



Mid Cambridge Neighborhood Conservation District Commission

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

APPLICATION FOR CERTIFICATE

Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): ☒ Appropriateness, ☐ Nonapplicability, or ☐ Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: 66 Maple Ave, Unit 1, Unit 2, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

Replace upper and lower sashes of 29 double-hung windows with custom-sized double-hung vinyl replacement windows. Existing one-over-one and two-over-one grid configurations to be matched like-for-like with simulated divided lite window design, as needed.

Name of Property Owner of Record: Christopher Ferrante

Mailing Address: 126 Prospect St, Cambridge, MA 02139

Telephone/Fax: 6178758863 **E-mail:** DCF@NTJ.NET

Signature of Property Owner of Record*: _____

(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: _____

Mailing Address: _____

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

(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? NO Publicly owned? NO
Current Zoning District: C-1 Current Use: Multifamily

Section III:

Will this project require: variance NO special permit NO

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

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

New Construction or Additions:

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

Demolition:

_____ amount of floor area (gross square feet) of proposed demolition
_____ floor area of existing structure
_____ percentage decrease in total floor area after demolition

Alterations:

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

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

Administration of the Mid Cambridge NCD

The administration of the Mid Cambridge Neighborhood Conservation District Commission is guided by the Article III, Section 2.78 of the Code of the City of Cambridge and by the order establishing the district. Before a building permit can be issued for the proposed work, the Commission must issue one of three types of certificates. A **Certificate of Appropriateness** is issued when the Commission determines that a project is not incongruous with the conservation of the district. A **Certificate of Hardship** is issued when refusal to issue a Certificate of Appropriateness would cause a substantial hardship, financial or otherwise, to the applicant, and when the project can be approved without substantial detriment to the public welfare or substantial derogation of the purpose of the order. A **Certificate of Non-Applicability** is issued for projects that are not subject to review. The last certificate is issued by the staff of the Commission without the Commission's full review.

In making its determinations, the Commission considers the impact of the proposal on the District as a whole and the potential adverse effects of the proposal on the surroundings. The objectives of the District are to 1) avoid excessive infill, 2) encourage new construction that complements existing buildings, 3) encourage the preservation of neighborhood buildings, 4) protect National Register properties, and 5) enhance the economic vitality of the neighborhood.

Instructions for completing this application

This application must be filed at the offices of the Cambridge Historical Commission, under whose auspices the Mid Cambridge Neighborhood Conservation District Commission is staffed, **before** work begins. It must be accompanied by the required materials indicated on this application form and should include any other materials that may assist the Commission in making its decision. Filing deadlines may be obtained by calling the Cambridge Historical Commission office, 617 349 4683 (TTY 617 349 6112). **The Commission welcomes advance inquiries for interpretation of the order; please contact Allison Crosbie (617-349-4686 or acrosbie@cambridgema.gov) at the Cambridge Historical Commission if you have any questions regarding this process.**

On receipt of a completed application, the Commission staff will schedule a public hearing for the next available regularly scheduled meeting of the Commission and send out the necessary public notifications of the hearing.

On receipt of a completed application, the Commission will schedule consideration of the application at a public hearing for the next available regularly scheduled meeting of the Commission. Owners are **strongly urged** to appear before the Commission in person. Though not required, professional consultants such as architects, attorneys, contractors, engineers, or landscape architects, may attend at the owner's invitation.

Applicants should be aware that exterior construction plans and elevations presented to the Inspectional Services Department for issuance of a building permit must conform to exterior construction plans and elevations presented to the Commission for its approval. **Any modifications to plans and elevations made subsequent to the Commission's approval are subject to additional review.** Failure to ensure conformance between Commission-approved plans and elevations and building permit plans and elevations may result in delays and additional appearances before the Commission.

Application Requirements for Binding Review

(Applications will be subject to binding review if they include any of the following: construction involving additions of more than 750 sf of floor area, increase in lot coverage by more than 33%, enlargement of existing floor area by more than 33%, demolition of more than 33% of floor area, any alteration or construction of National Register listed properties, publicly owned structures, or structures containing a non-conforming use)

Plans not larger than 11" x 17" are preferred. The applicant should provide a total of 10 copies of the application and all supporting materials.

The following are required for ALL applications subject to binding review:

1. Completed application form with a **written description** of the work to be done, including any repair or replacement of features as part of related rehabilitation.
2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
3. Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.
4. Schedule of materials (may be described on plans and elevations).
5. If windows are proposed to be altered, provided detailed information about existing windows and renderings of the proposed conditions and product details.
6. Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.

In addition, the following are also required for all applications for new structures:

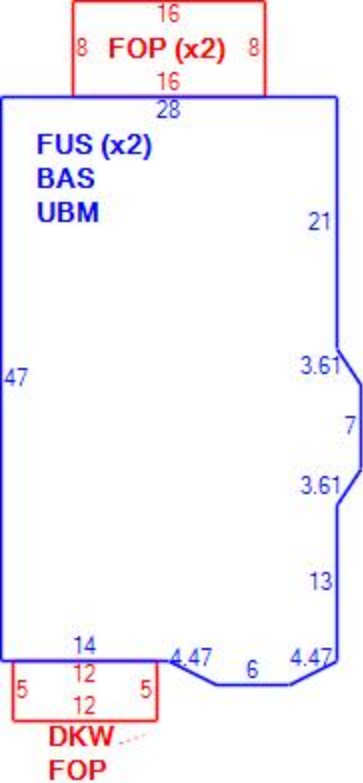
7. Plot plan of existing site, including a dimensioned footprint of all existing buildings, parking areas, and driveways.
8. Sun/shadow study (winter and summer solstices, AM and PM).
9. Streetscape elevation at 1/8th scale showing relative heights and distances of the surrounding buildings in comparison with any proposed new construction.

Application Requirements for Non-Binding (Advisory) Review

(Applications will be subject to non-binding review if they include any of the following: new construction of more than 150 and less than 750 sf of floor area, alterations that require a special permit or variance, alteration that removes, encloses, relocates, increases or diminishes aspects of the exterior architectural fabric of the structure)

Plans not larger than 11" x 17" are preferred. The applicant should provide a total of 10 copies of the application and all supporting materials.

1. Completed application form with a **written description** of the work to be done, including any repair or replacement of features as part of related rehabilitation.
2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
3. Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.
4. Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.



5 Map

(50.0)

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10954

1458-1460 Cam

(46.93)

(80.0)

66 Map

34

3754

(55.46)

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(80.0)

60-62 Map

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(80.0)

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Manufacturing
ACKNOWLEDGEMENT

Distributor Quote Summary

Lansing Building Products

BILL TO:

LANSING WALTHAM/JEFF FISHER/ELITE

PO BOX 6649

RICHMOND, VA 23230-0000

Phone: (804) 266 - 8893 Fax: 8042616743

SHIP TO:

LANSING WALTHAM MA

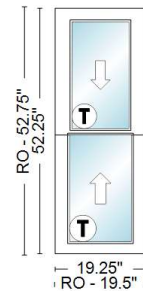
19 ATHLETIC FIELD RD

WALTHAM, MA 02451-1689

Phone: (781) 899 - 2880 Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO	CREATED	ORDERED	ORDER TYPE
6102647	1142997	1087958	3/27/2025	Quote Only	Charge
ORDERED BY	STATUS	SHIP VIA	JOB NAME		
Kevin	None	Whse Delivery	Ferrante-Cambridge		
CLERK			MESSAGE		
tjl2 - Tim Lowell					

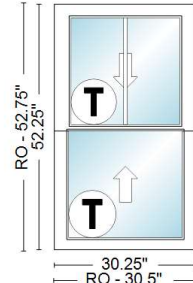
LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Classic DH , Unit Size 19.25 x 52.25, RO 19.5 x 52.75 U-Factor = -1.00, SHGC = -1.00, VT = -1.00, Size Options = Custom Size, Replacement, Fully Welded Frame Width (Inches) = 19.25, Frame Height (Inches) = 52.25 Double Glazed, Double Low E, Argon Filled, DSB, Tempered ENERGY STAR® Performance Packages = Other Performance Packages, Other Performance Packages = E Star 6.0 2015, Overall DP Rating=DP40 Unit Color = White, Prefinished Unit = No Program = Harvey Elite Dealer, Elite Dealer Labor Warranty = No, Label Name = Harvey, Lock Option = Single , Lift Rail Options=None/Standard, Sash Limit Devices = Night Latch Half Screen, Fiberglass Mesh Head Expander, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 19.25, Overall Frame Height (Inches) = 52.25, Overall Rough Opening Width (Inches) = 19.5, Overall Rough Opening Height (Inches) = 52.75 Clear Opening Width = 14.25, Clear Opening Height = 21, Clear Opening Square Footage = 2.08 RoughOpening::Head Offset = 0.5, RoughOpening::Sill Offset = 0.5, RoughOpening::Left Offset = 0.5, RoughOpening::Right Offset = 0.5, FrameSize::Head Offset = 0, FrameSize::Sill Offset = 0, FrameSize::Left Offset = 0, FrameSize::Right Offset = 0	3	\$350.17	\$1,050.52



QUOTE NBR	CUST NBR	CUSTOMER PO		CREATED	ORDERED	ORDER TYPE
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Kevin		None	Whse Delivery	Ferrante-Cambridge		
CLERK				MESSAGE		
tjl2 - Tim Lowell						

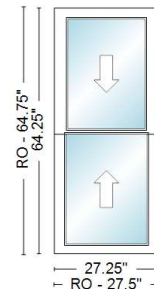
LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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11000-1 Classic DH , Unit Size 30.25 x 52.25, RO 30.5 x 52.75
U-Factor = -1.00, SHGC = -1.00, VT = -1.00, Size Options = Custom
Size, Replacement, Fully Welded
Frame Width (Inches) = 30.25, Frame Height (Inches) = 52.25
Double Glazed, Double Low E, Argon Filled, DSB, Tempered
ENERGY STAR® Performance Packages = Other Performance Packages,
Other Performance Packages = E Star 6.0 2015, Overall DP Rating=DP40
Unit Color = White, Prefinished Unit = No
Program = Harvey Elite Dealer, Elite Dealer Labor Warranty = No, Label
Name = Harvey, Lock Option = Double, Lift Rail
Options=None/Standard, Sash Limit Devices = Night Latch
Half Screen, Fiberglass Mesh
Unit 1 Top: Sim Div Lite, Colonial, Match Frame, 2W1H
Unit 1 Bottom: None
Head Expander, Foam Wrap (Pre-Applied) = No
Overall Frame Width (Inches) = 30.25, Overall Frame Height (Inches) =
52.25, Overall Rough Opening Width (Inches) = 30.5, Overall Rough
Opening Height (Inches) = 52.75
Clear Opening Width = 25.25, Clear Opening Height = 21, Clear Opening
Square Footage = 3.68
RoughOpening::Head Offset = 0.5, RoughOpening::Sill Offset = 0.5,
RoughOpening::Left Offset = 0.5, RoughOpening::Right Offset = 0.5,
FrameSize::Head Offset = 0, FrameSize::Sill Offset = 0, FrameSize::Left
Offset = 0, FrameSize::Right Offset = 0



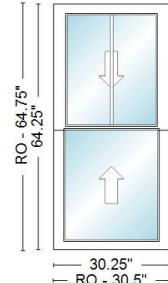
LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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12000-1 Classic DH , Unit Size 27.25 x 64.25, RO 27.5 x 64.75
U-Factor = -1.00, SHGC = -1.00, VT = -1.00, Size Options = Custom
Size, Replacement, Fully Welded
Frame Width (Inches) = 27.25, Frame Height (Inches) = 64.25
Double Glazed, Double Low E, Argon Filled
ENERGY STAR® Performance Packages = Other Performance Packages,
Other Performance Packages = E Star 6.0 2015, Overall DP Rating=DP40
Unit Color = White, Prefinished Unit = No
Program = Harvey Elite Dealer, Elite Dealer Labor Warranty = No, Label
Name = Harvey, Lock Option = Single , Lift Rail Options=None/Standard,
Sash Limit Devices = Night Latch
Half Screen, Fiberglass Mesh
Head Expander, Foam Wrap (Pre-Applied) = No
Overall Frame Width (Inches) = 27.25, Overall Frame Height (Inches) =
64.25, Overall Rough Opening Width (Inches) = 27.5, Overall Rough
Opening Height (Inches) = 64.75
Clear Opening Width = 22.25, Clear Opening Height = 27, Clear Opening
Square Footage = 4.17
RoughOpening::Head Offset = 0.5, RoughOpening::Sill Offset = 0.5,
RoughOpening::Left Offset = 0.5, RoughOpening::Right Offset = 0.5,
FrameSize::Head Offset = 0, FrameSize::Sill Offset = 0, FrameSize::Left
Offset = 0, FrameSize::Right Offset = 0

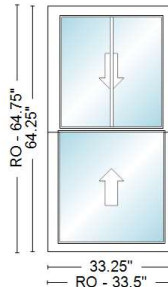


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Kevin		None	Whse Delivery	Ferrante-Cambridge		
CLERK				MESSAGE		
tjl2 - Tim Lowell						

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
13000-1	<p>Classic DH , Unit Size 30.25 x 64.25, RO 30.5 x 64.75 U-Factor = -1.00, SHGC = -1.00, VT = -1.00, Size Options = Custom Size, Replacement, Fully Welded Frame Width (Inches) = 30.25, Frame Height (Inches) = 64.25 Double Glazed, Double Low E, Argon Filled ENERGY STAR® Performance Packages = Other Performance Packages, Other Performance Packages = E Star 6.0 2015, Overall DP Rating=DP40 Unit Color = White, Prefinished Unit = No Program = Harvey Elite Dealer, Elite Dealer Labor Warranty = No, Label Name = Harvey, Lock Option = Double, Lift Rail Options=None/Standard, Sash Limit Devices = Night Latch Half Screen, Fiberglass Mesh Unit 1 Top: Contour In-Glass, Colonial, Match Frame, 2W1H Unit 1 Bottom: None Head Expander, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 30.25, Overall Frame Height (Inches) = 64.25, Overall Rough Opening Width (Inches) = 30.5, Overall Rough Opening Height (Inches) = 64.75 Clear Opening Width = 25.25, Clear Opening Height = 27, Clear Opening Square Footage = 4.73 RoughOpening::Head Offset = 0.5, RoughOpening::Sill Offset = 0.5, RoughOpening::Left Offset = 0.5, RoughOpening::Right Offset = 0.5, FrameSize::Head Offset = 0, FrameSize::Sill Offset = 0, FrameSize::Left Offset = 0, FrameSize::Right Offset = 0</p>	10	\$285.63	\$2,856.34



LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
14000-1	<p>Classic DH , Unit Size 33.25 x 64.25, RO 33.5 x 64.75 U-Factor = -1.00, SHGC = -1.00, VT = -1.00, Size Options = Custom Size, Replacement, Fully Welded Frame Width (Inches) = 33.25, Frame Height (Inches) = 64.25 Double Glazed, Double Low E, Argon Filled ENERGY STAR® Performance Packages = Other Performance Packages, Other Performance Packages = E Star 6.0 2015, Overall DP Rating=DP40 Unit Color = White, Prefinished Unit = No Program = Harvey Elite Dealer, Elite Dealer Labor Warranty = No, Label Name = Harvey, Lock Option = Double, Lift Rail Options=None/Standard, Sash Limit Devices = Night Latch Half Screen, Fiberglass Mesh Unit 1 Top: Contour In-Glass, Colonial, Match Frame, 2W1H Unit 1 Bottom: None Head Expander, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 33.25, Overall Frame Height (Inches) = 64.25, Overall Rough Opening Width (Inches) = 33.5, Overall Rough Opening Height (Inches) = 64.75 Clear Opening Width = 28.25, Clear Opening Height = 27, Clear Opening Square Footage = 5.3 RoughOpening::Head Offset = 0.5, RoughOpening::Sill Offset = 0.5, RoughOpening::Left Offset = 0.5, RoughOpening::Right Offset = 0.5, FrameSize::Head Offset = 0, FrameSize::Sill Offset = 0, FrameSize::Left Offset = 0, FrameSize::Right Offset = 0</p>	6	\$285.63	\$1,713.80



QUOTE NBR	CUST NBR	CUSTOMER PO		CREATED	ORDERED	ORDER TYPE
6102647	1142997	1087958		3/27/2025	Quote Only	Charge
ORDERED BY		STATUS	SHIP VIA	JOB NAME		
Kevin		None	Whse Delivery	Ferrante-Cambridge		
CLERK				MESSAGE		
tjl2 - Tim Lowell						

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the ordering party prior to bidding or ordering of materials. Harvey Windows + Doors and or Thermo-Tech Windows and Doors are responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job.

SUBTOTAL:	\$8,688.76
TAX:	\$543.05
ORDER TOTAL:	\$9,231.81

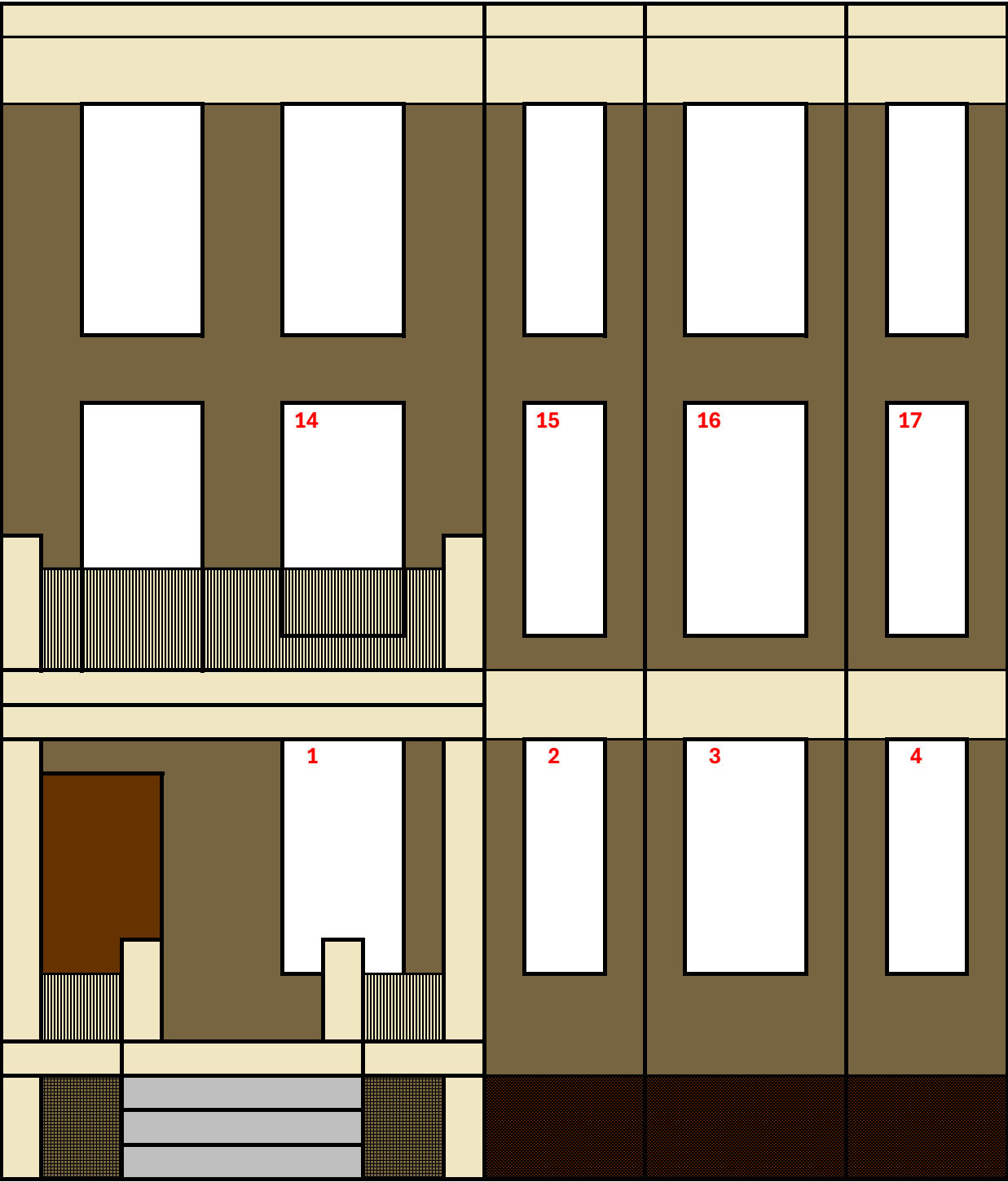
CUSTOMER SIGNATURE_____DATE_____



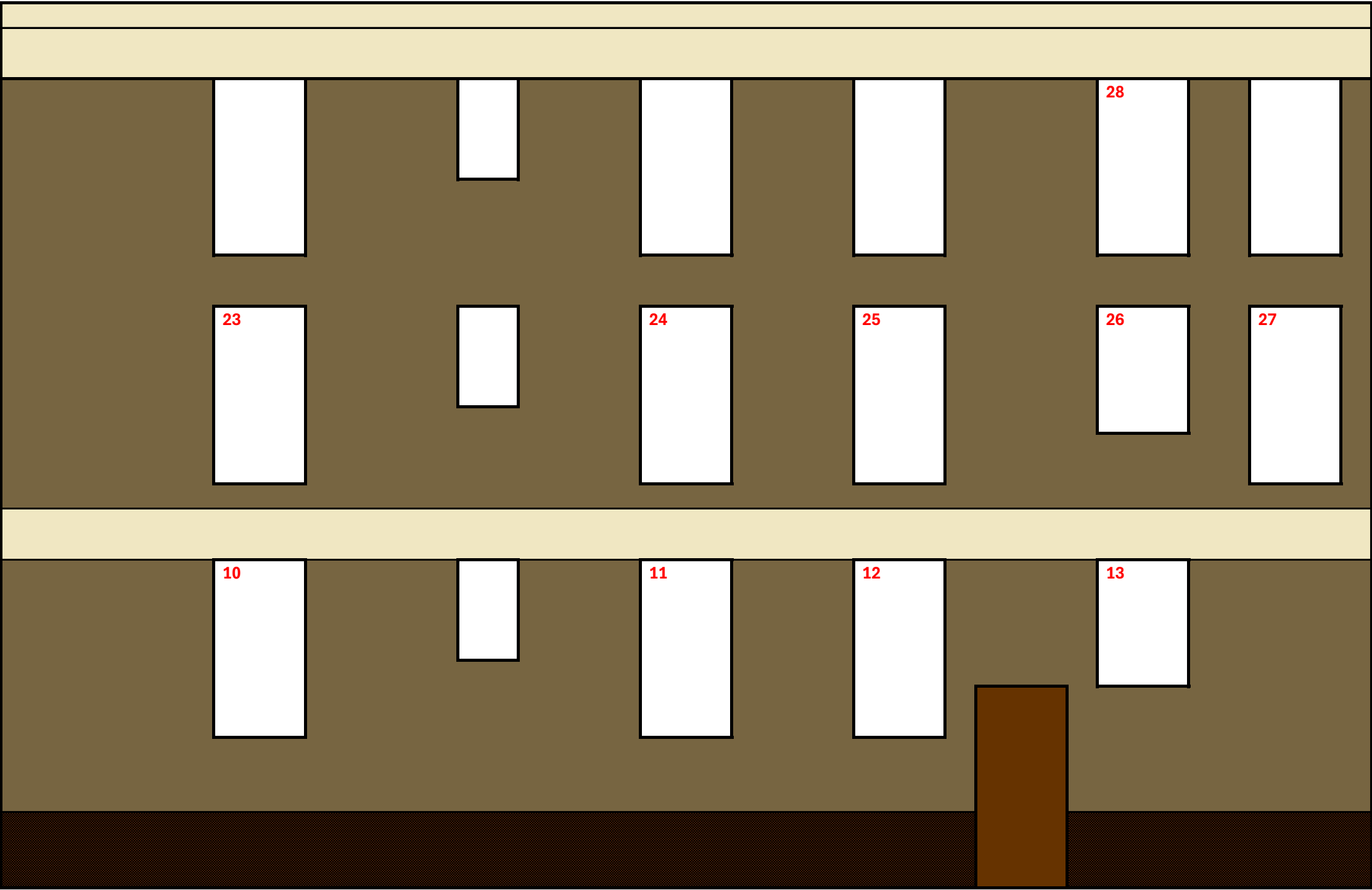
Scan QR code for the Harvey Installation Hub to view installation guides and best practices.



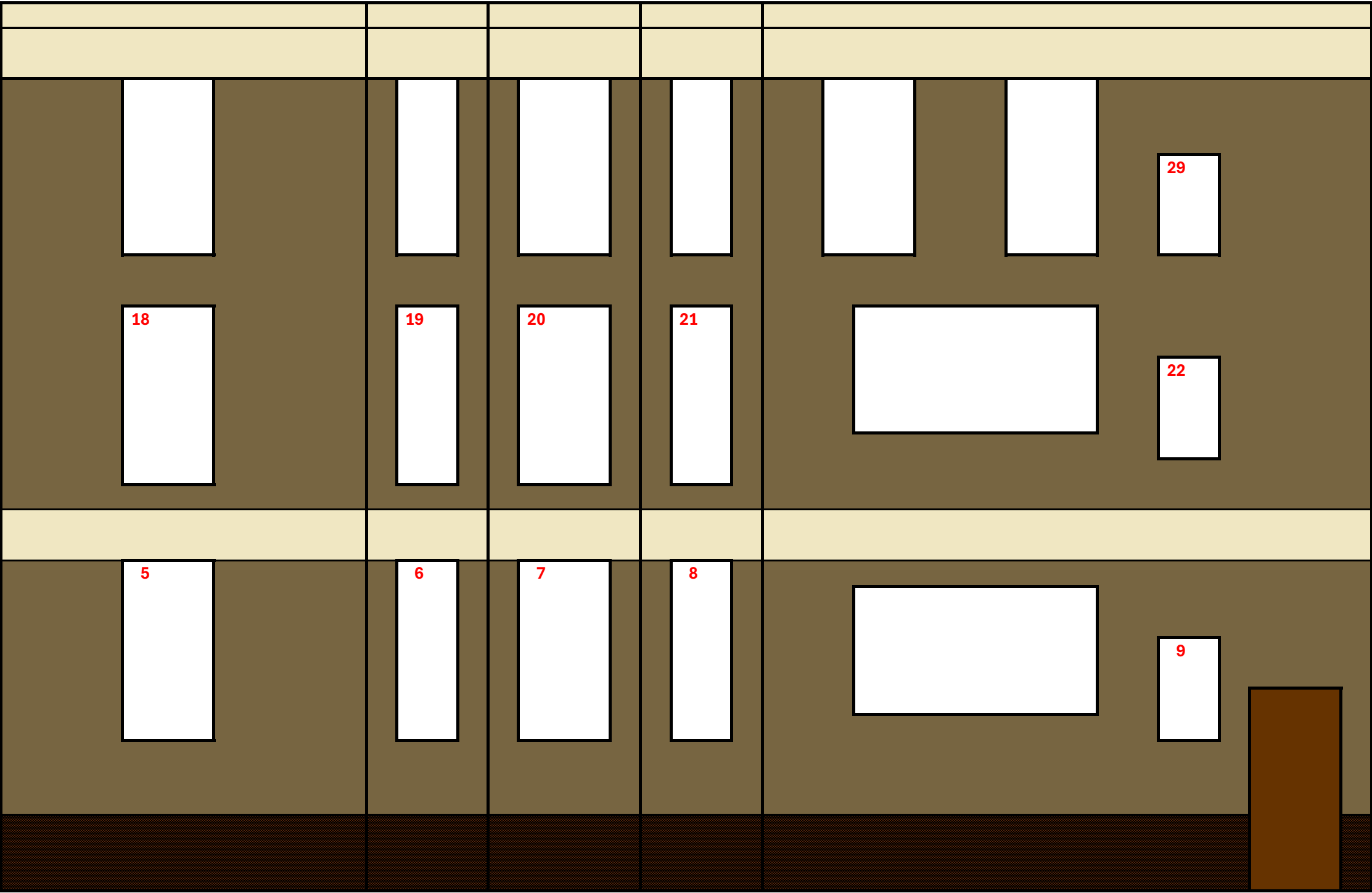
Scan QR code for the Thermo-Tech Resources page to view installation instructions.



EAST-FACING ELEVATION



NORTH-FACING ELEVATION



SOUTH-FACING ELEVATION



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3

4

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17



18

19

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21

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TOW ZONE
NO PARKING
STREET CLEANING
TAKES PLACE
SECOND WEDNESDAY
EACH MONTH
APPROX. 8:00 AM - 10:00 AM
CITY OF CAMBRIDGE

PARKING
BY
PERMIT
ONLY
EXCEPT SUNDAYS
CITY OF CAMBRIDGE

TOW ZONE
NO PARKING
STREET CLEANING
TAKES PLACE
SECOND WEDNESDAY
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APPROX. 8:00 AM - 10:00 AM
CITY OF CAMBRIDGE

PARKING
BY
PERMIT
ONLY
EXCEPT SUNDAYS
CITY OF CAMBRIDGE

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M.P.H.

01/20/2017

Application #: _____
Applicant Name: Christopher Ferrante

Address: 66 Maple Ave, Unit 1, Unit 2
Date Received: _____

Window Survey Form

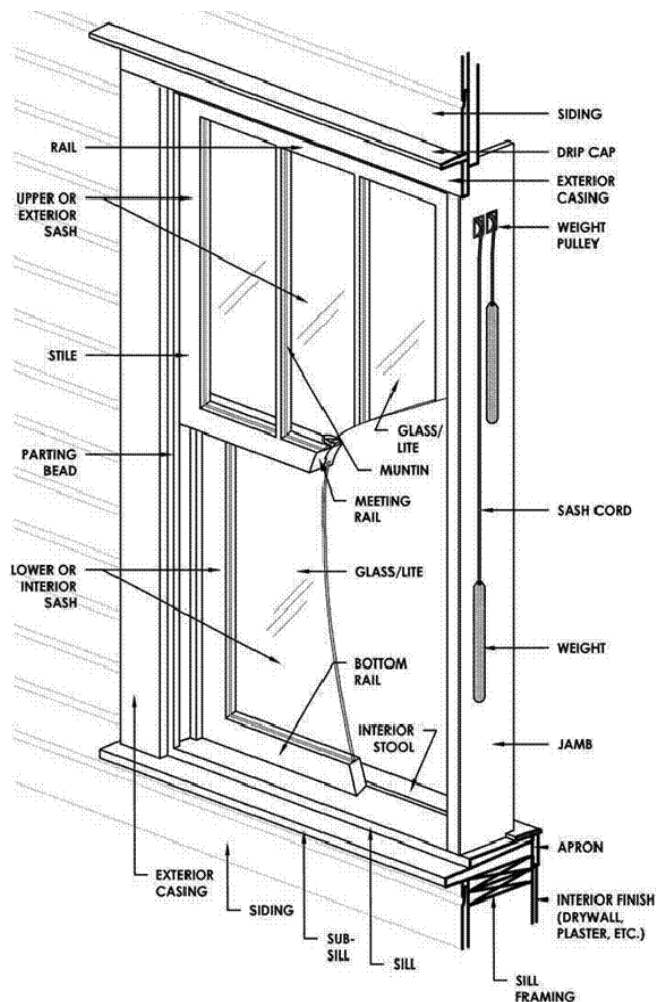
Have?

Basic Requirements

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

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

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



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

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

Total number of window openings on the structure	54
Number of historic windows on the structure	44
Number of existing replacement/non-historic windows	10
Number of windows completely missing	0
Totally number of windows proposed for replacement	29

Application #: _____
Applicant Name: Christopher Ferrante

Address: 66 Maple Ave, Unit 1, Unit 2
Date Received: _____

Window Survey Form

Window #	Condition Notes
1	Lead present - upper and lower sash, ext. casing (blind stop), sill
2	Lead present - upper and lower sash, ext. casing (blind stop), sill
3	Lead present - upper and lower sash, ext. casing (blind stop), sill
4	Lead present - upper and lower sash, ext. casing (blind stop), sill
5	Lead present - upper and lower sash, ext. casing (blind stop), sill
6	Lead present - upper and lower sash, ext. casing (blind stop), sill
7	Lead present - upper and lower sash, ext. casing (blind stop), sill
8	Lead present - upper and lower sash, ext. casing (blind stop), sill
9	Lead present - upper and lower sash, ext. casing (blind stop), sill
10	Lead present - upper and lower sash, ext. casing (blind stop), sill
11	Lead present - upper and lower sash, ext. casing (blind stop), sill
12	Lead present - upper and lower sash, ext. casing (blind stop), sill
13	Lead present - upper and lower sash, ext. casing (blind stop), sill
14	Lead present - upper and lower sash, ext. casing (blind stop), sill
15	Lead present - upper and lower sash, ext. casing (blind stop), sill
16	Lead present - upper and lower sash, ext. casing (blind stop), sill
17	Lead present - upper and lower sash, ext. casing (blind stop), sill
18	Lead present - upper and lower sash, ext. casing (blind stop), sill
19	Lead present - upper and lower sash, ext. casing (blind stop), sill
20	Lead present - upper and lower sash, ext. casing (blind stop), sill
21	Lead present - upper and lower sash, ext. casing (blind stop), sill

Window #	Condition Notes
22	Lead present - upper and lower sash, ext. casing (blind stop), sill
23	Lead present - upper and lower sash, ext. casing (blind stop), sill
24	Lead present - upper and lower sash, ext. casing (blind stop), sill
25	Lead present - upper and lower sash, ext. casing (blind stop), sill
26	Lead present - upper and lower sash, ext. casing (blind stop), sill
27	Lead present - upper and lower sash, ext. casing (blind stop), sill
28	Lead present - upper and lower sash, ext. casing (blind stop), sill
29	Lead present - upper and lower sash, ext. casing (blind stop), sill
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