



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).

ST. JOHN'S CHAPEL - REQUESTS FOR CERTIFICATES OF APPROPRIATENESS:

1. Removing a non-original canopy at south stair to basement, and expanding the existing concrete areaway.
2. Removing a deteriorated non-original wood screen sash.
3. Removing a non-original galvanized steel window well.
4. Modifying a non-original concrete areaway & stair to basement, incl. removal of its metal canopies.

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:

Mailing Address:

Telephone/Fax: E-mail:

Signature of Property Owner of Record: Joanne Kossuth
(Required field; application will not be considered complete without property owner's signature)

Name of proponent, if not record owner:

Mailing Address:

Telephone/Fax: E-mail:

(for office use only):

Date Application Received: 11/8/22 Case Number: 4889 Hearing Date: 12/8/22

Type of Certificate Issued: Date Issued:

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.

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.



REQUEST FOR CERTIFICATE OF APPROPRIATENESS



- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

Founded as the Episcopal Theological School in 1867, the school was renamed the Episcopal Divinity School in 1974 when it merged with the Philadelphia Divinity School. It later merged with the Union Theological Seminary of New York City.

Bounded by Brattle Street, Mason Street, Phillips Place, and St. John's Road in Old Cambridge, the former Episcopal Divinity School campus is a historic landmark.

The campus is adjacent to the *Longfellow House-Washington's Headquarters National Historic Site*.

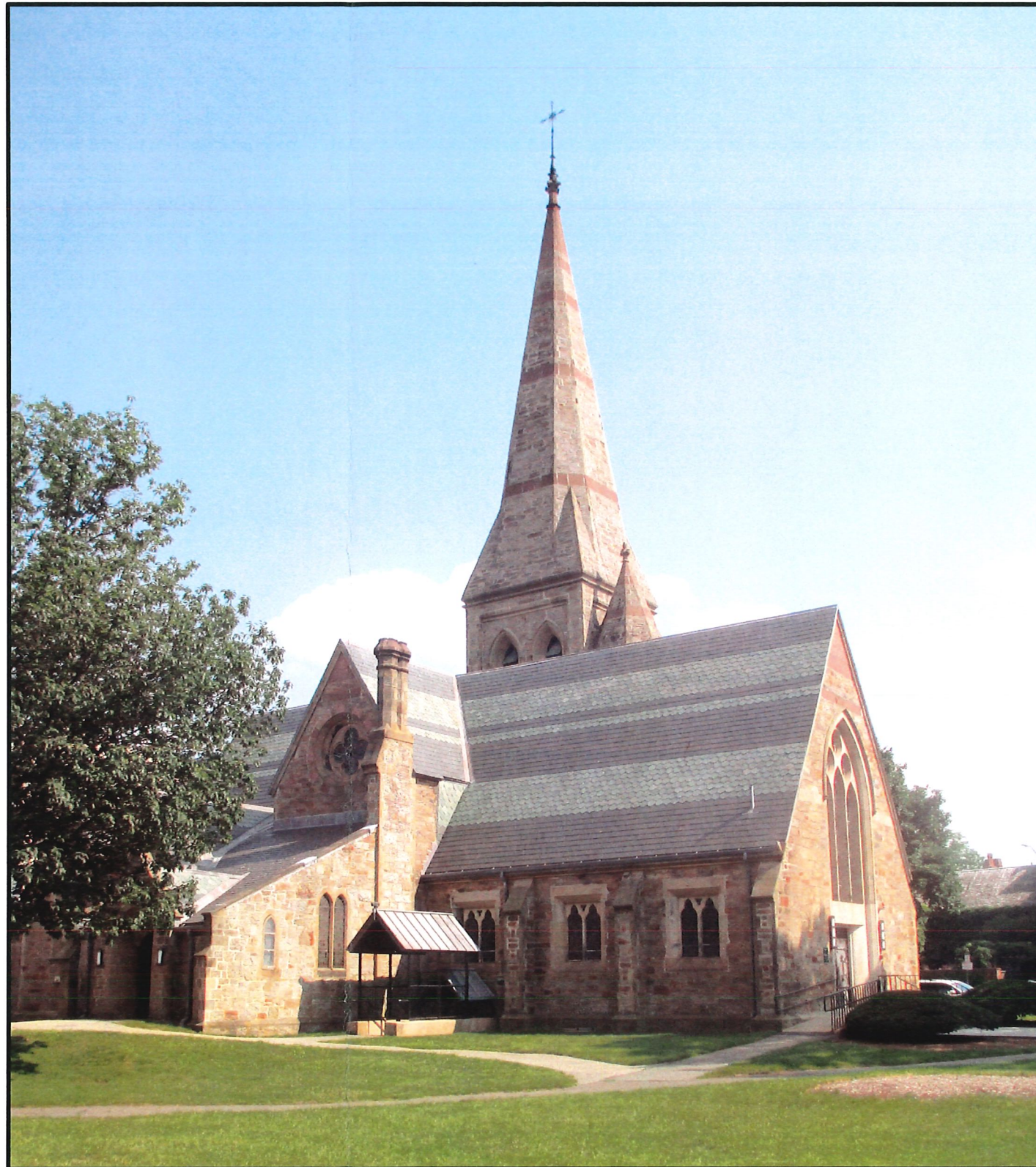
In 2018, the 4.4-acre Episcopal Divinity School campus was acquired by Lesley University.



- 0 Historical Background
- 1 South Areaway Mods
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- 3 Window Well Removal
- 4 North Areaway Mods

St. John's Chapel was consecrated on November 16, 1869. It was designed by the architectural firm of Ware and Van Brunt, who later developed the surrounding Episcopal Theological School's quadrangle of residence halls, classrooms, and a library.

William Robert Ware and Henry Van Brunt were leading architects of their era, also responsible for the design of the nearby Memorial Hall at Harvard University.



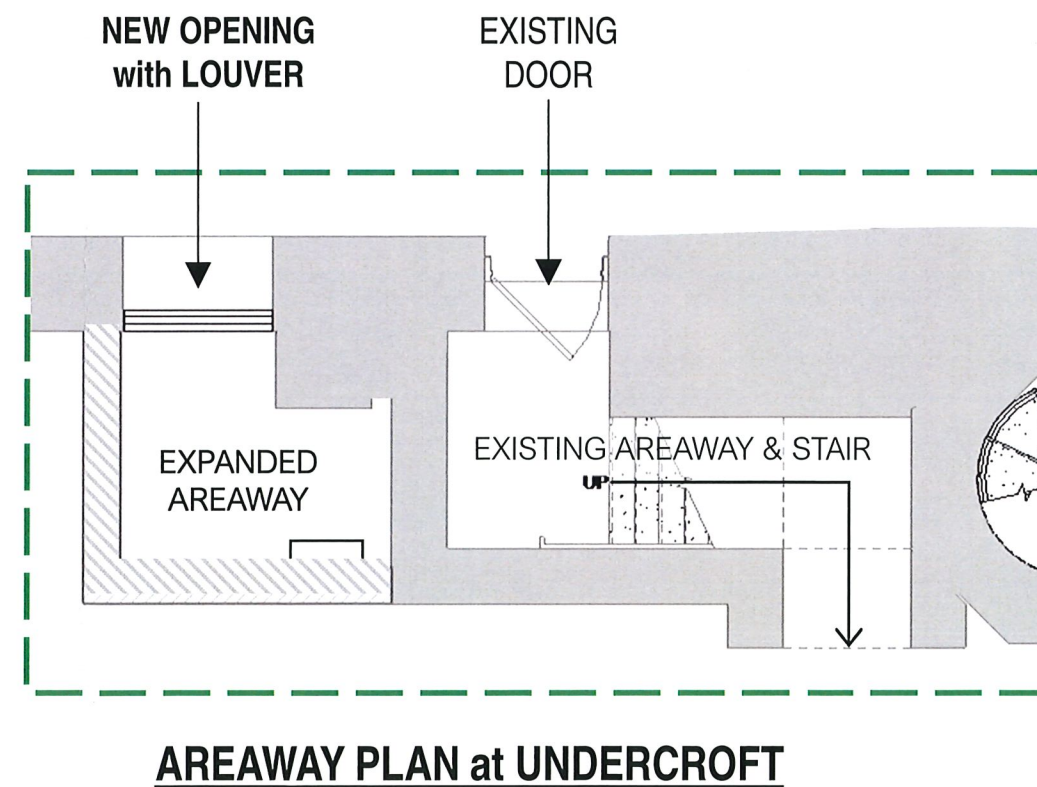
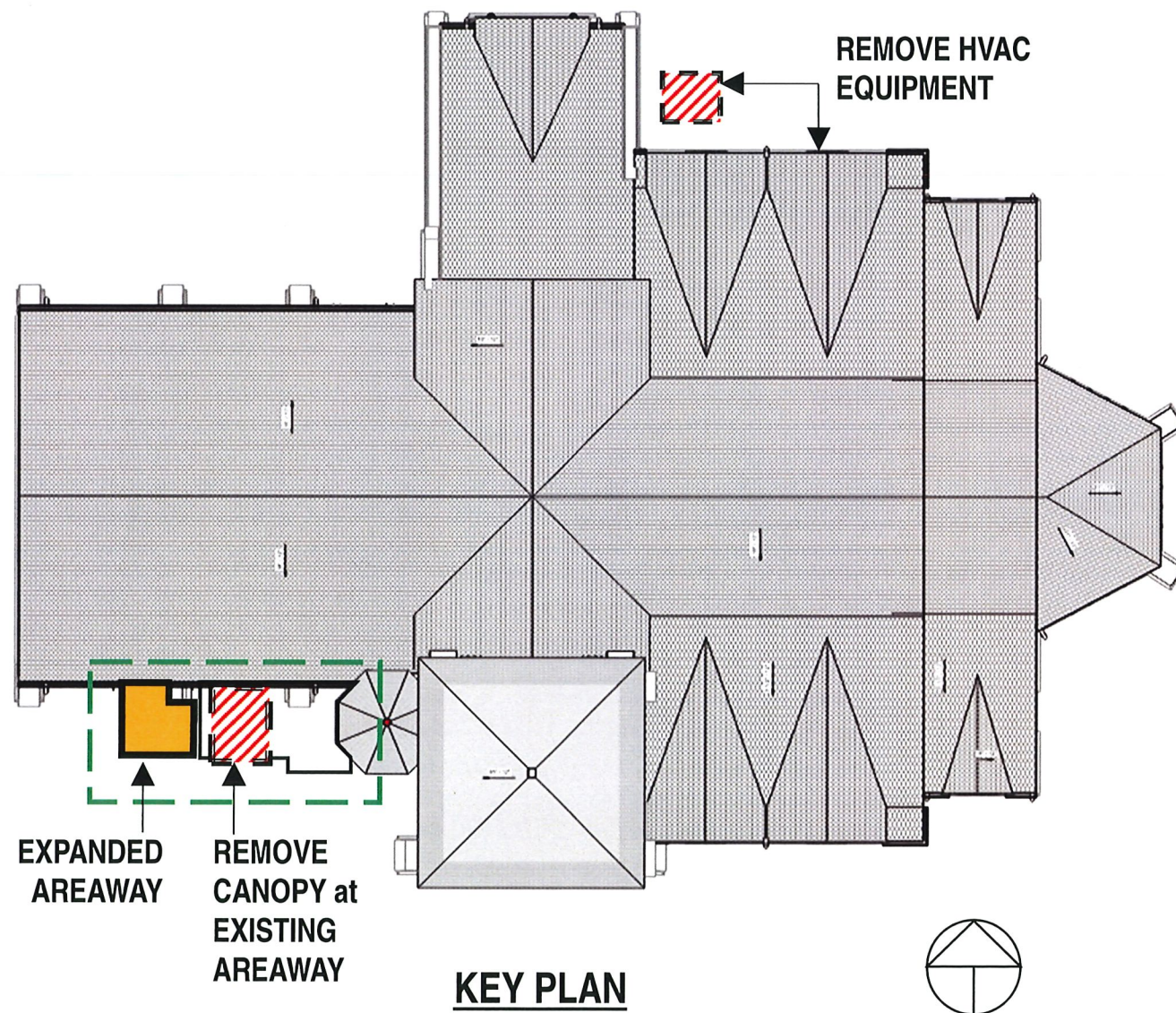
- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

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Request for Certificate of Appropriateness - Element 1:

SOUTH AREAWAY MODIFICATIONS (facing Brattle Street):

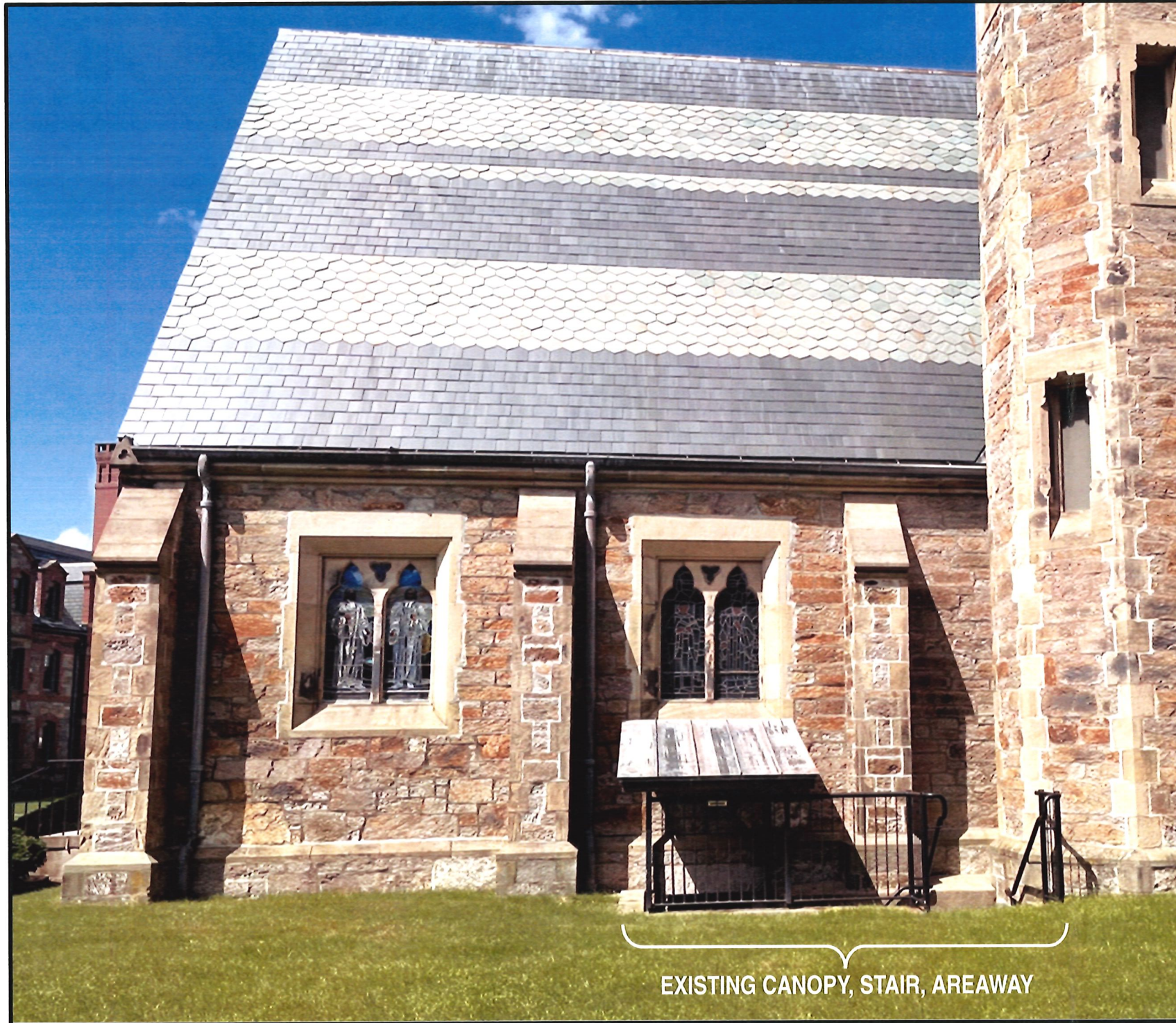
- Remove non-original canopy at existing stair to undercroft.
- Expand existing areaway, adding a 9'-4" w. x 7'-4" d. concrete areaway & grate.
- New 4'-0" w. x 5'-0" h. HVAC louver installed below, in new foundation wall opening.
- *Note: The new areaways & louvers allow for removal of existing outdoor HVAC equipment.*



- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

Request for Certificate of Appropriateness - Element 1:

SOUTH AREAWAY MODIFICATIONS (facing Brattle Street):



EXISTING CANOPY, STAIR, AREAWAY

EXISTING CONDITION

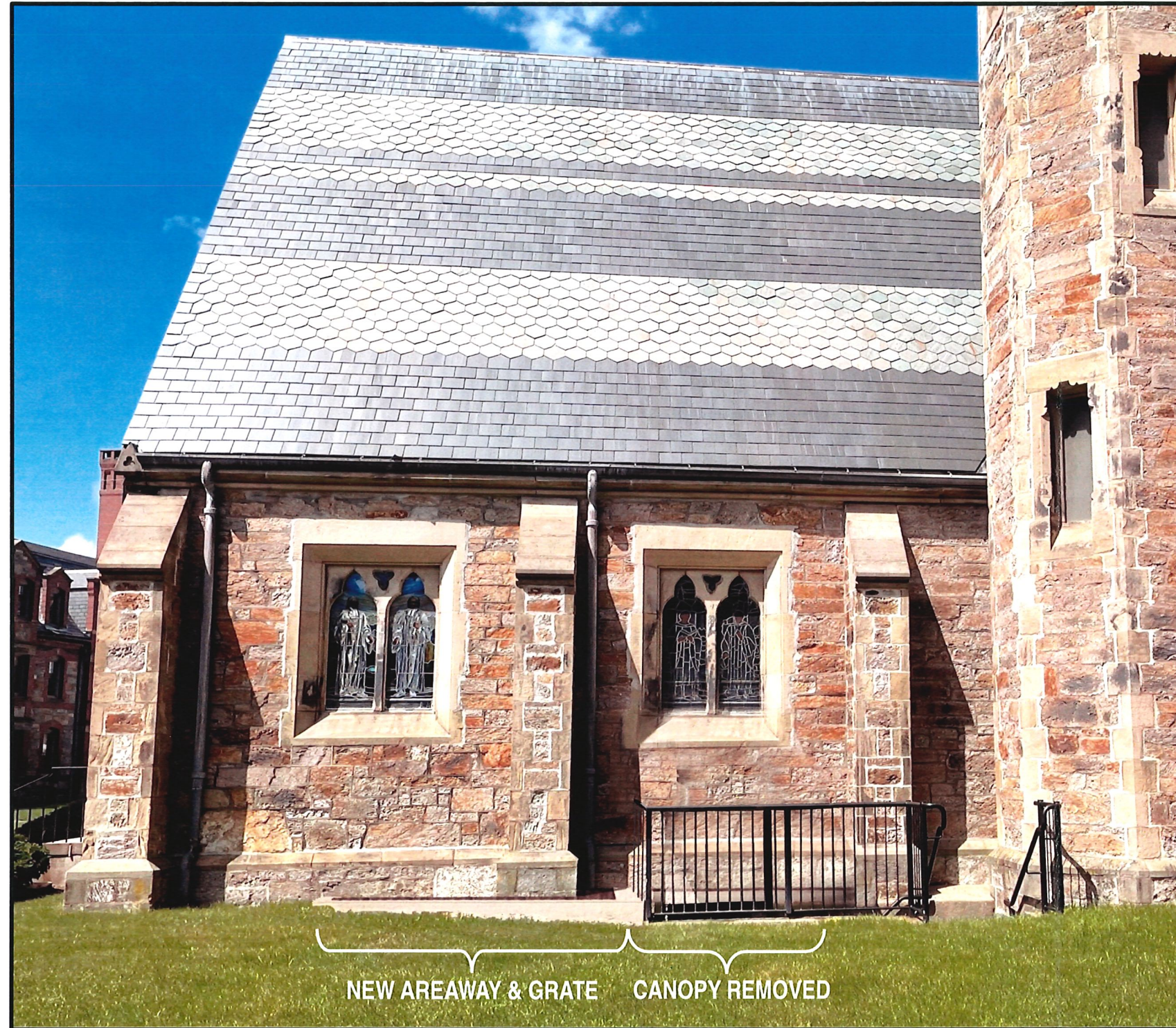


EXISTING HVAC EQUIPMENT

- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

Request for Certificate of Appropriateness - Element 1:

SOUTH AREAWAY MODIFICATIONS (facing Brattle Street):



NEW AREAWAY & GRATE CANOPY REMOVED

PROPOSED CONDITION



EXISTING HVAC EQUIPMENT



HVAC EQUIPMENT REMOVED

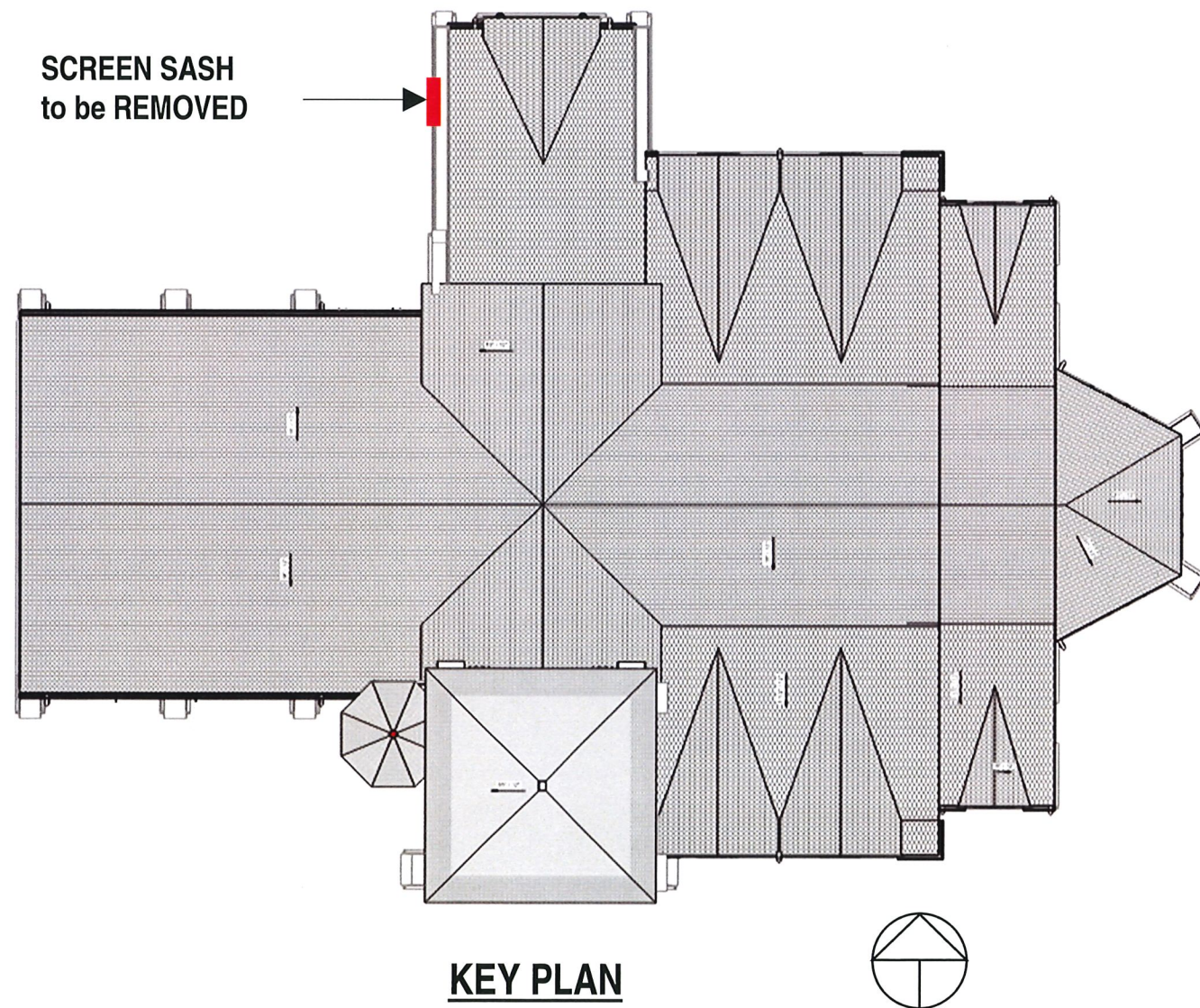
- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

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Request for Certificate of Appropriateness - Element 2:

STORM SASH REMOVAL (at west face of north transept):

- There is only one window on the entire Chapel fitted with a non-original wood screen sash, which has completely deteriorated and is proposed to be removed.

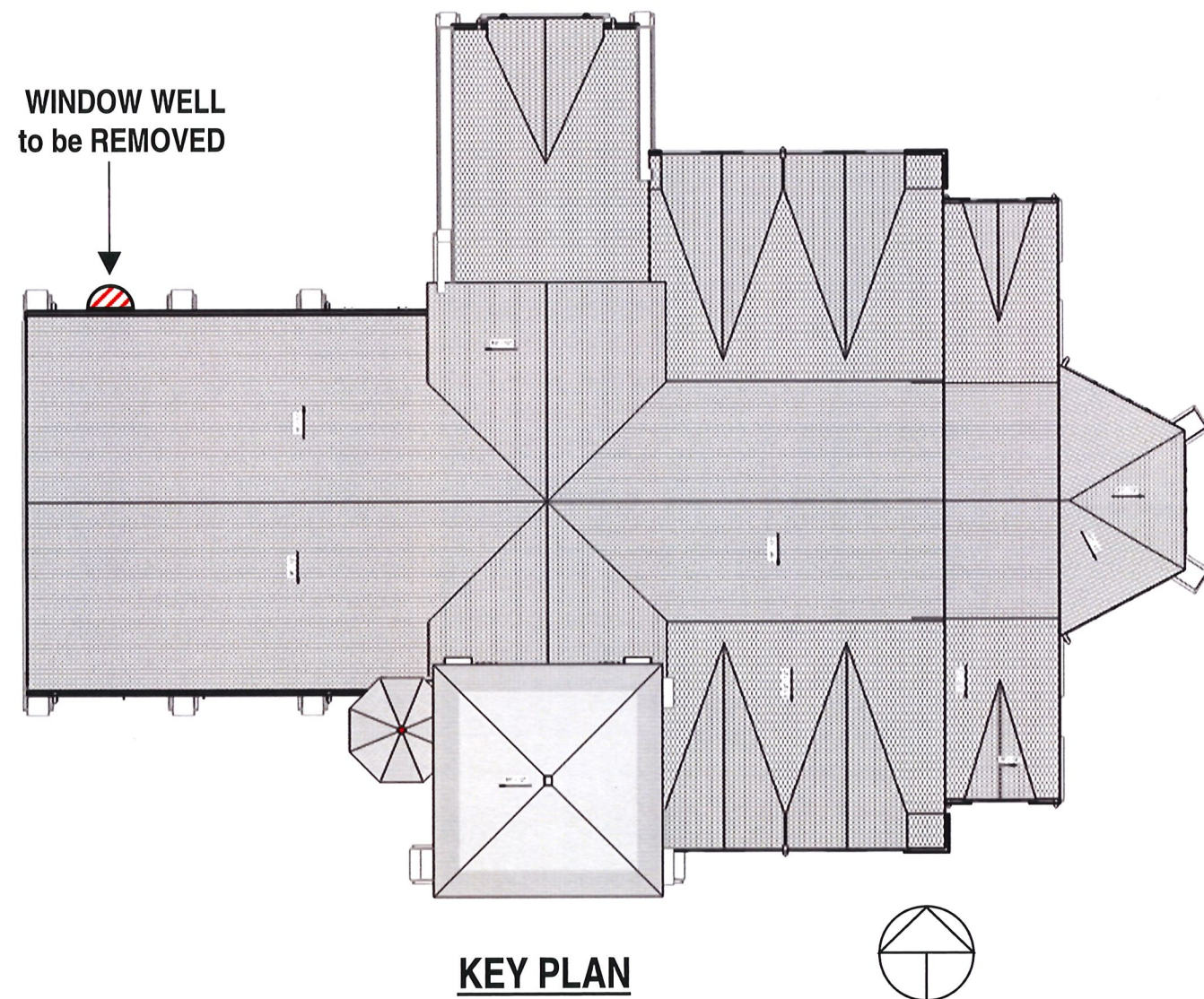


- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

Request for Certificate of Appropriateness - Element 3:

METAL WINDOW WELL REMOVAL (facing Wright Hall):

- Foundation opening currently infilled with plywood to be infilled with masonry.
- Existing 48" half-round galvanized steel window well and metal grate to be removed and backfilled.

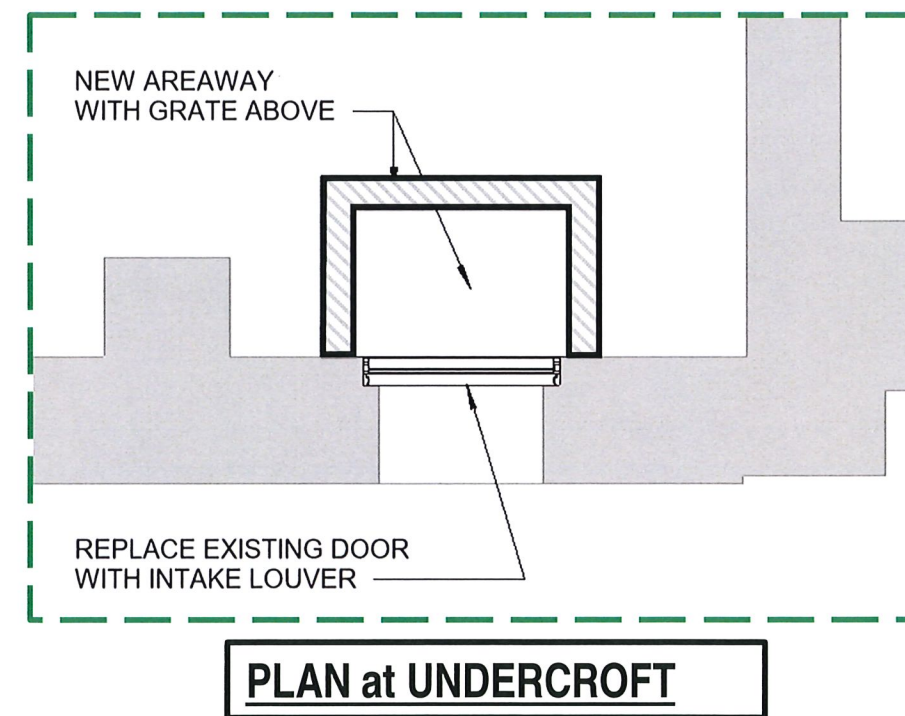
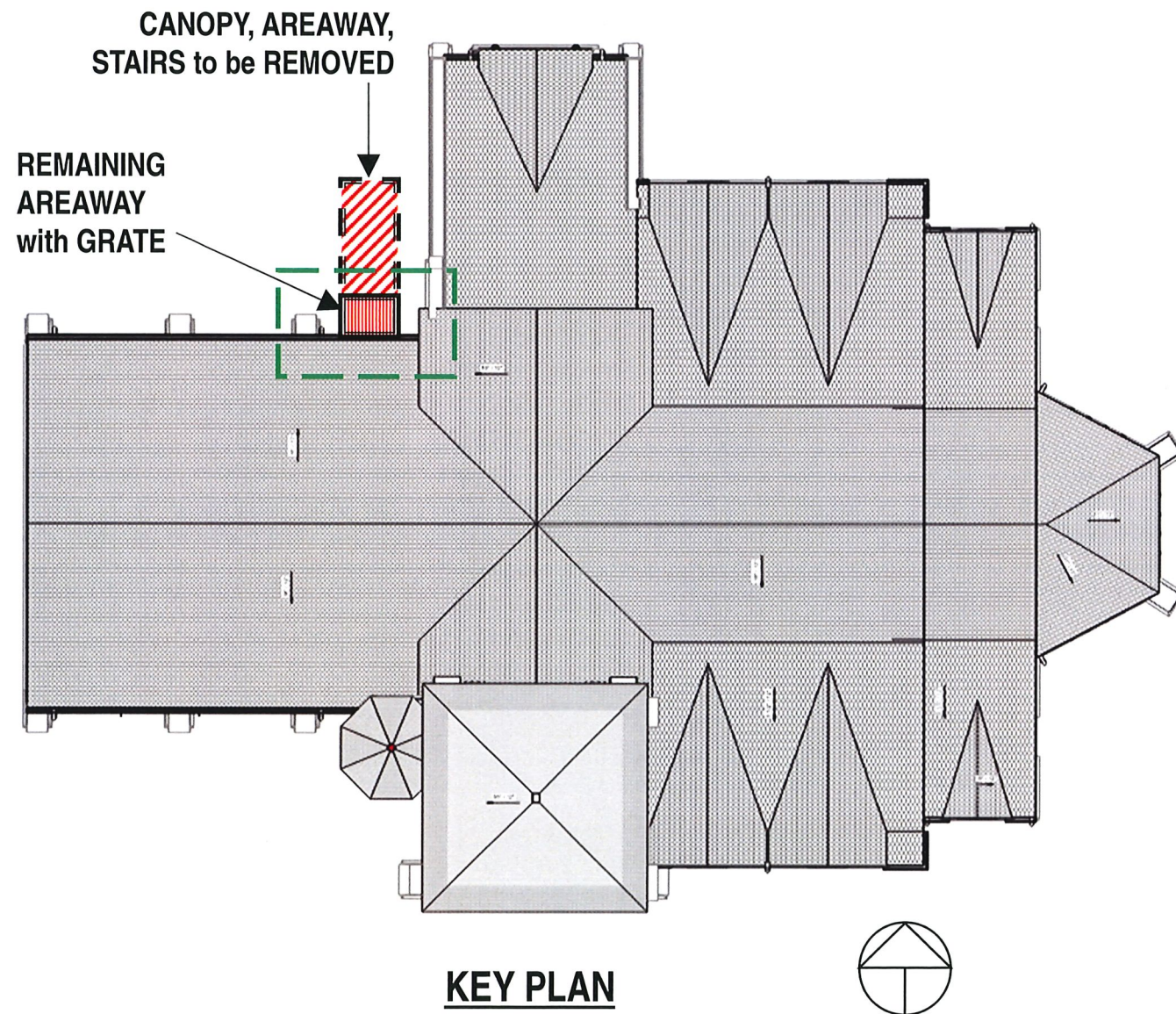


- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

Request for Certificate of Appropriateness - Element 4:

NORTH AREAWAY / STAIR TO UNDERCROFT (facing Wright Hall):

- Existing non-original metal canopies, concrete stair, and railings to be removed.
- Existing concrete stair & side walls to be removed to within 48" of the building foundation, forming a smaller 72" x 48" areaway with a new metal grate, and new metal louver below.
- *Note: The new areaways & louvers allow for removal of existing outdoor HVAC equipment.*



- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

Request for Certificate of Appropriateness - Elements 2, 3, and 4

NORTH AREAWAY / STAIR TO UNDERCROFT (facing Wright Hall):



- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

EXISTING: STORM SASH, CANOPY, RAILINGS, STAIR, AREAWAY, WINDOW WELL

Request for Certificate of Appropriateness - Elements 3, 4, and 5

NORTH AREAWAY / STAIR TO UNDERCROFT (facing Wright Hall):

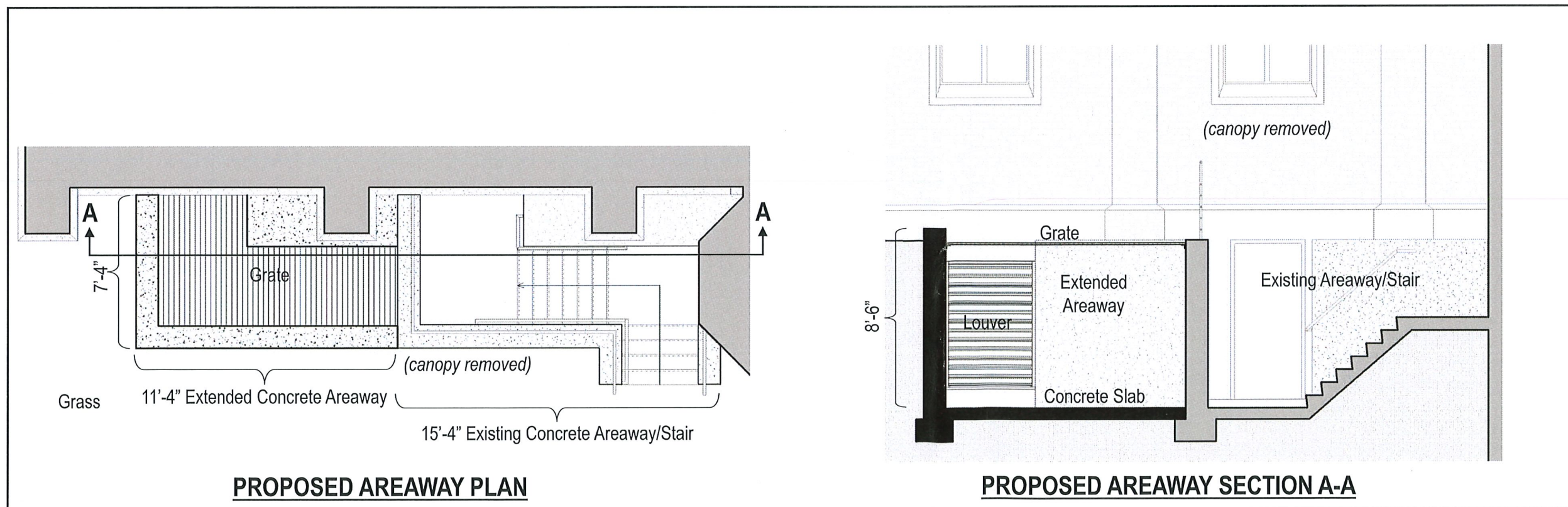
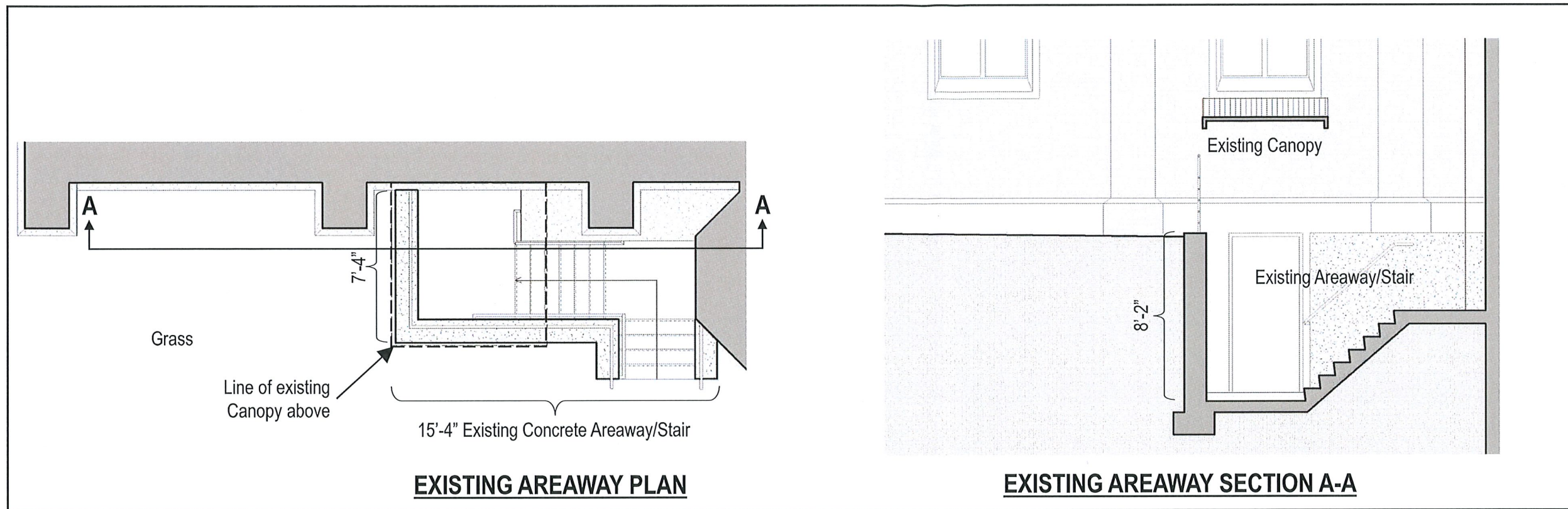


PROPOSED REMOVALS: STORM SASH, CANOPY, RAILINGS, STAIR, AREAWAY, WINDOW WELL

- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

Request for Certificate of Appropriateness - Element 1

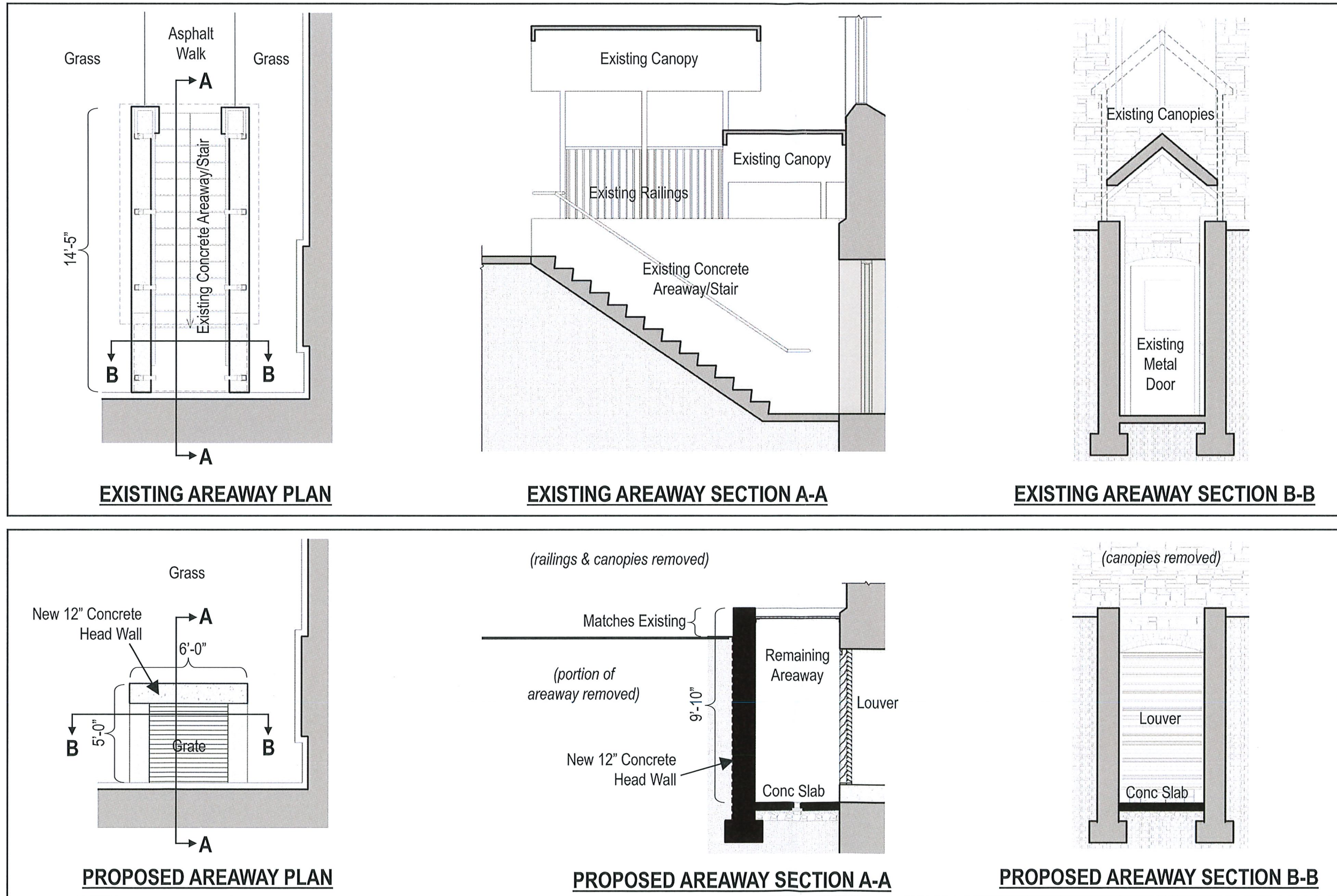
SOUTH AREAWAY MODIFICATIONS - DETAILS:



- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

Request for Certificate of Appropriateness - Element 4

NORTH AREAWAY MODIFICATIONS - DETAILS:



- 0 Historical Background
- 1 South Areaway Mods
- 2 Screen Sash Removal
- 3 Window Well Removal
- 4 North Areaway Mods

