



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).

ammendment to 5 year hardship structure granted in 2020.
Temporary free standing structure to cover patio to allow for seating to continue year round in an effort to allow financial feasibility for business to continue operating in current space.

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="Paul Overgaag"/> | |
| Mailing Address: <input type="text" value="22 Milton Street, Somerville MA 02144"/> | |
| Telephone/Fax: <input type="text" value="6175496840"/> | E-mail: <input type="text" value="paul@theredhouse.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"/> |

| | |
|-----------------------------------|---|
| (for office use only): | |
| Date Application Received: _____ | Case Number: <u>4401 Amendment</u> Hearing Date: <u>11/4/21</u> |
| Type of Certificate Issued: _____ | Date Issued: _____ |

98 Winthrop Street

Amendments to the current 5-year hardship structure

Overlind Industries LLC
d.b.a The Red House Group
Molly Lindbergh & Ryan Lindbergh

Landlord
Timbuktu Real Estate
Paul Overgaag

Dear Members of the Cambridge Historical Commission,

Presented to you are amended structural plans from the 5-year hardship that was granted in 2020.

These amended plans are necessary to ensure that the integrity of the structure does not pose a threat to the safety of surrounding infrastructure and patrons.

The structure that was granted and built last year consisted of a metal pipe frame that was anchored to the brick patio. The material and construction were adequate for the winter but needed to be rebuilt professionally to ensure better aesthetics and safety for remainder of our hardship. The initial structure ultimately was taken down to make way for a new iteration.

The structure needs to be safe for the public and the property. The structure needs to act as a tool to help the business financially. The proposed amendments to the structure cover both points, making them necessary to ensure the structure is no longer of risk while staying financially feasible to construct and maintain.

In the pages below, our current financial performance against previous years are given to ensure there is complete transparency and a full understanding of why this business needs the structure included in the hardship to continue operating.

Molly and Ryan Lindbergh



Overlind Industries LLC
Owners - The Red House Group
98 Winthrop Street, Cambridge MA 02138

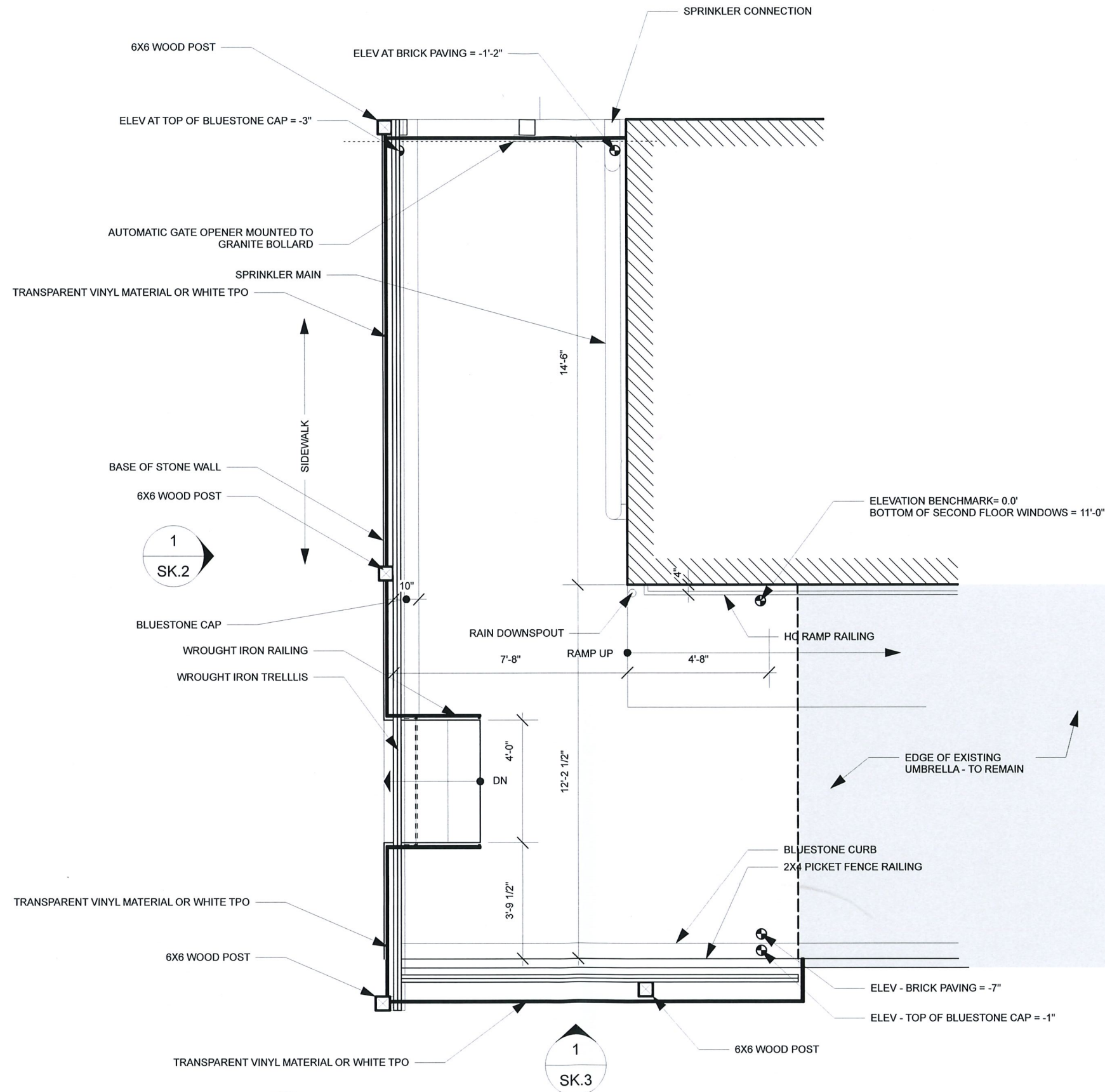
Proposed Ammendements:

Structural:

1. Metal Poles replaced with Wood Posts
2. Vinyl Roofing replaced with Rigid Aluminium
3. 6' x 6' structural posts to replace old foundational holds drilled directly to brick flooring

Aesthetics:

1. White Vinyl Sidings to be replaced with Transparent Vinyl Sidings to allow the property to be seen from street sa l s o o a als o a



1 TENT PLAN
 SK.1 Scale: 1/4" = 1'-0"

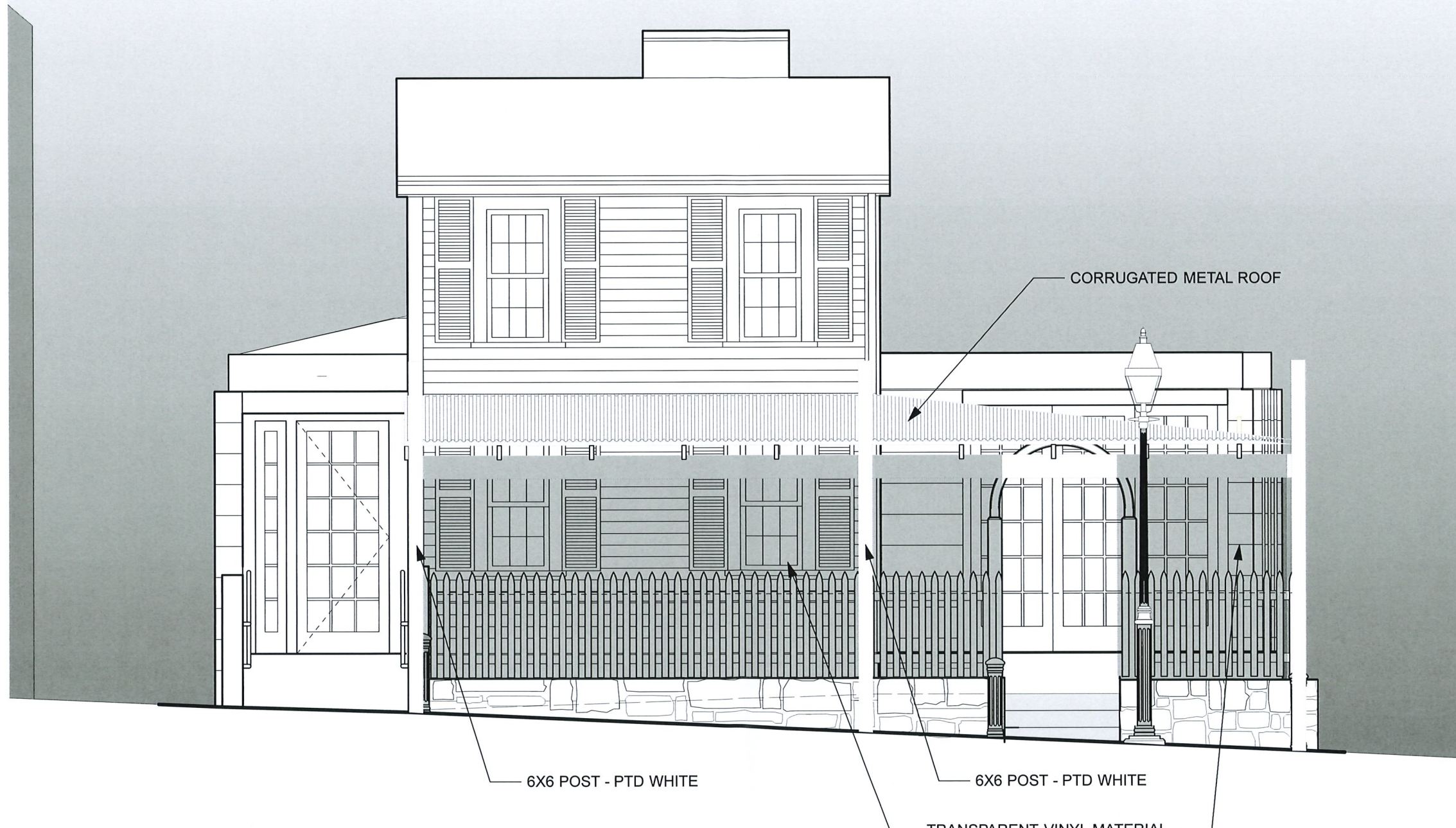
THE RED HOUSE

TENT PLAN

98 WINTHROP ST, CAMBRIDGE, MA

SCALE: 1/4" = 1'-0" 26 OCTOBER 2021

SK.1



1 NORTH ELEVATION - WINTHROP STREET ELEVATION
 SK.2 Scale: 1/4" = 1'-0"

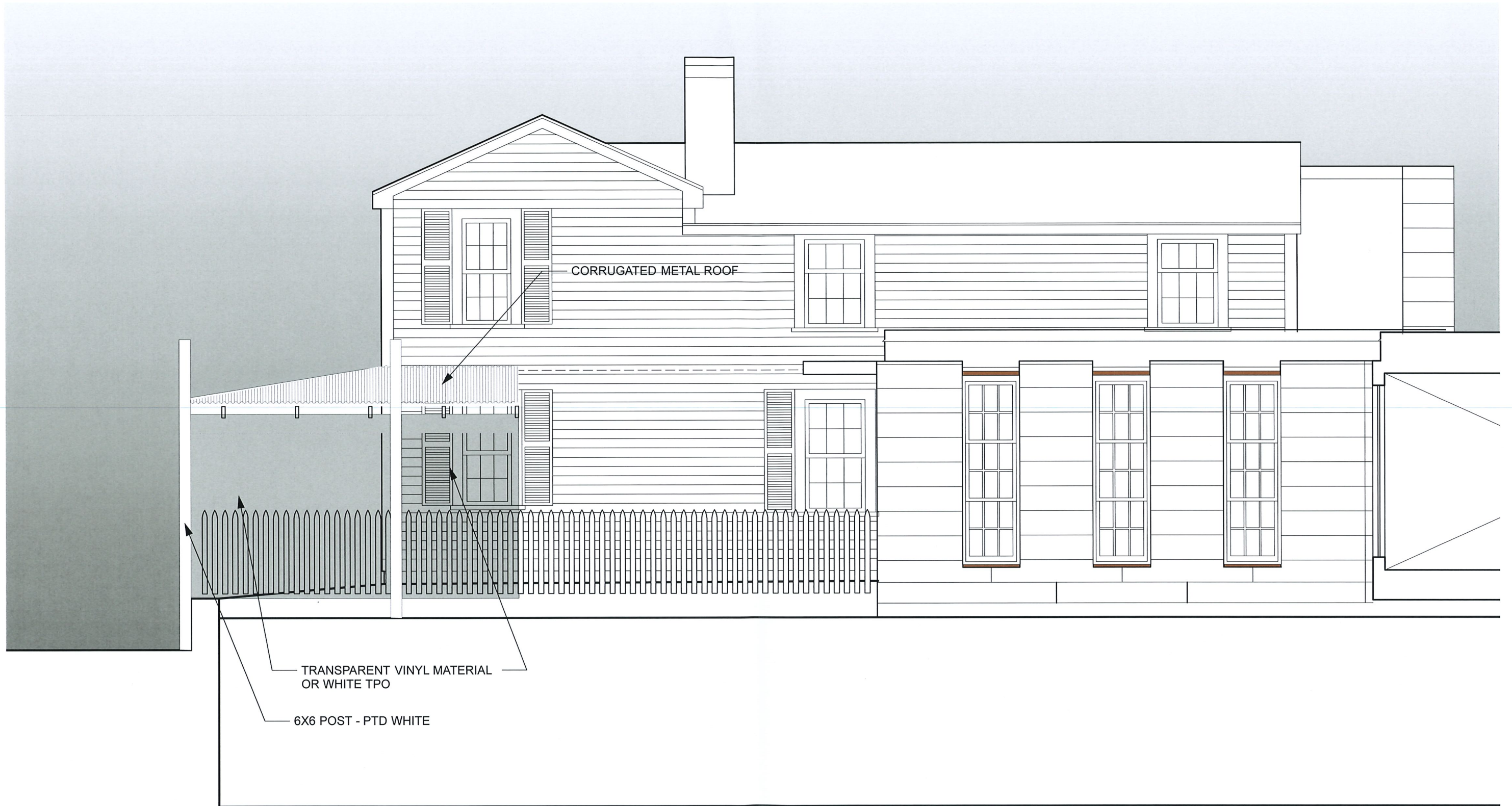
THE RED HOUSE

TENT PLAN

98 WINTHROP ST, CAMBRIDGE, MA

SCALE: 1/4" = 1'-0" 26 OCTOBER 2021





1 WEST ELEVATION
SK.3 Scale: 1/4" = 1'-0"

THE RED HOUSE

98 WINTHROP ST, CAMBRIDGE, MA

TENT PLAN

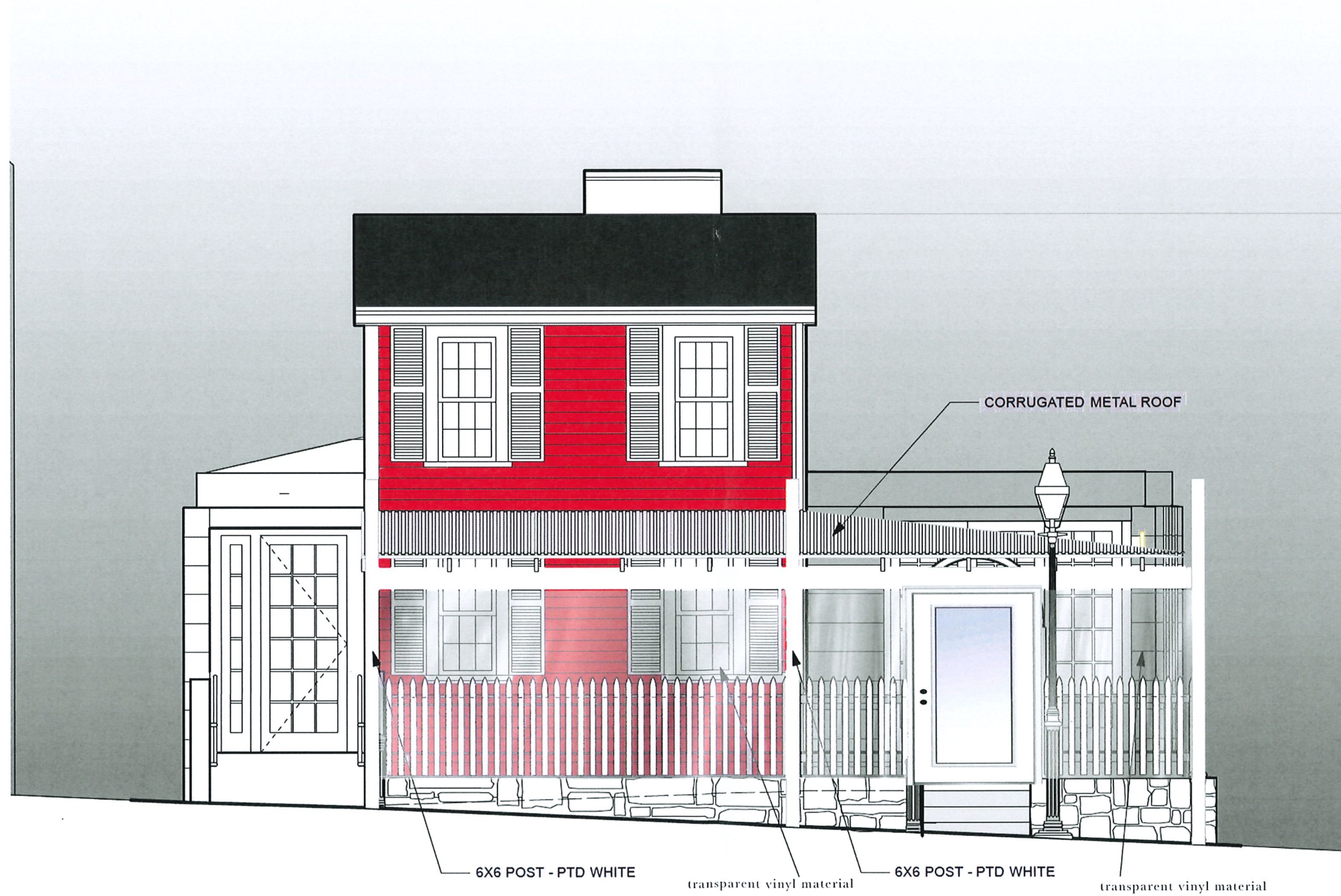
SCALE: 1/4" = 1'-0" 26 OCTOBER 2021

SK.3

Color sketch of Structure with previously approved white vinyl siding



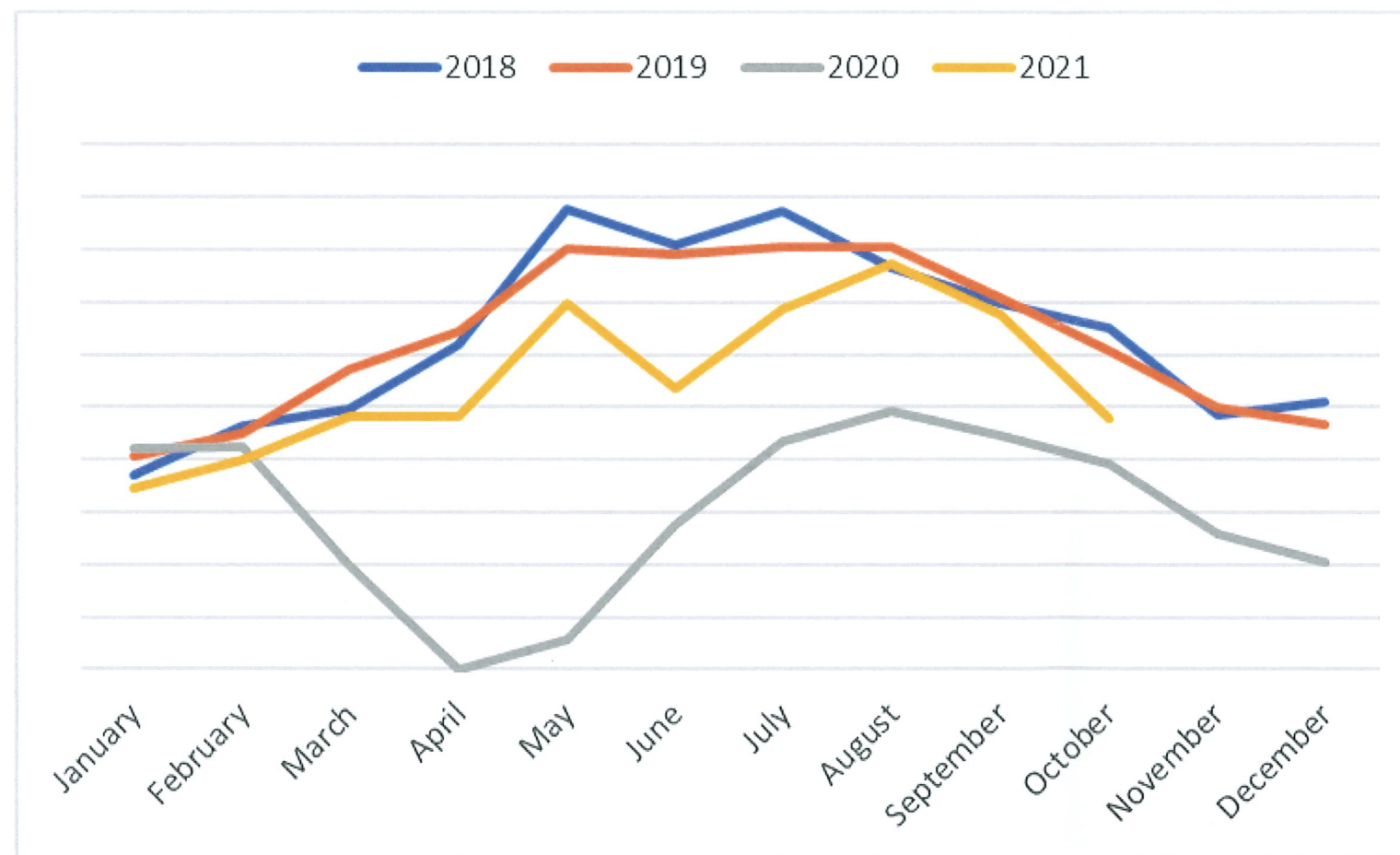
Color sketch of Structure with proposed ammendment: transparent vinyl siding



Current: Partially Finished Structure



Blinded Red House Restaurant Financial Hardship Snapshot



- Red House Restaurant YTD is already operating at ~20% less net revenue
- Without patio coverage we expect that we would see a >30% reduction of revenue during winter months, which is economically unfeasible
- We have been operating extremely lean and cannot afford to reduce hours and staff further, as the business operates on large fixed costs

Further verbal explanation will be given during presentation on November 4th