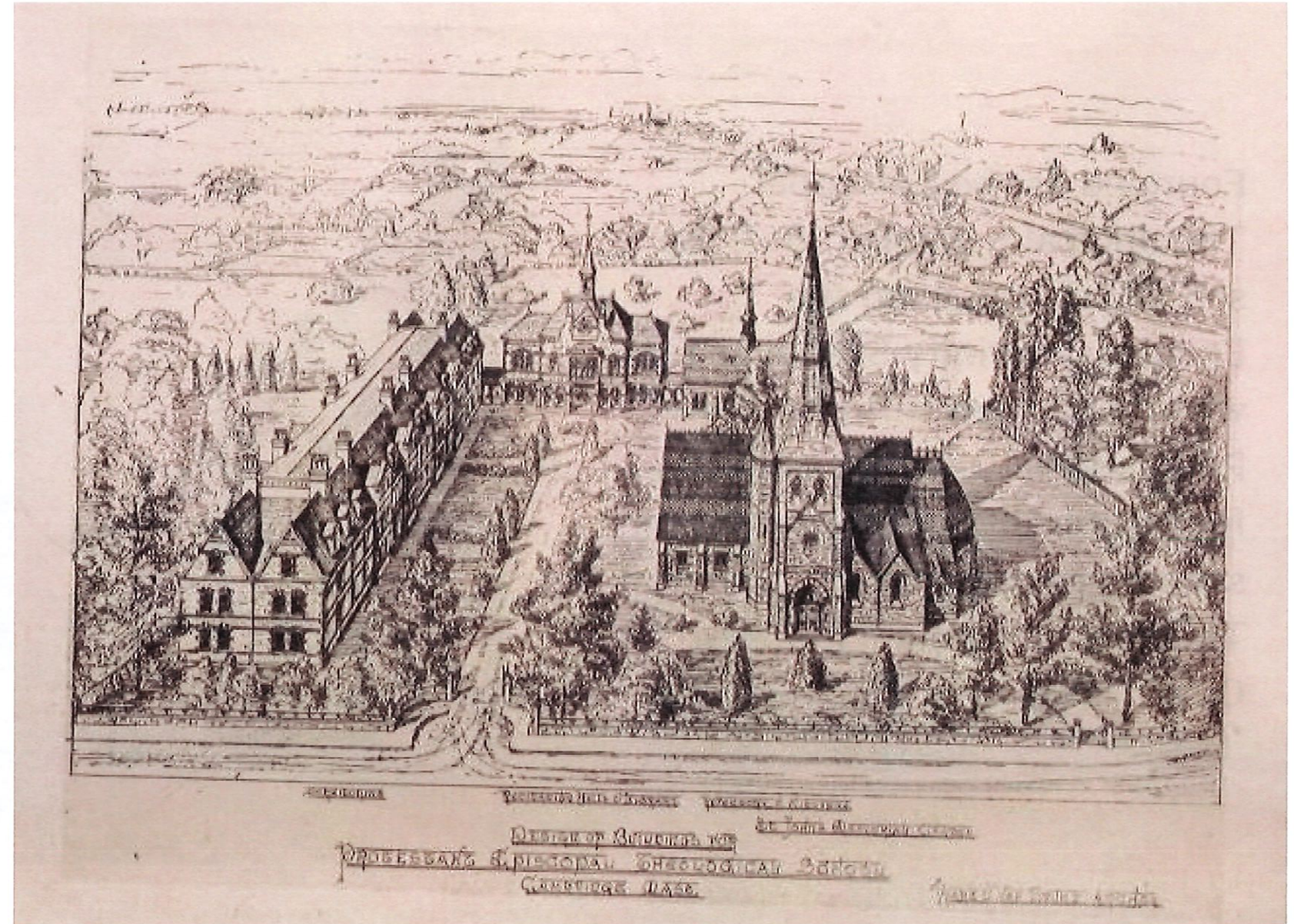
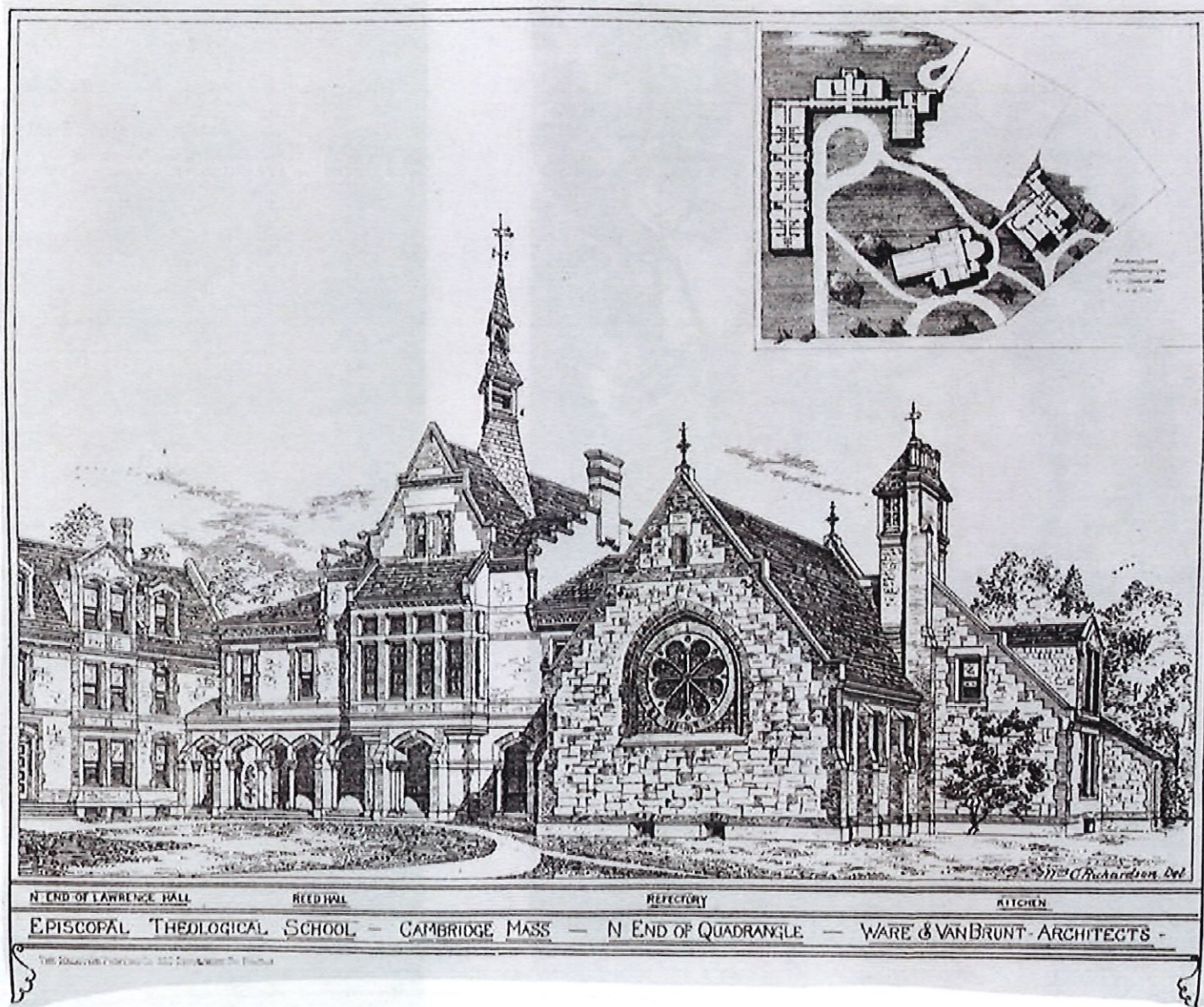


# 99-3 Brattle Reed and Burnham Halls

CENTERBROOK

# Lesley

UNIVERSITY



October 11, 2022

Cambridge Historical Commission

# 99-3 Brattle Reed Hall and Burnham Halls

# Lesley

UNIVERSITY

Founded as the Episcopal Theological School in 1867, the school was renamed the Episcopal Divinity School in 1974 when it merged with the Philadelphia Divinity School, founded in 1857. In 2018, the school merged with the Union Theological Seminary in New York City.



## History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Over-run
- 6 Connector Bridge
- 7 Dormer Relocation
- 8 Window Replacement
- 9 Arcade Lighting
- 10 Arcade Access
- 11 Reed Entrance
- 12 North Ramps

# 99-3 Brattle Reed Hall and Burnham Halls



Located on Brattle Street in historic Cambridge, MA, the former campus is a historic landmark located next to the Longfellow house. The chapel was designed by the architectural firm of Ware and Van Brunt, who would later create the Quadrangle of residences, classrooms, and library. The chapel was consecrated on November 16, 1869. [William Robert Ware](#) and [Henry Van Brunt](#) were leading architects of their era, also responsible for Harvard's [Memorial Hall](#) nearby. The school had a close relationship with Harvard's Divinity School, allowing for cross-registration of classes.

October 11, 2022

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## History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Over-run
- 6 Connector Bridge
- 7 Dormer Relocation
- 8 Window Replacement
- 9 Arcade Lighting
- 10 Arcade Access
- 11 Reed Entrance
- 12 North Ramps

# Proposed Alteration 1:

## MASONRY RESTORATION

History

**1 Masonry Restoration**

2 Fire Escapes

3 Existing Window Wells

4 Expanded Window Wells

**5 Elevator Over-run**

6 Connector Bridge

7 Dormer Relocation

8 Window Replacement

9 Arcade Lighting

10 Arcade Access

11 Reed Entrance

12 North Ramps

MASONRY RESTORATION AND CLEANING  
040120

3.4 REPOINTING

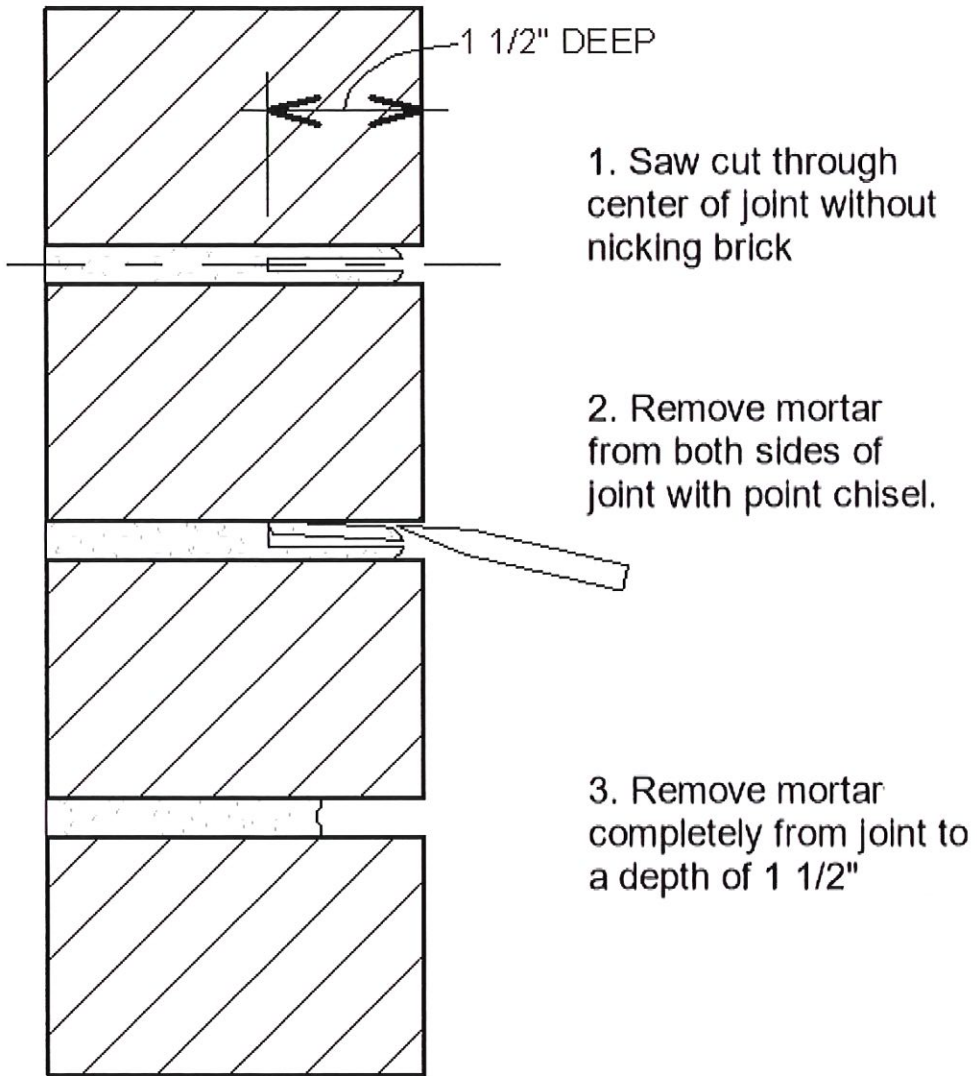
- A. Rake out and repoint joints to the following extent:
  - 1. All joints in areas indicated.
- B. Do not rake out and repoint joints where not required.
- C. Rake out joints as follows, according to procedures demonstrated in approved mockup:
  - 1. Remove mortar from joints to depth of joint width plus 1/8 inch. Do not remove unsound mortar more than deep; consult Architect for direction.
  - 2. Remove mortar from brick and other masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
  - 3. Do not spall edges of brick or other masonry units or widen joints. Replace or patch damaged brick or other masonry units as directed by Architect.
- D. Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.
- E. Pointing with Mortar:
  - 1. Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
  - 2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
  - 3. After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to featheredge the mortar.
  - 4. When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
  - 5. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
  - 6. Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
- F. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

3.6 FINAL CLEANING OF REPOINTING

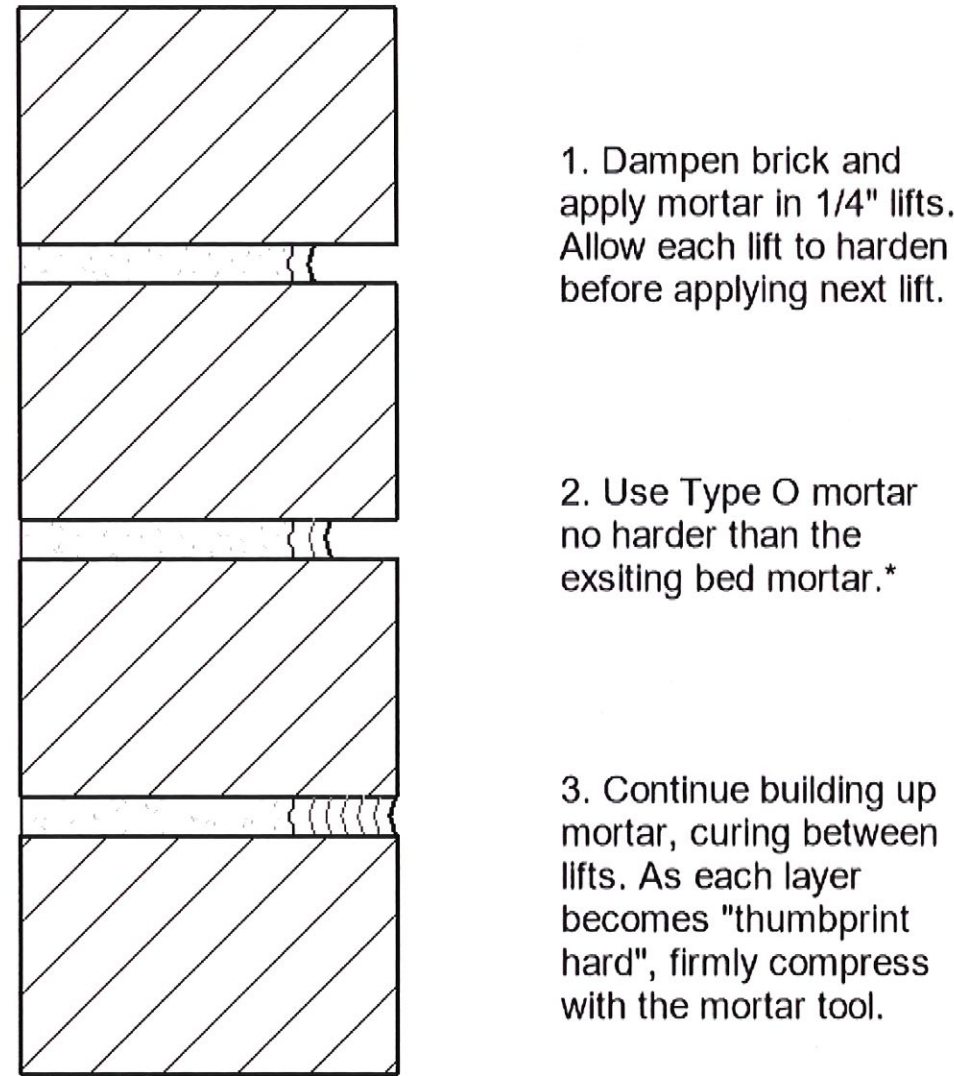
- A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low pressure spray.
  - 1. Do not use metal scrapers or brushes.
  - 2. Do not use acidic or alkaline cleaners.

# BRICK RE-POINTING

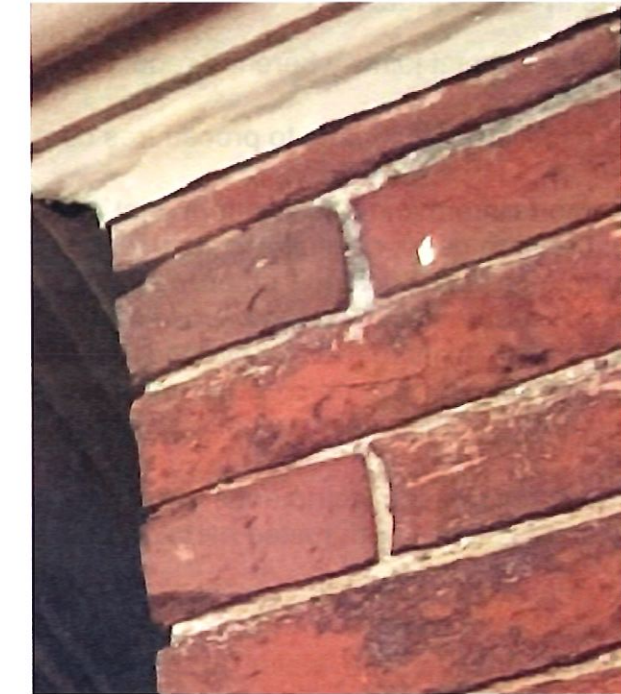
## SPECIFIED RE-POINTING METHOD



1. Mortar Removal Method



2. New Mortar Application Method



\*Color of sand and color of paste are to be matched separately. If adjacent mortar is dirty, its underlying clean color will be matched, and then dirty water ("Acqua Sporca") will be added to match adjacent.

3. Mortar Matching Method

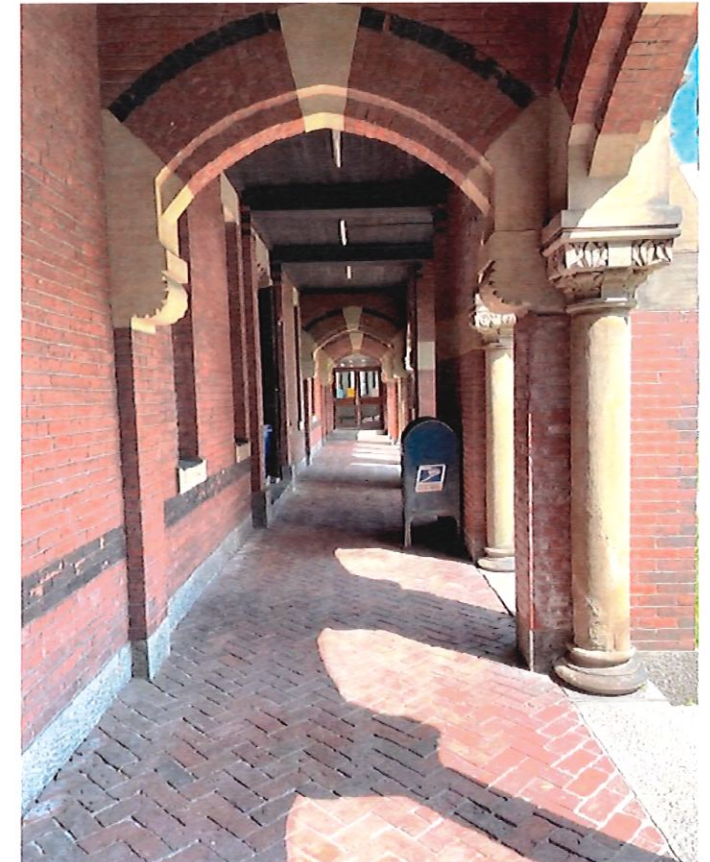
# ACCENT BAND RESTORATION



## Proposed Actions:

1. Restore all dark-colored accent banding with matching silicate paint that includes a potassium silicate binder for better adhesion, weathering protection and durability.

Existing accents at less-exposed areas:



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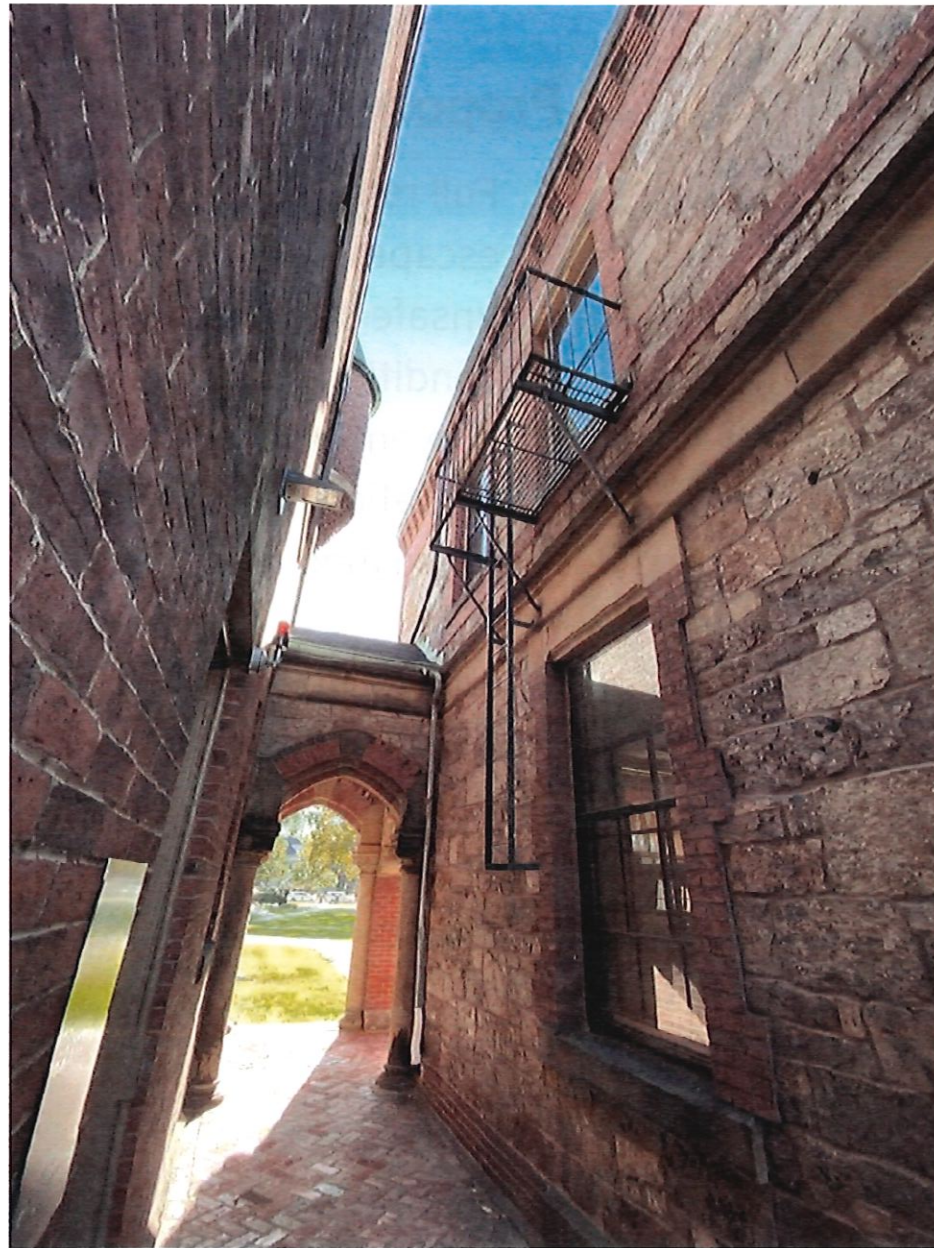
# Proposed Alteration 2:

## NON-COMPLIANT FIRE ESCAPE REMOVAL REED HALL & BURNHAM HALL

### History

- 1 Masonry Restoration
- 2 Fire Escapes**
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Over-run**
- 6 Connector Bridge
- 7 Dormer Relocation
- 8 Window Replacement
- 9 Arcade Lighting
- 10 Arcade Access
- 11 Reed Entrance
- 12 North Ramps





## Existing Fire Escapes Are Not Code-Compliant

- Fire escapes are not required with the building's designed life safety improvements.
- Existing conditions are deteriorating & unsafe.



Existing oxidation

### CODE REFERENCE: 780 CMR 34.00 Section 805.3.1.2

3. The fire escape must support a live load of 100 lbs. per square foot and shall be constructed of noncombustible materials.
4. Stairways shall be at least 22 inches wide with risers not more than, and treads not less than, 8 inches. Landings at the foot of stairways shall be not less than 40 inches wide by 36 inches long and located not more than 8 inches below the door.

REED HALL

October 11, 2022

Cambridge Historical Commission

9

Page 13



### Proposed Actions:

1. Full removal of all fire escapes to eliminate unsafe structural conditions and to prevent further oxidation and staining of existing masonry.
2. Fire escape anchors to be **core-drilled** out, followed by **dutchman repair** of masonry to match.

## BURNHAM HALL

October 11, 2022

Cambridge Historical Commission

10

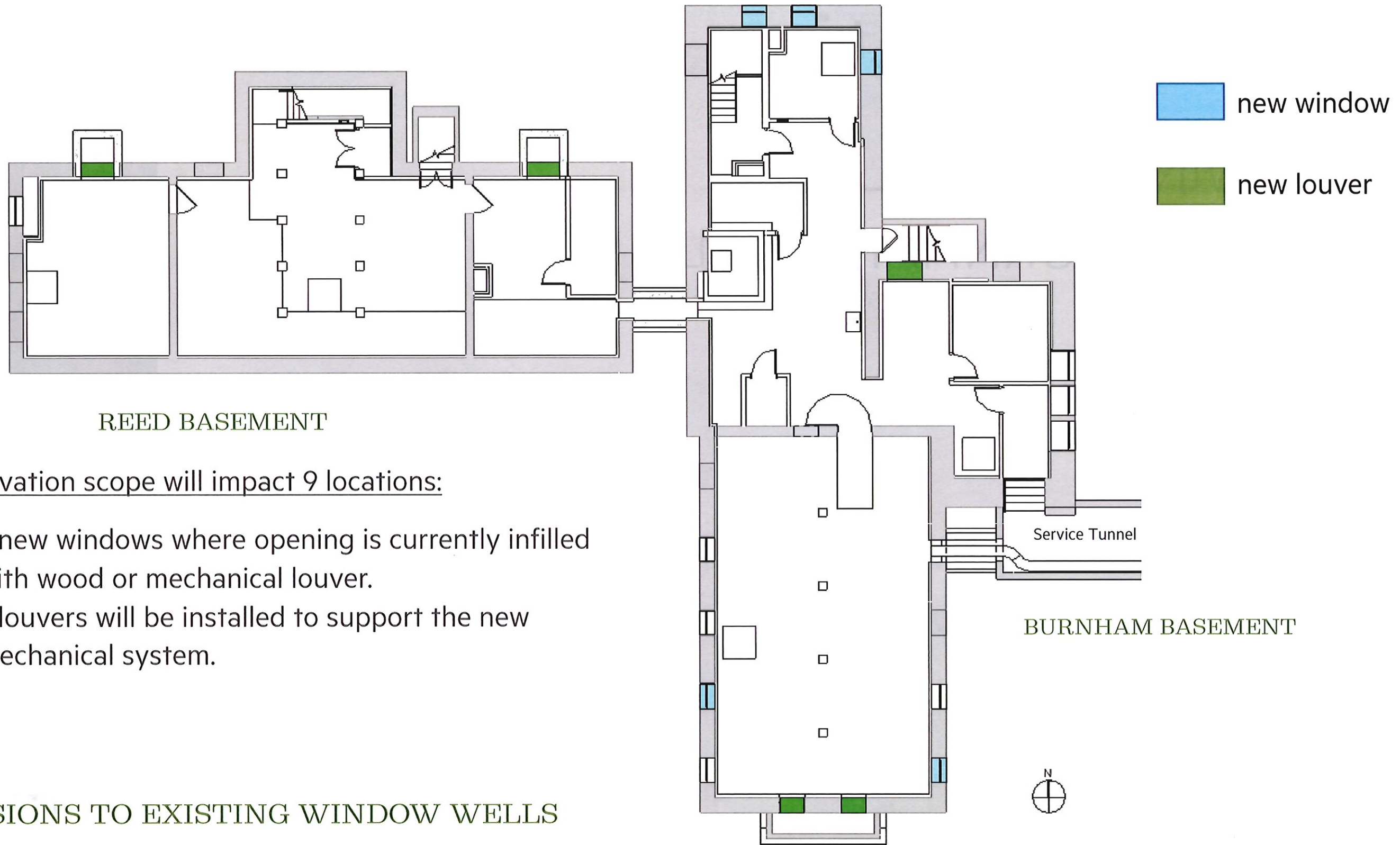
# Proposed Alteration 3:

EXISTING WINDOW WELLS

REED HALL & BURNHAM HALL

History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Over-run
- 6 Connector Bridge
- 7 Dormer Relocation
- 8 Window Replacement
- 9 Arcade Lighting
- 10 Arcade Access
- 11 Reed Entrance
- 12 North Ramps



REED BASEMENT

BURNHAM BASEMENT

Renovation scope will impact 9 locations:

- 5 new windows where opening is currently infilled with wood or mechanical louver.
- 5 louvers will be installed to support the new mechanical system.

REVISIONS TO EXISTING WINDOW WELLS

# Proposed Alteration 4:

## EXPANDED WINDOW WELLS

History

1 Masonry Restoration

2 Fire Escapes

3 Existing Window Wells

**4 Expanded Window Well**

5 Elevator Overrun

6 Bridge

7 Dormer Relocation

8 Window Replacement

9 Arcade Lighting

10 Arcade Access

11 Reed Entrance

12 North Ramps

# REED, BURNHAM AND LAWRENCE HALLS - NORTH ELEVATION

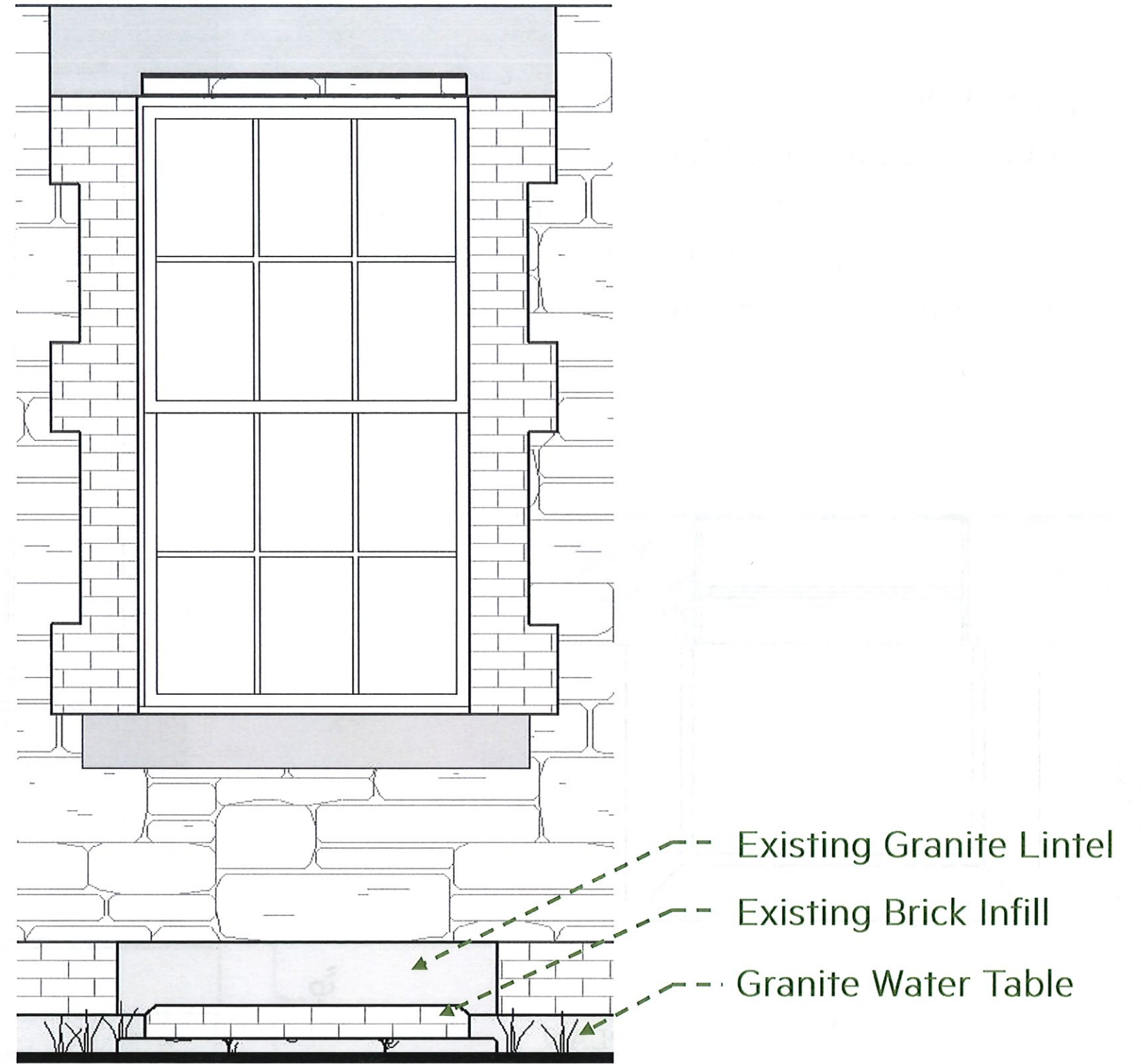
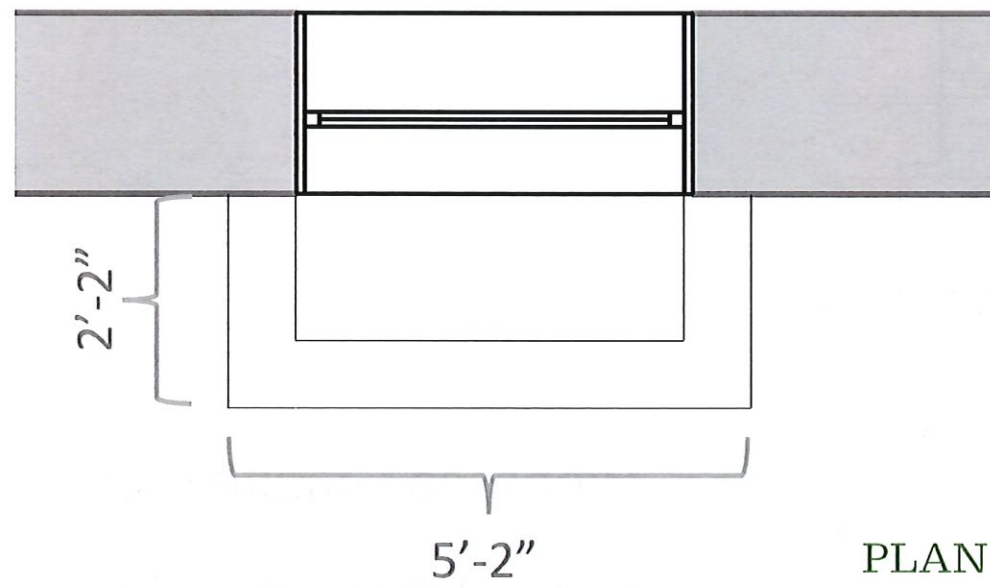


BURNHAM  
HALL

REED  
HALL

LAWRENCE  
HALL





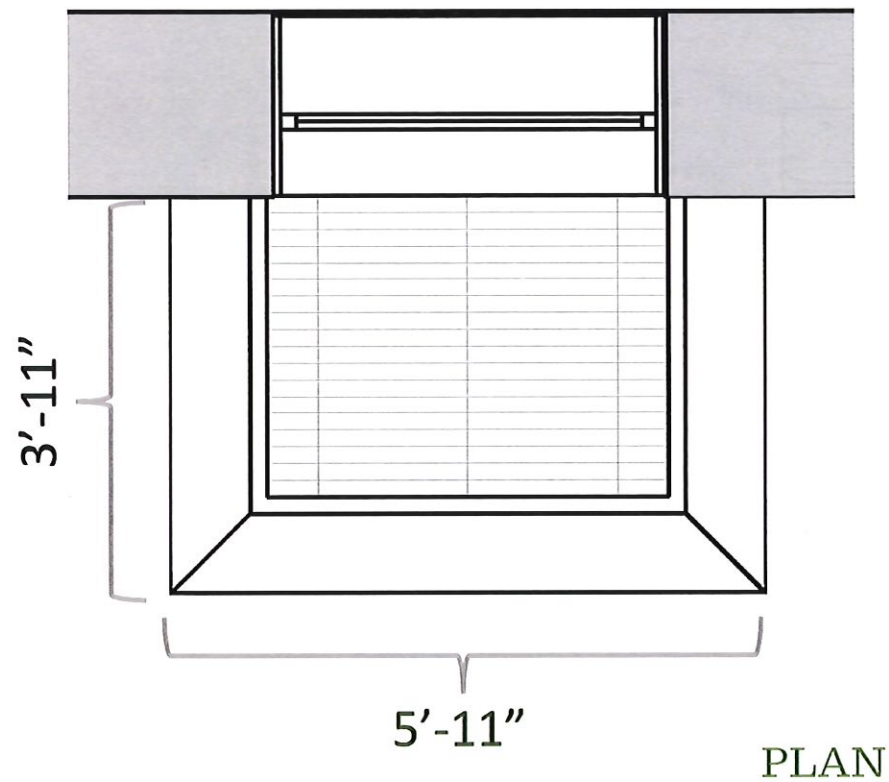
REED HALL EXISTING WINDOW WELLS

ELEVATION

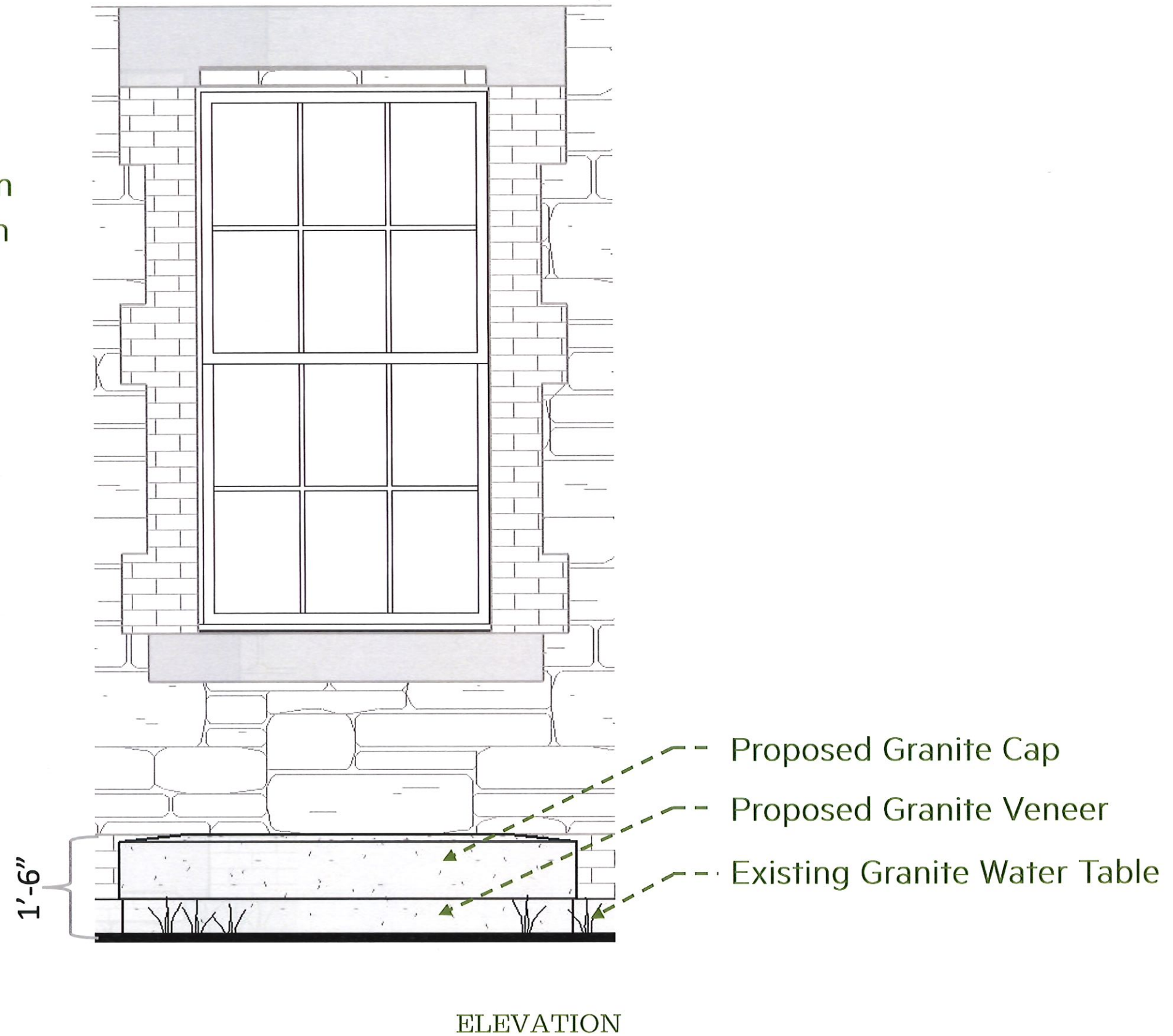
CODE EXCERPT (IMC):

401.4 Intake opening location

3. Intake openings shall be located not less than 3 feet below contaminant sources where such sources are located within 10 feet of the opening.



REED HALL PROPOSED AREAWAYS



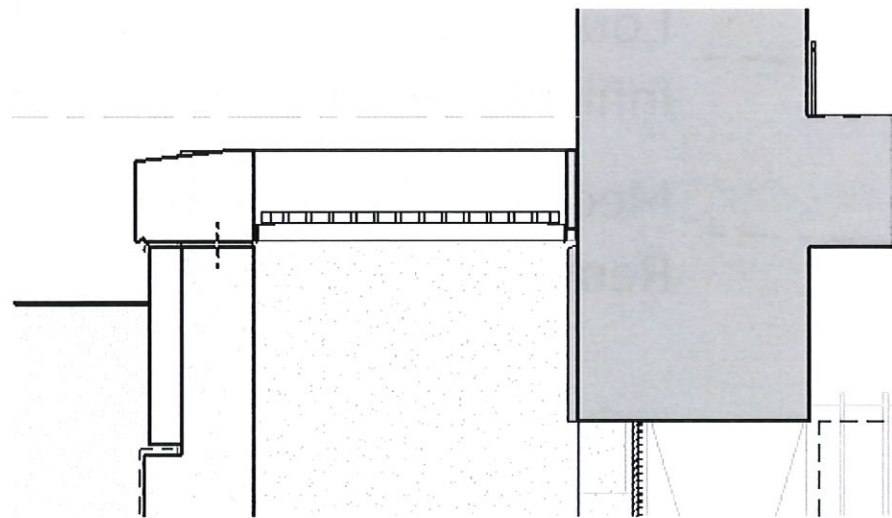


CODE EXCERPT (IMC):

401.4 Intake opening location

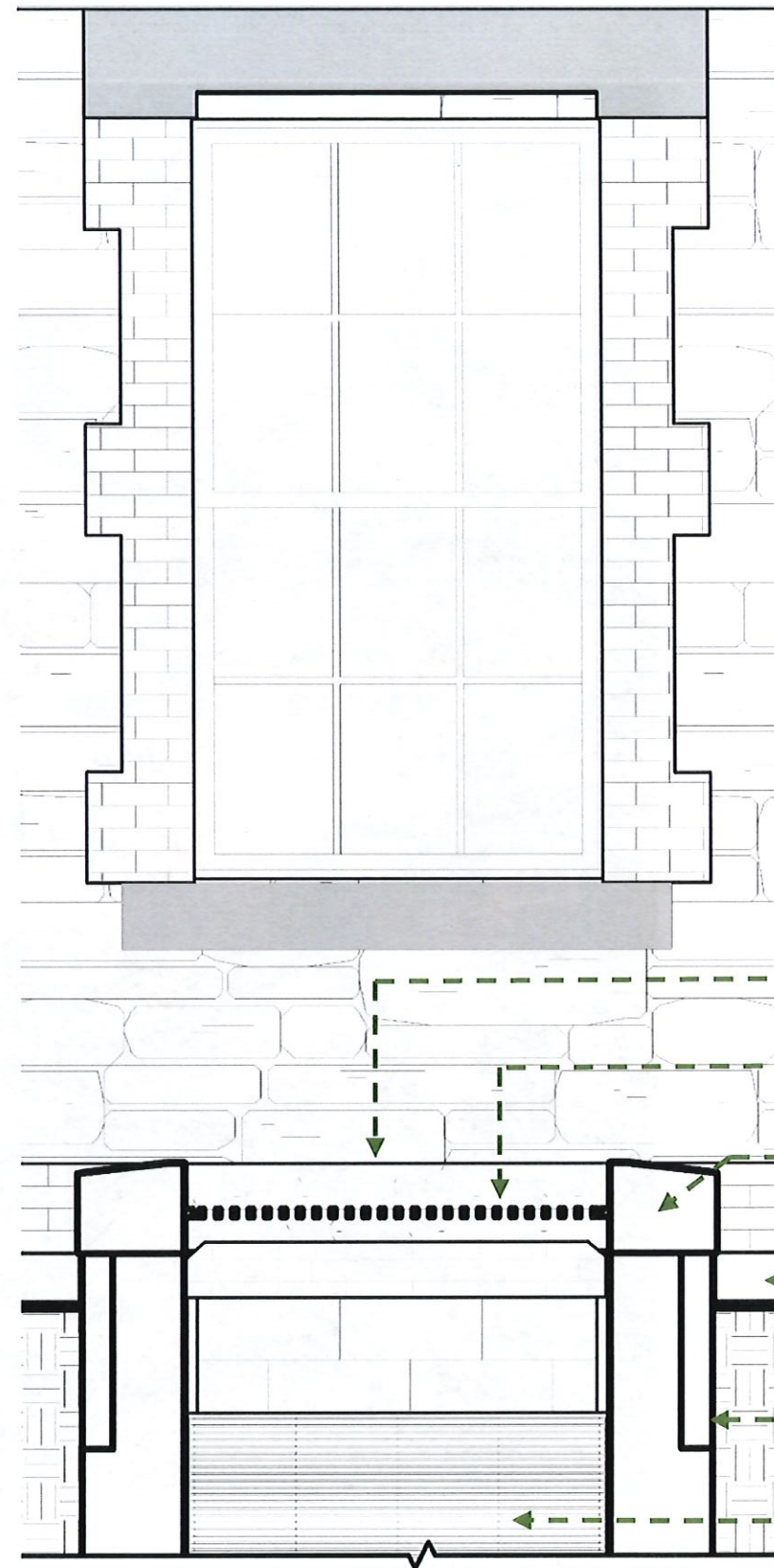
- 3. Intake openings shall be located not less than 3 feet below contaminant sources where such sources are located within 10 feet of the opening.

TYPICAL SECTIONS AT PROPOSED AREAWAYS



SECTION

October 11, 2022



- Existing Granite Lintel
- Areaway Grate
- Proposed Granite Cap
- Existing Granite Water Table
- Proposed Granite Veneer
- Proposed louver

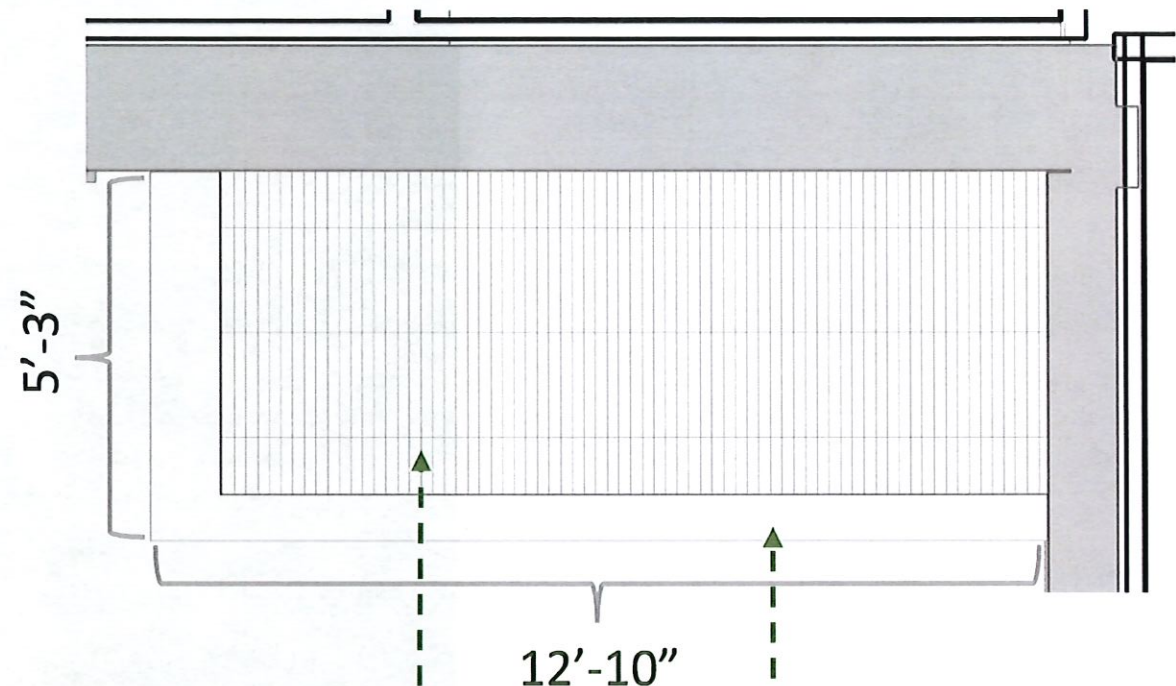
SECTION

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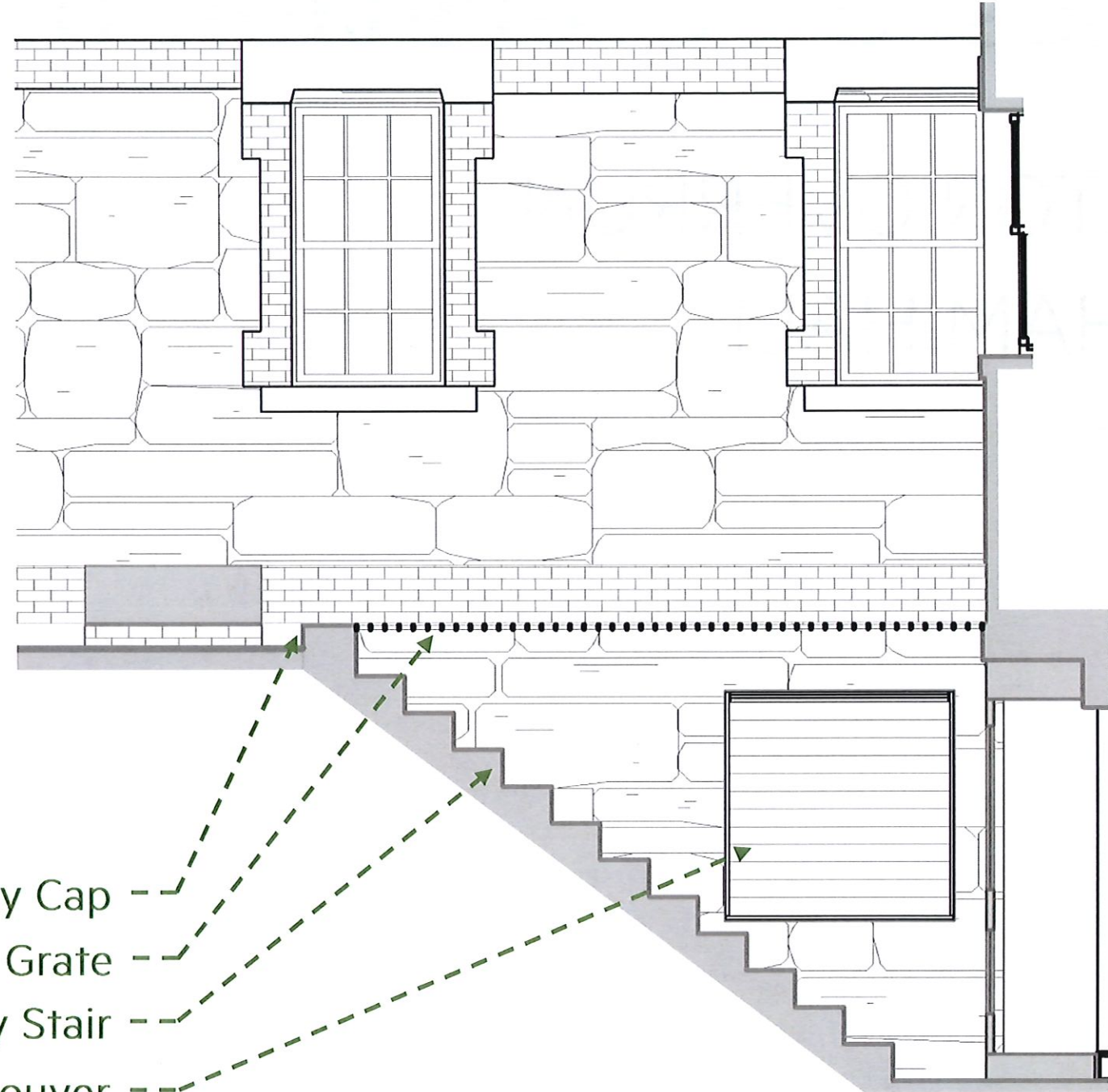


BURNHAM HALL EXISTING AREAWAY

# EXISTING EAST AREAWAY



PLAN



- Existing Areaway Cap
- Areaway Grate
- Existing Areaway Stair
- Exhaust Louver

SECTION

# Proposed Alteration 5:

## ELEVATOR OVERRUN BURNHAM HALL

### History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Over-run**
- 6 Connector Bridge
- 7 Dormer Relocation
- 8 Window Replacement
- 9 Arcade Lighting
- 10 Arcade Access
- 11 Reed Entrance
- 12 North Ramps



BURNHAM HALL - WEST ELEVATION

Proposed elevator overrun



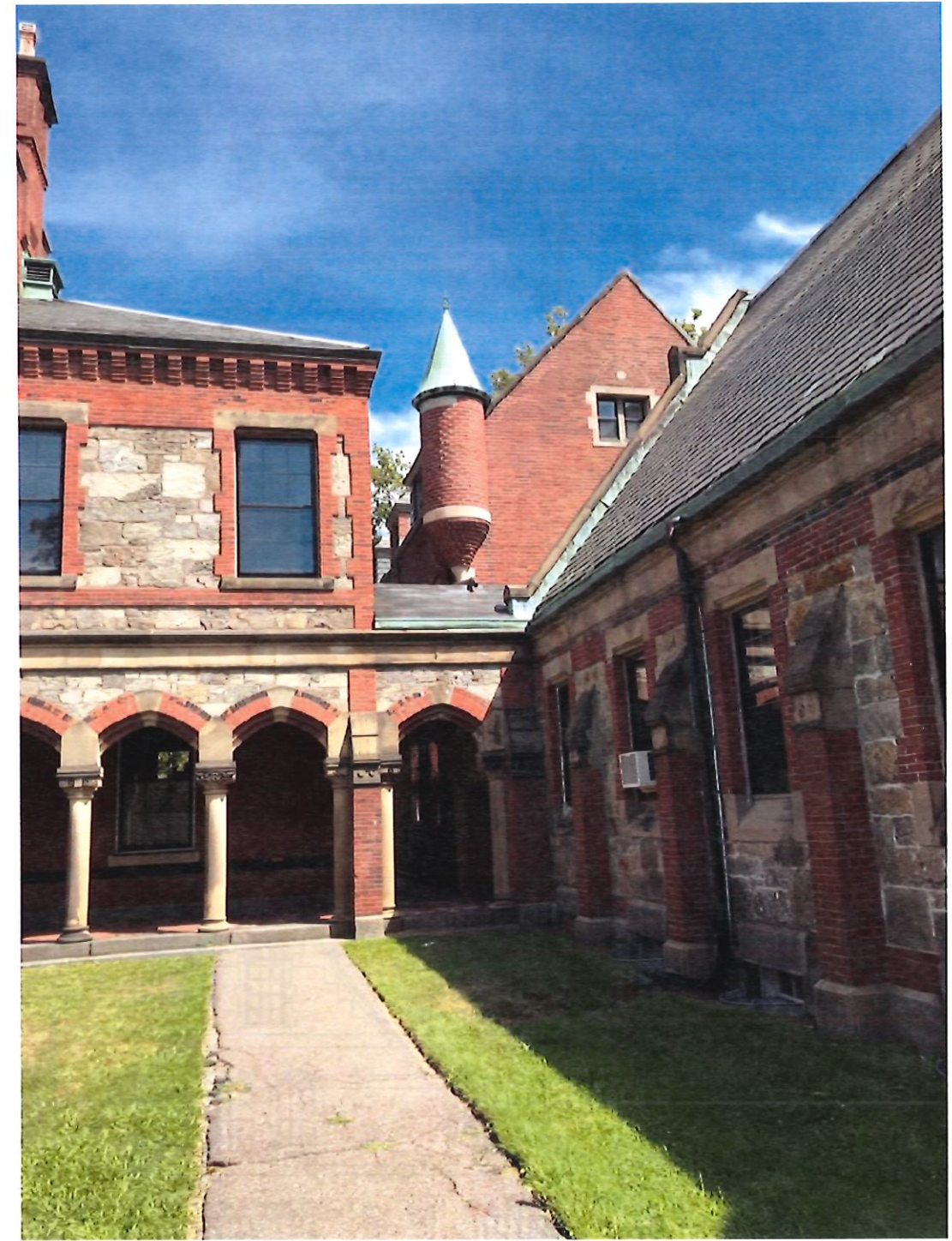
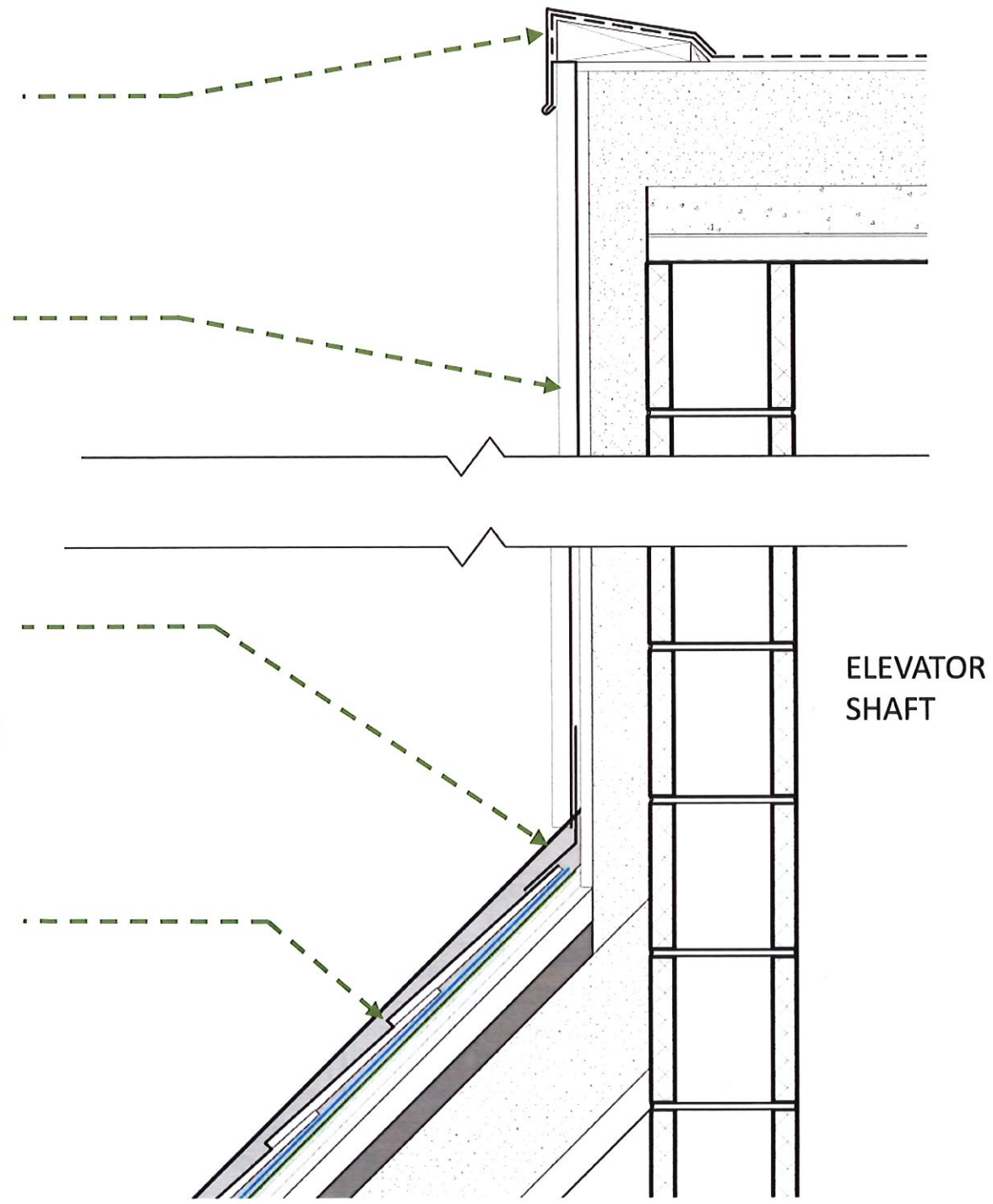
REED AND BURNHAM HALLS - SOUTH ELEVATION

Freedom grey  
copper coping  
and scupper

Standing seam  
freedom grey  
copper cladding

Exposed  
freedom grey  
copper flashing  
to match existing

Existing or  
restored slate  
shingle roof



SECTION AT ROOF OVER ELEVATOR

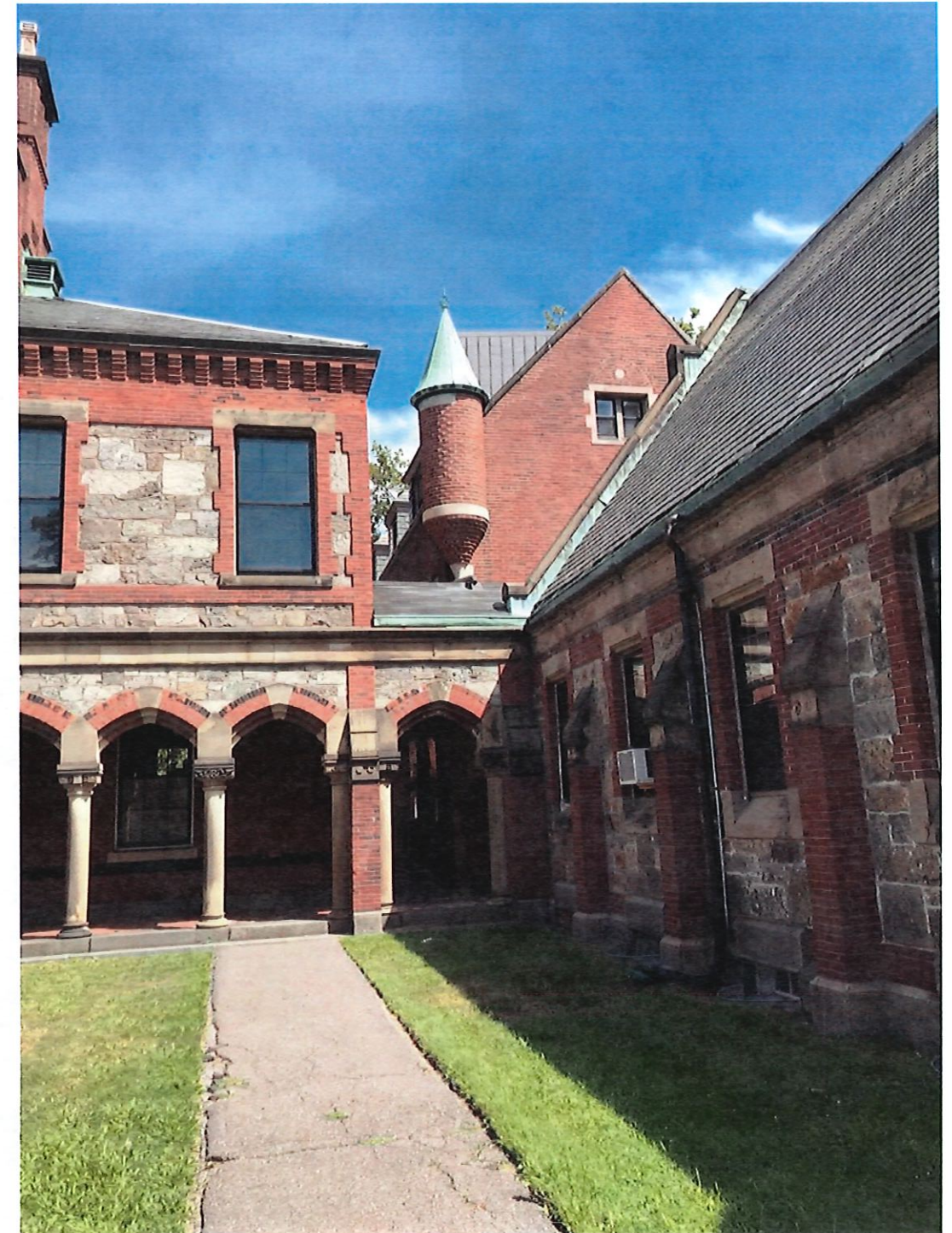
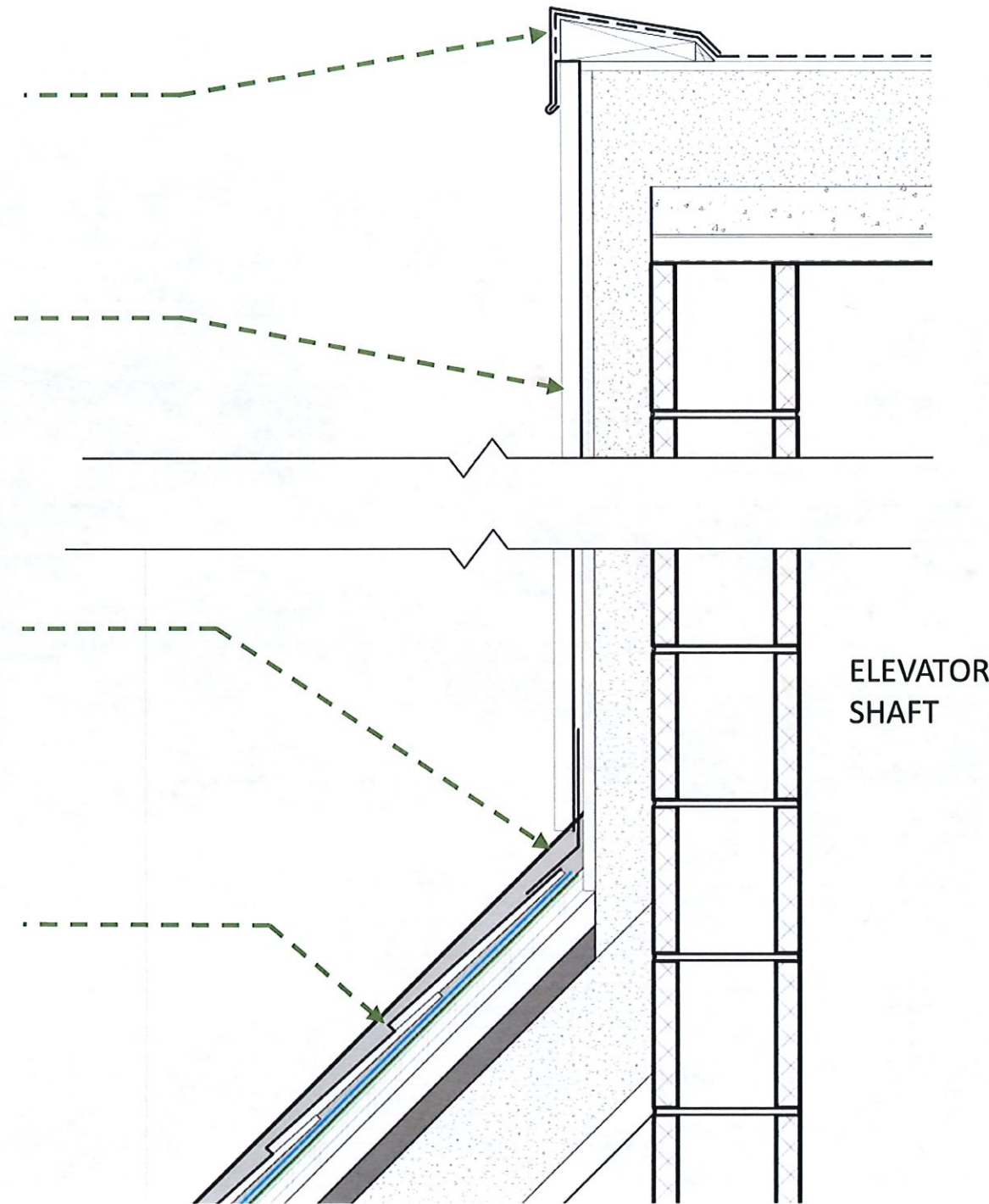
EXISTING VIEW FROM QUAD

Freedom grey  
copper coping  
and scupper

Standing seam  
freedom grey  
copper cladding

Exposed  
freedom grey  
copper flashing  
to match existing

Existing or  
restored slate  
shingle roof



SECTION AT ROOF OVER ELEVATOR

PROPOSED VIEW FROM QUAD



EXISTING VIEW FROM QUAD





## PROPOSED VIEW FROM QUAD

October 11, 2022

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25



EXISTING VIEW FROM NORTH  
ST. JOHN'S ROAD EXTENSION

October 11, 2022

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26



PROPOSED VIEW FROM NORTH  
ST. JOHN'S ROAD EXTENSION

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# Proposed Alteration 6:

CONNECTOR BRIDGE

REED HALL & BURNHAM HALL

History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Over-run
- 6 Connector Bridge**
- 7 Dormer Relocation
- 8 Window Replacement
- 9 Arcade Lighting
- 10 Arcade Access
- 11 Reed Entrance
- 12 North Ramps

Proposed enclosed  
connector bridge



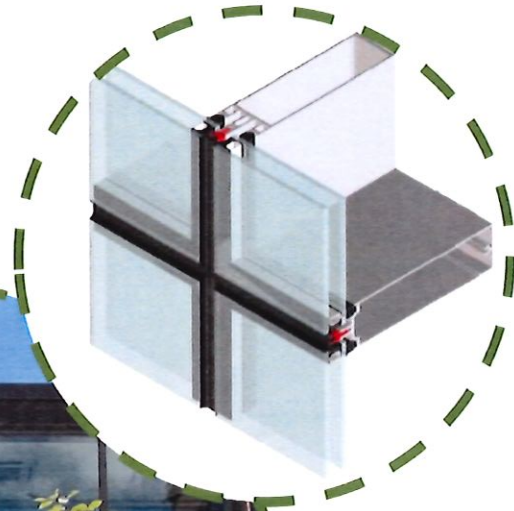
BURNHAM HALL

REED HALL

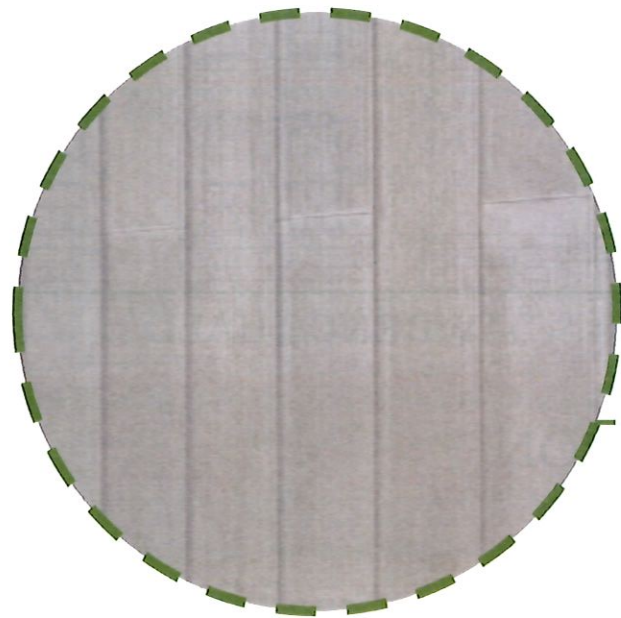
LAWRENCE HALL

BURNHAM, REED, AND LAWRENCE HALLS - NORTH ELEVATION

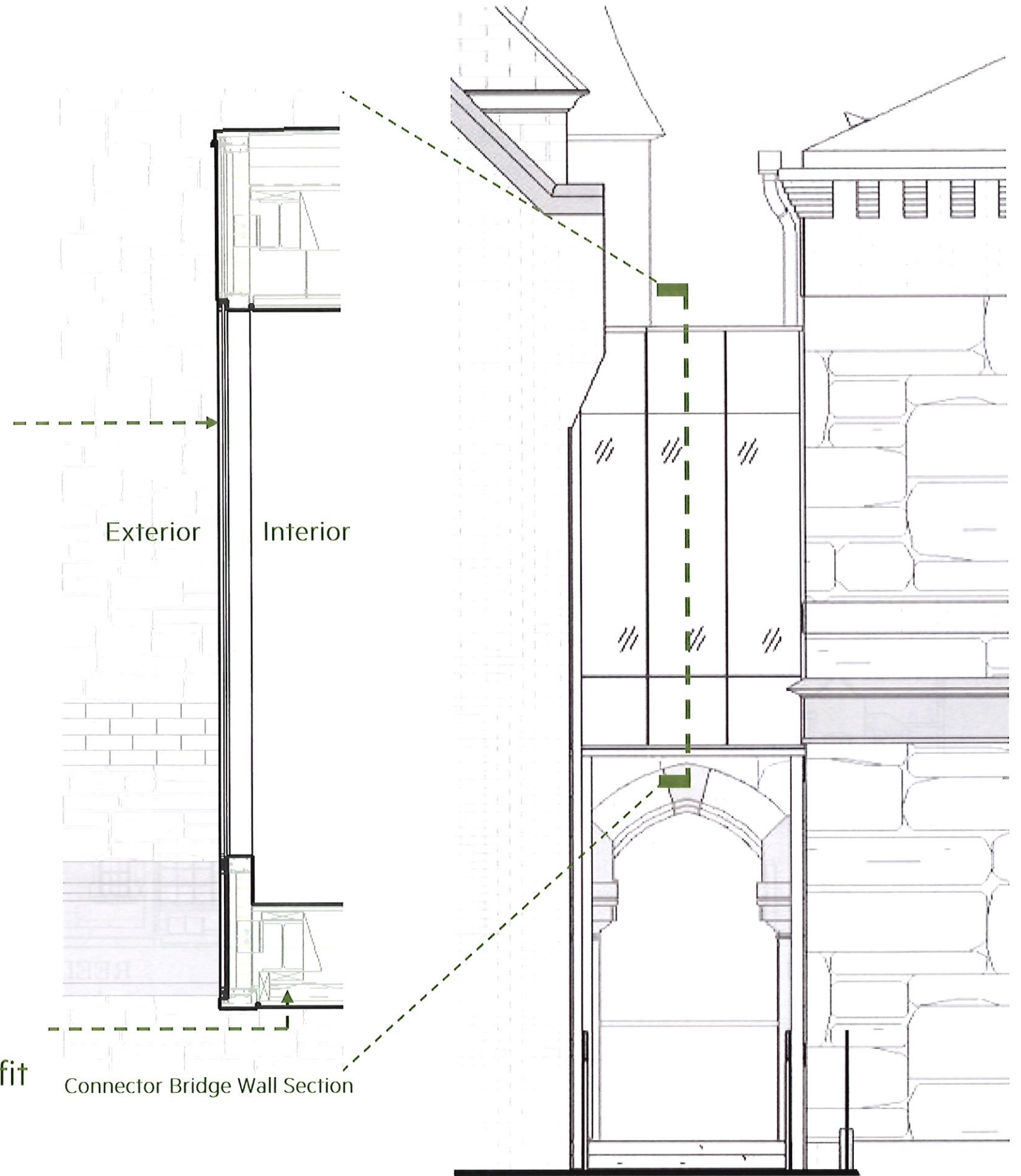
SPECIFIED  
MATERIALS



Silicone Joint Glazing  
System with  
Interior Grey Frame



Flat seam simulated  
lead-coated copper soffit



Exterior

Interior

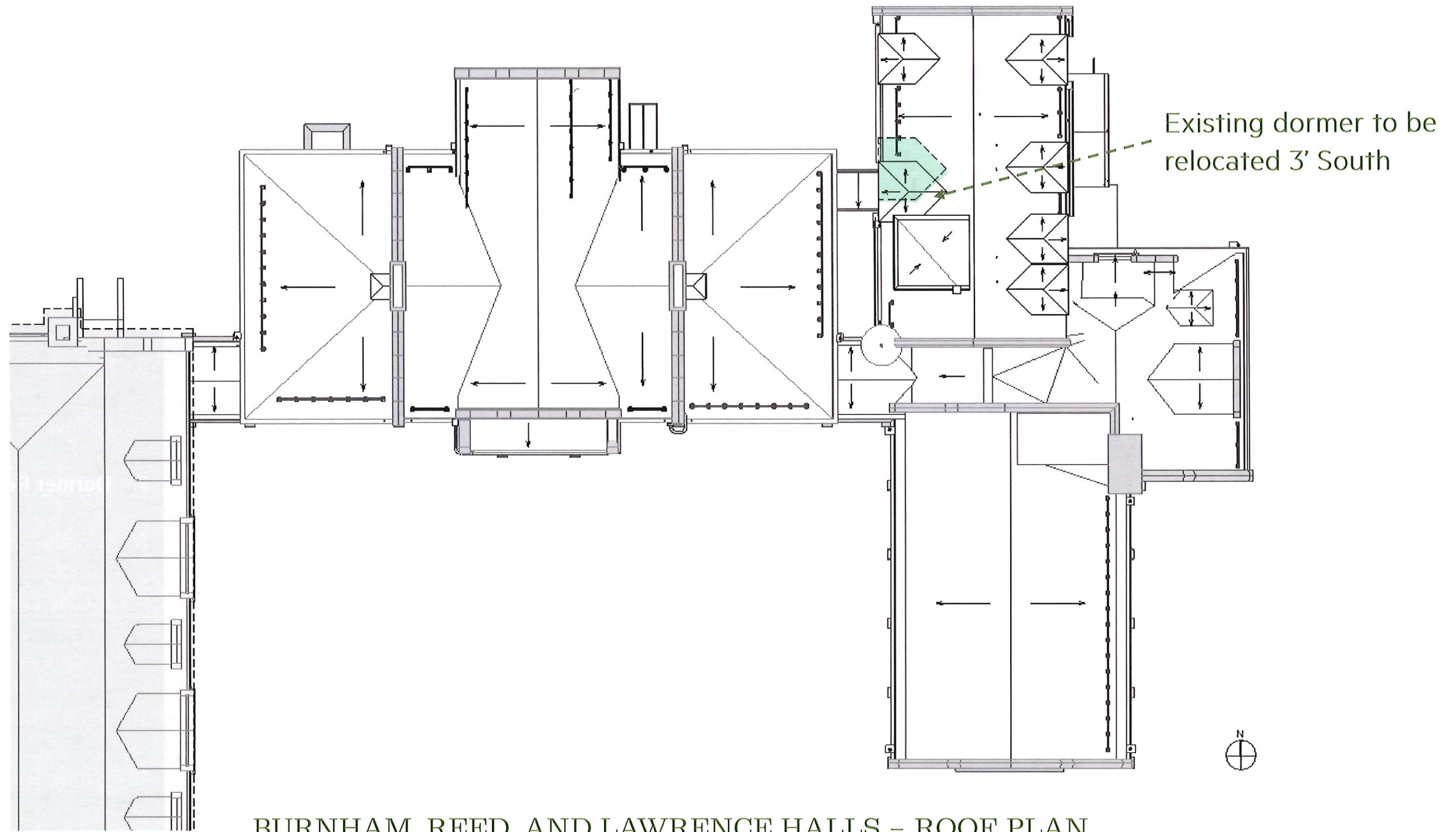
Connector Bridge Wall Section

# Proposed Alteration 7:

## DORMER RELOCATION BURNHAM HALL

### History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Over-run
- 6 Connector Bridge
- 7 Dormer Relocation**
- 8 Window Replacement
- 9 Arcade Lighting
- 10 Arcade Access
- 11 Reed Entrance
- 12 North Ramps





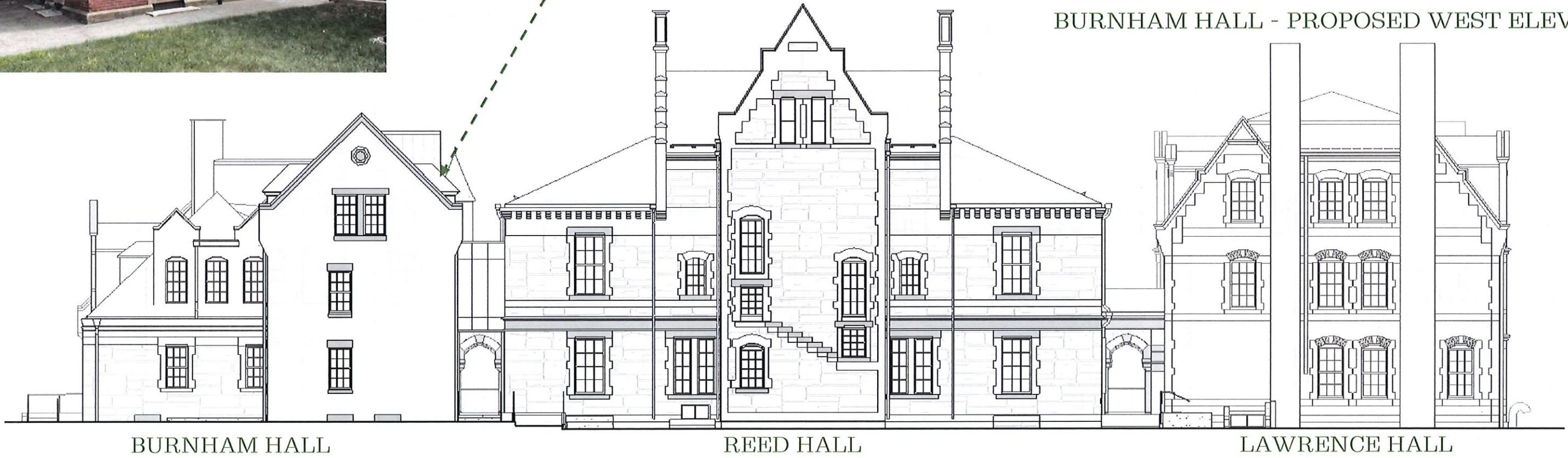


Existing dormer to be relocated 3' south



Existing dormer

BURNHAM HALL - PROPOSED WEST ELEVATION

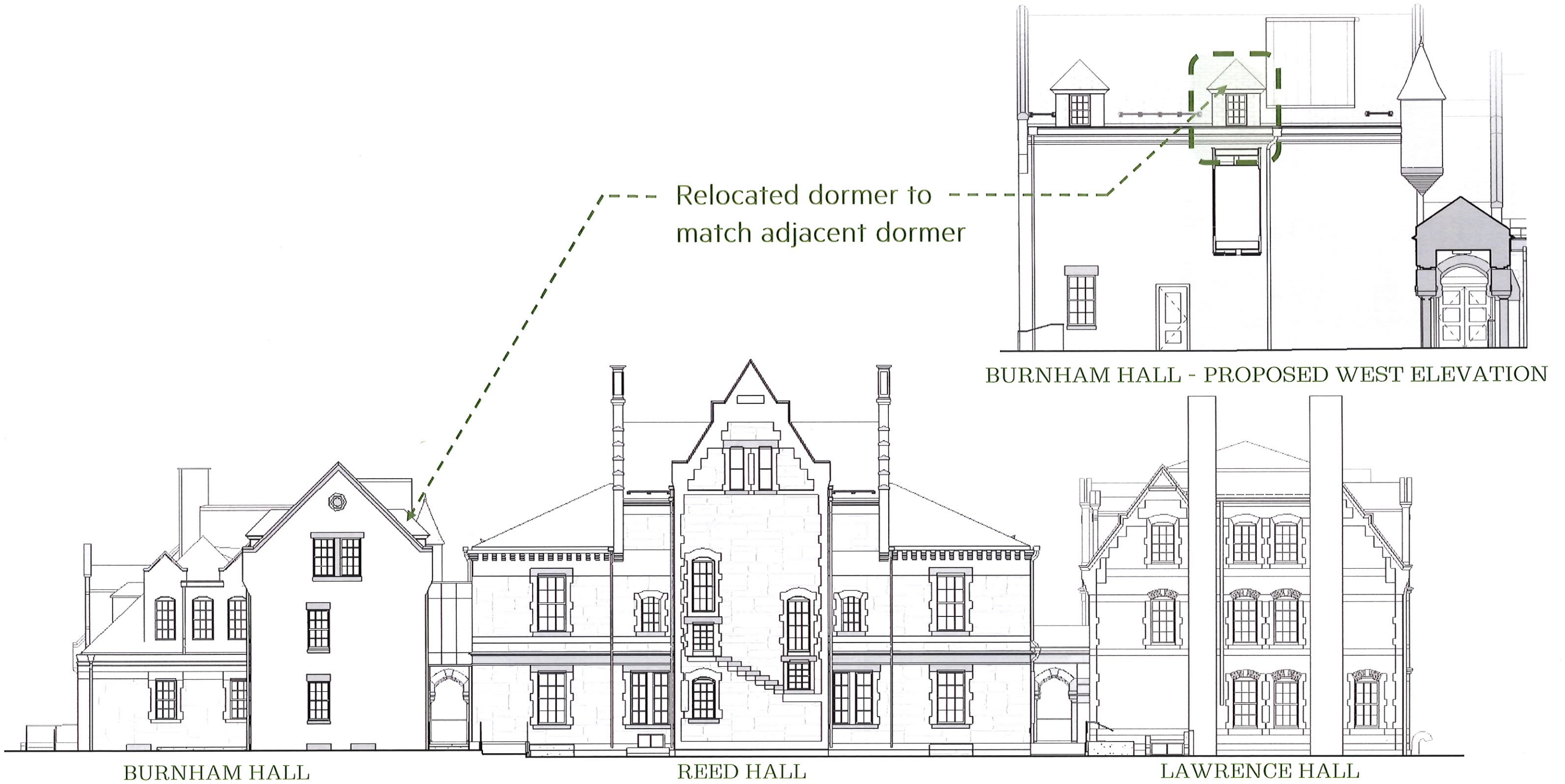


BURNHAM HALL

REED HALL

LAWRENCE HALL

BURNHAM, REED, AND LAWRENCE HALLS - NORTH ELEVATION



BURNHAM, REED, AND LAWRENCE HALLS - NORTH ELEVATION

# Proposed Alteration 8:

## WINDOW SASH REPLACEMENT REED HALL & BURNHAM HALL

### History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Over-run
- 6 Connector Bridge
- 7 Dormer Relocation
- 8 Window Replacement**
- 9 Arcade Lighting
- 10 Arcade Access
- 11 Reed Entrance
- 12 North Ramps



REED WEST ELEVATION



REED NORTH ELEVATION



**New wood sash to match existing historic**

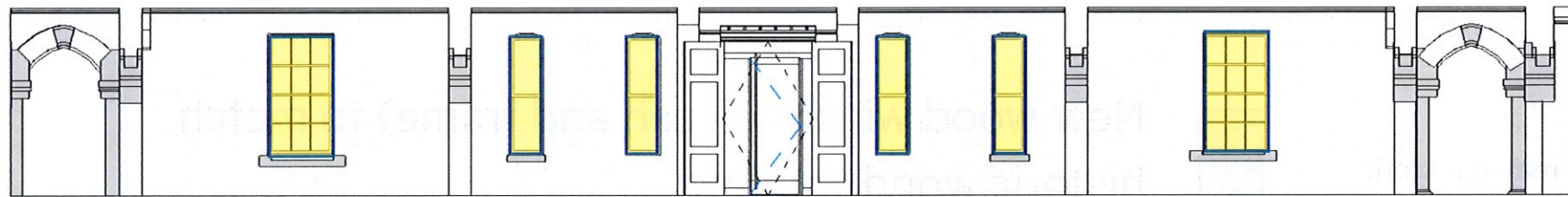
- Insulated glass panel in new sash with muntins, stiles and rails to match historic wood windows.
- Restored historic frames and hardware.



REED SOUTH ELEVATION



REED EAST ELEVATION

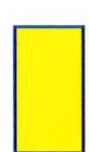
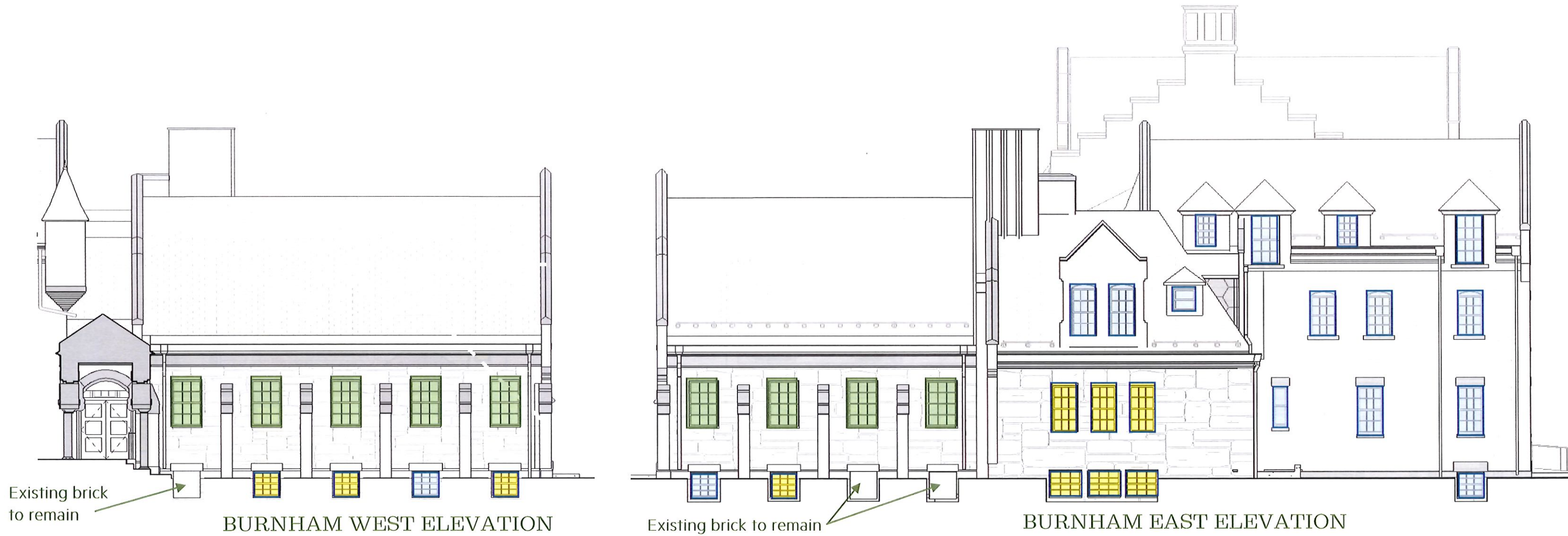


SOUTH ELEVATION AT ARCADE



**New wood sash to match existing historic**

- Insulated glass panel in new sash with muntins, stiles and rails to match existing historic wood windows.
- Restored historic frames and hardware.



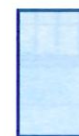
### New wood sash to match existing historic

- Insulated glass panel in new sash with muntins, stiles and rails to match historic wood windows.
- Restored historic frames and hardware.



### New wood sash to match existing historic

- Insulated glass panel in new sash with stile and rail widths to match historic wood windows and  $\frac{3}{4}$ " additional depth to accommodate third lite.
- Original leaded glass panes restored to match and installed as third lite inside insulated glass panel.
- Restored historic frames and hardware.



### New wood window (sash and frame) to match historic wood window

- Replacement for existing non-historic aluminum windows.
- Insulated glass panel in new sash with muntins, stiles and rails to match historic wood windows.



BURNHAM WEST ELEVATION



BURNHAM NORTH ELEVATION



**New wood sash to match existing historic**

- Insulated glass panel in new sash with muntins, stiles and rails to match historic wood windows.
- Restored historic frames and hardware.

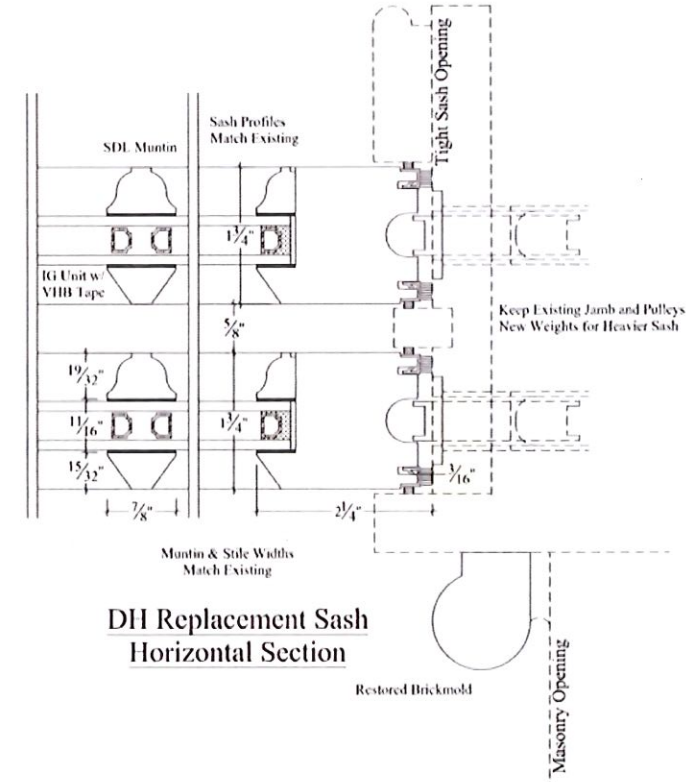
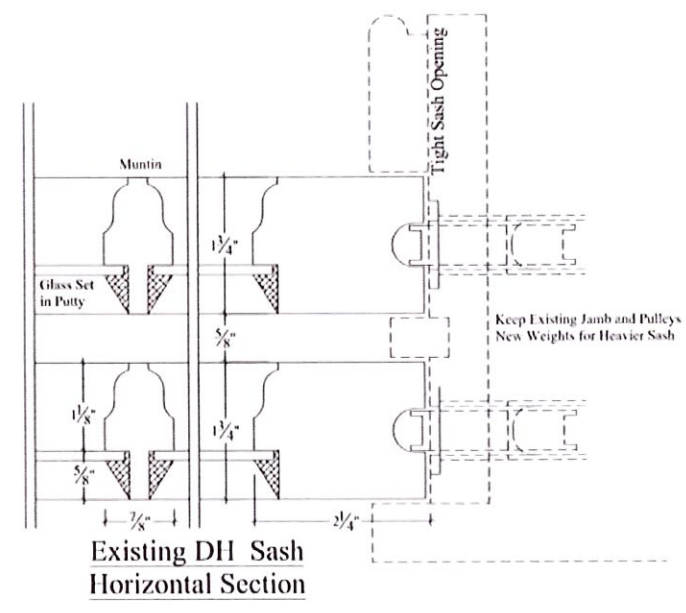
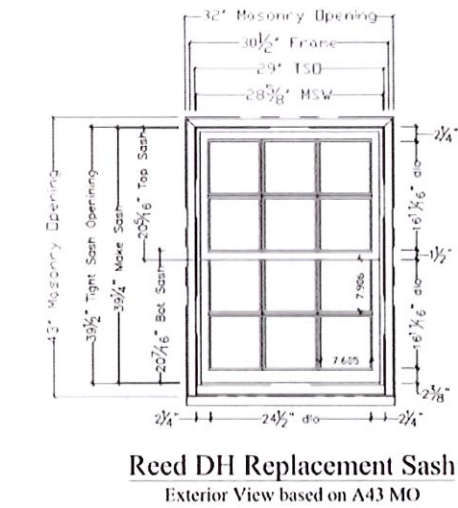
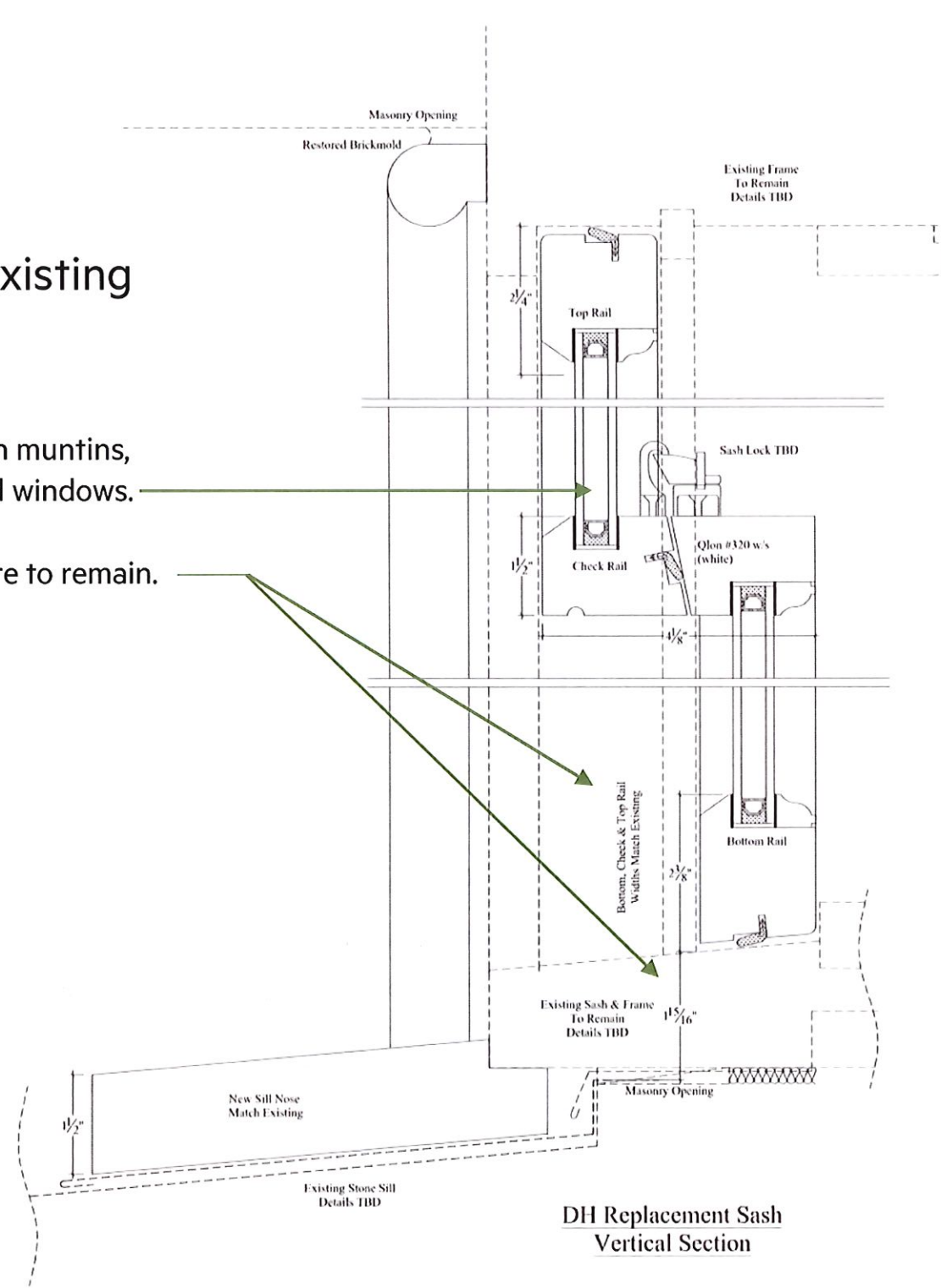


**New wood window (sash and frame) to match historic wood window**

- Replacement for existing non-historic aluminum windows.
- Insulated glass panel in new sash with muntins, stiles and rails to match historic wood windows.

# DETAILS: New wood sash to match existing historic

- Insulated glass panel in new sash with muntins, stiles and rails to match historic wood windows.
- Restored historic frames and hardware to remain.



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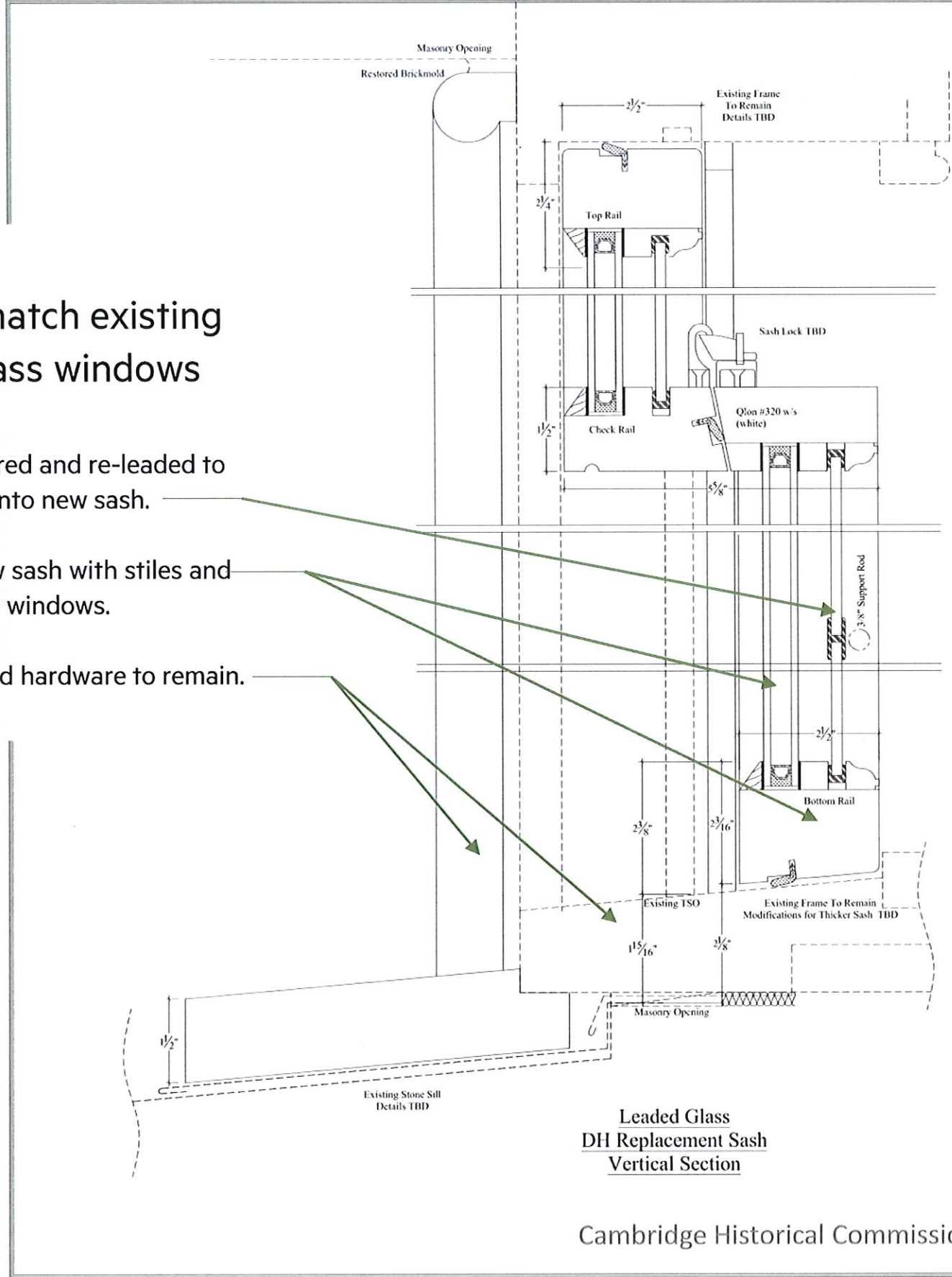
102 High Street  
Boscawen, N.H. 03303  
Tel. (603)796-2951  
Fax. (603)796-2133  
Custom Doors And Windows

Architect Centerbrook	Client Lesley University	Drawn By Brian Dowd
Contractor Cheviet	Address Cambridge, MA	Scale 1"=1' or Full
Project Name DH Replacement Sash Elev & Sect Drawings	Revision Date 10-10-2022	Page 1 of 1

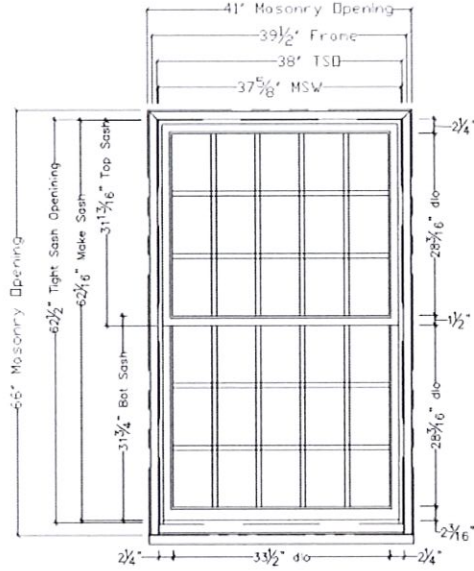


**DETAILS:**  
**New wood sash to match existing historic at leaded glass windows**

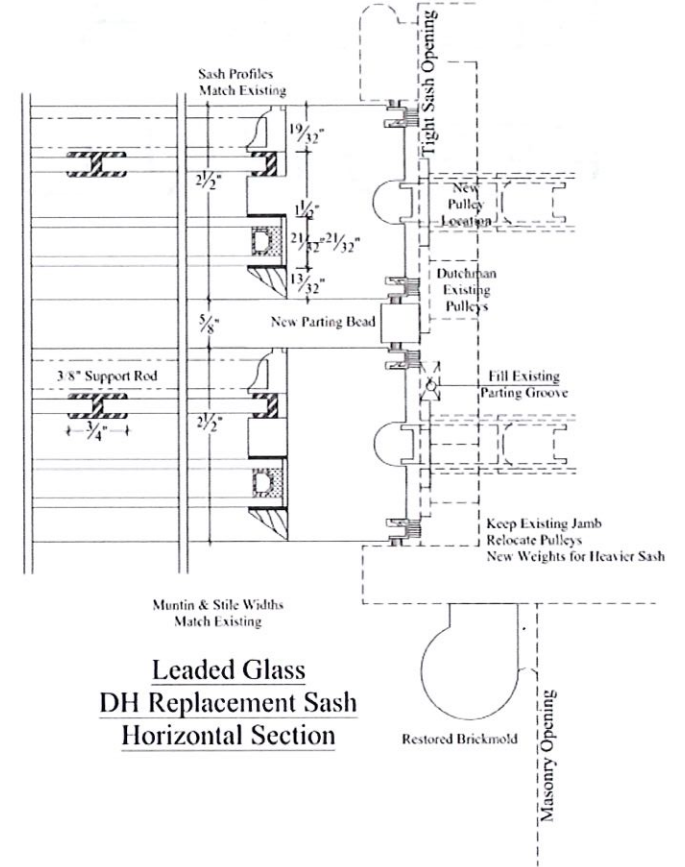
- Original historic glass restored and re-leaded to match existing and glazed into new sash.
- Insulated glass panel in new sash with stiles and rails to match historic wood windows.
- Restored historic frames and hardware to remain.



**Leaded Glass  
 DH Replacement Sash  
 Vertical Section**



**Burnham DH Replacement Sash**  
 Leaded Glass Exterior/ IG Interior  
 Exterior View based on A31 MO



**Leaded Glass  
 DH Replacement Sash  
 Horizontal Section**

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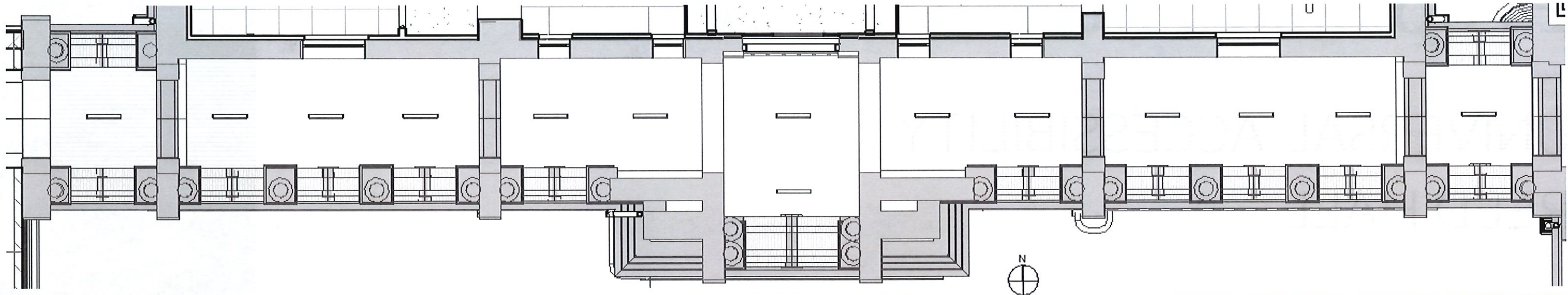
Architect Centerbrook	Job Name Lesley University	Drawn By Brian Dowd
Contractor Cheviot	Address Cambridge, MA	Scale 1"=1' or Full
Project Name DH Replacement Sash Elev & Sect Drawings	Revision Dates	First Submittal Date 10/10/2022
Approval Date		Page 1 of 1

# Proposed Alteration 9:

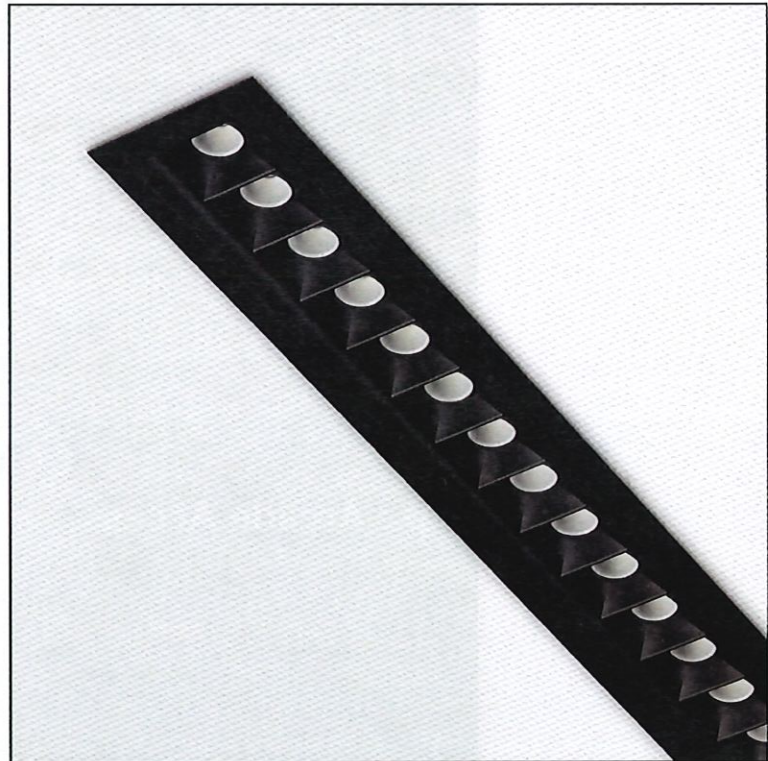
## NEW ARCADE LIGHTING REED HALL

### History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Over-run
- 6 Connector Bridge
- 7 Dormer Relocation
- 8 Window Replacement
- 9 Arcade Lighting**
- 10 Arcade Access
- 11 Reed Entrance
- 12 North Ramps



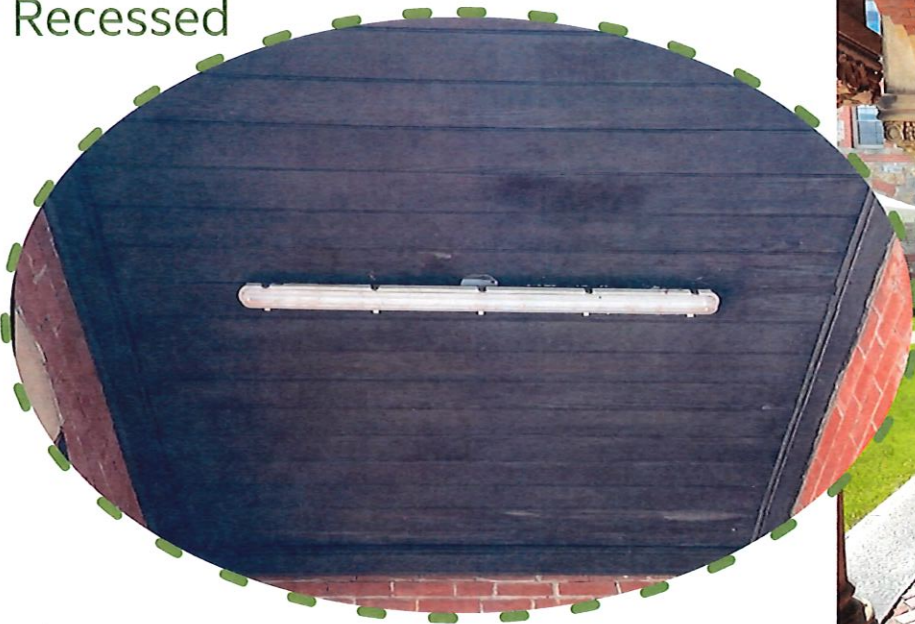
REED HALL ARCADE  
PROPOSED CEILING PLAN



Proposed fixture:  
LED LINEAR "Mars Nano" Recessed  
1 1/2" Wide x 30" Long

Designed for  
Invisible light source  
and anti-glare louver.

Existing fixture



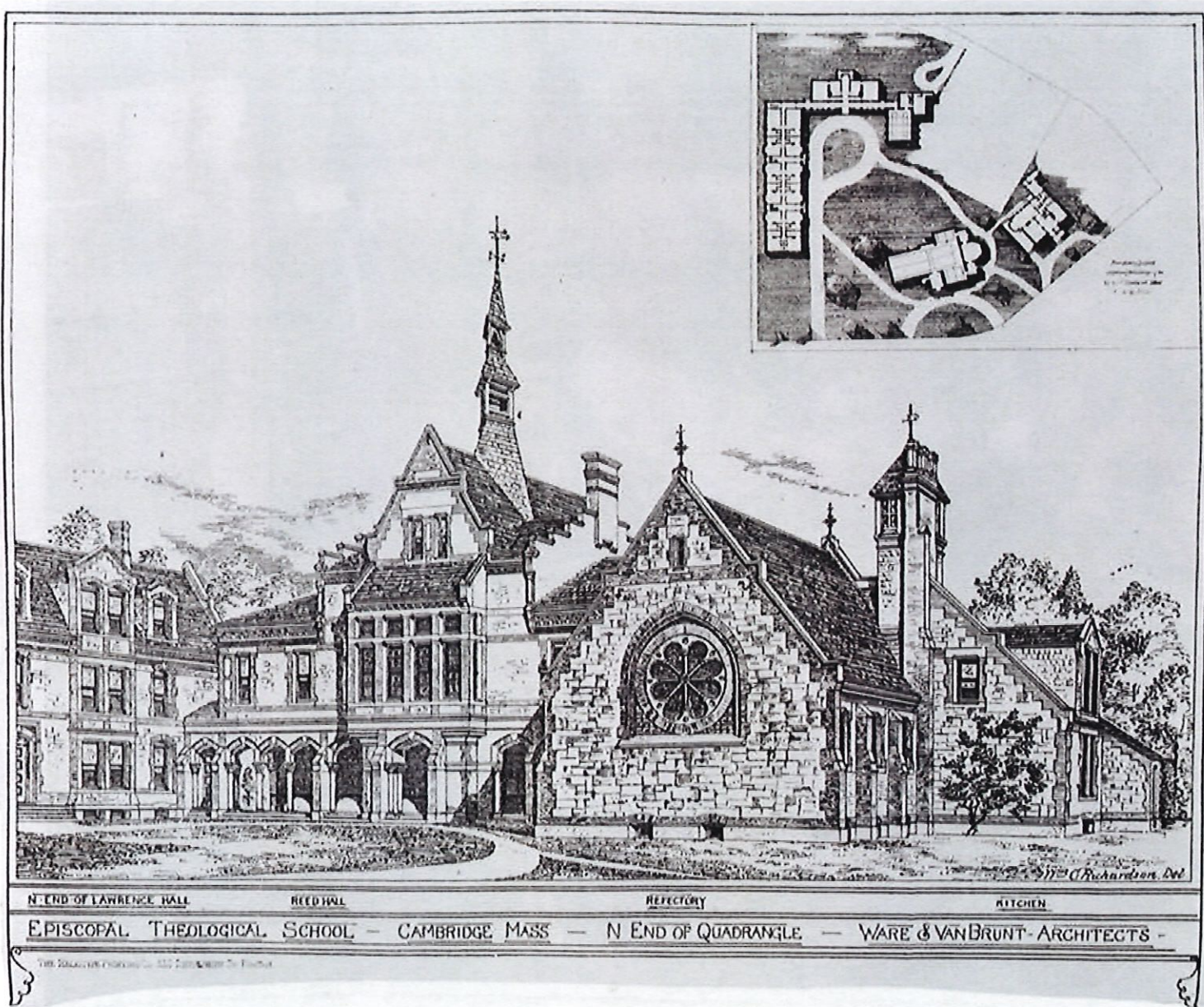
LINEAR LOW BRIGHTNESS RECESSED FIXTURE

# Proposed Alteration 10:

## UNIVERSAL ACCESSIBILITY REED HALL

### History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Over-run
- 6 Connector Bridge
- 7 Dormer Relocation
- 8 Window Replacement
- 9 Arcade Lighting
- 10 Arcade Access**
- 11 Reed Entrance
- 12 North Ramps



ARCHITECT'S DRAWINGS, C. 1878



HISTORICAL PHOTOGRAPH, C. 1910-1920

BURNHAM, REED, AND LAWRENCE HALLS



October 11, 2022

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46



October 11, 2022

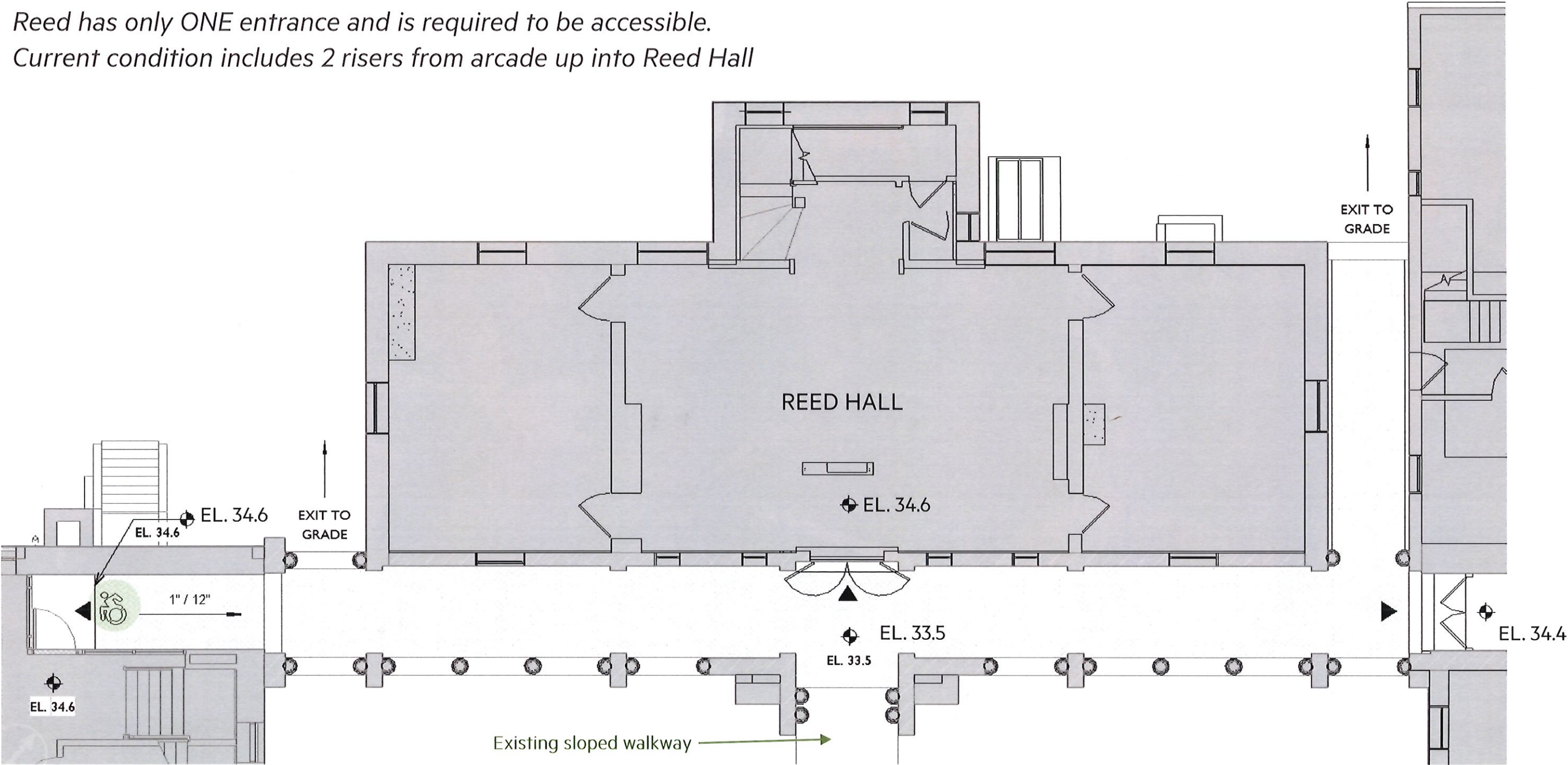
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**CODE REFERENCE: 780 CMR 34.00 Section 1105**

*60% of all public entrances are required to be accessible.*

- 1. *Reed has only ONE entrance and is required to be accessible.*
- 2. *Current condition includes 2 risers from arcade up into Reed Hall*



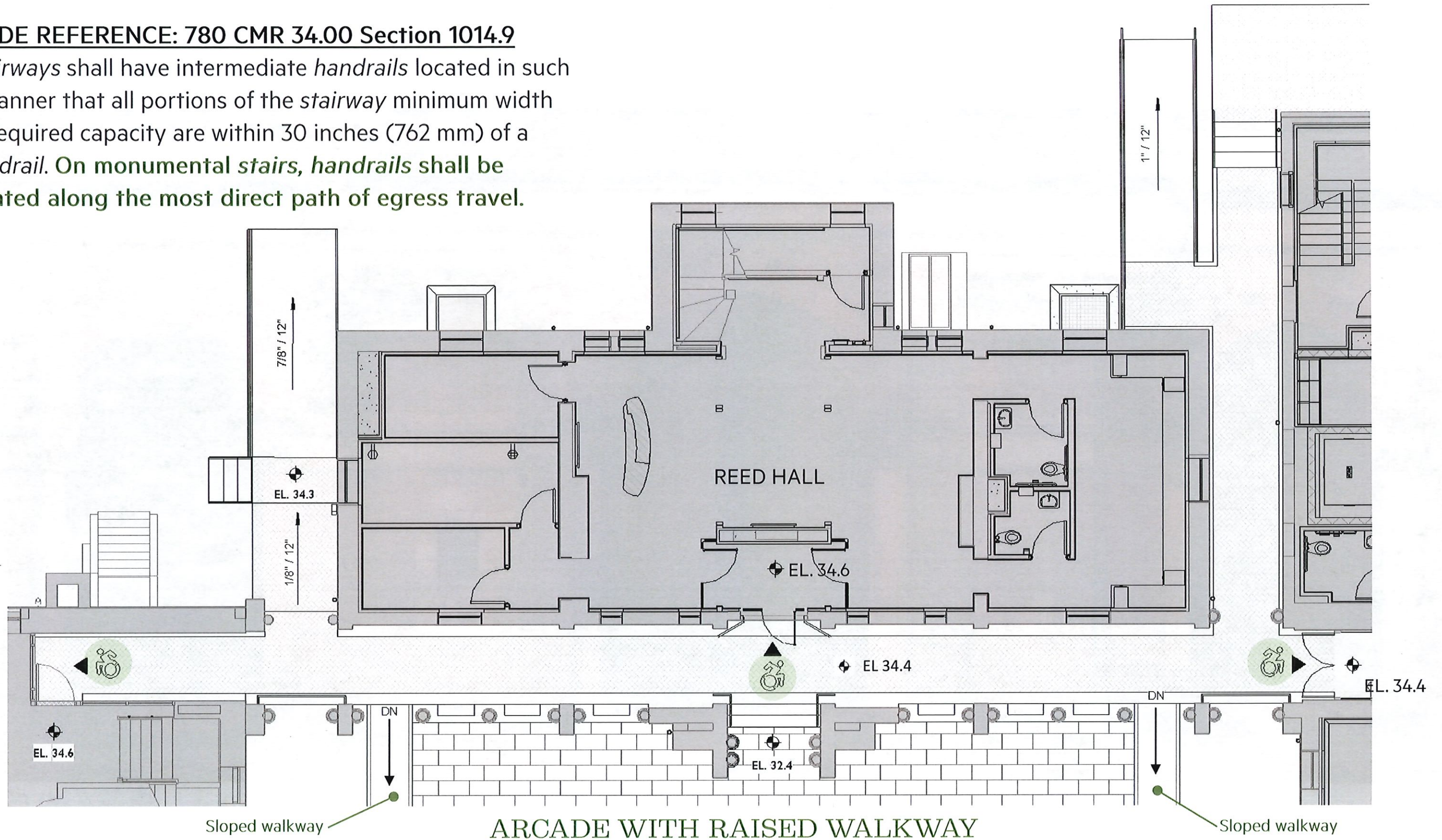
**EXISTING ARCADE**

Cambridge Historical Commission



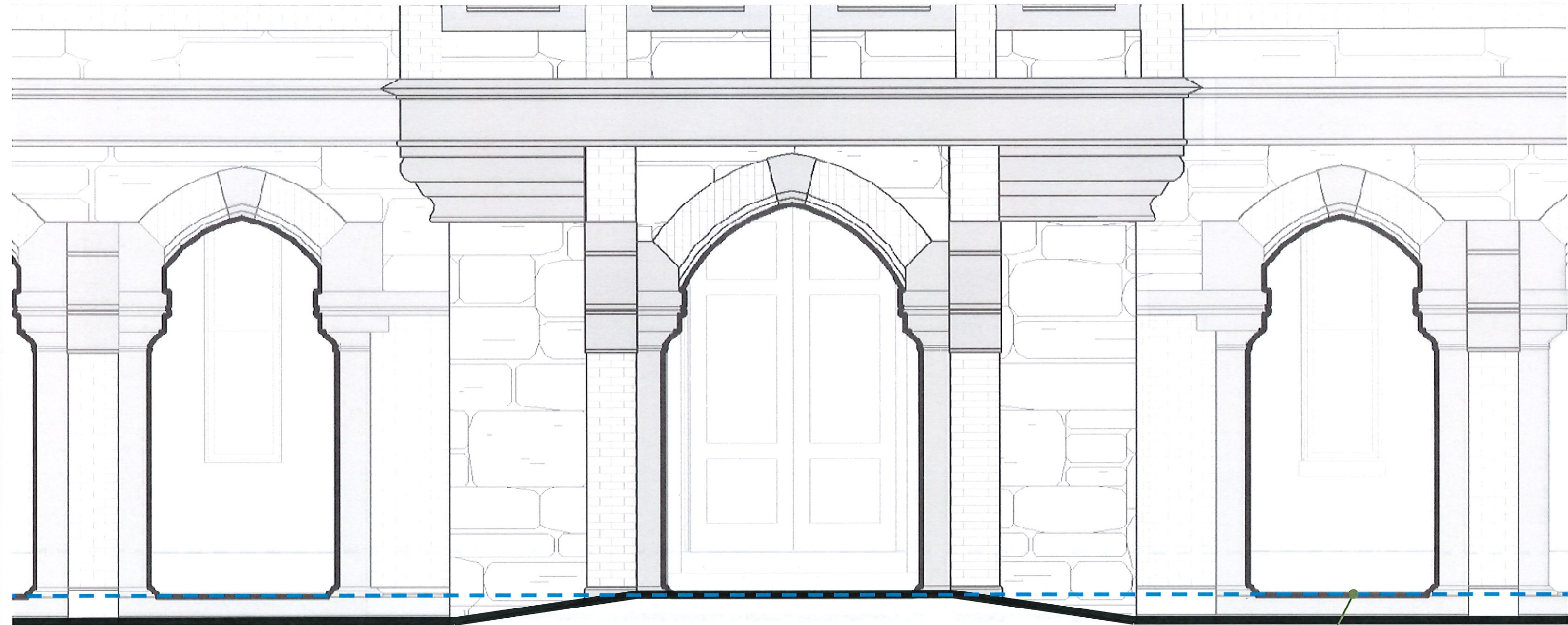
**CODE REFERENCE: 780 CMR 34.00 Section 1014.9**

*Stairways shall have intermediate handrails located in such a manner that all portions of the stairway minimum width or required capacity are within 30 inches (762 mm) of a handrail. On monumental stairs, handrails shall be located along the most direct path of egress travel.*



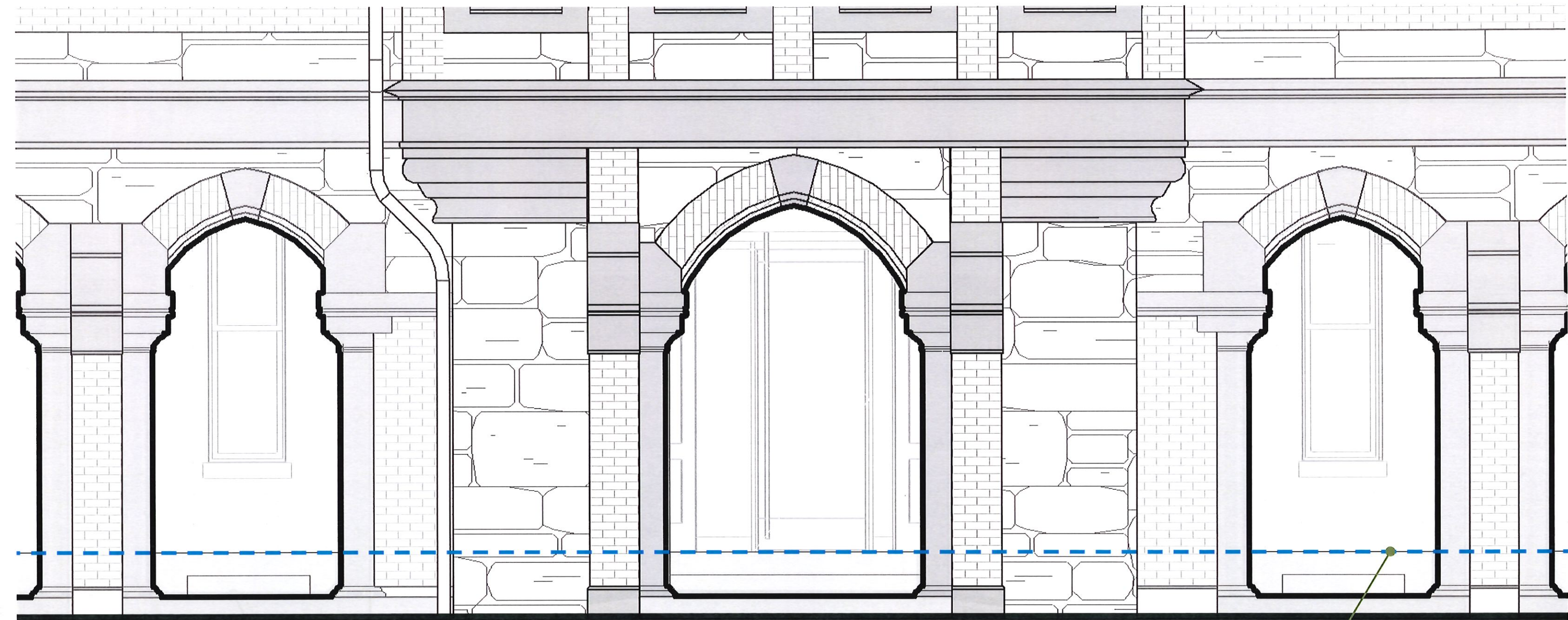


EXISTING ARCADE



EXISTING ARCADE

ARCADE FINISHED  
FLOOR ELEVATION



ARCADE WITH RAISED WALKWAY

PROPOSED ARCADE FINISHED  
FLOOR ELEVATION



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# Proposed Alteration 11:

MAIN ENTRY DOORS

REED HALL

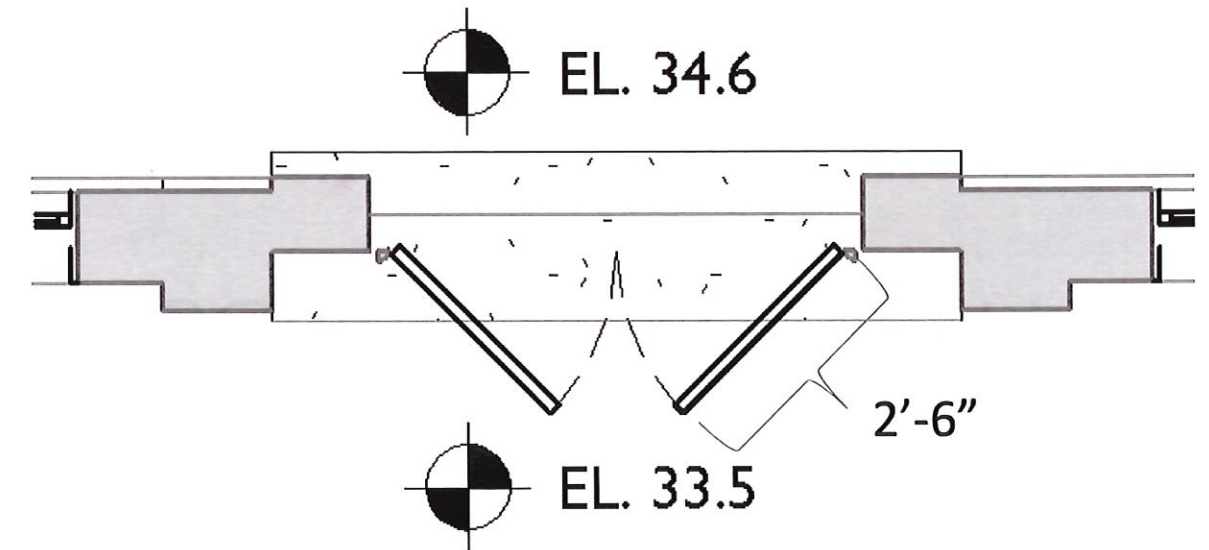


## History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Overrun
- 6 Bridge
- 7 Dormer Relocation
- 8 Window Replacement
- 9 Arcade Lighting
- 10 Arcade Access
- 11 Reed Entrance**
- 12 North Ramps



EXISTING FRONT DOOR  
SOUTH ELEVATION



*The existing historic doors do not meet accessibility per 521 CMR: Leaf is too narrow*

**26.4 DOUBLE-LEAF DOORWAYS**

A doorway having two independently operated door leaves shall have at least one leaf that meets the requirements of 521 CMR 26.5, Width and 521 CMR 26.6, Maneuvering Clearance. That leaf shall be an active leaf.

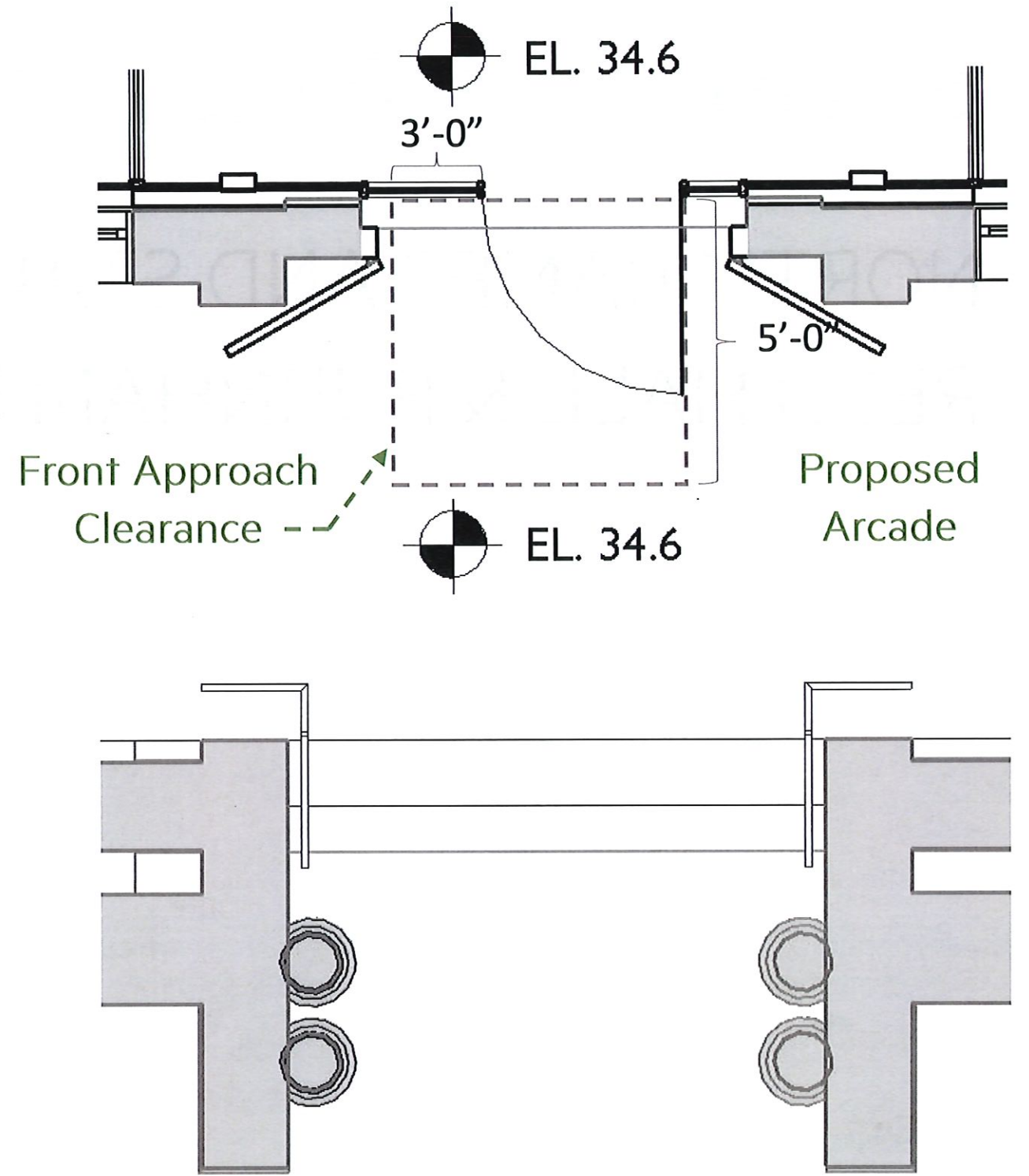
**26.5 WIDTH**

All doorways and openings that are required to be accessible shall have a clear opening of not less than 32 inches. Clear opening of a door is measured from the face of the stop on the latch side to the face of the door when the door is open 90 degrees. For door types such as bifold, accordion, and pocket, the clear opening is measured when the door is in its most fully open position.





PROPOSED INNER  
FRONT DOOR

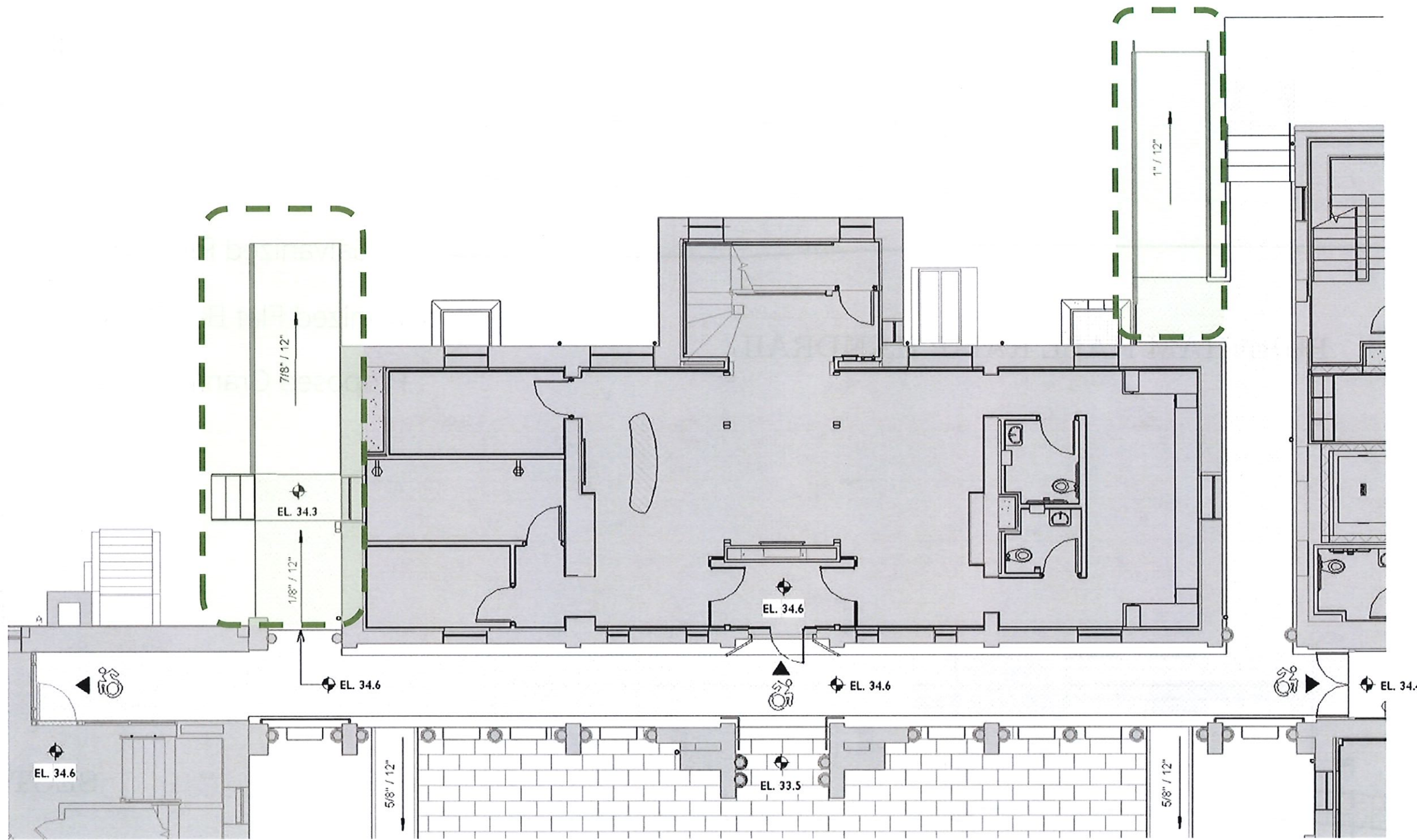


# Proposed Alteration 12:

## NORTH RAMPS AND STAIRS REED HALL & BURNHAM HALL

### History

- 1 Masonry Restoration
- 2 Fire Escapes
- 3 Existing Window Wells
- 4 Expanded Window Wells
- 5 Elevator Overrun
- 6 Bridge
- 7 Dormer Relocation
- 8 Window Replacement
- 9 Arcade Lighting
- 10 Arcade Access
- 11 Reed Entrance
- 12 North Ramps**



LAWRENCE HALL

REED HALL

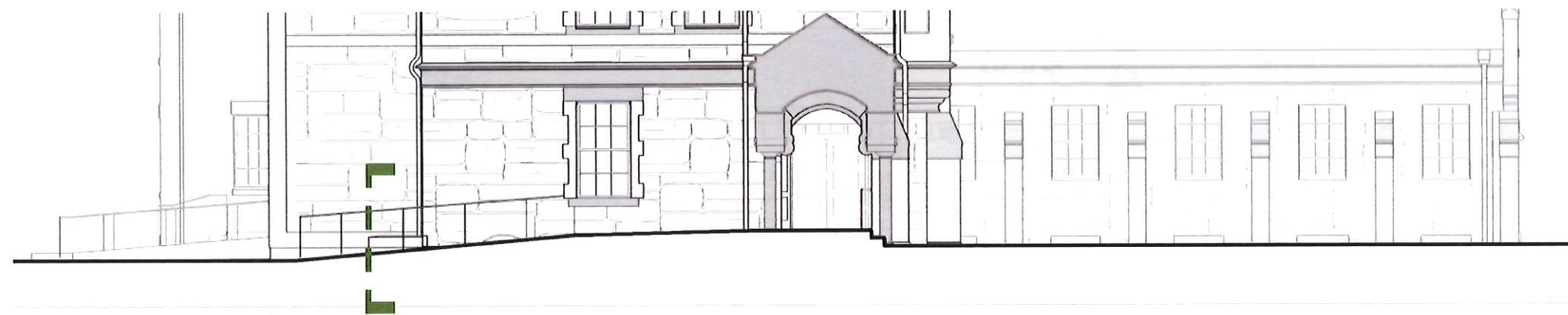
BURNHAM HALL

PROPOSED NORTH RAMPS





BURNHAM HALL RAMP HANDRAIL



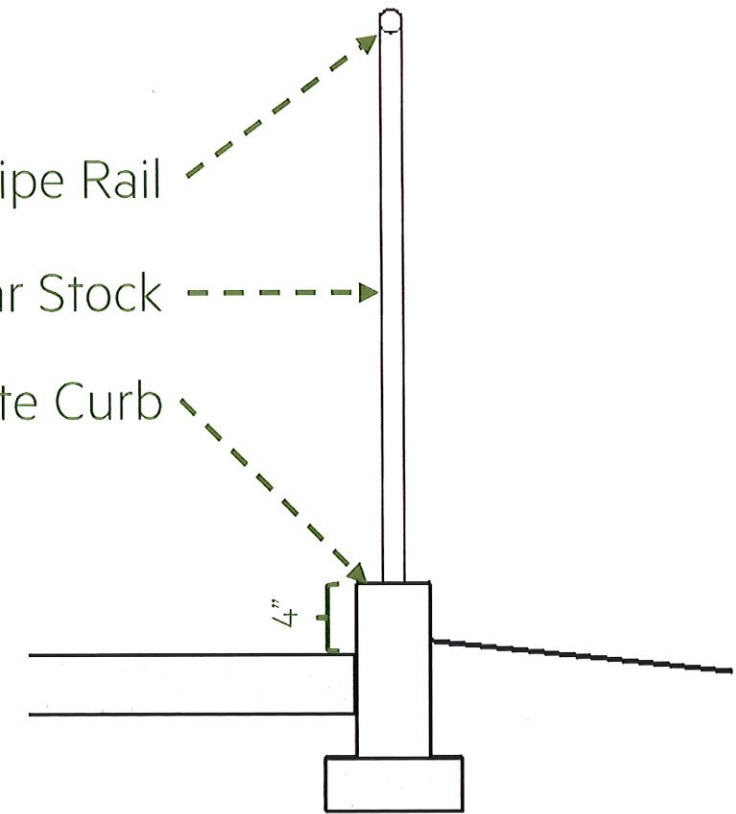
REED HALL RAMP HANDRAIL

All railing elements  
To be painted black

Galvanized Pipe Rail

Galvanized Flat Bar Stock

Proposed Granite Curb



SECTION DETAIL