

THE GARAGE

36 John F. Kennedy St. - 81 Mt. Auburn St. - 33 Dunster St. Cambridge, MA

Volume 2

Planning Board Special Permit Application December 6, 2021

HSAC Meeting January 19, 2022





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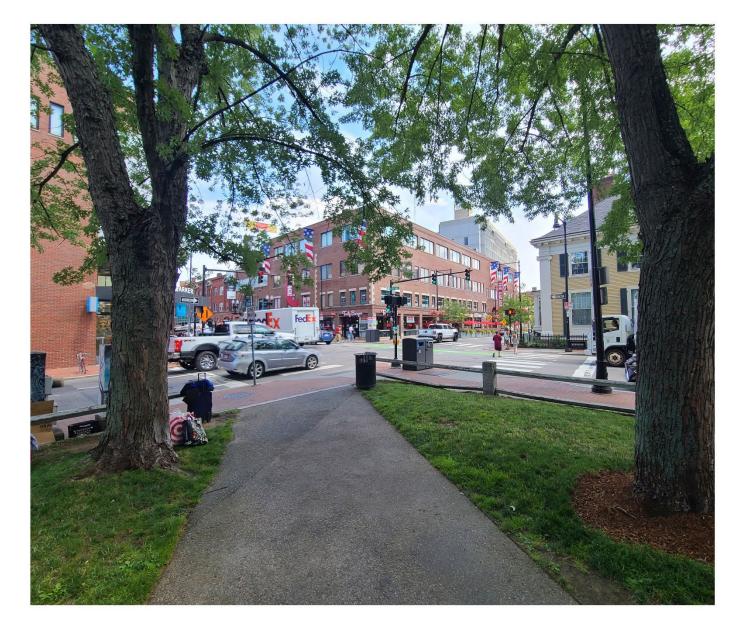
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OVERVIEW

The project recognizes the importance of its location in the heart of Harvard Square, and the distinction of the building frontage on three streets.

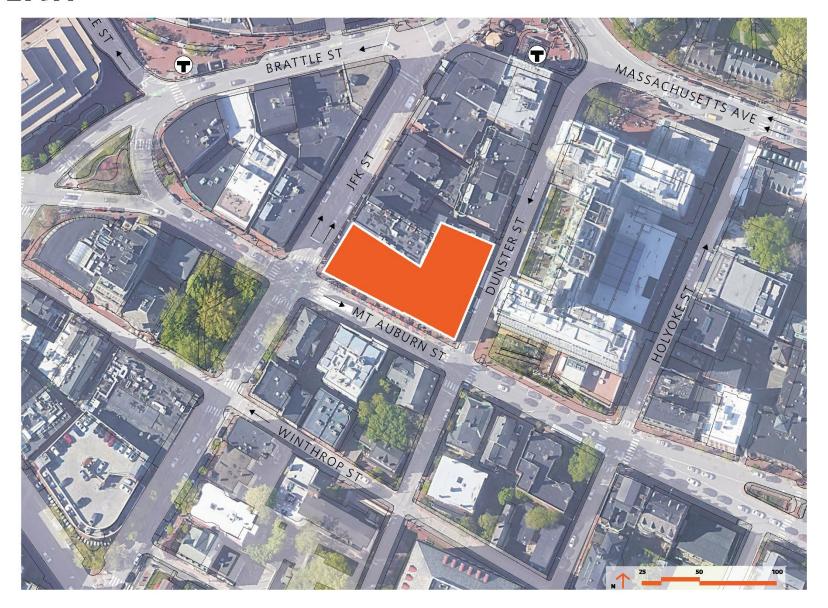
The building design highlights both its history and re-imagined future as memorable and active contributor to the Harvard Square District.



HARVARD SQ CONSERVATION DISTRICT



SITE PLAN



EXISTING CONDITION









EXISTING CONDITION











PROPOSED SITE PLAN

CONTEXT

LEGEND

---- Property Line

- Existing Traffic Light
- Existing Streelight
- Existing Fire Hydrant

Existing City Trees

Existing Planters



0′<u>8′16′ 3</u>2′







GROUND FLOOR PLAN

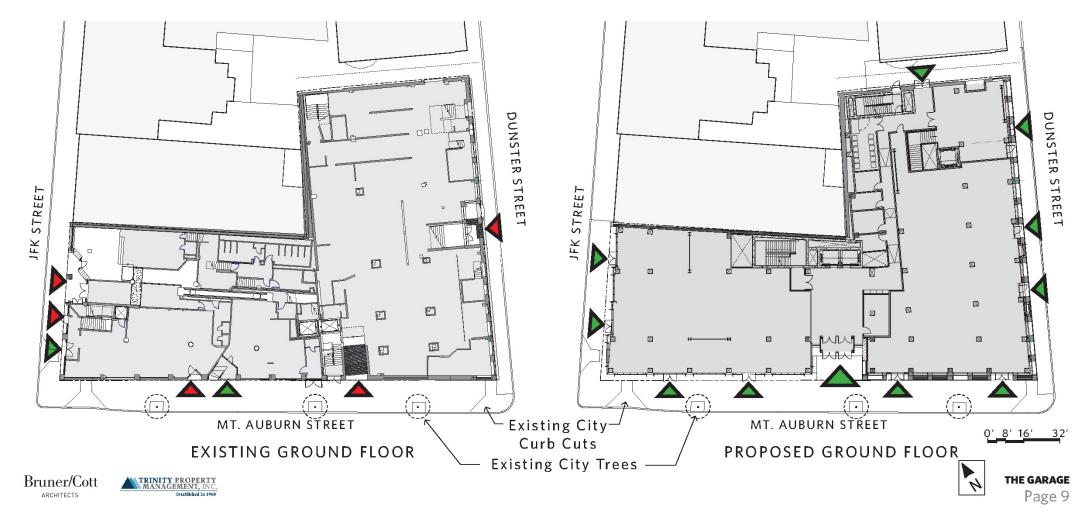
ENTRIES



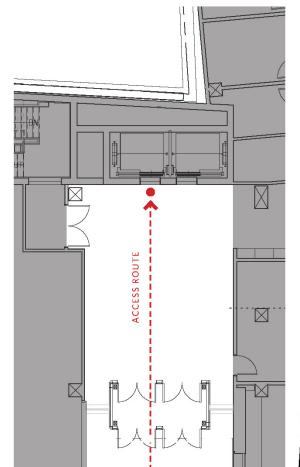
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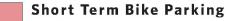


Accessible Entry



PROPOSED BIKE PARKING



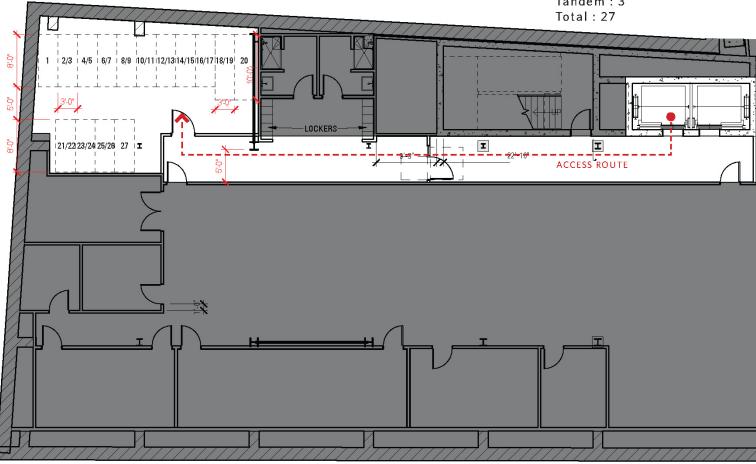


Total: 0

Project to contribute to Public Bicycle Parking Fund



Regular: 24 Tandem: 3



GROUND FL PLAN

BASEMENT PLAN - BIKE ROOM



THE GARAGE Page 10





BASEMENT **BIKE ROOM ACCESS**

BUILDING HISTORY

TIMELINE

1860-1897 HORSE STABLE



HORSE HOUSE NO 6.

1924-1972 PARKING GARAGE



THE HARVARD SQUARE GARAGE

1897-1924 HORSE STABLE



UNION RAILWAY STABLE

1972-2021 SHOPPING CENTER



THE GARAGE





EXISTING CONDITION











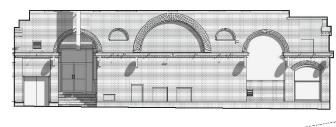
DIAGRAM

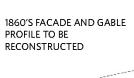
TIMELINE

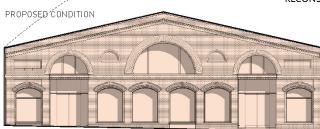


1860 HORSE STABLE

EXISTING CONDITION









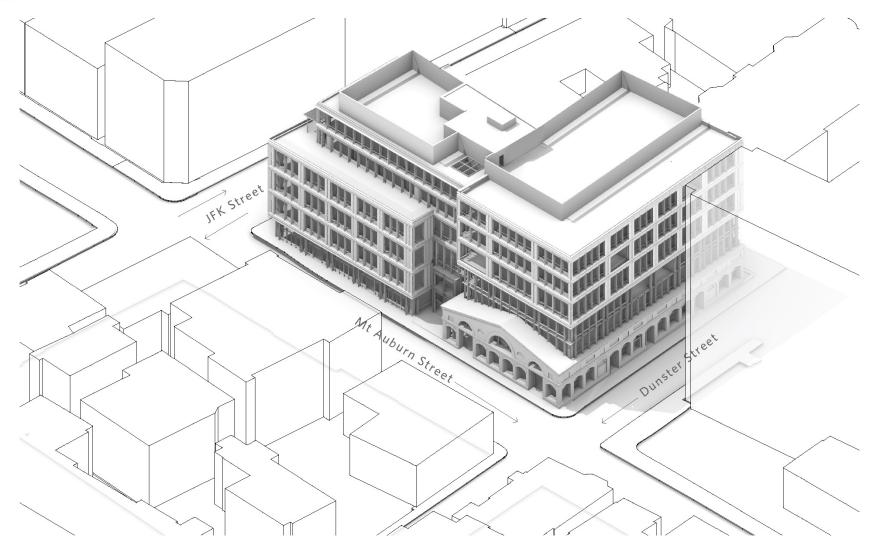


EXISTING BUILDING TO BE DEMOLISHED

EXISTING MASONRY TO REMAIN

DIAGRAM

MASSING



MT AUBURN VIEW LOOKING WEST

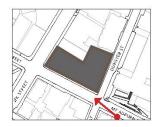


KEY PLAN





MT AUBURN VIEW LOOKING WEST



KEY PLAN



JFK VIEW LOOKING SOUTH



KEY PLAN



JFK VIEW LOOKING SOUTH



KEY PLAN



MT AUBURN VIEW LOOKING EAST



KEY PLAN



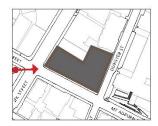
MT AUBURN VIEW LOOKING EAST



KEY PLAN



VIEW FROM WINTHROP PARK



KEY PLAN



VIEW FROM WINTHROP PARK

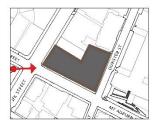


KEY PLAN



PROPOSED - NIGHT

VIEW FROM WINTHROP PARK



KEY PLAN

EXTERIOR BUILDING LIGHTING DESCRIPTION:

Building mounted, shielded LED accent lights to highlight the architectural features of the project.



MT AUBURN LOOKING NORTH WEST



KEY PLAN



MT AUBURN LOOKING NORTH WEST



KEY PLAN



PROPOSED - NIGHT

MT AUBURN LOOKING NORTH WEST



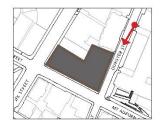
KEY PLAN

EXTERIOR BUILDING LIGHTING DESCRIPTION:

Building mounted, shielded LED accent lights to highlight the architectural features of the project.



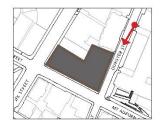
DUNSTER VIEW LOOKING SOUTH



KEY PLAN



DUNSTER VIEW LOOKING SOUTH



KEY PLAN



MT. AUBURN LOOKING EAST



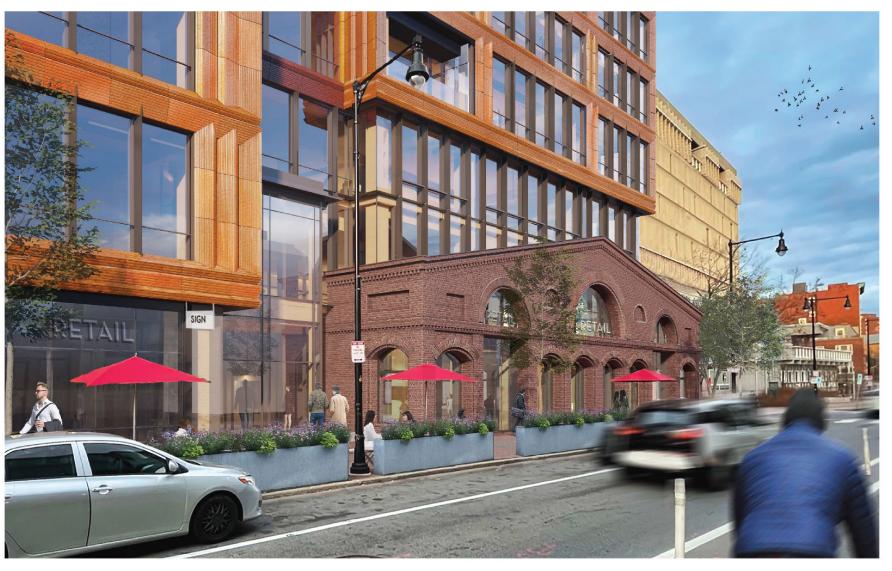
KEY PLAN



MT. AUBURN LOOKING EAST



KEY PLAN



DUNSTER VIEW LOOKING SOUTH



KEY PLAN



DUNSTER VIEW LOOKING SOUTH



KEY PLAN



MATERIALS

TERRACOTTA



















Terra cotta is a versatile masonry material that can be applied in a panelized rainscreen system or as a precast panel. The options available to design the precise texture, sheen, scale, color, and profile of terra cotta elements provide the versatility needed to address the different needs of each facade of the building. As a masonry material, it will complement the brick and masonry of existing building itself as well as its neighbors. Terra cotta units can be designed to break the building down into a human scale, with detailing that will give the building a distinctive material character.



MATERIALS

TERRACOTTA



MATERIALS

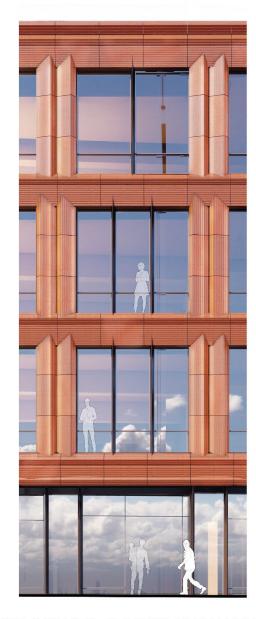
DETAILING



CLOSEUP ENTRY RENDER



DUNSTER CLOSEUP ELEVATION



MT AUBURN CLOSEUP ELEVATION





ELEVATION

OVERALL

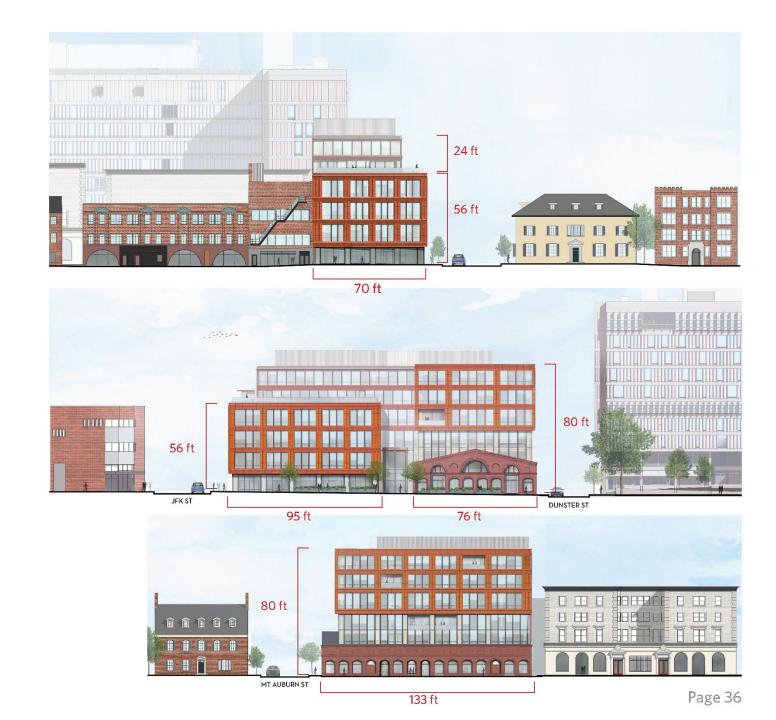
JFK: WEST

MT AUBURN: SOUTH

> DUNSTER: EAST







EXISTING ELEVATION

JFK - WEST



KEY PLAN

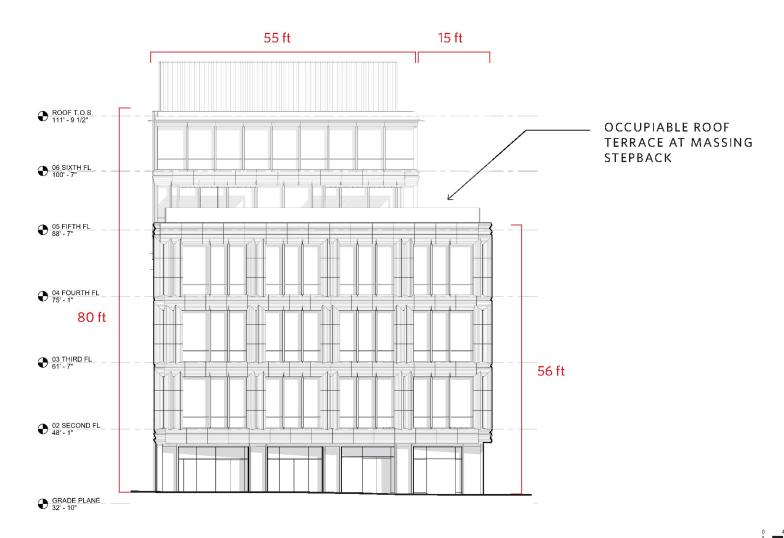


ELEVATION

JFK - WEST



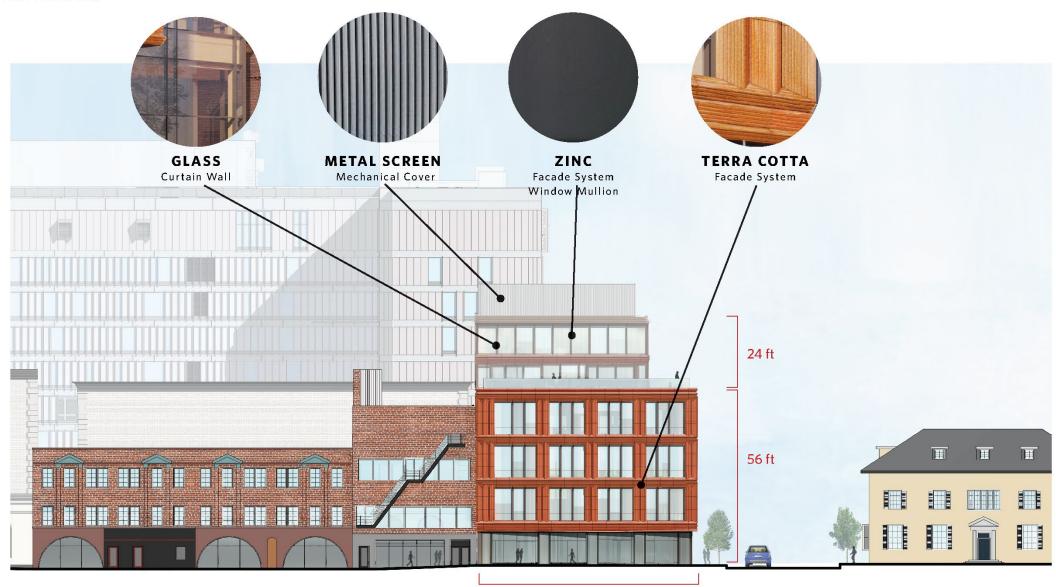






ELEVATIONS - JFK

MATERIALS

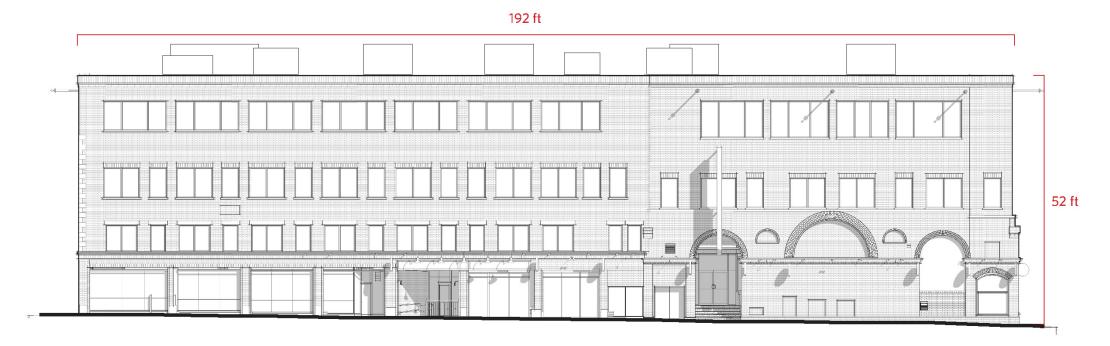


EXISTING ELEVATION

MT AUBURN - FACING SOUTH



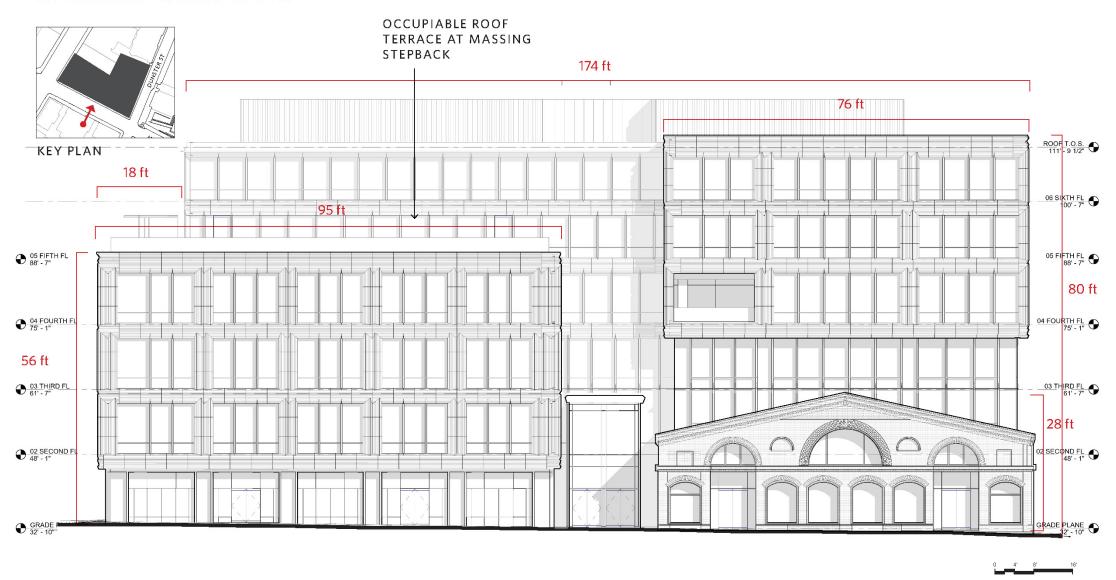
KEY PLAN



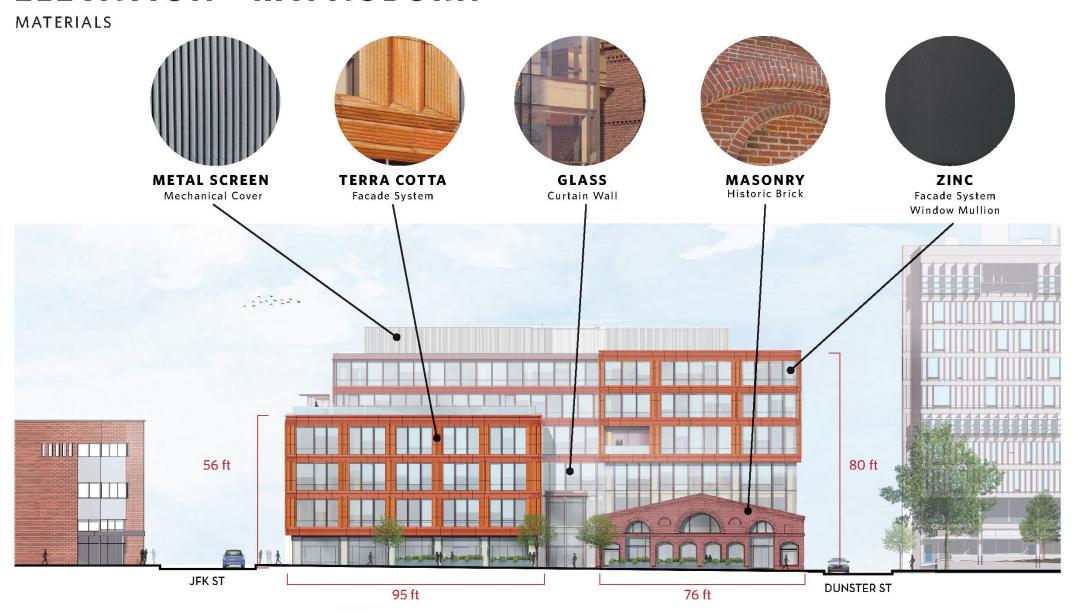


ELEVATION

MT AUBURN - FACING SOUTH

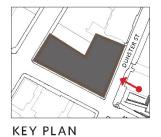


ELEVATION - MT. AUBURN



EXISTING ELEVATION

DUNSTER - FACING EAST



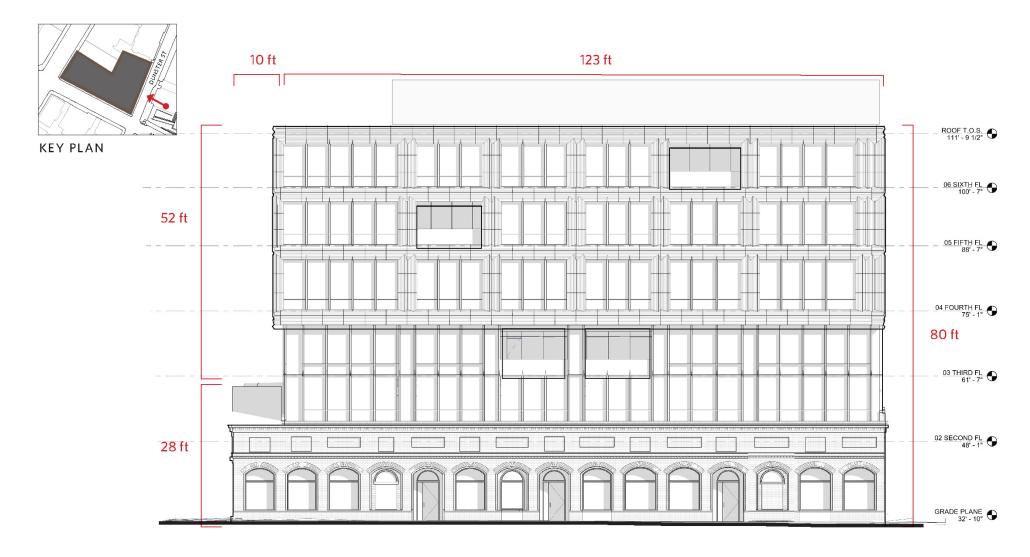






ELEVATION

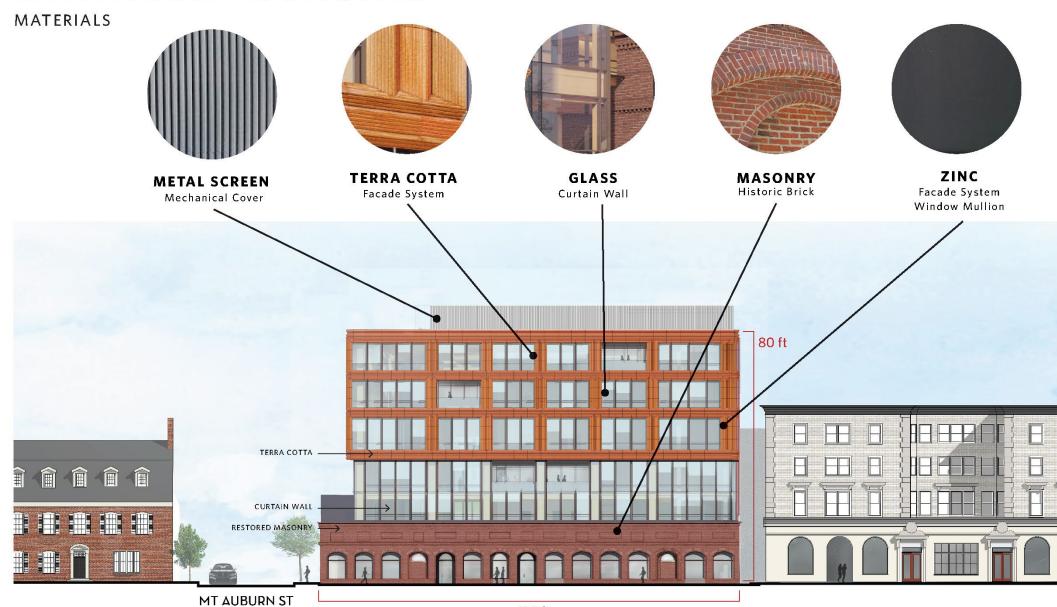
DUNSTER - FACING EAST







ELEVATION - DUNSTER

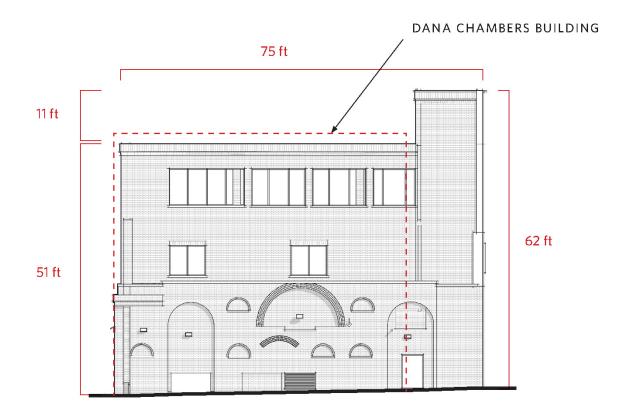


EXISTING ELEVATION

SERVICE ALLEY - FACING NORTH



KEY PLAN



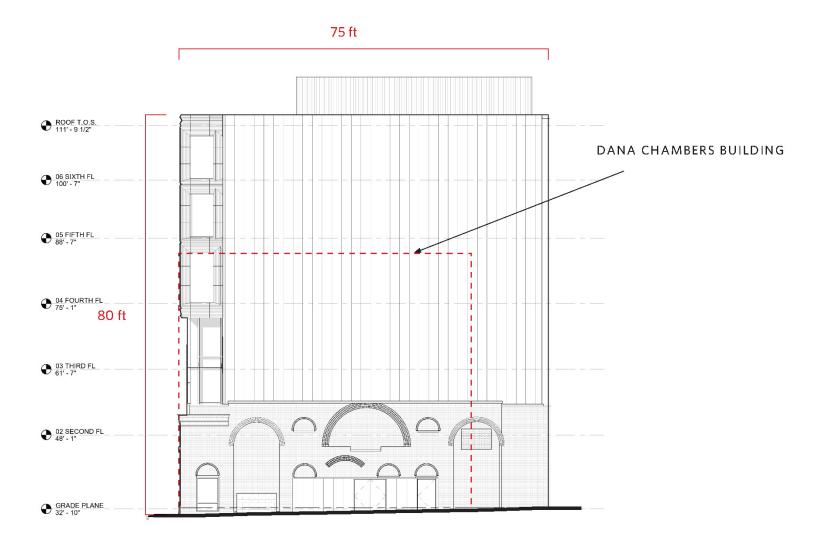


ELEVATION

SERVICE ALLEY - FACING NORTH



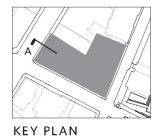
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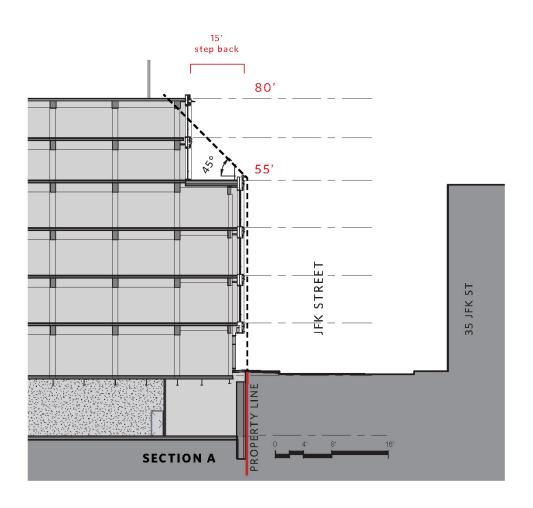


BUILDING STEP BACKS

JFK STREET



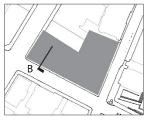
ZONING SKYPLANE





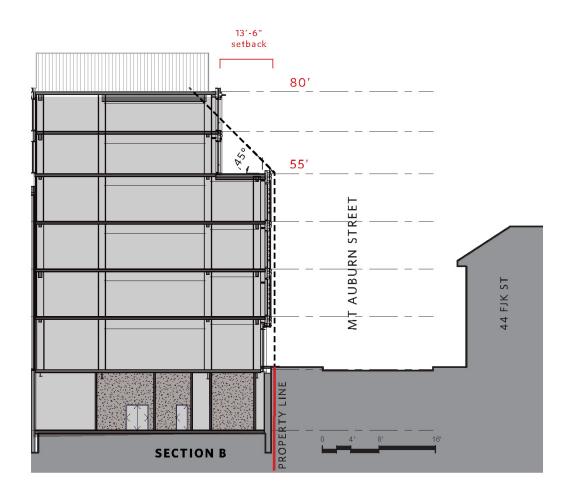
BUILDING STEPBACKS

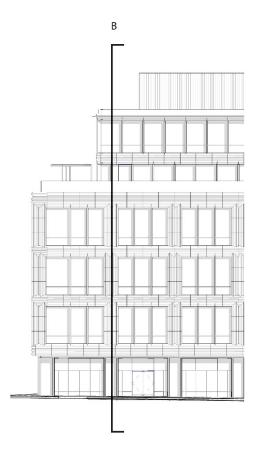
MT AUBURN STREET



KEY PLAN

ZONING SKYPLANE

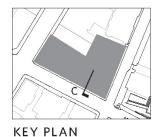




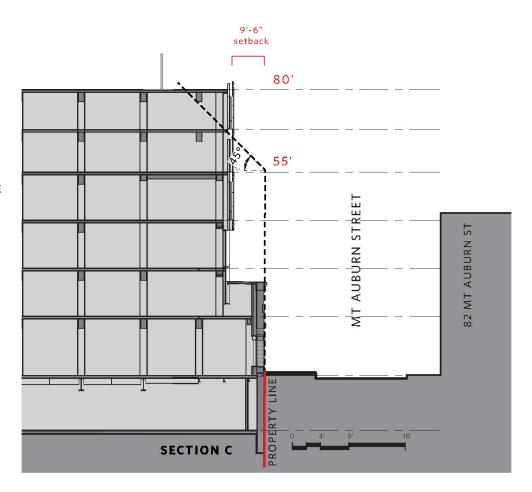
MT AUBURN ST ELEVATION

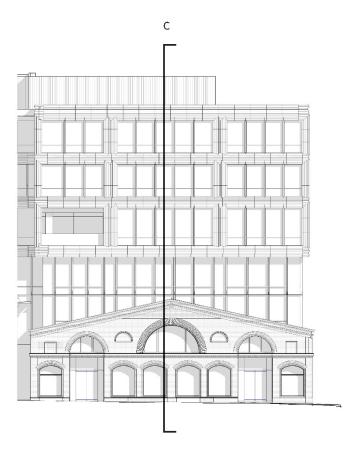
BUILDING STEPBACKS

MT AUBURN STREET



____ ZONING SKYPLANE

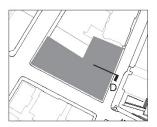




MT AUBURN ST ELEVATION

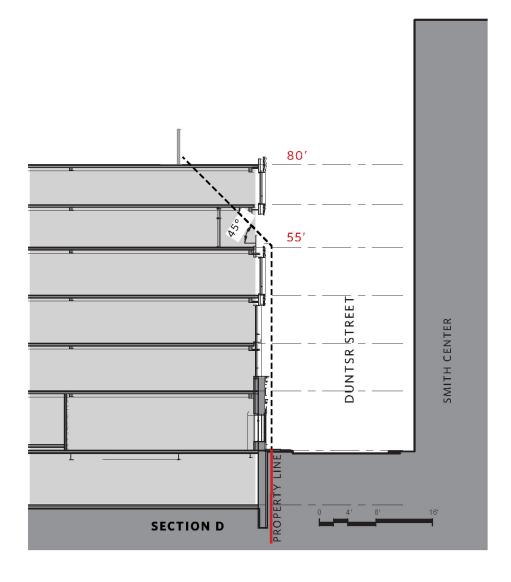
BUILDING STEPBACKS

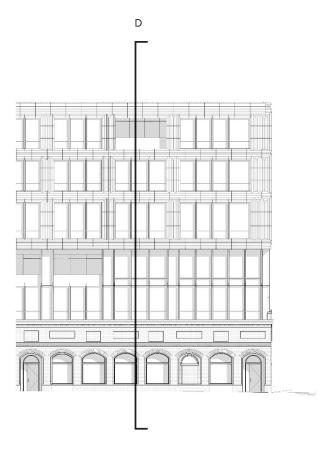
DUNSTER STREET



KEY PLAN

ZONING SKYPLANE

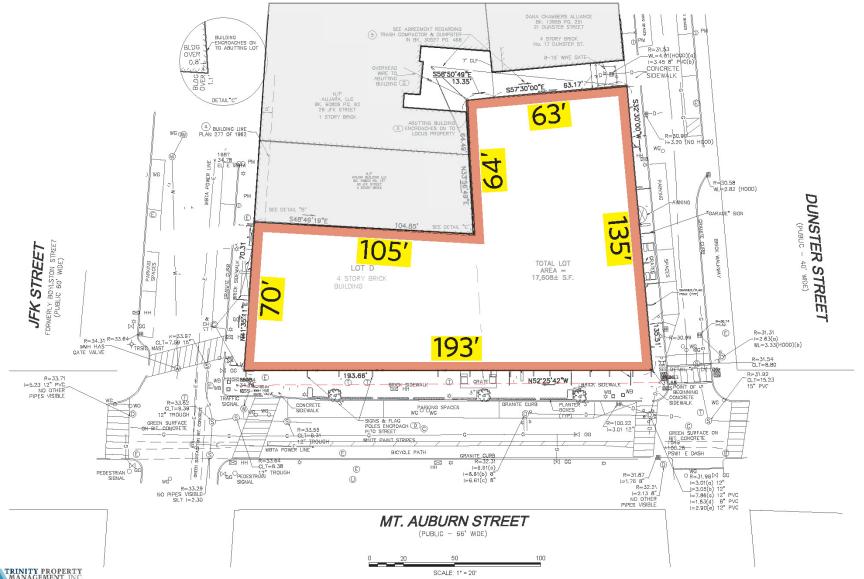




DUNSTER ST ELEVATION



SURVEY PLAN

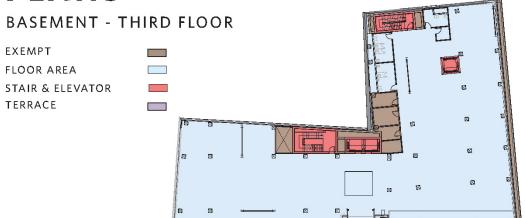




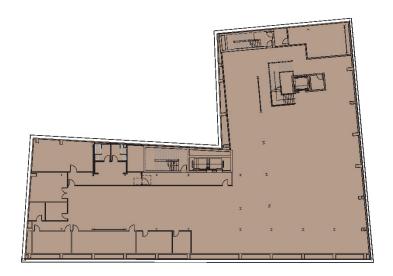




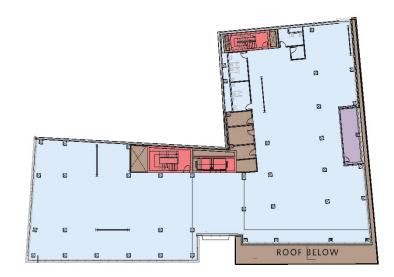
PLANS



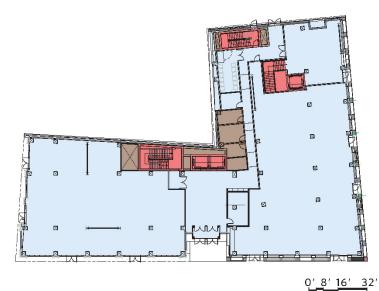
SECOND FLOOR



BASEMENT LEVEL



THIRD FLOOR



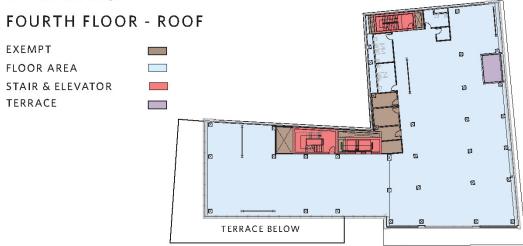




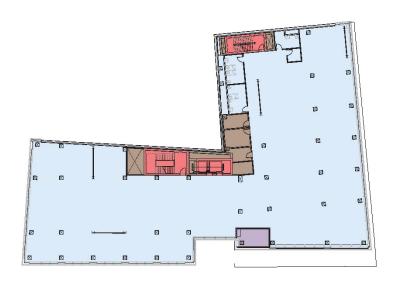




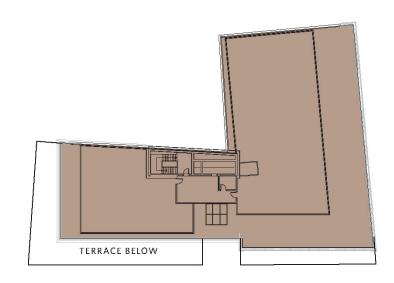
PLANS



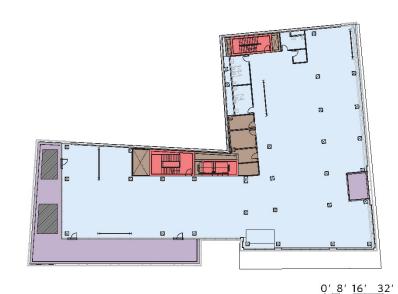
SIXTH FLOOR



FOURTH FLOOR



ROOF PLAN



FIFTH FLOOR







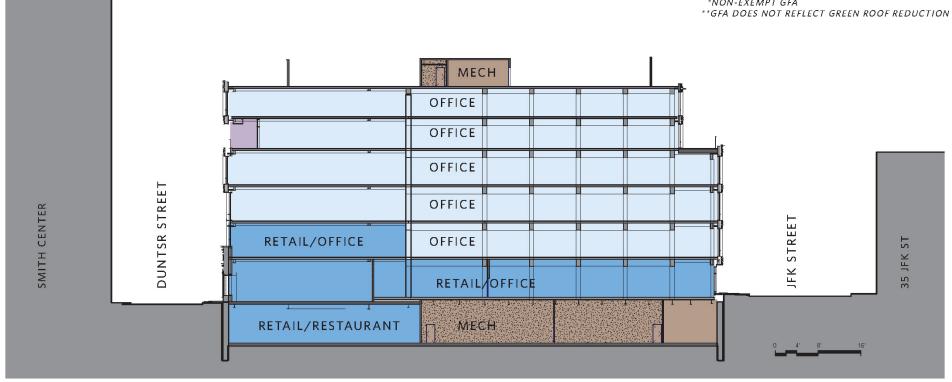
PROGRAM DISTRIBUTION

BUILDING SECTION

EXEMPT	
FLOOR AREA	
STAIR & ELEVATOR	
TERRACE	

ELEVATOR					
	EXEMPT	& STAIR	FLOOR	TERRACE	Gross Floor
FLOOR	(Brown) FA	(Red) FA	AREA (Blue)	(Purple) FA	Area*
			10 1005		
B1 Venue Restaurant	16,649	1	0	-	
1 Retail Restaurant	809	1,094	13,954	-	15,048
2 Office Use	1,971	858	13,989	-	14,847
3 Office Use	809	763	13,721	302	14,786
4 Office Use	809	763	14,080	184	15,027
5 Office Use	809	763	12,006	1,911	14,680
6 Office Use	809	763	12,187	156	13,106
Roof	13,483				0
TOTAL	36,148	5,004	79,937	2,553	87,494

*NON-EXEMPT GFA



EAST-WEST SECTION



GREEN ROOF

ROOF PLANS

- Roof area is highly limited for solar PV.
 Off-site renable energy is being explored.
- The project will incorporate roof area of vegatated green roof not exempted.
- The project seeks a reduction of green roof area by special permit from the required 80% to 40%



ALLOWED EXCLUSIONS 10,460 SF



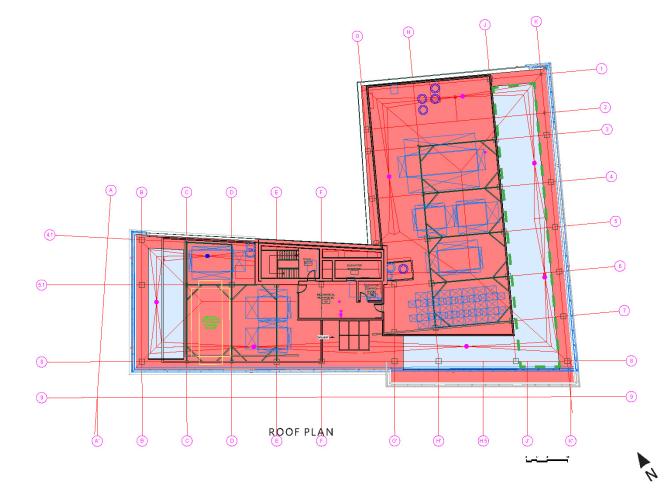
REMAINING ROOF AREA 3,032 SF



GREEN ROOF AREA 1,213 SF

SUMMARY OF ROOF AREAS

Total Roof GFA	Control of the Contro	Remaining Roof Area	Green Roof Area	Reduction requested	Required Minimum
13,492	10,460 SF	3,032 SF	1,213 SF 40% of available	1,213 SF 40% of available	2,426 SF 80% of available



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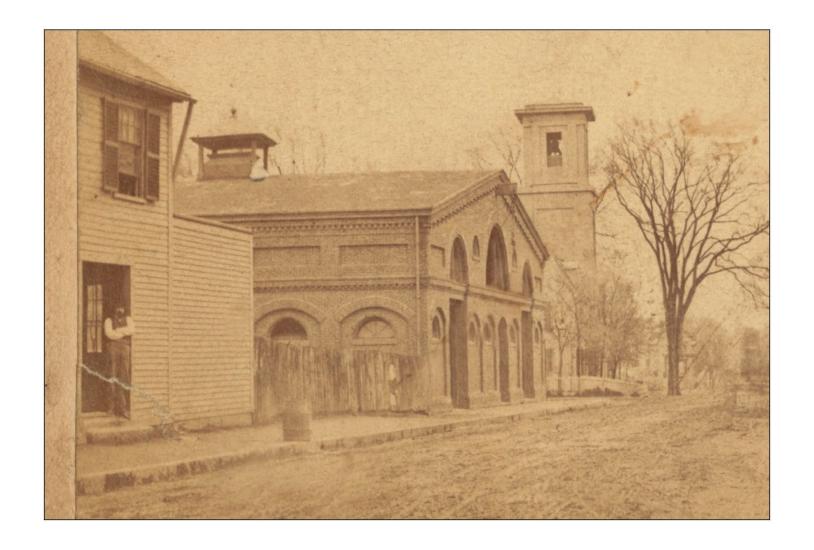


UPDATES - CAMBRIDGE HISTORIC COMMISSION JANUARY 06, 2022





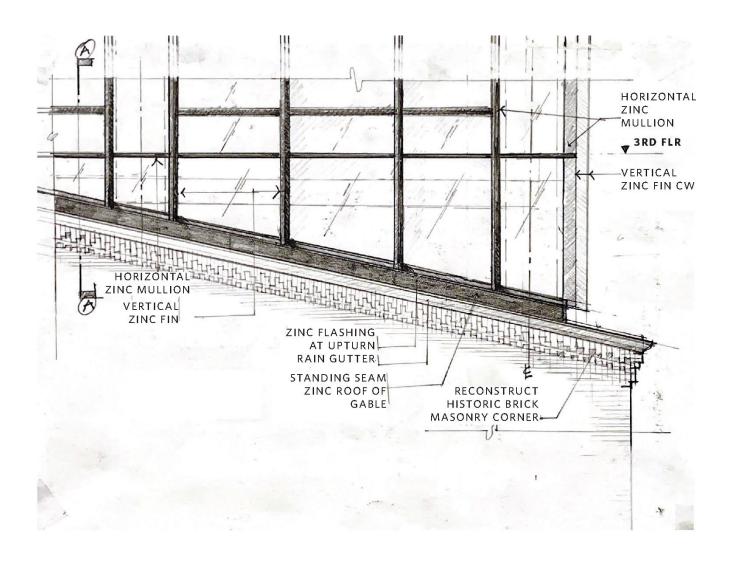
1860 HORSE STABLE



GABLE ROOF DETAIL



GABLE ROOF RENDER



GABLE ROOF PARTIAL ELEVATION

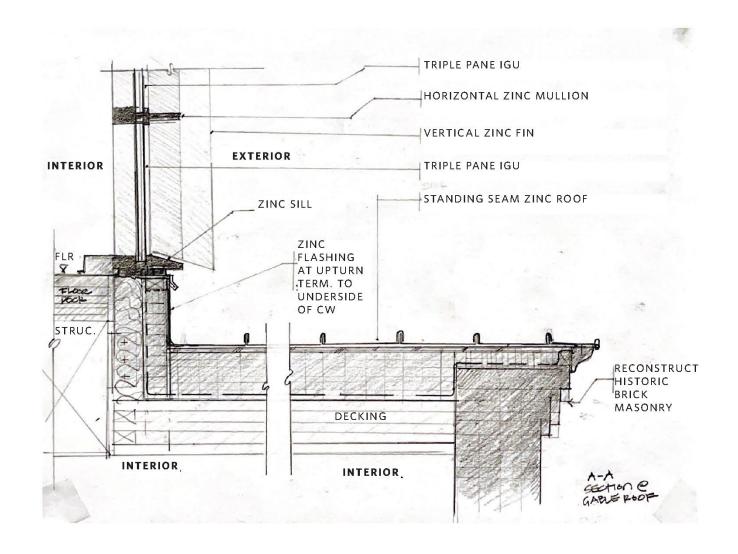




GABLE ROOF DETAIL



GABLE ROOF RENDER



SECTION @ GABLE ROOF

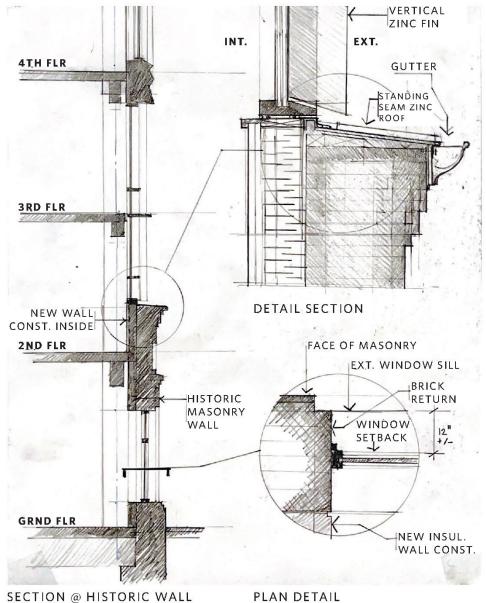




HISTORIC WALL DETAIL



HISTORIC WALL RENDER

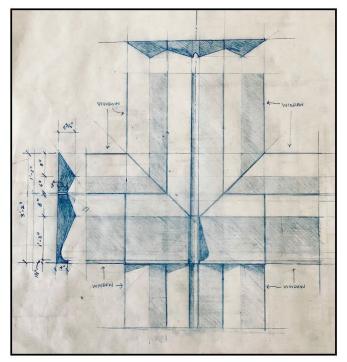






TERRACOTTA

TILE STUDIES



ELEVATION & SECTION SKETCH







