



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: 1385 Cambridge 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).

We received approval for a 3 story addition on the current 1 story structure in the rear portion of this building. We are proposing to create a covered porch on the 4th story of this addition.

Name of Property Owner of Record: <u>Lubavitch of Cambridge Inc.</u>	
Mailing Address: <u>38 Banks Street Cambridge MA 02138</u>	
Telephone/Fax: <u>3474461365</u>	E-mail: <u>mraskin@chabadharvard.org</u>
Signature of Property Owner of Record*: <u></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: _____	
Mailing Address: _____	
Telephone/Fax: _____	E-mail: _____

<u>(for office use only):</u>			
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: B-A comercial Current Use: Marijuana dispensary and office

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:

N/A floor area of existing structures on the lot

N/A amount of floor area (gross square feet) of proposed construction

N/A percentage increase in total floor area after construction

N/A total area of lot in square feet

N/A percentage of total lot area covered after construction

Demolition:

N/A amount of floor area (gross square feet) of proposed demolition

N/A floor area of existing structure

N/A percentage decrease in total floor area after demolition

Alterations:

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

modify previously approved design _____ enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);

modify previously approved design _____ increase or reduction of window or door size;

modify previously approved design _____ relocation of windows or doors;

modify previously approved design _____ change in slope, pitch, or configuration of roof;

modify previously approved design _____ 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.

SDA

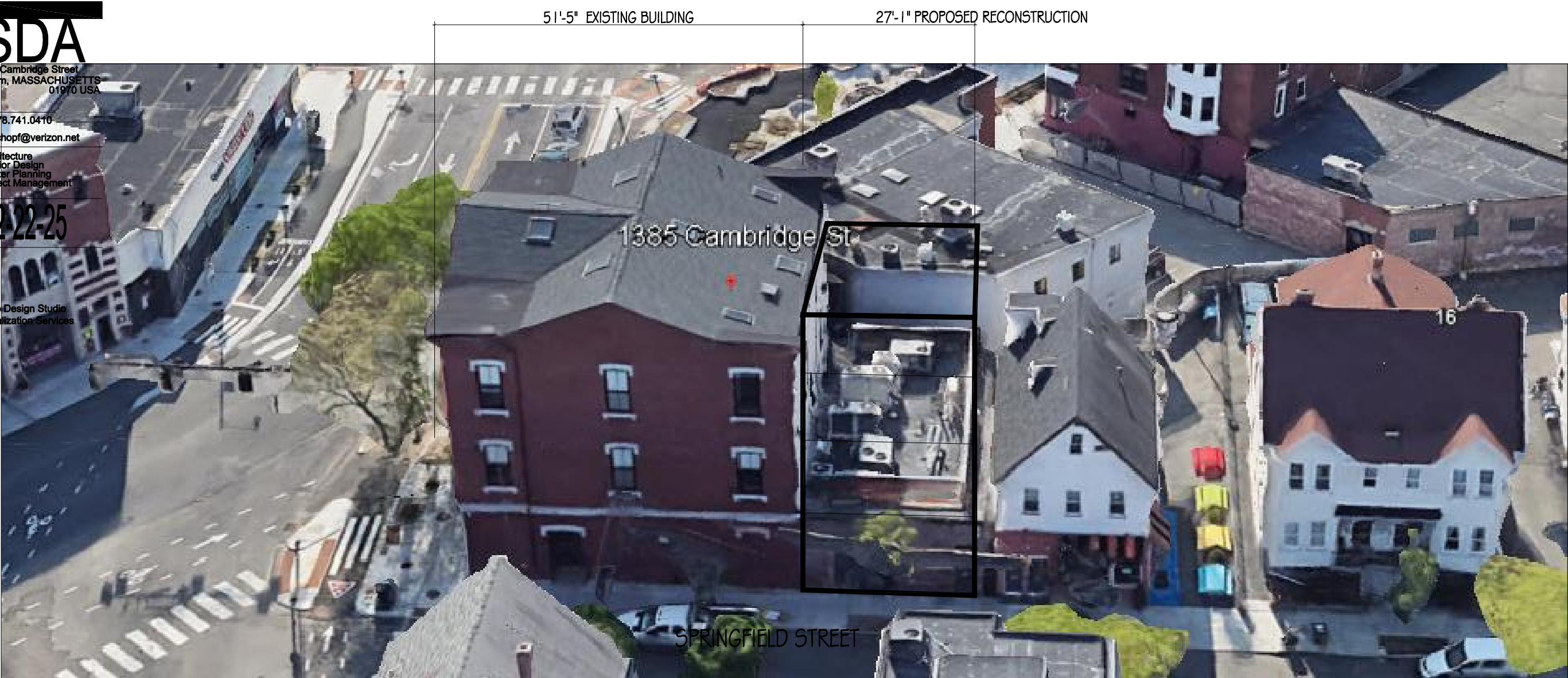
One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410
schopf@verizon.net

Architecture
Interior Design
Master Planning
Project Management

12.22-25

ModoDesign Studio
Visualization Services



NARRATIVE FOR HISTORIC COMMISSION REVIEW

Review of modifications to design at floor 3 and 4.
Revised plan and elevation at exterior open space at floor 3 and revised roof plan including skylights.

In 1982 the building was extensively renovated, including restoration of the original exterior. At that time the existing fire escape, which serves as a second means of egress was approved as an alternative to a code compliant fire escape on one of the principal facades of the building. Before the Cambridge Historic Commission on or about April 13, 1982. Siting National Register building in Italianate style being "substantially unchanged" from its original design.

"Because of this building's architectural significance and prominence in Inman Square, I urge that the placement of the fire escape be as originally planned if this location can be considered consistent with the need to ensure safety of the building's occupants." The owner intends to maintain the current existing fire escape subsequently approved for the renovation in 1982.

In the early 2000s an extensive and historically correct renovation was undertaken by Weinman Properties LLC, 281 Waban Avenue, Waban, MA 02468

At that time the Mid Cambridge Neighborhood Conservation District Commission, 831 Massachusetts Avenue, Cambridge, Massachusetts 02139 approved the cornice renovation details and related construction.

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

Clad upper portion of cornice with copper from roofline to the bottom of the fascia board, fabricated to match the exact profile of the existing crown molding and fascia. Lower portion of cornice will be restored and repaired as needed, matching existing profile in wood and painted, color to be determined."

In May 2022 Weinman Properties received a 2022 Preservation Award for the renovation of 1385 Cambridge Street, Inman Square

The owner intends to duplicate this cornice detail on the proposed addition now being presented to the Cambridge Historic Commission for their review.

At least since the 1950s, the building has consisted of a 3.5 story structure at 1385 Cambridge Street and a 1 story structure at the rear which appears to be of similar age to the principal structure.

Some research reveals that previously a building of similar height occupied the site of the current one-story structure. Local legend has it that the upper floors were demolished at some earlier time to "reduce property taxes". The address of that building appears to be 8 Springfield Street although long ago incorporated at the rear of 1385 and used as a garage.

27'-1" PROPOSED RECONSTRUCTION

ADAPTIVE USE OF HISTORIC BUILDING AND ADDITION AT SPRINGFIELD STREET
1385 Cambridge Street Inman Square, Cambridge MA

In July 2005, Chabad of Cambridge acquired 1385 Cambridge in Inman Square for Interior Renovation into Daycare at floor 1 and 2 and Religious Uses at floor 3 and floor 4. With a proposed 3 story addition above the existing single story structure at the rear of the building.

Previously floor 1 was occupied by a Marijuana Dispensary and a small independent commercial space. Floors 2 and 3, including a mezzanine, have been extensively renovated as Corporate Headquarters. All these improvements received the required approvals and permits.

The new Owner intends to do a complete interior renovation of the existing building and add a 4-story addition in the footprint of a previous structure located on Springfield Street

The proposed uses are Daycare at floors 1 and 2 and various religious related uses on floor 3 and 4 where the proposed rear addition will be integrated into the program for each respective floor.

In the Cambridge Architectural Inventory 1964, the building was recognized as a contributing structure in the Inman Square National Historic Places part of Inman Square National Register District See Report Three: Cambridgeport (1971) P 107

"The building is described as a handsome brick structure occupied by the Middlesex Bank. Built in 1874, the three-story building (listed as a "block of store" in early tax records) has granite pillars (incorrect cast iron) dividing the ground floor into store fronts. The upper floors, with their two over two windows, projecting stone sills and lintels, and bracketed cornice peaking up at their center of each facade, are entirely original."PROPOSED RECONSTRUCTION OF 8 SPRINGFIELD STREET AND ATTACHMENT TO EXISTING STRUCTURE AT 1385 CAMBRIDGE STREET.

While investigating the possibility of a better image of the original building we are requesting a review and approval of the reconstruction of the original 4 story or at least a building following the example of the existing historic fabric on the site and in the neighborhood.

Attached is a detailed exhibit showing the existing and proposed addition to the rear of 1385 Cambridge Street. This addition allows for the implementation of an elevator serving all levels of the existing and proposed buildings for full handicapped access as well as incorporating the continued use and extension to floor 4 of the exterior fire escape previously approved in 1982 and permitted under the current building code.

The proposal incorporates the use of the previously approved cornice detail which exists on the principle building at 1385 Cambridge Street. The Project was reviewed and approved by the Mid Cambridge Neighborhood Conservation District Commission in September 2025.

ZONING COMPLIANCE

The building is an existing non-conforming structure in the BA zone where Daycare is a permitted use. No alterations to the existing structure. Interior renovations of basement, floor 1 and floor 2 for Daycare and existing office space on floor 3 and the mezzanine will be used for Chabad related religious uses.

The Chabad of Cambridge intends to use the basement for storage, floor 1 and floor 2 as Daycare. The Cambridge School of the Arts will with non-structural Level 2 interior renovations for that use. Minor changes in the elevation at Springfield are noted in this set of permit documents. The proposal follows the guidelines for the protections afforded to religious uses under:

1. M.G.L. c.40A §3 (Dover Amendment)
2. Cambridge Zoning Ordinance Article 4 - Use Regulations
3. Cambridge Zoning Interpretations (2004-2019) related to religious institutions
4. Federal RLUIPA (implicitly triggered by Dover/City treatment)

The proposed addition will be incorporated into the program of each adjacent floor and incorporate a new elevator making the entire building HC accessible. The 4th floor of the addition will be an open-covered exterior space available for all users in the building, including but not limited to paths of egress and includes the footprint of the new elevator to serve all floors of both buildings.



74'-0"	FLOOR 4 BY RIGHT	Mezzanine Flo	37'-0"
10'-4"			
12'-10"	FLOOR 3	Third Floor	26'-0"
13'-10"	FLOOR 2	Second Floor	13'-10"
9'-4"	FLOOR 1	First Floor	0'-0"

PROPOSED ELEVATION AT SPRINGFIELD STREET
1385 CAMBRIDGE STREET, INMAN SQUARE, CAMBRIDGE, MASSACHUSETTS

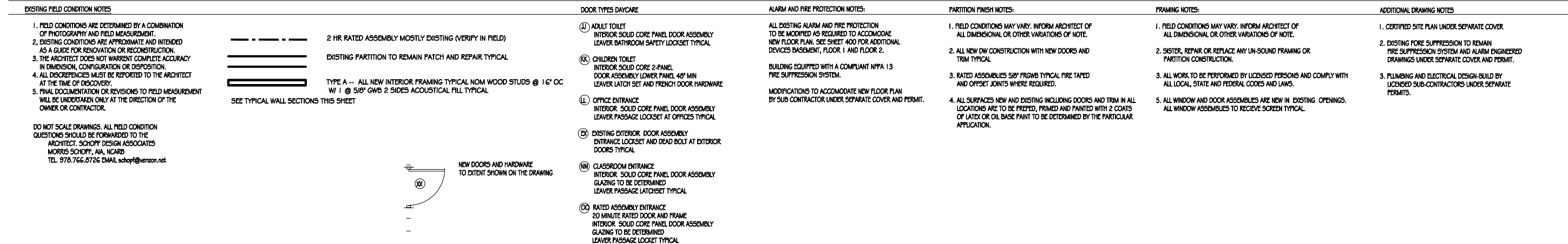


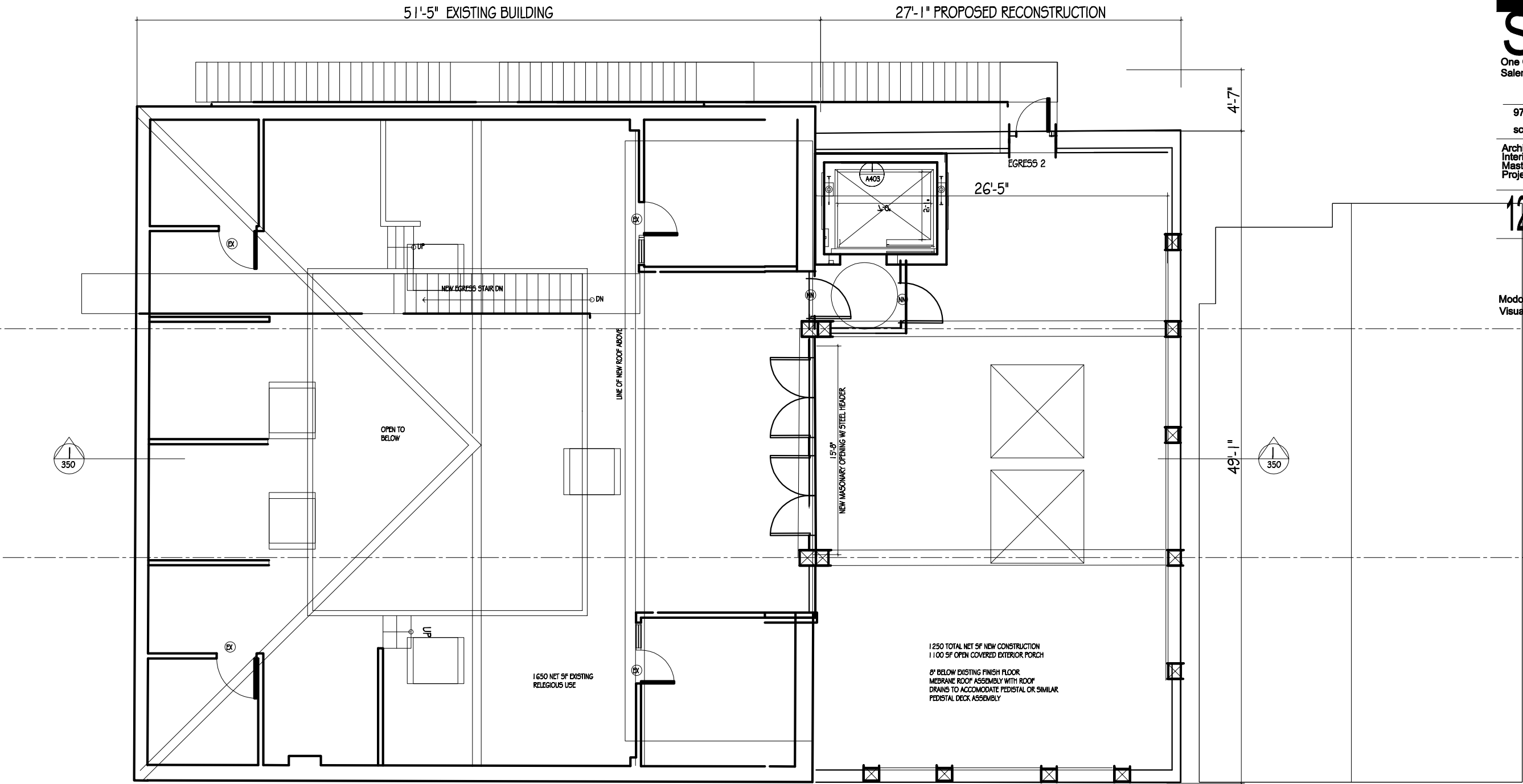
10 AND 12

14 AND 16

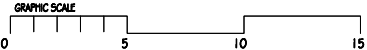
18

20





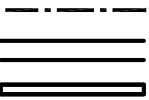
1 RELIGIOUS RELATED ACTIVITIES EXISTING MEZZ WITH ADDITION
A203 1385 CAMBRIDGE STREET, INMAN SQUARE, CAMBRIDGE, MASSACHUSETTS 1/4"=1'-0"



EXISTING FIELD CONDITION NOTES

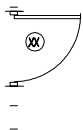
1. FIELD CONDITIONS ARE DETERMINED BY A COMBINATION OF PHOTOGRAPHY AND FIELD MEASUREMENT.
2. EXISTING CONDITIONS ARE APPROXIMATE AND INTENDED AS A GUIDE FOR RENOVATION OR RECONSTRUCTION.
3. THE ARCHITECT DOES NOT WARRANT COMPLETE ACCURACY IN DIMENSION, CONFIGURATION OR DISPOSITION.
4. ALL DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT AT THE TIME OF DISCOVERY.
5. FINAL DOCUMENTATION OR REVISIONS TO FIELD MEASUREMENT WILL BE UNDERTAKEN ONLY AT THE DIRECTION OF THE OWNER OR CONTRACTOR.

DO NOT SCALE DRAWINGS. ALL FIELD CONDITION QUESTIONS SHOULD BE FORWARDED TO THE ARCHITECT. SCHOFF DESIGN ASSOCIATES MORRIS SCHOFF, AIA, NCARB TEL. 978.766.6726 EMAIL schopf@verizon.net



SEE TYPICAL WALL SECTIONS THIS SHEET

- 2 HR RATED ASSEMBLY MOSTLY EXISTING (VERIFY IN FIELD)
- EXISTING PARTITION TO REMAIN PATCH AND REPAIR TYPICAL
- TYPE A -- ALL NEW INTERIOR FRAMING TYPICAL NOM WOOD STUDS @ 16" OC W/ 1 @ 5/8" GWB 2 SIDES ACOUSTICAL FILL TYPICAL



NEW DOORS AND HARDWARE TO EXTENT SHOWN ON THE DRAWING

DOOR TYPES DAYCARE

- ADULT TOILET
INTERIOR SOLID CORE PANEL DOOR ASSEMBLY
LEVER BATHROOM SAFETY LOCKSET TYPICAL
- CHILDREN TOILET
INTERIOR SOLID CORE 2-PANEL DOOR ASSEMBLY LOWER PANEL 48" MIN LEVER LATCH SET AND FRENCH DOOR HARDWARE
- OFFICE ENTRANCE
INTERIOR SOLID CORE PANEL DOOR ASSEMBLY
LEVER PASSAGE LOCKSET AT OFFICES TYPICAL
- EXISTING EXTERIOR DOOR ASSEMBLY
ENTRANCE LOCKSET AND DEAD BOLT AT EXTERIOR DOORS TYPICAL
- CLASSROOM ENTRANCE
INTERIOR SOLID CORE PANEL DOOR ASSEMBLY
GLAZING TO BE DETERMINED
LEVER PASSAGE LOCKSET TYPICAL
- RATED ASSEMBLY ENTRANCE
20 MINUTE RATED DOOR AND FRAME
INTERIOR SOLID CORE PANEL DOOR ASSEMBLY
GLAZING TO BE DETERMINED
LEVER PASSAGE LOCKSET TYPICAL

ALARM AND FIRE PROTECTION NOTES:

ALL EXISTING ALARM AND FIRE PROTECTION TO BE MODIFIED AS REQUIRED TO ACCOMMODATE NEW FLOOR PLAN. SEE SHEET 400 FOR ADDITIONAL DEVICES BASEMENT, FLOOR 1 AND FLOOR 2.

BUILDING EQUIPPED WITH A COMPLIANT NFPA 13 FIRE SUPPRESSION SYSTEM.

MODIFICATIONS TO ACCOMMODATE NEW FLOOR PLAN BY SUB CONTRACTOR UNDER SEPARATE COVER AND PERMIT.

In Massachusetts, a mezzanine can have only one means of egress if it serves 49 or fewer occupants. The maximum travel distance to that single exit cannot exceed 200 feet in sprinklered buildings. Additionally, the mezzanine floor area cannot be greater than one-third of the area of the room it's located in

PARTITION FINISH NOTES:

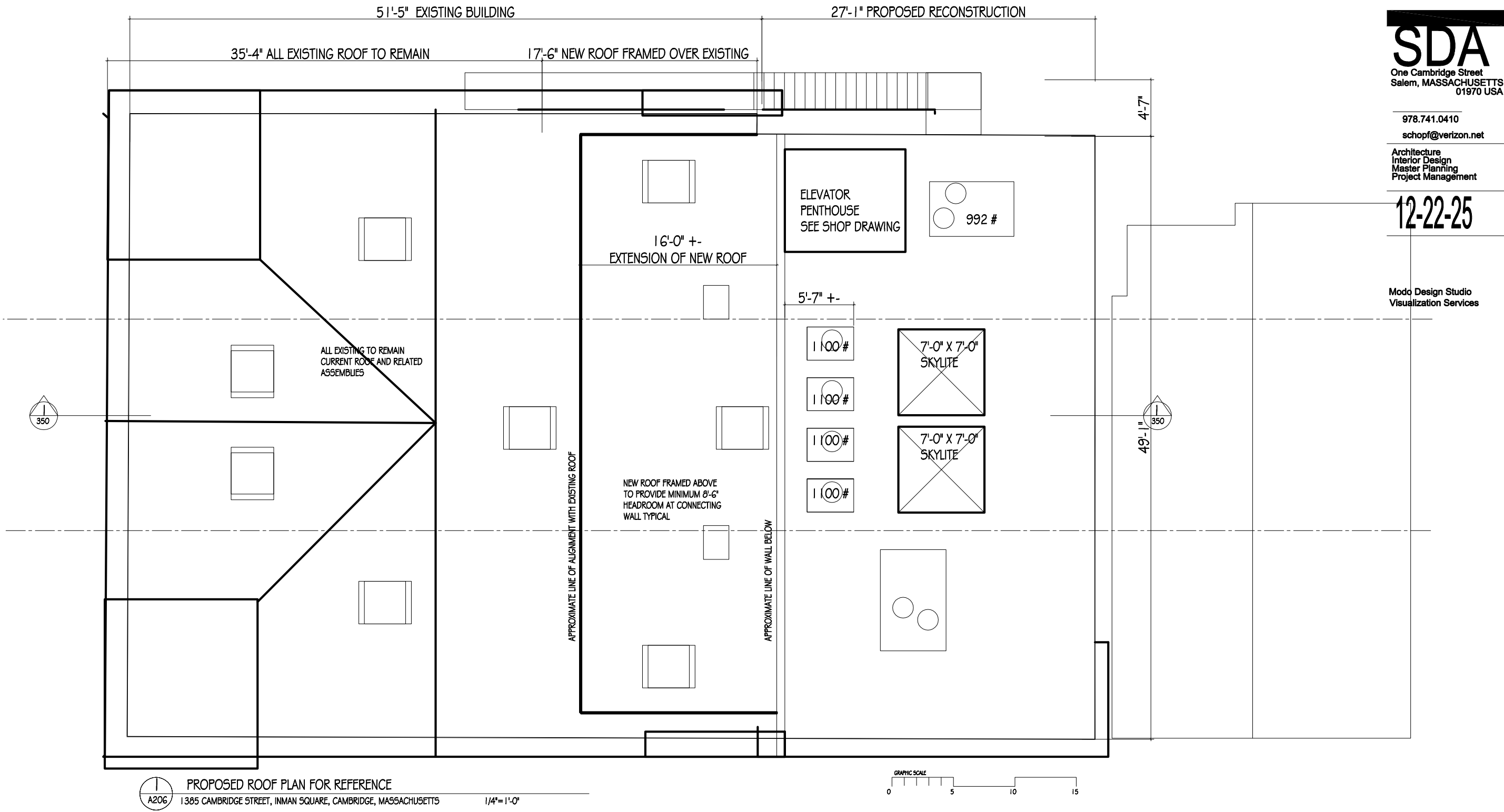
1. FIELD CONDITIONS MAY VARY. INFORM ARCHITECT OF ALL DIMENSIONAL OR OTHER VARIATIONS OF NOTE.
2. ALL NEW DW CONSTRUCTION WITH NEW DOORS AND TRIM TYPICAL
3. RATED ASSEMBLIES 5/8" FRGWS TYPICAL FIRE TAPED AND OFFSET JOINTS WHERE REQUIRED.
4. ALL SURFACES NEW AND EXISTING INCLUDING DOORS AND TRIM IN ALL LOCATIONS ARE TO BE PREPED, PRIMED AND PAINTED WITH 2 COATS OF LATEX OR OIL BASE PAINT TO BE DETERMINED BY THE PARTICULAR APPLICATION.

FRAMING NOTES:

1. FIELD CONDITIONS MAY VARY. INFORM ARCHITECT OF ALL DIMENSIONAL OR OTHER VARIATIONS OF NOTE.
2. SISTER, REPAIR OR REPLACE ANY UN-SOUND FRAMING OR PARTITION CONSTRUCTION.
3. ALL WORK TO BE PERFORMED BY LICENSED PERSONS AND COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES AND LAWS.
5. ALL WINDOW AND DOOR ASSEMBLIES ARE NEW IN EXISTING OPENINGS. ALL WINDOW ASSEMBLIES TO RECEIVE SCREEN TYPICAL.

ADDITIONAL DRAWING NOTES

1. CERTIFIED SITE PLAN UNDER SEPARATE COVER.
2. EXISTING FIRE SUPPRESSION TO REMAIN FIRE SUPPRESSION SYSTEM AND ALARM ENGINEERED DRAWINGS UNDER SEPARATE COVER AND PERMIT.
3. PLUMBING AND ELECTRICAL DESIGN-BUILD BY LICENSED SUB-CONTRACTORS UNDER SEPARATE PERMITS.



SDA
One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410
schopf@verizon.net

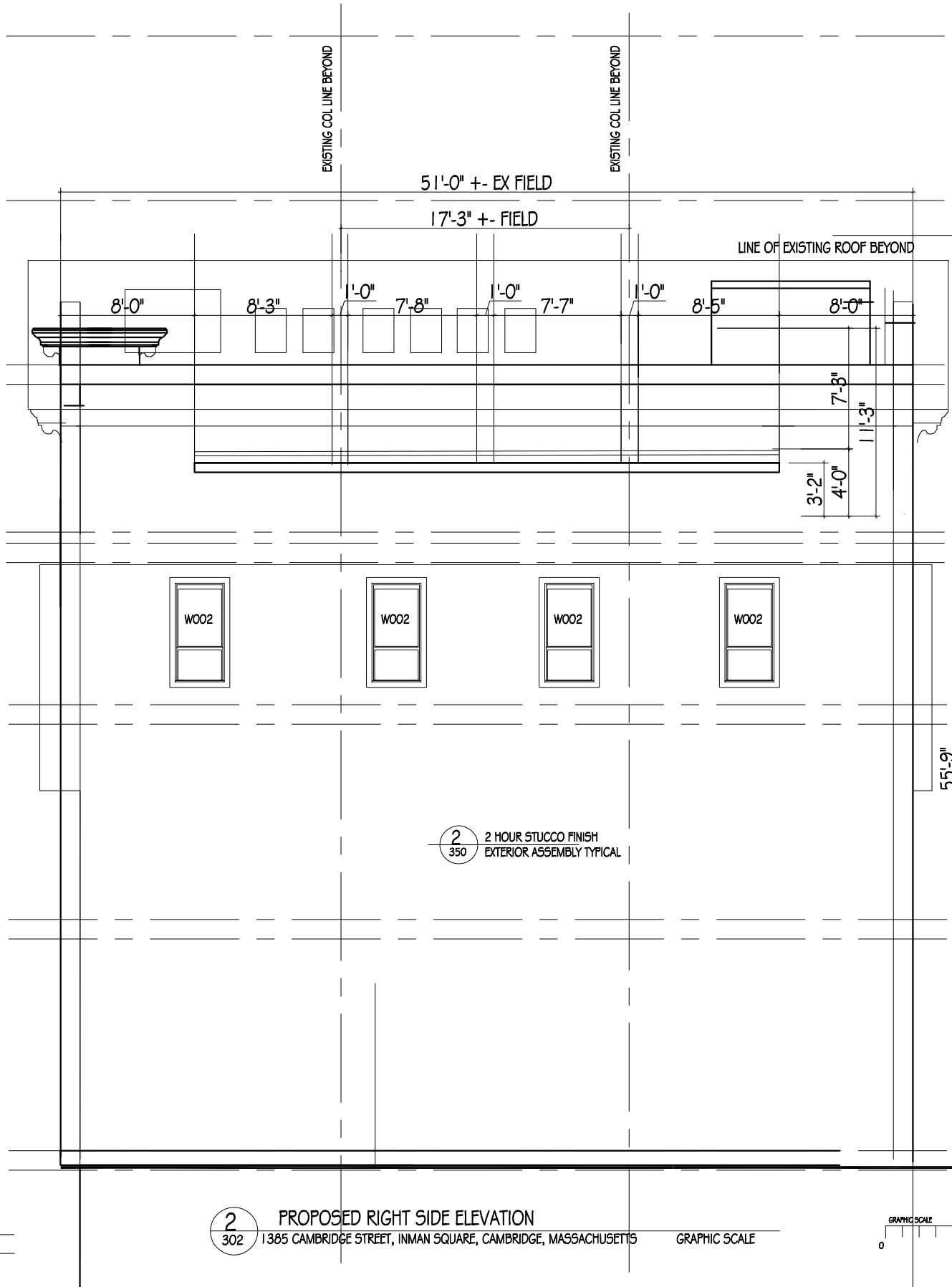
Architecture
Interior Design
Master Planning
Project Management

12-22-25

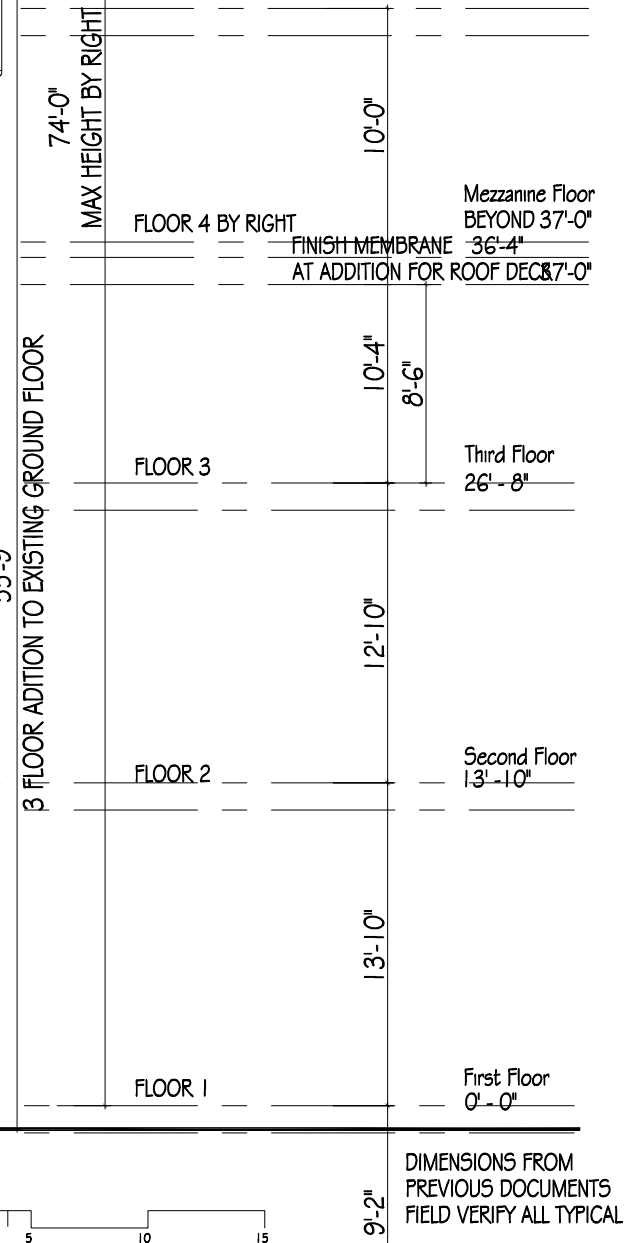
Modo Design Studio
Visualization Services

12-22-25

Modo Design Studio
Visualization Services



MAXIMUM HEIGHT BY RIGHT



27'-1" +/- EX FIELD PROPOSED RECONSTRUCTION

49'-6" +/- EX FIELD

MAXIMUM HEIGHT BY RIGHT

WINDOWS AND GLAZED ASSEMBLIES
Code maximum U-factor (vertical fenestration, Climate Zone 5)

Fixed: U-0.30 max
Operable: U-0.32 max
Vision glass in Specialized Code component approach: U-0.25 max

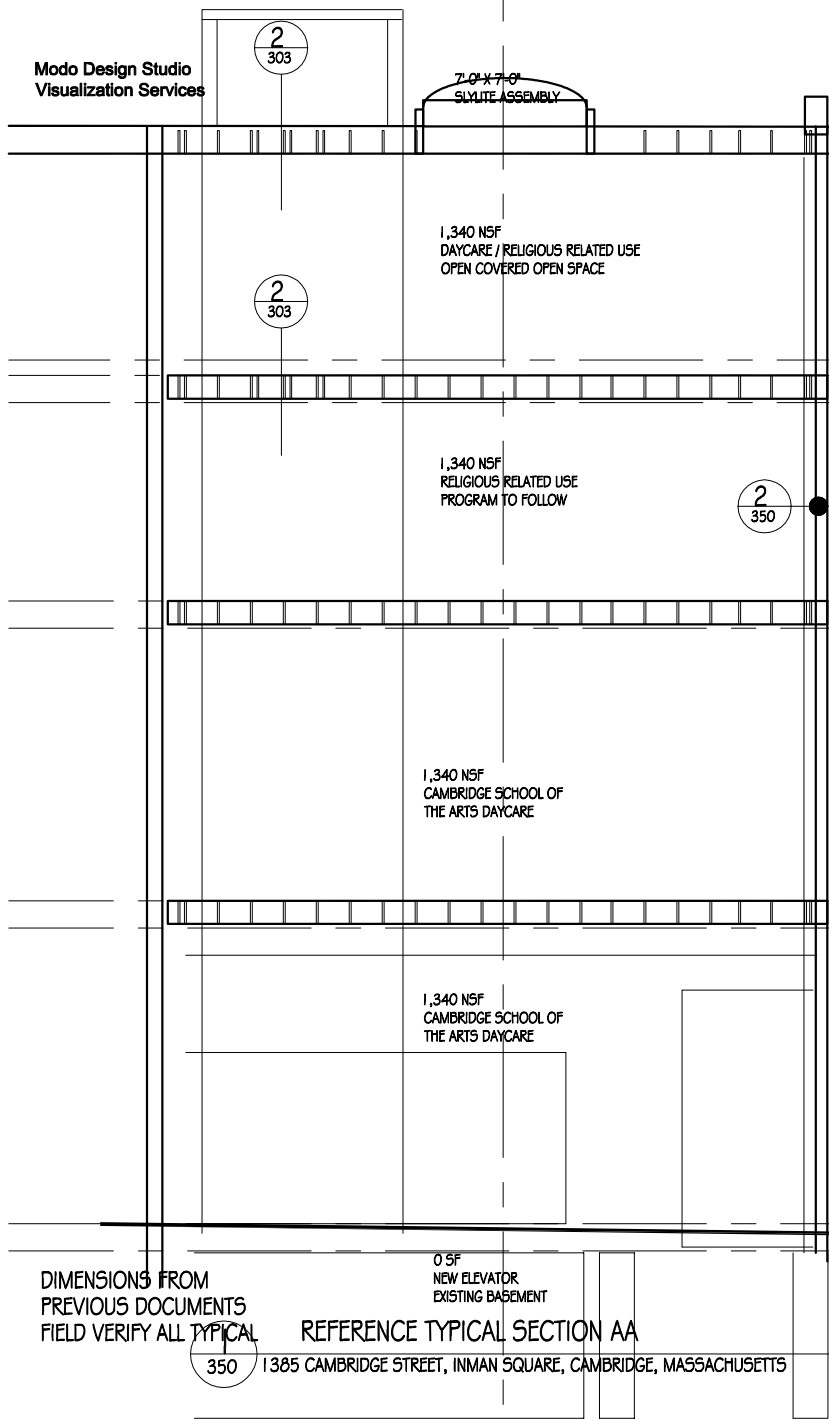
WINDOW PERFORMANCE

A. Punched windows (not "value" push)
Thermally broken aluminum or fiberglass frames
Triple glazing typically required to provide minimum U 0.30
Warm-edge spacers; argon fill; low-e coatings

B. Curtainwall / storefront (high glazing)
Thermally broken framing system

WINDOW GENERAL SPECIFICATION

3
351 1385 CAMBRIDGE STREET, INMAN SQUARE, CAMBRIDGE, MASSACHUSETTS NO SCALE

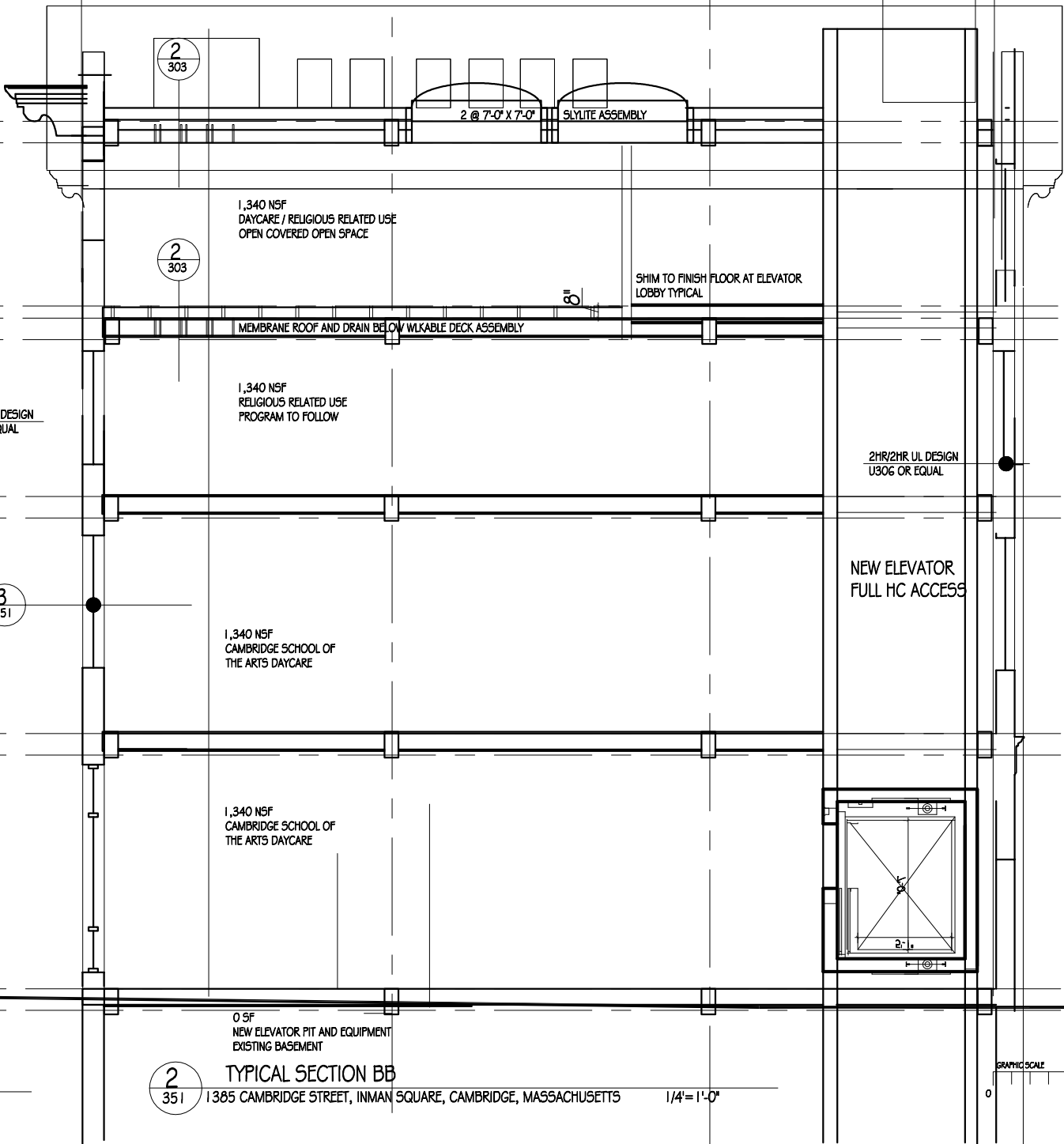


DIMENSIONS FROM
PREVIOUS DOCUMENTS
FIELD VERIFY ALL TYPICAL

REFERENCE TYPICAL SECTION AA

350 1385 CAMBRIDGE STREET, INMAN SQUARE, CAMBRIDGE, MASSACHUSETTS

1/4" = 1'-0"



TYPICAL SECTION BB

351 1385 CAMBRIDGE STREET, INMAN SQUARE, CAMBRIDGE, MASSACHUSETTS

1/4" = 1'-0"

LINE OF EXISTING ROOF BEYOND

74'-0"
MAX HEIGHT BY RIGHT

FLOOR 4 BY RIGHT

Mezzanine Floor
BEYOND 37'-0"
FINISH MEMBRANE
AT ADDITION FOR ROOF DECK
36'-4"

FLOOR 3

Third Floor
26'-8"

FLOOR 2

Second Floor
13'-10"

FLOOR 1

First Floor
0'-0"

55'-9"
3 FLOOR ADDITION TO EXISTING GROUND FLOOR

NEW ELEVATOR
FULL HC ACCESS

2HR/2HR UL DESIGN
U306 OR EQUAL

SHIM TO FINISH FLOOR AT ELEVATOR
LOBBY TYPICAL

MEMBRANE ROOF AND DRAIN BELOW WALKABLE DECK ASSEMBLY

2 @ 7'-0" x 7'-0"

SKYLITE ASSEMBLY



DIMENSIONS FROM
PREVIOUS DOCUMENTS
FIELD VERIFY ALL TYPICAL



SDA
One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410
schopf@verizon.net

Architecture
Interior Design
Master Planning
Project Management

12-22-25

Modo Design Studio
Visualization Services



1 EXISTING ELEVATION AT SPRINGFIELD STREET
A500 | 1385 CAMBRIDGE STREET, INMAN SQUARE, CAMBRIDGE, MASSACHUSETTS GRAPHIC SCALE



2 PROPOSED ELEVATION AT SPRINGFIELD STREET
A500 | 1385 CAMBRIDGE STREET, INMAN SQUARE, CAMBRIDGE, MASSACHUSETTS GRAPHIC SCALE

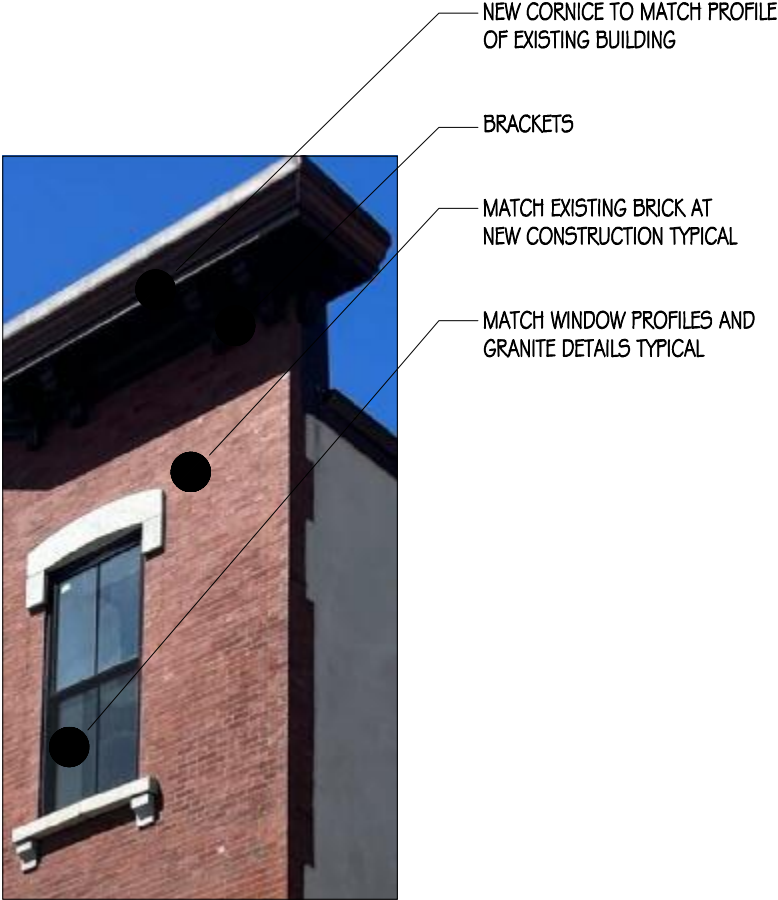
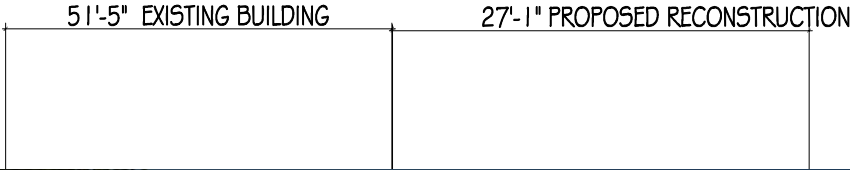
SDA
One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410
schopf@verizon.net

Architecture
Interior Design
Master Planning
Project Management

12-22-25

Modo Design Studio
Visualization Services



SDA
One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410
schopf@verizon.net

Architecture
Interior Design
Master Planning
Project Management

12-22-25

Modo Design Studio
Visualization Services