



# Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2<sup>nd</sup> Fl., Cambridge, MA 02139

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

E-mail: histncds@cambridgema.gov URL: www.cambridgema.gov/historic/midcambridgehome.html

## 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: \_\_\_\_\_, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:  
(An additional page can be attached, if necessary).

<b>Name of Property Owner of Record:</b> _____
<b>Mailing Address:</b> _____
<b>Telephone/Fax:</b> _____ <b>E-mail:</b> _____
<b>Signature of Property Owner of Record*</b> : <u>AC</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.
<b>Name of proponent, if not record owner:</b> _____
<b>Mailing Address:</b> _____
<b>Telephone/Fax:</b> _____ <b>E-mail:</b> _____
<b>(for office use only):</b> _____
<b>Date Application Received:</b> _____ <b>Case Number:</b> _____ <b>Hearing Date:</b> _____
<b>Type of Certificate Issued:</b> _____ <b>Date Issued:</b> _____

**Section II:**

Is property listed on the National Register of Historic Places? \_\_\_\_\_ Publicly owned? \_\_\_\_\_  
Current Zoning District: \_\_\_\_\_ Current Use: \_\_\_\_\_

**Section III:**

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:**

\_\_\_\_\_ 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.

(Existing roof not original and material not historic)

## 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](mailto: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.

**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 1/8<sup>th</sup> 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.**

# **PROPOSED 4 FAMILY BUILDING**

**22-24 Myrtle Ave  
Cambridge, MA**



**EXISTING STREET VIEW**



**PROPOSED STREET VIEW**

**PROPOSED 4 FAMILY  
BUILDING  
22-24 Myrtle Ave  
Cambridge, MA**

**Title Sheet**

Date 12/29/2025

Scale 1/2" = 1'-0"

**C01**

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elena.razeto@gmail.com  
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**PROPOSED 4 FAMILY  
BUILDING  
22-24 Myrtle Ave  
Cambridge, MA**

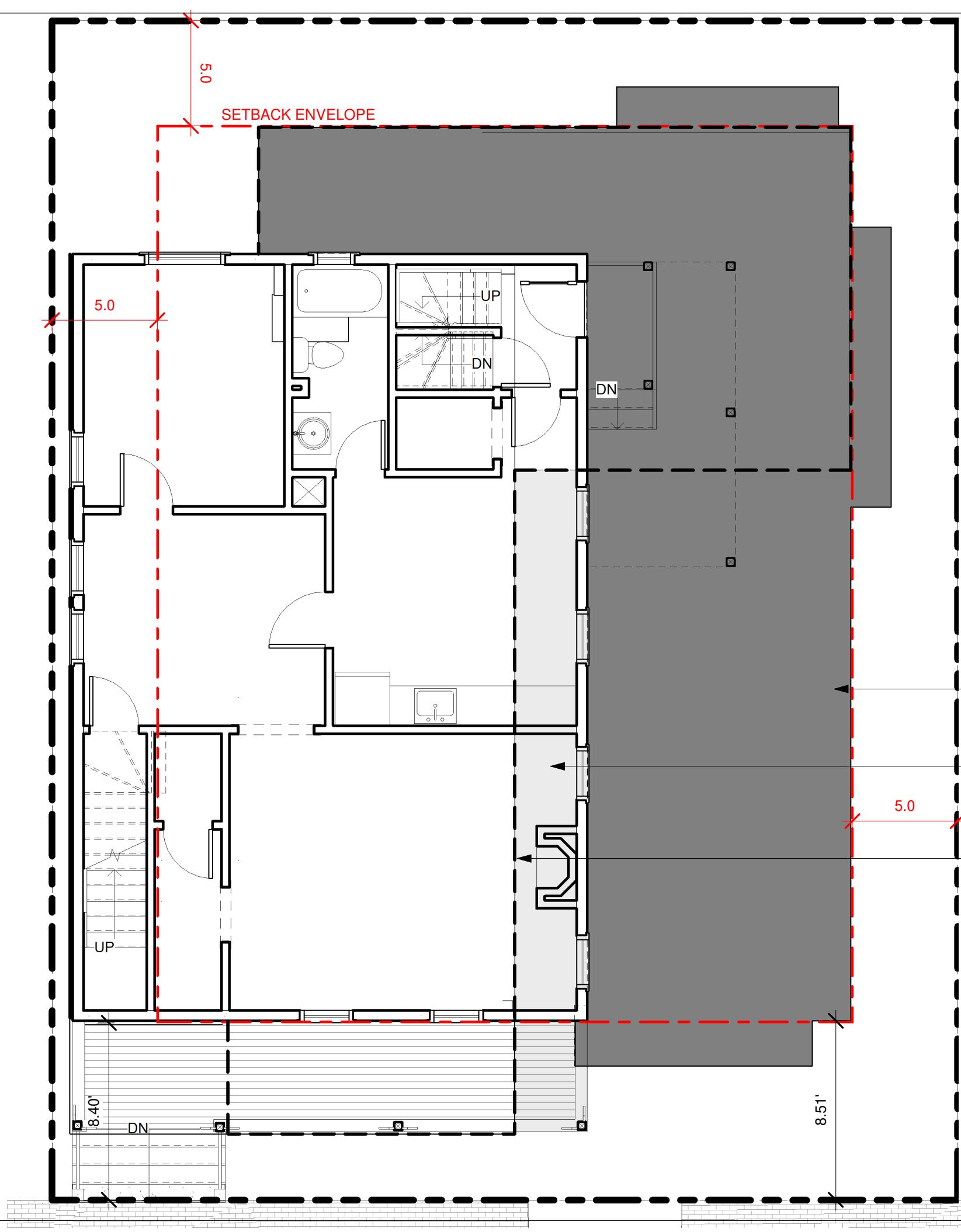
**Locus Map**

Date 12/29/2025

Scale

**C02**

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**PROPOSED 4 FAMILY  
BUILDING**  
22-24 Myrtle Ave  
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Site Plan

Date 12/29/2025

Scale 3/16" = 1'-0"

C03



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**PROPOSED 4 FAMILY  
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## Front Elevation Details

Date	12/29/2025
Scale	As indicated

12/29/2025 10:36:34 AM

C04.1

GREY AND BLUE  
HARDIE BOARD  
AND BATTEN

3' - 8"

2 Parapet and Flower Bed Detail  
3/8" = 1'-0"

**2 Parapet and Flower Bed Detail**  
3/8" = 1'-0"

- 7" SHIP LAP SIDING
- CASEMENT
- WINDOWS TILT AND TURN W/BLUE SASH.
- BLUE TRIM AROUND WINDOWS TO CREATE RIBBON AND FAÇADE COMPOSITION

3 Windows Detail  
3/8" = 1'-0"

This diagram shows a cross-section of a wall section. The overall height is 10 inches, indicated by a vertical dimension line on the right. The wall is composed of several layers: a 3-inch thick outer layer, a 1 1/2-inch thick middle layer, and a 3-inch thick inner layer. A 1 1/2-inch thick top cap is shown on the right. A horizontal line with a break indicates a varying thickness of 'VARIES' in the middle section. A dashed line shows a diagonal cut through the wall, revealing its internal structure. The labels are: 3" (top left), 1 1/2" (top right), VARIES (middle section), and 3" (bottom right).

6 Bay Window  
3/8" = 1'-0"

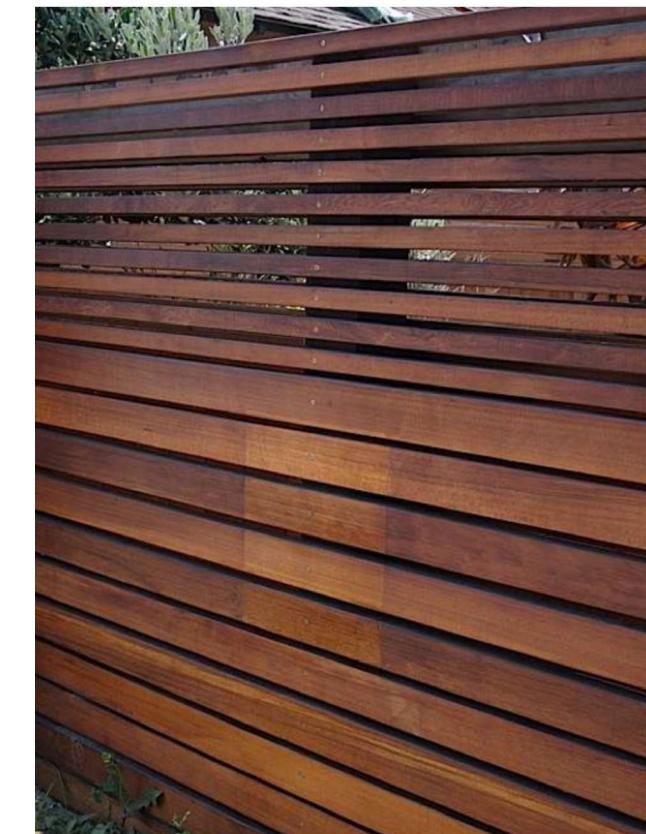
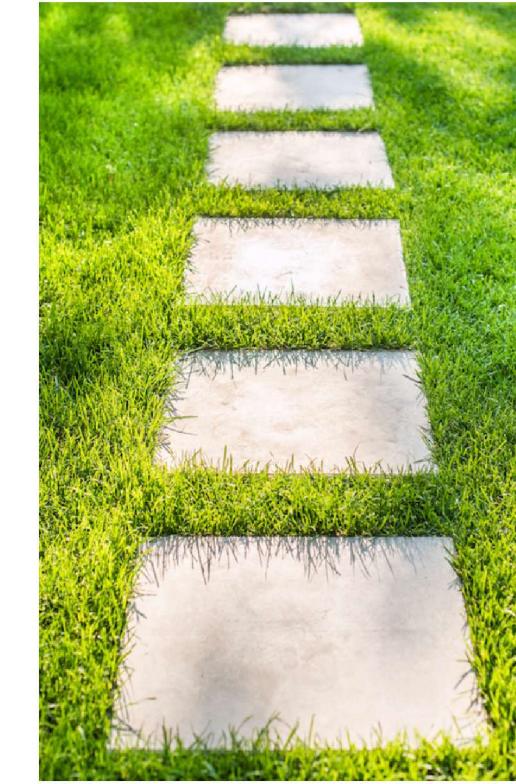
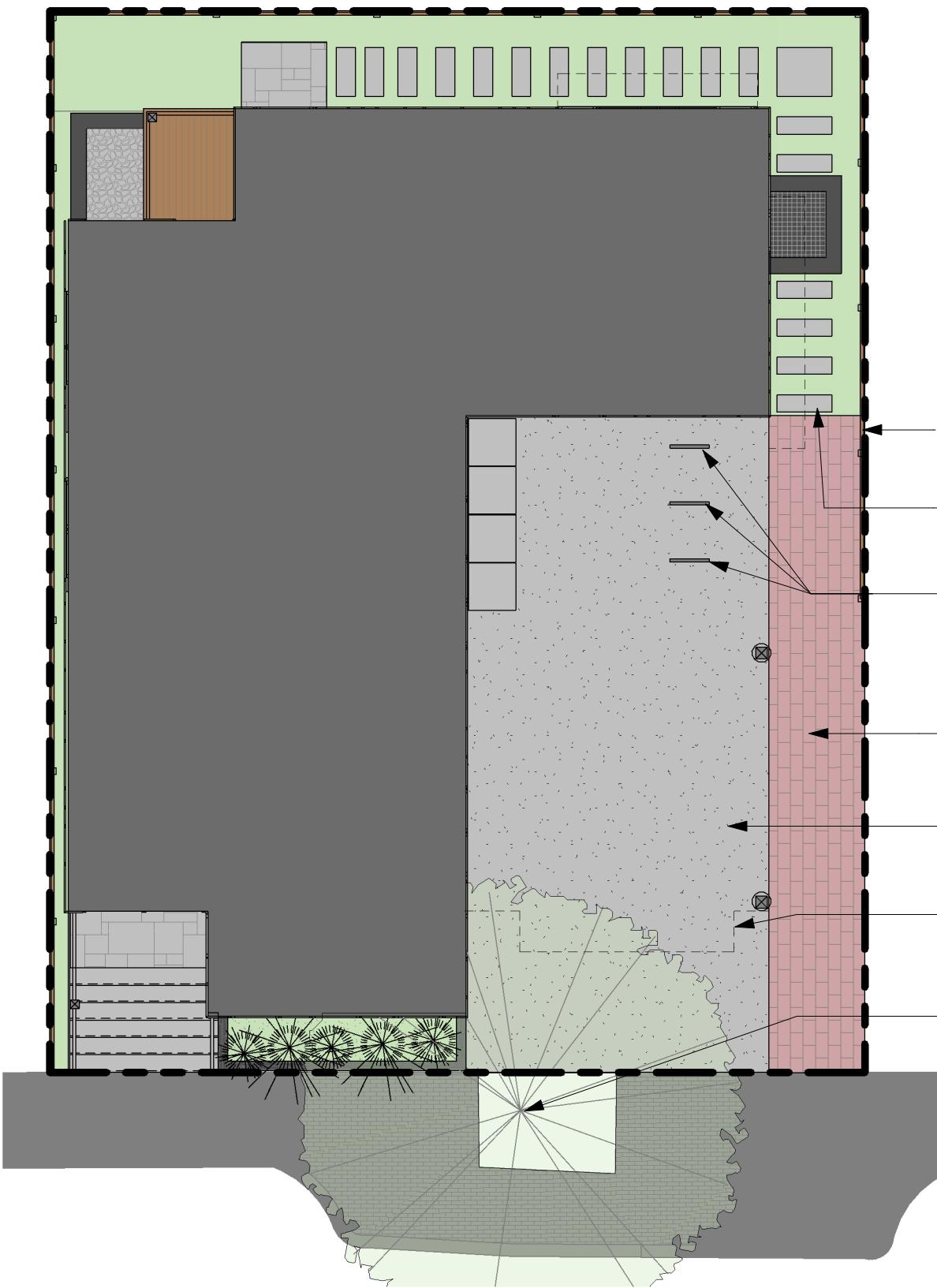
COMPOSITE FASCIA,  
AND POST, SAME  
COLOR AS WINDOW  
TRIM

5 Porch Roof Eave  
3/8" = 1'-0"

This architectural elevation drawing illustrates a modern building's exterior. The facade is composed of vertical white panels and horizontal blue panels. It features multiple windows of varying sizes and styles, some with blue frames and others with grey frames. A green roof with plants is shown at the top. Callouts with labels 2, 3, 4, 5, and 6 point to specific sections of the facade, likely indicating different materials or construction details. The drawing is a technical sketch with some color coding.

1 Front Elevation- Details Key  
1/8" = 1'-0"

A technical drawing of a baseboard molding. The molding is shown in a perspective view, with a vertical reference line to its left. The total height of the molding is indicated as 6". The thickness of the molding is 2". The distance from the bottom of the molding to the base of the vertical reference line is 4 1/4". The distance from the top of the molding to the top of the vertical reference line is 5 1/2". The text "CIA," is written vertically along the left side of the reference line, and the text "DW" is written horizontally below it.



EXAMPLE OF 6' HT. WOOD PRIVACY FENCE, ALONG SIDES + REAR PROPERTY LINES

**PROPOSED 4 FAMILY BUILDING**  
22-24 Myrtle Ave  
Cambridge, MA

**Landscape Materials**

Date 12/29/2025  
Scale 1/8" = 1'-0"

C04.2

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**PROPOSED 4 FAMILY  
BUILDING**  
22-24 Myrtle Ave  
Cambridge, MA

Street View

Date 12/29/2025

Scale



C05.1



C05.2

PROPOSED 4 FAMILY  
BUILDING  
22-24 Myrtle Ave  
Cambridge, MA

Street View

Date

12/29/2025

Scale

</



Street View

Date 12/29/2025

Scale

PROPOSED 4 FAMILY  
BUILDING  
22-24 Myrtle Ave  
Cambridge, MA

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C05.3

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**PROPOSED 4 FAMILY  
BUILDING**  
**22-24 Myrtle Ave**  
**Cambridge, MA**

**Street Elevation**

Date  
12/29/2025  
Scale  
1/8" = 1'-0"

**C06**



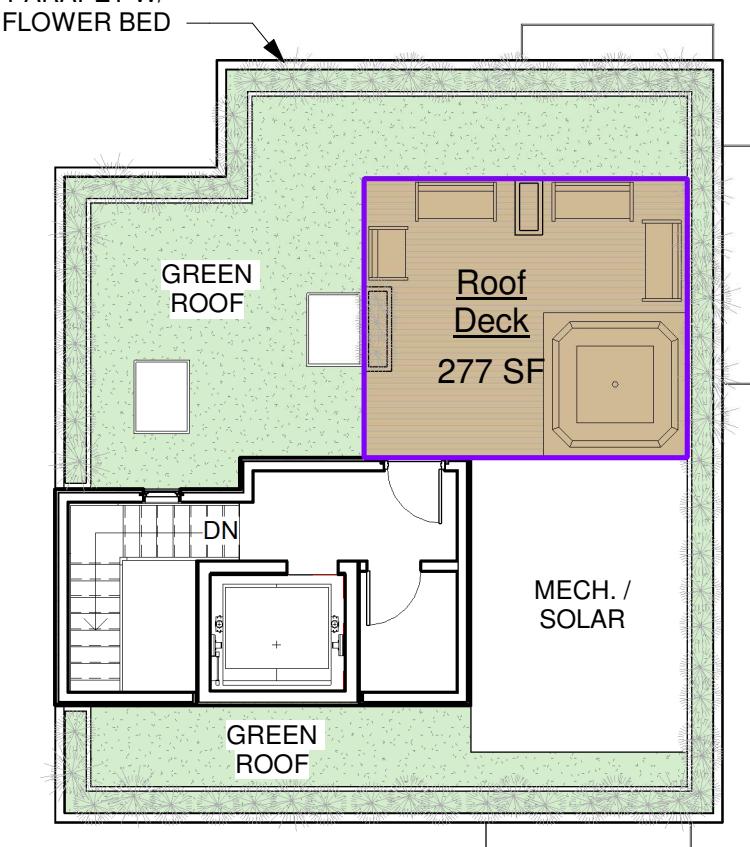
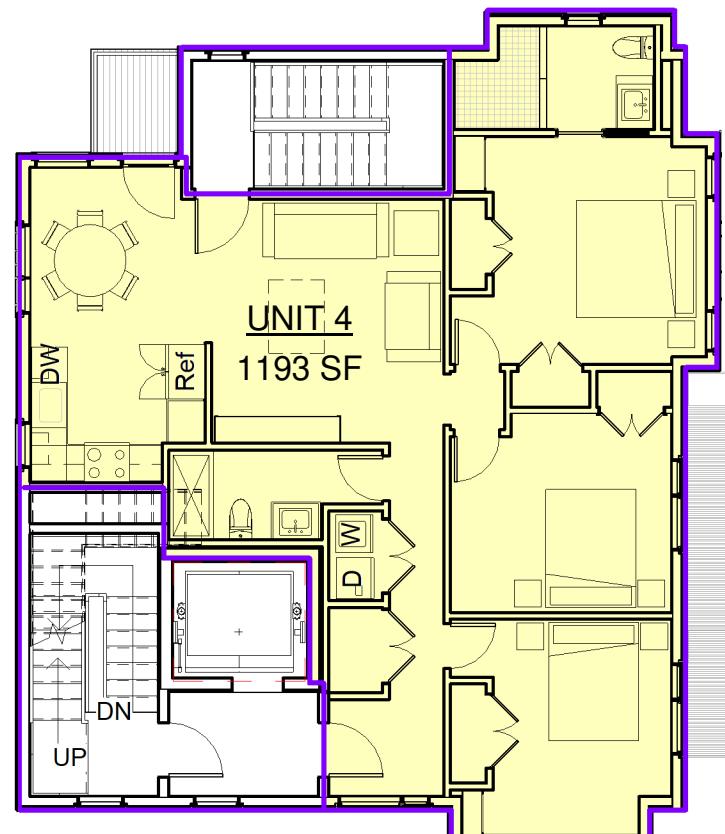
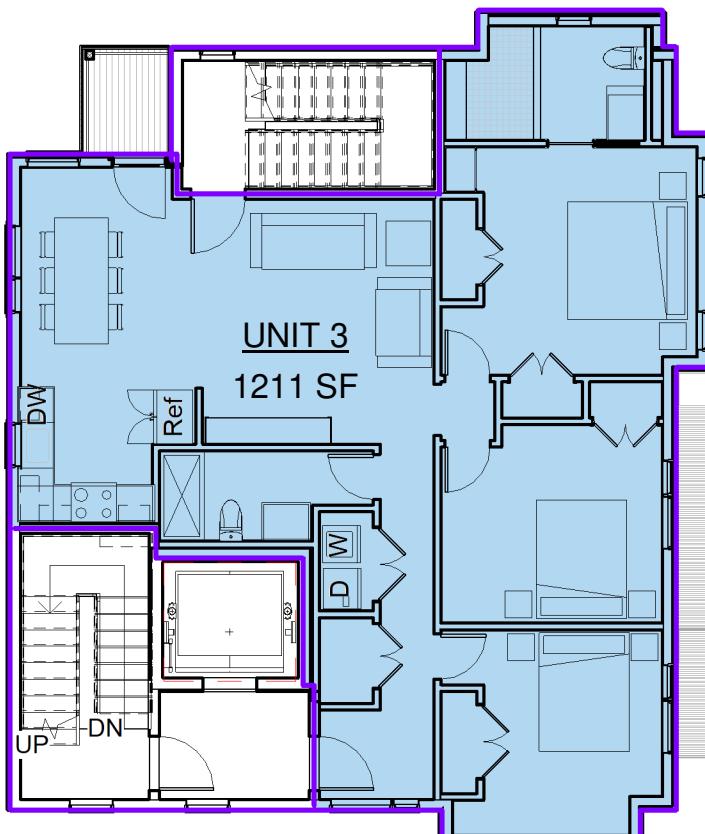
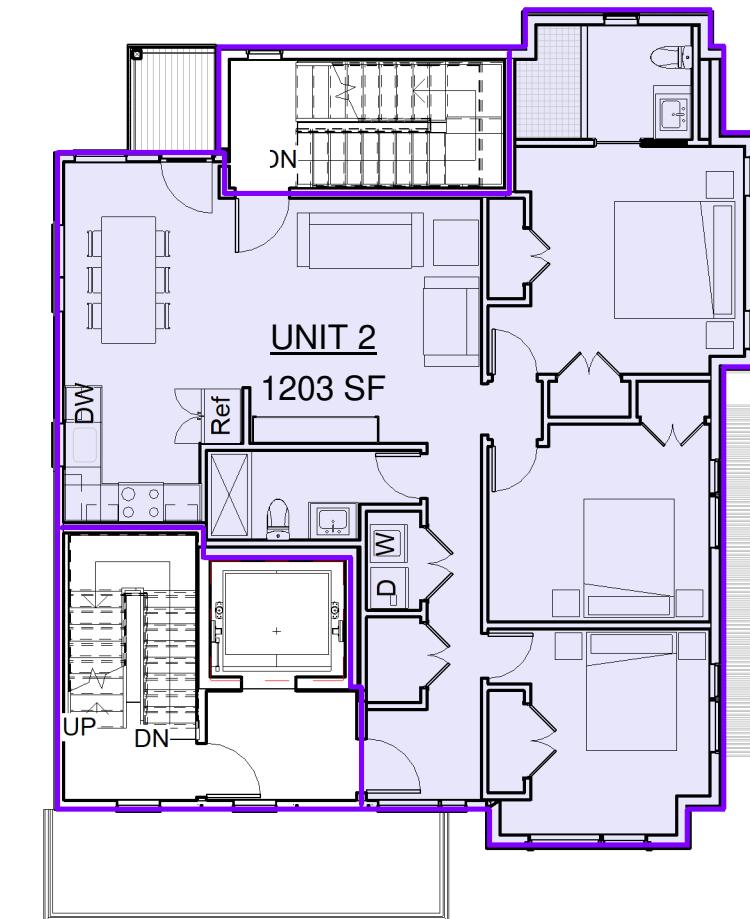
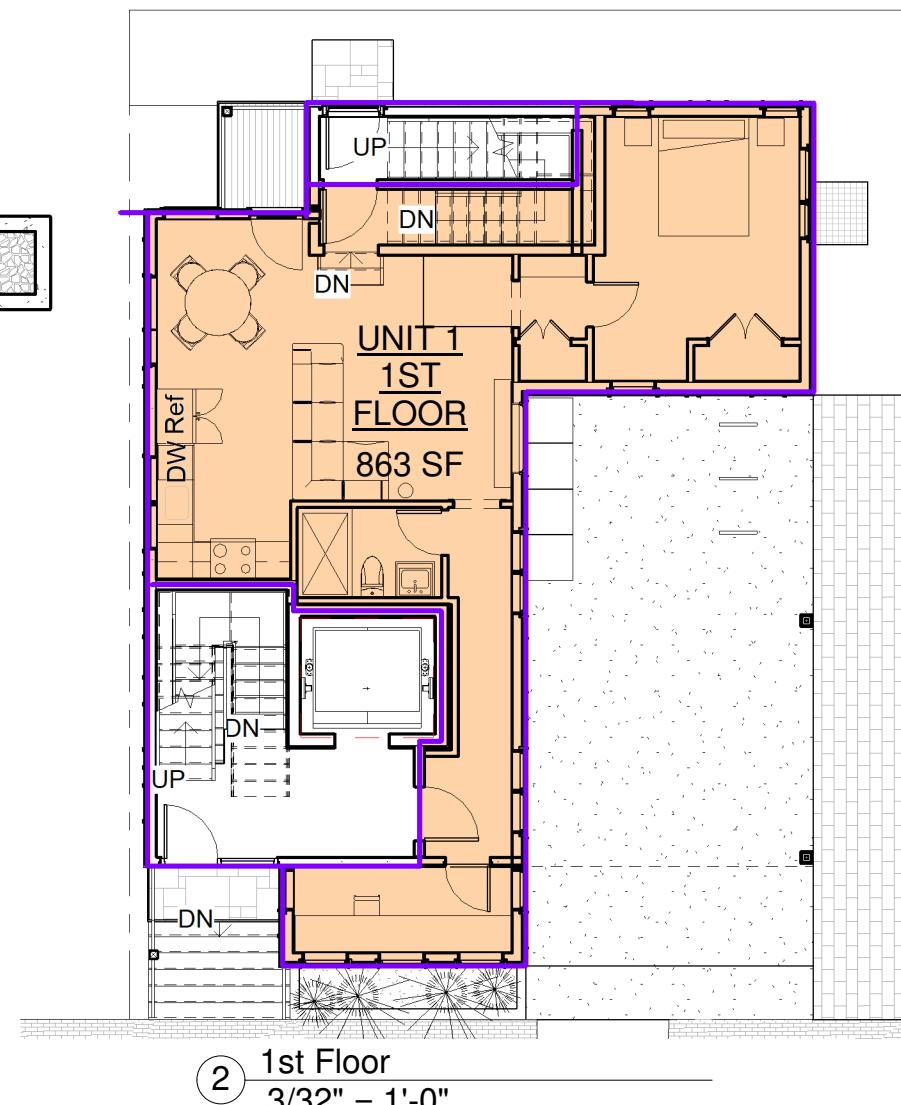
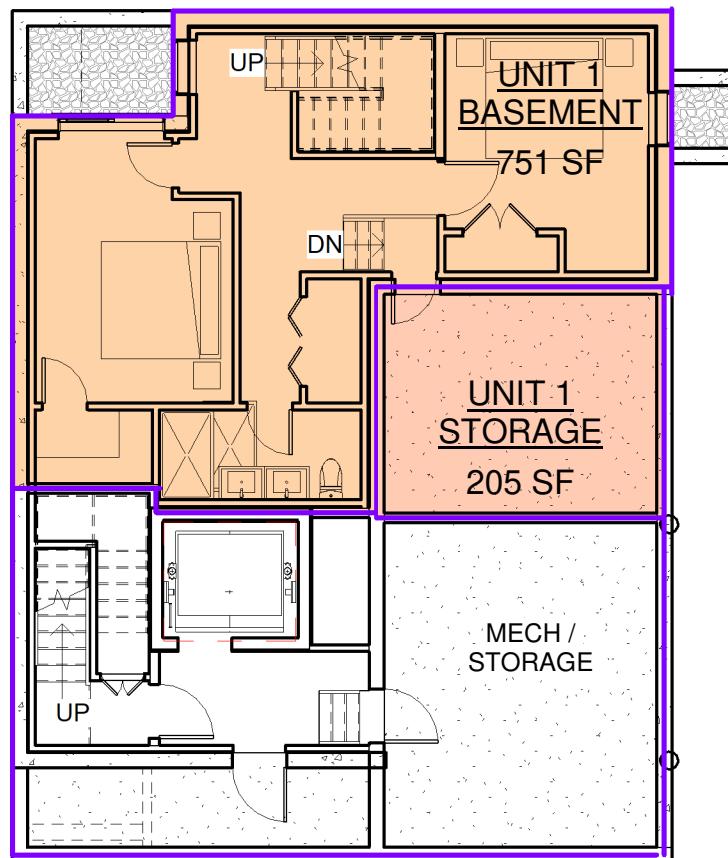
1 Street Elevation  
1/8" = 1'-0"

Dimension Regulation - C1				
	.EXISTING	.PROPOSED	.REQUIRED	.CONFORMING
LOT AREA	2,408 S.F.	2,408 S.F.	N/A	YES
FRONT YARD	3.2'	3.2' - ADDITION @ 9.2'	8.4'	YES
RIGHT YARD	10.4'	5'-1"	5'	YES
REAR YARD	11'	5'-1"	5'	YES
LEFT YARD	0.8'	0.8'	5'	Existing NON conforming
USE	2 FAMILY	MULTI FAMILY (4 UNITS)	MULTIFAMILY (9 units max)	YES
STORIES ABOVE GRADE	4	4	4 max	YES
BUILDING HEIGHT	33.1'(*)	44'	45' max	YES
PERMEABLE OPEN SPACE	15.8%	21%	15% min	YES
PRIVATE OPEN SPACE	4%	16.8%	15% min	Existing NON conforming, CONFORMING PROPOSED
TOTAL OPEN SPACE	15.8%	37.9%	30% min	Existing NON conforming, CONFORMING PROPOSED
GFA	2,208 S.F.	5,904 S.F.	9,999 S.F. max	YES
UNITS	2	4	9 max	YES
AFFORDABLE UNITS	0	0	none required	YES
NON AFF. UNITS	2	4	N/A	
CAR PARKING	2	1	none required	YES
BIKE PARKING - LONG TERM	0	4	4	YES
BIKE PARKING - SHORT TERM	0	1	1	YES

**PROPOSED 4 FAMILY  
 BUILDING  
 22-24 Myrtle Ave  
 Cambridge, MA**

Zoning	12/15/2025
Date	Scale

Z0



PROPOSED 4 FAMILY  
BUILDING  
22-24 Myrtle Ave  
Cambridge, MA

UNIT LAYOUT

A1

12/29/2025

3/32" = 1'-0"

Date

Scale

12/29/2025 10:36:36 AM

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PROPOSED 4 FAMILY  
BUILDING  
22-24 Myrtle Ave  
Cambridge, MA

## Prop. Front Elevation

12/29/2025  
Date

12/29/2025

$$1/8" = 1'-0"$$

Date

### Scale

Date

## Scale

2.1

DOES NOT COUNT TOWARDS THE TOT BUILDING HEIGHT PER 5.23.1 (g)

HEADHOUSE

Elevator Over run  
56' - 5"

Head House Roof  
51' - 11"

Roof Parapet  
45' - 5"

Roof Deck  
41' - 11"

Top Roof Sheathing  
40' - 9"

4th Floor  
31' - 0"

Propsd 3rd floor  
21' - 0"

Extg. 3rd Floor  
18' - 4"

Propsd 2nd Floor  
11' - 0"

Extg. 2nd Floor  
9' - 4"

1st Floor (28.7')  
0' - 0"

2070 1% Prec. (26.4')  
-2' - 3 19/32"

Average Natural Grade  
-2' - 8 1/2"

Calc. Average Grade  
-4' - 0 23/32"

Extg. Basement  
-8' - 1"

Prop. Basement  
-9' - 6"

Prop. Basement  
-9' - 6"

44' - 9 3/4" BUILDING HEIGHT

2.1

**PROPOSED 4 FAMILY  
BUILDING**  
22-24 Myrtle Ave  
Cambridge, MA

Prop. Right Side  
Elevation

Date 12/29/2025

Scale 1/8" = 1'-0"

A2.2

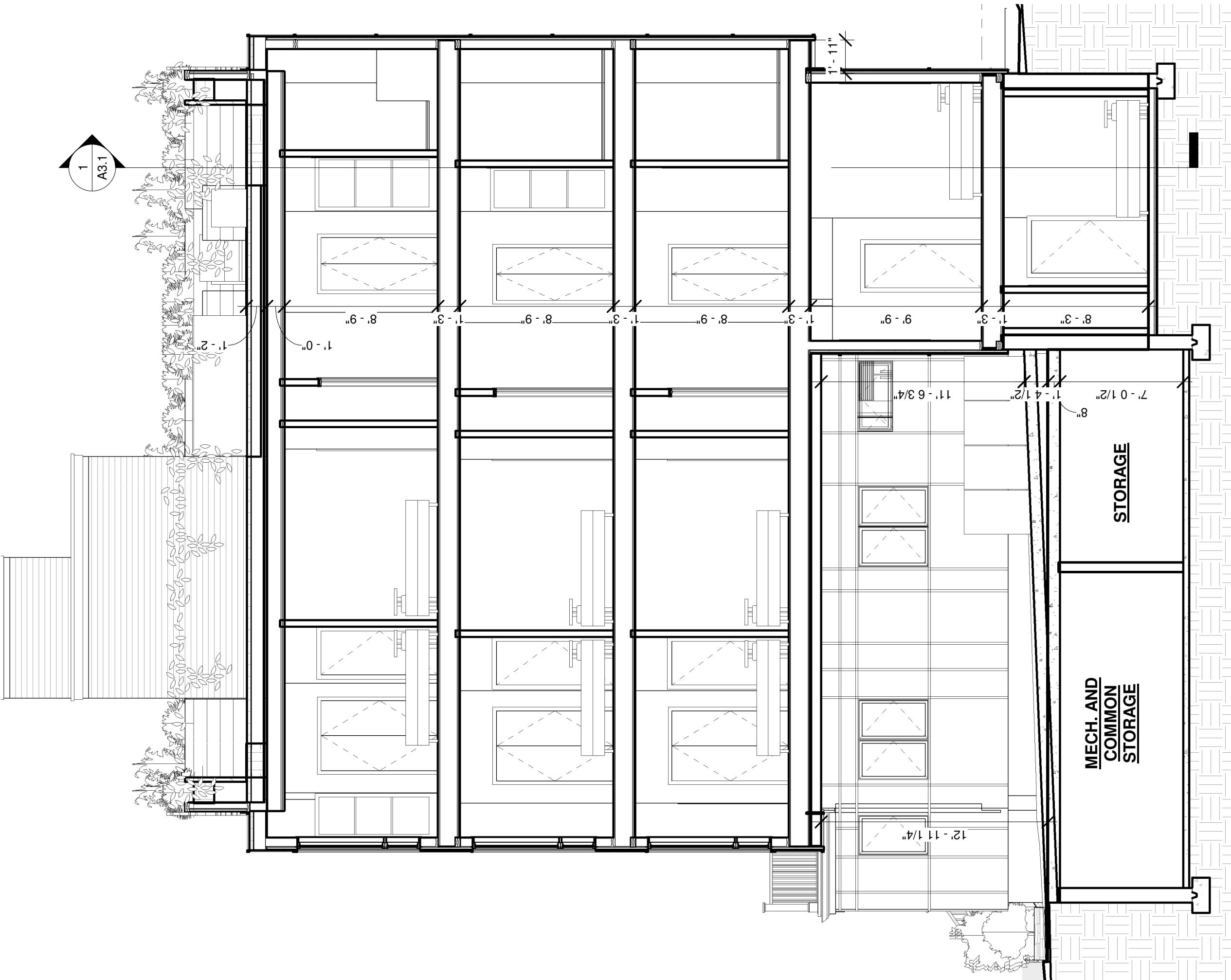


**PROPOSED 4 FAMILY  
BUILDING**  
22-24 Myrtle Ave  
Cambridge, MA









① Section Through parking  
 $3/16" = 1'-0"$

A3.2

**PROPOSED 4 FAMILY  
BUILDING**  
22-24 Myrtle Ave  
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**Section Through  
Parking**

Date 12/29/2025  
Scale  $3/16" = 1'-0"$

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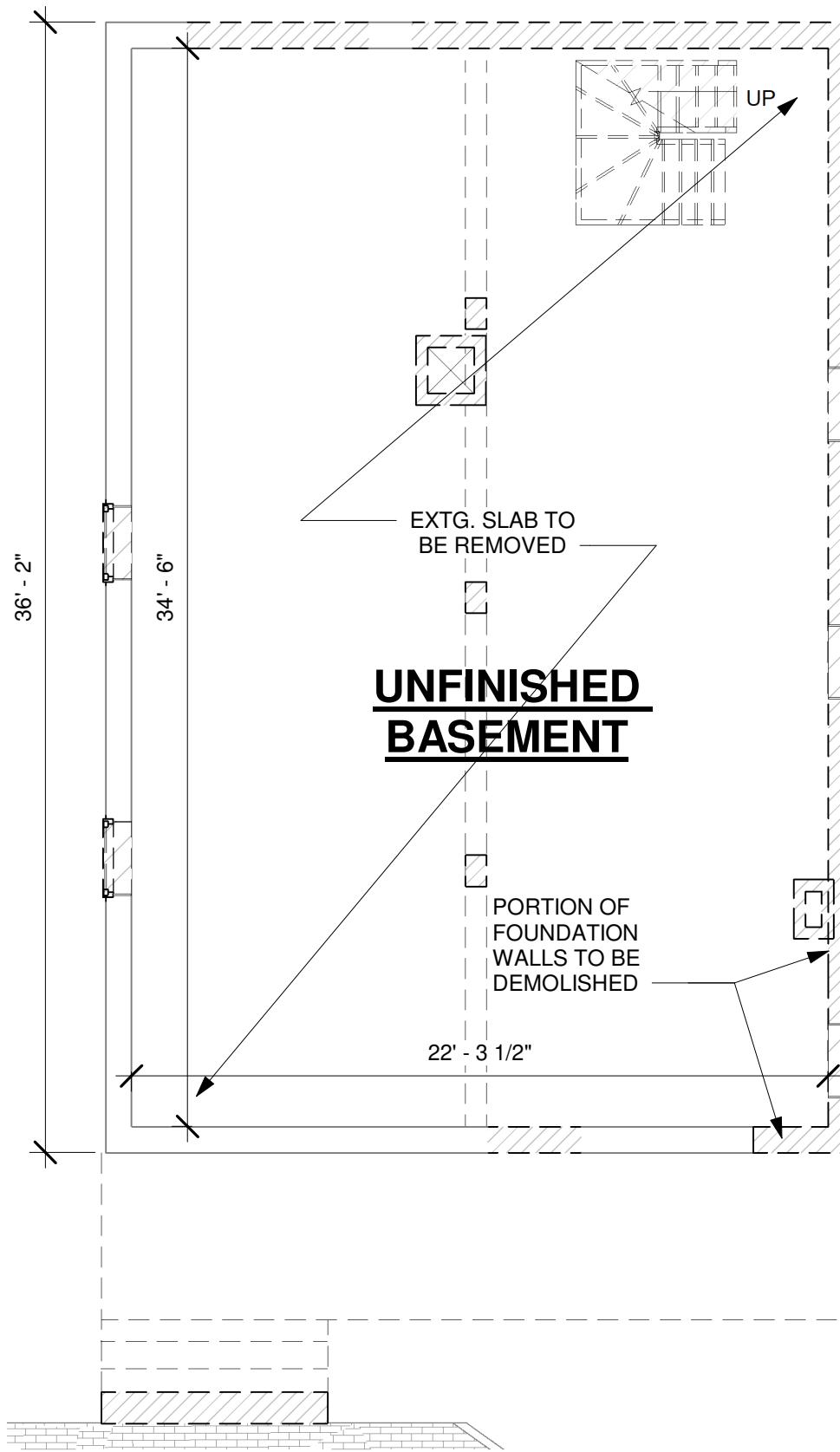
**PROPOSED 4 FAMILY  
BUILDING**  
22-24 Myrtle Ave  
Cambridge, MA

**Extg. Demo Plans**

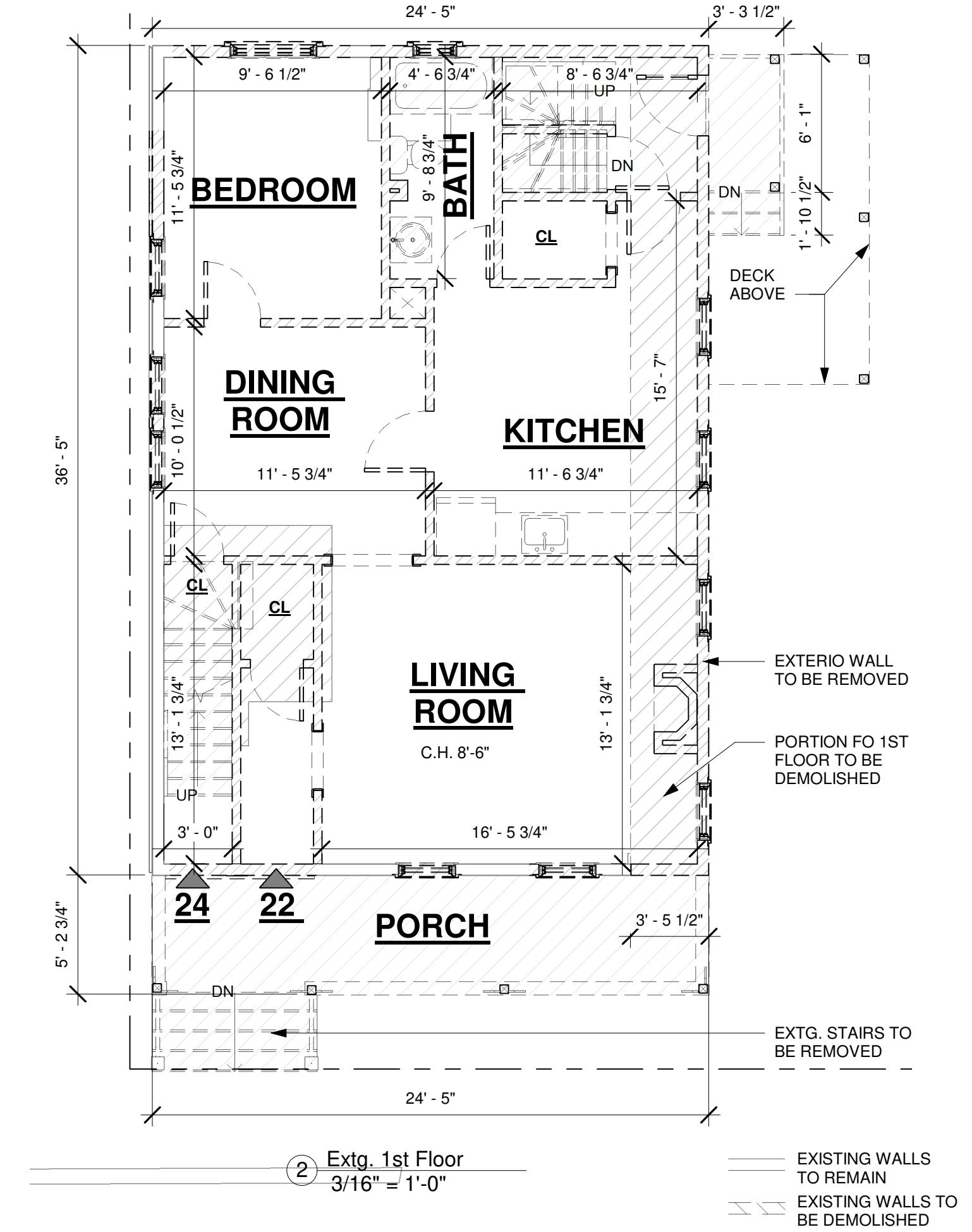
Date 12/29/2025

Scale 3/16" = 1'-0"

**D1.1**



① Extg.0 Basement  
3/16" = 1'-0"



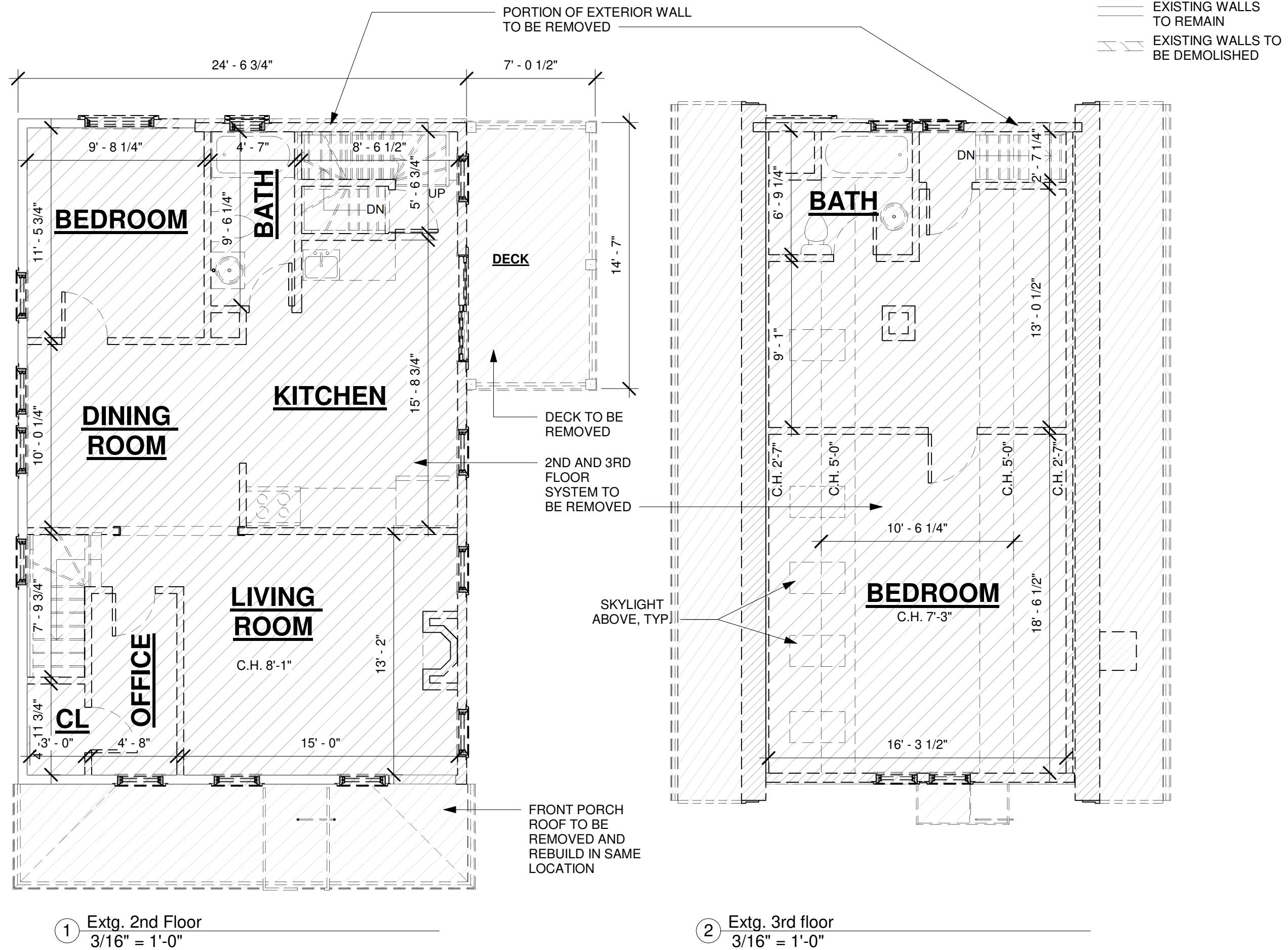
② Extg. 1st Floor  
3/16" = 1'-0"

EXISTING WALLS  
TO REMAIN  
EXISTING WALLS  
TO BE DEMOLISHED

**PROPOSED 4 FAMILY  
BUILDING**  
22-24 Myrtle Ave  
Cambridge, MA

Extg. Demo Plans	
Date	12/29/2025
Scale	3/16" = 1'-0"

D1.2



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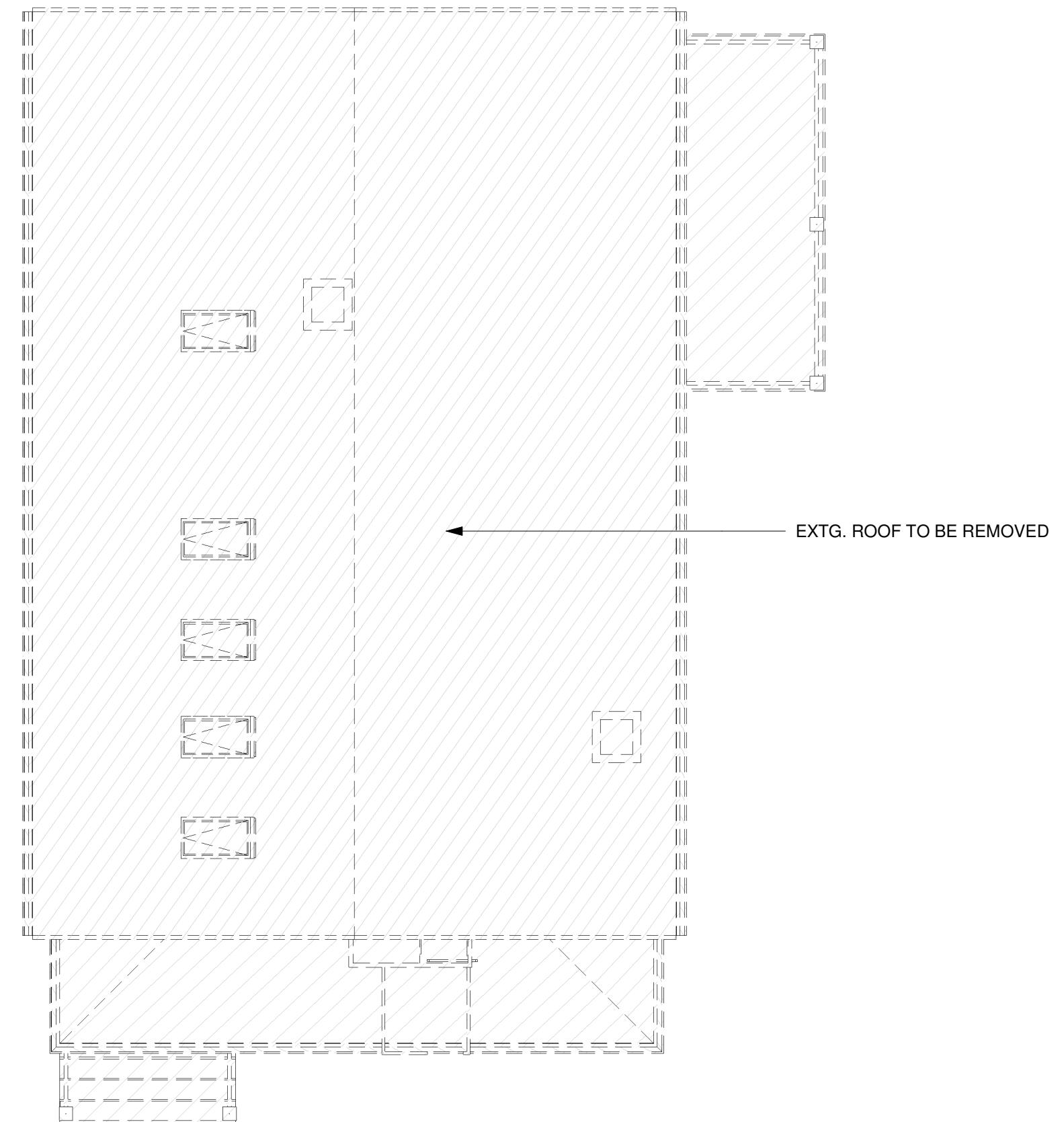
**Extg. Demo Plans**

Date 12/29/2025

Scale 3/16" = 1'-0"

**D1.3**

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



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**22-24 Myrtle Ave**  
**Cambridge, MA**

**Extg. Front Elevation**

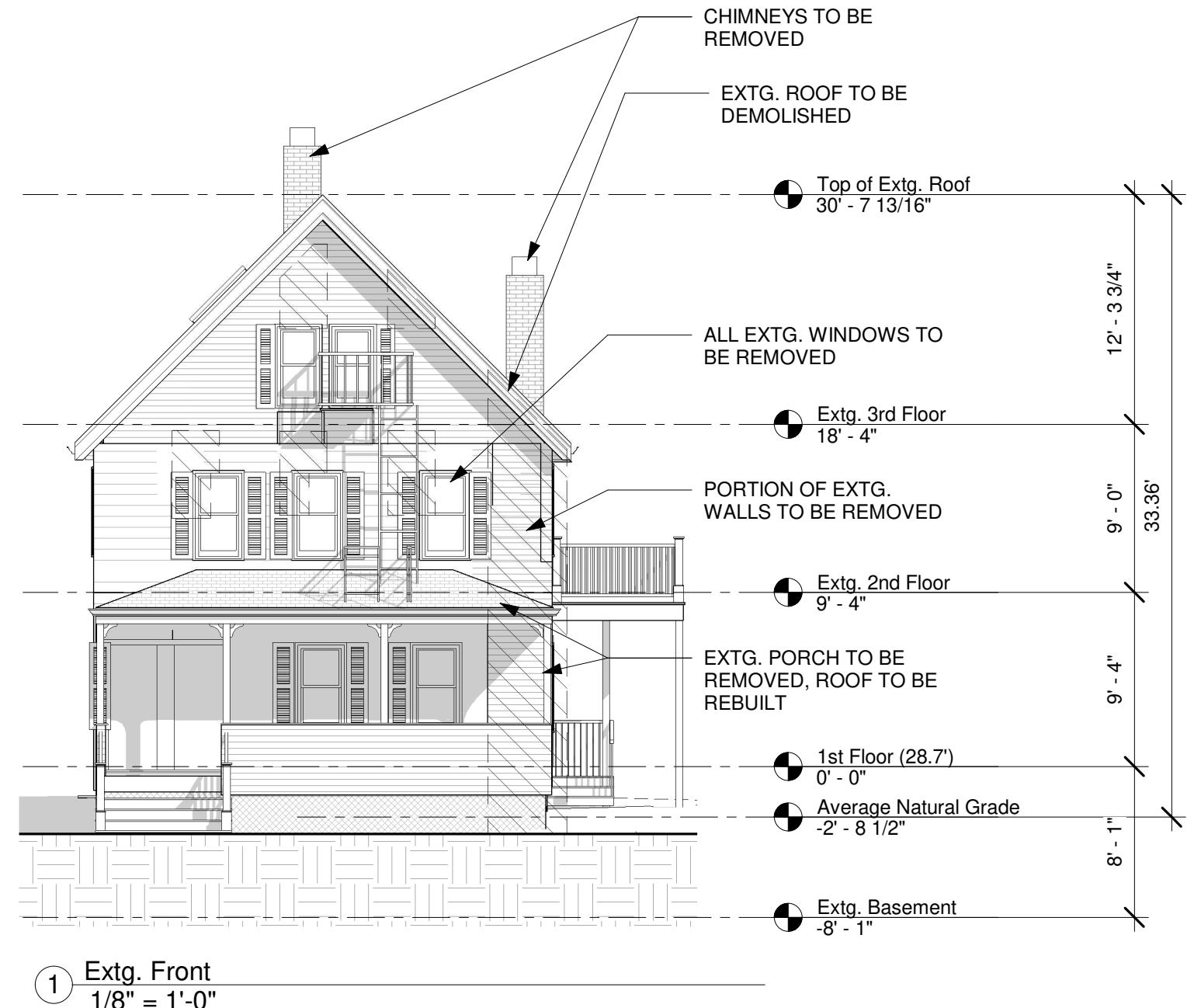
12/29/2025

Date

1/8" = 1'-0"

Scale

**D2.1**

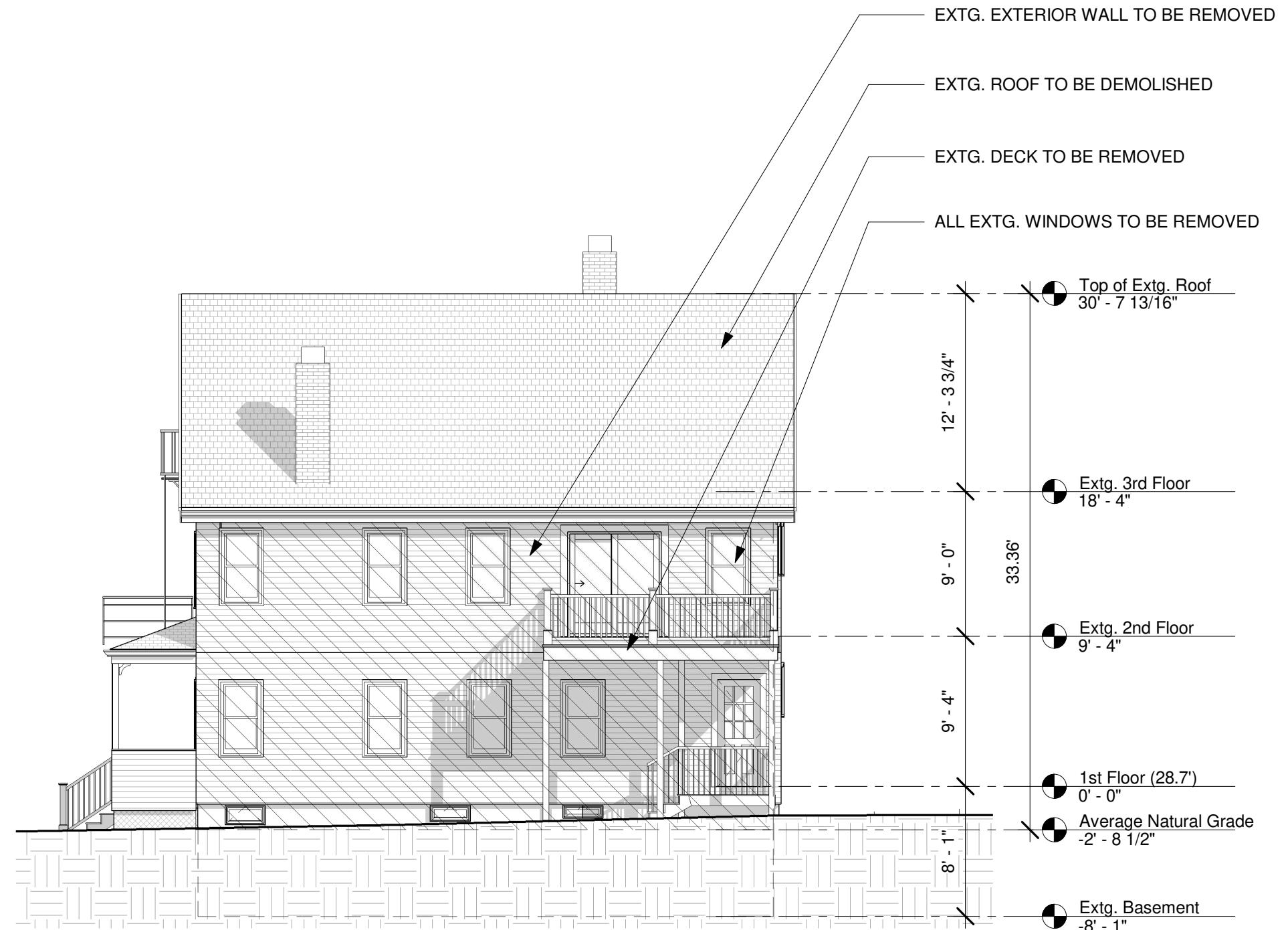


**PROPOSED 4 FAMILY  
BUILDING**  
22-24 Myrtle Ave  
Cambridge, MA

**Extg. Right Side  
Elevation**

Date 12/29/2025

Scale 1/8" = 1'-0"



**D2.2**

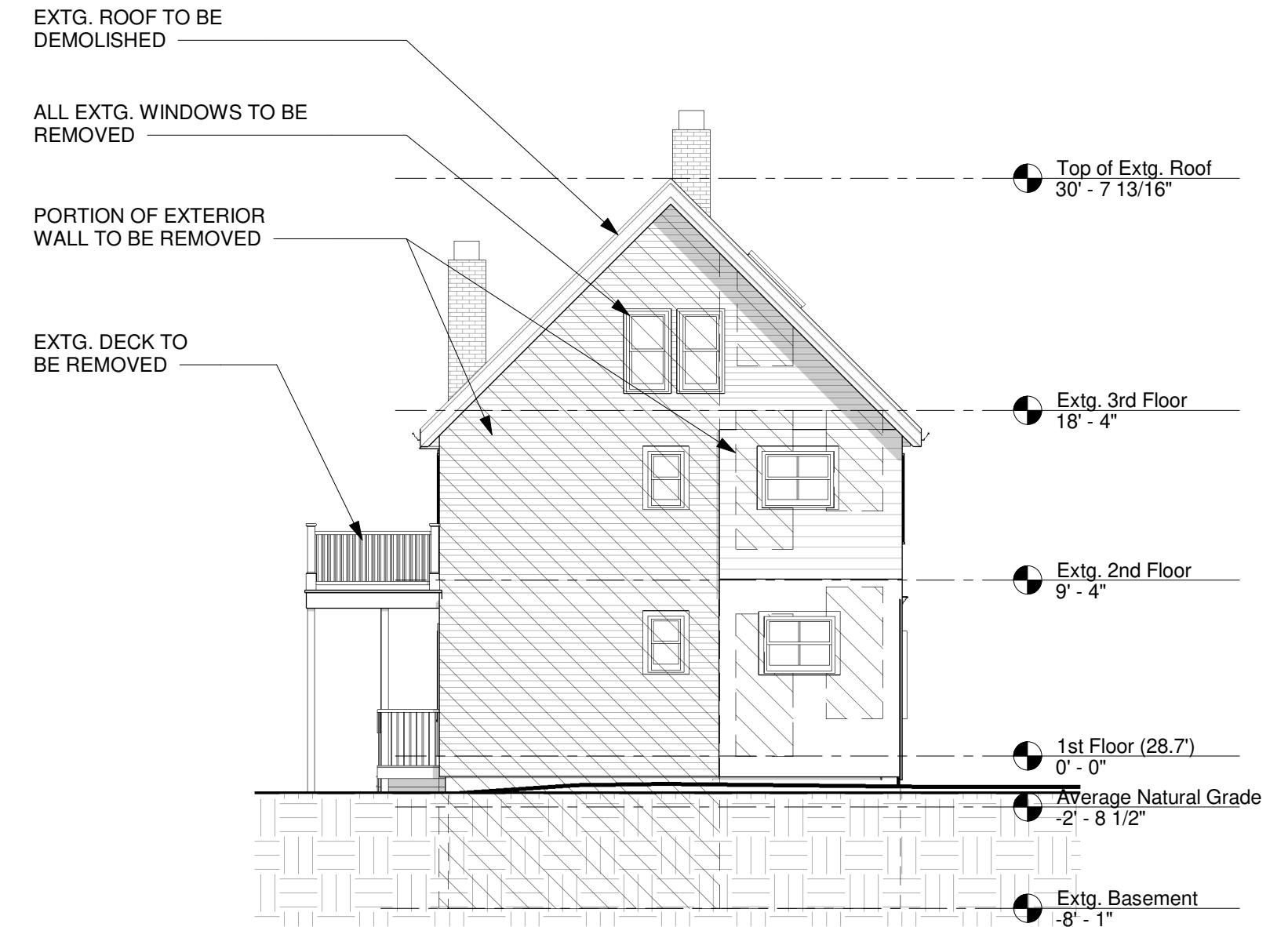
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**PROPOSED 4 FAMILY  
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**Extg. Rear Elevation**

Date 12/29/2025

Scale 1/8" = 1'-0"



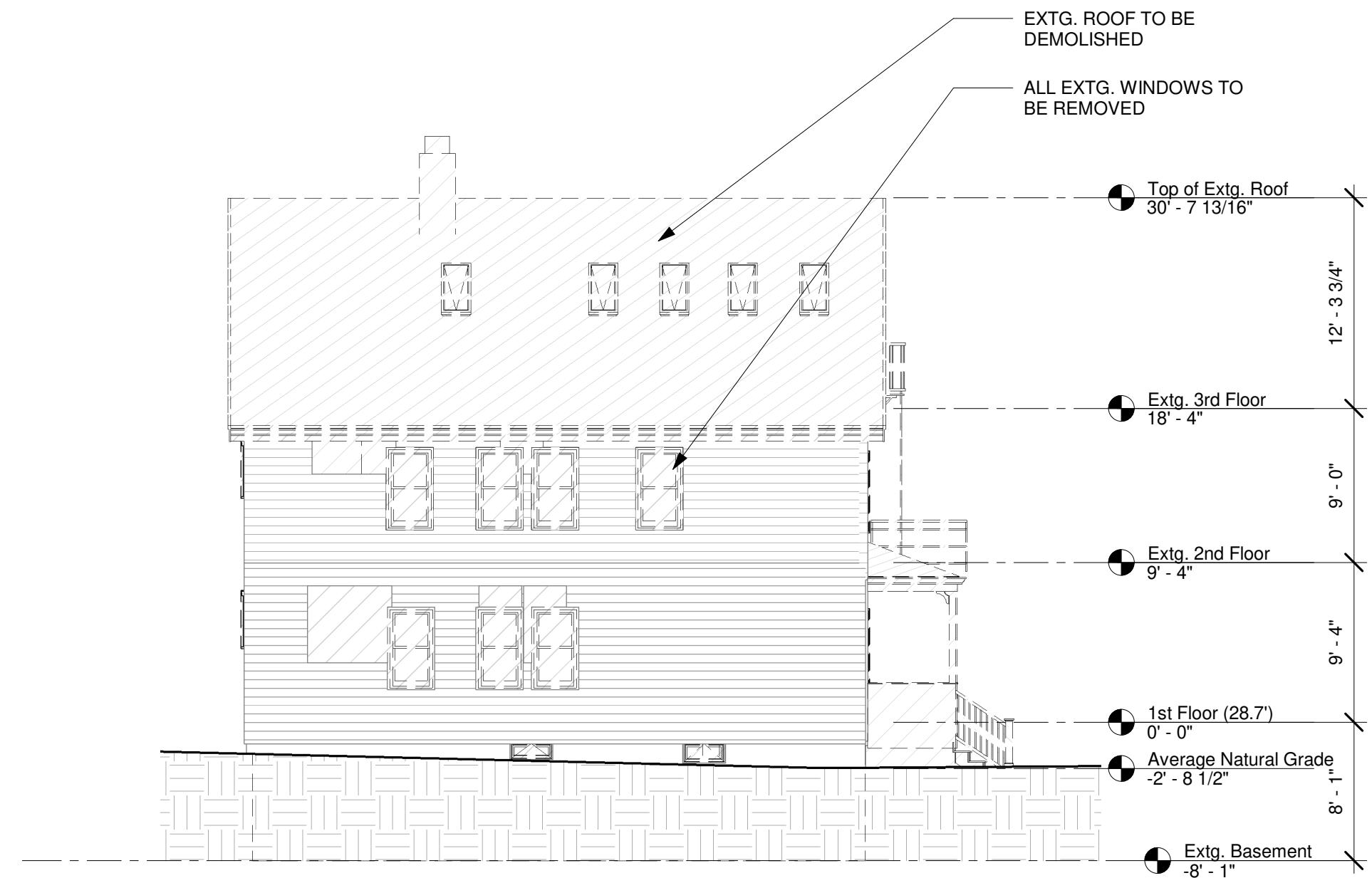
**D2.3**

**PROPOSED 4 FAMILY  
 BUILDING**  
 22-24 Myrtle Ave  
 Cambridge, MA

**Extg. Left Side  
 Elevation**

Date 12/29/2025

Scale 1/8" = 1'-0"



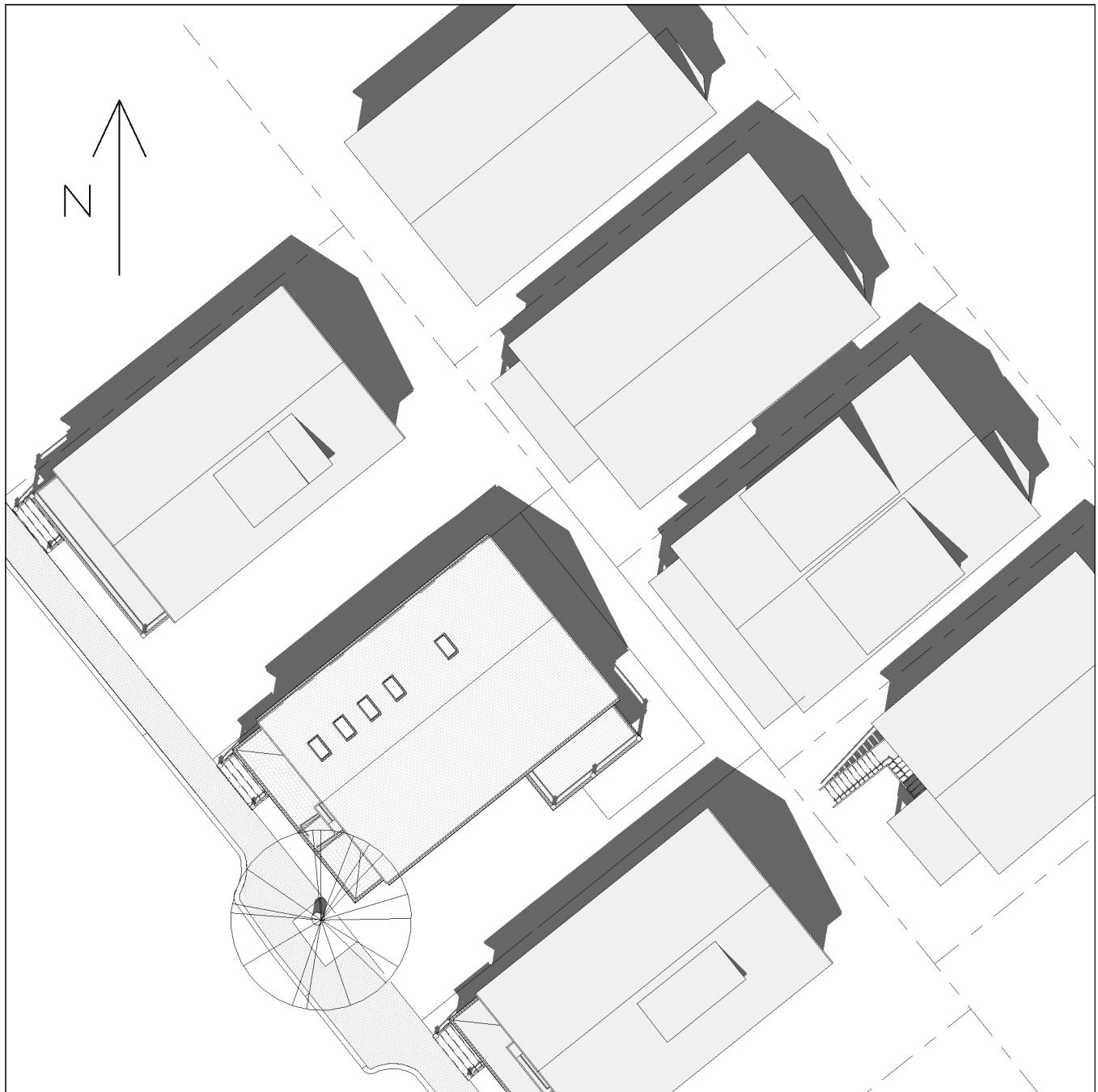
**D2.4**



1- SUMMER SOLSTICE 9 AM EXTG  
1" = 20'-0"



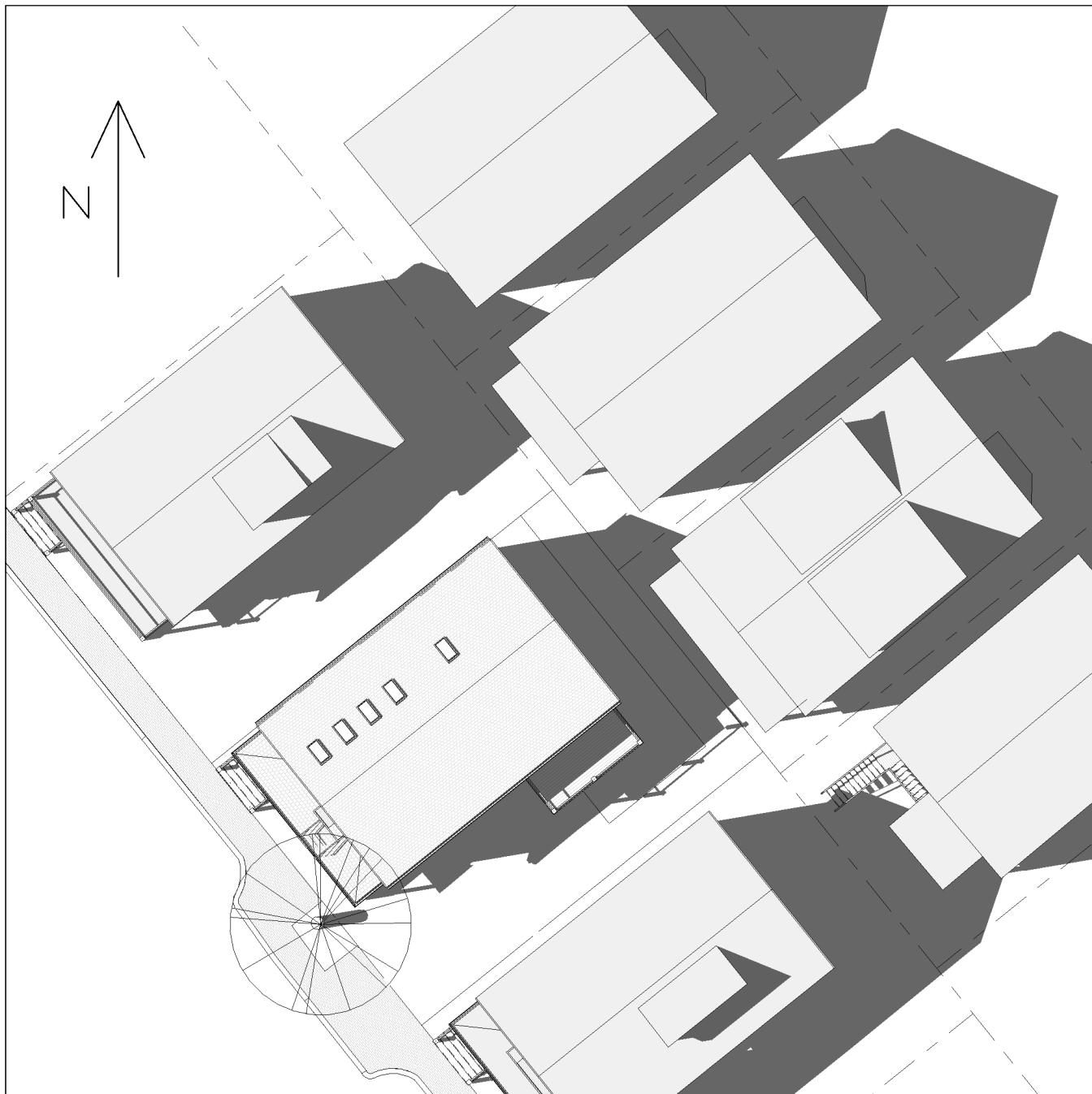
2- SUMMER SOLSTICE 9 AM PROP.  
1" = 20'-0"



1 2- SUMMER SOLSTICE NOON EXTG.  
1" = 20'-0"



2 2- SUMMER SOLSTICE NOON PROP.  
1" = 20'-0"



1 3- SUMMER SOLSTICE 3 PM EXTG  
1" = 20'-0"



2 3- SUMMER SOLSTICE 3 PM PROP  
1" = 20'-0"



1 4- FALL EQUINOX 10 AM EXTG  
1" = 20'-0"



2 4- FALL EQUINOX 10 AM PROP  
1" = 20'-0"



1 5- FALL EQUINOX NOON EXTG  
1" = 20'-0"



2 5- FALL EQUINOX NOON PROP  
1" = 20'-0"



1 6- FALL EQUINOX 3 PM EXTG  
1" = 20'-0"



2 6- FALL EQUINOX 3 PM PROP  
1" = 20'-0"



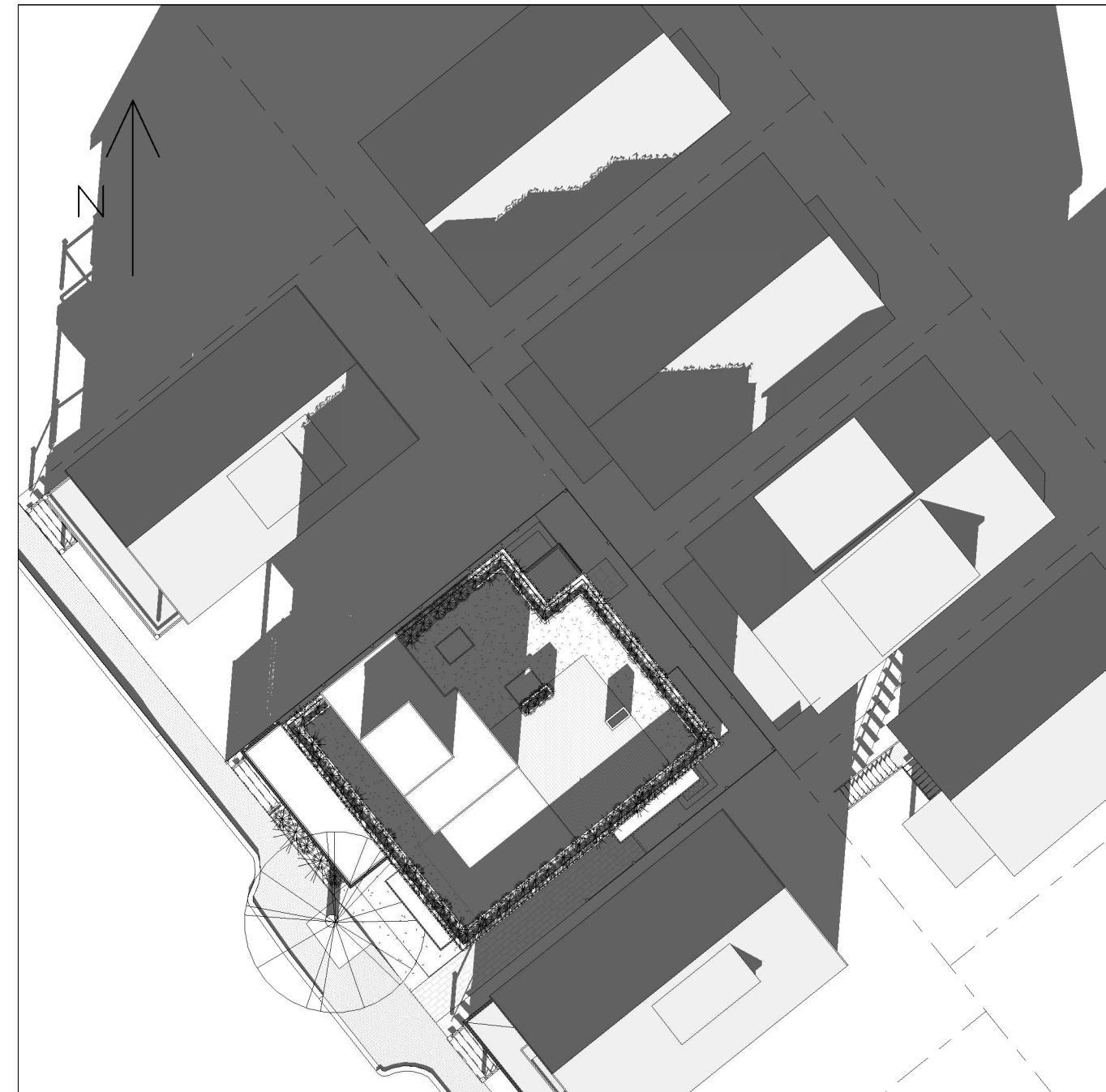
1 7- WINTER SOLSTICE 9 AM EXTG.  
1" = 20'-0"



2 7- WINTER SOLSTICE 9 AM PROP.  
1" = 20'-0"



1 8- WINTER SOLSTICE NOON EXTG  
1" = 20'-0"



2 8- WINTER SOLSTICE NOON PROP.  
1" = 20'-0"



1 9- WINTER SOLSTICE 3 PM EXTG  
1" = 20'-0"



2 9- WINTER SOLSTICE 3 PM PROP  
1" = 20'-0"



1 10 - SPRING EQUINOX 10 AM EXTG  
1" = 20'-0"



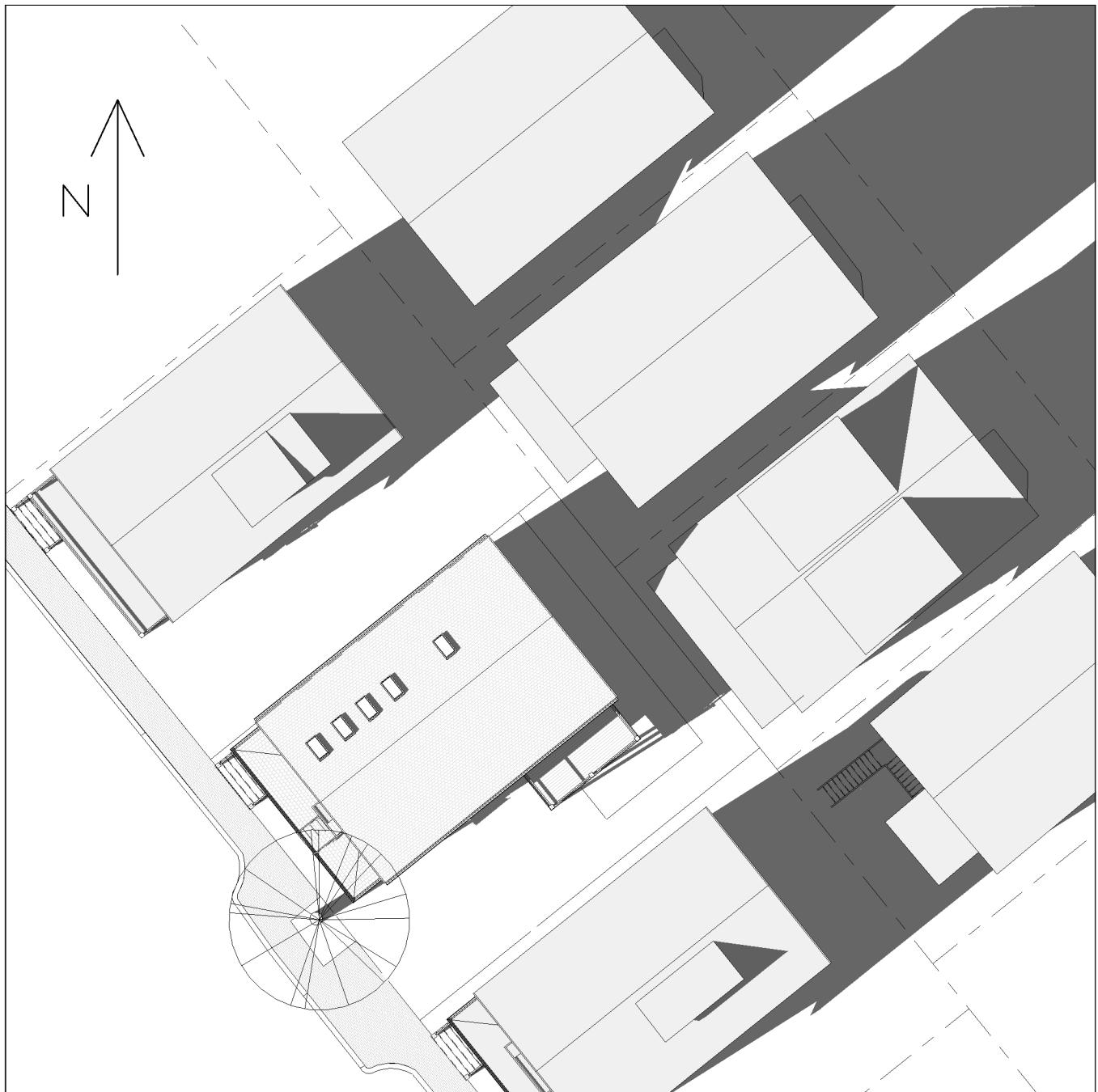
2 10 - SPRING EQUINOX 10 AM PROP  
1" = 20'-0"



1 11- SPRING EQUINOX NOON EXTG  
1" = 20'-0"



2 11- SPRING EQUINOX NOON PROP  
1" = 20'-0"



1 12- SPRING EQUINOX 3 PM EXTG  
1" = 20'-0"



2 12 - SPRING EQUINOX 3 PM PROP  
1" = 20'-0"