



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

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APR 12 2023

CAMBRIDGE HISTORICAL COMMISSION

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: 91 Brattle Street, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below: (An additional page can be attached, if necessary).

South Campus Phase 2 Landscape Improvements - Request for Certificates of Appropriateness:

Phase 2 of the proposed Lesley University landscape improvements includes the rehabilitation of the landscape quad framed by Lawrence Hall, Reed Hall, Burnham Hall, Wright Hall, and St. John's Chapel. This project will reorganize the quad's pedestrian circulation to make it more intuitive and to improve accessibility to these campus buildings. The proposed landscape improvements include patio spaces at the entrances to Lawrence Hall, Reed Hall, and Wright Hall, while the entire frame of the quad will include new native/adapted trees, shrubs, and ground covers to elevate the landscape to be commensurate in quality to that of the distinguished campus architecture. Additionally, new pedestrian lighting to match the Phase 1 scope is proposed to improve campus safety, with security cameras and WiFi infrastructure to be sensitively integrated into the landscape. At the rear of Reed Hall, new 60-degree parking proposed on St. John's Road (Private Drive), with new plantings proposed between the new on-street parking and buildings.

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: Lesley University

Mailing Address: 29 Everett Street, Cambridge MA 02138

Telephone/Fax: 781-858-1701 E-mail: joanne.kossuth@lesley.edu

⇒ Signature of Property Owner of Record: Joanne Kossuth
(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: 4953 Hearing Date: 5/11/23

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 the 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. Call 617/349-4683 for appointment. 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.

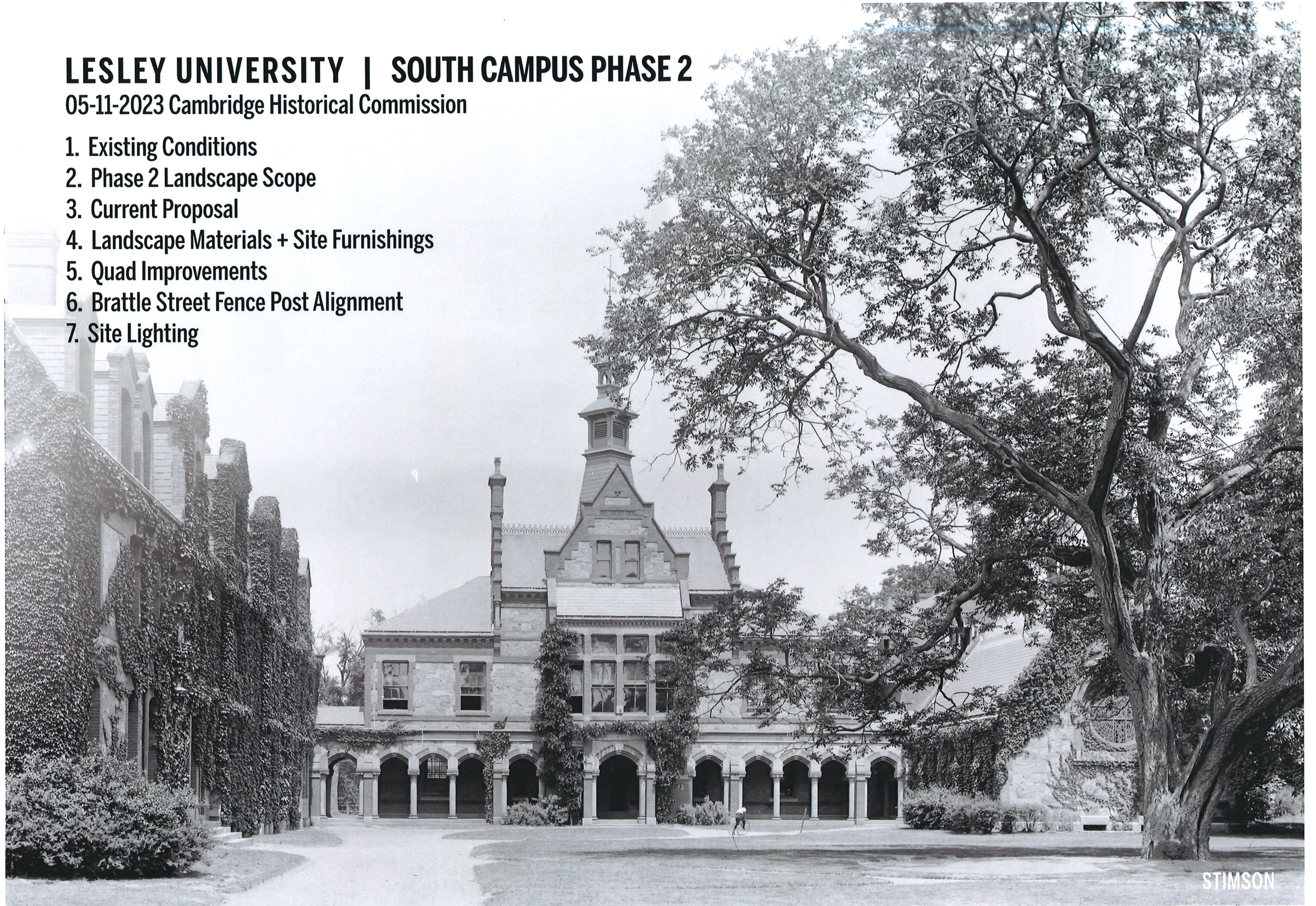
The CHC issues three types of certificates. A Certificate of Appropriateness will be issued when the CHC has determined that the construction or alteration will be appropriate for or compatible with the preservation or protection of the historic district, designated landmark, or other protected property. 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.

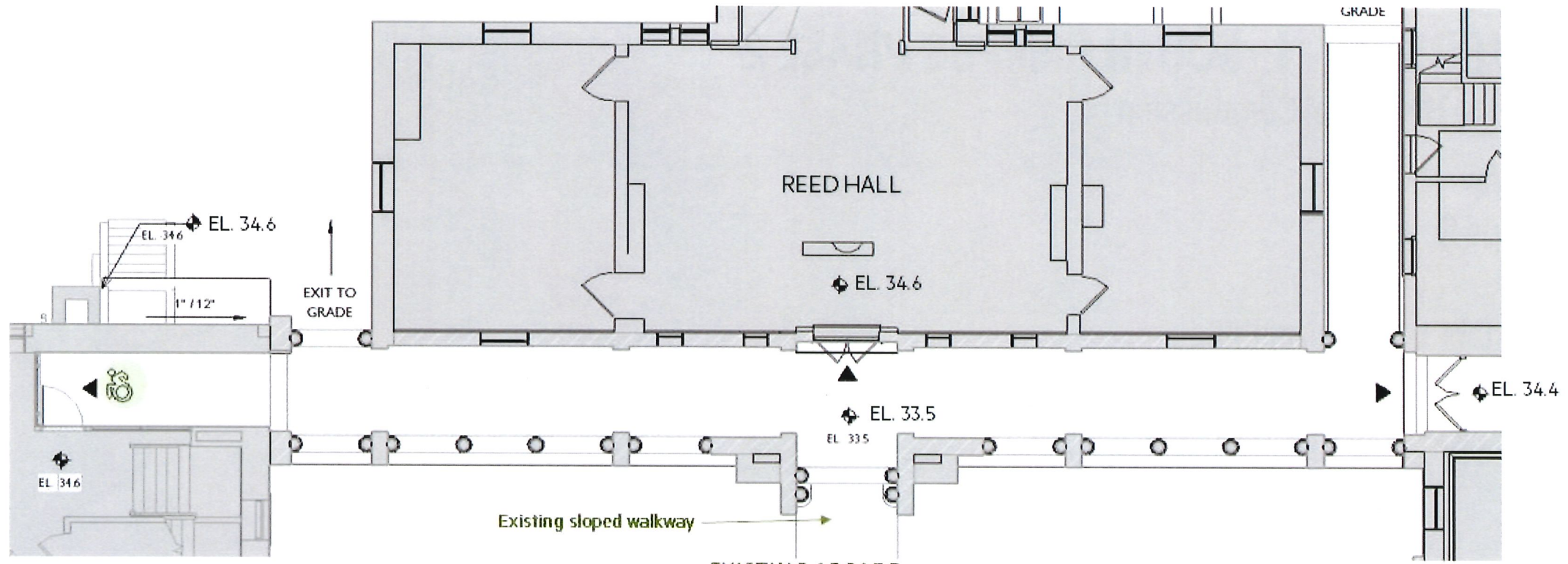
LESLEY UNIVERSITY | SOUTH CAMPUS PHASE 2

05-11-2023 Cambridge Historical Commission

1. Existing Conditions
2. Phase 2 Landscape Scope
3. Current Proposal
4. Landscape Materials + Site Furnishings
5. Quad Improvements
6. Brattle Street Fence Post Alignment
7. Site Lighting



STIMSON

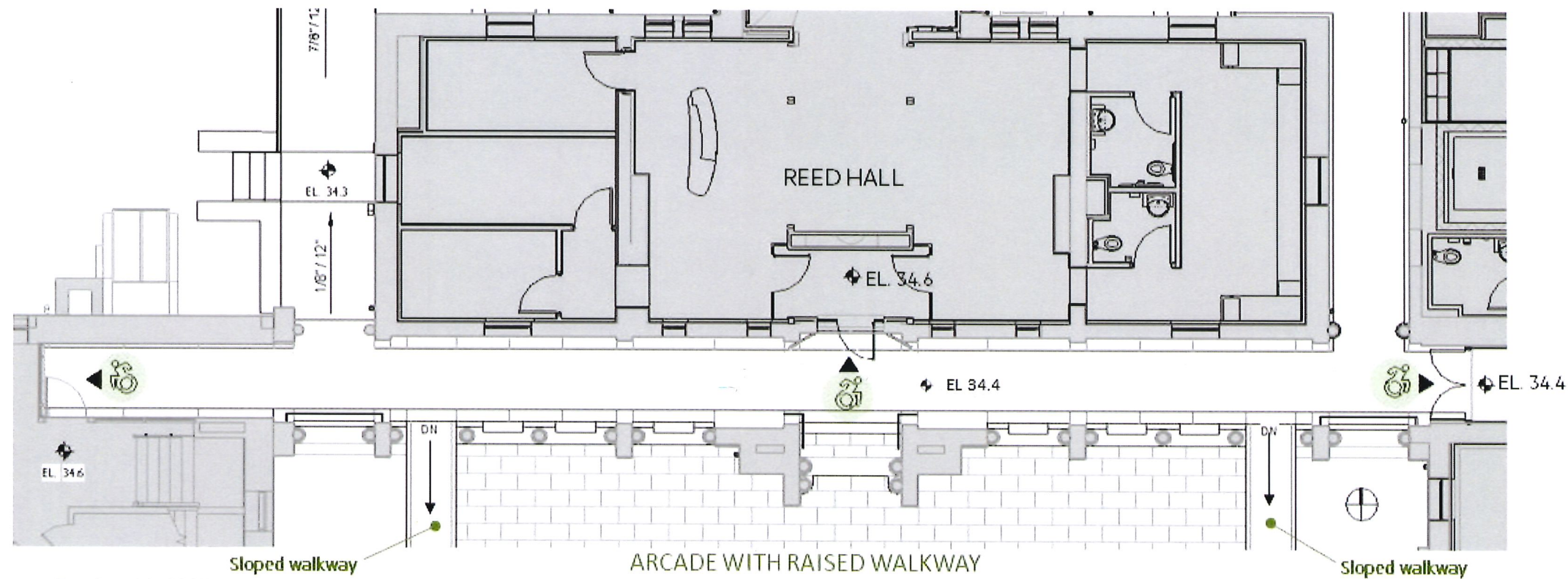


EXISTING CONDITION

October 11, 2022
*This slide updated 10/31 for graphic accuracy

Cambridge Historical Commission

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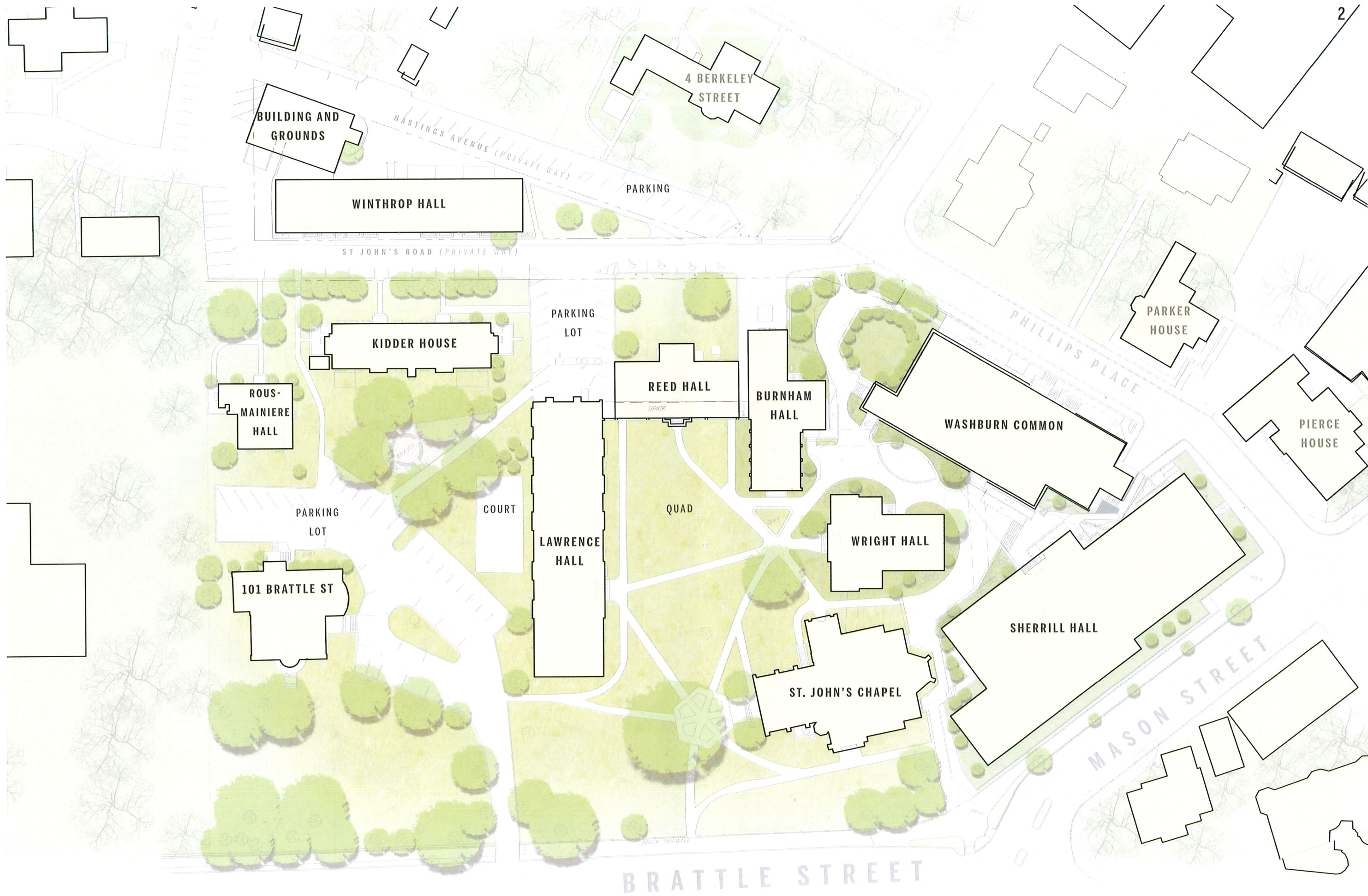


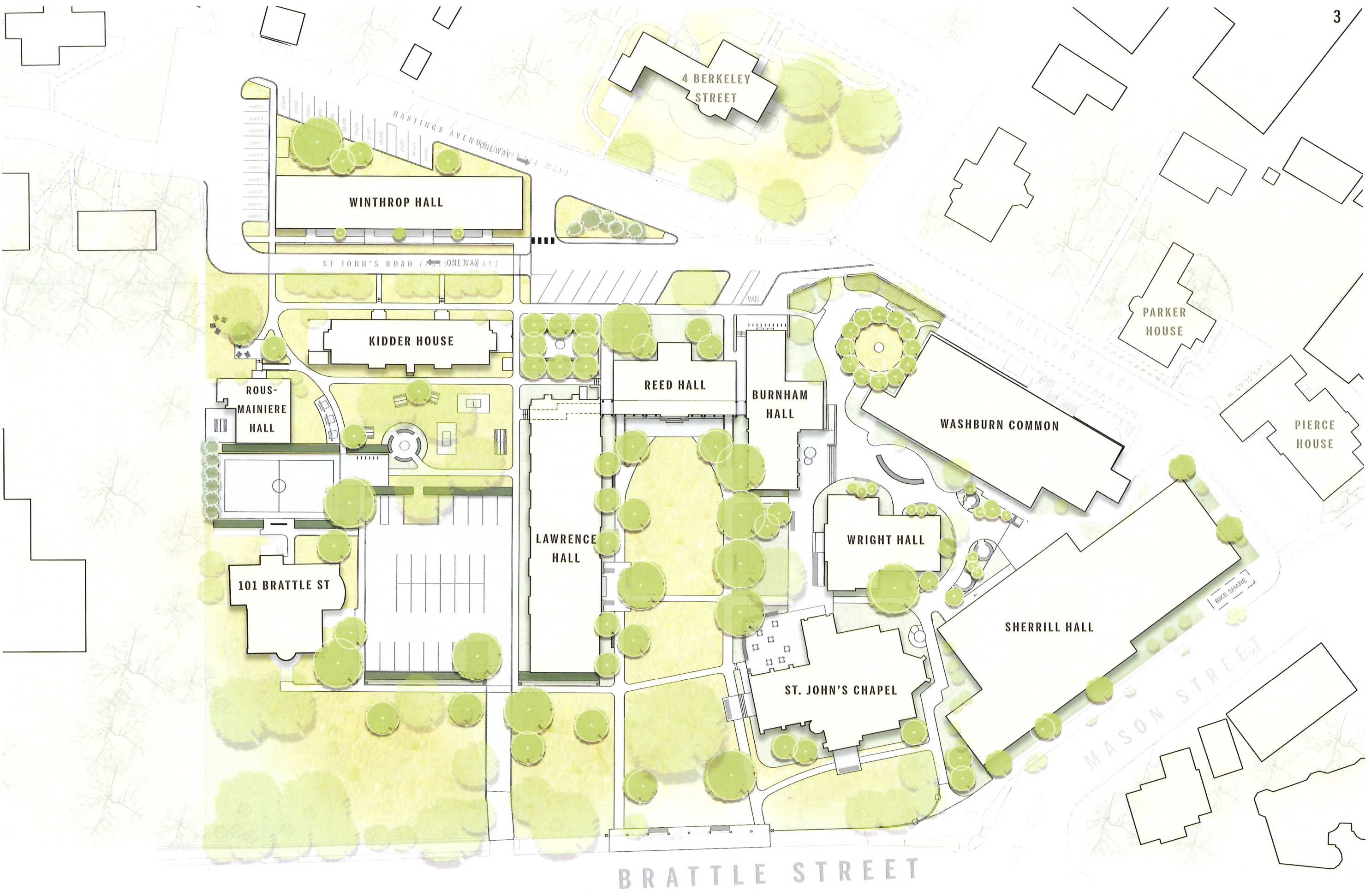
PROPOSED CONDITION

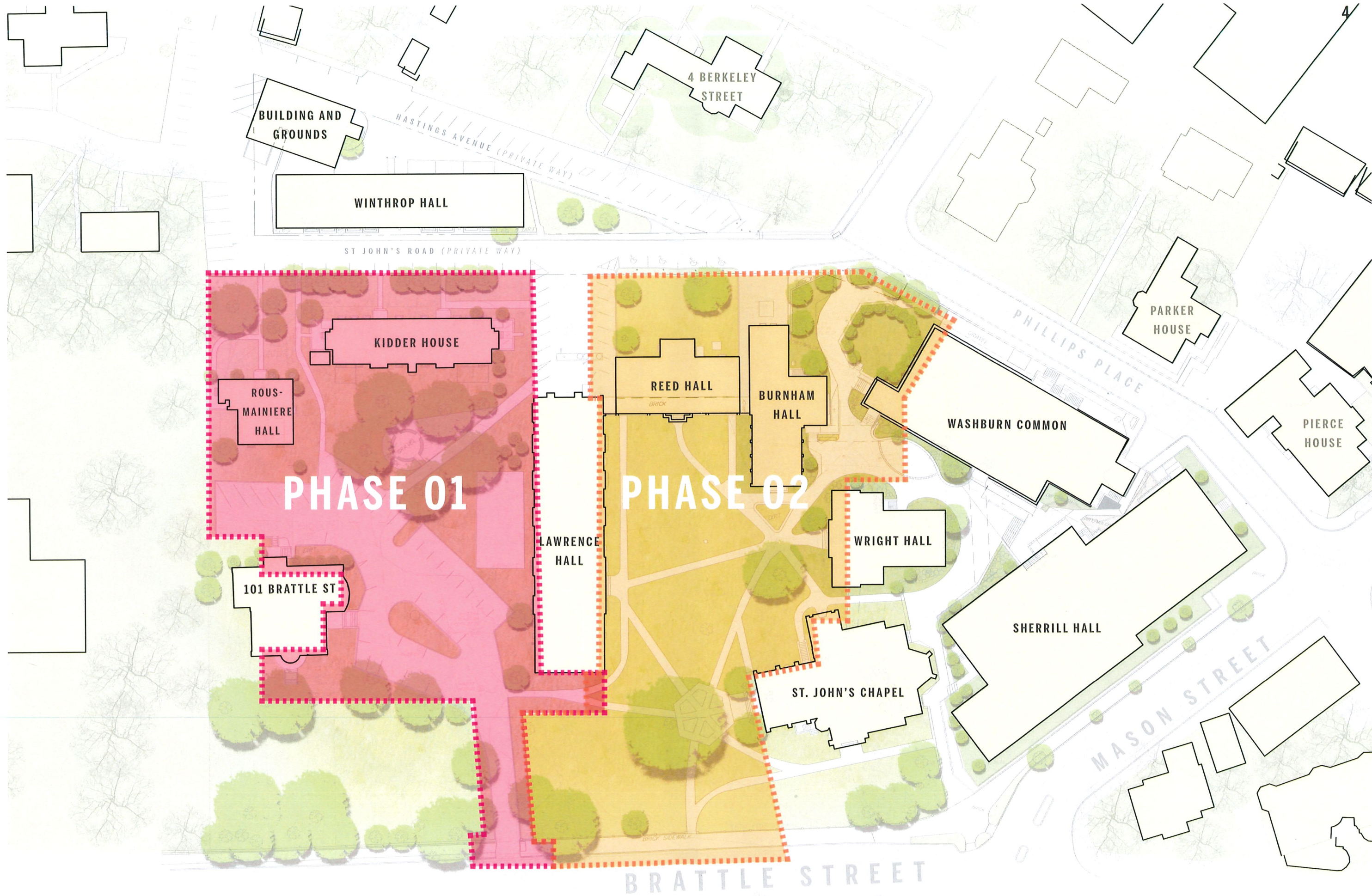
October 11, 2022
*This slide updated 10/31 for graphic accuracy

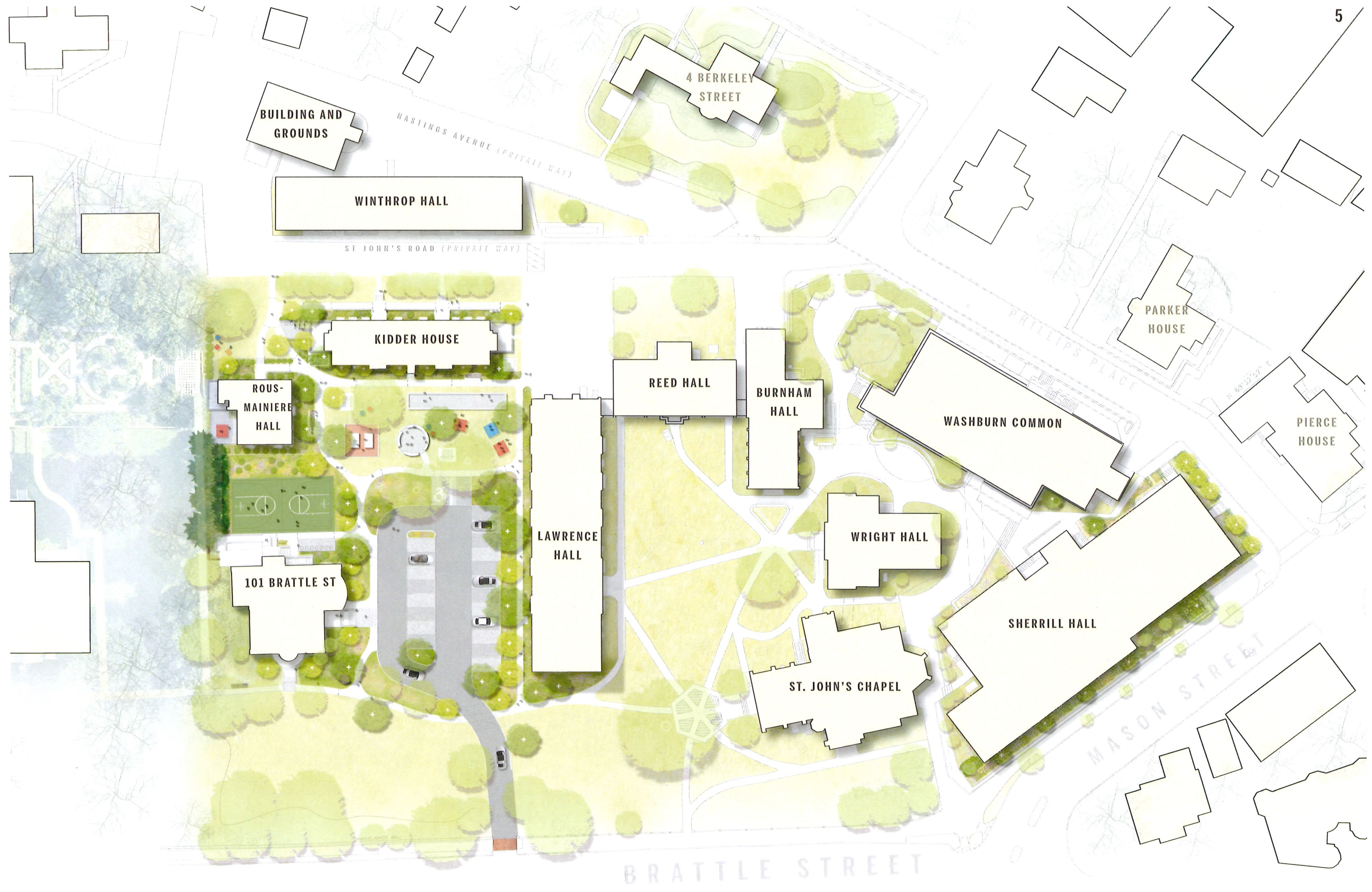
Cambridge Historical Commission

2









4 BERKELEY STREET

BUILDING AND GROUNDS

WINTHROP HALL

KIDDER HOUSE

ROUS-MAINIERE HALL

101 BRATTLE ST

LAWRENCE HALL

PARKING

REED HALL

BURNHAM HALL

QUAD

WRIGHT HALL

ST. JOHN'S CHAPEL

PROPOSED ALTERATIONS:

- 1. REORGANIZE PATHWAYS TO IMPROVE OVERALL CIRCULATION AND ACCESSIBILITY.
- 2. PROVIDE ADA ACCESSIBILITY TO REED, BURNHAM, WRIGHT, AND ST. JOHN'S CHAPEL WITH NEW SLOPED PATHWAYS, RAISED TERRACE, AND RAMPS.
- 3. IMPROVE ACCESS TO QUAD WITH LIMITED PIER AND FENCE RE-ALIGNMENT.

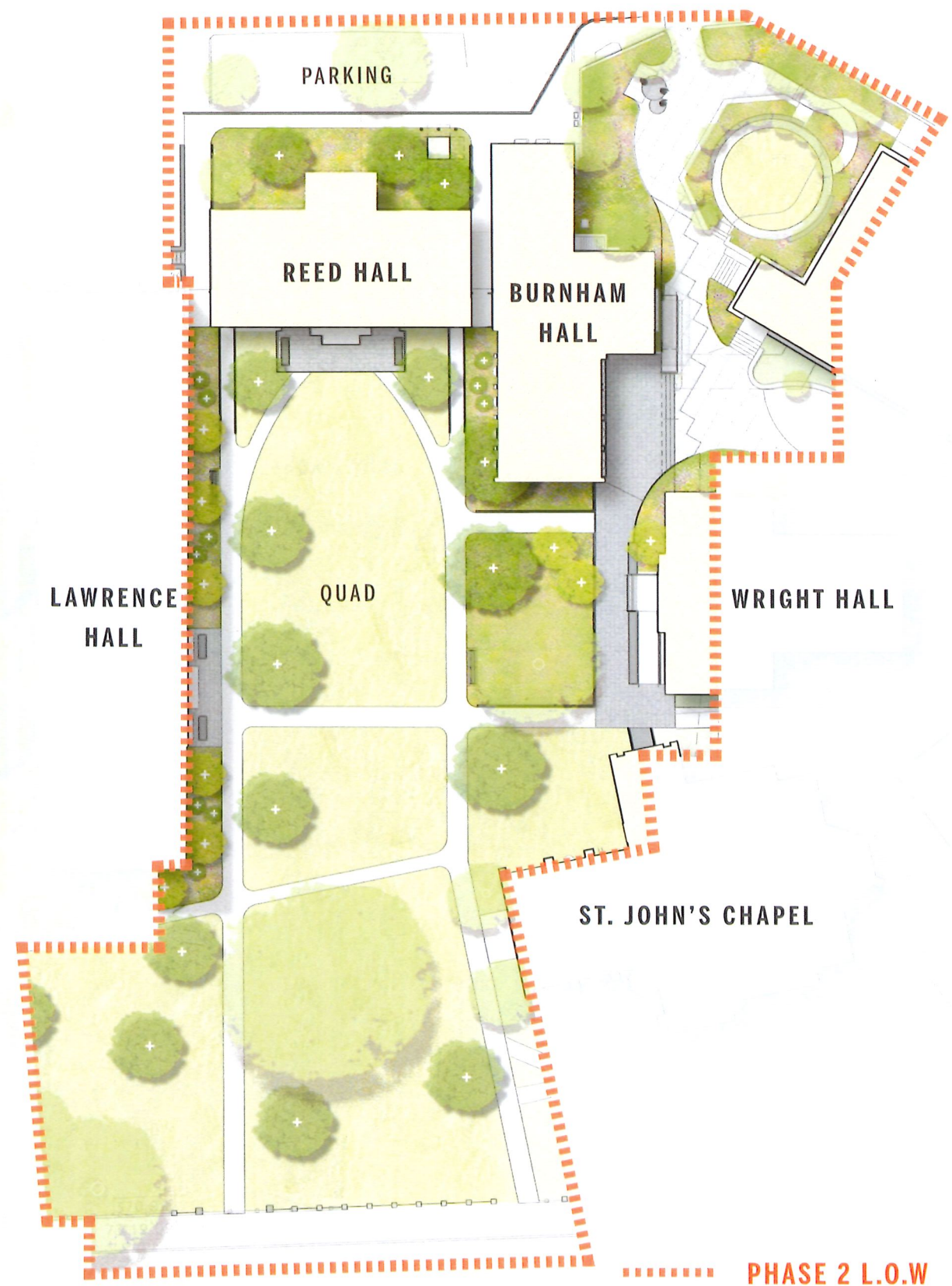
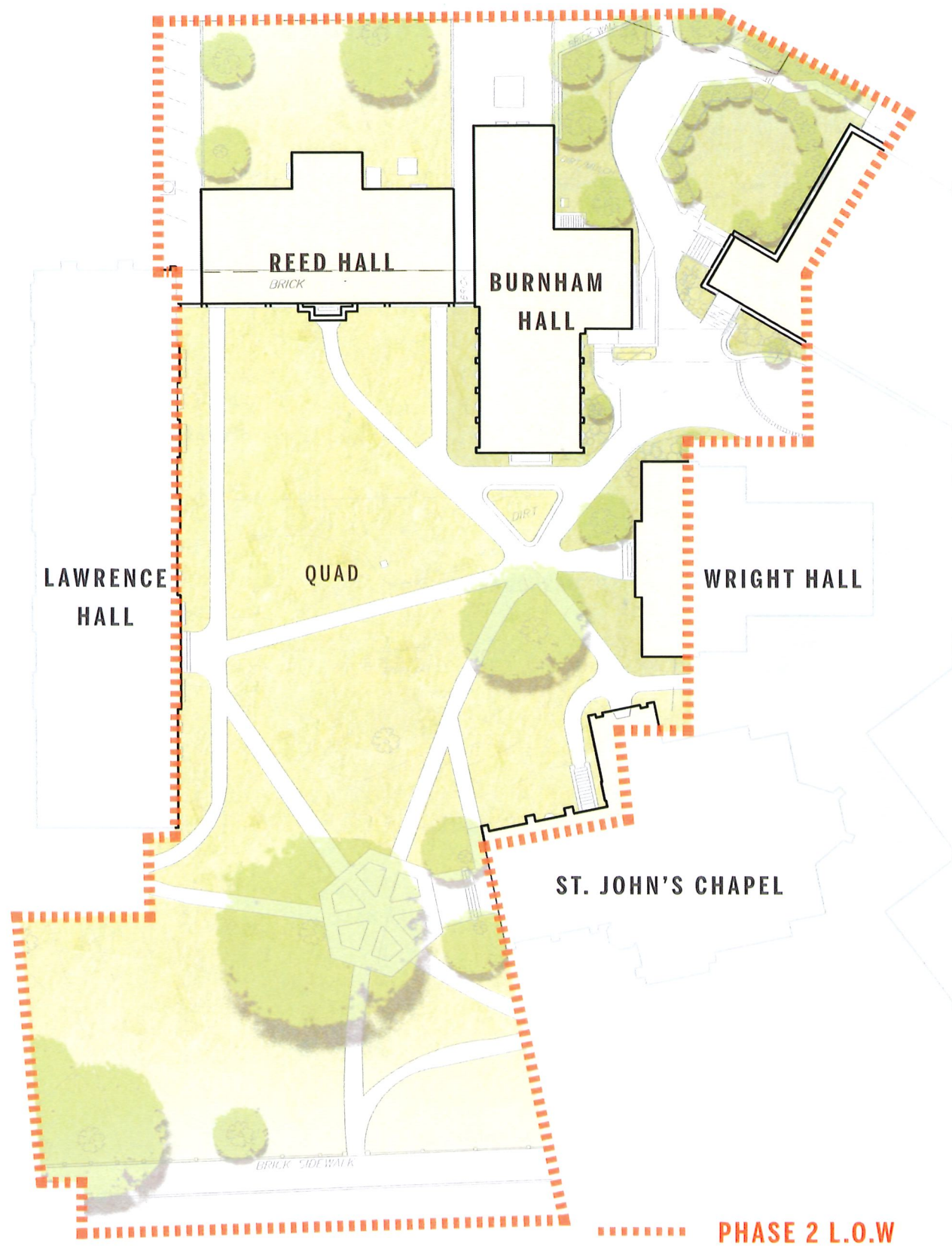
PARKER HOUSE

WASHBURN COMMON

PIERCE HOUSE

SHERRILL HALL

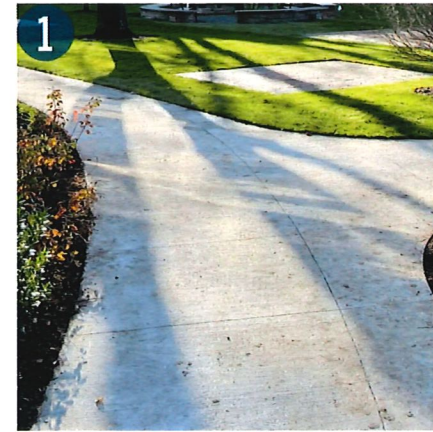
..... PHASE 2 L.O.W



EXISTING CONDITION

PROPOSED CONDITION

SOUTH CAMPUS | EXISTING CONDITION VS PROPOSED CONDITION



SIDEWALKS - CONCRETE (FINISH TBD)



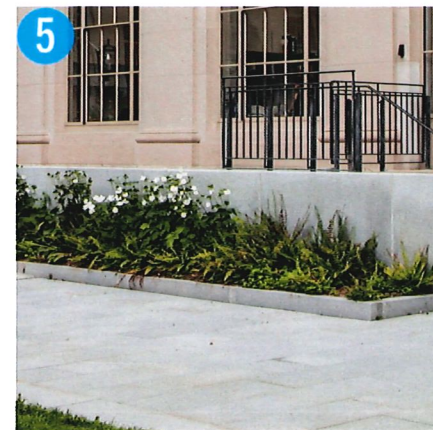
REPAIRED OR REPLACED GRANITE STAIRS



GRANITE CURB/POST/WALL



BITUMINOUS CONCRETE PAVING



UNIT PAVER (MATERIAL TBD)



UNIT PAVER (MATERIAL TBD)



LANDSCAPE FORMS NEOLIVIANO BENCH - CAMPUS STANDARD



STONE BENCH WITH WOOD TOP - USE SITE SALVAGED GRANITE BLOCKS



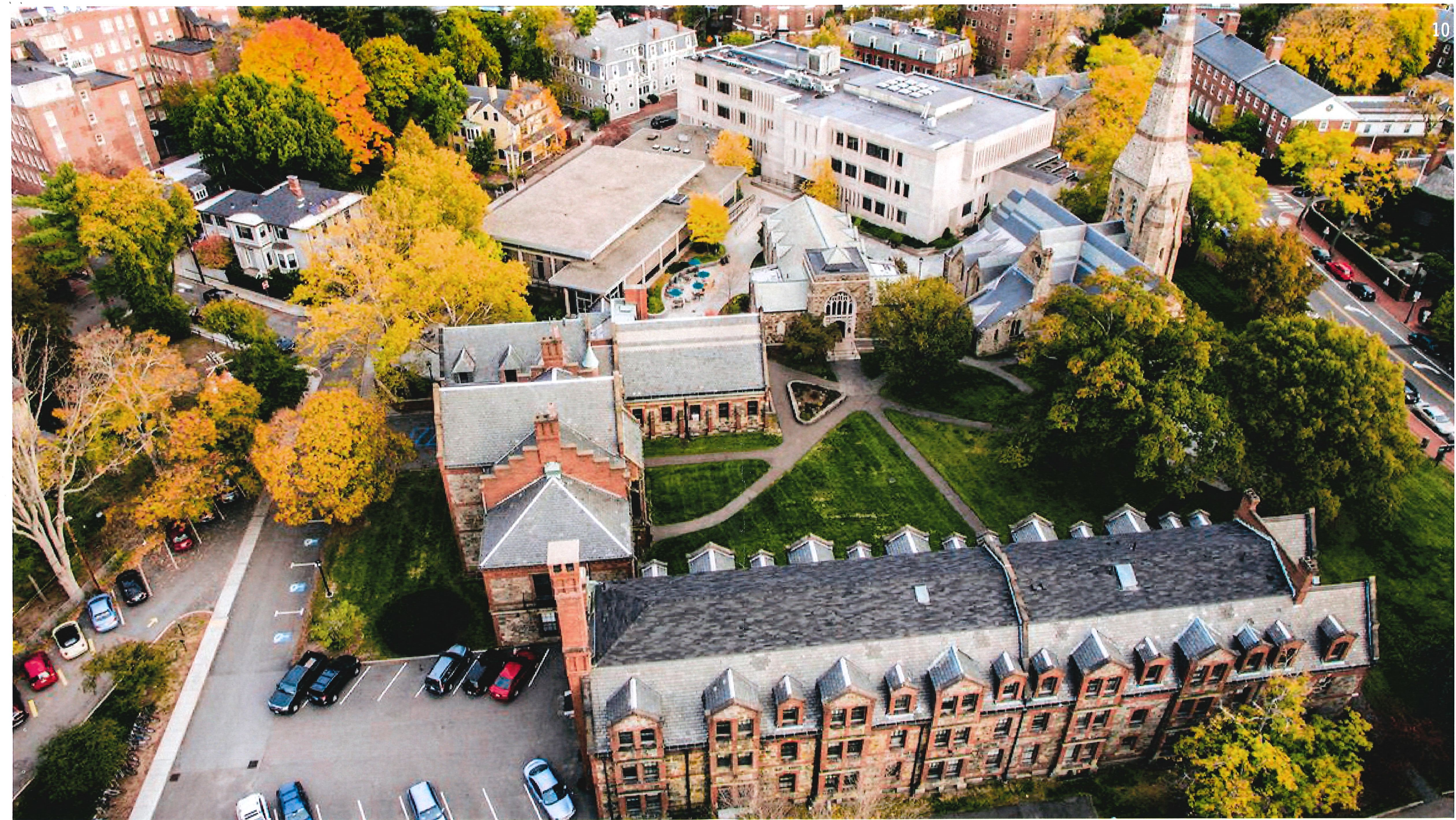
LANDSCAPE FORMS LEVIT BENCH



ATOLLO WOOD LEAF BENCHES



MMCITE PRAX TRASH + RECYCLING CANS



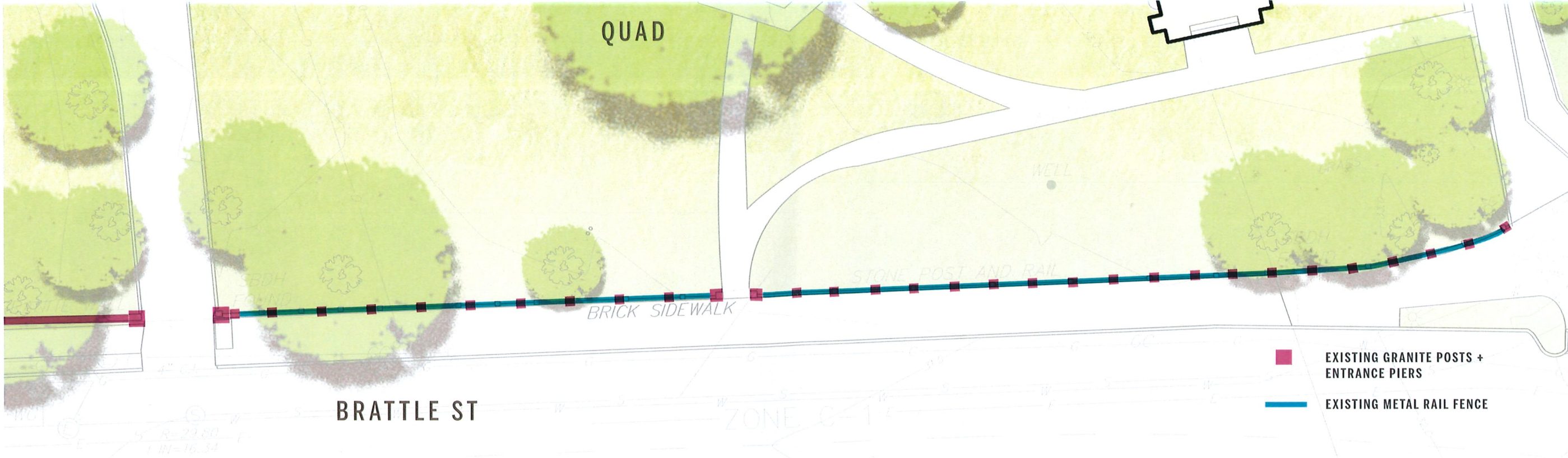
SOUTH CAMPUS | EXISTING BIRDS EYE VIEW OF QUAD

PROPOSED ALTERATIONS:

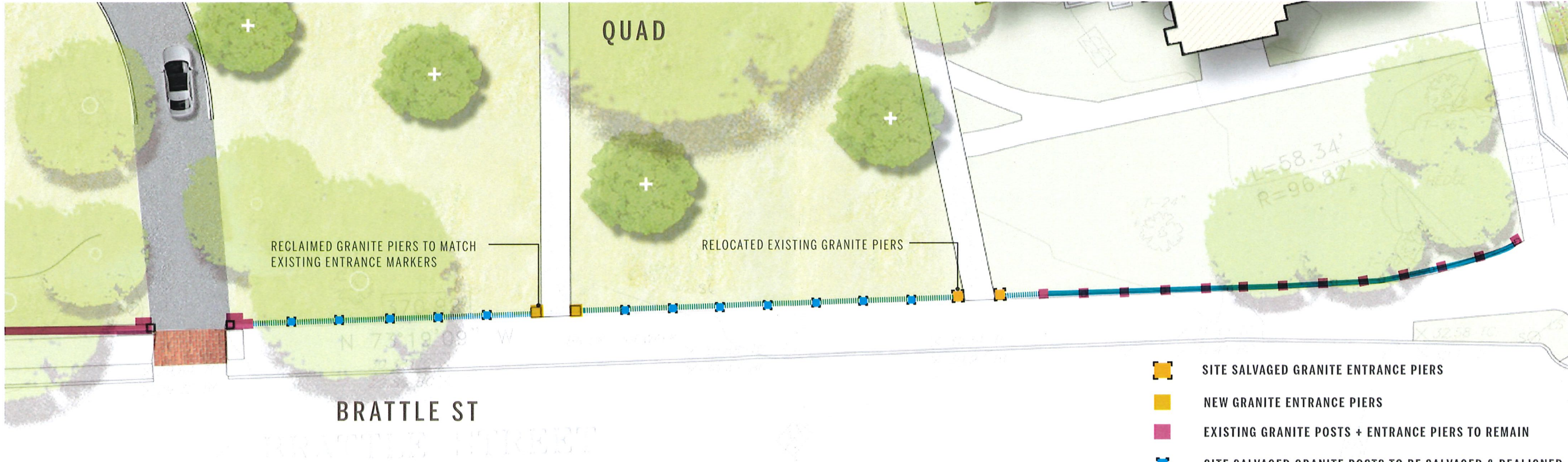
- 1. REORGANIZE PATHWAYS TO IMPROVE OVERALL CIRCULATION AND ACCESSIBILITY.
- 2. PROVIDE ADA ACCESSIBILITY TO REED, BURNHAM, WRIGHT, AND ST. JOHN'S CHAPEL WITH NEW SLOPED PATHWAYS, RAISED TERRACE, AND RAMPS.



SOUTH CAMPUS | PROPOSED BIRDS EYE VIEW OF QUAD



EXISTING CONDITION



PROPOSED CONDITION

SOUTH CAMPUS | BRATTLE STREET FENCE POST REALIGNMENT



SOUTH CAMPUS | EXISTING ENTRANCE TO QUAD FROM BRATTLE STREET

PROPOSED ALTERATIONS:

1. IMPROVE ACCESS TO QUAD WITH LIMITED PIER AND FENCE RE-ALIGNMENT. THIS INCLUDES CREATING TWO NEW OPENINGS IN THE EXISTING GRANITE AND METAL FENCE AND REALIGNMENT OF EXISTING GRANITE POSTS AS NEEDED.
2. REPLACE SINGLE CENTRALIZED QUAD ACCESS WITH 2 ENTRY POINTS ALIGNED WITH THE PERIMETER SIDEWALKS. ADJUST THE GRANITE PIERS AND FENCE TO ACCOMMODATE NEW ENTRY POINTS.



SOUTH CAMPUS | PROPOSED ENTRANCE TO QUAD FROM BRATTLE STREET



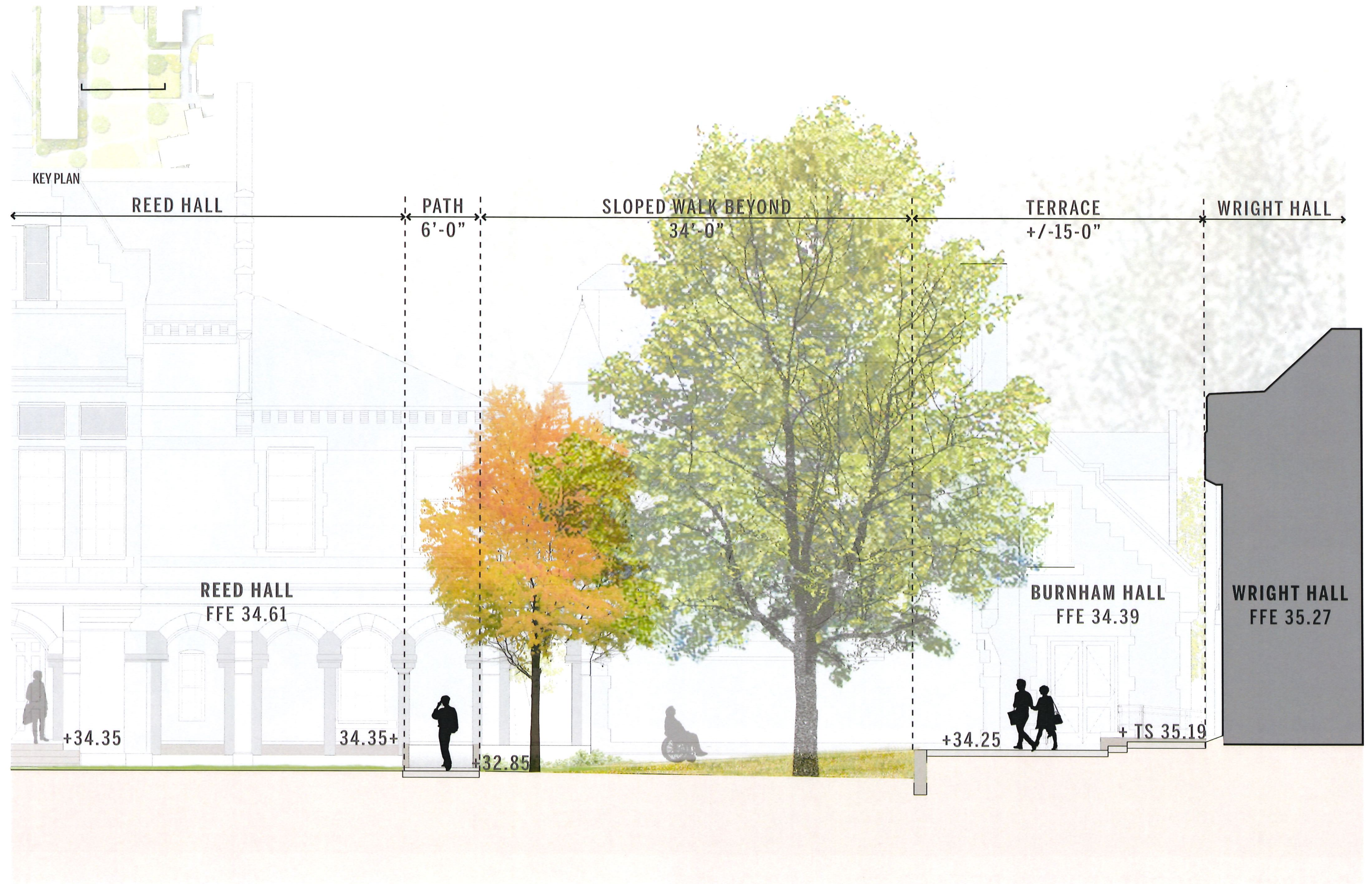
SOUTH CAMPUS | EXISTING VIEW OF REED HALL AND QUAD

PROPOSED ALTERATIONS:

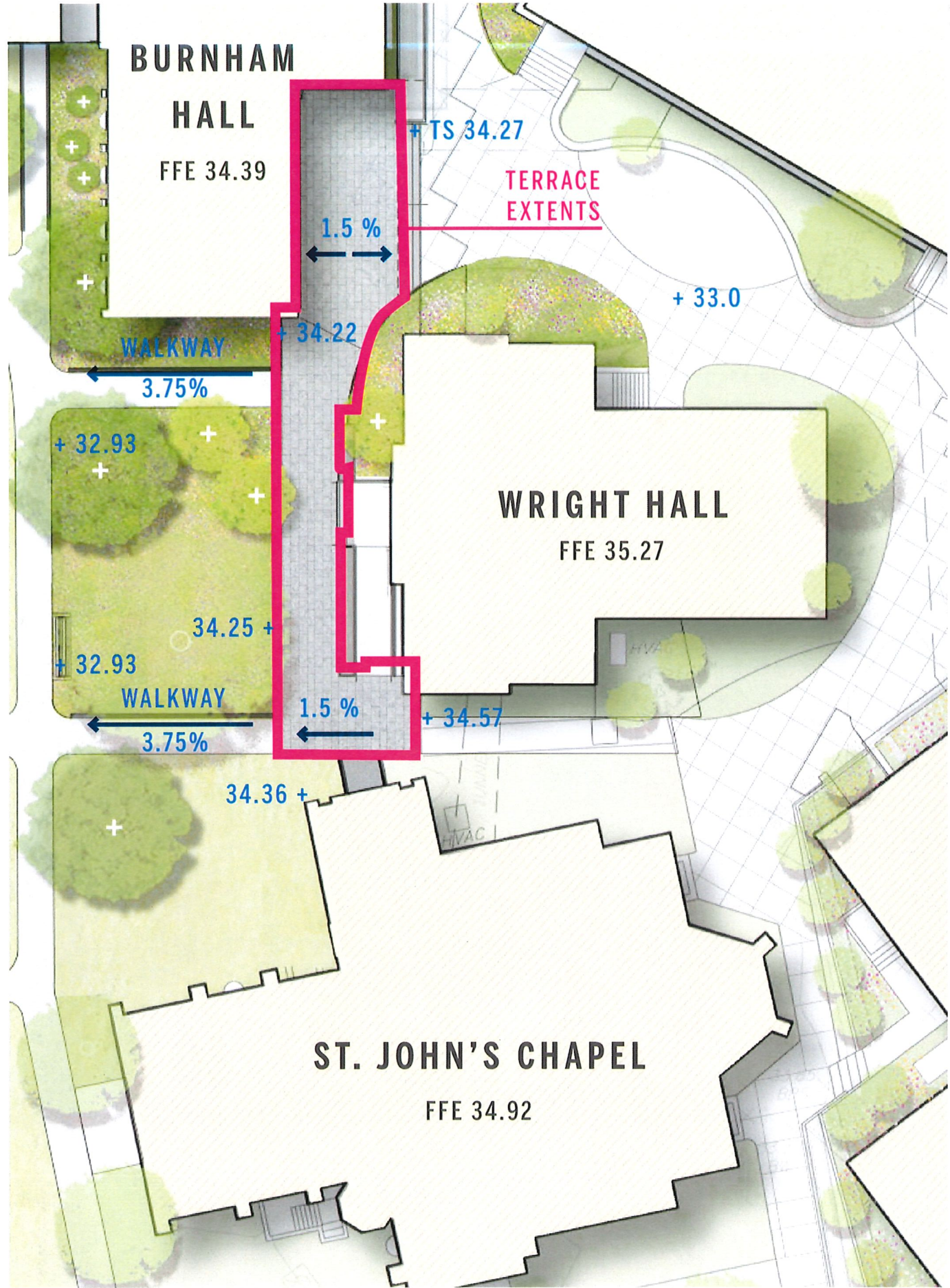
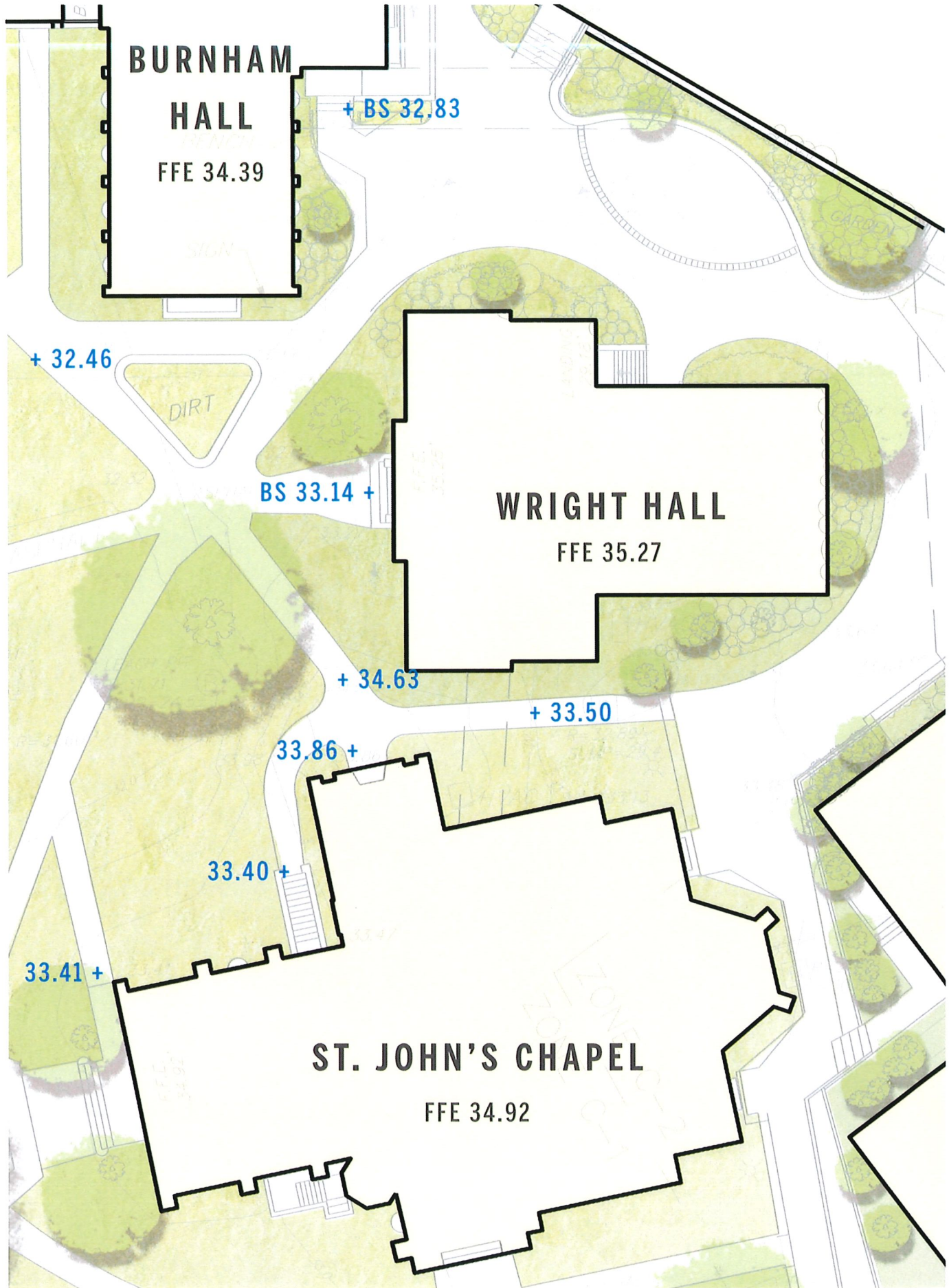
- 1. NEW SLOPED SIDEWALKS WITH GRANITE CHEEK WALLS UP TO REED HALL ARCADE. REED HALL ACCESSIBILITY APPROVED VIA 11.03.22 CHC HEARING.
- 2. REPLACE EXISTING ASPHALT PATHWAYS WITH CONCRETE PAVING.



SOUTH CAMPUS | PROPOSED VIEW OF REED HALL AND QUAD



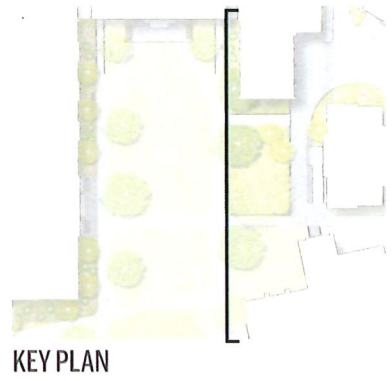
SOUTH CAMPUS | SECTION THROUGH QUAD AND WRIGHT HALL TERRACE



EXISTING CONDITION

PROPOSED CONDITION

SOUTH CAMPUS | ST. JOHN'S CHAPEL TERRACE



← TERRACE → QUAD →



SOUTH CAMPUS | SECTION THROUGH QUAD

Lesley University South Campus

Site Lighting for Connective Fabric - PH2



Connective Fabric Site Lighting - Design Criteria

Light Pollution

As defined by the International Dark Sky Association, together with the Illuminating Engineering Society, the site lighting design will take into consideration the Five Principles for Responsible Outdoor Lighting:

1. Useful - All light should have a clear purpose
2. Targeted - Light should be directed only to where needed
3. Low Light Levels - Light should be no brighter than necessary
4. Controlled - Light should be used only when it is useful
5. Color - Use warmer color lights where possible

The site lighting will not exceed the luminaire backlight and glare ratings BUG rating method, as defined in IES TM-15-11, to avoid light trespass to nearby properties and to avoid upward light into the night sky. Lighting poles located near buildings will be equipped with backshield accessory.

Light CCT (Correlated Color Temperature)

The design intent for the CCT (Correlated Color Temperature) is to respect the light pollution principle “color” of using a warm color temperature, and to match interior lighting of the buildings, with exterior lighting. The Site Lighting all over the Campus will be 3000K.

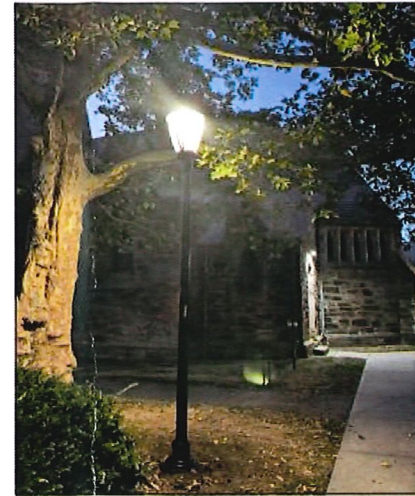
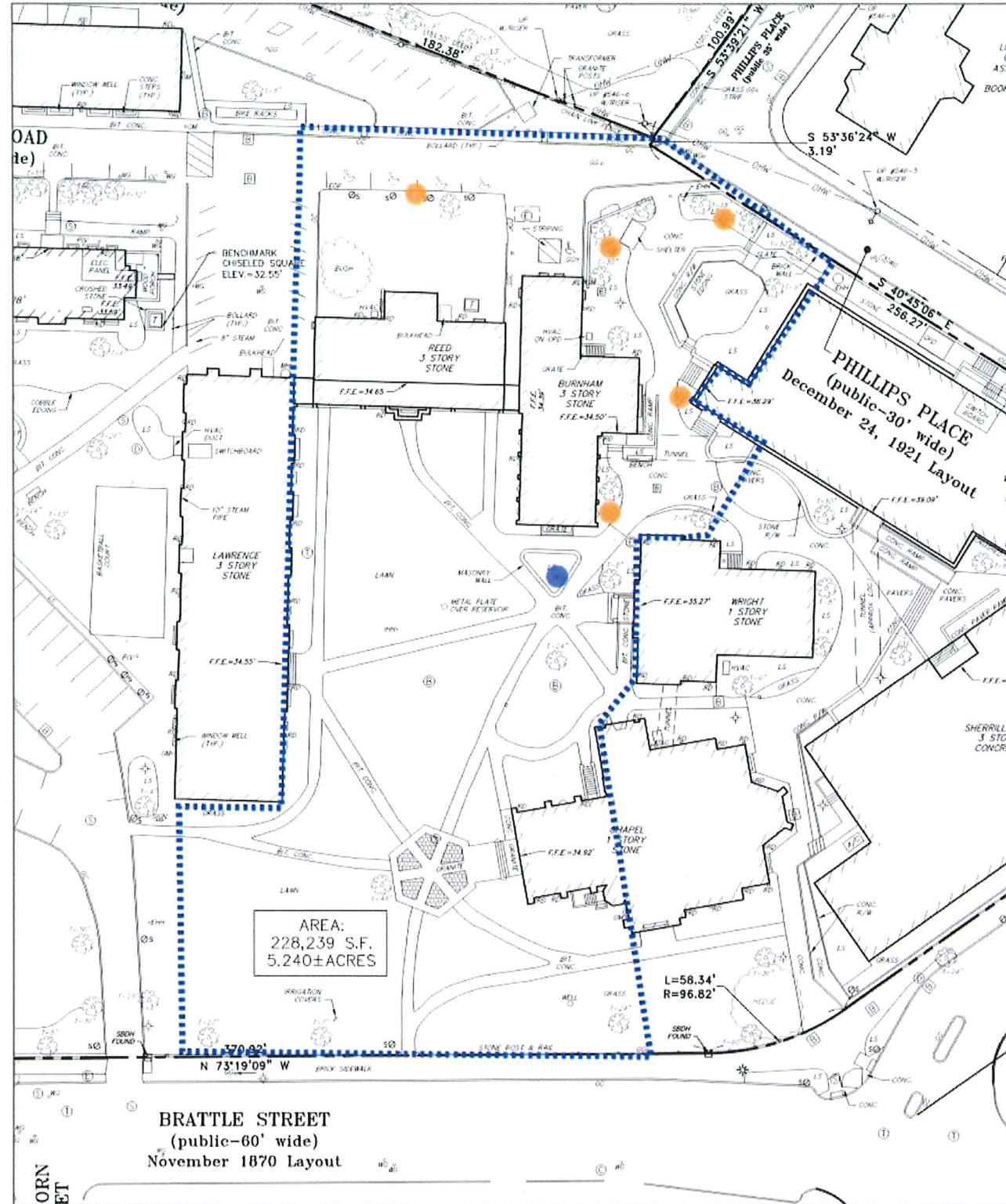
Illuminance Levels

The design requirements for light illuminance levels, are based on the code references included here:

IES RP-43-22 Lighting Exterior Applications

- Sidewalks and Footpaths - 1.5 FC (average) - 10:1 (avg:min)
- Plaza and Gathering Area - 0.8 FC (average) - 8:1 (avg:min)
- Amenity Areas - 2 FC (average) - 5:1 (avg:min)

Connective Fabric Site Lighting - Light Fixtures to be removed



● Type A: Campus Pedestrian Pole Lights - Lumec

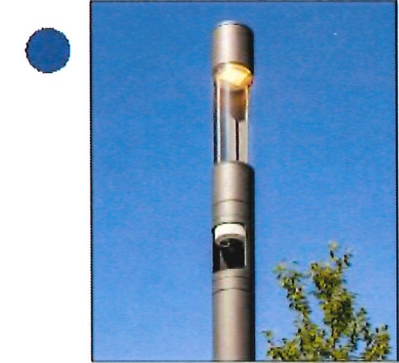


● Type B: Ingrade Floodlight

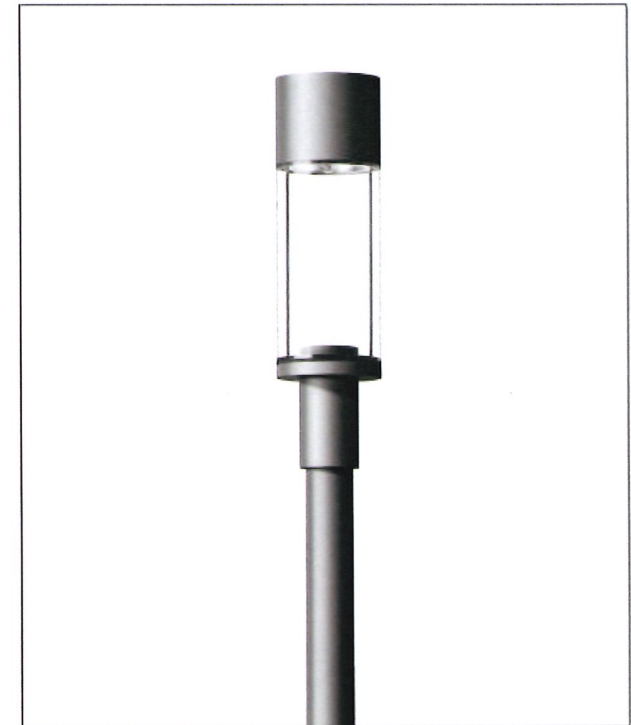


Type C: Building mounted Floodlight (not shown in the plan)

Connective Fabric Site Lighting - Light Fixtures proposed

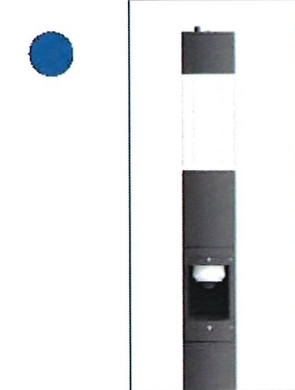


MULTIFUNCTIONAL Pole light with Integrated security cameras and Wi-Fi

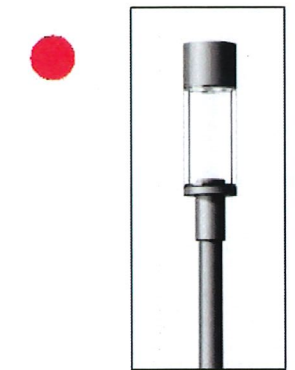


PATHWAYS Post-top Light fixture

Connective Fabric Site Lighting - Layout - PH2



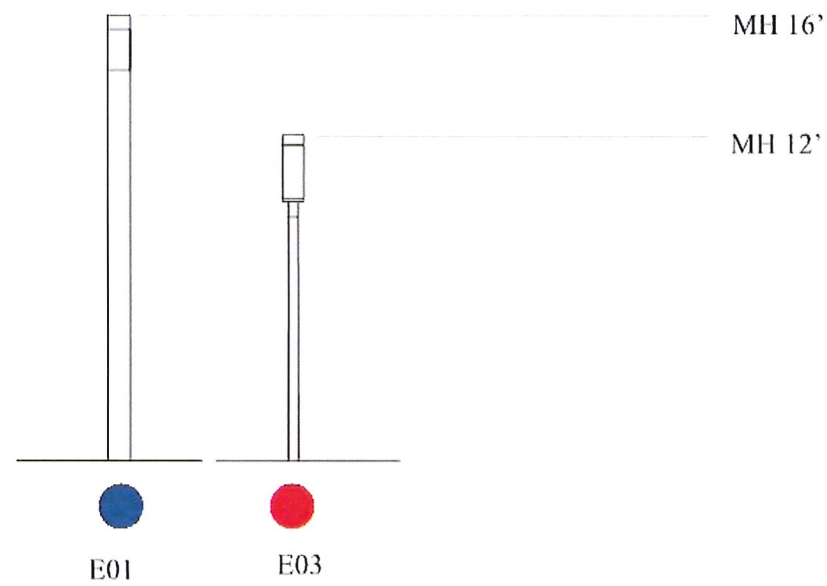
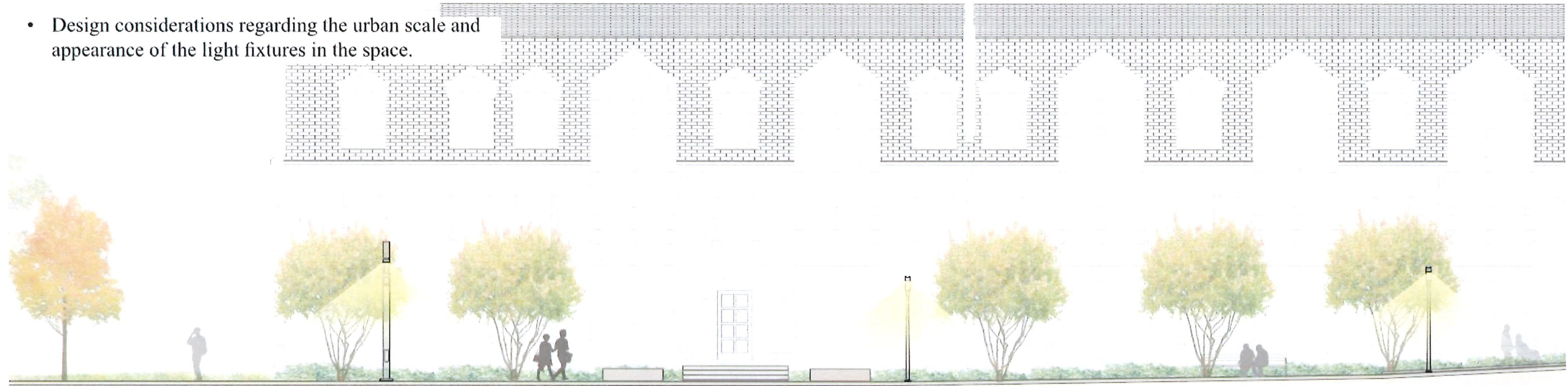
E01 Pole light with Integrated security cameras and Wi-Fi
 Hess - CITY ELEMENTS
 230AR600 LVC
 Column height 16'
 BUG rating: B1-U2-G1



E03 Post-top
 Bega - 77 176
 Height 12'
 BUG rating: B1-U0-G1

Connective Fabric Site Lighting - Lighting Fixtures mounting height

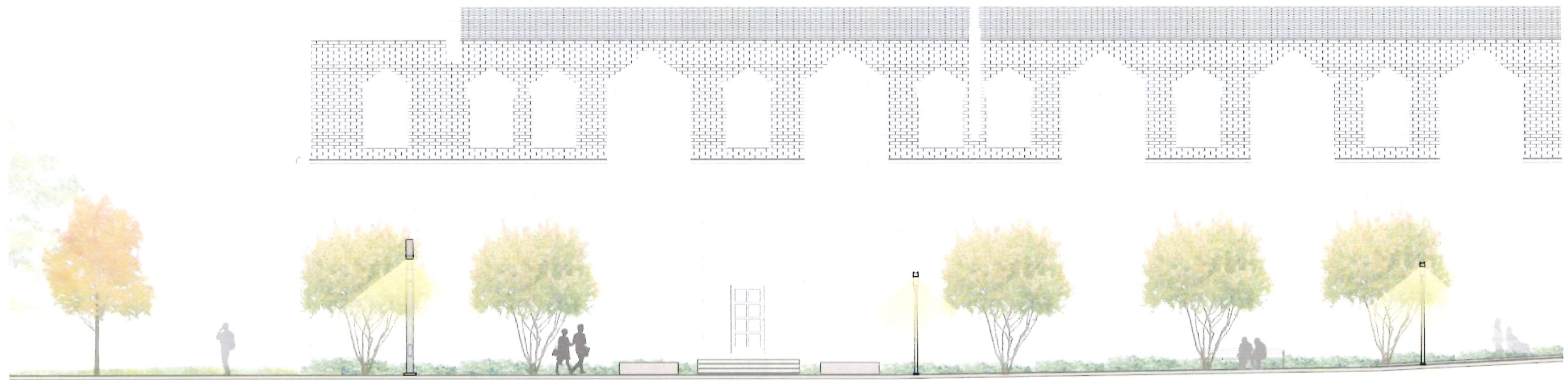
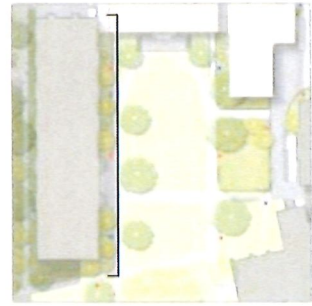
- Design considerations regarding the urban scale and appearance of the light fixtures in the space.



Connective Fabric Site Lighting - Reed Hall Elevation



Connective Fabric Site Lighting - Lawrence Hall Elevation



Connective Fabric Site Lighting - Burnham Hall Elevation



