

SUBMISSION DATE:

April 11, 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

Dear Board Member and CCD Staff,

In response to comments made by the Board at the design Review held on March 8, 2016 as well as further input from Stuart Dash and Suzannah Bigolin at a meeting on April 4th, 2016, we have prepared additional presentation documents which we are submitted together with this narrative. This response has been tailored to comply as much as possible with the comments and recommendations put forward by the Board members as well as input from neighbors and the public at large.

EQUIPMENT SCREEN DESIGN IN PARK

Our Landscape Architect, Elena Saporta, has further developed the design for the screening of the EverSource electrical equipment located at the rear corner of the site along Porter Road. The revised design includes a series of bronzed decorative metal panels which are integrated into a fencing that cordons of the equipment. This design is in compliance with access requirements provided to us by EverSource. A measured plan configuration of the revised design together with an elevation drawing along Porter Road can be viewed on Drawing 1.002f included in this submission.

As requested by the Board members and CCD staff, Elena has prepared two detailed colored renderings from two separate viewpoints along Porter Road to illustrate the effect the screening will have when completed. The materials used for the screens are cast bronze consistent with the finish proposed elsewhere in the park design for various elements ranging from light fixtures to planters.

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. We will also be on hand to address issues pertaining to the maintenance of the park, hours of access and security monitoring. Elena Saporta will again be present at the Design Review to present the revised Design and answer any questions that the Board members or others present may have.

ROOFTOP EQUIPMENT SCREEN

The previous submission at Design Review on March 8th, 2016 included a technical drawing and a rendering which described the proposed screening of the rooftop HVAC air handling unit which is currently visible from Mass Ave. As previously stated 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.

Following discussion and recommendations from members of the Board as well and a meeting with CCD staff on we have responded with an alternate treatment that includes a 2-tiered screen as indicated on revised Drawing 1.517 submitted herewith. We have also included a visual study that done in response to specific recommendations made by a member of the Board. This recommendation suggested that the original screen design proposed be brought forward along the Porter Road side such that is would be of equal distance from the roof edge along both mass Ave. and Porter Road elevations. This make the screen more visible from the street as the perspective view is now unencumbered by the previously proposed set-back. For this reason we

have put forward an alternate approach that leaves the taller screen in its original configuration while adding a secondary lower screen to hide the smaller units along the Porter Road side of the building.

PENTHOUSE EXTERIOR FINISH MATERIAL

The following quote comes from a previously submitted narrative accompanying the presentation materials that were submitted to CCD Design Review on March 8th, 2016. We have included it here as background information leading to our current position on this subject.

"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 5th 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."

Discussion that ensued on this subject during the March 8th. Design Review appeared to support the idea that the proposed alternate cladding material is superior to the original for various reasons among which some are referred to above. The Owner/developer of the Project wishes to make clear to Board members that the original metal cladding option remains on the table should they feel this change constitutes a significant departure from the design approved for the Special Permit.



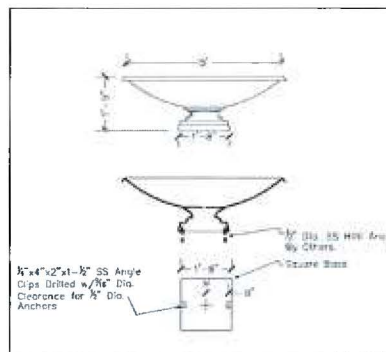
'Circa' Teak Bench
By 'Country Casuals'



'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'



LUNA LED STEP 12V 15508BZ	
BRONZE	
WIDTH:	4.5"
HEIGHT:	3.0"
WEIGHT:	0.7 LBS
MATERIAL:	ZINC-ALUMINUM ALLOY
SOCKET:	1-3.80W LS-4 *INCLUDED
LED INFO:	
LUMENS:	200
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	4w
INCANDESCENT EQUIVALENCY:	20w
DIMMABLE:	Yes, on MLV dimmer only.
NOTES:	PATENT: US PATENT D736 987 S
EXTENSION:	0.5"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	12V
UPC:	640665155008

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



35W EQUIV. 5W LED SPOT BEAM 1536BZ-SW27SP	
BRONZE	
WIDTH:	2.5"
HEIGHT:	3.3"
WEIGHT:	1.0 LBS
MATERIAL:	CAST ALUMINUM
GLASS:	CLEAR LENS
SOCKET:	1-5W LED *INCLUDED
LED INFO:	
LUMENS:	410
COLOR TEMP:	2700k
CRI:	80
LED WATTAGE:	5w
INCANDESCENT EQUIVALENCY:	35w
DIMMABLE:	No
NOTES:	5.3VA SPOT BEAM, 35 INCANDESCENT EQUIV., 80+ CRI, 2700K. A WIRING KIT AND GROUND SPIKE IS SUPPLIED.
LEADWIRE:	18.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	12V
UPC:	640665154870

LED Spot Lights - Bronze Finish
By 'Hinkley Lighting'



Detail of Equipment Screen
(Bronze Finish)

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
02	4-11-2016	ISSUED FOR INFORMATION	1
01	1-18-2016	ISSUED FOR INFORMATION	1

ARCHITECT'S SEAL

ELENA SAPORTA LANDSCAPE ARCHITECTURE
617.717.9228 / 102 ELLERY STREET / CAMBRIDGE MA 02138 / esla@earthlink.net

CLIENT INFORMATION
PORTER SQUARE HOTEL

PROJECT LOCATION
1924 Massachusetts Avenue,
Cambridge, MA

DRAWING TITLE
**Equipment Screen Detail,
Park Furniture & Lighting**

SCALE	DATE
NTS	March 2016
PROJECT NO.	REVISION NO.
NA	1
DRAWN BY	DRAWING NUMBER
ELENA SAPORTA	1.002d
VERIFIED BY	
DBB	



VIEW FROM PORTER ROAD LOOKING NORTH WEST



VIEW FROM PORTER ROAD LOOKING SOUTH WEST

01	4-1-2016	ISSUED FOR INFORMATION	△
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SUB. NO.	SUBMITAL DATE	DESCRIPTION	REV. NO.
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ELENA SAPORTA LANDSCAPE ARCHITECTURE
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CLIENT INFORMATION

PORTER SQUARE HOTEL

PROJECT LOCATION

1924 Massachusetts Avenue,
Cambridge, MA

DRAWING TITLE

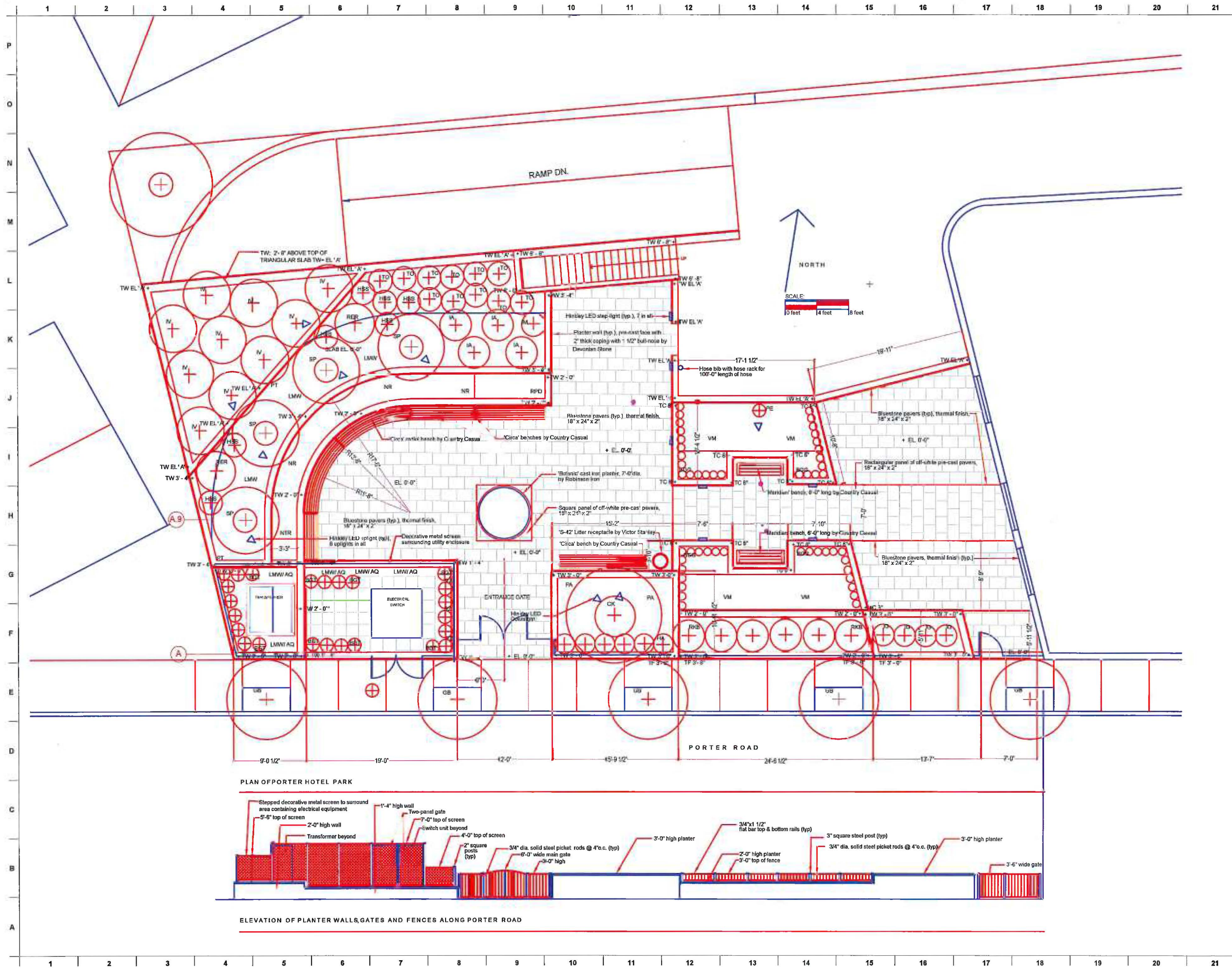
Park Plan
Elevation From
Porter Road

SCALE NTS DATE JANUARY 2016

PROJECT NO. NA REVISION NO. △

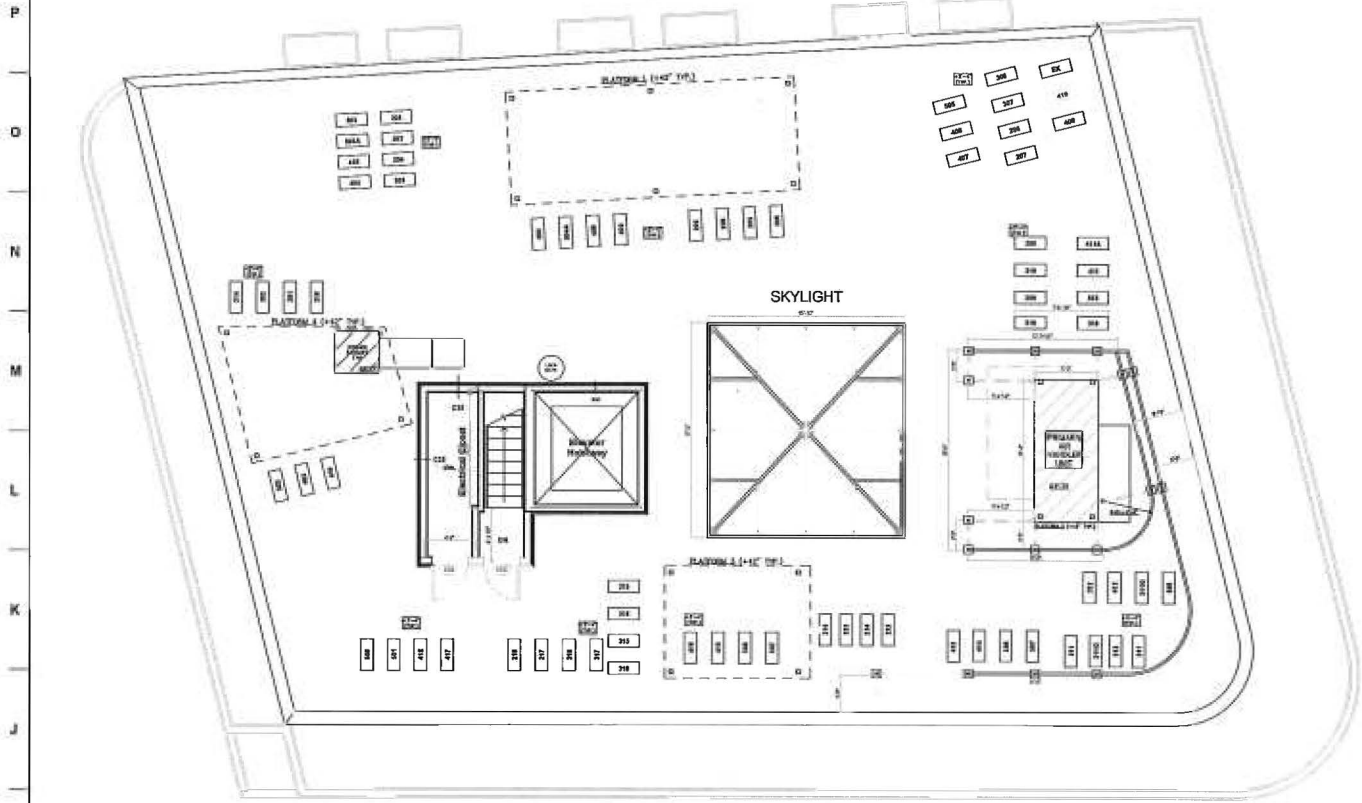
DRAWN BY N/A DRAWING NUMBER

VERIFIED BY DBB 1.002g



01	4-1-2016	ISSUED FOR INFORMATION	△
SUB. NO.	SUBMITAL DATE	DESCRIPTION	REV. NO.
ARCHITECT'S SEAL			
ELENA SAPORTA LANDSCAPE ARCHITECTURE 617.717.8228 / 102 ELLERY STREET / CAMBRIDGE MA 02138 / esla@eandb.com			
CLIENT INFORMATION			
PORTER SQUARE HOTEL			
PROJECT LOCATION			
1924 Massachusetts Avenue, Cambridge, MA			
DRAWING TITLE			
Park Plan Elevation From Porter Road			
SCALE	NTS	DATE	JANUARY 2016
PROJECT NO.	NA	REVISION NO.	△
DRAWN BY	N/A	DRAWING NUMBER	
VERIFIED BY	DBB		1.002f

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



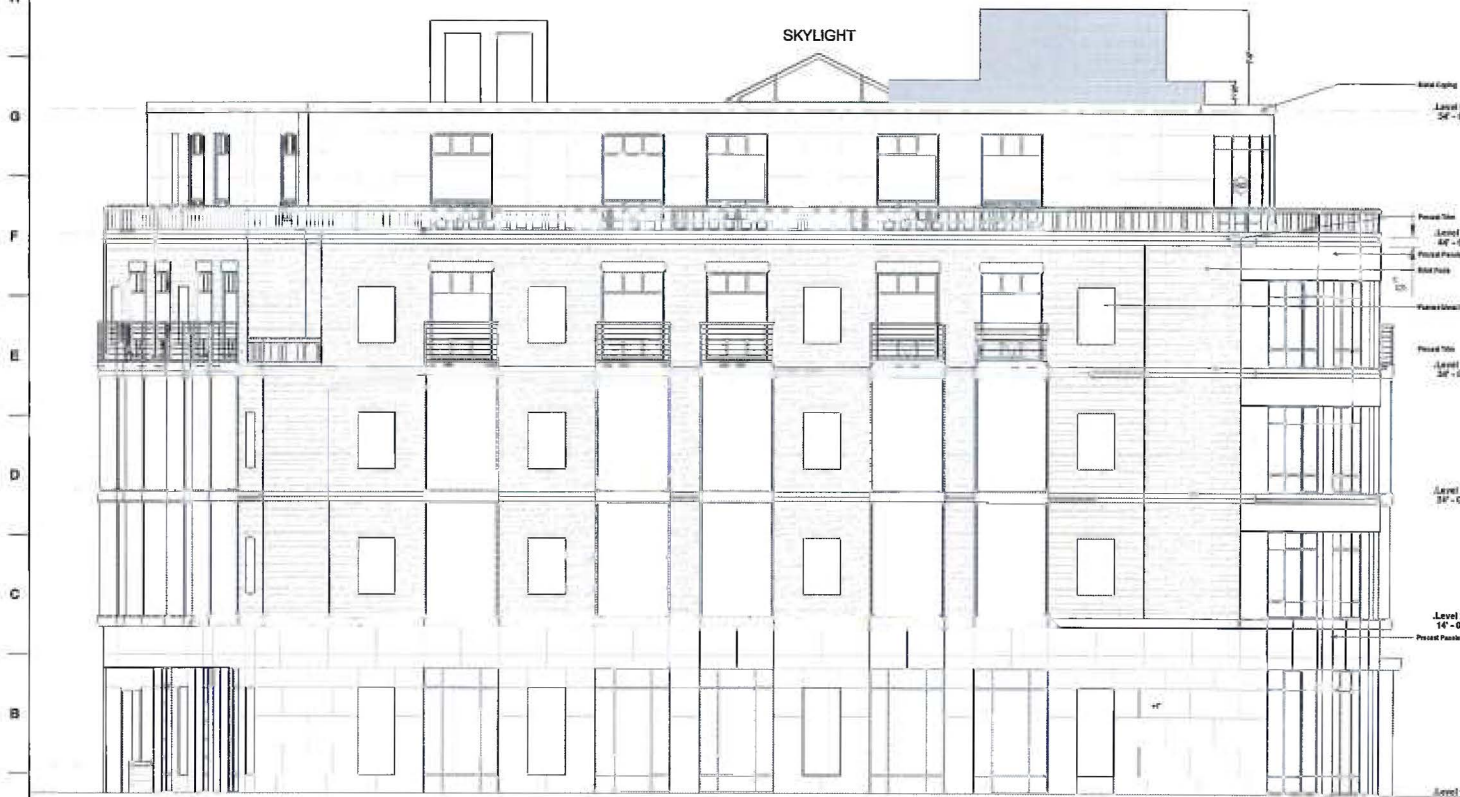
1 ROOF PLAN
I.517 SCALE: 3/8" = 1'-0"



VIEW LOOKING S.W. FROM MASS AVE.



VIEW LOOKING S.W. FROM MASS AVE.



1 ELEVATION-PORTER ROAD
I.517 SCALE: 3/8" = 1'-0"



STUDY - SINGLE HEIGHT ROOF SCREEN
EQUIDISTANT FROM ROOF PARAPET



PRECEDENT-RINDGE LATIN SCHOOL
459 Broadway, Cambridge, MA

SUB. NO.	01	SUBMITTAL DATE	4-11-2015	DESCRIPTION	ISSUED FOR INFORMATION	REV. NO.	
ARCHITECT'S SEAL							
CLIENT INFORMATION							
PORTER SQUARE HOTEL							
PROJECT LOCATION							
1924 Massachusetts Avenue, Cambridge, MA							
DRAWING TITLE							
ROOFTOP EQUIPMENT SCREEN							
SCALE	AS INDICATED	DATE	APRIL 2016				
PROJECT NO.	NA	REVISION NO.					
DRAWN BY	DBB	DRAWING NUMBER	I.517				
VERIFIED BY	DBB						

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