

Cambridge Historical Commission

December 2, 2021



Langham Hotel, Post Office Square

Originally Federal Reserve Bank of Boston (1922)
R. Clipston Sturgis, architect

Boston Landmark since 1978
Hotel conversion 1981



226 Causeway Street, 1906

Finegold Alexander Architects (1990s)

Six-story rooftop addition to six story industrial building

No historic review





Loew's Hotel, Berkeley Street, Boston
Former Boston Police Department HQ (1925)
Kling/Stubbins and Jacobs, architects (2004)

No Landmarks Commission review

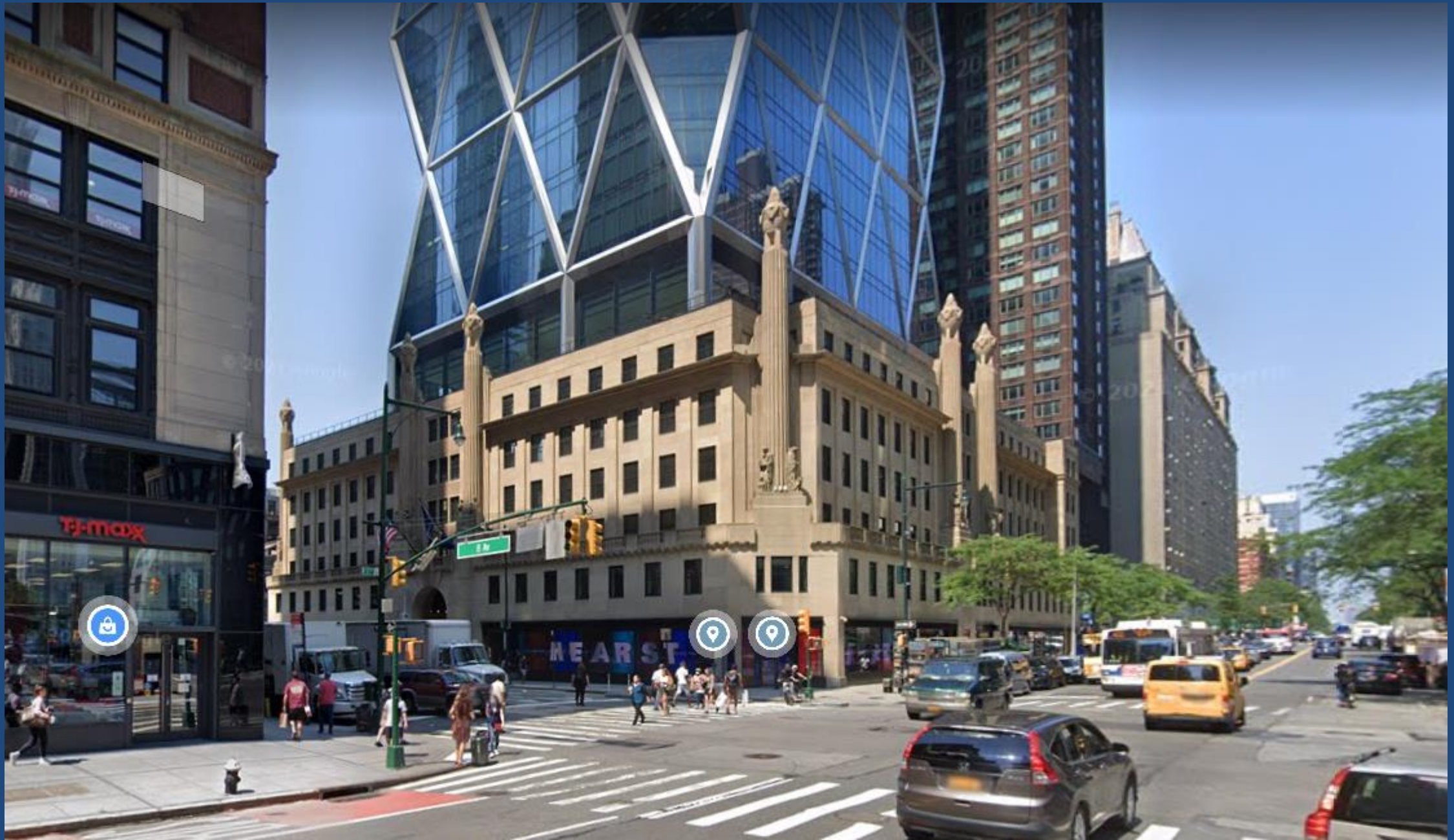


Hearst Tower (1928, 2004)
300 W. 57th Street, NYC
Norman Foster, architect

44-story addition to a
six-story base

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Boston Penny Savings Bank,
1367 Washington St., Boston
Finegold Alexander Architects (2007)

3-story residential addition above
two story former bank (1917)

Approved in South End Protection Area



TOW ZONE
NO STOPPING
ANY TIME

1875-1876
Cathedral
of the
Holy Cross
Completed 1880

Hot Kitchen



Bruce C. Bolling Municipal Building
Dudley Square, Boston (2016)

Construction of a new office building
within and over three existing
historic structures

Mecanoo and Sasaki Associates

Boston Preservation Alliance Award





Tammany Hall, Union Square, NYC (1929)
BKSK Architects (2016)

Approved alteration of a
designated NYC Landmark



Congress Square Development, 40 Water Street
Arrowstreet (2016)

6 ½ story addition above 11-story office building (1899-1921)

Approve by the Boston Landmarks Commission
pending landmark designation





The Lucas Apartments, 136 Shawmut Avenue, Boston (2018)

Finegold Alexander Architects

Eight story structure inserted within 1874 church envelope

Approved in South End Protection Area



CHC-Approved Rooftop Additions



50 Follen Street (Case 183, 1984)

CHC-Approved Rooftop Additions



Luke Building, 139 Main Street
accepted with landmark designation, 1989

CHC-Approved Rooftop Additions



57 J.F. Kennedy Street (Case 3319, 2014)

CHC-Approved Rooftop Additions



Abbot Building (Case 3678, 2018)
photographed from the roof of the kiosk

CHC-Approved Rooftop Additions



81-93 Mt. Auburn Street

Approved in Principle
(Case 4573, 2021)

CHC-Approved Rooftop Additions



57 J.F. Kennedy Street
Approved in Principle (Case 4632, 2021)

Public Comment

MIT Building 2 (Simons Building): This example is relevant because it involves a rooftop addition to a very historic building. MIT and the architect did a remarkable job of blending the one story rooftop addition with the existing structure to the point where an untrained eye may not even notice that anything was added, even from the other side of Memorial Drive. The keys to this success derive from the very limited height increase (one story), the careful selection of materials, and an overall design approach that defers to the existing structure. This addition earned a Preservation Award from the Historical Commission in 2016.



Public Comment

907 Main (Sonder Hotel): Another example of a rooftop addition where a successful effort was made to blend with the existing historic structure. The addition is limited to one story, does not stretch across the entire length of the roof, and the materials chosen respect and defer to the original building. So while the addition is admittedly more conspicuous from the street than the previous example, it represents a compromise where clear effort was made to achieve the principle of “compatible, yet differentiated”. The impressive restoration of the facade to natural brick also helps.



Public Comment

Blyth Building/11 Riverview: This addition to Harvard's Winthrop House shows how a contemporary addition can be compatible without overtaking the original structure. Particularly from this angle, the historic structure is the star of the show. This is achieved particularly through the choice of materials, the color, and the height of the addition. The relationship of solids to voids is respected, and design motifs are echoed (the center window with the three vertical panels on the original building is referenced), so a new design vocabulary is not arbitrarily introduced.



Public Hearing: Alterations to Designated Properties
Property Undergoing Landmark Designation Study

Case 4669: 711-727 Massachusetts Ave, by Gas Light Building LLC, owner.

Consider draft Standards and Guidelines for landmark report.







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Public Hearing: Demolition Delay

**Case D-1557 and Case L-138: 68-70 Lexington Ave.,
by Gregory Scott Burd & Francesca Gino. Demolish 3-decker (1913).**

Consider new design for replacement project.
Consider initiation of landmark designation study.







Public Hearing: Demolition Review and Landmark Designation Proceedings

**Case D-1595 and Case L-141: 2161 Massachusetts Ave.
ND Development, LLC, owner.**

Application to move building on lot and demolish rear and side sections.

Consider petition to initiate a landmark designation study





2161

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Preservation Grants



Case IPG 21-2: 874 Main St., by Union Baptist Church (#2)
Requested grant increase of \$5,500 for unexpected conditions
in the restoration of the portico



Case IPG 22-6: 130 Magazine St., by Cambridgeport Baptist Church. (#2)
Requested grant of \$50,000 for roof replacement