



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
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APPLICATION FOR CERTIFICATE

- The undersigned hereby applies to the Cambridge Historical Commission for a Certificate of (check one box): Appropriateness, Nonapplicability, or Hardship, in accordance with Chapter 40C of the Massachusetts General Laws and/or Chapter 2.78 of the Municipal Code.
- Address of property: 57 JFK Street, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

Crimson Galeria Limited Partnership is proposing a residential addition to the building located at 57 JFK Street in Harvard Square. The existing 2 story commercial building, known as Crimson Galeria, consists largely of restaurant tenants on the first, second, and basement levels. This existing 29,000 sf building is at the corner of JFK Street and Winthrop Street, adjacent to historic Winthrop Park. The 4 level residential addition above will add approximately 30,000 sf above the existing building and will bring 42 additional residential apartments to Harvard Square.

The proposed residential addition will add energy and life to Harvard Square and to Winthrop Park; adding the upper portion to the building will also enable a refresh of the lower commercial levels and to improve the aesthetic of the entire building. The additions exterior materials relate to the warm masonry tones of the neighborhood. Its scale and proportions are modern yet fitting with context.

The existing lower level structural columns are carried up into the addition above and then transition into a light framework which is then infilled in areas with floor to ceiling windows, wall panels, and balconies. Each new residential level steps back from the one below in a strategy to preserve as much direct sunlight into Winthrop Park in possible. The residential levels stepping back from the street face, exceed upper level setbacks required by zoning. Plantings at balconies create a green visual and symbolic connection to the park below by creating a garden in the sky. The top 2 residential levels are joined vertically- designed as unique loft apartments providing abundant natural light and views across the park.

The existing commercial building entries remain along the JFK and Winthrop Street elevations. The new Residential Entrance Lobby (90 Winthrop Street) is located on Winthrop Street adjacent to the alley and 96 Winthrop Street. An elevator takes residents directly up to level 3 where they arrive at the Residential Lobby and Deck which overlook the park. The 42 residential units are planned out along a "U" shaped double loaded corridor. This maximizes the number of park and street facing apartments. In the center of the "U" is a light court which provides natural light and air to the non-street facing units. The buildings mechanical units are mostly relocated above a portion of the Alley with the remainder screened on the roof, in the western corner, adjacent to the existing public parking garage.

Overall, 90 Winthrop's design integrates the old and new into a singular unified and well scaled composition appropriate for its locating.

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 statements printed on the reverse.

Name of Property Owner of Record: Crimson Galeria, LP Manager: Raj K Dhanda
Mailing Address: 166 Harvard Street, Brookline MA 02446
Telephone/Fax: 617-232-1776 / 617-232-1700 E-mail: raj9634@gmail.com
Signature of Property Owner of Record: *Raj K Dhanda*
(Required field; the application will not be considered complete without the property owner's signature)
Name of proponent, if not record owner: _____
Mailing Address: _____
Telephone/Fax: _____ E-mail: _____

(for office use only): RECEIVED
Date Application Received: JUL 13 2021 Case Number: 4632 Hearing Date: 8/5/21
Type of Certificate Issued: _____ Date Issued: _____
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