



# 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

## APPLICATION FOR CERTIFICATE

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: 98 WINTHROP STREET, Cambridge, Massachusetts

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

Demo outside BAR  
REPAIRING PATIO w/ Small CLAY BRICKS  
TAKE DOWN CHIMNEY REPLACE w/ NEW CHIMNEY to MATCH existing CHIMNEY  
MOVE PATIO DOOR TO RIGHT SIDE  
MAKE PATIO HANDICAPPED ACCESSIBLE  
ENLARGE DINING ROOM IN REAR of Building to go to property line

Name of Property Owner of Record: TIM BUKTU REAL ESTATE LLC

Mailing Address: 10 Eliot Street Cambridge MA 02138

Telephone/Fax: 617 549 6840 E-mail: PAUL@thepedhouse.com

Signature of Property Owner of Record: [Signature]

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.  
(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):  
Date Application Received: 10/11/16 Case Number: 3700 Hearing Date: 11/3/16  
Type of Certificate Issued: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Dear Members of the Cambridge Historical Commission,

I have submitted my application for a Certificate of Appropriateness to be granted for my property at 98 Winthrop Street, currently the home of the Red House restaurant in Harvard Square. After a long and successful tenure as a 116 seat eatery, I am hoping to take the property in a new direction. The plans for your review will show that the building will still be a slightly scaled-back version of the familiar Red House restaurant in its front half, along with the patio, but the rear portion of the structure will be re-configured to house Harvard Square's very first dispensary for medical marijuana.

When medical marijuana was legalized in a Massachusetts ballot vote over two years ago, my partner, Nat Averill, and I were among the state's first dispensary license holders. Our company is called Healthy Pharms, Inc. We have sited our grow center & main retail facility in Georgetown, MA, where we have spent a considerable amount of time designing and building a state-of-the-art facility, due to open in early 2017. It is from this facility that we hope to supply a new satellite location at 98 Winthrop Street in Cambridge. This new Cambridge location will make cutting edge medical therapies available to a previously under-served population, in the form of marijuana-derived products grown and manufactured at our facility in Georgetown. These products are only dispensed to those who carry special identification issued by the state with a doctor's approval, indicating their status as a patient. It is our hope that the dispensary's central location will not only increase accessibility to these products, but that it will help diminish some of the stigma that has attached itself to this valuable form of medical therapy, bringing it out of the shadows to a community that has long prided itself on tolerance & the pioneering of new and alternative technologies.

It is only in the past decade that I have diverged from my roots in the hospitality industry, and turned my interests to this field, in the wake of the deaths of both of my parents. Long time sufferers of both cancer and chronic pain in the Netherlands, where medical marijuana has long been a legitimate and legal source of relief for many, their access to these therapies made all the difference in their treatment and quality of life in their final years. It is my hope that our community can also benefit in this way.

As always, I am grateful for your consideration, and happy to answer any questions you may have.

Sincerely,

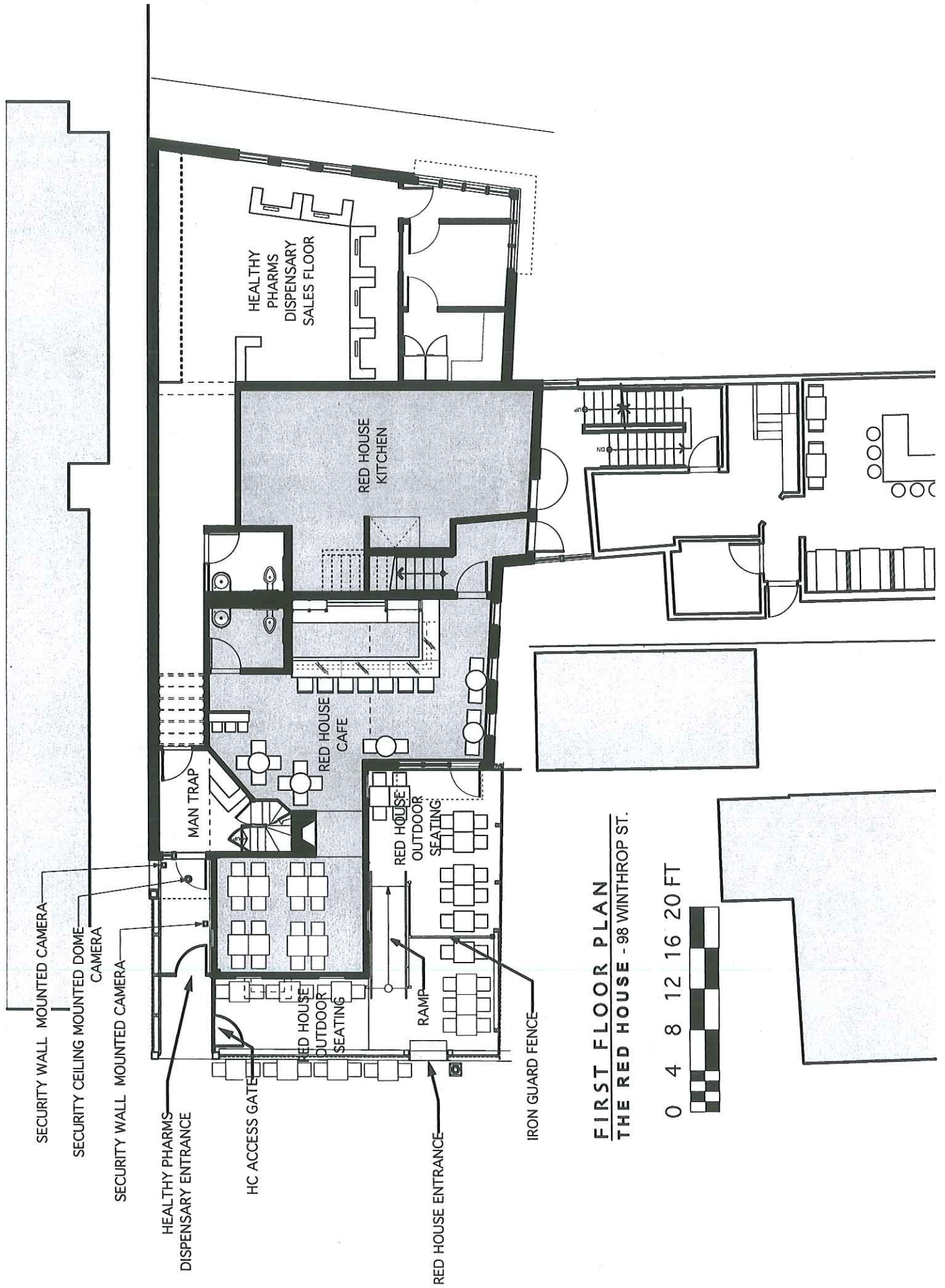


Paul Overgaag

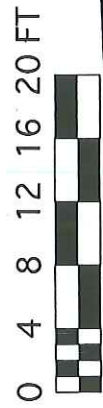
Healthy Pharms, Inc.

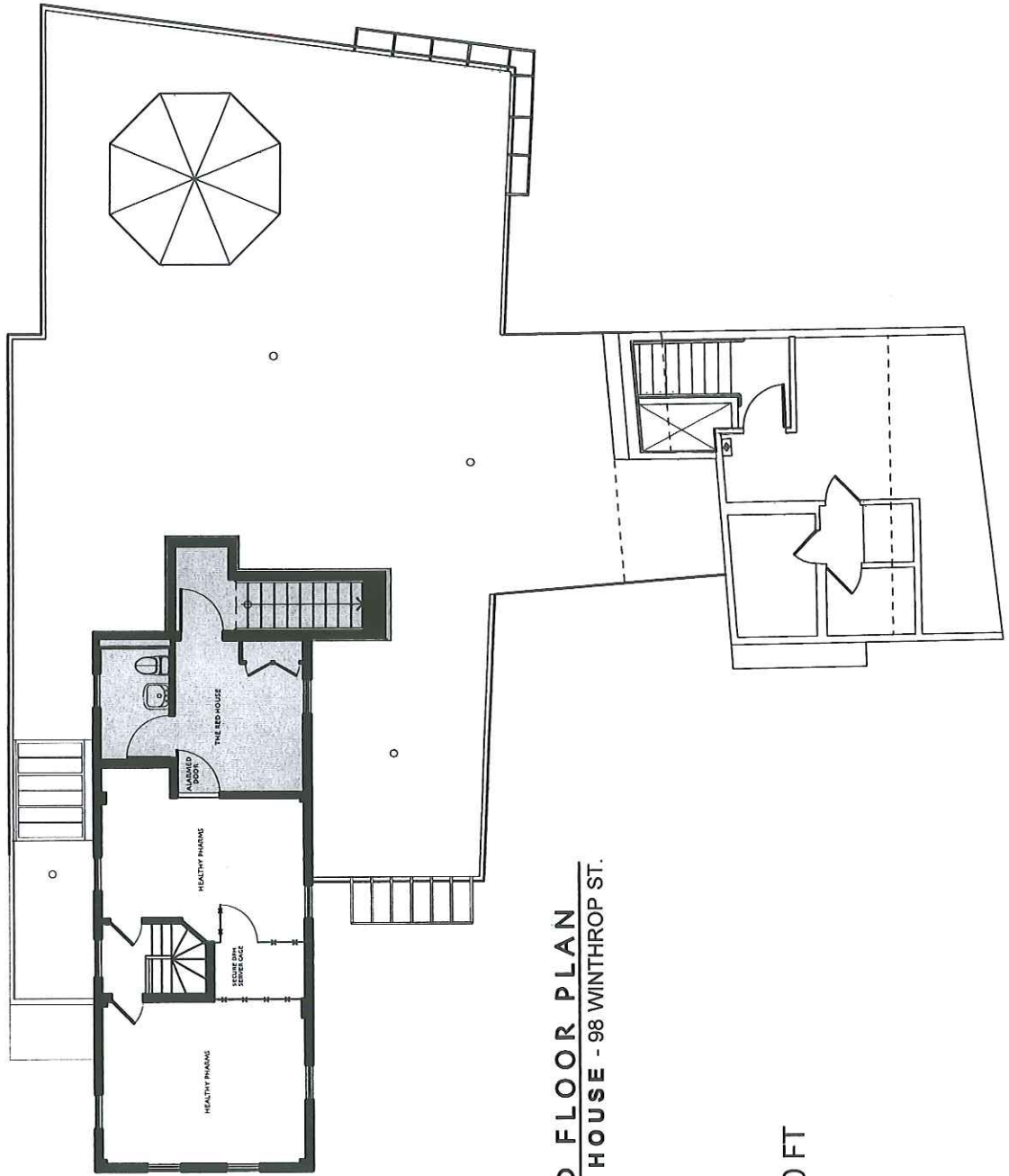
The Red House restaurant

Charlie's Kitchen

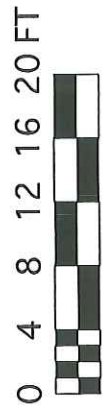


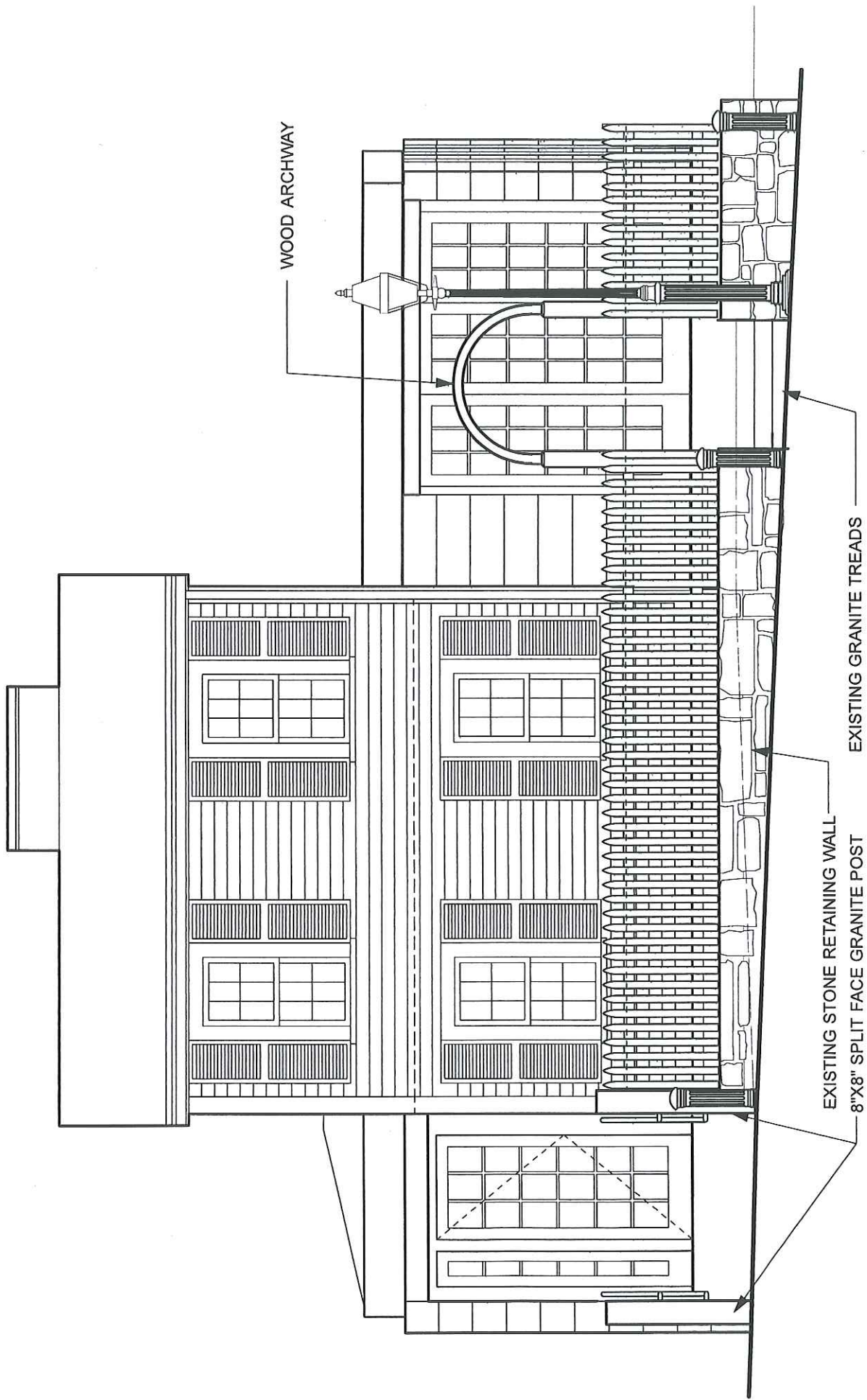
**FIRST FLOOR PLAN**  
**THE RED HOUSE - 98 WINTHROP ST.**





**SECOND FLOOR PLAN**  
**THE RED HOUSE - 98 WINTHROP ST.**



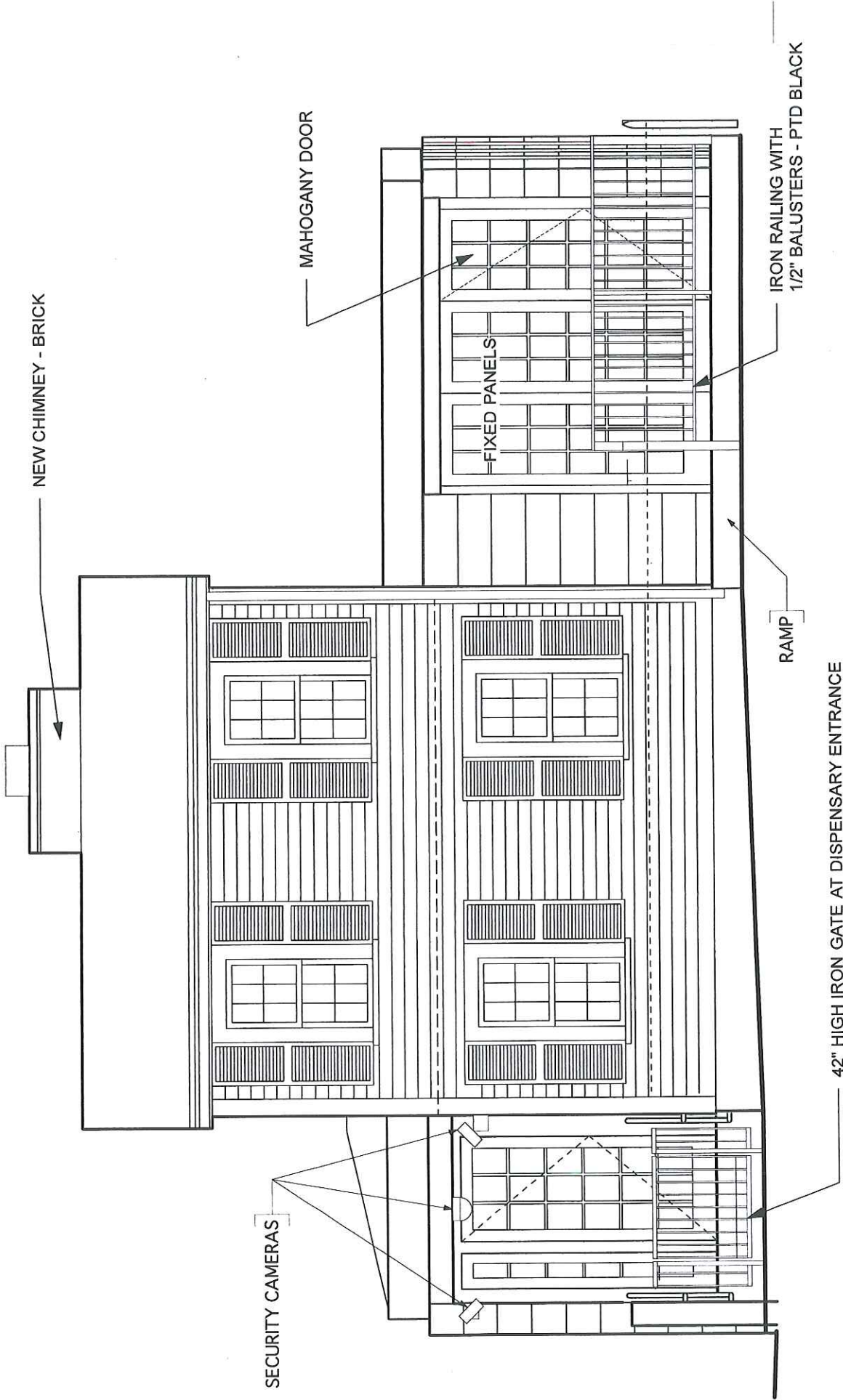


WOOD ARCHWAY

EXISTING STONE RETAINING WALL  
8\"X8\" SPLIT FACE GRANITE POST

EXISTING GRANITE TREADS

**STREET ELEVATION**  
**THE RED HOUSE - 98 WINTHROP ST.**



NEW CHIMNEY - BRICK

MAHOAGANY DOOR

FIXED PANELS

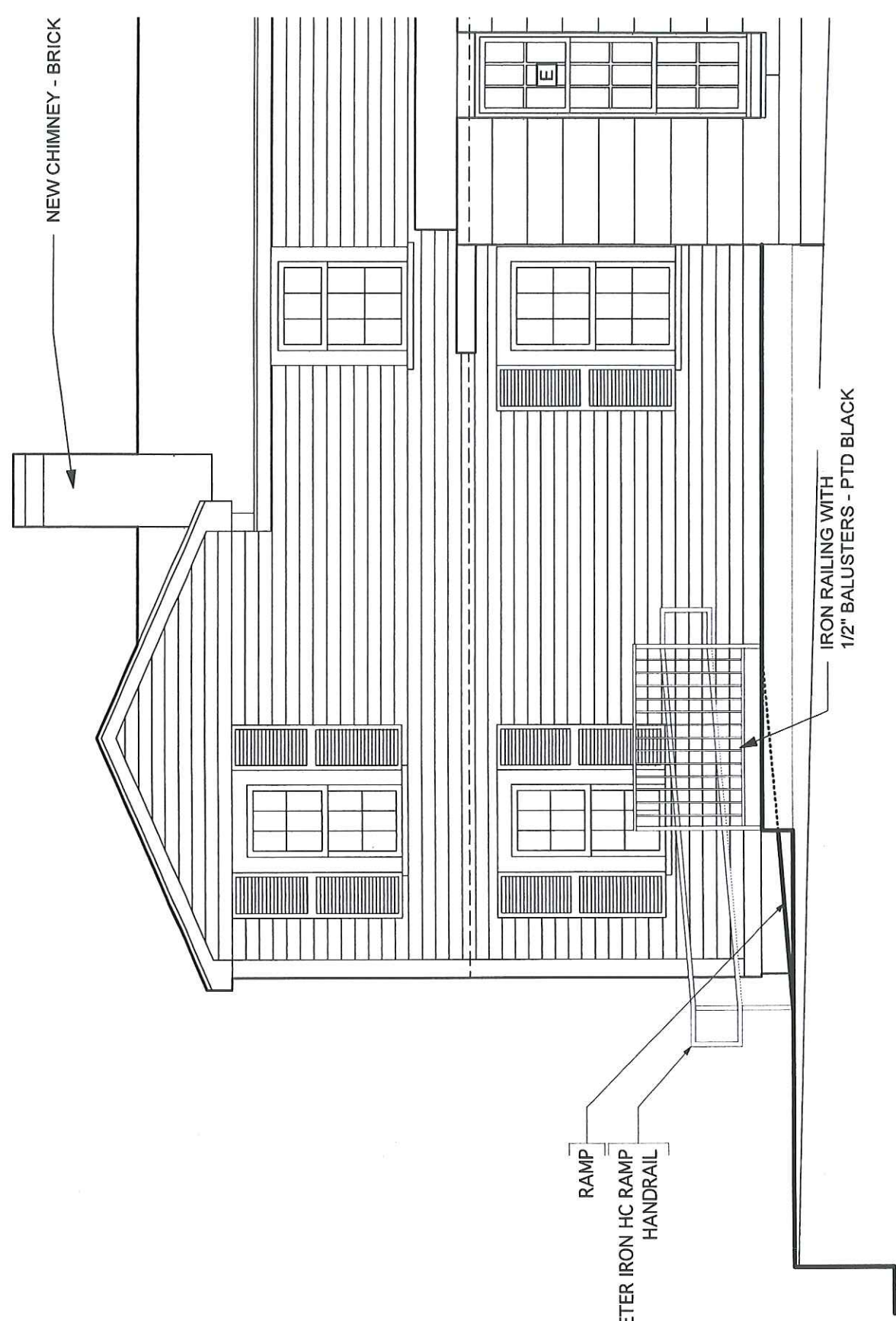
SECURITY CAMERAS

IRON RAILING WITH  
1/2" BALUSTERS - PTD BLACK

RAMP

42" HIGH IRON GATE AT DISPENSARY ENTRANCE

**FRONT ELEVATION**  
**THE RED HOUSE - 98 WINTHROP ST.**

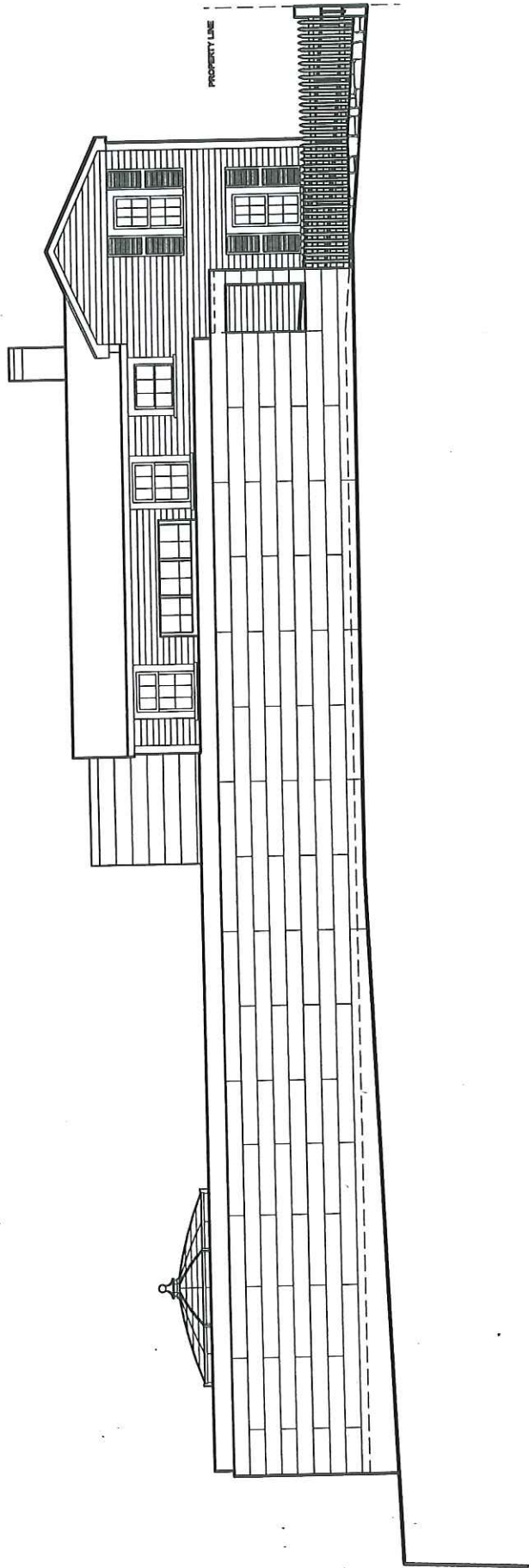


NEW CHIMNEY - BRICK

RAMP  
1 1/2" DIAMETER IRON HC RAMP  
HANDRAIL

IRON RAILING WITH  
1/2" BALUSTERS - PTD BLACK

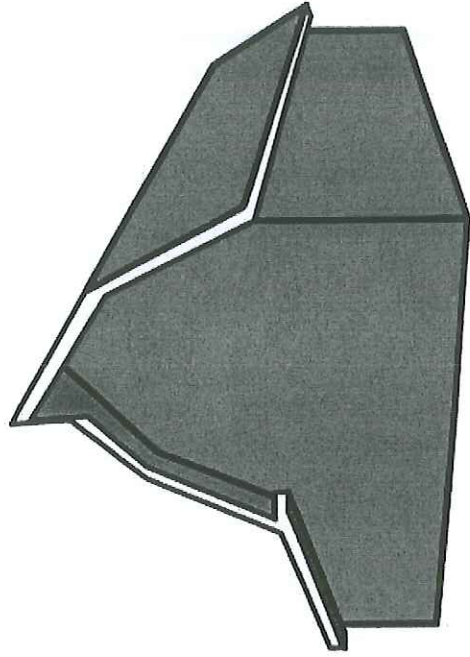
WEST ELEVATION  
THE RED HOUSE - 98 WINTHROP ST.



**EAST ELEVATION**  
**THE RED HOUSE - 98 WINTHROP ST.**



# Healthy pharms<sup>Inc</sup>



HPI - Cambridge Historic Commission



# HPI's Mission

Healthy Pharms Inc. will provide high-quality, laboratory-tested medical marijuana products and educational materials to Massachusetts residents approved by their physician and registered with the Department of Public Health.

Our facility will be clean, modern, operated in a professional manner, and compassionate to those we serve.

We will engage the community and be responsive to their needs, ensure financial sustainability, and maintain legal and regulatory compliance at all times.



# HPI Board Members

## **Nathaniel Averill – Executive Director**

- 20+ years bio-pharmaceutical manufacturing startup and management experience.

## **Paul Overgaag – CFO**

- Paul has over 25 years of entrepreneurial and management experience in Harvard Square.

## **Steven Freundlich – Director**

- A retired U.S. Foreign Service Officer.

## **Joy Kolin – Director**

- 15 years of professional experience in running and managing non-profit health care international development projects.

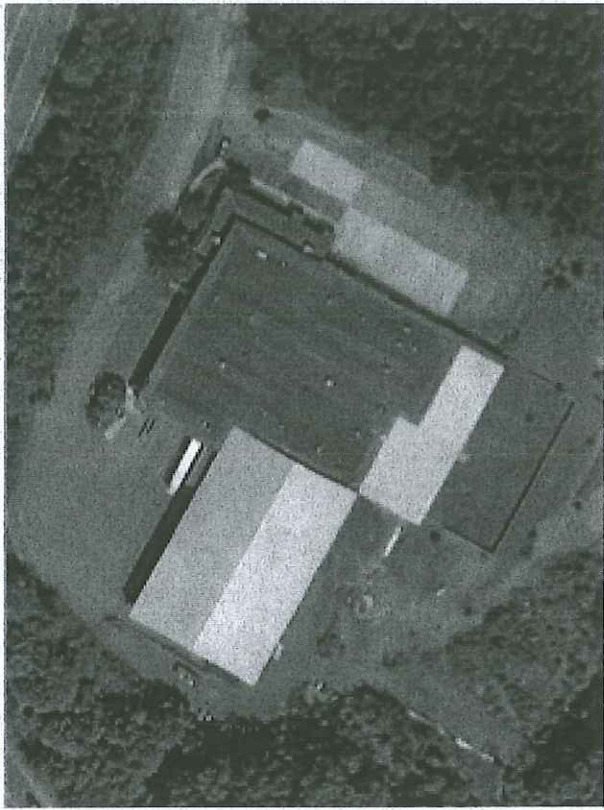
## **Amy Herman-Roloff PhD – Director**

- 15 years of professional employment in governmental public health agencies (local and state) and non-profit organizations.
- Currently works for the Centers for Disease Control (CDC).



# RMD Registration Status

- Healthy Pharms is 1 of 12 groups who obtained registration during the 2013-2014 application process to operate RMDs in the Commonwealth.
- HPI has a special permit in Georgetown for a 65,000 sq.ft. cultivation, processing and dispensing facility, and is in construction.
- HPI plans to create medicine in Georgetown to dispense in Cambridge.



401 East Main St. Georgetown, MA



# RMD Registration Status

- HPI submitted another application to the DPH in 2015 to operate a 2nd RMD dispensing facility.
- HPI has been invited by the DPH to submit a Siting Profile, which is the last application step before receiving a provisional registration.
- This is HPI's second time through the RMD application process.
- HPI has already been thoroughly vetted by the DPH, including background checks on all team members.
- HPI will seek a letter of support/non-opposition from Cambridge to complete its application.



# Dispensing Only

- A Harvard Square facility would be for dispensing only.
- Patients and caregivers must show two forms of ID prior to entry and be verified through the Massachusetts Medical Use of Marijuana Program database.
- On-site consumption is prohibited.
- Patients and caregivers will not be allowed to linger on-site after completing their purchase.
- Healthy Pharms will have security agent(s) on-site during business hours.



# What would it look like?

- HPI will maintain the urban character of Winthrop Street.
- The Red House will keep the patio out front and the bar area and front dining room.
- Only the side entrance will be used for the RMD and is set 19' back from the street, with less than 10' of street level frontage. Planning Board has recommended that these factors not be included in the zoning bylaw amendment. Planning Board Recommendation, August 19, 2016 ("PB Rec."), pg. 2.
- The back dining room will become the dispensary.
- Per state regulations no neon signs or depictions of marijuana or paraphernalia and no public view into the RMD space.

# The Patio Will Remain

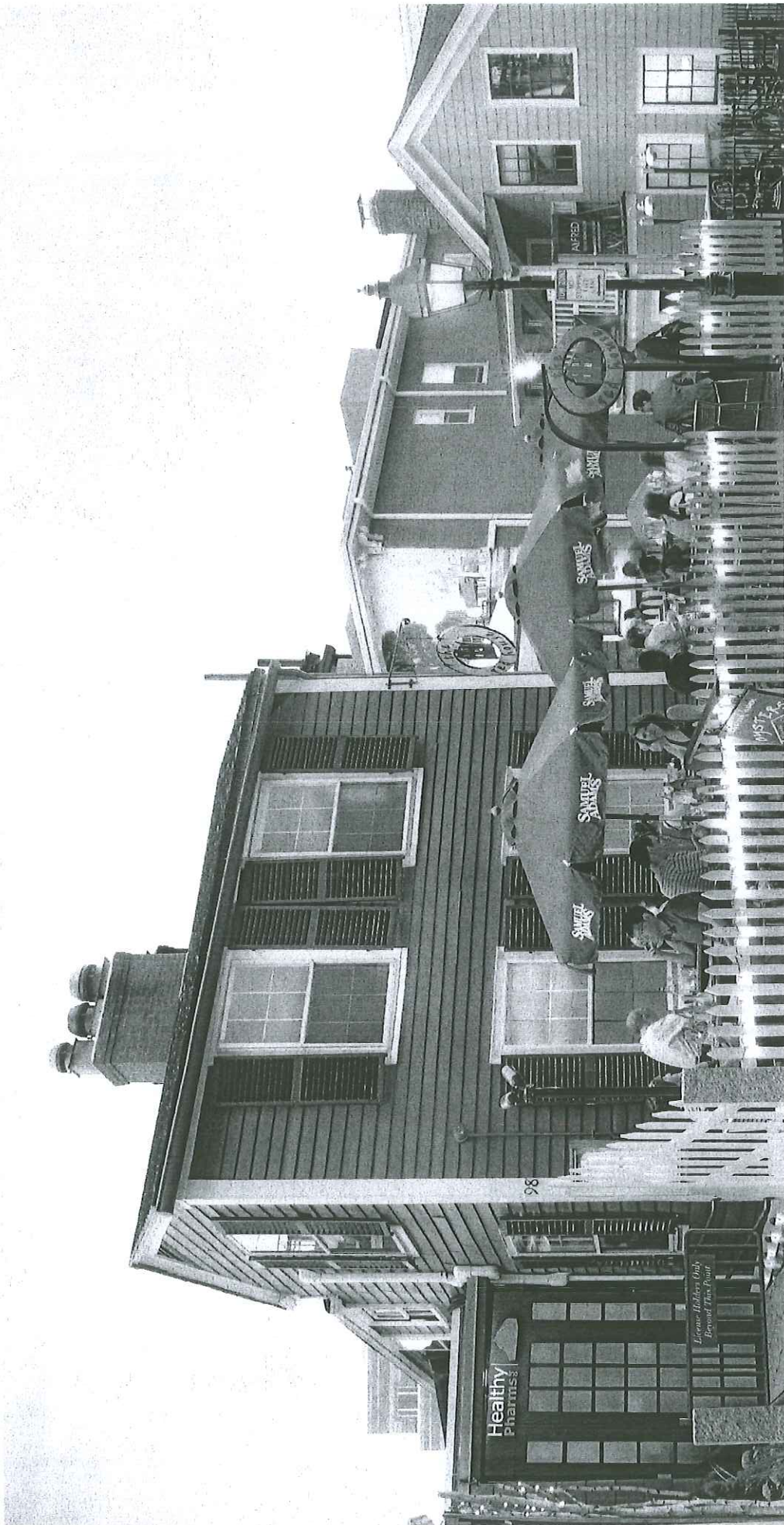




# Approaching from Eliot St. Side



# The RMD Entrance



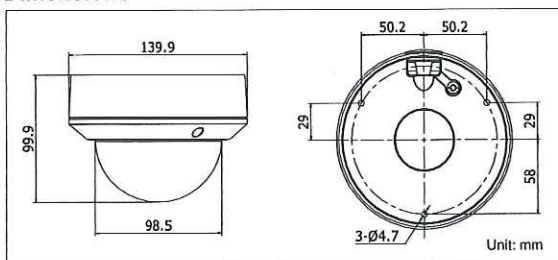
## DS-2CD2722FWD-IZS 2 MP WDR Dome Network Camera with IR



### Key Features

- 2 Megapixel High Resolution
- Full HD1080p Video
- Dual Video Streams
- 2.8 mm to 12 mm Motorized Lens
- 120 dB Wide Dynamic Range
- 3D Digital Noise Reduction
- Smart Features
- PoE 802.3af
- IR Range 30 Meters (~100 feet)
- IP66 and IK10 Protection
- Audio and Alarm Input/Output
- Edge Storage MicroSD Slot, 128 GB

### Dimensions



### Accessories



### Order Model

DS-2CD2722FWD-IZS

DS-2CD2722FWD-IZS	
<b>Camera</b>	
Image Sensor	1/2.8" progressive scan CMOS
Minimum Illumination	Color: 0.014 lux @ (f/1.4, AGC on); B/W: 0 lux with IR
Shutter Speed	1/3 s to 1/10,000 s
Slow Shutter	Yes
Lens	2.8 mm to 12 mm @ f/1.4, motorized lens
Angle of View	106° to 35°
Lens Mount	Φ14
Day/Night	IR cut filter with auto switch/schedule/triggered by alarm
Digital Noise Reduction	3D DNR
Wide Dynamic Range	120 dB
Pan/Tilt/Rotation	Pan: 0° to 355°, tilt: 0° to 75°, rotation: 0° to 355°
<b>Compression Standards</b>	
Video Compression	H.264+/H.264/MJPEG
H.264 Type	Main Profile
Video Bit Rate	32 Kbps to 16 Mbps
Dual Streams	Yes
Audio	G.711/G.722.1/G.726/MP2L2, 64 Kbps (G.711)/16 Kbps (G.722.1)/16 Kbps (G.726)/32 to 128 Kbps (MP2L2)
<b>Image</b>	
Maximum Resolution	1920 x 1080
Frame Rate	30 fps (1920 x 1080, 1280 x 960, 1280 x 720)
Image Settings	Compression, color, saturation, brightness, contrast, sharpness, rotate mode, privacy mask
Back Light Compensation	Yes, zone configured
Region of Interest (ROI)	Yes
<b>Analytics</b>	
Smart Features	Line crossing detection, intrusion detection
<b>Network</b>	
Network Storage	NAS (supports NFS, SMB/CIFS), ANR
Alarm Triggers	Motion detection, line crossing detection, intrusion detection, tamper alarm, network disconnect, IP address conflict, storage exception
Protocols	TCP/IP, UDP, ICMP, HTTP, HTTPS, FTP, DHCP, DNS, DDNS, RTP, RTSP, RTCP, PPPoE, NTP, UPnP, SMTP, SNMP, IGMP, 802.1X, QoS, IPv6, Bonjour
Security	Three level user authentication, password authorization, HTTPS and SSH certificate, IEEE802.1X, basic and digest authentication, watermark, IP address filtering, log-in lockout
Standards	ONVIF (PROFILE S, PROFILE G), PSIA, CGI, ISAPI
<b>Interface</b>	
Communication	1 RJ-45 10M/100M Ethernet port
On-Board Storage	Built-in microSD/SDHC/SDXC slot, up to 128 GB
Alarm	1 alarm I/O
Audio	1 audio I/O
<b>General</b>	
Operating Conditions	-30° C to 60° C (-22° F to 140° F), humidity 95% or less (non-condensing)
Power	12 VDC ±10%, PoE (802.3af), UL/cUL Listed
Power Consumption	Maximum 5.5 W
IR Range	30 meters (~100 feet)
Ingress Protection	IP66
Impact Protection	IEC60068-275Eh, 20J; EN50102, up to IK10
Dimensions	Φ140 mm x 99.9 mm (Φ5.51" x 3.94")
Weight	1000 g (2.20 lbs)

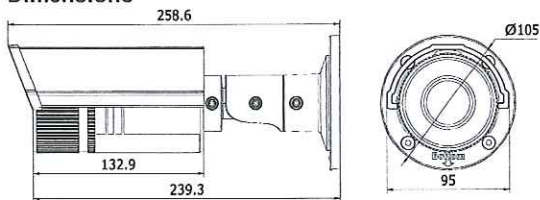
## DS-2CD2622FWD-IZS 2 MP WDR Varifocal Bullet Network Camera



### Key Features

- 2 Megapixel High Resolution
- Full 1080p Video
- Dual Video Streams
- 2.8 mm to 12 mm Motorized Lens
- 120 dB Wide Dynamic Range
- 3D Digital Noise Reduction
- Smart Features
- PoE (802.3af)
- IR Range 30 Meters (~100 Feet)
- IP66 Protection
- Audio and Alarm Input/Output
- Edge Storage, MicroSD Slot, 128 GB

### Dimensions



Unit: mm

### Accessories



CB130  
Conduit Base

PM  
Vertical Pole Mount

CBS  
Junction Box

### Order Model

DS-2CD2622FWD-IZS

DS-2CD2622FWD-IZS	
<b>Camera</b>	
Image Sensor	1/2.8" progressive scan CMOS
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Slow Shutter	Yes
Lens	2.8 mm to 12 mm @ f/1.4, motorized lens
Angle of View	106° to 35°
Lens Mount	Φ14
Day/Night	IR cut filter with auto switch
Digital Noise Reduction	3D DNR
Wide Dynamic Range	120 dB
Pan/Tilt/Rotation	3-axis positioning
<b>Compression Standards</b>	
Video Compression	H.264+/H.264/MJPEG
H.264 Type	Main Profile
Video Bit Rate	32 Kbps to 16 Mbps
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<b>Analytics</b>	
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Network Storage	NAS (supports NFS, SMB/CIFS), ANR
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Security	Three level user authentication, password authorization, HTTPS and SSH certificate, IEEE802.1X, basic and digest authentication, watermark, IP address filtering, log-in lockout
Standards	ONVIF (PROFILE S, PROFILE G), PSIA, CGI, ISAPI
<b>Interface</b>	
Communication	1 RJ-45 10M/100M Ethernet interface
On-Board Storage	Built-in microSD/SDHC/SDXC slot, up to 128 GB
Alarm	1 alarm I/O
Audio	1 audio I/O
<b>General</b>	
Operating Conditions	-30° C to 60° C (-22° F to 140° F), humidity 95% or less (non-condensing)
Power	12 VDC ±10%, PoE (802.3af)
Power Consumption	Maximum 5.5 W (maximum 7.5 W with IR cut filter on)
IR Range	30 meters (~100 feet)
Ingress Protection	IP66
Dimensions	95 mm × 105 mm × 258.6 mm (3.74" × 4.13" × 10.18")
Weight	1200 g (2.65 lbs)



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- [Permeable Pavers](#)
- [Specially Pavers](#)
- [Choose by Color](#)

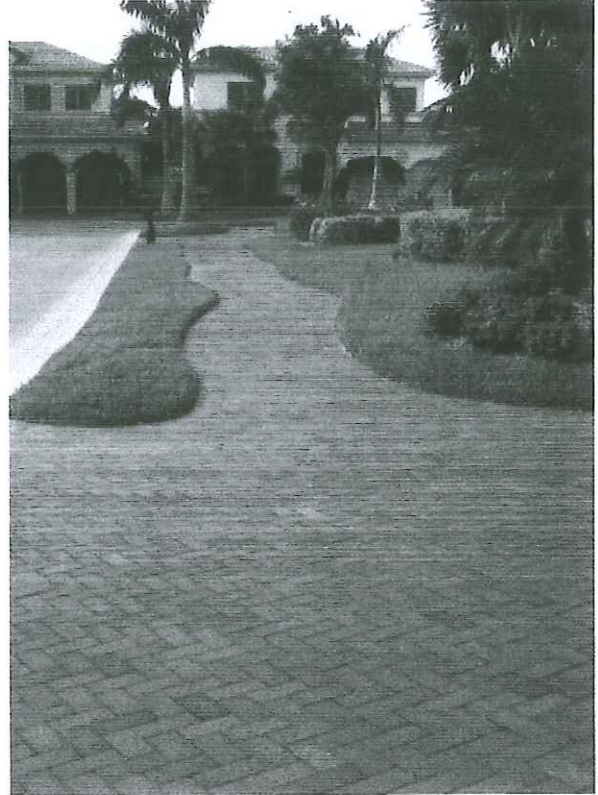
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## Pathway Full Range



[BACK](#)



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