

September 12, 2017

Cambridge Planning Board
City Hall Annex
Cambridge, MA 02139
Attention: Elizabeth Paden

Subject: Mass + Main
411 Mass Ave (Apollo Building) Update

Dear Chairman Cohen and Members of the Board:

On behalf of Watermark Central LLC, the owner of the above referenced project, I am submitting an updated overview for the design and construction of 411 Mass, otherwise known as the Apollo Building.

At the time of Special Permit Approval for Mass + Main in January, 2017, our intent for the Apollo Building was to renovate the existing 3-story structure with 2-stories of residential over retail. After exhaustive structural review, coordinating with the city infrastructure project in City Lot #6, consideration of proximity to the MBTA tunnel, and rerouting City Drain and Sewer lines, we determined that we could deliver a superior product by constructing a new and improved replication of the existing building. Much of the historic nature of the existing building has been severely compromised over the years and the existing structural capacity did not allow for a useable ground floor layout. In order to achieve the desired intent of an exciting destination with active retail storefronts while maintaining the scale and texture of the original design, it is critical that the ground floor structure simultaneously provides maximum flexibility with porous ground floor openings while maintaining the capacity to support brick façade above. A new steel podium with modified foundations accomplishes this goal.

On July 6, 2017, the Cambridge Historical Commission found that this building was not preferably preserved in context of the renovation plan. Furthermore, Ownership has committed to work with the Historical Commission staff on the construction details of the reconstructed building.

We look forward to meeting with the Board and sincerely thank you for your time and consideration of these projects.

Sincerely,



Mark Barer
Senior Vice President of Development, Twining Properties
On behalf of Watermark Central Venture LLC



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet,

Susannah Barton Tobin, *Members*; Kyle Sheffield, *Alternate*

July 14, 2017

Watermark Central Venture LLC
c/o Mark Barer
Twining Properties
One Broadway, 3rd Fl.
Cambridge, Massachusetts 02142

re: Case D-1456: 411 Massachusetts Avenue

Dear Mr. Barer,

On July 6, 2017, the Cambridge Historical Commission voted to find the Lafayette Square Building at 411 Massachusetts Avenue to be significant, as defined in the city's demolition delay ordinance, Chapter 2.78, Article II of the City Code. It further found that the building was not preferably preserved in the context of the plans for the reconstruction of the building and replication of the façade as described in the architectural drawings by CBT Architects titled, "411 Mass Ave Building Renovation," and dated June 9, 2017 and based on the owner's stated commitment to work with the Historical Commission staff on the construction details of the reconstructed building.

I look forward to working with you to review the permit set of drawings as well as material and masonry samples during the construction process. Please send me a set of your photographs documenting the details of the existing building prior to commencement of demolition.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles M. Sullivan'.

Charles M. Sullivan
Executive Director

cc: Ranjit Singanayagam, Inspectional Services

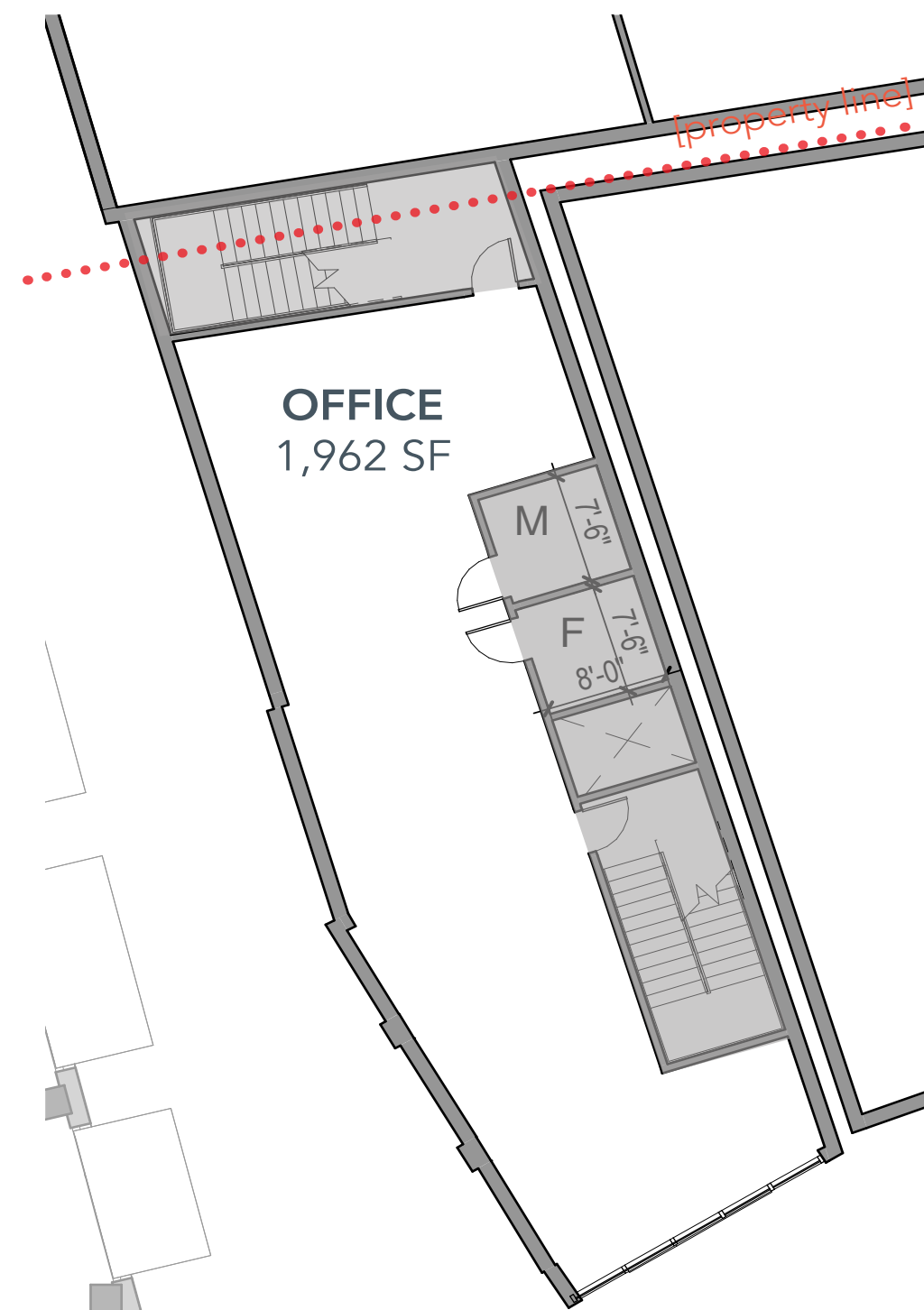
411 MASS AVE BUILDING RENOVATION

JULY 6 2017

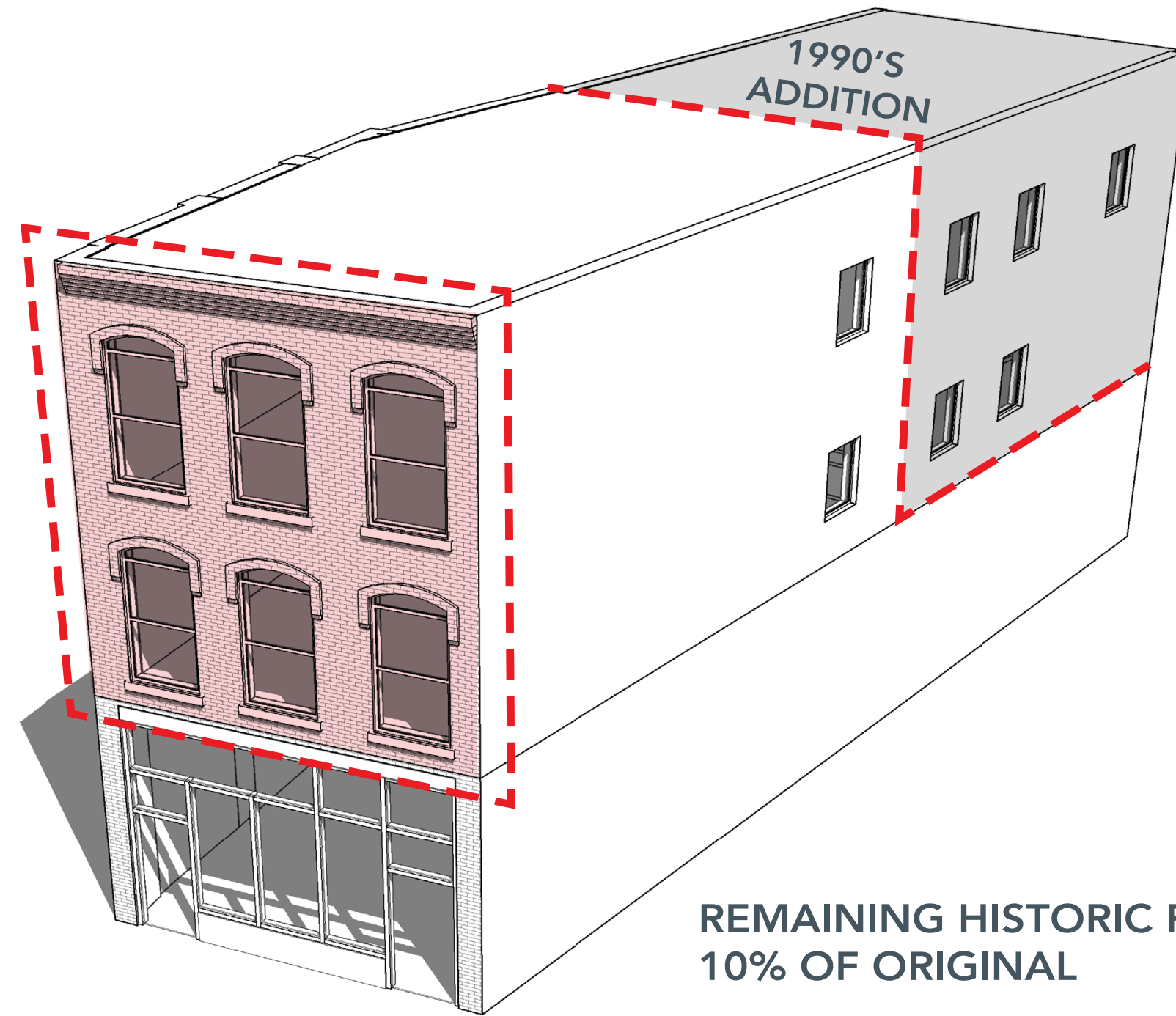
EXISTING FRONT FACADE



411-413 MASS AVE : HISTORIC ASSESSMENT



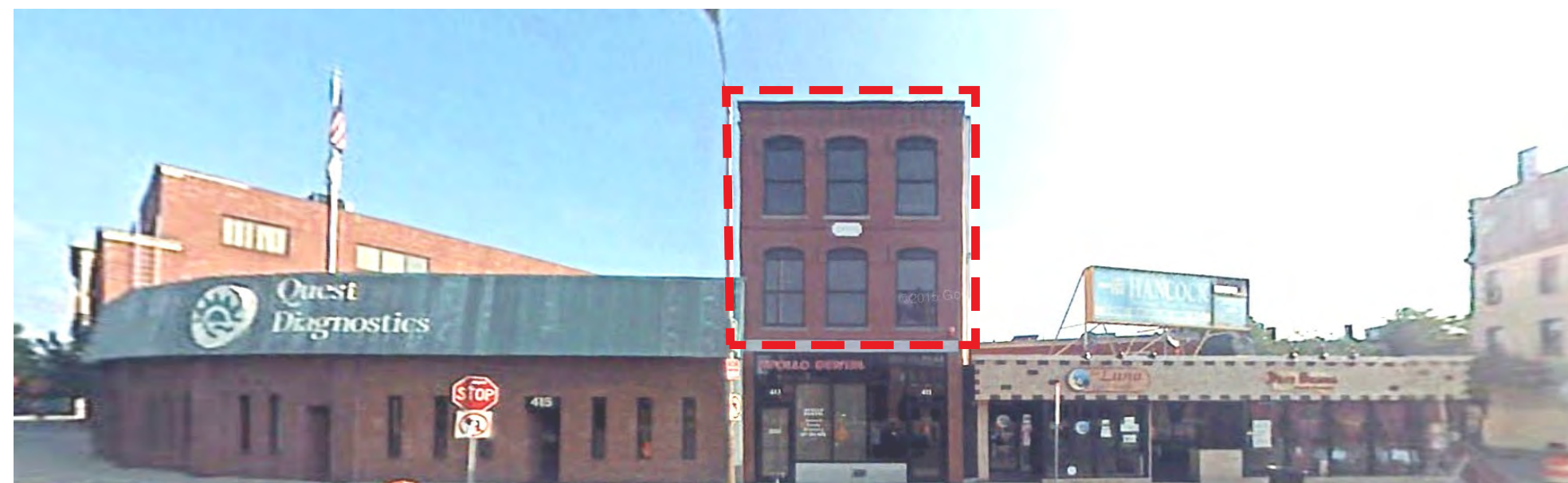
LIMITED
USABLE SPACE
35% LOSS



REMAINING HISTORIC FACADE
10% OF ORIGINAL



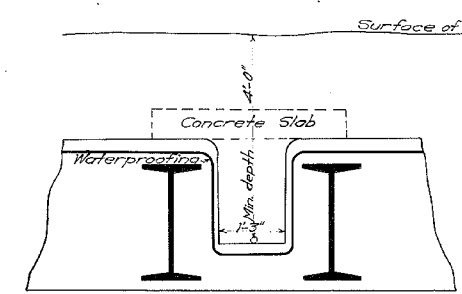
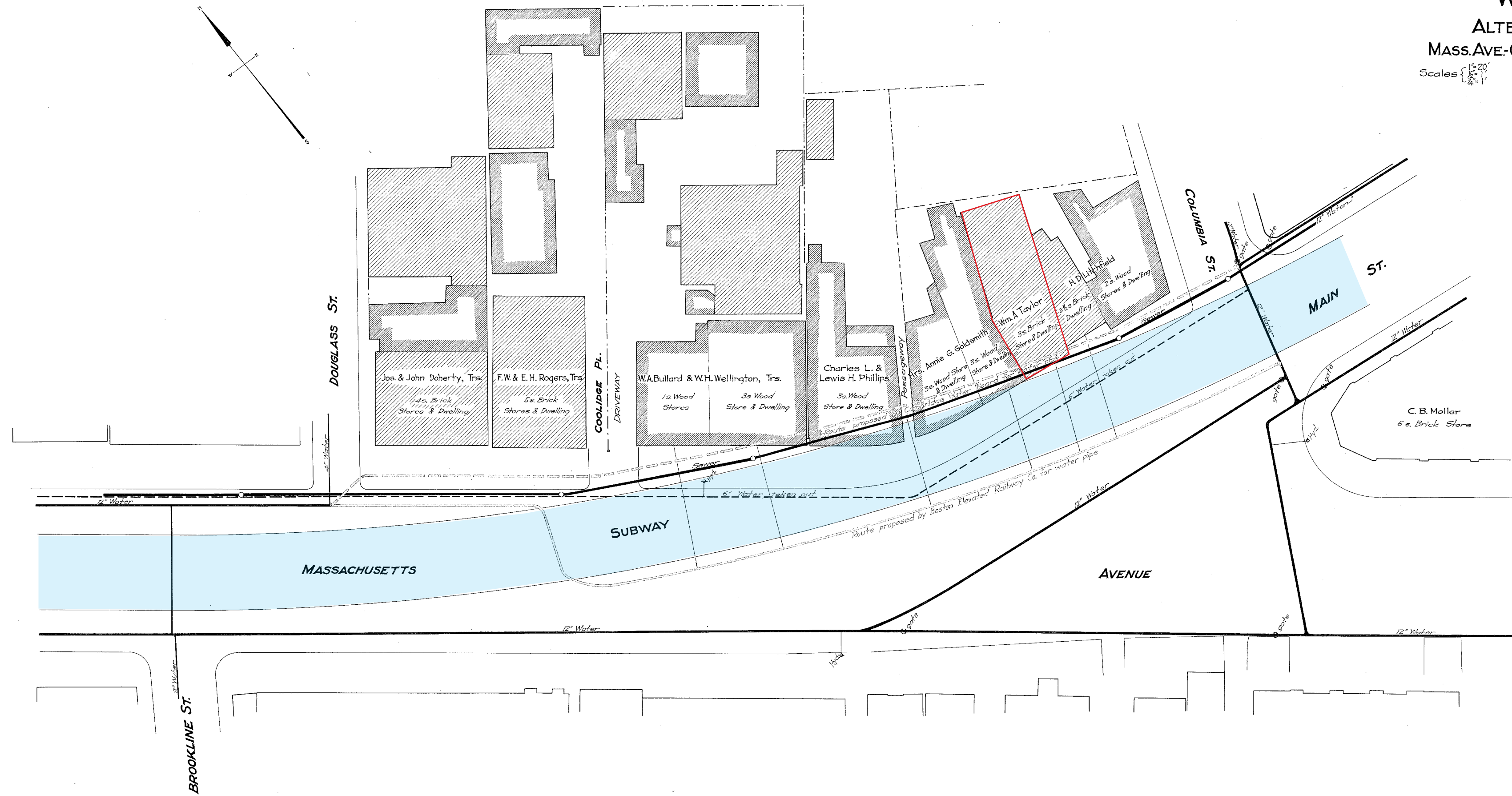
1990'S ADDITION



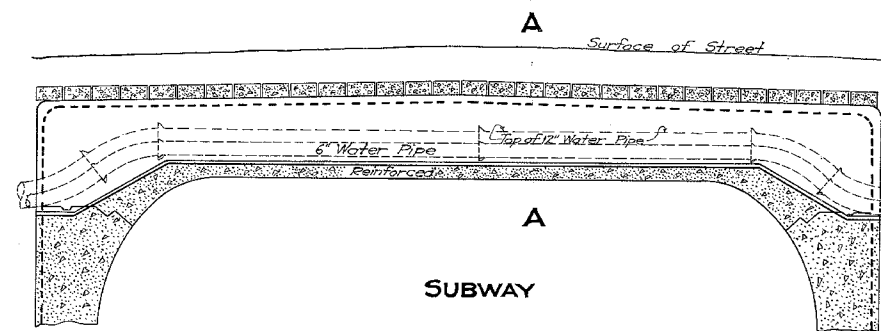
HISTORY OF INFRASTRUCTURE

BOSTON ELEVATED RAILWAY
ELEVATED & SUBWAY CONSTRUCTION
CAMBRIDGE MAIN ST. SUBWAY

PROPOSED RELOCATION OF
WATER PIPES
ALTERNATE ROUTES
MASS. AVE. - COLUMBIA ST. TO DOUGLASS ST.
Scales $\left\{ \begin{array}{l} \frac{1}{2}'' = 20' \\ \frac{1}{8}'' = 1' \end{array} \right.$ November 1910.

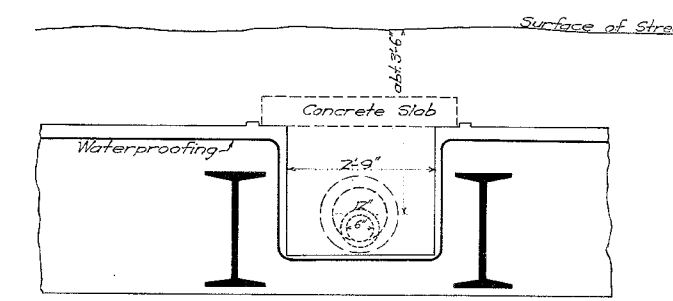


PIPE CROSSING FOR SERVICE PIPES
Scale: $\frac{1}{2}'' = 1'$



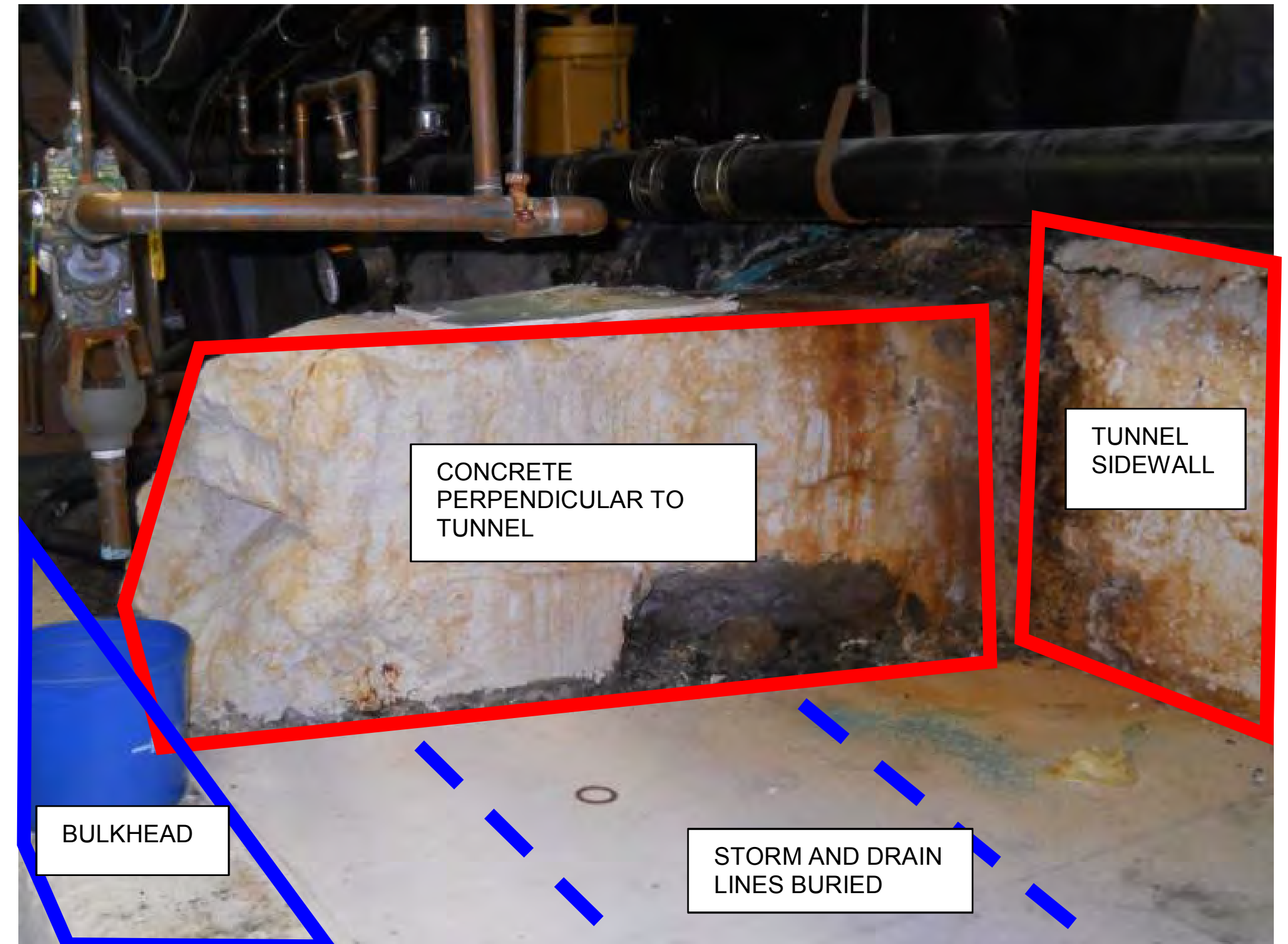
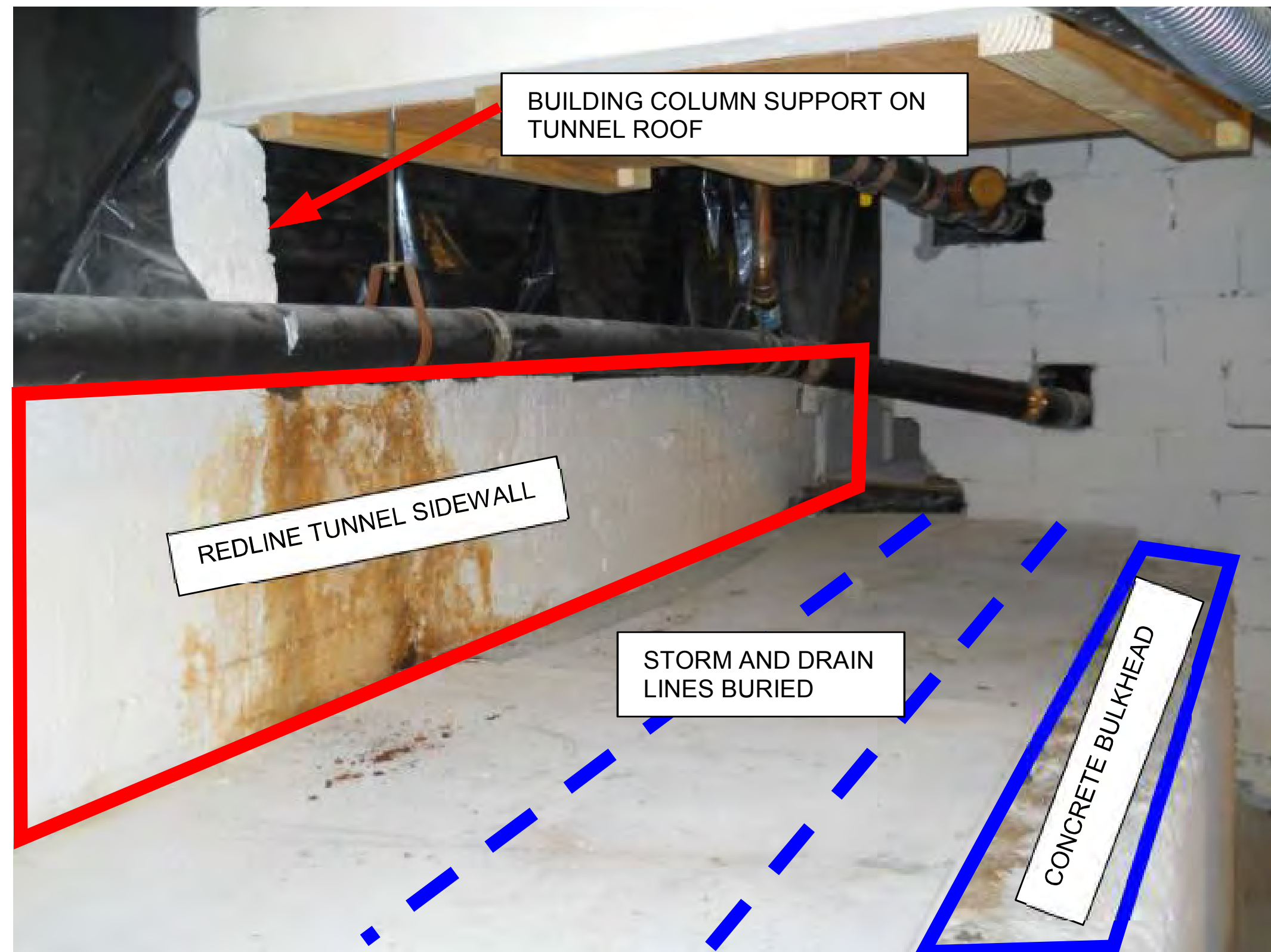
Scale: $\frac{1}{4}'' = 1'$

PIPE CROSSING NEAR COOLIDGE PLACE



SECTION A-A
Scale: $\frac{1}{2}'' = 1'$

411-413 MASS AVE



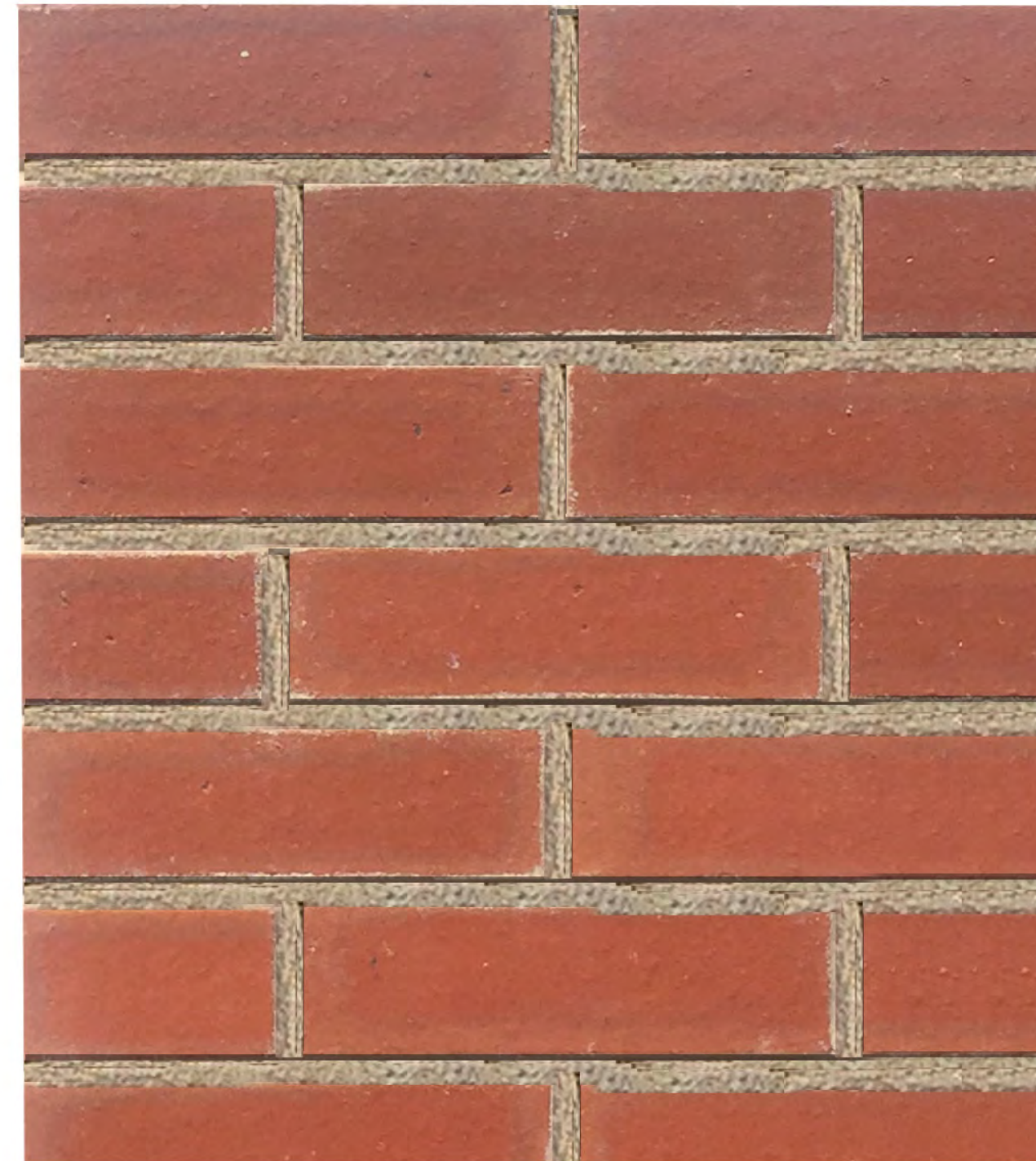
EXISTING BRICK DETAIL



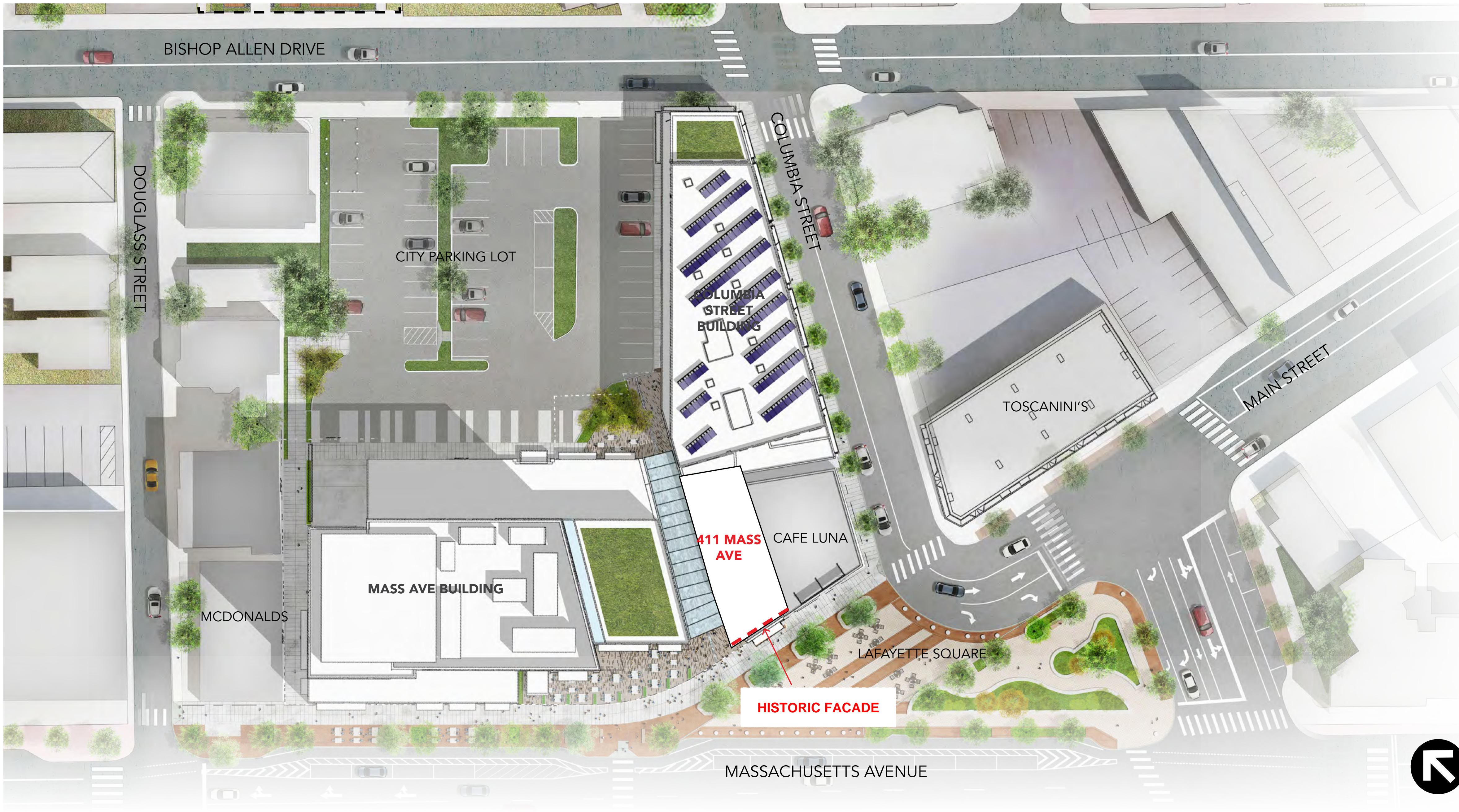
MATERIAL SAMPLE



EXISTING BRICK



BRICK SAMPLE TO MATCH



BISHOP ALLEN DRIVE

DOUGLASS STREET

CITY PARKING LOT

COLUMBIA STREET BUILDING

COLUMBIA STREET

TOSCANINI'S

MAIN STREET

MCDONALDS

MASS AVE BUILDING

411 MASS AVE

CAFE LUNA

LAFAYETTE SQUARE

HISTORIC FACADE

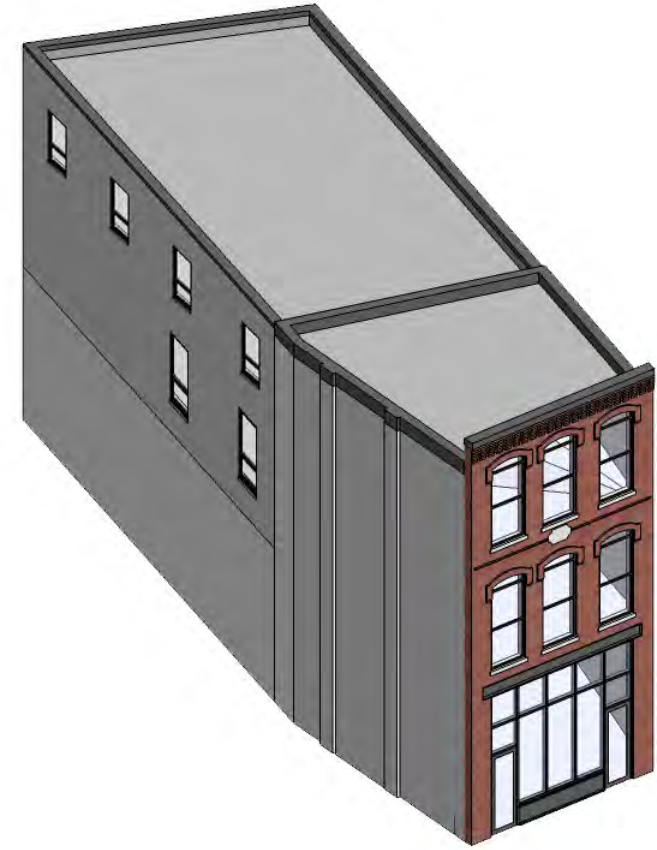
MASSACHUSETTS AVENUE



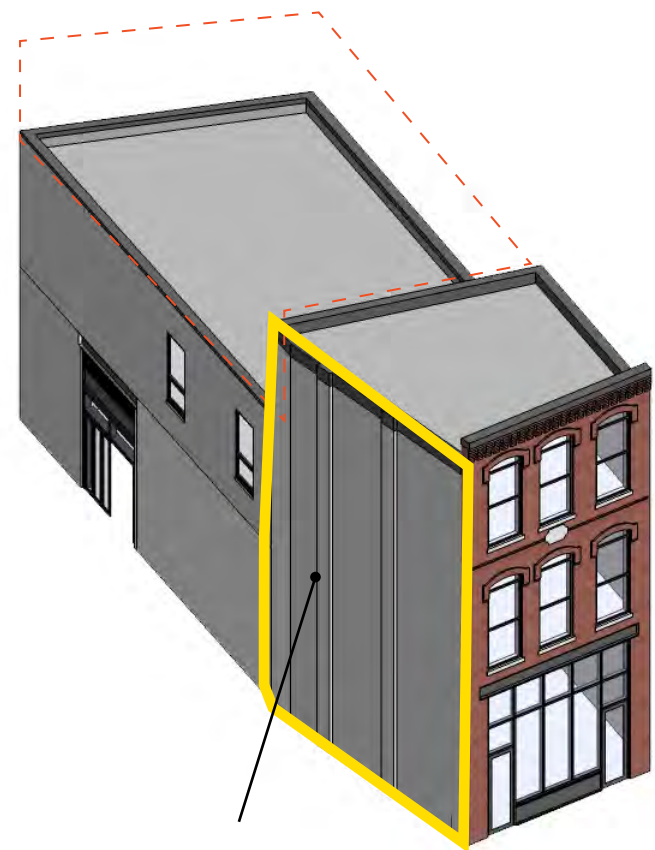
APPROVED DESIGN

KEEP THE EXISTING STRUCTURE WITH REINFORCEMENT

EXISTING



PROPOSED (WITH PARTIAL DEMOLITION)



NO NEW WINDOW OPENINGS THIS ZONE

KEEP EXISTING WINDOWS



NO NEW WINDOW OPENINGS THIS ZONE

KEEP EXISTING STORE FRONT

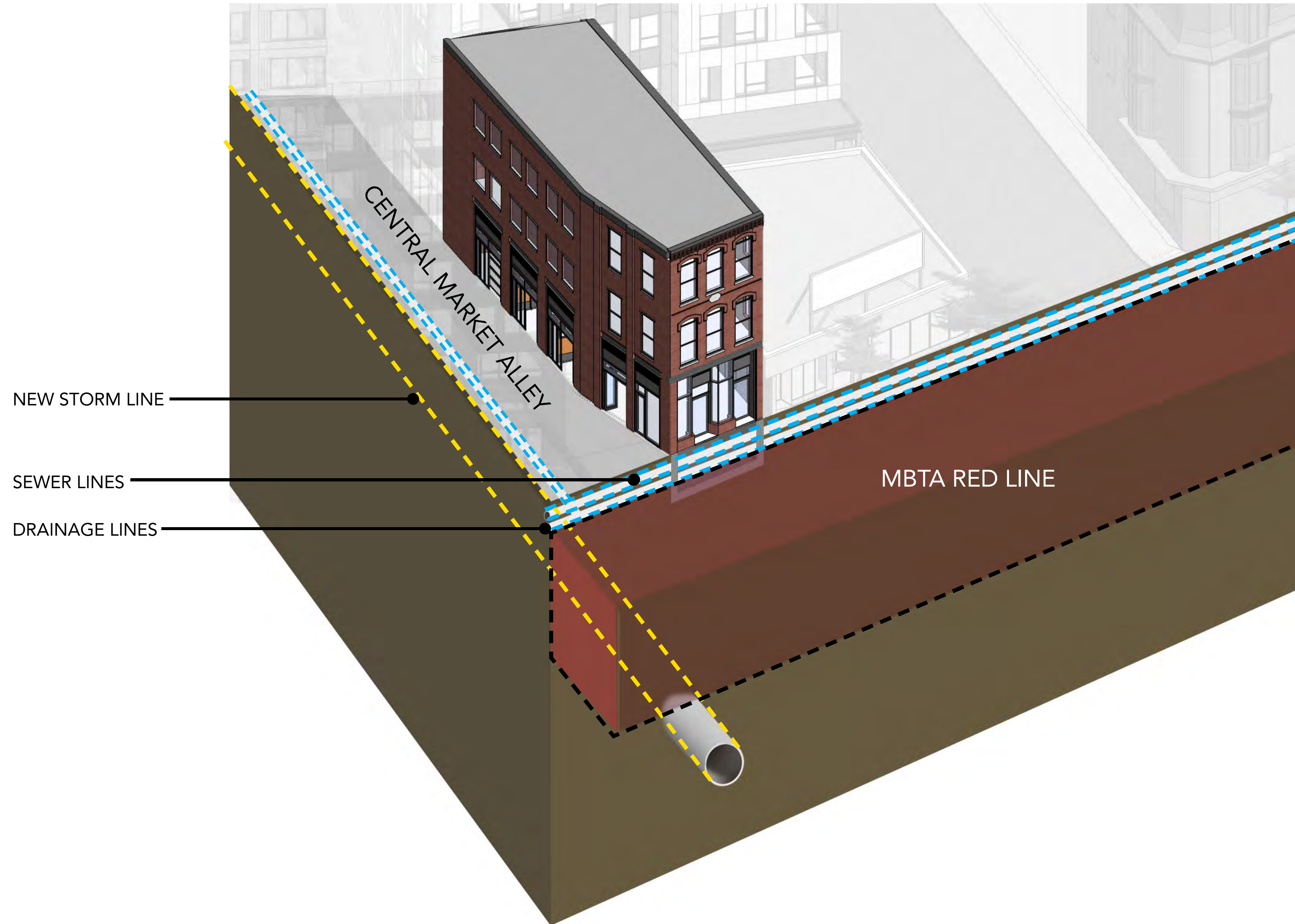
VIEW OF APPROVED DESIGN LOOKING EAST



VIEW OF APPROVED DESIGN LOOKING WEST



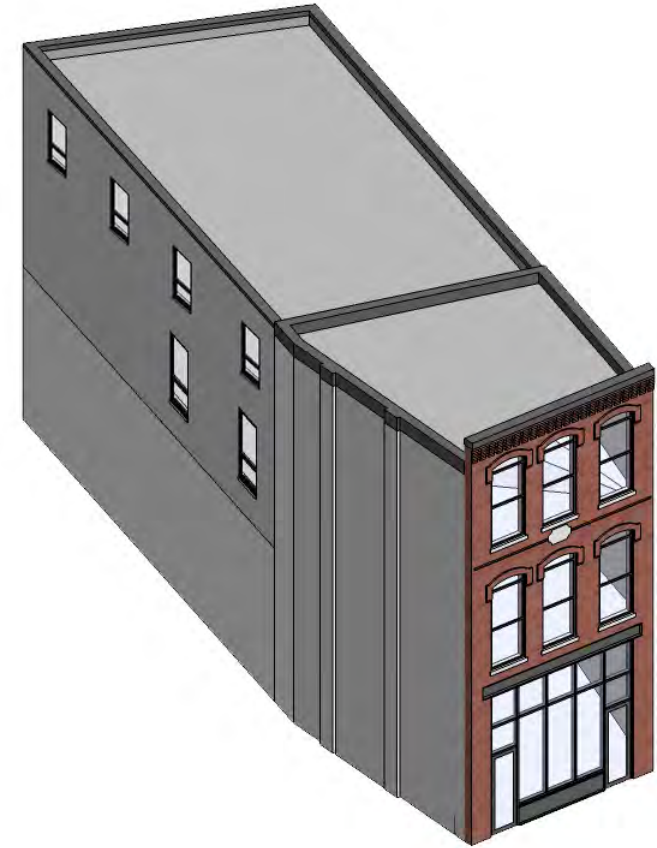
INFRASTRUCTURE



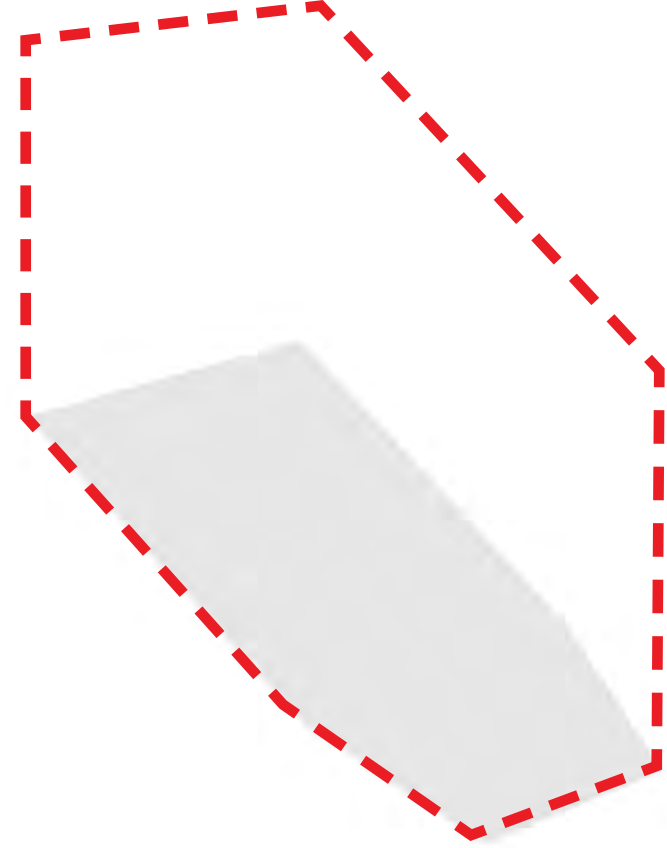
PROPOSED DESIGN

NEW CONSTRUCTION WITH REPLICATION OF THE HISTORIC FACADE

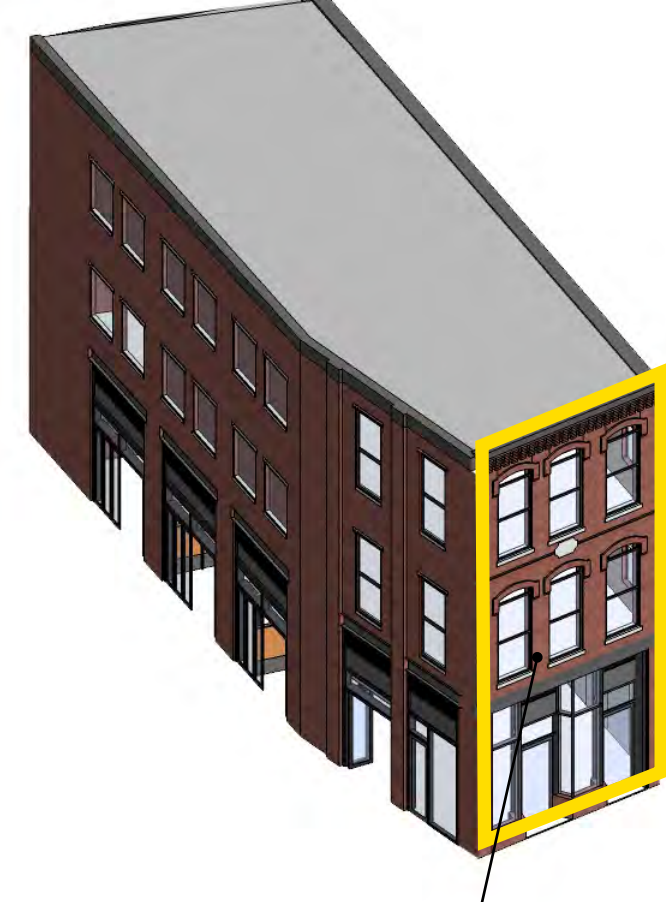
EXISTING



DEMOLITION



PROPOSED



REPLICATION OF THE HISTORIC FACADE

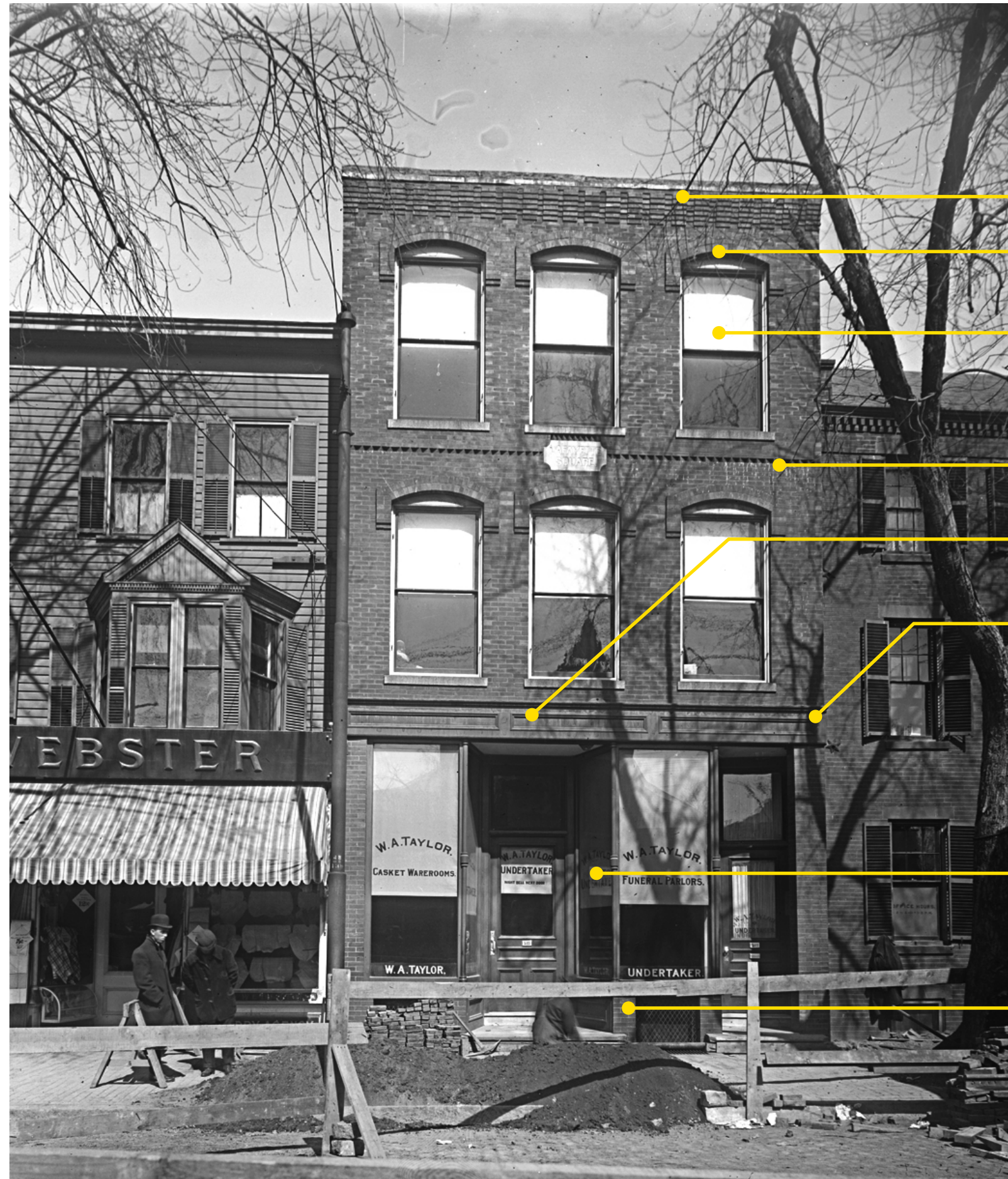


HISTORIC FACADE

APOLLO BUILDING FACADE, EARLY 20TH



PROPOSED DESIGN



HISTORIC APOLLO BUILDING FACADE, 1910

- CORBELLED CORNICE
- WINDOW HOOD
- REPLICATE ORIGINAL WINDOWS
- ORNAMENT & COURSING
- LINTEL
- CORNER DETAIL
- SLANTED BAY
- ARCHITECTURAL BASE



BUILDING ELEVATIONS (PROPOSED AND EXISTING)



VIEW OF PROPOSED DESIGN LOOKING EAST



VIEW OF PROPOSED DESIGN LOOKING WEST

