



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139
Telephone: 617-349-4683 TTY: 617-349-6112 histncds@cambridgema.gov
www.cambridgema.gov/Historic/Districts/HistoricProperties/MidCambridgeNCD

APPLICATION FOR CERTIFICATE

Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): ☒ Appropriateness, ☐ Nonapplicability, or ☐ Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: 303 Harvard Street / 39A Lee Street, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

Existing (16) Unit residential building. Redistribution of unit locations within building.
Complete building interior renovation. New Electrical, Mechanical, Plumbing, Fire Alarm,
Sprinkler systems.
Retain Harvard Street Entry.
Create (4) new unit specific private roof decks.

As seen from public ways:

- Enlarge (3) existing masonry window openings at grade.
- Create (1) new masonry window opening at grade.
- Existing vinyl windows to remain.
- Removal of existing Lee Street Entry.
- Create new accessible Lee Street Entry with wheel chair lift,
MAAB Notice of Action Issued (V22 038).

Name of Property Owner of Record: <u>LST Condominium, LLC</u>	
Mailing Address: <u>c/o Atlas Group, LLC 223 Harvard Ave. #13 Allston, MA 02134</u>	
Telephone/Fax: <u>617-697-8998</u>	E-mail: <u>jasonsavage@savagere.com</u>
Signature of Property Owner of Record*: <u>[Signature]</u>	
(Required field; application will not be considered complete without property owner's signature)	
*I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.	
Name of proponent, if not record owner: <u>Anthony W. Macchi - Architect</u>	
Mailing Address: <u>42 Beacon Street Gloucester, MA 01930</u>	
Telephone/Fax: <u>c.617-688-1528</u>	E-mail: <u>awmacchi@gmail.com</u>

(for office use only):

Date Application Received: _____ Case Number: _____ Hearing Date: _____
Type of Certificate Issued: _____ Date Issued: _____

Section II:

Is property listed on the National Register of Historic Places? N/A Publicly owned? N/A
Current Zoning District: _____ Current Use: (16) Unit residential apartment building

Section III: TBD// Permit application under active review by City of Cambridge

Will this project require: variance _____ special permit _____

If yes, nature of zoning relief sought: setbacks _____ FAR _____ use _____
height _____ parking _____ other (explain) _____

Section IV (Complete any portions that apply to proposed scope of work):

New Construction or Additions:

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

Demolition:

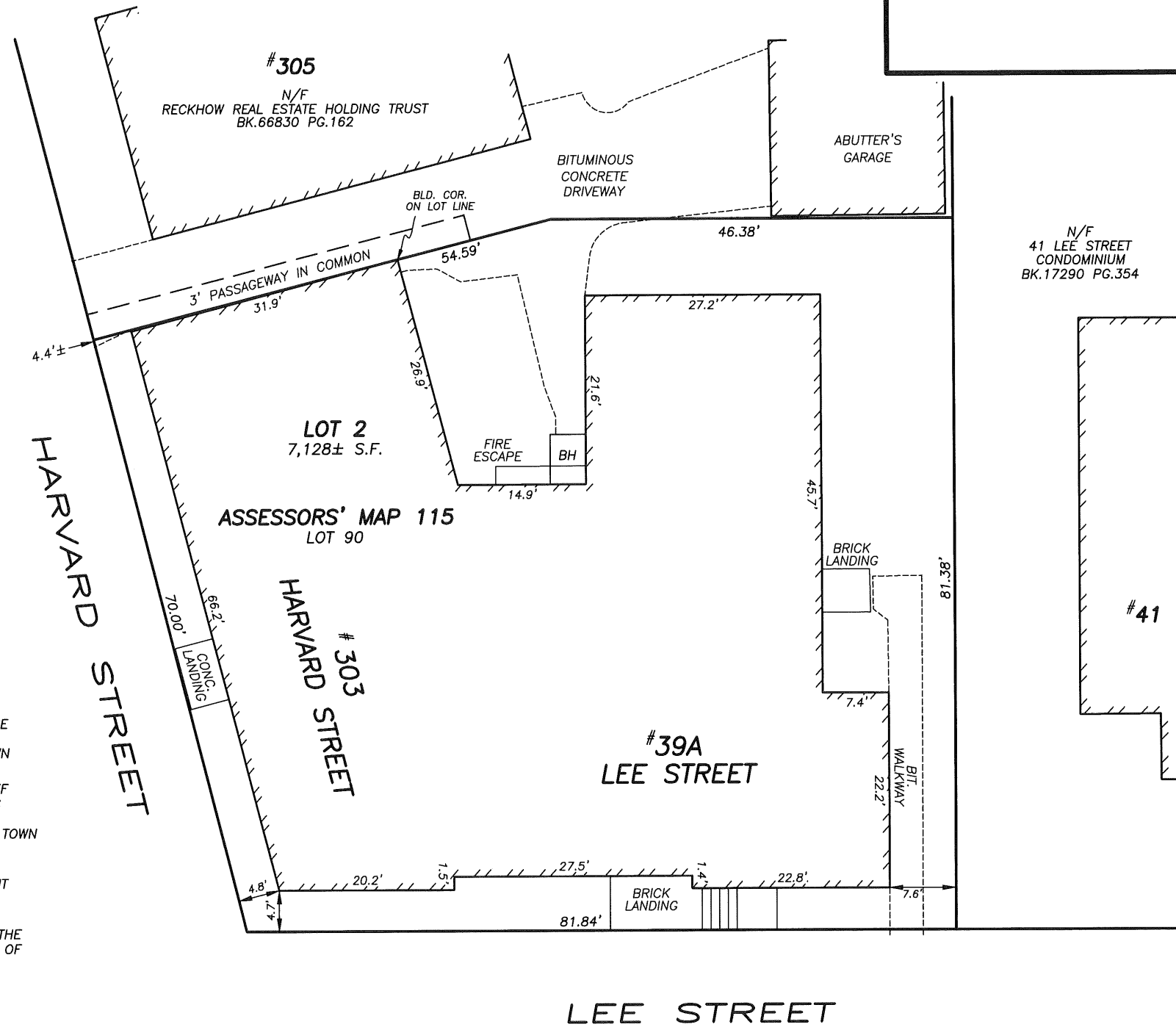
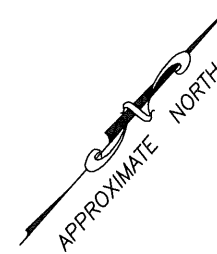
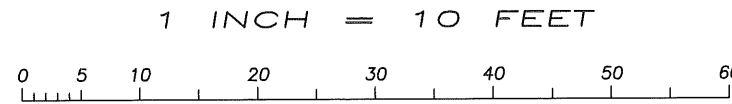
90%+/- of interior space _____ amount of floor area (gross square feet) of proposed demolition
18,000SF +/- _____ floor area of existing structure
0% _____ percentage decrease in total floor area after demolition

Alterations:

Does the proposed work include (check all that apply):

X _____ enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
X _____ increase or reduction of window or door size;
X _____ relocation of windows or doors;
_____ change in slope, pitch, or configuration of roof;
_____ removal of original or historic roofing material.

CONDOMINIUM SITE PLAN
 "CONDOMINIUM AT 39A LEE STREET"
 CAMBRIDGE, MASSACHUSETTS
 1 INCH = 10 FEET AUGUST 12, 2020
 SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773
 (781) 259-0071



DEED REFERENCES:
 - DEED RECORDED IN BOOK 35763 ON PAGE 18
 - MASTER DEED RECORDED IN BOOK 25202 ON PAGE 353

PLAN REFERENCES:
 - PLAN BOOK 324 PLAN 43
 - PLAN NUMBER 1074 OF 1986

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN

THE ABOVE CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS INTENDED TO MEET REGISTRY OF DEEDS RECORDING REQUIREMENTS. IT IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF THE CONTIGUOUS PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF CAMBRIDGE ASSESSORS' RECORDS

I FURTHER CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT & DIMENSIONS OF THE BUILDING, AS BUILT.

I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR

16626.DWG
 AUGUST 12, 2020

Date
15 March 2023

Anthony W. Macchi
architect
42 Beacon Street
Gloucester, MA. 01930
e. awmacchi@gmail.com
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303 Harvard St. Cambridge, MA
Building Permit Application Set

No.	Description	Date



Exterior
Elevation

Project number -
Drawn by -
Checked by -

A-202

Scale 1/4" = 1'-0"



15 March 2023

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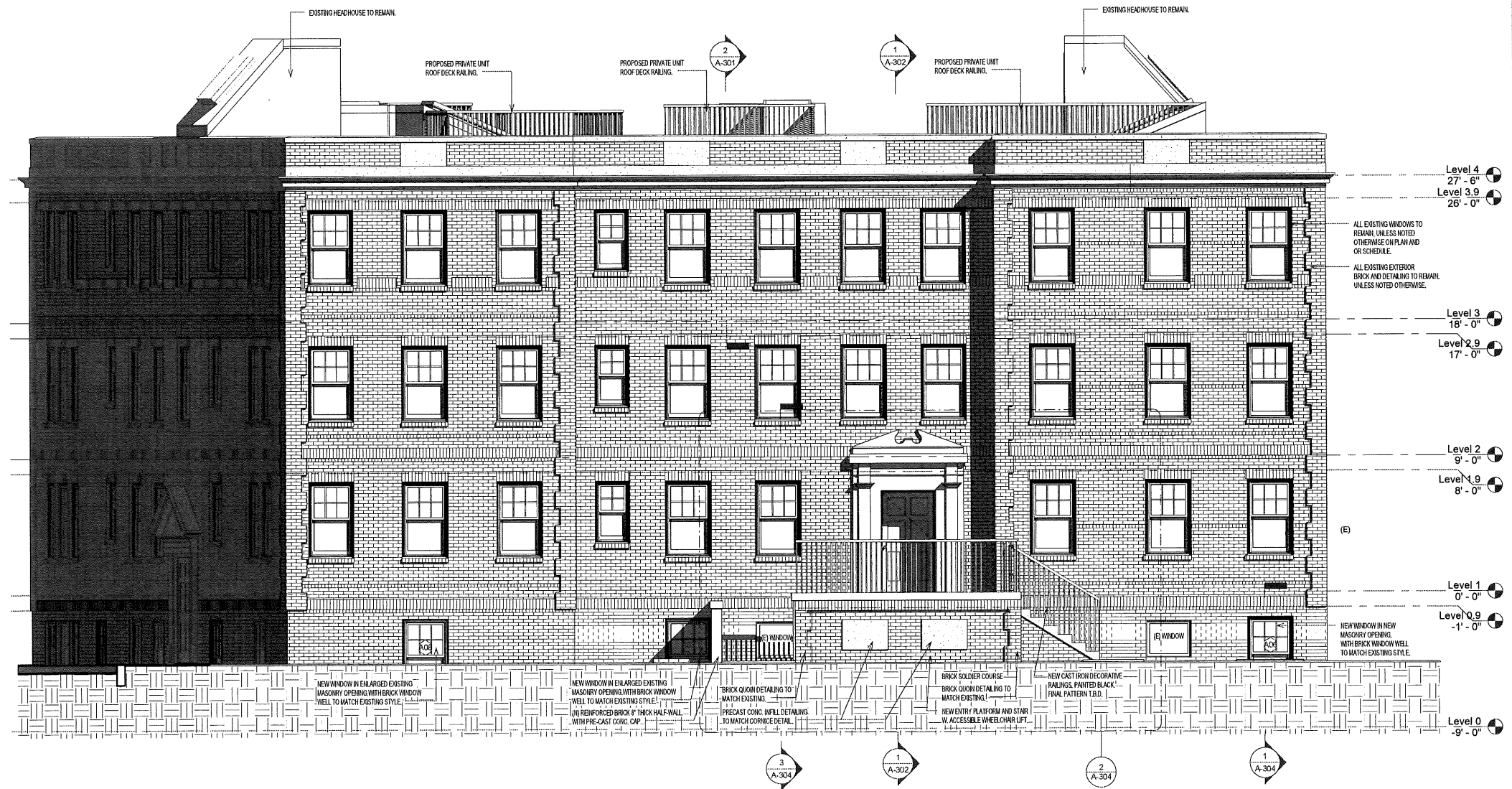
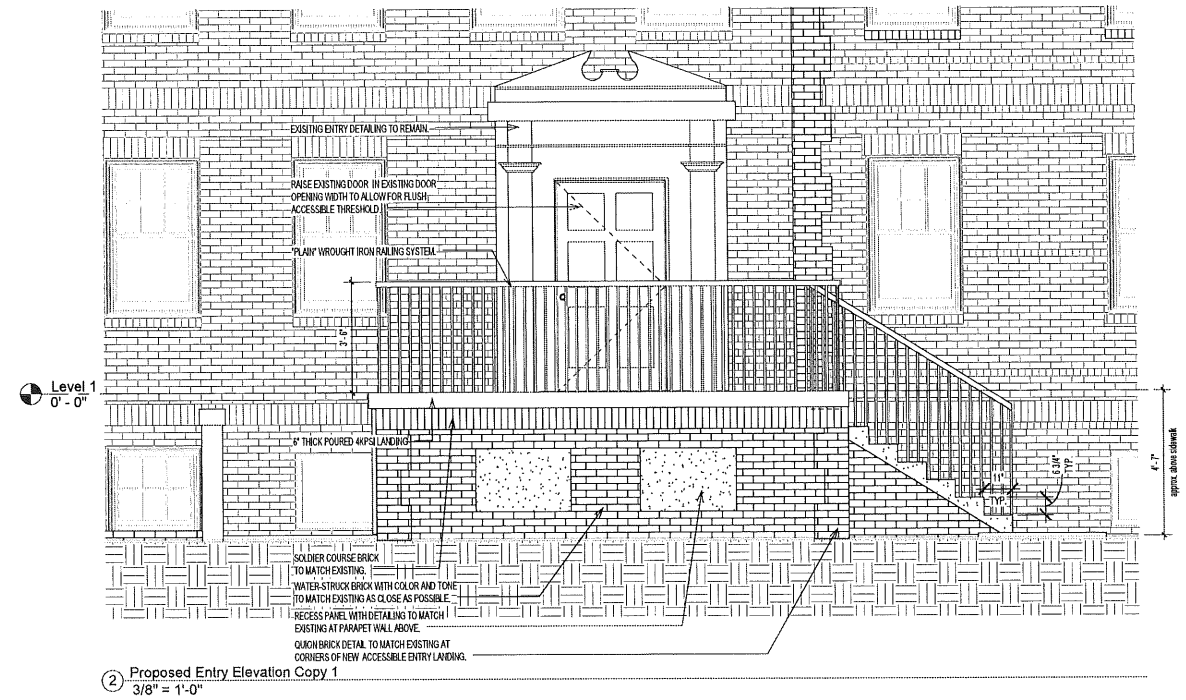
303 Harvard St. Cambridge, MA
Building Permit Application Set

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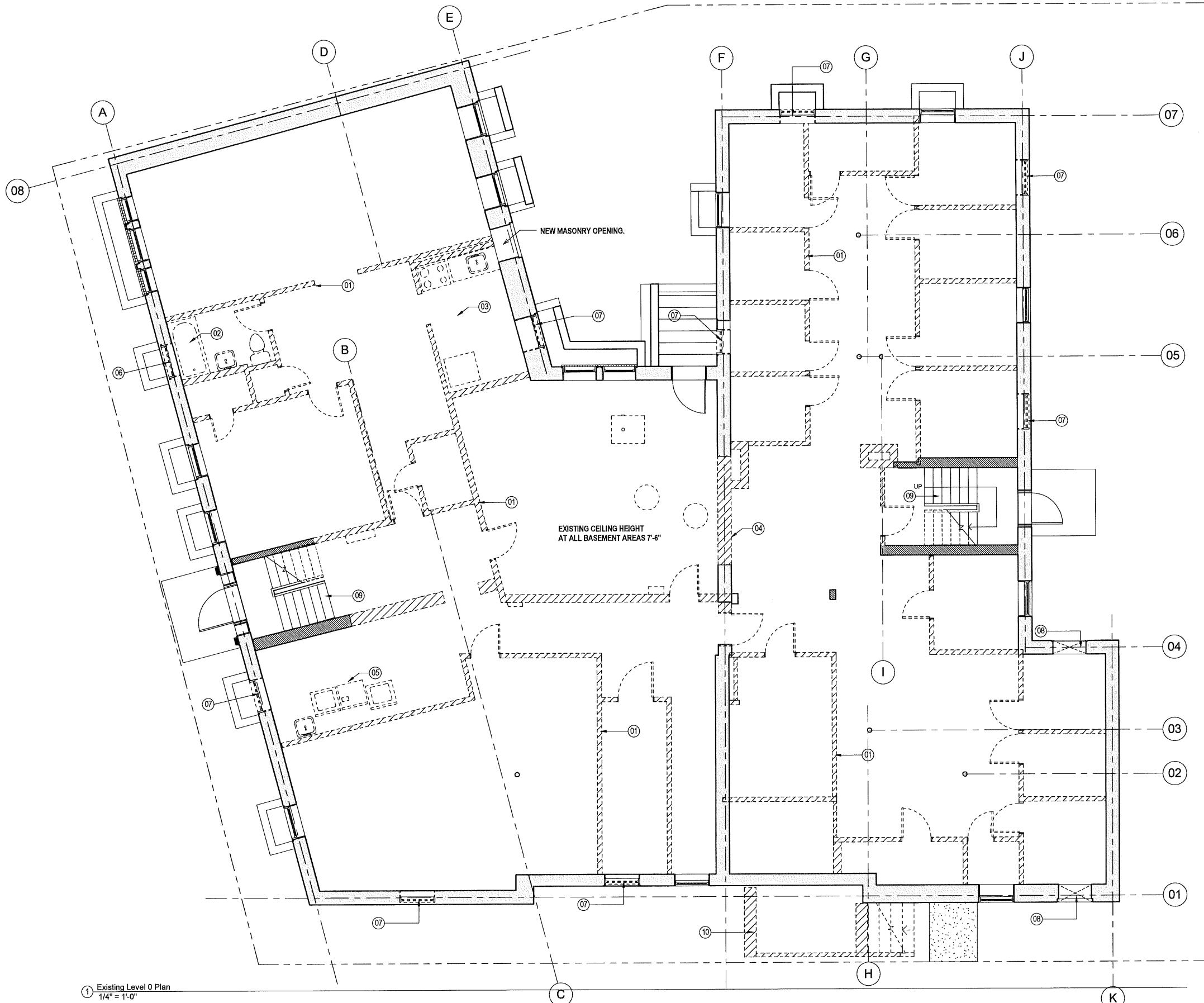
Drawn by _____

Checked by _____

Scale As indicated



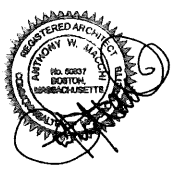
① South Elevation - Lee Street
1/4" = 1'-0"



1 Existing Level 0 Plan
1/4" = 1'-0"

Demolition Keynote Schedule	
NOTE #	Note Text
01	All dashed walls, remove completely.
02	Remove existing bathroom completely. Remove all existing plumbing fixtures, supplies and waste lines.
03	Remove existing kitchen completely. Remove all existing plumbing fixtures, supplies and waste lines, cabinets, counters, appliances.
04	Remove portion of existing masonry wall.
05	Remove existing building laundry completely.
06	Remove existing window. prepare opening to new window in existing opening.
07	Remove existing window. Enlarge existing opening. prepare for installation of new window.
08	Remove existing masonry wall as required for new window installation.
09	Existing stairs to remain. protect during construction.
10	Remove existing entry platform and stairs completely. prepare for installation of new entry landing and stairs.
11	Remove existing dropped entry floor completely. prepare for installation of new entry floor installation.
12	Remove existing stair case completely from 1st to 3rd floor.
13	Remove existing entry door. Remove existing masonry as required to raise door 2'-0" +/- V.I.F.
14	Remove all existing finished floors completely inside of units typical.
15	Remove all existing finished ceilings completely inside of units typical.
16	Retain existing finish flooring within common hallways. protect during construction.
17	Remove existing roof as required to install new deck access spiral stair. coordinate with unit layout. V.I.F.
18	Existing head house to remain. protect during construction.

No.	Description	Date



Existing / Demo.
Lower Level
Plan

Project number -
Drawn by -
Checked by -

D-100

Scale 1/4" = 1'-0"

Date
15 March 2023

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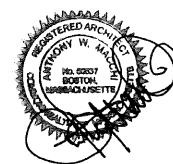
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Building Permit Application Set

No.	Description	Date

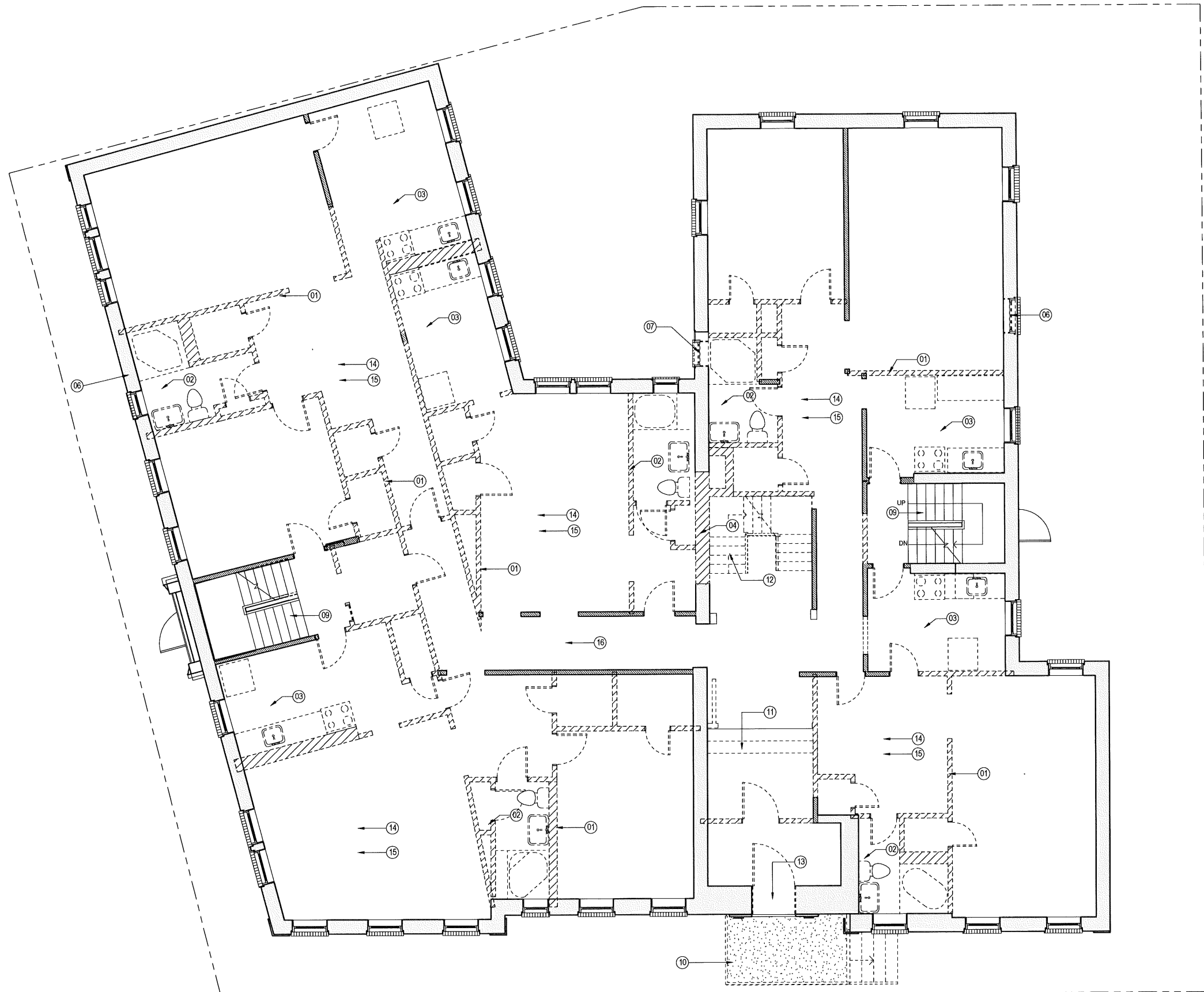


Existing/ Demo.
Level 1 Plan

Project number -
Drawn by -
Checked by -

D-101

Scale 1/4" = 1'-0"



1 Existing Level 1 Plan
1/4" = 1'-0"

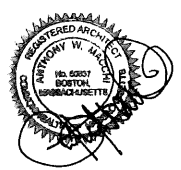
Demolition Keynote Schedule	
NOTE #	Note Text
01	All dashed walls, remove completely.
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16	Retain existing finish flooring within common hallways. protect during construction.
17	Remove existing roof as required to install new deck access spiral stair. coordinate with unit layout. V.I.F.
18	Existing head house to remain. protect during construction.

Date
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Building Permit Application Set

No.	Description	Date

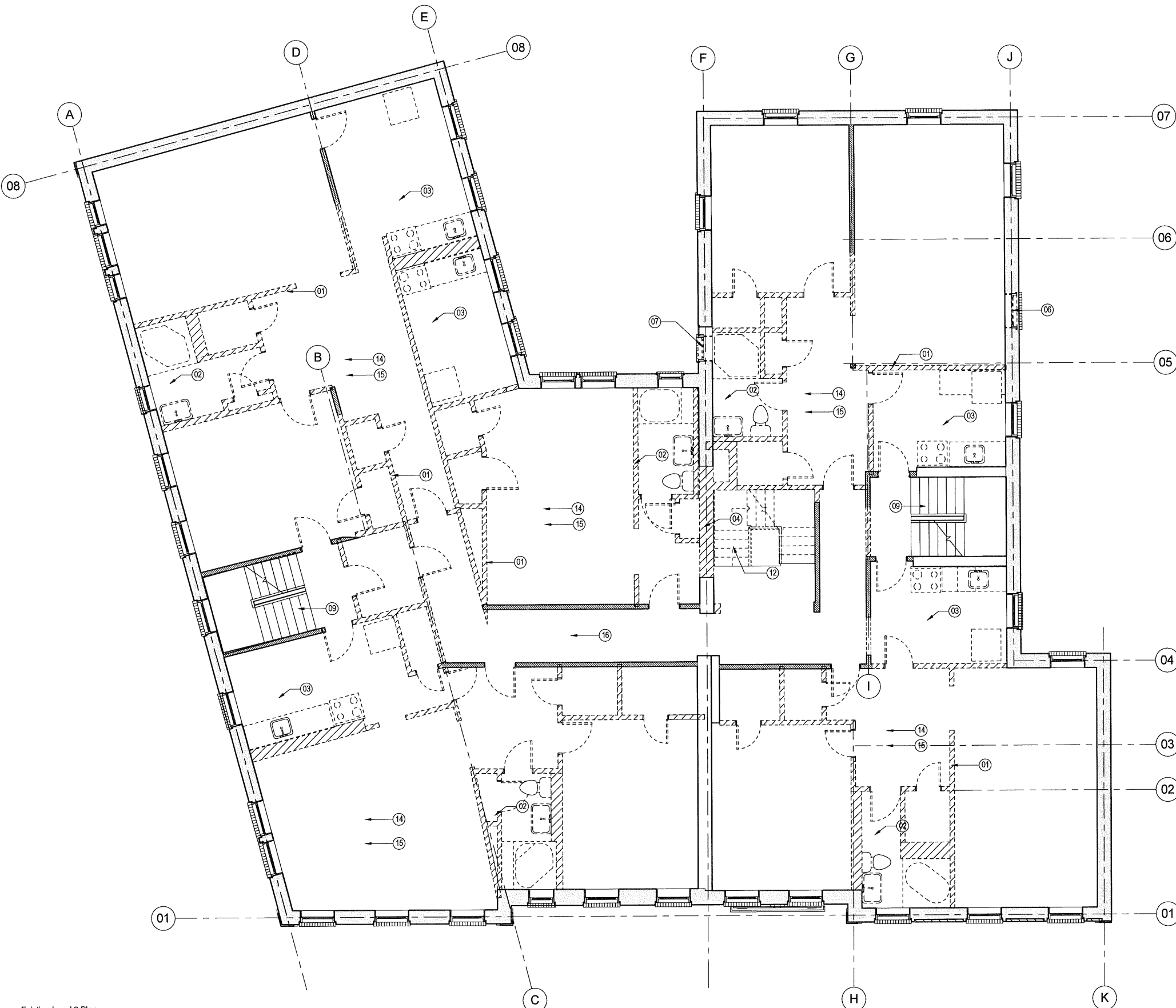


Existing/ Demo.
Level 2 Plan

Project number -
Drawn by -
Checked by -

D-102

Scale 1/4" = 1'-0"



Demolition Keynote Schedule	
NOTE #	Note Text
01	All dashed walls, remove completely.
02	Remove existing bathroom completely. Remove all existing plumbing fixtures, supplies and waste lines.
03	Remove existing kitchen completely. Remove all existing plumbing fixtures, supplies and waste lines, cabinets, counters, appliances.
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18	Existing head house to remain. protect during construction.

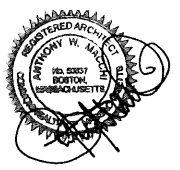
1 Existing Level 2 Plan
1/4" = 1'-0"

Date
15 March 2023

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Building Permit Application Set

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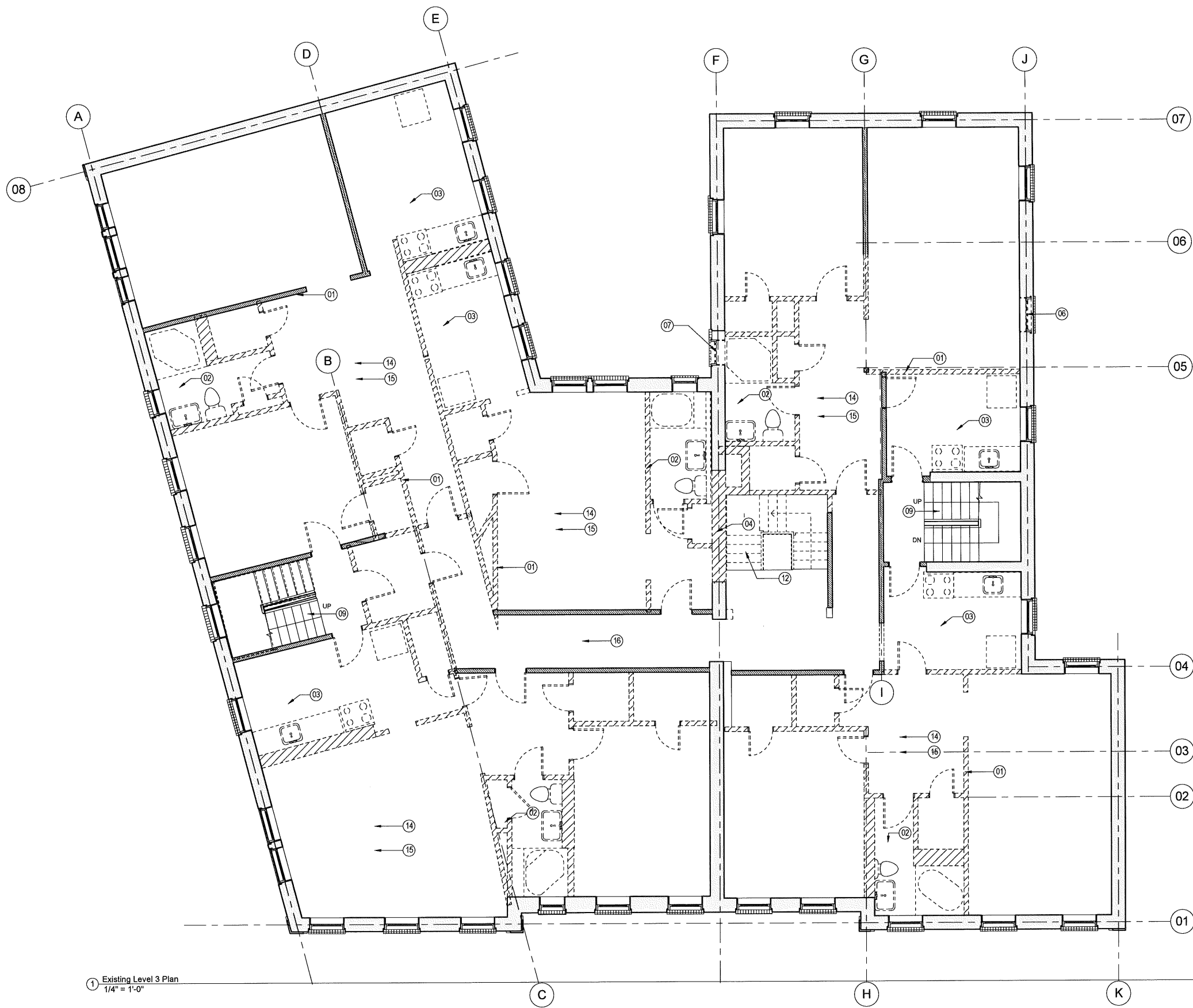


Existing/ Demo.
Level 3 Plan

Project number -
Drawn by -
Checked by -

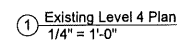
D-103

Scale 1/4" = 1'-0"



1 Existing Level 3 Plan
1/4" = 1'-0"

Demolition Keynote Schedule	
NOTE #	Note Text
01	All dashed walls, remove completely.
02	Remove existing bathroom completely. Remove all existing plumbing fixtures, supplies and waste lines.
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18	Existing head house to remain. protect during construction.

[illegible]

Scale $1/4" = 1'-0"$

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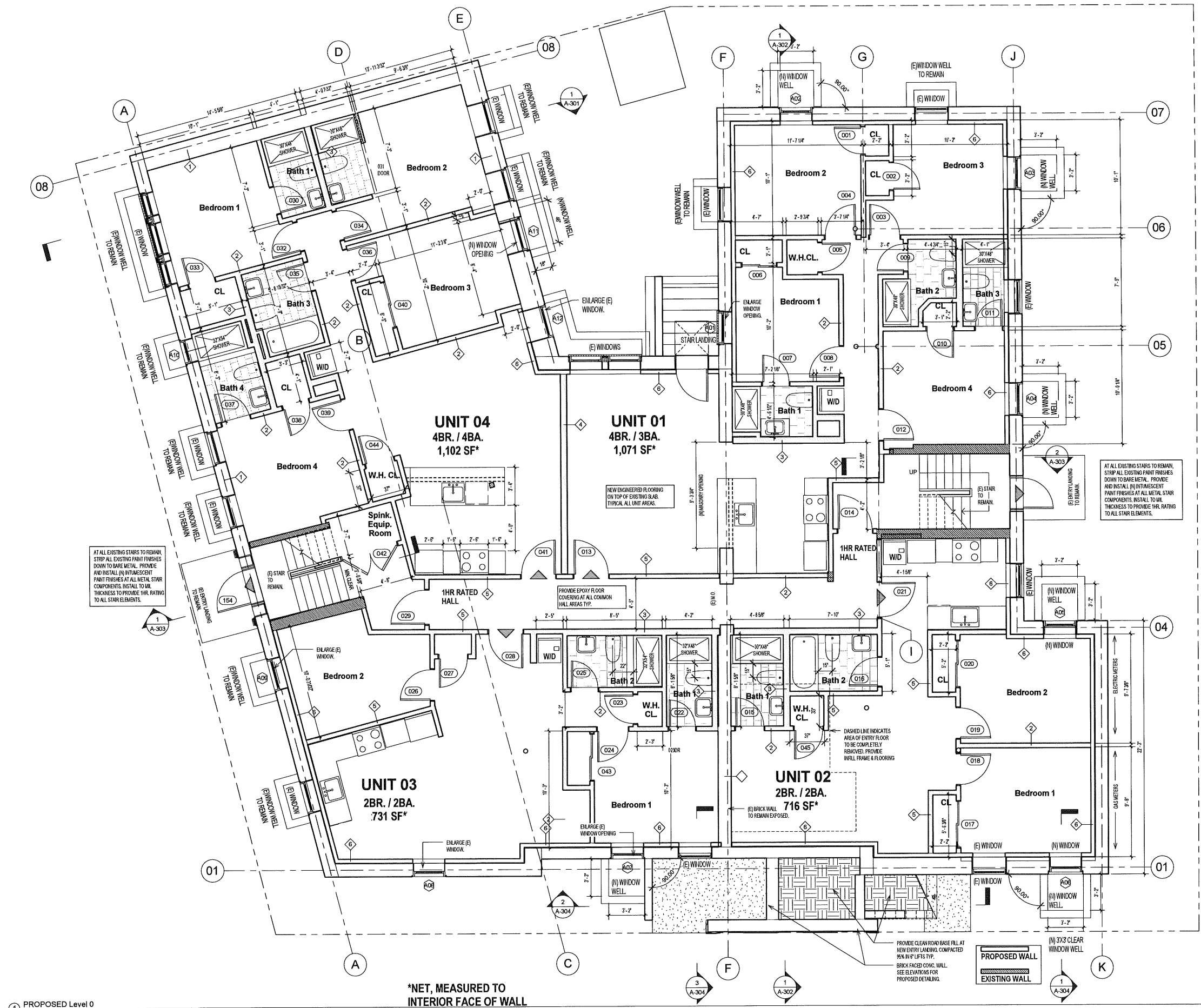
303 Harvard St. Cambridge, MA
 Building Permit Application Set

[illegible]

Project number	-
Drawn by	-
Checked by	-

A-100

Scale $1/4" = 1'-0"$

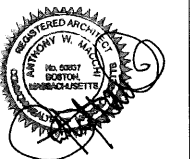


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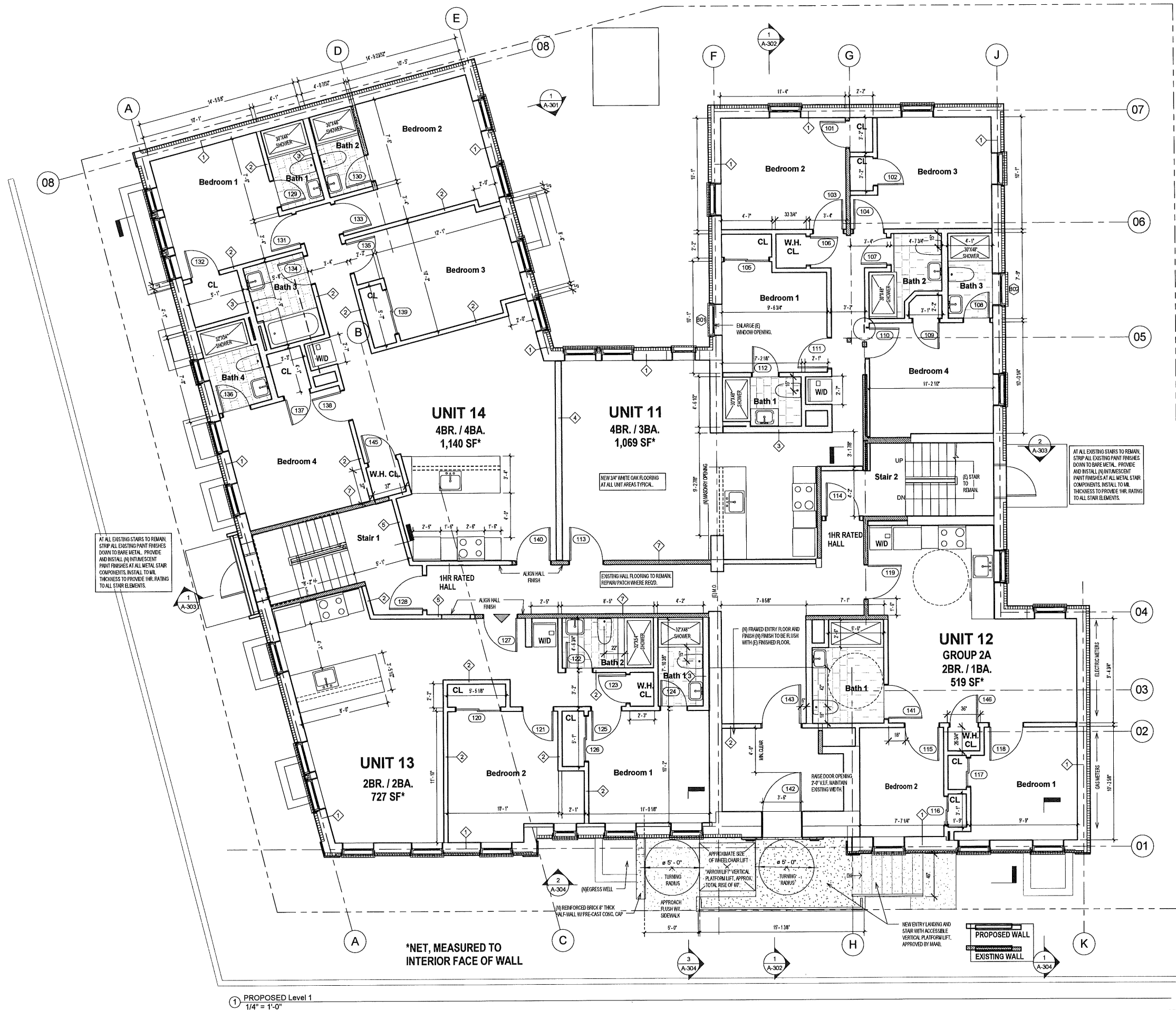
Building Permit Application Set

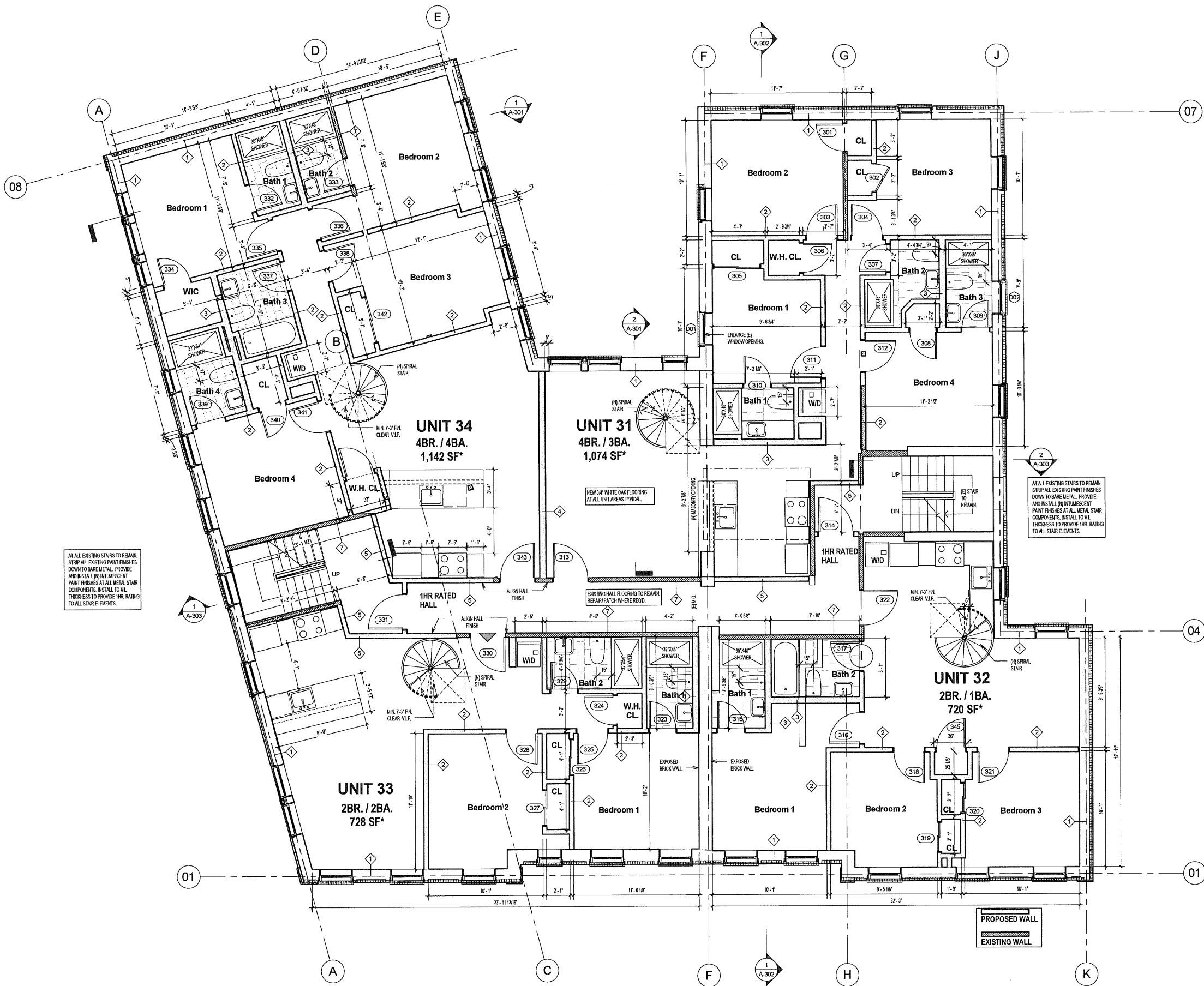
[illegible]

Proposed Plan

Checked by _____

A-101

Scale $1/4" = 1'-0"$ 



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

*NET, MEASURED TO
INTERIOR FACE OF WALL

PROPOSED WALL
EXISTING WALL

Date
15 March 2023

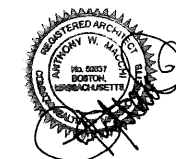
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Building Permit Application Set

No.	Description	Date

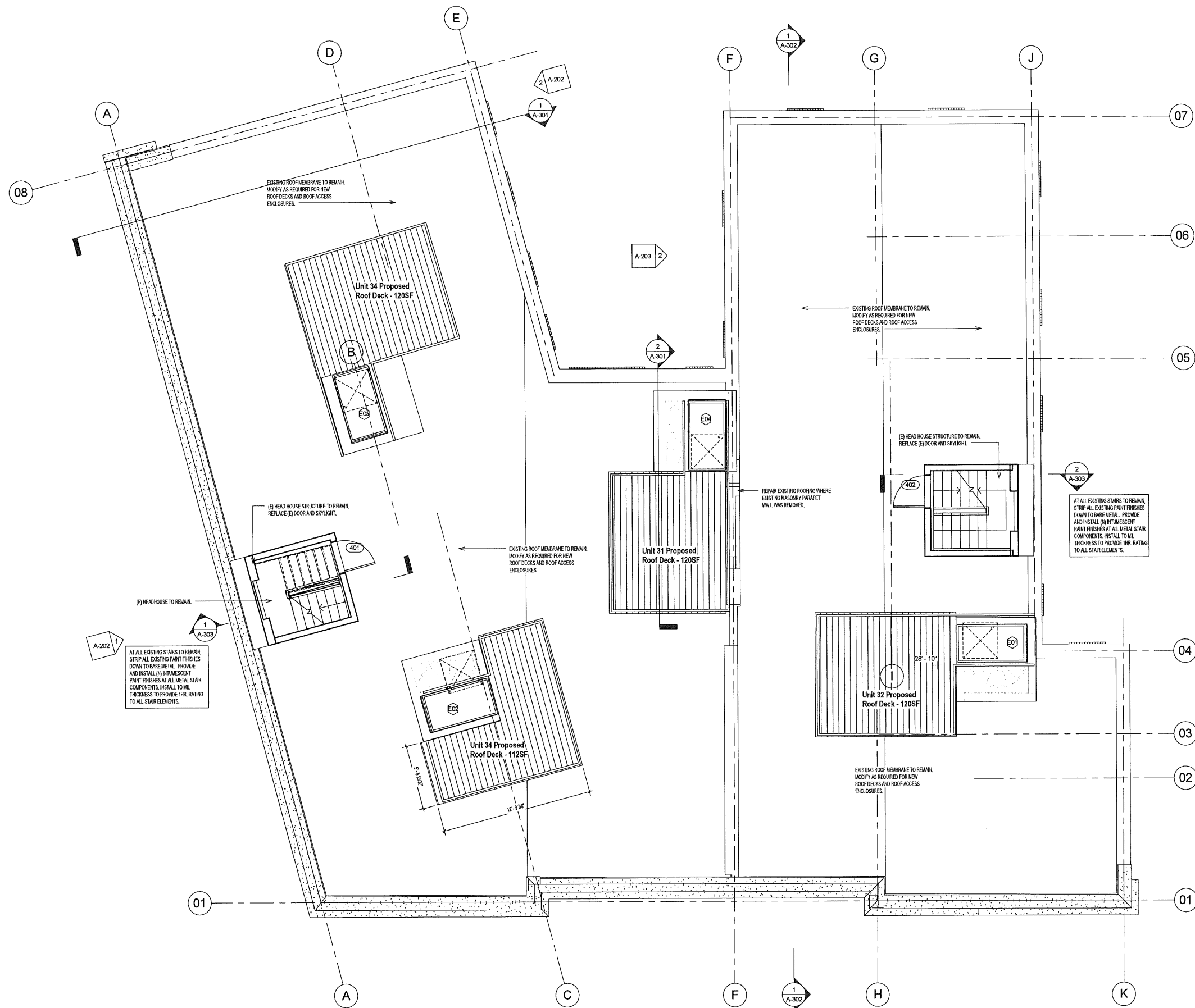


Proposed Plan

Project number
Drawn by
Checked by

A-103

Scale
1/4" = 1'-0"



1 PROPOSED Level 4
1/4" = 1'-0"

Date
15 March 2023

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Building Permit Application Set

No.	Description	Date



Proposed Plan

Project number -
Drawn by -
Checked by -

A-104

Scale 1/4" = 1'-0"