



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

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RECEIVED

APR 09 2019

CAMBRIDGE HISTORICAL COMMISSION

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

The City of Cambridge hereby submits an Application for a Certificate of Appropriateness for the renovation and alterations to the Harvard Square Kiosk and Plaza.

In 2017, the City established a Harvard Square Kiosk and Plaza Working Group to create a vision for the future use, operation, and governance of the Harvard Square Kiosk and Plaza. The Working Group process involved broad public input, including surveys, community meetings, pop-up workshops, and a Call for Ideas. Based on this community feedback and regular meetings, the Working Group developed a set of recommendations for the future of this space in the heart of Harvard Square. The Working Group envisioned the Harvard Square Kiosk and Plaza to be flexible, dynamic, and welcoming community assets that enhance the everyday life of Harvard Square, act as platforms for community gatherings, including civic, artistic, and social activities, and attract and serve a broad range of people, including residents, students, visitors, etc.

Please find attached the following documents:

- 1) DPW Cover Letter, dated 09 April 2019
- 2) Harvard Square Kiosk - Cambridge Historical Commission Architecture Presentation by Touloukian Touloukian Inc., dated 04/09/2019
- 3) Harvard Square Plaza - Cambridge Historical Commission Landscape Architecture Presentation by Halvorson Design Partnership, dated 04/09/2019
- 4) Harvard Square Plaza - Landscape Architecture Progress Drawing Package by Halvorson Design Partnership, dated 04/09/2019

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: City of Cambridge, Louis DePasquale, City Manager

Mailing Address: Cambridge City Hall, 795 Mass. Ave, Cambridge MA 02139

Telephone/Fax: 617-349-4000

E-mail: citymanager@cambridgema.gov

⇒ Signature of Property Owner of Record: _____

(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: 4/9/19

Case Number: 4093

Hearing Date: 5/2/19

Type of Certificate Issued: _____

Date Issued: _____



City of Cambridge Department of Public Works

147 Hampshire Street
Cambridge, MA 02139
theworks@cambridgema.gov

Owen O'Riordan, Commissioner

voice: 617 349 4800
tdd: 617 499 9924

April 9, 2019

Charles Sullivan, Executive Director
Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, Mass. 02139

Mr. Sullivan,

The City of Cambridge hereby submits an Application for Certificate of Appropriateness for the renovation and alterations to the Harvard Square Kiosk and Plaza.

The application for the alteration, preservation and renovation to the Harvard Square Kiosk has been informed by community feedback and regular meetings, with the Working Group, the City of Cambridge and the Design Team to develop a set of recommendations for the future of this space in the heart of Harvard Square.

The Architectural Presentation is broken down into three parts: 1.) Timeline of Alterations, 2.) Design Proposal, and 3.) Preservation + Renovation Approach. A basic outline of the Architectural Presentation is included below.

Please see the attached Touloukian Touloukian's Harvard Square Kiosk Cambridge Historic Application Presentation dated 09 April 2019 for additional information.

Please also refer to the Final Landmark Designation Report by the Cambridge Historical Commission dated November 30, 2017 for a thorough summary, timeline and recommendations of the Harvard Square Kiosk.

1.) Timeline of Alterations: (pages 2-15)

- A photographic timeline of alterations from the 1912 initial construction, to the 1928 "original" headhouse structure, to its relocation in 1983, and to its condition today outline the modifications of the historic headhouse over the years.

2.) Design Proposal: (pages 16-25)

- The "original" structure has gone through significant modifications and decay. The general project design intent is to preserve the "original" structure, provide accessibility, and modernize its infrastructure to support the community's use recommendations that include visitor information, and a flexible community space for alternative programs.
- Additional recommendations include a flexible folding glass wall on the west side to support indoor/outdoor uses as well as providing digital roof top informational signage that is consistent with its previous historic construction.



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3.) Preservation + Renovation Approach: (pages 26-58)

- The significant historic and architectural features of the Harvard Square Kiosk landmark will be preserved.
- Changes and additions to the landmark which are not evidence of the history of the property and neighborhood will be removed.
- Deteriorated architectural will be repaired rather than replaced unless doing so will compromise the integrity of the structure.
- Replacement of architectural features is based upon physical and documentary evidence.
- Replacement materials will match the original material in physical properties, design, color, texture and appearance where possible.
- The cleaning of the landmark will be done by the gentlest possible means.
- No additions are being proposed to the landmark.
- Preservation and renovation of the “original” headhouse and its renovation is outlined in the following areas:

Masonry:

- The historic exterior and interior masonry will be preserved and repaired where appropriate.
- The continuous low wall across the south elevation is being reconstructed along with the removal of non-original entrances.

Doors and Windows:

- The 1980 storefront and magazine racks will be removed, to recapture the original transparency of the kiosk.
- New steel windows and doors will replicate the thin dimensions of the original steel sash.
- The historic openings on the west facade will be infilled with transparent new steel folding doors.
- The west elevation historically was open with stair access into the MBTA, the design proposal aims to recapture the original transparent and movement with folding doors.

Roof System:

- Due to the deteriorated standing seam copper roof conditions which are at the end of their life cycle, a new red copper roof duplicating the original details of the 1927 construction drawings will be provided to match original profiles.
- The cypress roof sheathing will be preserved in place and replaced with new to match existing at damaged and deteriorated locations.
- The iron supporting structural framework will be preserved in place, cleaned and repainted in the historic color.

Perimeter Dentilled Fascia:

- Due to the deteriorated perimeter dentilled fascia conditions which are at the end of their life cycle, a new red copper perimeter dentilled fascia duplicating the original details of the 1927 construction drawings will be provided to match original profiles.



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Exterior and Interior Steel Structure and Wood Soffit:

- The interior and exterior exposed cypress bead-board sheathing, and riveted iron structure of the roof and the masonry piers and walls will be preserved.
- Deteriorated cypress bead-board sheathing will be replaced in kind.
- Missing members of the iron structure will be replicated.

Paint Color Analysis and Recommendations:

- While not subject to Historical Commission jurisdiction, the technical paint analysis has been completed. Colors of the ironwork and exposed bead-board ceiling will complement the colors of the historic elements.
- The historic muntins are not available for technical paint analysis. Paint color will be reviewed with the Historical Commission relative to historic photography.

Lighting Recommendations:

- Exterior RLM fixtures will replicate the 1977 pendant fixtures.
- Light sources will be concealed where possible and will where appropriate replicate color temperature and intensity of the historic nature of the building.

Signs

- The back-lit semi-circular 'Harvard Square' signs will be restored with vacuum-formed translucent red letters matching the originals.
- The three original rooftop signs of the 1950s and 1960s will be replicated.
- The interior neon "Out of Town News" signs will not be reinstalled.
- A new 'Harvard Square' sign will be installed on the South Elevation within the brick zone.

Utilities

- Heating will be provided through electric radiant heating below the interior finish floor and supplemented with toe kick heaters built into the casework.
- Air Conditioning due to space limitations within the kiosk and on maintenance concerns on the plaza will not be provided.
- Water and sewer lines will be brought to the building and capped in the crawl space for potential future use.

Accessibility

- The kiosk is currently not accessible from the west entry door. Based on the new plaza design, the kiosk will become accessible on the east and west elevation by lowering the finish grade and interior floor elevation.
- The non-conforming ramp on the south side of the kiosk will be removed.



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Other Interior Features

- The kiosk is currently not accessible from the west entry door. Based on the new plaza design, the kiosk will become accessible on the east and west elevation by lowering the finish grade and interior floor elevation.
- The non-conforming ramp on the south side of the kiosk will be removed.
- A new brick floor will be installed that is continuous with the plaza pavement.
- The interior casework will be appropriate for the new use and will be no higher than the brick perimeter walls.

Please find attached the following documents:

- 1) Harvard Square Kiosk – Cambridge Historical Commission Presentation
- 2) Harvard Square Plaza – Cambridge Historical Commission Presentation
- 3) Harvard Square Plaza – Landscape Architect Drawing Package

Please review and let us know if you need anything further in advance of our meeting on May 2nd, 2019.

Sincerely,

A handwritten signature in blue ink that reads "Kathy Watkins" followed by a circled set of initials "KW".

Kathy Watkins
City Engineer