



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

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DEC 15 2021
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: , Cambridge, Massachusetts

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

paint existing trim/moulding
replace existing storefront with operable windows
install new signage and awnings
install new patio platform

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.

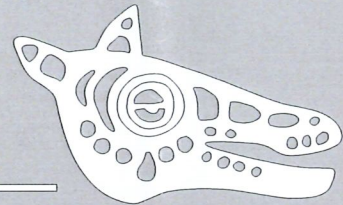
Name of Property Owner of Record: <input type="text" value="Harvard Real Estate - Kathy McCarthy"/>	
Mailing Address: <input type="text" value="1350 Massachusetts Avenue, Room 936"/>	
Telephone/Fax: <input type="text" value="857.225.2304"/>	E-mail: <input type="text" value="kathy_mccarthy@harvard.edu"/>
Signature of Property Owner of Record: <u><i>Kathy McCarthy, agent for owner</i></u> (Required field; application will not be considered complete without property owner's signature)	
Name of proponent, if not record owner: <input type="text" value="Sousa Design Architects - Travis Blake"/>	
Mailing Address: <input type="text" value="81 Boylston Street, 2nd Floor - Brookline, MA 02445"/>	
Telephone/Fax: <input type="text" value="617.879.9100"/>	E-mail: <input type="text" value="travis@sousadesign.com"/>

(for office use only):		
Date Application Received: <u>12/15/21</u>	Case Number: <u>4716</u>	Hearing Date: <u>1/6/22</u>
Type of Certificate Issued: _____	Date Issued: _____	

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32 CHURCH STREET
CAMBRIDGE, MA 02138

Exterior Patio and Signage 12.14.2021

INDEX

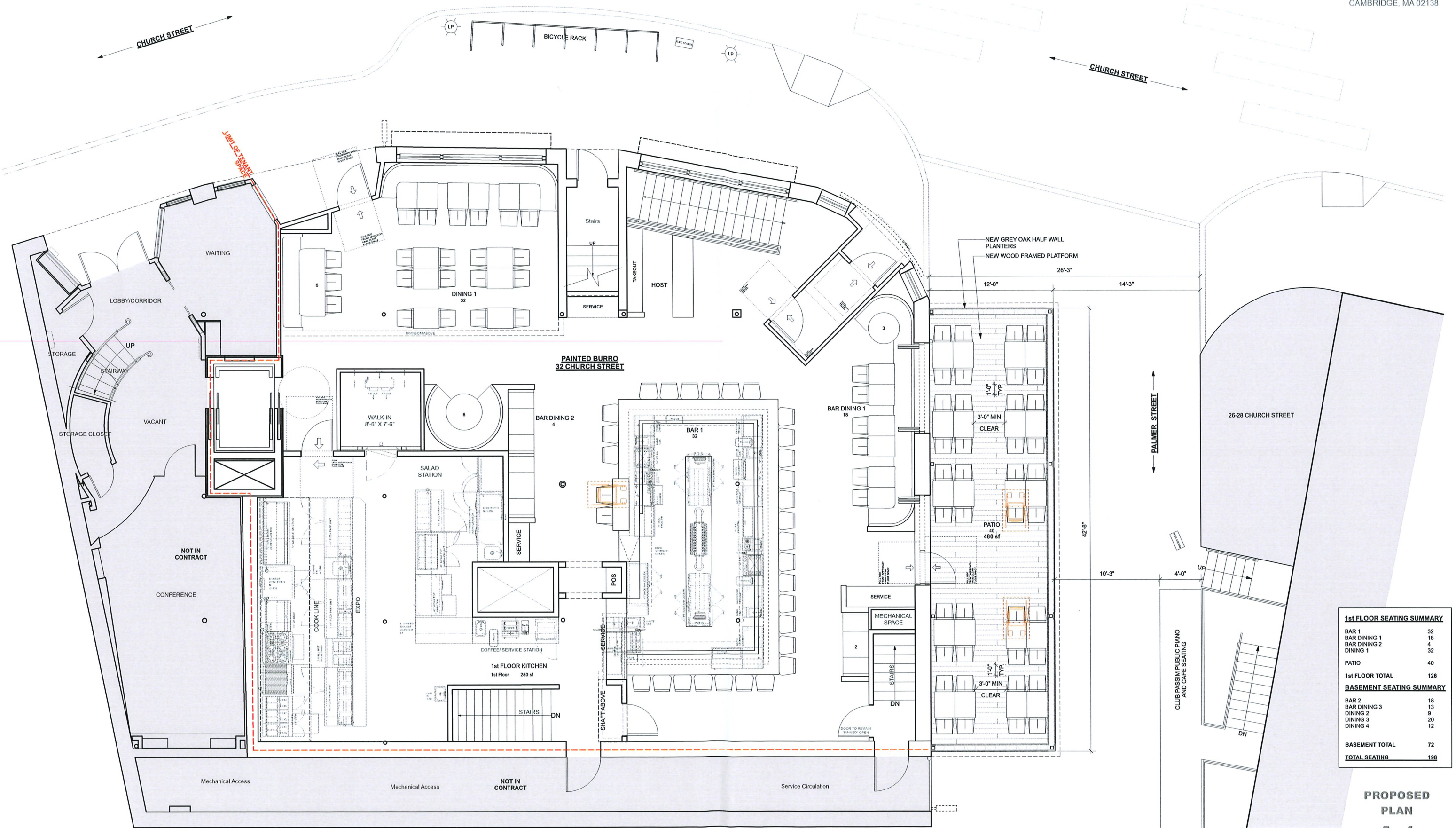
- A-1 PATIO PLAN
- A-2 SIGNAGE PLAN
- A-3 EXISTING EXTERIOR ELEVATION
- A-4 FACADE ELEVATION
- A-5 PATIO ELEVATION
- A-6 SIGNAGE DETAILS
- A-7 EXISTING EXTERIOR IMAGE
- A-8 EXTERIOR RENDERING

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Architects

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CAMBRIDGE, MA 02138



1st FLOOR SEATING SUMMARY	
BAR 1	32
BAR DINING 1	18
BAR DINING 2	4
DINING 1	32
PATIO	40
1st FLOOR TOTAL	126
BASEMENT SEATING SUMMARY	
BAR 2	18
BAR DINING 3	13
DINING 2	9
DINING 3	20
DINING 4	12
BASEMENT TOTAL	72
TOTAL SEATING	198

**PROPOSED
PLAN
A-1**

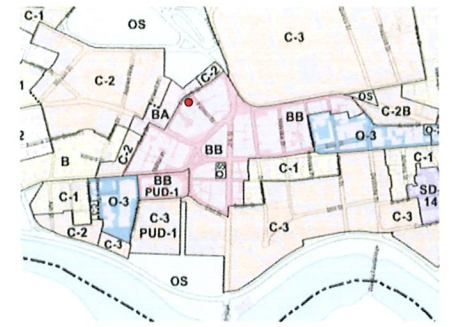
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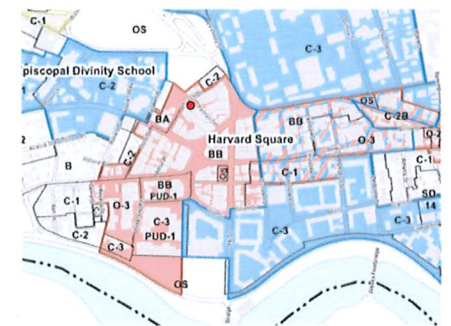
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● REPRESENTS PROJECT LOCATION



CAMBRIDGE ZONING BASE MAP



CAMBRIDGE ZONING DISTRICT OVERLAY MAP

A ZONING MAP
Scale: NOT TO SCALE

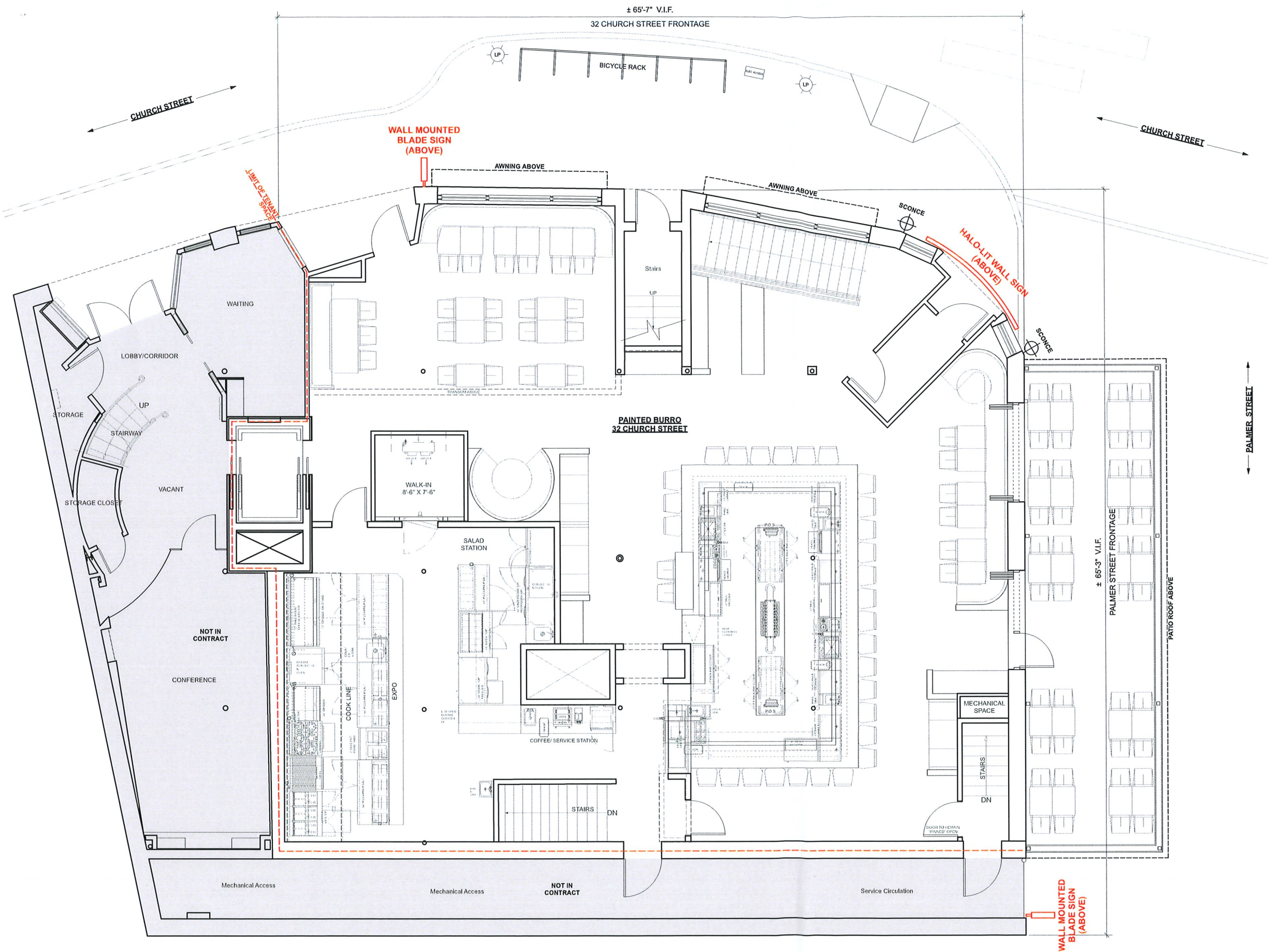
ZONING SUMMARY

ZONING DISTRICT: (BB) BUSINESS BUSINESS
ZONING TYPE: BUSINESS
DISTRICT OVERLAY: HARVARD SQUARE OVERLAY

CAMBRIDGE, MASSACHUSETTS - ZONING ORDINANCE ARTICLE 20.000 - OVERLAY DISTRICTS / 20.50 HARVARD SQUARE §20.55 SIGN REGULATIONS IN THE HARVARD SQUARE HISTORIC OVERLAY DISTRICT.

§ 20.55.1 ALL PROVISIONS OF ARTICLE 7.000 SHALL APPLY IN THE HARVARD SQUARE HISTORIC DISTRICT, EXCEPT AS MODIFIED BELOW. IT IS THE INTENT OF THESE MODIFICATIONS TO ALLOW GREATER FLEXIBILITY IN THE SIZE, LOCATION AND ILLUMINATION OF SIGNS IN ORDER TO ENCOURAGE MORE THOUGHTFUL DESIGN OF INDIVIDUAL SIGNS, TO ENCOURAGE GREATER RESPECT FOR THE BUILDING AND VISUAL CONTEXT WITHIN WHICH NEW SIGNS ARE ERRECTED, AND THEREBY ADD INTEREST AND CHARACTER TO THE SHOPPING ENVIRONMENT IN HARVARD SQUARE.

1. IN SECTION 7.16.22 - SIGNS IN ALL BUSINESS, OFFICE AND INDUSTRIAL DISTRICTS, PARAGRAPHS A, B, AND C SHALL NOT APPLY IN OFFICE AND BUSINESS BASE DISTRICTS, HOWEVER, NO SIGN ON THE OUTSIDE OF A BUILDING MAY EXTEND HIGHER THAN 20 FEET ABOVE GRADE.
2. IN SECTION 7.16.3 - APPLICATION OF THE SIGN FRONTAGE FORMULA SHALL NOT APPLY.
3. IN THE RESIDENCE C-2B BASE DISTRICT THE PROVISIONS OF SECTION 7.16.22 SHALL APPLY TO PERMITTED OR LEGALLY ESTABLISHED NONCONFORMING OFFICE AND RETAIL USES.



**SIGNAGE PLAN
A-2**

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1 EXISTING EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

EXISTING
EXTERIOR
ELEVATION

A-3

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PROPOSED SIGNAGE CALCULATIONS

EXISTING FRONTAGE	ALLOWABLE SIGN FRONTAGE **	PROPOSED SIGN FRONTAGE
CHURCH & PALMER STREET	± 130'-10" (V.L.F.) (130.54x1.5) = 195.81 SF (1 1/2 SF PER LINEAR FOOT)	± 34.1 SF (INCLUDES WALL SIGNS ABOVE ENTRY + TWO BLADE SIGNS)

** EXCERPT FROM CAMBRIDGE, MA ZONING ORDINANCE **

§ 7.16.22 ALL BUSINESS, OFFICE, AND INDUSTRIAL DISTRICTS. TOTAL AREA OF SIGNAGE PERMITTED PER LOT: ONE AND A HALF (1 1/2) SQ. FT. FOR EACH LINEAR FOOT OF SIGN FRONTAGE ON THE LOT FOR SIGN FRONTAGE LOCATED ONE HUNDRED (100) FEET OR LESS FROM THE STREET LINE. PROVIDED THAT THE TOTAL AREA OF ALL SIGNS ON THE EXTERIOR OF THE BUILDING, INCLUDING FREE-STANDING SIGNS, SHALL NOT EXCEED ONE (1) SQUARE FOOT FOR EACH LINEAR FOOT OF SIGN FRONTAGE; OR TWO (2) SQ. FT. FOR EACH LINEAR FOOT OF SIGN FRONTAGE ON THE LOT FOR SIGN FRONTAGE LOCATED MORE THAN ONE HUNDRED FEET FROM ALL STREET LINES FROM WHICH THE SIGN FRONTAGE IS VISIBLE...

§ 20.55.1 ALL PROVISIONS OF ARTICLE 7.000 SHALL APPLY IN THE HARVARD SQUARE HISTORIC DISTRICT, EXCEPT AS MODIFIED BELOW. IT IS THE INTENT OF THESE MODIFICATIONS TO ALLOW GREATER FLEXIBILITY IN THE SIZE, LOCATION AND ILLUMINATION OF SIGNS IN ORDER TO ENCOURAGE MORE THOUGHTFUL DESIGN OF INDIVIDUAL SIGNS, TO ENCOURAGE GREATER RESPECT FOR THE BUILDING AND VISUAL CONTEXT WITHIN WHICH NEW SIGNS ARE ERECTED, AND THEREBY ADD INTEREST AND CHARACTER TO THE SHOPPING ENVIRONMENT IN HARVARD SQUARE. 1. IN SECTION 7.16.22 - SIGNS IN ALL BUSINESS, OFFICE AND INDUSTRIAL DISTRICTS. PARAGRAPHS A, B, AND C SHALL NOT APPLY IN OFFICE AND BUSINESS BASE DISTRICTS. HOWEVER, NO SIGN ON THE OUTSIDE OF A BUILDING MAY EXTEND HIGHER THAN 20 FEET ABOVE GRADE.

LEGEND

	REPRESENTS PORTION OF EXISTING WALL TO BE PAINTED PNT-1
	REPRESENTS PORTION OF EXISTING WALL TO BE PAINTED PNT-2



PNT-1
BENJAMIN MOORE
MAGENTA 2077-10



PNT-2
BENJAMIN MOORE
BLACK BERRY 2119-20



EXTERIOR SCONCE



1 PROPOSED FACADE ELEVATION
Scale: 1/4" = 1'-0"

PROPOSED
EXTERIOR
ELEVATION

A-4

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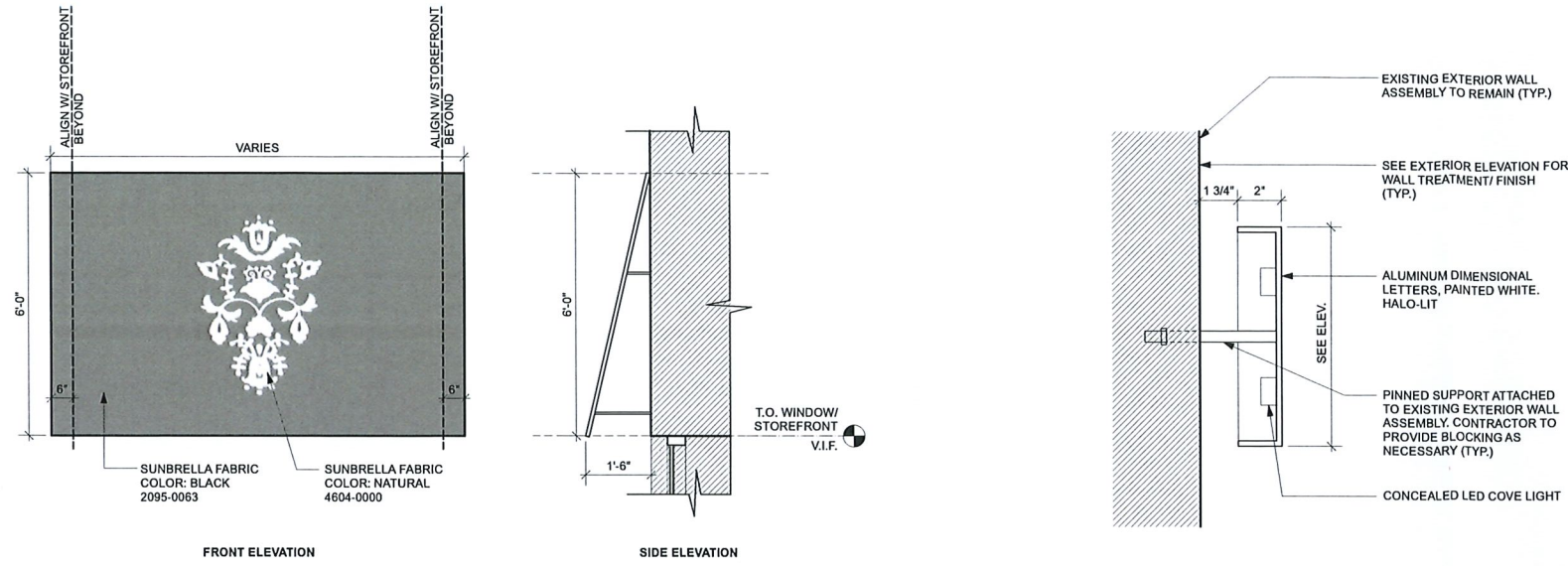
1 PROPOSED PATIO ELEVATION
Scale: 1/4" = 1'-0"

PROPOSED
EXTERIOR
ELEVATION

A-5

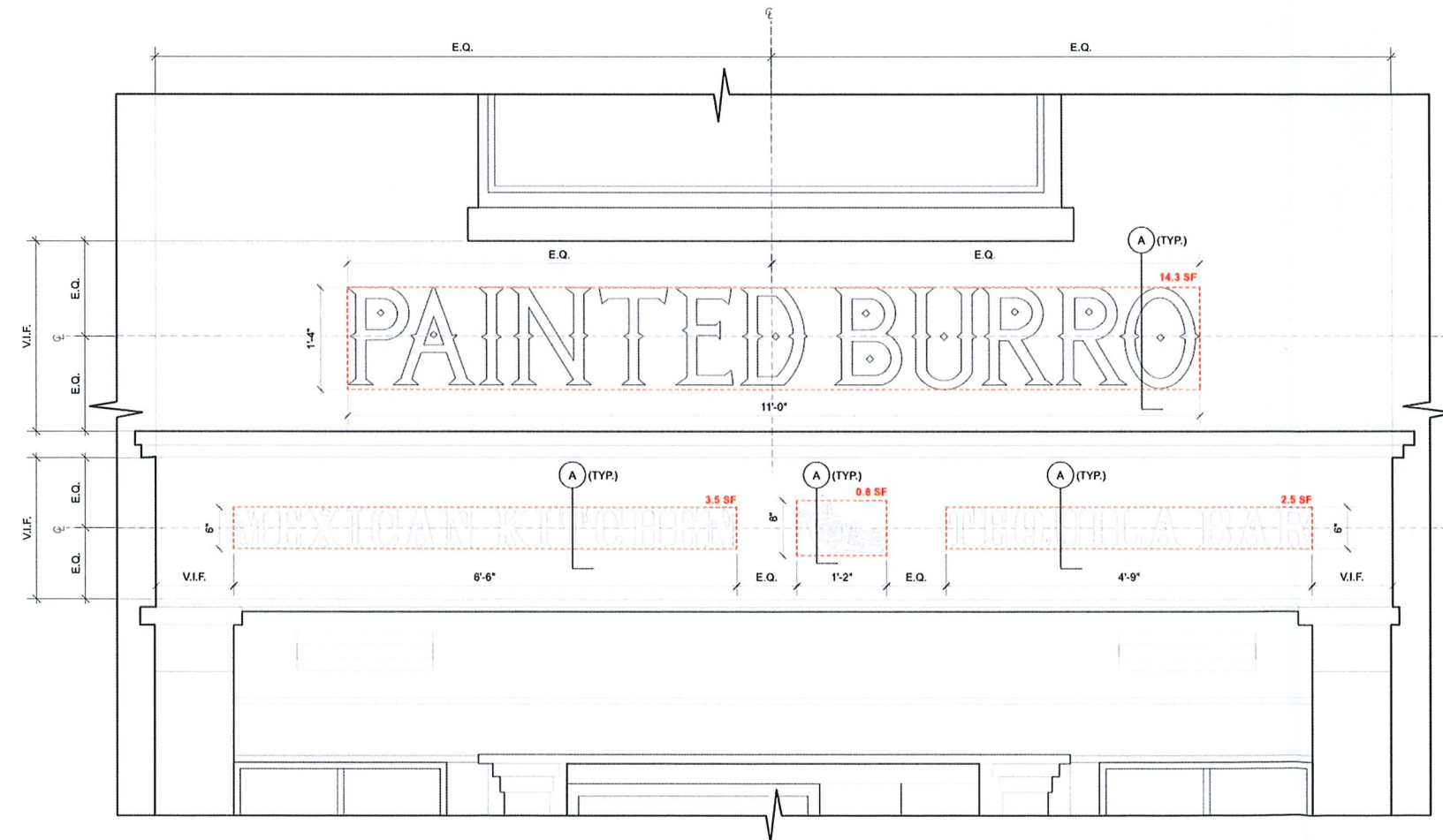
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1 TYPICAL AWNING DETAIL
Scale: 1/2" = 1'-0"

A TYPICAL ENTRY WALL SIGN DETAIL (HALO-LIT)
Scale: 3" = 1'-0"



2 ENTRY WALL SIGN - PARTIAL ELEVATION
Scale: 1" = 1'-0"

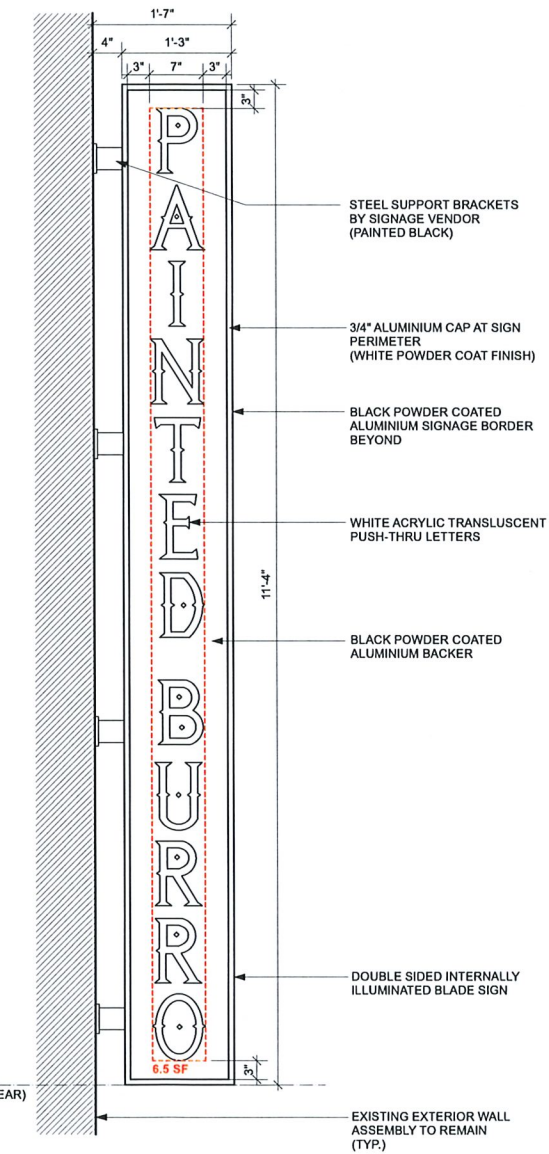
PROPOSED SIGNAGE CALCULATIONS

	EXISTING FRONTAGE	ALLOWABLE SIGN FRONTAGE **	PROPOSED SIGN FRONTAGE
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3 WALL MOUNTED BLADE SIGN - ELEVATION
Scale: 1" = 1'-0"

SIGNAGE DETAILS

A-6



EXISTING
EXTERIOR
IMAGES

A-7

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**PROPOSED
EXTERIOR
RENDERING**

A-8

EXTERIOR RENDERING - VIEW FROM CORNER OF CHURCH & PALMER STREET

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