



CAMBRIDGE HISTORICAL COMMISSION

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APPLICATION FOR CERTIFICATE

- 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.
- Address of property: 57 John F. Kennedy Street, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

We propose to add an entrance directly to the lower level tenant space from the JFK Street and to infill the second floor area above the entrance to the JFK Street entrance to the Crimson Galeria building.

This will have the effect of making the entrance more inviting and providing a stronger engagement with the JFK streetscape. The attached plans and renderings show how the proposed changes differ from what was approved in 2022.

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: Crimson Galeria Limited Partnership

Mailing Address: 166 Harvard Street, Brookline MA 02446

Telephone/Fax: 6172321776 E-mail: rachna@masonmurphyinc.com

⇒ Signature of Property Owner of Record: *Rachna Palit Krishna*
(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: _____

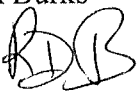
(for office use only):

Date Application Received: _____ Case Number: 4632 (Amendment) Hearing Date: 9/7/23

Type of Certificate Issued: _____ Date Issued: _____

Memorandum

To: Cambridge Historical Commission
c/o Charlie Sullivan and Sarah Burks

From: Rachna D. Balakrishna, Esq. 

Re: Updates to JFK Street Entrance at 57 JFK Street – Amendment to PB 390
Proposed New Entry to Basement Tenant Space and Proposed New Partial Infill
on Second Floor

Date: August 11, 2023

Last year Crimson Galeria Limited Partnership received a Special Permit from the Planning Board for a three-story residential addition above the existing two-story Crimson Galeria building at the corner of JFK and Winthrop Streets. The current building has a number of restaurant tenants, including Veggie Grill, Menya Jiro, Maharaja Restaurant, Shake Shack, and Achilito's (opening soon), in addition to Core Power Yoga. Currently structural work to support the residential addition is underway. The residential addition was subsequently reviewed and signed off by Cambridge Historical Commission last fall.

Community members and CDD staff have commented that the existing entrance doesn't provide a strong engagement with pedestrian traffic and the streetscape on JFK Street. The attached plans and rendering propose to improve that by providing an inviting entrance to the lower-level space and improving the general design of the entrance and façade to the building on JFK Street. This is accomplished by making the landing area at the top of the stairs more efficient as well as incorporating the open space of the second floor into usable balcony-like space. As part of this process, the new stairs going up to the landing will also be made code compliant. The changes that we are proposing will have the effect of bringing the building entrance and the signage closer to the sidewalk on JFK Street than it is now, which will enhance the streetscape of JFK Street.

The entrance to the basement tenant space will also enhance public engagement with the building as well as make the lower-level retail space more viable by having its own entrance (which does not exist now). Bonchon Restaurant will be reopening on the lower level of the building, and we are currently in lease discussions with a fitness center and café to take the balance of the basement space.

Please note that this proposed change will not affect anything in the approved residential addition or any other part of the façade. The drawings and renderings accompanying this cover memo will clarify the changes that we are proposing. We look forward to reviewing the proposed plans with the Cambridge Historical Commission. Please let us know if you have any questions or comments for our team. We are going to be on the agenda for the Planning Board meeting on August 29th.

