



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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).

Please see attached description and supporting documents for Reed Hall.

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="Lesley University"/>	
Mailing Address: <input type="text" value="29 Everett Street, Cambridge, Massachusetts, 02138"/>	
Telephone/Fax: <input type="text" value="781-858-1701"/>	E-mail: <input type="text" value="joanne.kossuth@lesley.edu"/>
Signature of Property Owner of Record: <input type="text" value="Joanne Kossuth"/>	
<small>(Required field; application will not be considered complete without property owner's signature)</small>	
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"/>

<small>(for office use only):</small>			
Date Application Received: <input type="text"/>	Case Number: <input type="text" value="4819"/>	Hearing Date: <input type="text" value="7/7/22"/>	
Type of Certificate Issued: <input type="text"/>	Date Issued: <input type="text"/>		

**Instructions for Completing this Application:**

An application must be filed with the Cambridge Historical Commission (CHC) before work begins. Twelve (12) copies of the application should be attached to twelve (12) copies of supplementary material such as sketches, scale drawings, site plans, specifications, or photographs sufficient to enable the CHC to understand the details of the work proposed and to make a determination on the application. Plans no larger than 11" x 17" are preferred. Please submit reduced copies of plans if originals are of a larger dimension. Do not use spiral bindings, plastic covers, or heavy stock (these will be removed prior to mailing). Double sided copies are encouraged to save paper and postage. See our website or call for a list of meeting dates and deadlines.

The CHC staff welcomes advance inquiries for interpretations or advice. Please call 617/349-4683.

An application is considered incomplete without accompanying plans and drawings. The CHC reserves the right to determine an application incomplete at the time of hearing the application if it determines that the plans, drawings and other information submitted are not sufficient to enable it to determine whether to grant or deny a certificate.

Owners are urged to appear before the CHC in person or to designate an agent to act for them. The CHC will deem the agent to be authorized by the owner to make decisions regarding the extension or waiver of the period within which the CHC is otherwise required to make a determination on the application.

All meetings are open to the public.

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**Administration of Historic Districts, Landmarks, and Protected Properties:**

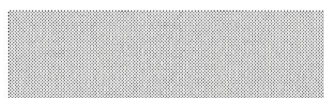
The administration of historic districts and landmarks is guided by the provisions of Ch. 40C of the Mass. General Laws and by Ch. 2.78 of the Code of the City Of Cambridge. Other properties may also be subject to CHC jurisdiction including properties with conditional variances and properties governed by individual preservation restrictions.

Any new construction, alteration of exterior architectural features, or demolition within an historic district or on the premises of a protected property or a designated landmark must be reviewed by the CHC. No building permit for such work on a protected property, designated landmark, or property within a historic district may be issued by the Inspectional Services Department until a certificate has been issued. The CHC must approve the alteration or construction of all structures, including signs, fences, walls, terraces, walks, driveways, light fixtures and the like, which are "open to view from a public street, public way, public park or public body of water," whether or not a building permit is required, and must approve changes in exterior color for properties within a historic district or as otherwise agreed.

Prior to each hearing, the CHC staff will take slides or digital photographs of the subject property in daylight with ordinary camera equipment for the purpose of documenting the publicly visible conditions of buildings and exterior architectural features for the CHC and the public to view at the hearing. More information can be provided on request.

The CHC issues three types of certificates. A Certificate of Appropriateness will be issued when the CHC has determined that the construction or alteration will be appropriate for or compatible with the preservation or protection of the historic district, designated landmark, or other protected property. A Certificate of Nonapplicability may be issued when an application does not involve an exterior feature, or when the exterior feature is not then subject to CHC review. A Certificate of Hardship may be issued when failure to approve an otherwise inappropriate project would involve substantial hardship to the applicant and the CHC determines that the project can be accomplished without substantial detriment to the purposes of the district, preservation restriction, or landmark designation.

The CHC considers each application on its own merits, and does not apply specific architectural guidelines. Landscaping with plant materials is not subject to CHC review unless it is planned in conjunction with alterations or new construction. The CHC must approve projects that are not incongruous with the historic aspects or the architectural characteristics of the protected property, landmark, or historic district.





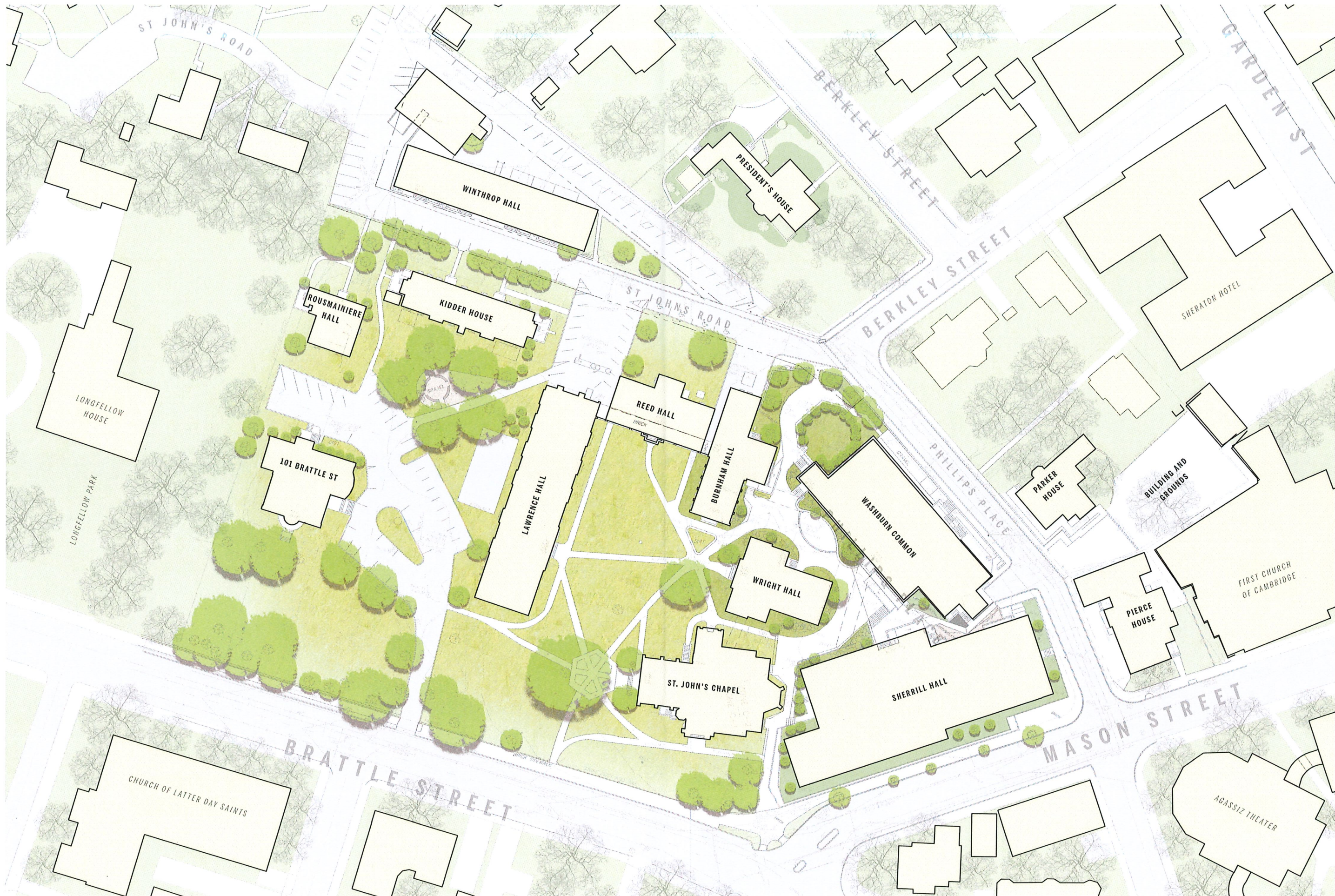
## Reed Hall Application

Proposed Changes to 99-3 Brattle Street (Reed Hall) include the following:

1. **ARCADE ACCESSIBLE WALKWAY:** Provide universal accessibility by raising arcade sidewalk to First Floor elevation. Add ramps, steps, and handrails as necessary to maintain historic character and circulation to and from the elevated walkway. *Supplementary graphics attached.*
2. **FIRE ESCAPE REMOVAL:** Removal of two existing fire escapes on East and West elevations in their entirety and subsequent patching of masonry anchor locations with mortar that matches historical brick and stone. Existing fire escapes are non-compliant and not required for egress. *Supplementary graphics attached.*
3. **AREAWAY WINDOW OPENINGS:** All existing areaway windows, plywood infill, and mechanical louvers to be removed and infilled with matching brick or new mechanical louvers. Of the 8 existing areaway windows at Burnham Hall, all 8 are currently infilled with either brick or a mechanical louver. Attached supplementary images highlight *some* of the locations and their current condition. *Supplementary graphics attached.*
4. **EXPANDED NORTH AREAWAYS:** Two areaways on the North elevation to be enlarged from 1'-0" clear depth to 3'-0" clear depth and from 3'-0" clear width to 4'-0" clear width to accommodate new mechanical exhaust and intake. The areaways will also extend to 3" above grade per Mechanical code requirements. The proposed new areaways are to be clad with matching brick and stone caps that align with the existing stone window sills. *Supplementary graphics attached.*
5. **ROOFING:** All existing slate roofs to be repaired with matching slate.
6. **WINDOW REPLACEMENT:** All existing storm windows will be removed. Existing windows will be replaced with new matching units that meet minimum required energy performance criteria.
7. **LIGHTNING PROTECTION:** Lightning air terminals to be added to the high ridgelines of Reed Hall.





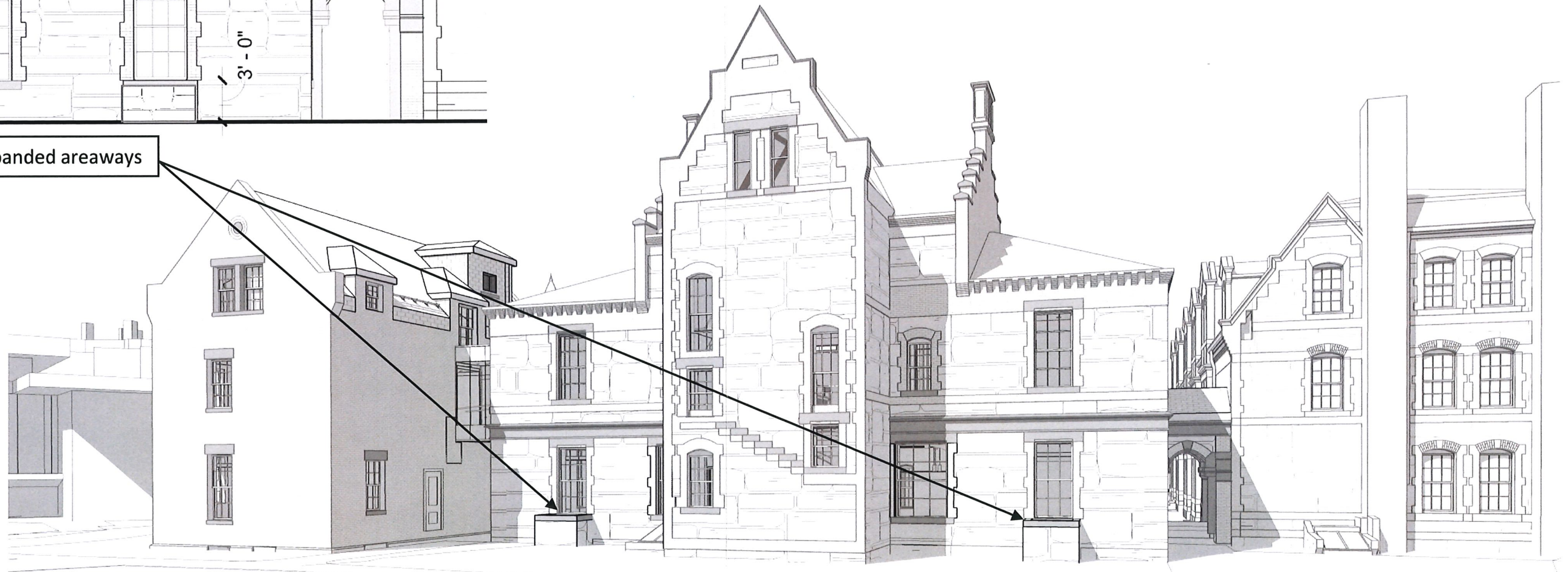








Proposed expanded areaways



REED, BURNHAM AND WINTHROP HALLS – VIEW FROM NORTH-WEST





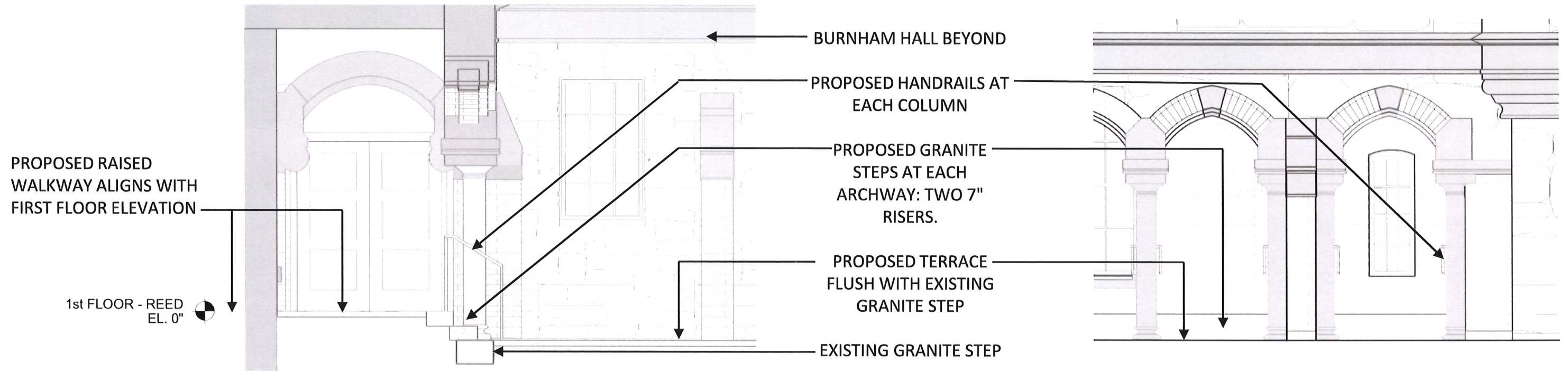
**99-3 Brattle**

**Reed Hall**

**LESLEY UNIVERSITY**

# Proposed Alteration 1: ARCADE ACCESSIBLE WALKWAY

June 9, 2022





### Proposed Alteration 1: ARCADE WALKWAY

June 9, 2022



CURRENT WALKWAY

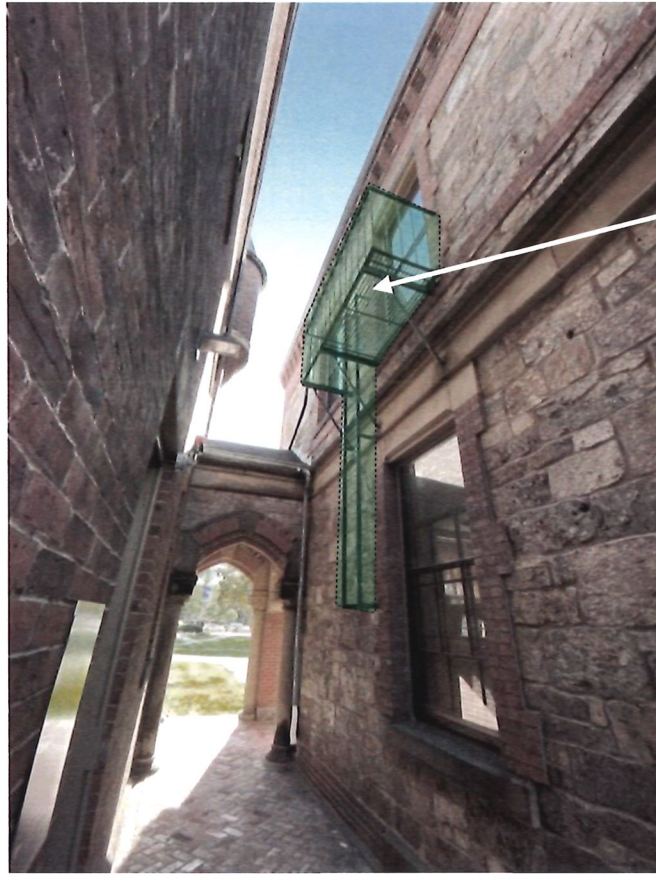


PROPOSED WALKWAY

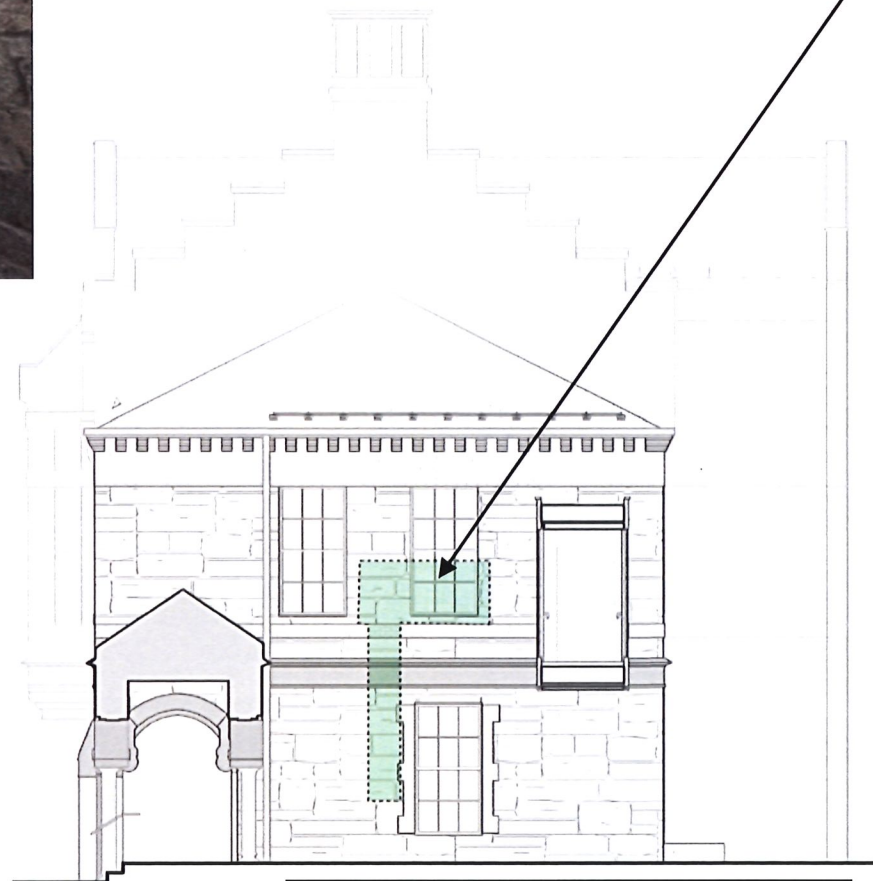


### Proposed Alteration 2: FIRE ESCAPE REMOVAL

June 9, 2022

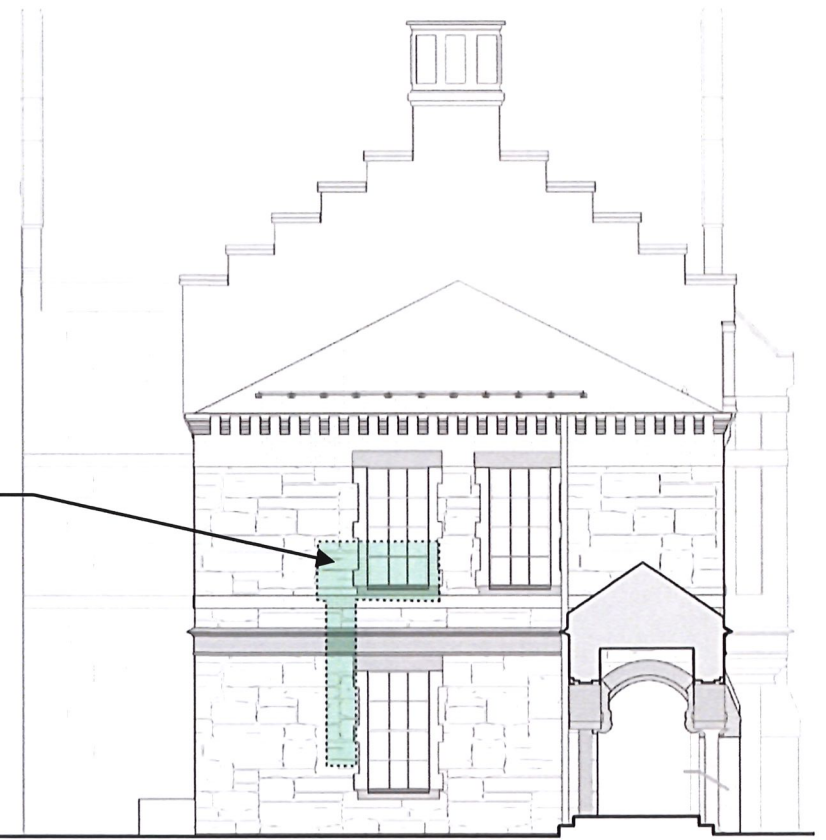


Fire escape to be removed



BURNHAM HALL - WEST ELEVATION

Approximate extents and locations of fire escapes to be removed



BURNHAM HALL - EAST ELEVATION

Fire escape to be removed



### Proposed Alteration 3: AREAWAY WINDOW OPENINGS

June 9, 2022



Three existing areaways on the West elevation are infilled with brick and paved over.

Two existing areaways on the North elevation are infilled with brick and backfilled.



Existing mechanical louver to be removed and infilled with matching brick.

One existing areaway between Reed Hall and Burnham Hall is infilled with brick.





### Proposed Alteration 4: EXPANDED AREAWAYS

June 9, 2022



Existing areaway to be expanded



Existing areaway to be expanded



REED, BURNHAM AND WINTHROP HALLS - NORTH ELEVATION