



Regency
Centers.

PCA

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THE ABBOT BUILDINGS

CAMBRIDGE, MA

PLANNING BOARD SPECIAL PERMIT APPLICATION

November 3, 2017

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EXISTING PERSPECTIVE FROM HARVARD SQUARE



EXISTING PERSPECTIVE FROM HARVARD SQUARE

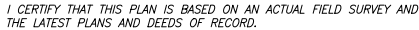


EXISTING PERSPECTIVE FROM BRATTLE SQUARE



EXISTING PERSPECTIVE FROM JFK STREET





KARL A. MCCARTHY, PLS (MA# 38714,
kam@feldmansurveyors.com

DATE _____

TOPOGRAPHIC PLAN
10-24 BRATTLE STREET
1 JOHN F. KENNEDY STREET
CAMBRIDGE, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119

MAY 22, 2017
PHONE: (617)357-9740
www.feldmansurveyors.com

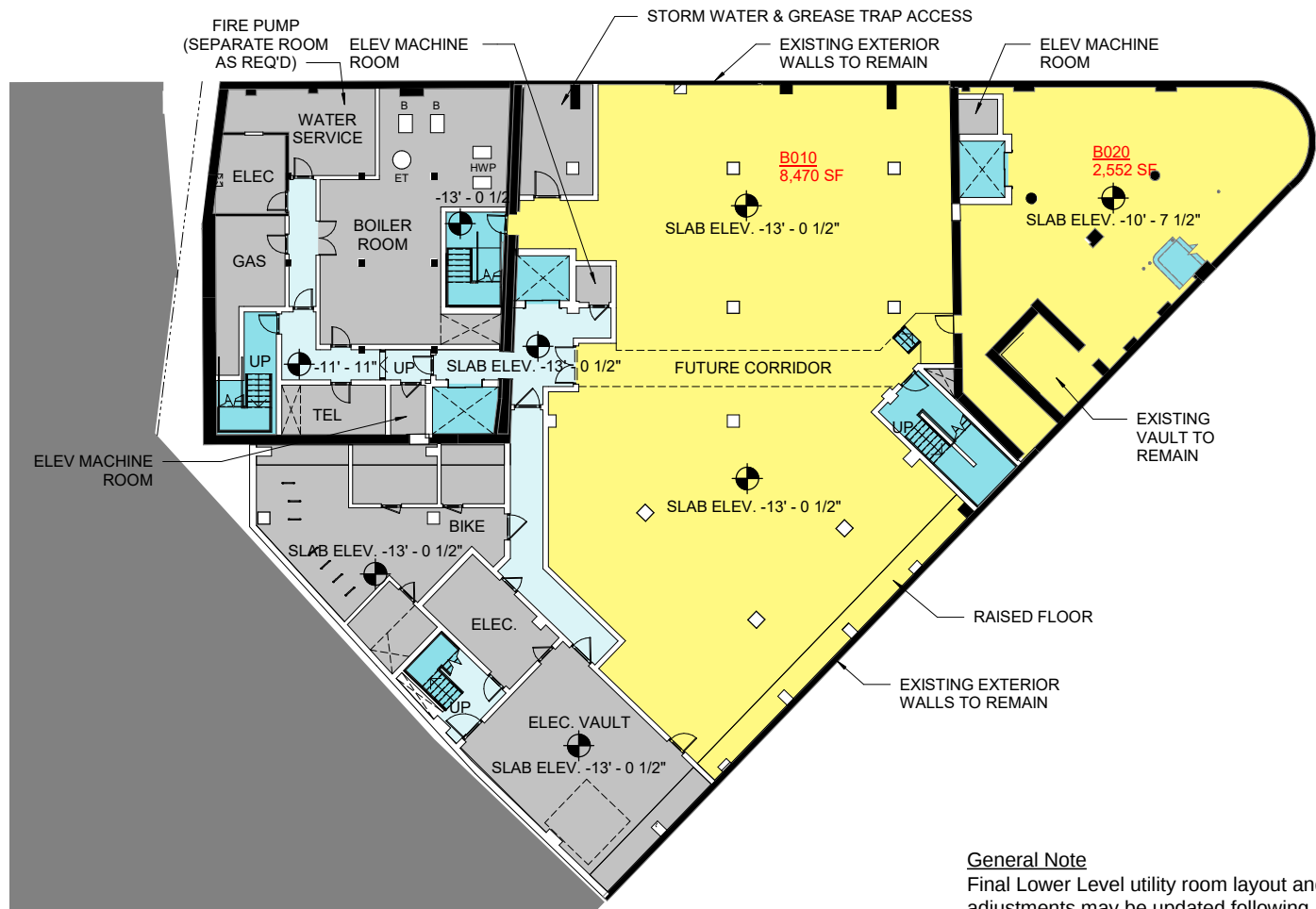
FELDMAN

L A N D
S U R V E Y O R S

SCALE: 1"=10'

RESEARCH	FIELD CHIEF	PROJ MGR	APPROVED	SHEET NO. 1 OF 1
CALC	CADD	FIELD CHECKED	CRD FILE 15656	JOB NO. 15656

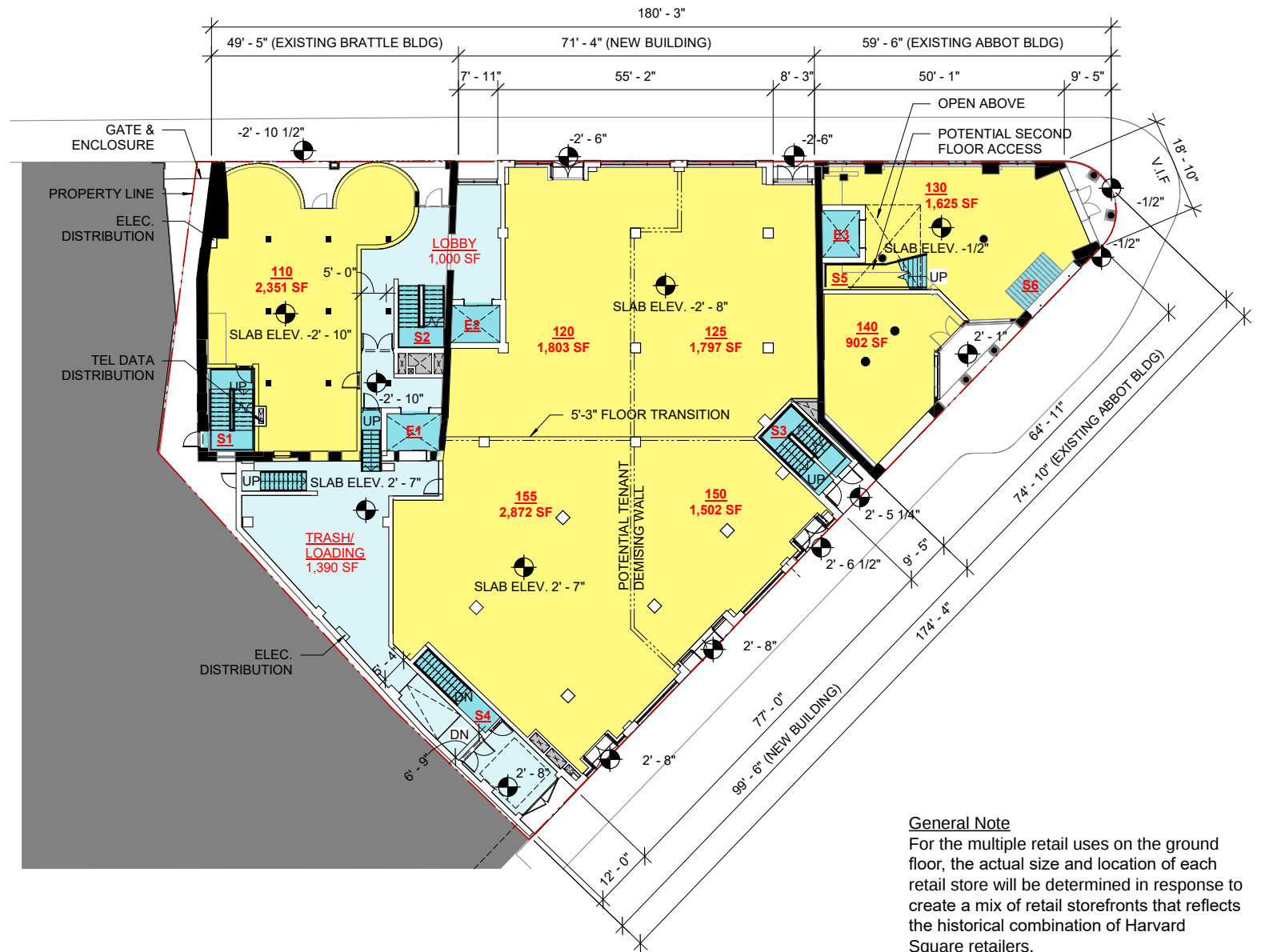
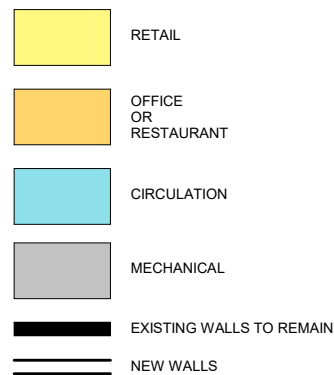
FILENAME: G:\PCAClients\Regency Centers\Harvard Square Mixed Use\Send-Receive\Received\2017-06-



PROPOSED LOWER LEVEL

Proposed Area

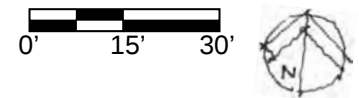
Retail:	11,022 SF
Office:	0 SF
Total Building Area:	15,433 SF
Total Zoning Area:	11,022 SF



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

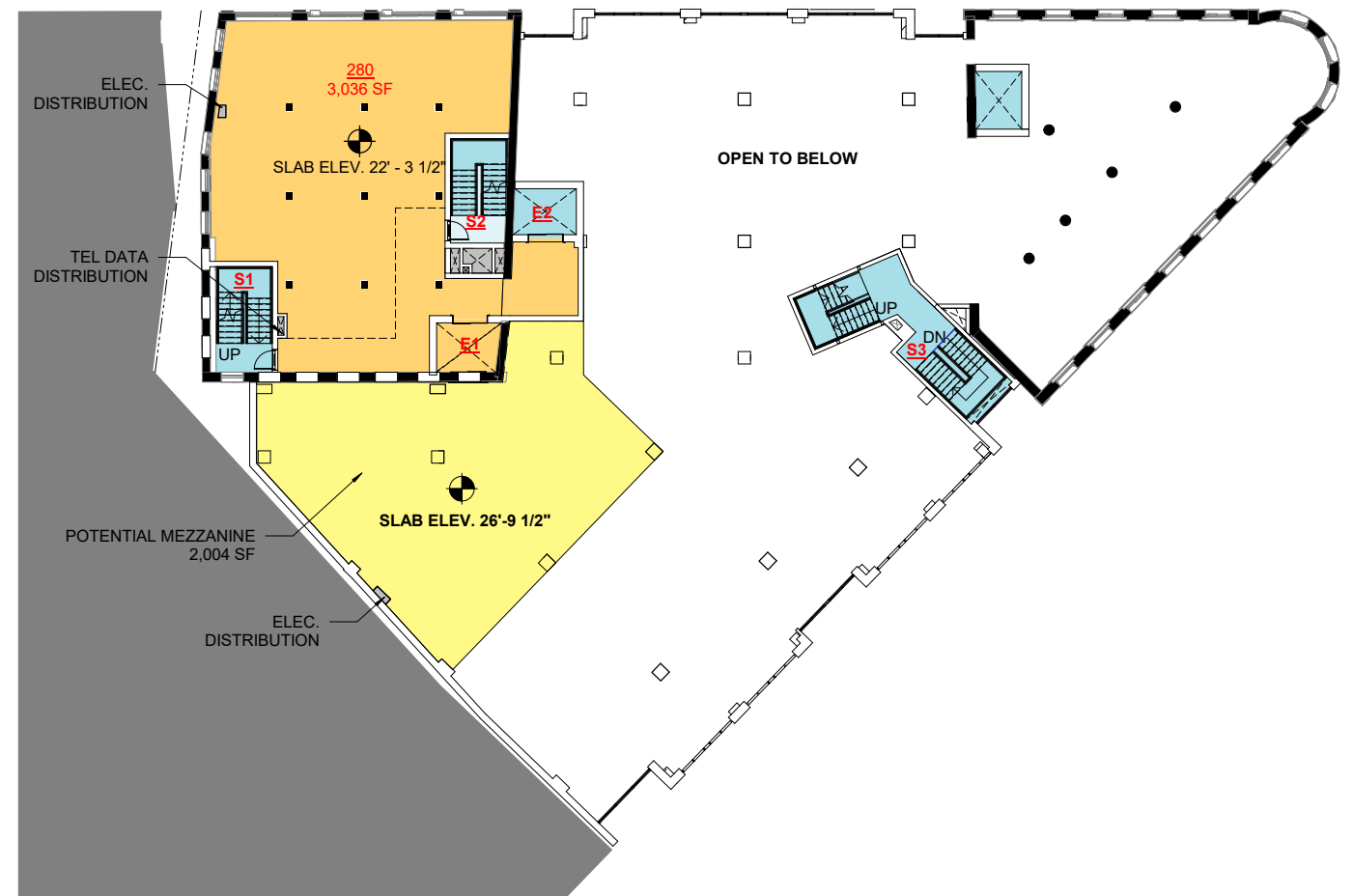
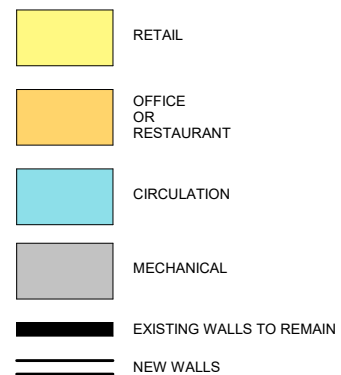




PROPOSED LEVEL 2

Proposed Area

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

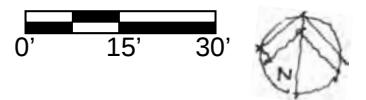


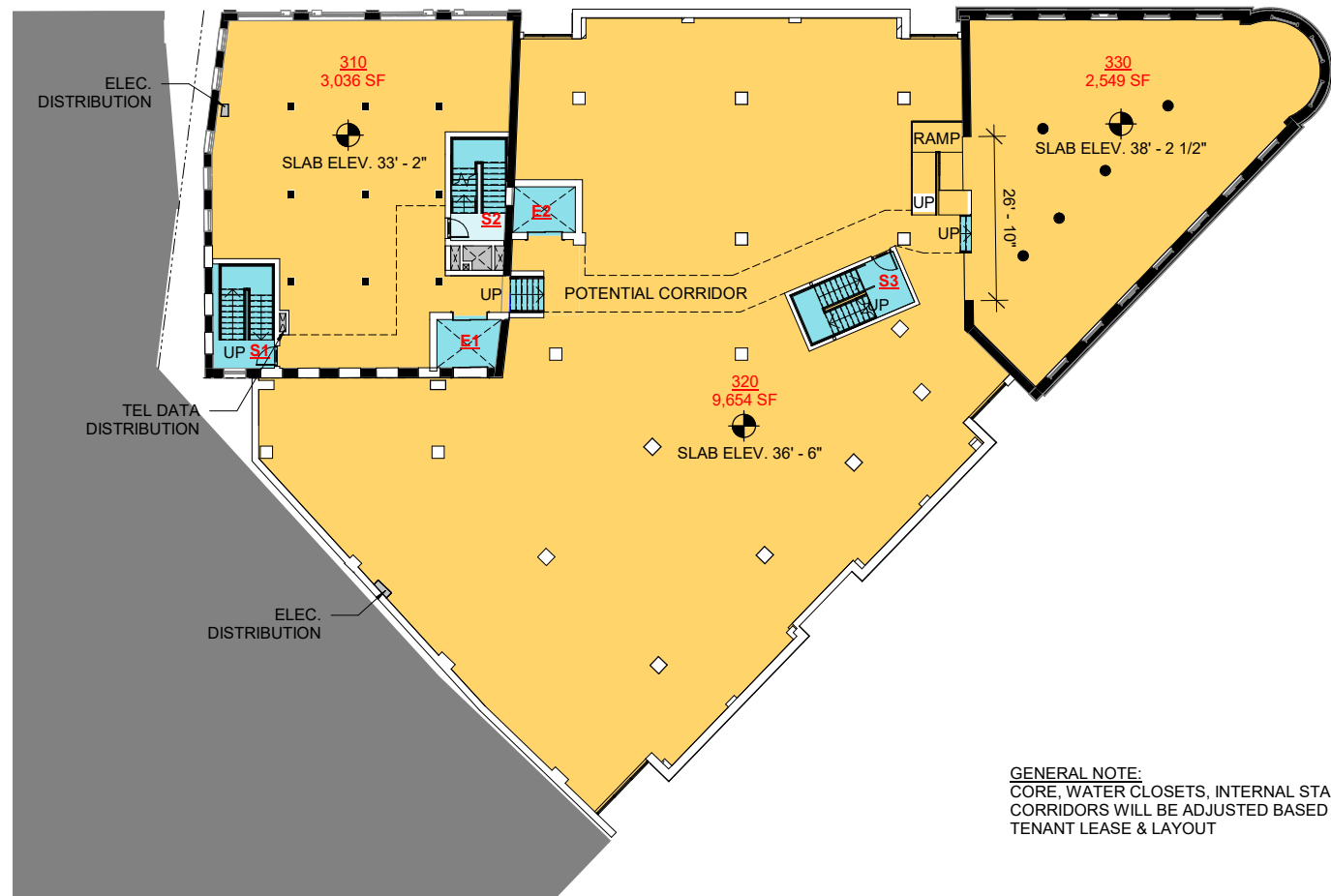
PROPOSED LEVEL 2.5

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.





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
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
Total Building Area:	9,074 SF
Total Zoning Area:	9,893 SF (Includes 873 SF of roof deck)

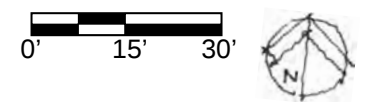
Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.

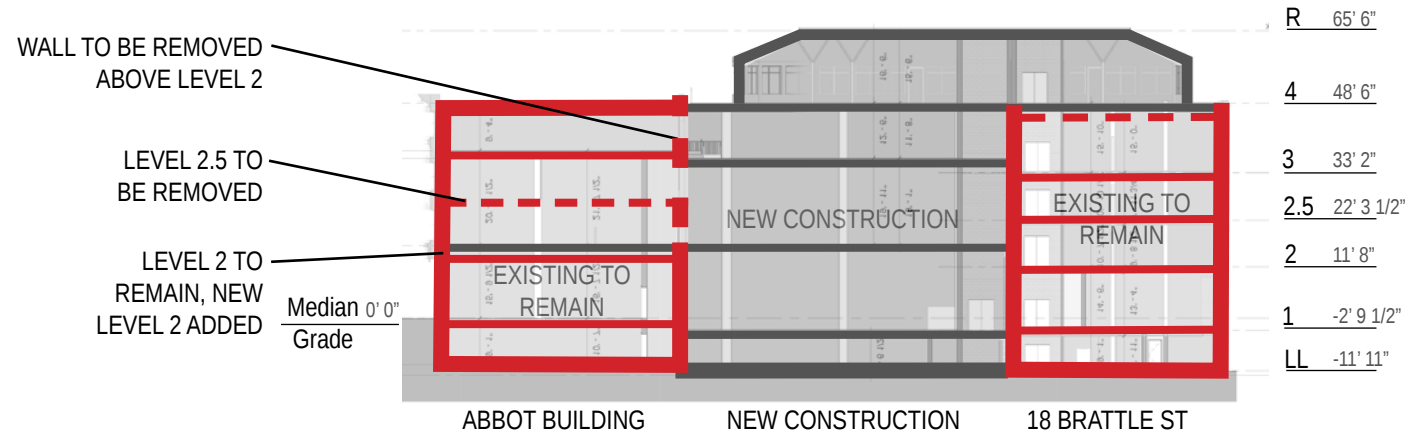




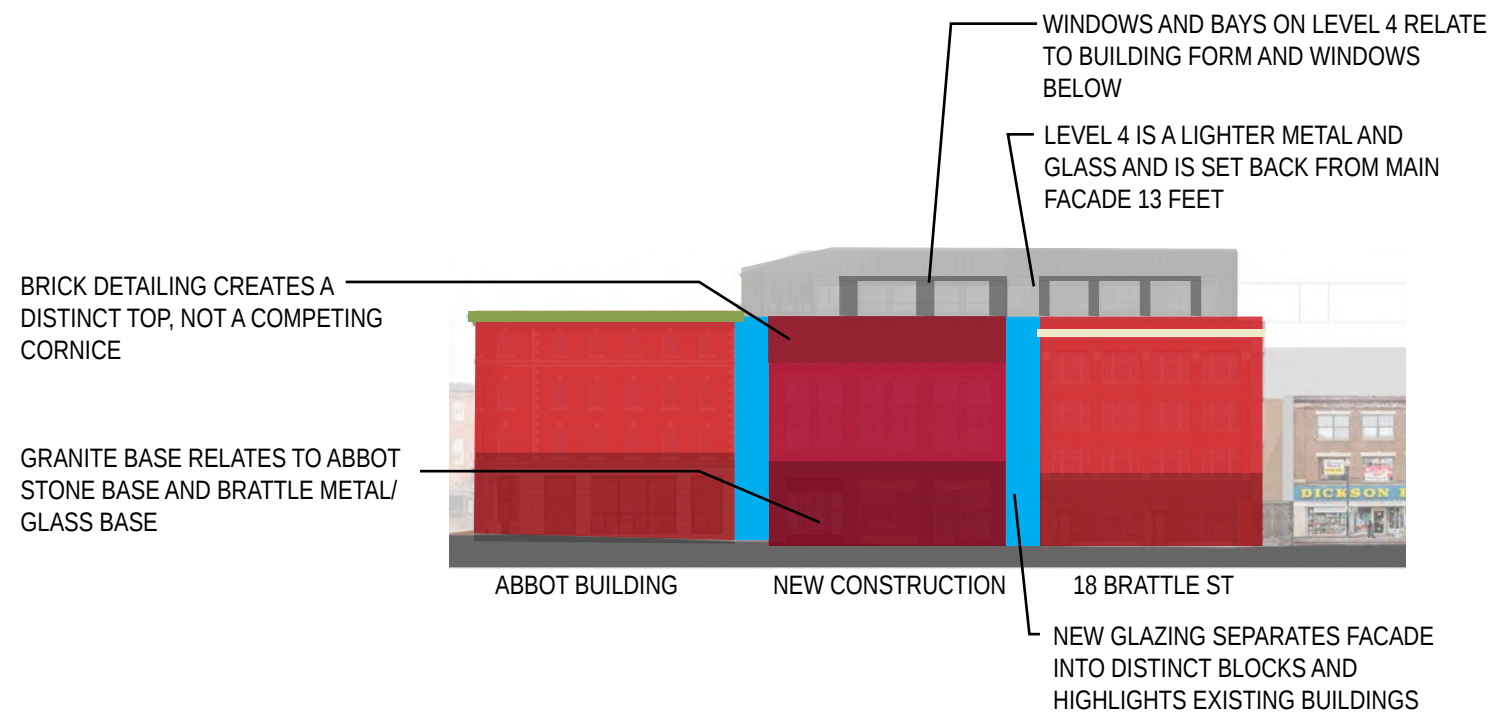
PROPOSED ROOF PLAN

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

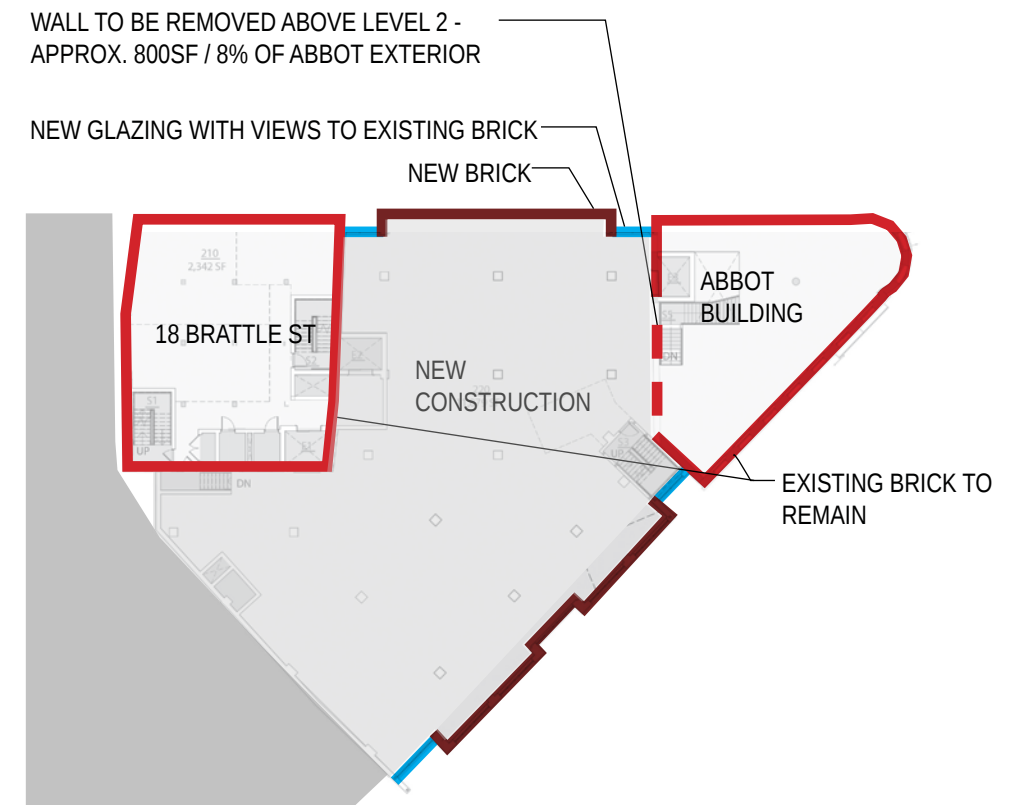




EXISTING AND NEW CONSTRUCTION



DESIGN CONCEPT: DISTINCT BUILDING BLOCKS



DESIGN CONCEPT: HIGHLIGHT EXISTING BUILDINGS



All-Glass 5th Floor Slate Roof w/Windows

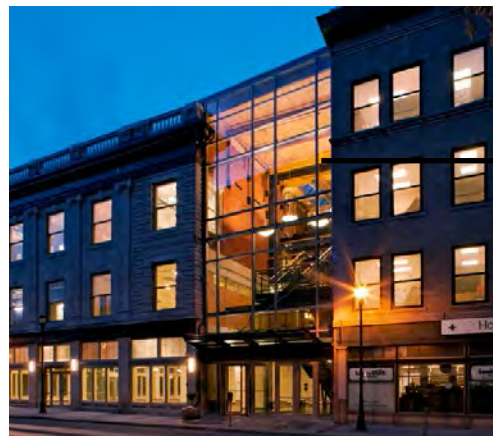


Copper 6th Floor w/ Windows Grey Metal Penthouse

Upper Floor Materials in Harvard Square



From the National Park Service Federal Historic Preservation Guide



Existing masonry wall is featured through the glazing

New Glass with Existing Masonry



Map of Harvard Square



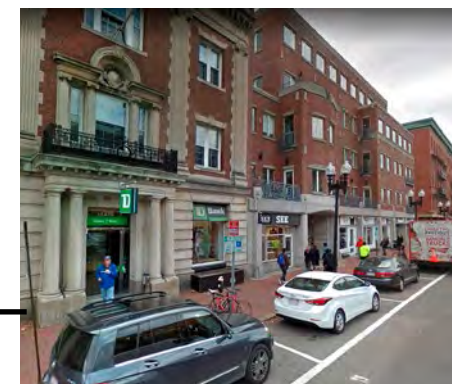
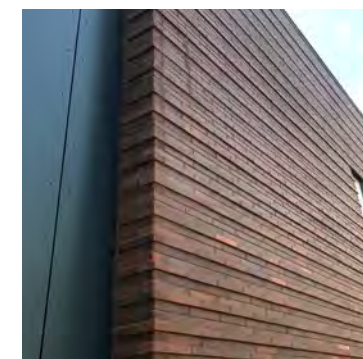
Map in Metalwork



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



Granite Base



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)

96'-1" NEW BUILDING

Standing Seam Roof is warm
grey metal panel

Roof deck moved to
not extend over Abbot
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. 11.03.2017

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PROPOSED ELEVATIONS

59'-6" EXISTING ABBOT BUILDING

Granite is a better fit with the context

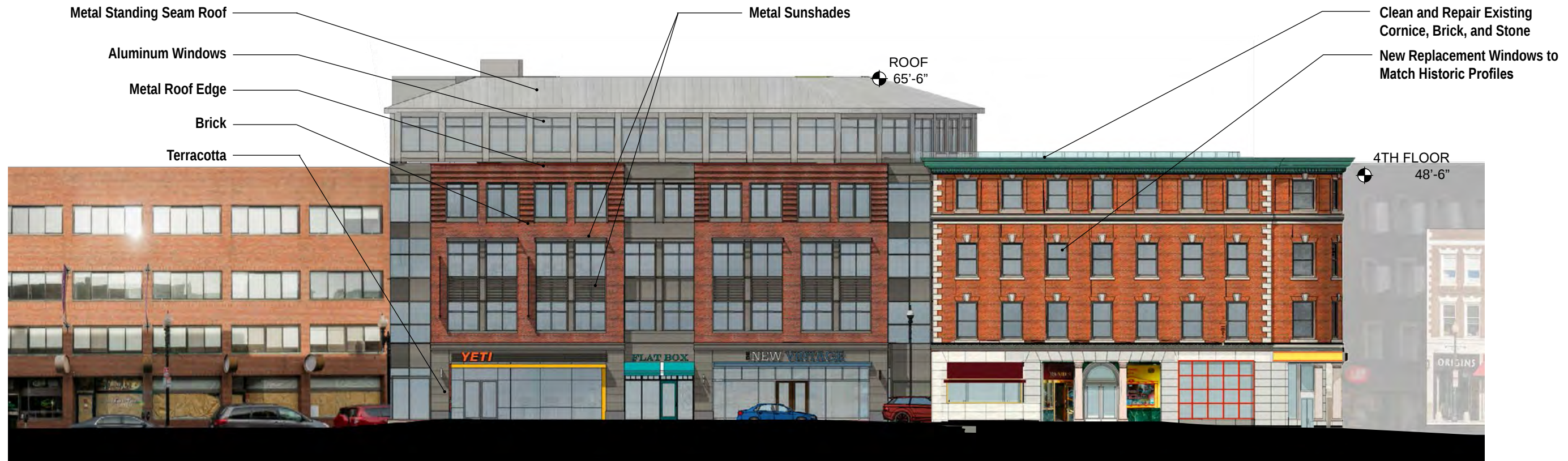
71'-4" NEW BUILDING

49'-5" EXISTING
BRATTLE BUILDING

Clear glazing for more transparency
at street level

0' 5' 10' 20'

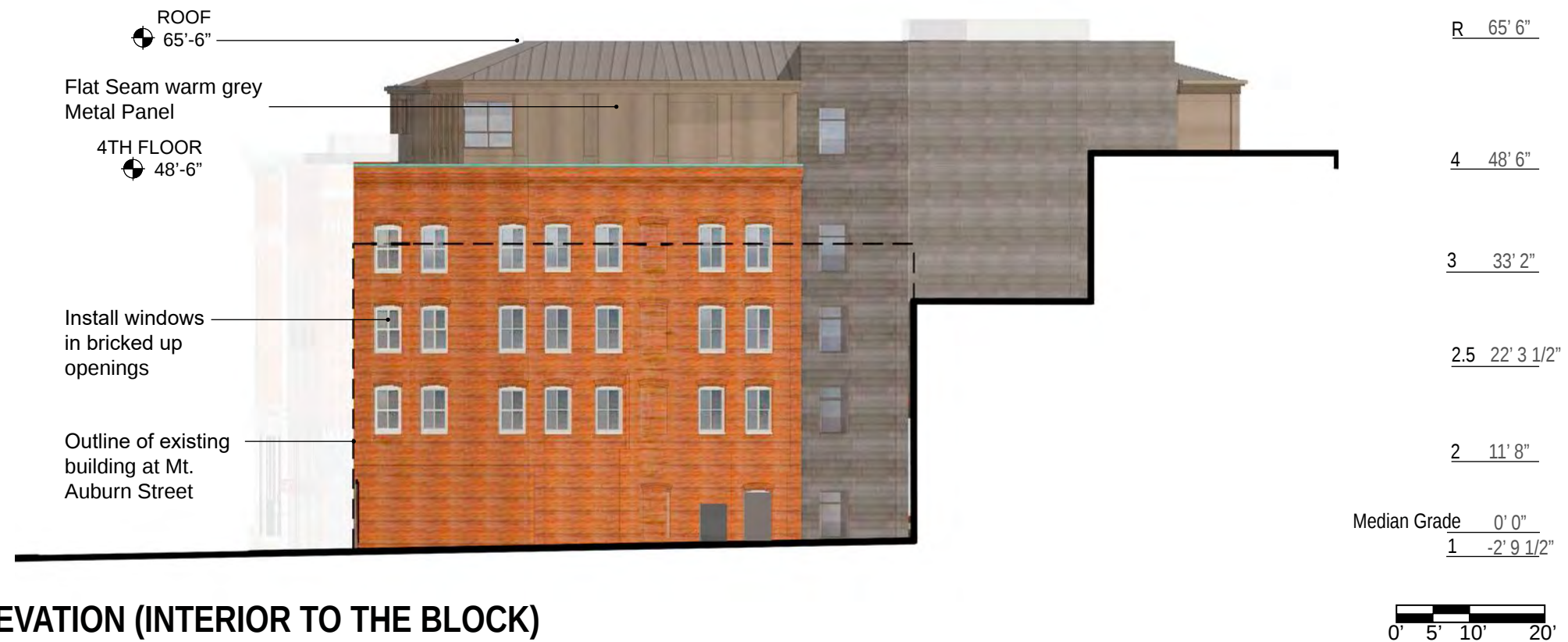
PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors



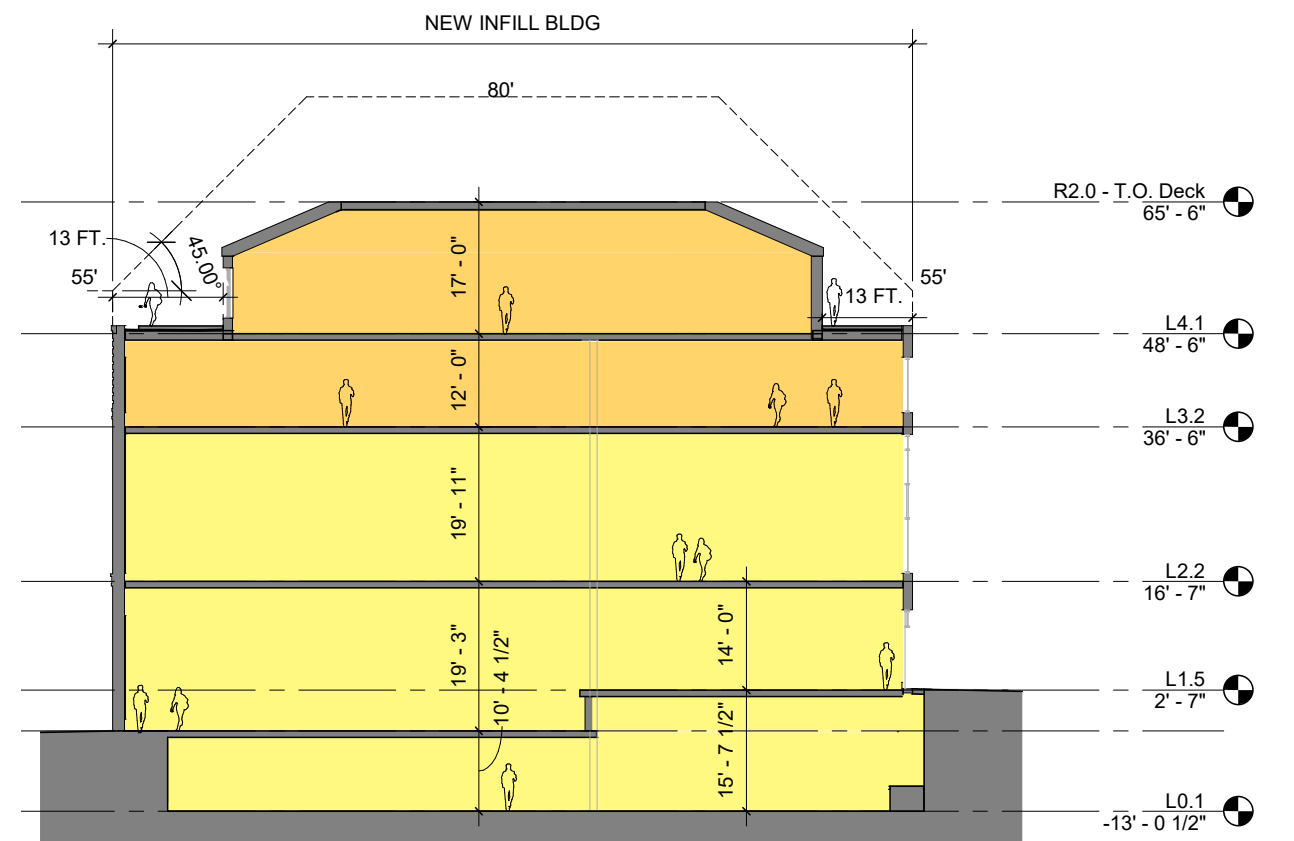
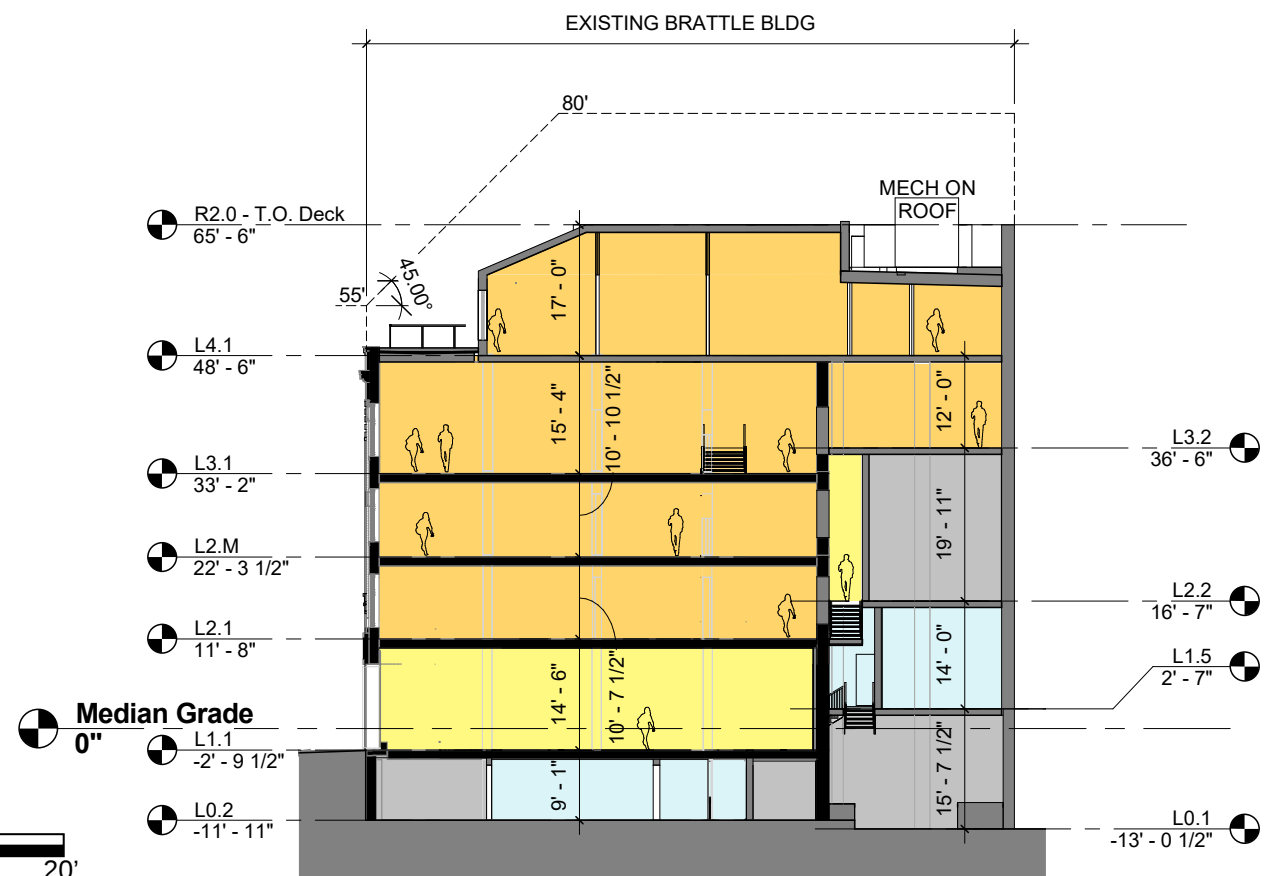
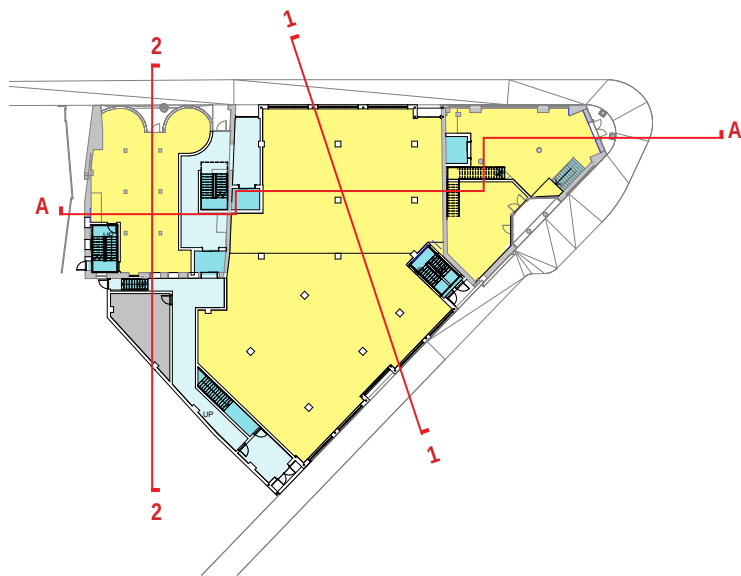
JFK ST. ELEVATION (HISTORICAL COMMISSION PROPOSAL)

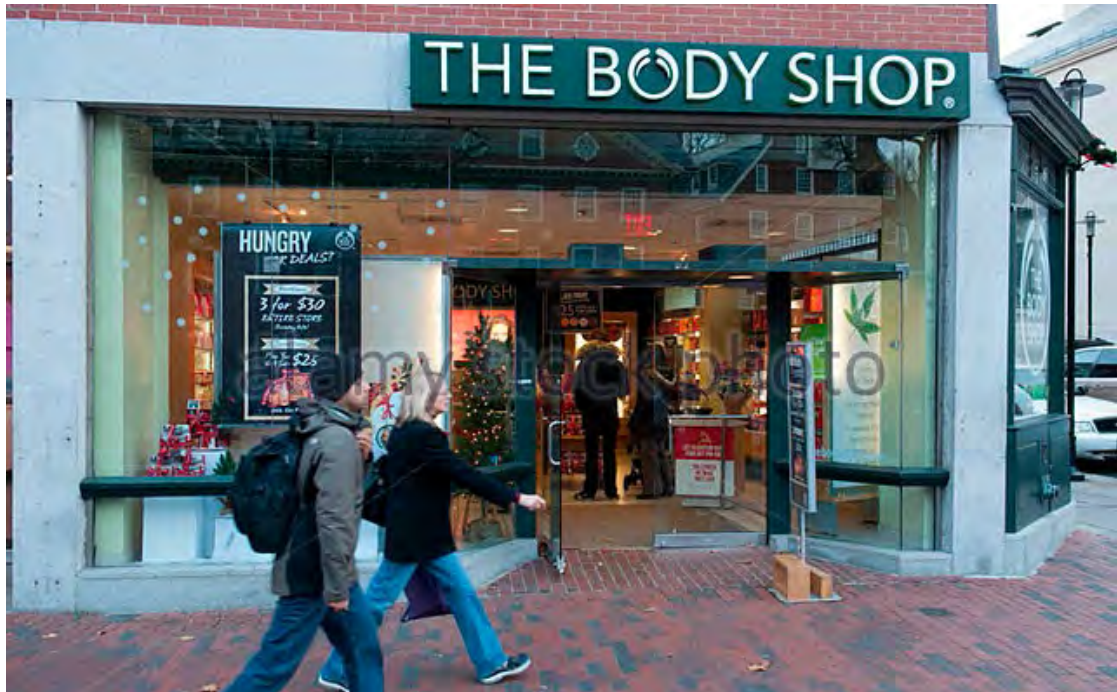


JFK ST. ELEVATION (CURRENT PROPOSAL)



WEST ELEVATION (INTERIOR TO THE BLOCK)





RETAIL STOREFRONT PRECEDENTS



POTENTIAL STOREFRONTS WITH INDIVIDUAL EXPRESSION FIT INTO BUILDING FRAMEWORK



EXISTING JFK STREET ELEVATION

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

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.



EXISTING BRATTLE STREET ELEVATION

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



HISTORICAL COMMISSION PROPOSAL





HISTORICAL COMMISSION PROPOSAL





HISTORICAL COMMISSION PROPOSAL





HISTORICAL COMMISSION PROPOSAL

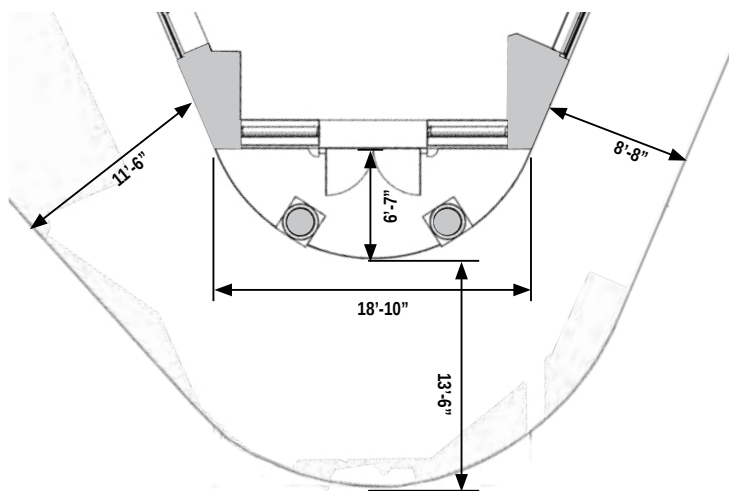


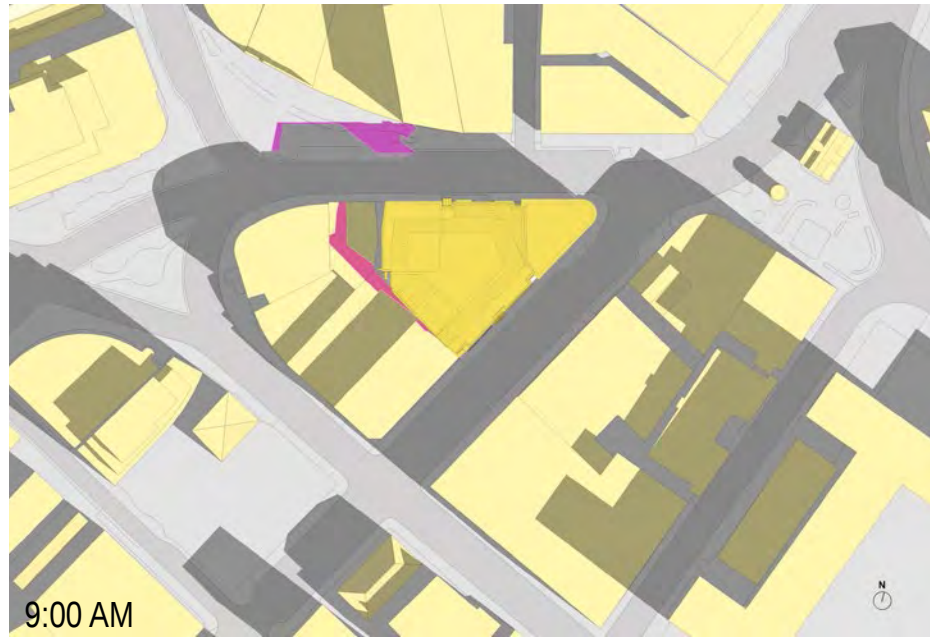


EXISTING PHOTOGRAPH









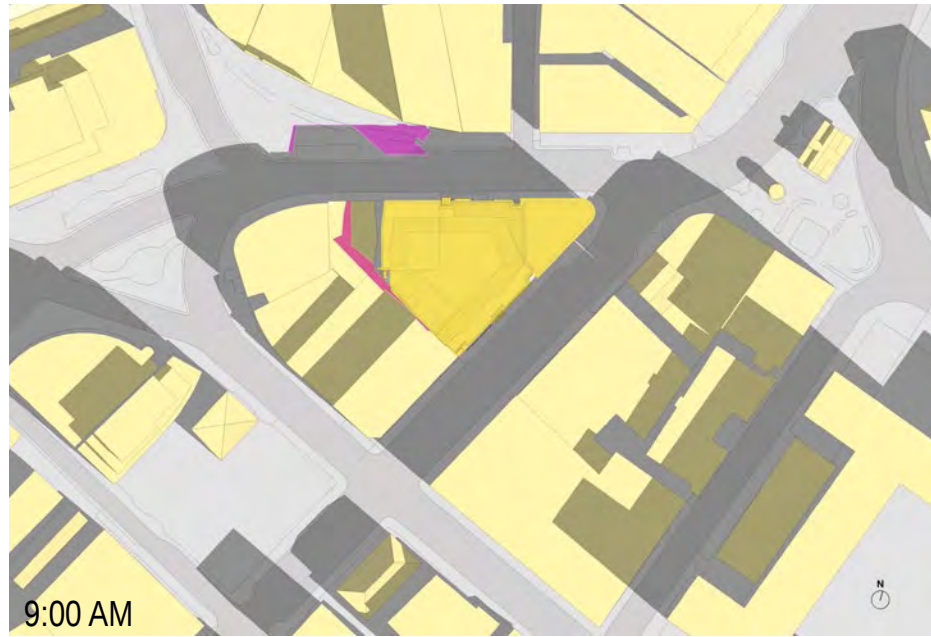
SHADOW STUDY: MARCH 21ST



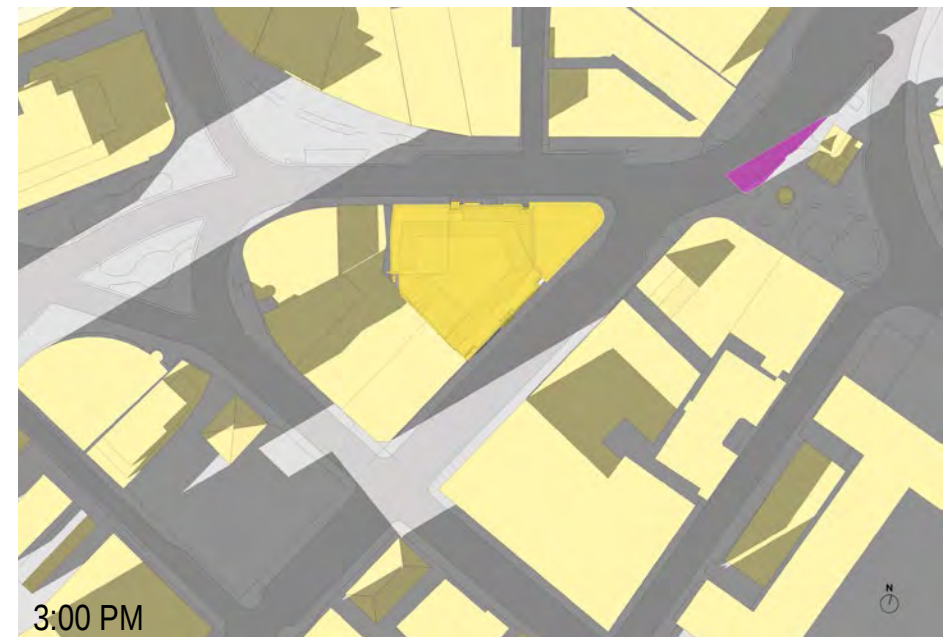
SHADOW STUDY: JUNE 21ST

 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.