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Architecture/Urban Design  
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**Bruner/Cott**

## Memorandum

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**To:** Suzannah Bigolin, Cambridge CDD      **Date:** September 11, 2017  
**From:** Lawrence Cheng      **Project:** 47 Bishop Allen Drive, Cambridge  
**Re:** Cambridge Planning Board Design Review

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Attached please find revised elevation drawings that captured the comments from the Planning Board during the meeting on September 5, 2017. There are four main suggested changes:

1. Introduced the projected "Eyebrow" detail around the cluster of four windows on the rear (North) façade, and change the material inside the "Eyebrow" to metal panel.
2. Continue the parapet and cornice around all four sides of the building; but break cornice at transition area and change the material at this area to metal on the East and West facades.
3. The color of the window frame will be warmer, and not black.
4. The board desires to remove the stair head house pending acceptance from Cambridge Fire Department.

Also attached is the exterior material color palette board as reviewed with you this morning.

**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBT Architects

Figure 1.9a  
South Building Elevation

47 Bishop Allen Drive  
Cambridge, Massachusetts



UPDATED 12/22/2016

**NOTE:** 4th floor corner unit's top windows shown in living space not possible due to 45' building height and roof/ceiling thickness of assembly

**AFTER: (REVISED PER PLANNING BOARD MTG 9/5/2017)**



**SUMMARY OF REVISIONS**

- No entry doors to units and patios facing Bishop Allen Drive. A green buffer provided to enhance privacy and better define public/private edge.
- First floor slab raised slightly to further provide privacy to units facing the street and meet DPW 2030 flood elevation requirement at 19.50 CCB.
- Combined two narrow windows units into one larger unit but w/custom thicker center mullion for ease of construction and detailing given Energy Star's requirement of continuous rigid insulation.
- Substitute better performance clad wood window for vinyl window.
- Entry vestibule and doors adjusted to work with entry sloped surface and updated program at ground floor

**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBT Architects

Figure 1.9d  
East Building Elevation

47 Bishop Allen Drive  
Cambridge, Massachusetts

**NOTE:** 4th floor corner unit's top windows shown in living space not possible due to 45' building height and roof/ceiling thickness of assembly

**AFTER: (REVISED PER PLANNING BOARD MTG 9/5/2017)**



**SUMMARY OF REVISIONS**

- First floor slab raised slightly to further provide privacy to units facing the street and meet DPW 2030 flood elevation requirement at 19.50 CCB.
- Combined two narrow windows units into one larger unit but w/custom thicker center mullion for ease of construction and detailing given Energy Star's requirement of continuous rigid insulation.
- Substitute better performance clad wood window for vinyl window.
- Removed 'eyebrow' facing rear yard to differentiate front and back facades.
- Stopped raised parapet + cornice at mid-point of facade to differentiate front facade articulation from side and rear facades.

**WEST FACADE ELEVATION**

47 BISHOP ALLEN DRIVE

Bruner/Cott Architects

Date: 09/11/2017

**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBT Architects

Figure 1.9c  
North Building Elevation

47 Bishop Allen Drive  
Cambridge, Massachusetts

**NOTE:** 4th floor corner unit's top windows shown in living space not possible due to 45' building height and roof/ceiling thickness of assembly

**AFTER: (REVISED PER PLANNING BOARD MTG 9/5/2017)**



**SUMMARY OF REVISIONS**

- First floor slab raised slightly to further provide privacy to units facing the street and meet DPW 2030 flood elevation requirement at 19.50 CCB.
- Combined two narrow windows units into one larger unit but w/custom thicker center mullion for ease of construction and detailing given Energy Star's requirement of continuous rigid insulation.
- Substitute better performance clad wood window for vinyl window.
- Removed 'eyebrow' facing rear yard to differentiate front and back facades.
- Stopped raised parapet + cornice at mid-point of facade to differentiate front facade articulation from side and rear facades.
- Simplified facade treatment.

**NORTH FACADE ELEVATION**

47 BISHOP ALLEN DRIVE

Bruner/Cott Architects

Date: 09/11/2017

**BEFORE: (as submitted for special permit 2/18/17)**



**NOTE:** 4th floor corner unit's top windows shown in living space not possible due to 45' building height and roof/ceiling thickness of assembly

**AFTER: (REVISED PER PLANNING BOARD MTG 9/5/2017)**



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METAL PANEL  
WARM GREY

ACCENT COLOR IN  
RECESSED AREAS  
HARDIE "AGED  
PEWTER"

WINDOW FRAME  
PELLA  
"PORTOBELLO"

MAIN FACADE  
HARDIE "COBBLE  
STONE"

RUSTICATED  
BASE, HARDIE  
"GREY SLATE"

47 BISHOP ALLEN DRIVE - COLOR PALETTE