

March 25, 2022

Ms. Catherine Preston Connolly, Chair &  
Members of the Board  
City of Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

Re: Information Update - Special Permit Application PB#361, 711-727 Massachusetts Avenue,  
Cambridge, MA

Dear Chair Connolly and Members of the Planning Board:

On behalf of Gas Light Building LLC (the Owner) and Chevron Partners (the Developer), we wish to provide you with an update about certain design revisions that have been made to the project plans approved by the Planning Board (Special Permit #PB361) on July 15, 2021. These revisions were made in response to recommendations of the Cambridge Historical Commission (“CHC”) which has jurisdiction over any modifications to the Gas and Light Buildings while it undergoes a Landmark designation study.

Upon receipt of a citizens’ petition, the CHC voted to initiate the Landmark study (pursuant to Article III, Section 2.78) at its September 2<sup>nd</sup> meeting. Thereafter, the Owner applied for a Certificate of Appropriateness seeking CHC approval of the project plans approved by this Planning Board in July. Thereafter, the CHC held a series of meetings (six in all) to prepare standards and guidelines to be applied to the project, and then to review the project plans. On March 3<sup>rd</sup>, 2022, the CHC granted the Certificate of Appropriateness for the project with certain design improvements to address CHC comments.

The attached graphic materials reflect the revisions made, none of which affect the program, uses, or bulk and dimensional elements (except that the plans reflect a two-foot decrease in height of the addition).

We look forward to the opportunity to present these updated materials to the Planning Board at your next available meeting.

Sincerely,



Sarah Like Rhatigan, Esq.

Enclosures

cc: Ms. Swaathi Joseph  
Zoning Associate Planner  
Cambridge Community Development Department

Mr. Charles Sullivan  
Executive Director  
Cambridge Historical Commission

Mr. Marcel D. Safar, Esq.  
Managing Partner  
Chevron Partners LLC

Mr. Tony Hsiao, AIA, LEED AP  
Principal, Director of Design  
Finegold Alexander Architects

727 MASSACHUSETTS AVENUE  
PLANNING BOARD COMMISSION UPDATE  
MARCH 25, 2022



# 1

## FOLLOW-UP RESPONSE TO THE FEBRUARY 3, 2022 CAMBRIDGE HISTORIC COMMISSION HEARING

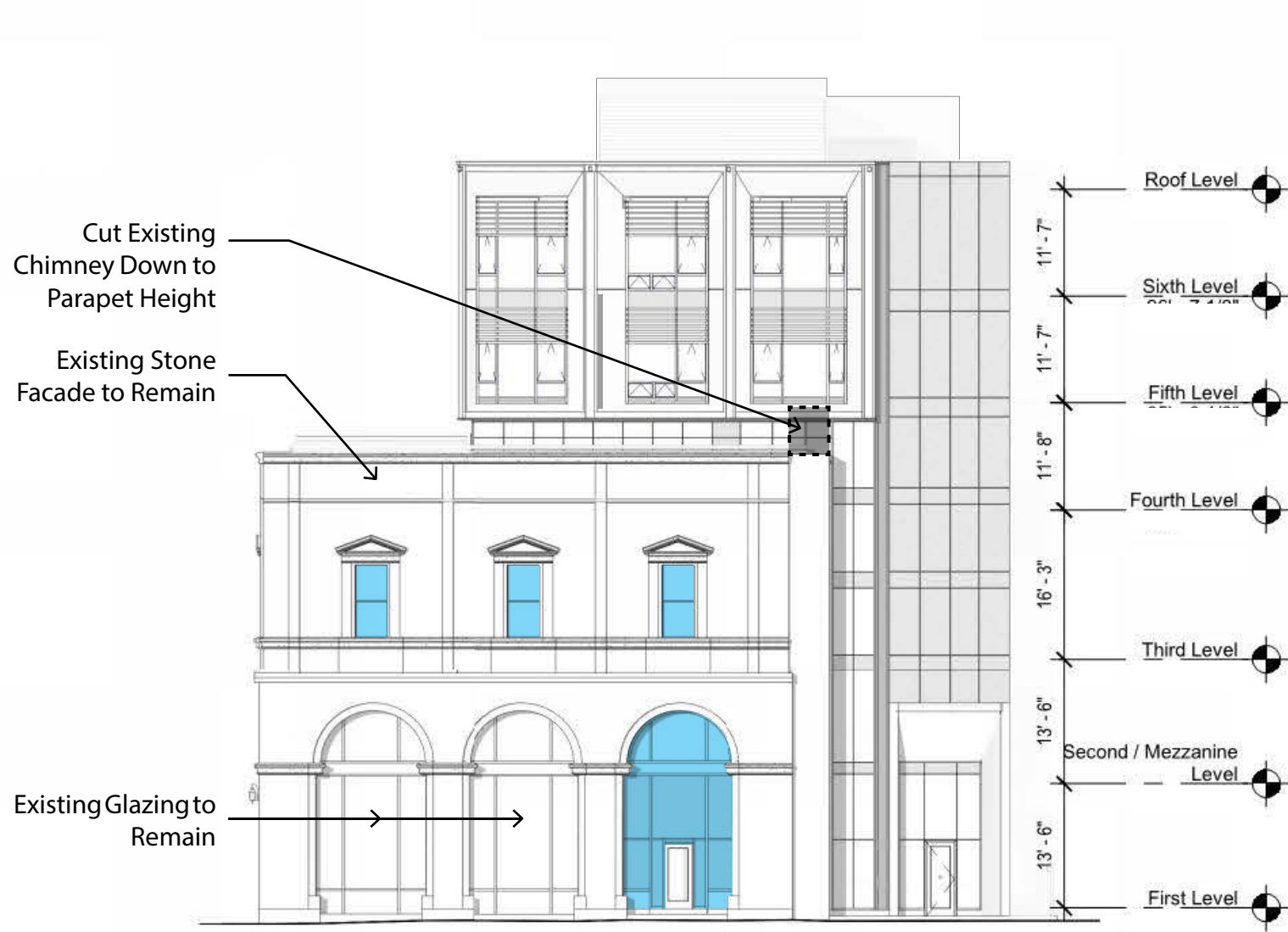
1. The frame and parapet height of the proposed hotel addition have been lowered by two feet.
2. The angled frame width elements have been made symmetrical and reduced to be equal on all sides to reduce heaviness.
3. The window area has enlarged in the hotel rooms to make the proposed addition lighter and less bulky.
4. The horizontal louver system has been made thinner and window pattern simplified.
5. The overall color and materials for the proposed addition have been unified to a single color and made simpler.
6. In summary, the hotel addition has been reduced in height, massing, bulk and presence, resulting in a simpler, quieter and more deferential approach to the existing historic Gas & Light Building.

Previous Design - South Elevation - Massachusetts Ave.



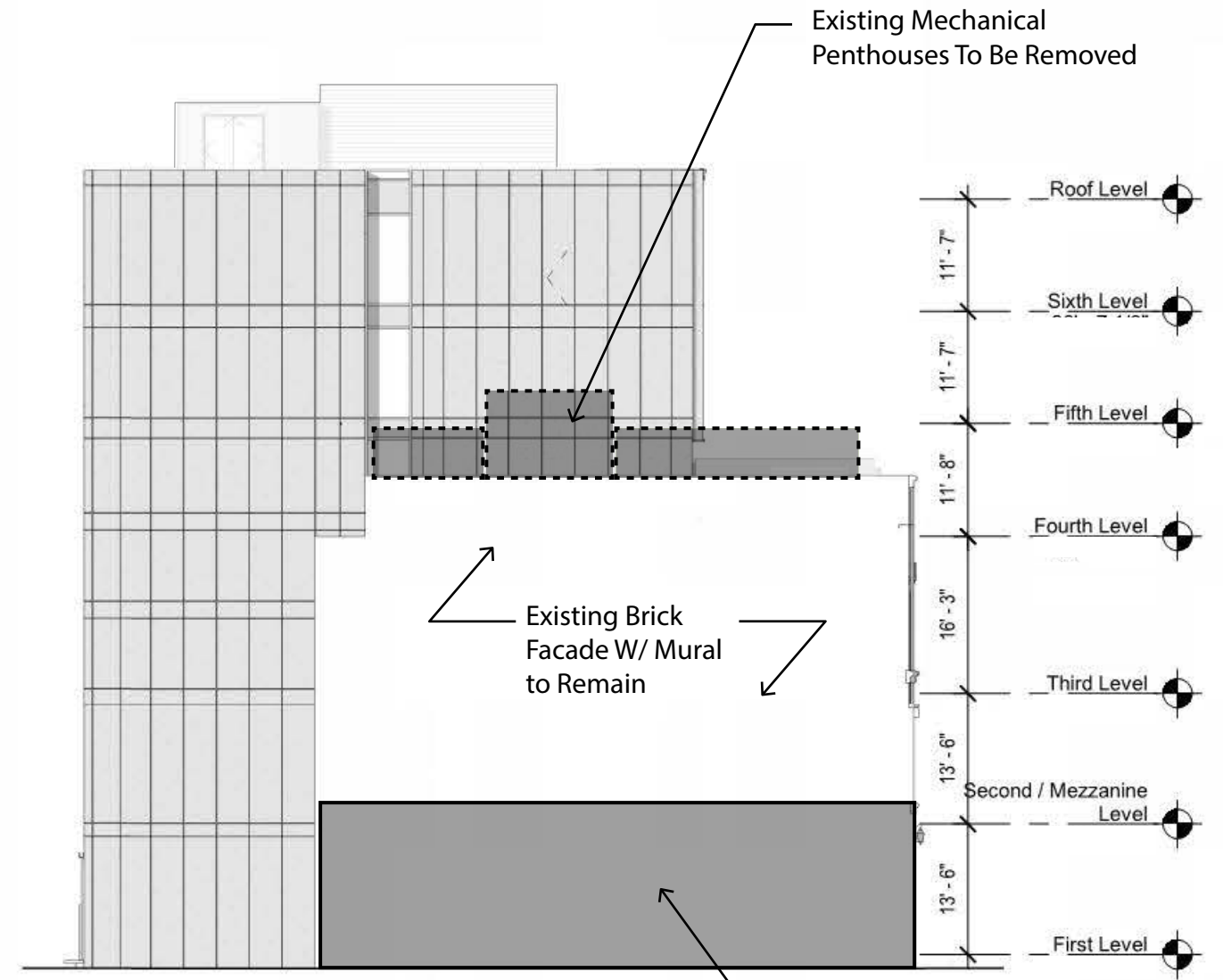


Previous Design - East (Temple Street) & West Elevations



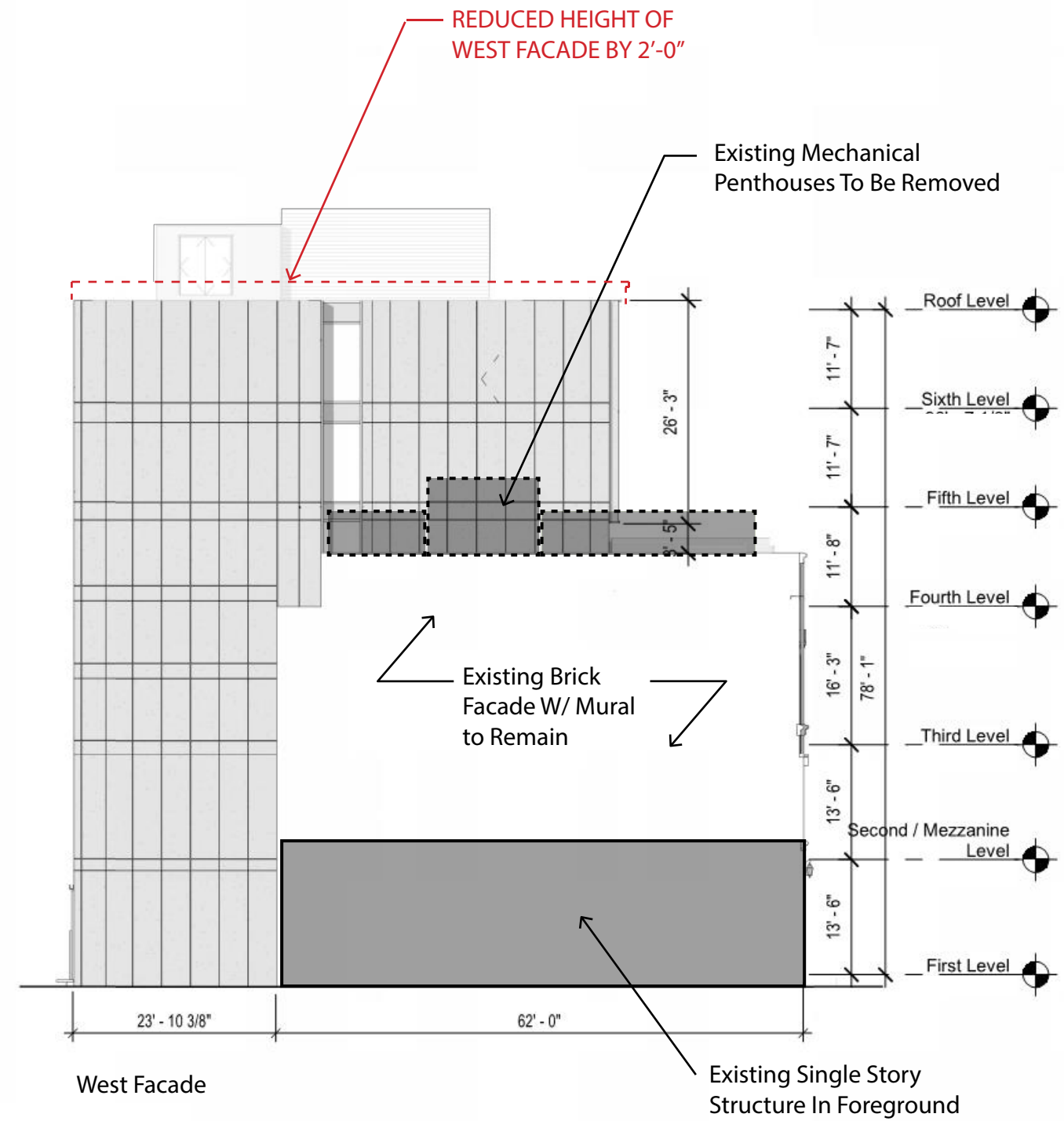
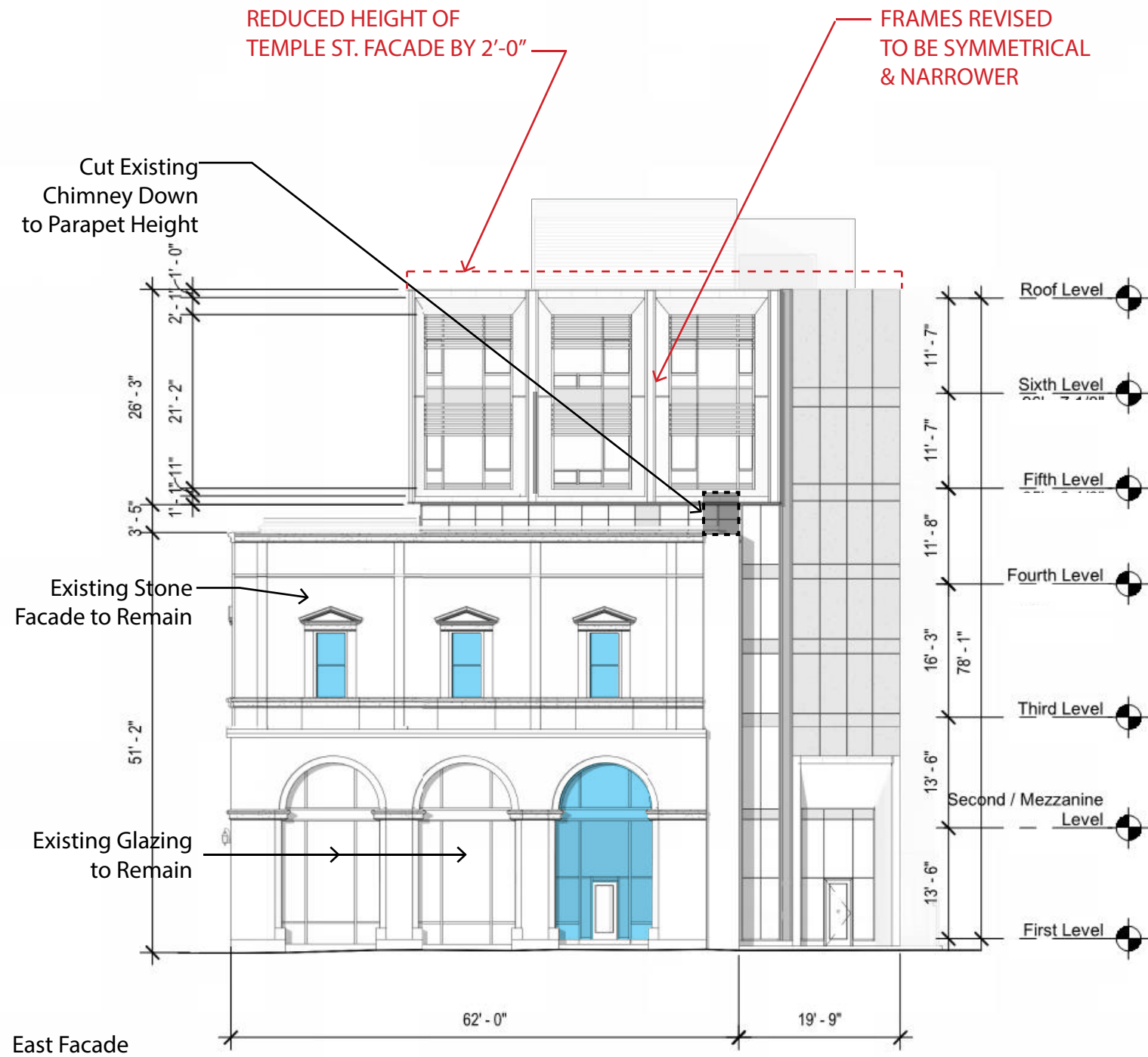
East Facade

■ New Insulated Glazing Units



West Facade

# Revised Design - East (Temple Street) & West Elevations



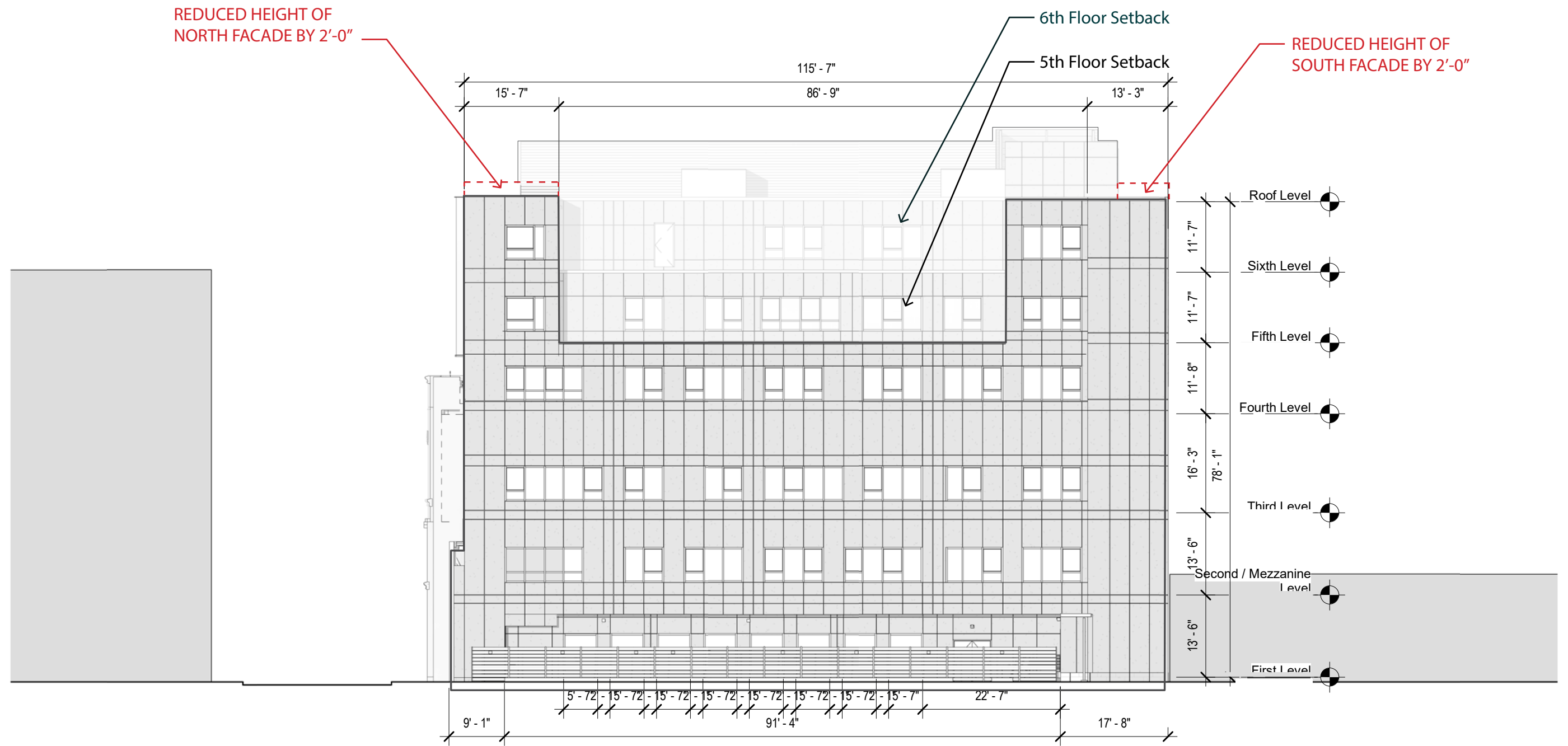
■ New Insulated Glazing Units



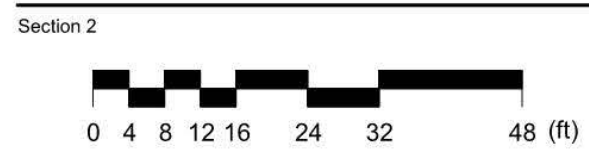
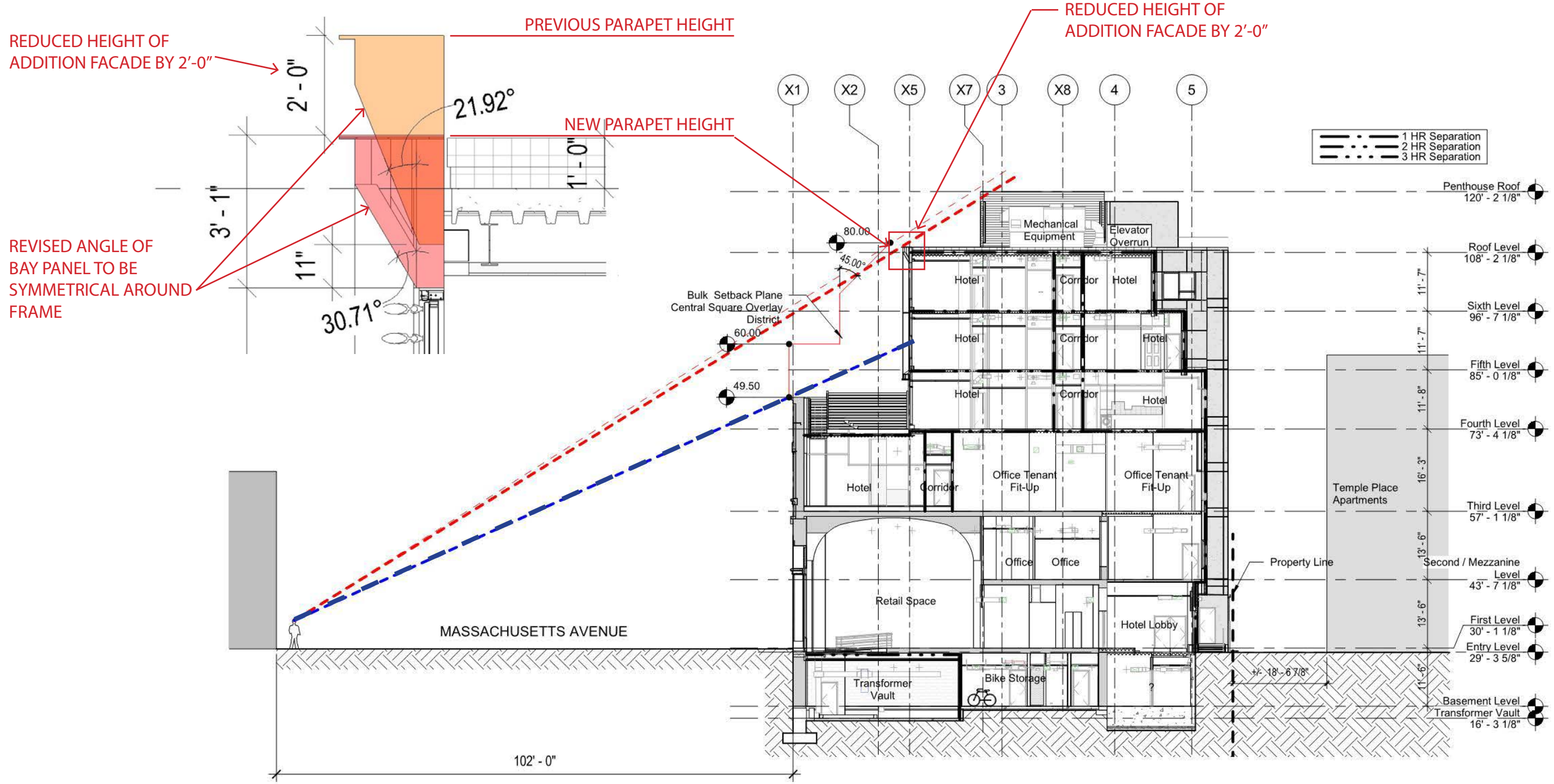
Previous Design - North Elevation



# Revised Design - North Elevation



# Revised Design- Sectional Sightline Diagram From Across Massachusetts Avenue

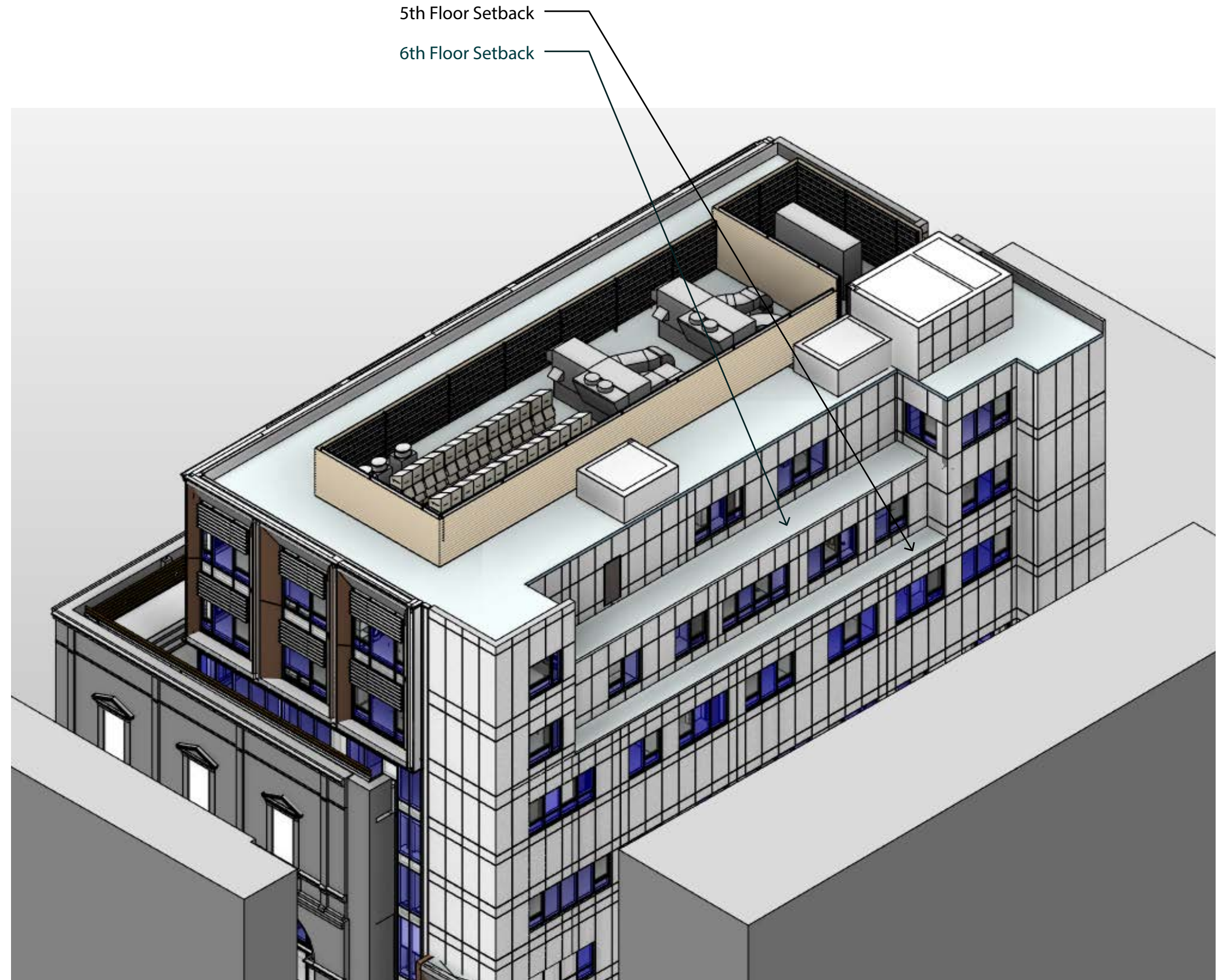


727 Massachusetts Avenue  
727 Massachusetts Avenue Cambridge, MA 02139

Finegold Alexander Architects Inc  
05/25/21

Previous Design - Aerial View

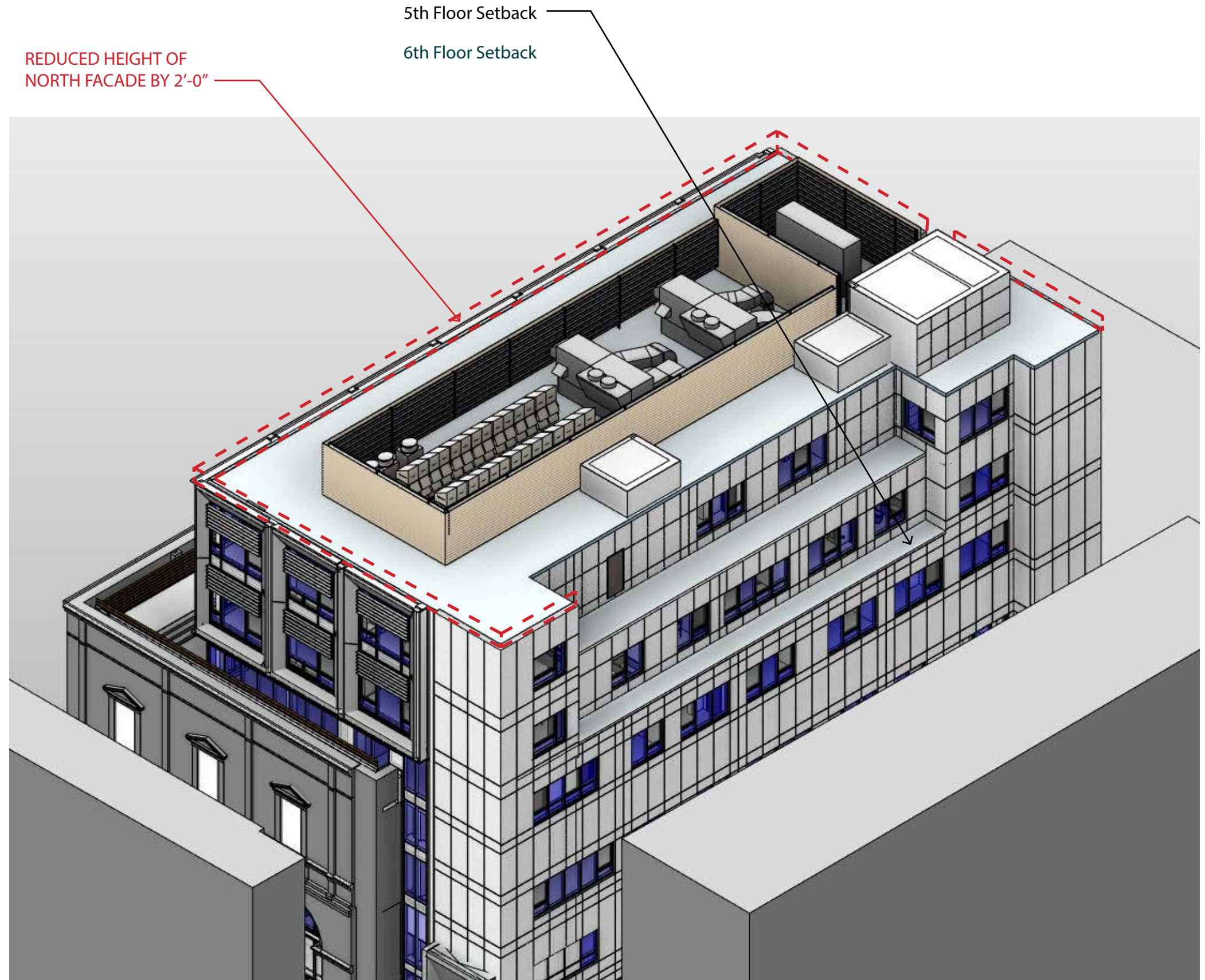
- 5th floor setback approximately 4'x75'
- 6th floor setback approximately 10' x 75'
- Loss of 1,015sf of hotel space
- Relocation of all existing mechanical equipment located on the top roof facing Temple Place Apartments to interior of equipment screening
- Stair head houses eliminated and elevator penthouse reduced
- Improved line of sight for Temple Place Apartment neighbors



Planning Board Hearing 06/15/2021

## Revised Design - Aerial View

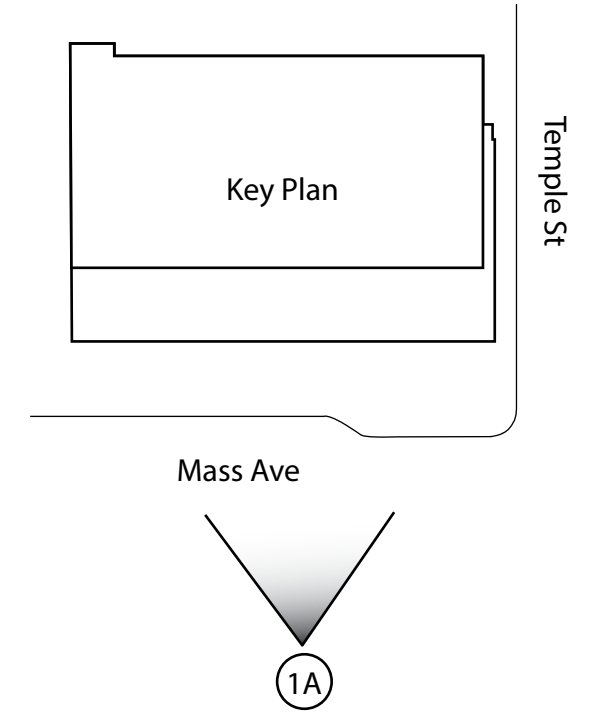
- Frames on Mass. Ave. & Temple Street have been revised to be symmetrical.
- Color of bronze panel frames revised to subdued grey color.
- Removal of Parapet Reduces visual height of building by 2'-0".



2

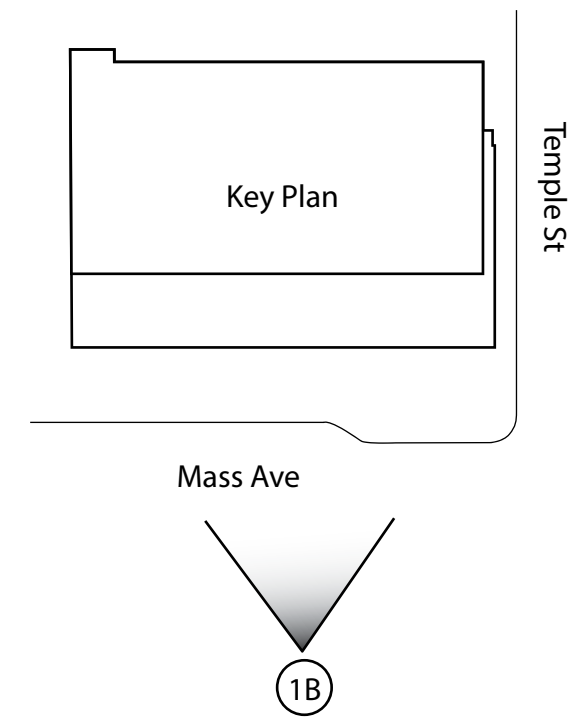
## RENDERED VIEWS

# Previous Design - Renderings



1A View from Massachusetts Ave Looking North

# Revised Design - Proposed Renderings



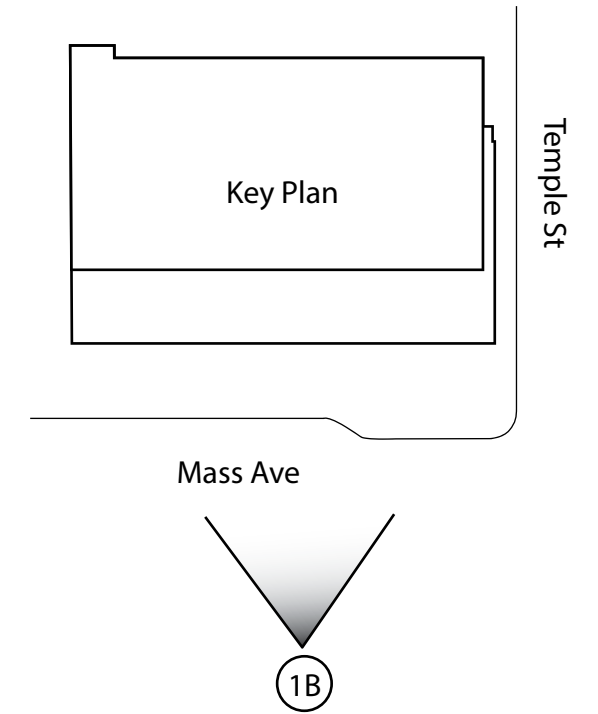
1B View from Massachusetts Ave Looking North



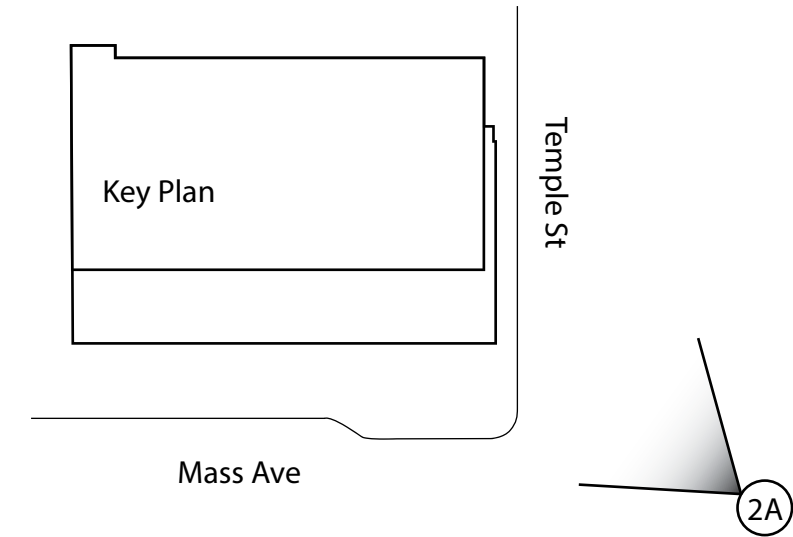
# Revised Design - Proposed Renderings - Alternate Grey



1B View from Massachusetts Ave Looking North

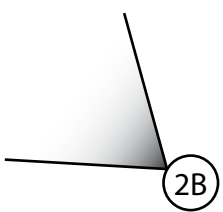
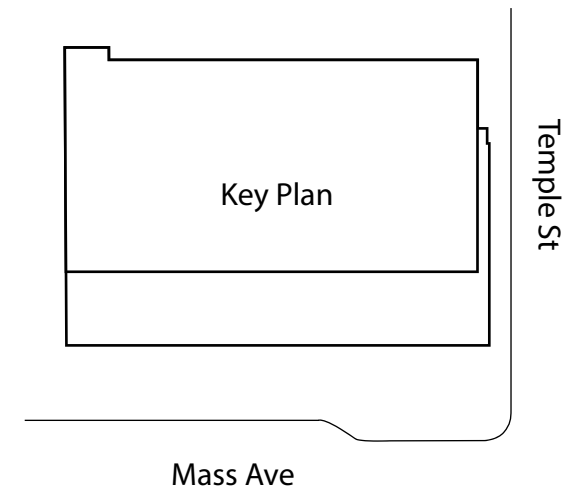


# Previous Design - Renderings



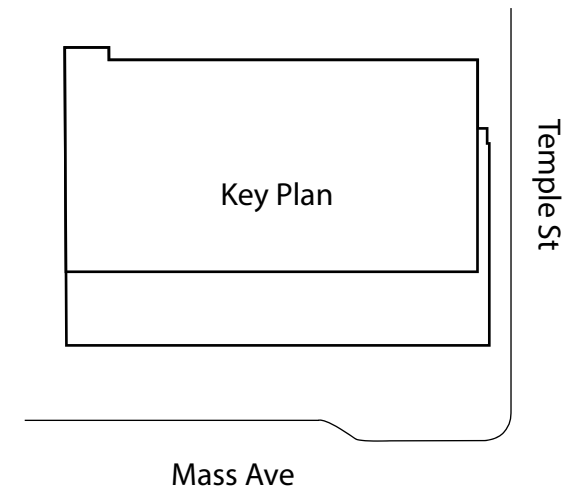
2A View from Massachusetts Ave Looking West

# Revised Design - Proposed Renderings



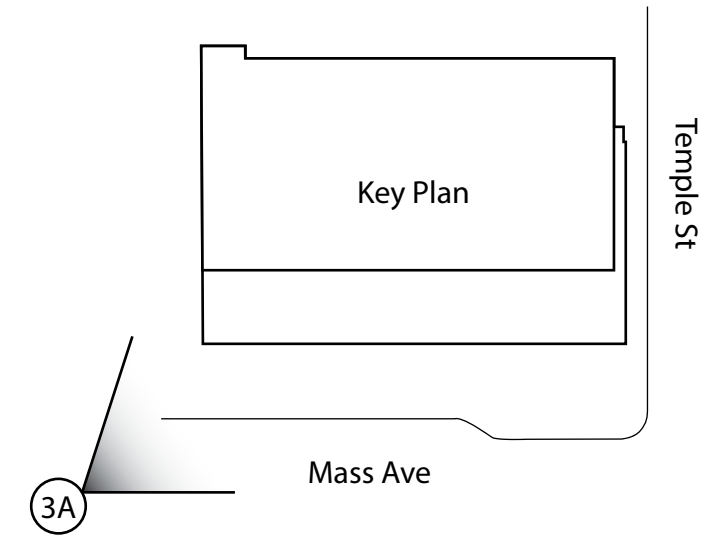
2B View from Massachusetts Ave Looking West - Camera Angle Pulled Back & Placed On Sidewalk Vs. In Street To Show Context & More Realistic View Angle

# Revised Design - Proposed Renderings - Alternate Grey



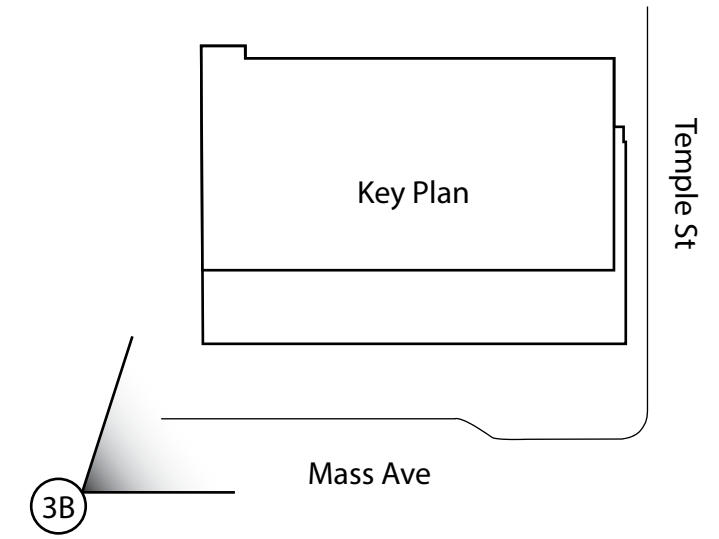
2B View from Massachusetts Ave Looking West - Camera Angle Pulled Back & Placed On Sidewalk Vs. In Street To Show Context & More Realistic View Angle

# Previous Design - Renderings



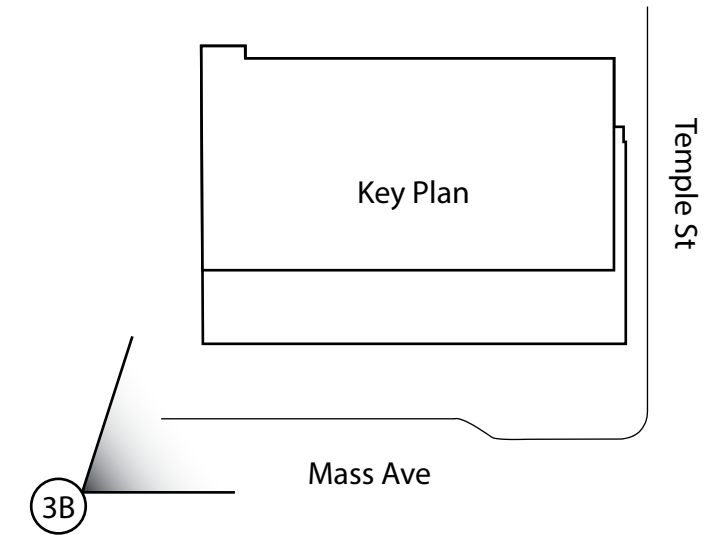
3A View from Massachusetts Ave Looking East

# Revised Design - Proposed Renderings



3B) View from Massachusetts Ave Looking East

# Revised Design - Proposed Renderings

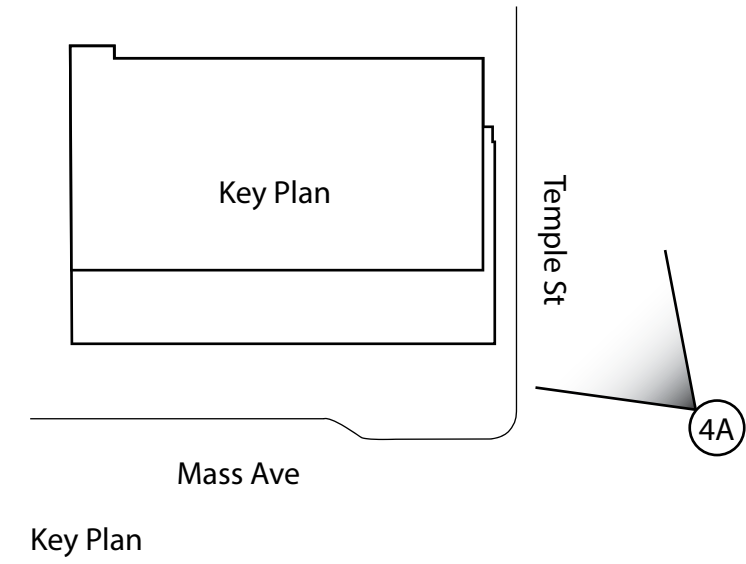


3B View from Massachusetts Ave Looking East

# Previous Design - Renderings



4A View from Temple Street

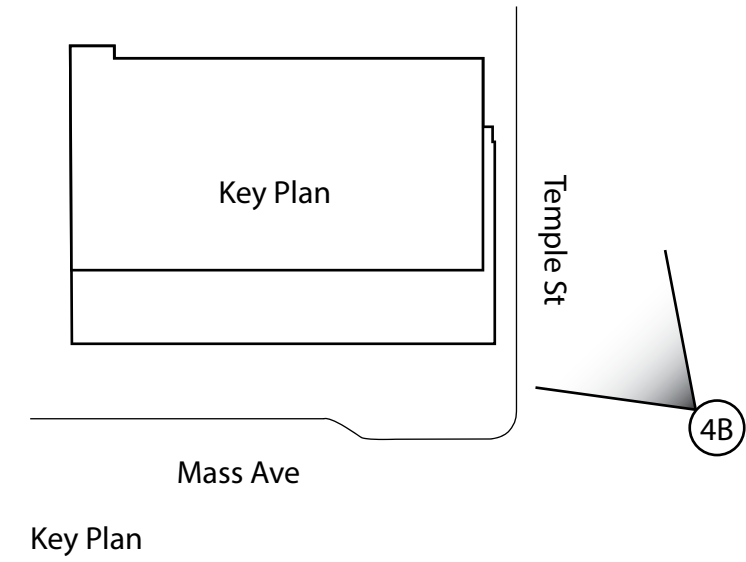




# Revised Design - Proposed Renderings



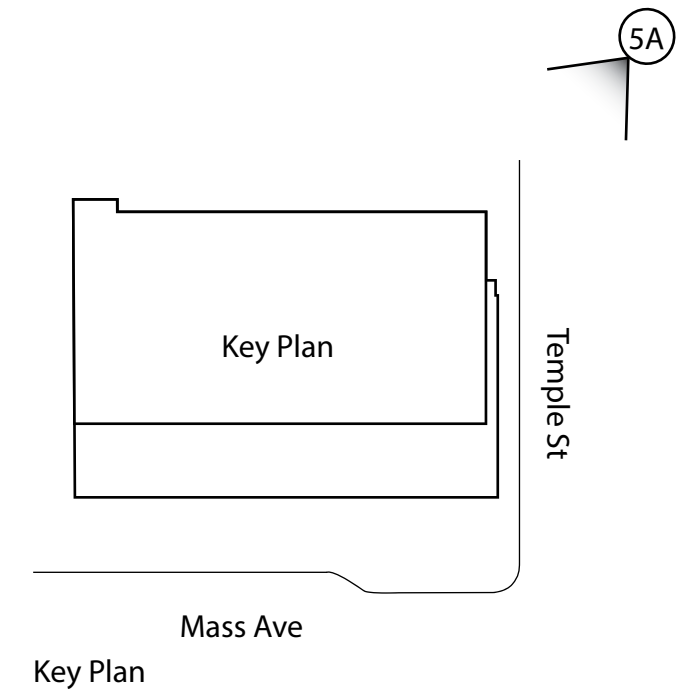
4B View from Temple Street



# Previous Design - Renderings



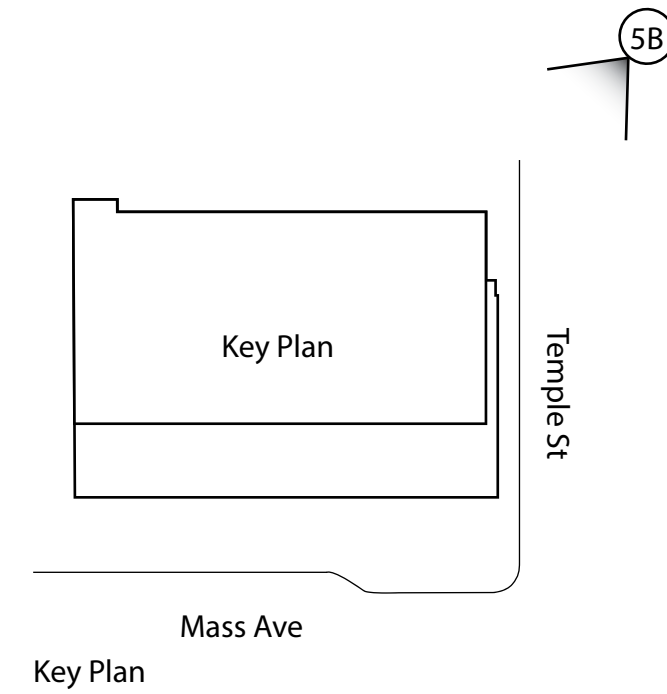
5A View of Hotel Entry From Temple Street - Near



# Revised Design - Proposed Renderings



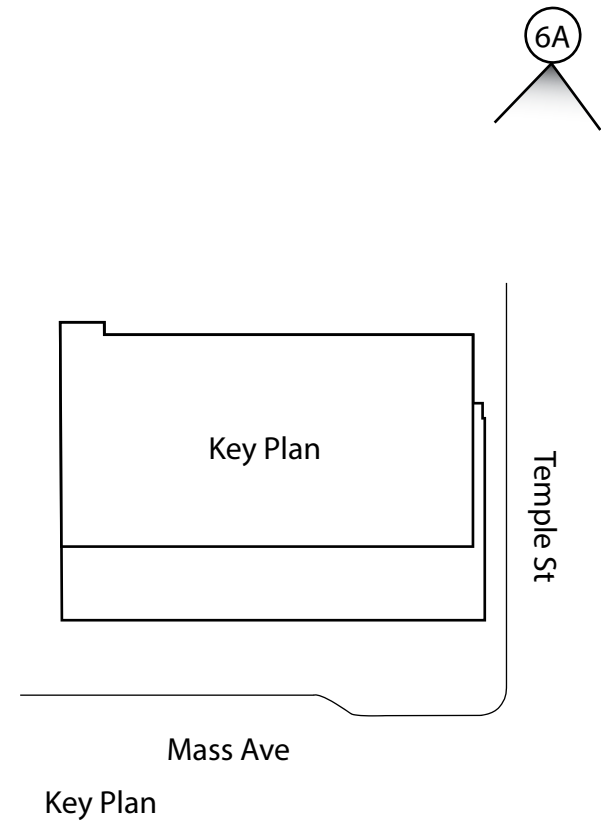
5B View of Hotel Entry From Temple Street - Near



# Previous Design - Renderings



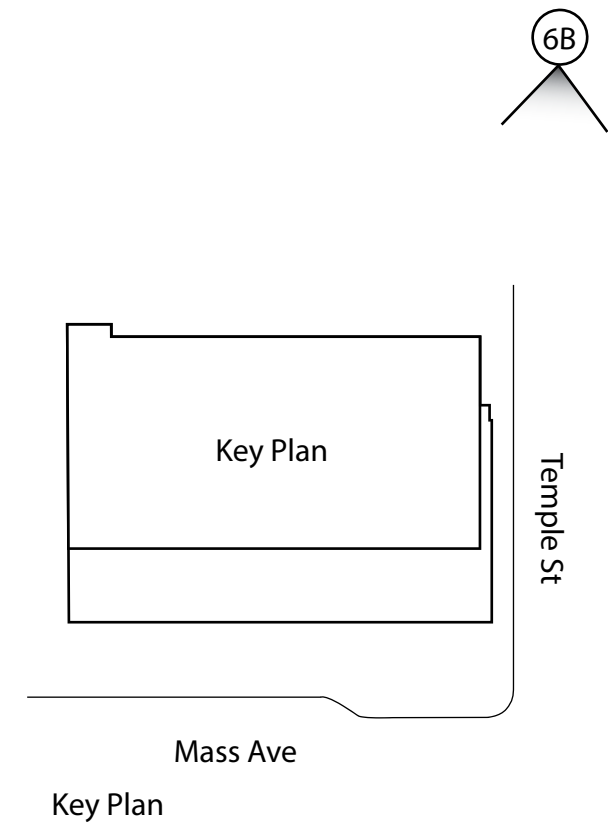
6A View of Hotel Entry From Temple Street - Far



# Revised Design - Proposed Renderings



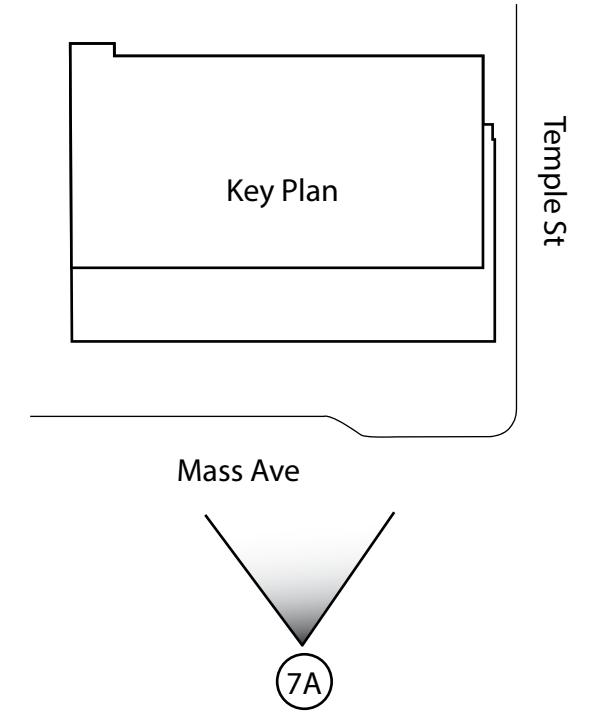
6B View of Hotel Entry From Temple Street - Far



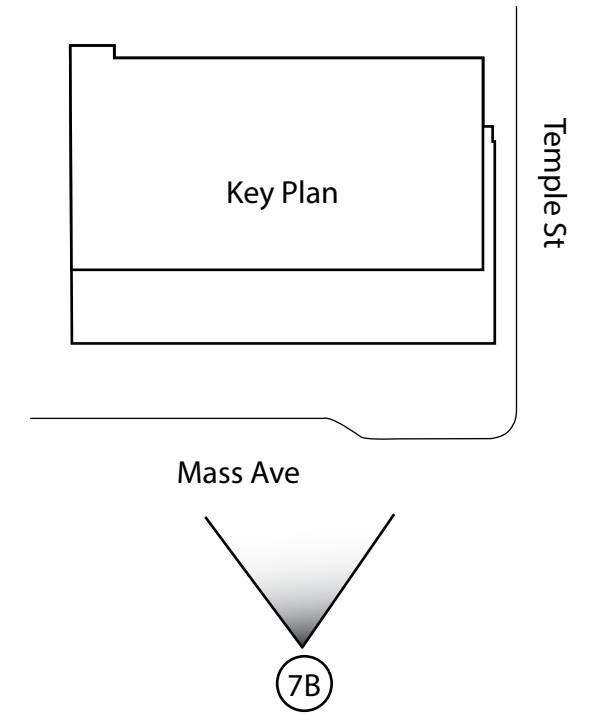
# Previous Design - Renderings



7A View from Massachusetts Ave Looking North - Dusk Rendering



# Revised Design - Proposed Renderings



7B View from Massachusetts Ave Looking North - Dusk Rendering

