

ABBOT ROOF
48'-6"



EXISTING BRATTLE ST. ELEVATION



EXISTING JFK ST ELEVATION

Clean and Repair Existing
Cornice, Brick, and Stone

New Replacement Windows to
Match Historic Profiles

Metal Standing Seam Roof
Aluminum Windows
Brick
Metal Panel
Terracotta

Clean and Repair Existing
Cornice, Brick, and Stone

New Replacement Windows to
Match Historic Profiles



4TH FLOOR
48'-6"

ROOF
65'-6"

BRATTLE ST. ELEVATION (HISTORICAL COMMISSION PROPOSAL)



Standing Seam Roof is warm
grey metal panel

Roof deck moved to
not extend over Abbot
Building

96'-1" NEW BUILDING

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

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

R 65' 6"

4 48' 6"

3 33' 2"

2.5 22' 3 1/2"

2 11' 8"

Median Grade 0' 0"

1 -2' 9 1/2"

BRATTLE ST. ELEVATION (CURRENT PROPOSAL)

Regency THE ABBOT BUILDINGS
Centers. 01.30.2018

PROPOSED ELEVATIONS

59'-6" EXISTING ABBOT BUILDING

71'-4" NEW BUILDING

49'-5" EXISTING BRATTLE BUILDING

Granite is a better fit with the context

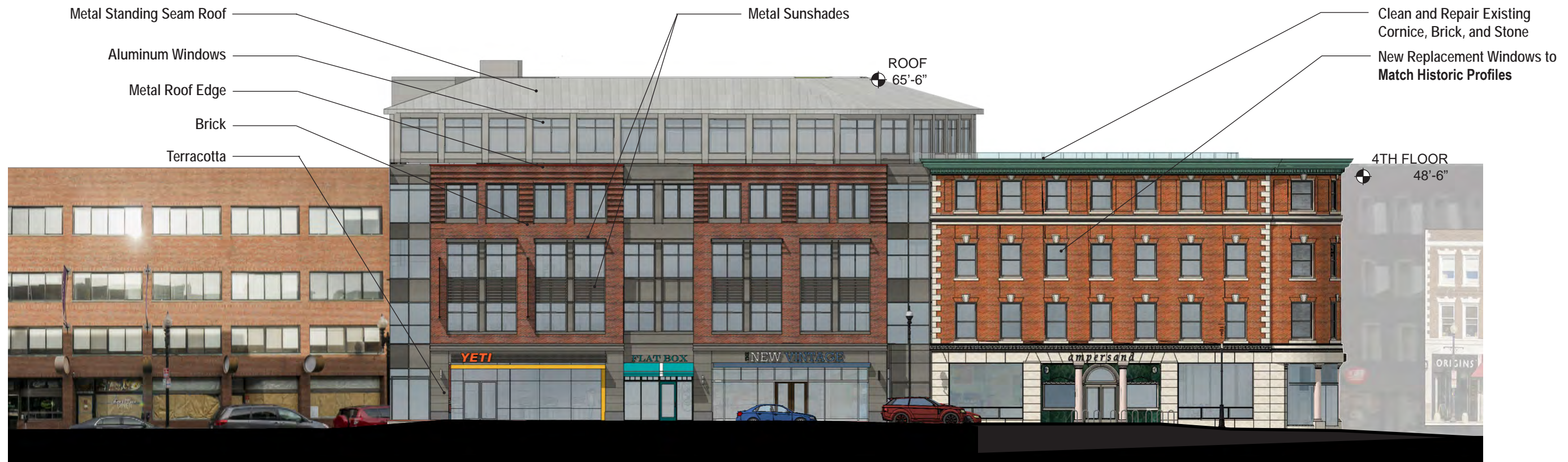
Clear glazing for more transparency
at street level





BRATTLE ST. ELEVATION (01.30.2018 PROPOSAL)





JFK ST. ELEVATION (HISTORICAL COMMISSION PROPOSAL)

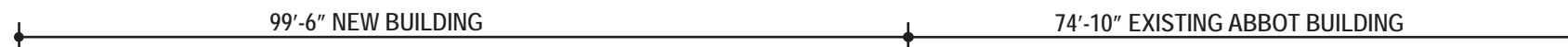


JFK ST. ELEVATION (CURRENT PROPOSAL)



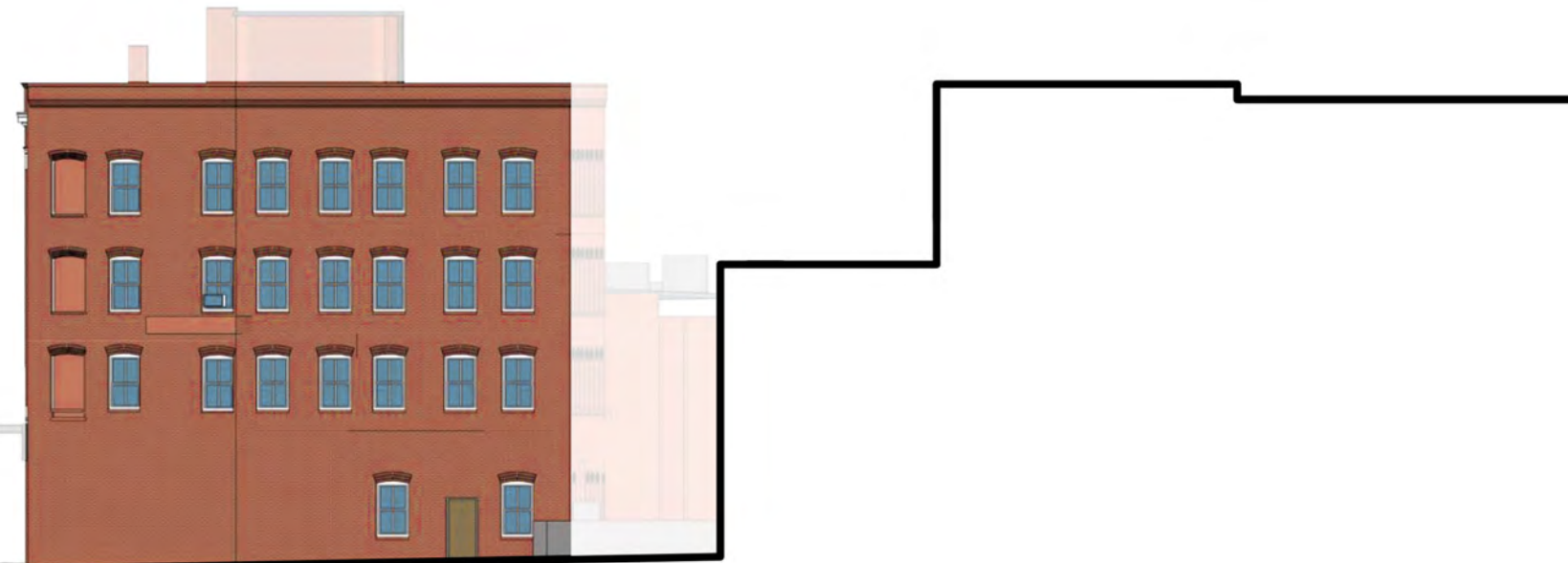


JFK ST. ELEVATION (01.30.2018 PROPOSAL)



JFK ST. ELEVATION (REVISED)

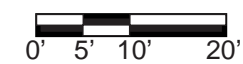




EXISTING BRATTLE ST. REAR ELEVATION

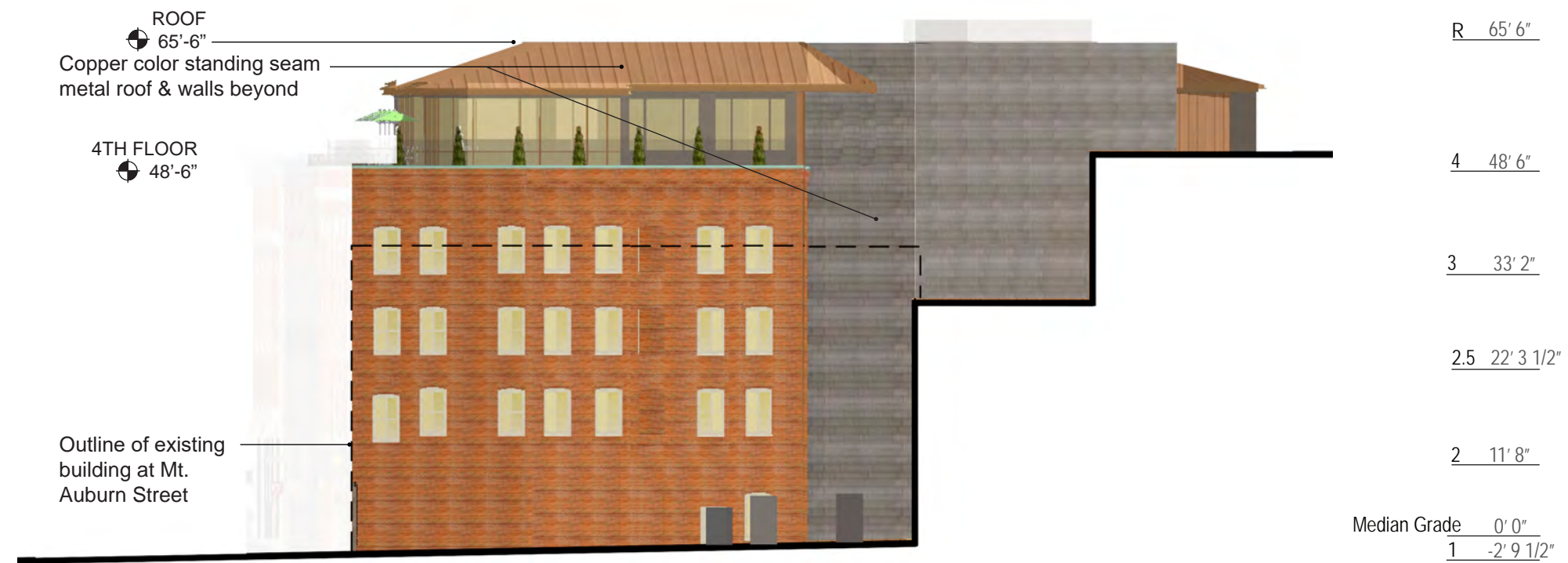


WEST ELEVATION (INTERIOR TO THE BLOCK)

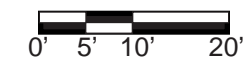




WEST ELEVATION (01.30.2018 PROPOSAL)



WEST ELEVATION INTERIOR OF BLOCK (REVISED)





All-Glass 5th Floor



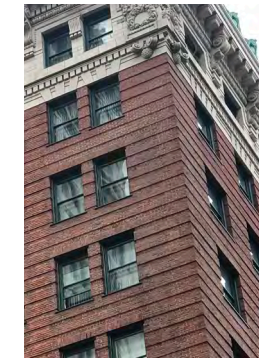
Slate Roof w/Windows

Copper 6th Floor w/ Windows Grey Metal Penthouse

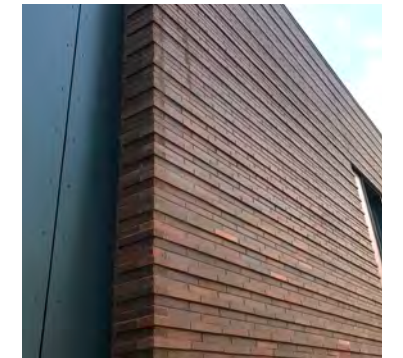
Upper Floor Materials in Harvard Square



Examples of brick details



Detail in Brick



From the National Park Service Federal Historic Preservation Guide



Existing masonry wall is featured through the glazing

New Glass with Existing Masonry



Existing metalwork details on Massachusetts Avenue



Proposed metalwork is inspired by shape of the Abbot Building

Metalwork Details



Map of Harvard Square

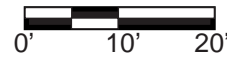
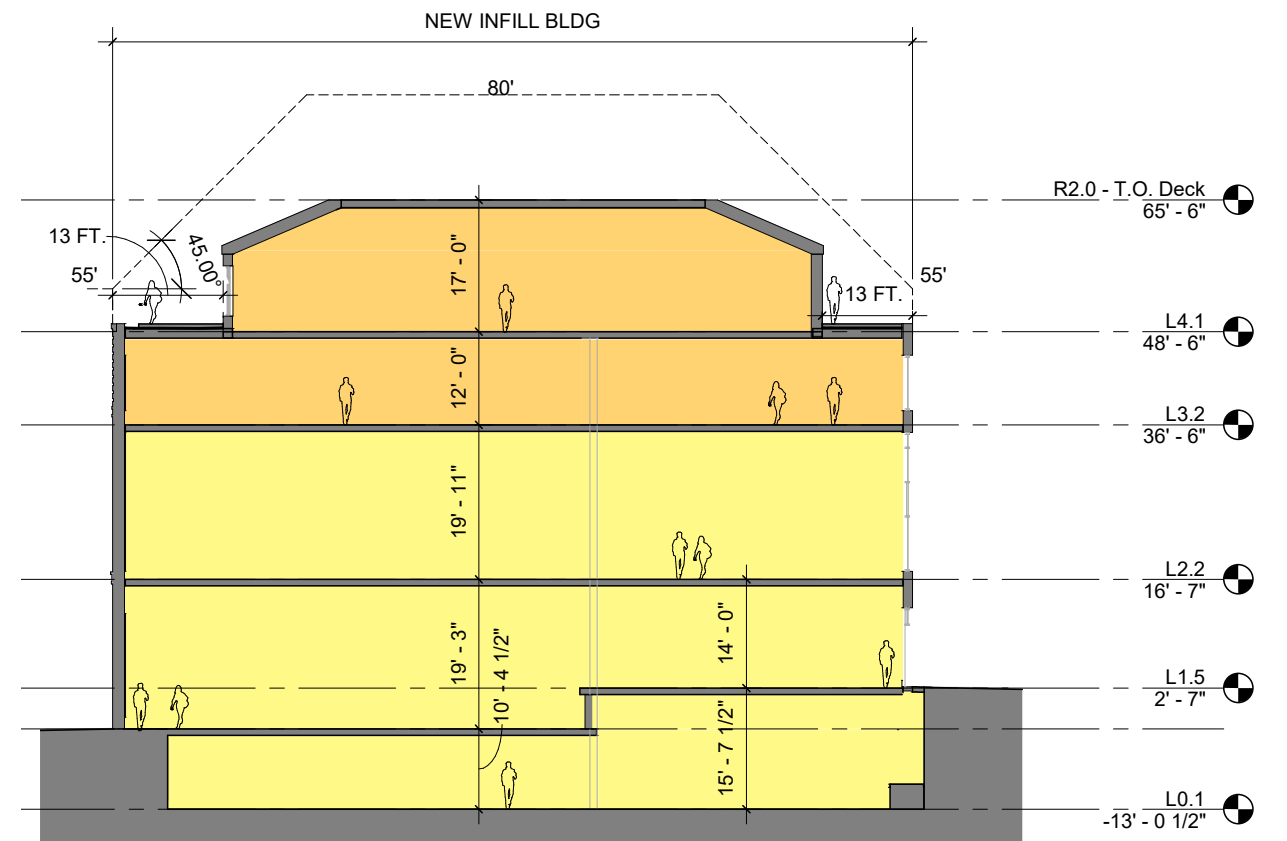
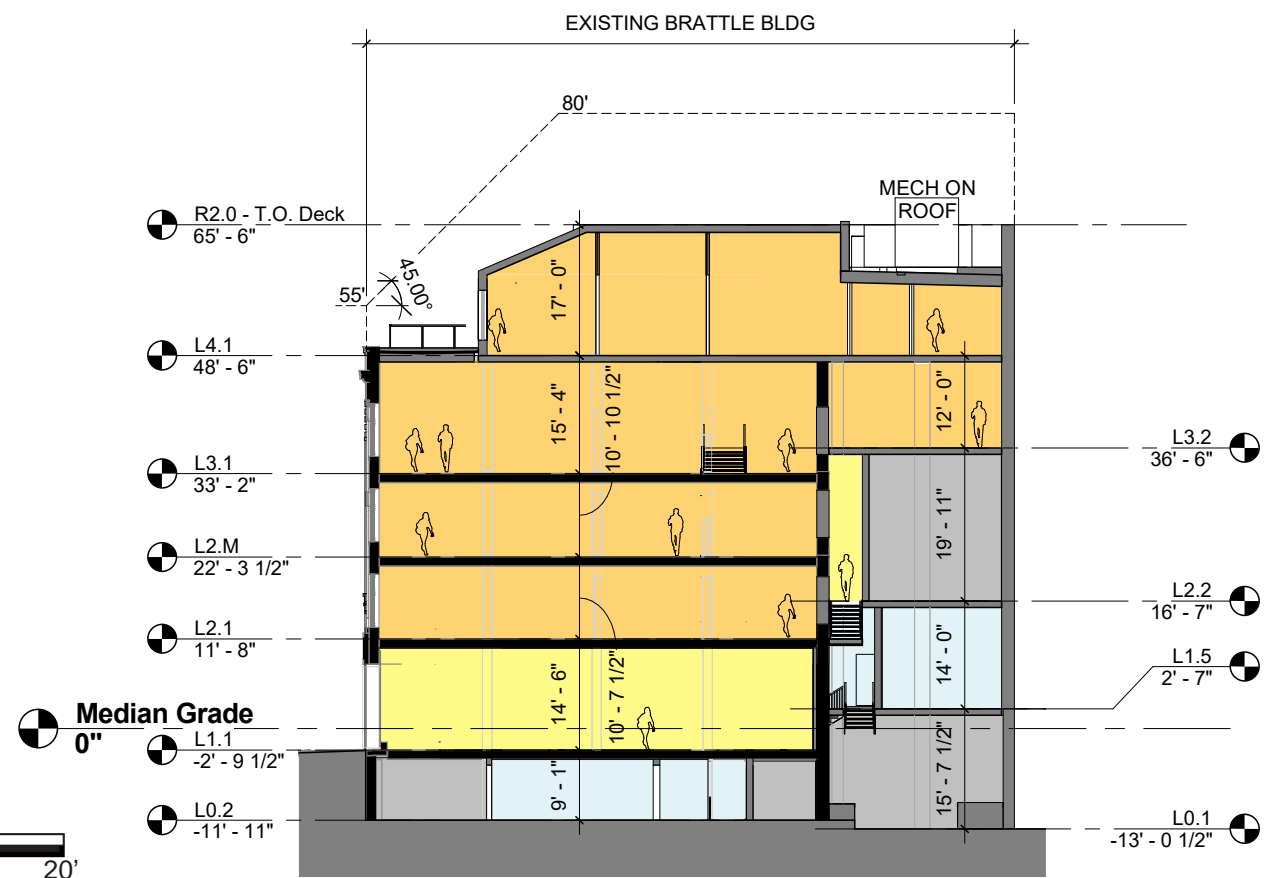
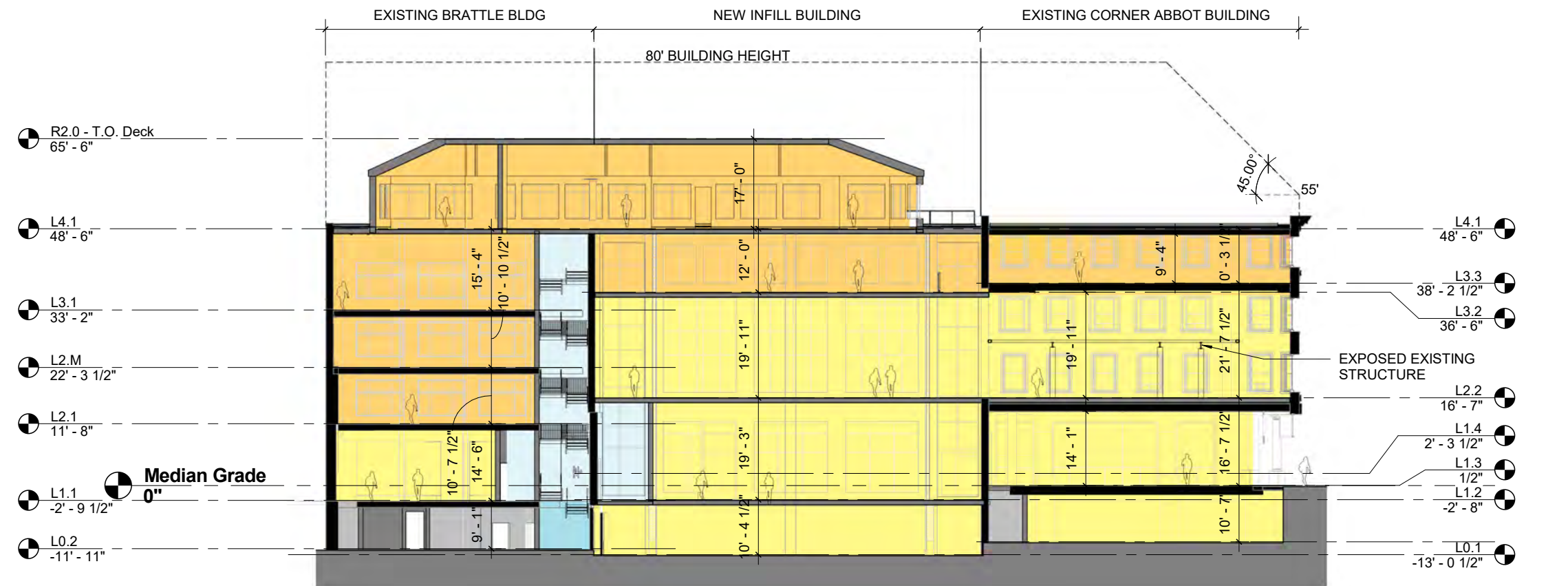
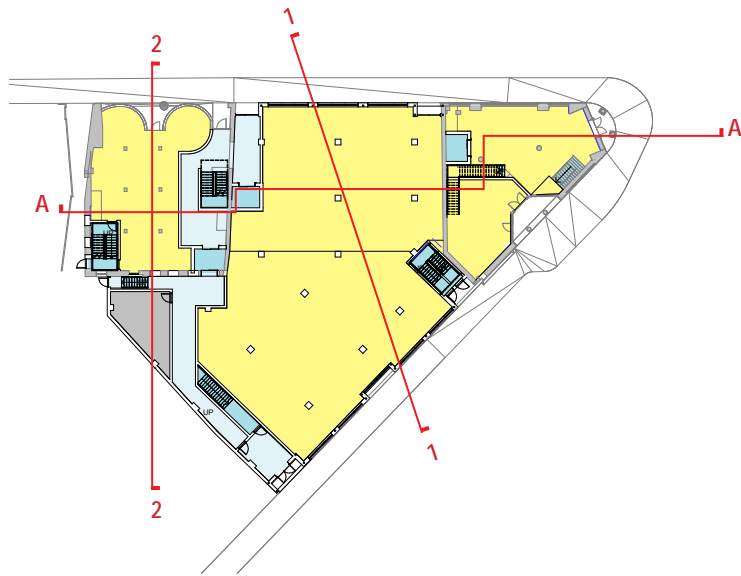


Map in Metalwork



Granite Base







RETAIL STOREFRONT PRECEDENTS



POTENTIAL STOREFRONTS WITH INDIVIDUAL EXPRESSION FIT INTO BUILDING FRAMEWORK



EXISTING PERSPECTIVE FROM HARVARD SQUARE



EXISTING PERSPECTIVE FROM HARVARD SQUARE



EXISTING PERSPECTIVE FROM BRATTLE SQUARE



EXISTING PERSPECTIVE FROM JFK STREET



HISTORICAL COMMISSION PROPOSAL





EXISTING PHOTOGRAPH





EXISTING PHOTOGRAPH





EXISTING PHOTOGRAPH





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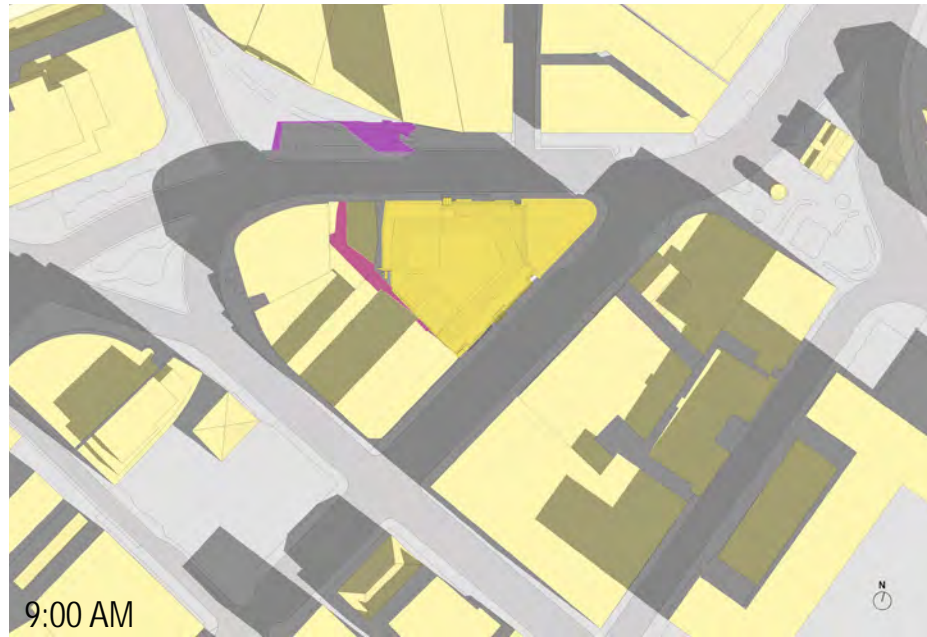


EXISTING PHOTOGRAPH









9:00 AM



12:00 PM



3:00 PM

SHADOW STUDY: MARCH 21ST



9:00 AM



12:00 PM

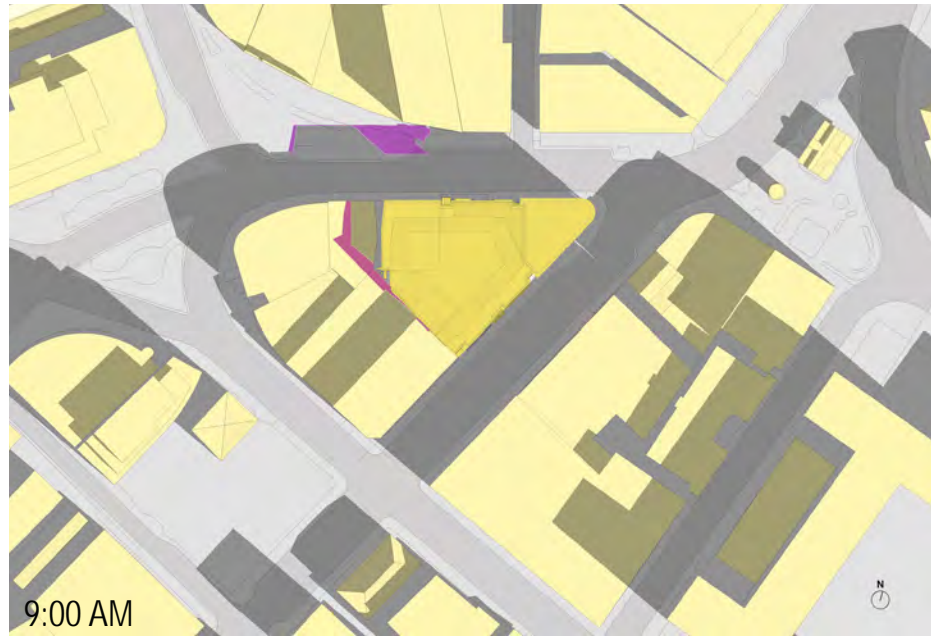


3:00 PM

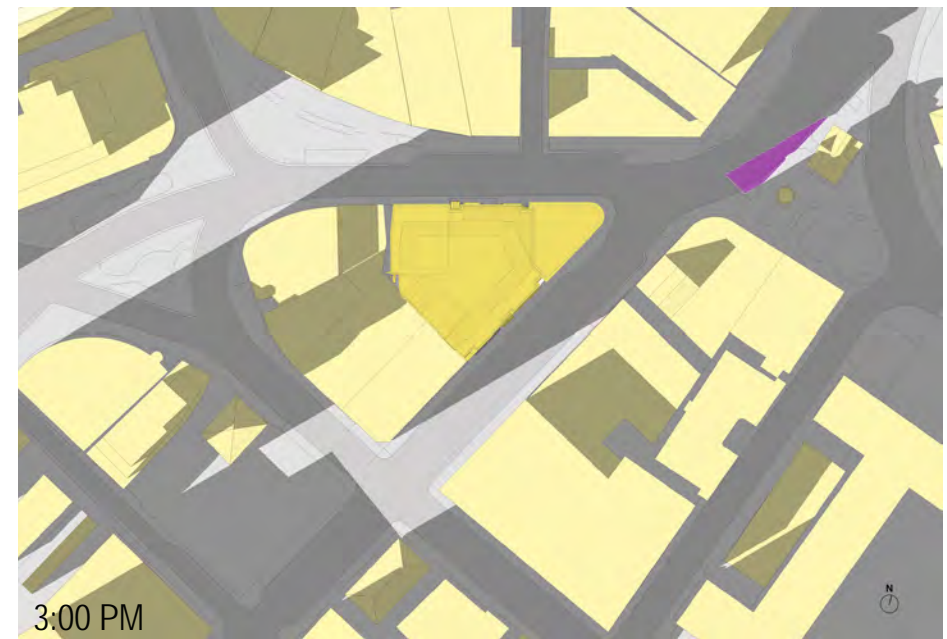
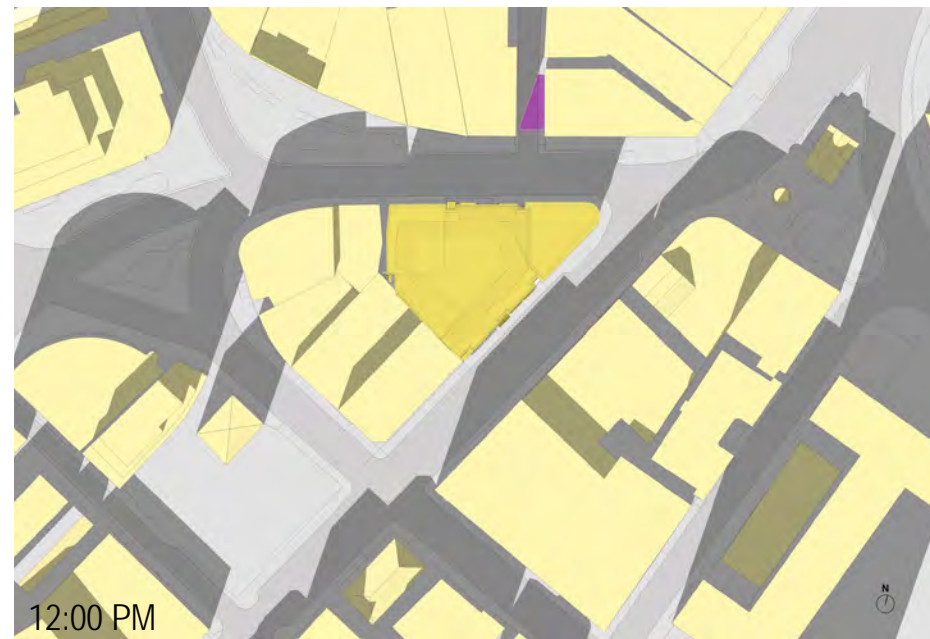
SHADOW STUDY: JUNE 21ST

Additional shadow cast by proposed addition

Shadow cast by existing building.



SHADOW STUDY: SEPTEMBER 21ST



SHADOW STUDY: DECEMBER 21ST

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