



City of Cambridge

Calendar Item No. 5
~~Agenda Item No. 12~~

IN CITY COUNCIL

~~April 13, 1987~~
June 1, 1987

ORDERED:

That the St. Paul's Choir School at 29 Mount Auburn Street be designated as a protected landmark pursuant to Chapter Two, Article XVI, Section 2-147(k) of the Code of the City of Cambridge, as recommended by vote of the Cambridge Historical Commission on April 2, 1987. the premises so designated are defined as Parcel 47 on Assessor's Plan 133.

This designation is justified by the important associations of the building with the architectural and social history of the City, as an important example of parochial school architecture, and by its historic significance as an example of the Romanesque style and for its associations with the architect Patrick W. Ford.

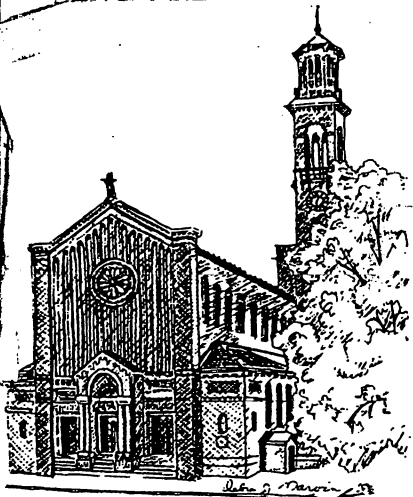
The effect of this designation shall be that no construction activity can take place within the designated landmark area, and no action can be taken affecting the appearance of the Choir School, that would in either case be visible from a public way without review by the Cambridge Historical Commission and the issuance of a Certificate of Appropriateness, Hardship, or Nonapplicability, as the case may be. In making determinations, the Commission shall consider the necessity of the owner to rehabilitate or conduct new construction, and shall if requested allow the demolition of the Harvard-Radcliffe Student Center in conjunction with such construction.

In City Council June 1, 1987.
Failed of adoption by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk.



Saint Paul Church

Cambridge, Massachusetts

As a friend of St. Paul's Church, I oppose the designation of the present school as an historic landmark. Rather, I support the church's plan to build a new building which will compliment the church, meet the needs of the parish, and enhance the neighborhood.

~~183~~ Signatures

- David Bird, 66 Fresh Pond Lane, Cambridge 02138
- Klaus Heise, 66 Fresh Pond Lane, Cambridge 02138
- Yang Hui, 149 College Ave, Somerville 02144
- Paul Chan, 14 TROWBRIDGE ST. #1, CAMBRIDGE 02138
- James F. McCarthy, Mather 404, Cambridge 02138
- Michelle Forti, 9 Virginia St., Somerville 02145
- H. Forti, Solinas Field/Hoa, Boston 02163
- Donaine Lynn, *BROOKERS ARROW STAGE, 1170 MASS AVE, Boston 02163
- Mary Tedesco, 4 Eighth St, Cambridge, 02141
- Eiv Annvoldsen, 80 A.W. Cedar St., Boston 02114
- Luis H. Jimenez, 245 Chestnut St., Cambridge, MA 02139
- Joseph M. Ambrose, 114 HOWE ST, FRAMINGHAM MA 01701
- Mary Ann Culham, 142 Raymond St., Cambridge, Ma 02140
- Samuel E. DeMerit, 30 Langdon St., Cambridge 02138
- Roberta J. Hill, 1715 Cambridge St, Cambridge 02138
- Ann H. James, 14 Sagamore St., Worcester 01225
- Mary Ellen Poylake, 36 Linnacan St., Cambridge 02138
- Christopher G. Hebard, 36 Cutter St., Melrose 02176
- Mary Zick, 77 Trowbridge, Cambridge 02138
- Mary Higgins, 77 Inwoodge, Cambridge 02138
- Frank Anttila, Munster, Co., Cambridge 02138
- Fredrick O. O'Connell, 2 Ellery Place, Cambridge 02138
- Beatrice M. Jones, 2 Ellery Pl, Cambridge 02138
- Robert F. Connell, 102 Hammond St., Cambridge 02138
- Jean M. Doyle, 43 Highland Ave., Cambridge, MA 02139
- Peter J. Doyle, 43 HIGHLAND AVE., CAMBRIDGE, MA 02139
- Dorothy MacMunn, 22 Banks St, Cambridge, 02138
- Mary Zick, 172 Aspinwall Ave, Brookline MA 02146
- Mary Zick, 172 Aspinwall Ave, Brookline MA 02146

Lucretia Sanders	929 Mass. Av	Cambridge
Roger A. Tancull	225 Walden St.	Cambridge
Ann E. Weber	11 Lowell St	Arlington
Sarah C. Bond	13 Ware St	Cambridge
Erin J. Chapin	11 Lowell St	Arlington
Douglas Bond	13 Ware St.	Cambridge
Donald F. Cipriani	393 Clinton Rd.	Brookline,
Monique M. Laumont	1716 Cambridge St.	Cambridge
Paul Walker	149 College Ave	Somerville
Marcy and Lawrence Watson	200 Common St	Belmont
Lawrence and Wilson	24 Prescott St	Rosacea NH.
Theodore F. Theresa Rose	278 Hillside Ave	Arlington
Mary Louise Piner	8 Chaucer St.	Cambridge
M. S. Matta	100 Memorial Dr.	Cambridge
Murray Gagan	10 Grant Ave, Watertown, Mass.	
Lucille Haulges	1580 Mass. Ave	Cambridge MA
Matthew Parley	1580 Mass Ave	Cambridge, MA
Judith Weldon	14 E. Lora St.	Boston MA.
Yvonne Carr	410 Ashmont St.	Dorchester.
M. Patricia Brown	2 MT AUBURN ST,	CAMB-02138
Alex P. Naglawsky	32 Webster St.	Everett, Ma 02149
Margaret J. Stauch	91 Buckboard Rd.	Duxbury, MA 02832
Fred Kuhl	69 Grant Ave	Allston 02134
Carmen B. Tomella	Clot B-43,	Harvard C, Cambridge MA 02138
Fred L. Blimp	975 Memorial Drive	Cambridge, MA. 02138
Eleanor Shier	975 Memorial Drive	Cambridge Ma 02138

Francis L. Bannor
Larocky Barry

Michael Bennett

Joseph L. Bensus

Alice M. Johnson

Kathryn A. Mc Carthy

Nancy Tava

William J. Cleary

Bernard Champagne

M.W. Melody

William Alfred

Rolf J. Zil

E. Andrew Boyd

Mary Elizabeth Morrow

Mayorie L. Shore

Nora Costello

A Paul Guedes

Charlene Puloski

Jana Fritsche

Marian Tse

Gregory Crane

Jimmy Artuso

George O'Neill

Peter H. Bryant

Marion Peeri

Jean LaChance

Eileen M. Mc Carthy

36 Banks St, Camb.

12 Ware St. Camb.

29 Lene St Comb

16 Ware St Camb.

1580 Mass. Ave, Camb.

1315 Commonwealth Ave Allston

14 Concord Avenue #999

14 Sargent Ave Somerville

9 Cleveland St Camb

31 Atwood St, Cambridge

Claverly 26, HARVARD, Cambridge

112 Irving Street, Cambridge

24 Peabody Terrace #609 Camb.

218 Windsor St. Cambridge

21 Grant St. Camb.

295 Harvard St Camb

375 Harvard Camb.

225 Walden Comb.

16 Ellery Square, Camb

21 Kirkland St

Memis A1-5, HBS, Boston MA 02163

14 BELKNAP ST. SOMERVILLE MA 02141

11 Stuy St, Cambridge MA 02138

393 Bracley Cambridge 02139

85 Brimley St. - Camb, 02138

Catherine Cuniff
Raoul E Joseph
Catherine Dubuc
John Morarty
Agnes Morarty
Barbara Miles
Muriel Conata

Maureen Warran
Dorothy Monod
Pita O'Neil
Alice Connors
Tim Connors
Arlene Connors
Anne Navarro
Kleen Graham
Linda Bresnahan
Joseph Turner
David Huntley
Paul L. Heek
Robert Jones
Verna Cordace
Natalie Frislock
Barthelmy TP Jost
Thomas H. Brown
BILL WESTERMAN
Cynthia Schubert
Bill and Rita Waldron
Ara E. King
Emma Evans

25 Banks St. Cambridge
56 Parkvale AVE Allston
2 Mt Auburn St
26 Athens St
26 Athens St
15 Athens St
Conrad Hall #F-32
Harvard U.
80 815 St. Cambridge
24 Peabody Terrace #609
21 Grant St
17 Athens St
65 Banks St
65 Bank St
2 Mt. Auburn St
1201 Mass Ave Camb.
205 Walden St. Camb.
812 Memorial Dr. Camb
26A CRAIGIE ST. CAMB
11 Story St. #22 Camb.
(Former resident of Cambridge at 508)
109 Warren St. Watertown
1200 Mass Ave, Cambridge
10 Shady Hill Square, Cambridge
27 Obery St #1 Cambridge
205 Bank St, Cambridge
107 AMORY ST Camb.
107 Amory St - Camb.
44 Albertine Bel
125 Traveler Rd Bel.
85 Russett St. -

Angela Clarke.
Trust Compust
Elizabeth Kahan
Wendy D. Smith
Mary A. Harrington
Cathleen Krebs
M. E. Klack
Marie Gabun
Vicky Koss
Shelley John
Susan Cleary
Dorothy Khan
John Flynn
Richard D. McCarty
David Dankens
Joet Tornari
Sam Liu
Janti R Adler
Mrs Mrs John Heenevain
Celia GARRITY
Christopher Fiedl
Marian Broe
Jean M. Adams
Kathleen Manion
Jesse W. Mapi

55 Hammon St Camb.
22nd St Som. Pl. n.w
55 Hammon St
118 School St -
18 Skyland Ave Camb
55 Hawthorne Somerville
24 Hopedale Allston
9 Pleasant Ave Som'l.
55 Hawthorne St Som.
87 Ellery St Camb
14 Concord Ave., #999, Camb. 02138
115 Mt. Auburn St. Camb. 02138
27 Melbourne Rd Milton 02186
820 MASS AV. ^{RM 317} CAMBRIDGE, MA 02139
101 Webster St. Arlington MA.
18 Ware St., #2, Cambridge, MA.
Lowell J-31; Harvard; Cambridge, MA
45 Francis Ave Cambridge, MA
8 Daniels Rd, Fran. MA 02701
Bue Leases Lenox St. Camb
52 Brainerd Rd #3 Boston, MA 02134
Eliot B-43 Harvard Camb. MA
"
6 Newport Rd, Camb. 02140
#9 Ware St. #2 Camb. 02138

Mary White
Dorothy Zolandy
S. Marie Lefore
Theresa Seery
John J. Bonnell
Ruth A. Bonnell
Mary Wren
Shelby McCarty
Helene Covocan
Paula Murphy
Steven Shate.
Kay Smith
Lynne Berkeley
Alvie Brennan
Catharine F. Haversty -
Shirley Anderson -
Susan J. Folds
Mary J. Conway
Natalie Frolock Tarbet
Lillian Rita Foley
Mary H. Quinlan, ~~Rees~~
Meg Carey
Gabrielle Husson
Nancy Nyhan
Mary E. Ruddy
Patrick Horvath
Lisa Spill
Mary F. S. Kenella
Timothy J. Kenella

577 Franklin St, Camb
36 Oxford St, Camb
1575 Cambridge St. Camb.
888 Mass Ave Camb.
17 Athens St Camb.
17 Athens St Camb
9 Ellsford Camb
Lowell House U-43, Cambridge
14 Ware St
425 Broadway Camb
375A Harvard St, Camb
2 Mt Auburn St Camb
2 Mt Auburn St Camb
27 Grant St Camb
1 Pond Place, Camb.
15 Ralph Pike Ten Winton
16 Flogg St Camb -
56 Marshal St Brookline
19 Vrowbridge St Camb.
153 Magazine St Camb
643 Concord Ave Camb
153 Magazine St. Camb.
178 Hancock St Camb
37 Middlesex Coach Waltham
65 Derby St, S. ville
23 Bow St. S. ville
12 Goldsmith St. Jamaica Plain
12 Goldsmith St Jamaica Plain

Peter Giacalone
P.O. Giacalone
Margaret A. Go
Delia P. Go
Ana Cunha
Katherine B. Sultans,

14 Francis Ave Cambridge
u r u
11 Peabody Ter. Apt. 2001
11 Peabody Ter. Apt 2007
116 Inman St Cambridge,
off Mt. Auburn St. Camb.

would accommodate the broad programmatic goals and space needs of the parish while retaining the existing school building. It is likely that refinement of the parish's rehabilitation option could reduce the amount of new construction included in the option, thereby increasing the efficiency of the proposal.

Estimated Project Budgets

The "Parish Building Report" identifies two preliminary budget figures for new construction versus rehabilitation. The figures indicate a cost of \$6,396,126 for new construction and \$8,134,436 for rehabilitation. These totals are based on construction costs, for the Rehab Option, of \$106 per square foot of rehabilitation costs and \$115 per square foot for the new construction planned in the parish's rehab study. New construction costs for the New Construction option are estimated at \$111.57 per square foot.

Using the Burke Company's construction and soft cost estimates (see below for explanation of soft costs) for Rehab Option and estimating new construction costs for both the Rehab and New Construction Options at \$115 per square foot, the following figures are obtained.

Rehab Option

School and Student Center	25,248 sf x \$136 x 10%	\$3,453,321
New Construction	12,900 sf x \$115 x 10%	1,631,850
Parking	10,500 sf x \$ 60 x 10%	693,000
Soft Costs		<u>2,113,343</u>
Total		\$7,891,514

New Construction Option

New Construction Costs	45,611 sf x 115 x 10%	\$5,769,791
Soft Costs		<u>1,762,084</u>
Total		\$7,531,875

April 9, 1987

SOFT COST, ESTIMATE

REAL ESTATE CONSULTANT	\$30,000		
PROJECT MANAGEMENT	\$185,000		
PROGRAMMING	\$5,000		
ARCHITECTURAL AND ENGINEERING (12.5%)	\$665,000	722,271	
GEO TECHNICAL TESTING CONSULTANT	\$13,500		
PROPERTY SURVEY	\$15,000		
COST ESTIMATOR	\$5,000		
(REHAB PORTION)	\$6,500		
RELOCATION	\$140,000		
FUNDRAISING	\$150,000		
CONSTRUCTION INTEREST	\$85,000		
FINANCING FEES	\$2,000		
LEGAL FEES	\$40,000		
INSURANCE *	\$10,000		
PERFORMANCE BOND *	\$12,000		
ASBESTOS REMOVAL *	\$40,000		
LANDSCAPE CONSULTANT	\$20,000		
INTERIOR DESIGN CONSULTANT	\$100,000		
ACOUSTICAL CONSULTANT	\$8,000		
LIGHTING CONSULTANT	\$5,000		
BUILDING PERMIT*	\$20,000		
FURNISHINGS	\$262,000		
SITWORK ALLOWANCE	\$125,000		
VARIANCE APPLICATION FEE #1	\$350		
VARIANCE APPLICATION FEE #2	\$1,000		
		SUB TOTAL	\$1,945,050 1,921,221
		5% CONTINGENCY	\$97,303 192,122
		TOTAL SOFT COST	\$2,042,353 2,113,343

* = included in Burke Company estimate



CITY OF CAMBRIDGE

**CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011**

**EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager**

**RICHARD C. ROSSI
Deputy City Manager**

April 27, 1987

To the Honorable, the City Council:

Enclosed please find two corrected pages to replace pages 6 and 7 of the submission letter from the Cambridge Historical Commission for St. Paul's School landmark designation report that was previously submitted as Item No. 12 of the April 13th agenda.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.



Re: enclosed copies of two corrected pages of the submission letter from the Historical Commission for the St. Paul's School landmark designation report previously submitted on April 13, 1987.

In City Council,

April 27, 1987

*Copy of landmark designation order
which failed of adoption sent to
Charles Sullivan, Historical Commission
6/3/87 mlr*