

City Clerk : pls file



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*  
M. Wyllis Bibbins, Robert G. Crocker, Chandra Harrington, Frank Shirley, Jo M. Solet, *Members*  
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

## CERTIFICATE OF APPROPRIATENESS

Property: Saint James's Episcopal Church,  
1991 Massachusetts Avenue

Applicant: Saint James's Episcopal Church  
1991 Massachusetts Avenue  
Cambridge, MA 02138

Attention: Rev. Holly Antolini, Priest  
Mark Yoder, Senior Warden

Gwen Noyes  
Oaktree Development  
129 Mt. Auburn Street  
Cambridge, MA 02138

2010 NOV - 8 P 1:59  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

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:

1. Demolish the parish house, minister's study, and classroom wing.
2. Construct a new parish house/residential condominium.
3. Execute the landscape master plan in two phases with the central garden and perimeter of the new parish house/residential condominium to be completed in the first phase and the perimeter landscaping around the street sides of the historic church sanctuary building to be completed in a later phase.

Approval was granted for work as described on the Construction Documents by Sasaki Associates, Inc. titled, "St. James Place at Porter Square," dated October 25, 2010, with the condition that the construction details and final materials palette be approved by the staff, and that the color of the trim be submitted for review by the Commission.

The Commission's approval is granted on the basis of its previous conditions, which are summarized in the Final Landmark Designation Study Report dated November 4, 2010.

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: 2445

Date of Certificate: November 4, 2010  
(pursuant to vote October 29, 2010)

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on Nov. 8, 2010.

By William B. King, Chair.  
*Jews*

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

OLD CAMBRIDGE 2445  
CERTIFICATE OF APPROPRIATENESS  
SAINT JAMES'S EPISCOPAL CHURCH  
1991 MASSACHUSETTS AVENUE  
NOV 8, 2010



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Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*.

### CERTIFICATE OF APPROPRIATENESS

Property: 1991 Massachusetts Avenue

Applicant: Saint James's Episcopal Church and  
Oaktree Development

Attention: Rev. Holly Antolini  
Saint James's Episcopal Church  
1991 Massachusetts Avenue  
Cambridge, MA 02140

Ms. Gwen Noyes  
Oaktree Development  
129 Mount Auburn Street  
Cambridge, MA 02138

OFFICE OF THE CLERK  
CAMBRIDGE HISTORICAL COMMISSION  
Z011 MAY 23 A 9:15

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:

Amend previously-approved plans to relocate the driveway/garage ramp from the side yard adjacent to the new condominium building to a location within the footprint of the building.

Work is to be carried out as indicated on the plan and elevation drawings by Sasaki Architects titled, "St. James Place at Porter Square Cambridge, MA, 02140," sheets L-MP1.1 received on 4/20/11 and sheets A0.0G-1, and A0.0G-2, dated 4/25/11, except that placement of the transformer in the location shown is denied as incongruous to the setting of the landmark.

Approval was granted subject to the following conditions,

- That construction details be presented for the review and approval of the Executive Director, including but not limited to the garage door, landscape materials

and planting plan, general materials and colors of building materials.

- That the transformer be located below grade or in a vault. The Executive Director may approve an alternate location if placement below grade or in a vault is physically impossible, and may require appropriate screening.

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: 2445 Amendment

Date of Certificate: 5/19/11

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 5/20/11.

By Bruce Irving /slb Vice Chair.

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

OLD CAMBRIDGE CASE 2445 AMENDMENT  
CERTIFICATE OF APPROPRIATENESS  
SAINT JAMES' S EPISCOPAL CHURCH  
AND OAKTREE DEVELOPMENT  
1991 MASSACHUSETTS AVE.  
MAY 23, 2011