THE ABBOT BUILDINGS
CAMBRIDGE, MA
PLANNING BOARD SPECIAL PERMIT APPLICATION
November 3, 2017
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### Proposed Lower Level

**Proposed Area**
- Retail: 11,022 SF
- Office: 0 SF
- Total Building Area: 15,433 SF
- Total Zoning Area: 11,022 SF

**General Note**
Final Lower Level utility room layout and adjustments may be updated following review with DPW during design process.

### Proposed Level 1

**Proposed Area**
- Retail: 12,206 SF
- Office: 3,036 SF
- Total Building Area: 15,242 SF
- Total Zoning Area: 15,061 SF

**General Note**
For the multiple retail uses on the ground floor, the actual size and location of each retail store will be determined in response to create a mix of retail storefronts that reflects the historical combination of Harvard Square retailers.
PROPOSED LEVEL 2
Proposed Area
Retail: 11,942 SF
Office: 3,296 SF
Total Building Area: 15,238 SF
Total Zoning Area: 15,003 SF

PROPOSED LEVEL 2.5
Proposed Area
Retail: 2,336 SF
Office: 3,296 SF
Total Building Area: 5,632 SF
Total Zoning Area: 5,580 SF

Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.
**PROPOSED LEVEL 3**

Proposed Area
- Retail: 0 SF
- Office: 15,239 SF
- Total Building Area: 15,239 SF
- Total Zoning Area: 15,187 SF

**PROPOSED LEVEL 4**

Proposed Area
- Retail: 0 SF
- Office: 9,074 SF
- Total Building Area: 9,074 SF
- Total Zoning Area: 9,893 SF (includes 873 SF of roof deck)

**GENERAL NOTE:**
- Core, water closets, internal stairs & corridors will be adjusted based on final tenant lease & layout.

**EXISTING WALLS TO REMAIN**
- **NEW WALLS**

**PROPOSED FLOOR PLANS**

Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.
PROPOSED ROOF PLAN

Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.
EXISTING AND NEW CONSTRUCTION

DESIGN CONCEPT: DISTINCT BUILDING BLOCKS

BRICK DETAILING CREATES A DISTINCT TOP, NOT A COMPETING CORNICE

GRANITE BASE RELATES TO ABBOT STONE BASE AND BRATTLE METAL/GLASS BASE

LEVEL 2.5 TO BE REMOVED, NEW LEVEL 2 ADDED

LEVEL 2 TO REMAIN, NEW CONSTRUCTION

EXISTING TO REMAIN

NEW CONSTRUCTION

WINDOWS AND BAYS ON LEVEL 4 RELATE TO BUILDING FORM AND WINDOWS BELOW

LEVEL 4 IS A LIGHTER METAL AND GLASS AND IS SET BACK FROM MAIN FACADE 13 FEET

NEW GLAZING SEPARATES FACADE INTO DISTINCT BLOCKS AND HIGHLIGHTS EXISTING BUILDINGS

WALL TO BE REMOVED ABOVE LEVEL 2 - APPX. 800SF / 8% OF ABBOT EXTERIOR

NEW GLAZING WITH VIEWS TO EXISTING BRICK

EXISTING BRICK TO REMAIN

DESIGN CONCEPT: HIGHLIGHT EXISTING BUILDINGS

11.03.2017

THE ABBOT BUILDINGS

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DESIGN CONCEPT - Maximize Abbot and Brattle Preservation
Upper Floor Materials in Harvard Square

New Glass with Existing Masonry

From the National Park Service Federal Historic Preservation Guide

Existing masonry wall is featured through the glazing

Examples of brick details

Detail in Brick

Existing metalwork details on Massachusetts Avenue

Proposed metalwork is inspired by shape of the Abbot Building

Metalwork Details

Map of Harvard Square

Map in Metalwork

Granite Base
BRATTLE ST. ELEVATION (HISTORICAL COMMISSION PROPOSAL)

- Metal Standing Seam Roof
- Aluminum Windows
- Brick
- Metal Panel
- Terracotta

BRATTLE ST. ELEVATION (CURRENT PROPOSAL)

- Clean and Repair Existing Cornice, Brick, and Stone
- New Replacement Windows to Match Historic Profiles

- Glass with metalwork instead of metal panel for more transparency
- Spandrel glass instead of metal panel for more integrated appearance
- Office lobby entrance remains at existing location

PROPOSED ELEVATIONS

- Standing Seam Roof is warm grey metal panel
- Roof deck moved to not extend over Abbot Building
- Roof 65'-6"

- Windows and bays relate to window pattern below
- Simple roof edge provides a top without competing with Abbot cornice
- High Performance upper level glazing for less heat gain and night light spill
- Clear glazing for more transparency at street level

- Granite is a better fit with the context
- Clear glazing for more transparency

59'-6" EXISTING ABBOT BUILDING
71'-4" NEW BUILDING
49'-5" EXISTING BRATTLE BUILDING

59'-6" EXISTING ABBOT BUILDING
71'-4" NEW BUILDING
49'-5" EXISTING BRATTLE BUILDING
JFK ST. ELEVATION (HISTORICAL COMMISSION PROPOSAL)

- Standing Seam Roof is warm grey metal panel
- Glazed area is wider for utility clearance at Level 1
- Metal gate at loading area

JFK ST. ELEVATION (CURRENT PROPOSAL)

- Clear glazing for more transparency at street level
- Additional Granite Piers

PROPOSED ELEVATIONS

- High Performance upper level glazing for less heat gain and night light spill
- Windows and bays relate directly to window pattern below
- Brick
- Spandrel glass instead of metal panel for more integrated appearance
- Additional Granite Piers
- 98' NEW BUILDING
- 99' 6" NEW BUILDING
- 74' 10" EXISTING ABBOT BUILDING
WEST ELEVATION (INTERIOR TO THE BLOCK)

ROOF
65'-6"

Flat Seam warm grey Metal Panel
4TH FLOOR
48'-6"

Install windows in bricked up openings

Outline of existing building at Mt. Auburn Street

PROPOSED ELEVATIONS

Median Grade
0'

1
2
3
4

25' 22' 3 1/2'
11' 8"
PROPOSED GROUND FLOOR ELEVATION WITH POTENTIAL STOREFRONTS

POTENTIAL STOREFRONTS WITH INDIVIDUAL EXPRESSION FIT INTO BUILDING FRAMEWORK

RETAIL STOREFRONT PRECEDENTS
General Restoration Notes for Abbot Building and 18-24 Brattle Street:

- Carefully remove all limestone infill panels installed after the original construction.
- Clean brick and limestone using gentlest means possible to remove atmospheric soiling and staining.
- Repoint all open brick and limestone mortar joints. Use mortar that matches existing in color, texture and composition.
- Remove all ferrous anchors, conduits and attachments. Patch resulting holes in brick and limestone with cementitious patching material (<1" diameter); or Dutchman (>1" diameter).
- Replace any cracked brick with new brick matching existing in color, texture and composition.
- Repair cracks in limestone with stainless steel pins and patching material.
- Remove all previous limestone patches that are failing, or do not match surrounding in color or texture. Patch resulting voids with cementitious patching material (<1" diameter); or Dutchman (>1" diameter).
- Furnish and install new wood windows to match historic profiles.
- Restore existing wood frames and trim.
HISTORICAL COMMISSION PROPOSAL

PROPOSED PERSPECTIVE FROM HARVARD SQUARE
HISTORICAL COMMISSION PROPOSAL
HISTORICAL COMMISSION PROPOSAL
EXISTING PHOTOGRAPH

PROPOSED PERSPECTIVE FROM BRATTLE STREET
PROPOSED PERSPECTIVE of THE ABBOT CORNER
Current Corner Storefront Location

8'-8"
11'-6"
18'-10"
13'-6"
6'-7"
SHADOW STUDY: JUNE 21ST
9:00 AM - 12:00 PM - 3:00 PM

SHADOW STUDY: MARCH 21ST
9:00 AM - 12:00 PM - 3:00 PM

Additional shadow cast by proposed addition
Shadow cast by existing building.
**SHADOW STUDIES**

**SHADOW STUDY: SEPTEMBER 21ST**
- 9:00 AM
- 12:00 PM
- 3:00 PM

**SHADOW STUDY: DECEMBER 21ST**
- 9:00 AM
- 12:00 PM
- 3:00 PM

Additional shadow cast by proposed addition

Shadow cast by existing building.