

**SUBMISSION DATE:**

February 15, 2016

**SUBMITTED BY:**

Young Construction Company, Inc.  
429 Cherry Street, Newton,  
MA 02460

**TO:**

City of Cambridge,  
Department of Neighborhood Development,  
344 Broadway  
Cambridge, MA 02139

**ATTENTION: Liza Paden**

**PROJECT REFERENCE: Porter Square Hotel, 1924 Mass Ave., Cambridge, MA**

## **MEMO**

Further to our meeting on Thursday January 14<sup>th</sup>. It is with pleasure that we present you with a summary of items to be addressed at the by the Board as part of the CCD Design Review.

### **PARK DESIGN**

As requested by CDD we are hereby supplementing the original landscape plan with a more detailed drawing together with a comprehensive visual presentation indicating proposed planting, lighting and amenities for the new park. In addition to elaborating on the original park design, the new drawing includes revisions made to the planter configuration located at the rear south-east corner of the park. These revisions were required in order to accommodate the placement of a PMI Switch and transformer required by EverSource as part of the electrical delivery service for the hotel. The requirement of this switch to be accessible from the street within a prescribed limiting distance of 10' from the curb necessitated the placement of this equipment within the park area. The specific location of this equipment is the result of a series of parameters set by the utility company as well as efforts by the owner and the landscape architect to minimize the impact on both the visual and functional character of the park.

Supplementary to the drawings and images accompanying this memo, previously submitted samples of the proposed materials to be used for the hard surfaces of the park will be made available for inspection during the design review meeting. We will also cover issues pertaining to the maintenance of the park, hours of access and security monitoring. Elena Saporta, the landscape architect for the project, will be on hand to present the design and answer any questions that the Board may have.

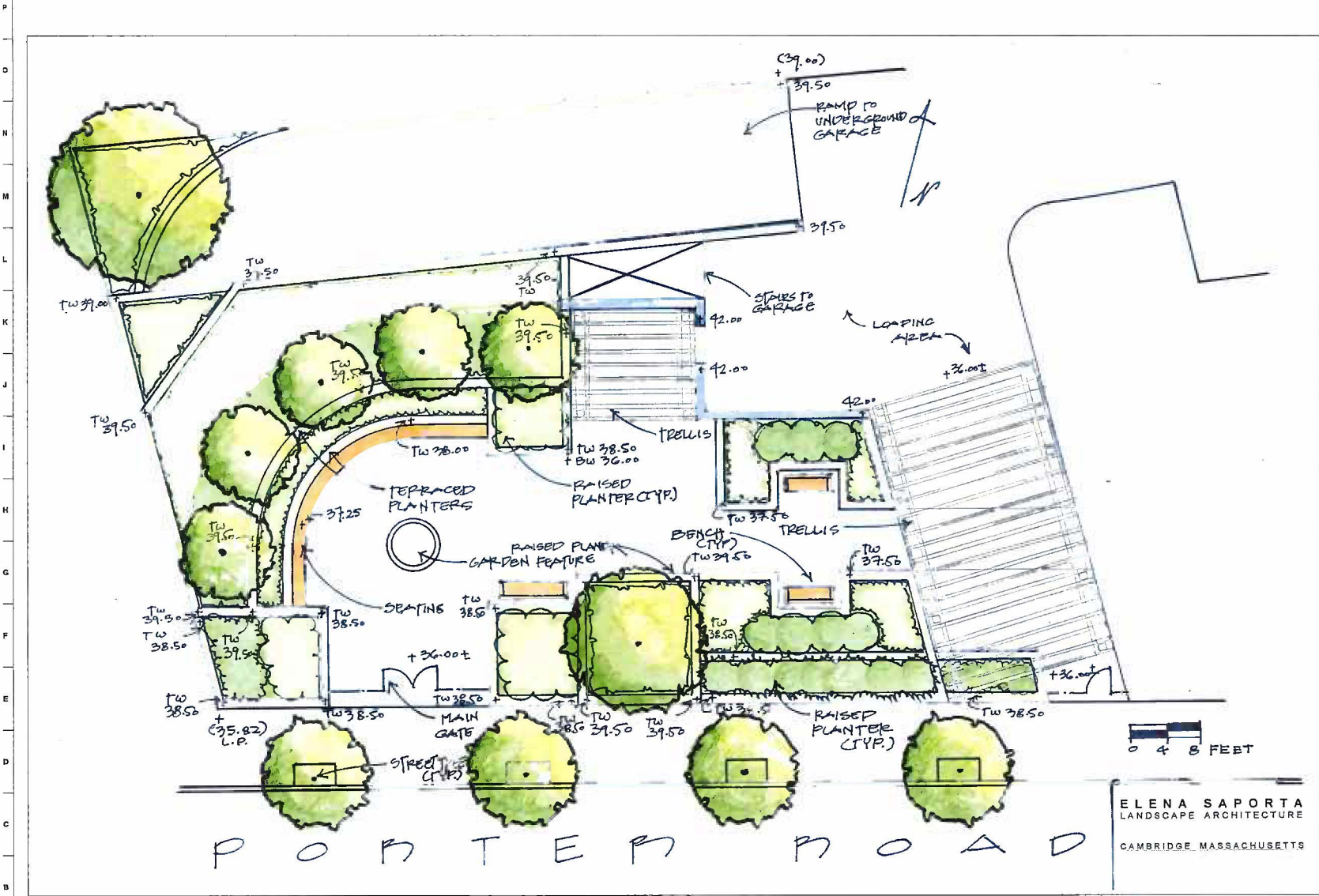
### **PENTHOUSE EXTERIOR FINISH MATERIAL**

When the building was originally designed, in 2007, the setback at the 5th floor was intended to help the scale of the building along Mass Ave, by forcing the 5<sup>th</sup> floor to recede, making the building feel more like a 4 story building along the street and rear garden. Once we were able to experience the massing of the building during construction, we were very satisfied that the setback achieved the desired effect, but we began to question the metal panels we had proposed for the fifth floor, thinking that they might work against us by highlighting the fifth floor mass, rather than helping to minimize it. The main architectural feature of the building, from the very beginning, has been the bay windows and the juxtaposition of the modern detailing of the frameless, butt glazed glass bays against the background of the more classic brick and precast base of the building. As the building went up, it was clear to us that simplifying the top floor, to match the precast at the base of the building, calmed the building, which helps the two things that we feel are the most important - making the 5th floor recede and giving more power to the brick and the bay windows.

### **ROOFTOP EQUIPMENT SCREEN**

The current submission includes a technical drawing and a rendering which describes the proposed screening of the rooftop HVAC air handling unit which is currently visible from Mass Ave. The placement of this air handling unit was necessitated by the operational requirements combined with the limits presented by the placement of the light-well which is located in the middle portion of the roof. In terms of the actual screening method we are proposing a solution similar to that used at 459 Broadway, Cambridge Rindge Latin School.

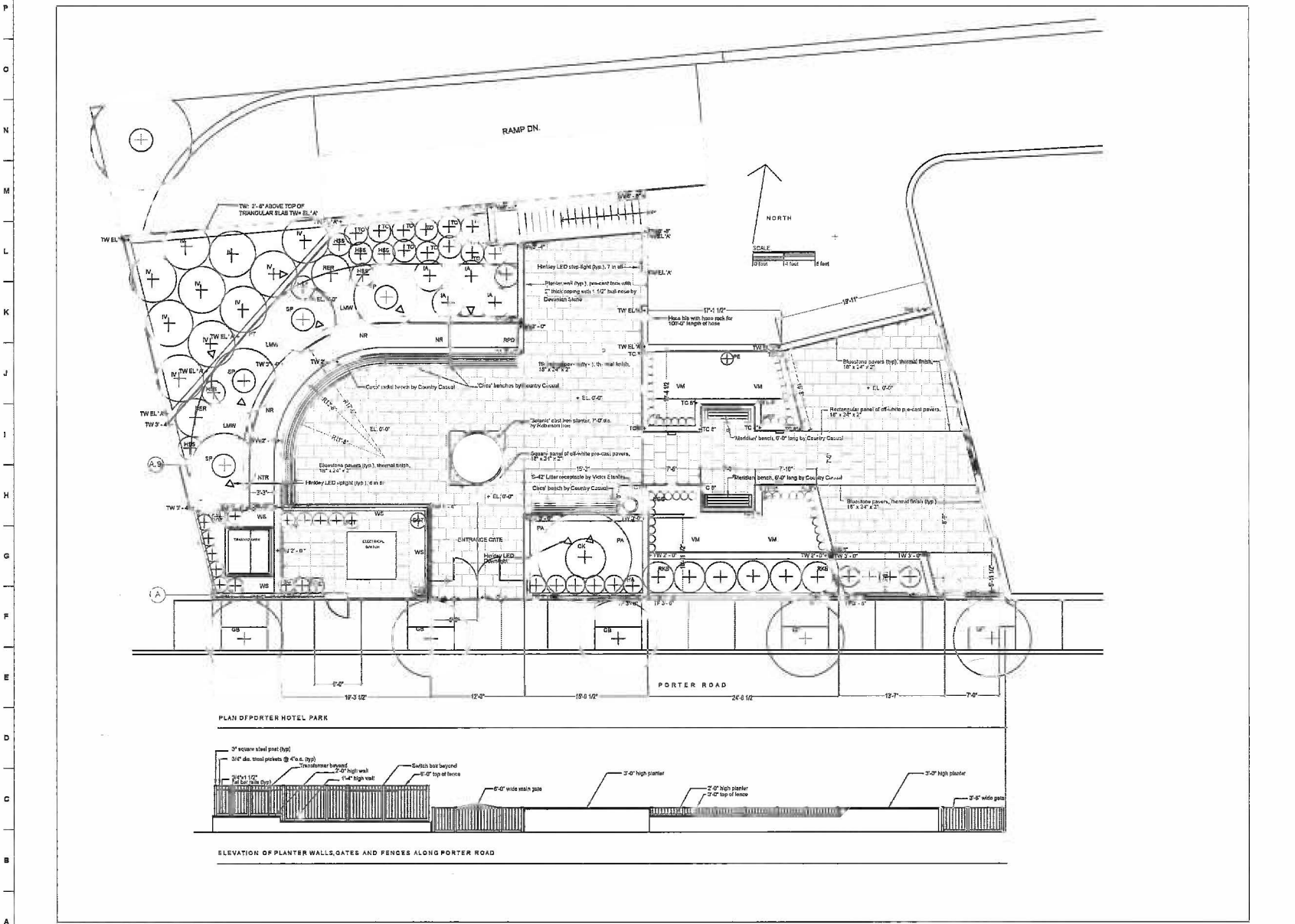
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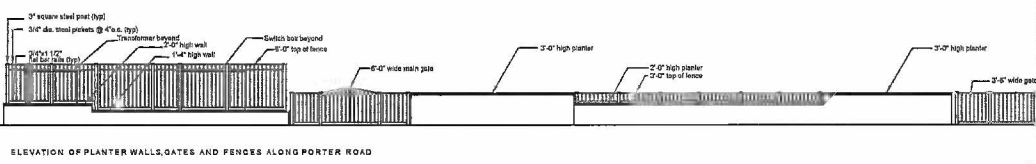
01	12-21-2016	ISSUED FOR INFORMATION	△
DATE		DESCRIPTION	REV. NO.
ARCHITECT'S SEAL			
ELENA SAPORTA LANDSCAPE ARCHITECTURE 417.717.8229 / 150 ELLERY STREET / CAMBRIDGE, MA 02139 / <a href="http://www.gsa.net">www.gsa.net</a>			
CLIENT INFORMATION			
PORTER SQUARE HOTEL			
PROJECT LOCATION			
1924 Massachusetts Avenue, Cambridge, MA			
DRAWING TITLE			
Original Park Plan			
SCALE	DATE	REVISION NO.	
3/8" = 1'-0"	JANUARY 2016	△	
PROJECT NO.	DATE	DRAWING NUMBER	
NA		1.002	
DRAWN BY		DRAWING NUMBER	
ELENA SAPORTA		1.002	
VERIFIED BY			
DDB			

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21



PLAN OF PORTER HOTEL PARK



ELEVATION OF PLANTER WALLS, GATES AND FENCES ALONG PORTER ROAD

04	2-8-2016	GATE RELOCATED AS PER ORIGINAL	△
03	1-19-2016	REVISED WITH NOTES	△
02	1-14-2016	REVISED WITH NOTES	△
01	12-15-2015	ISSUED FOR INFORMATION	△
DBB NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL

ELENA SAPORTA LANDSCAPE ARCHITECTURE  
 817.777.8229 / 150 GALLERY STREET / CAMBRIDGE, MA 02139 / WWW.ELENA-SAPORTA.COM

CLIENT INFORMATION  
**PORTER SQUARE HOTEL**

PROJECT LOCATION  
 1924 Massachusetts Avenue,  
 Cambridge, MA

DRAWING TITLE  
**Park Plan-Revised**

SCALE	DATE
3/8" = 1'-0"	JANUARY 2016
PROJECT NO.	REVISION NO.
NA	01
DRAWN BY	DRAWING NUMBER
ELENA SAPORTA	I.002a
VERIFIED BY	
DBB	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

P O N M L K J I H G F E D C B A



Garden View - Looking South

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

D1		12-21-2016	ISSUED FOR INFORMATION	
2.0 NO.	DATE	DESCRIPTION	REV NO.	REV NO.
ARCHITECT'S SEAL				
<p>ELENA SAPORTA LANDSCAPE ARCHITECTURE          417.717.8224 / 192 ELLERY STREET / CAMBRIDGE, MA 02138 / <a href="mailto:info@easpa.com">info@easpa.com</a></p>				
CLIENT INFORMATION				
PORTER SQUARE HOTEL				
PROJECT LOCATION				
1924 Massachusetts Avenue, Cambridge, MA				
DRAWING TITLE				
Park Plan View South				
SCALE	NTS	DATE	JANUARY 2016	
PROJECT NO.	NA	REVISION NO.		
DRAWN BY	NA	DRAWING NUMBER	1.002e	
VERIFIED BY	DBB			





KOUSA DOGWOOD - LATE SPRING



KOUSA DOGWOOD FLOWER



STEWARTIA - FALL COLOR



STEWARTIA - BARK



GINKGO BILOBA - FALL



GINKGO BILOBA - CLOSE-UP OF LEAF



STEWARTIA FLOWERS - SUMMER



STEWARTIA - SPRING

**PORTER HOTEL - PLANT LIST (Species and Soil Depth)**  
 ESA: 12/21/2015

CODE	LATIN NAME	COMMON NAME	SIZE	SOIL DEPTH
<b>TREES:</b>				
CK	<i>Cornus kousa</i>	Kousa dogwood, heavy	10-12' ht, heavy specimen	4'-0"
GB	<i>Ginkgo biloba</i>	Ginkgo (male)	12-14' ht., matched	N/A
SP	<i>Stewartia pseudocornella</i>	Lynx-stewartia, matched	10-12' ht, matched specimen	4'-0"
<b>SHRUBS:</b>				
BGG	<i>Buxus sempervirens</i> X <i>interphylla</i>	'Green Gem' dwarf boxwood	12-18"	2'-0"
BGT	<i>Buxus sempervirens</i>	'Green Tower' boxwood	4'-0" to 5'-0" B&B	3'-0"
JA	<i>Ilex aquifolium</i>	'Dragon Lady' holly	8-10' ht., matched	4'-0"
IGS	<i>Ilex glabra</i>	'Shamrock' holly	3'-0" to 4'-0" ht	4'-0"
IM	<i>Ilex mesaeana</i>	'Miss Prince' holly	3'-0" to 4'-0" ht	4'-0"
JV	<i>Ilex verticillata</i>	'Red Sprite' and 'Mr. Poppins' hollies	4-5' ht.	2'-0"
RER	<i>Rhododendron 'Rosamund'</i>	'Rosamund' pink rhododendron	3'-0" to 4'-0" ht	4'-0"
RKB	<i>Rosa 'Rhapsody'</i>	'Blush Knock-out' rose	3'-0" to 4'-0" ht	3'-4"
RFD	<i>Rosa 'Peace Drift'</i>	'Peace Drift' rose	35" to 24" spread	3'-4"
<b>VINES, PERENNIALS &amp; GROUNDCOVERS:</b>				
HP	<i>Hedera glaucifolia</i>	'Aphrodite' henna	2 gallon	4'-0"
HSS	<i>Hosia 'Sun and Substance'</i>	'Sun and Substance' henna	3 gallon	4'-0"
LHW	<i>Liriodendron</i>	'Madame Walker' ligular	1 gallon, 2 yrs. plants	4'-0"
NR	<i>Nepeta racemosa</i>	'Walker's Low' catmint	2 gallon	3'-4"
PA	<i>Polypodium acrostichoides</i>	Christmas fern	2 gallon	4'-0"
PT	<i>Parthenocissus vitacea</i>	Boston ivy	2 gallon	4'-0"
VBB	<i>Vitis rotundifolia</i>	'Bunches Blue' periwinkle	#1 pot	2'-0"
WS	<i>Wisteria sibirica</i>	Wisteria	2 gallon	3'-0"

**PORTER HOTEL - PLANT LIST (Locations)**  
 ESA: 12/21/2015

CODE	LATIN NAME	COMMON NAME	LOCATION
<b>TREES:</b>			
CK	<i>Cornus kousa</i>	Kousa dogwood, heavy	Large specimen at central planter along sidewalk
GB	<i>Ginkgo biloba</i>	Ginkgo (male)	Street trees at Porter Road
SP	<i>Stewartia pseudocornella</i>	Lynx-stewartia, matched	Curved arrangement of trees at tiered planter
<b>SHRUBS:</b>			
BGG	<i>Buxus sempervirens</i> X <i>interphylla</i>	'Green Gem' dwarf boxwood	Border planting at E-W pathway
BGT	<i>Buxus sempervirens</i>	'Green Tower' boxwood	Screens at transformer area
JA	<i>Ilex aquifolium</i>	'Dragon Lady' holly	Intermediate planter tier on axis with entry gate
IGS	<i>Ilex glabra</i>	'Shamrock' holly	Planter at dining terrace
IM	<i>Ilex mesaeana</i>	'Miss Prince' holly	Main planter for 'Dragon Lady' holly
JV	<i>Ilex verticillata</i>	'Red Sprite' & 'Mr. Poppins' hollies	Triangular planter @ NW corner 'Mr. Poppins' (male)
RER	<i>Rhododendron 'Rosamund'</i>	'Rosamund' pink rhododendron	Planter corners behind arc of staircases
RKB	<i>Rosa 'Rhapsody'</i>	'Blush Knock-out' rose	Loose hedge along sidewalk
RFD	<i>Rosa 'Peace Drift'</i>	'Peace Drift' rose	Island planter wall in front of main gate
<b>VINES, PERENNIALS &amp; GROUNDCOVERS:</b>			
HP	<i>Hedera glaucifolia</i>	'Aphrodite' henna	Along edge of planter with Kousa dogwood
HSS	<i>Hosia 'Sun and Substance'</i>	'Sun and Substance' henna	Rose corners of Stewartia bed
LHW	<i>Liriodendron</i>	'Madame Walker' ligular	Groundcover beneath staircases
NR	<i>Nepeta racemosa</i>	'Walker's Low' catmint	Planter behind curved bench
PA	<i>Polypodium acrostichoides</i>	Christmas fern	Groundcover beneath Kousa dogwood
PT	<i>Parthenocissus vitacea</i>	Boston ivy	On wall behind staircases
VBB	<i>Vitis rotundifolia</i>	'Bunches Blue' periwinkle	Groundcover at planters along E-W pathway
WS	<i>Wisteria sibirica</i>	Wisteria	On fence at transformer area



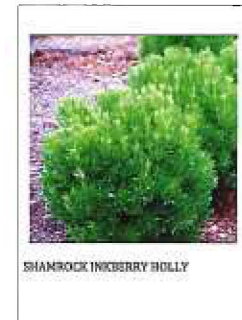
GREEN GEM BOXWOOD



GREEN TOWER BOXWOOD - SW CORNER



DRAGON LADY HOLLY



SHAMROCK INKBERRY HOLLY

DATE	1-15-2015	ISSUED FOR INFORMATION	
DESIGNED BY	ARCHITECT'S SEAL	DESCRIPTION	REV 01
<b>ARCHITECT'S SEAL</b>			
ELENA SAPORTA LANDSCAPE ARCHITECTURE			
915.717.8228   102 ELLERY STREET   CAMBRIDGE, MA 02138   www.eelenalandscape.com			
<b>CLIENT INFORMATION</b>			
<b>PORTER SQUARE HOTEL</b>			
<b>PROJECT LOCATION</b>			
1924 Massachusetts Avenue, Cambridge, MA			
<b>DRAWING TITLE</b>			
Park Planting Trees & Shrubs			
SCALE	3/8" = 1'-0"	DATE	JANUARY 2015
PROJECT NO.	NA	REVISION NO.	
DRAWN BY		DRAWING NUMBER	
VERIFIED BY	DBB		<b>1.002b</b>



WINTERBERRY HOLLY



RHODODENDRON ROSAMUNDI



BLUSH KNOCK-OUT ROSE



PEACH DRIFT ROSE



APHRODITE HOSTA



SUM AND SUBSTANCE HOSTA



MONROE WHITE LILYTURG



WALKER'S LOW CATMINT

01	1-15-2015	ISSUED FOR INFORMATION	
DATE	DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL

ELENA SAPORTA LANDSCAPE ARCHITECTURE  
 117.717.9228 / 102 ELLERY STREET / CAMBRIDGE, MA 02139 / [www.eleasaporta.com](http://www.eleasaporta.com)

CLIENT INFORMATION  
**PORTER SQUARE HOTEL**

PROJECT LOCATION  
 1924 Massachusetts Avenue,  
 Cambridge, MA

DRAWING TITLE  
**Park Planting  
 Perennials &  
 Ground Cover**

SCALE	DATE
3/8" = 1'-0"	JANUARY 2015
PROJECT NO.	REVISION NO.
NA	
DRAWN BY	DRAWING NUMBER
VERIFIED BY	1.002c
DBB	





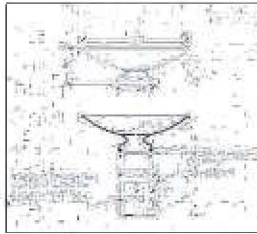
'Circa' Teak Bench  
By 'Country Casuals'



'Meridian' Teak Bench  
By 'Country Casuals'



Steel Picket Fence at  
Veritas Hotel



'Botanic' Cast Iron Planter (7'-0"dia.)  
by 'Robinson Iron'



'S-42' Litter receptacle by 'Victor Stanley'



LED Recessed Wall Lights -Bronze Finish  
By 'Hinkley Lighting'



LED Spot Lights - Bronze Finish  
By 'Hinkley Lighting'

D1	1-16-2015	ISSUED FOR INFORMATION	
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ARCHITECT'S SEAL			

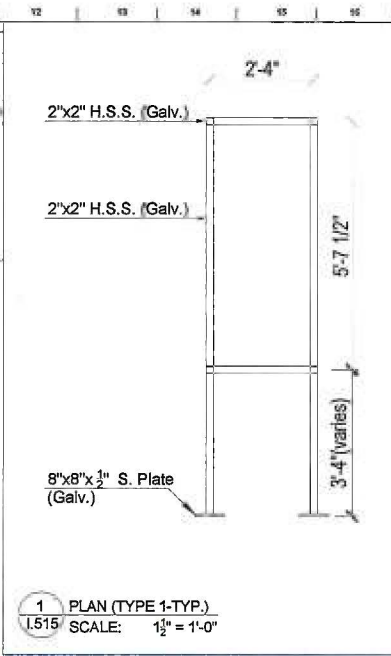
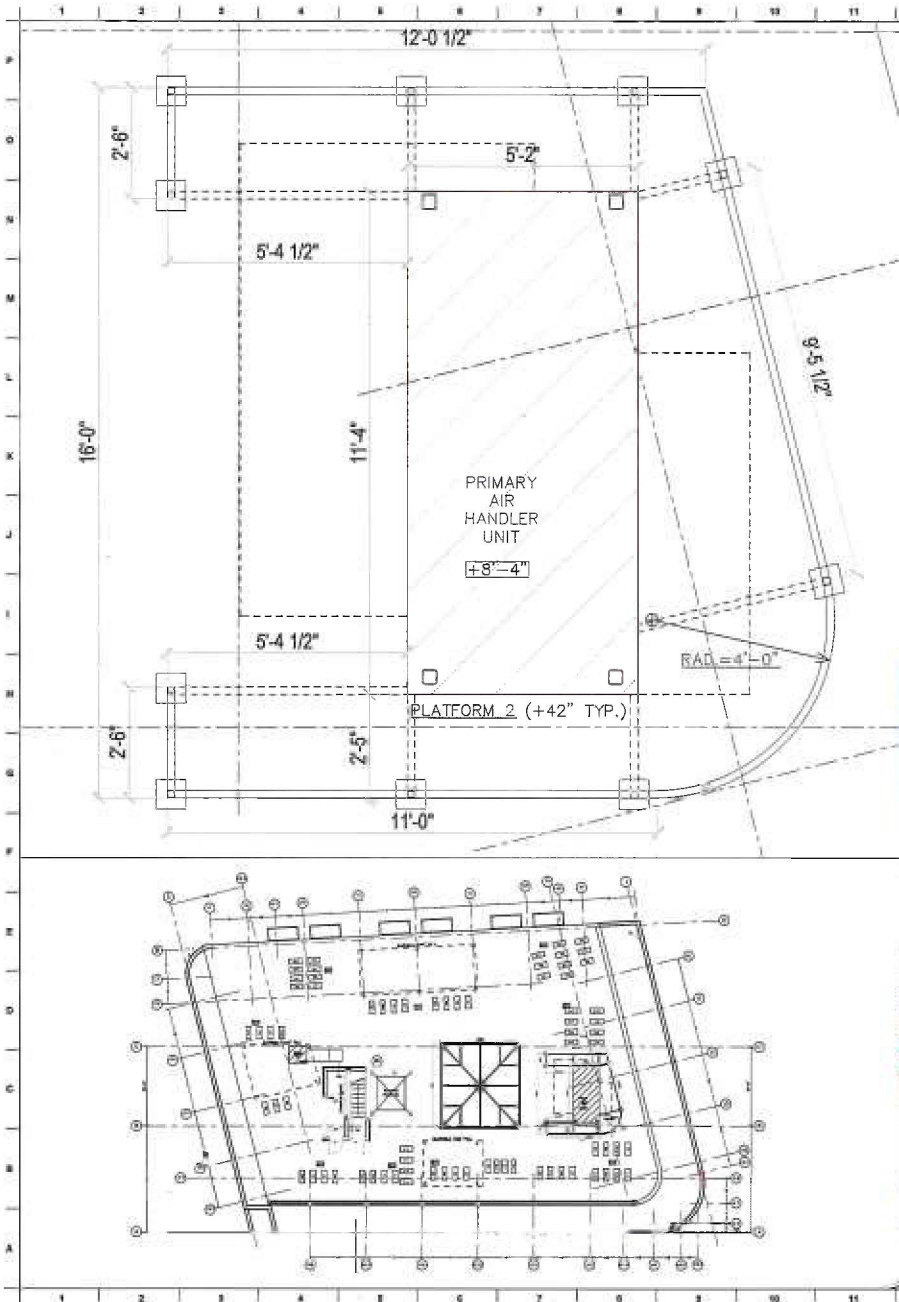
ELENA SAPORTA LANDSCAPE ARCHITECTURE  
617.717.8228 / 102 GALLERY STREET / CAMBRIDGE, MA 02139 / [www.elena.com](http://www.elena.com)

CLIENT INFORMATION  
**PORTER SQUARE HOTEL**

PROJECT LOCATION  
1924 Massachusetts Avenue,  
Cambridge, MA

DRAWING TITLE  
**Park Furniture  
& Lighting**

SCALE	3/8" = 1'-0"	DATE	JANUARY 2012
PROJECT NO.	NA	REVISION NO.	
DRAWN BY	ELENA SAPORTA	DRAWING NUMBER	<b>1.002d</b>
VERIFIED BY	DBB		



1 PLAN (TYPE 1-TYP.)  
 1.515 SCALE: 1/2" = 1'-0"



01	11-4-2015	ISSUED FOR FABRICATION	
DATE	ISSUED DATE	DESCRIPTION	REV. NO.
ARCHITECT'S SEAL			
CLIENT INFORMATION			
PORTER SQUARE HOTEL			
PROJECT LOCATION			
1924 Massachusetts Avenue, Cambridge, MA			
DRAWING TITLE			
ROOFTOP EQUIPMENT SCREEN			
SCALE	1" = 1'-0"	DATE	JULY 2015
PROJECT NO.	NA	REVISION NO.	
DRAWN BY	DBB	DRAWING NUMBER	1.517
VERIFIED BY	DBB		