



Regency
Centers.

PCA

Architecture Planning Interiors
221 Hampshire Street Cambridge MA 02139
t: 617-547-8120 f: 617-661-4986
www.prellwitzchilinski.com

THE ABBOT BUILDINGS

CAMBRIDGE, MA

PLANNING BOARD SUPPLEMENTAL FILING

February 27, 2018

REVISED COVER_____1

TABLE OF CONTENTS_____2

HISTORIC PHOTOGRAPHS_____3

EXISTING CONDITIONS PHOTOGRAPHS_____5

PROPOSED AERIAL SITE PLAN_____6

REVISED AERIAL SITE PLAN_____7

PROPOSED CIVIL SITE PLAN_____8

HISTORIC DRAWINGS_____9

DESIGN CONCEPT_____14

PROPOSED FLOOR PLANS_____15

REVISED FLOOR PLANS_____16

PROPOSED FLOOR PLANS_____17

REVISED FLOOR PLANS_____18

PROPOSED FLOOR PLANS_____19

REVISED FLOOR PLANS_____20

PROPOSED FLOOR PLANS_____21

REVISED FLOOR PLANS_____22

EXISTING ELEVATIONS_____23

PROPOSED ELEVATIONS_____24

REVISED ELEVATIONS_____25

PROPOSED ELEVATIONS_____26

REVISED ELEVATIONS_____27

PROPOSED ELEVATIONS_____28

REVISED ELEVATIONS_____29

FACADE DETAILS_____30

PROPOSED BUILDING SECTIONS_____31

PROPOSED GROUND FLOOR STOREFRONT ELEVATION_____32

EXISTING CONDITIONS PHOTOGRAPHS_____33

PROPOSED PERSPECTIVE FROM HARVARD SQ_____34

PROPOSED PERSPECTIVE FROM HARVARD SQ_____35

REVISED PERSPECTIVE FROM HARVARD SQ_____36

PROPOSED PERSPECTIVE FROM BRATTLE SQ_____37

REVISED PERSPECTIVE FROM BRATTLE SQ_____38

PROPOSED PERSPECTIVE FROM JFK ST_____39

PROPOSED PERSPECTIVE FROM BRATTLE ST_____40

REVISED PERSPECTIVE FROM BRATTLE ST_____41

PROPOSED INTERIOR PERSPECTIVE OF ABBOT BUILDING_____42

PROPOSED PERSPECTIVE FROM HARVARD SQ (NIGHT)_____43

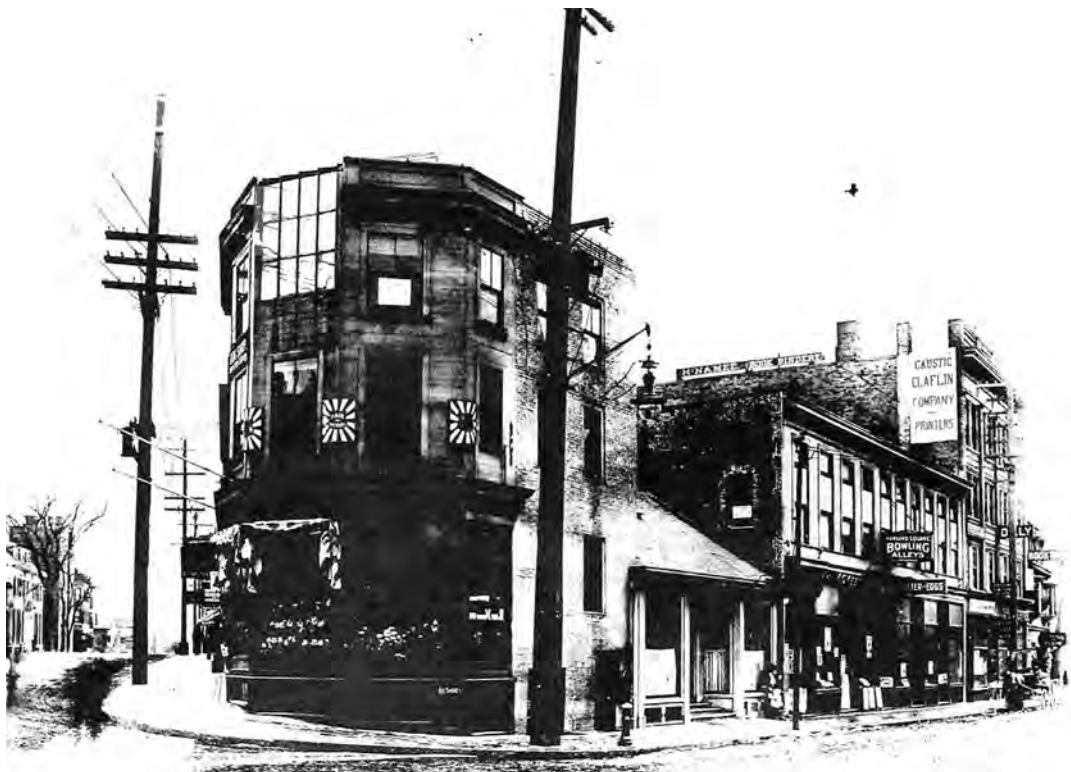
SHADOW STUDIES_____44



VIEW FROM HARVARD SQUARE - 1960'S



VIEW FROM HARVARD SQUARE - 1980'S



VIEW FROM HARVARD SQUARE - LATE 1800'S



VIEW FROM JFK STREET - 1940's



VIEW FROM HARVARD SQUARE - EARLY 1900'S



VIEW FROM HARVARD SQUARE - 1950'S



VIEW FROM HARVARD SQUARE - 1960'S



VIEW FROM BRATTLE STREET - LATE 1800'S



VIEW FROM BRATTLE STREET - 1950'S



VIEW FROM BRATTLE STREET - 1980'S



VIEW FROM HARVARD SQUARE



VIEW FROM HARVARD SQUARE INTERSECTION



VIEW FROM BRATTLE STREET



VIEW FROM BRATTLE SQUARE



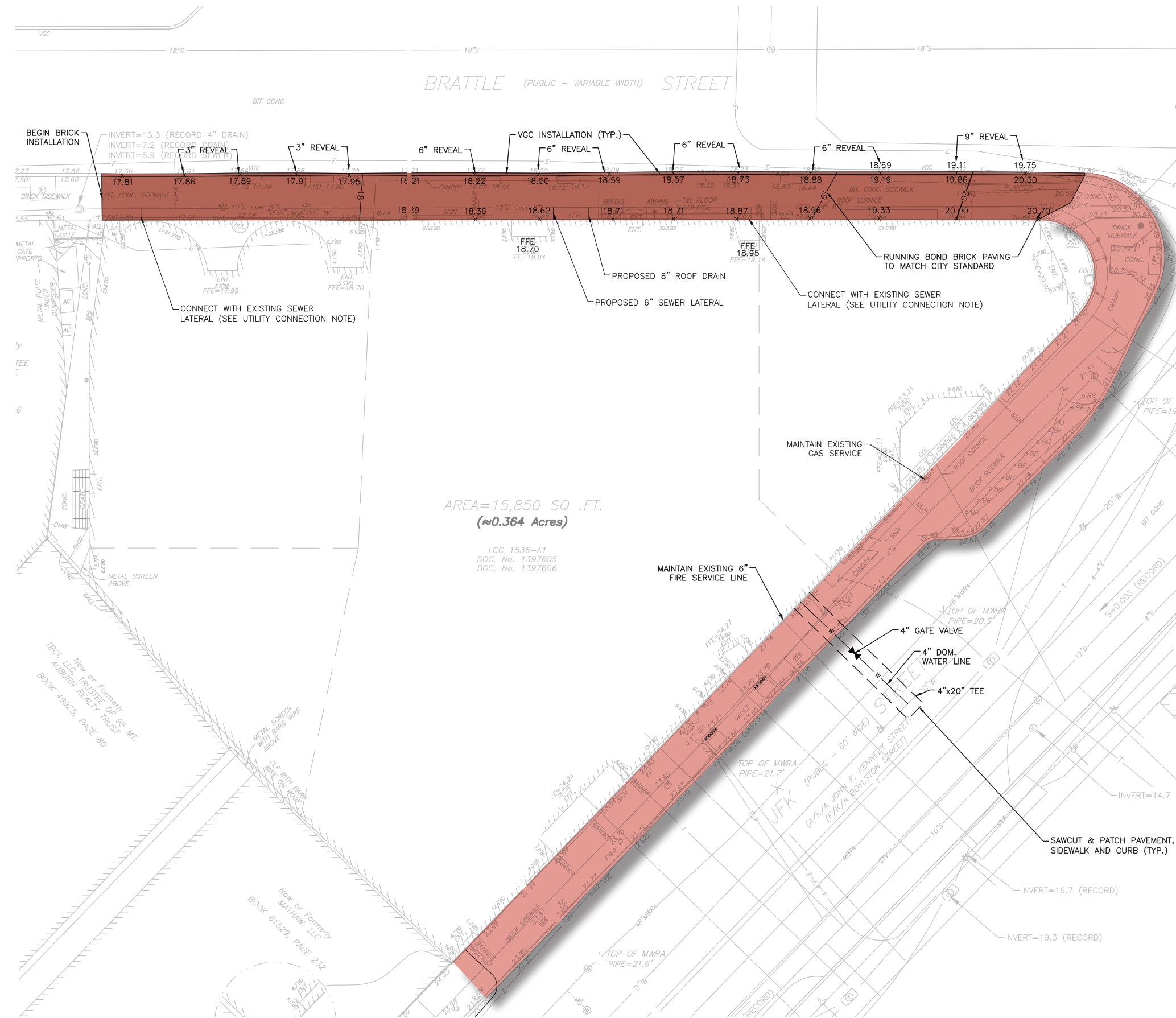
VIEW FROM JFK STREET



VIEW FROM JFK STREET & MT. AUBURN



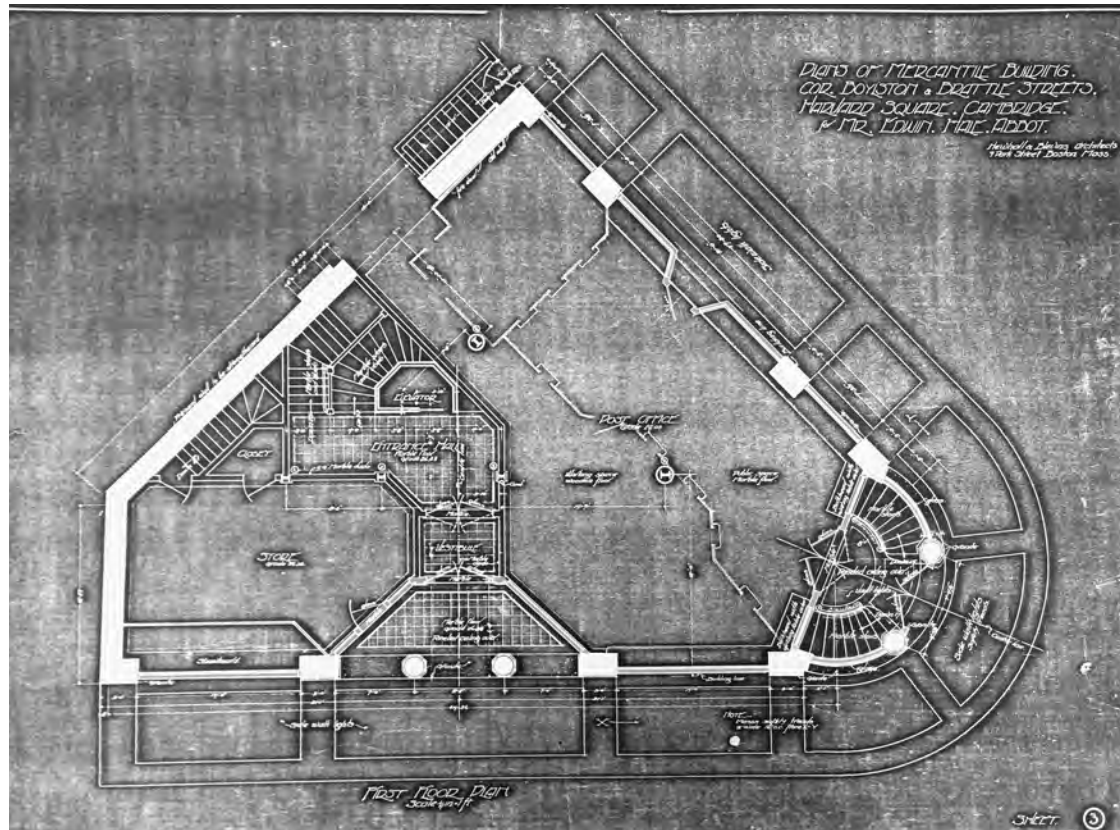




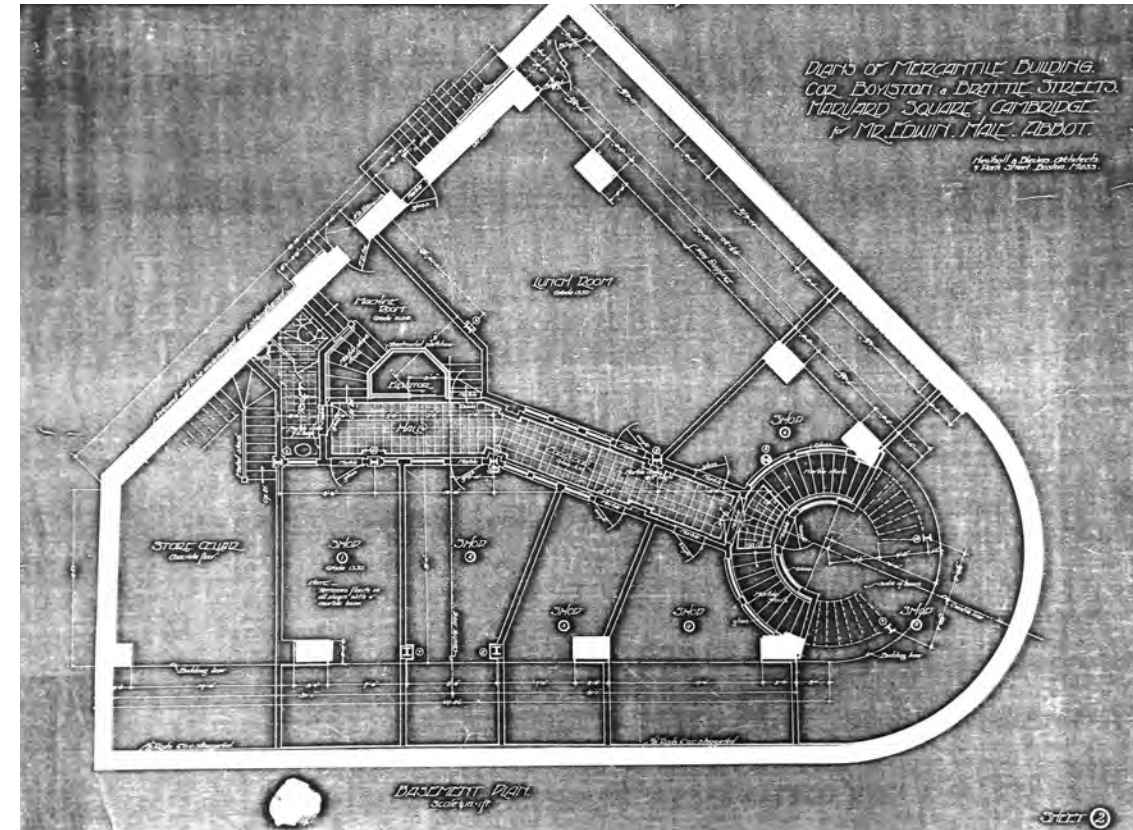
EXISTING SIDEWALK CONDITION



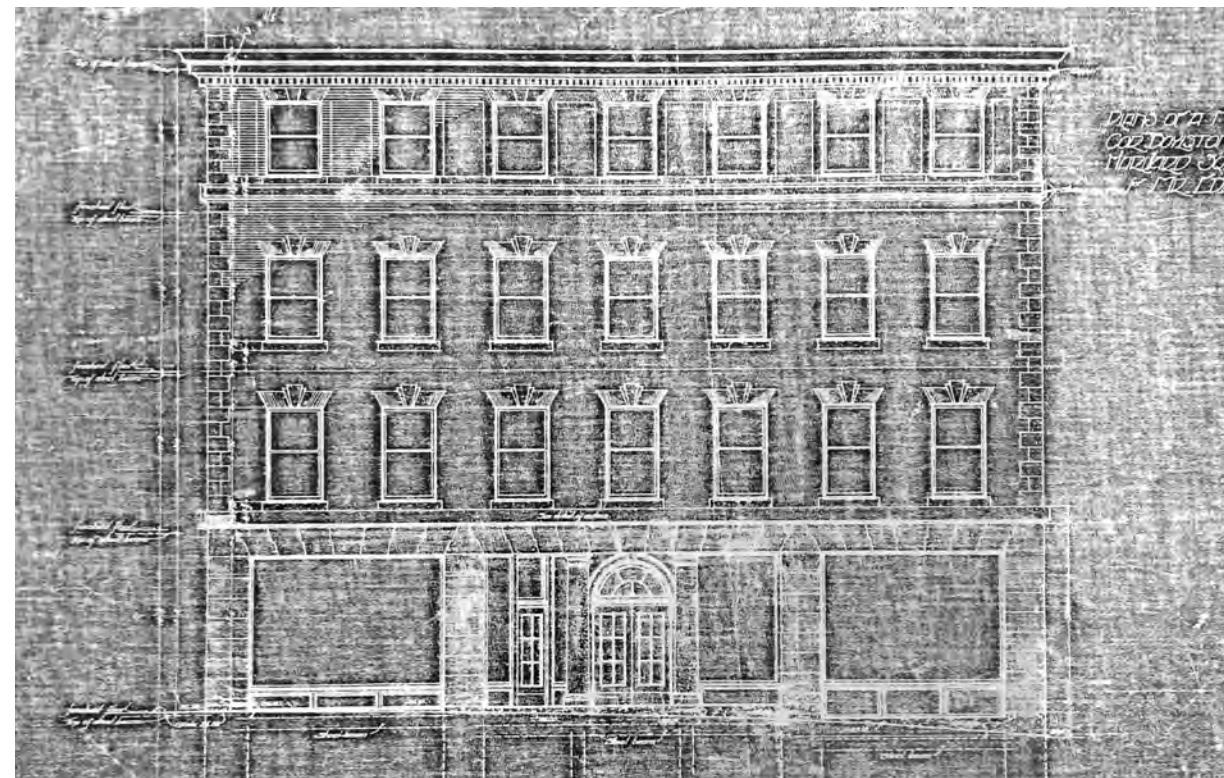
PROPOSED SIDEWALK CONDITION



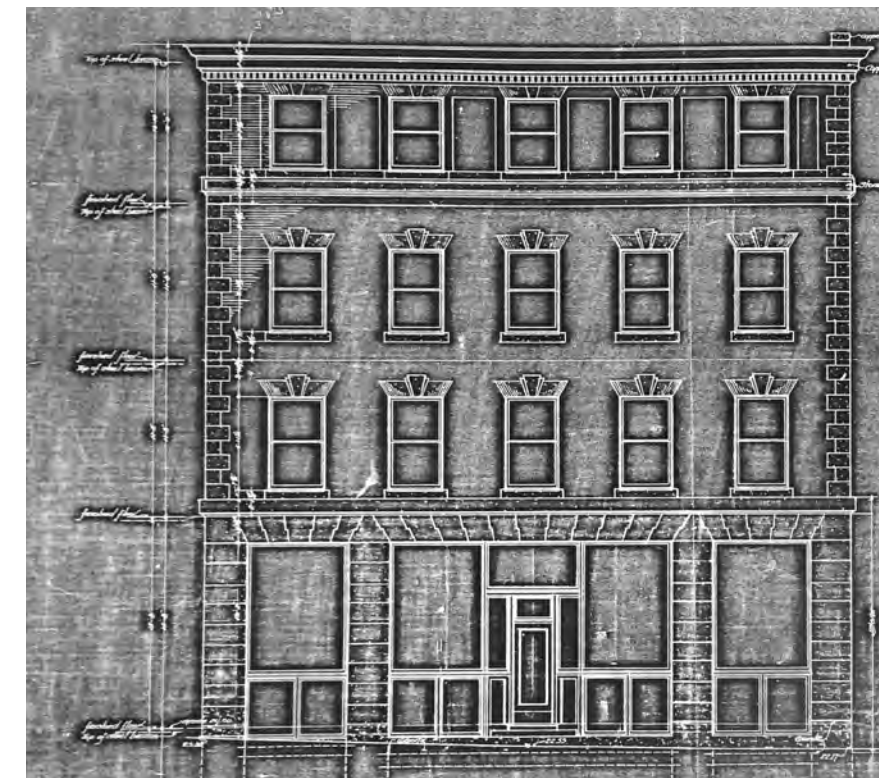
EXISTING GROUND FLOOR PLAN



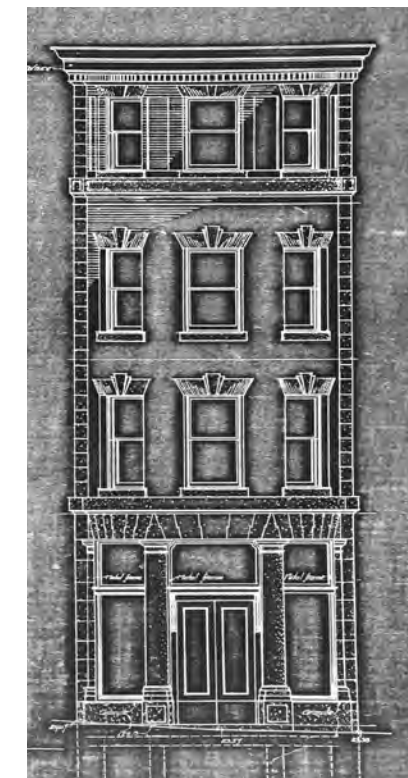
EXISTING GROUND FLOOR PLAN



EXISTING JFK STREET ELEVATION



EXISTING BRATTLE STREET ELEVATION



EXISTING END ELEVATION



NOTED FEATURES:

- (1) WINDOW OPENINGS EXTEND TO GRANITE BASE
- (2) CURVED GLASS STOREFRONT AT ENTRANCE, SIDES, AND TRANSOM
- (3) GRANITE CURBS AT ENTRANCE SIDES
- (4) LIMESTONE PILASTERS AT RETURNS (STILL EXTANT AT JFK ENTRANCE)



NOTED CHANGES

- (1) LIMESTONE INFILLS AT WINDOW OPENINGS
- (2) OPENING RECONFIGURED IN 1948. FLAT WALL AND DOOR RECESSED IN CURVED FACADE
- (3) GRANITE CURBS REMOVED
- (4) LIMESTONE INFILL PIERS FLANKING NEW ENTRANCE COVER PILASTERS

Abbot Building

Built in 1908

Newhall & Blevins – architects

L. D. Willcutt & Sons Company – builder

Alterations to curved entrance in 1948:

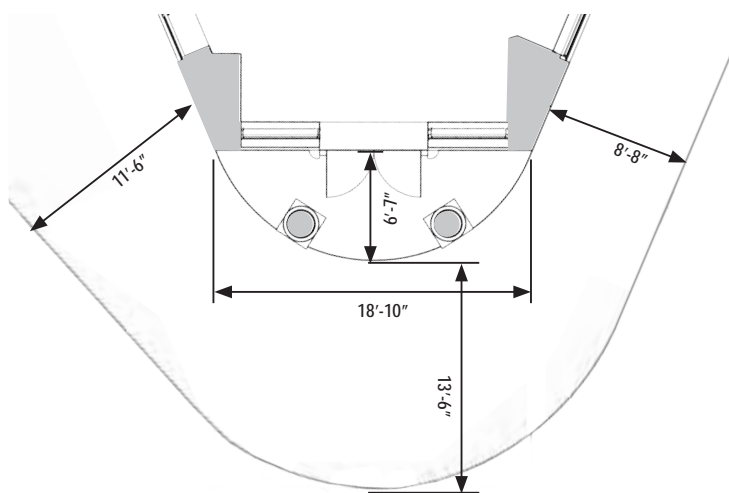
- Removed granite curbs
- Installed flat entrance door and sidelights
- Added limestone infill below first floor window openings on JFK and Brattle Streets
- Added limestone infill in front of pilasters
- Upper floor elevations remain intact

18-24 Brattle Street

Built in 1894

Extensive fire in 1922 requires rebuilding the façade

- Newhall & Blevins – architects for 1922 work
- Becomes the Abbot Mercantile Building
- Storefronts at street level changed over time
- Upper floor elevations remain intact





TYPICAL LIMESTONE AND BRICK SOILING



CRACK IN LIMESTONE TO BE REPAIRED WITH PINS AND GROUT



FERROUS ANCHORS, CONDUITS, AND ATTACHMENTS TO BE REMOVED AND RESULTING HOLES PATCHED



WOOD WINDOW FRAMES TO BE RESTORED. WOOD WINDOW SASH TO BE REPLACED TO MATCH ORIGINAL PROFILES AND CONFIGURATION.



PREVIOUS LIMESTONE PATCHES TO BE REMOVED AND NEW PATCHES INSTALLED TO MATCH SURROUNDING STONE



OPEN JOINTS AT LIMESTONE BELT COURSE. COPPER CORNICE TO BE INSPECTED



- PROTECT EXISTING POLISHED GRANITE COLUMNS
- REMOVE SIGN TO EXPOSE LIMESTONE FRIEZE
- PROTECT EXISTING POLISHED GRANITE COLUMNS
- REMOVE LIMESTONE INFILL

EXISTING JFK STREET ELEVATION

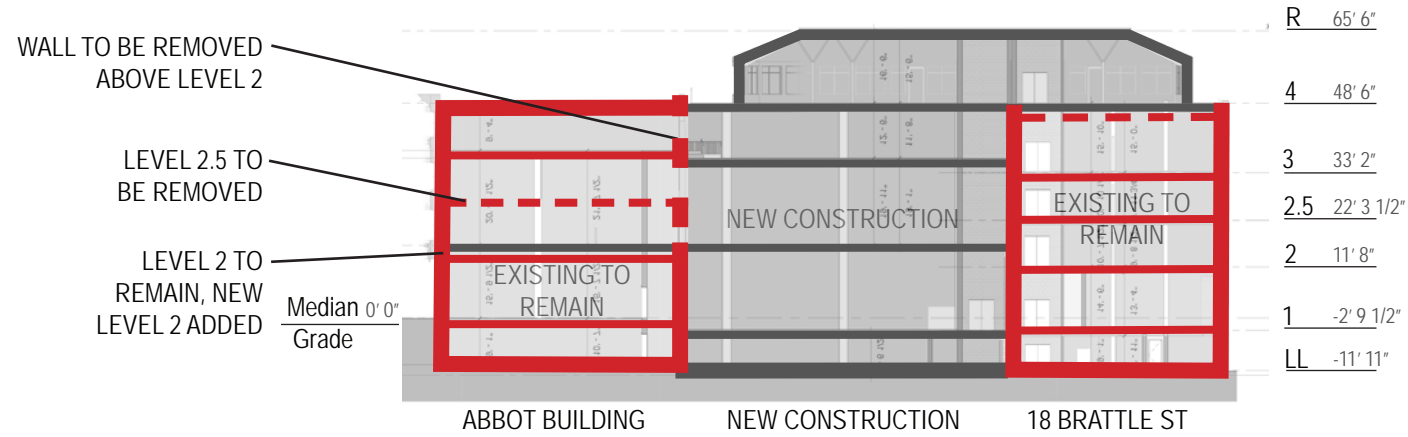
General Restoration Notes for Abbot Building and 18-24 Brattle Street:

- Carefully remove all limestone infill panels installed after the original construction.
- Clean brick and limestone using gentlest means possible to remove atmospheric soiling and staining.
- Repoint all open brick and limestone mortar joints. Use mortar that matches existing in color, texture and composition.
- Remove all ferrous anchors, conduits and attachments. Patch resulting holes in brick and limestone with cementitious patching material (<1" diameter); or Dutchman (>1" diameter).
- Replace any cracked brick with new brick matching existing in color, texture and composition.
- Repair cracks in limestone with stainless steel pins and patching material.
- Remove all previous limestone patches that are failing, or do not match surrounding in color or texture. Patch resulting voids with cementitious patching material (<1" diameter); or Dutchman (>1" diameter).
- Furnish and install new wood windows to match historic profiles.
- Restore existing wood frames and trim.

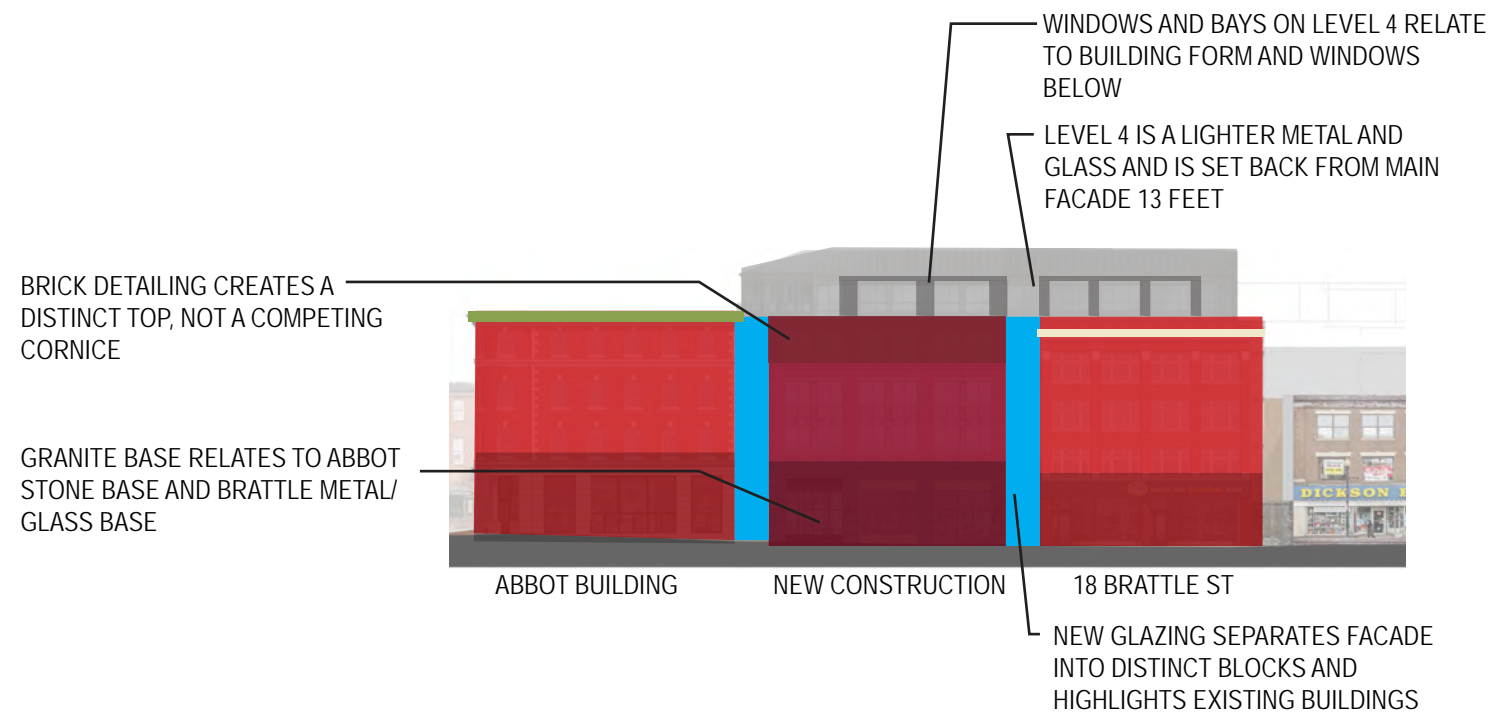


- REMOVE SIGN TO EXPOSE LIMESTONE FRIEZE
- PROTECT EXISTING POLISHED GRANITE COLUMNS
- REMOVE LIMESTONE INFILL

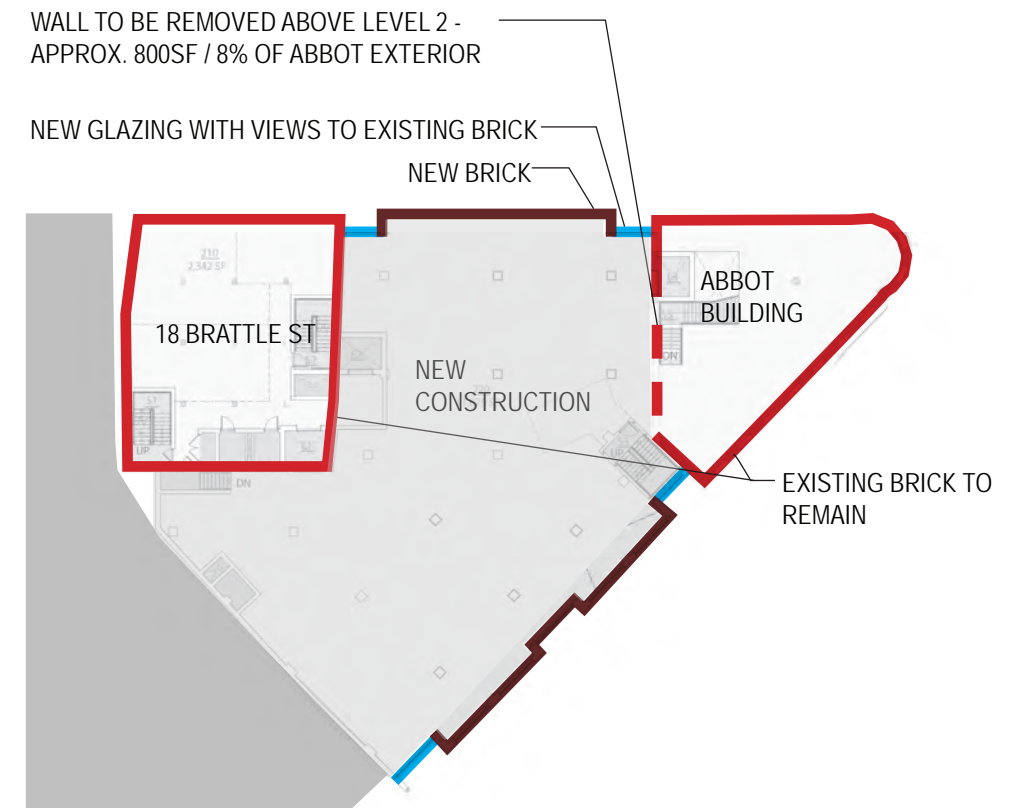
EXISTING BRATTLE STREET ELEVATION



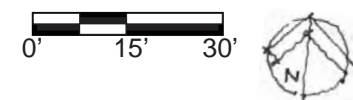
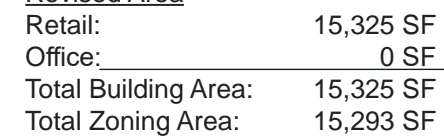
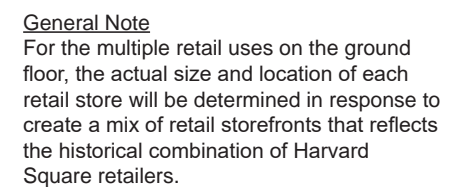
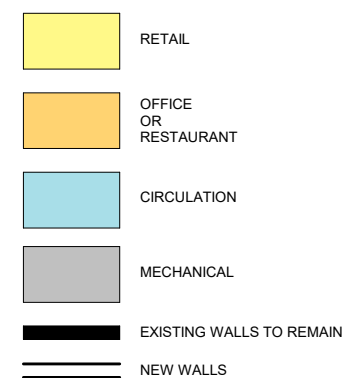
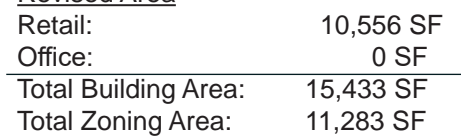
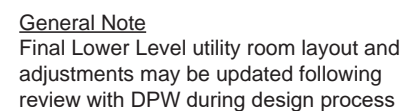
EXISTING AND NEW CONSTRUCTION



DESIGN CONCEPT: DISTINCT BUILDING BLOCKS



DESIGN CONCEPT: HIGHLIGHT EXISTING BUILDINGS

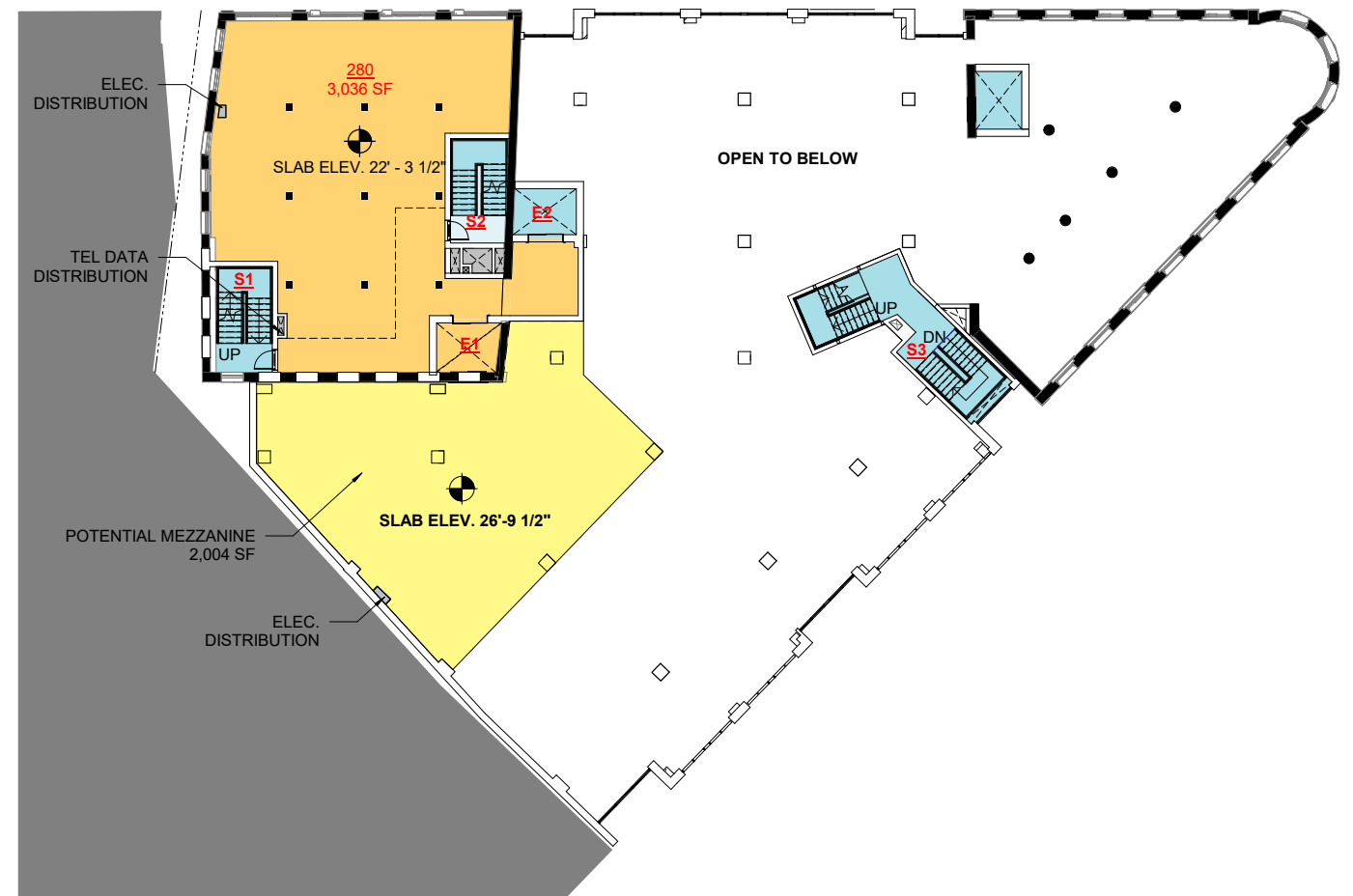
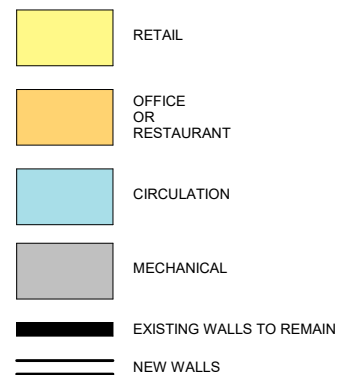




PROPOSED LEVEL 2

Proposed Area

Retail:	11,942 SF
Office:	3,296 SF
Total Building Area:	15,238 SF
Total Zoning Area:	15,003 SF

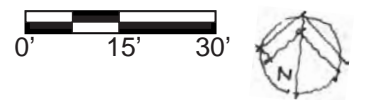


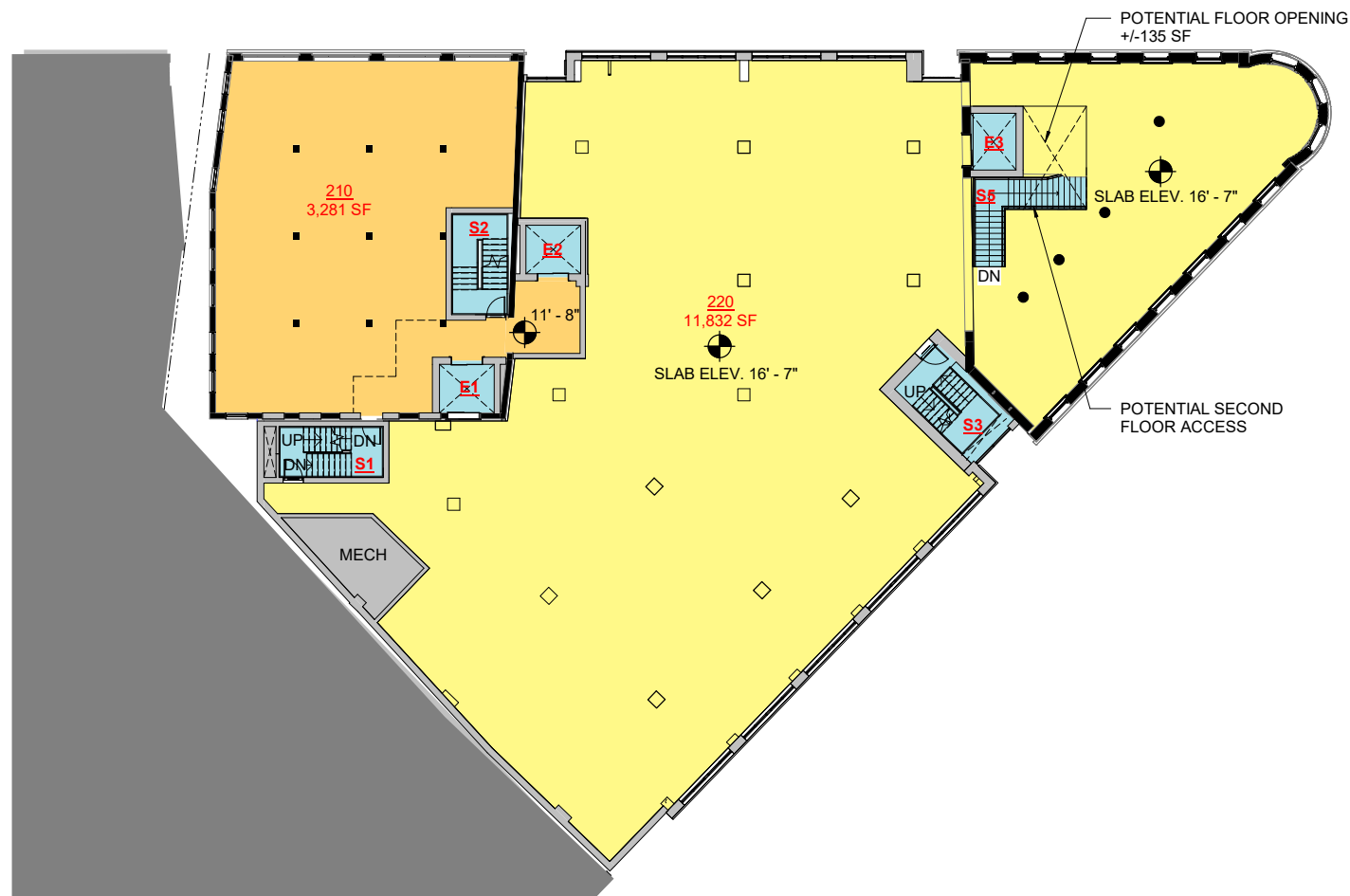
PROPOSED LEVEL 2.5

Proposed Area

Retail:	2,336 SF
Office:	3,296 SF
Total Building Area:	5,632 SF
Total Zoning Area:	5,580 SF

Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.

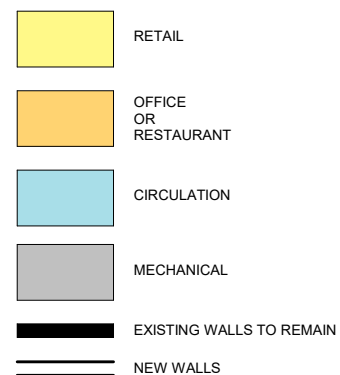




REVISED LEVEL 2

Revised Area

Retail:	12,043 SF
Office:	3,281 SF
Total Building Area:	15,324 SF
Total Zoning Area:	15,113 SF

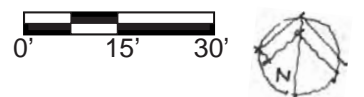


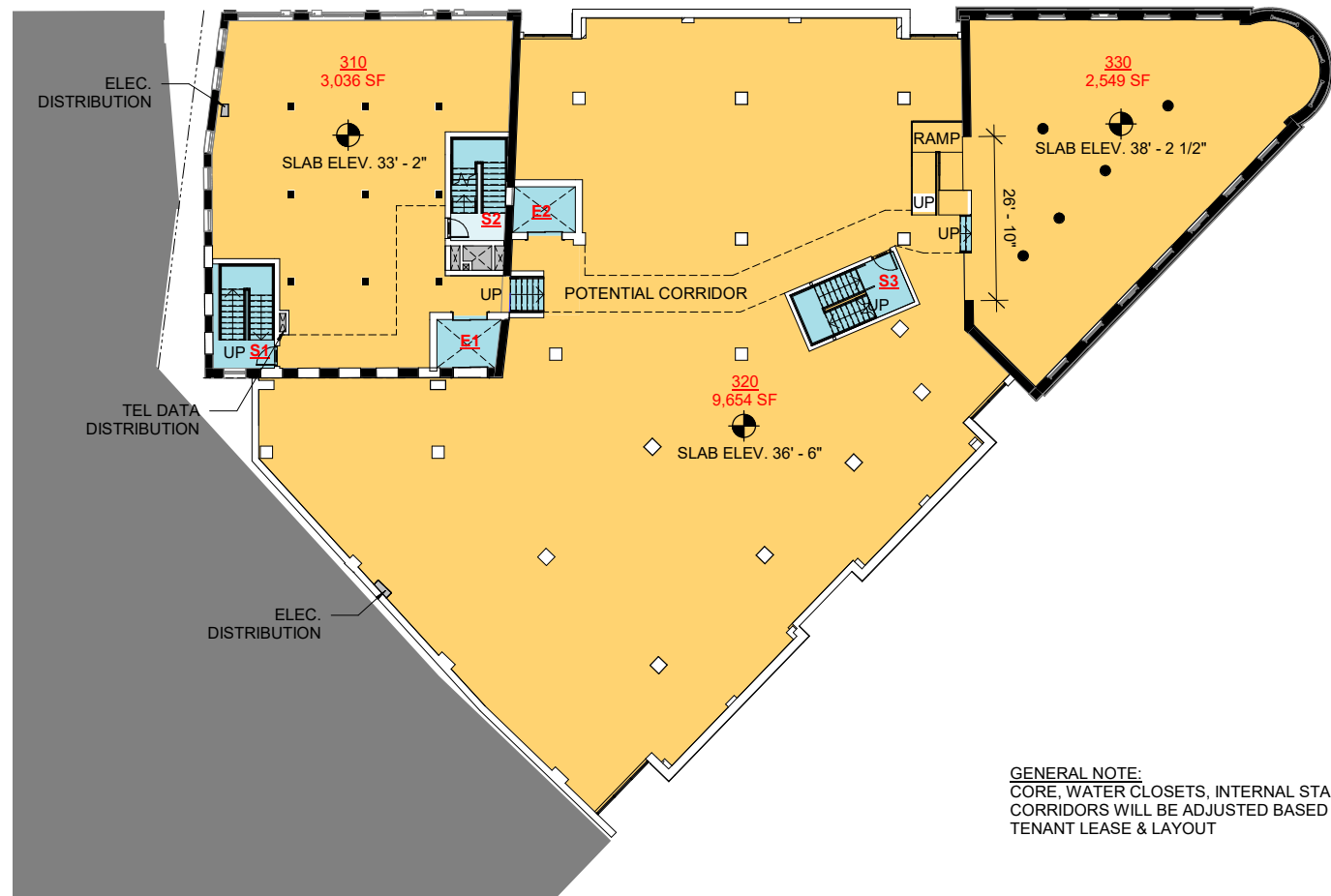
REVISED LEVEL 2.5

Revised Area

Retail:	2,345 SF
Office:	3,281 SF
Total Building Area:	5,626 SF
Total Zoning Area:	5,609 SF

Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.

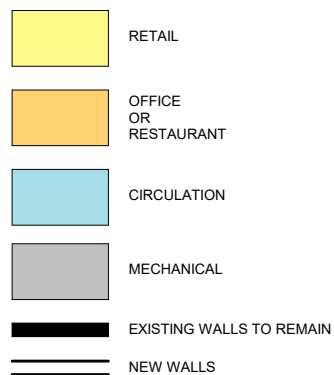




PROPOSED LEVEL 3

Proposed Area

Retail:	0 SF
Office:	15,239 SF
Total Building Area:	15,239 SF
Total Zoning Area:	15,187 SF

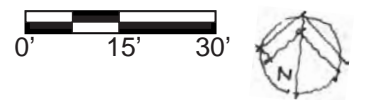


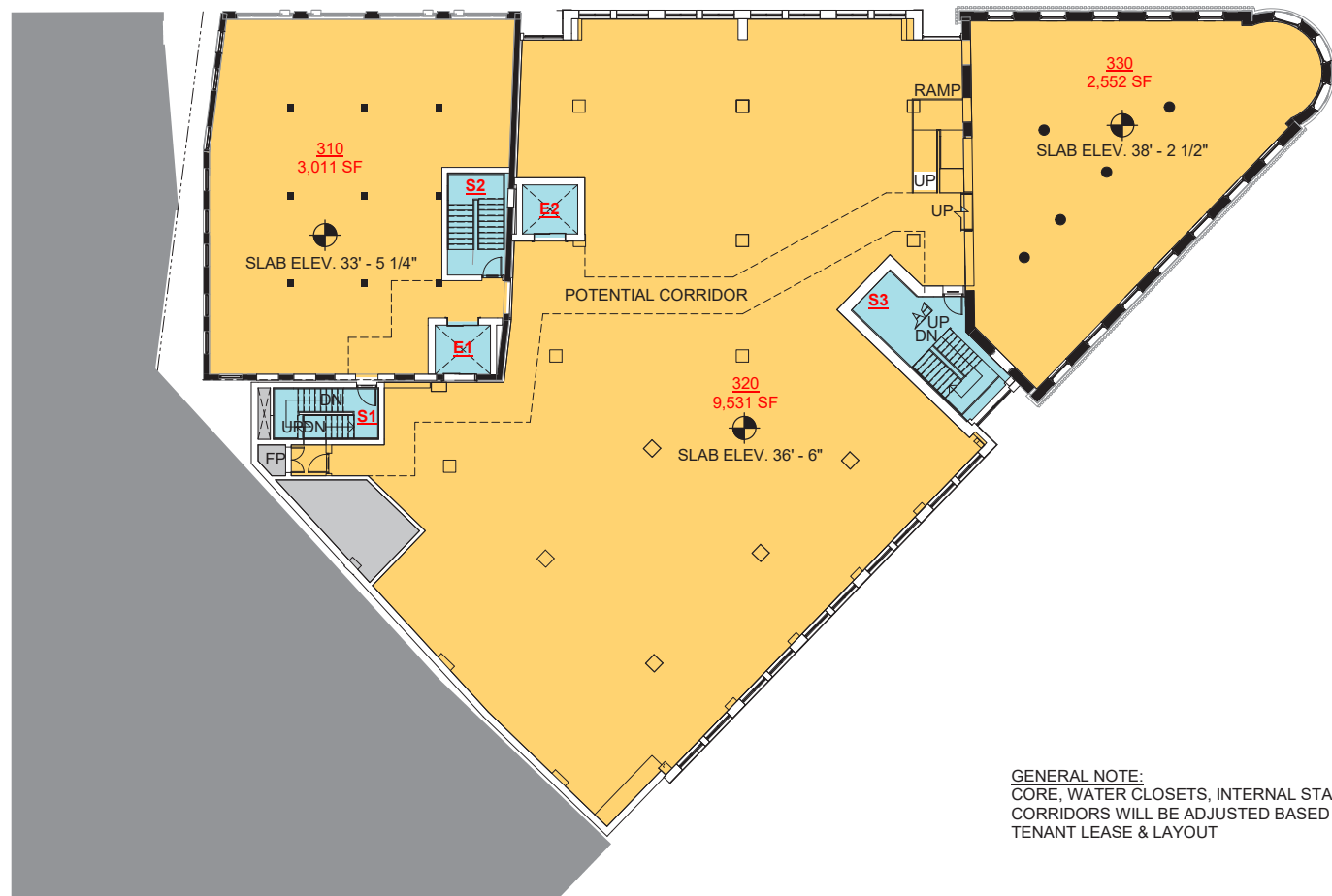
PROPOSED LEVEL 4

Proposed Area

Retail:	0 SF
Office :	9,074 SF
Total Building Area:	9,074 SF
Total Zoning Area:	9,893 SF (Includes 873 SF of roof deck)

Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.





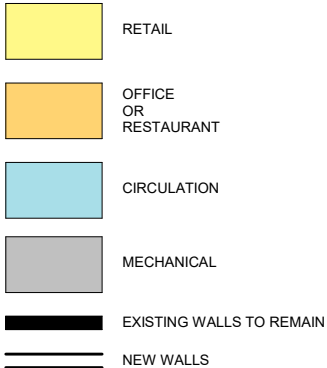
GENERAL NOTE:
CORE, WATER CLOSETS, INTERNAL STAIRS & CORRIDORS WILL BE ADJUSTED BASED ON FINAL TENANT LEASE & LAYOUT



REVISED LEVEL 3

Revised Area

Retail:	0 SF
Office:	15,325 SF
Total Building Area:	15,325 SF
Total Zoning Area:	15,094 SF

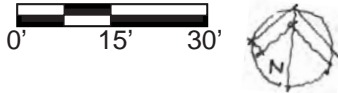


REVISED LEVEL 4

Revised Area

Retail:	0 SF
Office :	8,923 SF
Total Building Area:	8,923 SF
Total Zoning Area:	10,495 SF (Includes 1,662 SF of roof deck)

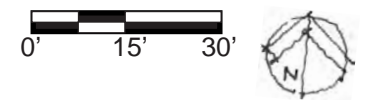
Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.





PROPOSED ROOF PLAN

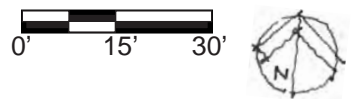
Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.





REVISED ROOF PLAN

Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.



ABBOT ROOF
48'-6"



EXISTING BRATTLE ST. ELEVATION



EXISTING JFK ST ELEVATION



BRATTLE ST. ELEVATION (HISTORICAL COMMISSION PROPOSAL)



BRATTLE ST. ELEVATION (CURRENT PROPOSAL)



BRATTLE ST. ELEVATION (01.30.2018 PROPOSAL)





JFK ST. ELEVATION (HISTORICAL COMMISSION PROPOSAL)



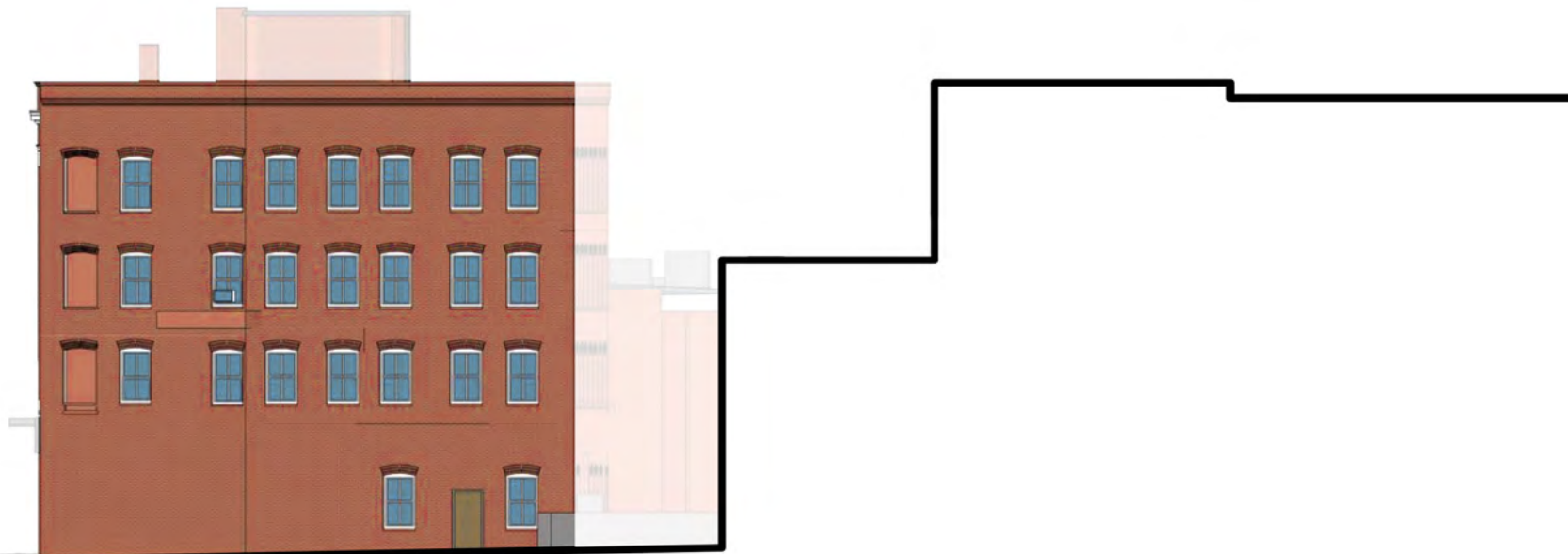
JFK ST. ELEVATION (CURRENT PROPOSAL)



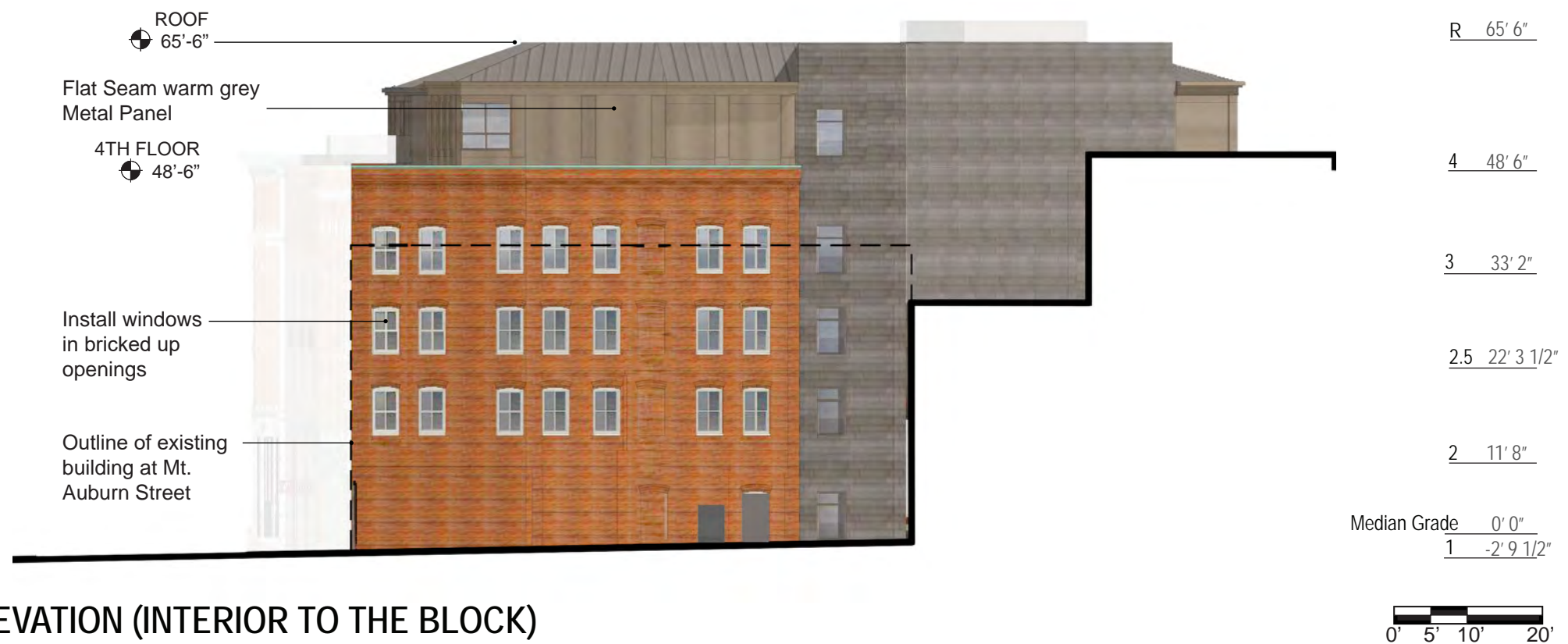
JFK ST. ELEVATION (01.30.2018 PROPOSAL)



JFK ST. ELEVATION (REVISED)



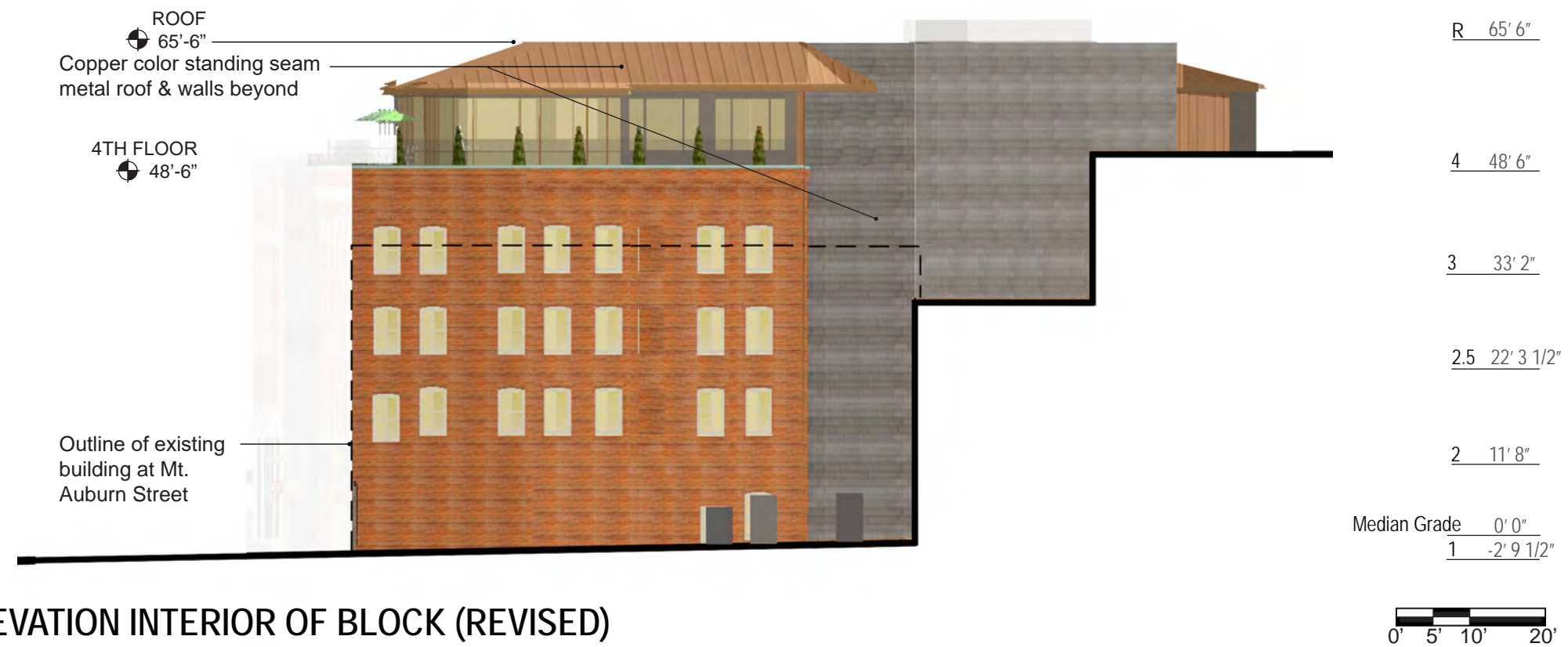
EXISTING BRATTLE ST. REAR ELEVATION



WEST ELEVATION (INTERIOR TO THE BLOCK)



WEST ELEVATION (01.30.2018 PROPOSAL)



WEST ELEVATION INTERIOR OF BLOCK (REVISED)



All-Glass 5th Floor



Slate Roof w/Windows

Copper 6th Floor w/ Windows

Grey Metal Penthouse

Upper Floor Materials in Harvard Square



From the National Park Service Federal Historic Preservation Guide



Existing masonry wall is featured through the glazing

New Glass with Existing Masonry



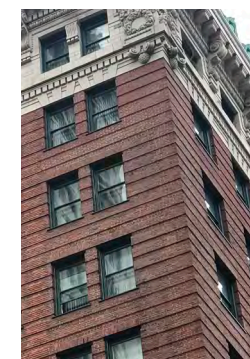
Map of Harvard Square



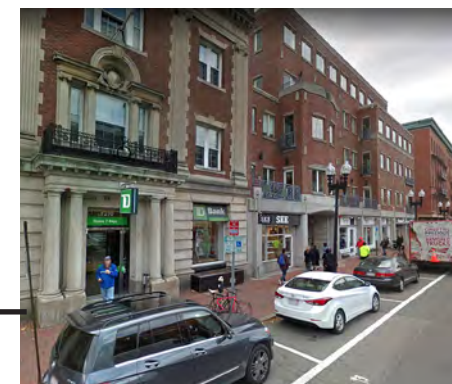
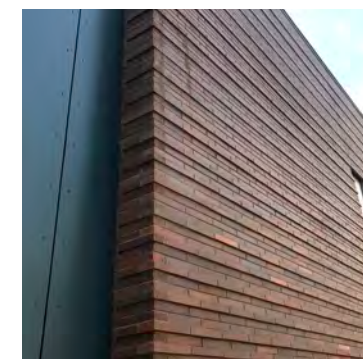
Map in Metalwork



Examples of brick details



Detail in Brick



Existing metalwork details on Massachusetts Avenue



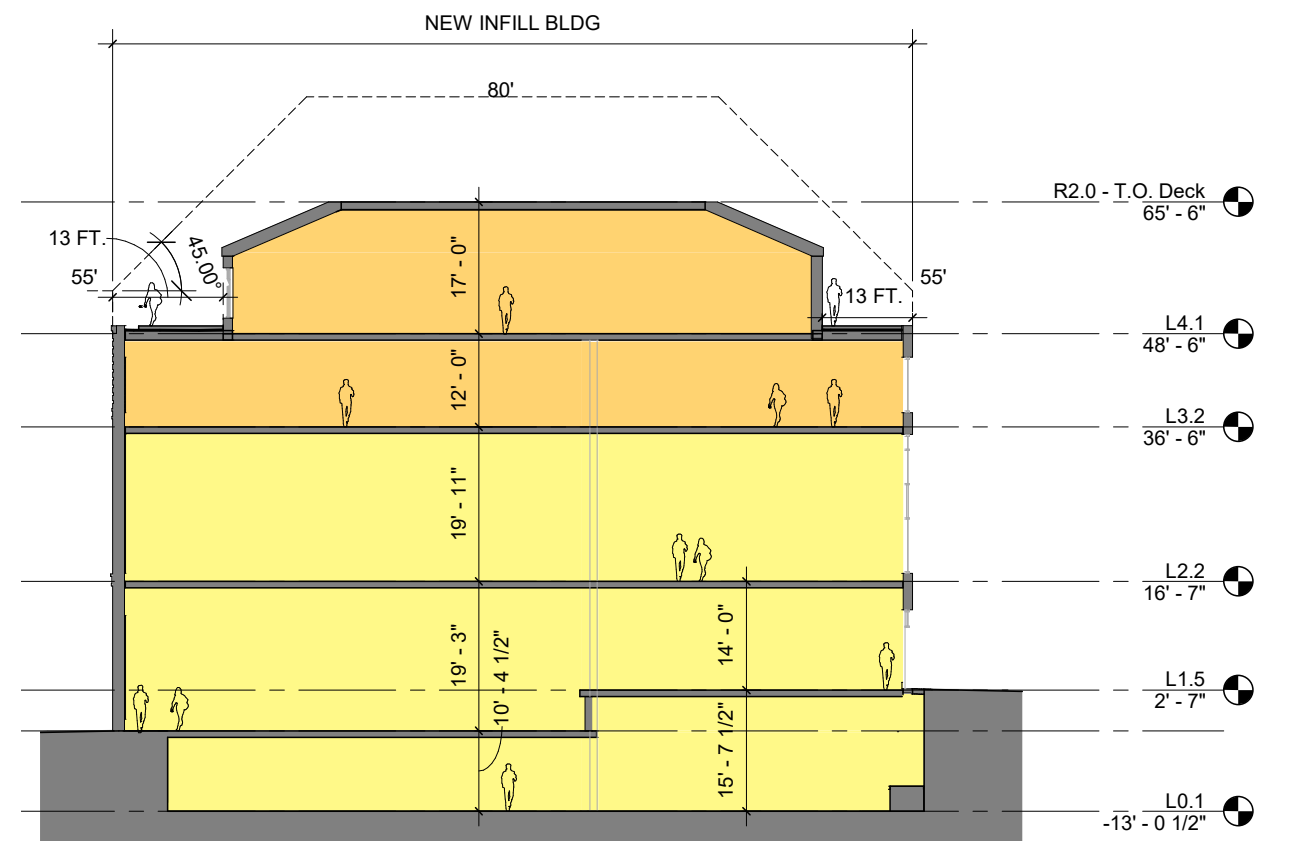
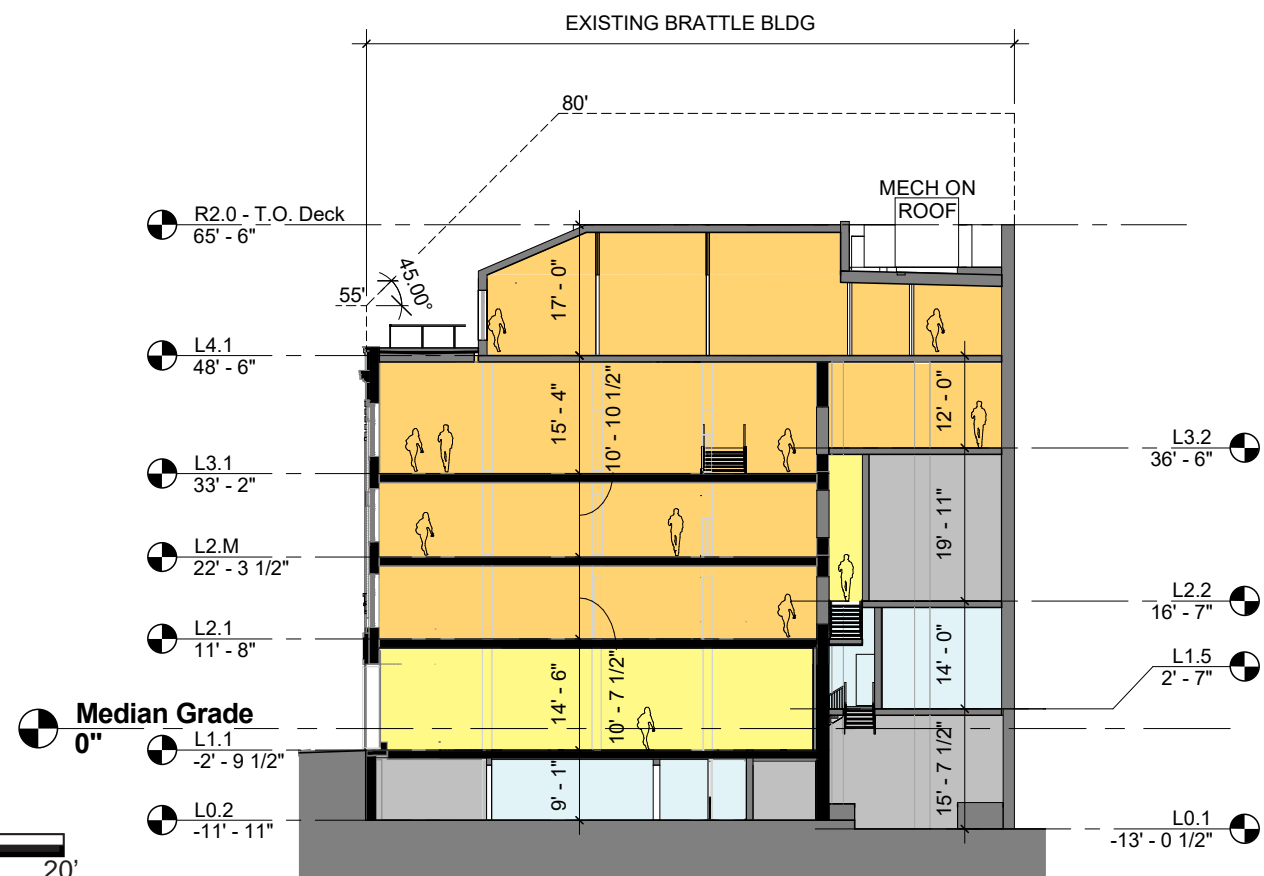
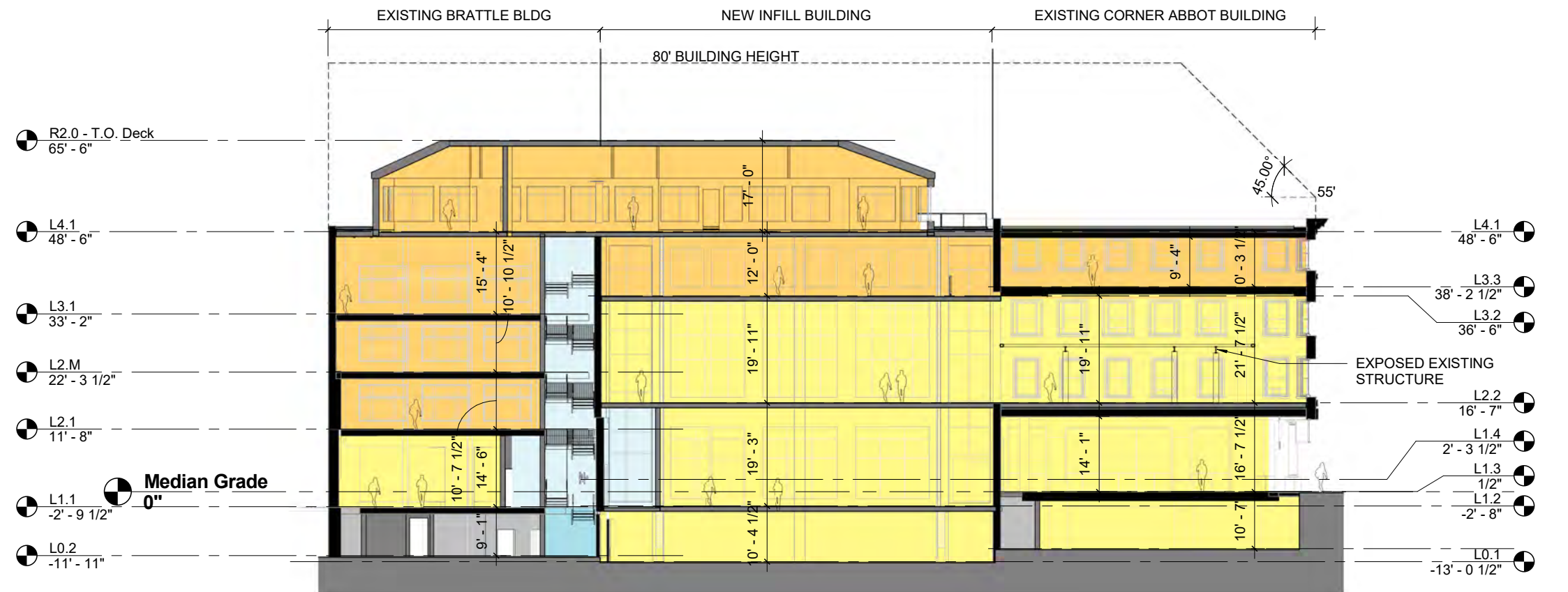
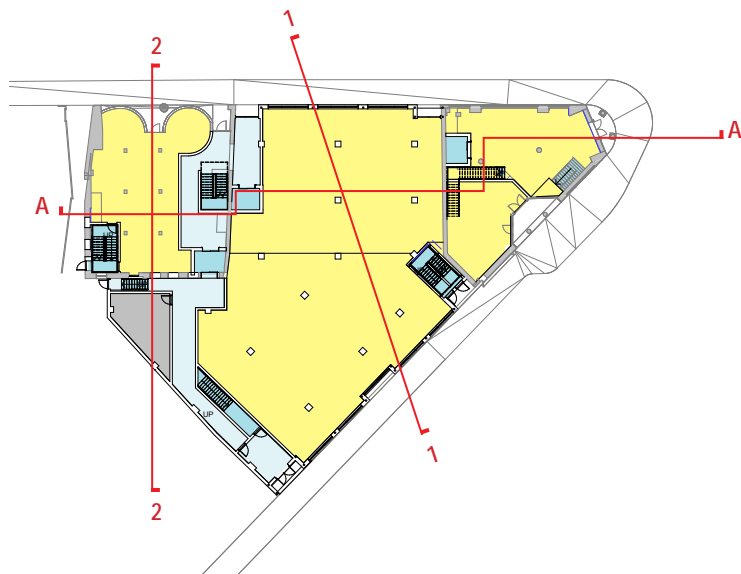
Proposed metalwork is inspired by shape of the Abbot Building

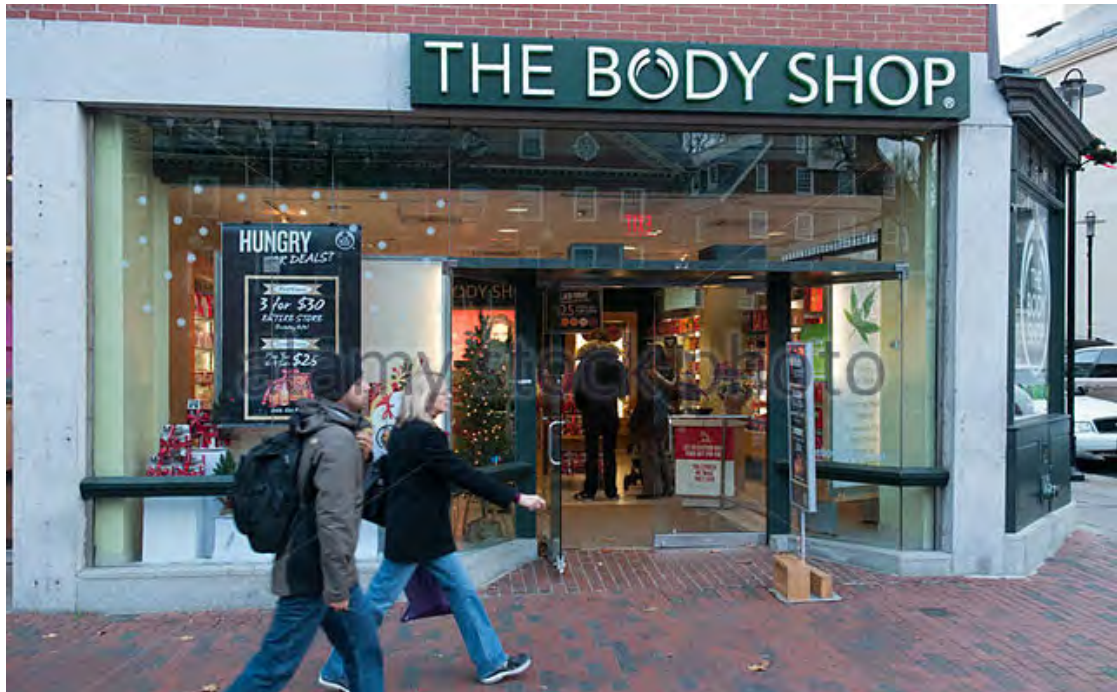
Metalwork Details



Granite Base







RETAIL STOREFRONT PRECEDENTS



POTENTIAL STOREFRONTS WITH INDIVIDUAL EXPRESSION FIT INTO BUILDING FRAMEWORK



EXISTING PERSPECTIVE FROM HARVARD SQUARE



EXISTING PERSPECTIVE FROM HARVARD SQUARE



EXISTING PERSPECTIVE FROM BRATTLE SQUARE



EXISTING PERSPECTIVE FROM JFK STREET



HISTORICAL COMMISSION PROPOSAL





EXISTING PHOTOGRAPH





EXISTING PHOTOGRAPH





EXISTING PHOTOGRAPH





EXISTING PHOTOGRAPH





EXISTING PHOTOGRAPH





EXISTING PHOTOGRAPH





EXISTING PHOTOGRAPH











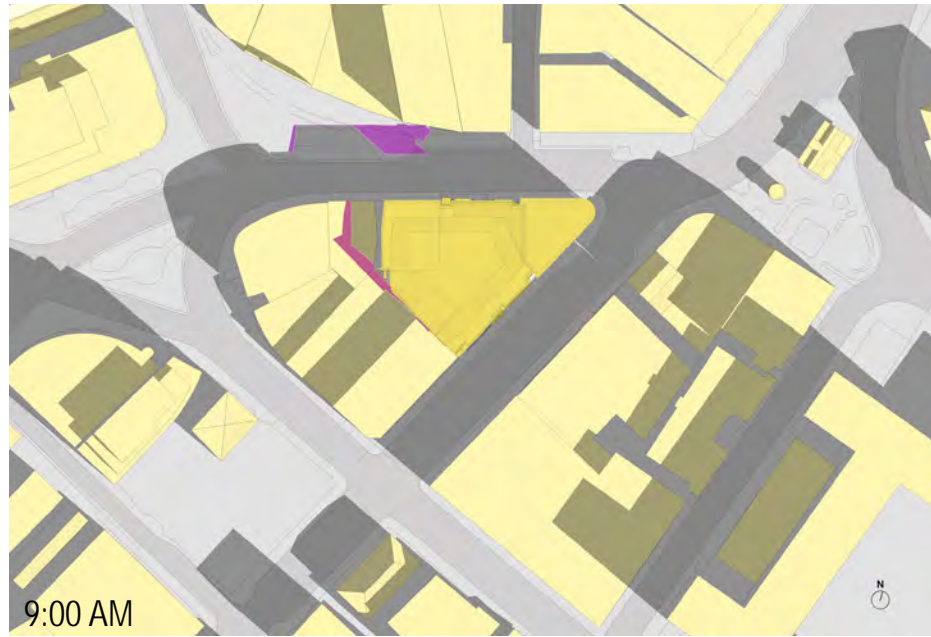
SHADOW STUDY: MARCH 21ST



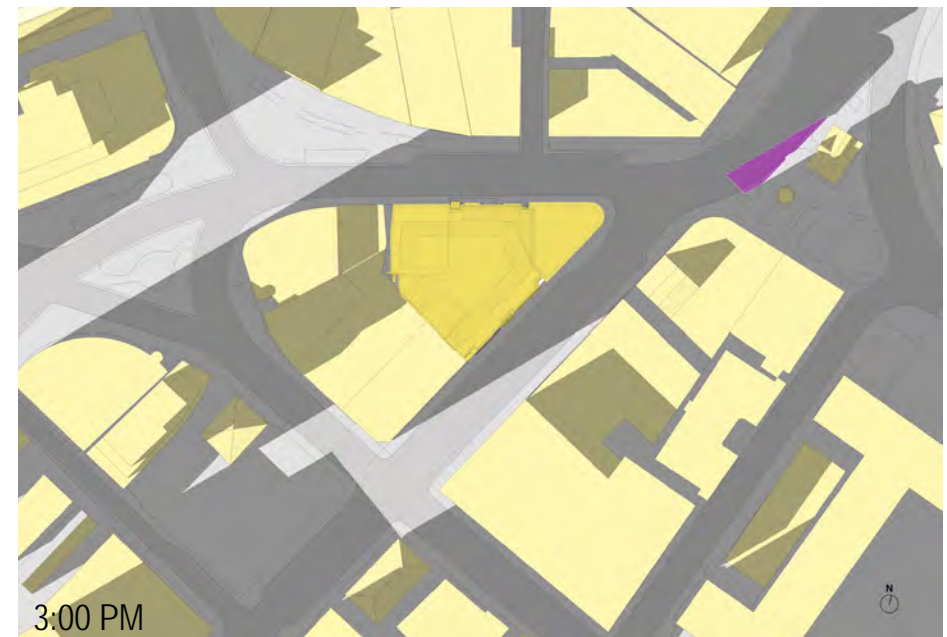
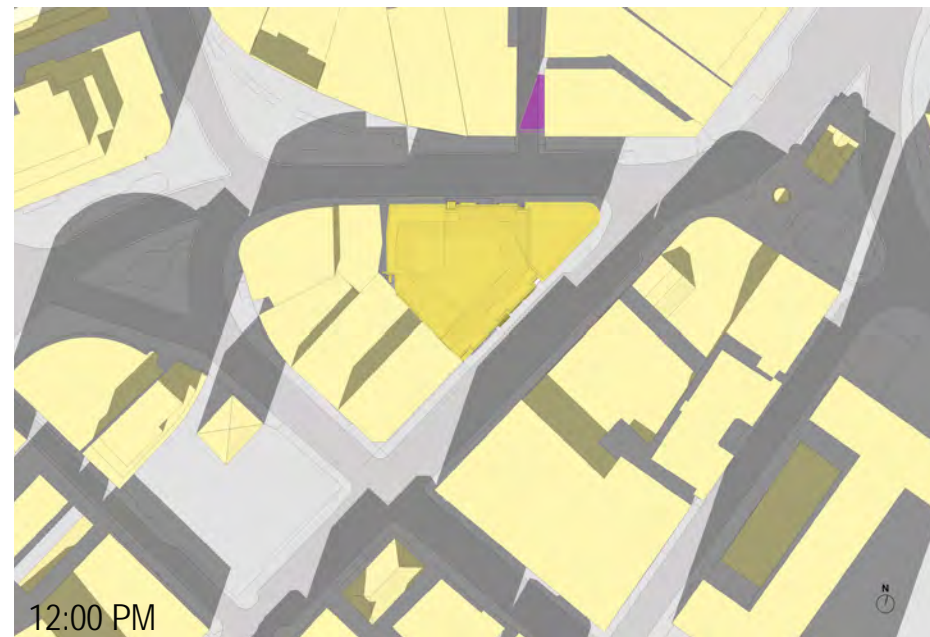
SHADOW STUDY: JUNE 21ST

 Additional shadow cast by proposed addition

 Shadow cast by existing building.



SHADOW STUDY: SEPTEMBER 21ST



SHADOW STUDY: DECEMBER 21ST

Additional shadow cast by proposed addition

Shadow cast by existing building.