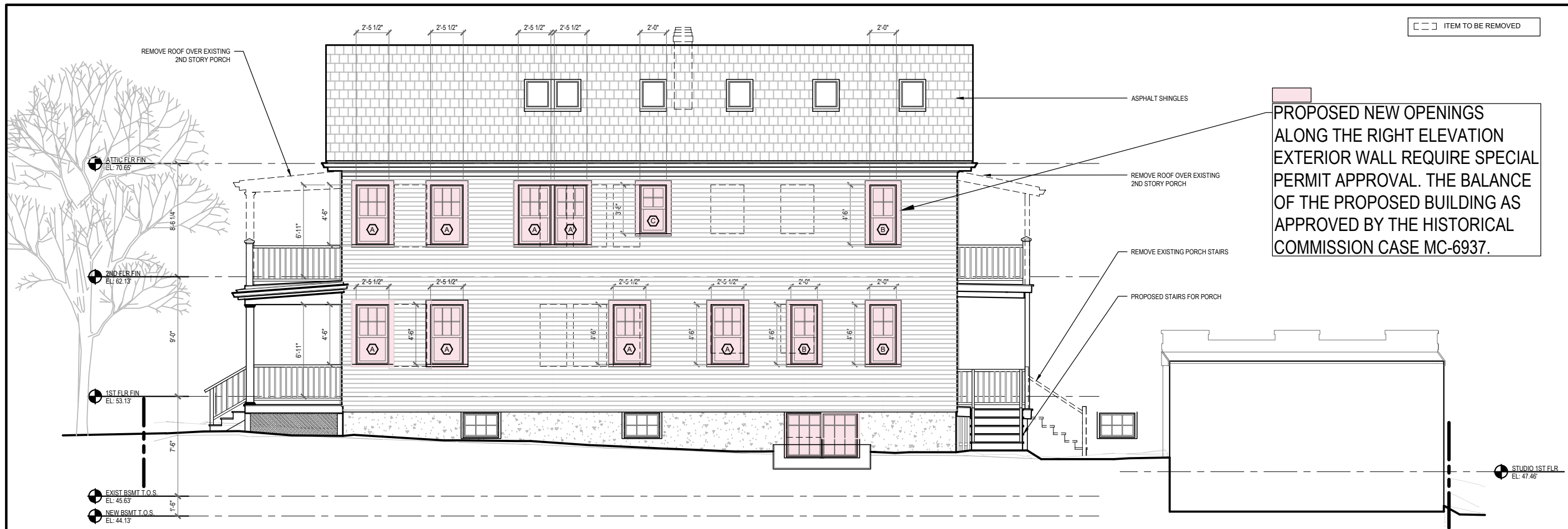
REVISION	DATE

SP APPL	29 APR 2024
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DRAWN BY MY	REVIEWED BY PQ
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SHEET

**A-4**



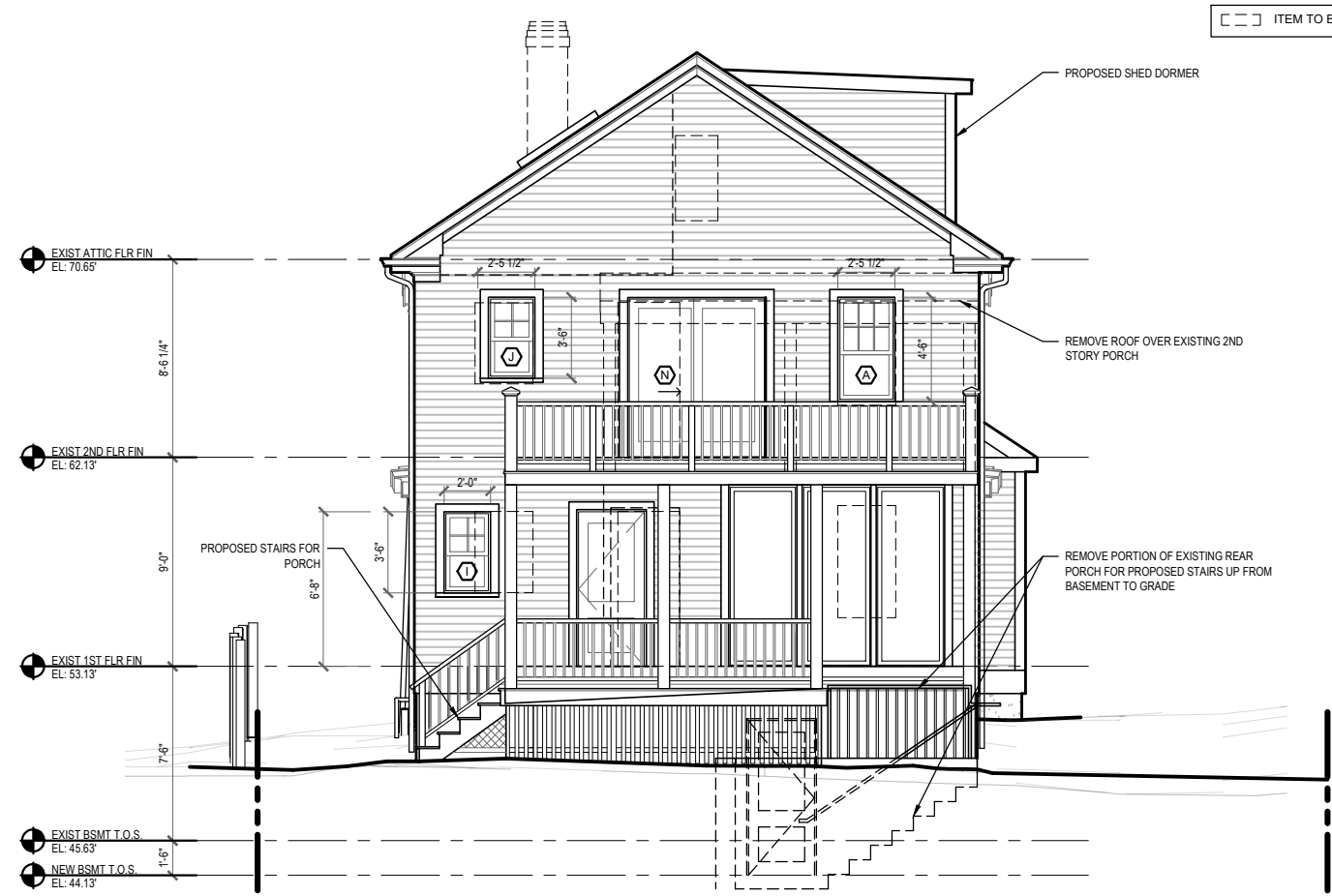
**1 RIGHT SIDE ELEVATION (SOUTH) PROPOSED**  
SCALE: 1/8" = 1'-0"



**2 RIGHT SIDE ELEVATION (SOUTH) EXISTING**  
SCALE: 1/8" = 1'-0"



Z:\CAD\DWGS\Goodman-13\02 Schematic Design - 2022\Blank Slate SP\_Elevations.dwg - 30-May-24 2:48:55 PM, DWG To PDF.pcd



PROPOSED BUILDING AS APPROVED BY THE HISTORICAL COMMISSION CASE MC-6937.

**1 REAR ELEVATION (WEST) PROPOSED**  
SCALE: 1/8" = 1'-0"



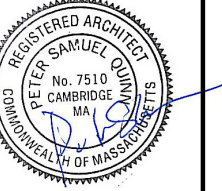
**2 REAR ELEVATION (WEST) EXISTING**  
SCALE: 1/8" = 1'-0"

**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3889

SEAL



CONSULTANT

PROJECT

11-13  
GOODMAN

11-13 GOODMAN RD  
CAMBRIDGE, MA 02139

PREPARED FOR

11-13 GOODMAN  
ROAD LLC

17 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

DRAWING TITLE

REAR  
ELEVATION

SCALE AS NOTED

REVISION	DATE

SP APPL 29 APR 2024

DRAWN BY MY REVIEWED BY PQ

SHEET

**A-5**

PROPOSED BUILDING AS APPROVED BY THE HISTORICAL COMMISSION CASE MC-6937.

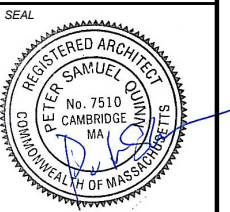


**1 LEFT SIDE ELEVATION & STUDIO (NORTH) PROPOSED**  
SCALE: 1/8" = 1'-0"



**2 LEFT SIDE ELEVATION & STUDIO (NORTH) EXISTING**  
SCALE: 1/8" = 1'-0"

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN  
PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3889



CONSULTANT

PROJECT  
**11-13 GOODMAN**  
11-13 GOODMAN RD  
CAMBRIDGE, MA 02139

PREPARED FOR  
**11-13 GOODMAN ROAD LLC**  
17 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

DRAWING TITLE  
**LEFT ELEVATION**

SCALE AS NOTED

REVISION	DATE

SP APPL 29 APR 2024  
DRAWN BY MY REVIEWED BY PQ  
SHEET

**A-6**



## Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)  
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*; Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*  
Catherine Tice, Nan Laird, *Alternates*

### CERTIFICATE OF APPROPRIATENESS

PROPERTY:           **13 Goodman Road**

OWNER:               **Dana Hill Home LLC**  
                              **17 Ellsworth Avenue**  
                              **Cambridge, MA 02139**

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the proposal described below is not incongruous to the historic aspects or architectural character of the building or district:

**Construct dormer, bays, exterior egress; alter fenestration, doors, and porches; and renovate garage structure in rear.**

The Commission found the proposal an improved solution over the previous application to demolish the building, and the proposed alterations and materials are in keeping with the character of the structure.

**The work has been approved as depicted in the drawings by Peter Quinn Architects, Somerville, Massachusetts, titled “Redevelopment of 13 Goodman Road,” and dated February 13, 2024.**

*The plans and specifications that were submitted with the application are incorporated into this certificate, which is non-binding on the applicant.*

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6937**

Date of Certificate: **March 4, 2024**

Attest: A true and correct copy of the decision was filed with the City Clerk’s office and the Mid Cambridge Neighborhood Conservation District Commission on March 6, 2024.

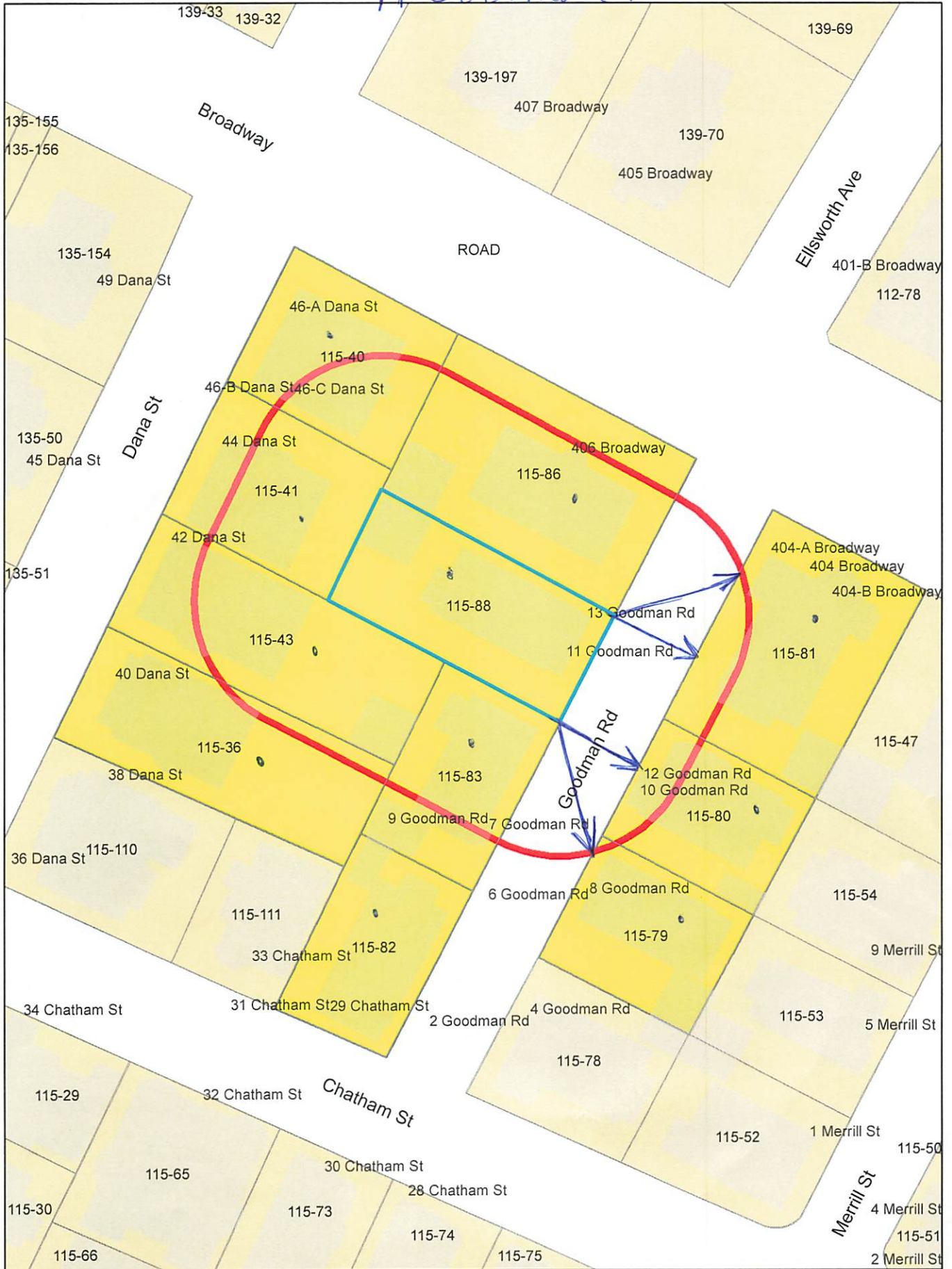
By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_, City Clerk

11 Goodman Rd.



11 Goodman Rd.

*Petitioner*  
MATT HAYES  
17 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

115-36  
ALONZO, PEDRO H. &  
LANE COBURN-ALONZO  
40 DANA ST  
CAMBRIDGE, MA 02138

115-80  
TURKO-BODROCK, JARYNA,  
TR. PHILLIP BODROCK, TRUSTEE  
10 GOODMAN RD  
CAMBRIDGE, MA 02139

115-81  
FULCI, GIULIA  
404 BROADWAY UNIT 404  
CAMBRIDGE, MA 02139

115-81  
SHAPIRO, DEBRA  
404A BROADWAY  
CAMBRIDGE, MA 02139

115-86  
S&J BROADWAY RE LLC  
406 BROADWAY  
CAMBRIDGE, MA 02139

115-83  
QUAN PETER  
TRS. BO YING QUAN 2020 IRREVOCABLE TR  
9 GOODMAN RD  
CAMBRIDGE, MA 02139

115-79  
GERSTEN, BENJAMIN A. & EMMA I. GERSTEN  
8 GOODMAN RD  
CAMBRIDGE, MA 02139

115-41  
RIEPER, FELIX & LAUREN BUDD  
44 DANA ST UNIT 2  
CAMBRIDGE, MA 02138

115-41  
TUNG YUAN SHION & SHU-LIN  
TRS YUAN SHION TUNG TR & THE SHU-LIN  
31 HADLEY ST  
CAMBRIDGE, MA 02140

115-43  
LA COLTERTON LLC  
50 HANCOCK ST  
CAMBRIDGE, MA 02139

115-41  
HIRSH, BARBARA ANN  
TRS BARBARA ANN HIRSH LIV TR  
44 DANA ST UNIT 1  
CAMBRIDGE, MA 02138

115-88  
DANA HILL HOME LLC  
17 ELLSWORTH AVE - UNIT 17  
CAMBRIDGE, MA 02139

115-82  
FERNANDES, MARIA E.  
CITY OF CAMBRIDGE TAX TITLE  
31 CHATHAM ST  
CAMBRIDGE, MA 02139

115-40  
WANG, FUQING  
46-46A DANA ST  
CAMBRIDGE, MA 02138