

## MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Monday, May 5, 2025, 6:00 PM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, Vice Chair, Charles Redmon, Nan Laird

Absent: Catherine Tice, Katinka Hakuta, Monika Pauli

Staff present: Allison Crosbie, Preservation Administrator

Members of the Public: See attached list

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This meeting was held via online zoom webinar <https://tinyurl.com/MC052025> with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was 853 9796 6842.

Commission Chair Tony Hsiao made introductions and called the meeting to order at 6:04.

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**MC-7265: 66 Maple Avenue, units 1 &2, by Christopher Ferrante.** Replace original windows with vinyl windows.

Ms. Allison Crosbie, preservation administrator, gave a brief history of the building.

Chris Ferrante, the applicant, explained that the windows were completely repaired and restored using lead encapsulated paint in 2016. A couple with a small child live on the second floor and a lead inspection revealed lead in the window frames, casings, and sills. He also mentioned that he had continued issues with the drafts after the repairs. Instead of trying to redo the windows again, he is proposing to install custom-sized high-end vinyl windows with simulated divided lites (SDL). He also pointed out that these windows have more glass in relation to the frame unlike other vinyl windows.

### Commission Questions

Mr. Hsiao asked if the window replacements will be replicated, like for like, for both the 1/1 and 2/1 windows. Mr. Ferrante replied that is correct.

### Public Questions or Comments

### Commission Comments

Vice Chair Lestra Litchfield commented that the proposal looks fine since they are using a good quality window with simulated divided lites.

Commissioner Charles Redmon agreed with Ms. Litchfield.

Commissioner Nan Laird also concurred with Ms. Litchfield.

Mr. Hsiao thanked the applicant for the effort to replicate the window details.

Mr. Redmon motioned to approve the proposal as submitted. Ms. Laird seconded, and the motion passed 4-0.

The March 3, 2025 minutes were approved.

The meeting was adjourned at 6:16 pm.

Respectfully submitted,  
Allison A. Crosbie, Preservation Administrator

**Members of the Public Present May 5, 2025****Panelists:**

Chris Ferrante

66 Maple Avenue

**Attendees:**

None