



CAMBRIDGE HISTORICAL COMMISSION

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AUG 14 2018

APPLICATION FOR CERTIFICATE

CAMBRIDGE HISTORICAL COMMISSION

1. 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.

2. Address of property: 10 Church 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).

Please see the attached.

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: Kirche, LLC	
Mailing Address: c/o NCP Mgmt Co., PO Box 590179, Newton, MA 02459	
Telephone/Fax: 617-244-2800	E-mail: Nathan@ncpmgmt.com
Signature of Property Owner of Record: <i>Nathan</i> , Manager (Required field; application will not be considered complete without property owner's signature)	
Name of proponent, if not record owner:	
Mailing Address:	
Telephone/Fax:	E-mail:

(for office use only):			
Date Application Received:	8/14/18	Case Number:	3987
		Hearing Date:	9/6/18
Type of Certificate Issued:		Date Issued:	

Property Address: 10 Church Street, Cambridge, MA
Owner: Kirche, LLC
Cambridge Historical Commission
08/13/18

**Describe the proposed alteration(s), construction or demolition
in the space provided below:**

The applicant is seeking to demolish the former Harvard Square Theater and replace it with: three retail spaces along Church Street, a prominent movie theater, and courtyard-lit office space. The design aims to be both iconic and unique but also appropriate in scale and materiality to the surrounding historic buildings and district.

The community has asked owners to activate this street frontage along Church Street and restore a commercial theater to this site. The proposed design seeks to activate Church Street by: celebrating the entrance to the theater; continuing the retail program along the length of the frontage; utilizing a courtyard to bring light to the street while providing a break in the facade (and alleviating the need for an all glass facade to bring light into the offices); and employing a light-colored terracotta façade to brighten the street and create a dialogue with the First Parish Church.

The theater lobby is signed by a marquee at the east of the site, nearest Massachusetts Avenue, which is visible from both approaches on Church Street. The lobby leads to a voluminous below-grade cinema with 250 seats, two spacious theaters, a lounge and gathering space. At present, the ground floor retail is conceived of as three unique spaces, with the office lobby situated on the western edge of the building to maximize the pedestrian retail experience along the frontage. At the rear of the building, a new entry connects to the bike parking to bring activity to the Palmer Street Alley.

The project is proposing an expressive facade that uses concealed, fully-dimmable LED lights to create subtle moving imagery to spur delight in passers-by. The facade will not be used to display advertising or building-specific content. The applicant has received positive feedback on this proposal at two community meetings to date.

The applicant is working with the abutter at 1430 Massachusetts Avenue on providing continued access across the 10 Church Street property for basement egress and loading. The applicant is seeking parking & loading relief to activate pedestrian foot traffic to and from Church Street, as requested. Within a complex footprint this proposal attempts to respond to various community desires and provide a building that is consistent in design and scale with the Harvard Square Historic District zoning, guidelines and contemplated changes.

DIMENSIONAL FORM

Project Address: 10 Church St / 02138

Application Date: 08/13/18

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	12651	12651	12651	
Lot Width (ft)	163'-0"	163'-0"	163'-0"	
Total Gross Floor Area (sq ft)	32080	50604	63196*	
Residential Base	0	0	0	
Non-Residential Base	32080	50604	63196	
Inclusionary Housing Bonus	-	-	-	
Total Floor Area Ratio	2.54	4.0	5.0**	
Residential Base	0	0	0	
Non-Residential Base	2.54	4.0	5.0	
Inclusionary Housing Bonus	-	-	-	
Total Dwelling Units	0	-	0	
Base Units	-	-	-	
Inclusionary Bonus Units	-	-	-	
Base Lot Area / Unit (sq ft)	-	-	-	
Total Lot Area / Unit (sq ft)	-	-	-	
Building Height(s) (ft)	56'-4"	60'-0"	66'-10' ***	
Front Yard Setback (ft)	0	0	0	
Side Yard Setback (ft)	0	0	0	
Side Yard Setback (ft)	0	0	0	
Rear Yard Setback (ft)	0	0	0	
Open Space (% of Lot Area)	0	20%	0^	
Private Open Space	0	2530	0	
Permeable Open Space	0	0	0	
Other Open Space (Specify)	0	0	0	
Off-Street Parking Spaces	0	36/59	0^^	
Long-Term Bicycle Parking	0	13	13	
Short-Term Bicycle Parking	0	16	16	
Loading Bays	0	1	0^^^	

Use space below and/or attached pages for additional notes:

Please see the attached document.

Property Address: 10 Church Street, Cambridge, MA
Owner: Kirche, LLC
Cambridge Historical Commission
08/13/18

Dimensional Form, Notes:

- * The proposed GFA includes the basement (12,714 sf). We are seeking a special permit to exempt this square footage which is being used to house the movie theaters, which per the zoning ordinance: “[may be exempt] provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located. [2.000 “Gross Floor Area shall not include” (16)]

- ** 5.0 is inclusive of the basement square footage. Without the basement sf, the FAR is 4.0.

- *** We are seeking a special permit (20.54.2.2) for height because the tops of the stair head-houses are at 66’-10”. The main body of the building is 59’-0” tall.

- ^ Per the City’s Urban Design Objectives (19.30): “Rather the permit granting authority shall find that on balance the objectives of the city are being served. Nor shall a project subject to special permit review be required to conform to the Required Building and Site Plan Requirements set forth in Section 19.50.”

- ^^ Per the applicant’s calculations, the project would require 36 spaces per the ULI shared parking methodology or 59 per the Zoning Ordinance. The applicant is seeking a special permit for parking relief (20.54.4), which is in keeping with the Harvard Square Development Guidelines (particularly, secondary goal #9).

- ^^^ The applicant is seeking a special permit for loading bay relief (20.54.4), which is in keeping with the Harvard Square Development Guidelines (particularly, secondary goal #9).