

THE COLLECTION AT HARVARD SQUARE

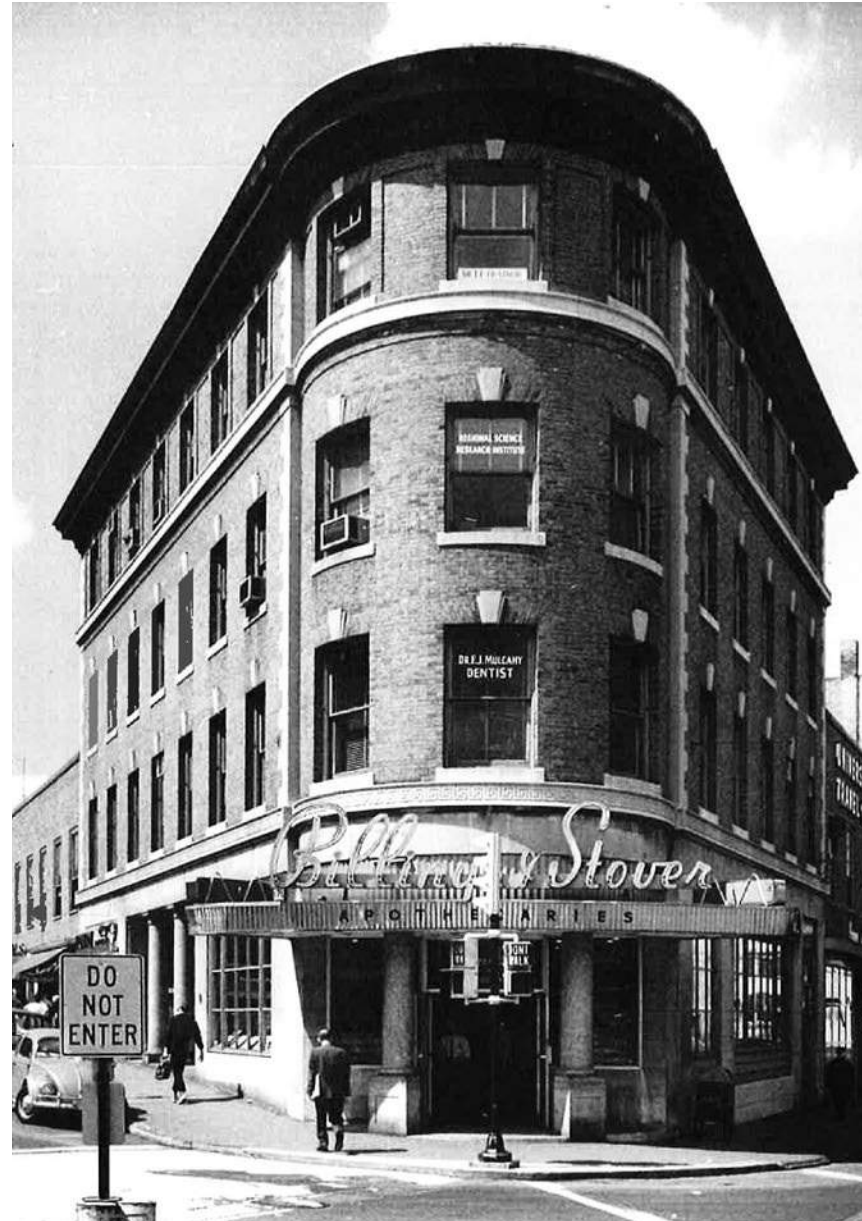
January 10, 2017

HARVARD SQUARE, CAMBRIDGE, MA





VIEW FROM HARVARD SQUARE - EARLY 1900'S



VIEW FROM HARVARD SQUARE - 1960'S



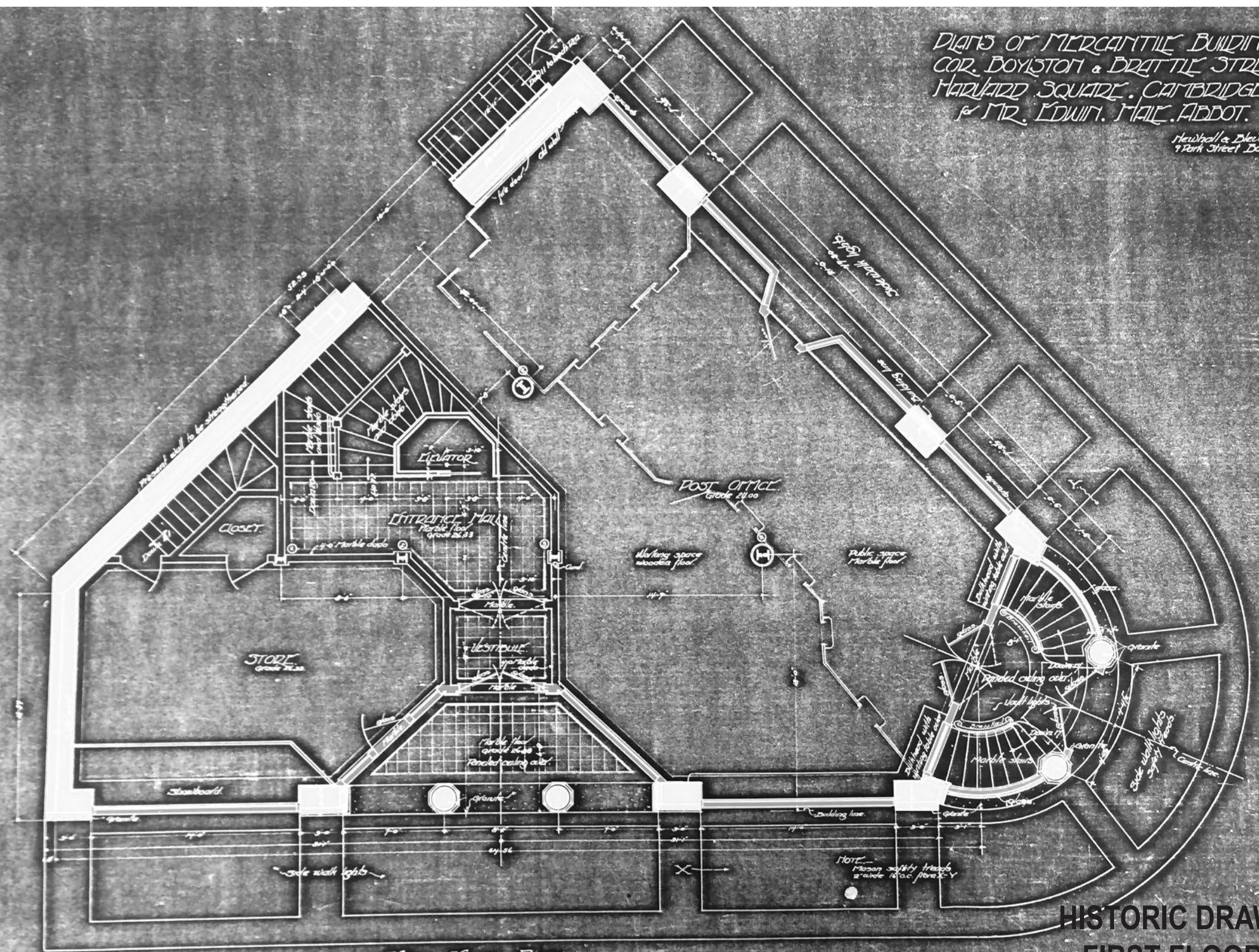
VIEW FROM HARVARD SQUARE - 2016



VIEW FROM HARVARD SQUARE - EARLY 1900'S

PLANS OF MERCANTILE BUILDING.
 COR. BOYLSTON & BRATTLE STREETS.
 HARVARD SQUARE, CAMBRIDGE.
 BY MR. EDWIN HALE ABBOT.

Hewhalls & Blair architects
 7 Park Street Boston Mass.



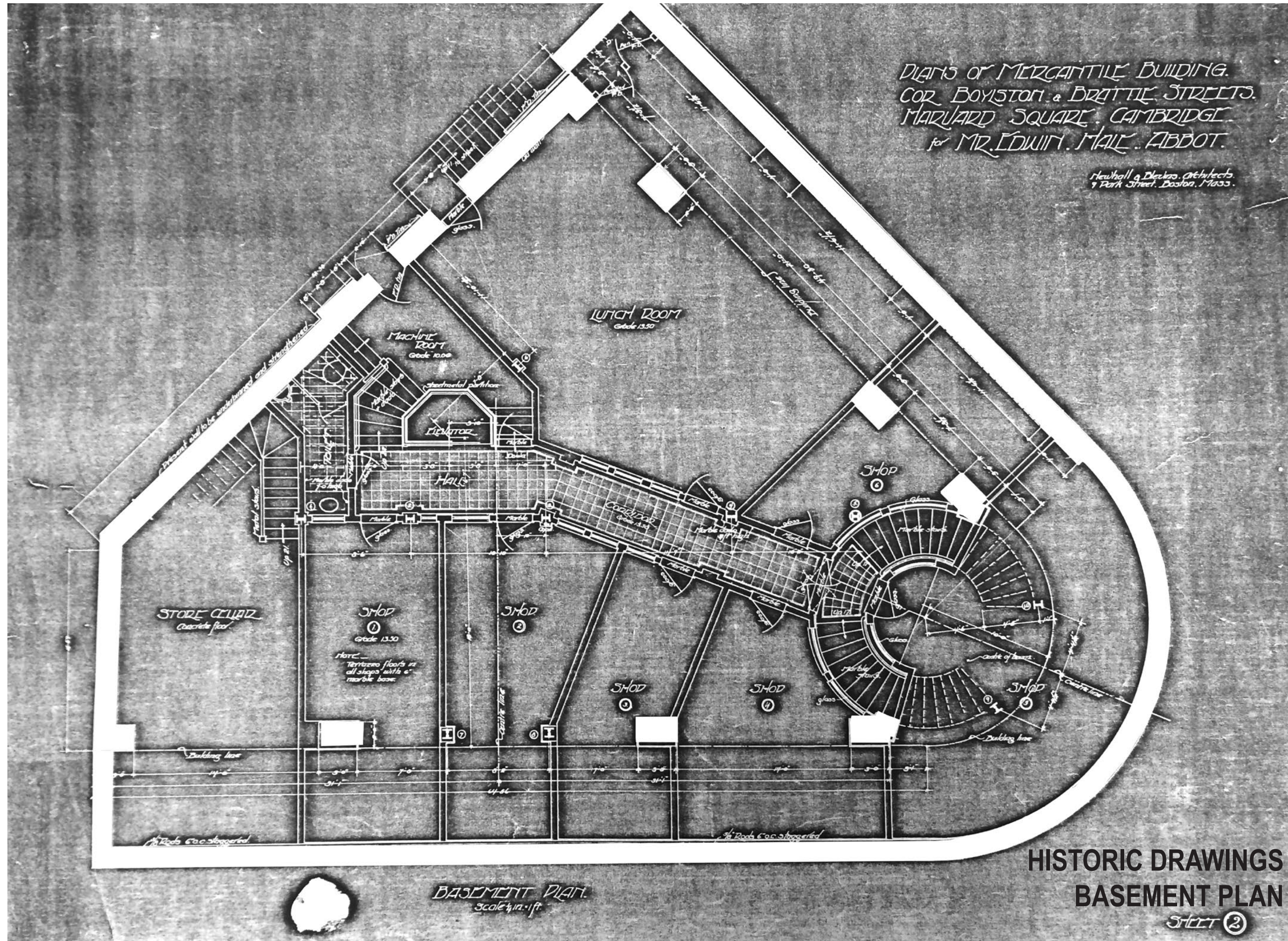
FIRST FLOOR PLAN
 Scale 1/4" = 1' ft.

HISTORIC DRAWINGS
 FIRST FLOOR PLAN

SHEET 3

PLANS OF MERCANTILE BUILDING.
 COR. BOYLSTON & BRATTLE STREETS.
 HARVARD SQUARE, CAMBRIDGE.
 for MR. EDWIN MALE ABBOT.

Newhall & Deane, Architects
 7 Park Street, Boston, Mass.



BASEMENT PLAN
 Scale 1/4" = 1'-0"

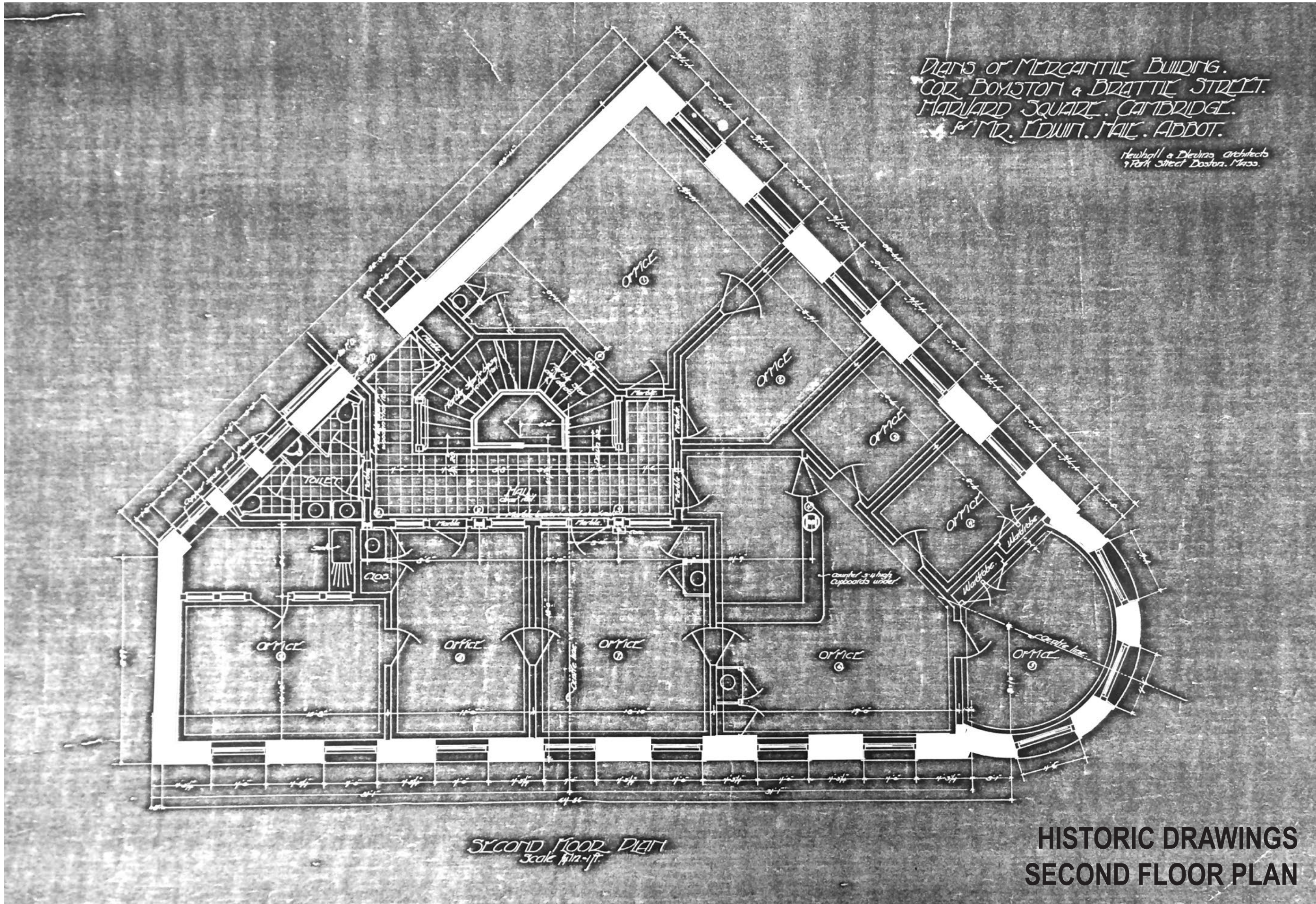
HISTORIC DRAWINGS
 BASEMENT PLAN
 SHEET 2

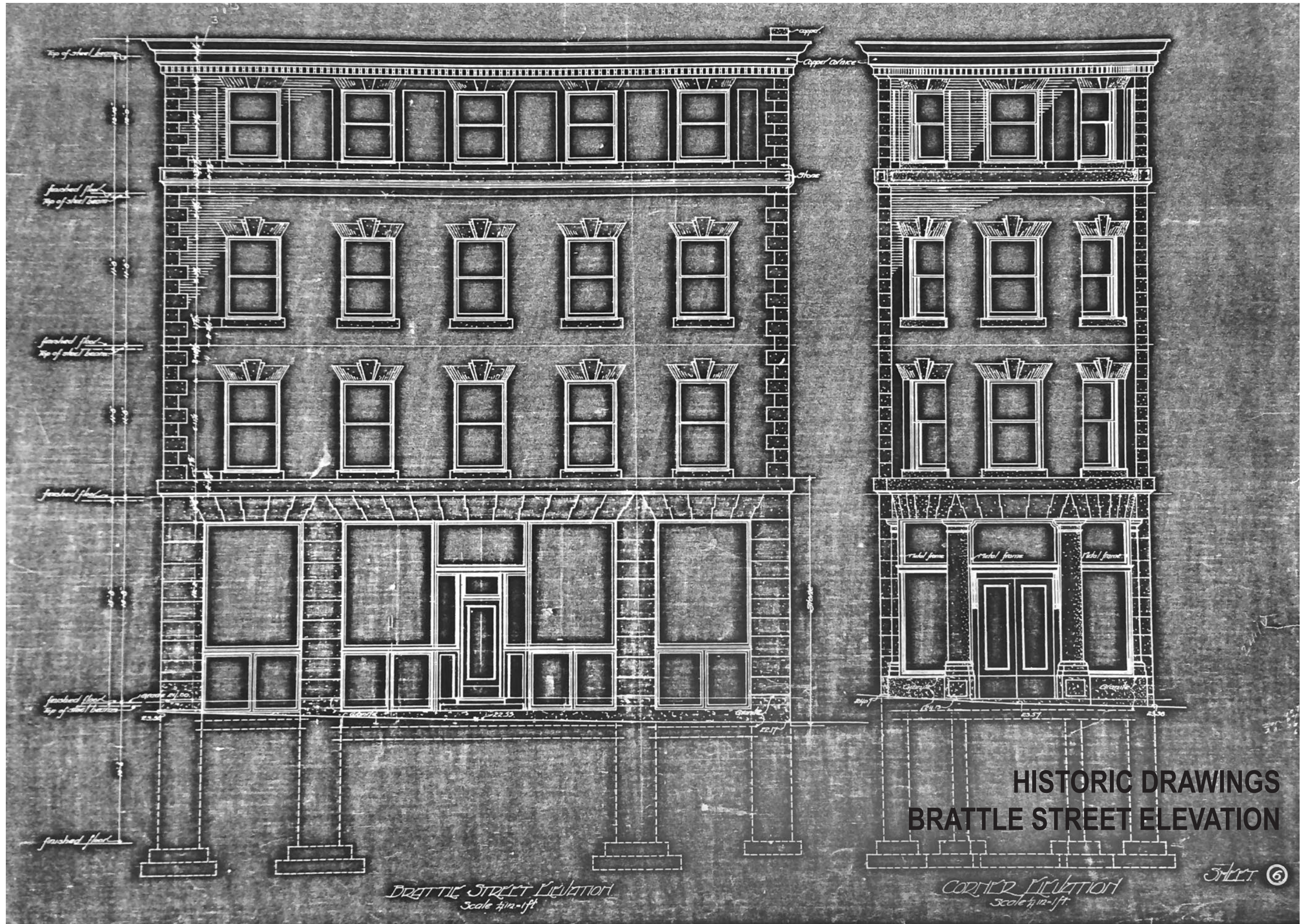
The Collection at Harvard Square
 HISTORIC COMMISSION

1.10.2017

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HISTORIC DRAWINGS
BRATTLE STREET ELEVATION

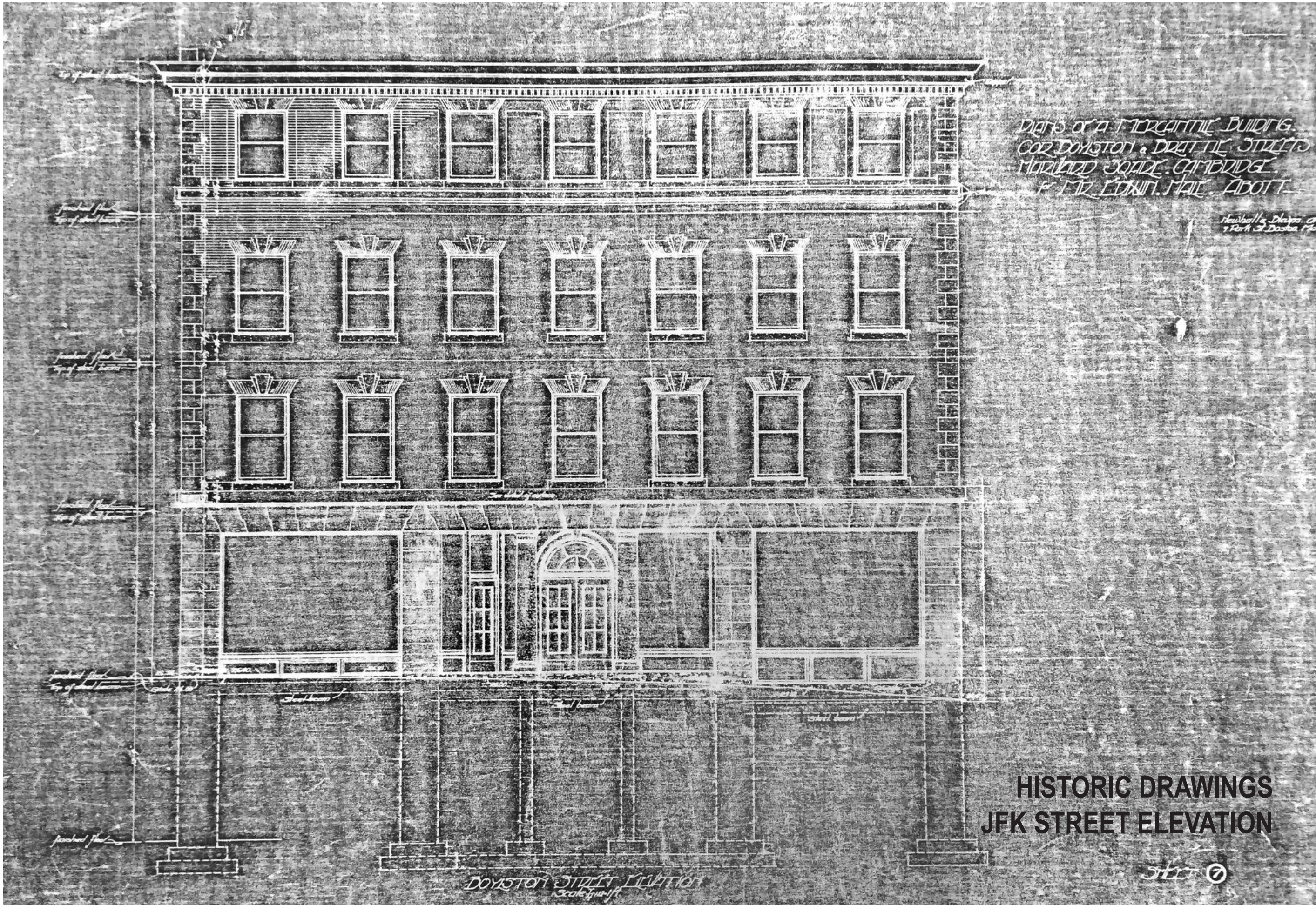


DIAGRAM OF A MERCANTILE BUILDING
COR. DOYNTON & DRATTLE STREETS
MARKET SQUARE, CAMBRIDGE
BY MR. EDWIN HALL, ARCHT.

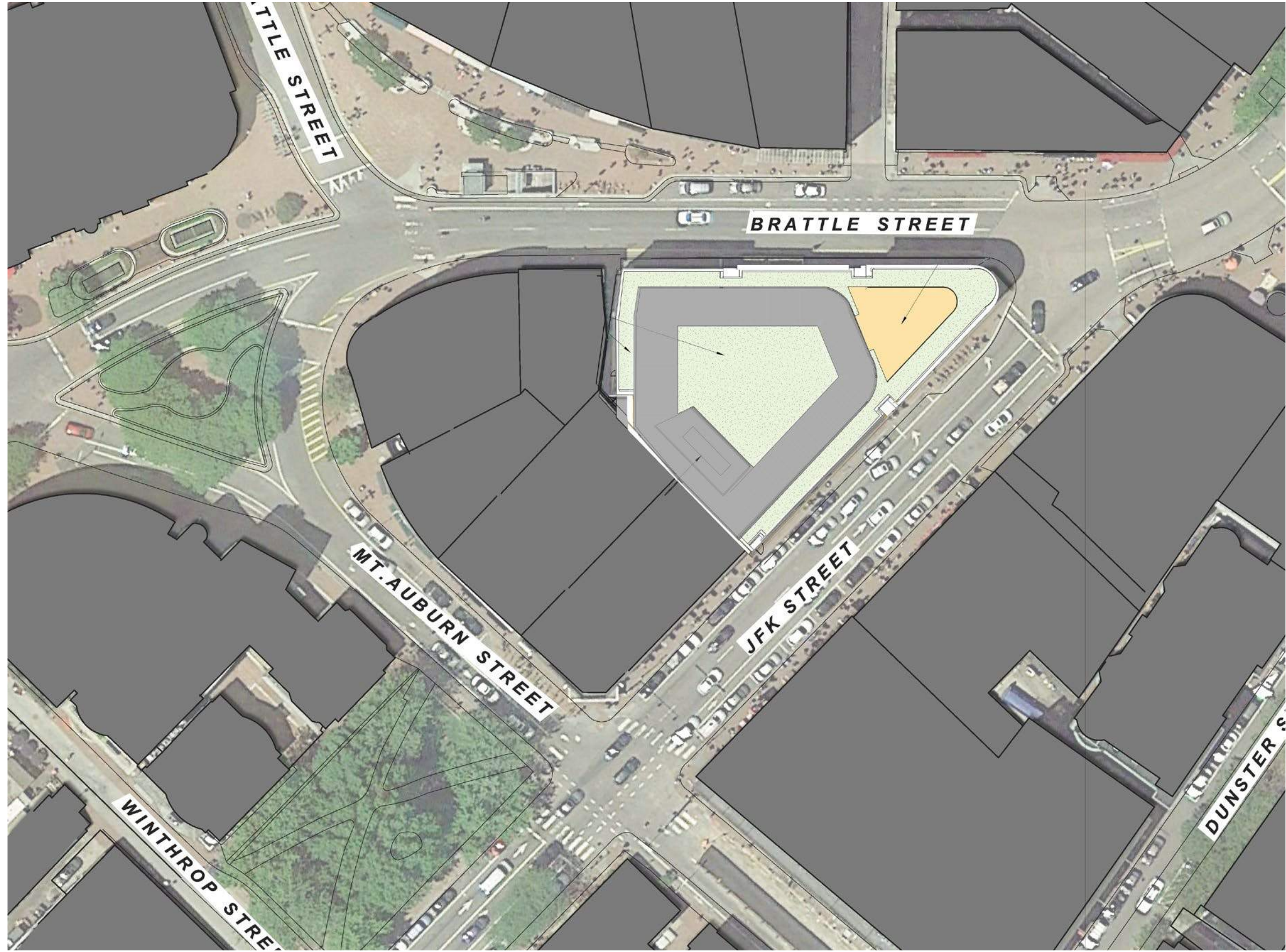
Rebuilt & Displayed
at Park St. Boston 1852

DOYNTON STREET ELEVATION
Scale 1/4" = 1'-0"

JLH ©

HISTORIC DRAWINGS
JFK STREET ELEVATION

SITE PLAN



SCALE: 1" = 60' - 0"

The Collection at Harvard Square
HISTORIC COMMISSION

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LEVEL 1

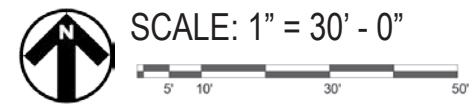
COMMERCIAL	12,315 SF
CIRCULATION/BOH	2,755 SF
TOTAL	15,070 SF

BASEMENT

BASEMENT	3,160 SF
TOTAL	18,230 SF

LEVEL 2

COMMERCIAL	14,440 SF
CIRCULATION	820 SF
TOTAL	15,260 SF

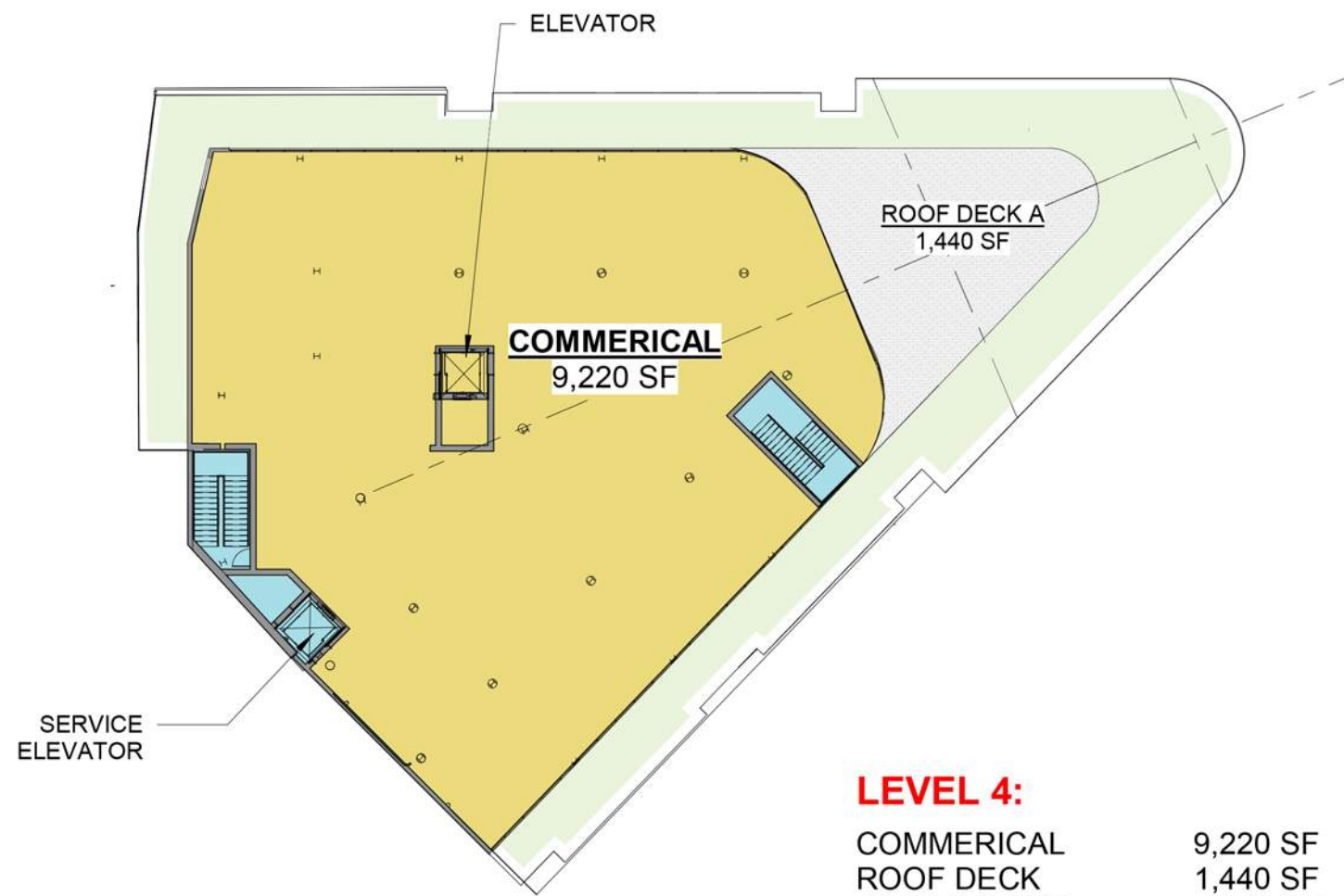


**** NOTE:** Plans show provisions for additional Square Footage to be placed in Brattle Building basement or in a mezzanine within the second floor retail space. Square Footage (SF) will be placed in these locations in order to bring total Building SF to 63,400 SF, in either a single amount in each or a combination of both.



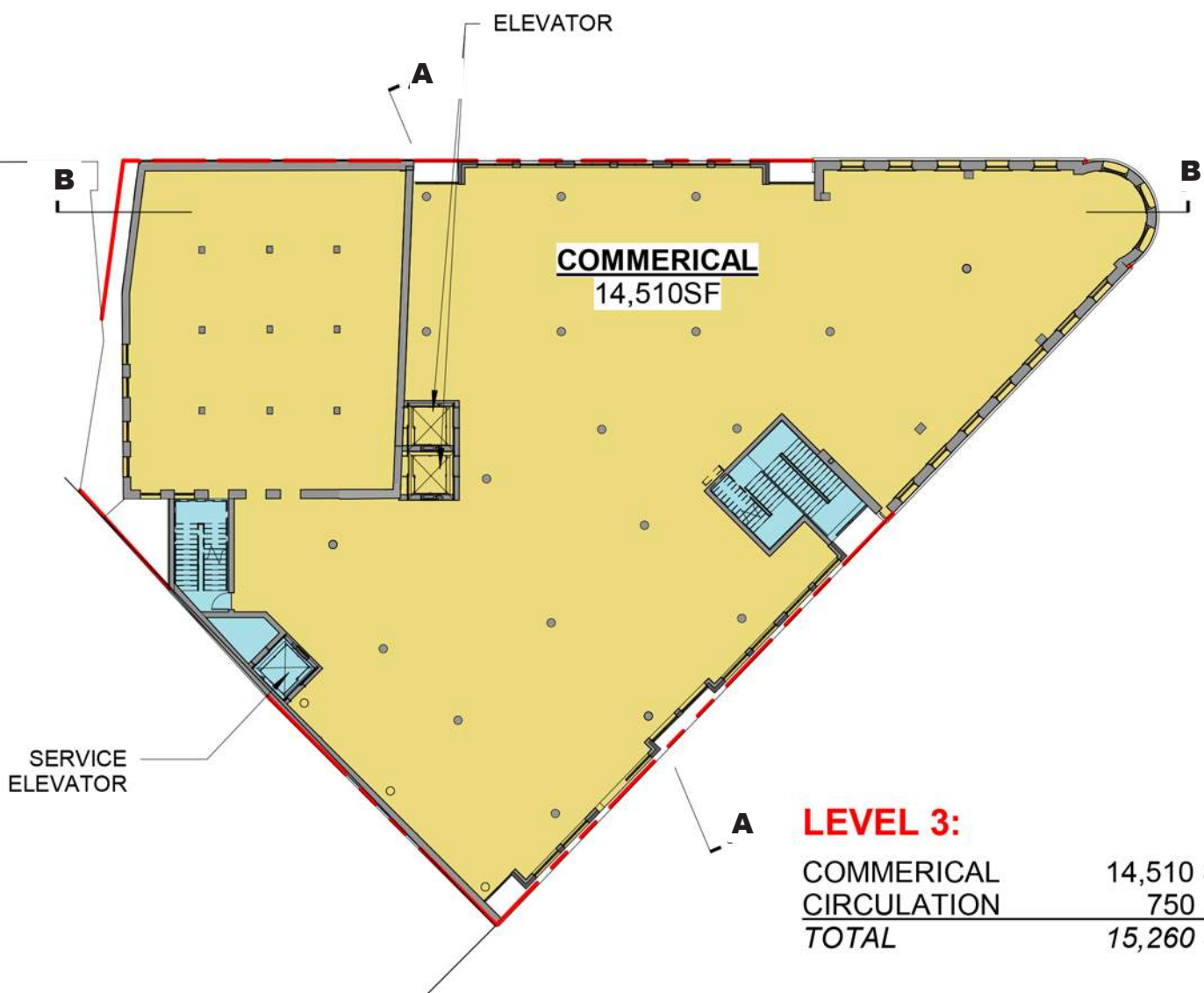
LEVEL 2.5:

COMMERICAL	3,040 SF
CIRCULATION	345 SF
TOTAL	3,385 SF



LEVEL 4:

COMMERICAL	9,220 SF
ROOF DECK	1,440 SF
CIRCULATION	605 SF
TOTAL	11,265 SF



LEVEL 3:

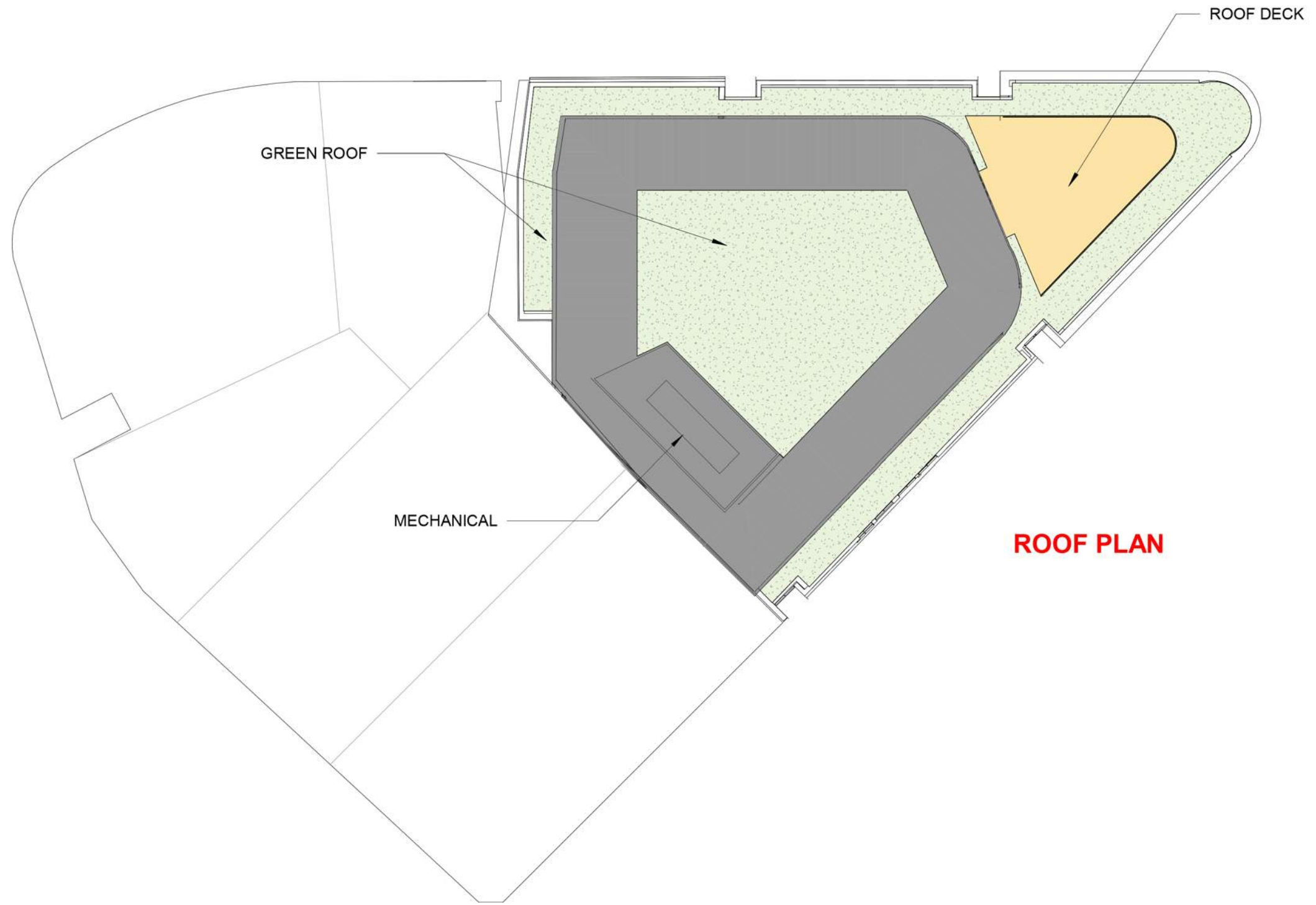
COMMERICAL	14,510 SF
CIRCULATION	750 SF
TOTAL	15,260 SF



SCALE: 1" = 30' - 0"



**** NOTE:** Plans show provisions for additional Square Footage to be placed in Brattle Building basement or in a mezzanine within the second floor retail space. Square Footage (SF) will be placed in these locations in order to bring total Building SF to 63,400 SF, in either a single amount in each or a combination of both.



SCALE: 1" = 30' - 0"

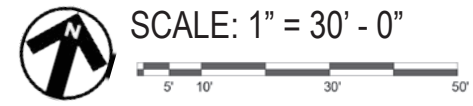


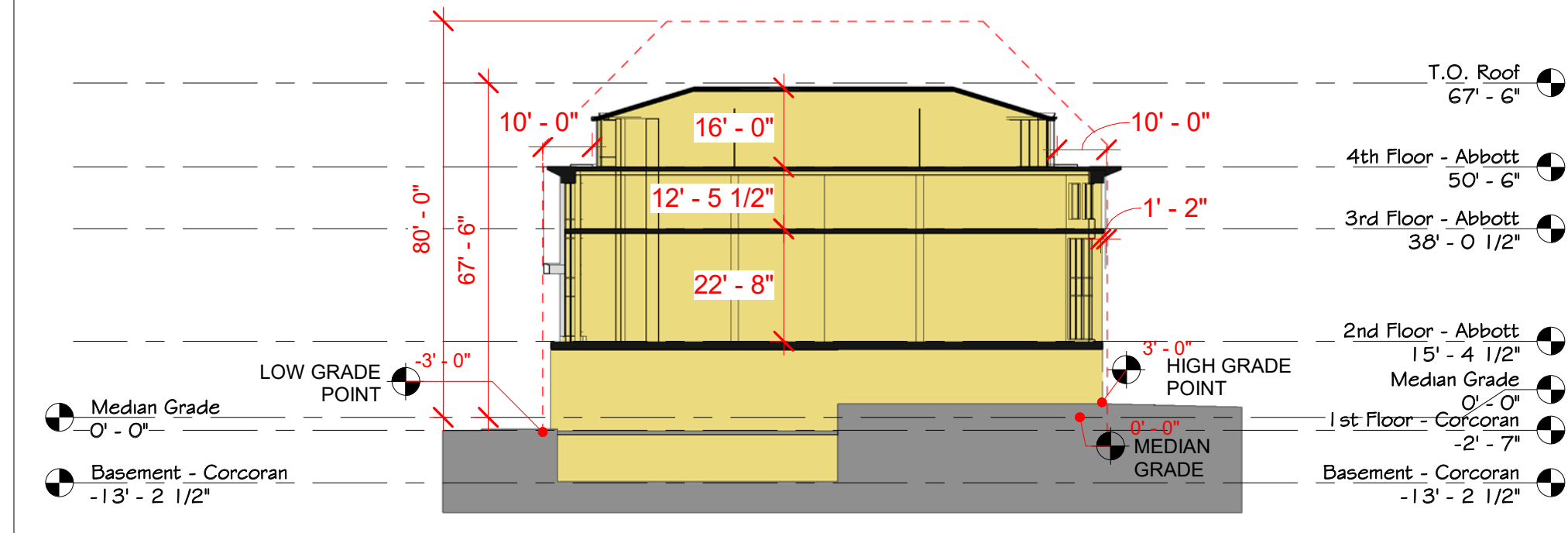
**** NOTE:** Plans show provisions for additional Square Footage to be placed in Brattle Building basement or in a mezzanine within the second floor retail space. Square Footage (SF) will be placed in these locations in order to bring total Building SF to 63,400 SF, in either a single amount in each or a combination of both.



LEVEL 1 - POTENTIAL LEASING OPTION A

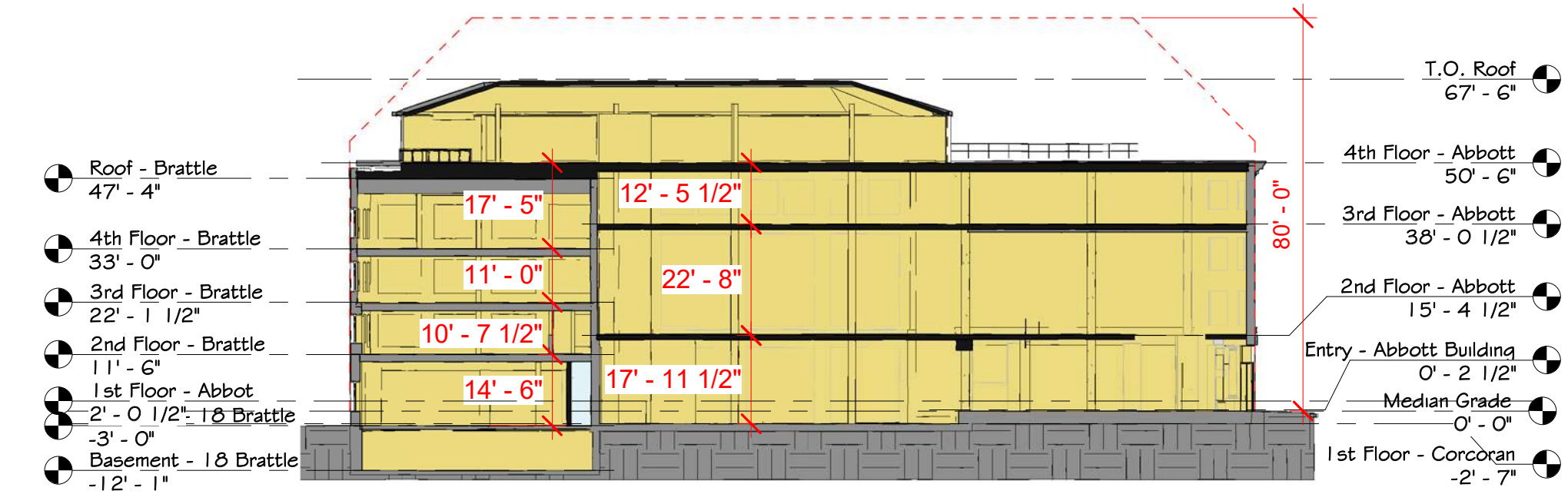
LEVEL 1 - POTENTIAL LEASING OPTION B





BUILDING SECTION - A

■ New Construction
 ■ Existing to remain



BUILDING SECTION - B



EXISTING PERSPECTIVE FROM HARVARD SQUARE



PROPOSED PERSPECTIVE FROM HARVARD SQUARE



EXISTING PERSPECTIVE FROM HARVARD SQUARE



PROPOSED PERSPECTIVE FROM HARVARD SQUARE



EXISTING PERSPECTIVE FROM HARVARD SQUARE



PROPOSED PERSPECTIVE FROM HARVARD SQUARE



EXISTING PERSPECTIVE FROM BRATTLE SQUARE



PROPOSED PERSPECTIVE FROM BRATTLE SQUARE



EXISTING PERSPECTIVE FROM JFK STREET



PROPOSED PERSPECTIVE FROM JFK STREET



EXISTING AERIAL VIEW



PROPOSED AERIAL VIEW

Clean and Repair Existing
Cornice, Brick, and Stone

New Replacement Windows to
match Historic Profiles

Metal Standing Seam Roof

Aluminum Windows

Brick

Metal Panel

Opaque Spandrel Glass

Clean and Repair Existing
Cornice, Brick, and Stone

New Replacement Windows to
match Historic Profiles



PROPOSED BRATTLE ST. ELEVATION



Metal Standing Seam Roof

Aluminum Windows

Metal Cornice

Brick

Metal Panel

Metal Sunshades

Opaque Spandrel Glass

Clean and Repair Existing
Cornice, Brick, and Stone

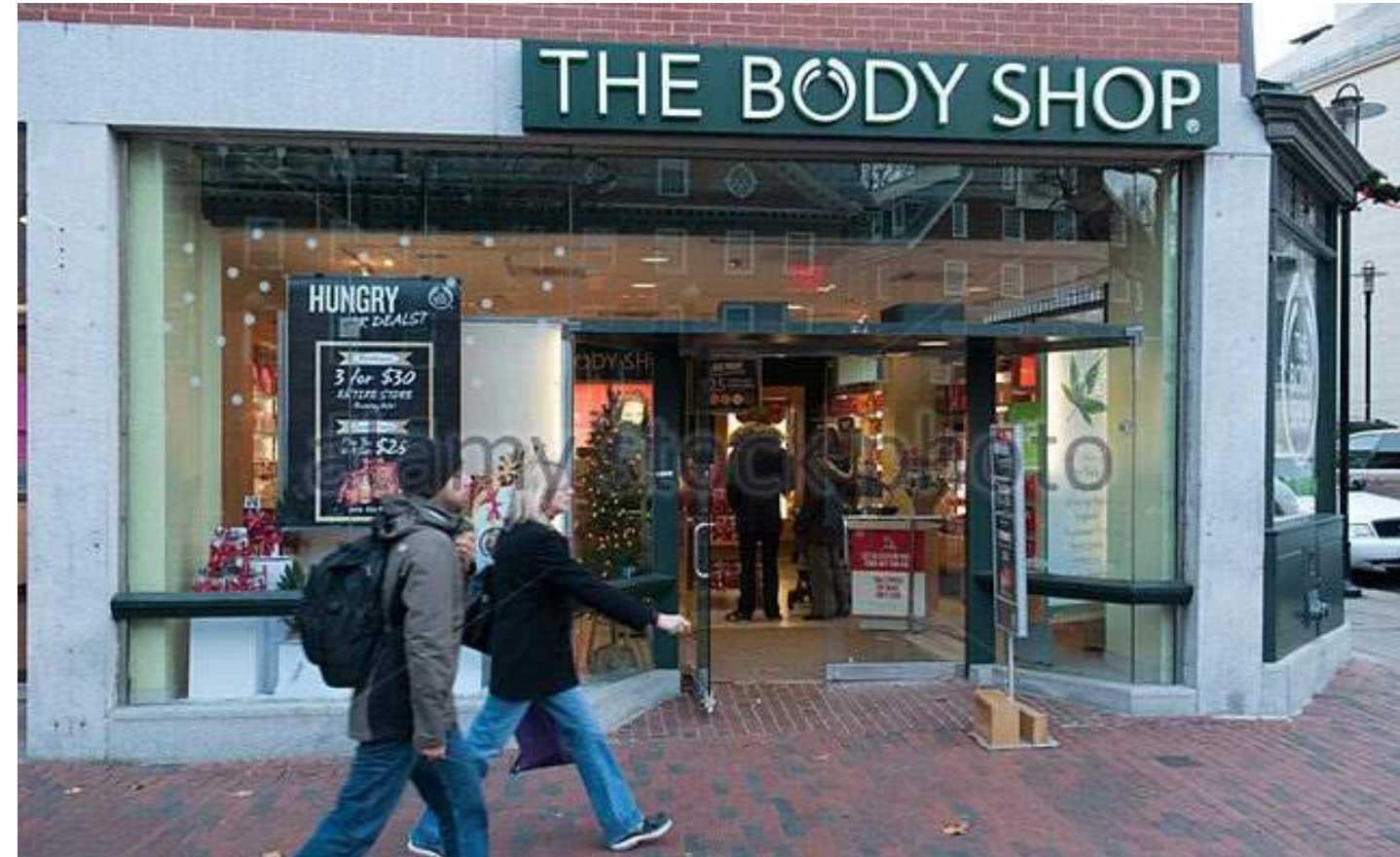
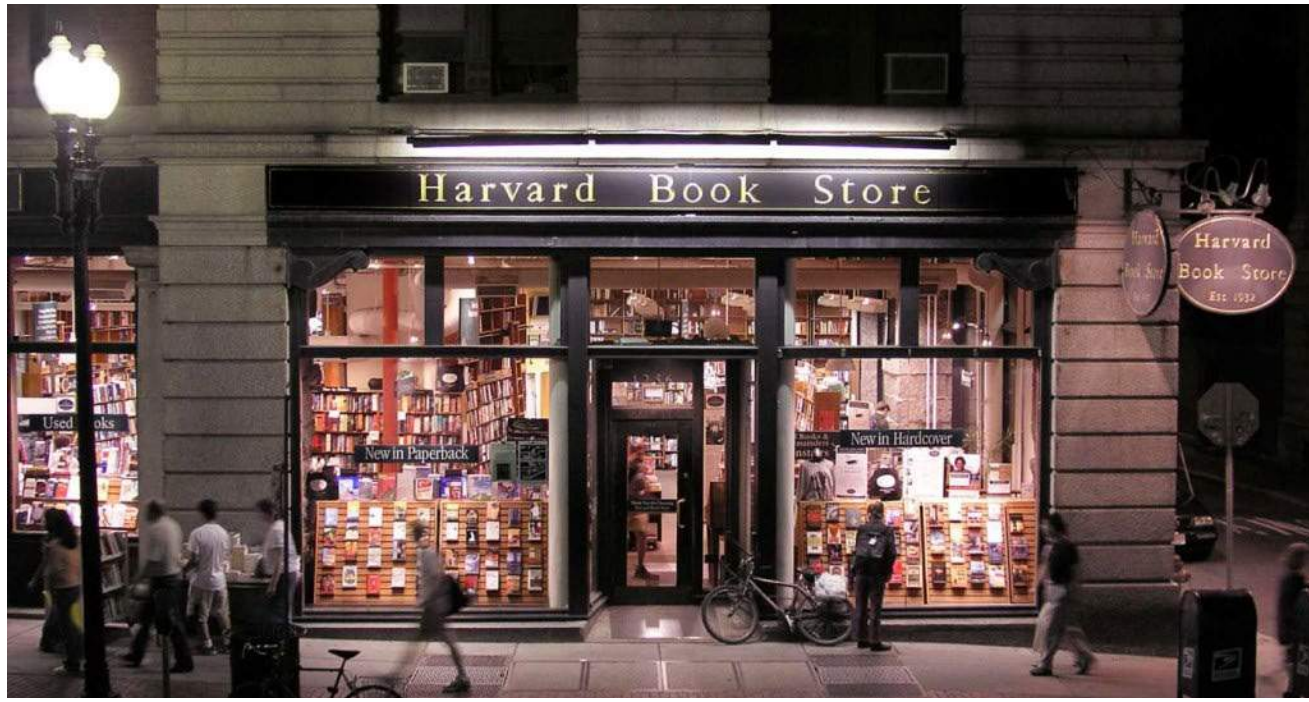
New Replacement Windows to
match Historic Profiles



PROPOSED JFK ST. ELEVATION

Restore 1909 Storefront Open-
ing Sizes





RETAIL STOREFRONT PRECEDENTS

STOREFRONTS WITH INDIVIDUAL EXPRESSION FIT INTO BUILDING FRAMEWORK



PROPOSED BRATTLE STREET ELEVATION

POTENTIALSTOREFRONTS WITH INDIVIDUAL EXPRESSION FIT INTO BUILDING FRAMEWORK

The Collection at Harvard Square
HISTORIC COMMISSION

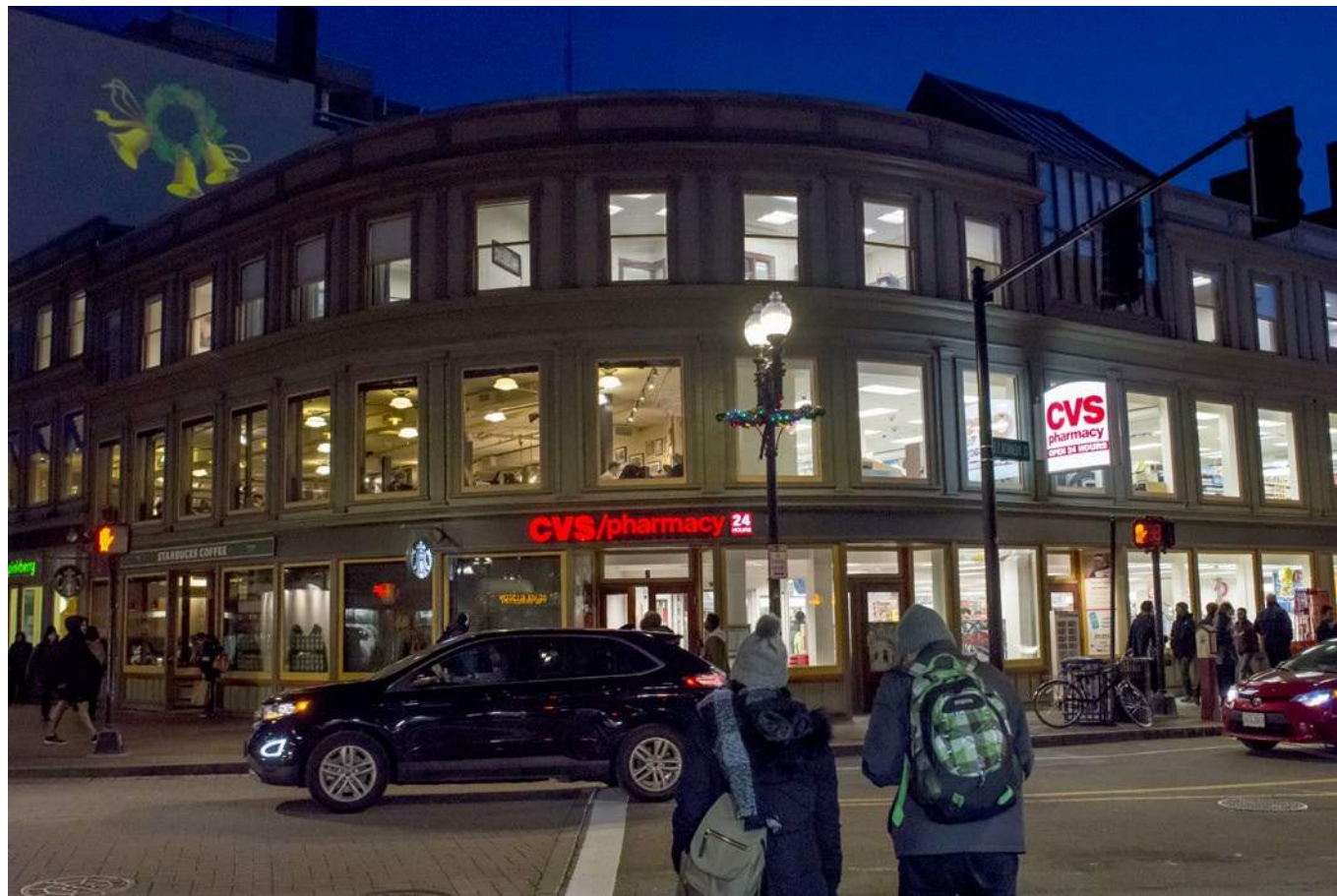
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PROPOSED PERSPECTIVE FROM JFK STREET WITH POTENTIAL STOREFRONTS



JFK STREET LOOKING SOUTH



BRATTLE STREET LOOKING SOUTH



**BRATTLE STREET LOOKING WEST
HARVARD SQUARE AT NIGHT**



BRATTLE STREET LOOKING WEST



LIBERTY WHARF (ground and 2nd floor restaurants, 3rd and 4th floor office)



THE STREET, CHESTNUT HILL (ground floor retail, 2nd floor restaurant, 3rd floor office)



THE CHARLES HOTEL (ground floor bar, 2nd floor restaurant)

RETAIL AND RESTAURANTS AT NIGHT



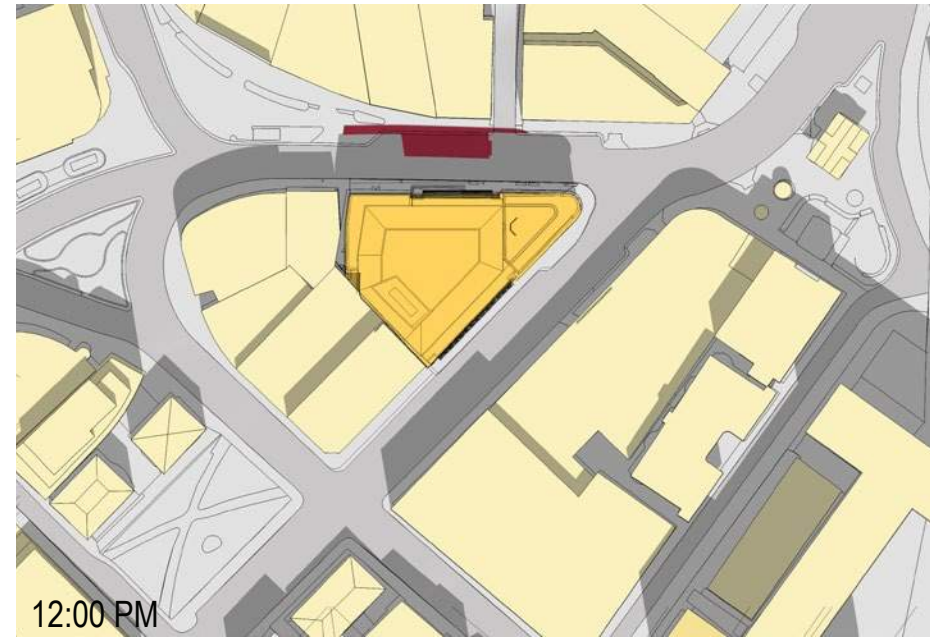
EXISTING PERSPECTIVE FROM HARVARD SQUARE (NIGHT)



PROPOSED PERSPECTIVE FROM HARVARD SQUARE (NIGHT)



9:00 AM



12:00 PM



3:00 PM

SHADOW STUDY: MARCH 21ST



9:00 AM



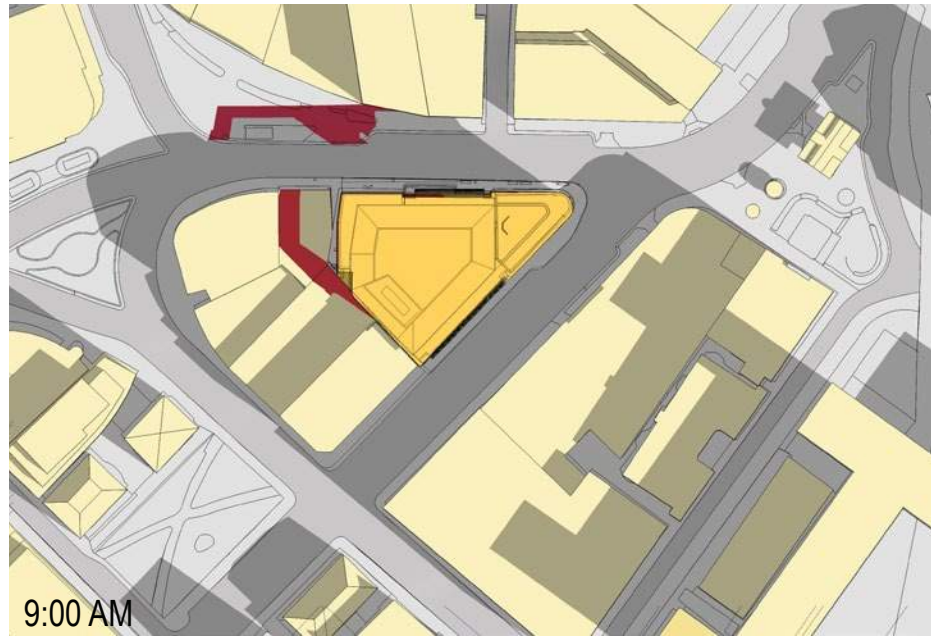
12:00 PM



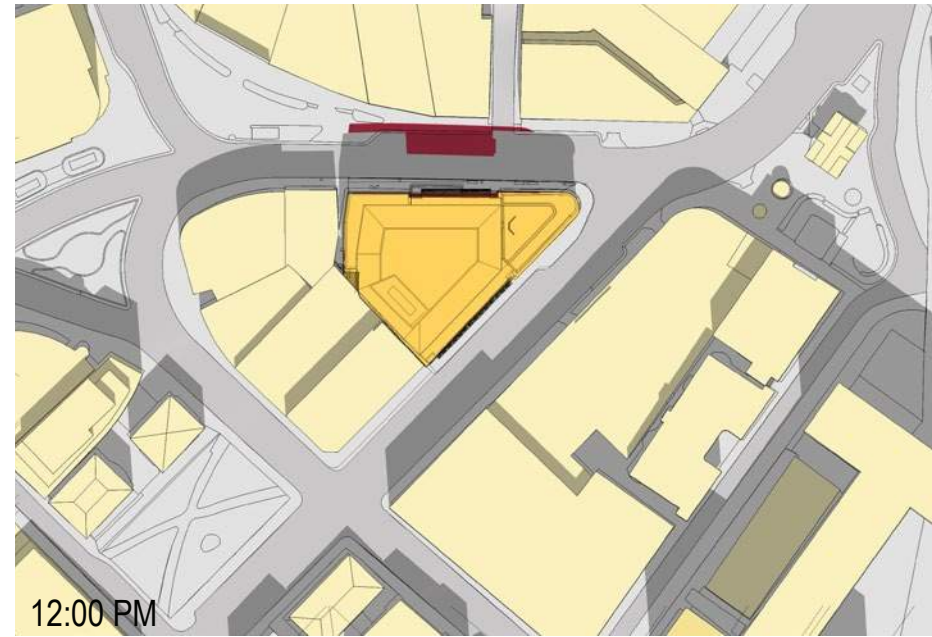
3:00 PM

SHADOW STUDY: JUNE 21ST

- Additional shadow cast by proposed addition
- Shadow cast by existing building.



9:00 AM



12:00 PM



3:00 PM

SHADOW STUDY: SEPTEMBER 21ST



9:00 AM





12:00 PM

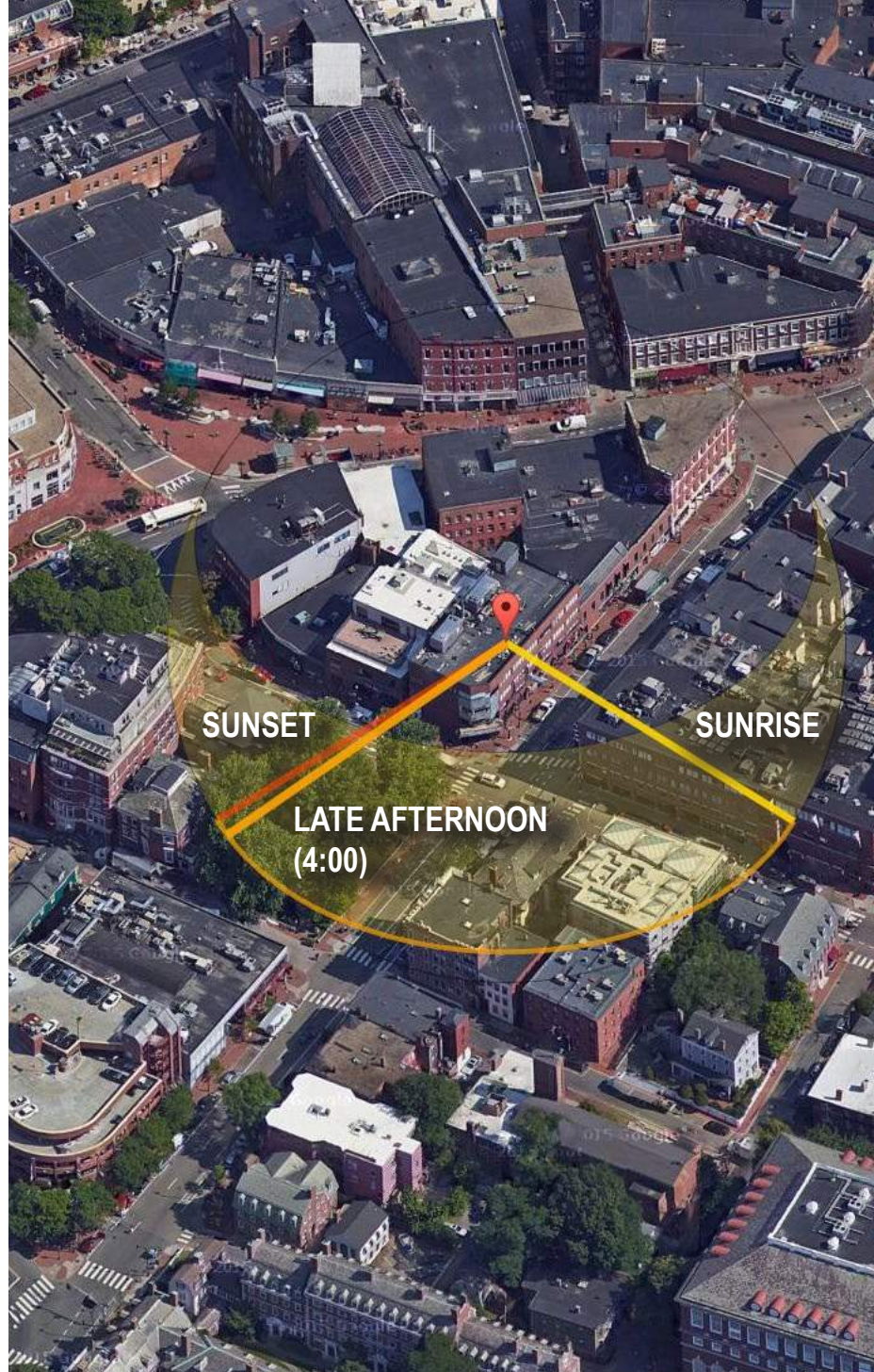


3:00 PM

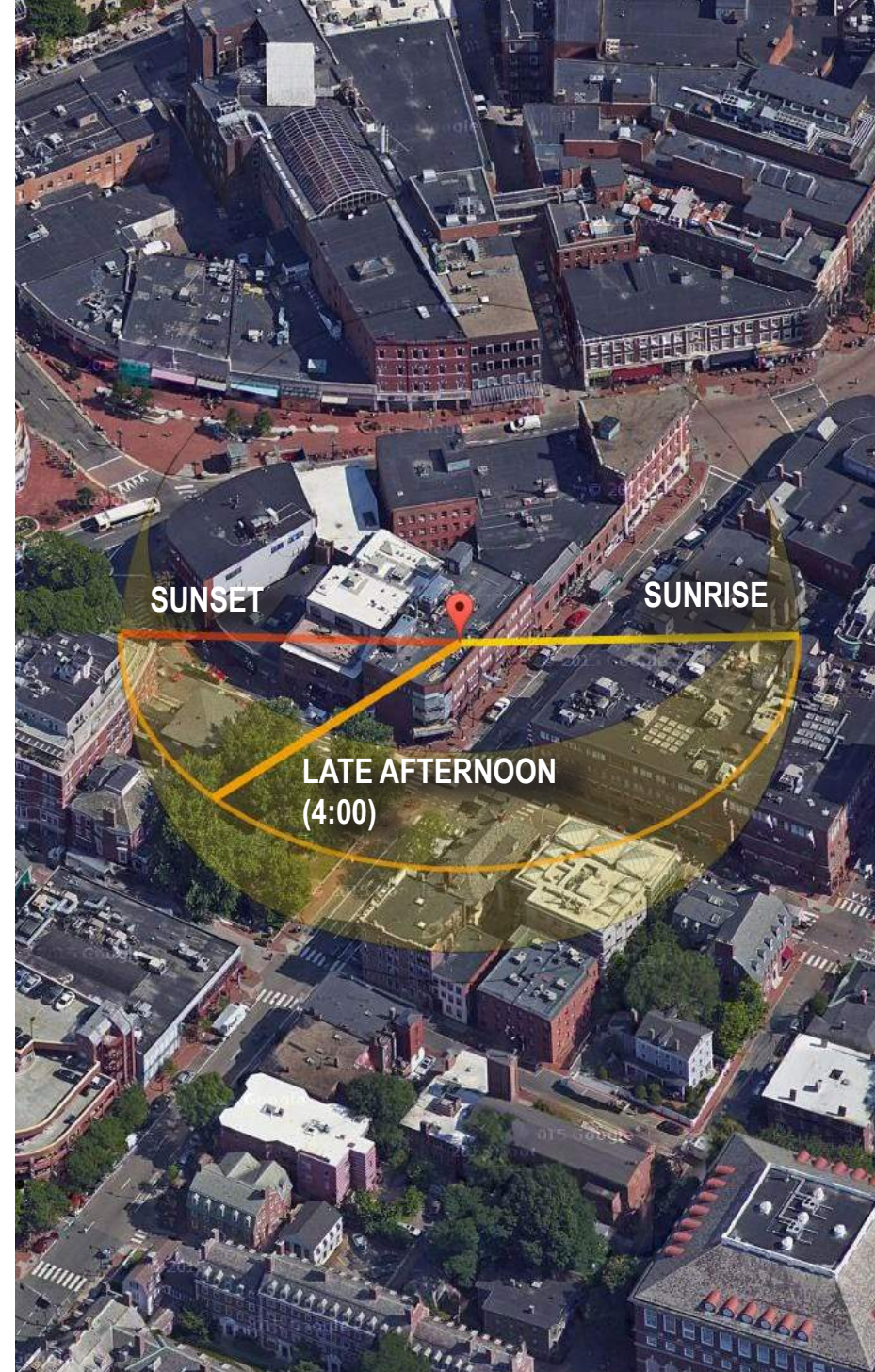
SHADOW STUDY: DECEMBER 21ST

 Additional shadow cast by proposed addition

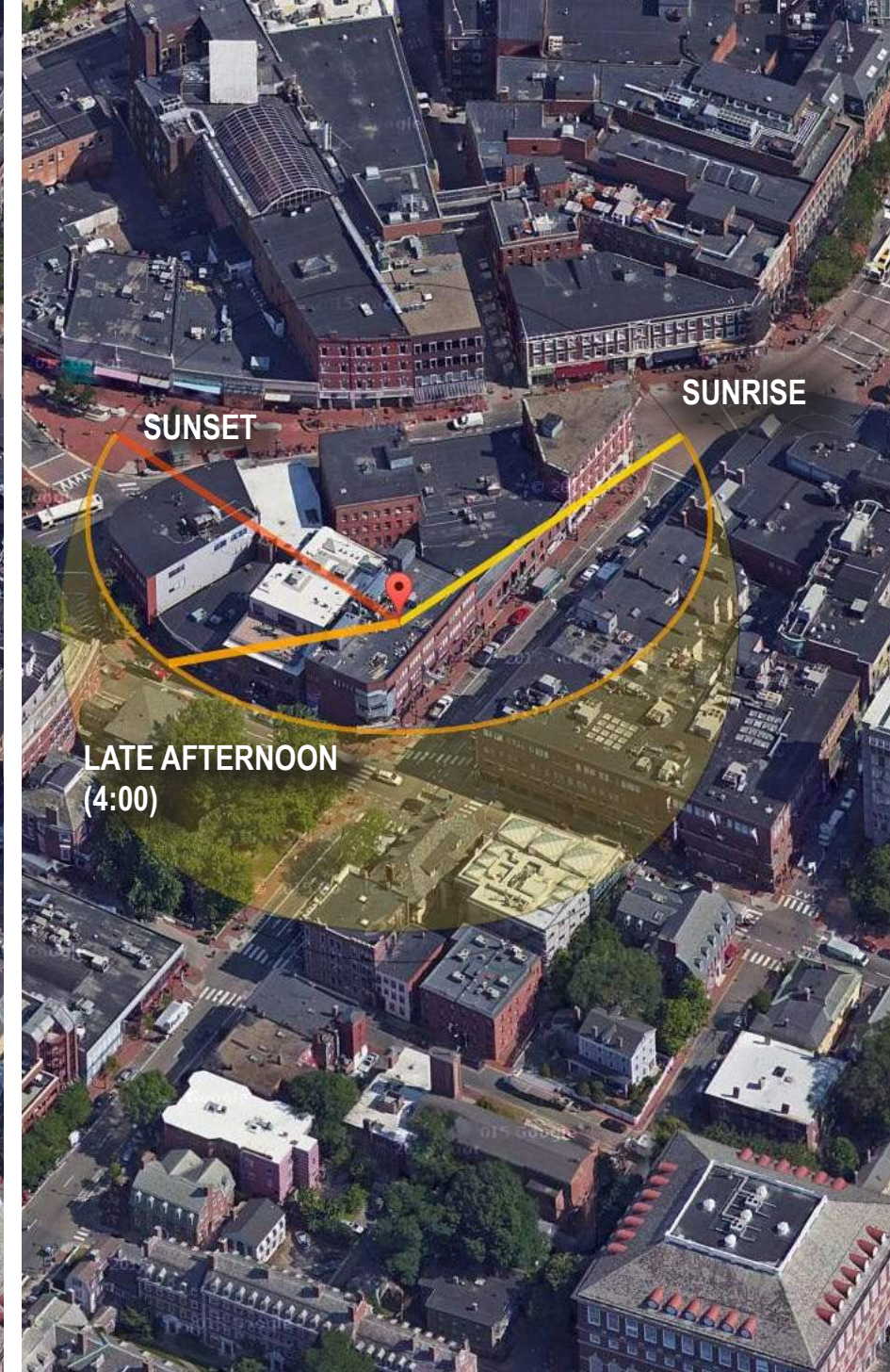
 Shadow cast by existing building.



SUNPATH: DECEMBER 21ST



SUNPATH: MARCH/SEPTEMBER 21ST



SUNPATH: JUNE 21ST

SUN PATH ANALYSIS