

# Avon Hill 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: <http://www.cambridgema.gov/historic/districtsHistoricProperties/avonhillncd>

## APPLICATION FOR CERTIFICATE

### **Section I:**

1. The undersigned hereby applies to the Avon Hill Neighborhood Conservation District Commission for a Certificate of (select one):  Appropriateness,  Nonapplicability, or  Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.

2. Address of property: 25 Lancaster St, Cambridge,  
Massachusetts

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

The proposed alteration is a new code compliant escape window well and an enlarged right side basement window, to be a full size casement window (double hung style) to allow for both more light, but most importantly, a window through which emergency access or egress would be most easily obtained. The new right side window well which is part of a larger project to convert an existing unfinished basement into habitable space requires a special permit per existing non-conforming building height.

The proposed window well will be constructed of poured concrete walls which will project 6" max above grade. The concrete walls will be finished with a beige stucco coating, topped with 2" blue-stone caps and a walkable below grade iron grate painted black. The grate will be supported on metal brackets painted black mounted to the inside of the interior well walls and the grate will be below the top of the blue stone caps.

We will also replace the existing right side basement window in the brick bay, the existing R.O. and transom size will not change. Both new windows will be black alum wood clad Marvin windows, Ultimate series. Existing wood window trim will be salvaged, refurbished and reused. Existing painted wood window trims will be refurbished and reused.

As part of the basement work a small amount of existing front and left side foundation wall will be removed, replaced and finished in stucco to match existing conditions.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief. **The undersigned also attests that he/she has read the application in full.**

Name of Property Owner of Record: Elizabeth Keohane Stott

Mailing Address: 25 Lancaster St

Telephone/Fax: 617-583-2555 E-mail: lizkstott@gmail.com

Signature of Property Owner of Record: Liz K. Stott  
(Required field; application will not be considered complete without property owner's signature)

Name of proponent, if not record owner: Mailing Adam Glassman GCD Architects

Address: 17 Brown St #2

Telephone/Fax: 617-412-8450 E-mail: ajglassman.ra@gmail.com

(for office use only):

Date Application Received: \_\_\_\_\_ Case Number: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Type of Certificate Issued: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**Section II: To be completed by staff or applicant.**

Is property listed on the National Register of Historic Places? Yes Publicly owned? No  
Zoning District: A-2 Current Use: SINGLE FAMILY HOUSE

**Section III. Complete entire section.**

Does the property contain a use established or continued by special permit or variance? NO  
or does the owner propose to continue a use that would require a variance or special permit under  
the zoning ordinance? NO

Will this project require: variance? NO special permit? YES

If yes, nature of zoning relief sought: setback \_\_\_\_\_ FAR X height \_\_\_\_\_ parking \_\_\_\_\_

Will this project require issuance of a demolition permit, other than for a structure originally built  
to house automobiles? NO

**IV. Complete applicable sections.**

**1. New Construction, Construction of Accessory Building, or Construction of Addition:**

BASEMENT EXCL FROM GFA Gross Floor Area of Proposed Construction

2,600.00 Gross Floor Area of Existing Construction

32% Existing Total Lot Coverage\*

33% Proposed Total Lot Coverage\*

*Office Use Only: Increase  
in Gross Floor Area \_\_\_\_\_*

*Office Use Only: Increase  
in Total Lot Coverage\* \_\_\_\_\_*

\* Total Lot Coverage is defined as the combined square footage of the footprints of all structures on the premises, whether or not those structures  
constitute floor area as defined in the zoning ordinance in effect

**2. Alterations: Does this project include:**

NO the increase or reduction of the existing building envelope, including covered porches or decks over  
2.5' above grade;

YES the removal, enclosure or addition of any cornice, fascia, soffit, bay, porch, hood, corner board, window  
sash, window or door casing, or any other decorative element, including historic shingled siding, wood or copper  
gutters and downspouts, and copper, slate or wood shingle roofing;

NO the construction of terraces, walks, driveways, sidewalks, and similar structures that involve a change in  
grade level, and that are to be used for parking between the street and the principal front wall plane of a building, or  
the principal front and side wall planes of a building occupying a corner property;

NO the construction of walls and fences greater than four feet in height as measured from the sidewalk or the  
existing immediately adjacent grade and located between the street and the principal front wall plane of a building or  
the front and side wall planes of a building occupying a corner property; or construction of walls and fences greater  
than six feet high elsewhere on the property;

NO construction of an accessory building that would create new floor area

NO installation of exterior mechanical equipment such as air conditioning condensers, furnace exhausts, vents,  
etc.?

**Instructions for Completing This Application**

This application must be filed at the offices of the Cambridge Historical Commission, which staffs the Avon Hill Neighborhood Conservation District Commission, before any work is undertaken. **A total of 10 copies of the completed application and all supporting materials (see below for list) must be submitted by the filing deadline.** Filing deadlines for applications may be obtained by contacting the Cambridge Historical Commission at 617-349-4683 or [cambridgema.gov/historic](http://cambridgema.gov/historic). Incomplete applications cannot be scheduled for Commission consideration. Applications must be signed by the owner of record for the property. The Commission staff welcomes advance inquiries for interpretation of the order or advice on the content of a proposal. Contact Allison Crosbie with questions at [acrosbie@cambridgema.gov](mailto:acrosbie@cambridgema.gov).

Upon receipt of a completed application, Commission staff will schedule a public hearing for the next available meeting date. **Owners are strongly encouraged to appear at the hearing.** Though not required, if the owner has engaged professional consultants, they may also attend at the owner's invitation.

Plans should be no larger than 11" x 17" and may be printed on both sides to save paper and postage. Do not use special bindings or heavy paper stock. Plans submitted with applications are incorporated into approved certificates. Subsequent changes to approved plans may require additional review and approval.

**Application Requirements:**

1. Completed application form with a written description of the work to be done, including all pertinent information of which you think the Commission should be aware
2. Assessor's plan of the area showing neighboring buildings
3. For alterations:
  - Documentation of existing and proposed conditions including dimensioned site plans, elevations, photographs, or manufacturer's documentation as needed to provide the Commission with sufficient information to understand the details of the work proposed.
4. For new construction and additions:
  - Dimensioned site plans of existing and proposed conditions, including the footprints of all existing and proposed buildings, parking areas, and driveways, fencing, and landscaping. Please indicate compass orientation and removal of any mature trees.
  - Detailed, dimensioned elevations and floor plans for any proposed construction, including rendering of window treatment and schedule of materials
  - Sun and shadow study (winter and summer solstice, AM and PM)
  - For new construction only: 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
5. When zoning relief is required, please include a copy of the completed Dimensional Form from the Board of Zoning Appeal's variance application

**Statement of Principles, Standards, and Guidelines for Review**

*(from the revised Avon Hill Neighborhood Conservation District Order, 12/14/09)*

The Commission, including the Staff with respect to the matters described in Paragraph B of the preceding section IV, shall apply certain principles, standards, and guidelines for review in addition to the factors set forth in Section 2.78.220 of the City Code in considering applications for certificates of appropriateness, non-applicability, or hardship.

A. Principles of Review:

The Commission shall:

1. encourage property owners to invest in their properties and seek to guide change so that it is compatible with the visual character of the neighborhood.
2. recognize the capacity of certain properties in the District for additional development under applicable provision of the zoning code and affirm its consideration of proposed additions and alterations to such properties consistent with the terms of this order.
3. recognize that the District and the greater neighborhood developed incrementally and in different eras and shall review applications with regard to the architecture and period of the building and the development pattern of its surroundings.
4. seek to achieve consensus determinations based on the available historical record, recommendations from members, alternates and Staff, and comments from applicants and abutters and consistent with the terms of this order.
5. affirm its and the Staff's role as a technical advisor to applicants on issues of conservation and preservation.

B. General Conservation Standards:

All applications shall be considered in terms of the visible impact from the public way of the proposed new construction or alteration, relocation or demolition of an existing building on the District as a whole, and in addition with regard to the potential adverse effects of the proposed construction, alteration, relocation, or demolition on the surrounding properties and on the immediate streetscape. General conservation standards shall be to:

1. Balance the interests of homeowners desiring to make changes in their property with the District's interest in conserving the historic development patterns of the District, including its Green Space, open vistas and generous setbacks;
2. Enhance the pedestrian's visual enjoyment of the District's buildings, landscapes, and Structures;
3. Encourage the preservation of the visual form of the District's buildings, landscapes, and Structures;
4. Maintain the diversity of the District's architectural styles.
5. Protect Structures in the Avon Hill National Register District;

C. Conservation Guidelines for the District:

The following guidelines establish the conservation principles to be encouraged within any given application.

1. Infill Construction and Additions:  
In the A-2 zone, infill construction (including accessory buildings) and additions should not cause Total Lot Coverage to exceed 35%; in the B and C-1 zones, infill construction and additions should not cause Total Lot Coverage to exceed 45%. In addition to considering streetscape impacts of infill construction and additions, vistas into and through the site from surrounding public ways should be conserved. Impacts on significant landscape features and mature plantings should be minimized. Additions should be compatible with the architectural character of the principal building and its surroundings, should be sited away from principal elevations, and should respect the cornice height of the original building.



## Avon Hill NCD Application

2. **Parking:**

Where parking between the principal front wall plane of a building and the street is proposed, curb cuts and the square footage of paved area devoted to parking should be minimized. Paving in permeable materials is encouraged. Low fencing, low walls, and plant materials to screen parking areas are encouraged.
3. **Fences:**

Fences should be low and transparent to conserve vistas into and through properties and to enable the pedestrian's visual access to the character of the District. The desire for enclosing private spaces should be balanced against the historically-open character of vistas in the District. Fences needed for privacy should enclose the minimum area necessary to achieve their intent and should leave a portion of the premises open to view from the public way. Where safe and appropriate, privacy fences should be set back behind a planting bed to avoid creating a vertical plane directly on the public way.
4. **Materials:**

The materials of Exterior Architectural Features such as siding, trim and windows should be compatible with the style of the Structure. Vinyl fences, vinyl siding, and vinyl windows should not be used.
5. **Construction of a New Building, including Accessory Buildings:**

Review of the design of a proposed new building, accessory building, or relocated building shall be made with regard to the compatibility of the building with its surroundings, and the following elements of the project shall be among those considered:

  - a. site layout;
  - b. volume and dimensions of the building;
  - c. the scale of the building in relation to its surroundings;
  - d. provisions for open space and landscaping;
  - e. provisions for parking.
6. **Demolition or Relocation of an Existing Building:**

The Commission shall apply the provisions of Article III of Chapter 2.78 of the City Code with regard to the proposed demolition of an existing building, and in addition shall consider the following factors:

  - a. the architectural and historical significance of the building to be demolished, recognizing listing of the building on the National Register of Historic Places or a written determination of eligibility for listing on the National Register of Historic Places from the National Park Service;
  - b. the physical condition of the building;
  - c. a claim of substantial hardship, financial or otherwise; and
  - d. the design of the proposed replacement building, if any.
7. **Alterations to Existing Buildings:**

Review of proposed alterations to an existing building, and of all features not exempted from review under Section IV.C. above, shall be made with regard to the following factors:

  - a. the architectural and historical significance of the building to be altered;
  - b. the extent to which the integrity of the original design has been retained or previously diminished; and
  - c. the potential adverse effect of the proposed alteration on the existing building, surrounding properties, and the District as a whole.
  - d. extent of conformity of new or altered dormers to the Design Guidelines for Roof Dormers (1996) prepared for the Board of Zoning Appeal and compatibility of new dormers with the style, materials, and fenestration of the building.





**X** = AREA OF FOUNDATION WALL TO BE REPLACED, NEW STUCCO TO MATCH EXISTING

EXISTING STREET VIEW FROM LEFT

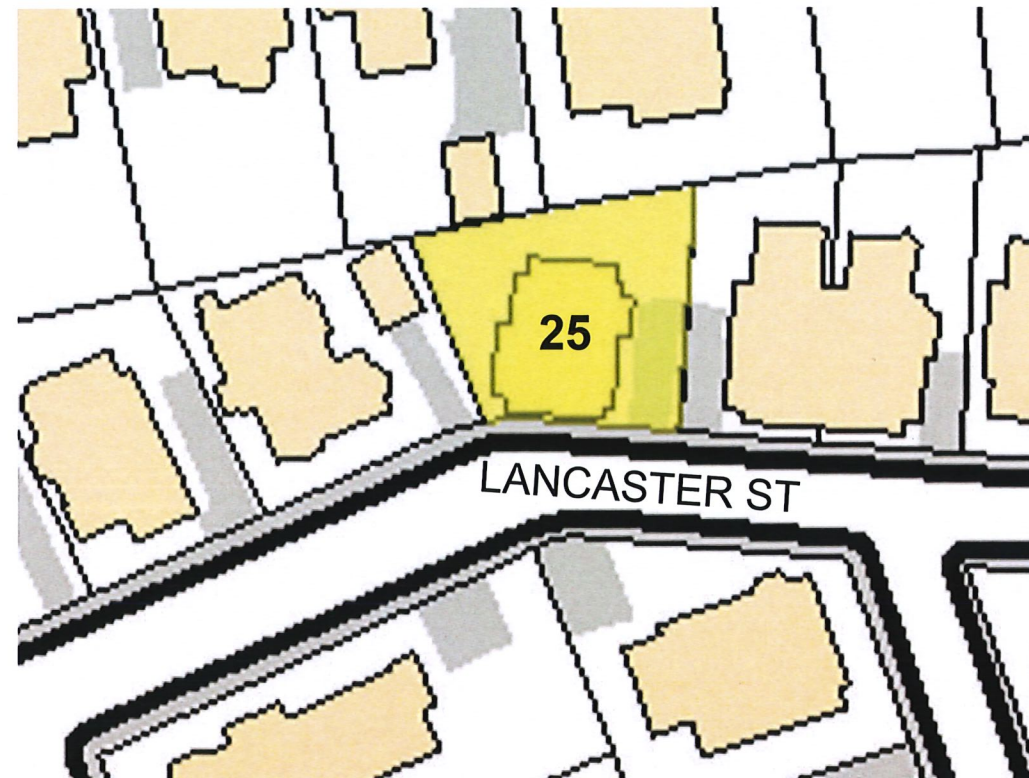


EXISTING STREET VIEW FROM RIGHT, LOCATION OF PROPOSED WINDOW WELL AND EXSITING BASEMENT BAY TRANSOM WINDOW TO BE REPLACED.

**PROJECT: 25 LANCASTER STREET SUBMISSION TO:**

**THE CAMBRIDGE HISTORICAL COMMISSION FOR A PROPOSED RIGHT SIDE WINDOW WELL AND REPLACING THE EXISTING RIGHT SIDE BAY BASEMENT WINDOW AS PART OF A LARGER BASEMENT CONVERSION PROJECT. THE WINDOW WELL REQUIRES ZONING RELIEF PER THE EXISTING NON-CONFORMING BUILDING HEIGHT.**

**LIMITED AREAS OF FOUNDATION WALL ON THE FRONT AND LEFT SIDE WILL BE REPLACED AND FINISHED IN STUCCO TO MATCH EXISTING.**



**LOCUS MAP**

**GCD ARCHITECTS  
27 HURLBUT ST  
CAMBRIDGE MA 02138  
T: 617-412-8450**

**11 JUNE 2024**





**VIEW OF LEFT SIDE  
LOCATION OF PROPOSED STAIRWELL**



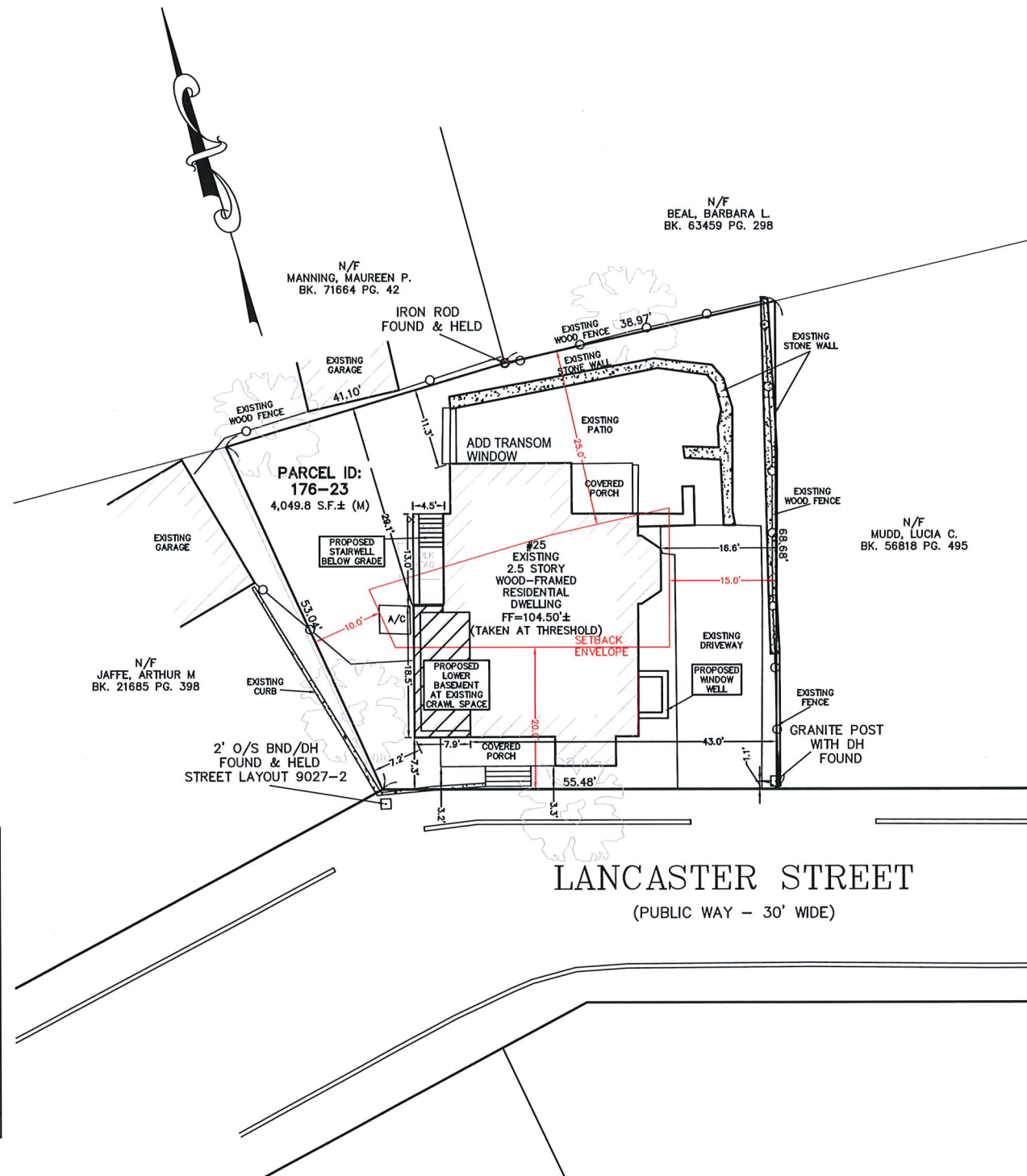
**VIEW OF REAR  
LOCATION OF PROPOSED NEW  
TRANSOM WINDSOWS IN BASEMENT**

**GCD ARCHITECTS  
27 HURLBUT ST  
CAMBRIDGE MA 02138  
T: 617-412-8450**

**11 JUNE 2024**



LEGEND	
□	BOUND
○	IRON PIN/PIPE
○	STONE POST
●	TREE
⌒	TREE STUMP
⊕	SHRUBS/FLOWERS
⌒	SIGN
○	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	HYDRANT
⊙	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	MANHOLE
X	SPOT GRADE
TR	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
○	FENCE
○	TREE LINE



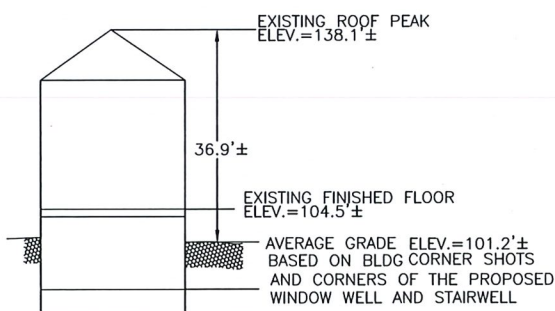
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 5/13/2024.
2. DEED REFERENCE: BOOK 13309, PAGE 377  
STREET LAYOUT STR-11-29; STR-09-48;  
PLAN 143 OF 1982; PLAN 1040 OF 1998; PLAN 1040 OF 2008;  
PLAN BOOK 47 PAGE 11  
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

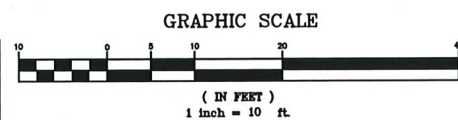
Cambridge FloodViewer 2022

Address: 25 Lancaster St.	
Ground Elevation Min:	63.0 ft-CCB
Ground Elevation Max:	67.4 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% Precip	N/A
Present Day - 10% Precip	N/A
FEMA 500-Year	N/A
FEMA 500-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A
Selected Map-Lot: 176-23	
Selected Address: 25 Lancaster St.	

ZONING LEGEND			
ZONING DISTRICT: RESIDENCE A-2			
	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.5	-	-
MIN. LOT SIZE	6,000 S.F.	4,049.8± S.F.	4,049.8± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	4,500 S.F.	-	-
MIN. LOT WIDTH	65'	55.48'	55.48'
MIN. YARD FRONT	20'	3.3'	7.3'
SIDE (RIGHT)	15'	16.6'	43'
SIDE (LEFT)	10'	7.2'	7.2'
REAR	25'	11.3'	29.1'
MAX. BLDG. HEIGHT	35'	36.8'	36.9'



PROPOSED PROFILE  
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK ACCORDING TO THE CONTRACT DOCUMENTS.  
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All Rights Reserved

SCALE 1"=10'			
DATE 6/5/2024	REV	DATE	REVISION
SHEET 1	25 LANCASTER STREET CAMBRIDGE MASSACHUSETTS		
PLAN NO. 1 OF 1	PROPOSED PLOT PLAN		
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
DRAWN BY DK	SHEET NO. <b>1</b>		
CHKD BY P.J.N.	PETER NOLAN & ASSOCIATES LLC REGISTERED PROFESSIONAL LAND SURVEYOR		
APPD BY P.J.N.			



WINDOW #1



EXISTING RIGHT SIDE ELEVATION

WINDOW #2



EXISTING WINDOW DETAIL

EXISTING WINDOW TRIMS AND SILLS TO BE SAVED AND REUSED, 1" BRICK REVEAL TO BE MAINTAINED

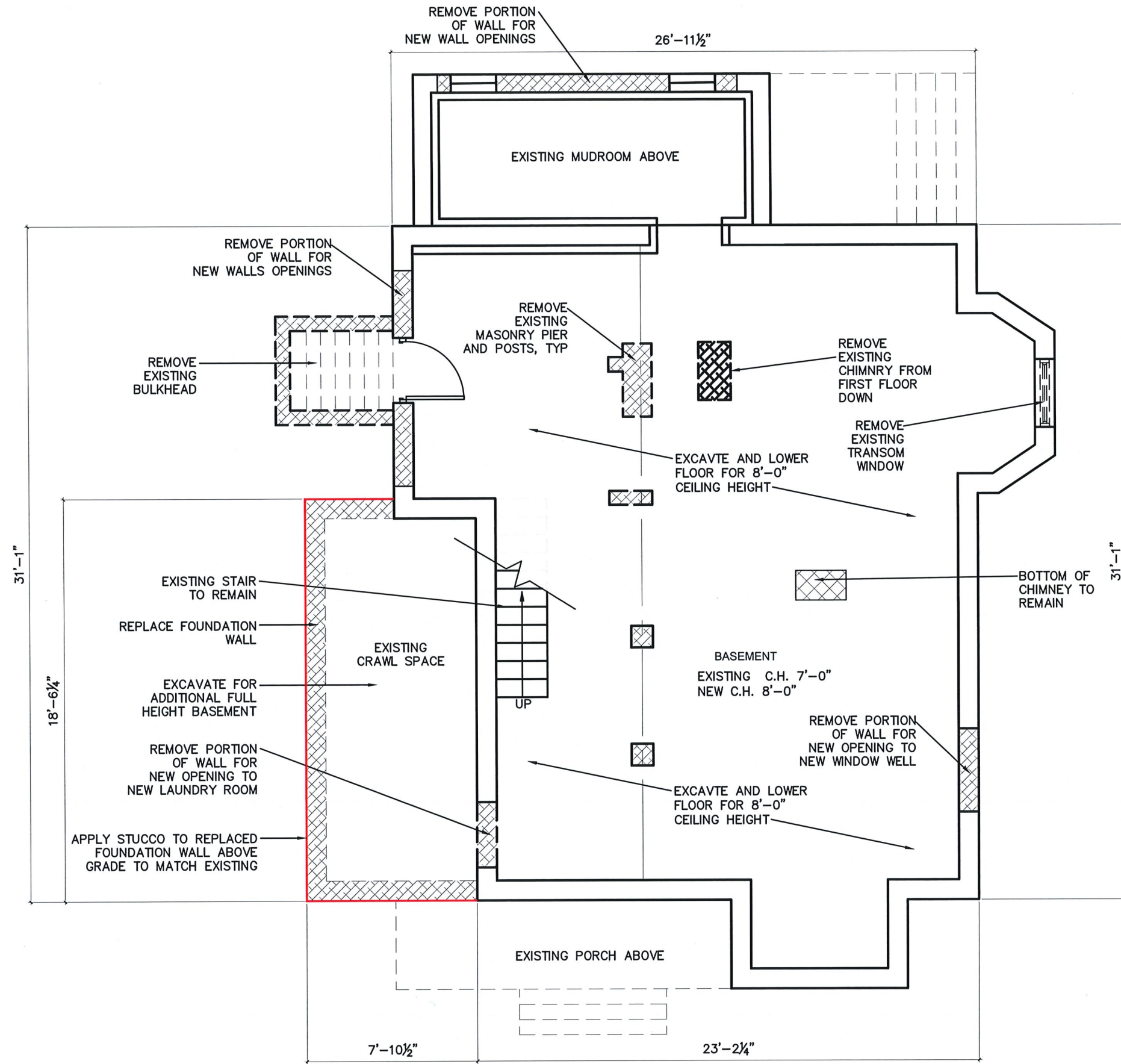


EXISTING WINDOW #1 TO BE ENLARGED AS PART OF NEW WINDOW WELL



EXISTING WINDOW #2 TO BE REPLACED, NO CHANGE TO EXISTING OPENING SIZE





1 EXISTING / DEMO BASEMENT FLOOR PLAN  
1/4" = 1'-0"

**PROJECT:**  
**BASEMENT CONVERSION**  
**NEW WINDOW WELL**  
**NEW STAIRWELL**  
**NEW WINDOWS**

**25 LANCASTER ST**  
**Cambridge MA**

ARCHITECT:  
**GCD ARCHITECTS**  
 27 Hurlbut St  
 Cambridge, MA 02138  
 Tel. 617-412-8450  
 ajglassman.ra@gmail.com

**ISSUED FOR  
 SPECIAL PERMIT  
 & CAMBRIDGE  
 HISTORICAL  
 COMMISSION**

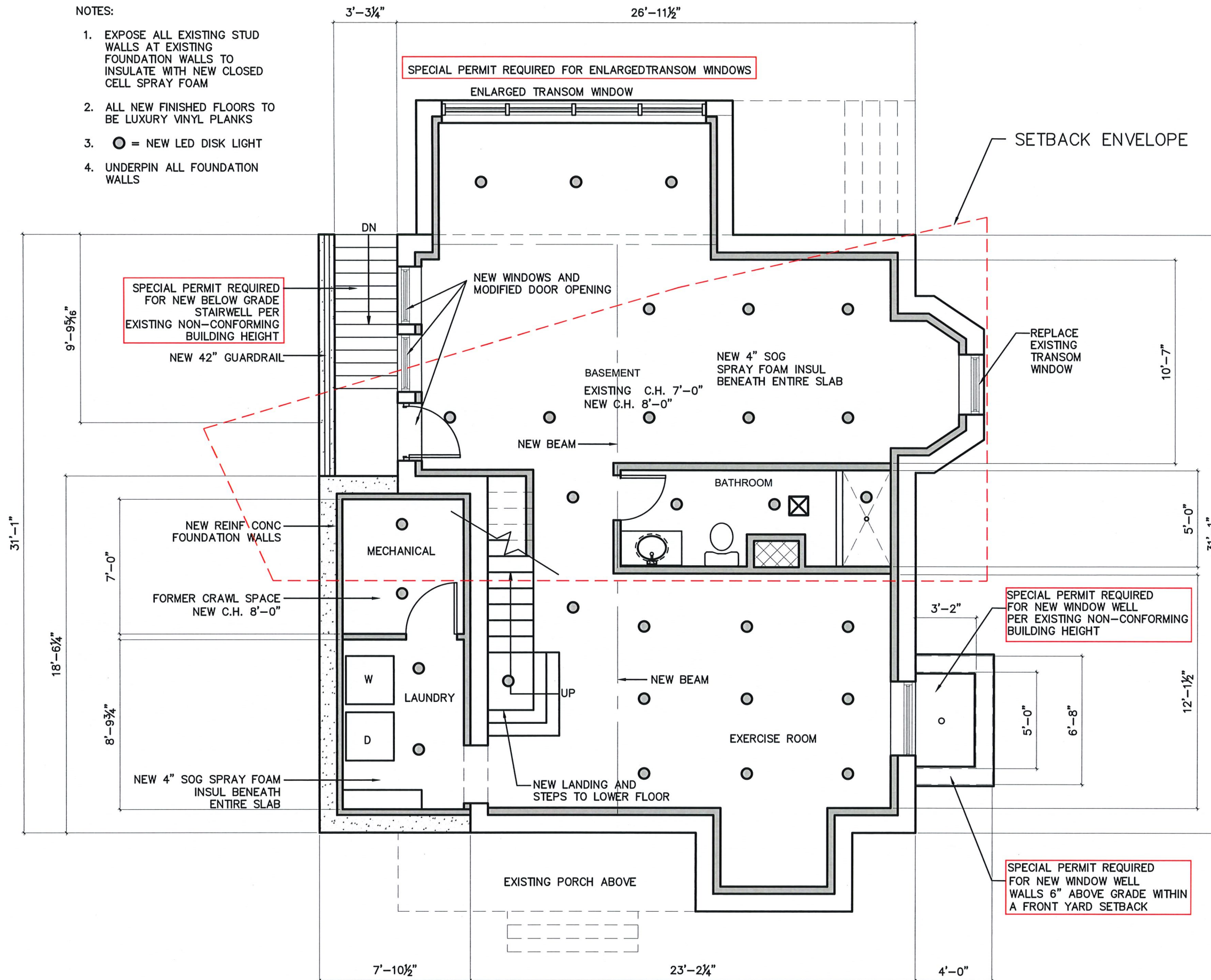
Drawing Title:  
**EXISTING  
 FLOOR PLANS**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024 **D1.1**

NOTES:

1. EXPOSE ALL EXISTING STUD WALLS AT EXISTING FOUNDATION WALLS TO INSULATE WITH NEW CLOSED CELL SPRAY FOAM
2. ALL NEW FINISHED FLOORS TO BE LUXURY VINYL PLANKS
3. ● = NEW LED DISK LIGHT
4. UNDERPIN ALL FOUNDATION WALLS



**PROJECT:**  
 BASEMENT CONVERSION  
 NEW WINDOW WELL  
 NEW STAIRWELL  
 NEW WINDOWS

**25 LANCASTER ST**  
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Drawing Title:  
**PROPOSED  
 FLOOR PLANS**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024

**A1.1**

**1** PROPOSED BASEMENT FLOOR PLAN  
 1/4" = 1'-0"





AREA OF FOUNDATION WALL  
TO BE REPLACED WITH  
NEW STUCCO TO MATCH EXISTING

TOP PORTION OF WINDOW WELL  
VISIBLE WINDOW 6" ABOVE GRADE

4'-0"

**1** FRONT (NORTH) ELEVATION  
1/4" = 1'-0"

**PROJECT:**  
**BASEMENT CONVERSION**  
**NEW WINDOW WELL**  
**NEW STAIRWELL**  
**NEW WINDOWS**

**25 LANCASTER ST**  
**Cambridge MA**

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**ISSUED FOR  
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 COMMISSION**

Drawing Title:  
**EXISTING &  
 PROPOSED  
 FRONT ELEVATION**

Scale: 3/8" = 1'-0" Drawing No. :

Date: 30 MAY 2024 **A2.0**





PROJECT:  
 BASEMENT CONVERSION  
 NEW WINDOW WELL  
 NEW STAIRWELL  
 NEW WINDOWS

25 LANCASTER ST  
 Cambridge MA

ARCHITECT:  
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ISSUED FOR  
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 HISTORICAL  
 COMMISSION

Drawing Title:

**EXISTING RIGHT  
 SIDE ELEVATION  
 PROPOSED WORK AREA**

Scale: 3/16" = 1'-0"

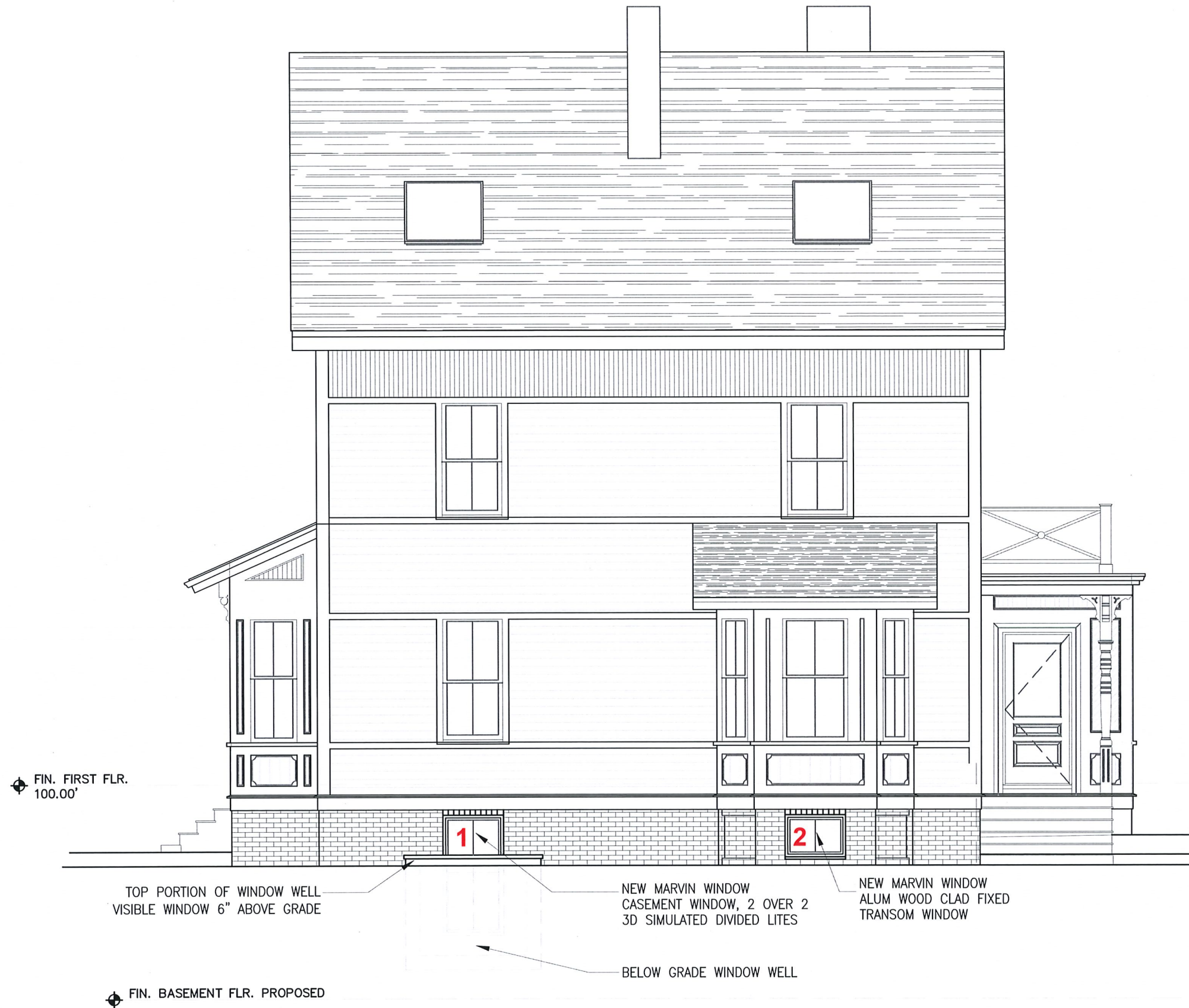
Drawing No. :

Date: 30 MAY 2024

**A2.1**

**1** RIGHT SIDE ELEVATION EXISTING  
 1/4" = 1'-0"





PROJECT:  
 BASEMENT CONVERSION  
 NEW WINDOW WELL  
 NEW STAIRWELL  
 NEW WINDOWS

25 LANCASTER ST  
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ISSUED FOR  
 SPECIAL PERMIT  
 & CAMBRIDGE  
 HISTORICAL  
 COMMISSION

Drawing Title:  
**ELEVATION OF PROPOSED  
 WINDOW WELL AND (2)  
 BASEMENT WINDOWS**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024

**A2.2**

**1** RIGHT SIDE (EAST) ELEVATION - PROPOSED  
 1/4" = 1'-0"



**1** LEFT SIDE (WEST) ELEVATION - EXISTING  
1/4" = 1'-0"

**PROJECT:**  
**BASEMENT CONVERSION**  
**NEW WINDOW WELL**  
**NEW STAIRWELL**  
**NEW WINDOWS**

**25 LANCASTER ST**  
 Cambridge MA

**ARCHITECT:**  
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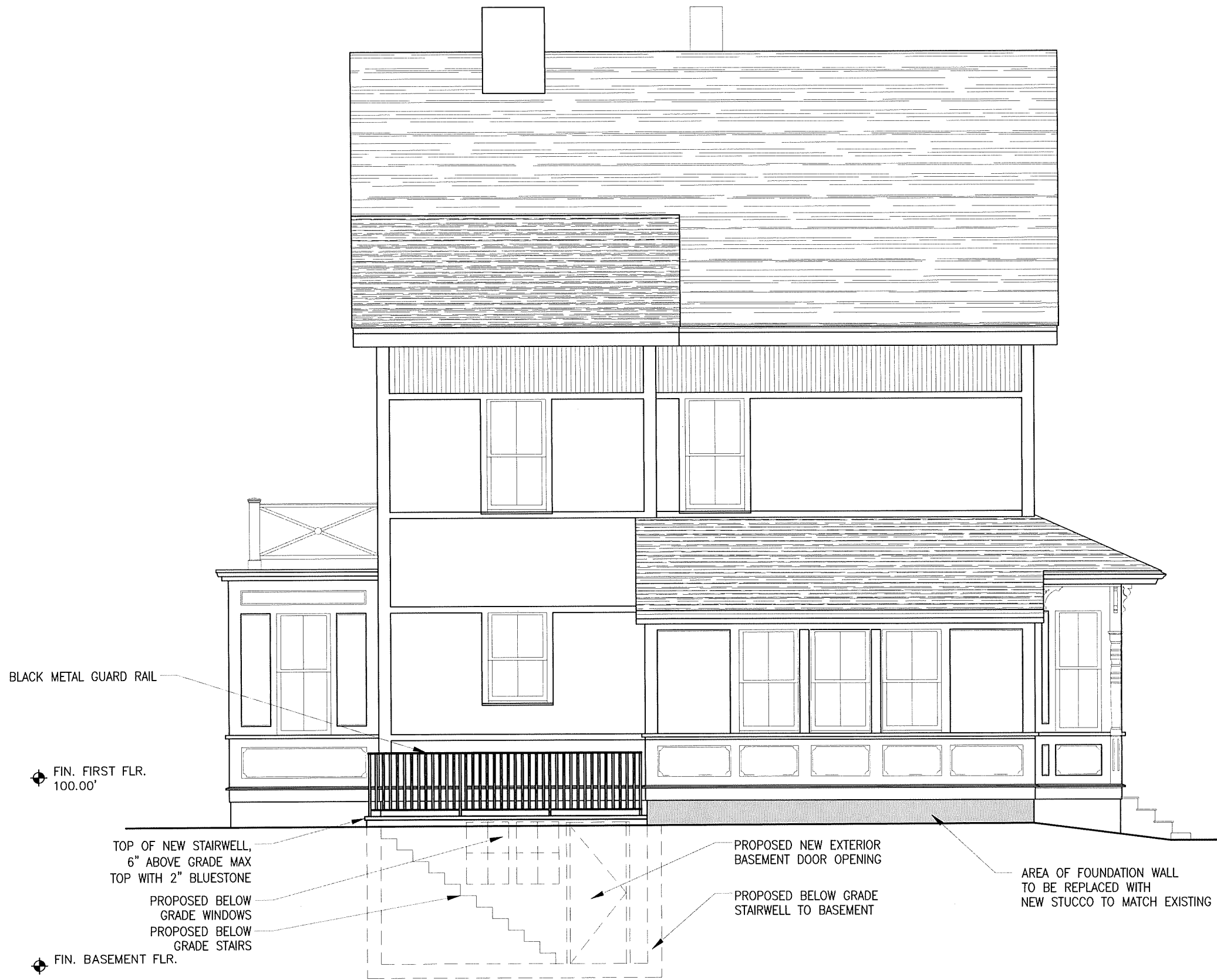
**ISSUED FOR  
 SPECIAL PERMIT  
 & CAMBRIDGE  
 HISTORICAL  
 COMMISSION**

Drawing Title:  
**EXISTING LEFT  
 SIDE ELEVATION**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024

**A2.3**



**2** LEFT SIDE (WEST) ELEVATION - PROPOSED  
 1/4" = 1'-0"

**PROJECT:**  
 BASEMENT CONVERSION  
 NEW WINDOW WELL  
 NEW STAIRWELL  
 NEW WINDOWS

**25 LANCASTER ST**  
 Cambridge MA

**ARCHITECT:**  
**GCD ARCHITECTS**  
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**ISSUED FOR  
 SPECIAL PERMIT  
 & CAMBRIDGE  
 HISTORICAL  
 COMMISSION**

Drawing Title:  
**PROPOSED LEFT  
 SIDE ELEVATION**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024 **A2.4**



PROJECT:  
 BASEMENT CONVERSION  
 NEW WINDOW WELL  
 NEW STAIRWELL  
 NEW WINDOWS

25 LANCASTER ST  
 Cambridge MA

ARCHITECT:

**GCD ARCHITECTS**

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ISSUED FOR  
 SPECIAL PERMIT  
 & CAMBRIDGE  
 HISTORICAL  
 COMMISSION

Drawing Title:

**EXISTING REAR  
 ELEVATION**

Scale:  $\frac{3}{16}'' = 1'-0''$

Drawing No. :

Date: 30 MAY 2024

**A2.5**



1 REAR (SOUTH) ELEVATION - PROPOSED  
1/4" = 1'-0"

PROJECT:  
BASEMENT CONVERSION  
NEW WINDOW WELL  
NEW STAIRWELL  
NEW WINDOWS

25 LANCASTER ST  
Cambridge MA

ARCHITECT:

GCD ARCHITECTS

27 Hurlbut St  
Cambridge, MA 02138  
Tel. 617-412-8450  
ajglassman.ra@gmail.com

ISSUED FOR  
SPECIAL PERMIT  
& CAMBRIDGE  
HISTORICAL  
COMMISSION

Drawing Title:

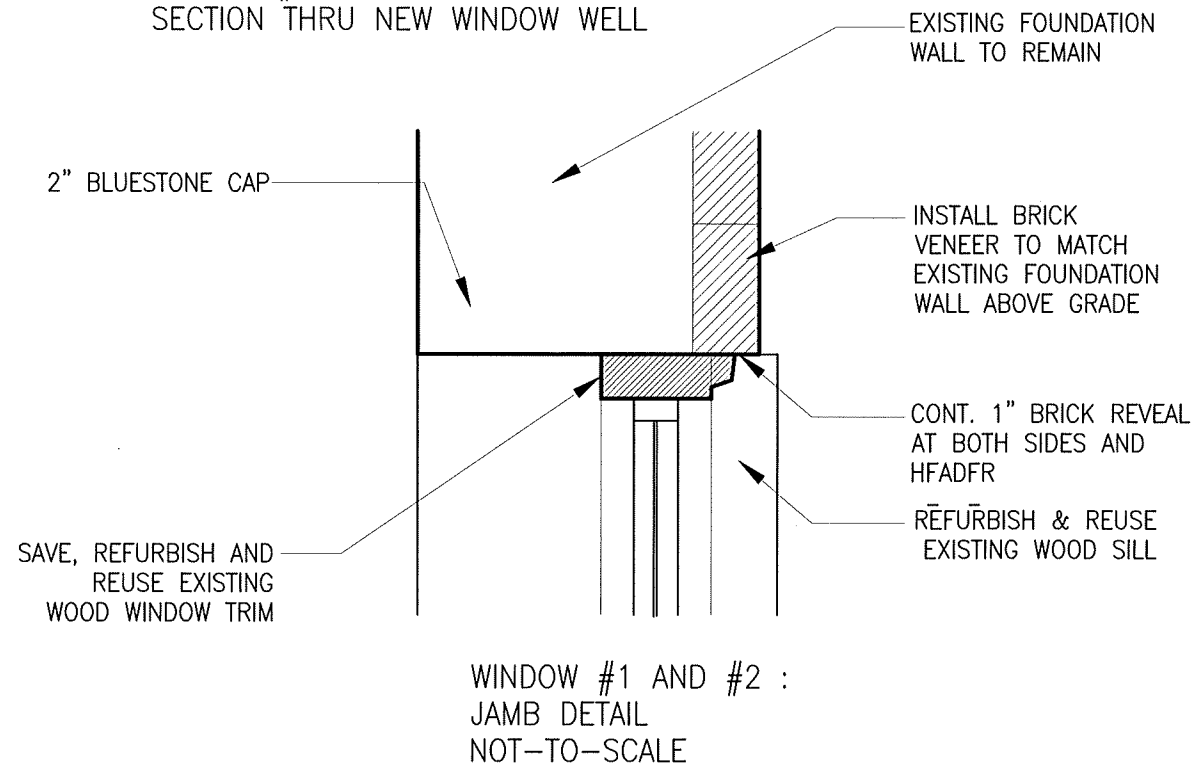
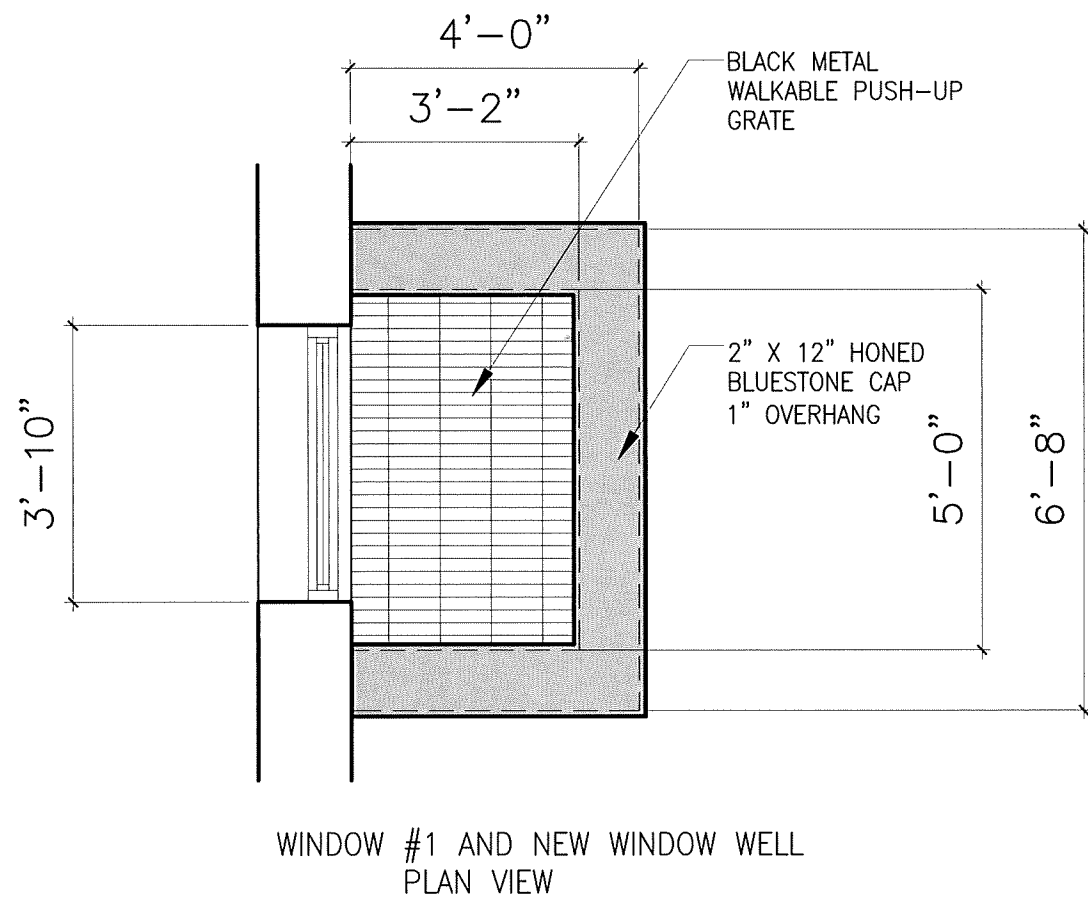
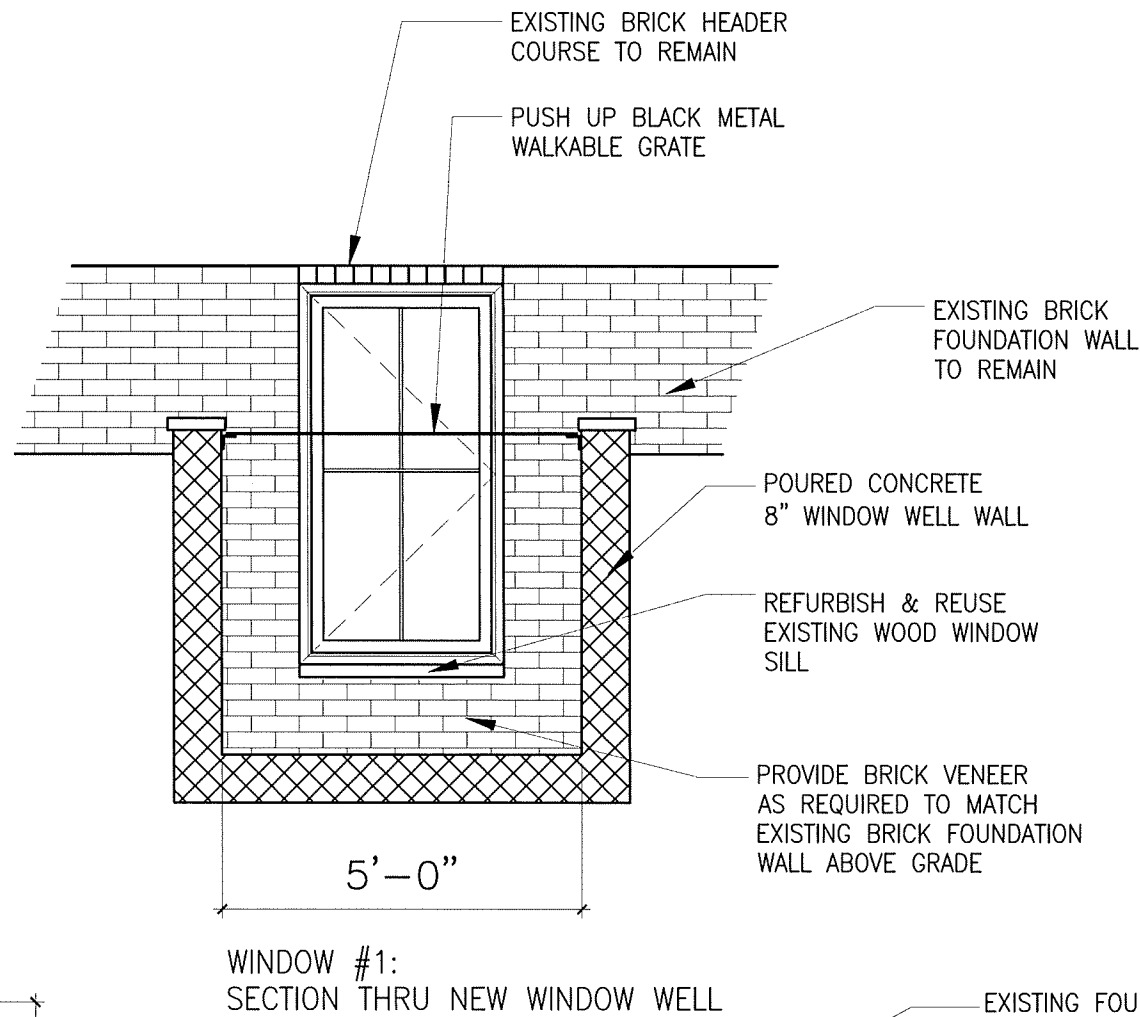
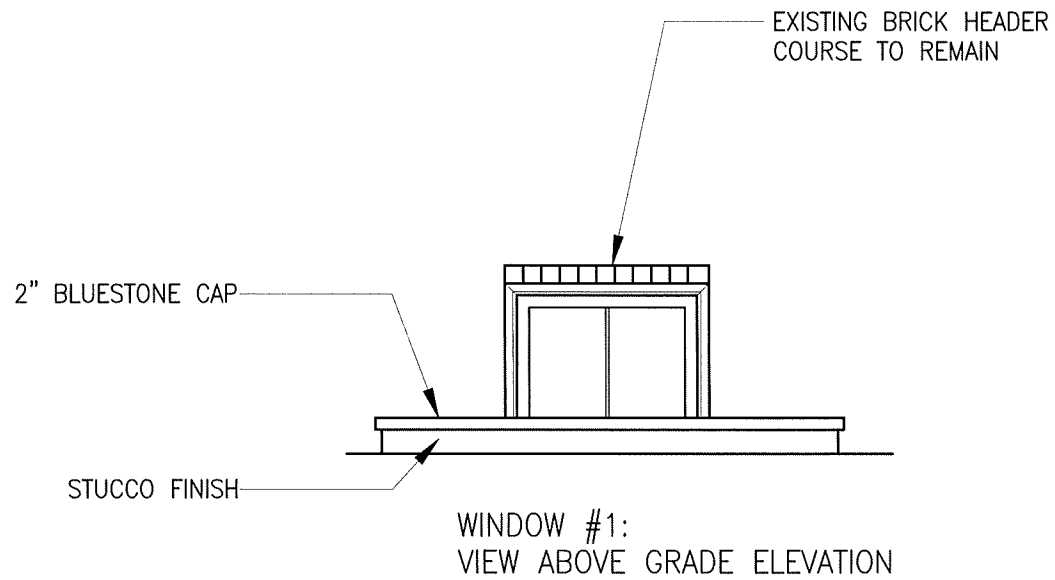
PROPOSED REAR  
ELEVATION

Scale: 3/16" = 1'-0"

Drawing No. :

Date: 30 MAY 2024

A2.6



**PROJECT:**  
**BASEMENT CONVERSION**  
**NEW WINDOW WELL**  
**NEW STAIRWELL**  
**NEW WINDOWS**

**25 LANCASTER ST**  
**Cambridge MA**

**ARCHITECT:**  
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**ISSUED FOR  
 SPECIAL PERMIT  
 & CAMBRIDGE  
 HISTORICAL  
 COMMISSION**

Drawing Title:

**DETAILS**

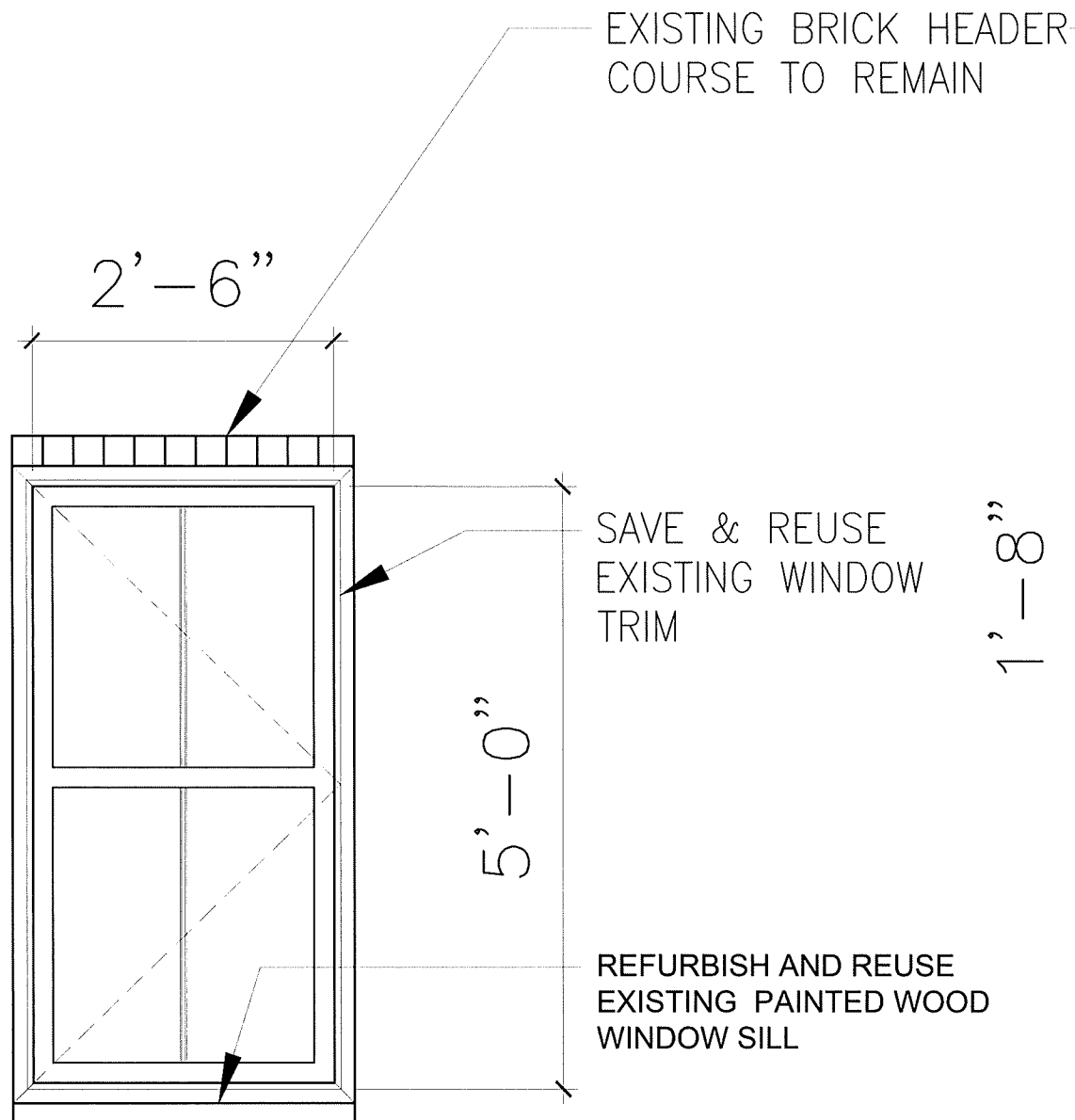
Scale: 3/16" = 1'-0"

Drawing No.:

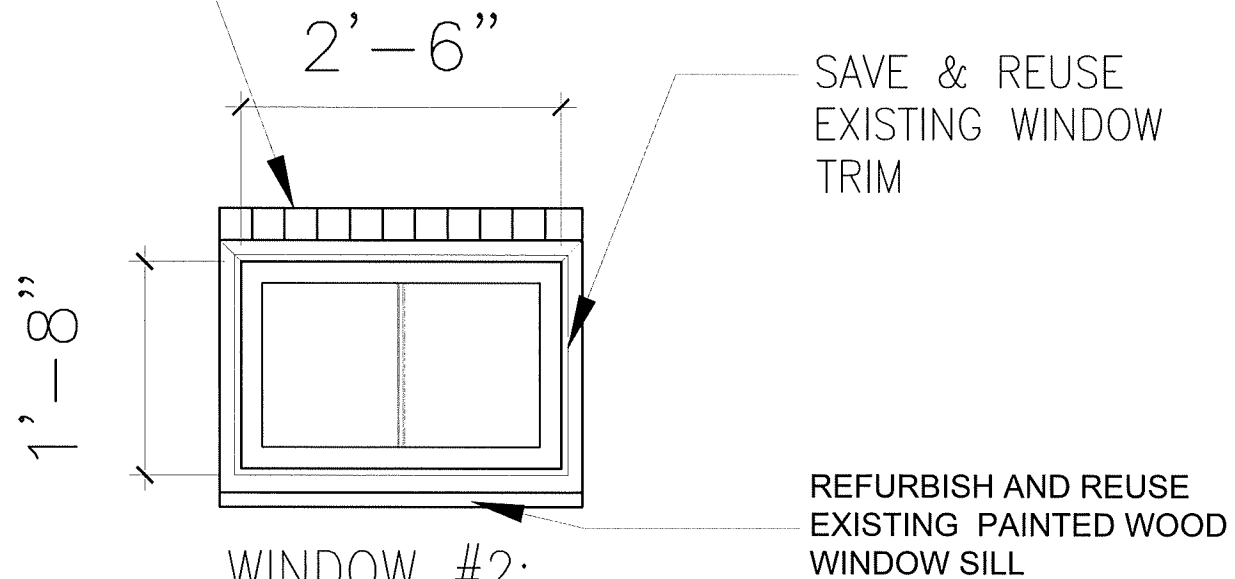
Date: 30 MAY 2024

**A3.1**





WINDOW #1:  
 EXISTING R.O. TO REMAIN  
 USE MARVIN ULTIMATE CASEMENT  
 3D SIMULATED 2 OVER 2 DIVIDED LIGHTS  
 OG PROFILE



WINDOW #2:  
 EXISTING R.O. TO REMAIN  
 USE MARVIN ULTIMATE AWNING  
 SIMULATED 3D VERTICAL MUNTIN  
 OG PROFILE

**PROJECT:**  
 BASEMENT CONVERSION  
 NEW WINDOW WELL  
 NEW STAIRWELL  
 NEW WINDOWS

**25 LANCASTER ST**  
 Cambridge MA

**ARCHITECT:**  
**GCD ARCHITECTS**  
 27 Hurlbut St  
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 ajglassman.ra@gmail.com

**ISSUED FOR  
 SPECIAL PERMIT  
 & CAMBRIDGE  
 HISTORICAL  
 COMMISSION**

Drawing Title:  
**NEW WINDOW  
 TYPES**

Scale: 3/16" = 1'-0" Drawing No. :

Date: 30 MAY 2024 **A3.2**