



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 MAY 22 PM 2:30
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 271432

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Mt. Auburn MLD LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: 9-11 Mt. Auburn Street , Cambridge, MA

TYPE OF OCCUPANCY: Office

ZONING DISTRICT: Office 2/ Harvard Sq Overlay

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Conversion to Additional Dwelling Units/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Conversion of buildings from office to residential dwelling units, requiring variance from open space requirements; and removal of connector between buildings requiring variance to allow maintaining of the distance between existing buildings.

Renovations and additions to nonconforming structure increasing Floor Area but not creating new nonconformities.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 5.000 Section: 5.26 (Conversion of Dwellings).
- Article: 8.000 Section: 8.22.2.a (Alterations to Non-conforming Structure).
- Article: 10.000 Section: 10.30 (Variance).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq. on behalf of Petitioner

Address: Trilogy Law LLC, 12 Marshall Street, Boston, MA 02108
Tel. No. 617-543-7009
E-Mail Address: sarah@trilogylaw.com

Date: May 22, 2024

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

Mt. Auburn MLD LLC

(OWNER)

Address: *9 Orchard Crossing, Andover, MA 01810*

state that *Mt. Auburn MLD LLC* owns the property located at *9, 11A and 11B Mount Auburn Street, Cambridge, Massachusetts* which is the subject of this zoning application.

The record title of the above-described property is in the name of *Mt. Auburn MLD LLC* pursuant to a deed dated *May 17, 2024* and duly recorded in the Middlesex South County Registry of Deeds, in Book *82782*, Page *91*.

[Signatures appear on the following page.]

CITY OF CAMBRIDGE
INSPECTORIAL SERVICE

2024 MAY 17 P 3:12

Mt. Auburn MLD LLC

Michael Driscoll

By: Michael Driscoll

NOTARY PUBLIC

COMMONWEALTH OF MASSACHUSETTS

COUNTY: Middlesex, ss.

On this 17th day of **May, 2024**, before me, the undersigned notary public, personally appeared the above named **Michael Driscoll**, Manager of Mt. Auburn MLD LLC, proved to me through satisfactory evidence of identification which was a driver's license or _____ (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Michael Driscoll
Notary Public:

Commission Expires: 6/12/29

CITY OF CAMBRIDGE
INSPECTORIAL SERVICES

2024 MAY 17 P 3:02



CITY OF CAMBRIDGE
INSPECTORIAL SERVICES

Handwritten scribbles at the top of the page.

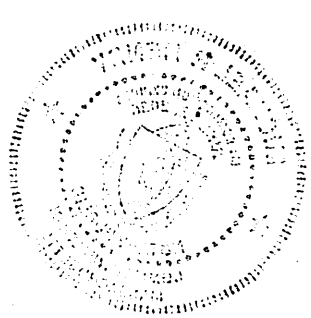
STATIONER'S COPY

Handwritten scribbles.

Main body of faint, illegible text.

Handwritten scribbles.

Handwritten scribbles.



Vertical text on the left side: 2021 MAY 22 10 52 AM

Vertical text on the right side: 2021 MAY 22 10 52 AM

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 51124
Document Type : DEED
Recorded Date : May 17, 2024
Recorded Time : 12:40:54 PM

Recorded Book and Page : 82782 / 91
Number of Pages(including cover sheet) : 6
Receipt Number : 2998311
Recording Fee (including excise) : \$16,343.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/17/2024 12:40 PM
Ctrl# 388830 00631 Doc# 00051124
Fee: \$16,188.00 Cons: \$3,550,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

THE PACKARD HUMANITIES INSTITUTE, a California nonprofit corporation ("Grantor"), with a place of business in Los Altos, Santa Clara County, California for consideration paid and in full consideration of Three Million Five Hundred Fifty Thousand and No/100 Dollars (\$3,550,000.00), does hereby grant to **MT. AUBURN MLD LLC**, a Massachusetts limited liability company ("Grantee"), with a mailing address at 9 Orchard Crossing, Andover, Massachusetts 01810, with QUITCLAIM COVENANTS, the land with the buildings and improvements thereon, located in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

Parcel I:

A certain parcel of land with the buildings thereon situated in Cambridge, being shown as Lot A on a plan entitled "Plan of Premises in Cambridge" by W.A. Mason & Son Co., Surveyors, dated May 20, 1924, recorded with the Middlesex South District Registry of Deeds at the end of Book 4757, being bounded and described as follows:

SOUTHWESTERLY	by Mount Auburn Street, eighteen and 70/100 (18.70) feet;
NORTHWESTERLY	by land now or formerly of William H. O'Leary by a line running through a partition wall, sixty and 49/100 (60.49) feet;
NORTHEASTERLY	by land of owners unknown, thirty-three and 52/100 (33.52) feet;
SOUTHEASTERLY	by Lot B on said plan, ten and 26/100 (10.26) feet;
SOUTHWESTERLY	again by said Lot B, six (6) feet;
SOUTHEASTERLY	again by said Lot B, forty-four and 50/100 (44.50) feet.

Containing 1,385.50 square feet of land.

Parcel II:

A certain parcel of land with the buildings thereon situated in Cambridge being now numbered 11 Mount Auburn Street, also called Mt. Auburn Street, and being shown on a plan entitled "Plan of Land in Cambridge, Mass." dated May 17, 1943, by Everett M. Brooks, Civil Engineer, recorded

with the Middlesex South District Registry of Deeds in Book 6677, Page 101, being bounded and described as follows:

SOUTHWESTERLY by said Mt. Auburn Street, fifty-one (51) feet;

NORTHWESTERLY by land of owners unknown, sixty-nine (69) feet and eleven (11) inches;

NORTHEASTERLY by land of owners unknown, forty (40) feet and four (4) inches;

SOUTHEASTERLY by line running through the center of a double house standing thereon and separating said lot from land now or formerly of Joshua P. Thayer, sixty (60) feet and three (3) inches.

Containing 2,979 square feet of land.

Parcel III

That certain parcel of land with the buildings and improvements thereon situated in Cambridge, Middlesex County, Massachusetts, being shown as Lot 2 on a plan prepared by Harry R. Feldman, Inc. of Boston, Mass., entitled, "Subdivision Plan of Land Cambridge, Mass." dated February 15, 1989, as updated March 10, 1989, recorded with Middlesex South District Registry of Deeds as Plan No. 718 of 1989 in Book 19925, Page 129 and being more particularly described as follows:

Beginning at a point being the northeasterly corner of Lot 1, as shown on the aforementioned plan; thence running:

SOUTH 60° 46' 30" EAST by land now or formerly of Americo Andrade, six and 98/100 feet (6.98); thence turning and running;

SOUTH 34° 27' 34" WEST by land now or formerly of Gunwyn/Zero Arrow Street Limited Partnership, forty-four and 74/100 (44.74) feet; thence turning and running;

NORTH 24° 30' 06" EAST by land now or formerly of Graham Gund, forty-four and 65/100 (44.65) feet to the point of beginning; containing 155 square feet, more or less, according to the aforementioned plan and being shown thereon as Lot 2.

The above-described premises are conveyed subject to, and with the benefit of, all rights, easements, restrictions and other matters affecting the premises of record at the Middlesex South District Registry of Deeds and (i) all taxes, assessments, betterments and other municipal liens, (ii) existing building and zoning laws and other legal requirements, and (iii) all items a current survey would show.

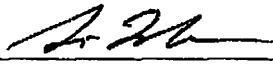
Meaning and intending to convey the same premises conveyed to Grantor by that certain Quitclaim Deed dated April 3, 2000 and recorded with the Middlesex South District Registry of Deeds in Book 31278, Page 280.

The conveyance does not constitute the sale or transfer of all or substantially all of Grantor's assets and, thus, notice of this transfer to the Office of the Attorney General of the Commonwealth of Massachusetts is not required under M.G.L. Ch. 180, Sec. 8A (c).

[Signature appears on the following page.]

EXECUTED under seal this 15th day of May, 2024.

THE PACKARD HUMANITIES INSTITUTE,
a California nonprofit corporation

By: 

Name: Si White a/k/a Raymond Sinclair White

Title: Treasurer

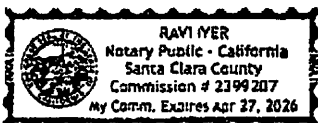
ACKNOWLEDGMENT

A notary public completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

County of Santa Clara, ss.

On this 15th day of May, 2024, before me, the undersigned Notary Public, personally appeared Si White also known as Raymond Sinclair White, proved to me through satisfactory evidence of identification, which was a California Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the duly authorized Treasurer of The Packard Humanities Institute, a California nonprofit corporation.



[Handwritten Signature]

Notary Public: RAVI IYER.
Print Name:
My Commission Expires: 04/27/2026.

[Affix Seal]

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

This project entails the renovation and conversion of two buildings now used for general office purposes and connected by a roof structure (and lift system) to residential use as a two (2) two-family homes.

Section 5.26 of the Cambridge Zoning Ordinance requires that a project involving the conversion of buildings to residential units meet "the requirements of minimum lot area for each dwelling unit, maximum ratio of floor area to lot area, **private open space** and off street parking are satisfied for all dwelling units..." (emphasis added). In this instance, the conversion to residential dwelling units will meet all of the above requirements with the exception of the provision for private open space. The project site is extremely constrained, due to the preexisting nonconforming shape and size of the lots, the structures sited close to lot lines, and a lack of open space. There would be no way for the project to meet an open space requirement (of 15%) and private open space requirement (of 7.5%, meeting the 15 ft by 15 ft minimum). In the circumstances presented here where historic homes are sited on a small lot with inadequate land area to support any open space, a literal enforcement of Section 5.26 would prohibit the owner of the property from reverting these homes to their historic use as two-family homes. A residential use is strongly preferred by the petitioner and has received strong support from the Cambridge Historical Commission which reviewed and approve the plans issuing and Certificate of Appropriateness, as well as the Harvard Square Advisory Committee which reviewed the project plans and voiced its strong support for this project.

Section 5.13 of the CZO requires "[i]n the case of multiple buildings on a lot, the minimum distance between such buildings shall not be less than the sum of the heights of the buildings divided by six or ten feet, whichever is greater." In this case, the project requires the removal of a connector piece (roof structure with lift underneath) that was added to accommodate the use of the site for office use. Once the connector piece is removed, the two historic structures are technically separate buildings which are located too close in proximity to meet the distance between building requirement (of 10.8 ft.). Maintaining the connection between buildings would result in triggering State Building Code requirements for multi-family housing. Moreover, the connection between buildings would be undesirable for future residential owners. Therefore, a literal enforcement of Section 5.13 would render the project financially and logistically infeasible and undesirable.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardships described above are owing to the following unique circumstances: (a) an oddly shaped and undersized lot that currently has no complying private open space due to the proximity of the structures to the lot lines; (b) historic structures sited close in proximity that are burdened by historic restrictions (due to a facade preservation restriction and the property's location within the Harvard Square Conservation District) which severely limits or prohibits demolition of the structures that would be necessary to create the required private open space and/or distance between buildings; and (c) the shape of the historic structures originally constructed for residential purposes and best used for such purposes. These circumstances are unique to this site and not generally affecting the zoning district.

C DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The renovations, additions and conversion of the buildings to the proposed residential use will have no detrimental impact on the public good. Specifically with respect to the variances required, there is no detriment to the public in allowing the conversion of the buildings to residential dwelling units despite the lack of private open space. While generally desirable to provide such open space for new residential projects, when possible, in circumstances here, the dwellings created here will provide highly desirable homes in close proximity to Harvard Square, Central Square, and readily accessible to public transit. Similarly, allowing the removal of the connector piece will not impact any abutters to the project and will open up the site, allow better circulation from the rear to the front of the property, and generally improve the site conditions for the new residential occupants of the property.

- 2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The granting of variance relief in this instance will be consistent with the intent and purpose of the Ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L Ch. 40A Zoning Section 10 Variances, the proposed project will: (a) Create quality housing with valued open space for the benefit of the residents and abutters; (b) Not result in use or activity not otherwise permitted in the ordinance; (c) Not result in negative impacts listed in the Section 1.3 regarding traffic, population density, blight and pollution.

***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

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 9-11 Mt. Auburn Street , 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:
The project requires a special permit under Section 8.22.2.a of the CZO in order to allow for necessary additions and dormers to the preexisting nonconforming structures which result in an increase in Gross Floor Area/Floor Area Ratio of more than 15% but less than 25% in area or volume. It should be noted that the additions and alterations proposed otherwise conform with the dimensional requirements of the CZO, including maintaining the existing heights (less than 33 ft., where the maximum height in this district is 85 ft), maintaining and not exacerbating existing setbacks, only modestly increasing FAR (to 1.28) but keeping it well below the maximum 2.0 for this district, and keeping unit numbers relatively low (at 4 units) despite the district's allowance for as many as 7 units based on the lot size to dwelling unit requirements. The creation of additional residential housing in this location is a desirable and in the public interest.
- 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:
The project plans will not negatively impact traffic or patterns of access or egress from the property. The proposed renovations and additions will improve the site circulation by removing the connector piece, removing exterior fire escapes, improving porch entries, and maintaining and improving the established neighborhood character.
- 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:
The proposal will not negatively impact adjacent uses since the additions and dormers proposed are relatively modest, sited next to very large buildings that have few to no windows facing the site. The proposed residential use will not negatively impact the neighboring properties which are substantially larger and more institutional or commercial uses located at or near a busy intersection at the edge of Harvard Square.
- 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:

The proposal will not cause nuisance or hazard for the occupants of the property or the citizens of the City, but instead will provide much needed, quality, residential homes, and will result in the preservation and restoration of historic homes in the Harvard Square Conservation District.

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:

The requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts, because it will allow for the rational, and desirable renovation and reuse of existing, historic structures, returning them to their originally intended use for residential living, with only modest changes necessary to make this project feasible. The project will be in keeping with the neighborhood uses and beneficial in providing much-needed, residential homes to the benefit of the district and City at large.

***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: Mt. Auburn MLD LLC
Location: 9-11 Mt. Auburn Street , Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Office
Zone: Office 2/ Harvard Sq Overlay
Requested Use/Occupancy: Residential (Two (2) two-family dwellings)

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		4,908	5,755	8,980	(max.)
LOT AREA:		4,490	4,490	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		1.09	1.28	2.00	
LOT AREA OF EACH DWELLING UNIT		0 (n/a)	1,122	600	
SIZE OF LOT:	WIDTH	69.7	69.7	50.0	
	DEPTH	61.52 (ave.)	61.52 (ave.)	n/a	
SETBACKS IN FEET:	FRONT	6.0/27.35	6.0/27.35	0	
	REAR	3.1/4.1	3.1/4.1	0	
	LEFT SIDE	30.64/3.0	30.64/3.0	0	
	RIGHT SIDE	0.7/44.55	0.7/44.55	0	
SIZE OF BUILDING:	HEIGHT	32.02/32.88	32.02/32.88	85	
	WIDTH	46.2/38.8	46.2/38.8	0	
	LENGTH	47.5/22.3	47.5/22.3	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0	0	15%	
NO. OF DWELLING UNITS:		0	4	7 (max)	
NO. OF PARKING SPACES:		2	2	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0*	6.4/3.4**	10.8	

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.:

Note: No bike parking required, per Section 6.103.2.a.

**Existing distance between buildings is 0 ft. because of connecting roof structure – resulting in the two buildings being deemed one structure.*

***Proposed distance between building is 6.4 ft between facades of the two structures and 3.4 between the landing to the facade of the other building.*



11B MT AUBURN ST

11A MT AUBURN ST

22 APRIL 2024

**RENOVATIONS AND ADDITIONS
9, 11A AND 11B MT AUBURN ST**

**PREPARED FOR:
THE CAMBRIDGE BOARD OF ZONING APPEAL**

**BOTH STRUCTURES TO BE CONVERTED TO BACK
TO ORIGINAL RESIDENTIAL USE FROM CURRENT
OFFICE USE.**

11A SCOPE OF WORK:

***CONVERT USE TO (2) DWELLING UNITS. PROPOSED 3RD
STORY REAR ADDITION WITH CROSS GABLE ROOF AND
SHED DORMERS. MODIFICATIONS TO LEFT SIDE ENTRY.
CONNECTING ROOF CANOPY TO 11A TO BE REMOVED.
FRONT SIDE LANDSCAPING TO REMAIN AND BE
ENHANCED.***

11B SCOPE OF WORK:

CONVERT USE TO (2) DWELLING UNITS.

(2) NEW 15'-0' SHED DORMERS

***ZONING RELIEF NEEDED FOR NEW NON-CONFORMING
BUILDING PROXIMITY DUE TO REMOVAL AND CANOPY
CONNECTOR, EXISTING NON-CONFORMING OPEN
SPACE.***

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/10/2024

PROJECT

9, 11A & 11B MT AUBURN STREET

Cambridge, MA

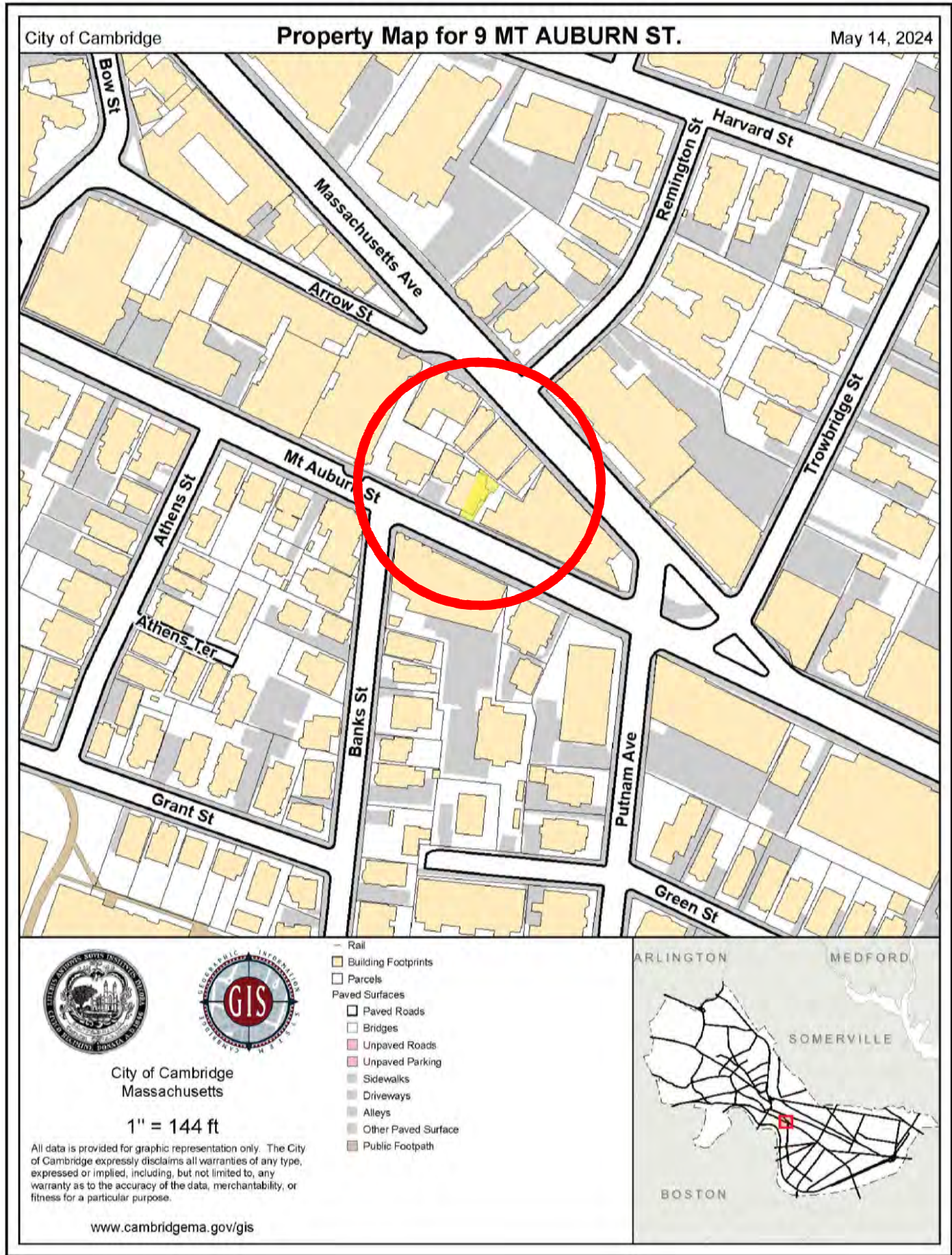
TITLE

**COVER PAGE
PHOTOS**

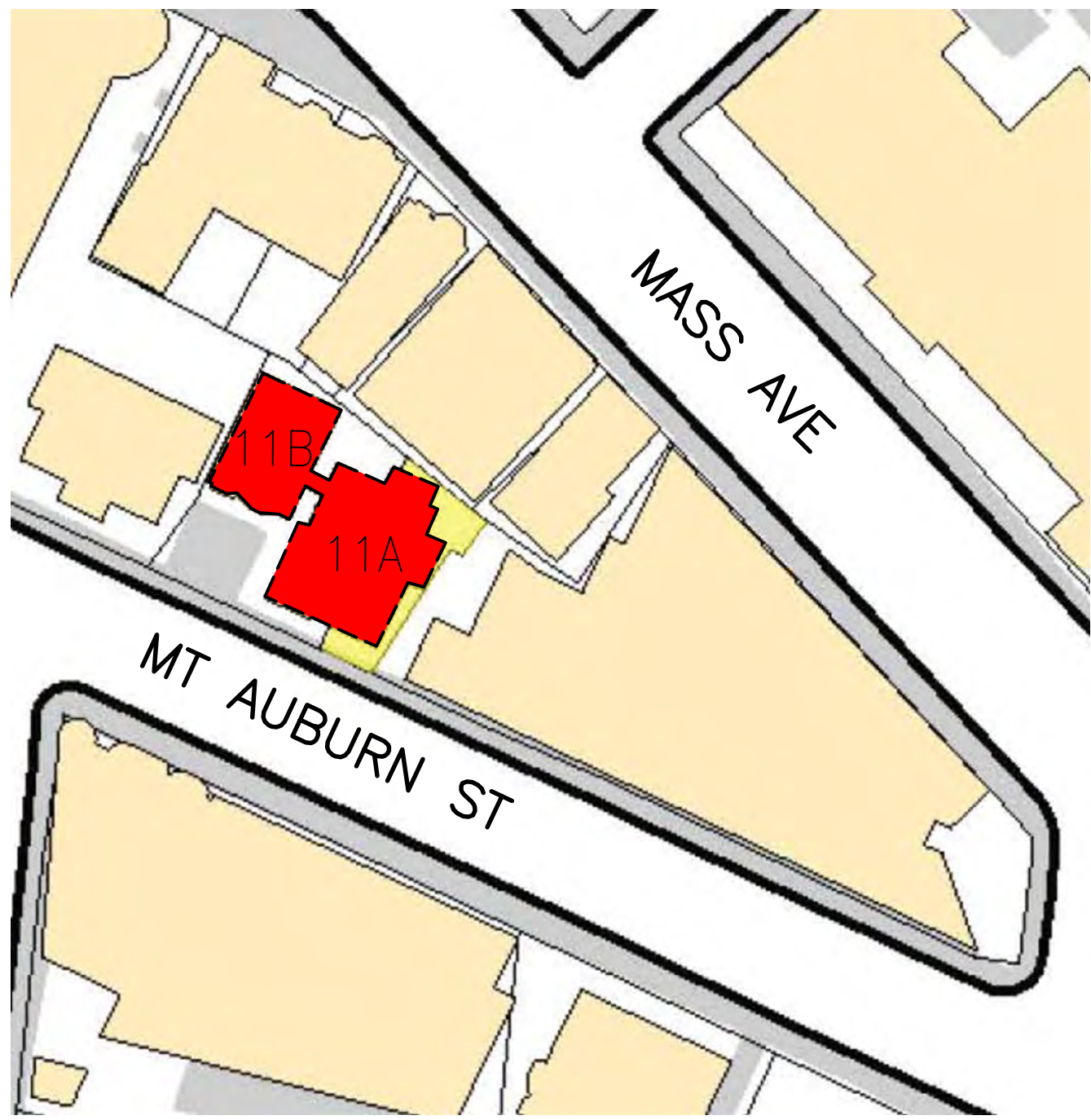
SCALE

DRAWING

C.1



LOCUS MAP



ENLARGED LOCUS MAP



11A VIEW FROM MT AUBURN ST

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/10/2024

PROJECT

9, 11A & 11B MT AUBURN STREET

Cambridge, MA

TITLE

**COVER PAGE
PHOTOS**

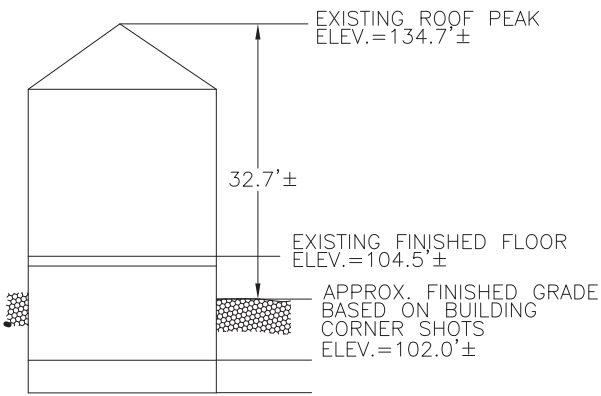
SCALE

DRAWING

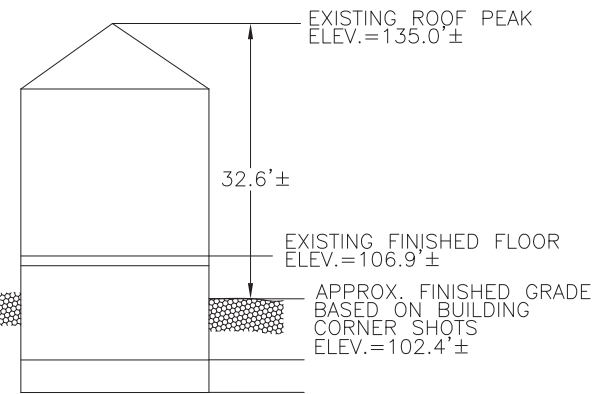
C.1

EXISTING LEGEND

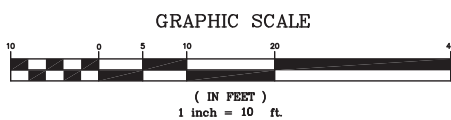
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE



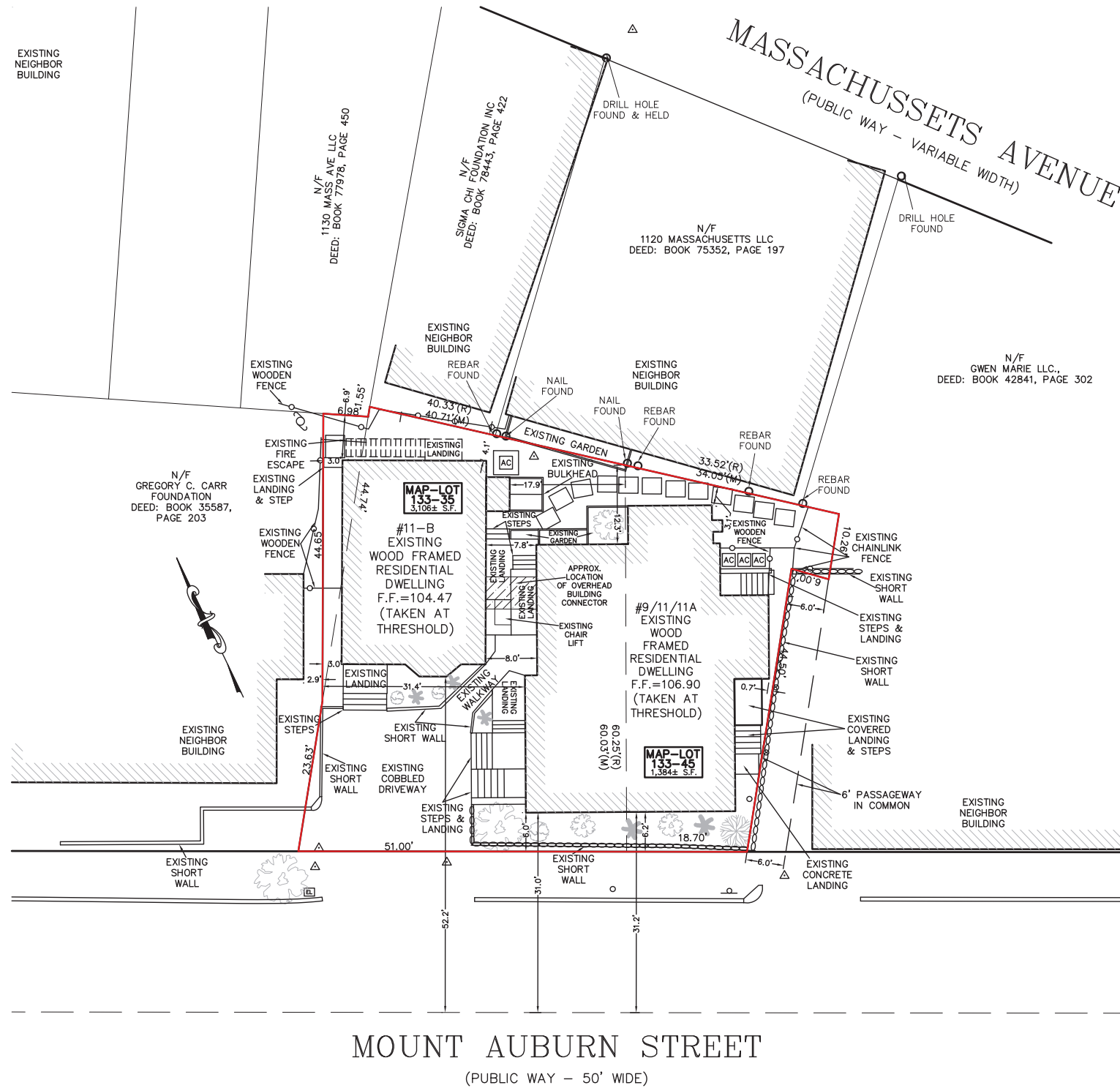
EXISTING PROFILE #11B
NOT TO SCALE



EXISTING PROFILE #9-11-11A
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT 2024 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY VIOLATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL RENDER IT INVALID AND UNENFORCEABLE.



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 02/12/2024.
2. DEED REFERENCE: BOOK 31278, PAGE 280
PLAN REFERENCE 1: REF PLAN 1526 OF 2004
PLAN REFERENCE 2: REF PLAN BOOK 4757 PAGE 999
PLAN REFERENCE 3: REF PLAN 156 OF 1943
PLAN REFERENCE 4: REF PLAN BOOK 870 PG 220
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, ON PANEL NUMBER 0576E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM.
9. ZONING DISTRICT: 0-2: OFFICE-2.

SCALE	1"=10'
DATE	02/15/2024
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	11 MOUNT AUBURN STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	PUN
CHKD BY	PUN
APPD BY	PUN
REVISION	
BY	
PLOT PLAN OF LAND	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET NEWTON, MA, SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com	

SHEET NO.

1

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 02/12/2024.

2. DEED REFERENCE: BOOK 31278, PAGE 280
 PLAN REFERENCE 1: REF PLAN 1526 OF 2004
 PLAN REFERENCE 2: REF PLAN BOOK 4757 PAGE 999
 PLAN REFERENCE 3: REF PLAN 156 OF 1943
 PLAN REFERENCE 4: REF PLAN BOOK 870 PG 220
 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, ON PANEL NUMBER 0576E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.

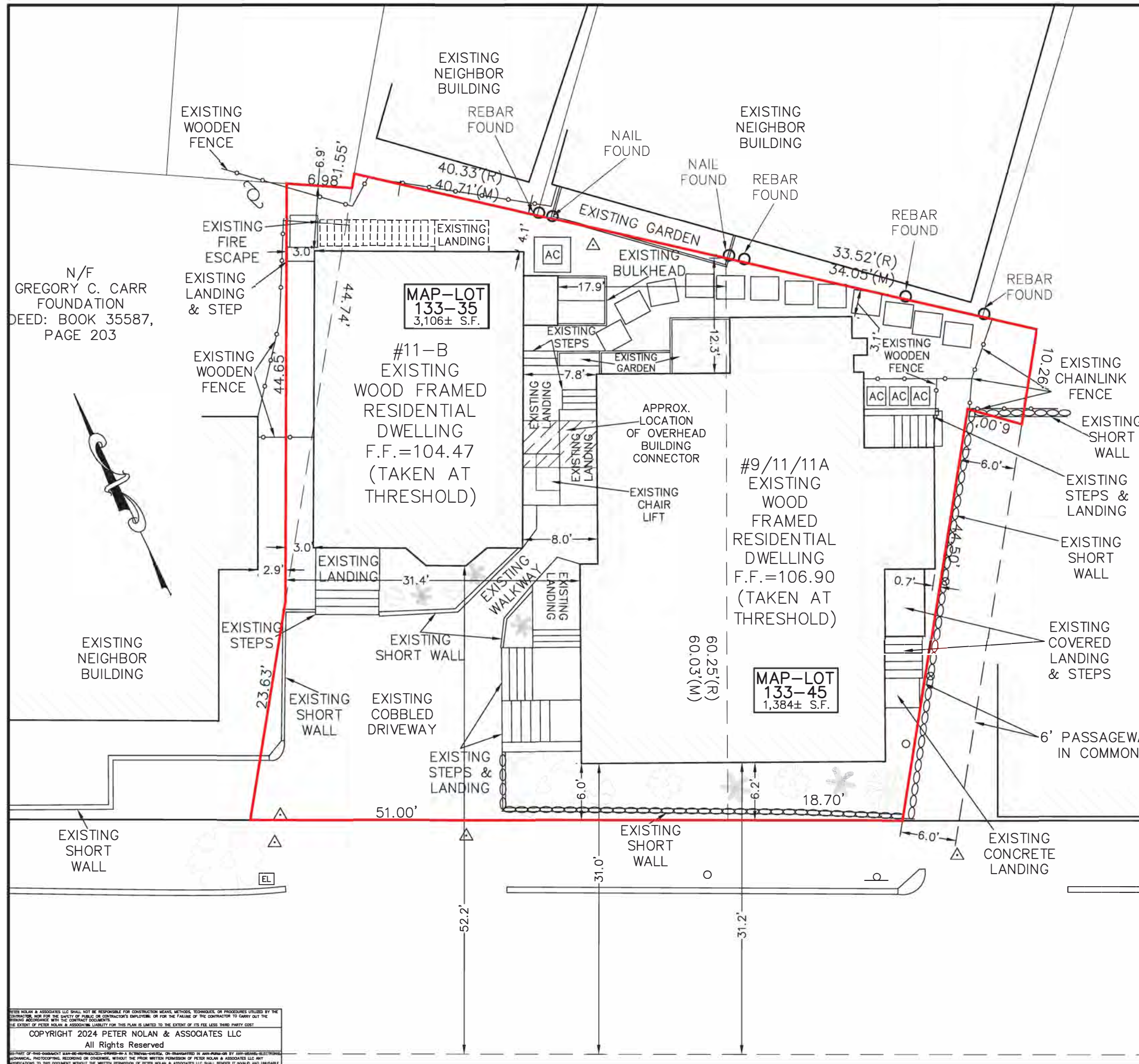
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM.

9. ZONING DISTRICT: 0-2: OFFICE-2.

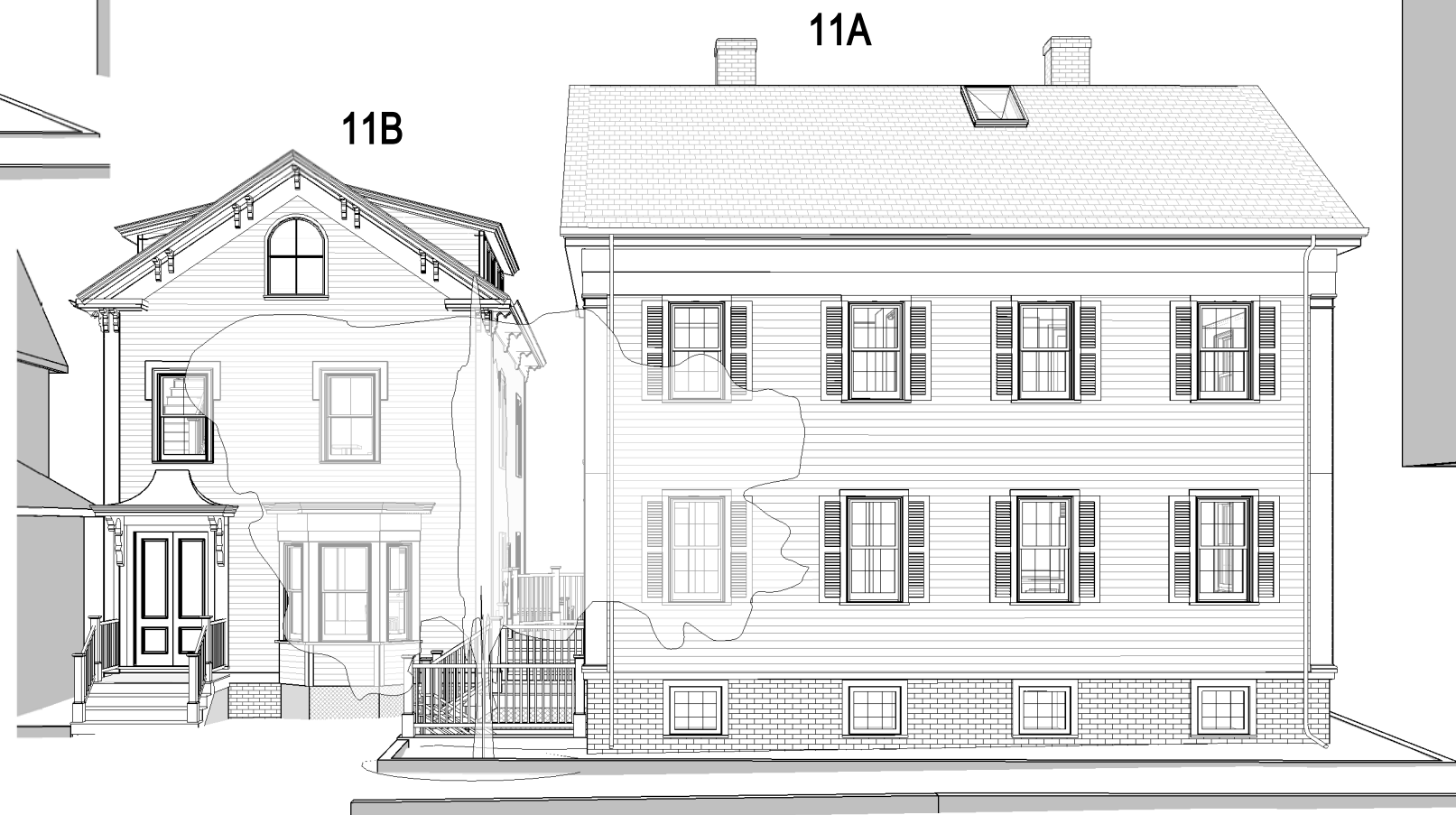


SCALE	N.T.S.		
DATE	02/15/2024	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1	11 MOUNT AUBURN STREET CAMBRIDGE MASSACHUSETTS	
CLIENT:	PLOT PLAN OF LAND		
DRAWN BY	GB	SHEET NO. 1	
CHKD BY	PJN	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS	
APPD BY	PJN	80 JEWETT STREET NEWTON, MA, SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com	

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
 COPYRIGHT 2024 PETER NOLAN & ASSOCIATES LLC
 All Rights Reserved



1 Front View Extg.



2 Front View Proposed

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street
Cambridge, MA

TITLE

**3D views
COMPARISON**

SCALE

DRAWING

A0.0



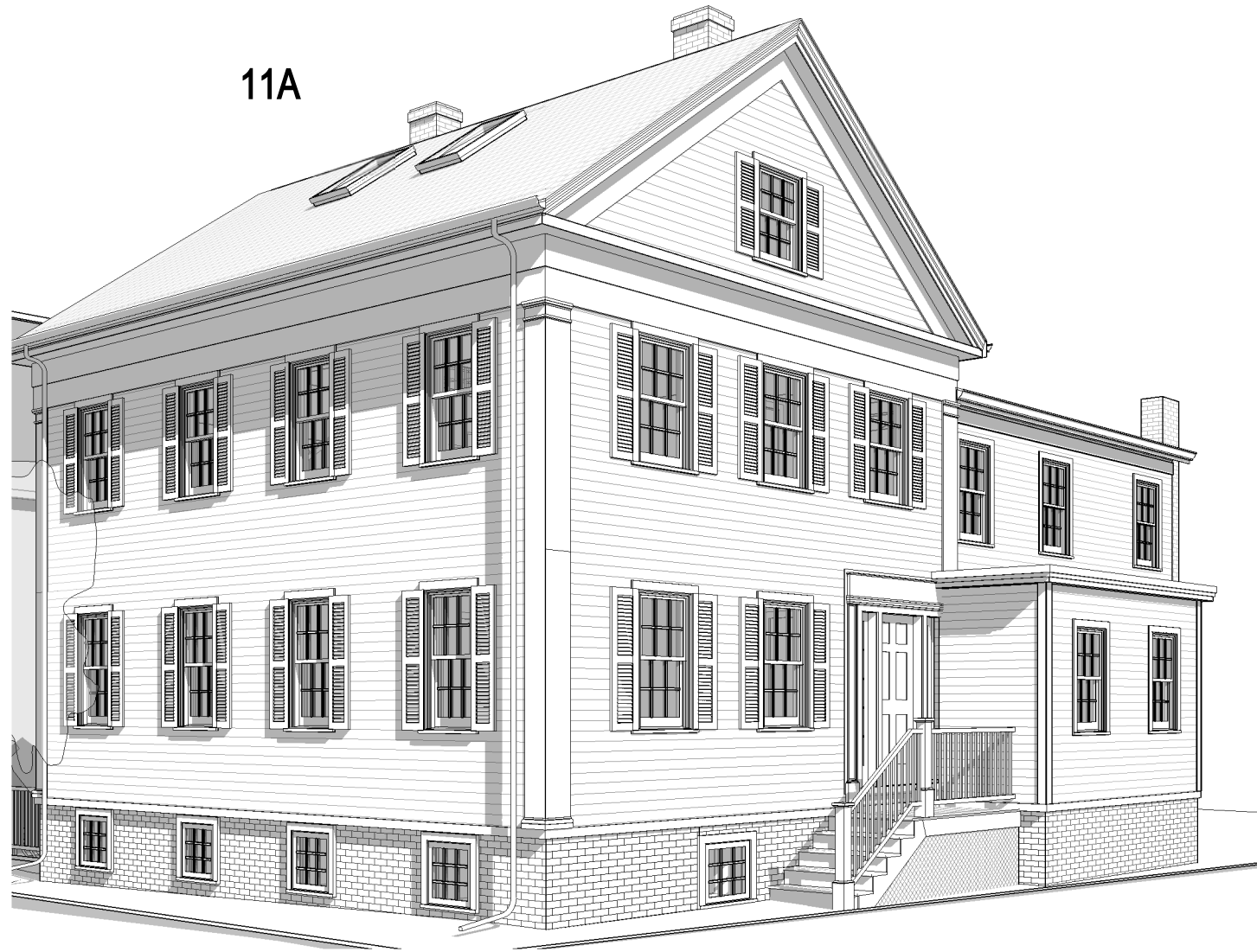
1 Front/Left side view- EXTG



2 Front/Left side view- PROPOSED

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 3D views COMPARISON</p>	<p>SCALE</p>	<p>DRAWING A0.1</p>
---	---	---	---	---------------------	--

11A



11A



1 Front Right View - EXTG

2 Front Right View - PROPOSED

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street
Cambridge, MA

TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

A0.2



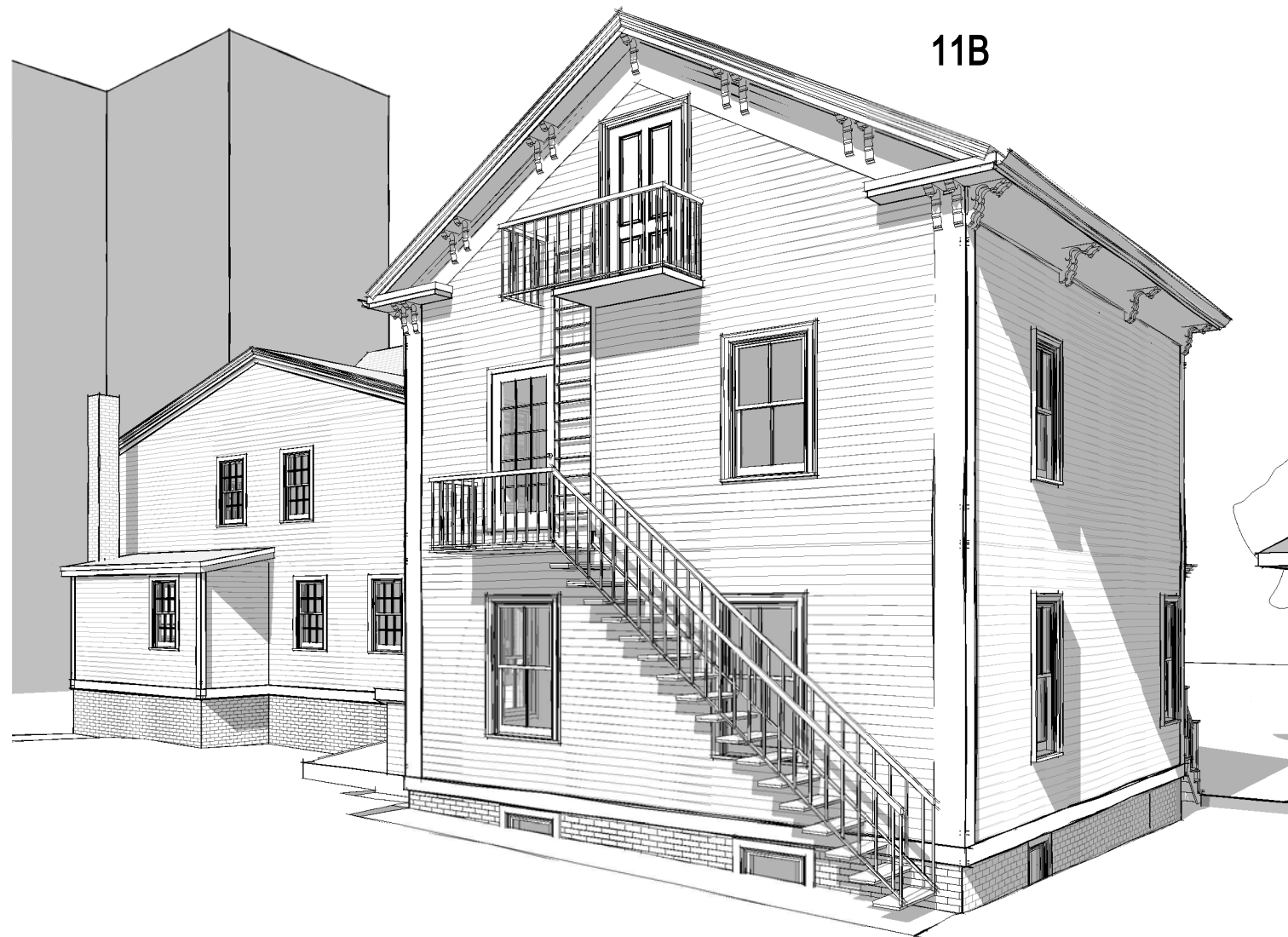


1 Rear Right View - EXTG



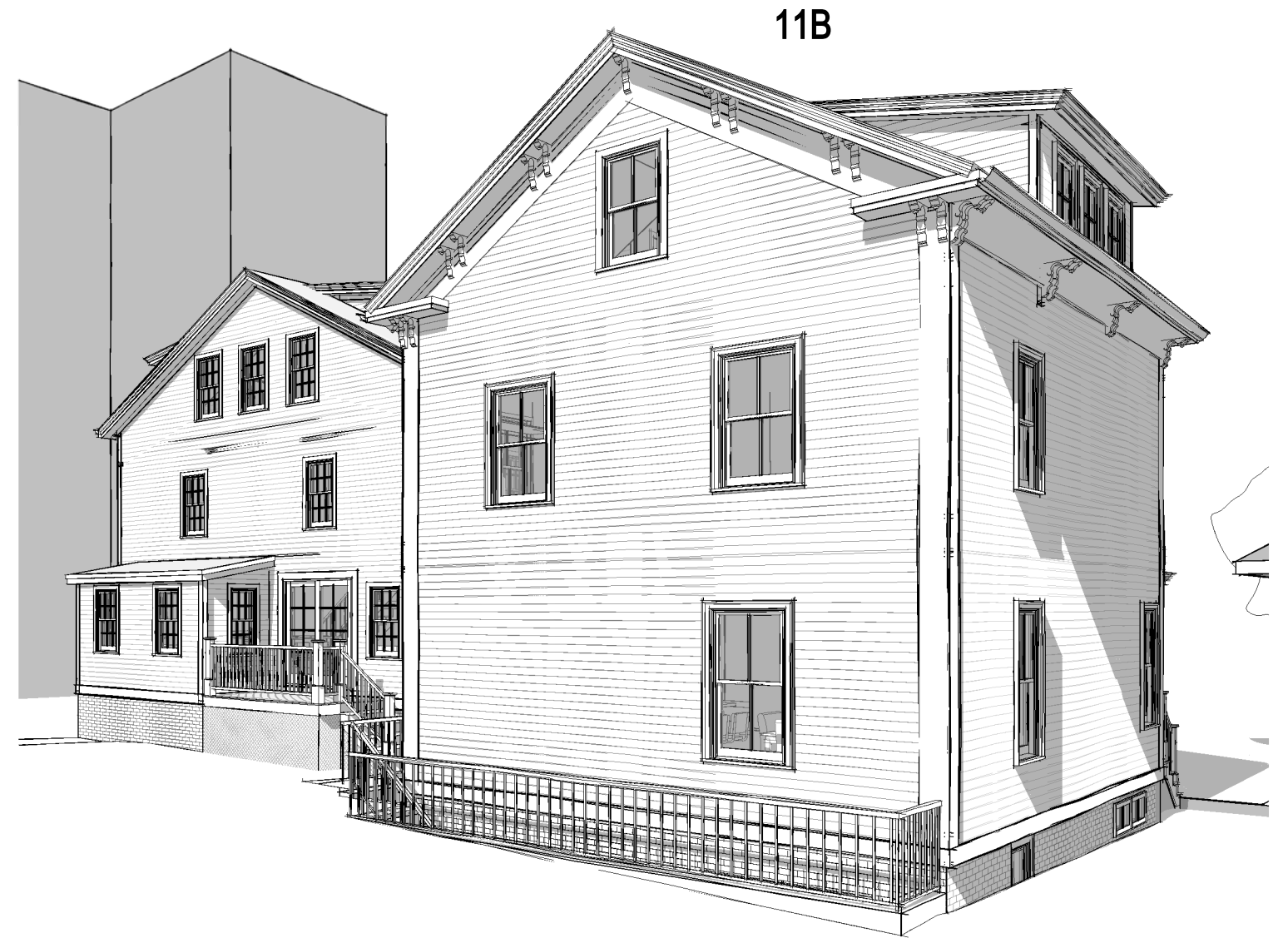
2 Rear Right View - PROP.

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>4/22/2024</p>	<p>11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>3D Views COMPARISON</p>		<p>A0.3</p>



11B

1 Rear Left View EXISTING



11B

2 Rear Left View PROPOSED

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street
Cambridge, MA

TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

A0.4

11A&B Dimension Regulation - ZONE OFFICE 2 + HARVARD SQUARE OVERLAY

	.EXISTING	.PROPOSED	.REQUIRED	.CONFORMING
GFA	4,908 S.F.	5,755 S.F.	8,980 S.F.	YES
FAR	1.09	1.28	MAX FAR = 2	YES
MIN. LOT SIZE	4,490 sq. ft.	4,490 sq. ft.	5,000 sq. ft.	EXTG. NON CONFORMING
MIN. LOT AREA PER DWELLING UNIT	0	4	600 sq. ft. (4 DU tot = 2,400 s.f.)	YES
LOT WIDTH	69.7'	69.7'	50'	YES
FRONT SETBACK	6' (11A) 27.35' (11B)	6' 27.35' (11B)	0'	YES (11A and B)
RIGHT SIDE SETBACK	0.7' (11A) 44.55' (11B)	0.7' (11A) 44.55' (11B)	0'	YES (11A and B)
LEFT SIDE SETBACK	30.64 (11A) 3' (11B)	30.64' (11A) 3'(11B)	0'	YES (11A and B)
REAR SETBACK	3.1' (11A) 4.1' (11B)	3.1' (11A) 4.1' (11B)	0'	YES (11A and B)
MAXIMUM HEIGHT	32.02' (11A) 32.88' (11B)	32.02' (11A) 32.88' (11B)	85'	YES (11A and B)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	0%	0%	15%	EXTG. NON CONFORMING (11A and B)

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street
Cambridge, MA

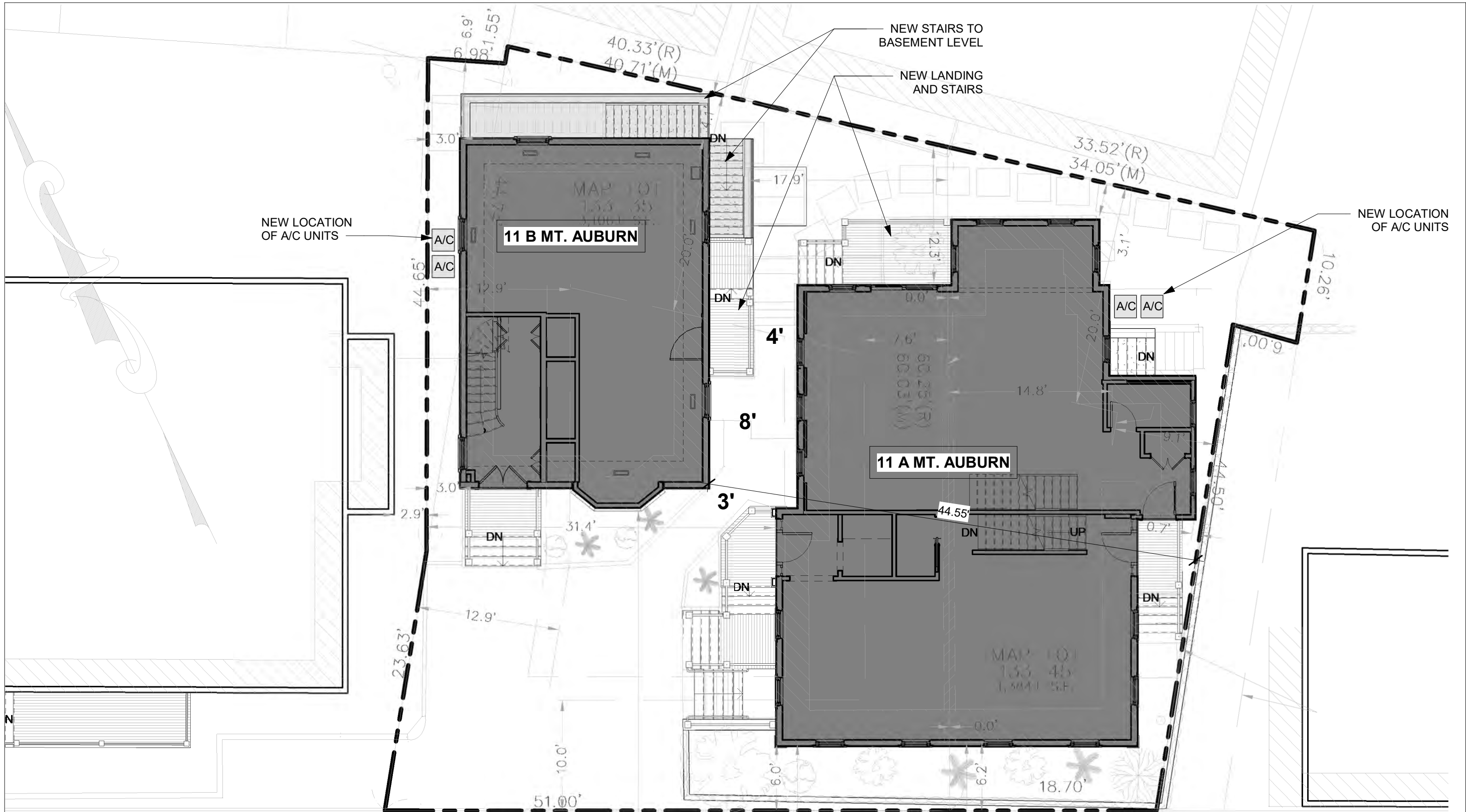
TITLE

**11A&B Zoning
Analysis**

SCALE

DRAWING

..Z.1



ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>4/22/2024</p>	<p>11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>Zoning - Setback & Building Proximity Plan</p>	<p>1/8" = 1'-0"</p>	<p>..Z.2</p>



ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street
Cambridge, MA

TITLE

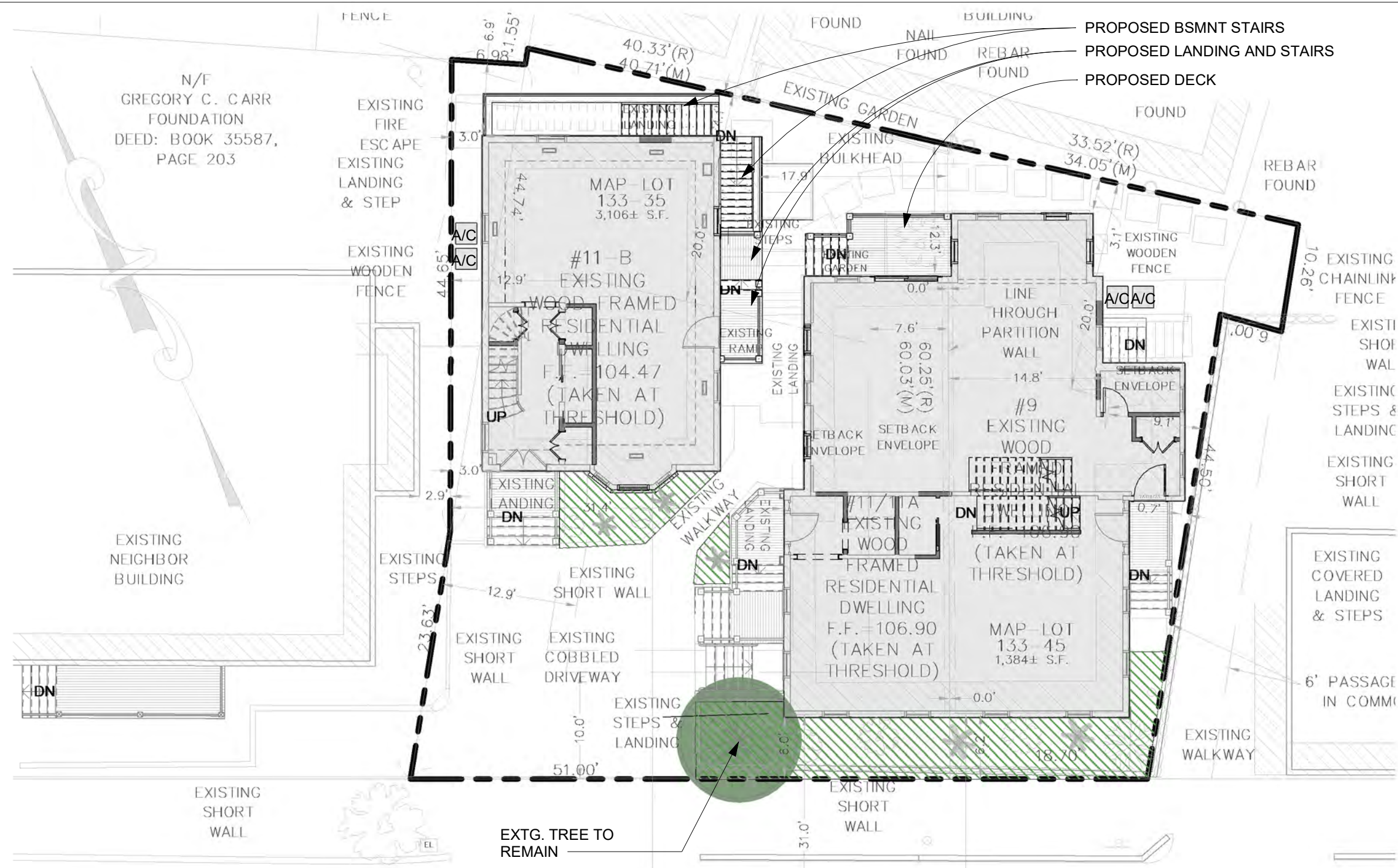
Exgt. Open Space Plan

SCALE

3/32" = 1'-0"

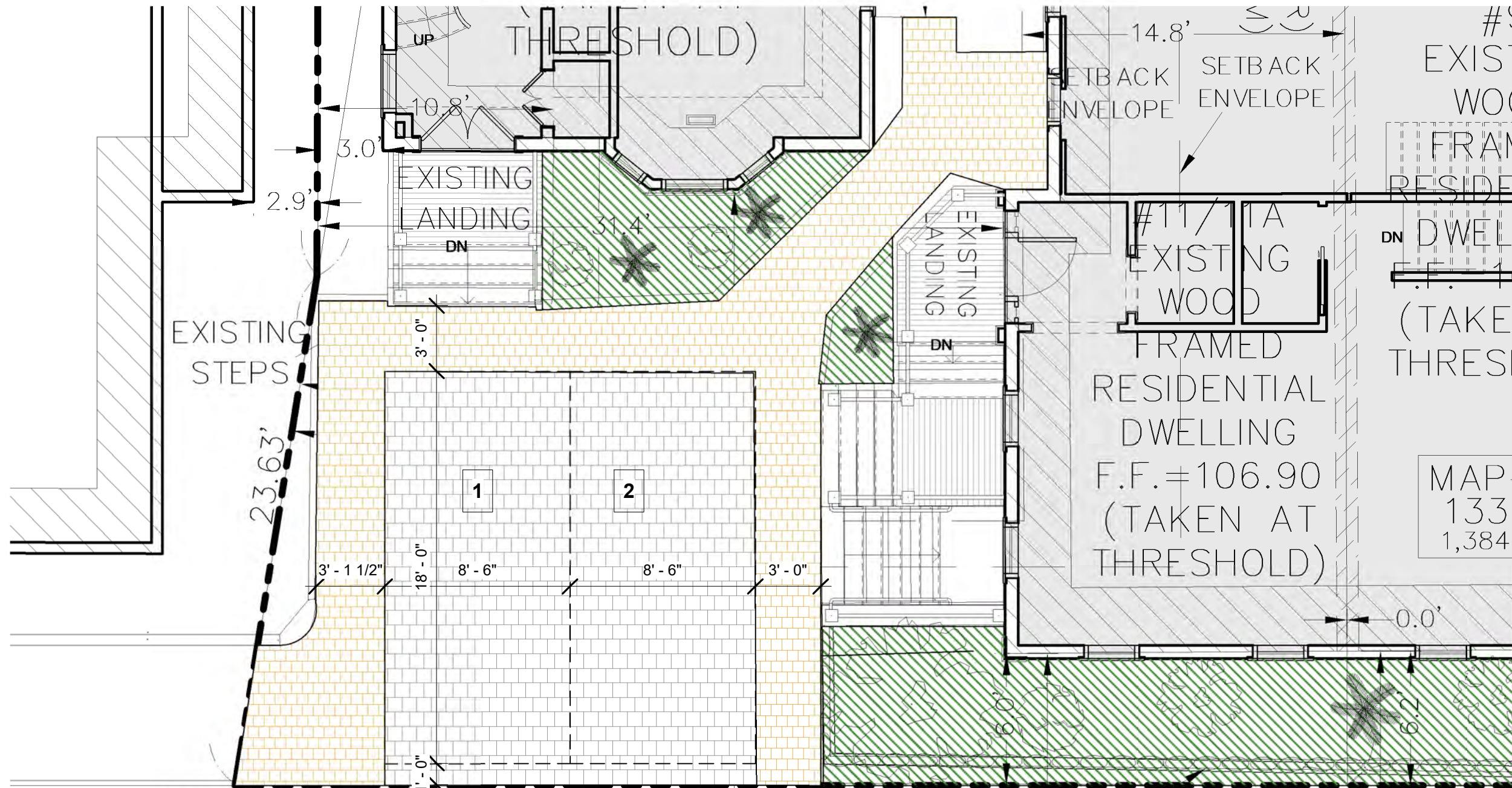
DRAWING

..Z.3.1



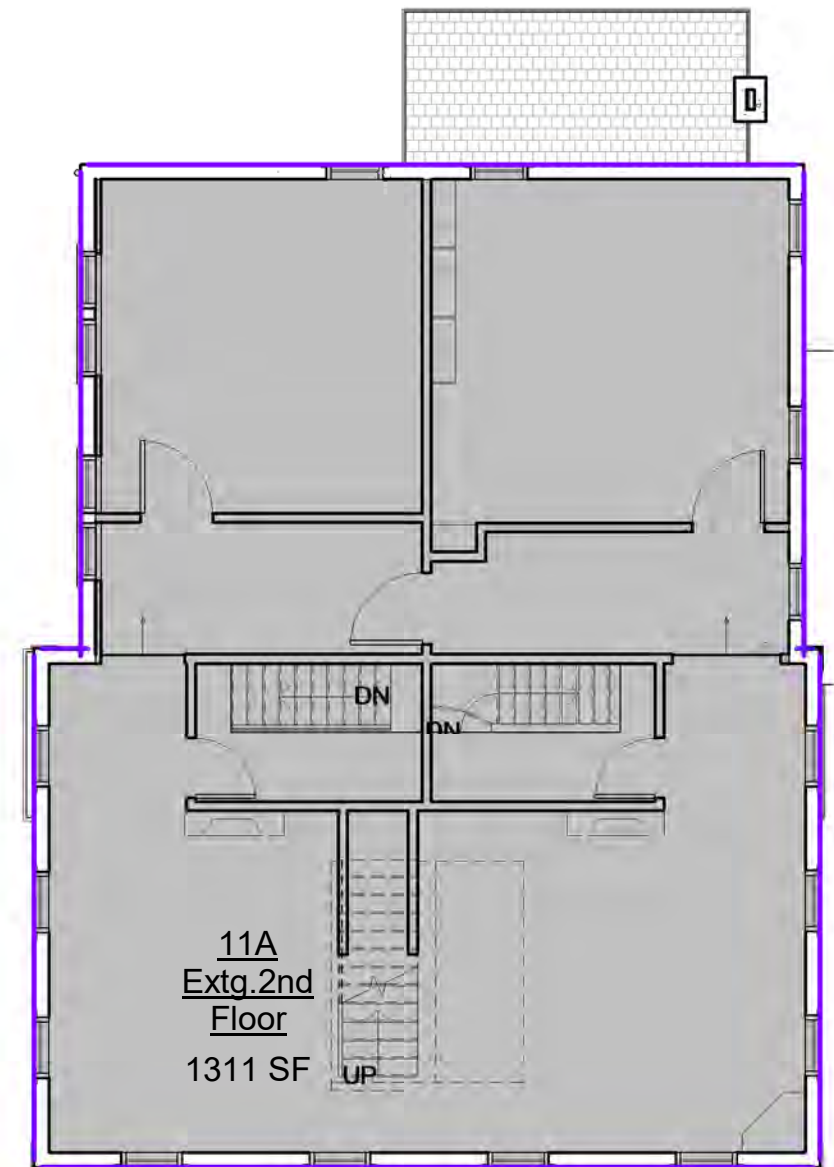
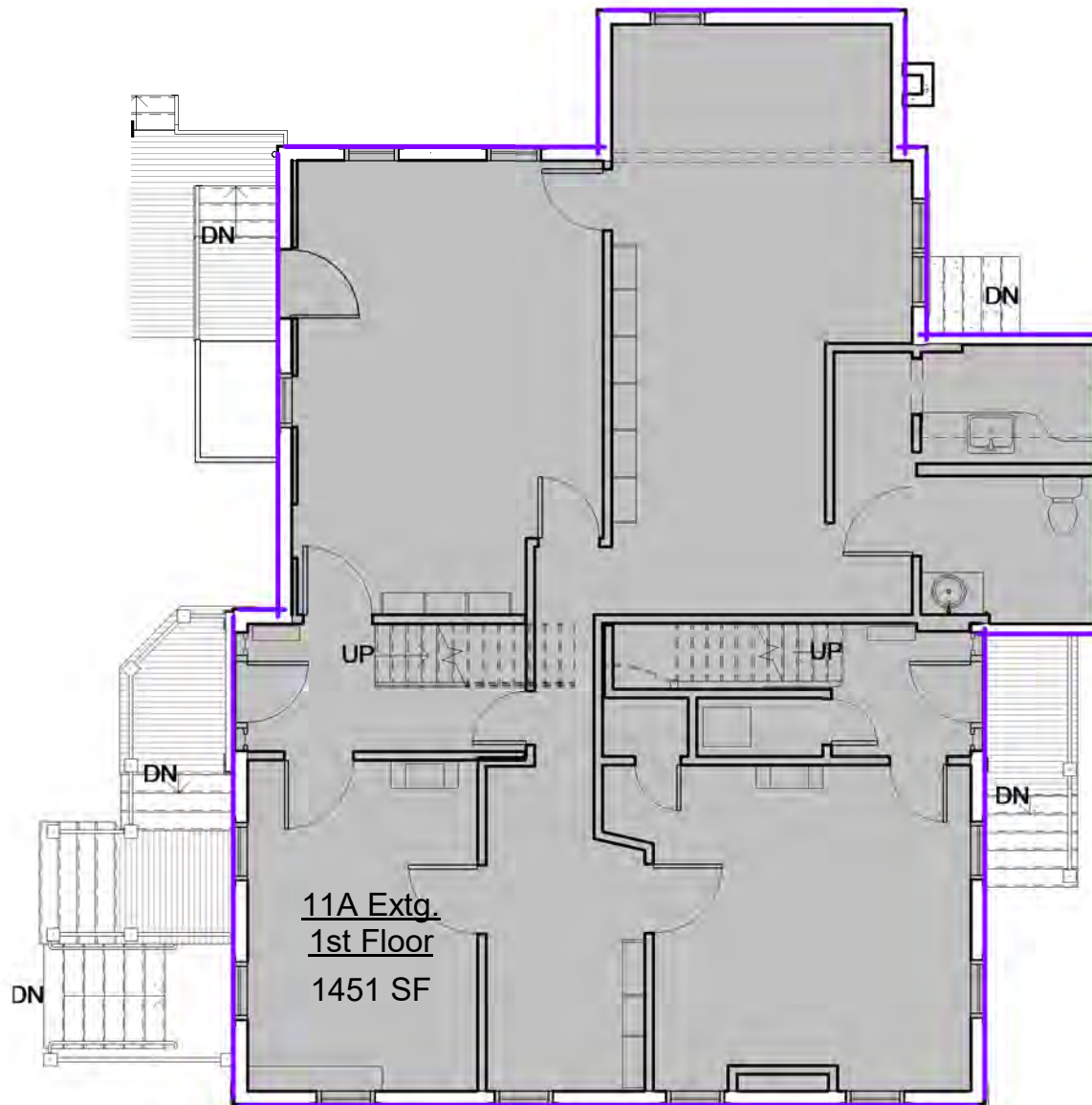
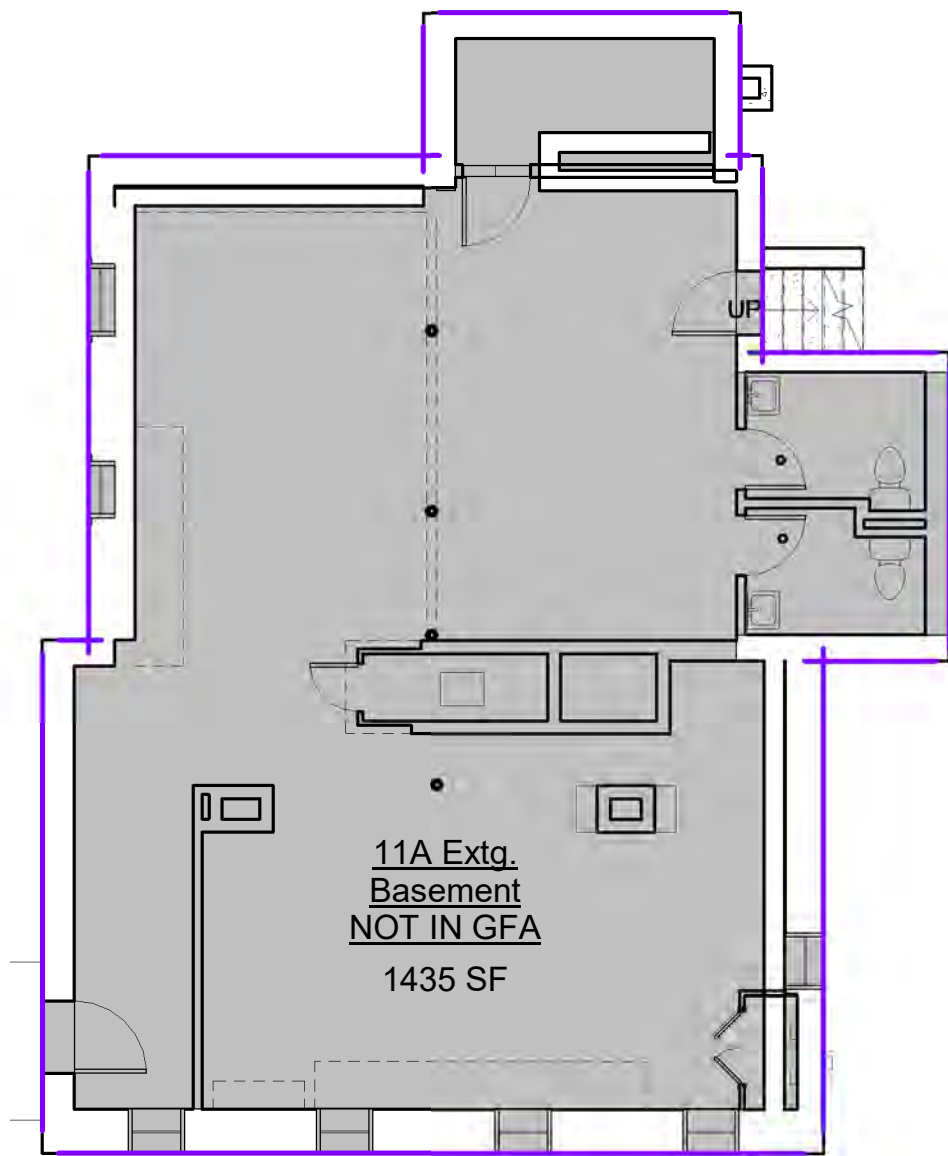
- PERMEABLE OPEN SPACE= 370 S.F.
(370/4,490) S.F. = (8%)
- EXTG. AND PROP. PRIVATE OPEN SPACE = 0 S.F.(0%)

	ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	DATE 4/22/2024	PROJECT 11A & 11B Mount Auburn Street Cambridge, MA	TITLE Prop. Open Space Plan	SCALE 3/32" = 1'-0"	DRAWING ..Z.3.2
--	--	-------------------	---	---------------------------------------	-------------------------------	---------------------------



1 Proposed Parking Space layout
3/16" = 1'-0"

<p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE Parking Layout</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING ..Z.3.3</p>
---	------------------------------------	---	---	--	------------------------------------

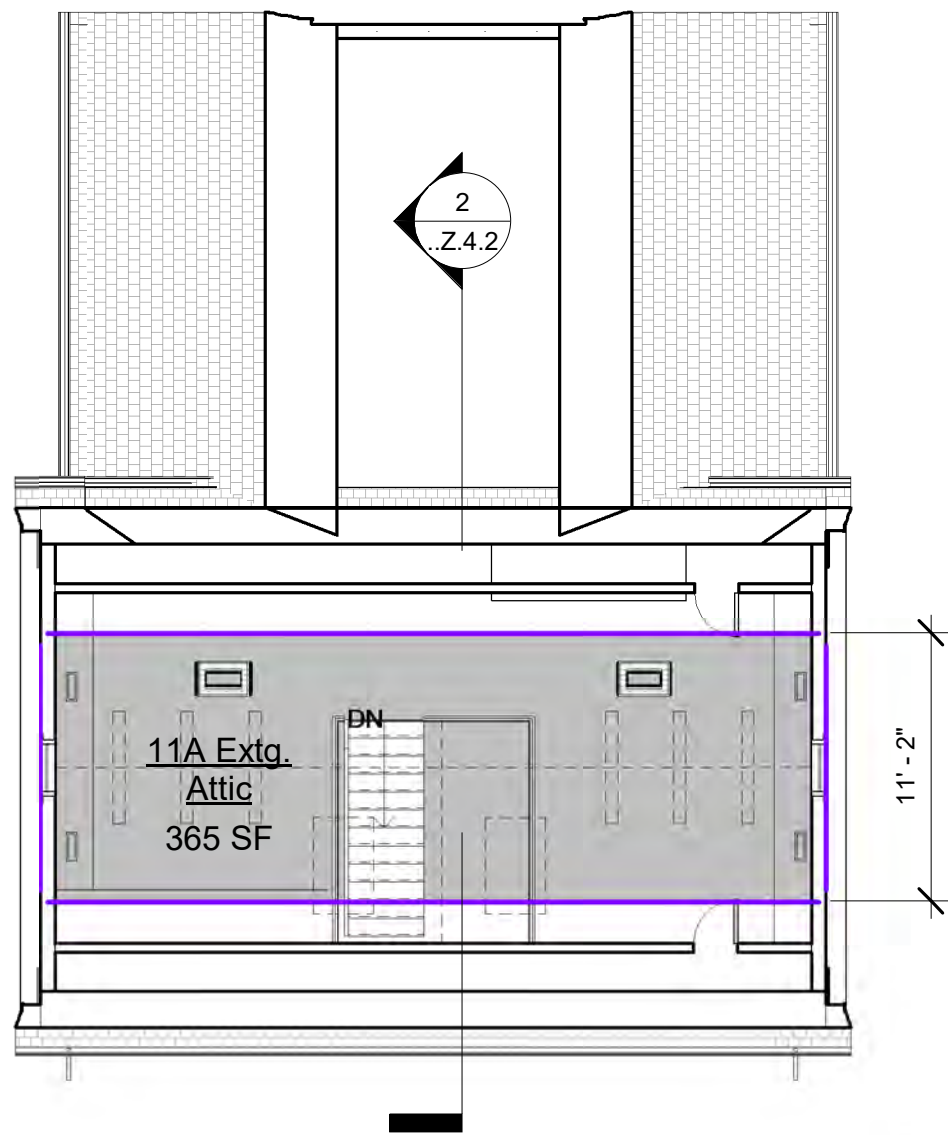


1 11 A Basement
1/8" = 1'-0"

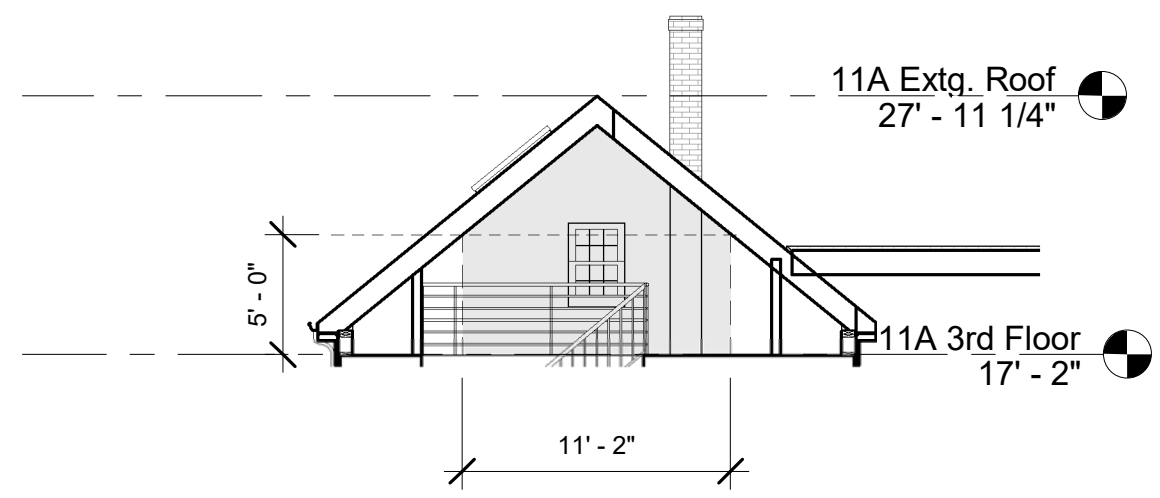
2 11A 1st Floor
1/8" = 1'-0"

3 11A 2nd Floor
1/8" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE Zoning - 11A EXTG. GFA Plans</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>DRAWING ..Z.4.1</p>
--	------------------------------------	--	---	--	------------------------------------

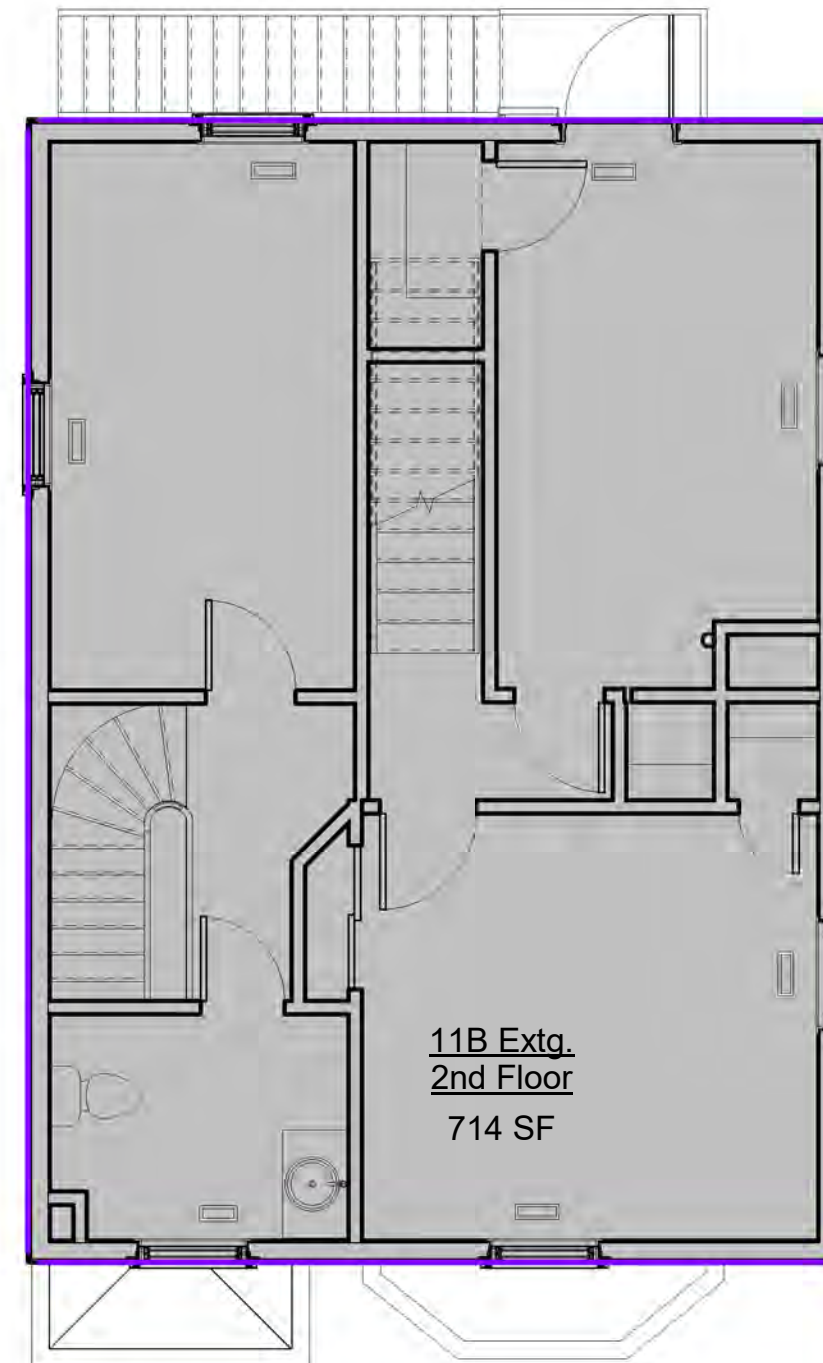
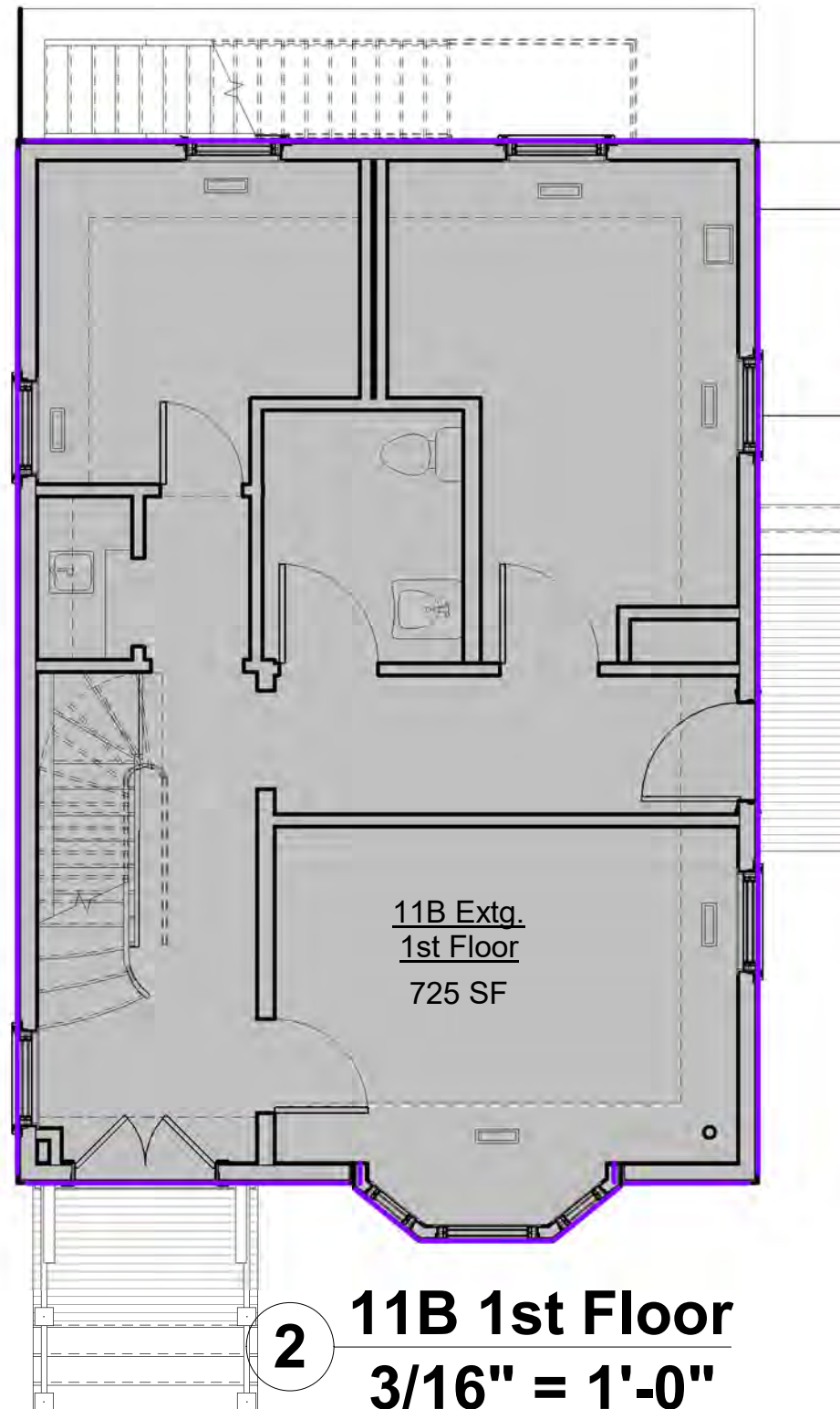
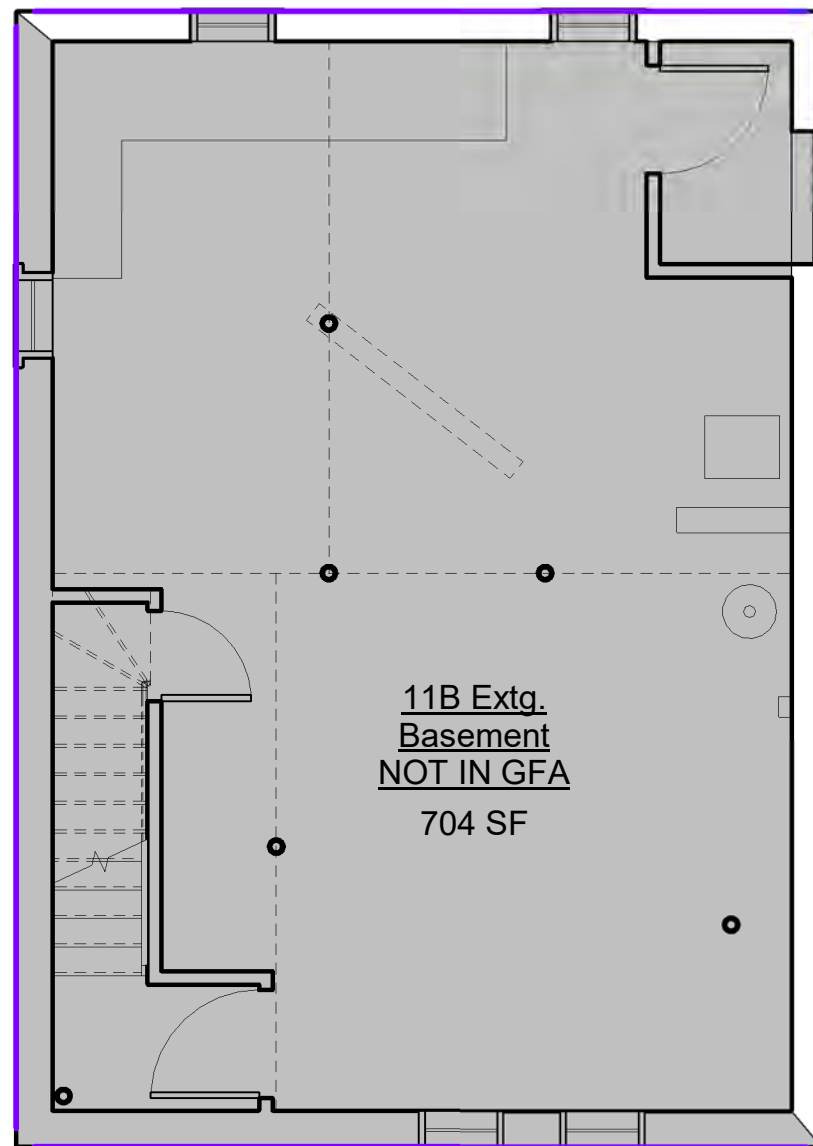


1 11A 3rd Floor
1/8" = 1'-0"



2 11A Section GFA
1/8" = 1'-0"

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>4/22/2024</p>	<p>11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>ZONING - 11A EXTG. GFA Plans</p>	<p>1/8" = 1'-0"</p>	<p>..Z.4.2</p>



1 11B Basement
3/16" = 1'-0"

2 11B 1st Floor
3/16" = 1'-0"

3 11B 2nd Floor
3/16" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street

Cambridge, MA

TITLE

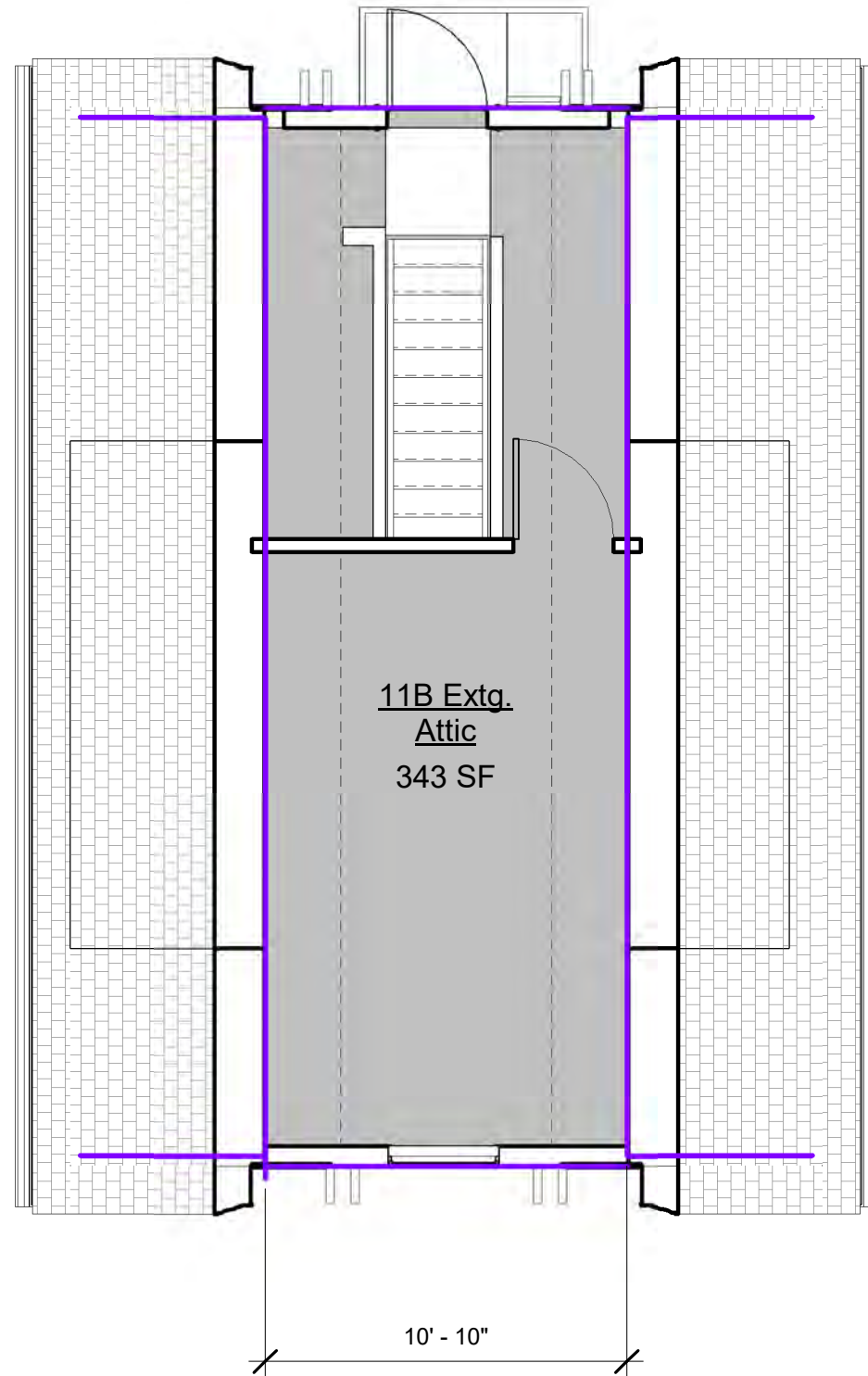
**ZONING - 11B EXTG.
GFA Plans**

SCALE

3/16" = 1'-0"

DRAWING

..Z.4.3



1 **11B 3rd Floor**
3/16" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
11A Extg. 1st Floor	1451 SF	4490 SF	0.323178
11A Extg.2nd Floor	1311 SF	4490 SF	0.291874
11A Extg. Attic	365 SF	4490 SF	0.081294
11B Extg. 1st Floor	725 SF	4490 SF	0.161385
11B Extg. 2nd Floor	714 SF	4490 SF	0.158937
11B Extg. Attic	343 SF	4490 SF	0.076455
	4908 SF		1.093122

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450
 www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street

Cambridge, MA

TITLE

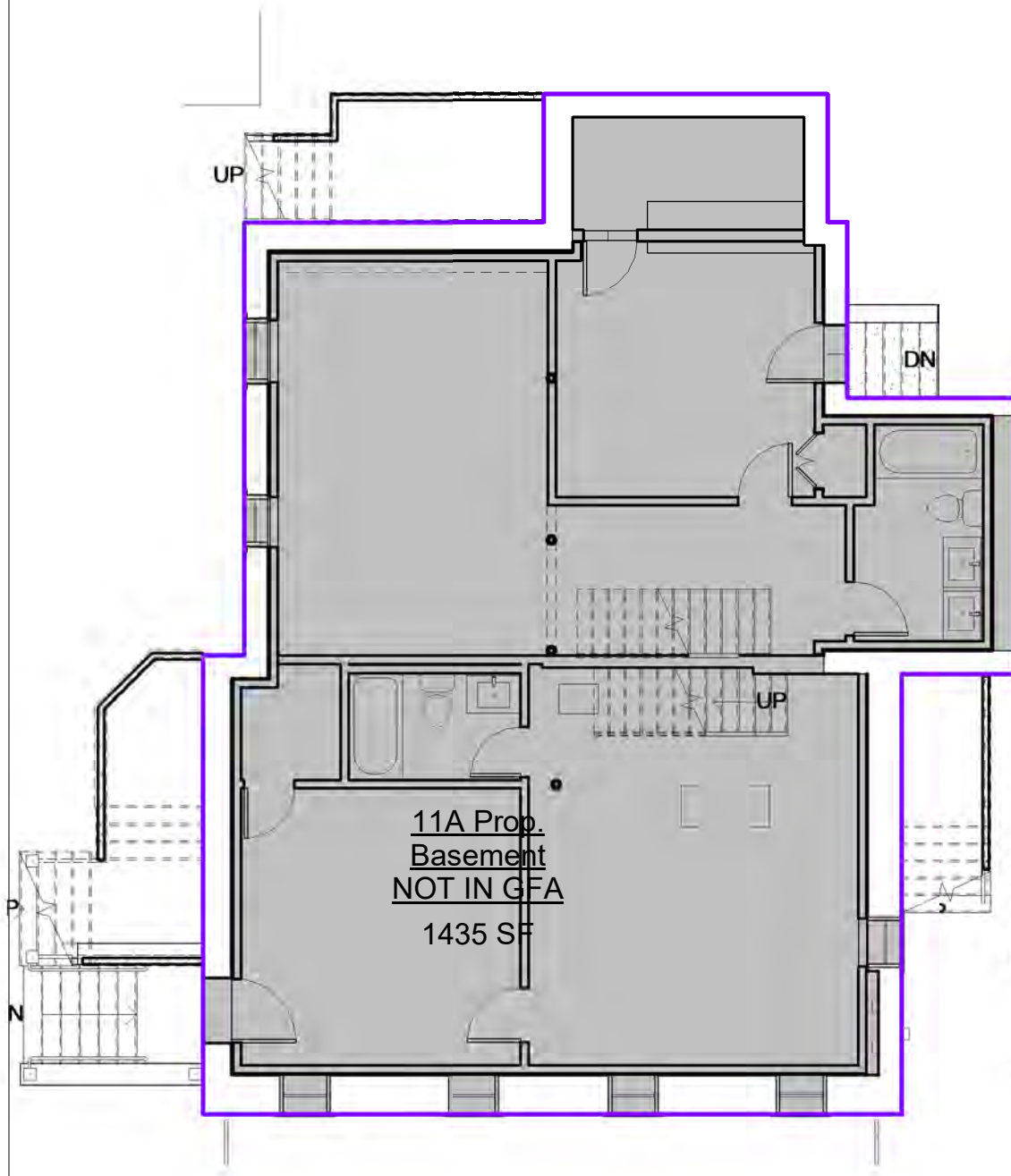
**ZONING - 11B EXTG.
 GFA PLANS - Extg.
 GFA/FAR CALCS**

SCALE

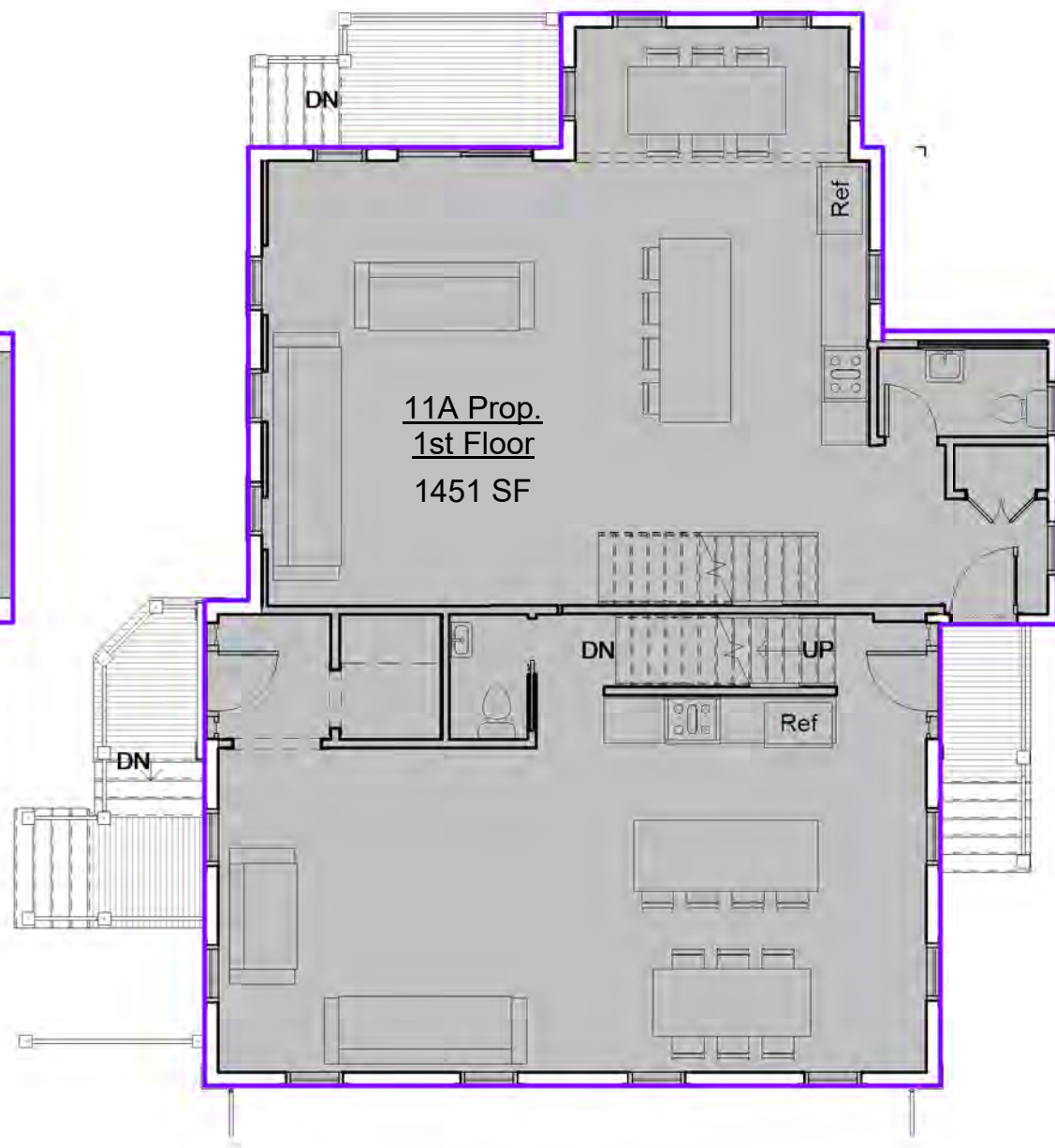
3/16" = 1'-0"

DRAWING

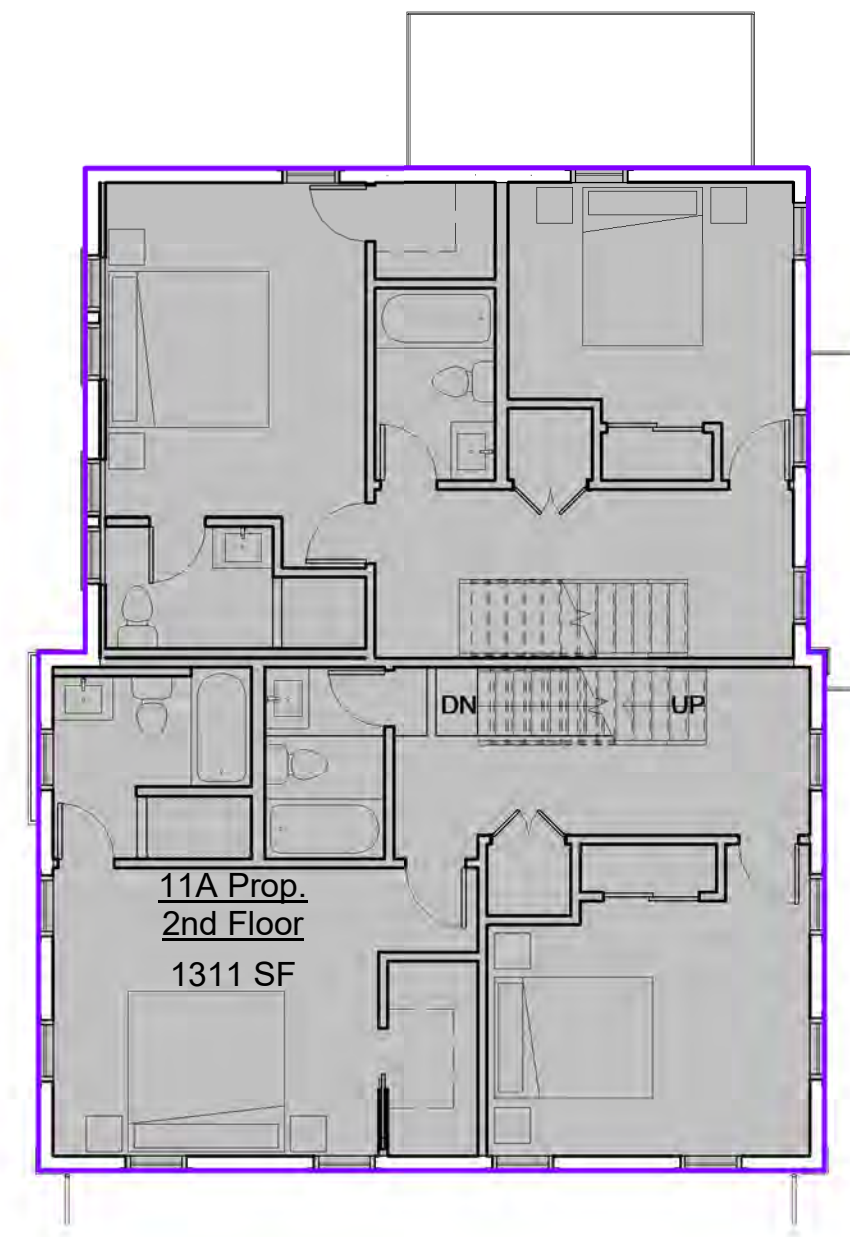
..Z.4.4



1 **11A Basement**
1/8" = 1'-0"

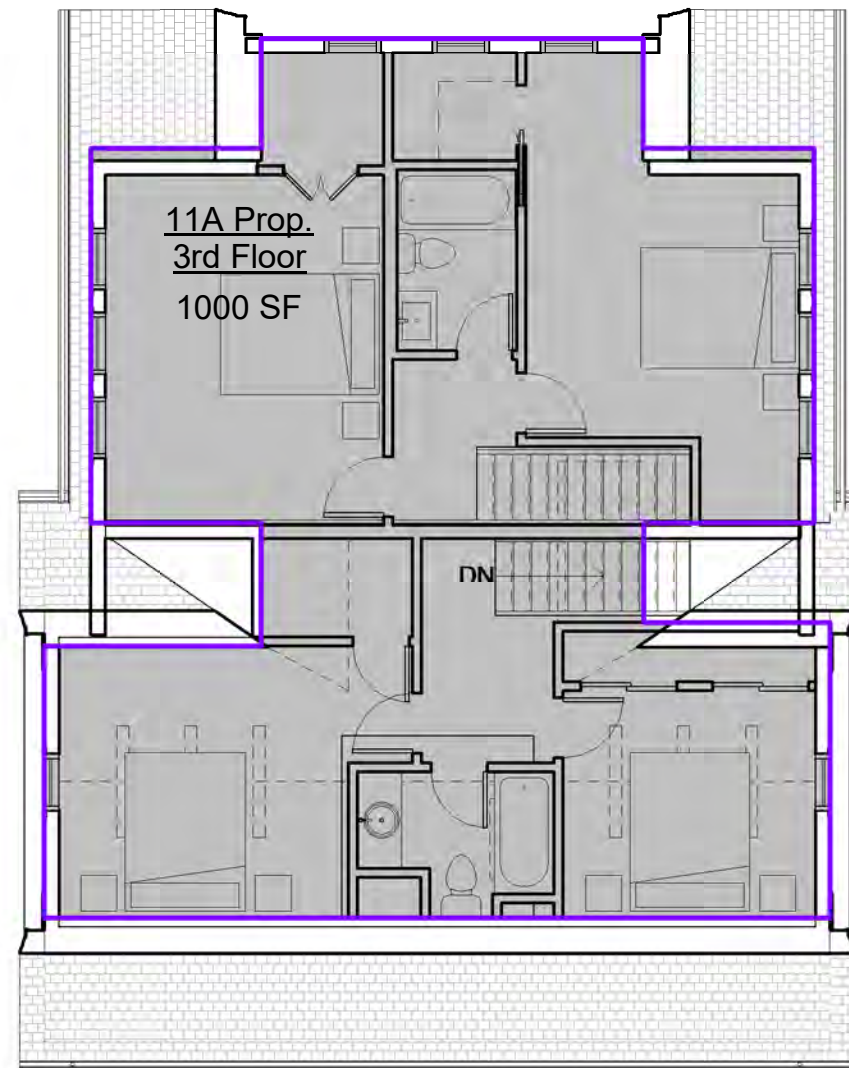


2 **11A 1st Floor**
1/8" = 1'-0"



3 **11A 2nd Floor**
1/8" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE Zoning - 11A PROP. GFA Plans</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>DRAWING ..Z.5.1</p>
---	---------------------------	--	---	-------------------------------	-----------------------------------



1 **11A 3rd Floor**
1/8" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450
 www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street
Cambridge, MA

TITLE

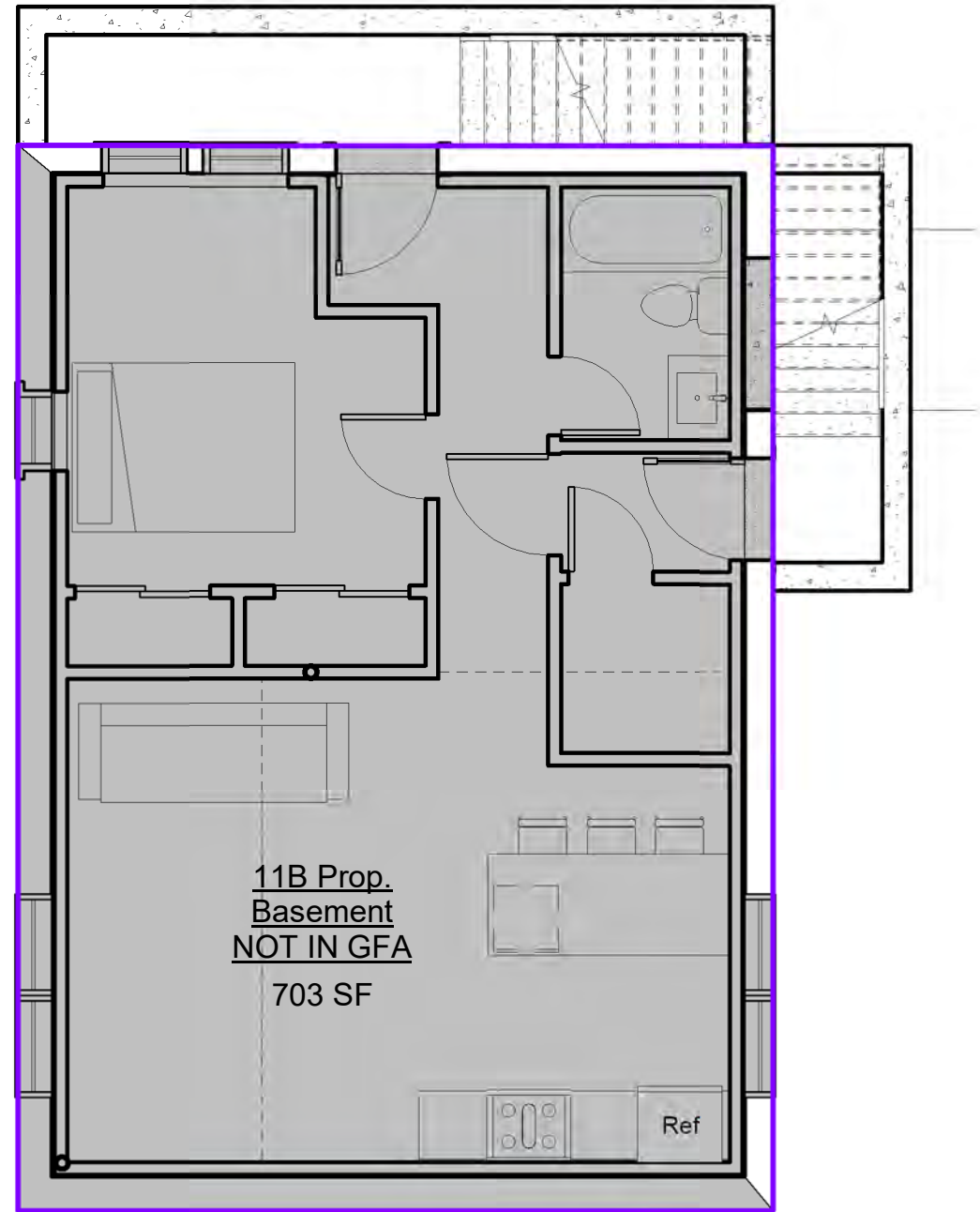
Zoning - 11A PROP.
GFA Plans

SCALE

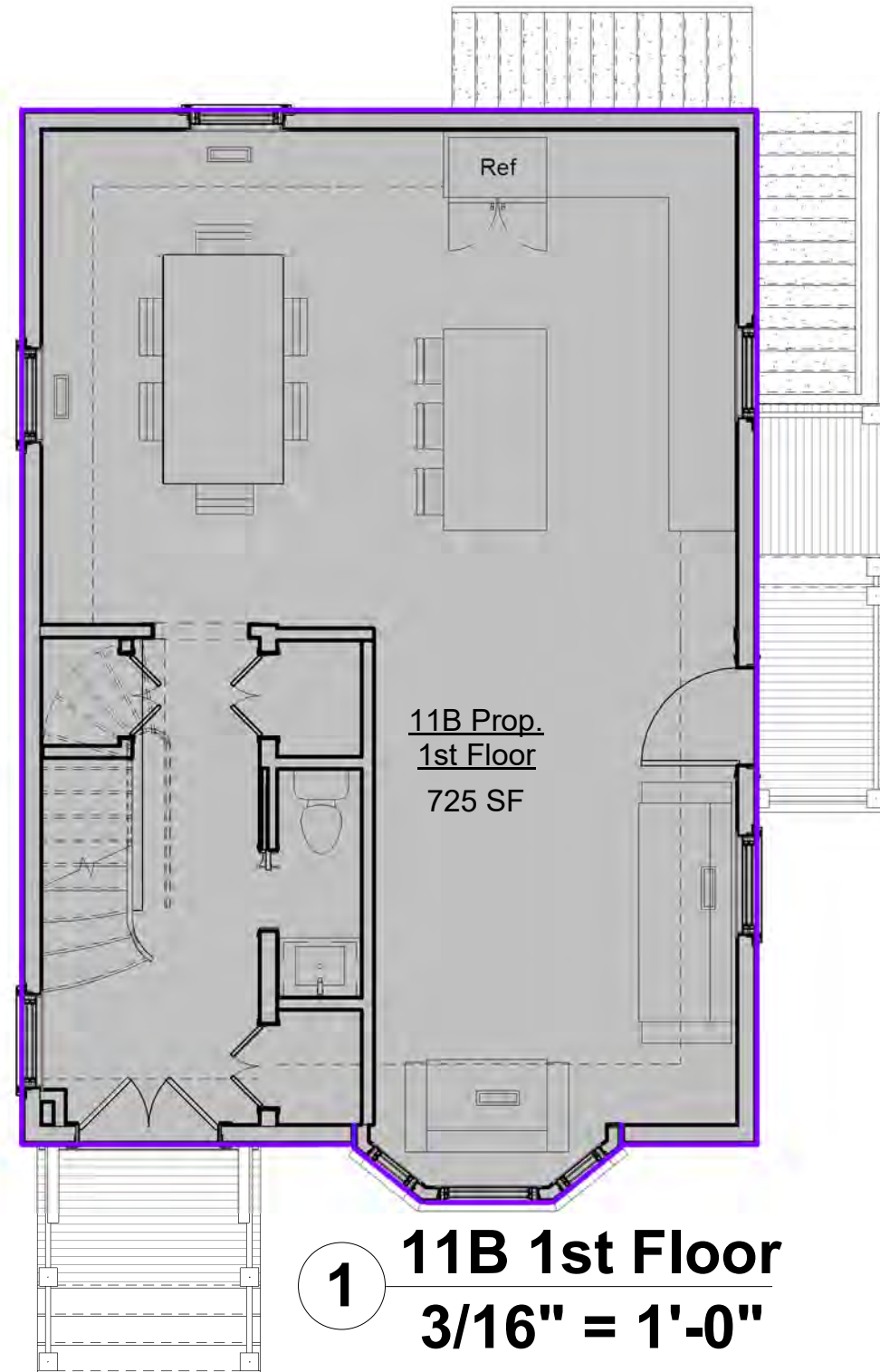
1/8" = 1'-0"

DRAWING

..Z.5.2

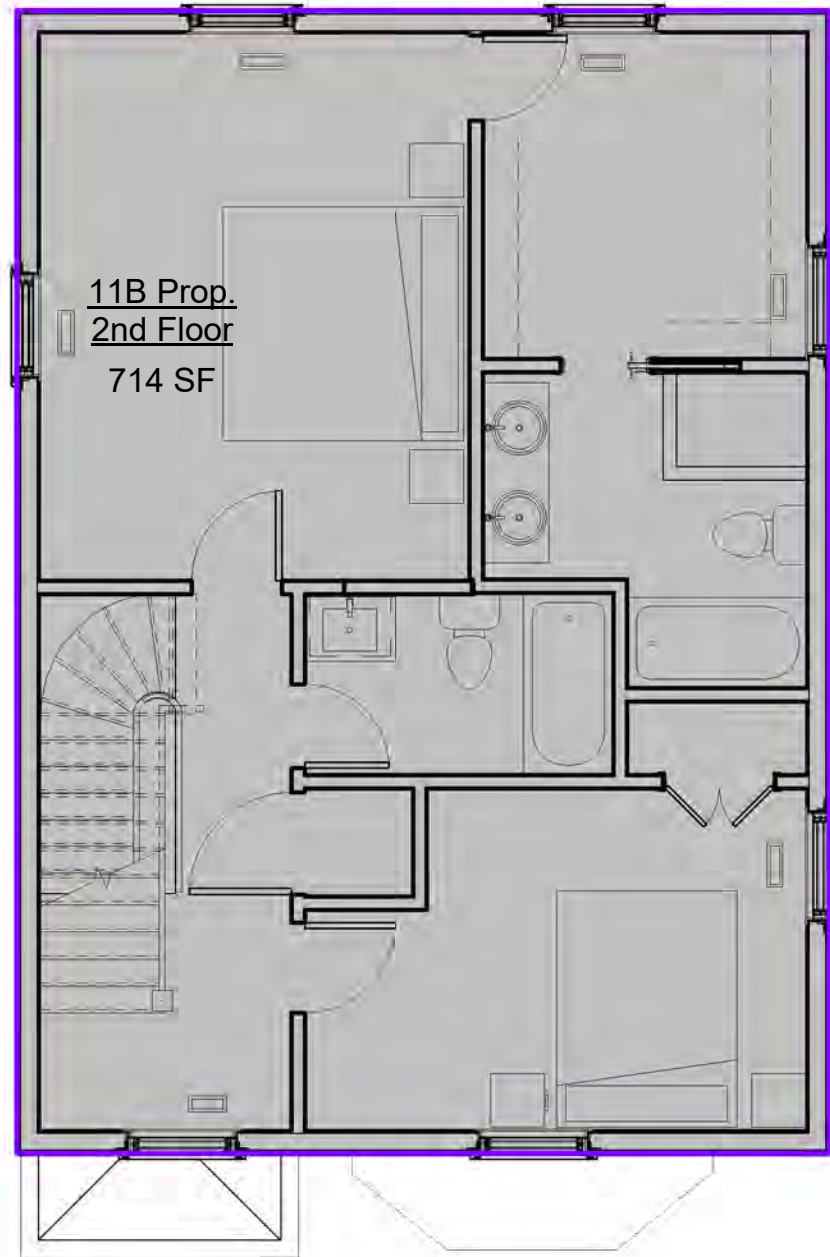


3 **11B Basement**
3/16" = 1'-0"



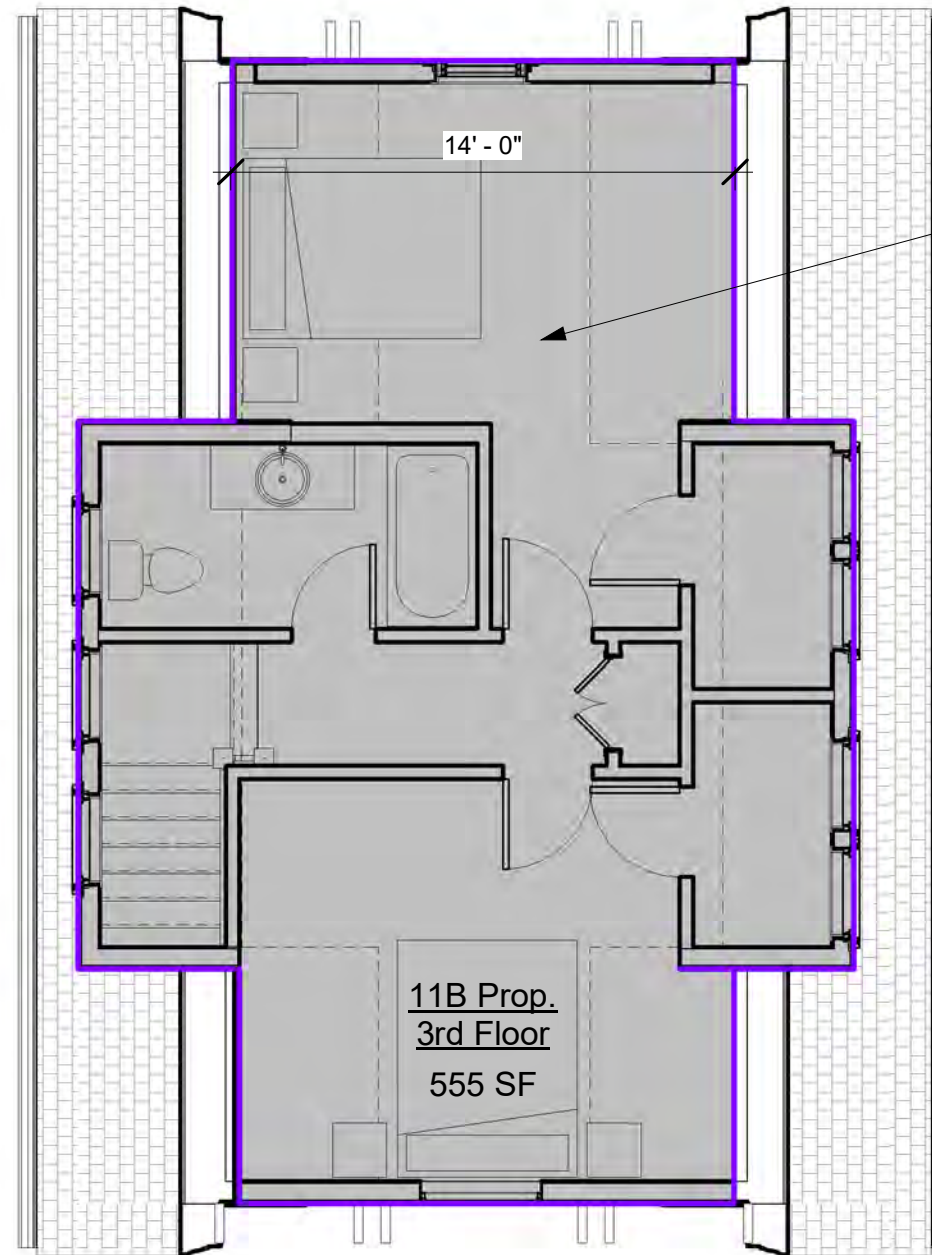
1 **11B 1st Floor**
3/16" = 1'-0"

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>4/22/2024</p>	<p>11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>Zoning - 11B PROP. GFA Plans</p>	<p>3/16" = 1'-0"</p>	<p>..Z.5.3</p>



11B Prop.
2nd Floor
714 SF

1 11B 2nd Floor
3/16" = 1'-0"



14' - 0"
11B Prop.
3rd Floor
555 SF

C.H. >5'

2 11B 3rd Floor
3/16" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
11A Prop. 1st Floor	1451 SF	4490 SF	0.323178
11A Prop. 2nd Floor	1311 SF	4490 SF	0.291874
11A Prop. 3rd Floor	1000 SF	4490 SF	0.222678
11B Prop. 1st Floor	725 SF	4490 SF	0.161401
11B Prop. 2nd Floor	714 SF	4490 SF	0.158937
11B Prop. 3rd Floor	555 SF	4490 SF	0.123649
	5755 SF		1.281717

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street
Cambridge, MA

TITLE

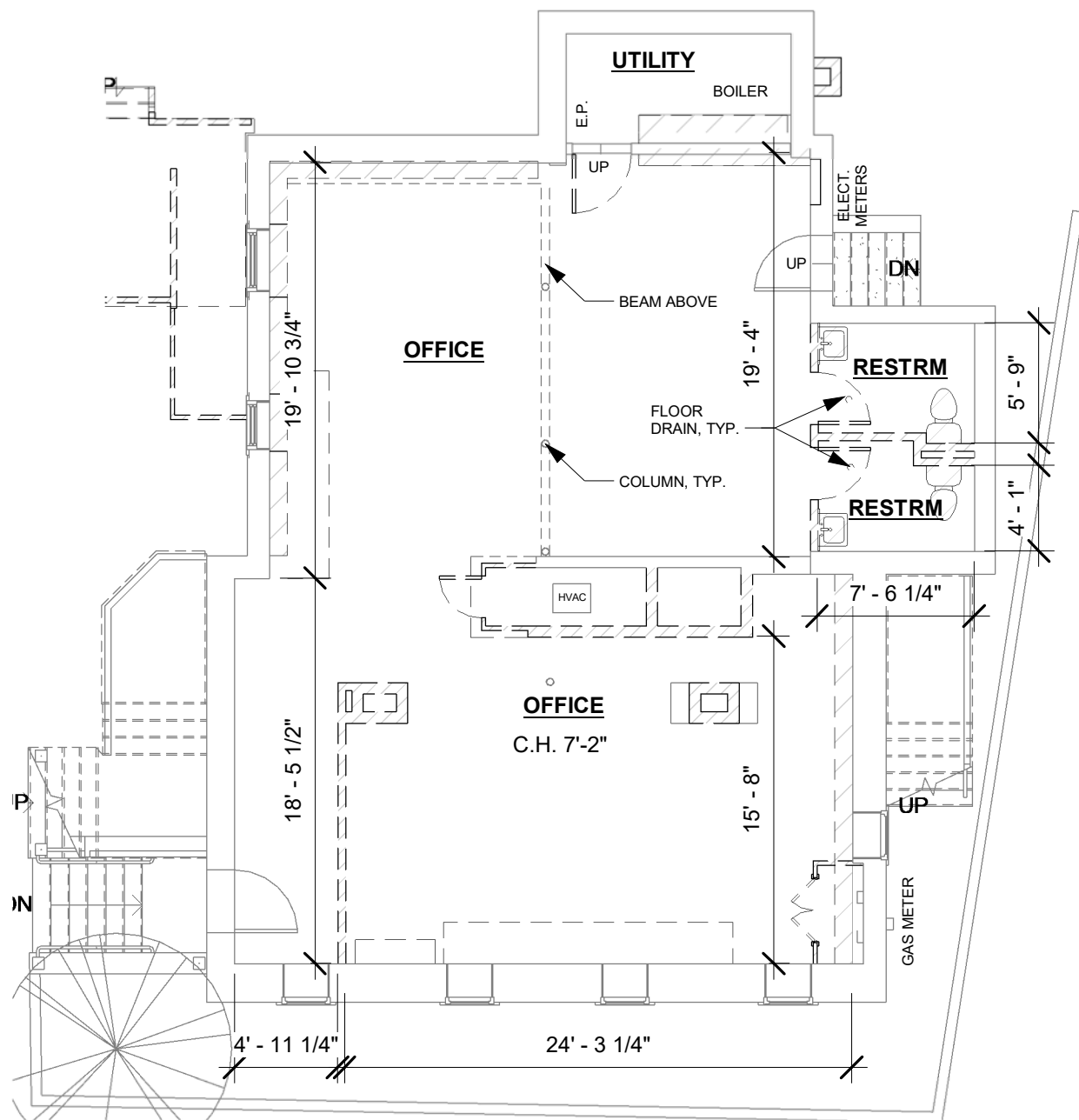
**Zoning - 11B PROP.
GFA Plans- Prop.
GFA/FAR CALCS**

SCALE

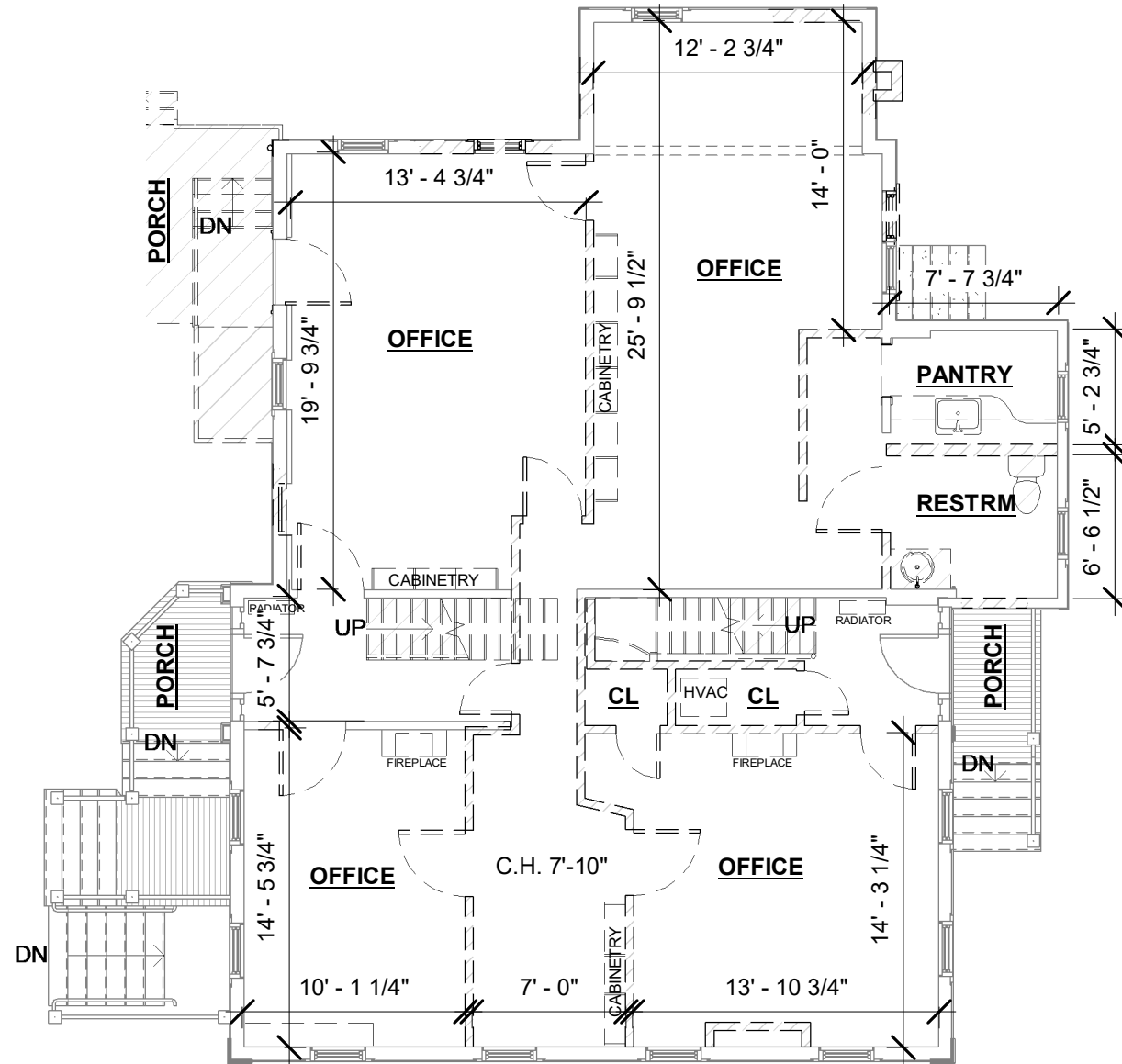
3/16" = 1'-0"

DRAWING

..Z.5.4



1 11A Extg. Basement
1/8" = 1'-0"



2 11A Extg. 1st Floor
1/8" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450
 www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street
Cambridge, MA

TITLE

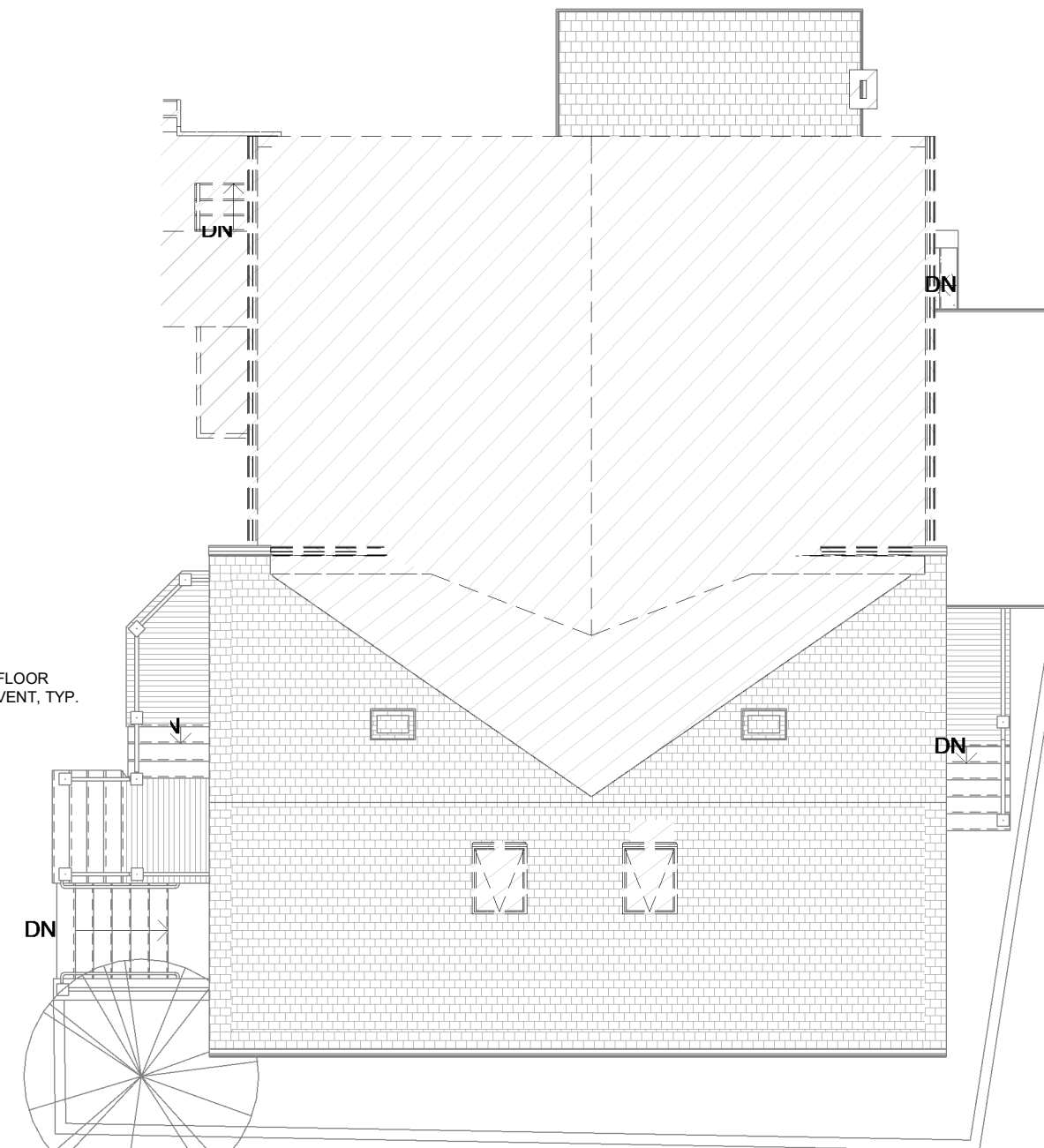
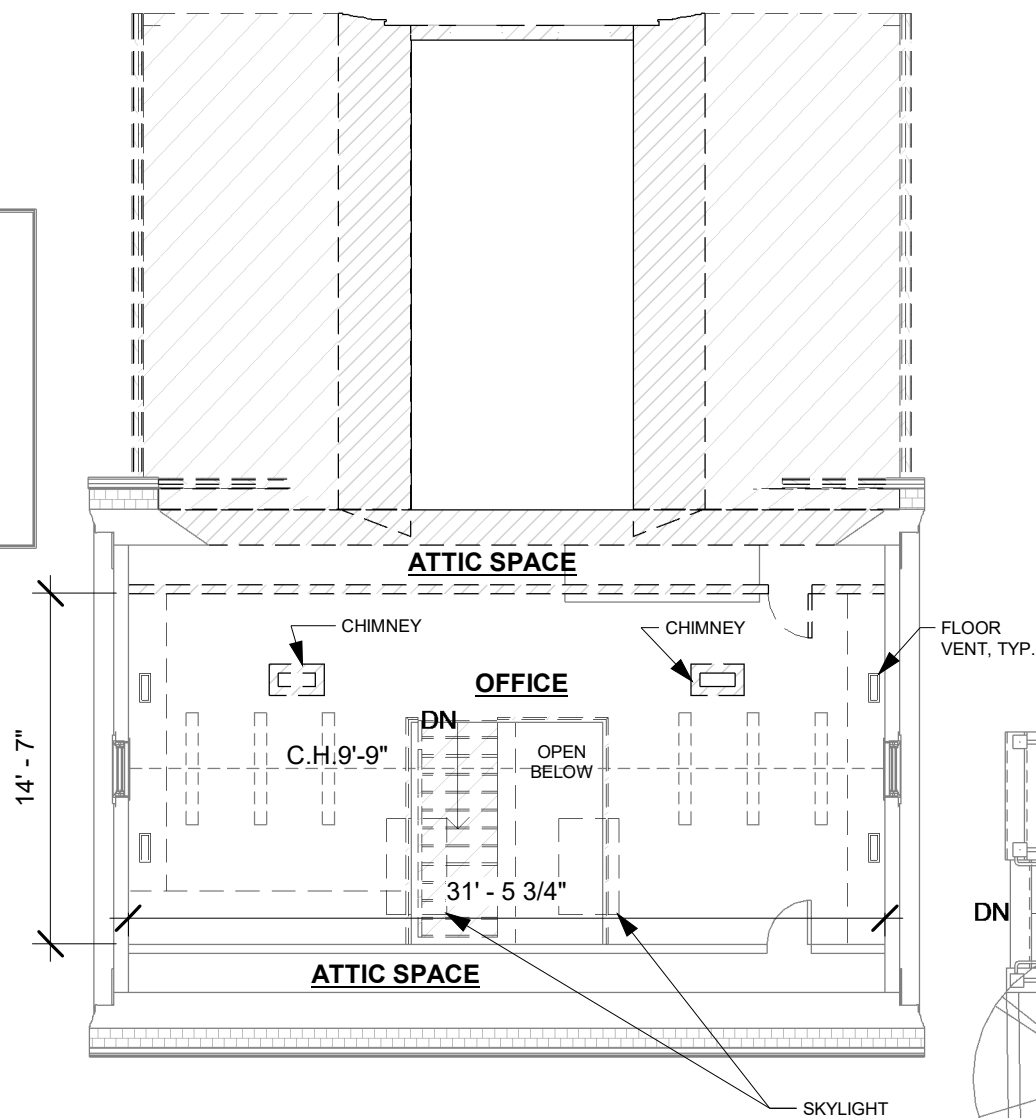
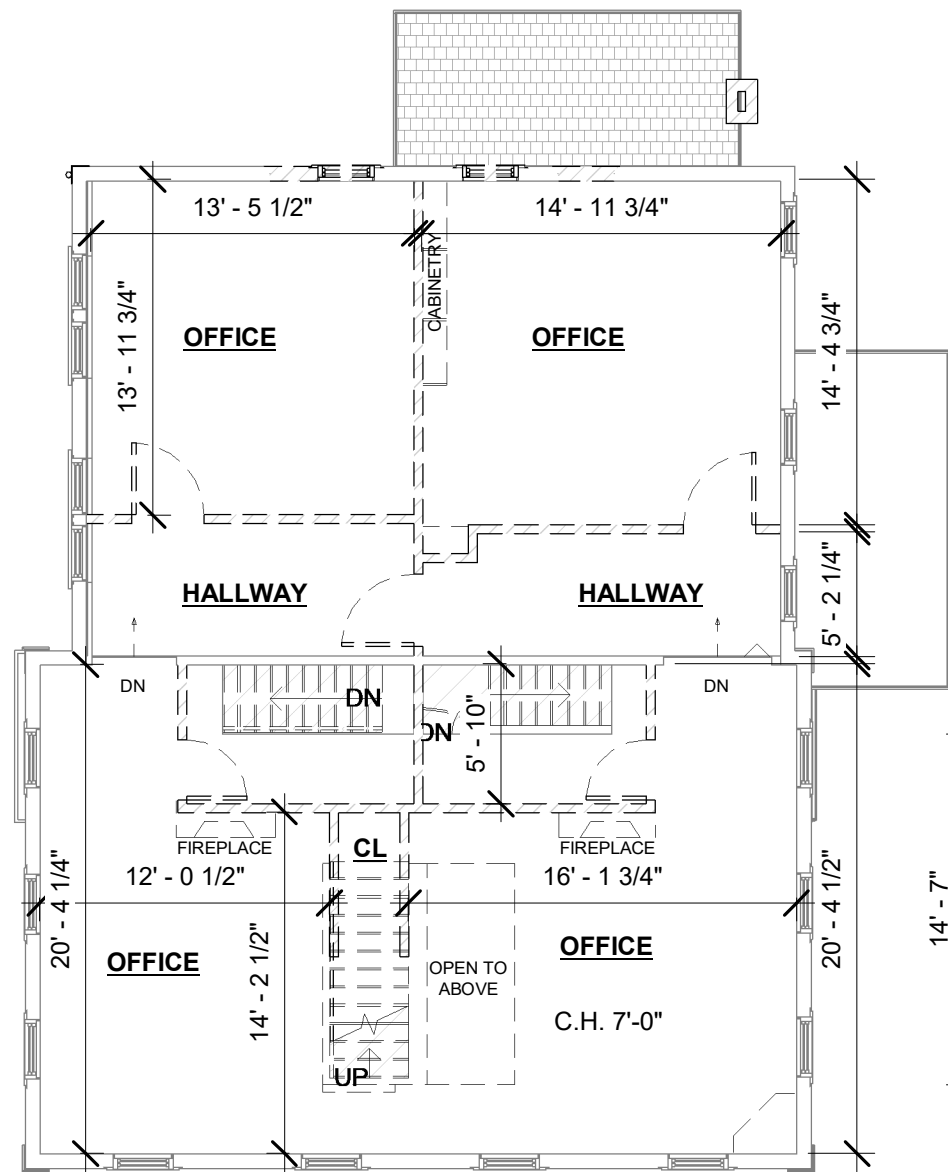
11A Extg. Demo Plans

SCALE

1/8" = 1'-0"

DRAWING

A-.D1.1



1 11A Extg. 2nd Floor
1/8" = 1'-0"

2 11A Extg. 3rd Floor
1/8" = 1'-0"

3 11A Extg. Roof
1/8" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street

Cambridge, MA

TITLE

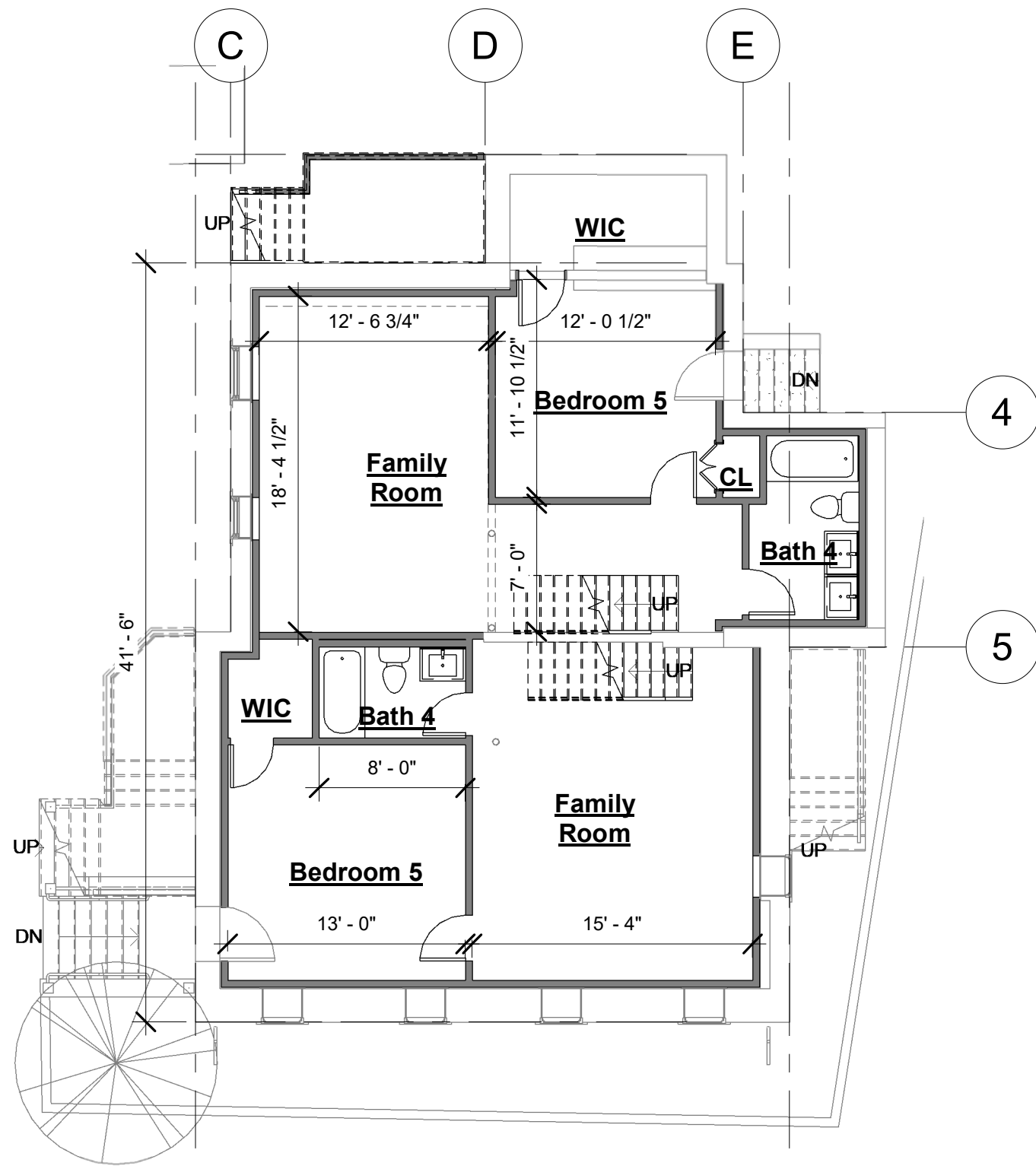
11A Extg. Demo Plans

SCALE

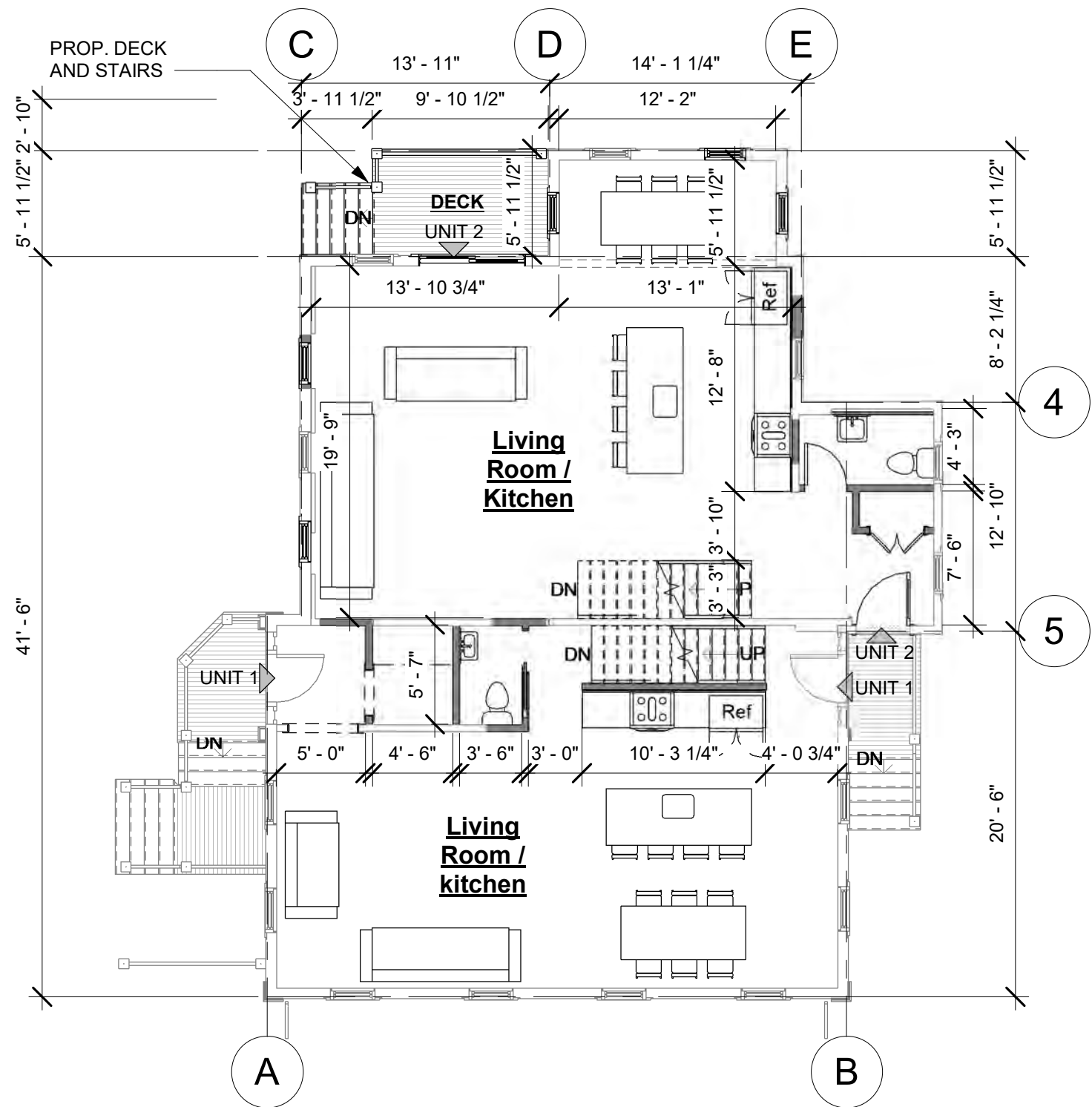
1/8" = 1'-0"

DRAWING

A-.D1.2



1 11A Proposed Basement
 1/8" = 1'-0"



2 11A Proposed 1st Floor
 1/8" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450
 www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street

Cambridge, MA

TITLE

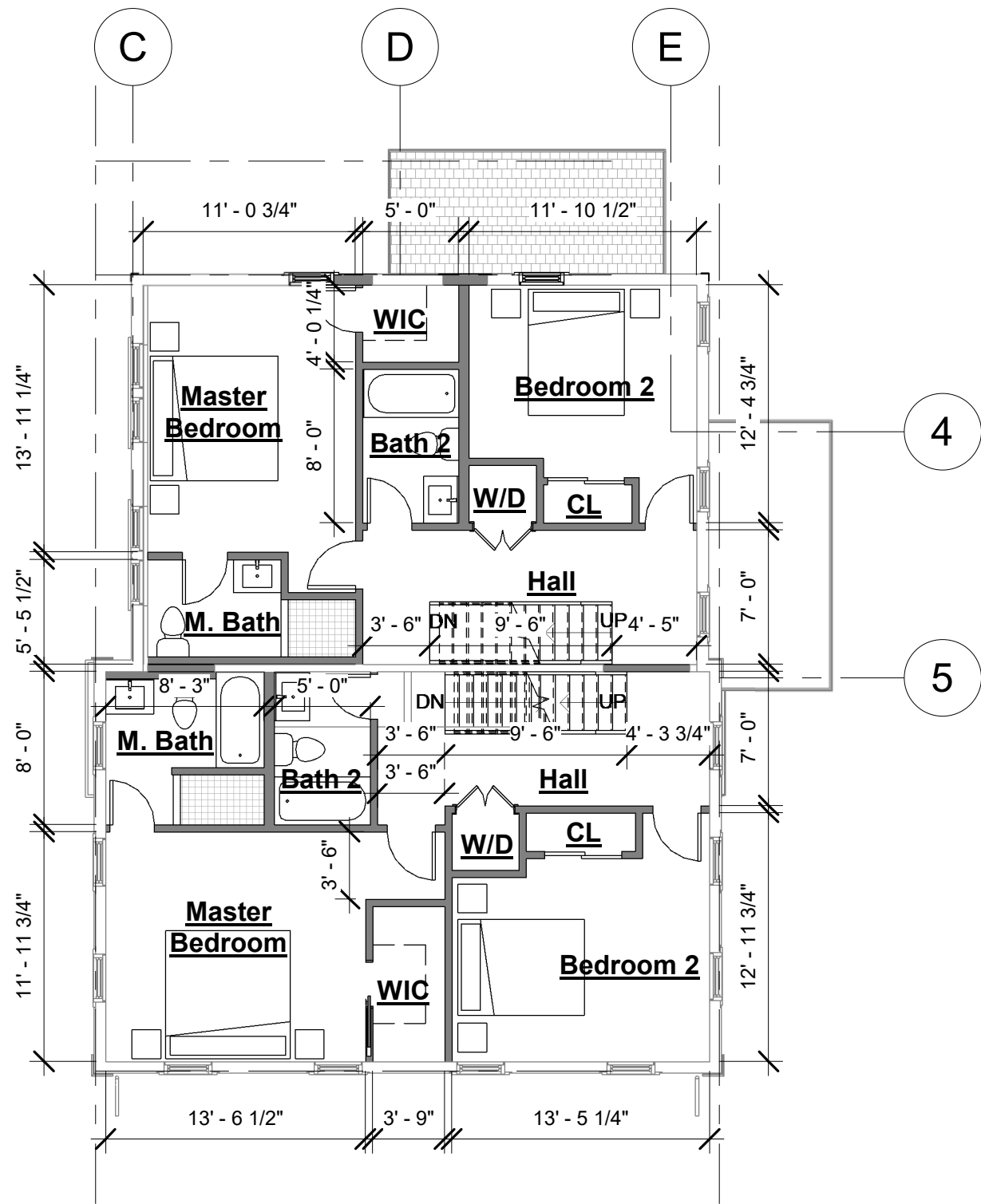
11A Proposed Plans

SCALE

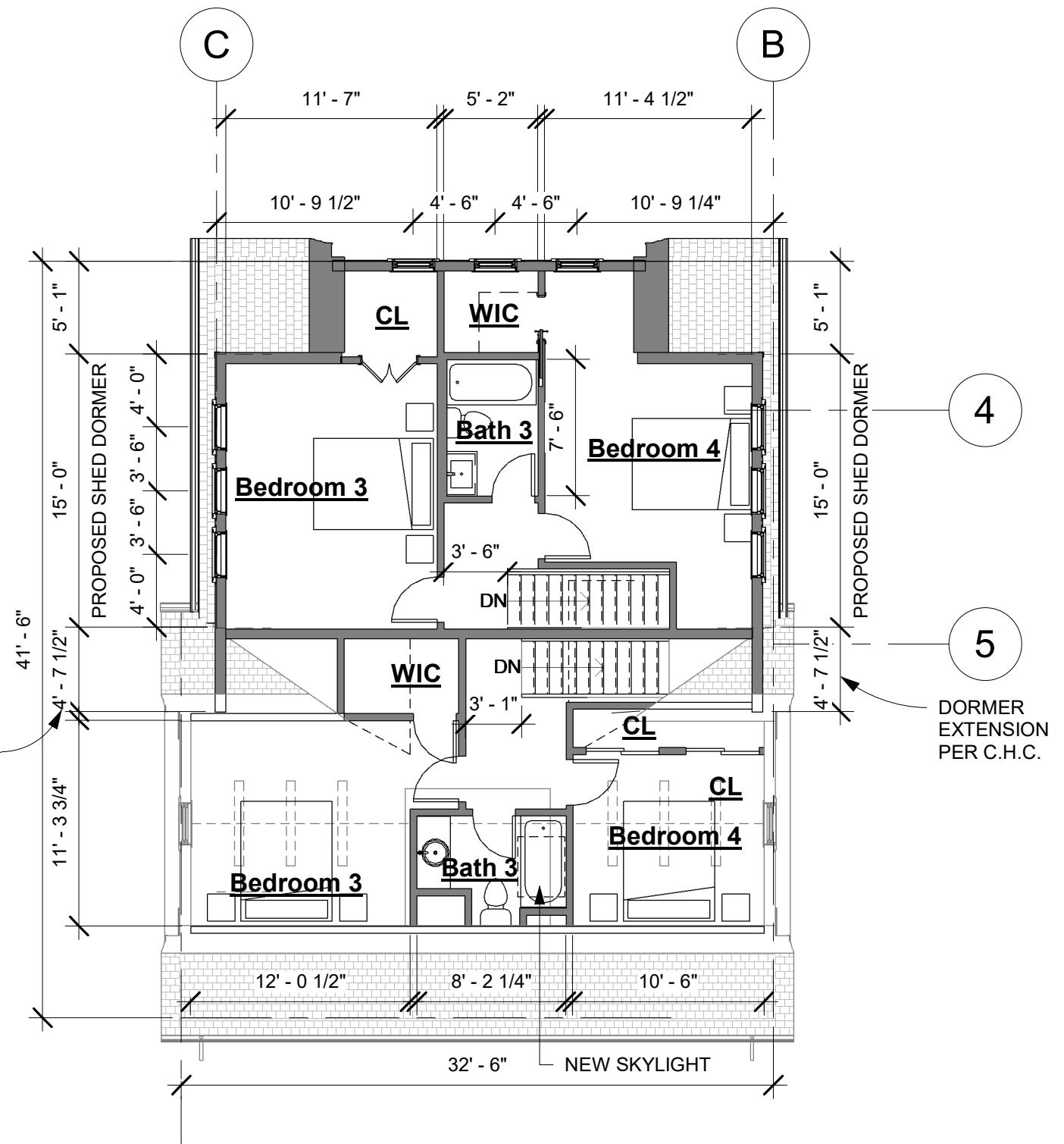
1/8" = 1'-0"

DRAWING

A-A1.1

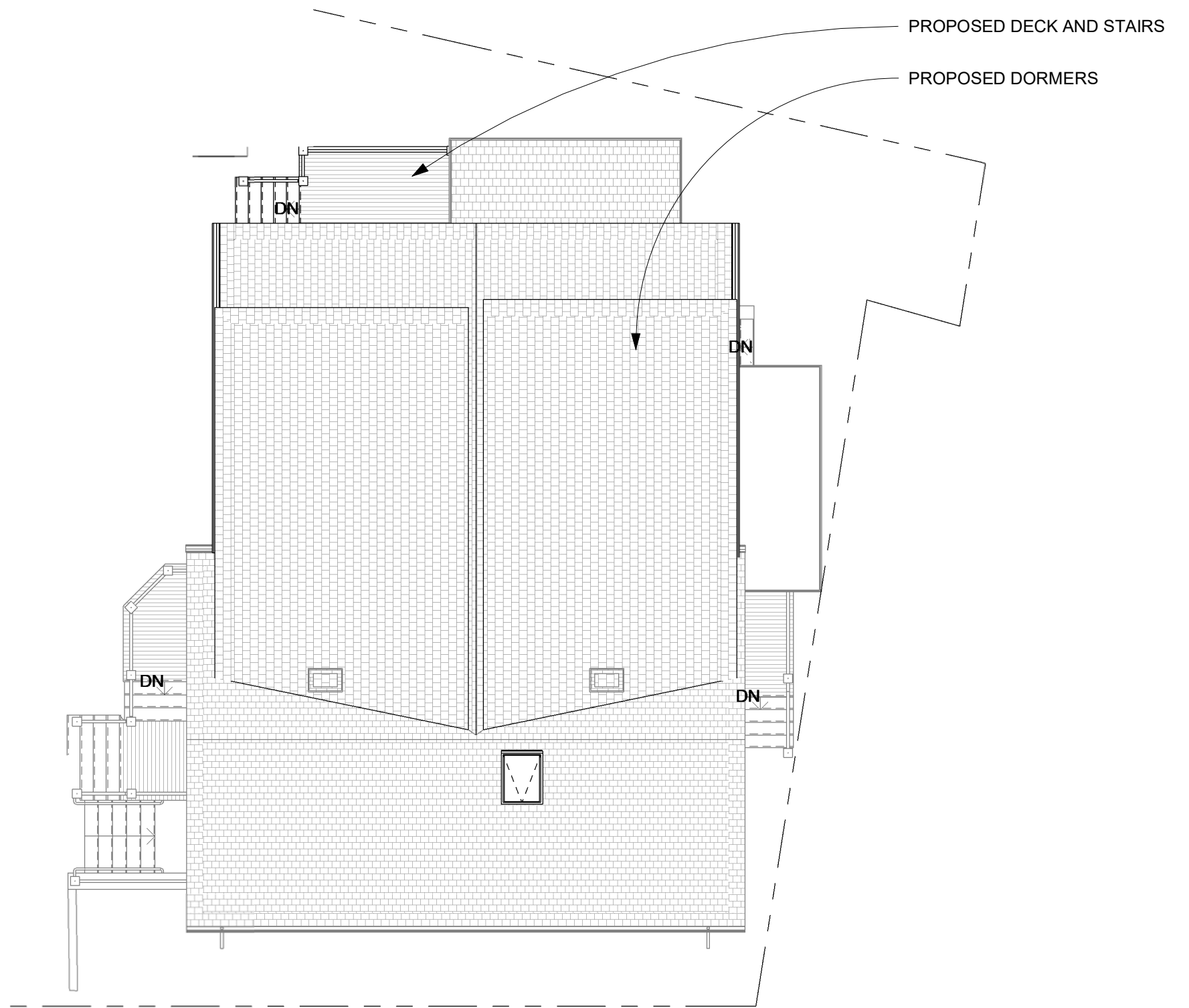


1 11A Proposed 2nd Floor
1/8" = 1'-0"



2 11A Proposed 3rd Floor
1/8" = 1'-0"

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>4/22/2024</p>	<p>11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>11A Proposed Plans</p>	<p>1/8" = 1'-0"</p>	<p>A-A1.2</p>



ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street
Cambridge, MA

TITLE

11A Proposed Plans

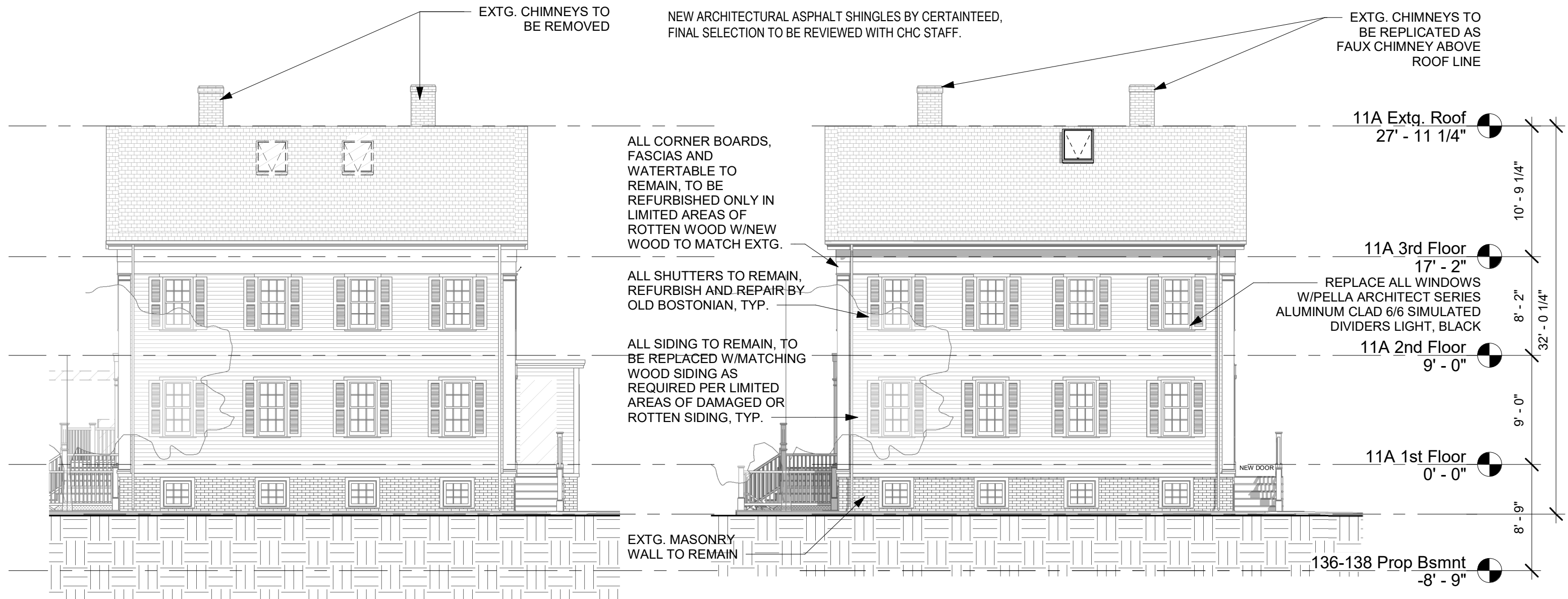
SCALE

1/8" = 1'-0"

DRAWING

A-A1.3

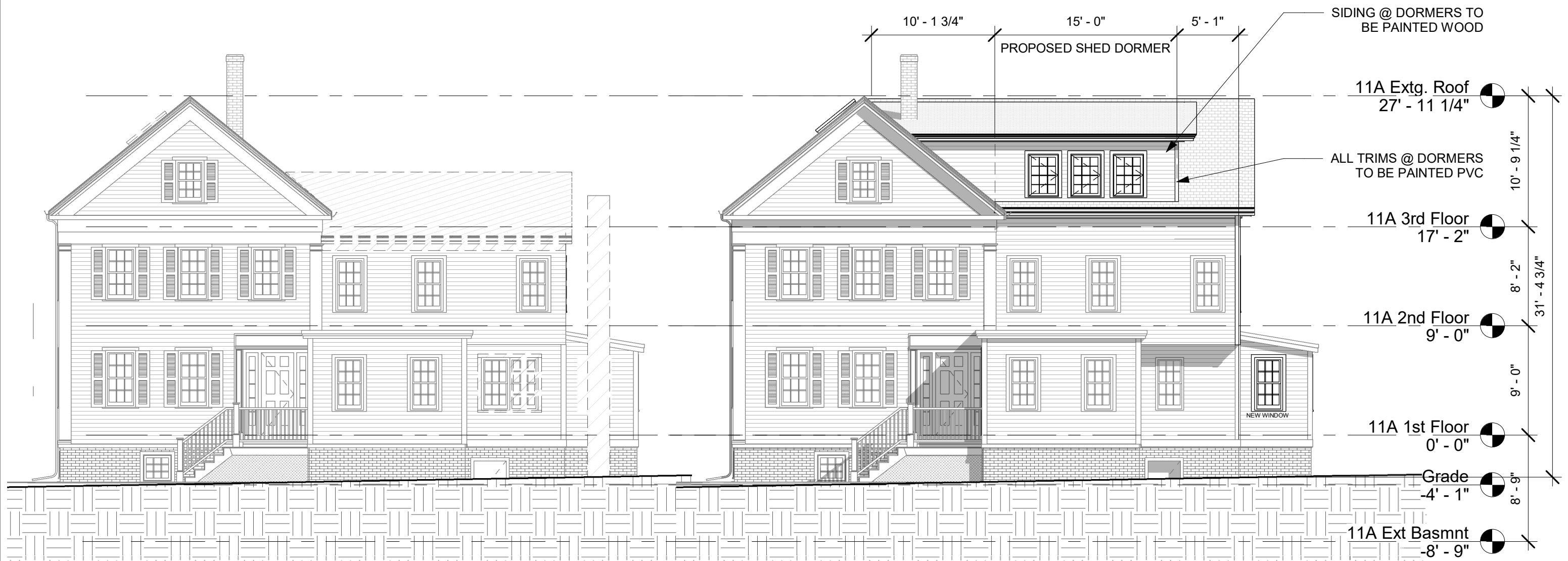
GCD ARCHITECTS



1 11A Extg. Front
1/8" = 1'-0"

2 11A Prop. Front Elevation
1/8" = 1'-0"

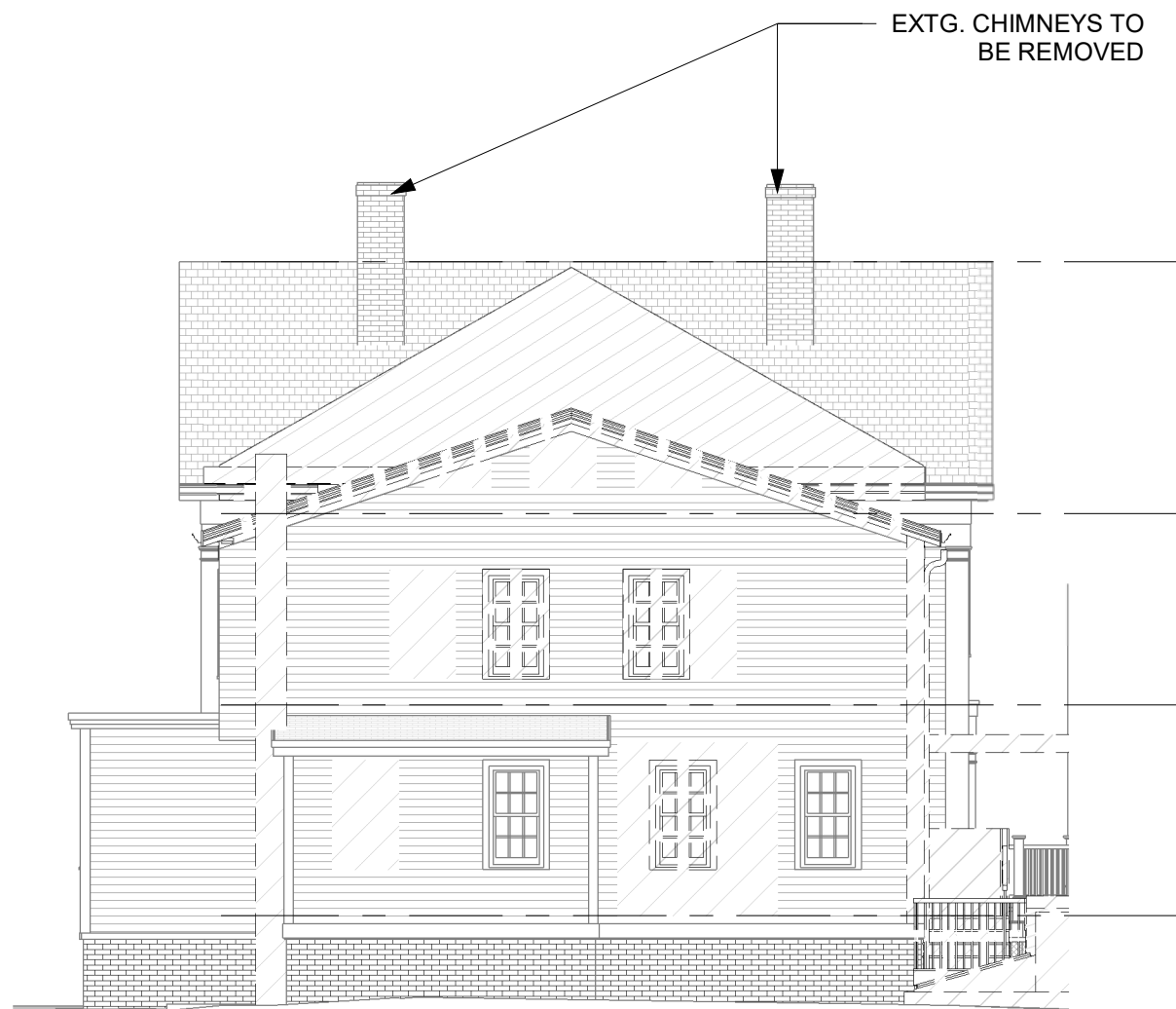
ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>4/22/2024</p>	<p>11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>11A Front Elevations</p>	<p>1/8" = 1'-0"</p>	<p>A-A2.1</p>



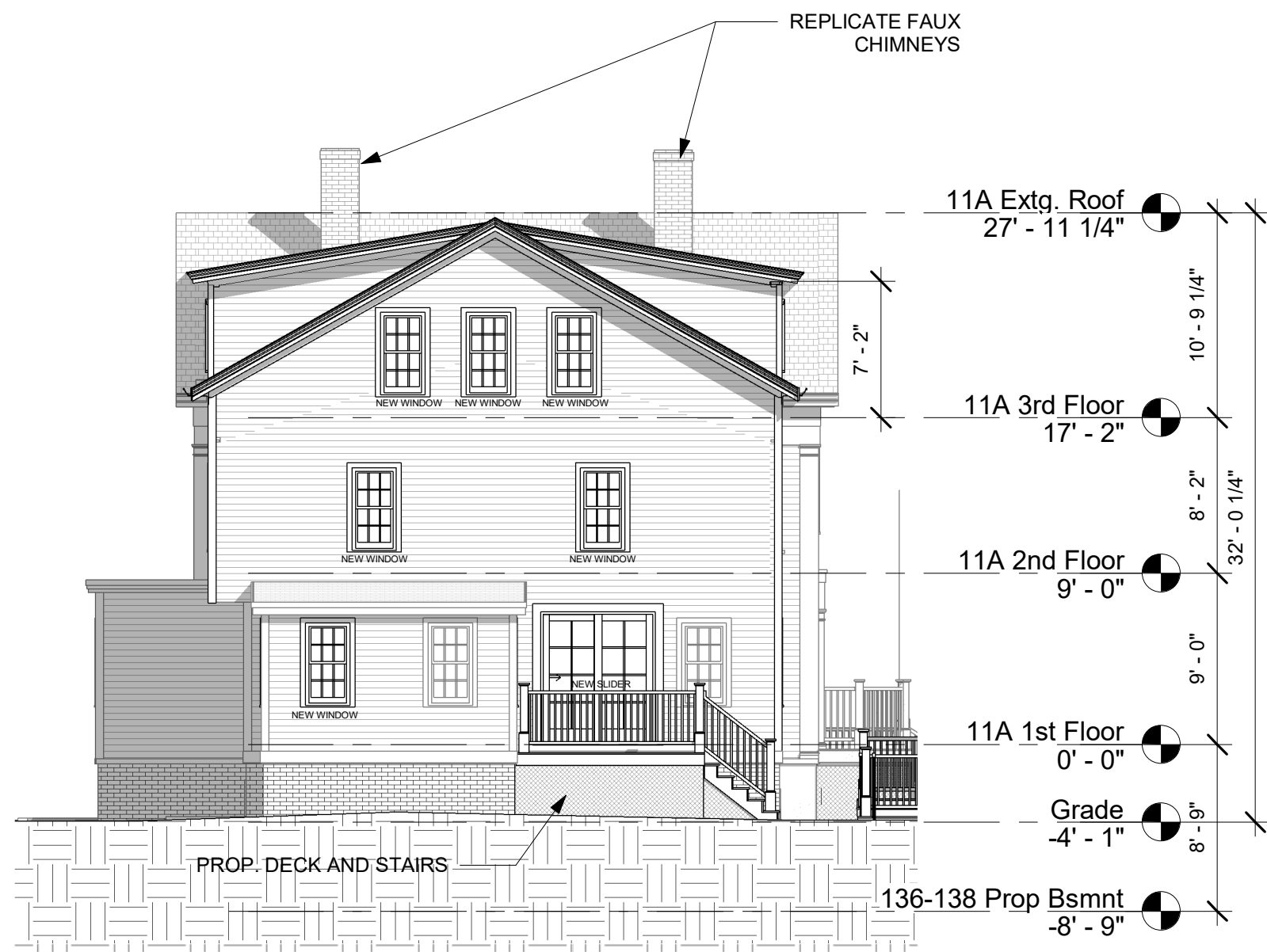
2 11A Extg. Right
1/8" = 1'-0"

1 11A Prop. Right Elevation
1/8" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11A Right Elevations</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>DRAWING A-A2.2</p>
---	---------------------------	--	--	--------------------------------------	----------------------------------



1 11A Extg. Rear
1/8" = 1'-0"



2 11A Prop. Rear Elevation
1/8" = 1'-0"

ARCHITECT
GCD ARCHITECTS
 2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450
 www.glassmanchungdesign.com

DATE
 4/22/2024

PROJECT
11A & 11B Mount Auburn Street
 Cambridge, MA

TITLE
11A Rear Elevations

SCALE
1/8" = 1'-0"

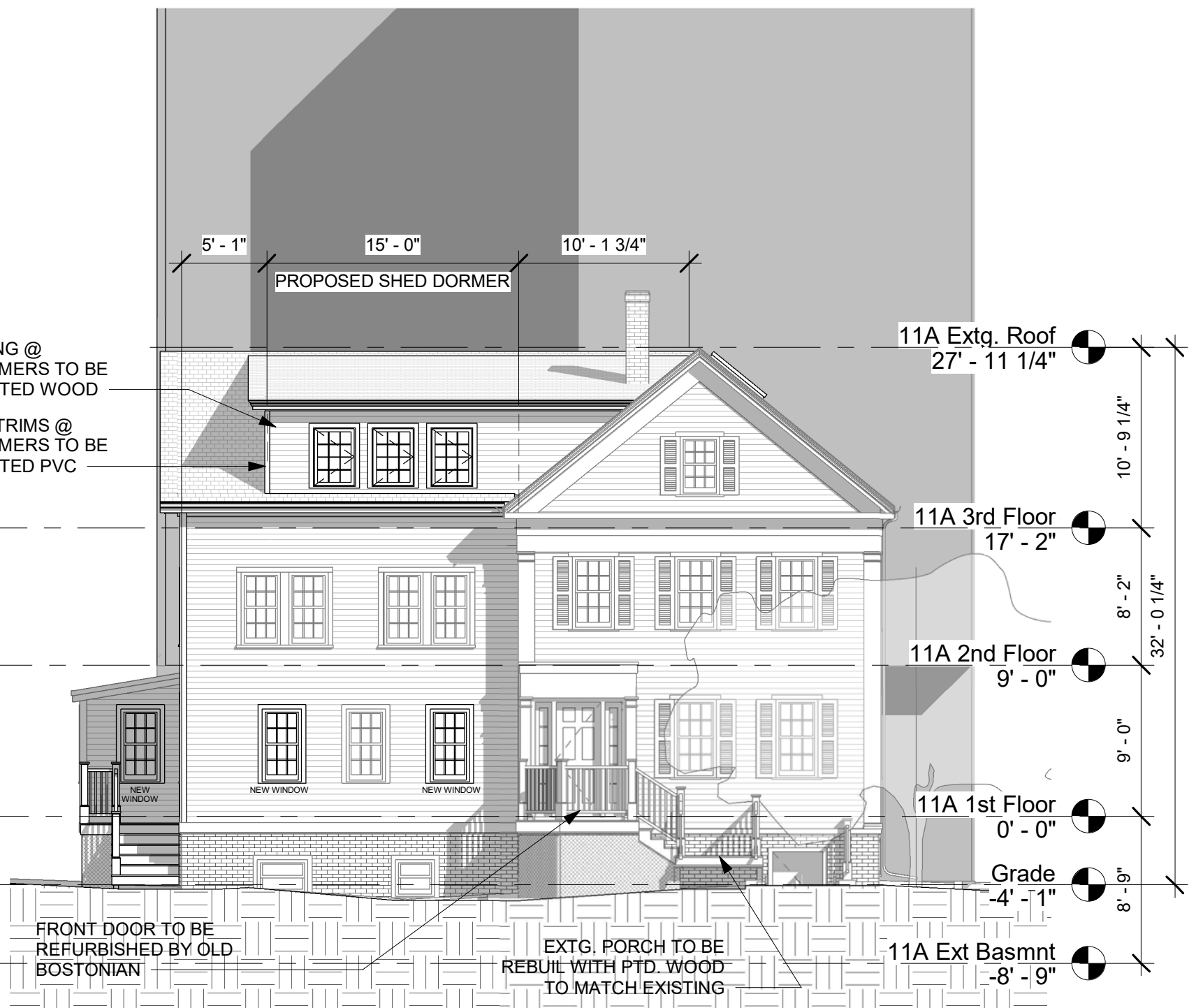
DRAWING
A-A2.3





SIDING @
DORMERS TO BE
PAINTED WOOD

ALL TRIMS @
DORMERS TO BE
PAINTED PVC



PROPOSED SHED DORMER

5' - 1"

15' - 0"

10' - 1 3/4"

11A Extg. Roof
27' - 11 1/4"

10' - 9 1/4"

11A 3rd Floor
17' - 2"

8' - 2"

11A 2nd Floor
9' - 0"

9' - 0"

11A 1st Floor
0' - 0"

Grade
-4' - 1"

8' - 9"

11A Ext Basmt
-8' - 9"

FRONT DOOR TO BE
REFURBISHED BY OLD
BOSTONIAN

EXTG. PORCH TO BE
REBUIL WITH PTD. WOOD
TO MATCH EXISTING

1 11A Extg. Left
1/8" = 1'-0"

2 11A Prop. Left Elevation
1/8" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street
Cambridge, MA

TITLE

11A Left Elevations

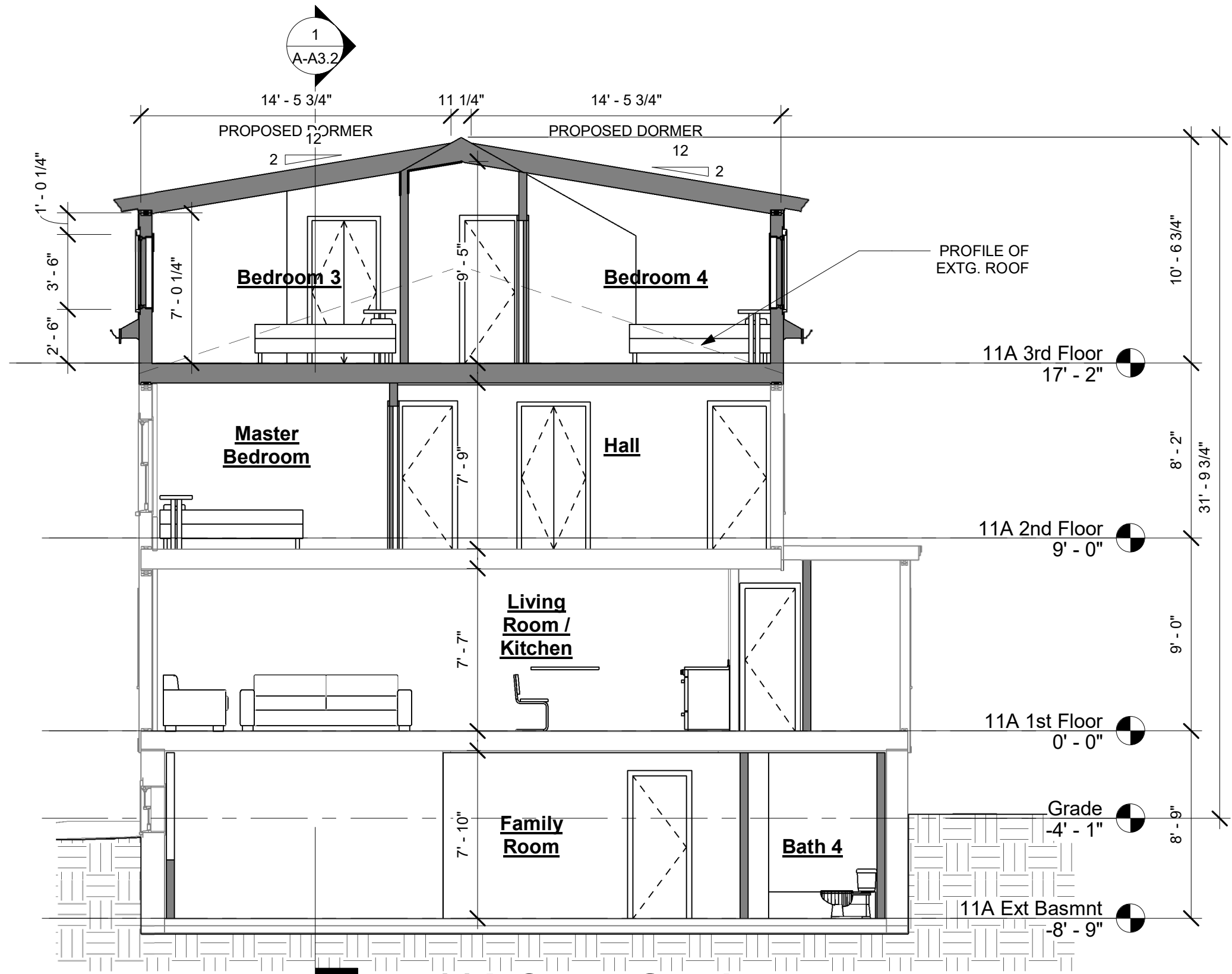
SCALE

1/8" = 1'-0"


DRAWING

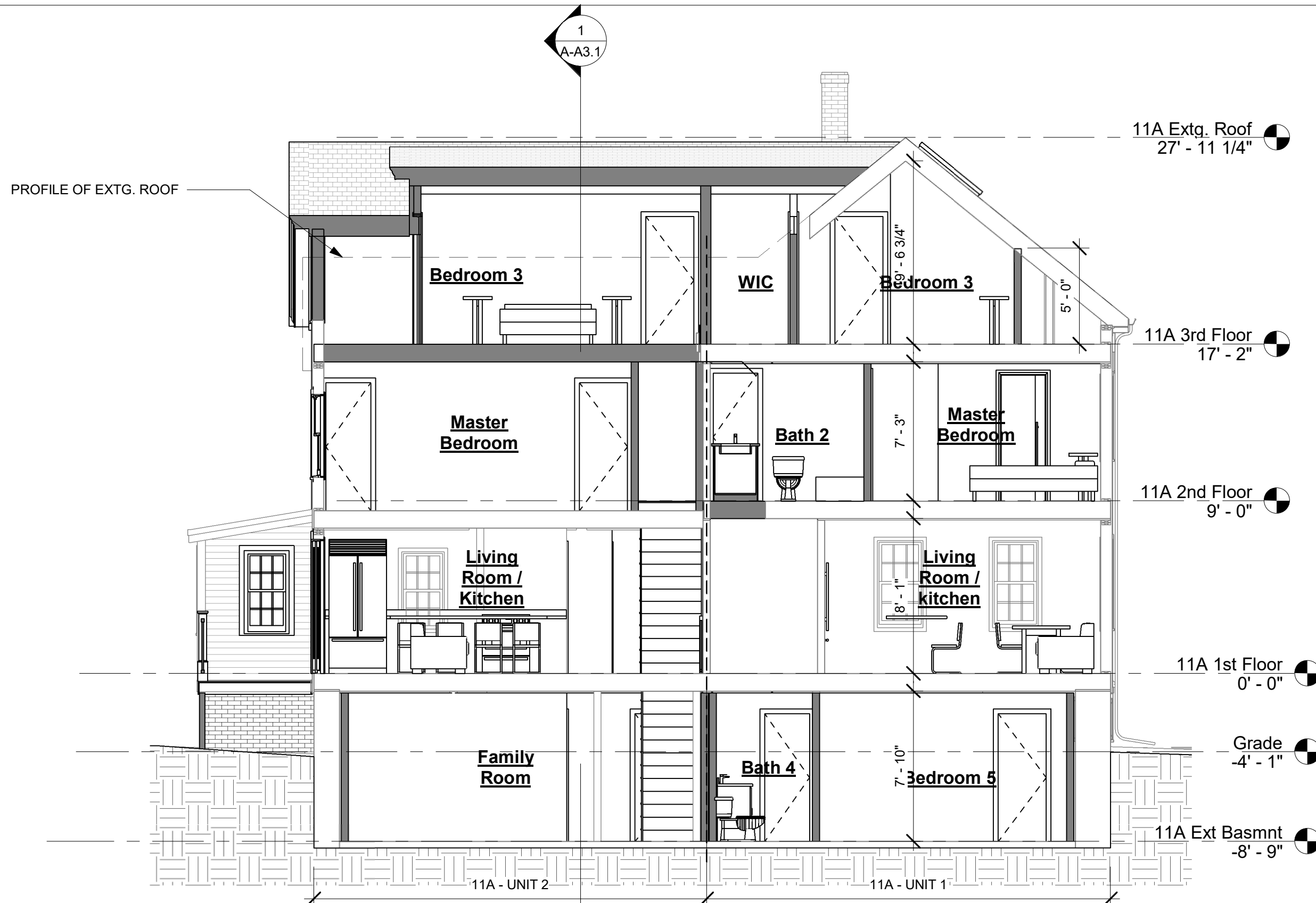
A-A2.4

GCD ARCHITECTS



1 11A Cross Section
3/16" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11A Sections</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING A-A3.1</p>
--	------------------------------------	--	---------------------------------------	--	-----------------------------------



1 11A Long Section
 3/16" = 1'-0"

ARCHITECT
GCD ARCHITECTS
 2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450
 www.glassmanchungdesign.com

DATE
 4/22/2024

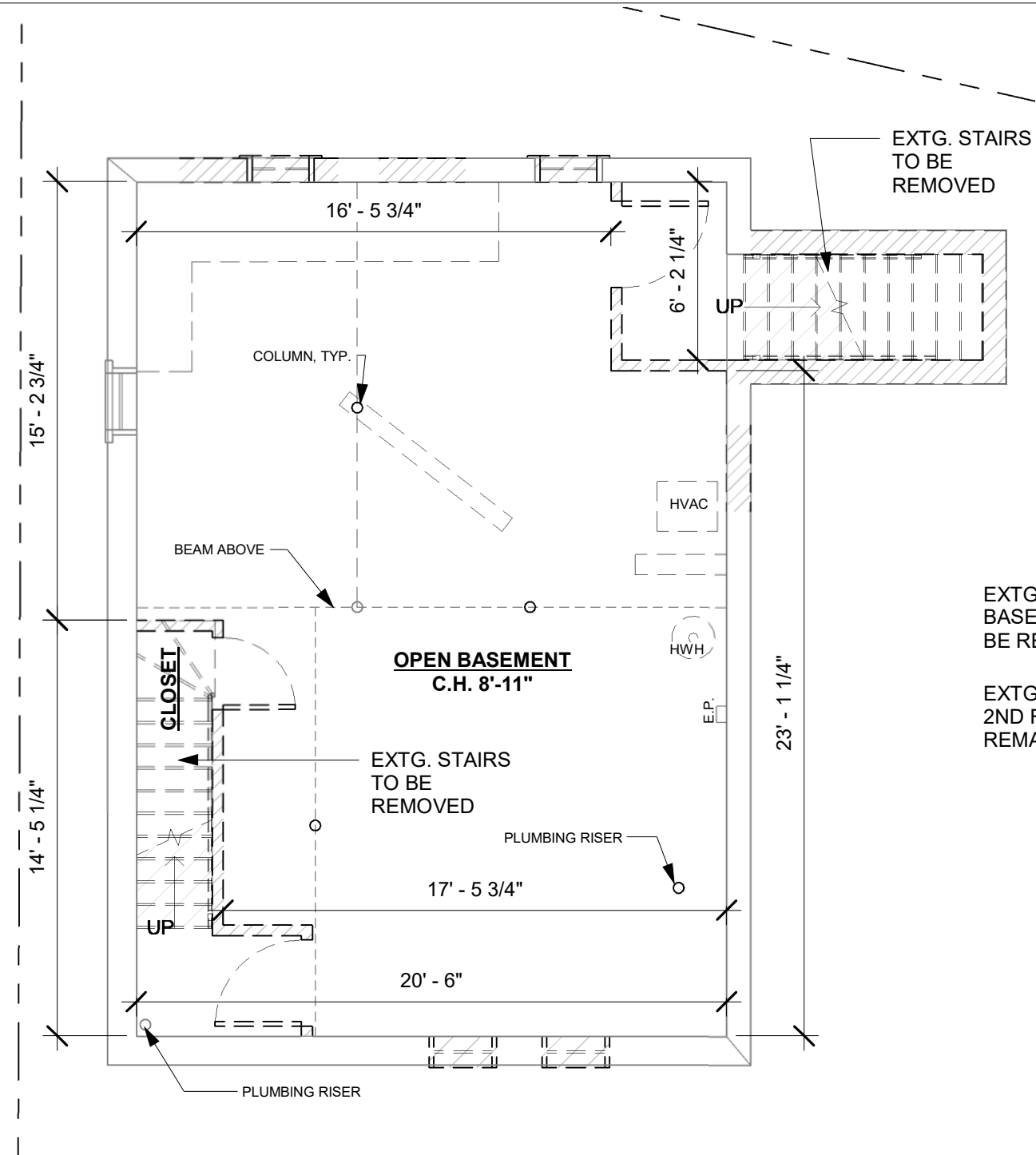
PROJECT
11A & 11B Mount Auburn Street
 Cambridge, MA

TITLE
 11A Sections

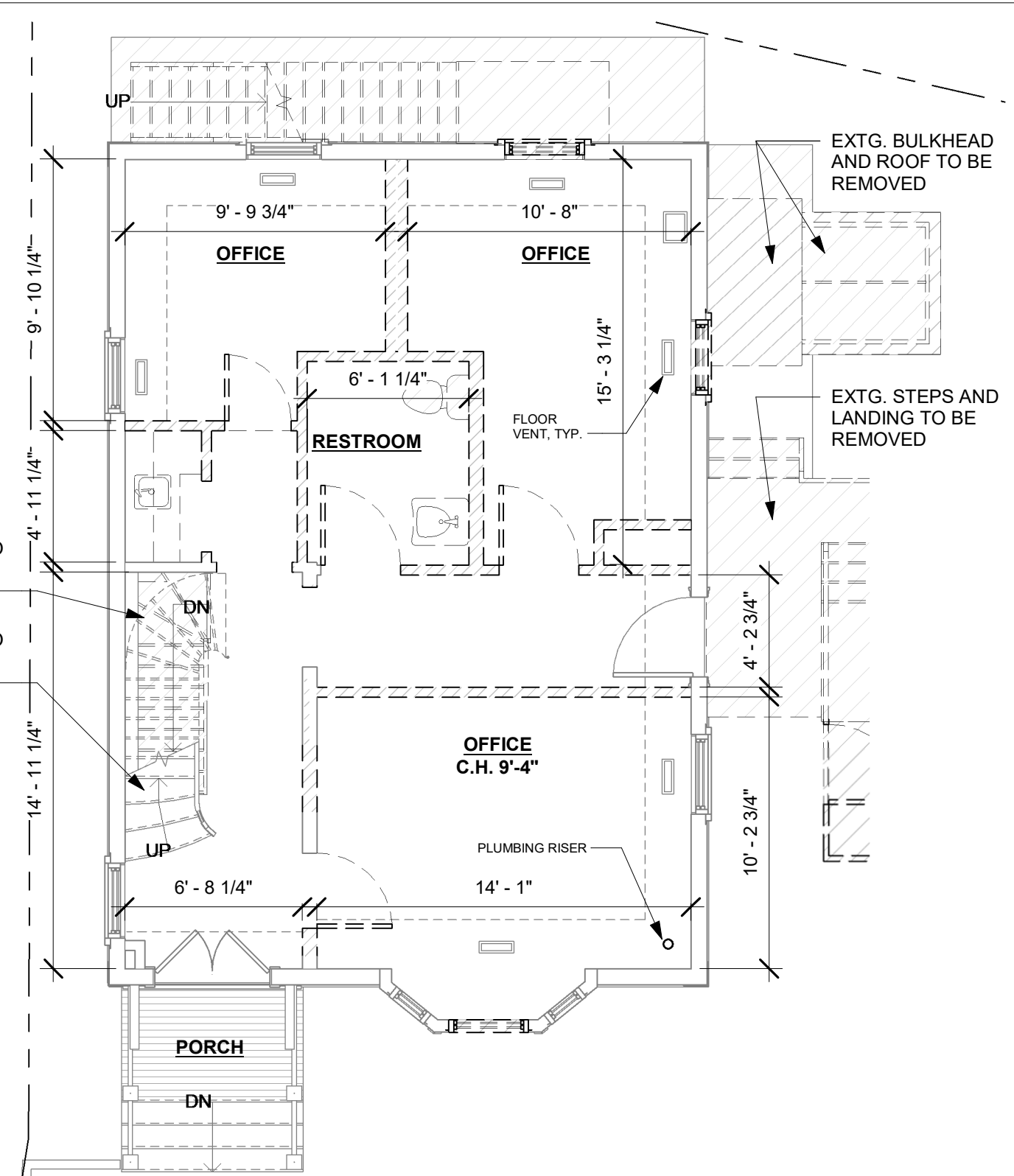
SCALE
 3/16" = 1'-0"

DRAWING
A-A3.2



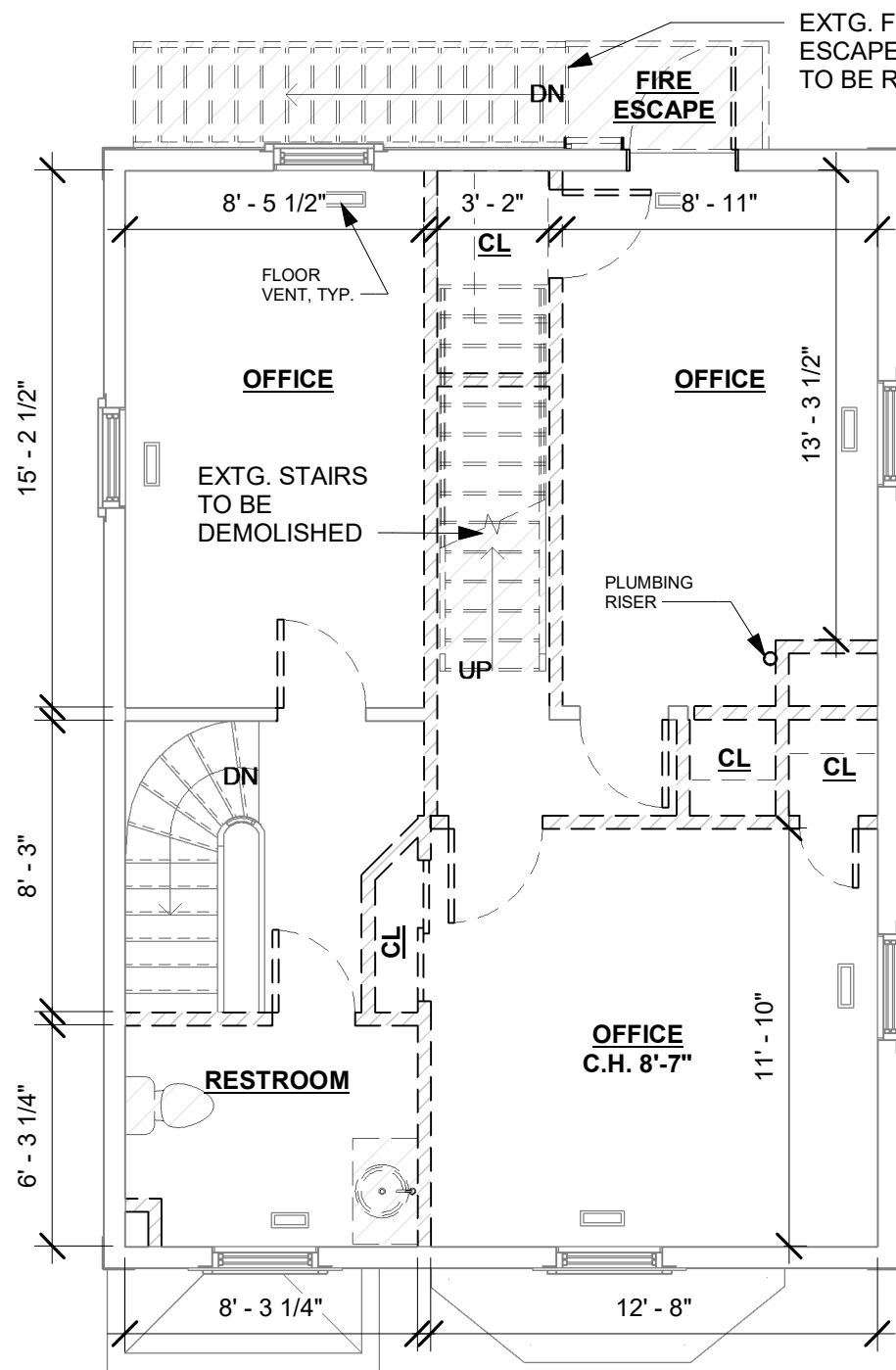


1 11B Extg. Basement
 3/16" = 1'-0"

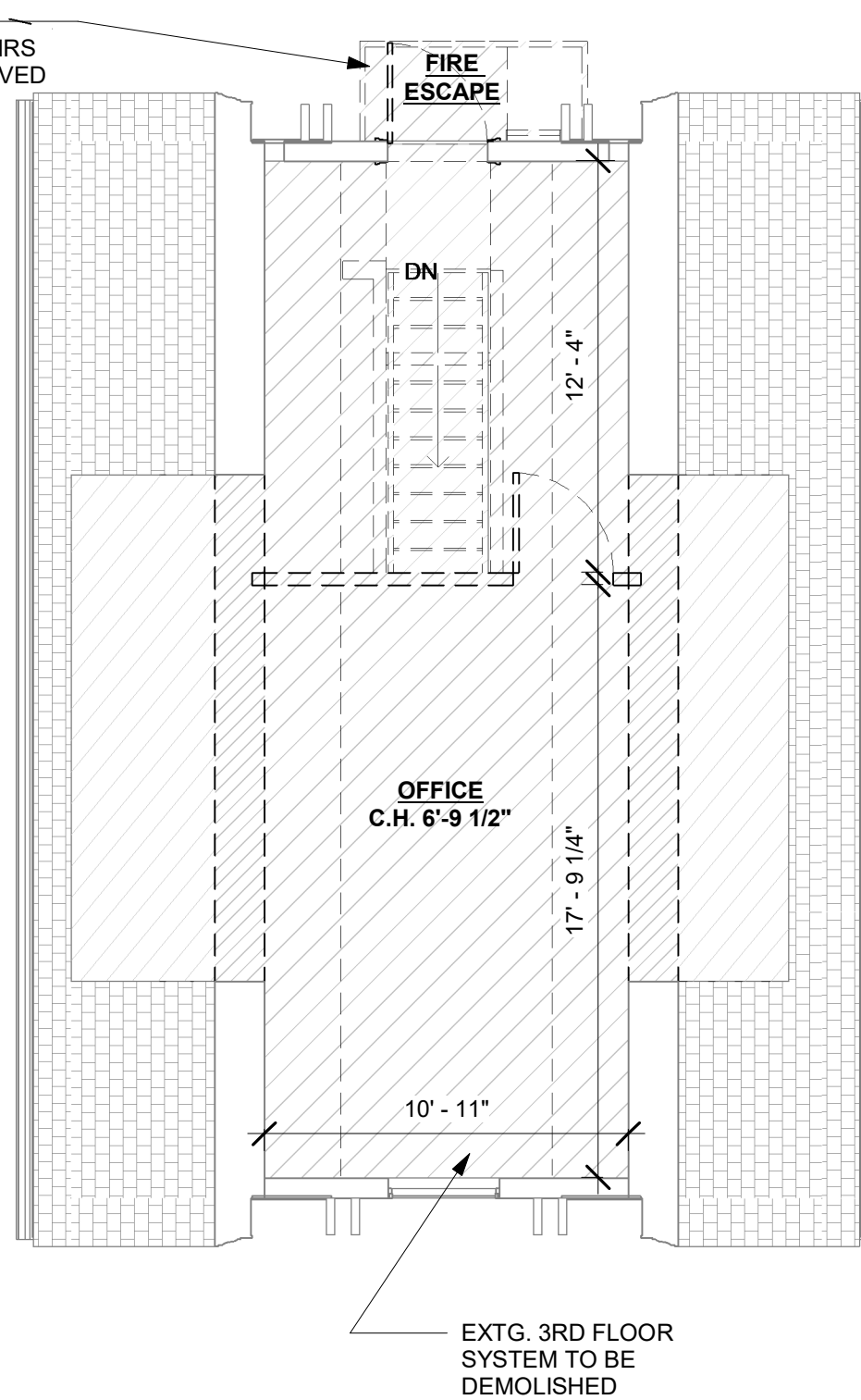


2 11B Extg. 1st Floor
 3/16" = 1'-0"

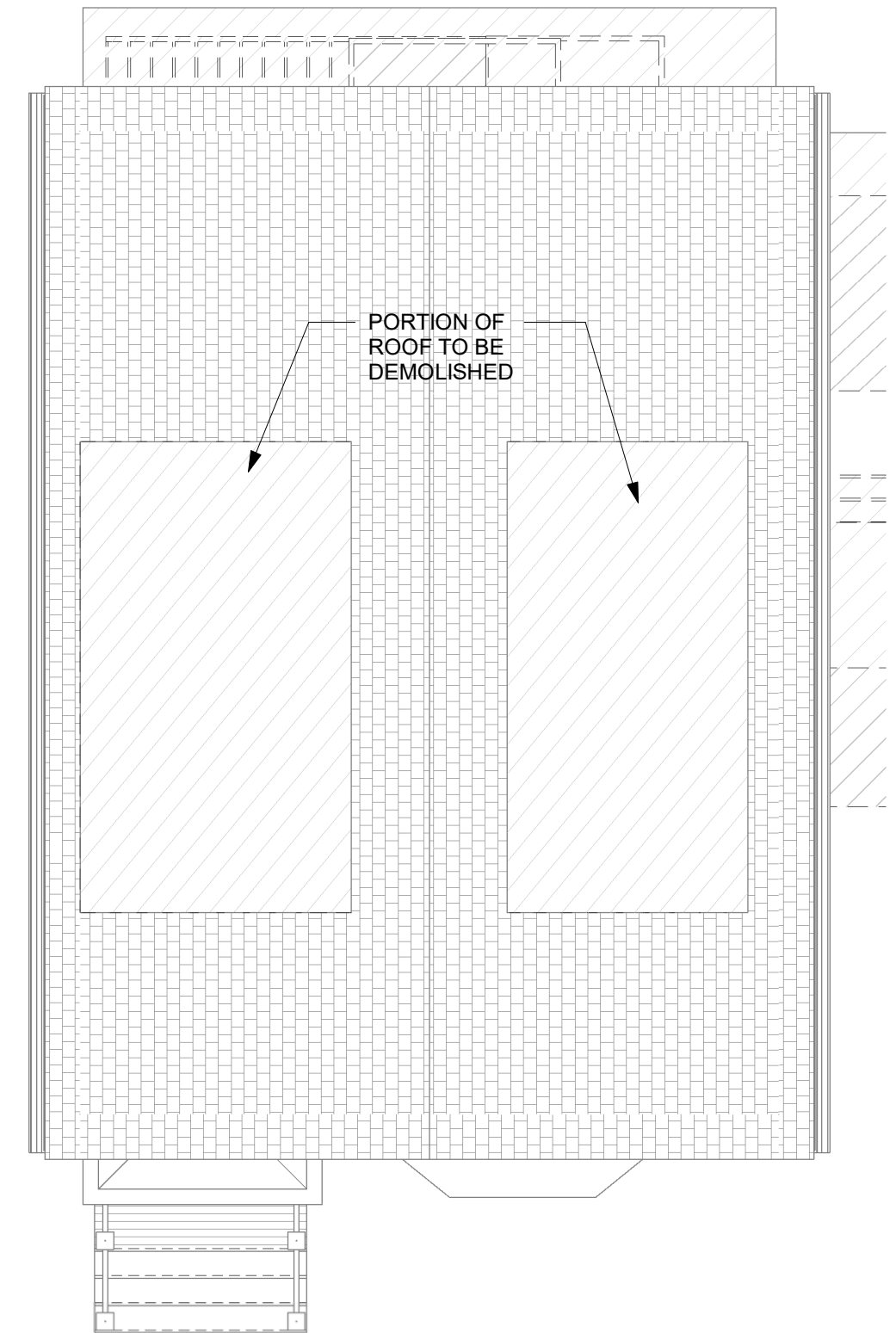
 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11B - Extg Plans</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-.D1.1</p>
--	------------------------------------	---	--	---	------------------------------------



1 11B Extg. 2nd Floor
3/16" = 1'-0"

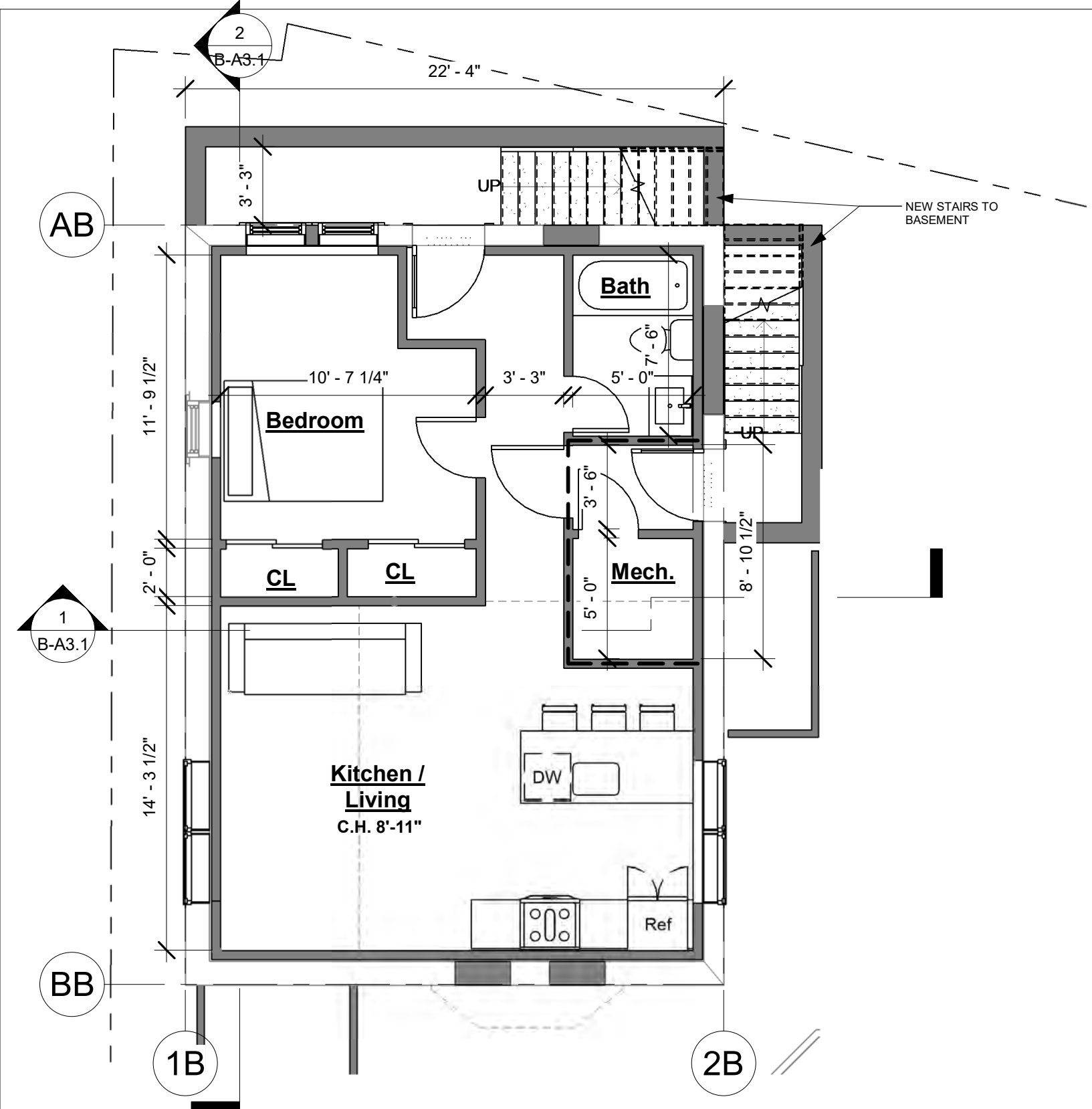


2 11B Ext. 3rd Floor
3/16" = 1'-0"

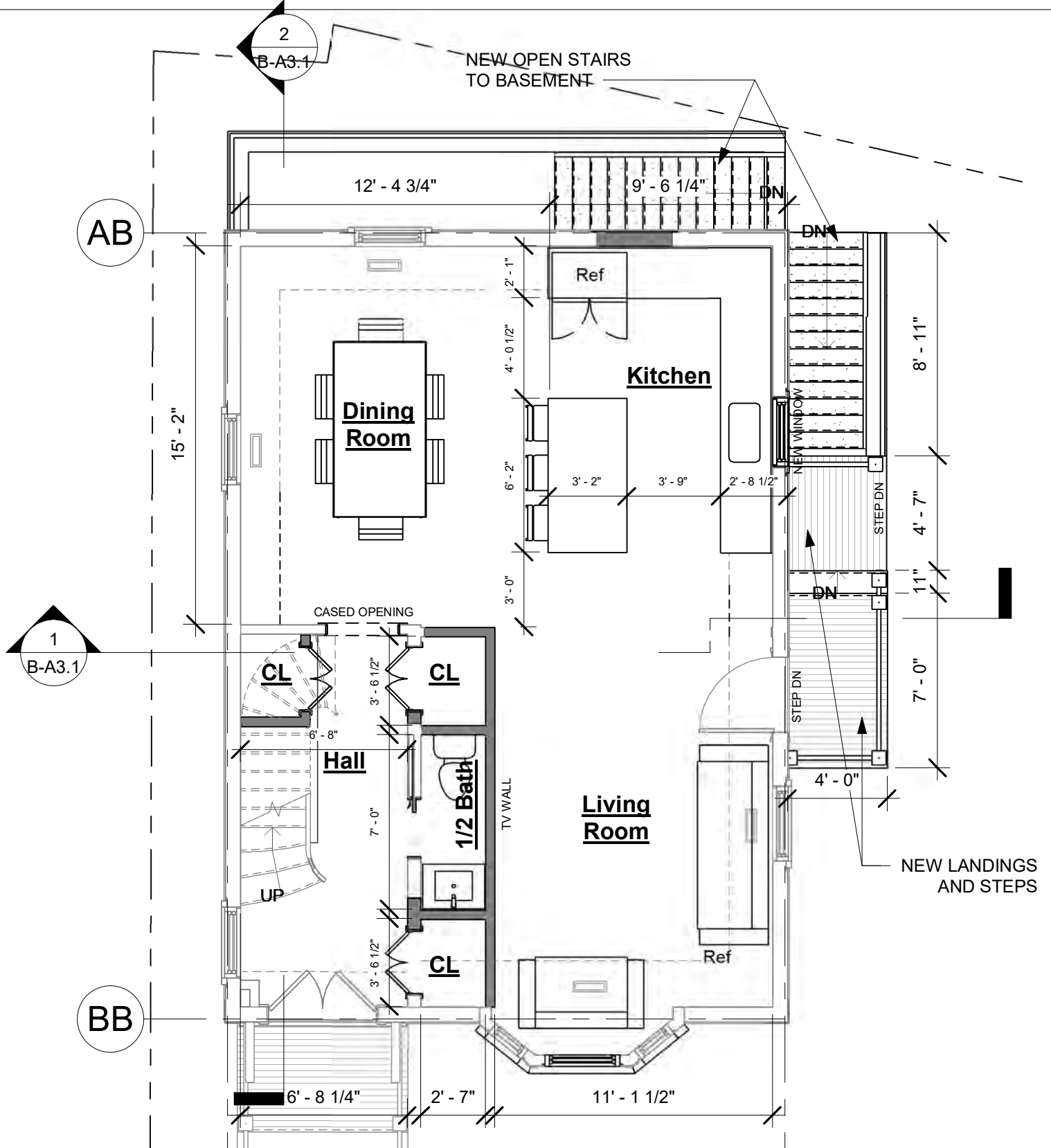


3 140 Extg. Top of Roof
3/16" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11B- Extg. Plans</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-.D1.2</p>
--	------------------------------------	---	--	---	------------------------------------

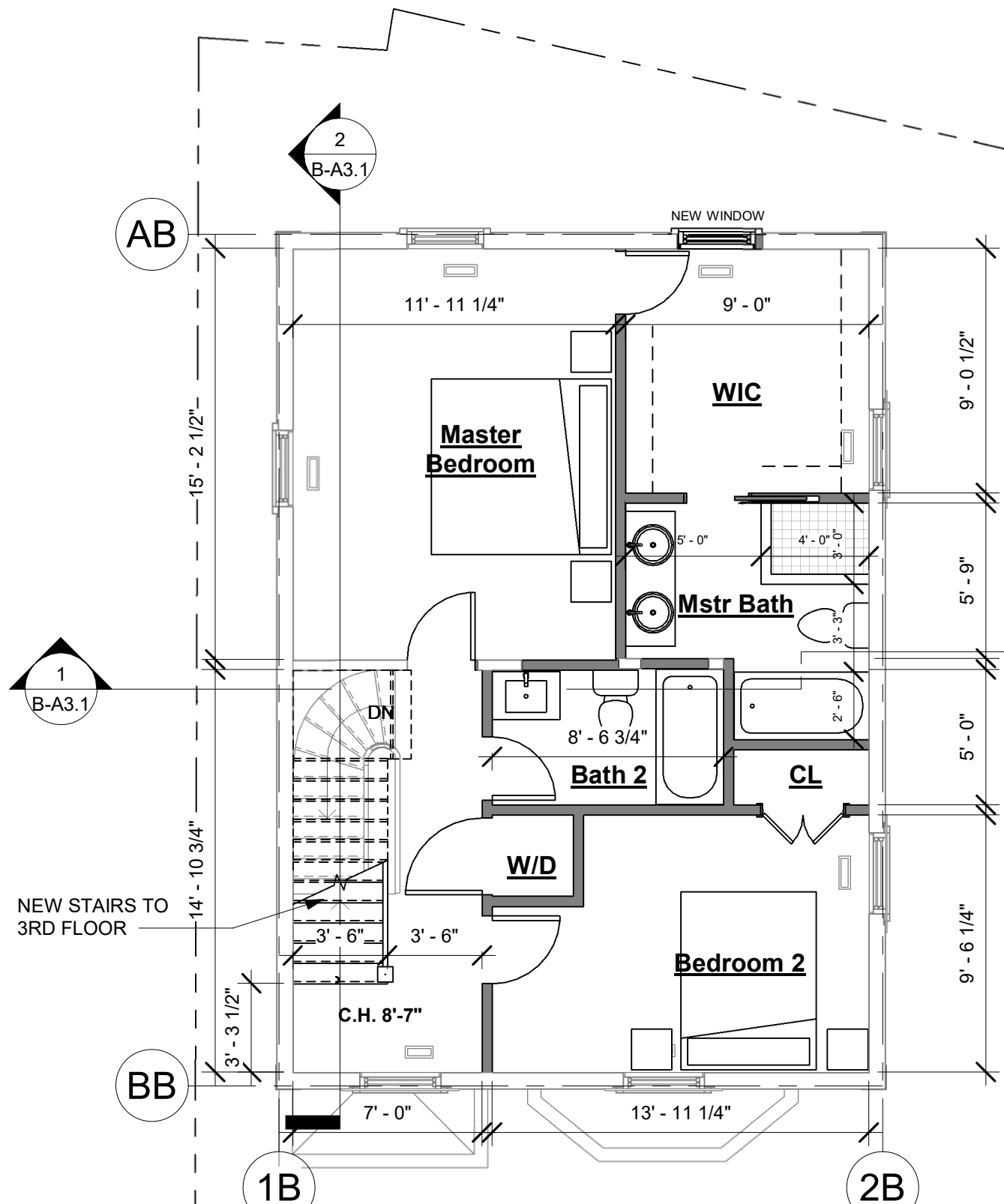


1 11B Prop. Basement
3/16" = 1'-0"

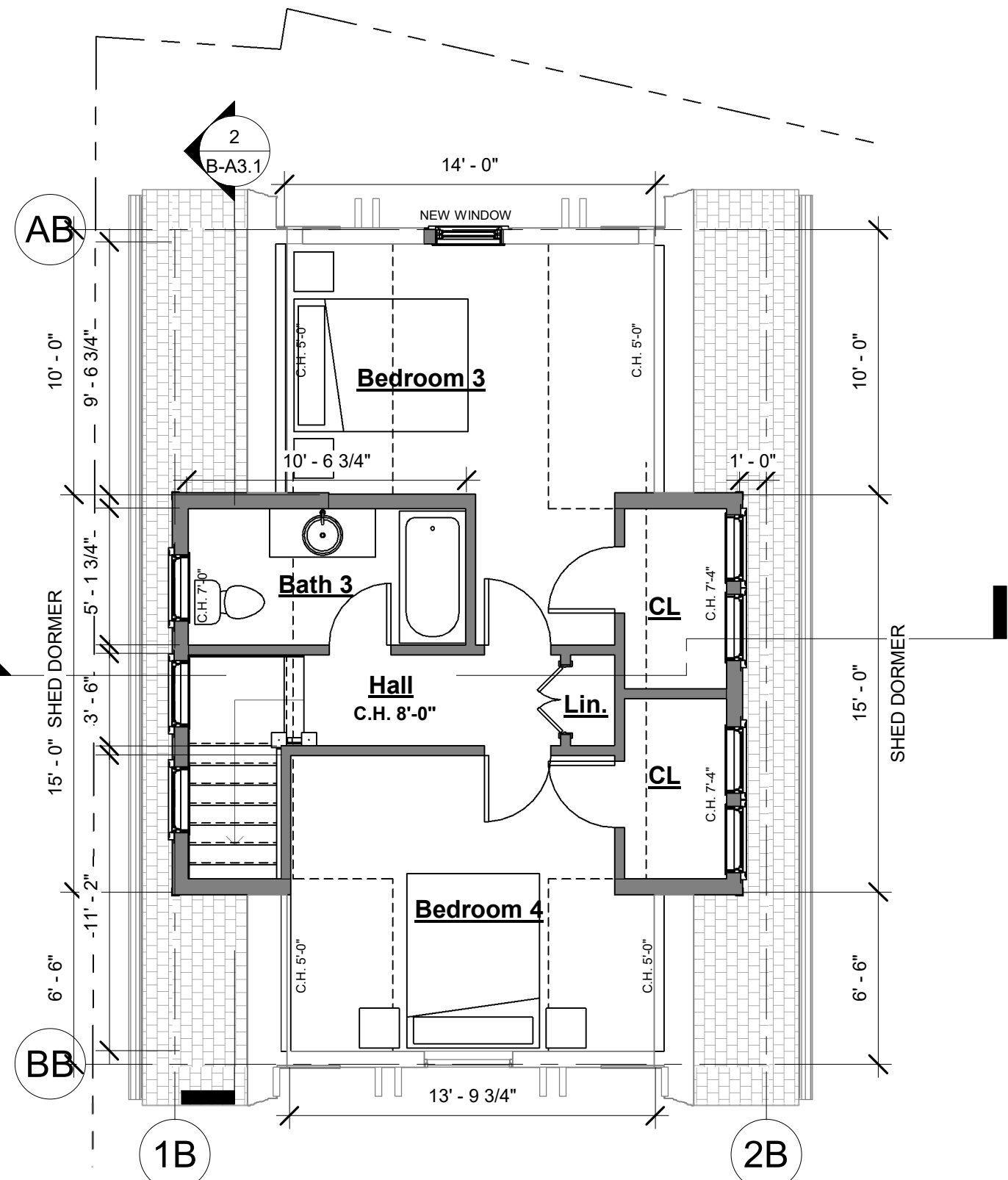


2 11B Prop. 1st Floor
3/16" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11B-Prop. Plans</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-A1.1</p>
--	------------------------------------	---	--	--	-----------------------------------



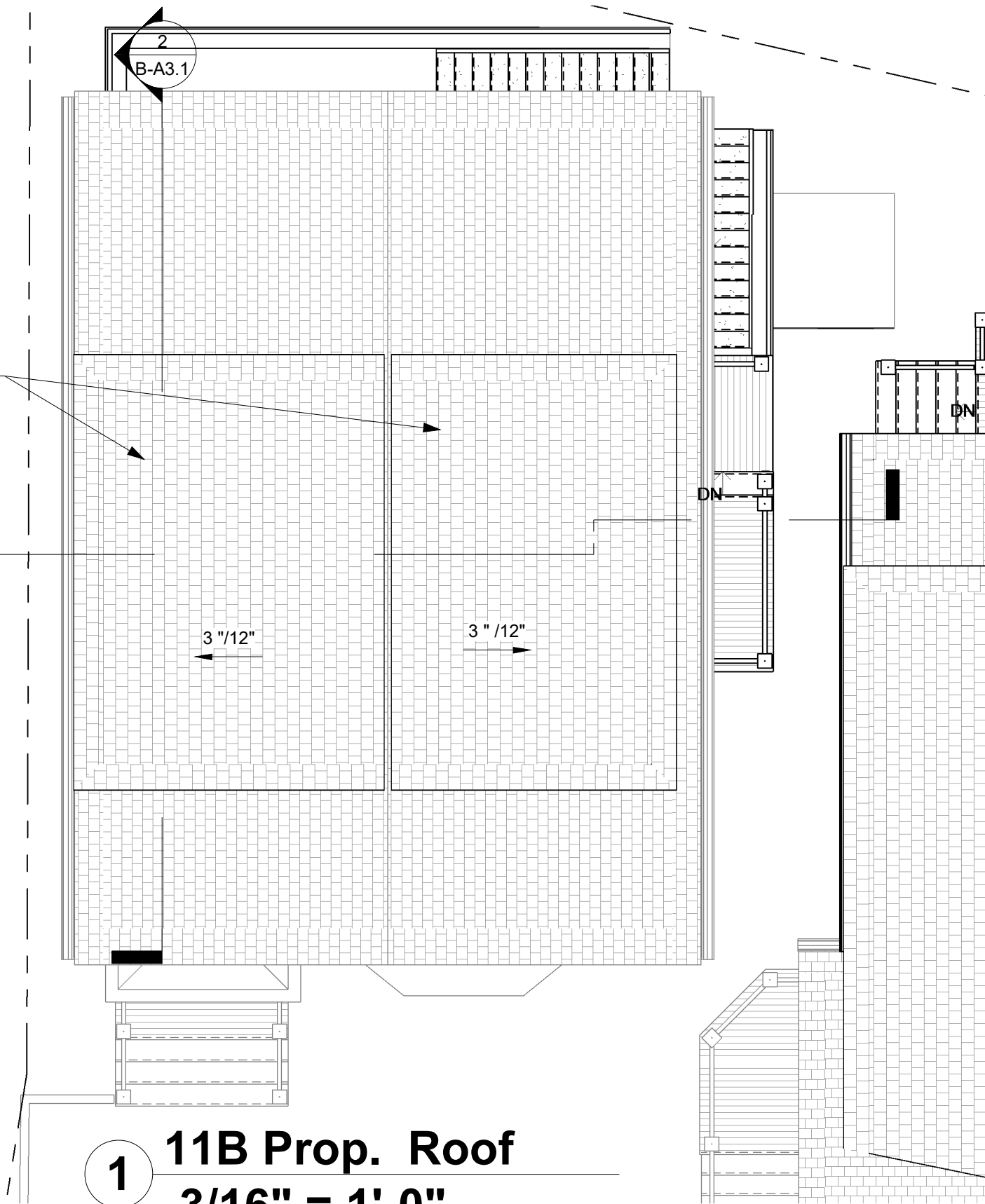
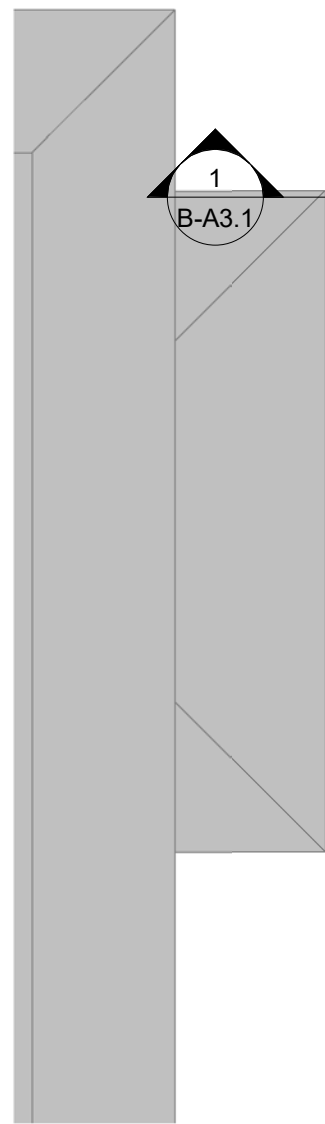
1 11B Prop. 2nd Floor
3/16" = 1'-0"



2 11B Prop. 3rd Floor
3/16" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11B-Prop. Plans</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-A1.2</p>
--	------------------------------------	---	---	---	-----------------------------------

PROPOSED
DORMERS



1 11B Prop. Roof
3/16" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

4/22/2024

PROJECT

11A & 11B Mount Auburn Street

Cambridge, MA

TITLE

11B Prop. Plans

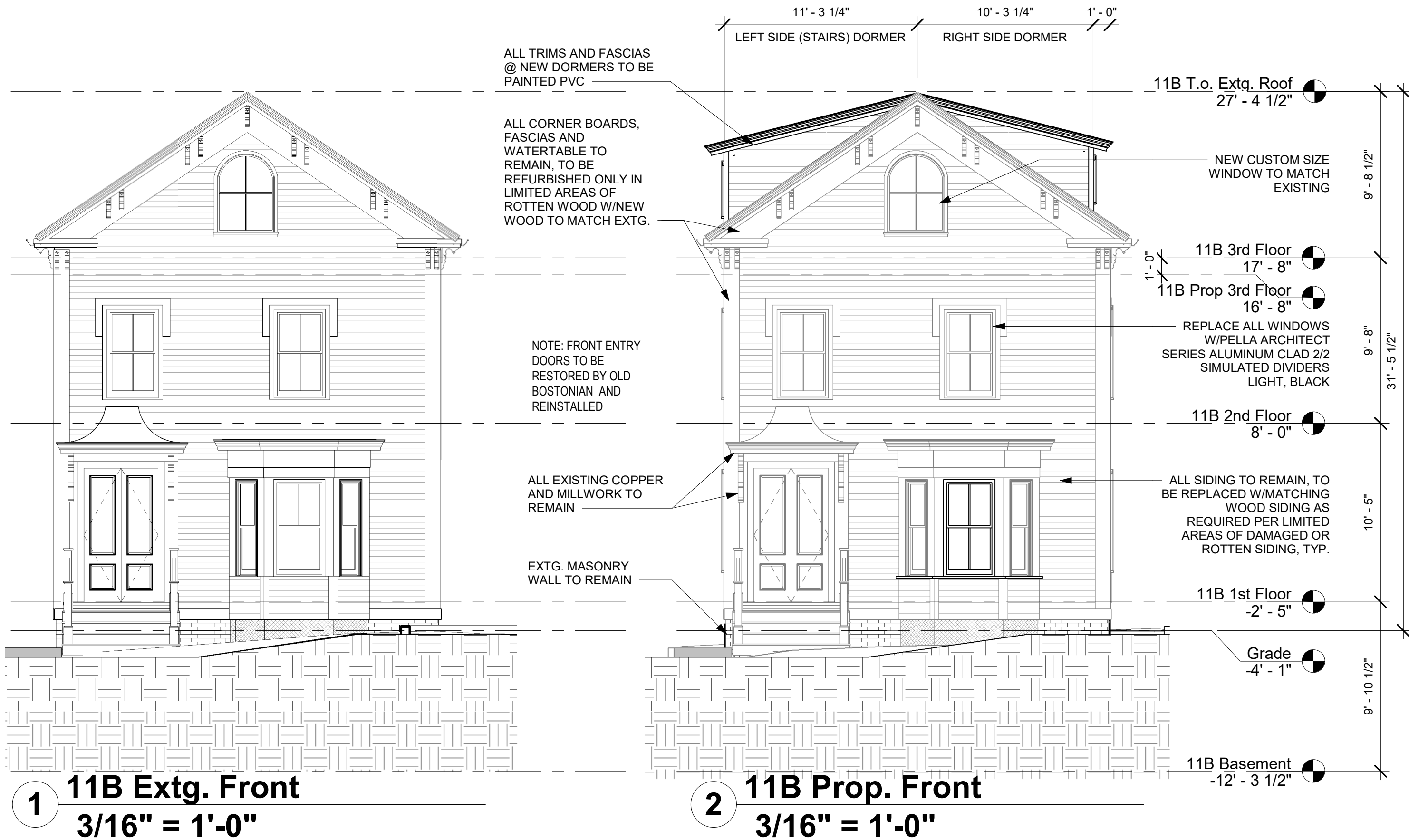
SCALE

3/16" = 1'-0"

DRAWING

B-A1.3

GCD ARCHITECTS



ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	4/22/2024	11A & 11B Mount Auburn Street Cambridge, MA	11B-Front Elevations	3/16" = 1'-0"	B-A2.1

NEW ARCHITECTURAL ASPHALT SHINGLES BY CERTAINTED,
FINAL SELECTION TO BE REVIEWED WITH CHC STAFF.



ARCHITECT
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE
4/22/2024

PROJECT
11A & 11B Mount Auburn Street
Cambridge, MA

TITLE
11B Right Elevations

SCALE
3/16" = 1'-0"

DRAWING
B-A2.2

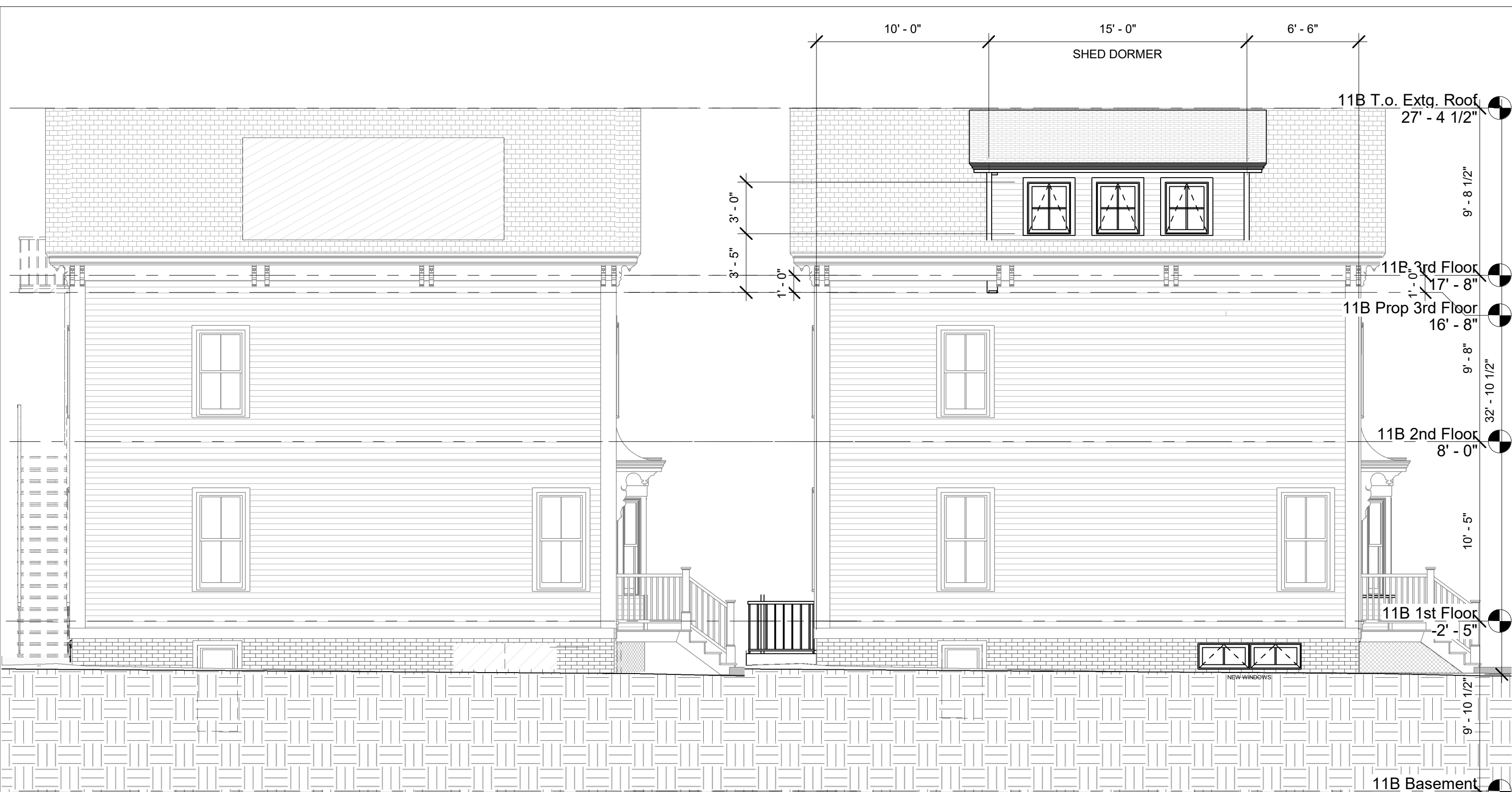




1 11B Extg. Rear
3/16" = 1'-0"

2 11B Prop. Rear
3/16" = 1'-0"

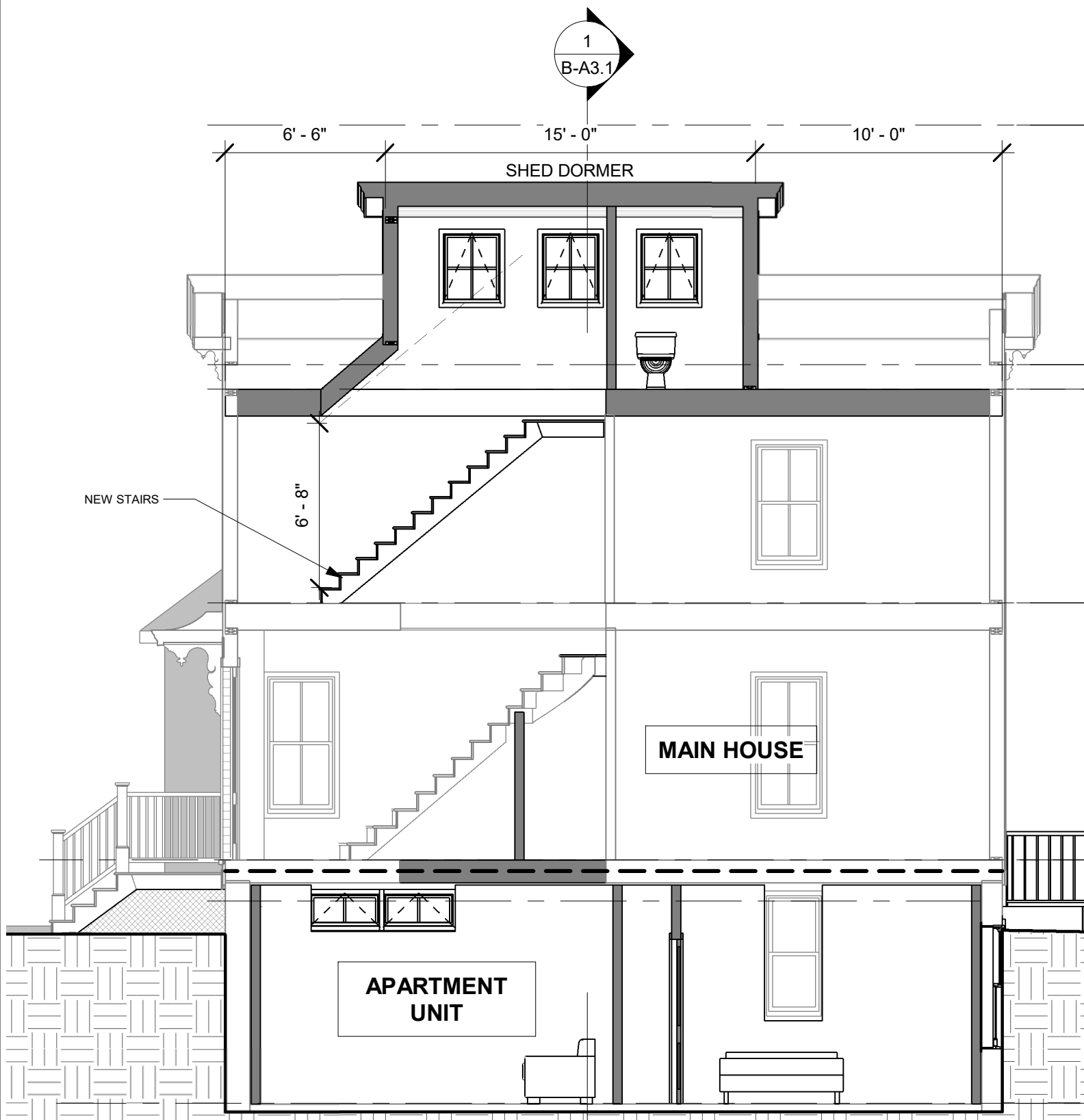
 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11B- Rear Elevations</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-A2.3</p>
---	---------------------------	--	--	---------------------------------------	----------------------------------



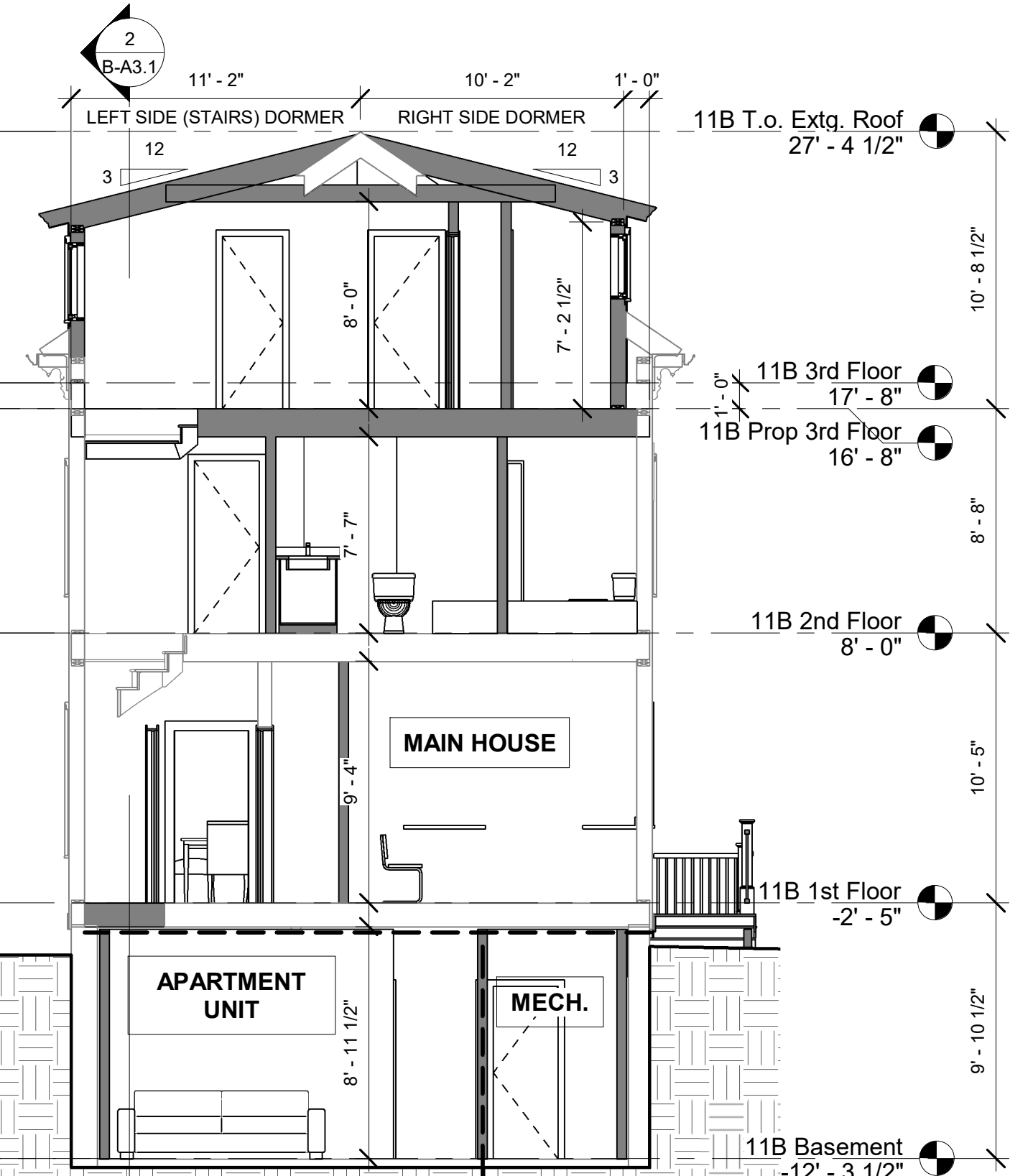
1 11B Extg. Left
3/16" = 1'-0"

2 11B Prop. Left
3/16" = 1'-0"

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>4/22/2024</p>	<p>11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>11B-Left Elevations</p>	<p>3/16" = 1'-0"</p>	<p>B-A2.4</p>



2 11B Long Section
3/16" = 1'-0"



1 11B Cross Section @ Dormers
3/16" = 1'-0"

	<p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11B- Sections</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-A3.1</p>
--	--	---------------------------	---	--------------------------------	--------------------------------	----------------------------------



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*, Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Jo M. Solet, Yuting Zhang, *Members*
Gavin W. Kleespics, Paula A. Paris, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: **9-11A and 11B Mt. Auburn Street**

Applicant: **The Packard Humanities Institute**

Attention: **Bruce Tribush, Esq.**
Goodwin Procter, LLP
100 Northern Avenue
Boston, Mass. 02210

Sarah Rhatigan, Esq.
Trilogy Law LLC
12 Marshall Street
Boston, Mass. 02108

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

Renovate the existing buildings including,

- 1. Construction a third-floor addition on the ell of 9-11A**
- 2. Construct two dormers at 11B**
- 3. Remove the connecting structure and lift between the two buildings**
- 4. Renovate the exterior of both buildings**

Work shall be carried out as shown on the plans by GCD Architects titled, "9, 11A & 11B Mt Auburn Street Cambridge, MA," and dated April 22, 2024.

Approval was granted on the condition that construction details and the scope of exterior repairs/replacement be delegated to the staff for review and approval. The Commission authorized the staff to write to the Board of Zoning Appeal in support of the design that connects the dormers on the ell of 9-11A to the back of the main roof,

which would result in dormers that exceed 15 feet in length.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

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

Case Number: **5100**

Date of Certificate: **May 15, 2024**

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on May 15, 2024.

By Bruce A. Irving/slb, Chair.

Twenty days have elapsed since the filing of this decision.
No appeal has been filed _____. Appeal has been filed _____.
Date _____, City Clerk

 An official website of the United States government [Here's how you know](#)



9 Mt Auburn St

Property Information

Property Class	Housing Authority
State Class Code	9703
Zoning (Unofficial)	O-2
Map/Lot	133-45
Land Area (sq. ft)	1,384

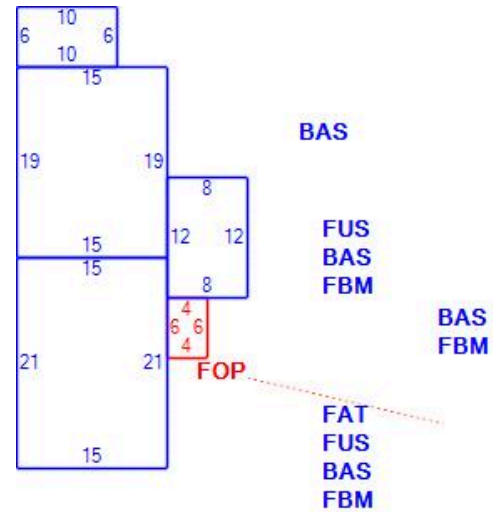
Property Value

Photos



Sketches

Year of Assessment	2024
Tax District	C7
Residential Exemption	No
Building Value	\$585,700
Land Value	\$1,021,600
Assessed Value	\$1,607,300
Sale Price	\$2,115,000
Book/Page	31278/280
Sale Date	April 3, 2000
Previous Assessed Value	\$1,551,100



Owner Information

Owner(s)	THE PACKARD HUMANITIES INSTITUTE 300 SECOND STREET, SUITE #201 LOS ALTOS, CA 94022
-----------------	---

Building Information

Commercial Building Number 1, Section 1

Exterior

Style	GEN-OFFICE
Occupancy	Housing Authority
Number of Stories	2.25
Exterior Wall Type	WOOD-SHN-SHK
Roof Material	ASPHALT-SHNG
Wall Height	12
Partitions	AVERAGE

Interior

Living Area (sq. ft.)	2,131
Number of Units	0

Systems

Heat Type	HOT-WATER
Heat Fuel	
Plumbing	AVERAGE

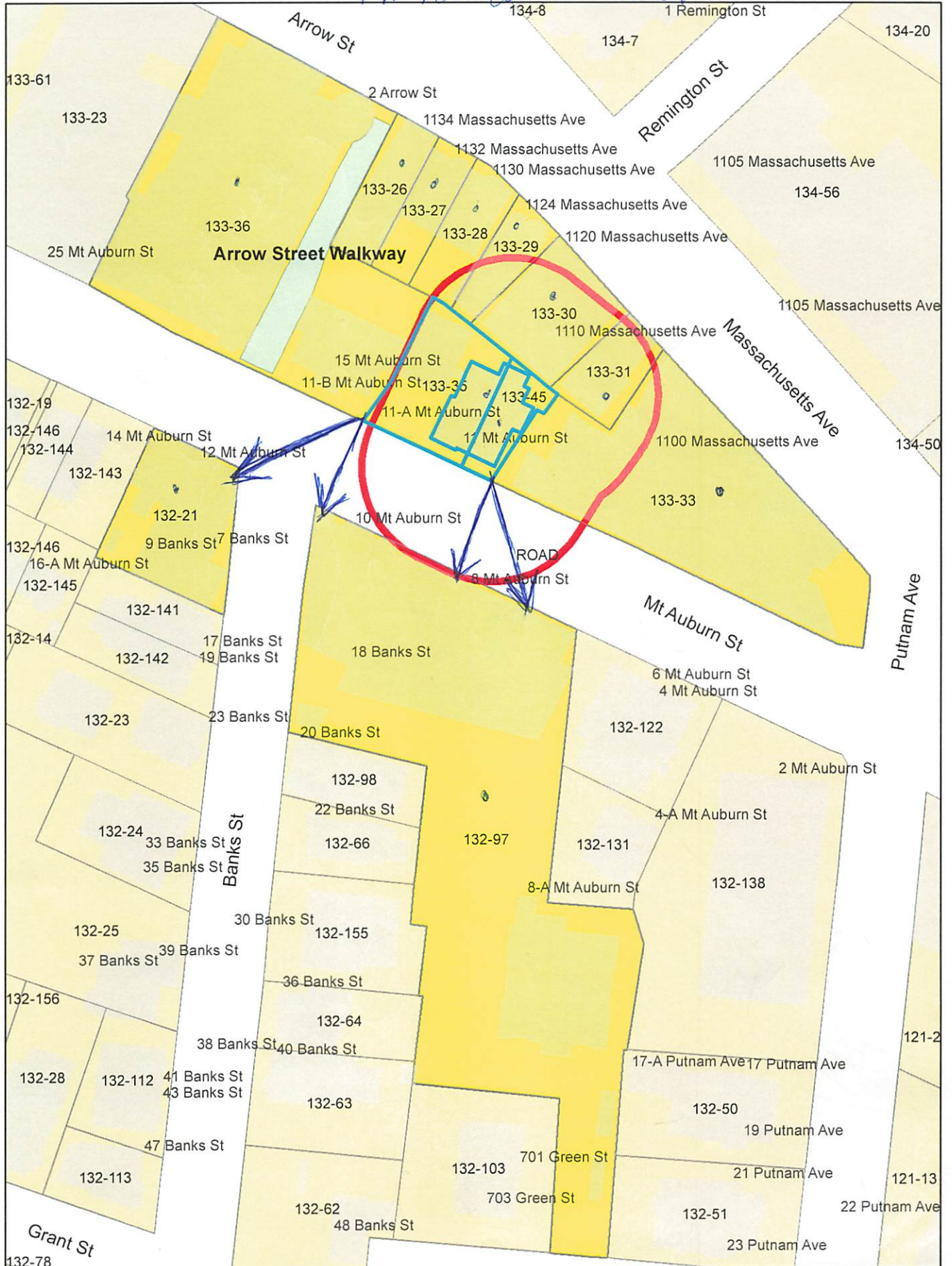
Condition & Grade

Year Built	1910
Overall Condition	Average
Overall Grade	Average

Subareas

Code	Description	Gross Area	Living Area
BAS	First Floor	756	756
FAT	Finished Attic	315	79
FBM	Basement, Finished	696	696
FOP	Porch, Open	24	0
FUS	Upper Story, Finished	600	600
	Total:	2,391	2,131

9-11 Mt. Auburn St.



9-11 Mt. Auburn St.

Petitioner

133-33
SUN LIFE ASSURANCE CO OF CANADA
C/O BENTALL KENNEDY (US) LP
PO BOX 92129
SOUTHLAKE, TX 76092

133-35-45
THE PACKARD HUMANITIES INSTITUTE
300 SECOND STREET SUITE 201
LOS ALTOS, CA 94022

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

133-27
COSTELLO, MICHAEL C. &
JANET A. COSTELLO
20 LOOMIS ST
CAMBRIDGE, MA 02139

133-31
GWEN MARIE LLC.,
50 BRIDGE ST.
LEXINGTON, MA 02421

MT AUBURN MLD LLC
C/O MICHAEL DRISCOLL
9 ORCHARD CROSSING
ANDOVER, MA 01810

132-97 / 133-36
PRESIDENT & FELLOWS OF HARVARD
COLLEGE C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

133-26
1134 MASS LLC,
PRINCE LOBEL TYE, LLP
ONE INTERNATIONAL PL. 3700
BOSTON, MA 02110

132-21
AUBRIDGE PORPERTIES CORP
907 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

133-28
1130 MASS AVE LLC
328 HURON AVE
CAMBRIDGE, MA 02141

133-29
SIGMA CHI FOUNDATION INC
1714 HINMAN AVE
EVANSTON, IL 60201

133-30
1120 MASSACHUSETTS LLC
116 HUNTINGTON AVE STE 600
BOSTON, MA 02116

133-29
CUPERUS, BENJAMAS LENDORFF GUIDO
CUPERUS LENDORFF
42 MAPLE AVE. UNIT 3
CAMBRIDGE, MA 02139

 An official website of the United States government [Here's how you know](#)



11-11 Mt Auburn St

Property Information

Property Class	Charitable Svc
State Class Code	957
Zoning (Unofficial)	O-2
Map/Lot	133-35
Land Area (sq. ft)	3,129

Property Value

Year of Assessment	2024
Tax District	C7
Residential Exemption	No
Building Value	\$1,658,700
Land Value	\$1,241,600
Assessed Value	\$2,900,300
Sale Price	\$2,115,000
Book/Page	31278/280
Sale Date	April 3, 2000
Previous Assessed Value	\$2,737,600

Owner Information

Photos



Sketches

Owner(s)	THE PACKARD HUMANITIES INSTITUTE 300 SECOND STREET, SUITE #201 LOS ALTOS, CA 94022
-----------------	--

Building Information

Commercial Building Number 1, Section 1

Exterior

Style	OFFICE
Occupancy	Charitable Svc
Number of Stories	2.5
Exterior Wall Type	WOOD-SHN-SHK
Roof Material	ASPHALT-SHNG
Wall Height	10
Partitions	AVERAGE

Interior

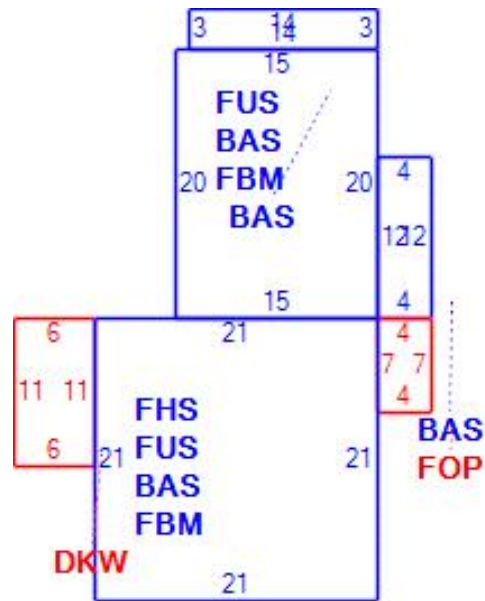
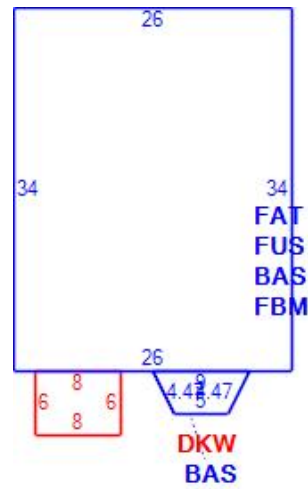
Living Area (sq. ft.)	2,901
Number of Units	1

Systems

Heat Type	PACKAGE-A/C
Heat Fuel	Gas
Plumbing	AVERAGE

Condition & Grade

Year Built	1910
Overall Condition	Good
Overall Grade	Good-v-good



Subareas

Code	Description	Gross Area	Living Area
BAS	First Floor	912	912
DKW	Deck Wood	48	0
FAT	Finished Attic	884	221
FBM	Basement, Finished	884	884
FUS	Upper Story, Finished	884	884
Total:		3,612	2,901

Commercial Building Number 2, Section 1

Exterior

Style	OFFICE
Occupancy	Charitable Svc
Number of Stories	2.5
Exterior Wall Type	WOOD-SHN-SHK
Roof Material	ASPHALT-SHNG
Wall Height	12
Partitions	AVERAGE

Interior

Living Area (sq. ft.)	2,534
Number of Units	0

Systems

Heat Type	HOT-WATER
Heat Fuel	Gas
Plumbing	GOOD

Condition & Grade

Year Built	1905
Overall Condition	Good
Overall Grade	Good

Subareas

Code	Description	Gross Area	Living Area
BAS	First Floor	831	831
DKW	Deck Wood	66	0
FBM	Basement, Finished	741	741
FHS	Half Story, Finished	441	221
FOP	Porch, Open	28	0
FUS	Upper Story, Finished	741	741
Total:		2,848	2,534



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2 bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Michael Driscoll Date: June 25, 2024
(Print)

Address: 9-11 Mt. Auburn St.

Case No. BZA-271432

Hearing Date: 7/11/24

Thank you,
Bza Members



CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
Assistant City Manager for
Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

To: Board of Zoning Appeal
From: Harvard Square Advisory Committee
Date: May 15, 2024
Re: **9, 11A, and 11B Mount Auburn Street – Positive Recommendation**

Overview

The Harvard Square Advisory Committee (the “Committee”) met on Wednesday, May 15, 2024 to discuss an expected special permit and variance request to be made to the Board of Zoning Appeal (BZA) for a project at 9, 11A, and 11B Mount Auburn Street. The meeting was conducted pursuant to the provisions of Section 20.50 of the Cambridge Zoning Ordinance in advance of the applicant’s request for the Board of Zoning Appeal (BZA). Committee members present were Allison Crosbie, John DiGiovanni, Frank Kramer, Alexandra Offiong, and Matt Simitis (Chair). Absent were Lauren Curry, Jemel Derbali, Kari Kuelzer, Steven Ng, and Nicola Williams. After discussion, Frank Kramer moved and John DiGiovanni seconded the motion to forward a report to the BZA with a positive recommendation. Six (6) members present voted in favor and none (0) against.

Proposal Description

The Applicant proposes to renovate the existing buildings, constructing a third-floor rear addition to 9- 11A Mt. Auburn Street and constructing two third-floor dormers to 11B Mt. Auburn Street, and removing a connecting structure and mechanical lift between the structures, as well as other exterior renovations to the structures. Renovations will preserve the Mt. Auburn Street facing facades. Use of the property (currently offices) will be reestablished as residential. The Applicant is expected to submit to the Board of Zoning Appeal (BZA) for both variances and special permits. BZA variances and special permits within the Harvard Square Overlay District require review by HSAC. HSAC has prepared this recommendation to be submitted to the BZA.

Presenting for the project were Sarah Rhatigan, Adam Glassman, and Michael Driscoll. The applicant noted that dimensional relief sought include dormers and additions that add square footage of approximately 850 square feet and variances for conversion back to residential, minimum open space requirements, and proximity of buildings.

Public Comments

No public comment.

Committee Questions and Comments

The Committee voted to recommend that the applications be approved by the BZA and to transmit the below summary of questions and comments:

- Matt Simitis –
 - Wanted clarification on the property addresses. The applicant noted that the legal definition of the property addresses are complicated. The property to the left is 15 Mt. Auburn Street. This is not part of the project and is owned by Harvard.
 - Asked about chimney details and the applicant verified that it is a brick veneer.

- Alexandra Offiong –
 - Asked about the Cambridge Historical Commission process. Noted that these buildings had some façade easements and wanted to know if the facades were being maintained and what would be the treatment of the front and sides. The applicant noted that the façade preservation agreements predated the CHC's issuance of Certificates of Appropriateness. The applicant plans to keep the material requiring any repairs and if it is beyond repair it will be replaced to match.
 - Asked about two AC units shown close to the property line with the building at 15 Mt. Auburn Street. Is there expected noise or vibration? The applicant noted that one plan submitted to HSAC mistakenly showed the wrong location for the condenser unit. The applicant notes that the AC condensers that are to be located at 11B are in the back of the house with barely any windows and the other building is concrete/brick wall. They also must comply with the City sound ordinance to maintain the proper sound transmission levels across the property line.
- John DiGiovanni –
 - Is glad CHC has reviewed and overall thinks it is a terrific project.
- Alexandra Offiong –
 - It looks like a beautiful project and a very desirable place to live. It is great that they are preserving the building.
- Frank Kramer –
 - It is a lovely project with a great reuse and is glad they are able to do it.
- Matt –
 - It is a fine project and is happy with it. He thought it was notable how few residential projects HSAC reviews and it is interesting to see a conversion back to its original constructed use.

Recommendations

Members of the Committee were supportive of the applicant's proposal and had no additional comments on the design or layout.



Respectfully submitted for the Committee,

Mason Wells
Community Development Department