



THE ABBOT BUILDINGS

CAMBRIDGE, MA

CAMBRIDGE HISTORICAL COMMISSION SUPPLEMENTAL FILING

April 10, 2018

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April 10, 2018

Sarah Burks, Preservation Planner
Cambridge Historical Commission
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Case No. 3678
1-7 & 9-11 JFK St. and 18-20 Brattle St.

Dear Ms. Burks:

Please accept this correspondence and the accompanying materials as a request for further Commission review of the Certificate of Appropriateness issued by the Commission on June 8, 2017.

Please be advised that the Planning Board voted to approve the Special Permit application for this project on March 27. Pursuant to the terms of the Certificate of Appropriateness, the applicant also seeks final approval from the Commission of the elevations and plans approved by the Planning Board in their Special Permit decision.

Kindly place this request on the agenda for the May 3rd hearing of the Historical Commission.

If you require any additional information, please contact me.

Thank you for your cooperation and assistance.

Very truly yours,



James J. Rafferty
on behalf of Harvard Collection LLC

JJR/pwc

Cc: Sam Stiebel, Vice President, Regency Centers

**not a partnership*

MEMORANDUM

PROJECT: The Abbot Buildings in Harvard Square
PROJECT NO: 17010.00
DATE: April 10, 2018

RE: Response to Cambridge Historical Commission
Certificate of Appropriateness

TO: Cambridge Historical Commission
831 Massachusetts Avenue
Cambridge, MA 02139

SUMMARY: *Following are the list of 8 items identified by the Cambridge Historical Commission for further review with team responses. Also included below is a separate category highlighting additional revisions made to the design during the Planning Board Special Permit process.*

1. **The entrances of the Abbot building and 18 Brattle Street**

Revisions:

The existing storefront at the Abbot building corner will remain in its current configuration and will be replaced with a new storefront. The existing curved glass storefront at 18 Brattle Street will remain and be repaired in its current configuration.

2. **The cornice returns of the Abbot building**

Revisions:

The glass reveals on both sides of Abbot are set back to allow the existing copper cornices to return and wrap around the building. We will work with the CHC staff as we develop details and approach.

3. **The walled-up window openings in the west elevation of 18 Brattle Street**

Revisions:

The brick-infilled windows along the west elevation were studied further. A few of the windows are infilled to meet building code requirements, however the majority of the openings will be replaced with new windows to match historic windows. The west elevation in the graphics package shows the revision.

4. **The number and design of the storefronts and associated signage**

Revisions:

To further facilitate multiple tenant storefront options and smaller storefronts, revisions have been made to both facades. Along JFK Street, the façade has been simplified by eliminating the center bay recess and thus enabling more flexible retail tenancy. The proportions of the ground floor storefront openings and heights of the granite surrounds and width of piers have been further refined to create better proportions. Along Brattle Street, we have added an additional column creating an additional bay in the new building allowing more storefront and signage opportunities.

5. **The cladding material of the penthouse**

Revisions:

The revised design includes a change of the roof material from a grey metal to a real copper standing seam metal roof. Other 4th floor elevation revisions include the addition of glazed bays with mullion patterns to be more modern and elegant in its approach, metal panel on the exterior walls, and extended the eave details along the roof edge.

6. **The design and material of the roof deck railing**

Revisions:

The roof railing is to be frameless glass along the perimeter. The railing also extends over 18 Brattle Street and wraps around the west elevation along with the new roof deck footprint.

7. **Construction materials and details throughout**

Revisions:

The revised design has further defined the profiles and configuration of the exterior wall. We will continue to work with the CDD and CHC staff as we further develop details in the new and existing buildings.

8. **Exterior restoration details and methods**

Revisions:

The design team along with the historic restoration consultant are working on details to restore existing windows and storefronts in the existing buildings. We will work with the CDD and CHC staff as we develop details and approach.

Planning Board Special Permit review:

A. **Preservation of the existing Abbot building**

Revisions:

The revised design includes keeping the existing floors within the Abbot building except the second floor (existing second floor structural system to remain), keeping the existing roof, and

keeping more of the existing rear brick wall. The roof deck footprint has been reconfigured to stay entirely away from the foot print of the existing Abbot building roof.

B. Width and detailing of glass reveals

Revisions:

The Planning Board commented that the width of the glass reveals between the existing and new building along Brattle Street were too large and not in proportion with the overall façade. As a result, the glass reveals have been narrowed from 8 feet to 6 feet, which has allowed us to re-proportion the window openings along Brattle Street to match JFK Street.

C. 4th floor design

Revisions:

The 4th floor has new glazed bays along JFK street and Brattle Street that relate to the building form and windows in the lower floors.



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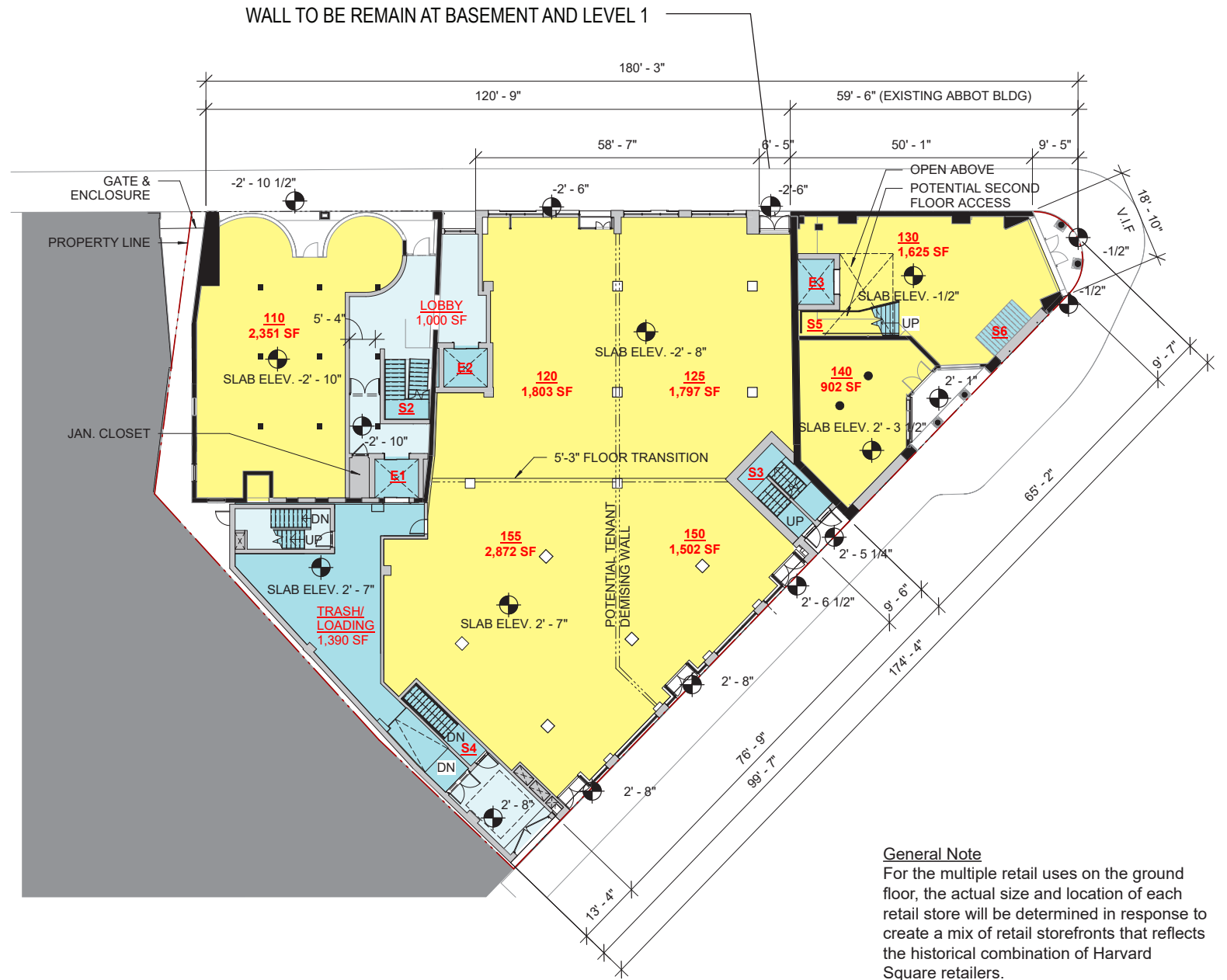
SITE PLAN (HISTORICAL COMMISSION)



SITE PLAN (PLANNING BOARD)

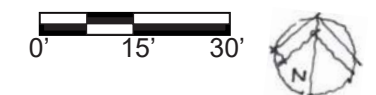


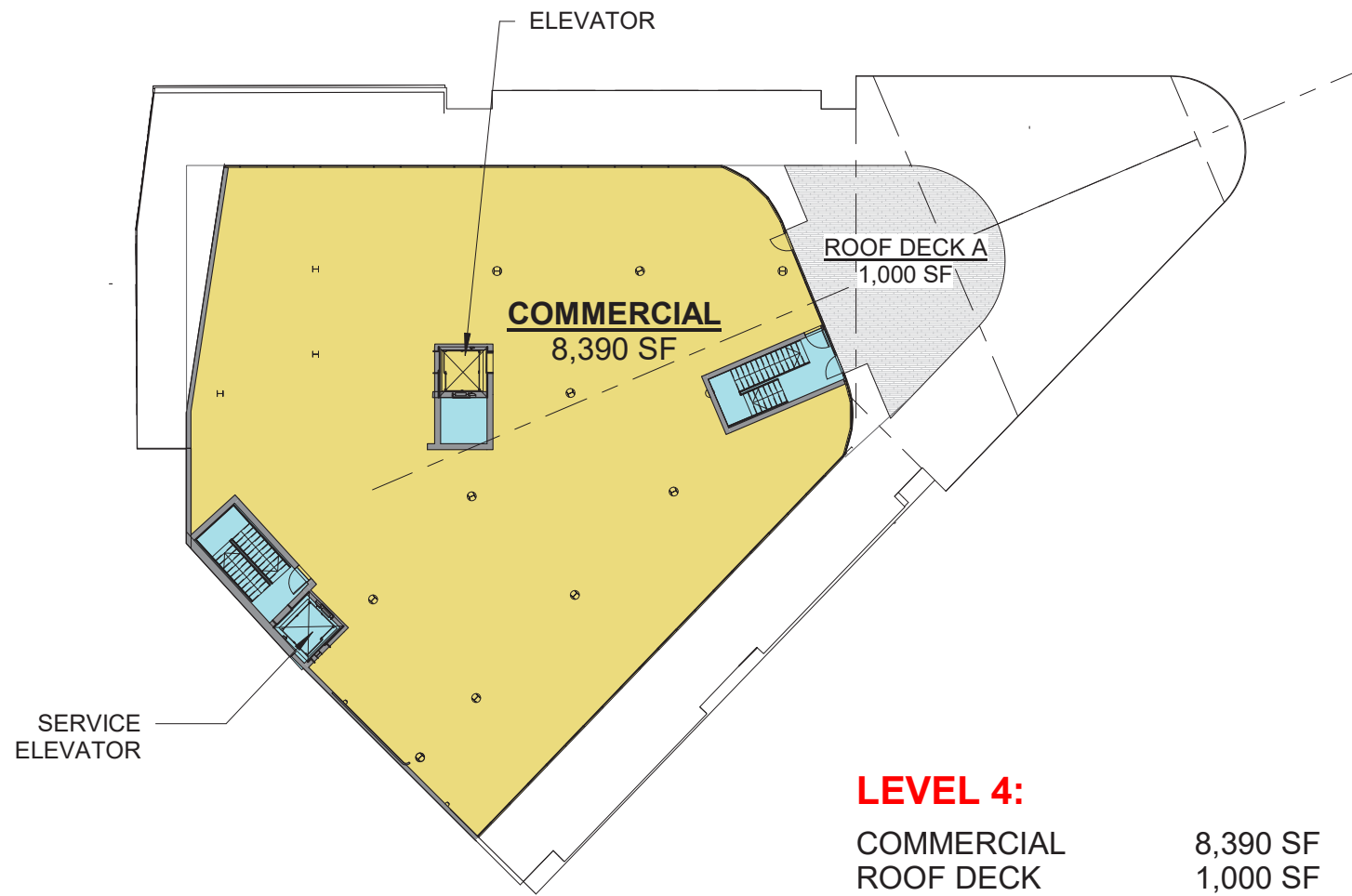
LEVEL 1 (HISTORICAL COMMISSION)



LEVEL 1 (PLANNING BOARD)

General Note
 For the multiple retail uses on the ground floor, the actual size and location of each retail store will be determined in response to create a mix of retail storefronts that reflects the historical combination of Harvard Square retailers.





LEVEL 4:

COMMERCIAL	8,390 SF
ROOF DECK	1,000 SF
CIRCULATION	600 SF
TOTAL	9,990 SF

LEVEL 4 (HISTORICAL COMMISSION)

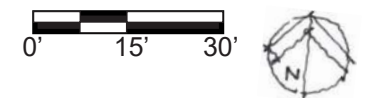


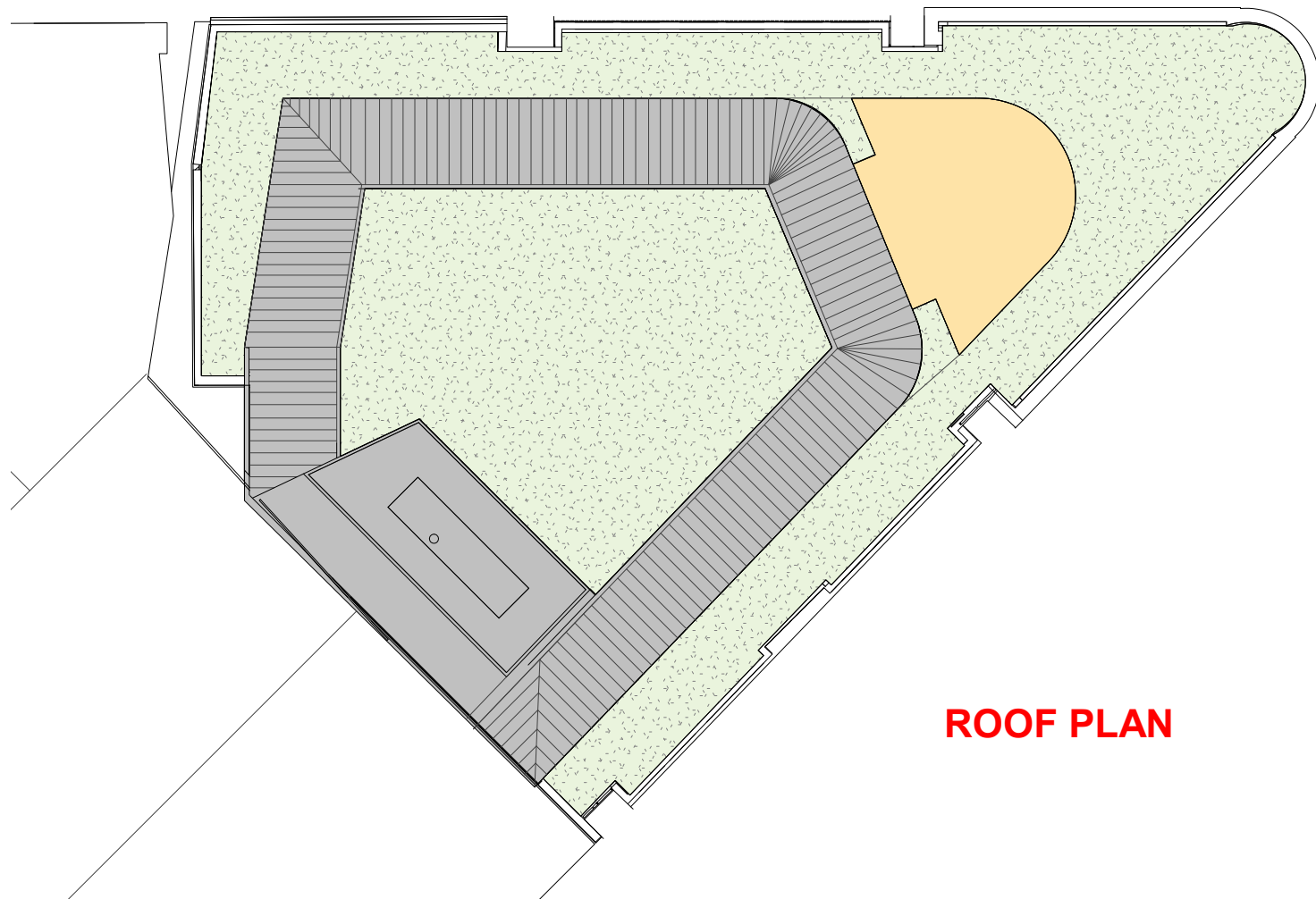
REVISED LEVEL 4

Restaurant or Office (incl. circ.):	8,923 SF
Total Building Area:	8,923 SF
Total Zoning Area:	10,495 SF (Includes 1,662 SF of roof deck)

LEVEL 4 (PLANNING BOARD)

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





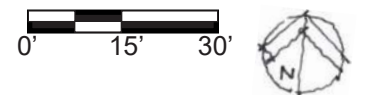
ROOF PLAN (HISTORICAL COMMISSION)

ROOF PLAN



ROOF PLAN (PLANNING BOARD)

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





HISTORICAL COMMISSION



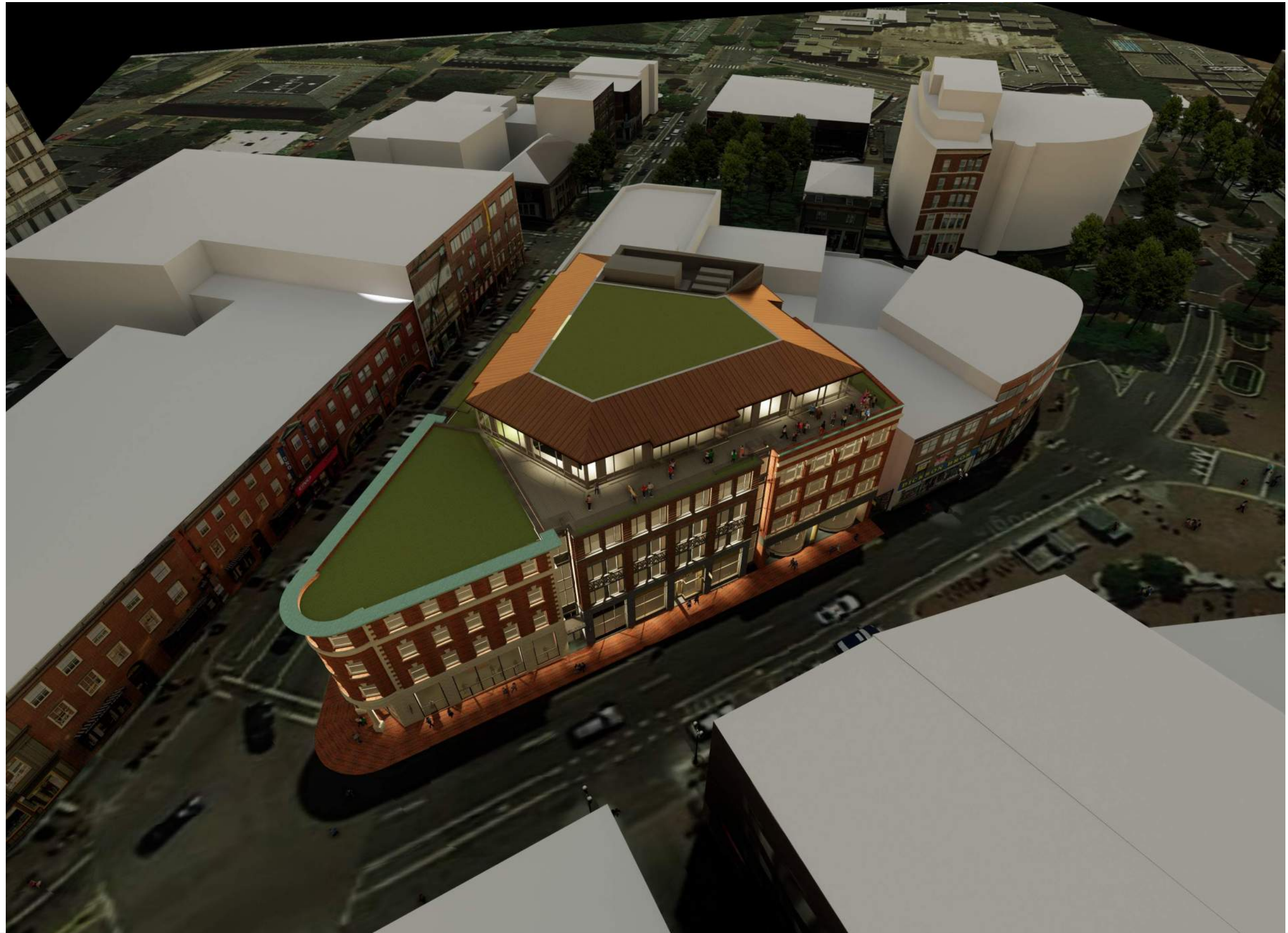
PLANNING BOARD

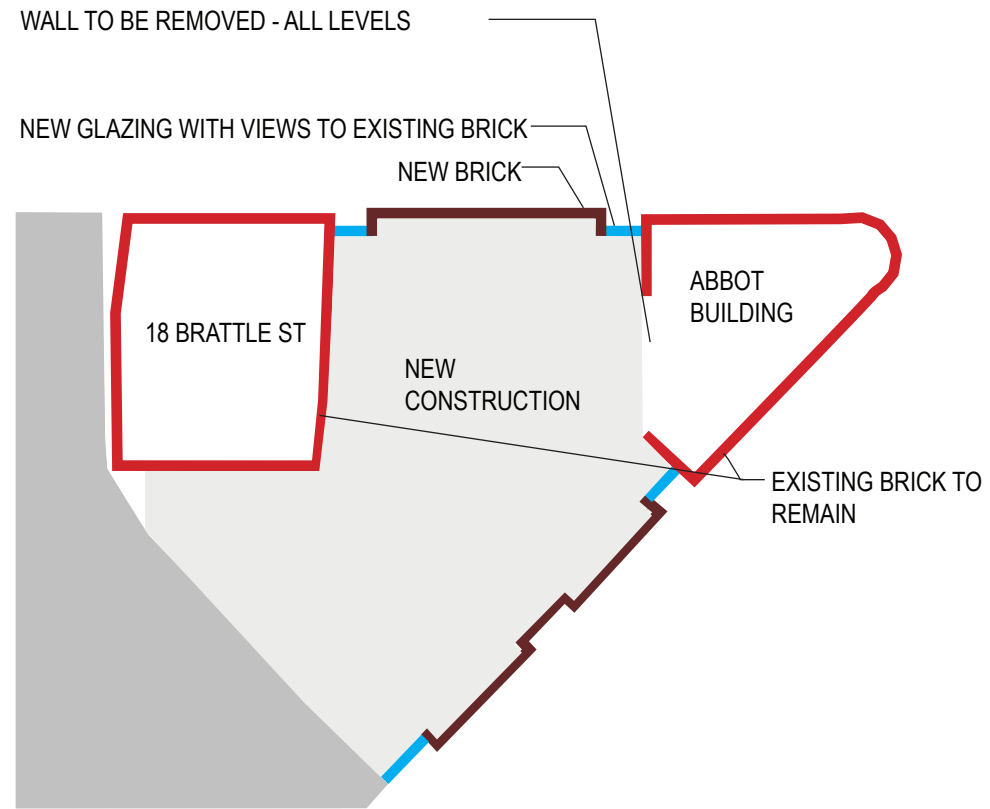


COPPER ROOF - 6 MONTHS - 20 YEARS

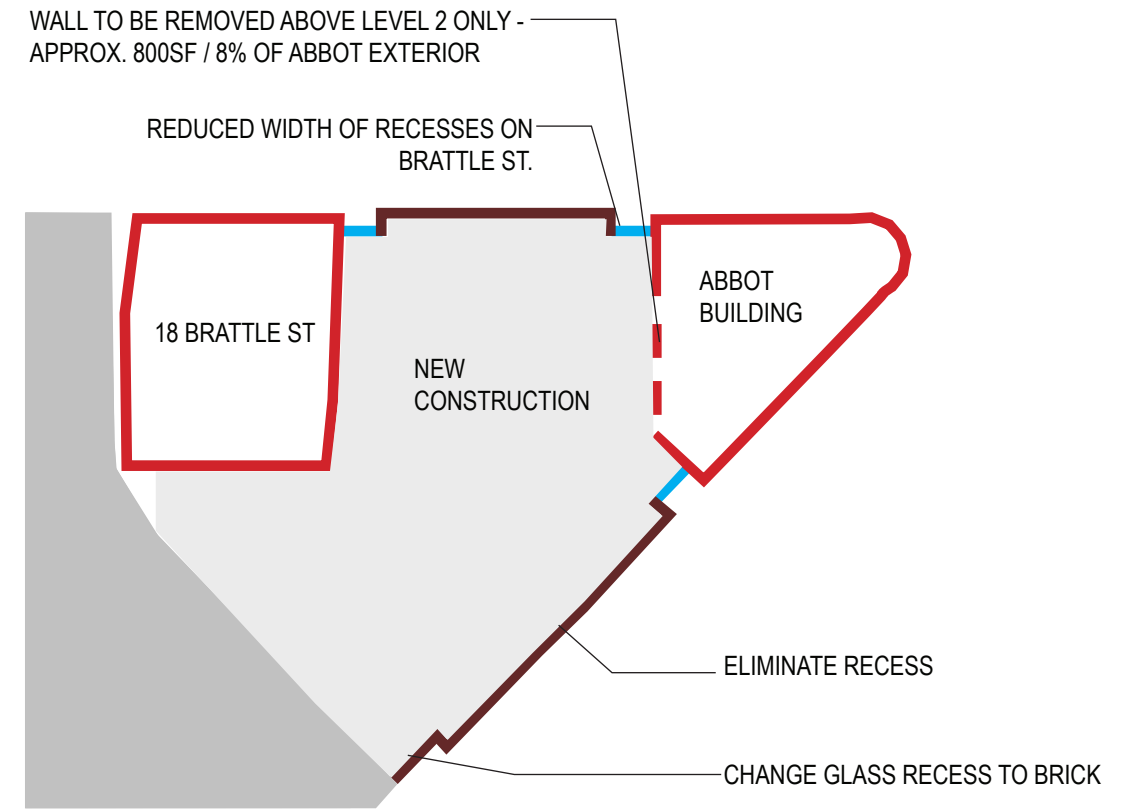


COPPER ROOF - OVER 20 YEARS

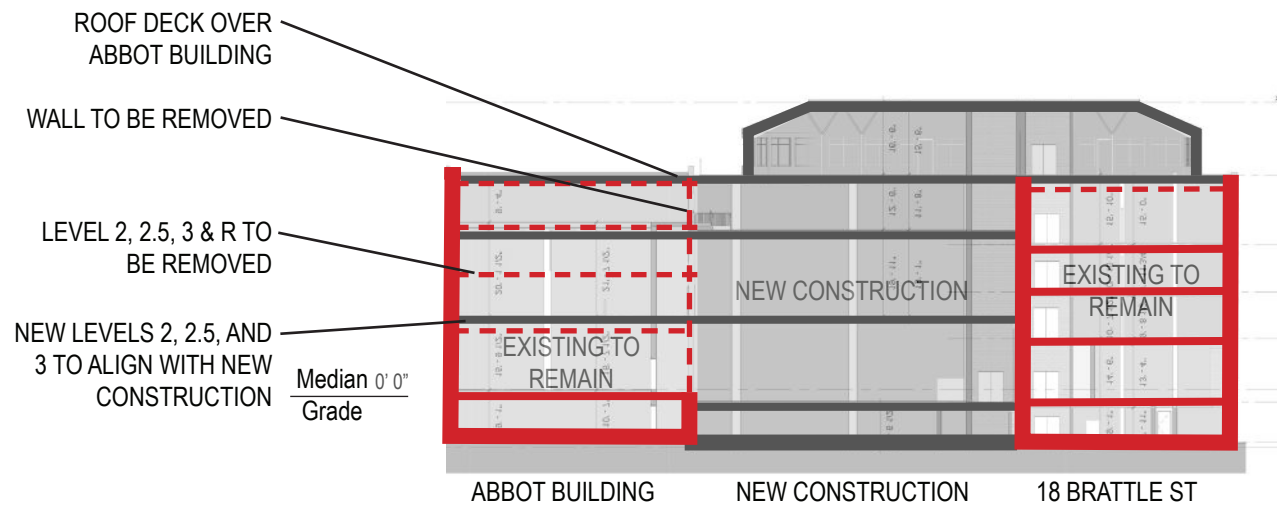




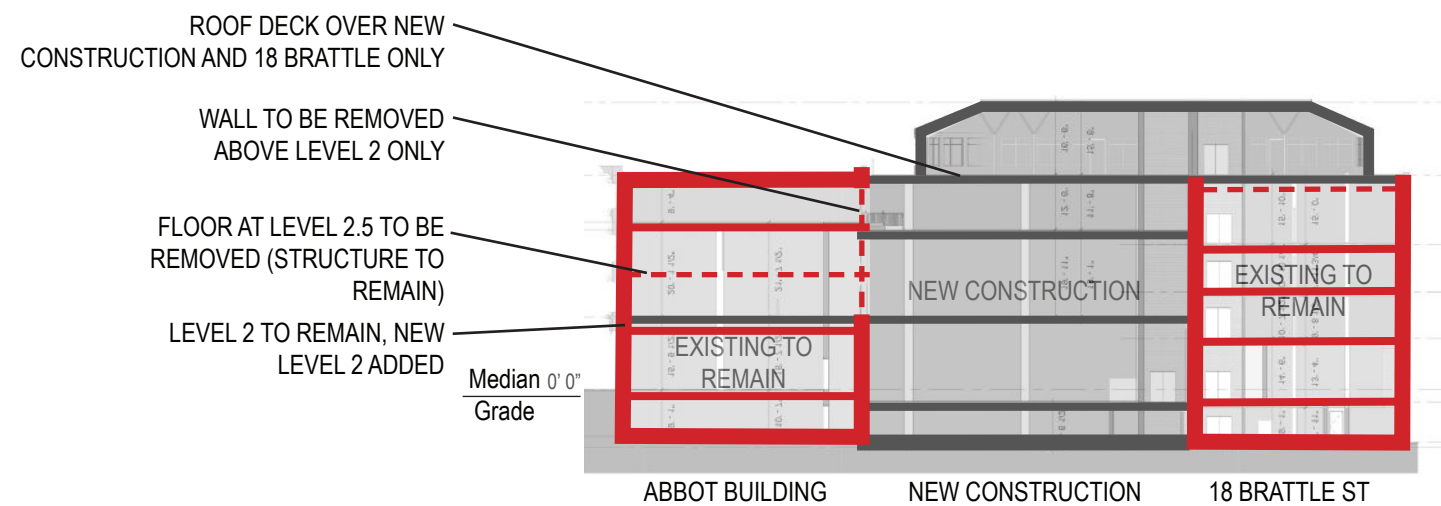
PLAN CONCEPT (HISTORICAL COMMISSION)



PLAN CONCEPT (PLANNING BOARD)



SECTION CONCEPT (HISTORICAL COMMISSION)



SECTION CONCEPT (PLANNING BOARD)



Clean and Repair Existing
Cornice, Brick, and Stone

New Replacement Windows to
match Historic Profiles

Metal Standing Seam Roof

Aluminum Windows

Brick

Metal Panel

Terracotta

Clean and Repair Existing
Cornice, Brick, and Stone

New Replacement Windows to
match Historic Profiles

BRATTLE ST. ELEVATION (HISTORICAL COMMISSION)

At Abbot and 18 Brattle Buildings:
-Clean and Repair Existing
Cornice, Brick, and Stone
-New Replacement Windows to
match Historic Profiles

Cornice and belt course create a stronger
"top" of the facade

Details in window system relate to wall
features

Roof material changed to Copper color
metal panels

More glazing and modern mullion pat-
terns at bays which relate to windows
below

Glazing wraps around corner

Metalwork pattern based on Abbot Building
profile

Reduced glass reveals on both sides
along Brattle Street



R 65' 6"

4 48' 6"

3 33' 2"

2.5 22' 3 1/2"

2 11' 8"

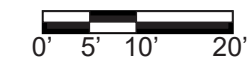
Median Grade 0' 0"
1 -2' 9 1/2"

Granite

More vertical proportions of windows
and piers

BRATTLE ST. ELEVATION (PLANNING BOARD)

REVISED ELEVATIONS





BRATTLE ST. ELEVATION - COPPER 6 MONTHS - 20 YEARS



R 65' 6"

4 48' 6"

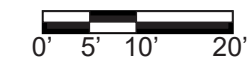
3 33' 2"

2.5 22' 3 1/2"

2 11' 8"

Median Grade 0' 0"
1 -2' 9 1/2"

BRATTLE ST. ELEVATION - COPPER OVER 20 YEARS





JFK ST. ELEVATION (HISTORICAL COMMISSION)



JFK ST. ELEVATION (PLANNING BOARD)



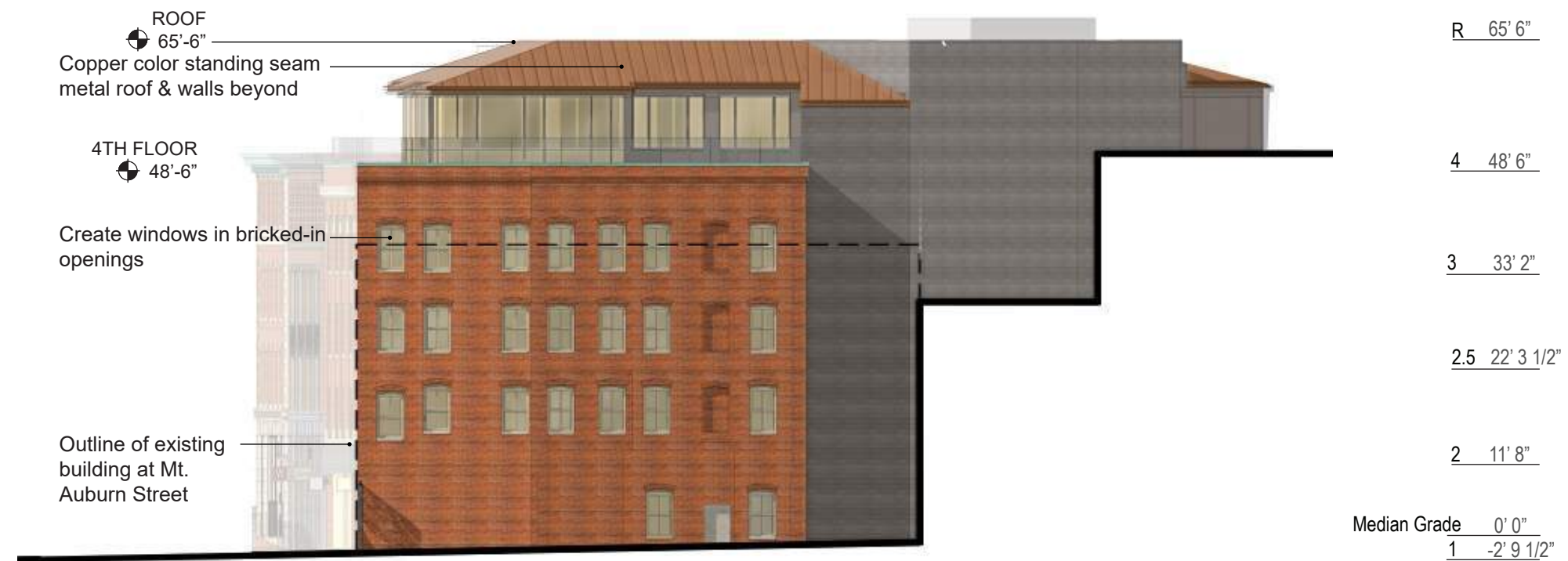
JFK ST. ELEVATION - COPPER 6 MONTHS - 20 YEARS



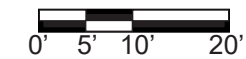
JFK ST. ELEVATION - COPPER OVER 20 YEARS



WEST ELEVATION (HISTORICAL COMMISSION)



WEST ELEVATION INTERIOR OF BLOCK (PLANNING BOARD)





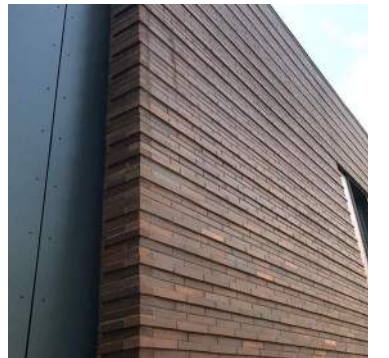
Upper Floor Materials



Examples of brick details



Detail in Brick



From the National Park Service Federal Historic Preservation Guide



Existing masonry wall is featured through the glazing

New Glass with Existing Masonry



Existing metalwork details on Massachusetts Avenue



Proposed metalwork is inspired by shape of the Abbot Building

Metalwork Details



Granite Base





HISTORICAL COMMISSION



PLANNING BOARD





HISTORICAL COMMISSION



PLANNING BOARD



HISTORICAL COMMISSION



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