



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: 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.

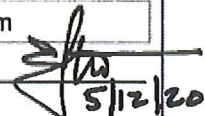
2. Address of property: , Cambridge, Massachusetts

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

1. New rooftop HVAC equipment to support lab use, with screen wall where visible from public streets.
2. Upgraded transformer and new emergency generator in rear yard (not visible from public streets).
3. 10ft x 18ft loading dock platform addition with canopy roof (not visible from public streets).
4. New interior service elevator, relocated egress stair and toilet rooms (not visible from public streets).
5. Landscaping and signage improvements.
6. Restoration and repointing of masonry facades; no altered or new openings visible from public streets.
7. New windows and exterior doors throughout, to match appearance of original 1911 installation.

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: <input type="text" value="BMR-58 Charles Street LLC"/>	
Mailing Address: <input type="text" value="17190 Bernardo Center Drive, San Diego, CA 92128"/>	
Telephone/Fax: <input type="text" value="(858)485-9840"/>	E-mail: <input type="text" value="sal.zinno@biomedrealty.com"/>
Signature of Property Owner of Record: 	
(Required field; application will not be considered complete without property owner's signature)	
Name of proponent, if not record owner: <input type="text"/>	
Mailing Address: <input type="text"/>	
Telephone/Fax: <input type="text"/>	E-mail: <input type="text"/>

 5/12/20

(for office use only):			
Date Application Received: _____	Case Number: <u>4327</u>	Hearing Date: <u>7/9/2020</u>	
Type of Certificate Issued: _____	Date Issued: _____		

Description of the proposed alterations

The property known as 58 Charles Street (listed by the City Assessor as 78 Charles Street) is a brick and beam industrial structure of approximately 49,200 Gross Square Feet, built in 1911 and previously known as the Slipper Factory. It is in an Industry A-1 zoning district, and is near the southeastern corner of the proposed East Cambridge Neighborhood Conservation District. The building was last renovated in the late 1980's for general office use, at which time a story was added to the larger portion of the structure and aluminum framed replacement windows without muntins were installed throughout.

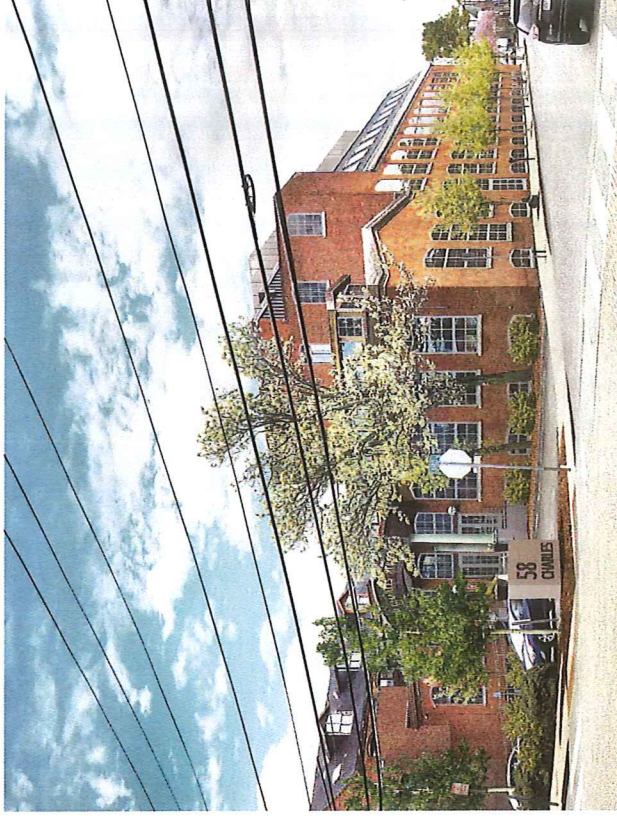
The property is within an area of mixed residential, office and lab uses, and is at the northern edge of the Kendall Square research cluster. To the south is the American Twine office building. A new lab building was recently built across Second Street to the east; to the north is East Cambridge residential neighborhood and Costa Park. Desfina restaurant and residential uses abut the parking lot immediately to the west.

58 Charles Street has been owned since 2006 by BioMed Realty, and a renovation of the entire building for a combination of office and lab uses, as allowed in the district, is planned. No additions to the floor area of the building are planned; exterior alterations are limited to new windows, and alterations necessary to accommodate the uses and new equipment required. The masonry exterior facades will be restored and the new windows to be installed throughout will match those seen in historic photographs.

Below is a summary of the proposed alterations.

1. New rooftop HVAC equipment is proposed to replace obsolete existing equipment and to support the new uses, with a screen wall where visible from public streets. The screen wall shown is as tall as the equipment to be screened, with the exception of the exhaust stacks which are required by code to extend higher. The screening material is a 50% open perforated metal sheet product with a wave form, to soften the profile against the sky and provide some translucence; a pale gray paint color is suggested. The 50% open material has also been selected to moderate the wind forces acting on it which otherwise might require the addition of lateral bracing structures to the existing masonry walls. Compliance of the proposed HVAC equipment with the Cambridge Noise Ordinance does not rely on the visual screening material, but instead on the use of high quality equipment with acoustic jackets and attenuators specified by the project's acoustic engineer.
2. An upgraded electrical transformer and new emergency generator in the rear yard are planned (not visible from public streets).
3. A 10ft x 18ft extension is planned to the loading dock platform in the rear yard, with a canopy roof (not visible from public streets).
4. A new interior service elevator, relocated egress stair, and toilet rooms are planned (not visible from public streets).
5. Landscaping improvements are planned, with additional trees and ground cover plantings along Second Street and bordering the parking area on Charles Street. A new monument sign will be installed at the street corner.
6. Restoration and repointing of all the masonry facades as necessary is planned; there will be no altered or new openings visible from public streets. Detailed surveys of the exterior envelope of the building have been made by two specialist consultants, to guide the restoration scope. Exactly matching brick and stone, and custom mixed mortars, will be used as required. Most of the flashings on the building were recently replaced with copper.
7. New windows and exterior doors will be installed throughout, to match the appearance of the windows seen in the attached photograph from the 1960's, which are currently assumed to be the original windows. The new windows will be similar to Universal brand Type 400 aluminum with heavy frames and mullions and applied muntins: operable lights are not proposed. The windows will be finished with Kynar paint; the Commission's advice about the most appropriate window frame color will be welcomed. The old photograph appears to show a lighter color, at least for the storm sash which will not be replicated.

BioMed and the design team look forward to the Commission's review and consideration of the proposed alterations on June 4th. The project's design team of Dan Winny Architect and Arrowstreet Inc. have previously worked with the Commission to restore several industrial buildings in Cambridge, including 270 Albany Street, 130 Brookline Avenue, 17 Tudor Street, 139 Main Street, and 21 Erie Street; as well as a number of historic residential structures in East Cambridge.



58 Charles Street, Cambridge MA

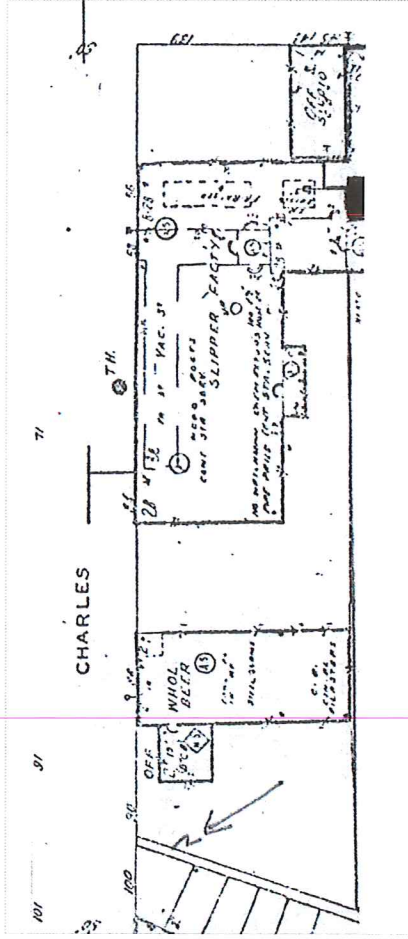
Application to Cambridge Historical Commission for Certificate of Appropriateness

12th May, 2020

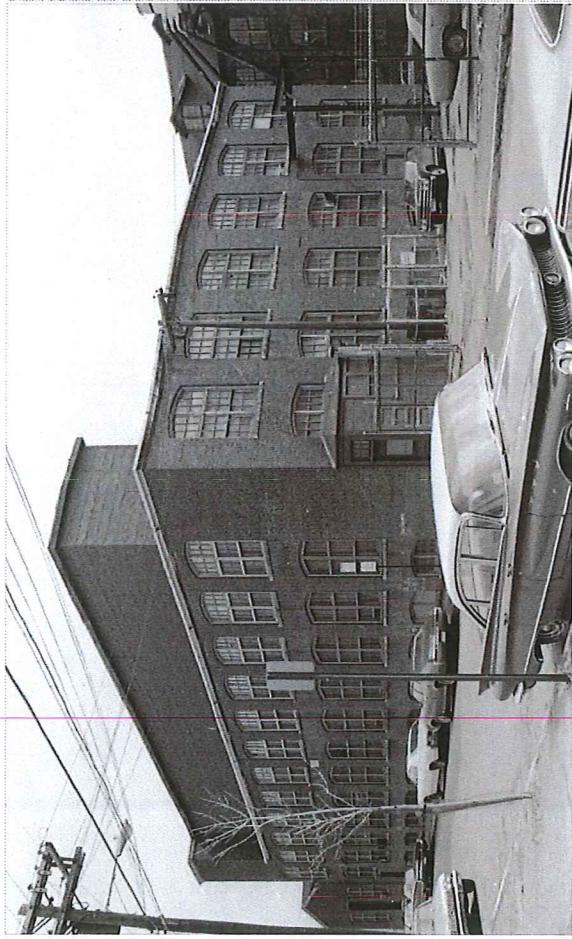
Owner: BioMed Realty Trust
Architect: Dan Winny Architect/Arrowstreet Inc.

Contents

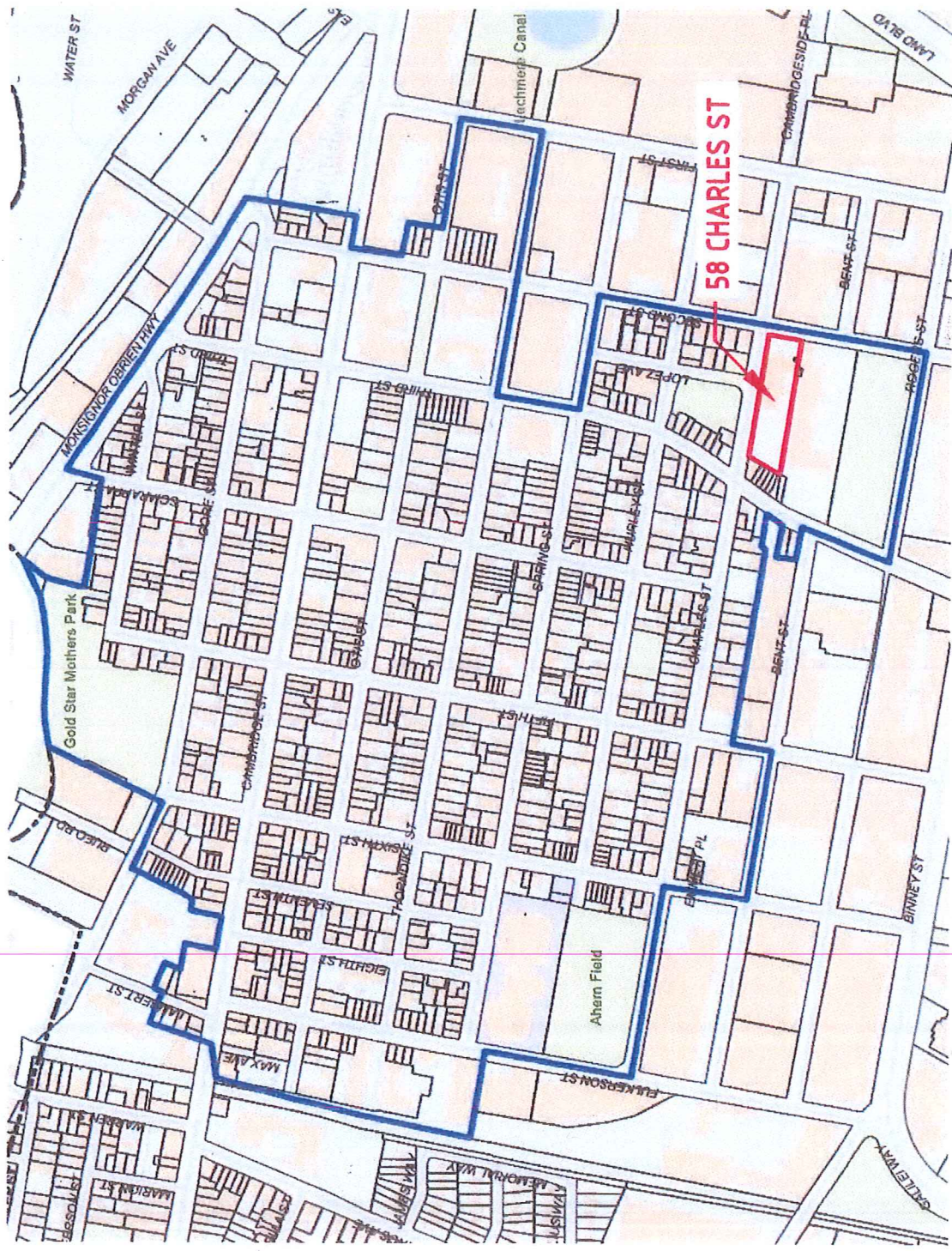
- 1 Cover sheet
- 2 Historic images
- 3 East Cambridge NCD map
- 4 Area map
- 5 Site plans
- 6-12 Existing and proposed perspective views
- 13 Proposed materials
- 14-16 Building elevations and site sections



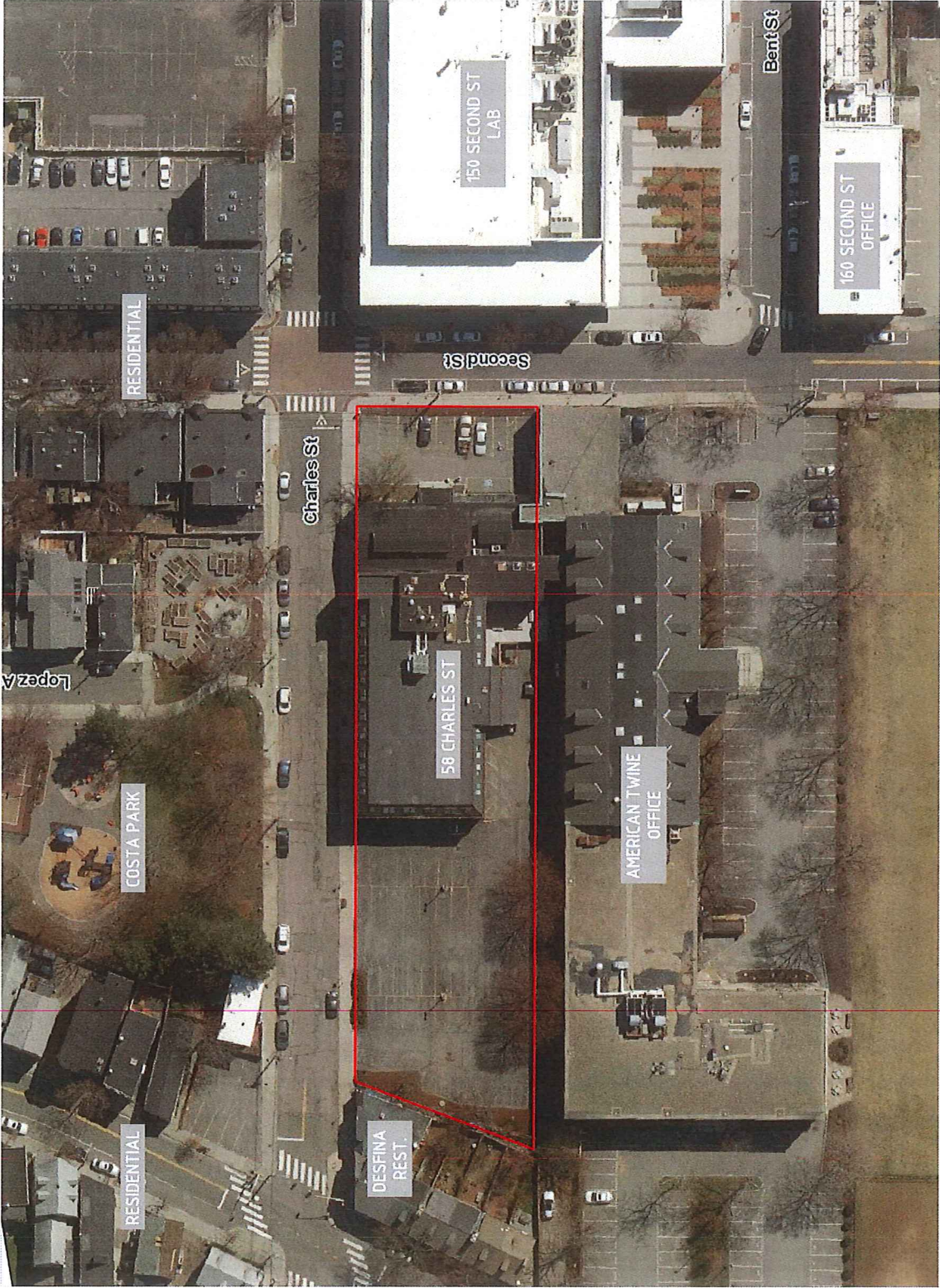
A Sanborn map image showing 58 Charles Street with the outline of the original rooftop penthouse. The "wholesale beer" building to the west, and the "office & studio" to the east, no longer exist.



A photograph from the Cambridge Historical Commission's archives, taken in 1964 and looking southeast, showing 58 Charles Street with the original rooftop penthouse (no longer existing) and the assumed original wood windows with storm sash or screens.

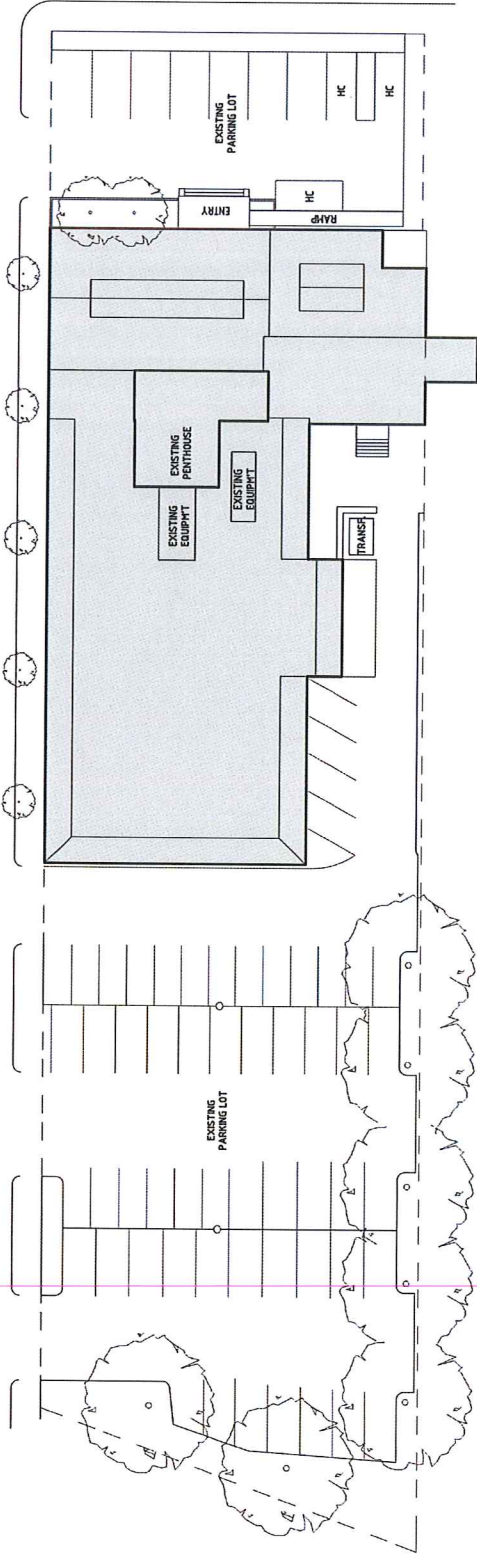


The location of 58 Charles Street, shown within the blue outline of the proposed East Cambridge Neighborhood Conservation District.



58 Charles St showing surrounding buildings and uses

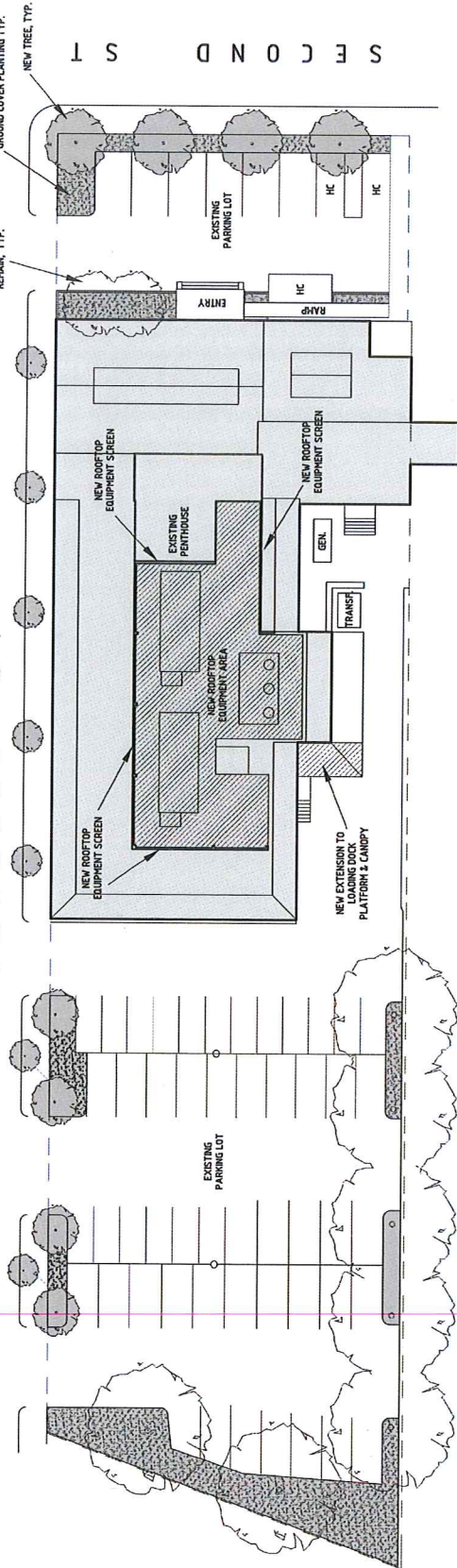
C H A R L E S S T



SITE & ROOF PLAN - AS EXISTING
1/32" = 1'-0"

S E C O N D S T

C H A R L E S S T



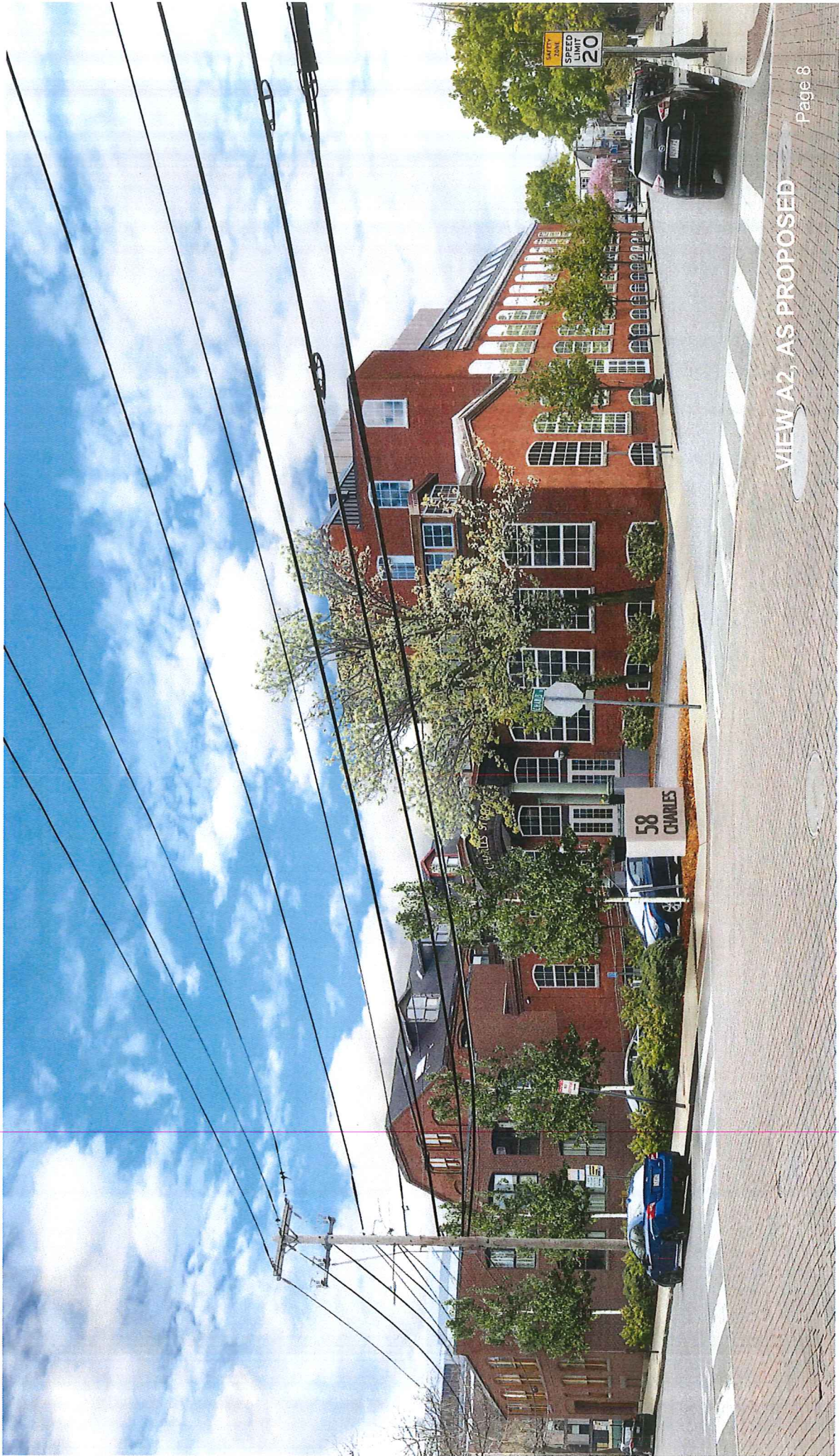
SITE & ROOF PLAN - AS PROPOSED
1/32" = 1'-0"



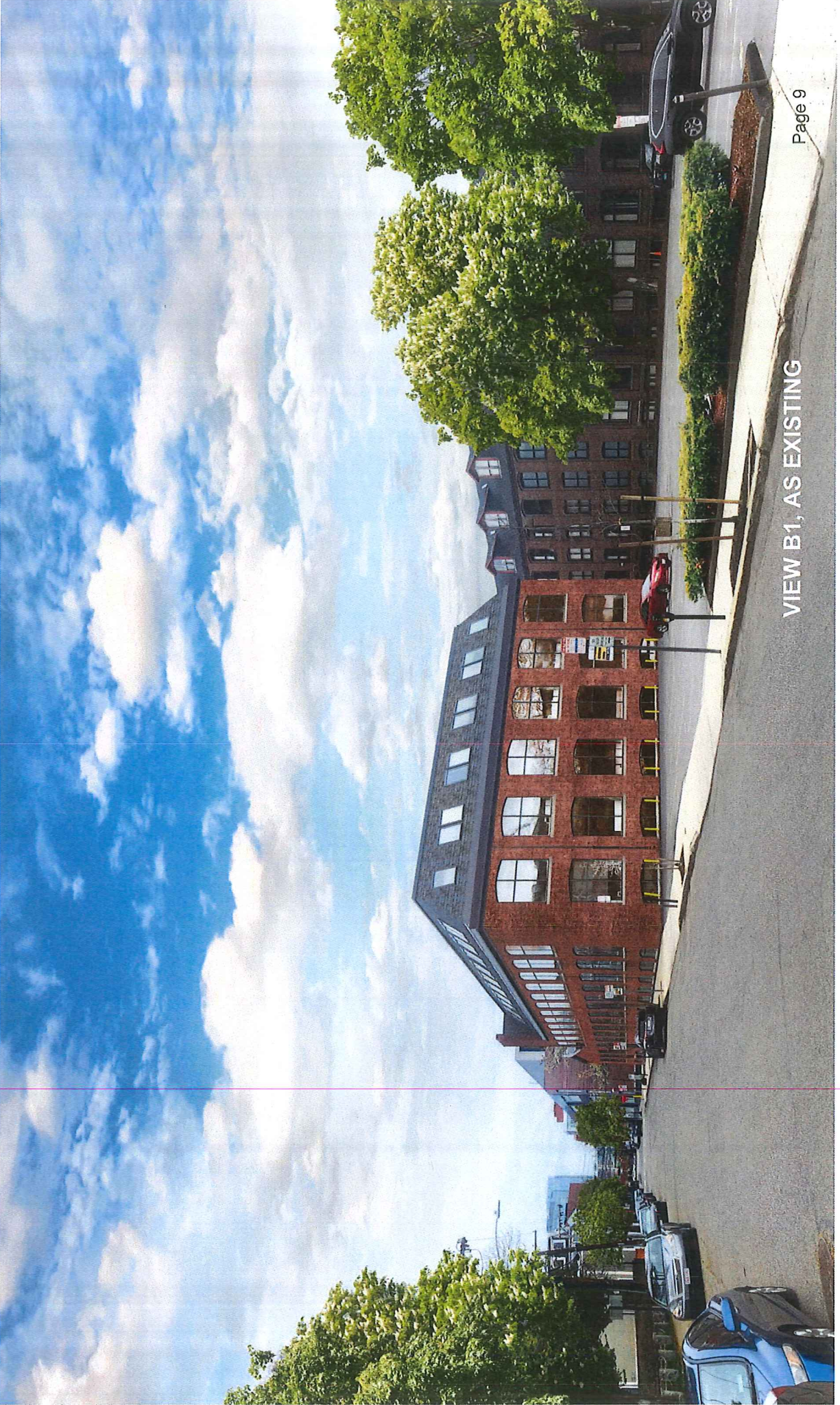
KEY PLAN TO PERSPECTIVE VIEWS



VIEW A.1, AS EXISTING



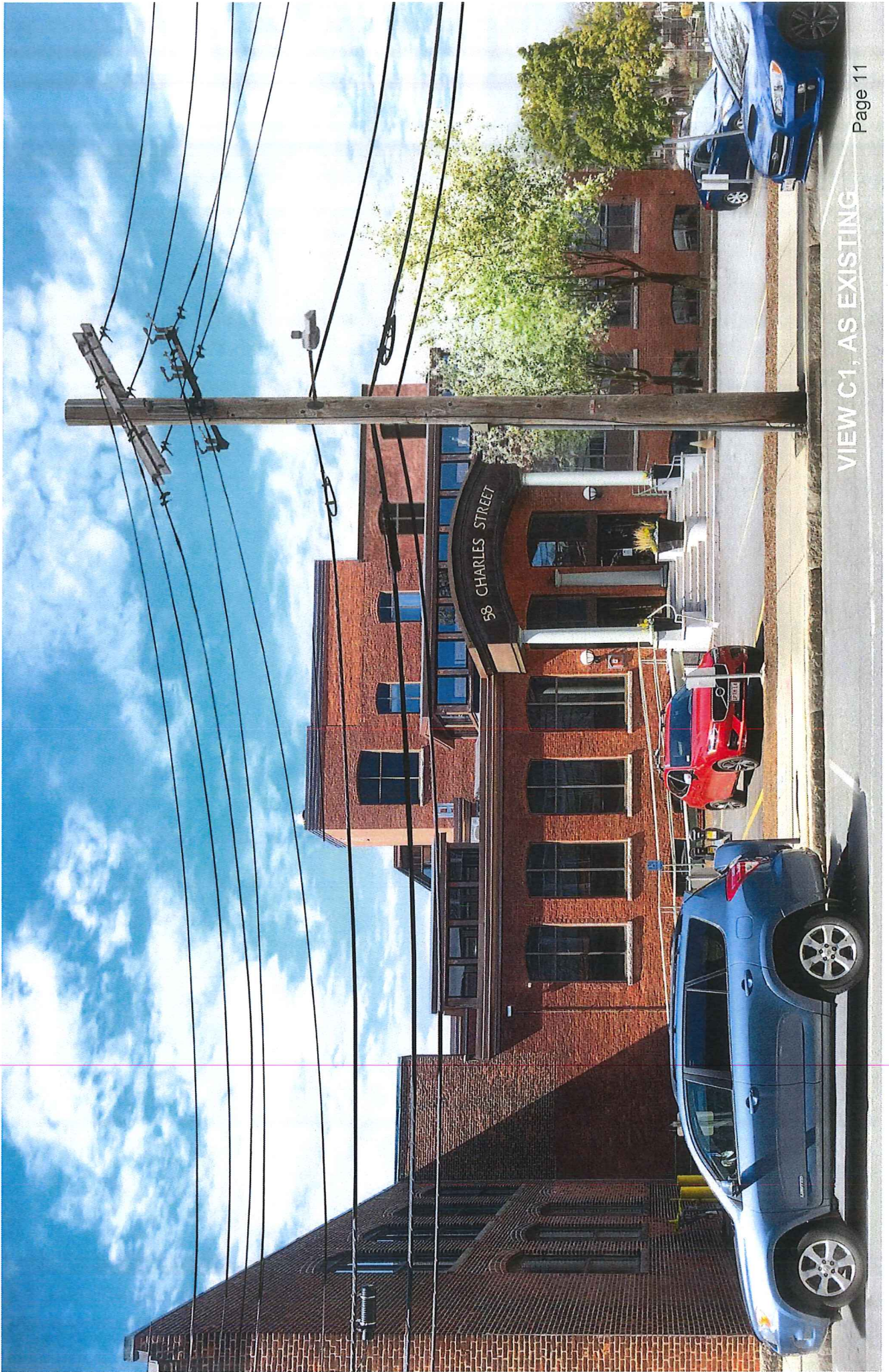
VIEW A2, AS PROPOSED



VIEW B1, AS EXISTING



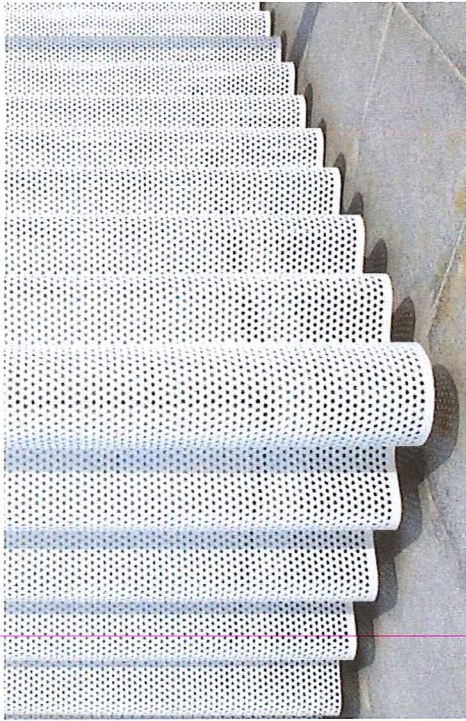
VIEW B2, AS PROPOSED



VIEW C1, AS EXISTING

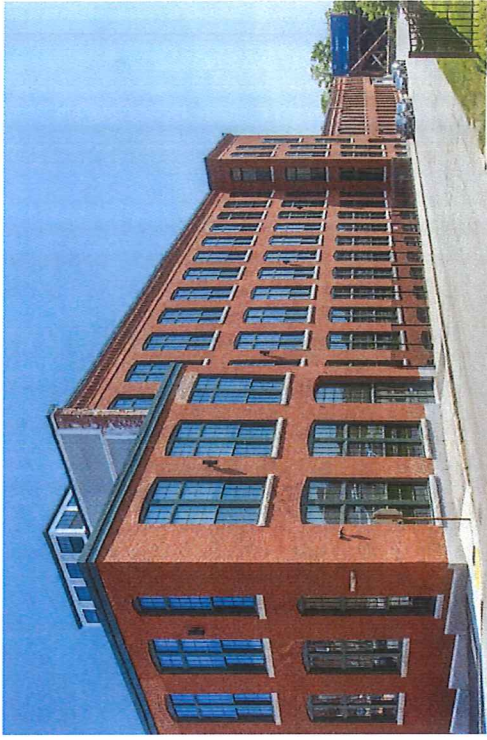
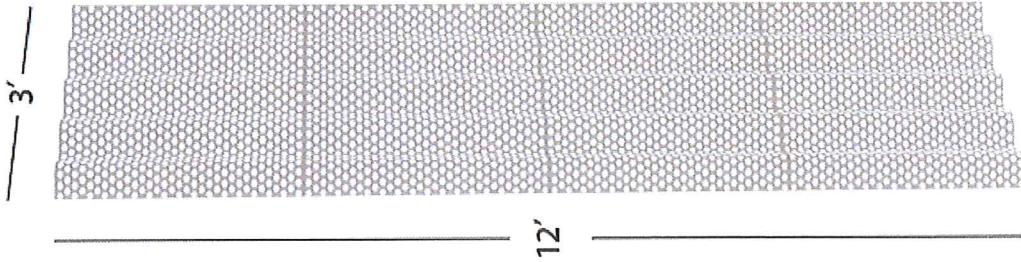


VIEW C2, AS PROPOSED Page 12



Rooftop screening panels:

Corrugated and perforated panels manufactured by "Accurate Perforating", 1/16" thick aluminum with 3/4" holes on staggered 1" centers. The panels are 50% open area, which will moderate wind loading transferred to the building structure and provide a lighter appearance than solid material. The panel size is generally 3ft wide x 12ft high, supported by galvanized steel tubes behind. The panels will be finished in pale gray paint.

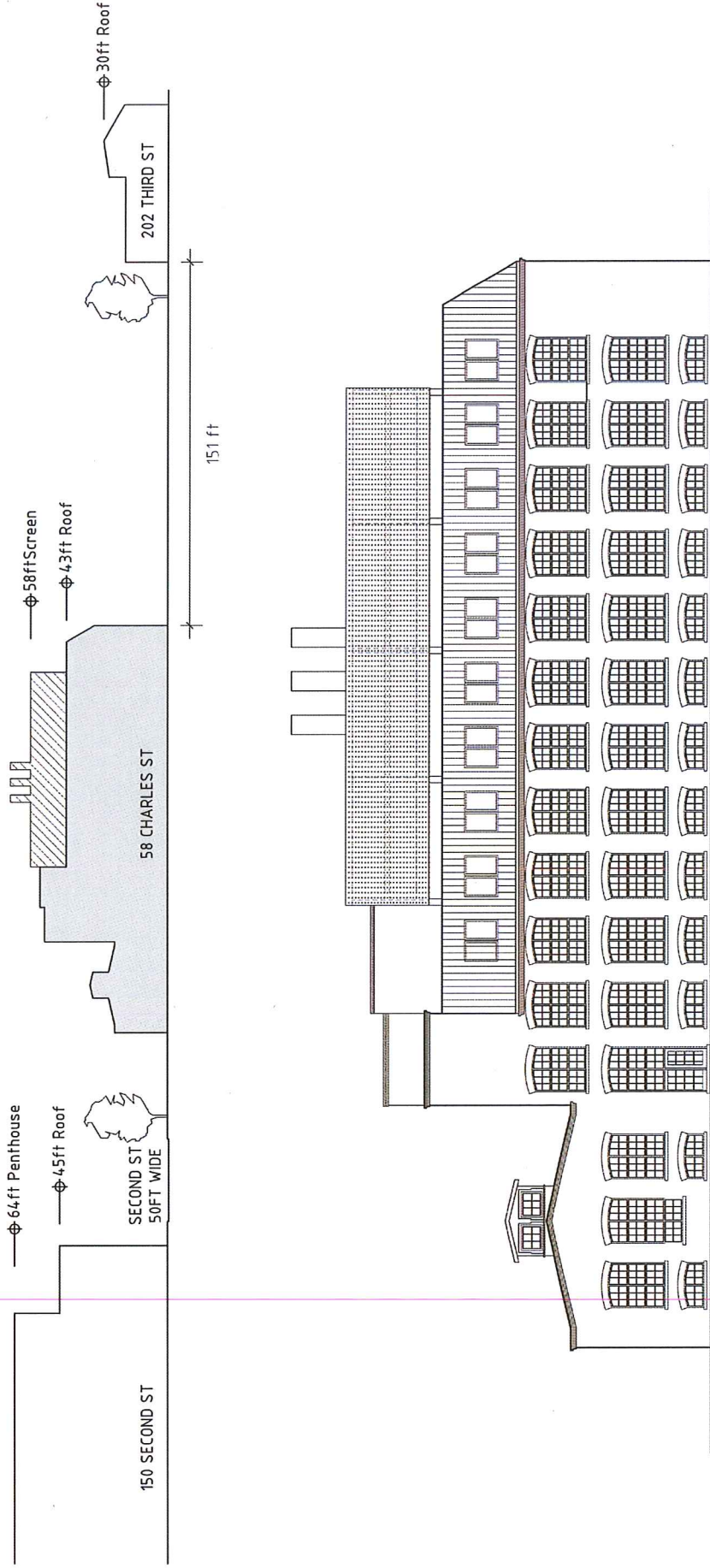


Replacement window system: two views of the proposed "Universal" 400 aluminum window system, with heavy mullions and applied muntins, in Kynar paint finish as used at two other Massachusetts renovation projects. Operable sash are not proposed.



LEGEND

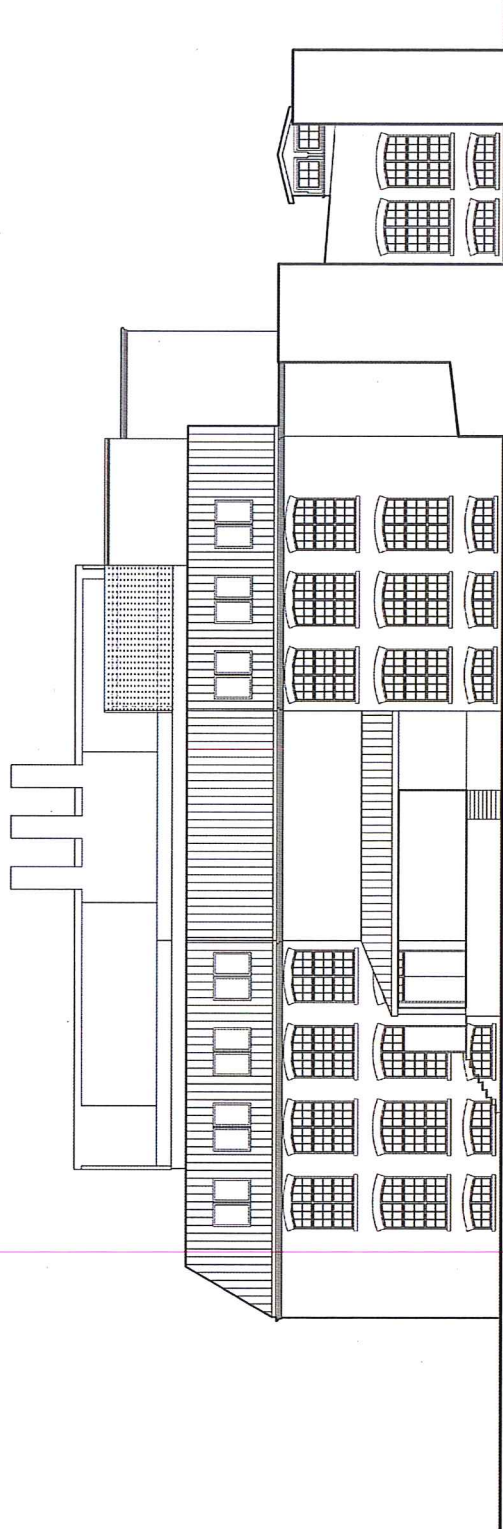
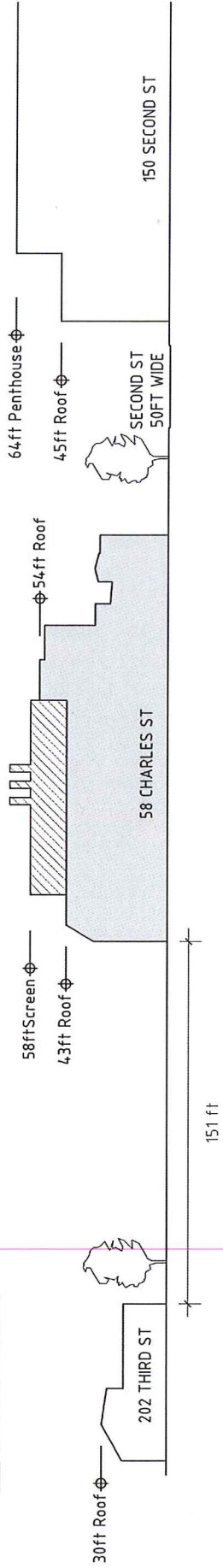
- EXISTING 58 CHARLES ST BUILDING
- PROPOSED ROOFTOP EQUIPMENT & SCREEN



NORTH ELEVATION
1/8" = 1'-0"

LEGEND

- EXISTING 58 CHARLES ST BUILDING
- PROPOSED ROOFTOP EQUIPMENT & SCREEN

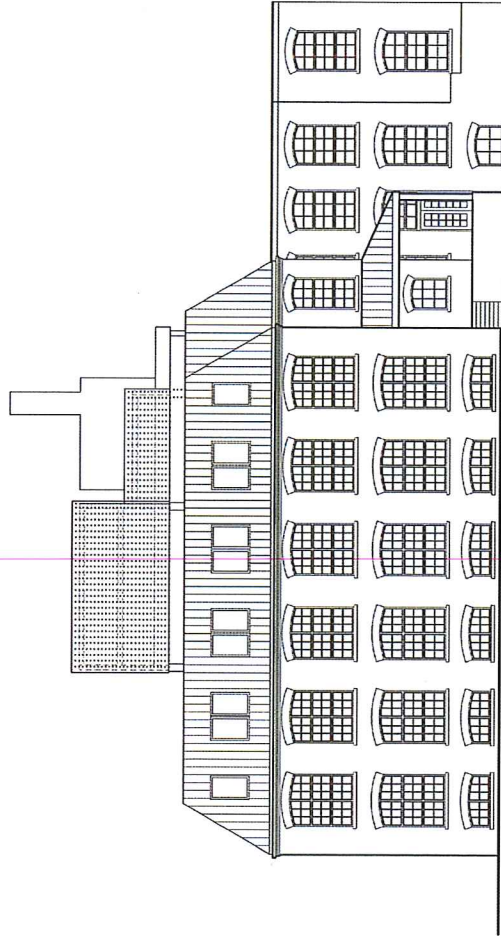
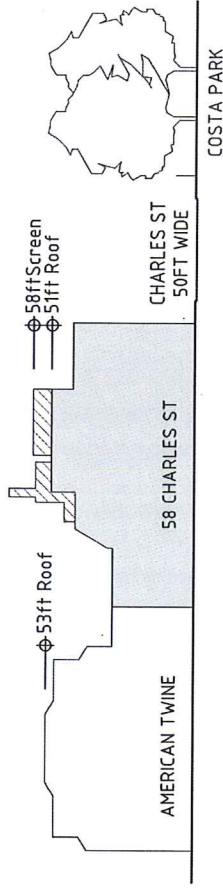
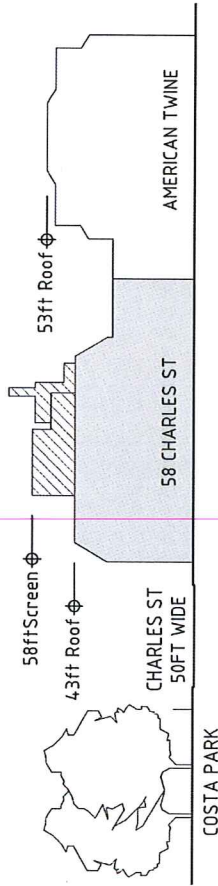


SOUTH ELEVATION

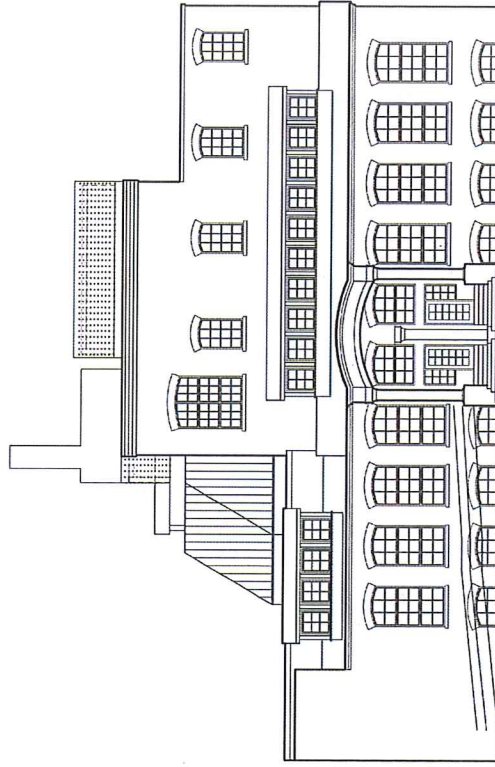
1/8" = 1'-0"

LEGEND

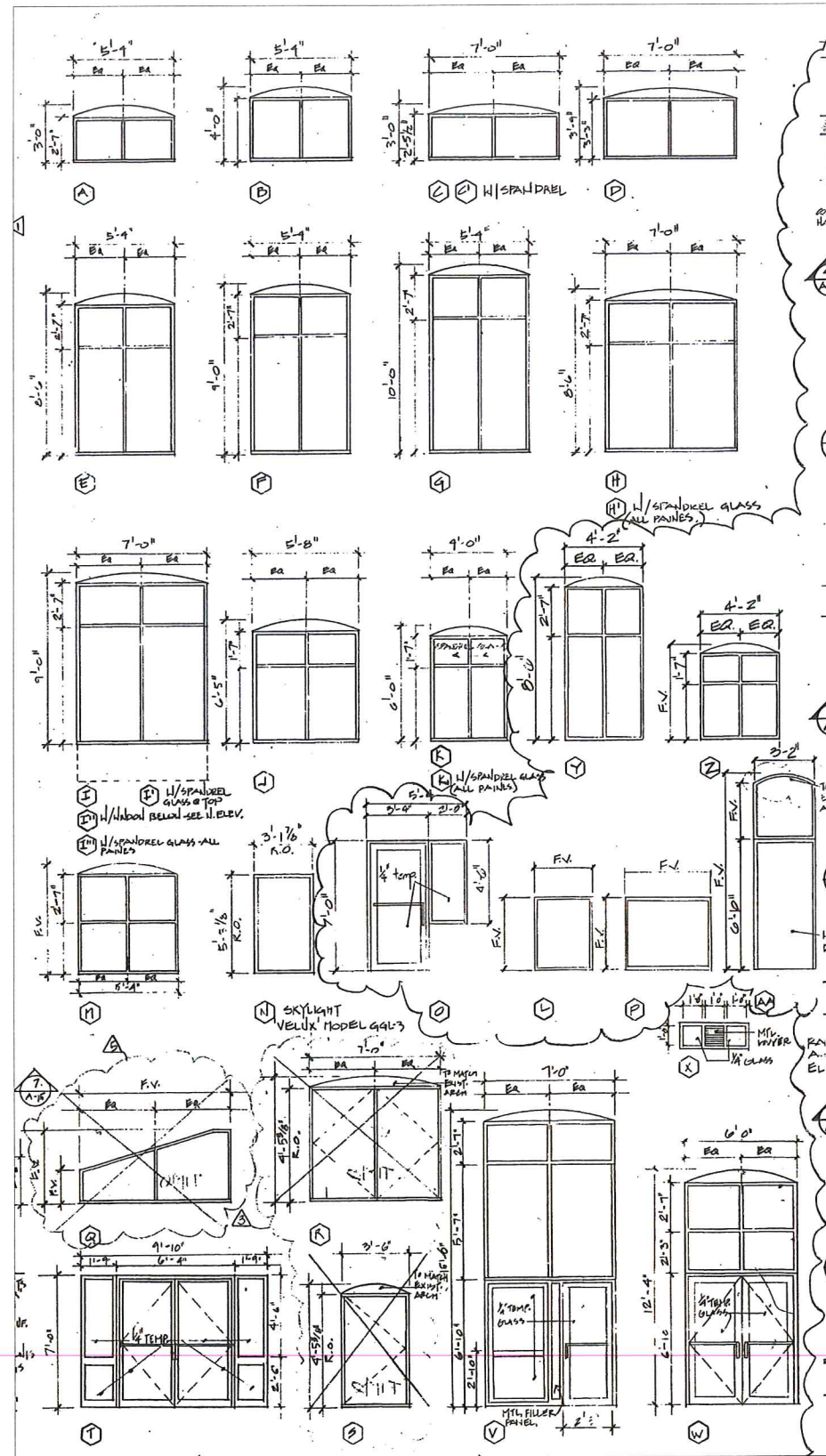
-  EXISTING 58 CHARLES ST BUILDING
-  PROPOSED ROOFTOP EQUIPMENT & SCREEN



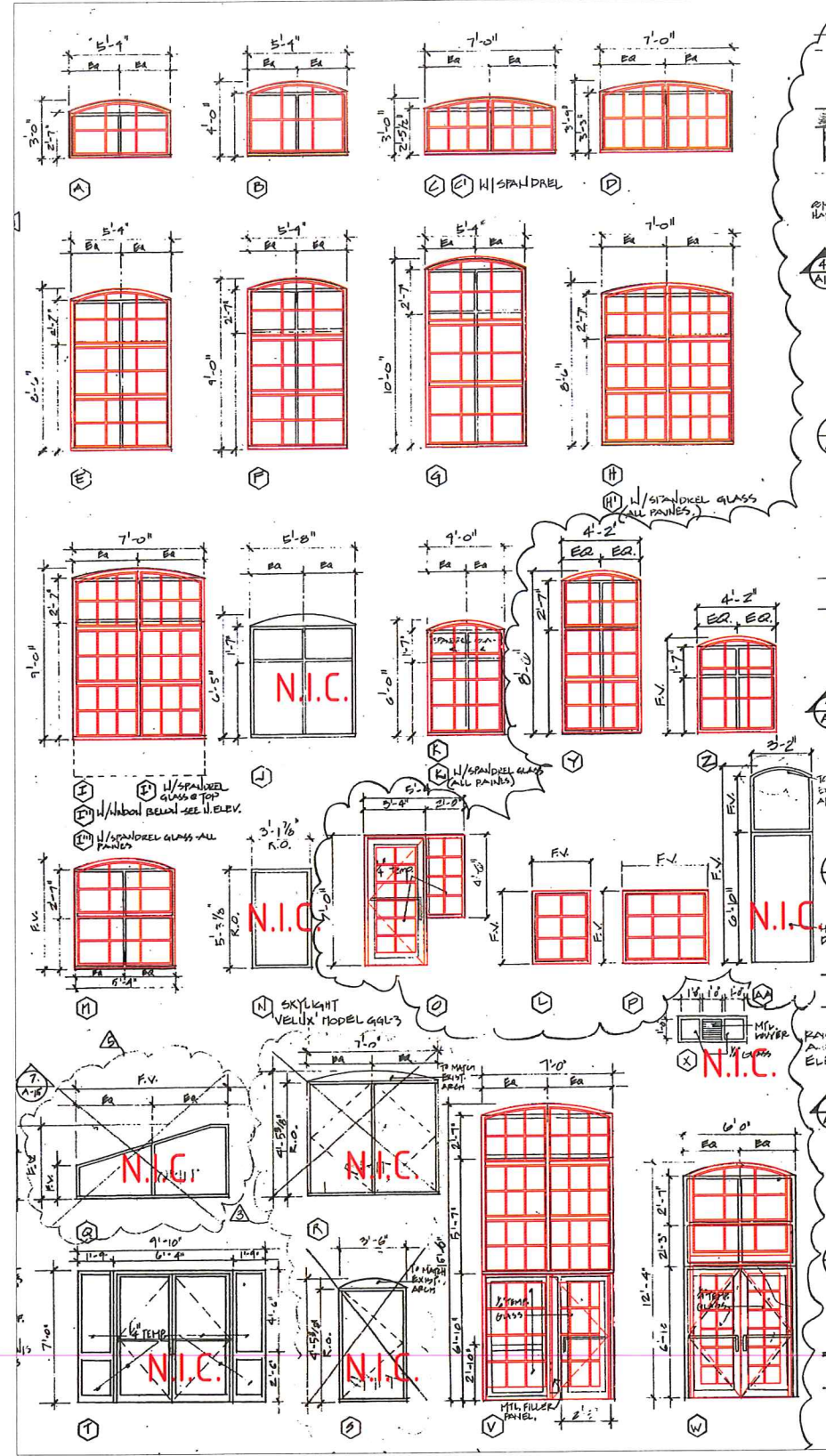
WEST ELEVATION
 $\frac{1}{16}'' = 1'-0''$



EAST ELEVATION
 $\frac{1}{16}'' = 1'-0''$



1 EXISTING WINDOWS
 1/4" = 1'-0"



2 PROPOSED WINDOWS
 1/4" = 1'-0"

WINDOW SCHEDULE			
WINDOW TYPE	QTY	ELEVATION	
A	8	E	
B	2	W	
C	19	N, W	INCL. C1 (W/SPANDREL GLASS)
D	8	S	
E	4	W	
F	3	W	
G	8	E	
H	25	N, S, W	INCL. H1 (W/SPANDREL GLASS)
I	30	N, S, E, W	INCL. I1, I11, I111 (W/SPANDREL GLASS)
K	4	E	INCL. K1 (W/SPANDREL GLASS)
L	16	N, E	
M	4	E	
O	2	E	
P	2	S	
V	1	N	
W	1	W	
Y	1	W	
Z	1	W	
TOTAL 139			

WINDOW SPECIFICATION

REPLACEMENT WINDOWS AS SCHEDULED ARE TO BE "UNIVERSAL 400 SERIES FIXED" ALUMINUM WINDOWS WITH APPLIED EXTERIOR MUNTINS AND KYNAR FINISH, AS MANUFACTURED BY UNIVERSAL WINDOW & DOOR LLC OF MARLBOROUGH, MA, OR APPROVED EQUAL.
 GLAZING IS TO BE ONE INCH CLEAR LOW-E GLASS, TEMPERED WHERE REQUIRED BY CODE.
 NO OPERABLE LIGHTS ARE REQUIRED.
 WINDOWS ARE TO MATCH AS CLOSELY AS POSSIBLE THE APPEARANCE OF THE ORIGINAL WOOD FRAMED WINDOWS AS CONSTRUCTED IN 1911, WITH 3" MULLIONS AND 3/8" MUNTINS, WHILE COMPLYING WITH CURRENT BUILDING AND ENERGY CODES.
 PRICING IS TO INCLUDE ALL DEMOLITION, REMEDIATION, BLOCKING, FLASHINGS, AND SEALANTS ETC.
 PRICING ALTERNATE 1:
 DELETE TRUE ARCHED WINDOW HEADS AND ARCHED INSULATED GLASS UNITS SHOWN. SUBSTITUTE STRAIGHT WINDOW HEADS AND INSULATED GLASS UNITS, WITH ARCHED ALUMINUM CLAD FILLERS WITH KYNAR FINISH.

PRICING DOCUMENT

BIOMED
 58 CHARLES ST, CAMBRIDGE MA
 WINDOW REPLACEMENT

Revisions			
No	Date	Description	By

Project No: 1916.0
 Issue Date: 20th April 2020

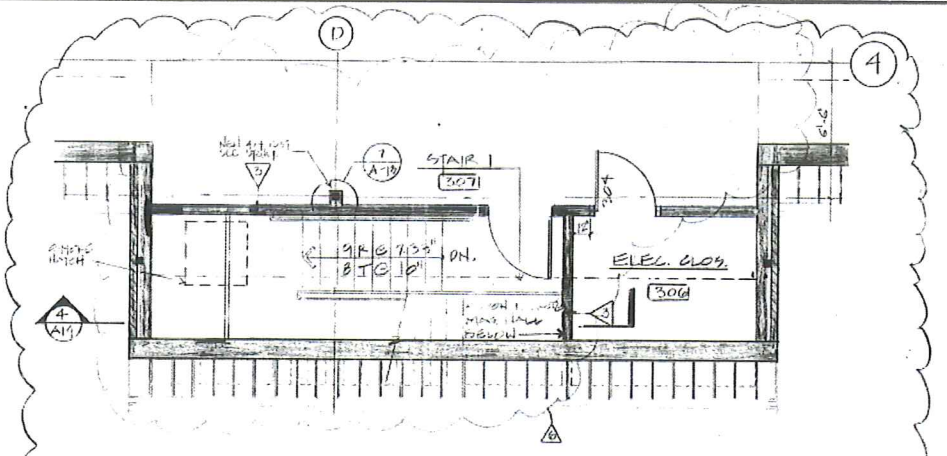
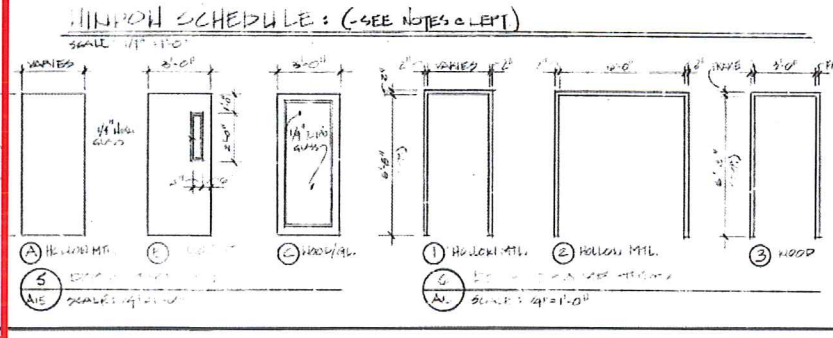
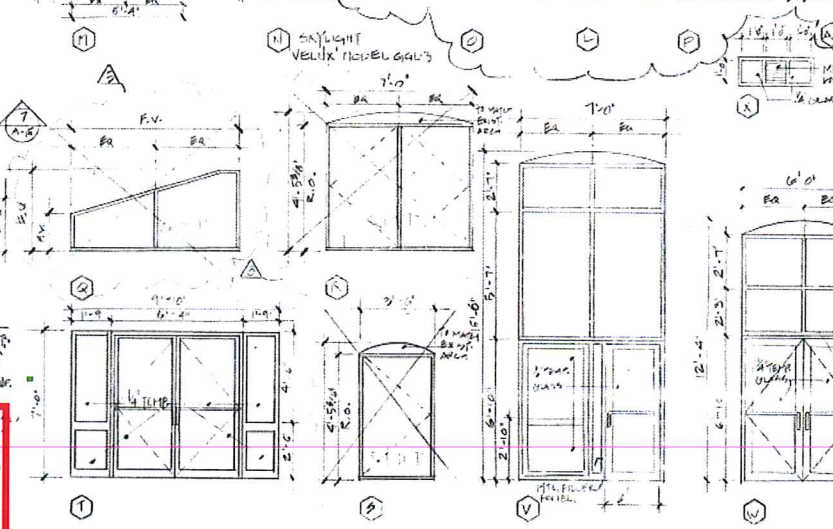
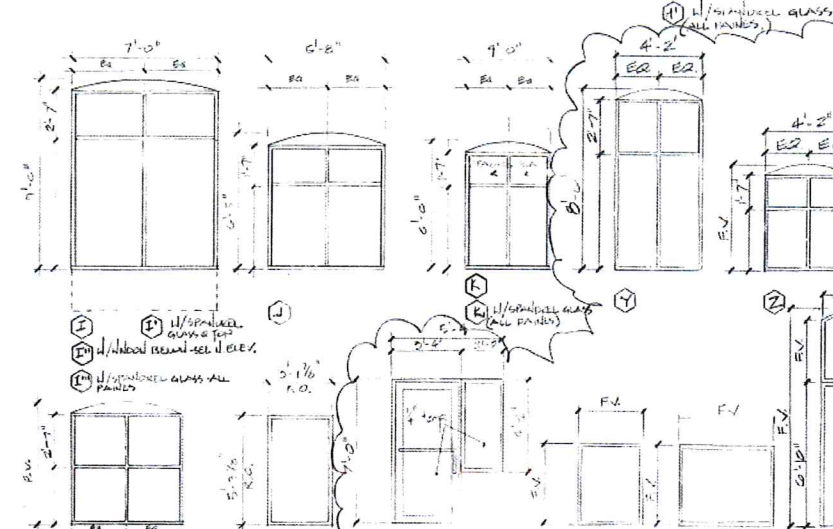
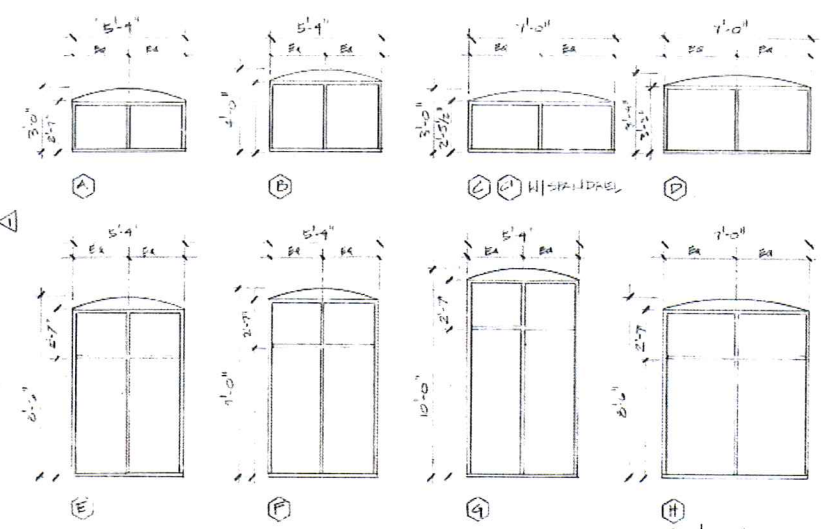
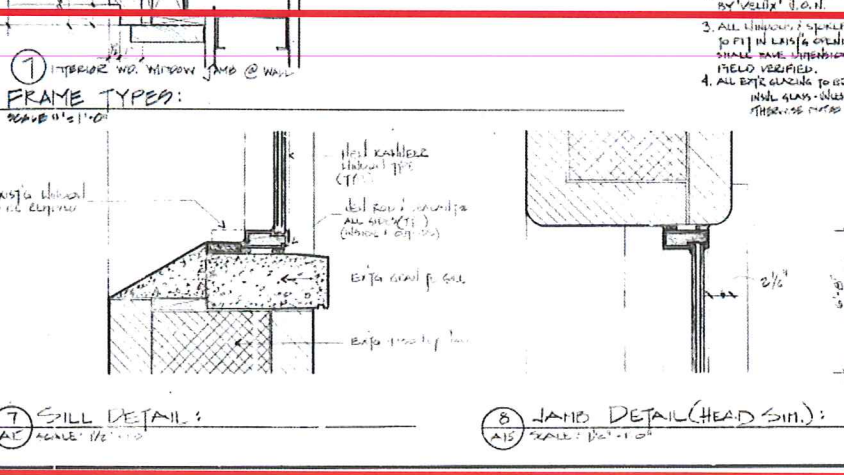
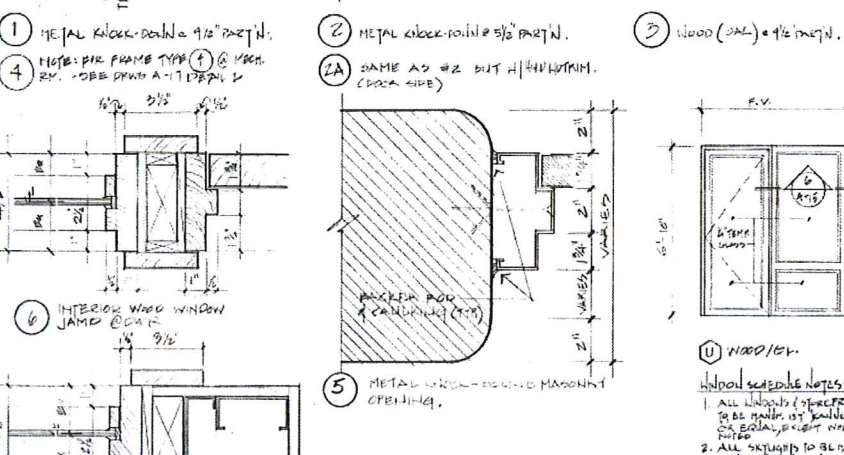
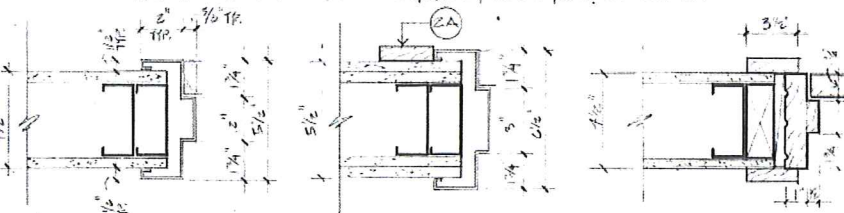
Drawing Title:
 WINDOW SCHEDULE

SCALE: AS NOTED
 Drawing Number

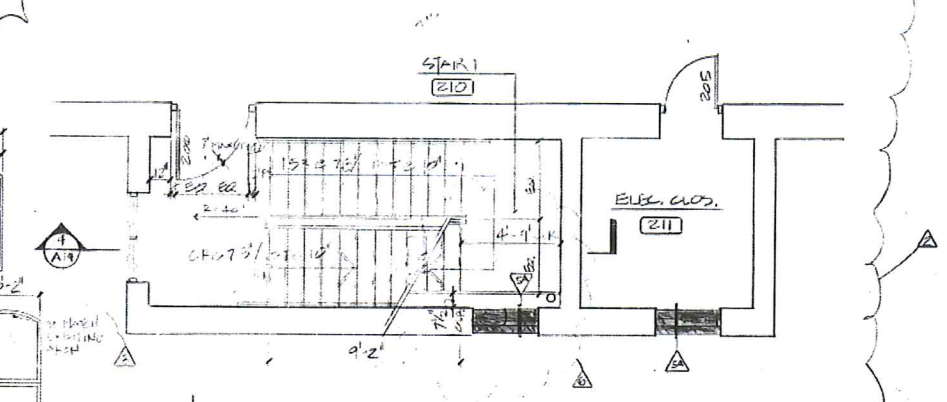
FINISH SCHEDULE (CONT FROM PGT. A-1)

ROOM #	ROOM NAME	FLOOR FINISH	BASE	HALL	CEILING	REMARKS
201	LOBBY	CARPET	VINYL	BRICK	PTD.	VARIES
202	STAIR 2	ROCKER	ROCKER	WOOD	PTD.	VARIES
203/204	MEET/WORKING ROOM	SEE TILL	SEE TILL	SEE TILL	SEE TILL	LOWER OR 2 HALLS (ELEV. OF BROOKER)
205	OFFICE	SEE TILL	SEE TILL	SEE TILL	SEE TILL	LOWER OR 2 HALLS (ELEV. OF BROOKER)
206	ELECTRICAL CLOS.	V.C.T.	"	"	"	"
207	STAIR 1	ROCKER	ROCKER	WOOD	PTD.	VARIES
208	TELEPHONE ROOM	V.C.T.	"	"	"	"
209	REST ROOM	SEE TILL	SEE TILL	SEE TILL	SEE TILL	"
210	STAIR 1	ROCKER	ROCKER	WOOD	PTD.	VARIES
211	ELECTRICAL CLOS.	V.C.T.	"	"	"	"
212/213	MEET/WORKING ROOM	SEE TILL	SEE TILL	SEE TILL	SEE TILL	LOWER OR 2 HALLS (ELEV. OF BROOKER)
214/215	MEET/WORKING ROOM	SEE TILL	SEE TILL	SEE TILL	SEE TILL	LOWER OR 2 HALLS (ELEV. OF BROOKER)
216	STAIR 1	ROCKER	ROCKER	WOOD	PTD.	VARIES
217	TELEPHONE ROOM	V.C.T.	"	"	"	"
218	REST ROOM	SEE TILL	SEE TILL	SEE TILL	SEE TILL	"
219	MECHANICAL ROOM	SEE TILL	SEE TILL	SEE TILL	SEE TILL	"
220	STAIR 2	ROCKER	ROCKER	WOOD	PTD.	VARIES
221	BOOK MACHINE ROOM	SEE TILL	SEE TILL	SEE TILL	SEE TILL	"

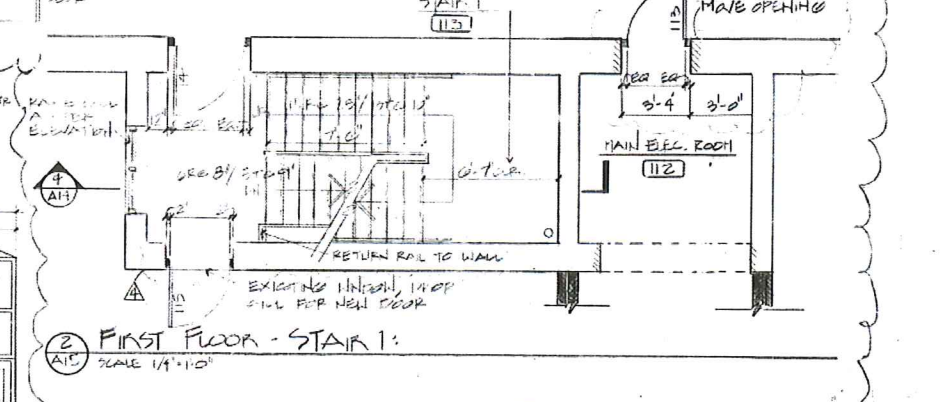
FINISH NOTES:
 1) REMOVE ALL EXISTING FINISHES & ALL EXISTING VIB. FLOORS.
 2) CARPET AS PER TILLER DRAWINGS.
 3) VINYL BASE & G.L.S. SHALL ONLY BE USED ON WALLS.
 4) ALL INTERIOR DOOR AND WINDOW TRIM TO BE MATCHING UNLESS OTHERWISE NOTED IN FINISH SCHEDULES.



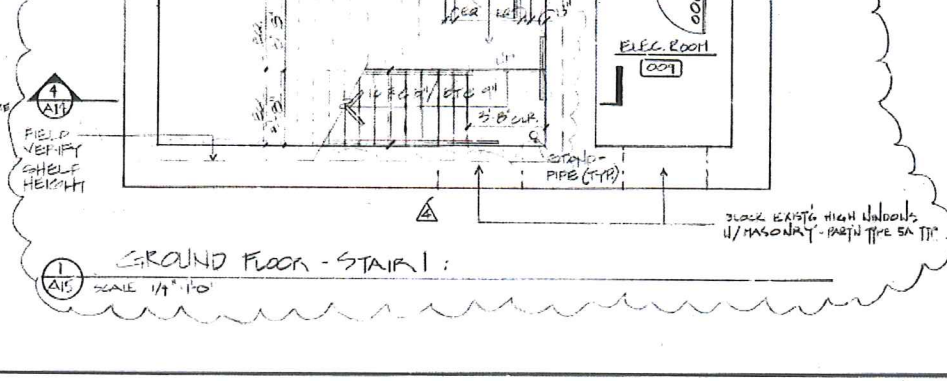
4 THIRD FLOOR - STAIR 1:
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR - STAIR 1:
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR - STAIR 1:
SCALE: 1/4" = 1'-0"



1 GROUND FLOOR - STAIR 1:
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE: (-SEE NOTES ON LEFT)

NO.	TYPE	FINISH	REMARKS
1	WOOD/ALU.	WOOD	WOOD/ALU.
2	WOOD/ALU.	WOOD	WOOD/ALU.
3	WOOD	WOOD	WOOD
4	WOOD	WOOD	WOOD
5	WOOD	WOOD	WOOD

JEFFREY MILLMAN ASSOCIATES, INC.
ARCHITECTS



THE LINE COMPANY
CONSULTING ARCHITECTS
14 ARBOR ST. CAMBRIDGE, MA 02138
(617) 552-5025

REVISION	DATE	BY	CHKD.
REV. 1	11/17/10	JM	JM
REV. 2	11/18/10	JM	JM
REV. 3	11/18/10	JM	JM
REV. 4	11/18/10	JM	JM
REV. 5	11/18/10	JM	JM

58 CHARLES STREET
CAMBRIDGE MA

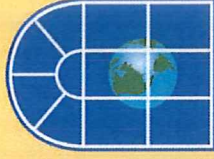
STAIR 1 PLANS
WINDOW SCHEDULE
DOOR / FRAME TYPES
SCALE: 1/4" = 1'-0" DATE: 11/18/10



SERIES 400

Double Hung, Rated Heavy Commercial

Thermally Improved Prime Replacement Windows



UNIVERSAL

Window and Door

DETAILS

- Utilizes complete Thermal Break, Sash and Frame for optimal insulating value
- Features 1" clear insulating glass made with Super Spacer®, the world's only TrueWARM® edge technology
- Deep double-step Hospital Sill provides superior ventilating and water performance
- Marine Glazing protects glass edge and assures easy repair
- Anti-Creep Lock on top sash creates stability for worry-free operation
- Auto Lock Sill available for added convenient security
- Telescoping Sash Engineering provides optimum air and water protection
- Special Tubular Sash Design gives added strength and long life
- Class 5 ULTRA-LIFT® balances are available
- Custodial Hardware assures safe operation (ideal for schools and institutional use)

HISTORIC CHARACTER. MODERN EFFICIENCY.

Performance

DH CW-PG45 @ 56" x 91"
 Fixed AW-PG90 @ 60" x 99"
 Air Infiltration @ 1.57 psf: < 3 cf m / ft 2
 Water Resistance @ 12.11 psf: No Entry
 Uniform Structural Load
 67.67 psf @ 56" x 91" / DH 135 psf @ 60" x 99"
 FIXED

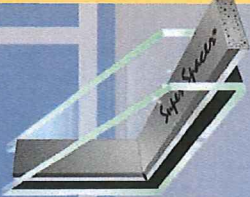
Operating Force: 45 lbs MAX.
 Condensation Resistance Factor: 41

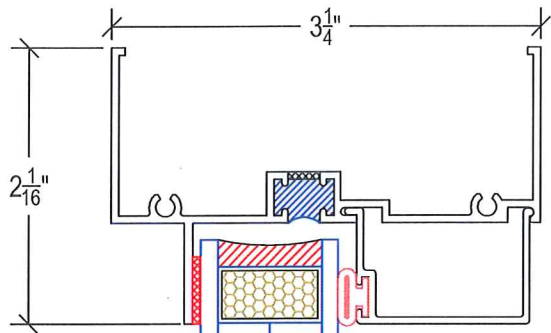
Options

Glass:
 Low-E, Soft-Coat, Solar Control, Argon, Tempered, Obscure, Wire or Spandrel
Balances:
 Ultralift, Superlift, Block and Tackle
Wrapping Systems:
 Exterior Finishing Systems
 Interior Trim Systems
 Receptor Systems
 Flange Frame
 Head Expander and Sill Angle
Finishes:
 Special finishes and custom architectural finishes are available
 Child Guard and Vandal Screens
 Internal, External and Interior Grids

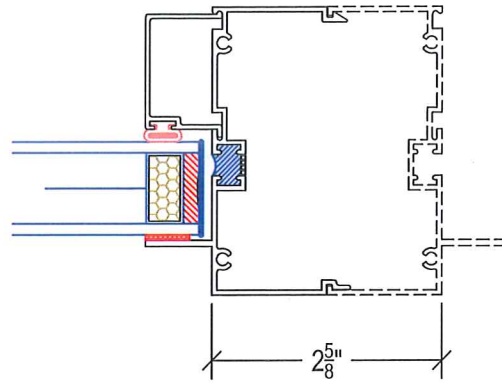
Specifications

General: All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/NWDA 101/152-97. They are furnished with all necessary hardware, trim and miscellaneous items as specified.
Material: Aluminum used is commercial quality 6063-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.
Construction and Operation: Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw ports. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Meeting rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashes are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches.
Glazing: Sashes are glazed with "T" sealed insulated glass, using "Float Glass" quality, and constructed to allow field replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conforms to, and is in compliance with, ASTM E 773-83 AN E 744-74A - Class CBA.
Spacer: Qualex Super Spacer® contains NO-Metal and is one of the most thermally efficient IG spacers available today. Super Spacer® reduces sash stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer® is the only polymer foam, NO-Metal warm edge spacer.
Finish: The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrostatically applied acrylic enamel with a 5-stage chromate under-coating conforming to AAMA 603.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other architect specified finishes may be available at additional cost.
Hardware: All fasteners, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. Balances of appropriate size and capacity to hold each sash stationary at open position are factory installed. They meet AAMA 902.2 specification, and are easily replaceable after the window is installed. Block and Tackle balances are standard. Inrs-Lift are available.

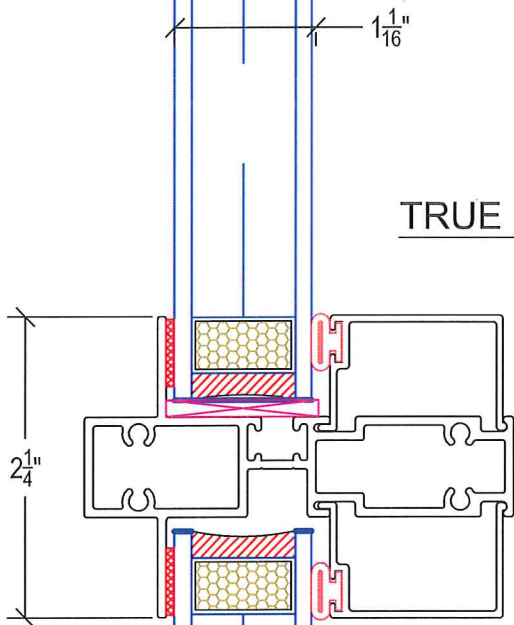




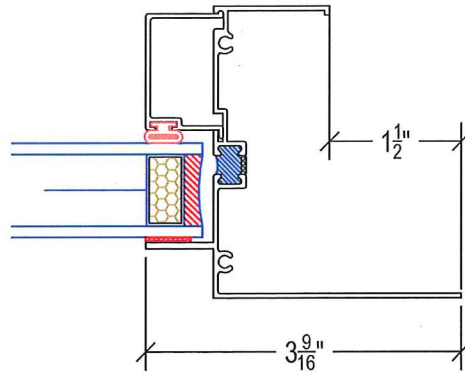
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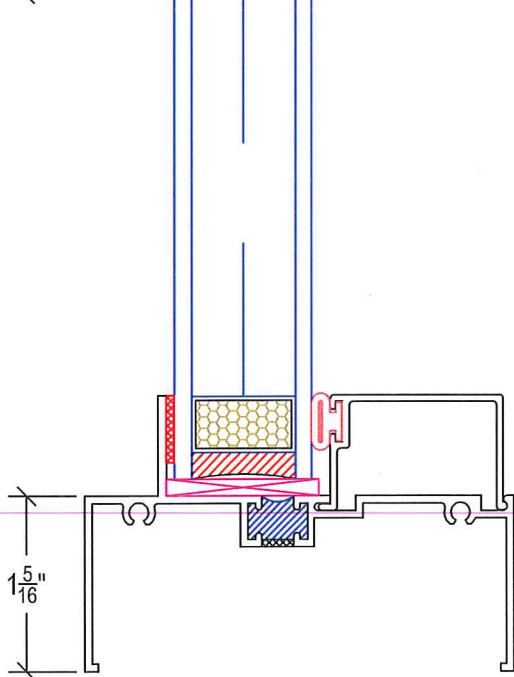
SELF MATING JAMB



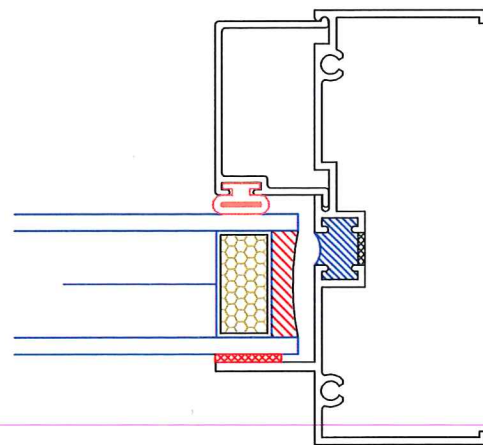
TRUE MUNTIN



EXTERIOR FLANGE FRAME
JAMB SHOWN-HEAD & SILL TYP.



SILL



LEFT JAMB

OPP. TYPICAL



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AND DOOR, LLC.**

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**UNIVERSAL WINDOW & DOOR
400 FIXED WINDOW**

DATE: 12-31-10

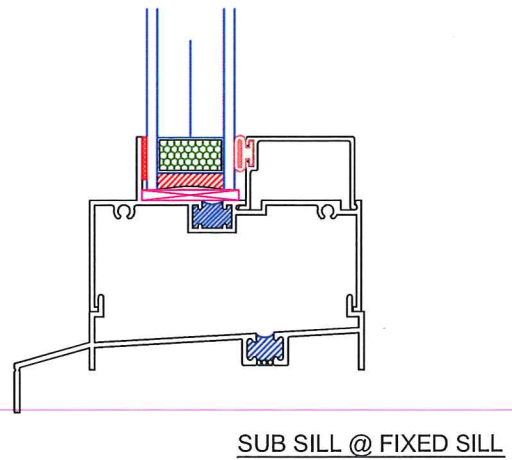
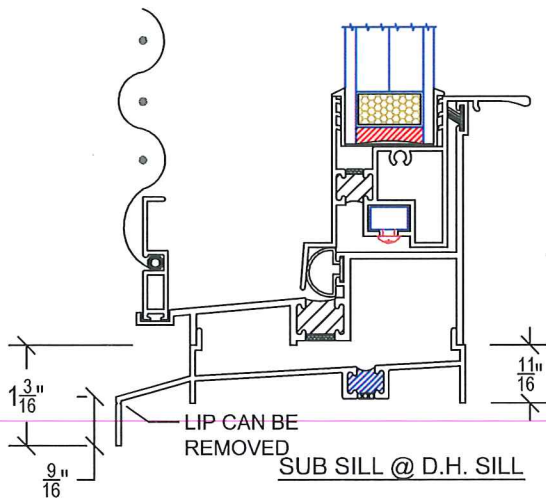
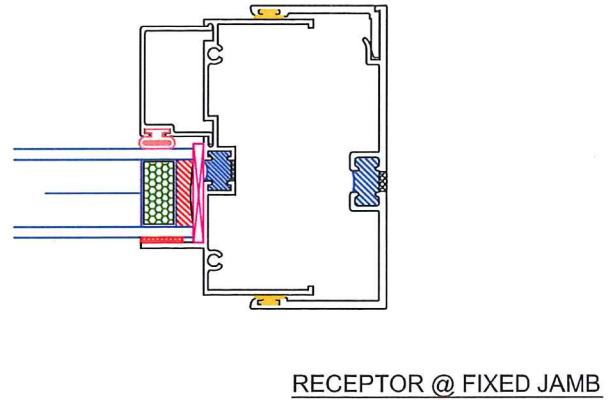
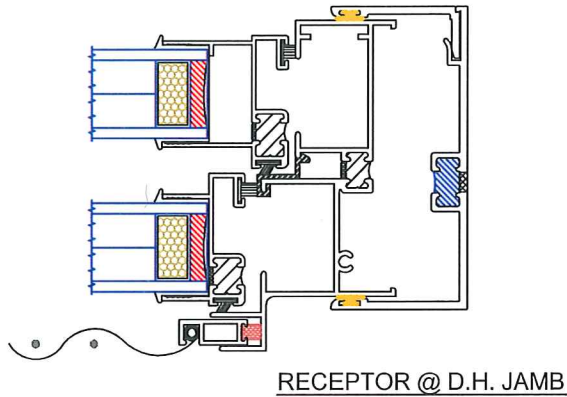
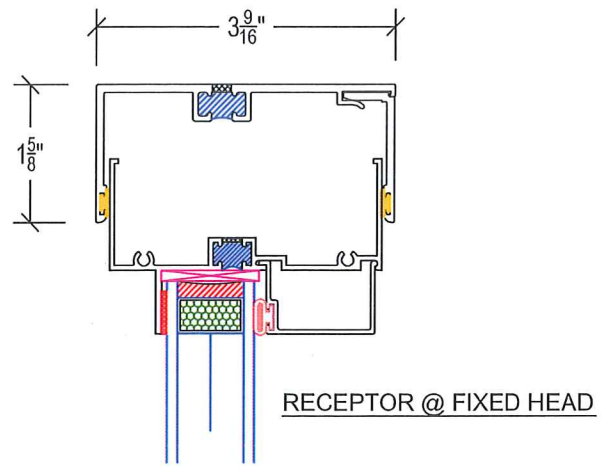
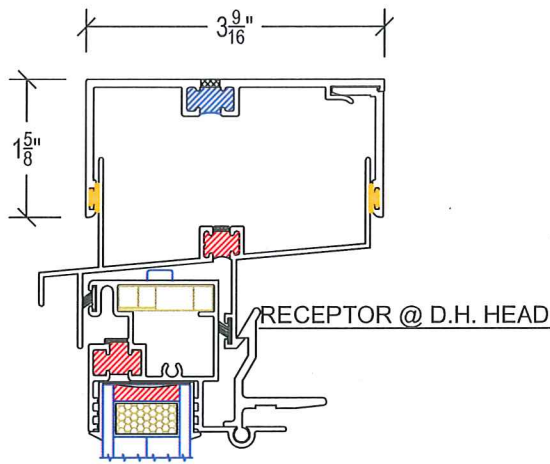
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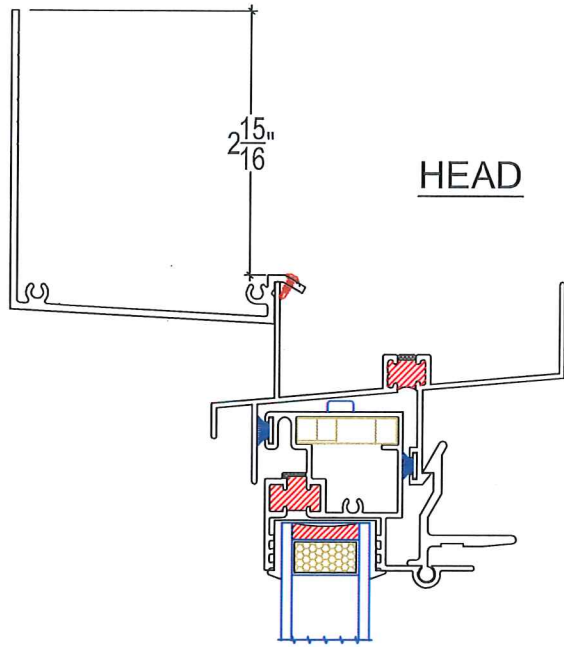
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ONLY, ACTUAL DETAIL MAY VARY



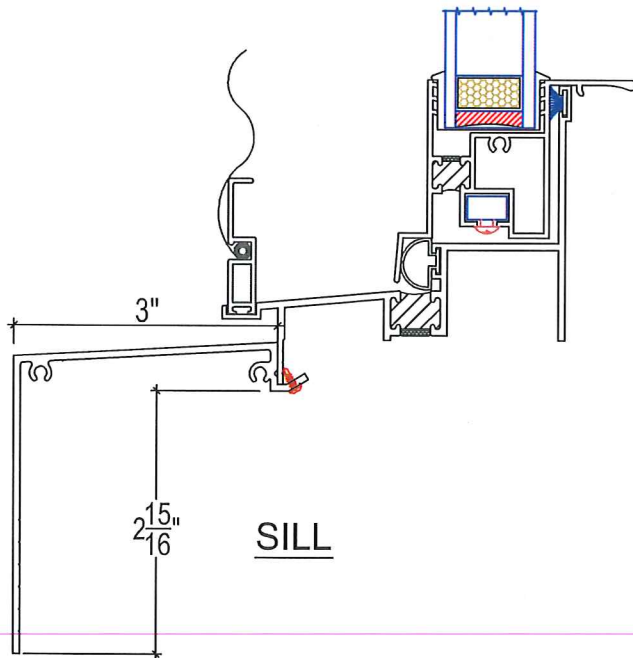
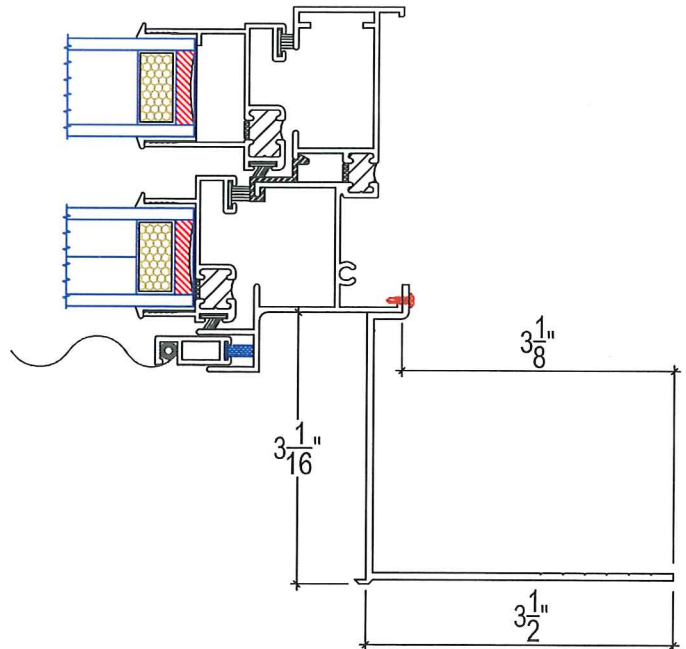
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UNIVERSAL WINDOW & DOOR
400 DH. & FXD w/ RECEPTOR & SUB SILL

DATE: 2-15-2011	DWG. NO. UNI-400-0008	REV:
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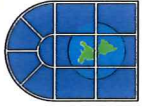
LEFT JAMB
OPP. TYPICAL



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UNIVERSAL WINDOW & DOOR
400 D. H. w/ 3 X 3 1/2 BOX PAN

DATE: 2-14-2011	DWG. NO. UNI-400-0013	REV:
SCALE: NTS	SHEET:	DRAWING FOR FAMILIARIZATION ONLY, ACTUAL DETAIL MAY VARY



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AND DOOR, LLC.
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CUSTOMER X

PROJECT X

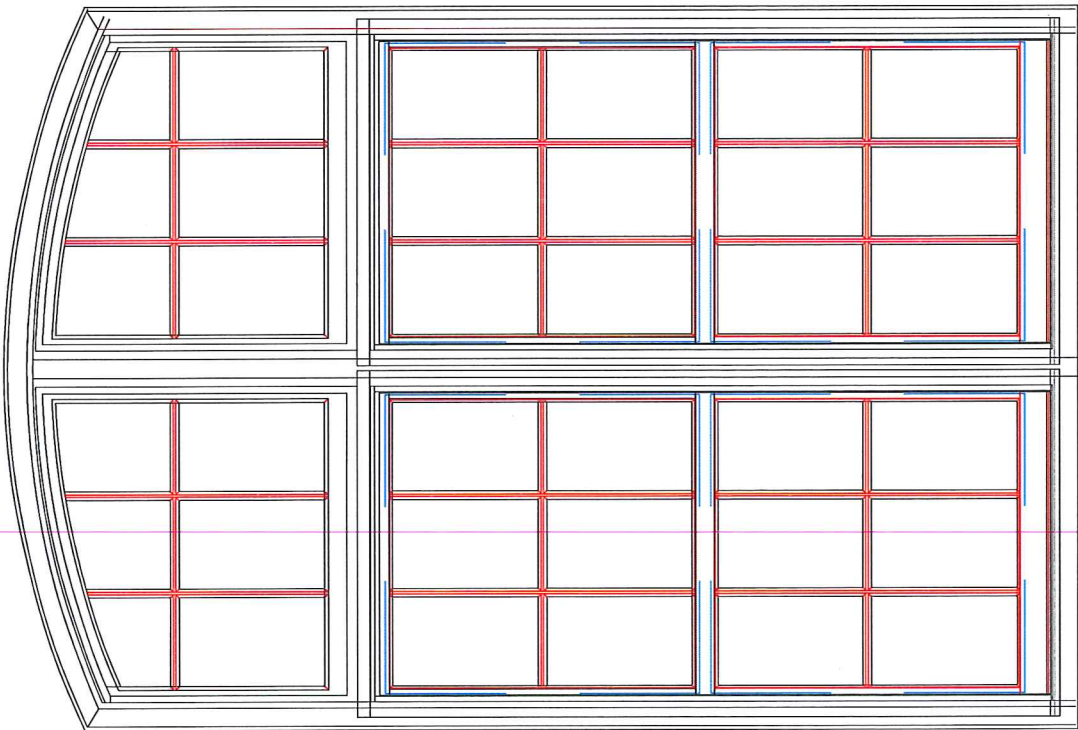
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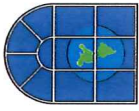
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W-1





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 BOOP, LLC
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 Marlborough, MA 01752
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CUSTOMER X

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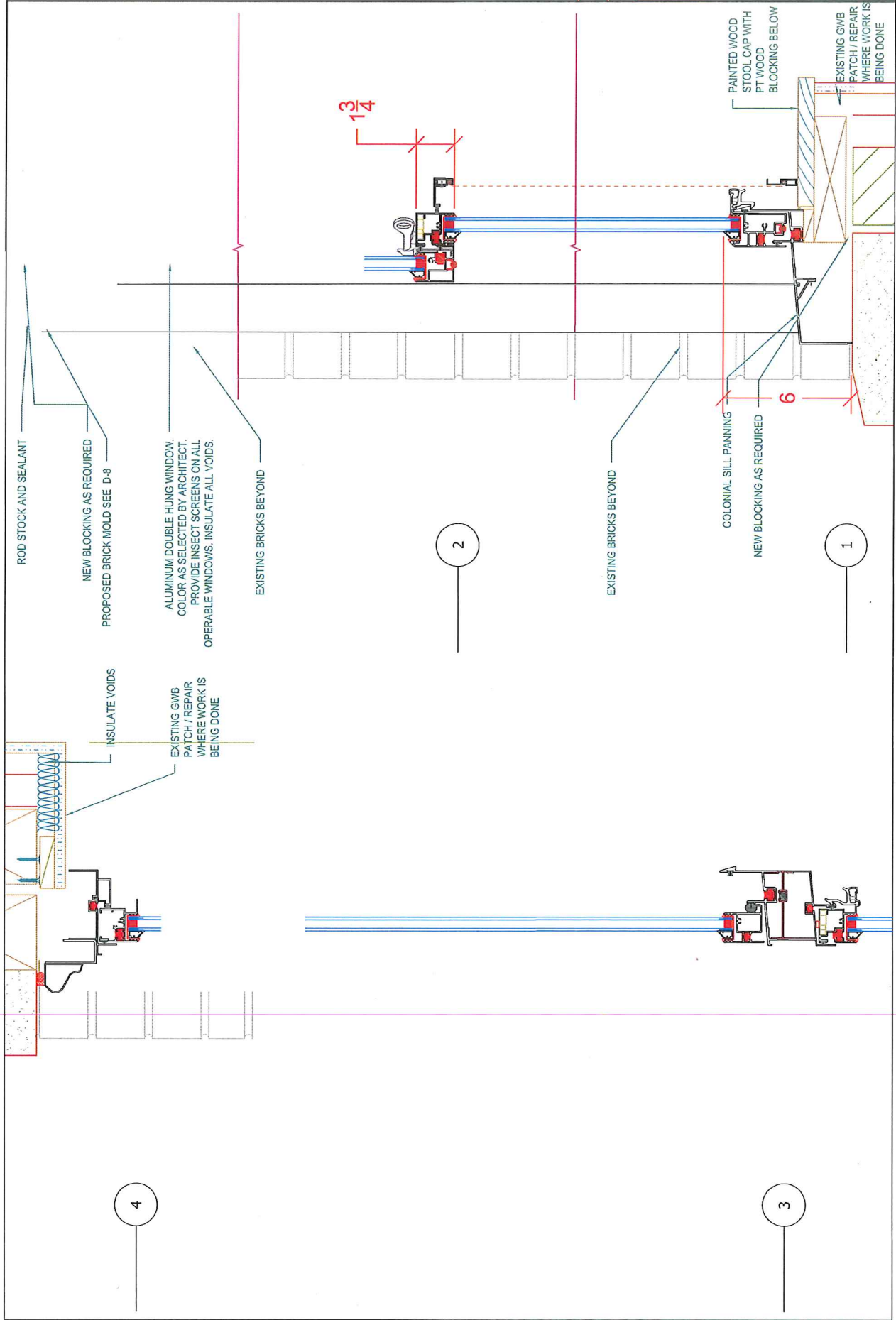
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DRAWING NUMBER

D-1



ROD STOCK AND SEALANT

NEW BRICK MOLD SEE D-8

ALUMINUM DOUBLE HUNG WINDOW,
 COLOR AS SELECTED BY ARCHITECT.
 PROVIDE INSECT SCREENS ON ALL
 OPERABLE WINDOWS. INSULATE ALL VOIDS.

EXISTING BRICKS BEYOND

2

EXISTING BRICKS BEYOND

COLONIAL SILL PANNING

NEW BLOCKING AS REQUIRED

6

PAINTED WOOD
 STOOL CAP WITH
 PT WOOD
 BLOCKING BELOW

1

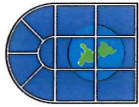
EXISTING GWB
 PATCH / REPAIR
 WHERE WORK IS
 BEING DONE

INSULATE VOIDS

EXISTING GWB
 PATCH / REPAIR
 WHERE WORK IS
 BEING DONE

4

3



UNIVERSAL WINDOW
AND DOOR, LLC
30
Methuen, MA 01752
800-853-3108 508-481-2350
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CUSTOMER X

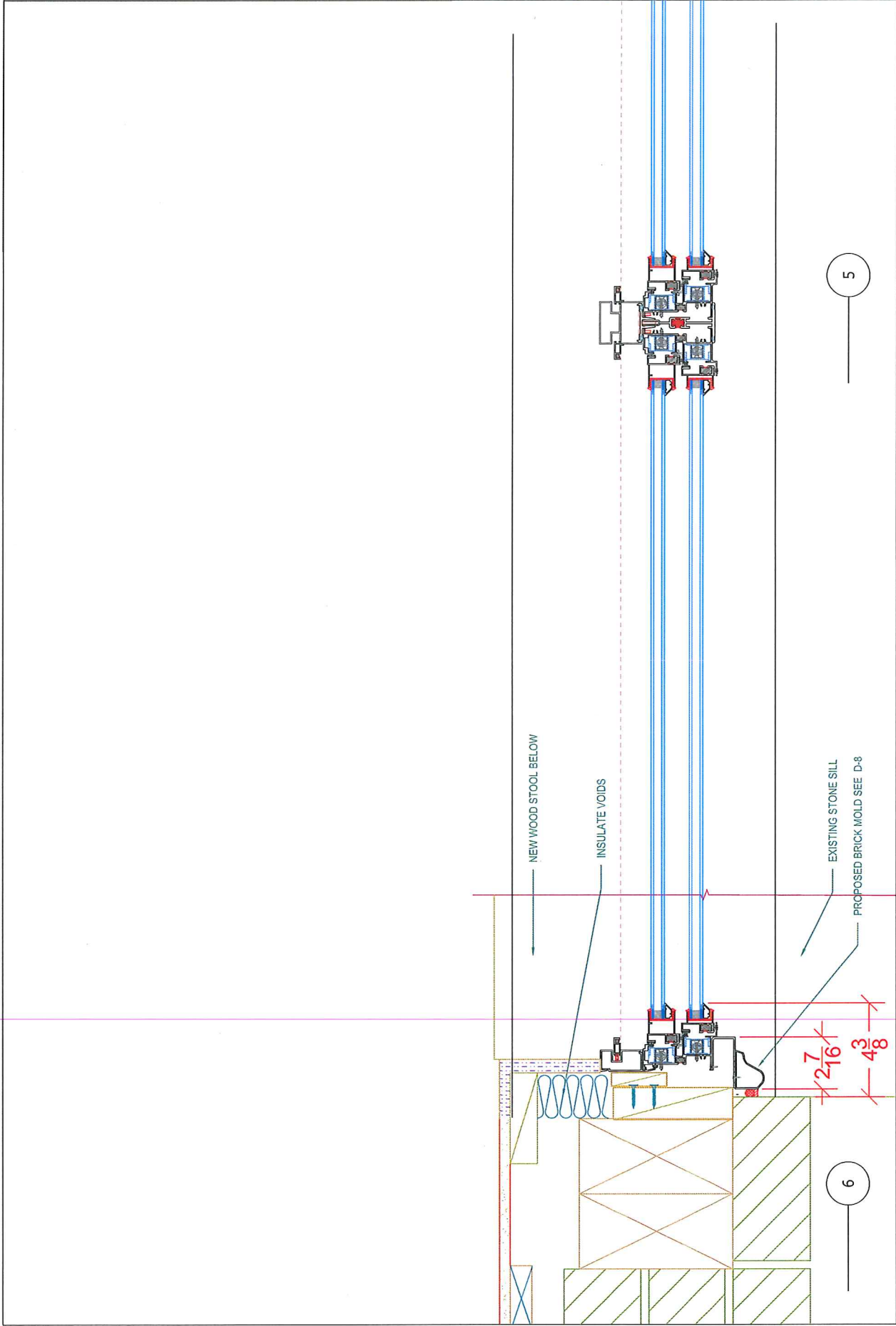
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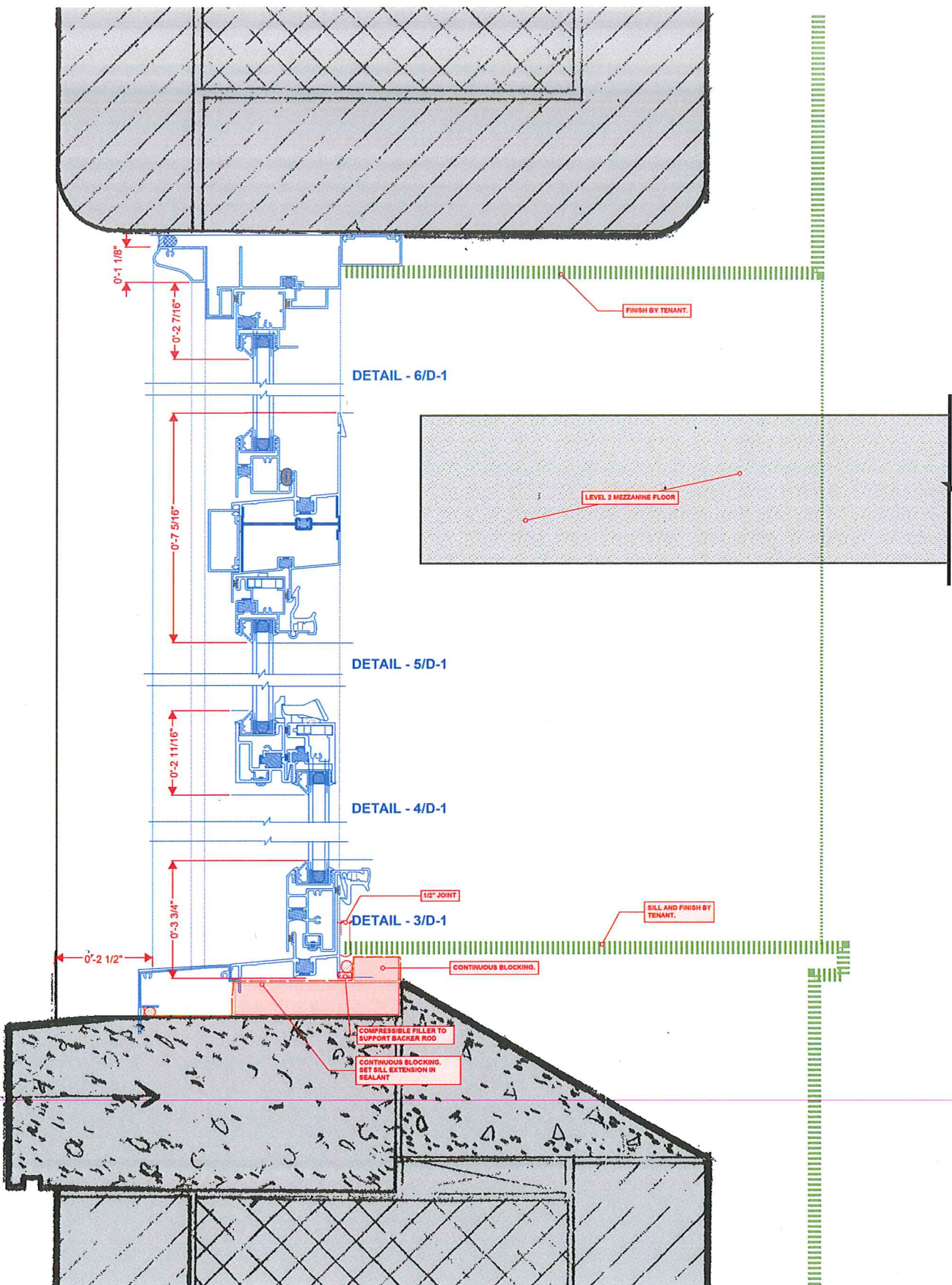
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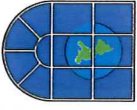
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6

HEAD AND JAMB CONDITION



SILL CONDITION



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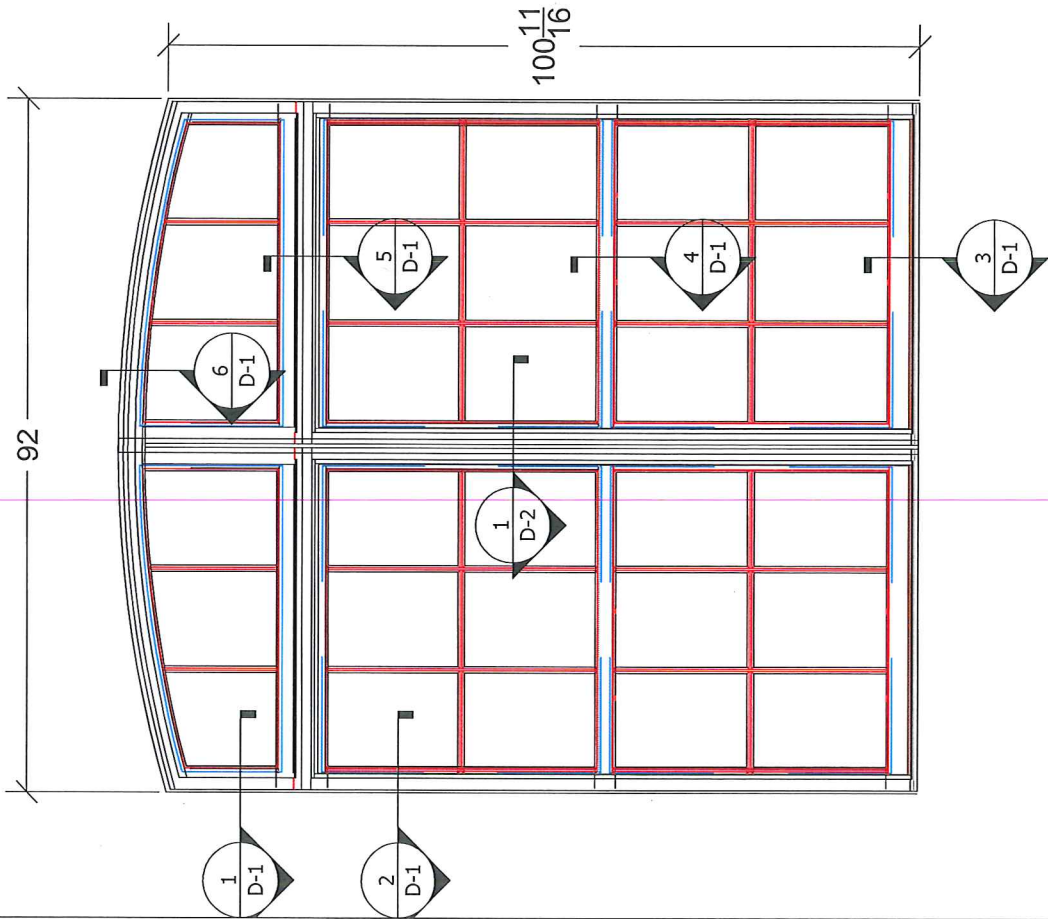
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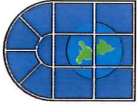
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W-1



1 Window Elevation
Scale: 3/4" = 1'-0"



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CUSTOMER X

PROJECT X

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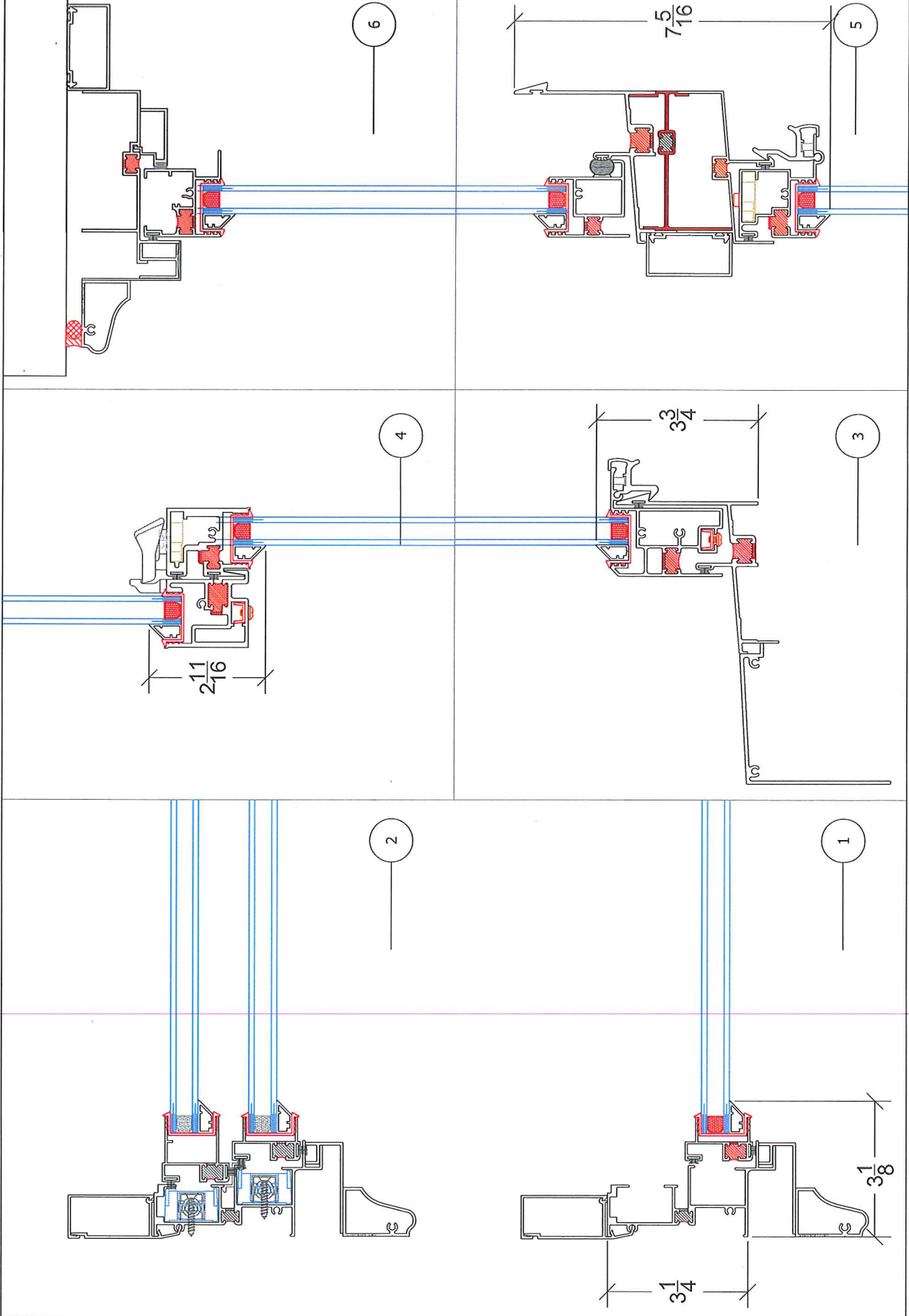
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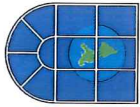
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D-1





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CUSTOMER X

PROJECT X

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DESCRIPTION
CHECKED
PROJECT
TITLE NAME
ISSUED BY
ISSUED ON

DRAWING NUMBER

D-2

