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JUN 10 2015

CAMBRIDGE HISTORICAL COMMISSION

June 10, 2015

Mr. Charles Sullivan, Executive Director
Cambridge Historical Commission
831 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Sullivan,



In 2011, you wrote a memo to the Cambridge Historical Commission recommending the start of the landmark process for the Kendall Square Group: 238 Main Street, 264/290 Main Street, and 292 Main Street in order to have MIT and the public reconsider the proposed demolition of 292 Main Street in the Kendall Square Initiative development project. The Commission afforded MIT the opportunity and time to explore options and to discuss those options with you and members of the MIT and Cambridge communities. After extensive dialogue, MIT has concluded that retaining all three buildings provides the best opportunity for creating a gateway along Main Street and into MIT. We believe that it will have the character and scale that will enhance the pedestrian experience and celebrate the area's long history of being a leading center for business and industry in Cambridge.

MIT is excited to present preliminary renderings and site information representing our plans to preserve the Kendall Square Building at 238 Main Street, the JL Hammett Building at 264 Main Street, and the Suffolk Engraving Building at 292 Main Street as part of MIT's Kendall Square Initiative. We have worked with each of our teams to design respectful renovations of the existing historic buildings while adding a new commercial laboratory building behind 238 Main Street (Site 3) and a graduate residence in a new tower behind and over 264 Main Street (Site 4). This residence will replace the 200 graduate beds at E55 (Eastgate) and add approximately 250 new graduate beds. The Suffolk Engraving Building at 292 Main Street will be renovated with retail on the ground floor and an MIT Innovation and Entrepreneurship center on the upper floors.

At Site 3/238 Main Street, the general approach to interfacing with 238 Main Street is to respect the historic building through minimal alterations and a clear distinction between the old and new elements. The new building sits behind 238 Main Street and the upper floors of the tower present a narrow face to Main Street with a clearly separate form and materiality.

Proposed modest alterations to the exterior of 238 Main Street include replacing the swinging doors at the main entrance with glass revolving doors, while maintaining the ornate white entry "frame", replacing windows and doors at either side of entry with frameless glass system for first and 2nd floor that will accentuate the center bay beneath the clock tower.

At Site 4/ 264 and 292 Main Street, the general approach is to preserve the historic features and replace the windows with new historically appropriate windows. The team is looking at dropping the first floors from about 4 feet above grade to the pedestrian grade level for accessibility and to make a more active and attractive pedestrian realm along Main Street. 292 Main Street will house a new MIT Center for Innovation and Entrepreneurship above the ground level and 264 Main Street will be retail and office with the graduate residence above and behind it with over 450 beds. The housing tower will be accessed from the public open space to the south of the historic buildings in order to retain more of the historic fabric and character along Main Street. Site 4 is in the early schematic design phase and specific details and images of the preservation approach have yet to be completed. The attached presentation illustrates the key points described above.

With MIT's clear commitment to preserve the three buildings that are included with the landmark study, MIT respectfully requests that the Cambridge Historical Commission close the Landmark Designation process on these three buildings and instead allow continued design review with the Commission staff as is MIT's practice on all historically significant buildings. The broad resolution of preserving the buildings will provide a better foundation for the dialogue and discussion that will take place once MIT has filed the PUD-5 and Article 19 Special Permit applications.

Sincerely,



Anthony Sharon
Deputy Executive Vice President

Attach: Kendall Square Initiative, June 10, 2015

Kendall Square

Initiative

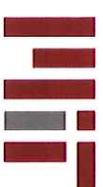
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Submission to Cambridge Historical Commission



Massachusetts
Institute of
Technology

As a destination:

- Diverse retail - significant input
- Inviting and active open spaces
- Compelling gateways and inviting entrances to campus

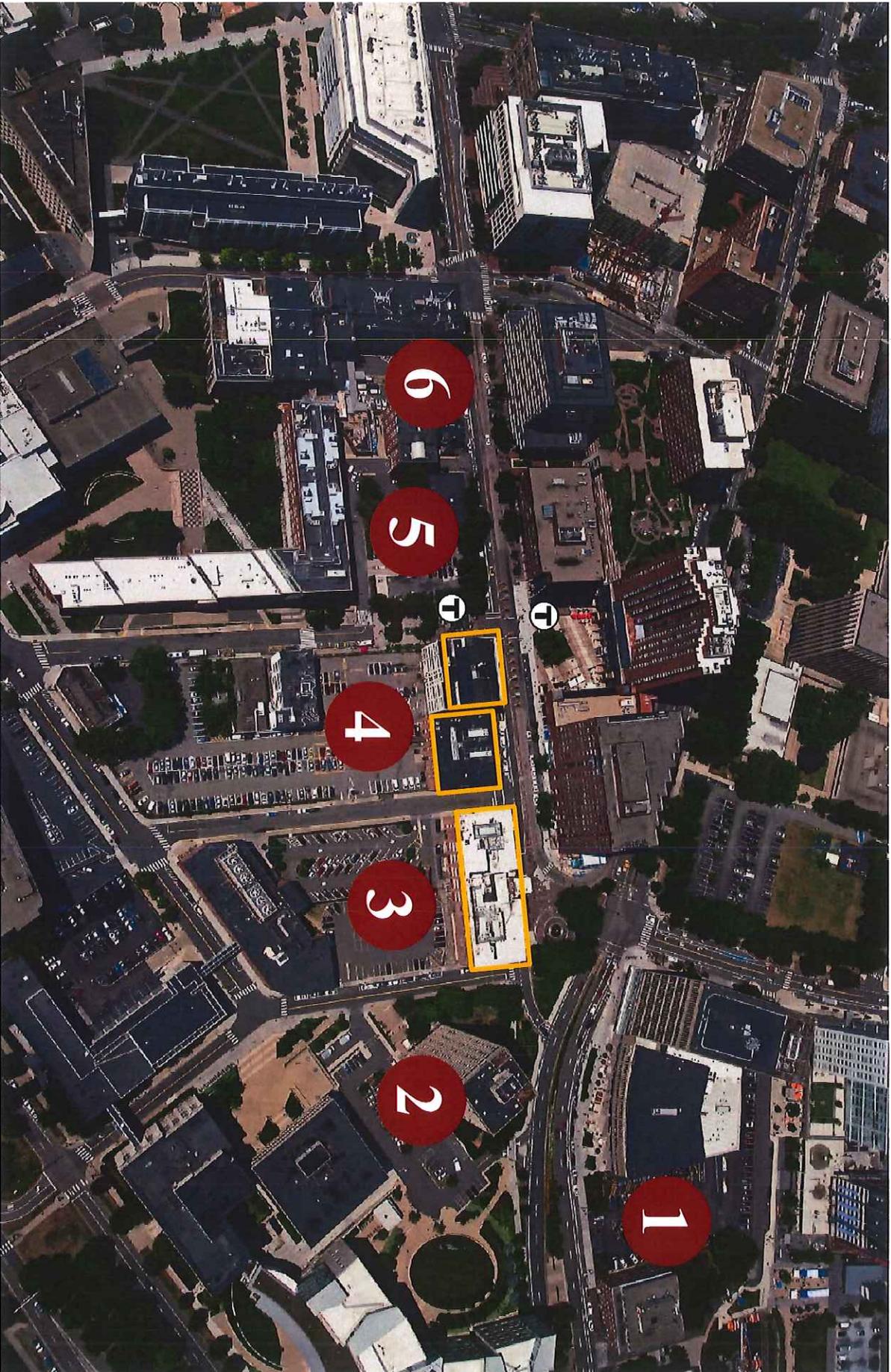
As a residential center:

- Mixed housing (market/affordable/innovation)
- Graduate student housing

As an innovation and academic district:

- Critical space to accelerate MIT's innovation and impact
- Power of proximity — academia/industry
- Tackling the world's most challenging problems

TRANSFORMING SIX PARKING LOTS

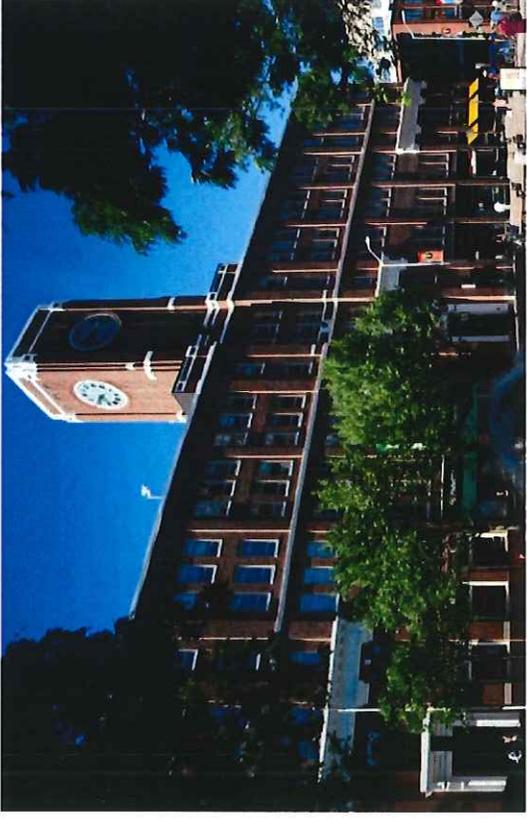


Existing Parking Lots



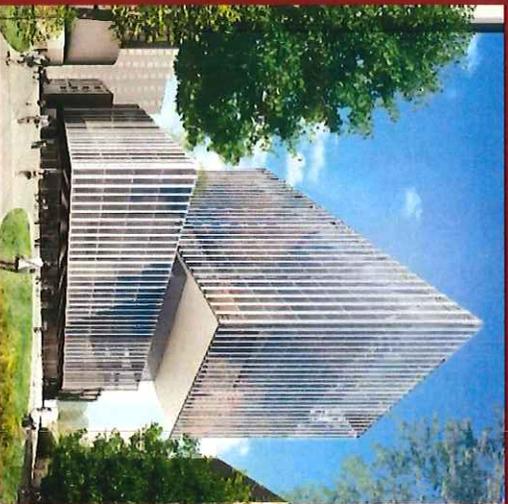
Retaining Kendall Square's historical roots

PRESERVING HISTORIC BUILDINGS ON MAIN STREET

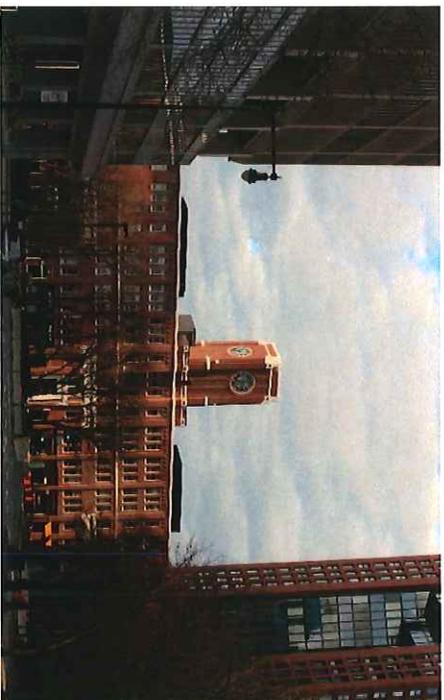


- MIT will preserve the ensemble of three historic buildings along Main Street – 238 Main, 264 Main and 292 Main Street
- Add new development behind the historic buildings
- Distinguish and integrate the old and the new
- Preserve historic features and characteristics

SITE 3: RETAIL AND R&D - 238 MAIN STREET



Architect:
Perkins+Will



Existing view looking down
Third St toward Main St



Looking down Third St toward Main St

VIEW LOOKING WEST DOWN MAIN STREET



View from Red Cross building down Main Street

- Future development on E55 (Eastgate) site will preserve view of 238 Main Street clock tower and provide retail opportunities at street level

PRELIMINARY CONCEPTUAL APPROACH



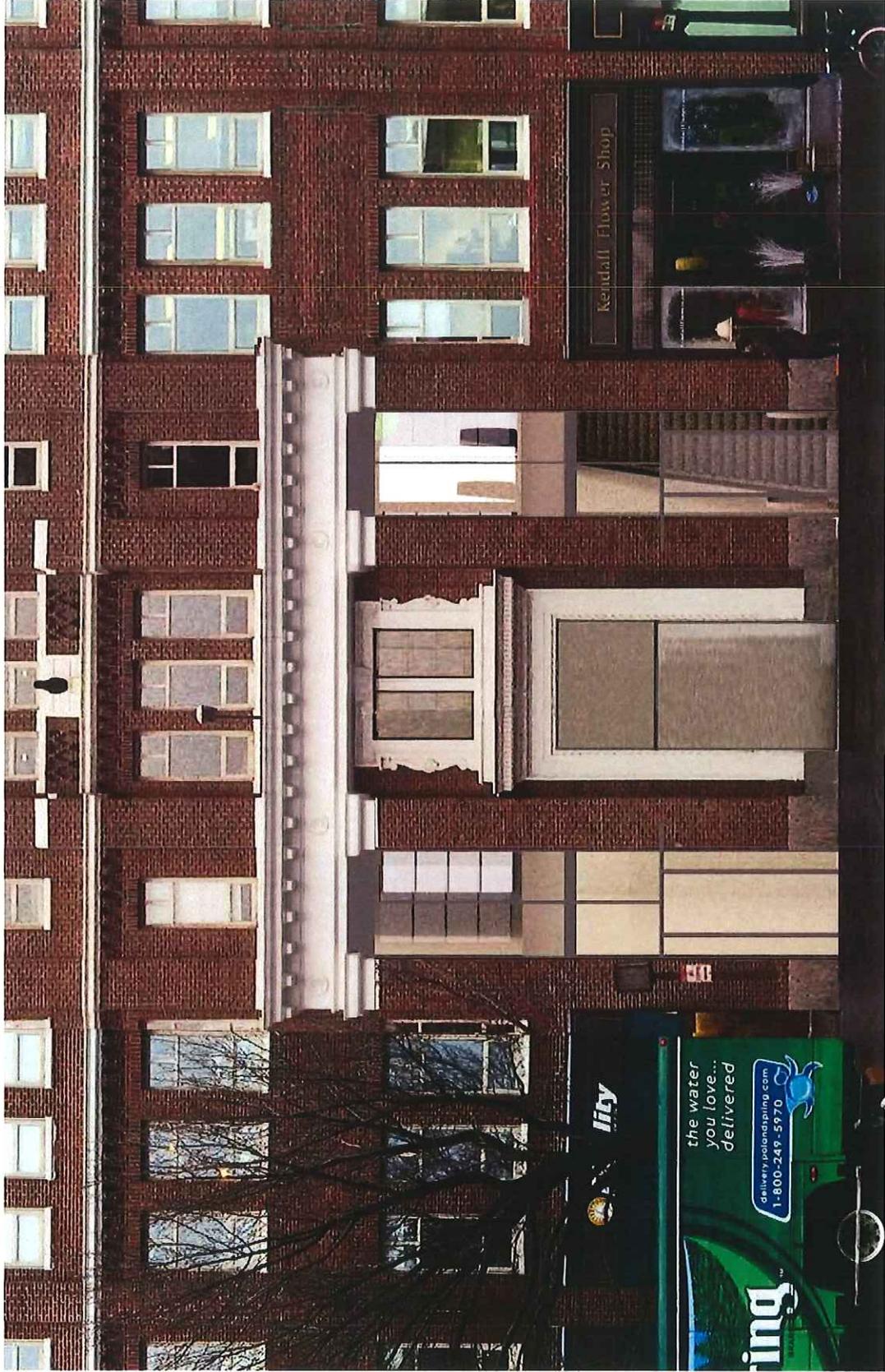
EXISTING FACADE



OPTION 2

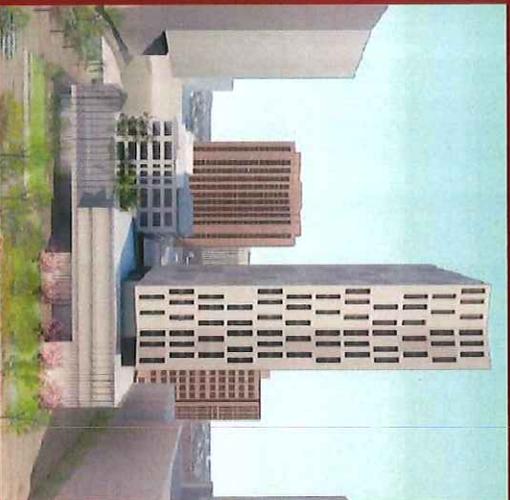
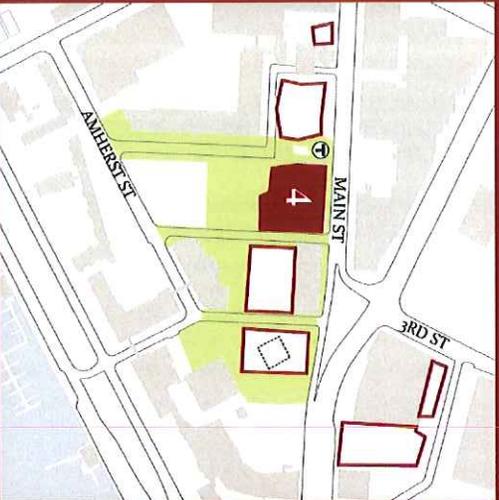
238 FACADE
OPTION 2

PRELIMINARY CONCEPTUAL APPROACH



OPTION 2 DETAIL

SITE 4: GRAD HOUSING, INNOVATION SPACE, RETAIL



Architect:
NADAAA and
Perkins+Will



Existing view looking south
from the Marriott Hotel plaza



View looking south from the Marriott Hotel plaza

ACTIVATING MAIN STREET

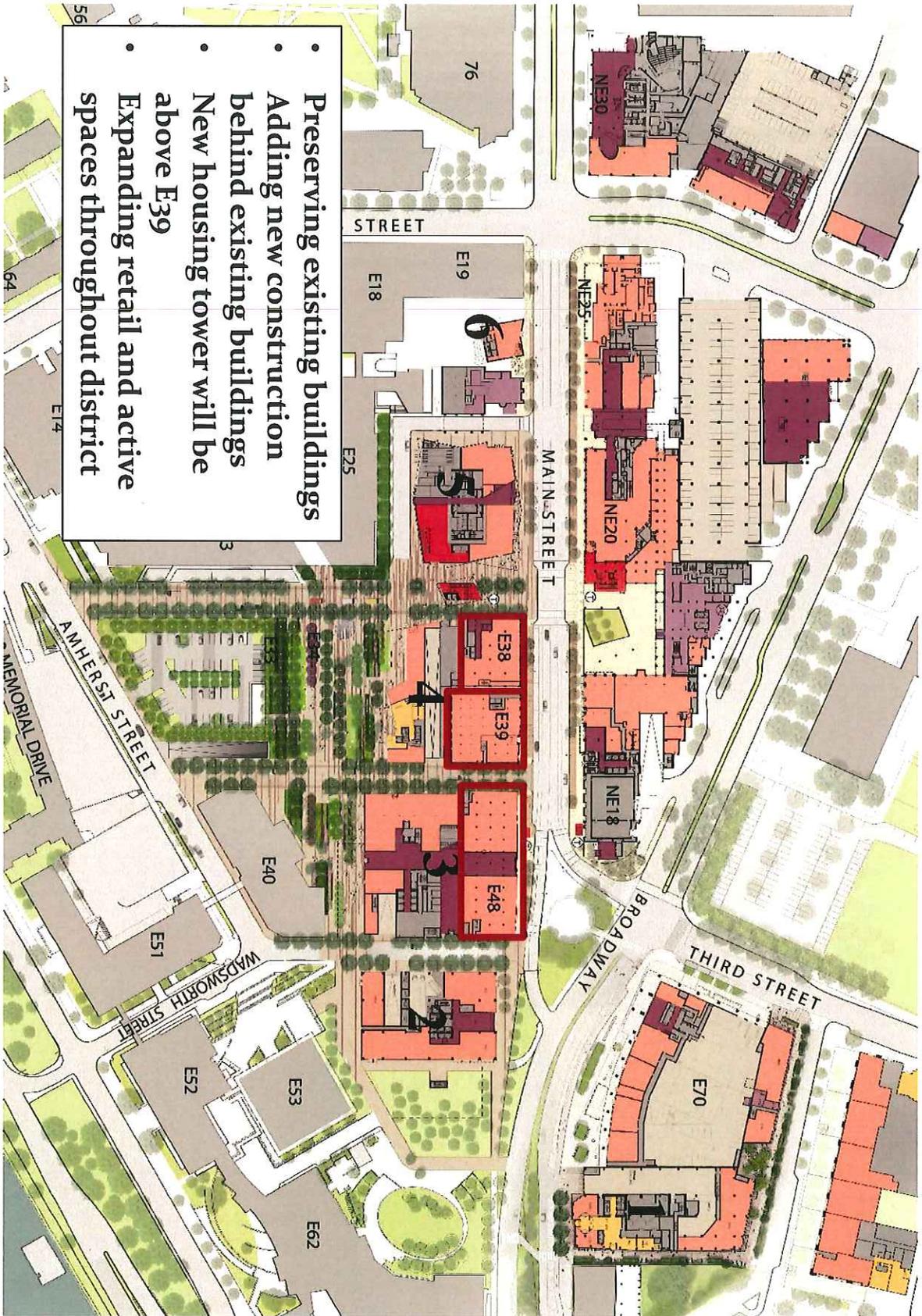


Existing view from looking east down Main Street



View from looking east down Main Street- showing first floor dropped and retail at grade

ENLIVENED RETAIL



- Preserving existing buildings
- Adding new construction behind existing buildings
- New housing tower will be above E39
- Expanding retail and active spaces throughout district

MAIN STREET HISTORIC BUILDING ENSEMBLE

