213 Harvard Street

February 9th, 2022

PLACETAILOR | Urban Design Build | Occupy the Future.

Company Overview

Hyper-sustainable architecture, technology, and development for urban housing

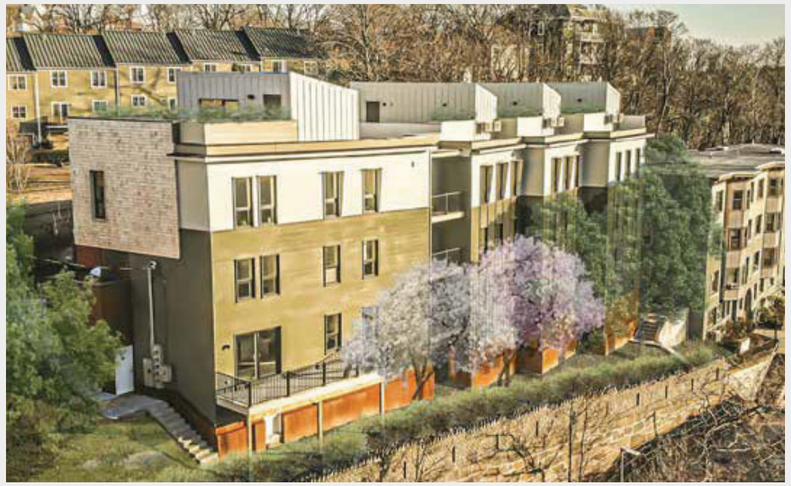
201 Hampden St. “Model C”
First CLT construction in Boston

E+ 226-232 Highland St

Completed in 2013
in collaboration with
Urbanica & BPDA
4 Sustainable Townhouses
3 Beds 2.5 Baths
1,850 sqft

Madison Melnea Cass Apartments

Completed in 2020
89,000 sqft total
76 Units,
3 Beds to 1 Beds,
764 - 1,336 sqft



Fort House

Completed in 2020
9,700 sqft total
5 Townhouses
3 Beds 2.5 Baths
1,600 - 2,000 sqft

201 Hampden “Model C”

Under Permitting
20,000 sqft total
14 Condominiums,
Ground Floor Commercial
Studios to 3-Beds,
450 - 1,350 sqft

1 CO-OP MODEL

Local Community First

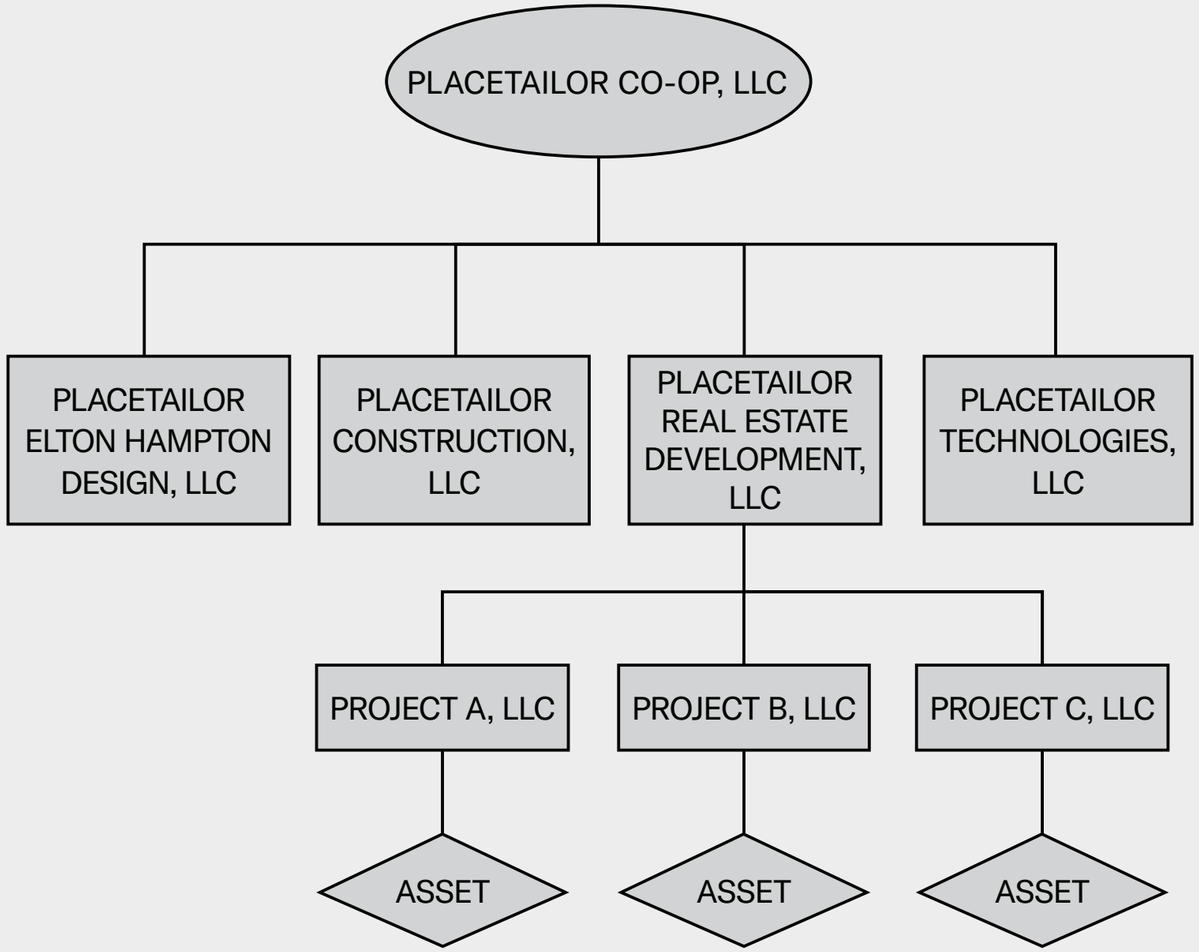
If the people who build the houses can’t afford to live in them, then there’s a massive problem. This sentiment perfectly encapsulates Placetailor’s commitment to local neighbourhoods and people. From locals-first hiring, to setting the standard for equitable compensation – a unique co-op business model allows the focus to shift from mindless cost cutting, to investing in communities.

2 PIONEERING PROCESS

Integrated Practice Model

An innovative process delivers multiple benefits for project, outcome, and stakeholders.

01 One stop shop
02 Influence and input from the entire team
03 Integration is the antidote to fragmentation
04 A uniquely optimized, hybrid operating system
05 Formal integrated reviews at every project stage

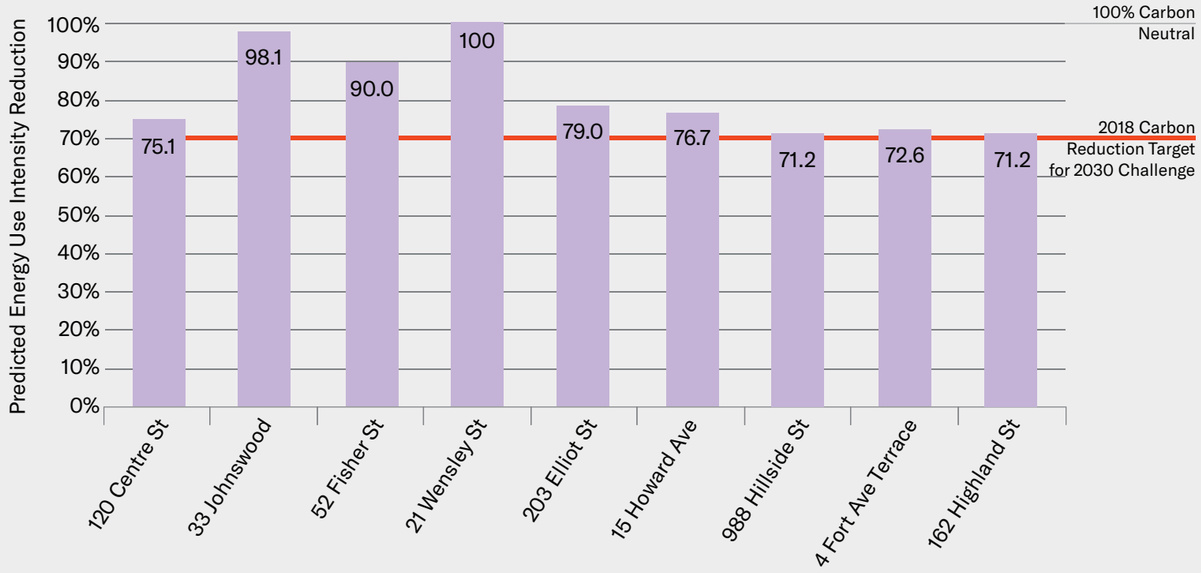


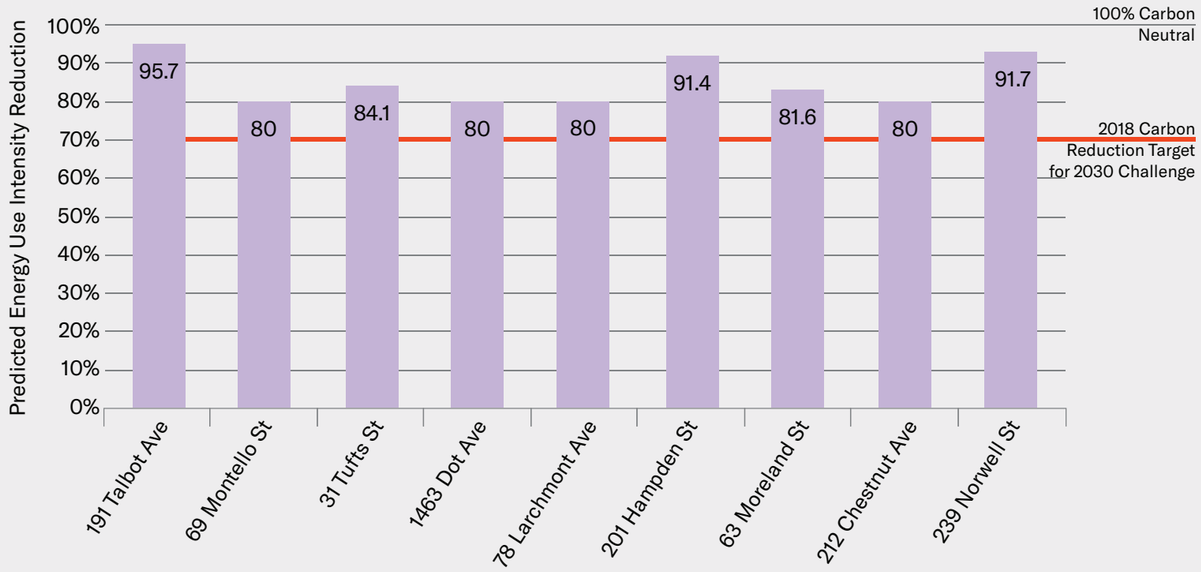
3 ENERGY & CARBON REDUCTION

Passive House is Where We Start

All of Placetailor's projects are meeting or exceeding the energy reduction targets for AIA's "2030 Commitment"

For Placetailor, Passive-House is a starting point for all projects. Placetailor has been designing and building passive house for over ten years. Placetailor can create a Passive House development at no premium above standard construction. We are able to do this by carefully considering energy, comfort, aesthetic, and cost implications of every decision. Beyond energy, our buildings provide healthy indoor environments, utilize non toxic materials with lower embodied energy, are water efficient and tend to be transit and community oriented.





Katherine Faulkner, FAIA
Director of Technologies

Colin Booth
Managing Director

Nick Elton
Principal, PTEH Design

Juliet Borja
Senior Associate

Bradford J. Prestbo, FAIA
Director of Operations

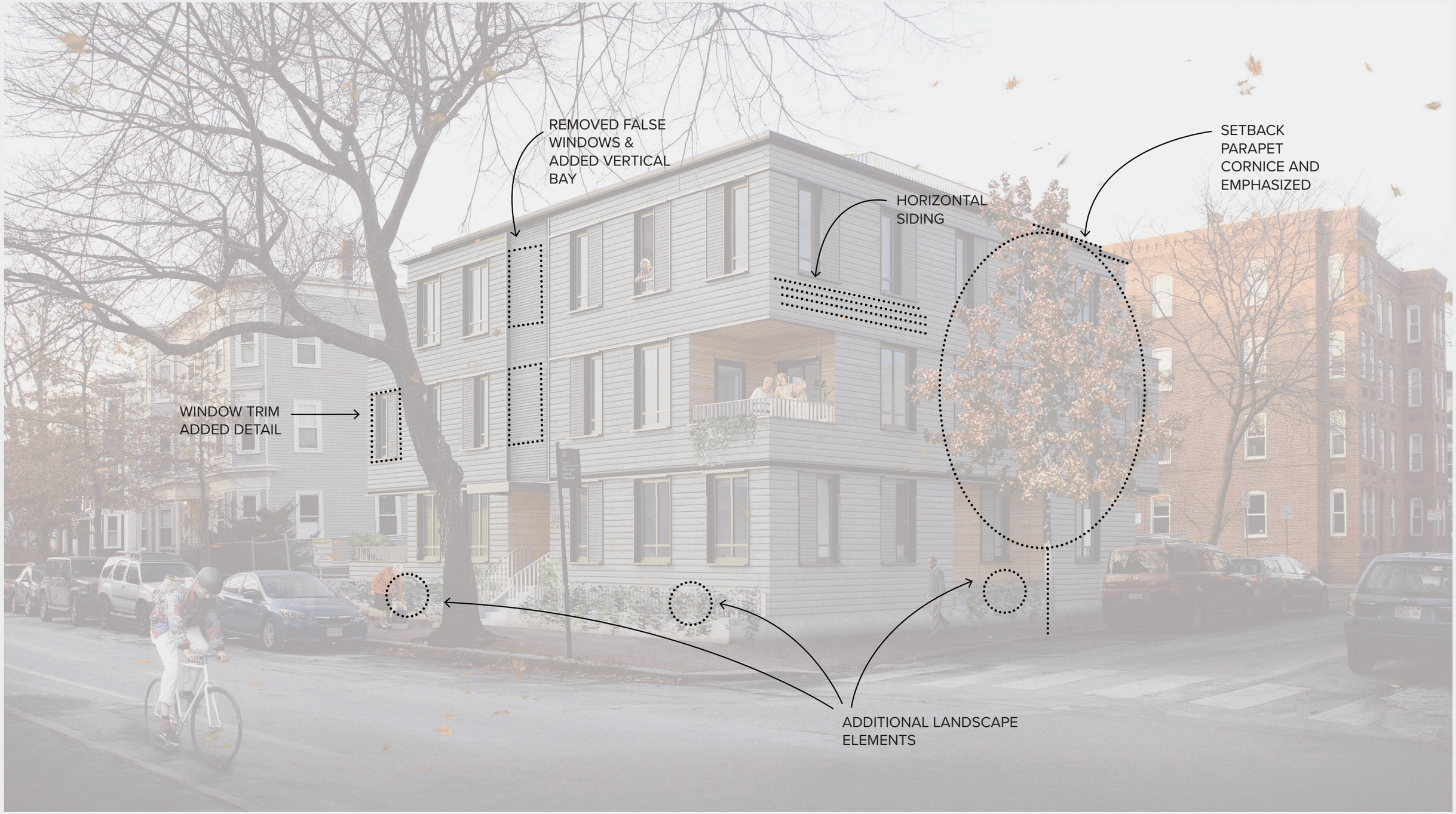
Evan Smith
Director of Real Estate Development,
President PT Co-op Board

Bruce Hampton
Principal, PTEH Design

Minkoo Kang
Design & Development Manager

Current Design

Corner View from Harvard & Elm St.



Recent Design Revisions

INITIAL MEETING COMMENTS

- FACADE IS TOO MONOLITHIC
- TOO LITTLE GLAZING
- TOO LITTLE DETAIL
- DISSIMILAR TO CONTEXT

CURRENT DESIGN REVISIONS

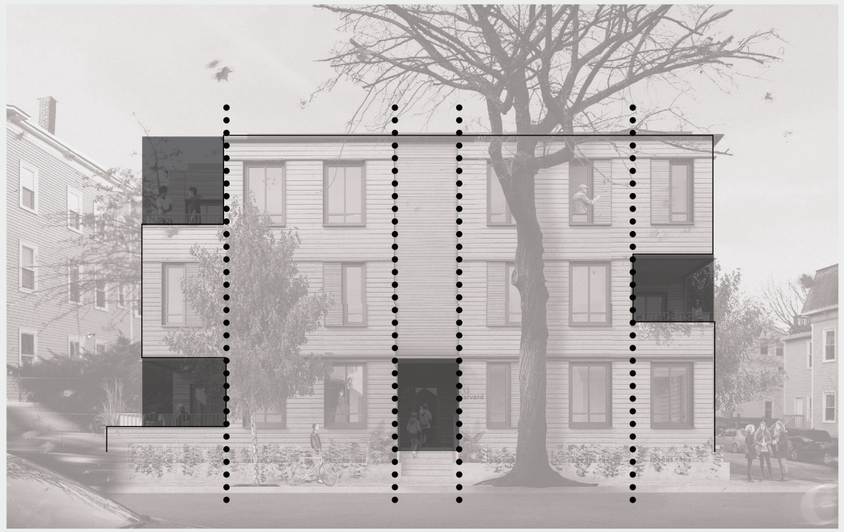
- FACADE BROKEN UP WITH SIDING & TRIM
- ADDITIONAL WINDOWS & REGULARITY
- ADDITIONAL PLANTINGS
- ROOF COPING DETAIL
- SIDING & MATERIAL CLARITY
- GARDEN LEVEL CLARITY
- IMPROVED RENDER QUALITY TO SHOW DETAIL, TEXTURE
- FULL CONTEXT RENDERED FOR CLARITY

Design Progress

ABBUTER'S ELEVATIONS

TRIPARTITE VERTICAL BAYS WITH CENTRAL ENTRANCE SETBACK

213 HARVARD ELEVATION



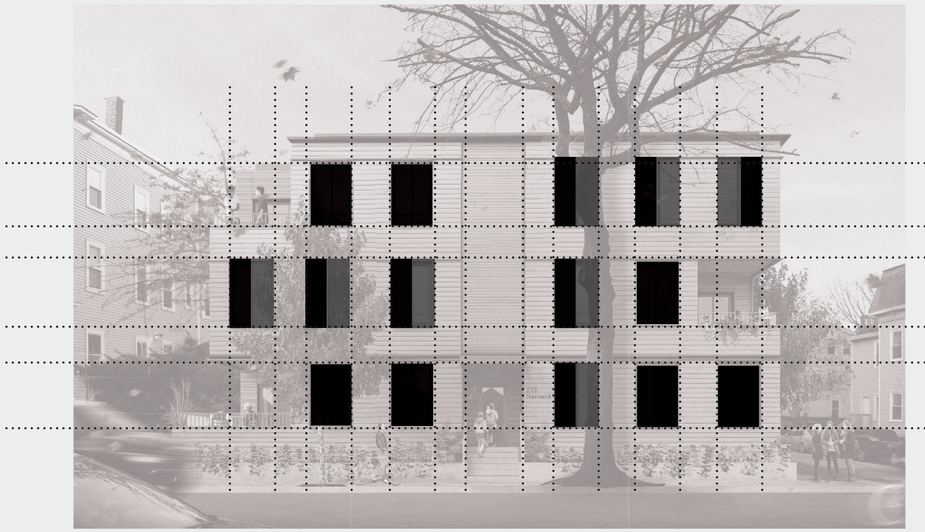
TRIPARTITE VERTICAL BAYS WITH PATIOS & ENTRANCE CUTOUTS
FOR MORE OPEN SPACE PER RESIDENT

ABBUTER'S ELEVATIONS

WINDOW BAYS FRAMED BY DEEP HORIZONTAL FINS, WHITE TRIM
WINDOW BAYS REPEAT IN REGULAR, ORDERED PATTERN

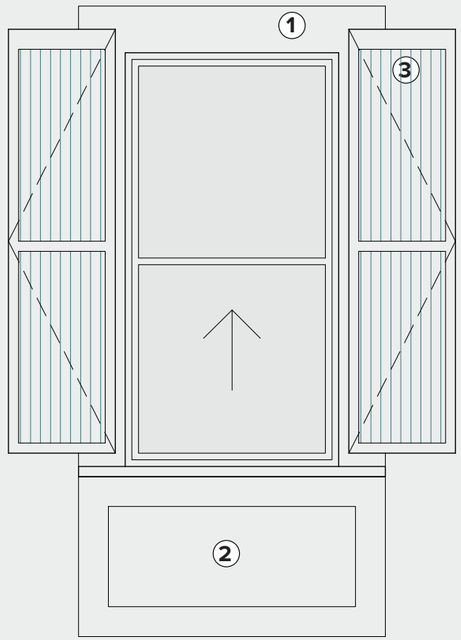
213 HARVARD ELEVATION

WINDOW MODULES FRAMED BY DEEP HORIZONTAL FINS, METAL TRIM



WINDOW BAYS REPEAT IN REGULAR, ORDERED PATTERN

ABBUTER'S ELEVATION (208 HARVARD)



CONTEXTUAL WINDOW ELEMENTS

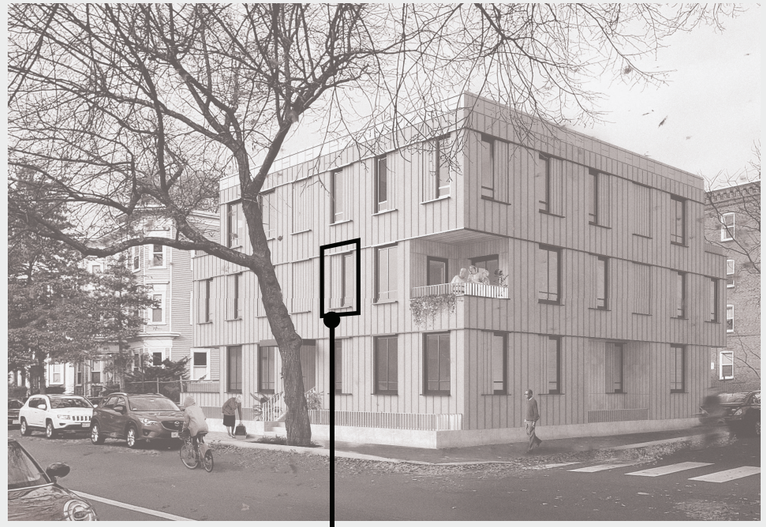
1. ACCENT: WIDE WINDOW TRIM WITH ACCENT COLOR

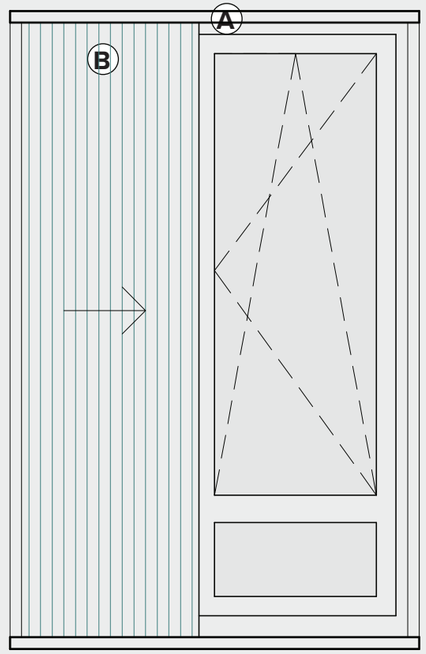
2. ACCENT: FRAMED OPAQUE PANEL

3. SHADING: OPERABLE EXTERIOR SHUTTERS

4. VENTILATION: OPERABLE WINDOWS

213 HARVARD ELEVATION





DESIGN WINDOW ELEMENTS

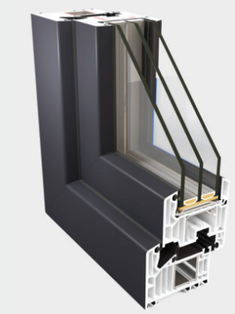
A. ACCENT: DEEP WINDOW TRIM WITH ACCENT COLOR

B. SHADING: OPERABLE SLIDING PANEL

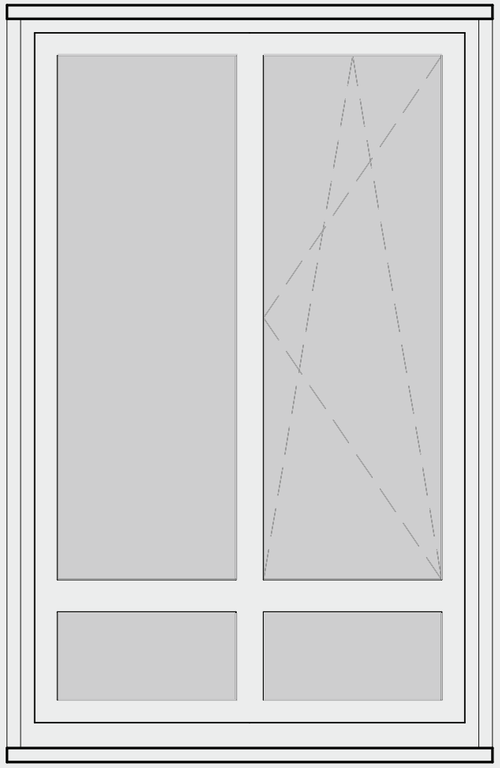
C. VENTILATION: OPERABLE WINDOWS

In order to achieve maximum passive house insulation measures Placetailor uses tilt/turn windows in place of the double hung model (which has poor air-tightness).

This project features two types of windows: full and half. The half window has an operable opaque shutter that can be manually operated by the user to achieve more privacy or passive shading in the summer.

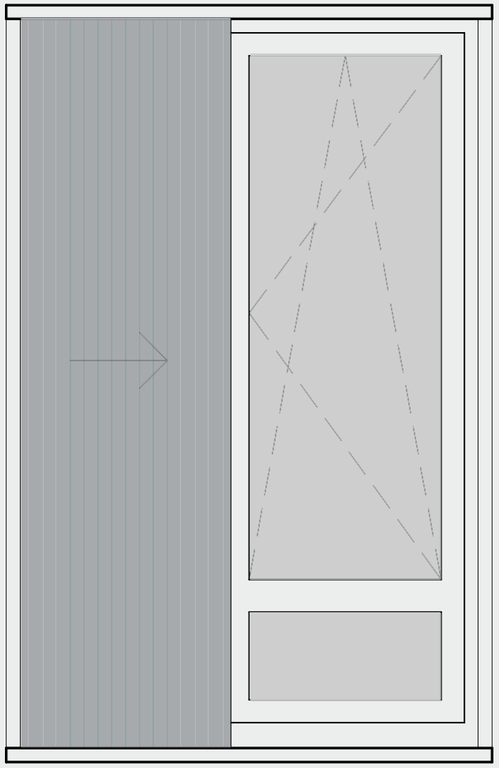


AMBERLINE TRIPLE GLAZED, THERMALLY BROKEN TILT/TURN WINDOWS



FULL WINDOW

- SINGLE OPERABLE PANE
- LIVING AREAS, PRIMARY BEDROOMS



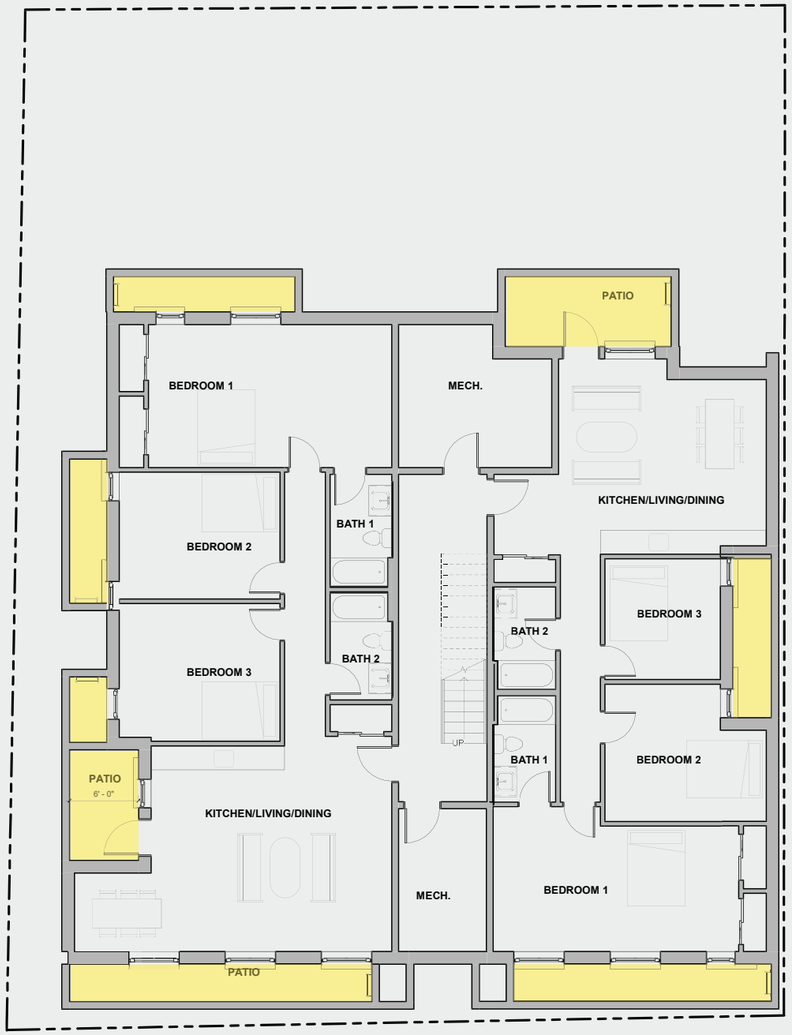
HALF WINDOW

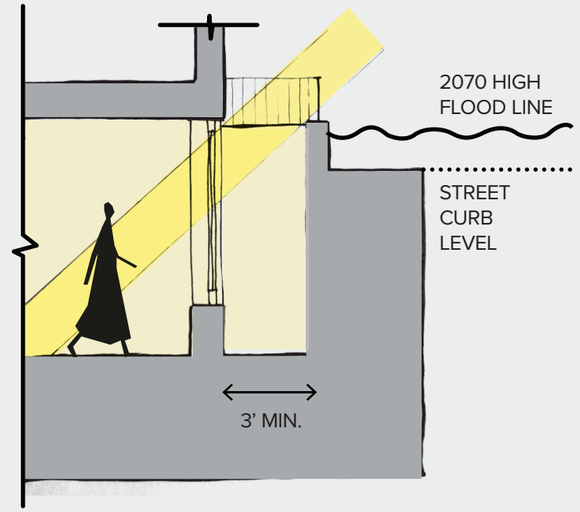
- SLIDING PANEL FOR PRIVACY / SHADING
- SINGLE OPERABLE PANE
- BEDROOMS, BATHROOMS

The garden level of our building receives natural light through several generous light wells. Each one is minimum three feet wide. The exterior wall that fronts the street is raised in order to mitigate rising floods per the Cambridge resiliency plan.

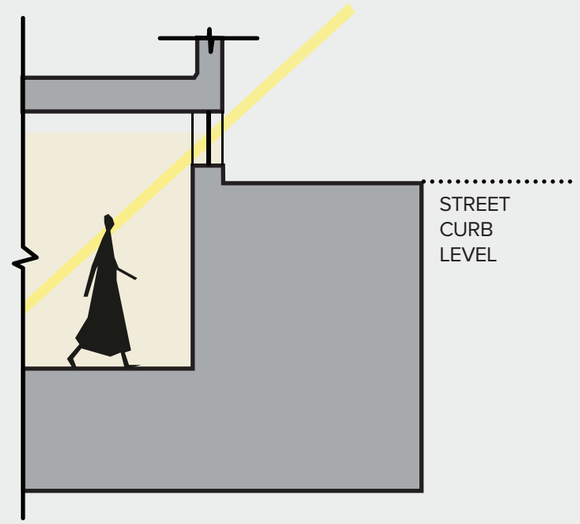
One of the units will be occupied by a member of the trust who is satisfied by the design and light levels.

LIGHT WELLS





PROPOSED TYPICAL
LIGHT WELL SECTION

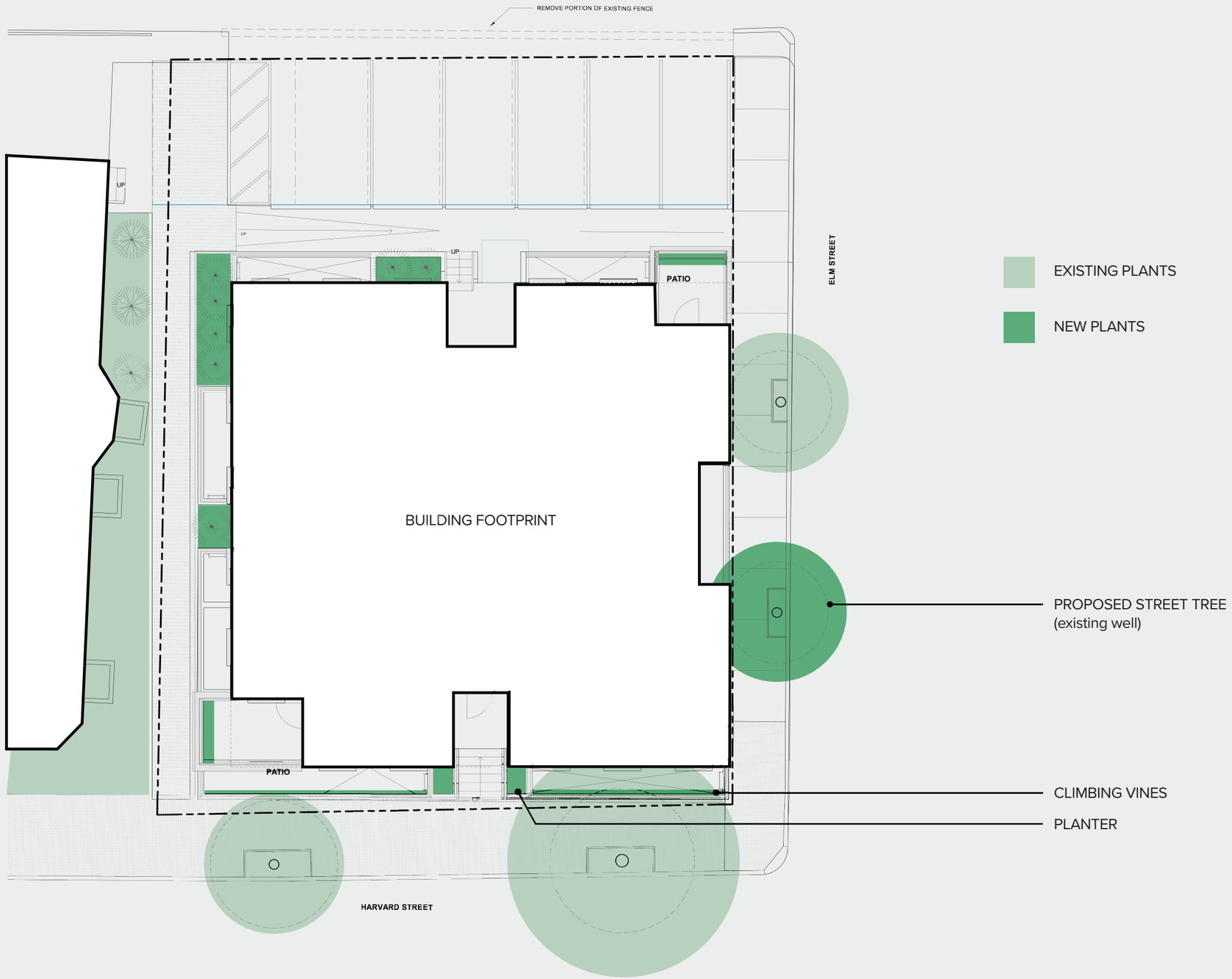


OLD BASEMENT
APARTMENT
CONDITION

3. Garden Level Light

All three existing trees will be preserved in the construction of this project. We will seek the city to plant an additional tree in an available well on the south corner.

Additional plants will be used as an edge buffer and to soften the building as it hits the ground. Several integrated planters and climbing plants will be designed as a part of the building.



4. Ground Level Landscape

ELEMENT

THIN PROTRUDING METAL CORNICE

PARKLEX VENEER WOOD PANEL CLADDING

PAINTED FIBER CEMENT CLADDING (ASPYRE DESIGN ARTISAN LAP)

RESILIENT CONCRETE FOUNDATION

CONTEXTUAL PRECEDENT

PROTRUDING FLAT CORNICE

WOOD CLAD ENTRANCE

HORIZONTAL SIDING COLORED TO MATCH ORIGINAL BUILDING

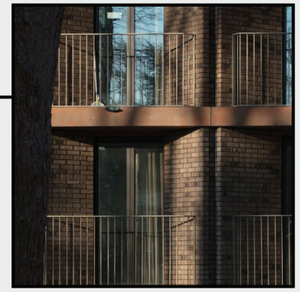
RAISED BRICK/ STONE FOUNDATION

ELEMENT

PAINTED METAL WINDOW ARTICULATION & FACADE BANDING

SLIDING WINDOW SHUTTER

ENTRANCE CANOPY



ARTICULATED METAL RAILING

CONTEXTUAL PRECEDENT

DOUBLE HUNG WINDOW DETAILS

ABUTTER MOVING PANELS @ 212 HARVARD ST.

ENTRANCE CANOPY

LOW YARD RAILINGS

213 Harvard

---------- Forwarded message ---------
From: **Marcus** <amanda.mt@gmail.com>
Date: Sun, Feb 6, 2022, 11:46 PM
Subject: Basement Unit Light
To: Smith, Evan <smith@placetailor.com>

To Whom it may concern,

My husband and I live in basement Unit B/L of 213 Harvard st. Over the 10 years we've lived there it had very small windows and no window wells or sunken patio. Between the increased number of windows, size, window wells, and sunken patio that Placetailor has proposed, we will have considerably more light than we had previously (or would have if we had to go back to the original footprint/layout) and are happy with the improvement.

We hope you'll consider letting us move forward to rebuilding our home and thank you.

--
Be well,
Amanda Marcus