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# THE ABBOT BUILDINGS

CAMBRIDGE, MA

PLANNING BOARD SUPPLEMENTAL FILING

February 27, 2018

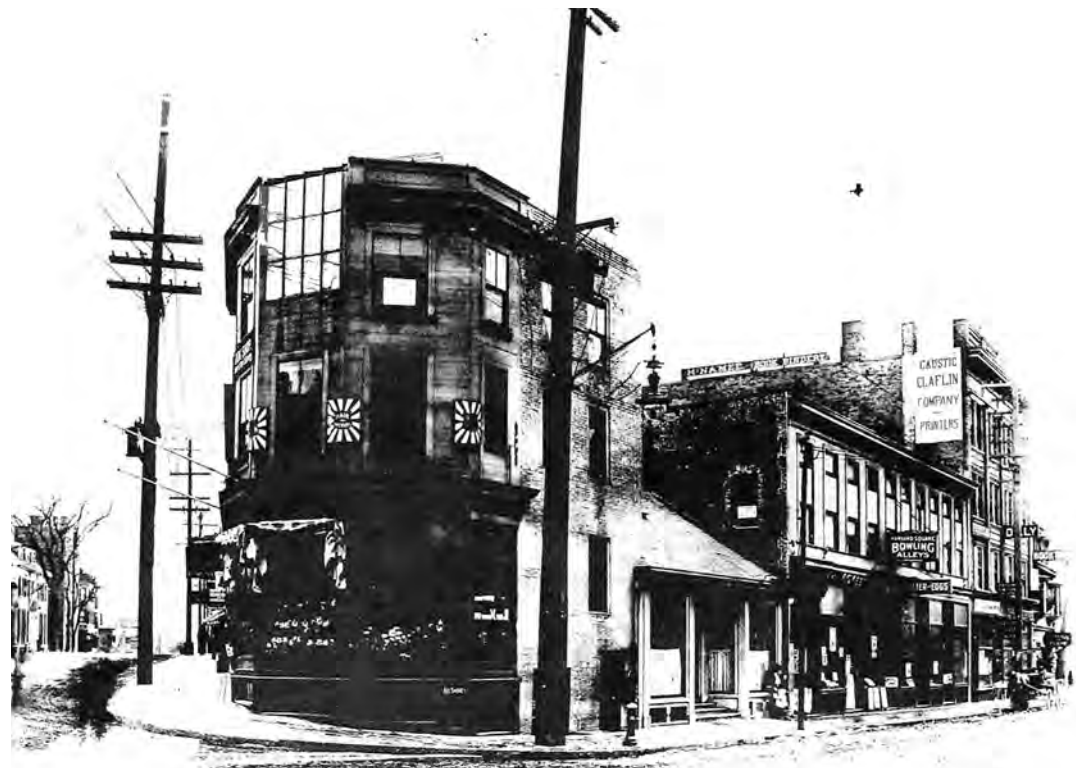
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VIEW FROM HARVARD SQUARE - 1960'S



VIEW FROM HARVARD SQUARE - 1980'S



VIEW FROM HARVARD SQUARE - LATE 1800'S



VIEW FROM JFK STREET - 1940's



VIEW FROM HARVARD SQUARE - EARLY 1900'S



VIEW FROM HARVARD SQUARE - 1950'S



VIEW FROM HARVARD SQUARE - 1960'S



VIEW FROM BRATTLE STREET - LATE 1800'S



VIEW FROM BRATTLE STREET - 1950'S



VIEW FROM BRATTLE STREET - 1980'S



VIEW FROM HARVARD SQUARE



VIEW FROM HARVARD SQUARE INTERSECTION



VIEW FROM BRATTLE STREET



VIEW FROM BRATTLE SQUARE

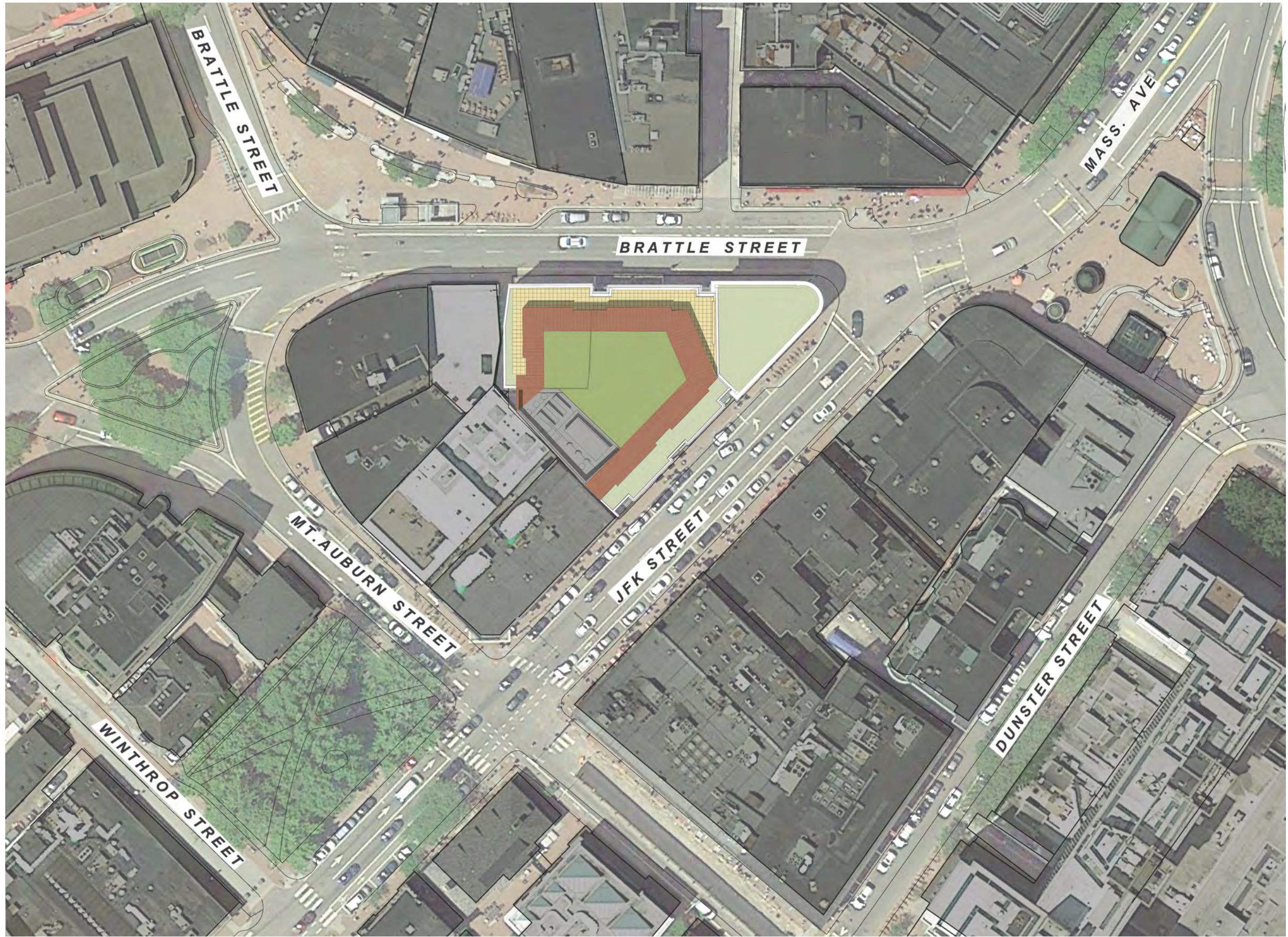


VIEW FROM JFK STREET



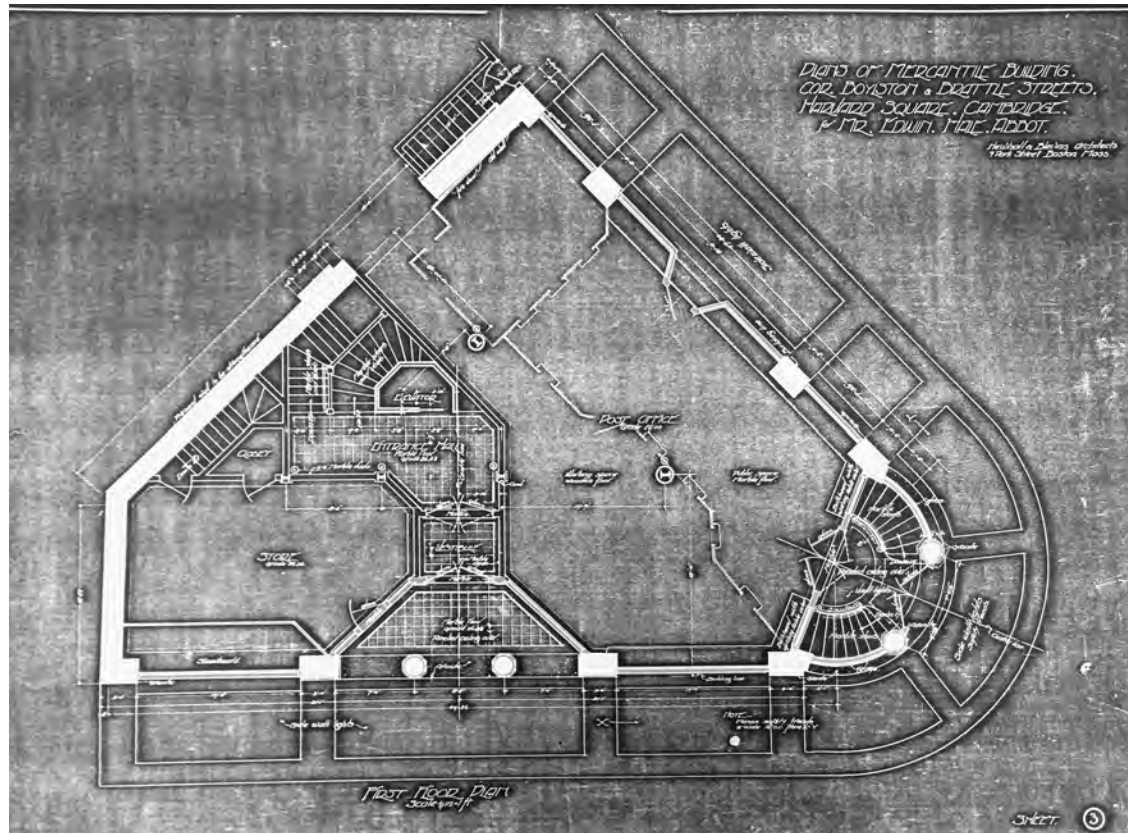
VIEW FROM JFK STREET & MT. AUBURN



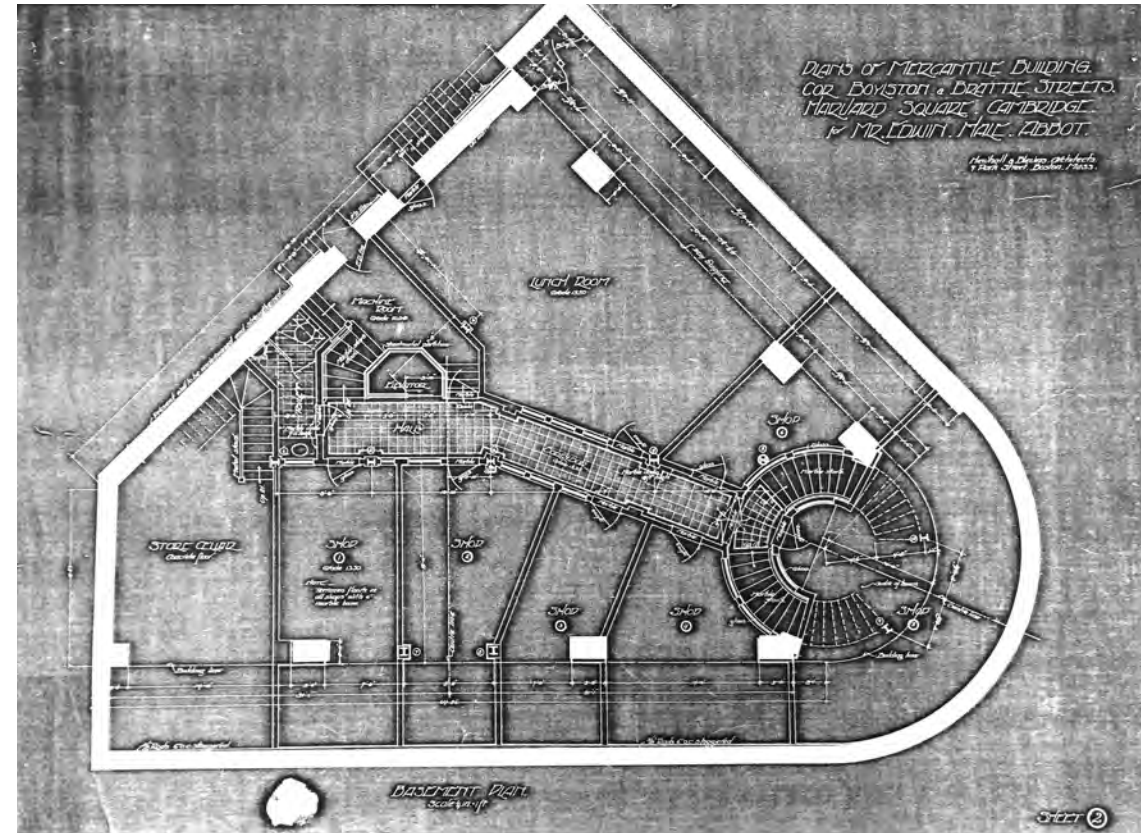




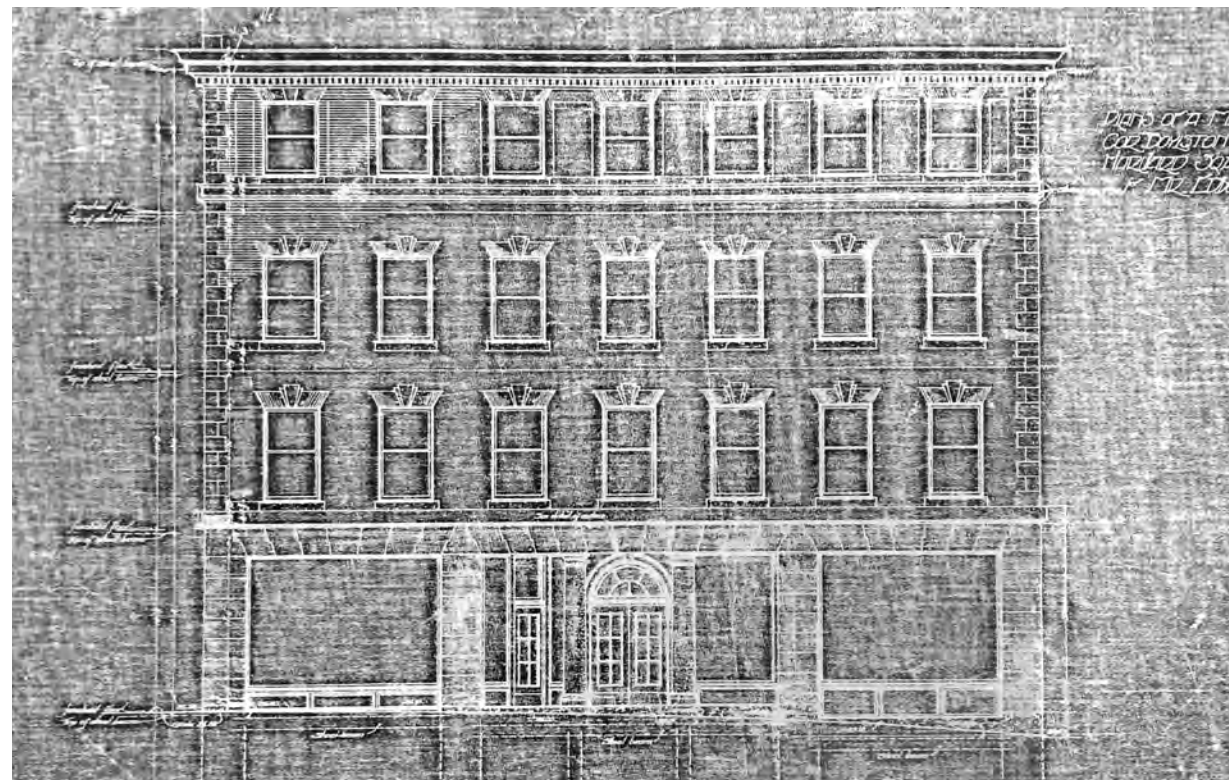




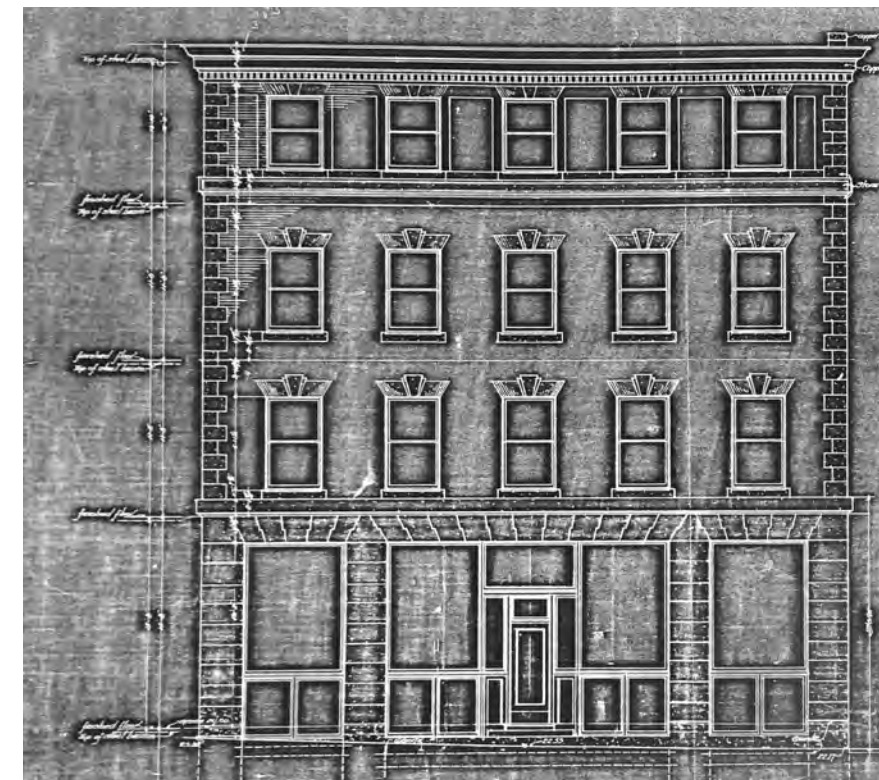
EXISTING GROUND FLOOR PLAN



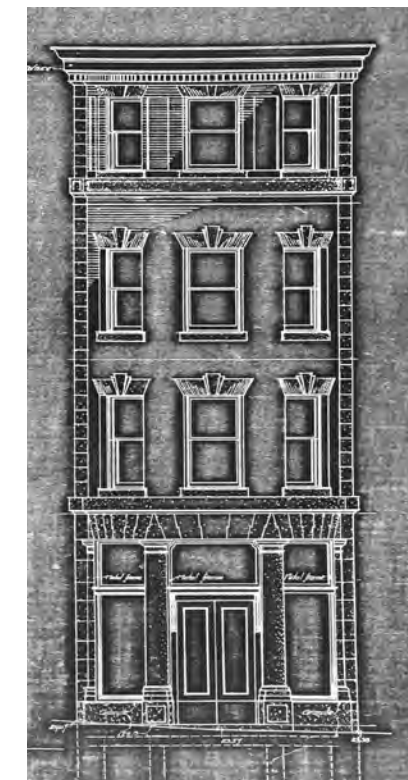
EXISTING GROUND FLOOR PLAN



EXISTING JFK STREET ELEVATION



EXISTING BRATTLE STREET ELEVATION



EXISTING END ELEVATION



**NOTED FEATURES:**

- (1) WINDOW OPENINGS EXTEND TO GRANITE BASE
- (2) CURVED GLASS STOREFRONT AT ENTRANCE, SIDES, AND TRANSOM
- (3) GRANITE CURBES AT ENTRANCE SIDES
- (4) LIMESTONE PILASTERS AT RETURNS (STILL EXTANT AT JFK ENTRANCE)



**NOTED CHANGES**

- (1) LIMESTONE INFILLS AT WINDOW OPENINGS
- (2) OPENING RECONFIGURED IN 1948. FLAT WALL AND DOOR RECESSED IN CURVED FACADE
- (3) GRANITE CURBES REMOVED
- (4) LIMESTONE INFILL PIERS FLANKING NEW ENTRANCE COVER PILASTERS

**Abbot Building**

Built in 1908

Newhall & Blevins – architects

L. D. Willcutt & Sons Company – builder

Alterations to curved entrance in 1948:

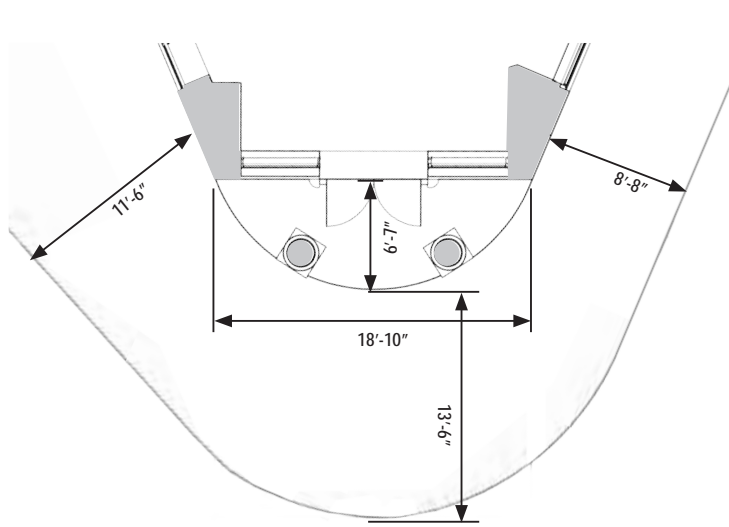
- Removed granite curbs
- Installed flat entrance door and sidelights
- Added limestone infill below first floor window openings on JFK and Brattle Streets
- Added limestone infill in front of pilasters
- Upper floor elevations remain intact

**18-24 Brattle Street**

Built in 1894

Extensive fire in 1922 requires rebuilding the façade

- Newhall & Blevins – architects for 1922 work
- Becomes the Abbot Mercantile Building
- Storefronts at street level changed over time
- Upper floor elevations remain intact





TYPICAL LIMESTONE AND BRICK SOILING



CRACK IN LIMESTONE TO BE REPAIRED WITH PINS AND GROUT



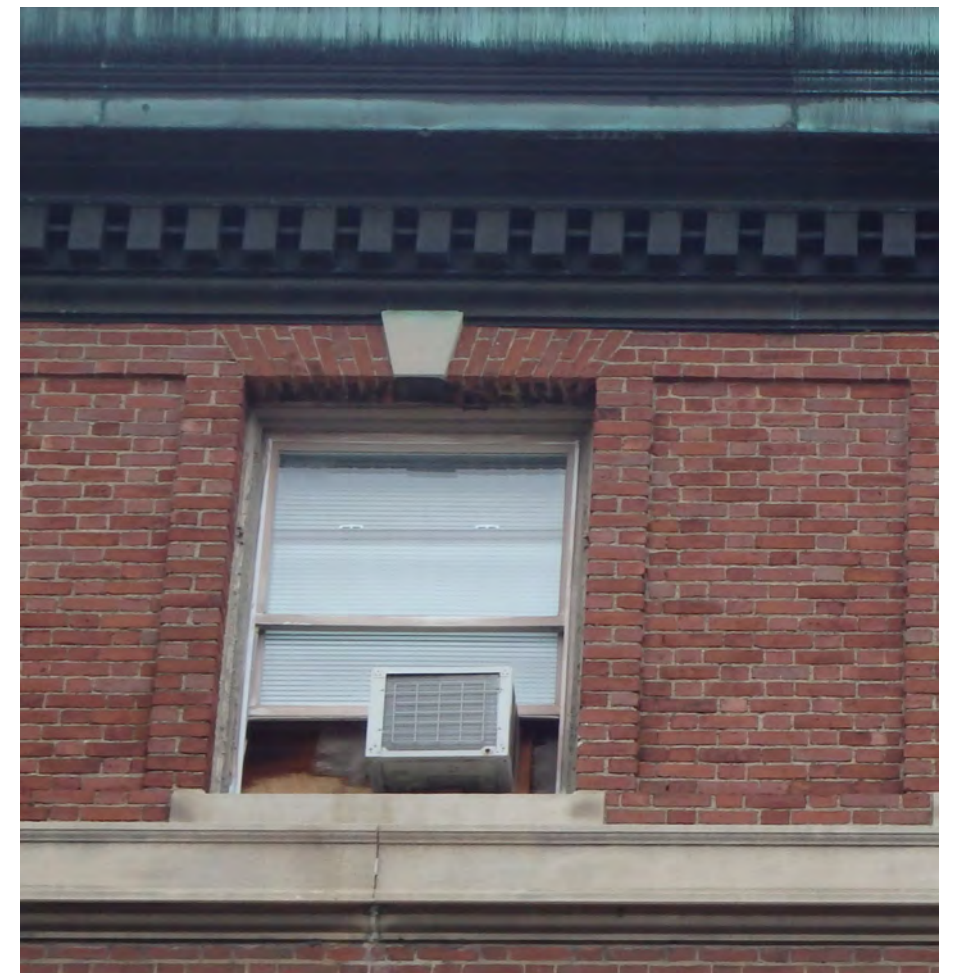
FERROUS ANCHORS, CONDUITS, AND ATTACHMENTS TO BE REMOVED AND RESULTING HOLES PATCHED



WOOD WINDOW FRAMES TO BE RESTORED. WOOD WINDOW SASH TO BE REPLACED TO MATCH ORIGINAL PROFILES AND CONFIGURATION.



PREVIOUS LIMESTONE PATCHES TO BE REMOVED AND NEW PATCHES INSTALLED TO MATCH SURROUNDING STONE



OPEN JOINTS AT LIMESTONE BELT COURSE. COPPER CORNICE TO BE INSPECTED



- PROTECT EXISTING POLISHED GRANITE COLUMNS
- REMOVE SIGN TO EXPOSE LIMESTONE FRIEZE
- PROTECT EXISTING POLISHED GRANITE COLUMNS
- REMOVE LIMESTONE INFILL

EXISTING JFK STREET ELEVATION

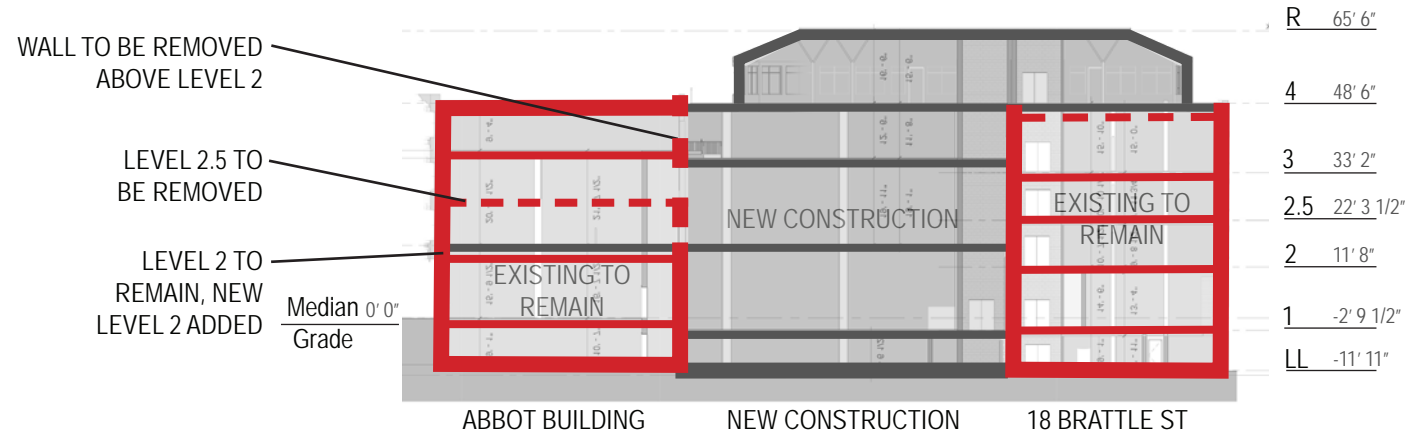
**General Restoration Notes for Abbot Building and 18-24 Brattle Street:**

- 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.

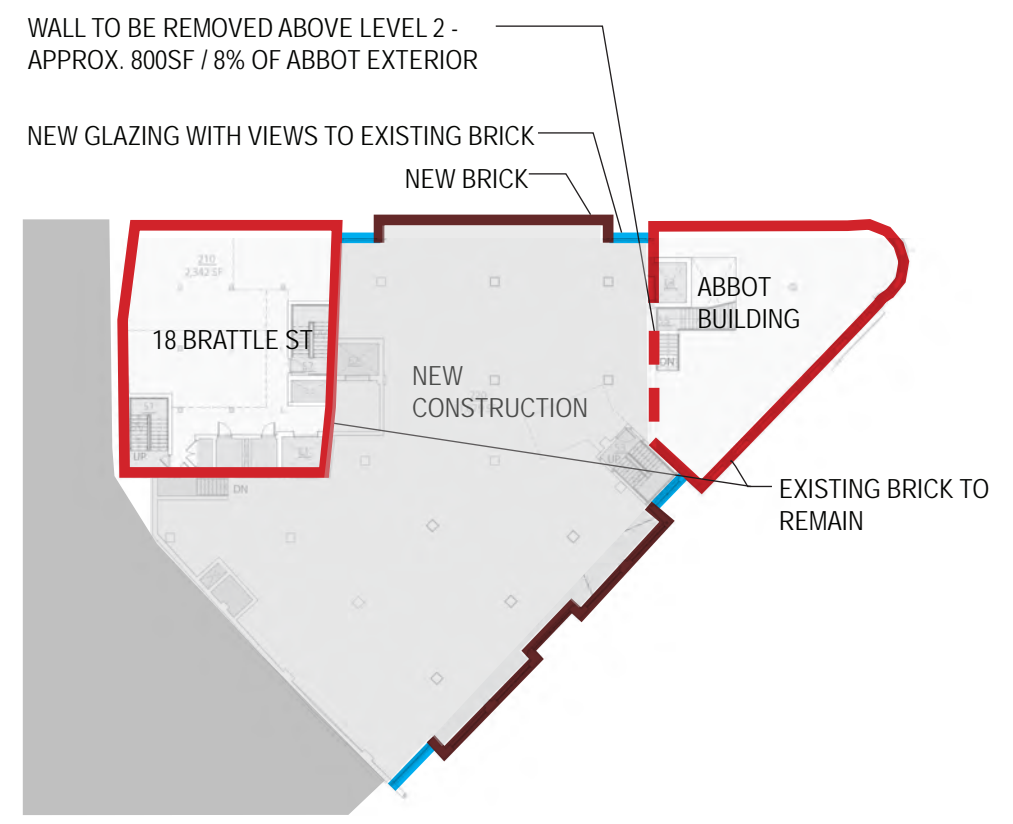


- REMOVE SIGN TO EXPOSE LIMESTONE FRIEZE
- PROTECT EXISTING POLISHED GRANITE COLUMNS
- REMOVE LIMESTONE INFILL

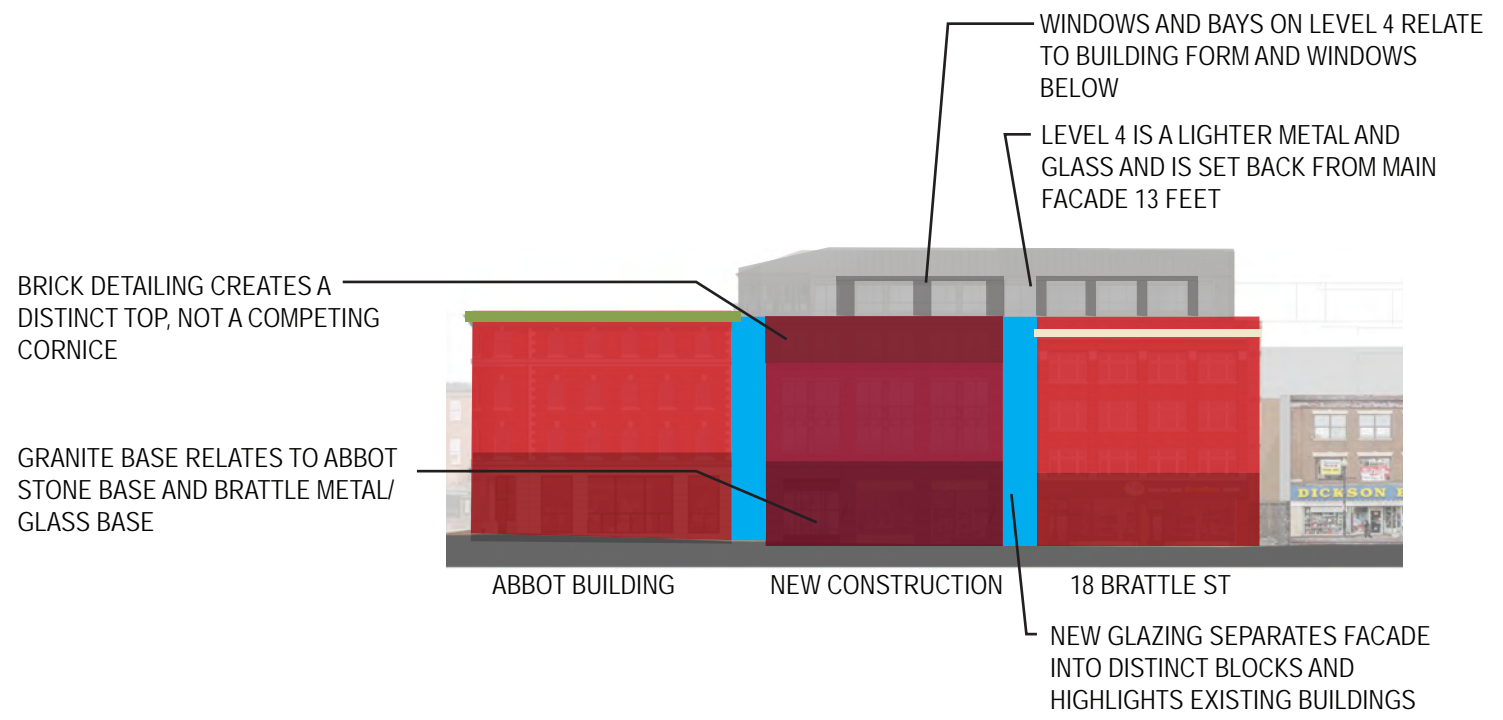
EXISTING BRATTLE STREET ELEVATION



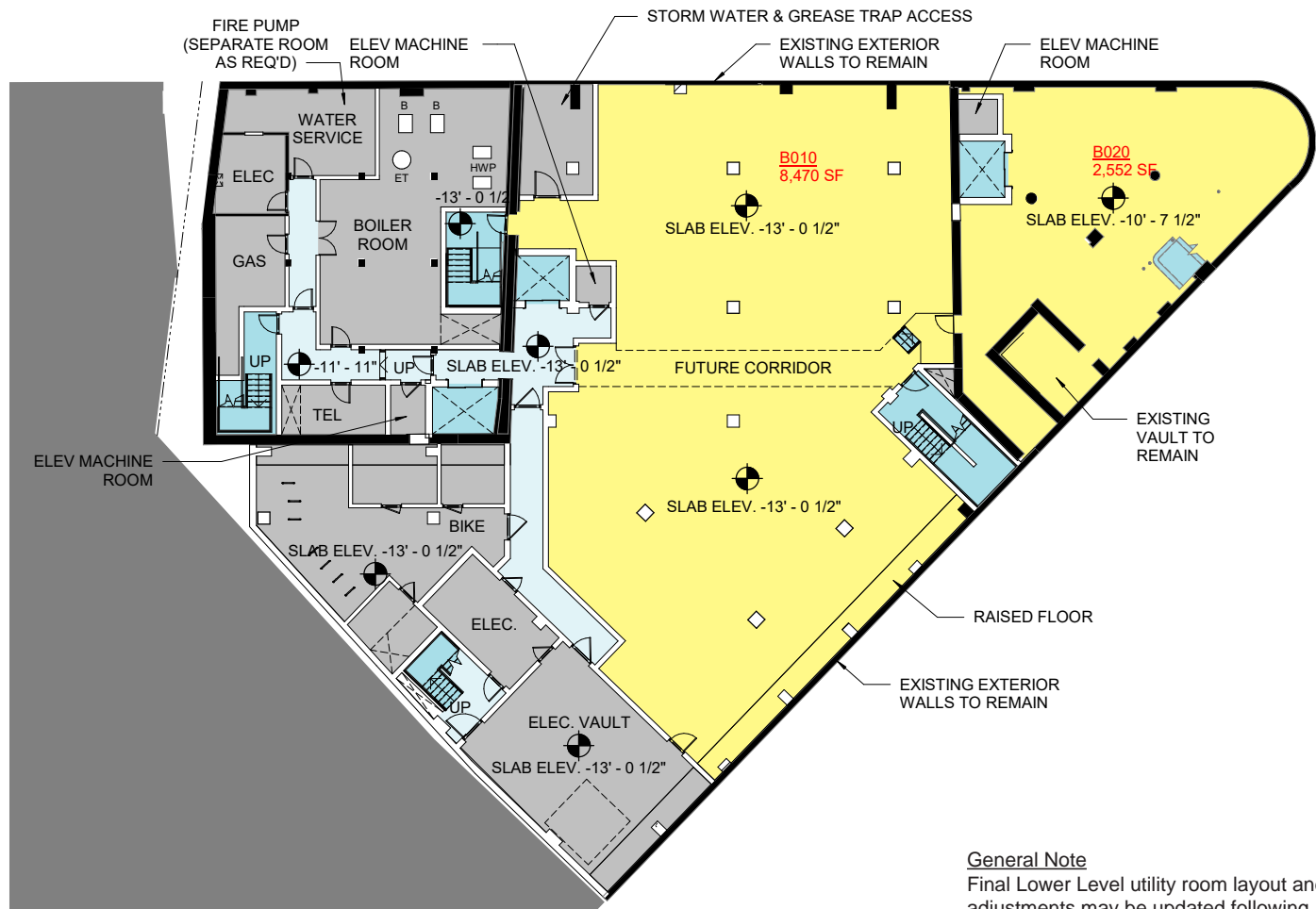
**EXISTING AND NEW CONSTRUCTION**



**DESIGN CONCEPT: HIGHLIGHT EXISTING BUILDINGS**



**DESIGN CONCEPT: DISTINCT BUILDING BLOCKS**

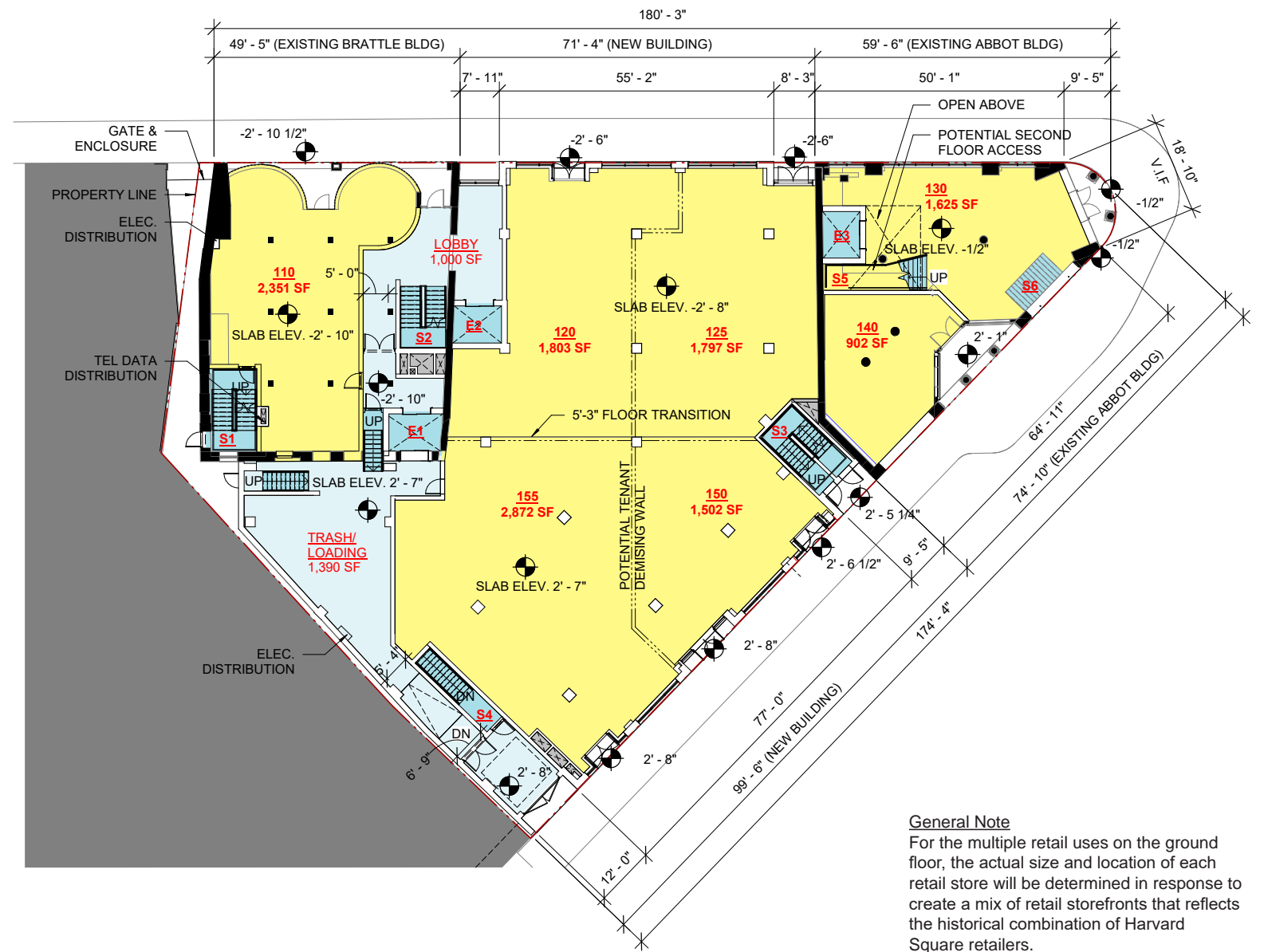


**General Note**  
 Final Lower Level utility room layout and adjustments may be updated following review with DPW during design process

- RETAIL
- OFFICE OR RESTAURANT
- CIRCULATION
- MECHANICAL
- EXISTING WALLS TO REMAIN
- NEW WALLS

**PROPOSED LOWER LEVEL**

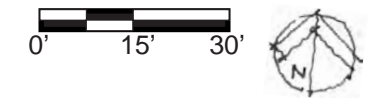
<u>Proposed Area</u>	
Retail:	11,022 SF
Office:	0 SF
<hr/>	
Total Building Area:	15,433 SF
Total Zoning Area:	11,022 SF



**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 1**

<u>Proposed Area</u>	
Retail:	12,206 SF
Office:	3,036 SF
<hr/>	
Total Building Area:	15,242 SF
Total Zoning Area:	15,061 SF





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

- RETAIL
- OFFICE OR RESTAURANT
- CIRCULATION
- MECHANICAL
- EXISTING WALLS TO REMAIN
- NEW WALLS

**REVISED LOWER LEVEL**

Revised Area

Retail:	10,556 SF
Office:	0 SF
<hr/> Total Building Area:	<hr/> 15,433 SF
Total Zoning Area:	11,283 SF

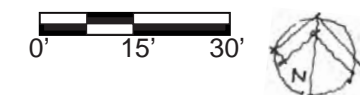


**General Note**  
For the multiple retail uses on the ground floor, the actual size and location of each retail store will be determined in response to create a mix of retail storefronts that reflects the historical combination of Harvard Square retailers.

**REVISED LEVEL 1**

Revised Area

Retail:	15,325 SF
Office:	0 SF
<hr/> Total Building Area:	<hr/> 15,325 SF
Total Zoning Area:	15,293 SF



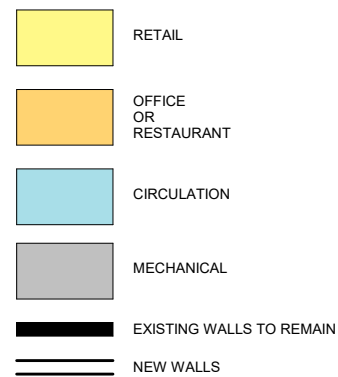




**PROPOSED LEVEL 2**

Proposed Area

Retail:	11,942 SF
Office:	3,296 SF
<hr/>	
Total Building Area:	15,238 SF
Total Zoning Area:	15,003 SF

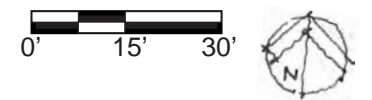


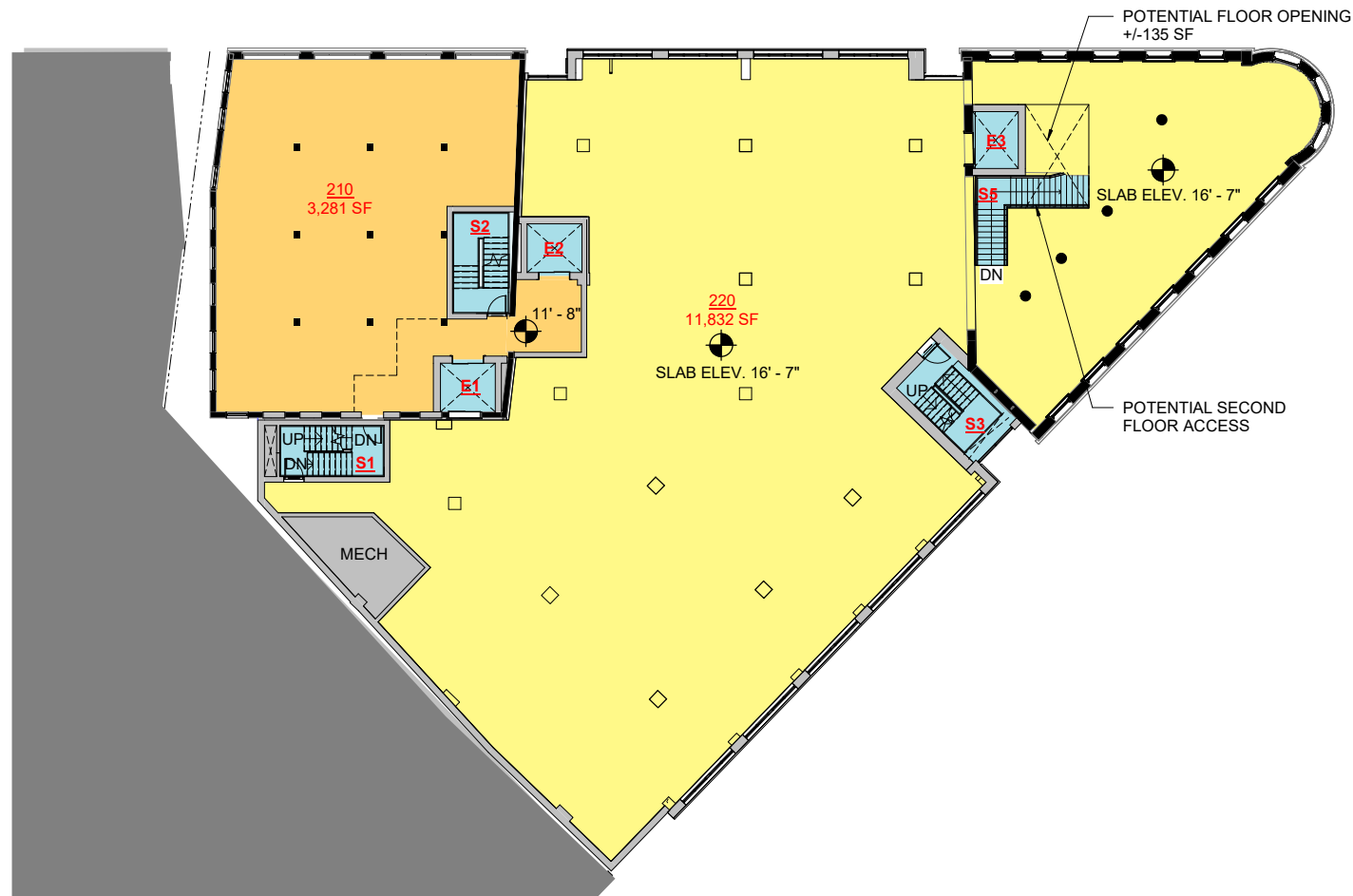
**PROPOSED LEVEL 2.5**

Proposed Area

Retail:	2,336 SF
Office:	3,296 SF
<hr/>	
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.

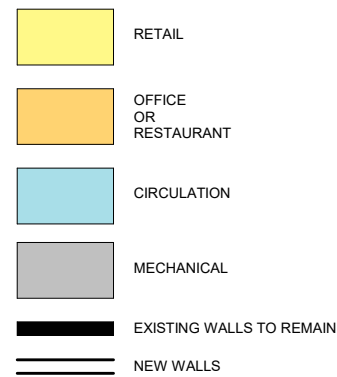




**REVISED LEVEL 2**

Revised Area

Retail:	12,043 SF
Office:	3,281 SF
Total Building Area:	15,324 SF
Total Zoning Area:	15,113 SF

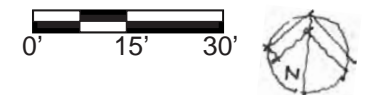


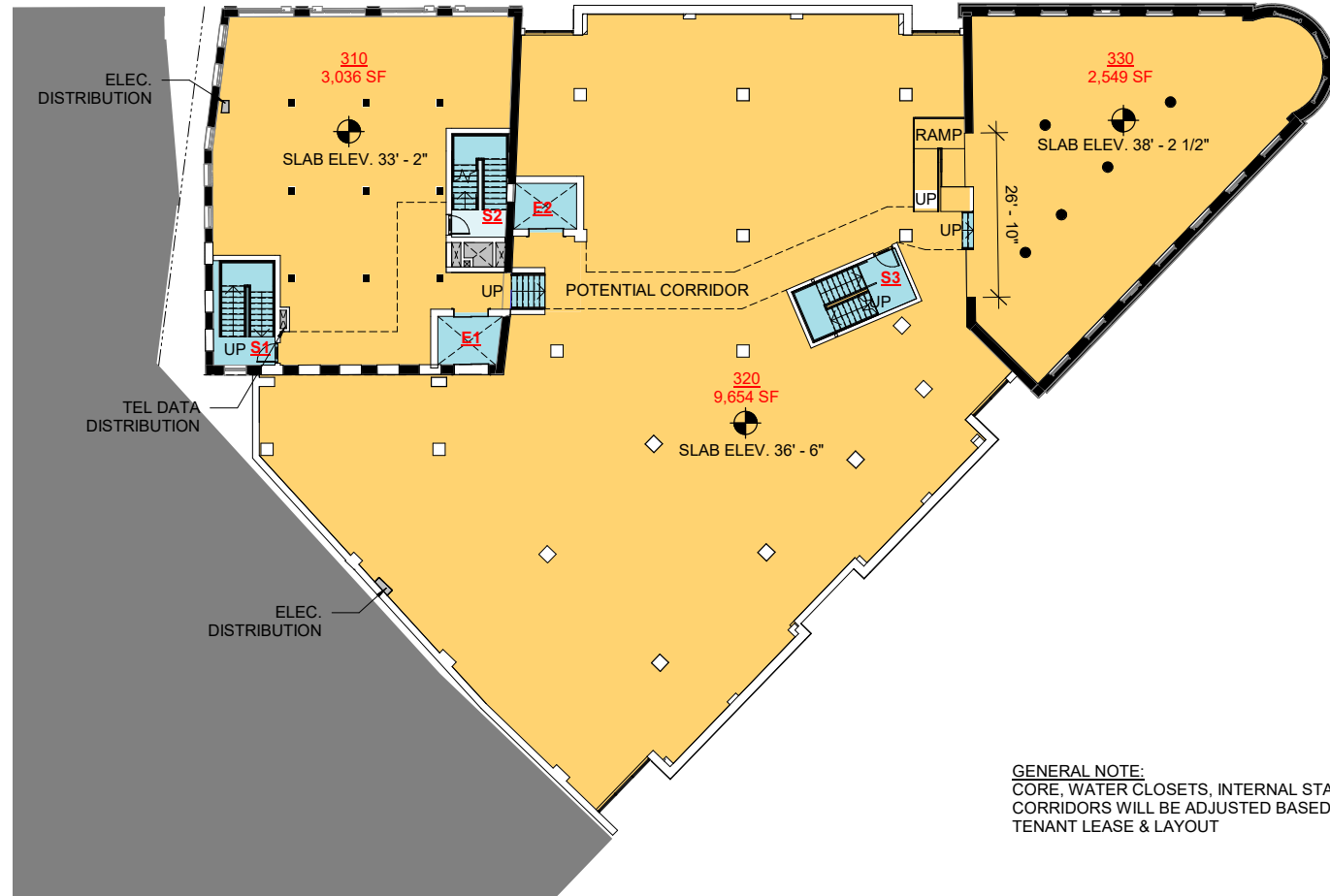
**REVISED LEVEL 2.5**

Revised Area

Retail:	2,345 SF
Office:	3,281 SF
Total Building Area:	5,626 SF
Total Zoning Area:	5,609 SF

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





GENERAL NOTE:  
CORE, WATER CLOSETS, INTERNAL STAIRS & CORRIDORS WILL BE ADJUSTED BASED ON FINAL TENANT LEASE & LAYOUT

- RETAIL
- OFFICE OR RESTAURANT
- CIRCULATION
- MECHANICAL
- EXISTING WALLS TO REMAIN
- NEW WALLS

**PROPOSED LEVEL 3**

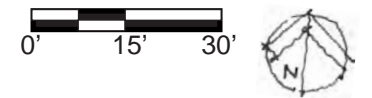
<u>Proposed Area</u>	
Retail:	0 SF
Office:	15,239 SF
<hr/> Total Building Area:	15,239 SF
Total Zoning Area:	15,187 SF



**PROPOSED LEVEL 4**

<u>Proposed Area</u>	
Retail:	0 SF
Office :	9,074 SF
<hr/> Total Building Area:	9,074 SF
Total Zoning Area:	9,893 SF (Includes 873 SF of roof deck)

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





**GENERAL NOTE:**  
CORE, WATER CLOSETS, INTERNAL STAIRS & CORRIDORS WILL BE ADJUSTED BASED ON FINAL TENANT LEASE & LAYOUT

**REVISED LEVEL 3**

<u>Revised Area</u>	
Retail:	0 SF
Office:	15,325 SF
Total Building Area:	15,325 SF
Total Zoning Area:	15,094 SF

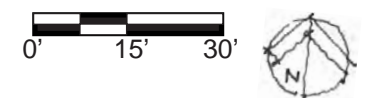
- RETAIL
- OFFICE OR RESTAURANT
- CIRCULATION
- MECHANICAL
- EXISTING WALLS TO REMAIN
- NEW WALLS



**REVISED LEVEL 4**

<u>Revised Area</u>	
Retail:	0 SF
Office :	8,923 SF
Total Building Area:	8,923 SF
Total Zoning Area:	10,495 SF (Includes 1,662 SF of roof deck)

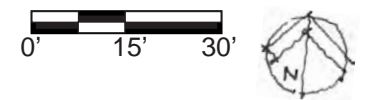
Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.





PROPOSED ROOF PLAN

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





REVISED ROOF PLAN

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

