



# 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

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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: One Brattle Square, Cambridge, Massachusetts

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

As part of a retail repositioning effort, the following changes to the existing building are proposed:

- Construct new interior demising walls within an existing vacant retail space which sits at the corner of Brattle Street and Brattle Square (denoted as Tenant 2A, 2B, and 2C) to create three (3) new distinct retail spaces.
- As part of the demising of the existing retail space, two (2) existing storefront windows will be modified to convert from fixed windows to new retail entry doors. The design of the new openings will match existing door openings in the adjacent retail spaces.
- Paint the exterior side of the existing storefront system frames (and new storefront openings as described above) black for the retail spaces denoted as Tenant 2A, 2B, and 2C.
- On the Mt. Auburn Street elevation of the building, construct a new accessibility ramp to access an existing retail space door which currently sits approximately 10" above the sidewalk grade and requires a step up to enter the space. The new ramp will be constructed within the confines of the property line. The ramp will be of masonry construction and the ramp surface will be brick to match the existing sidewalk. Stainless steel handrails will be included.
- Paint the exterior side of the existing storefront system frames black for the retail space on the Mt. Auburn elevation of the building (denoted at Tenant 3A and Tenant 3B).
- Included in the supplementary documentation is a retail signage criteria document developed by the Property Owner. This signage criteria was developed to help retail tenants ensure their signage will be consistent with City regulations and also encourage consistency in signage aesthetic across the multiple retail tenants spaces. This signage criteria is provided for reference only and no signage improvements are proposed as part of this application. All retail signage will be designed and permitted by individual tenants as part of their space fit-outs.

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: BCSP 9 OBS Property LLC

Mailing Address: c/o Beacon Capital Partners, LLC, 200 State Street, Fifth Floor, Boston, MA 02109

Telephone/Fax: (617) 457-0400

E-mail: epotkin@beaconcapital.com

⇒ Signature of Property Owner of Record: 

(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: 11/13/23 Case Number: 5045 Hearing Date: 12/7/23

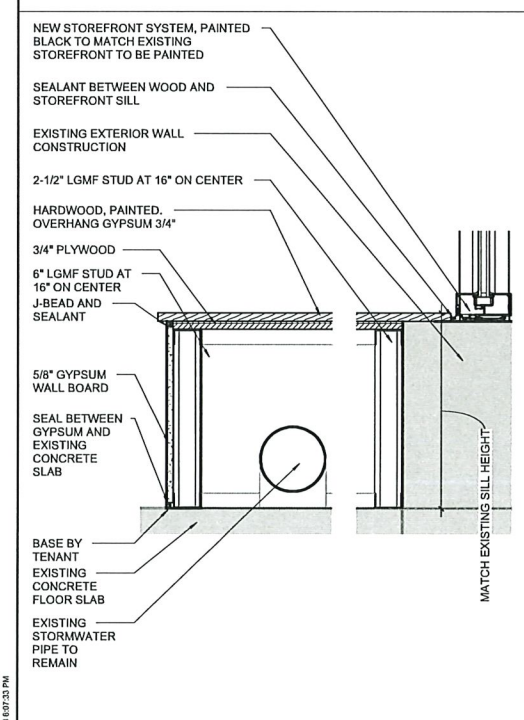
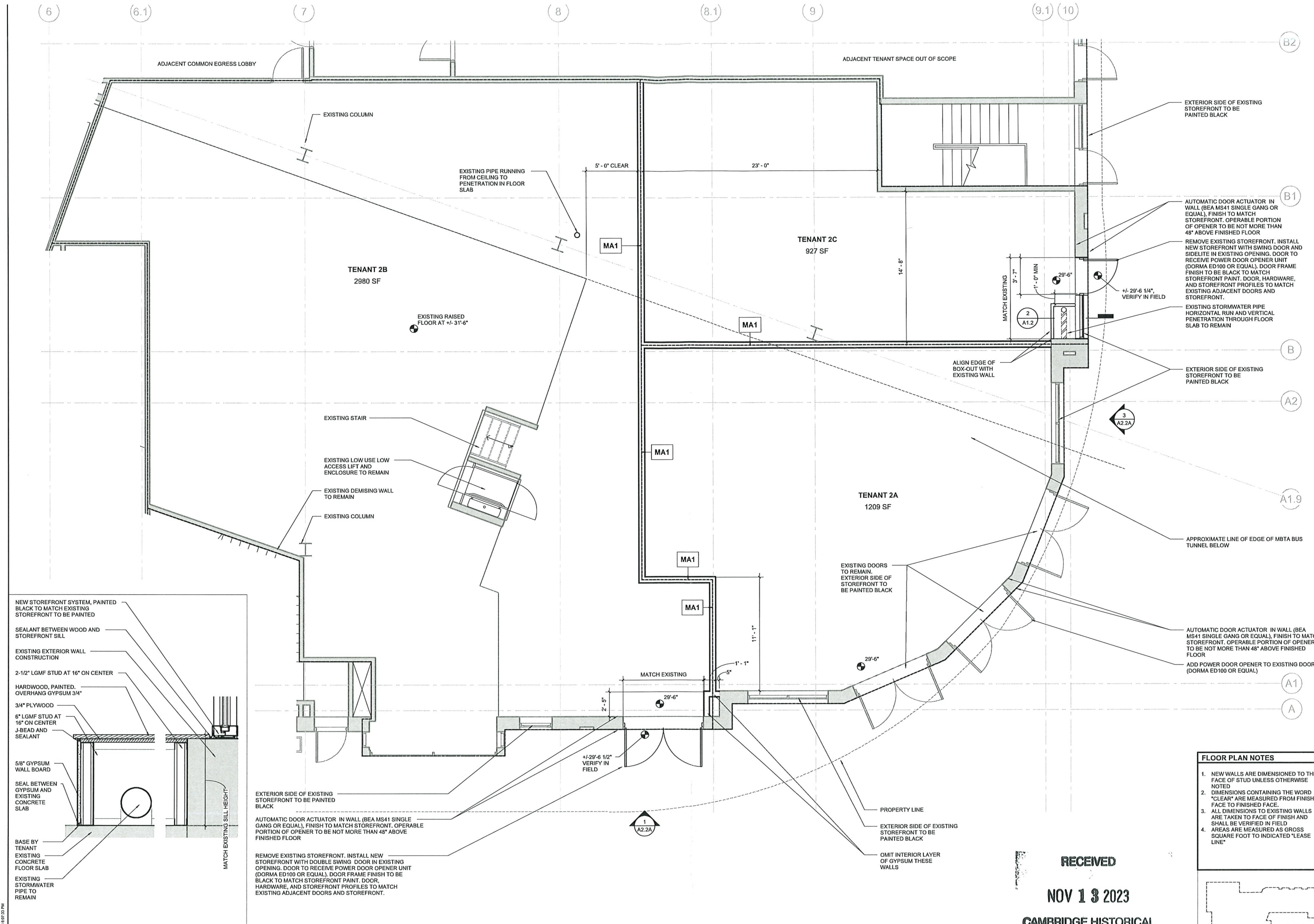
Type of Certificate Issued: \_\_\_\_\_ Date Issued: \_\_\_\_\_

REVISIONS:

ORIGINAL ISSUE:  
11/09/2023  
SCALE: As indicated

**RETAIL 2 DEMISING PLAN**

A1.2



- FLOOR PLAN NOTES**
1. NEW WALLS ARE DIMENSIONED TO THE FACE OF STUD UNLESS OTHERWISE NOTED
  2. DIMENSIONS CONTAINING THE WORD "CLEAR" ARE MEASURED FROM FINISHED FACE TO FINISHED FACE.
  3. ALL DIMENSIONS TO EXISTING WALLS ARE TAKEN TO FACE OF FINISH AND SHALL BE VERIFIED IN FIELD
  4. AREAS ARE MEASURED AS GROSS SQUARE FOOT TO INDICATED "LEASE LINE"

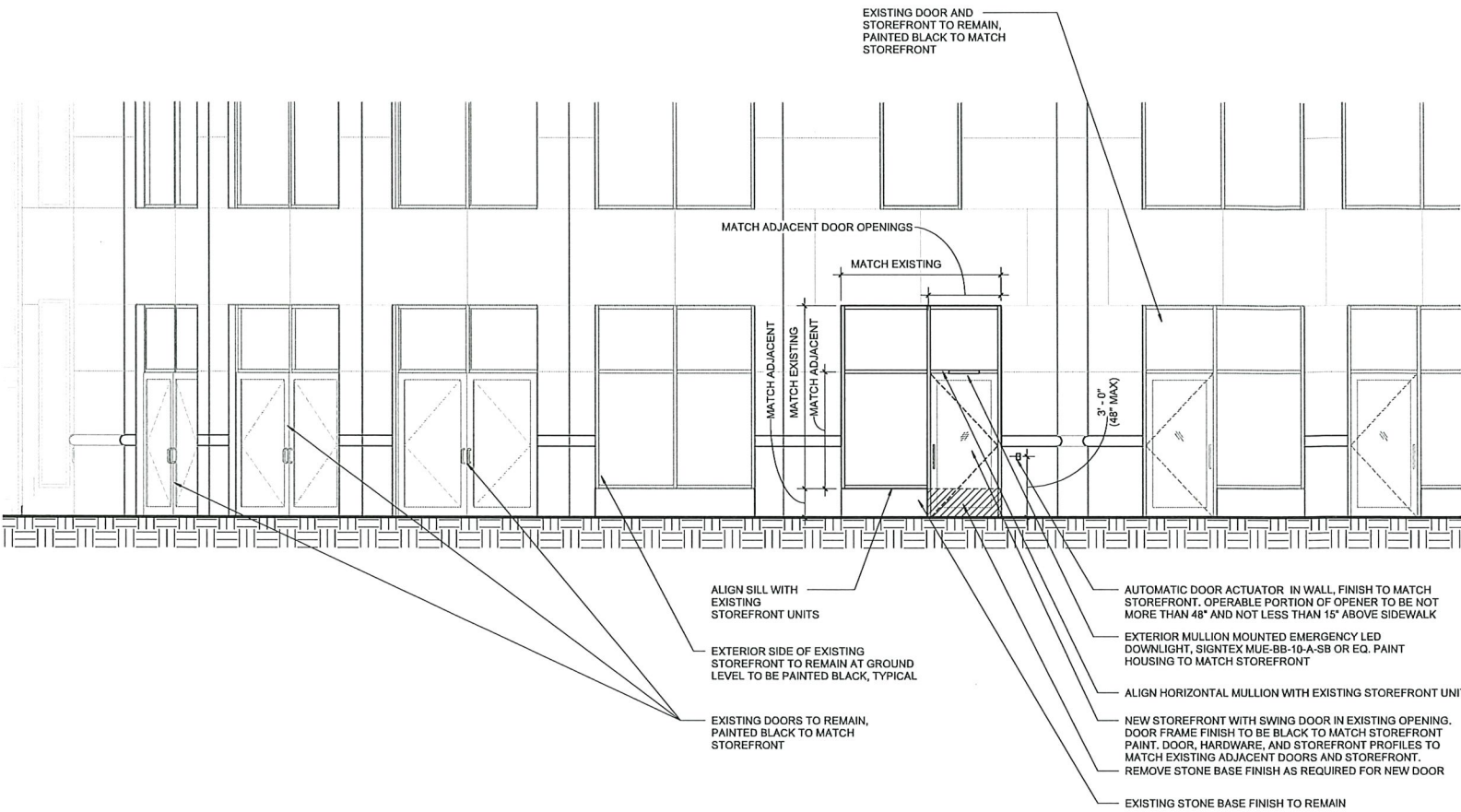
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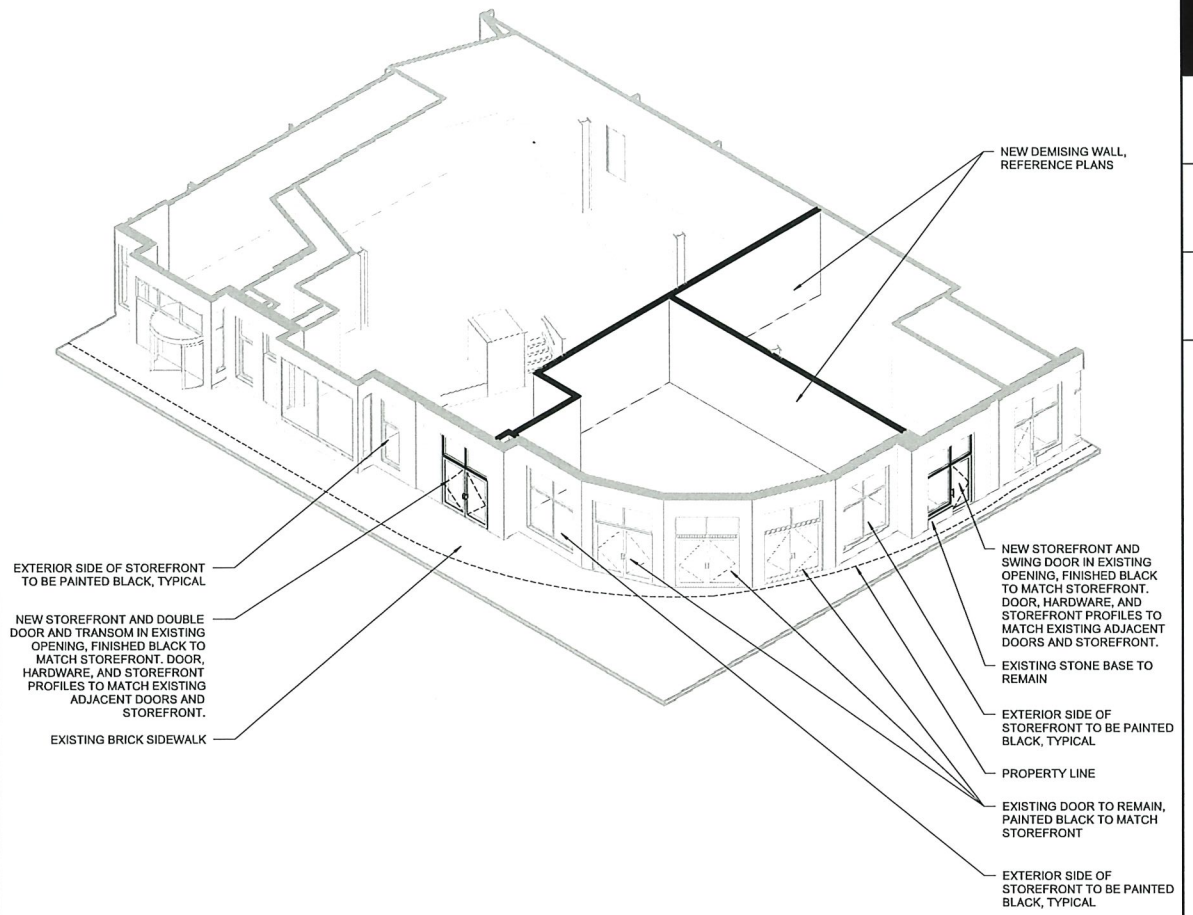
**2 STORMWATER BOX-OUT**  
SCALE: 1 1/2" = 1'-0"

**1 RETAIL 2 DEMISING AND ENTRY FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

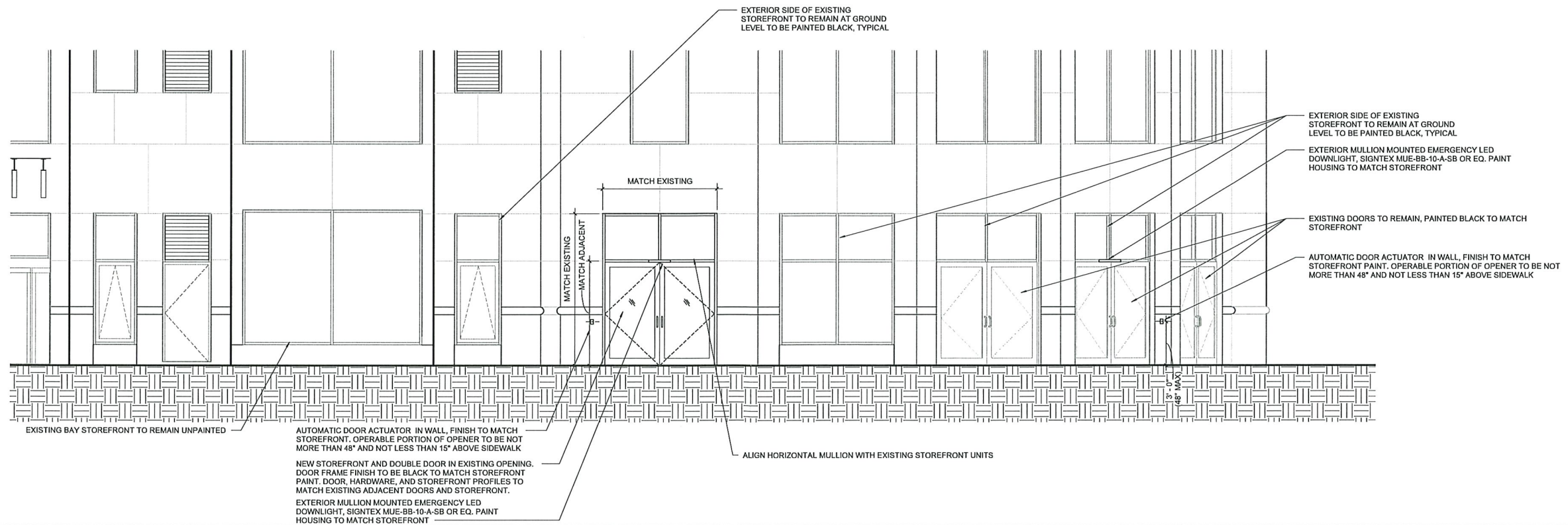
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**3** RETAIL 2 ENTRY ELEVATION B  
SCALE: 1/4" = 1'-0"



**2** RETAIL 2 ENTRY AXON DIAGRAM  
SCALE: NOT TO SCALE



**1** RETAIL 2 ENTRY ELEVATION A  
SCALE: 1/4" = 1'-0"

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SCALE: 1/4" = 1'-0"

RETAIL 2 ELEVATIONS



EXISTING VIEW FROM BRATTLE STREET



EXISTING VIEW FROM BRATTLE SQUARE



EXISTING DOORS TO REMAIN, PAINTED BLACK TO MATCH STOREFRONT

EXISTING STOREFRONT TO BE PAINTED BLACK, TYPICAL

NEW STOREFRONT, DOOR, AND HARDWARE PROFILES TO MATCH EXISTING

NEW STOREFRONT WITH SWING DOOR IN EXISTING OPENING, FINISHED BLACK TO MATCH EXISTING.

EXISTING STONE BASE TO REMAIN

PROPOSED VIEW FROM BRATTLE STREET



EXISTING STOREFRONT TO BE PAINTED BLACK, TYPICAL

EXISTING BAY STOREFRONT TO REMAIN UNPAINTED

NEW STOREFRONT, DOOR, AND HARDWARE PROFILES TO MATCH EXISTING

NEW STOREFRONT WITH SWING DOOR IN EXISTING OPENING, FINISHED BLACK TO MATCH EXISTING.

EXISTING DOORS TO REMAIN, PAINTED BLACK TO MATCH STOREFRONT

PROPOSED VIEW FROM BRATTLE SQUARE

REVISIONS:

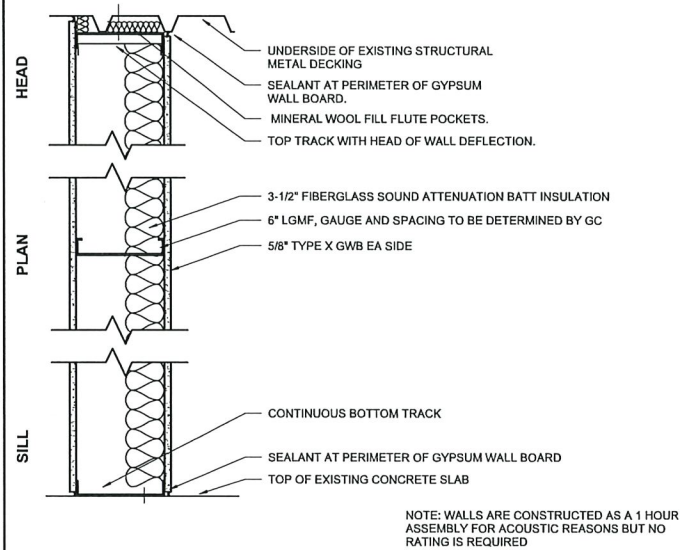
ORIGINAL ISSUE:  
11/09/2023

SCALE:

RETAIL 2  
VIEWS

**PARTITIONS: GENERAL NOTES**

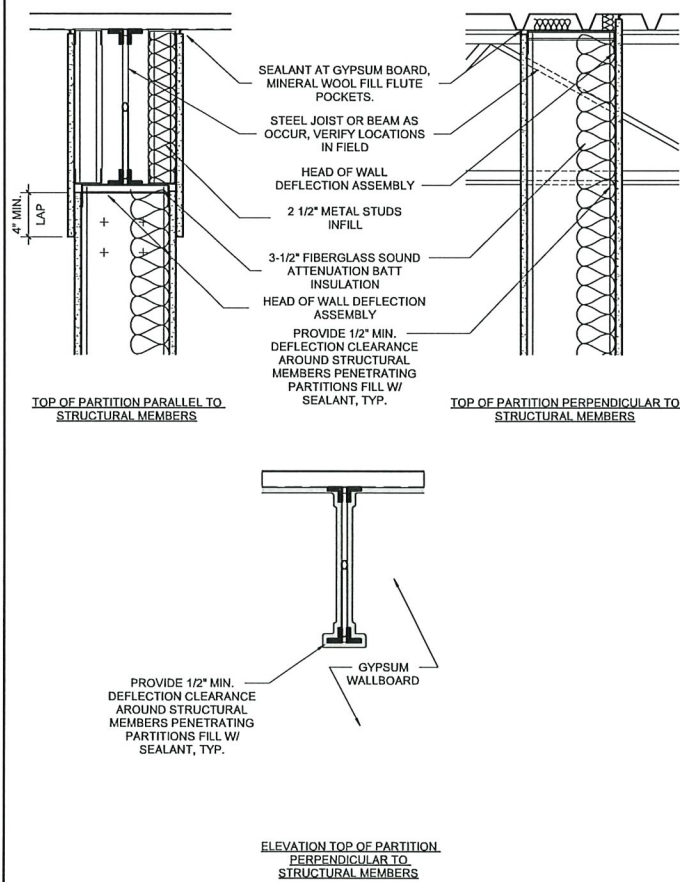
1. NEW PARTITIONS SHALL EXTEND FROM FLOOR DECK TO BOTTOM OF ROOF/FLOOR DECK ABOVE AND BE SEALED TIGHT. ELECTRICAL BOXES SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES OR BE SEPARATED BY UL CLASSIFIED "WALL OPENINGS" PROTECTIVE MATERIALS SUCH AS PUTTY PADS.
2. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL TRIM (LC-BEAD) UNLESS OTHERWISE NOTED.
3. INTERIOR GYPSUM BOARD FINISH LEVELS TO BE LEVEL 4



NOTE: WALLS ARE CONSTRUCTED AS A 1 HOUR ASSEMBLY FOR ACOUSTIC REASONS BUT NO RATING IS REQUIRED

**MA1 - INTERIOR DEMISING WALL**

SCALE: NOT TO SCALE



**INTERIOR WALL**

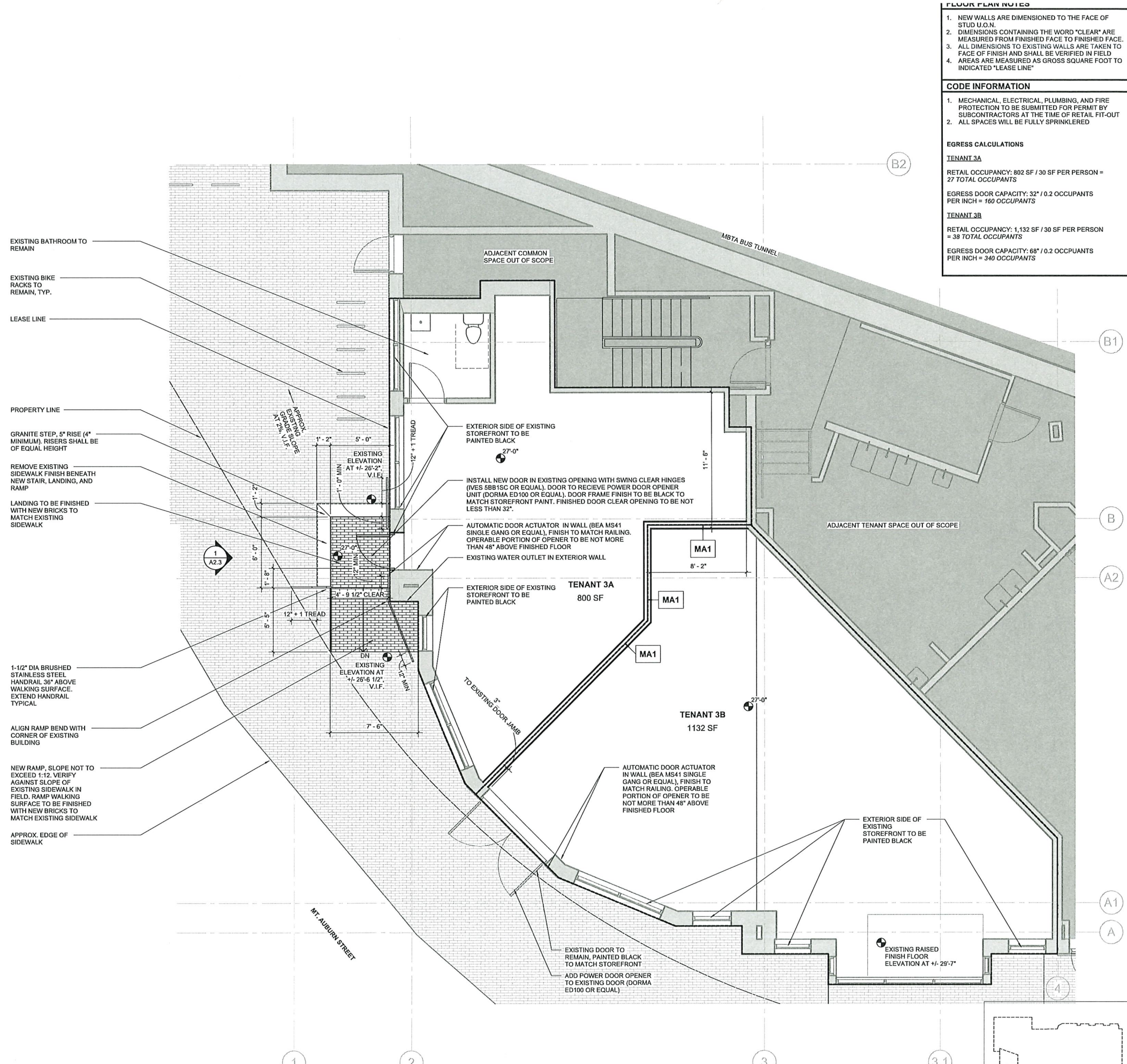


ARCHITECT:  
PCA, INC.  
221 Hampshire Street  
Cambridge, MA 02139  
617-547-8120

OWNER:  
BEACON CAPITAL PARTNERS  
200 STATE STREET FLR 5  
BOSTON MA 02109  
617-457-0400

**RETAIL ENTRY AND DEMISING**  
1 BRATTLE SQUARE, CAMBRIDGE MA PCA PROJECT #: 20031.00

- FLOOR PLAN NOTES**
1. NEW WALLS ARE DIMENSIONED TO THE FACE OF STUD U.O.W.
  2. DIMENSIONS CONTAINING THE WORD "CLEAR" ARE MEASURED FROM FINISHED FACE TO FINISHED FACE.
  3. ALL DIMENSIONS TO EXISTING WALLS ARE TAKEN TO FACE OF FINISH AND SHALL BE VERIFIED IN FIELD
  4. AREAS ARE MEASURED AS GROSS SQUARE FOOT TO INDICATED "LEASE LINE"
- CODE INFORMATION**
1. MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION TO BE SUBMITTED FOR PERMIT BY SUBCONTRACTORS AT THE TIME OF RETAIL FIT-OUT
  2. ALL SPACES WILL BE FULLY SPRINKLERED
- EGRESS CALCULATIONS**
- TENANT 3A**  
RETAIL OCCUPANCY: 802 SF / 30 SF PER PERSON = 27 TOTAL OCCUPANTS  
EGRESS DOOR CAPACITY: 32' / 0.2 OCCUPANTS PER INCH = 160 OCCUPANTS
- TENANT 3B**  
RETAIL OCCUPANCY: 1,132 SF / 30 SF PER PERSON = 38 TOTAL OCCUPANTS  
EGRESS DOOR CAPACITY: 68' / 0.2 OCCUPANTS PER INCH = 340 OCCUPANTS



**1 RETAIL 3 ENTRY AND RAMP**

SCALE: 1/4\"/>

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SCALE: As indicated

**RETAIL 3 ENTRY AND RAMP**

A1.3



NEW STOREFRONT, DOOR, AND HARDWARE PROFILES TO MATCH EXISTING

NEW STOREFRONT WITH SWING DOOR IN EXISTING OPENING, FINISHED BLACK TO MATCH EXISTING.

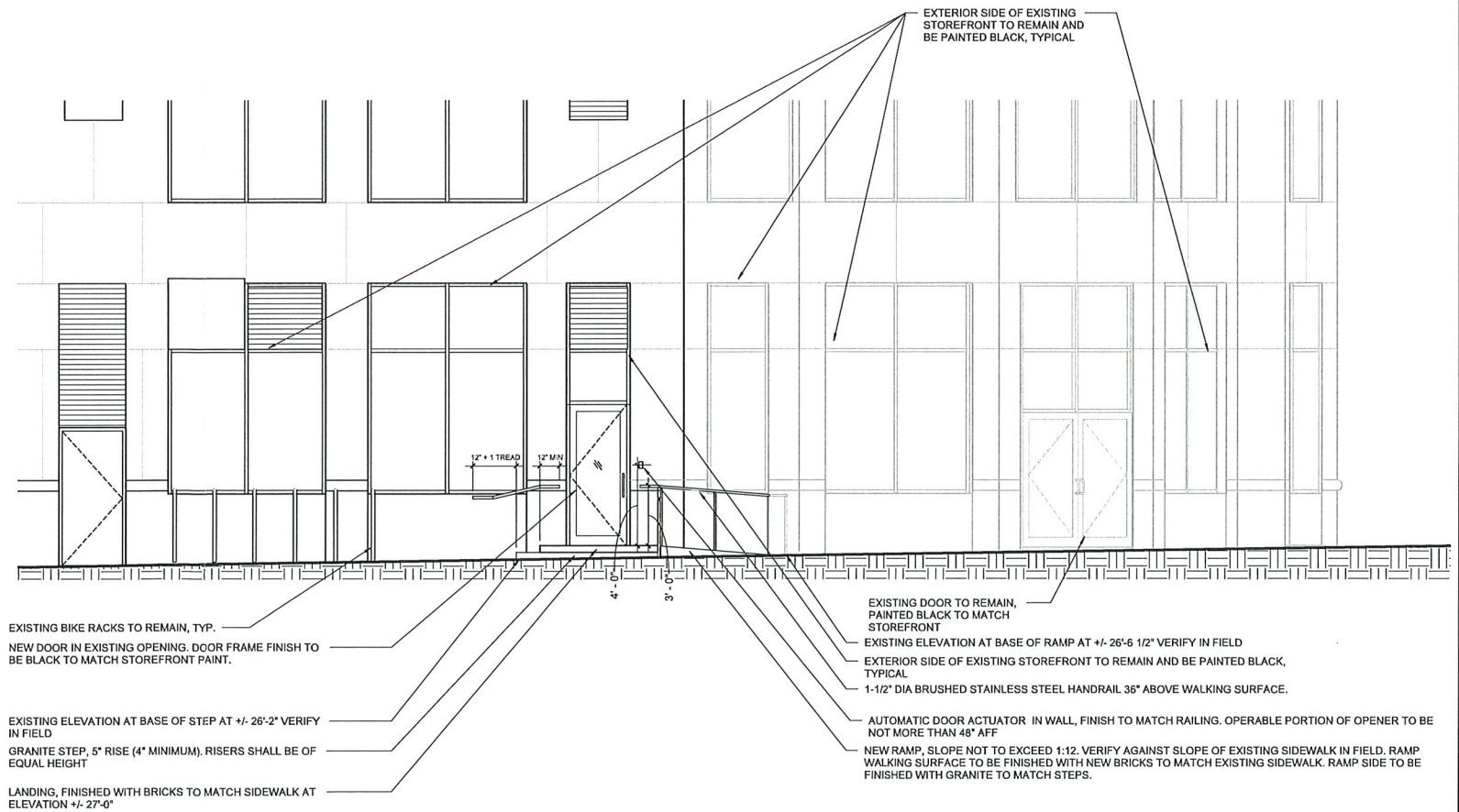
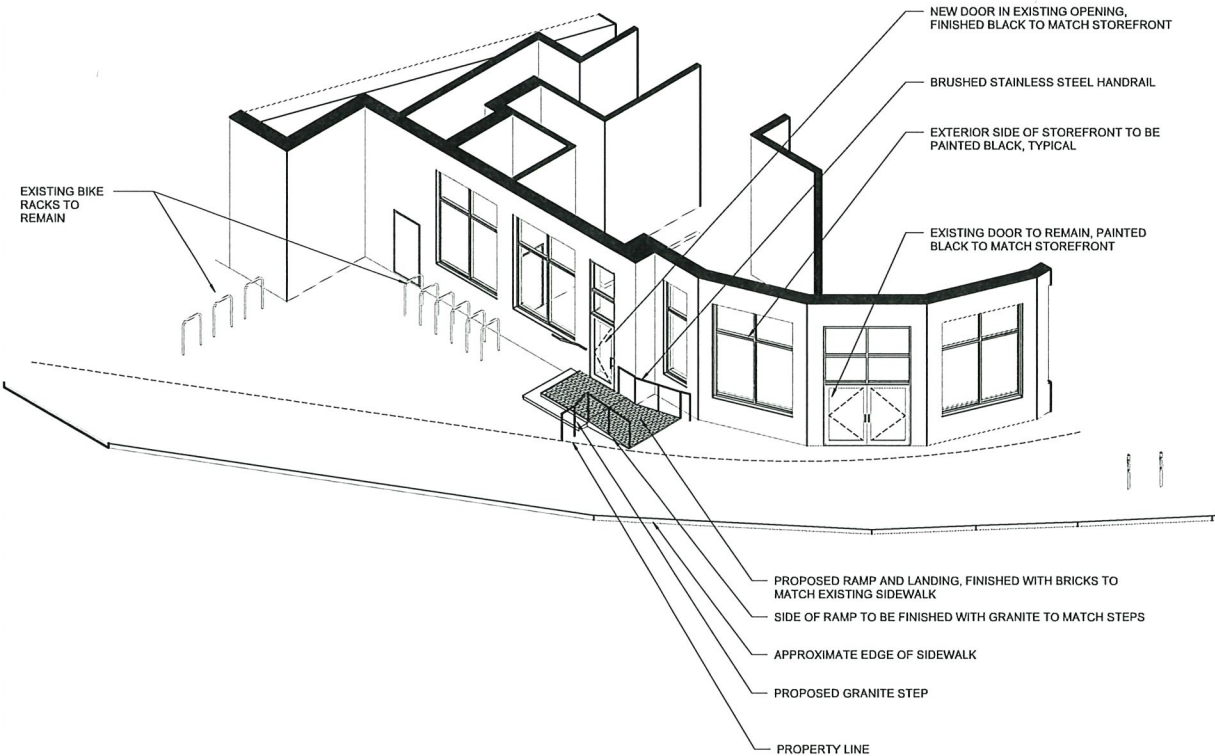
PROPOSED RAMP, STAIR, AND LANDING

EXISTING DOOR TO BE PAINTED BLACK TO MATCH STOREFRONT

EXISTING STOREFRONT TO BE PAINTED BLACK, TYPICAL

EXISTING EXTERIOR VIEW

PROPOSED EXTERIOR VIEW



2 RETAIL 3 ENTRY AND RAMP AXON DIAGRAM  
SCALE: 1/4" = 1'-0"

1 RETAIL 3 ENTRY ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:
