



CAMBRIDGE HISTORICAL COMMISSION

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Bruce A. Irving, *Chair*, Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*
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CERTIFICATE OF APPROPRIATENESS

Property: **The Garage building at 36 JFK Street,
81 Mt. Auburn Street, and 33 Dunster Street**

Applicant: **Trinity Realty I, LLC**

Attention: **John DiGiovanni
Trinity Property
P. O. Box 380212
Cambridge, Mass. 02238**

**James J. Rafferty, Esq.
Adams & Rafferty
907 Massachusetts Ave.
Cambridge, Mass. 02139**

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

- **Demolish The Garage complex, except for the remaining walls of the 1860 former street railway stable at Mt. Auburn and Dunster streets.**
- **Restore the missing gable of the stable and reconstruct arched openings on the facades based on historic photographs.**
- **Construct a new 6-story (above grade) mixed-use building.**

On June 3, 2021, the Commission granted a conditional Certificate of Appropriateness for the project in principle on the grounds that it conformed with the goals of the Harvard Square Conservation District, including the main goal and the following secondary goals:

1. **Preserve historically or architecturally significant buildings ...**
2. **Sustain the vitality of the commercial environment ...**
3. **Support creative, contemporary design ...**
4. **Build on and sustain the existing diversity of form; encourage streetwall buildings; encourage ground-level small-scale storefronts ...**

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- 8. Encourage compatible design that supports a wide diversity of uses ...
 - 10. Encourage environmentally sustainable development ...

Approval was granted on the conditions a) that the proponent consult with the staff of the Commission during continued design development and b) return for further approval following consultation with the Community Development Department and seeking approval from the Cambridge Planning Board.

On January 6, 2022, the Historical Commission granted a final Certificate of Appropriateness for the project as described in plans by Bruner/Cott titled, "The Garage Volume 2, Planning Board Special Permit Application," and "CHC Supplement," dated December 6, 2021 and January 6, 2022, respectively.

Approval was granted on the condition that review and approval of construction and design details be delegated to Historical Commission staff in collaboration with Community Development Department staff. Such details shall include but are not limited to the masonry restoration, recreation of the missing elements of the stable building, color and texture of the terracotta and other materials based on an inspection of a physical mock-up, and details of the architectural lighting of the new building.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time, for periods not exceeding six months each, may be allowed in writing by the Chair.

Case Number: **4573**

Date of Certificate: **January 21, 2022**

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on January 21, 2022.

By Bruce A. Irving/slb, Chair.

Twenty days have elapsed since the filing of this decision.
No appeal has been filed _____. Appeal has been filed _____.
Date _____, City Clerk