



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 SPECIAL PERMIT APPLICATION

November 3, 2017

COVER	1
TABLE OF CONTENTS	2
EXISTING CONDITIONS PHOTOGRAPHS	3
PROPOSED AERIAL SITE PLAN	4
EXISTING SITE SURVEY PLAN	5
PROPOSED CIVIL SITE PLAN	6
PROPOSED FLOOR PLANS	7
PROPOSED FLOOR PLANS	8
PROPOSED FLOOR PLANS	9
PROPOSED FLOOR PLANS	10
DESIGN CONCEPT	11
DESIGN CONCEPT	12
PROPOSED ELEVATIONS	13
PROPOSED ELEVATIONS	14
PROPOSED ELEVATION	15
PROPOSED BUILDING SECTIONS	16
PROPOSED GROUND FLOOR STOREFRONT ELEVATION	17
PROPOSED HISTORIC RESTORATION APPROACH	18
PROPOSED PERSPECTIVE FROM HARVARD SQ	19
PROPOSED PERSPECTIVE FROM HARVARD SQ	20
PROPOSED PERSPECTIVE FROM BRATTLE SQ	21
PROPOSED PERSPECTIVE FROM JFK ST	22
PROPOSED PERSPECTIVE FROM BRATTLE ST	23
PROPOSED PERSPECTIVE FROM HARVARD SQ (NIGHT)	24
PROPOSED PERSPECTIVE OF THE ABBOT CORNER	25
SHADOW STUDIES	26
SHADOW STUDIES	27



EXISTING PERSPECTIVE FROM HARVARD SQUARE



EXISTING PERSPECTIVE FROM HARVARD SQUARE

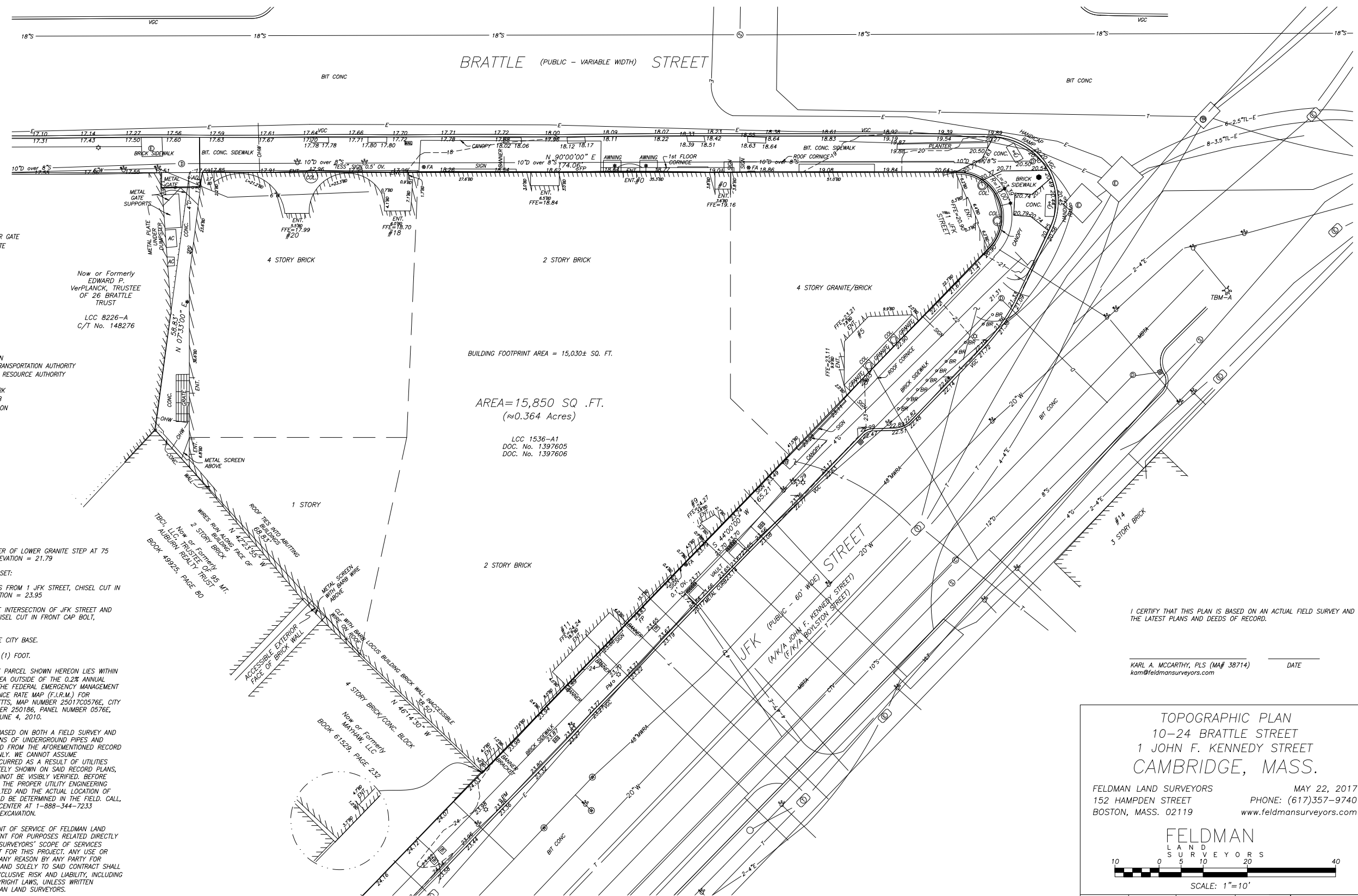


EXISTING PERSPECTIVE FROM BRATTLE SQUARE



EXISTING PERSPECTIVE FROM JFK STREET





- LEGEND**
- ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ WATER MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ CABLE TV MANHOLE
 - ⊙ HYDRANT
 - ⊙ WATER SHUT OFF/WATER GATE
 - ⊙ GAS SHUT OFF/GAS GATE
 - ⊙ CATCH BASIN
 - ⊙ TRAFFIC SIGNAL
 - ⊙ LIGHT POLE
 - ⊙ ELECTRIC HANDHOLE
 - ⊙ SIGN
 - ⊙ SPIGOT
 - ⊙ AD AREA DRAIN
 - ⊙ FP FLAG POLE
 - ⊙ BD BUILDING DIMENSION
 - BR BITUMINOUS
 - BR BIKE RACK
 - CONC CONCRETE
 - ENT ENTRANCE
 - FFE FINISH FLOOR ELEVATION
 - MBTA MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
 - MWRA MASSACHUSETTS WATER RESOURCE AUTHORITY
 - SQ. FT. SQUARE FEET
 - TBM TEMPORARY BENCH MARK
 - VGC VERTICAL GRANITE CURB
 - C CABLE TELEVISION
 - D DRAIN
 - E ELECTRIC
 - G GAS
 - S SEWER
 - T TELEPHONE
 - W WATER

Now or Formerly
EDWARD P.
VerPLANCK, TRUSTEE
OF 26 BRATTLE
TRUST
LCC 8226-A
C/T No. 148276

BUILDING FOOTPRINT AREA = 15,030± SQ. FT.
AREA=15,850 SQ. FT.
(≈0.364 Acres)
LCC 1536-A1
DOC. No. 1397605
DOC. No. 1397606

NOTES:

- 1) BENCH MARK INFORMATION:
BENCH MARK USED:
BM: RIGHT OUTER CORNER OF LOWER GRANITE STEP AT 75 WINTHROP STREET, ELEVATION = 21.79
TEMPORARY BENCH MARK SET:
TBM-A: HYDRANT ACROSS FROM 1 JFK STREET, CHISEL CUT IN FRONT CAP BOLT, ELEVATION = 23.95
TBM-B: HYDRANT AT THE INTERSECTION OF JFK STREET AND MT. AUBURN STREET, CHISEL CUT IN FRONT CAP BOLT, ELEVATION = 25.61
- 2) ELEVATIONS REFER TO CAMBRIDGE CITY BASE.
- 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 4) BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 2501700576E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0576E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- 5) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE FOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- 6) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

KARL A. MCCARTHY, PLS (MA# 38714) DATE
kam@feldmansurveyors.com

TOPOGRAPHIC PLAN
10-24 BRATTLE STREET
1 JOHN F. KENNEDY STREET
CAMBRIDGE, MASS.

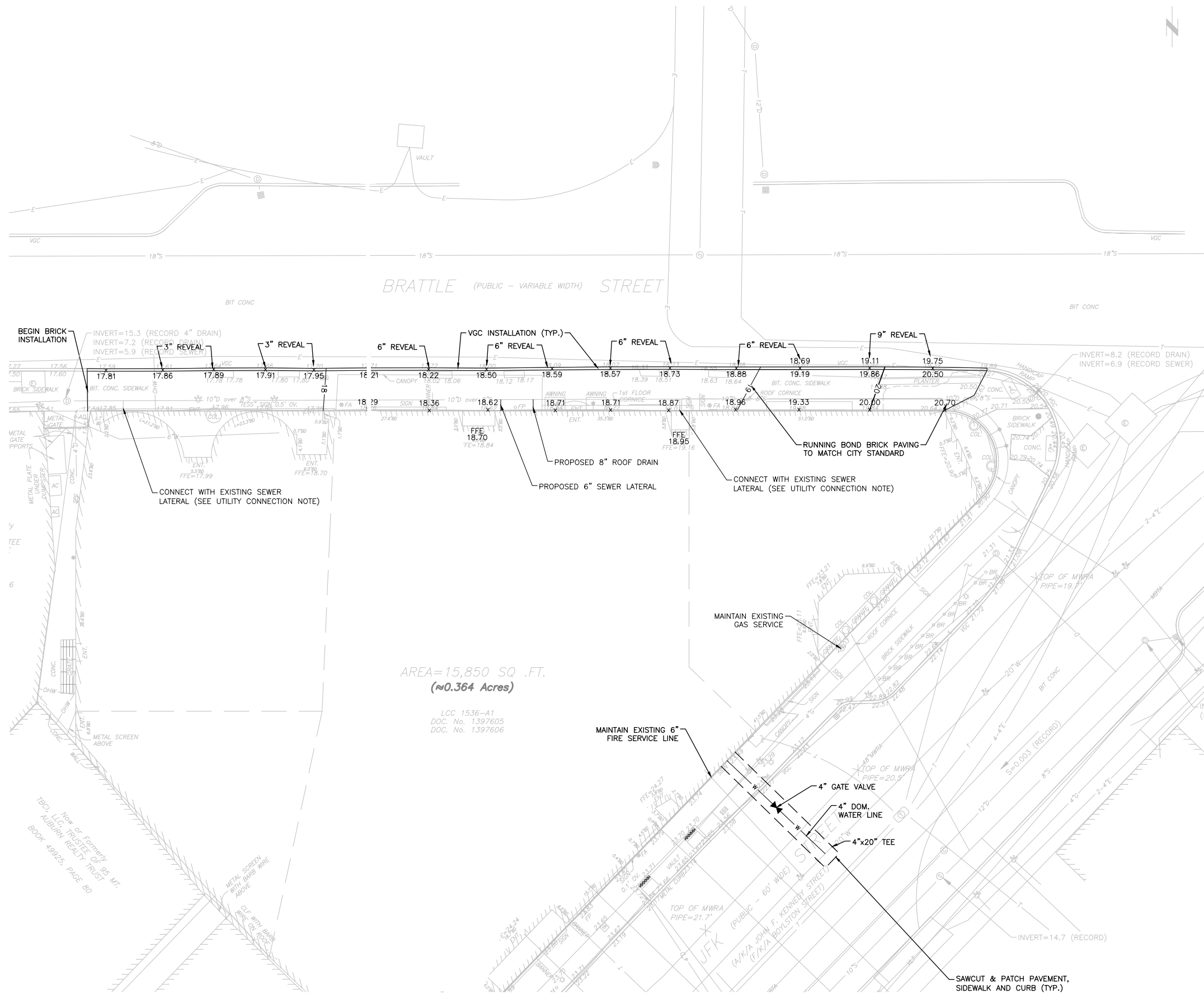
FELDMAN LAND SURVEYORS MAY 22, 2017
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

SCALE: 1"=10'

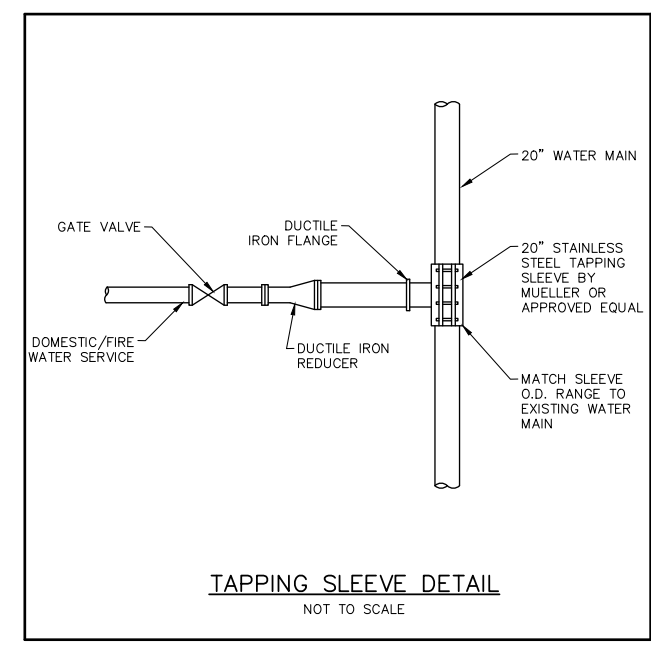
RESEARCH	FIELD CHIEF	PROJ MGR	APPROVED	SHEET NO. 1 OF 1
CALC	CADD	FIELD CHECKED	CRD FILE 15656	JOB NO. 15656

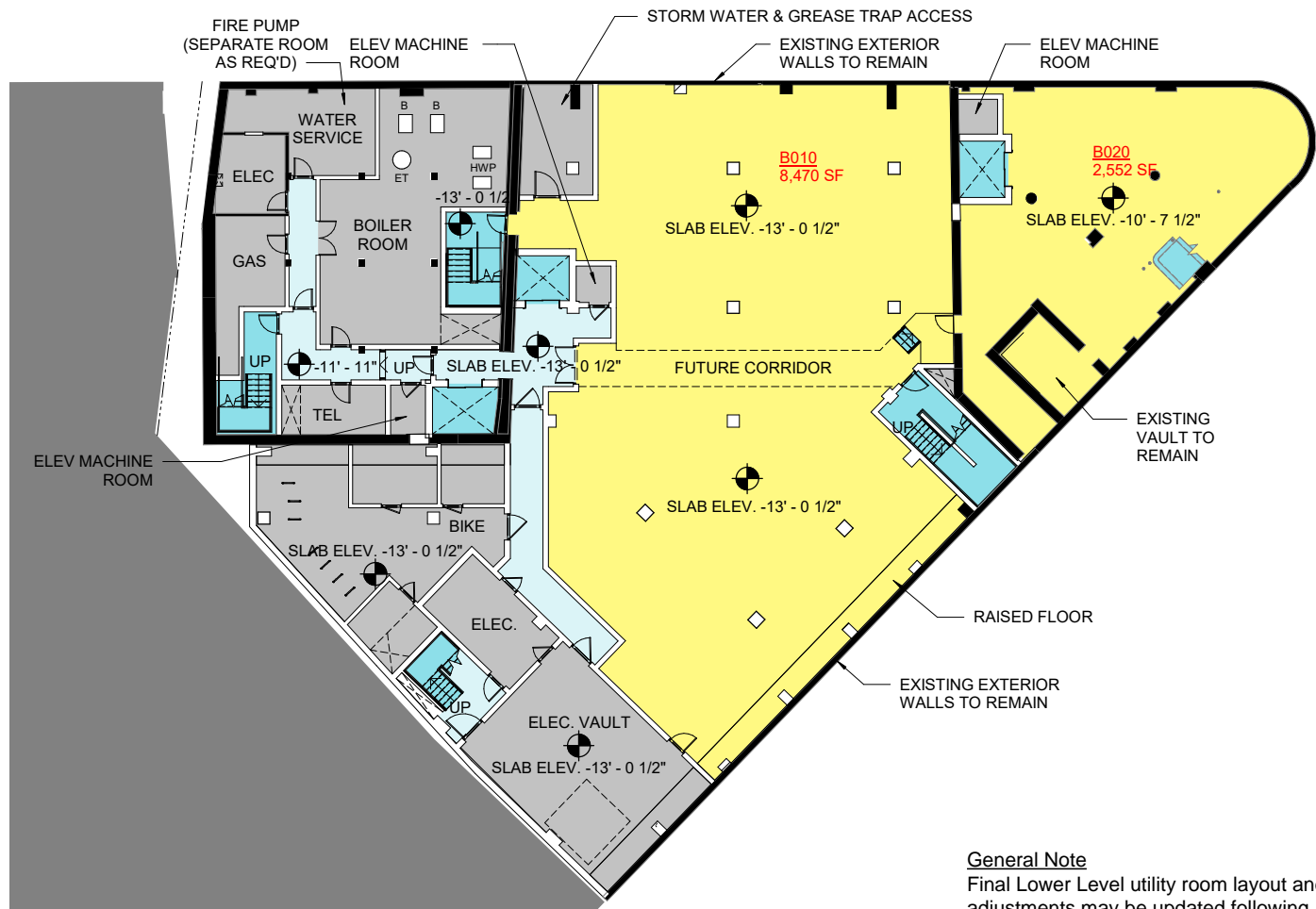
FILENAME: G:\PCACLIENTS\Regency Centers\Harvard Square Mixed Use\Send-Receive\Received\2017-06-1



LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED	
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		CATCH BASIN
		GAS LINE/GATE
		WATER LINE/GATE
		HYDRANT
		TELE/DATA LINE/MANHOLE
		CABLE TV LINE/MANHOLE
		ELECTRIC LINE/MANHOLE
		VERTICAL GRANITE CURB
		TEMPORARY BENCH MARK
		LIGHT POLE
		SIGN
		HAND HOLE
		TRAFFIC SIGNAL
		SPIGOT
		AREA DRAIN
		FLAG POLE
		BUILDING DIMENSION
		BITUMINOUS
		BIKE RACK
		CONCRETE
		ENTRANCE
		FINISH FLOOR ELEVATION
		MASSACHUSETTS WATER RESOURCE
		SQ. FT.
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		TOP OF CURB/BOTTOM OF CURB
		NOT IN CONTRACT
		TAPPING SLEEVE & VALVE
		DOMESTIC WATER LINE



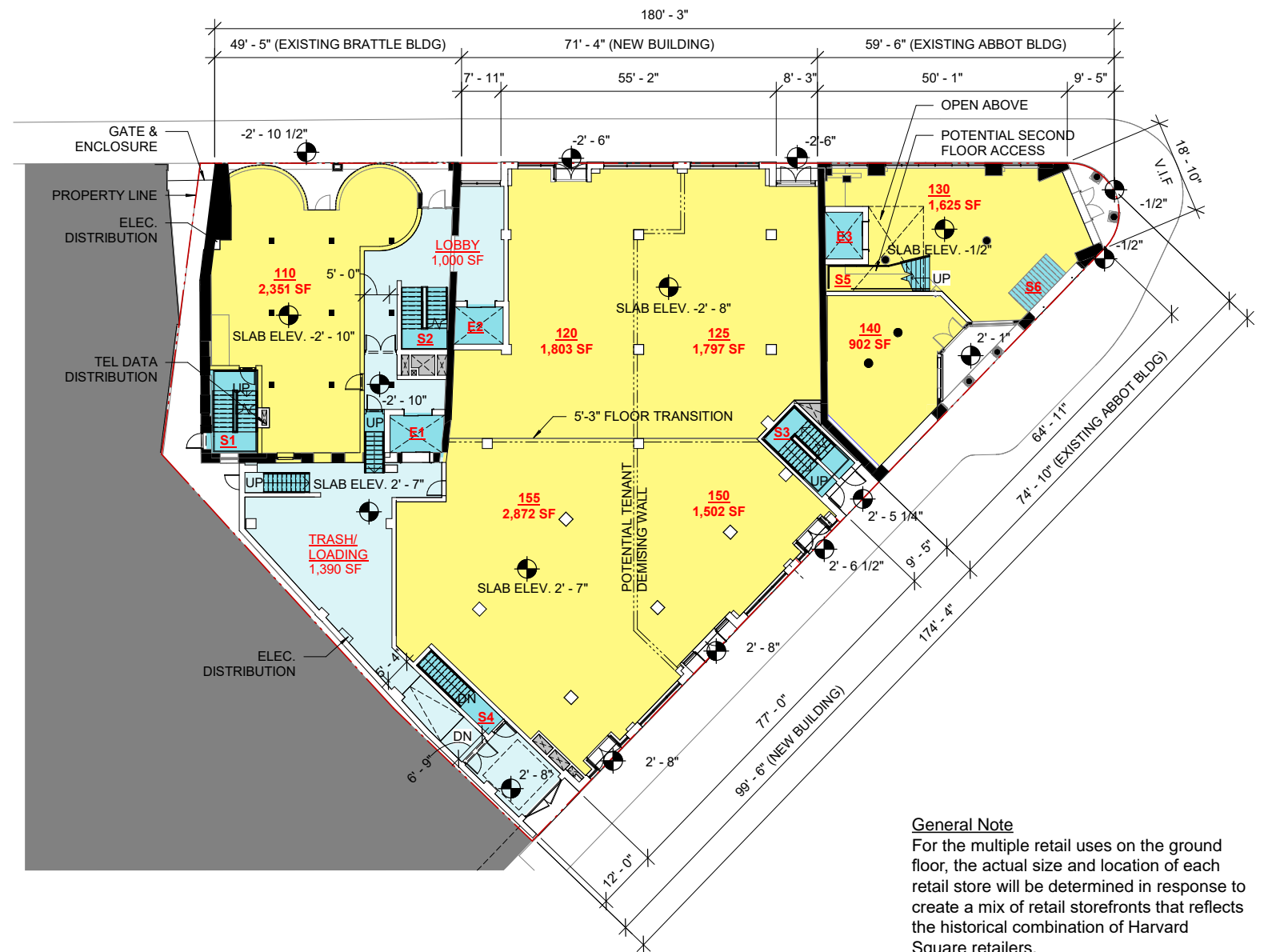


General Note
 Final Lower Level utility room layout and adjustments may be updated following review with DPW during design process

- RETAIL
- OFFICE OR RESTAURANT
- CIRCULATION
- MECHANICAL
- EXISTING WALLS TO REMAIN
- NEW WALLS

PROPOSED LOWER LEVEL

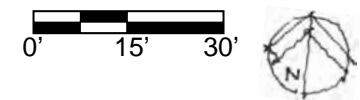
<u>Proposed Area</u>	
Retail:	11,022 SF
Office:	0 SF
<hr/>	
Total Building Area:	15,433 SF
Total Zoning Area:	11,022 SF



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.

PROPOSED LEVEL 1

<u>Proposed Area</u>	
Retail:	12,206 SF
Office:	3,036 SF
<hr/>	
Total Building Area:	15,242 SF
Total Zoning Area:	15,061 SF

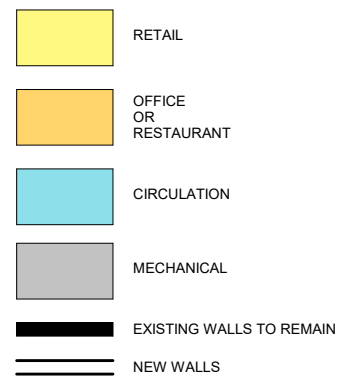




PROPOSED LEVEL 2

Proposed Area

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

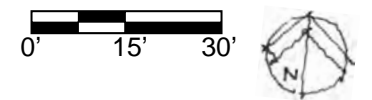


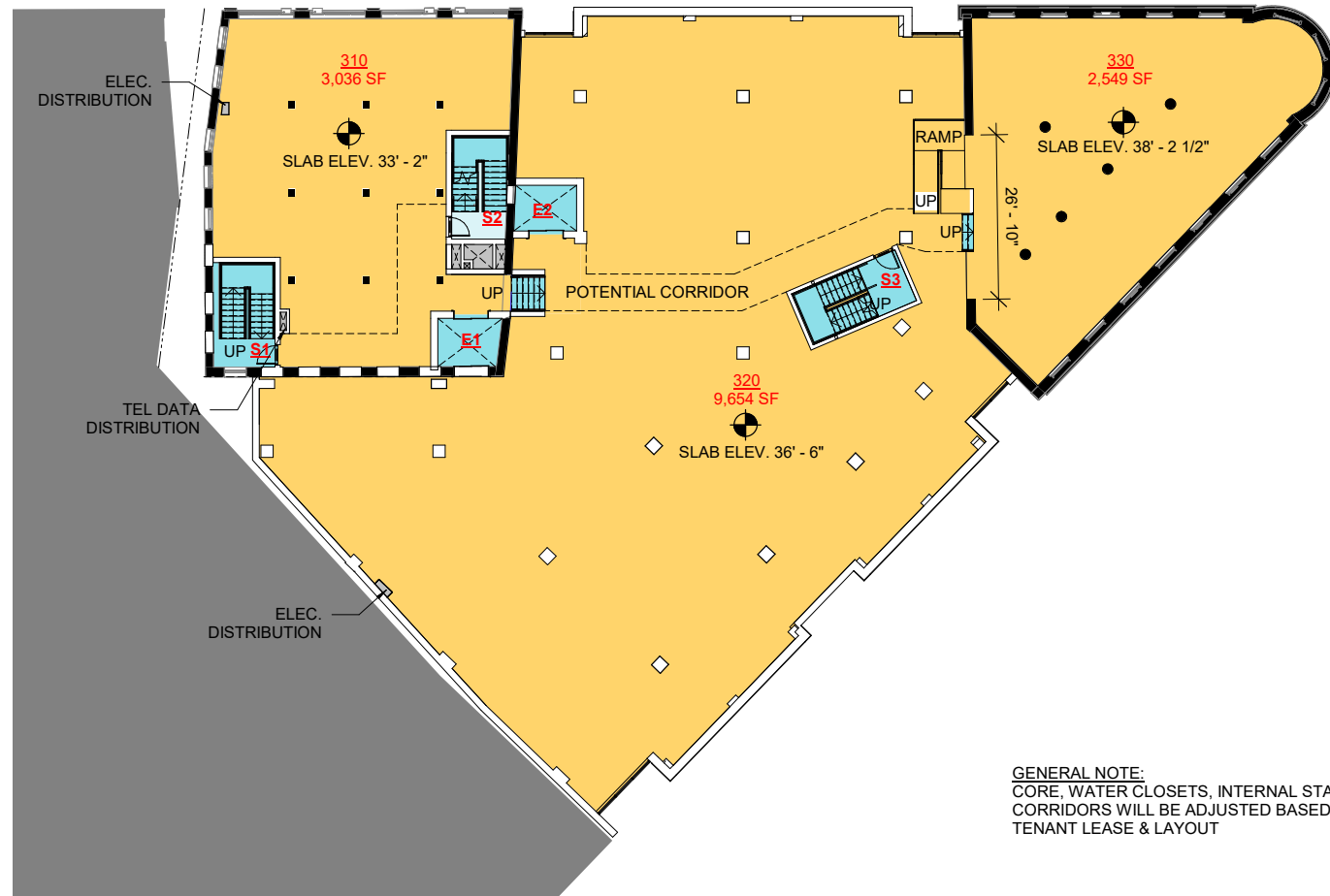
PROPOSED LEVEL 2.5

Proposed Area

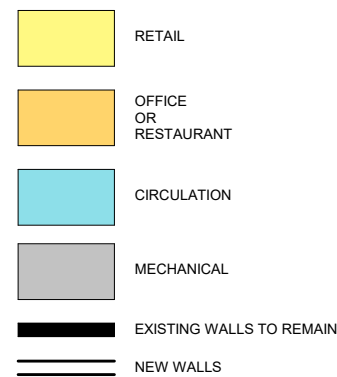
Retail:	2,336 SF
Office:	3,296 SF
Total Building Area:	5,632 SF
Total Zoning Area:	5,580 SF

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





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



PROPOSED LEVEL 3

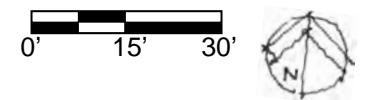
<u>Proposed Area</u>	
Retail:	0 SF
Office:	15,239 SF
Total Building Area:	15,239 SF
Total Zoning Area:	15,187 SF



PROPOSED LEVEL 4

<u>Proposed Area</u>	
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)

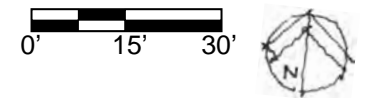
Existing and Proposed elevations are based on 0'-0" being set by average grade at sidewalk around the building.

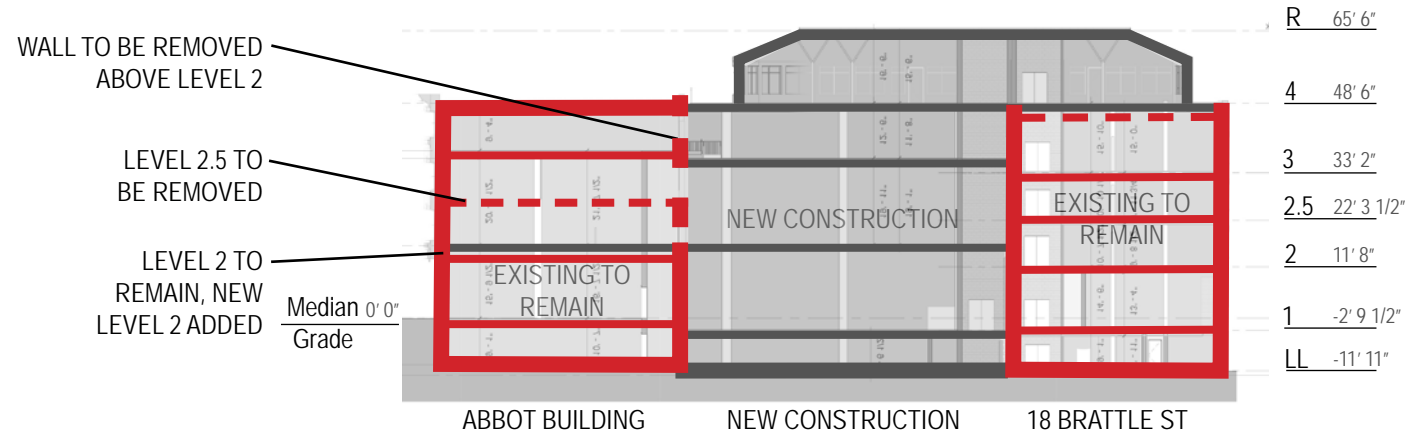




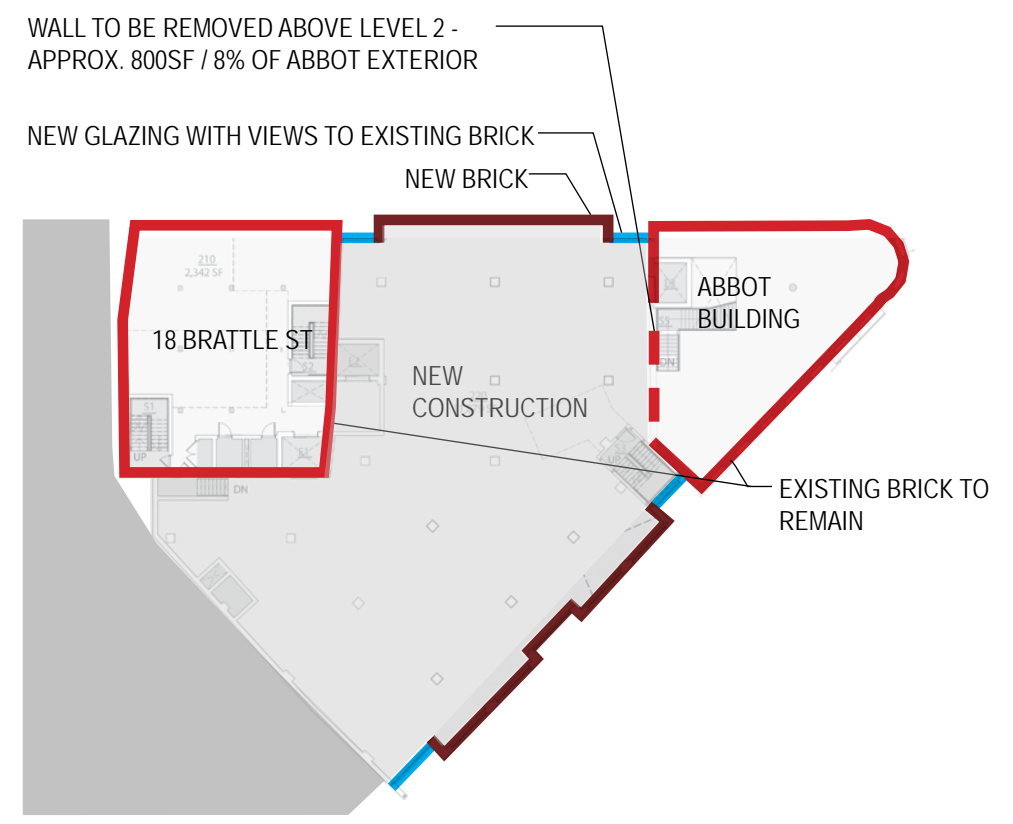
PROPOSED ROOF PLAN

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

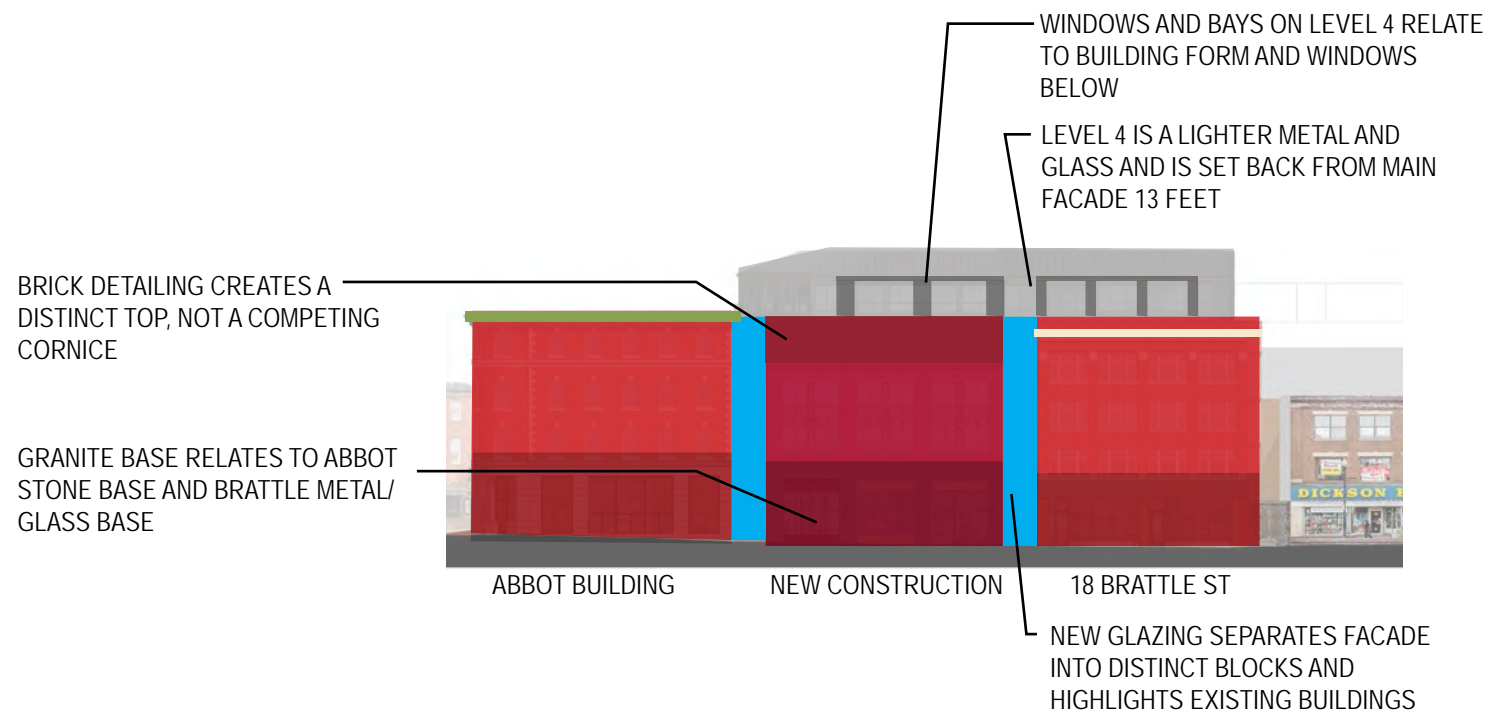




EXISTING AND NEW CONSTRUCTION



DESIGN CONCEPT: HIGHLIGHT EXISTING BUILDINGS



DESIGN CONCEPT: DISTINCT BUILDING BLOCKS

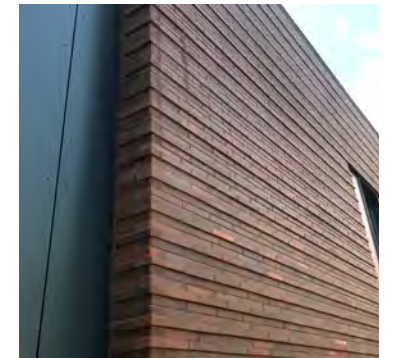


All-Glass 5th Floor Slate Roof w/Windows



Copper 6th Floor w/ Windows Grey Metal Penthouse

Upper Floor Materials in Harvard Square



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



Map of Harvard Square



Map in Metalwork



Granite Base

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

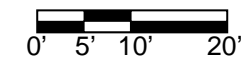


BRATTLE ST. ELEVATION (HISTORICAL COMMISSION PROPOSAL)



BRATTLE ST. ELEVATION (CURRENT PROPOSAL)

PROPOSED ELEVATIONS

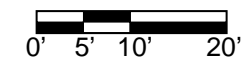




JFK ST. ELEVATION (HISTORICAL COMMISSION PROPOSAL)

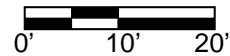
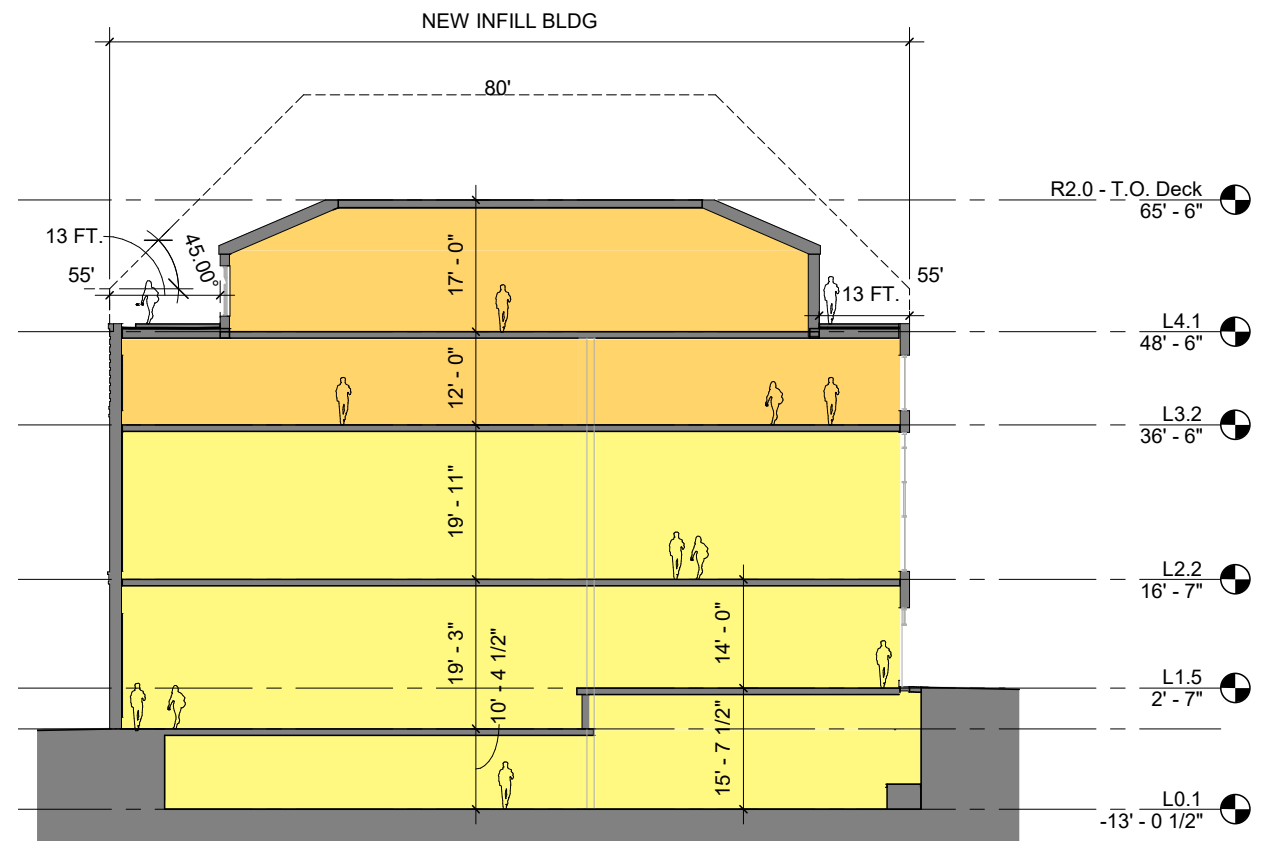
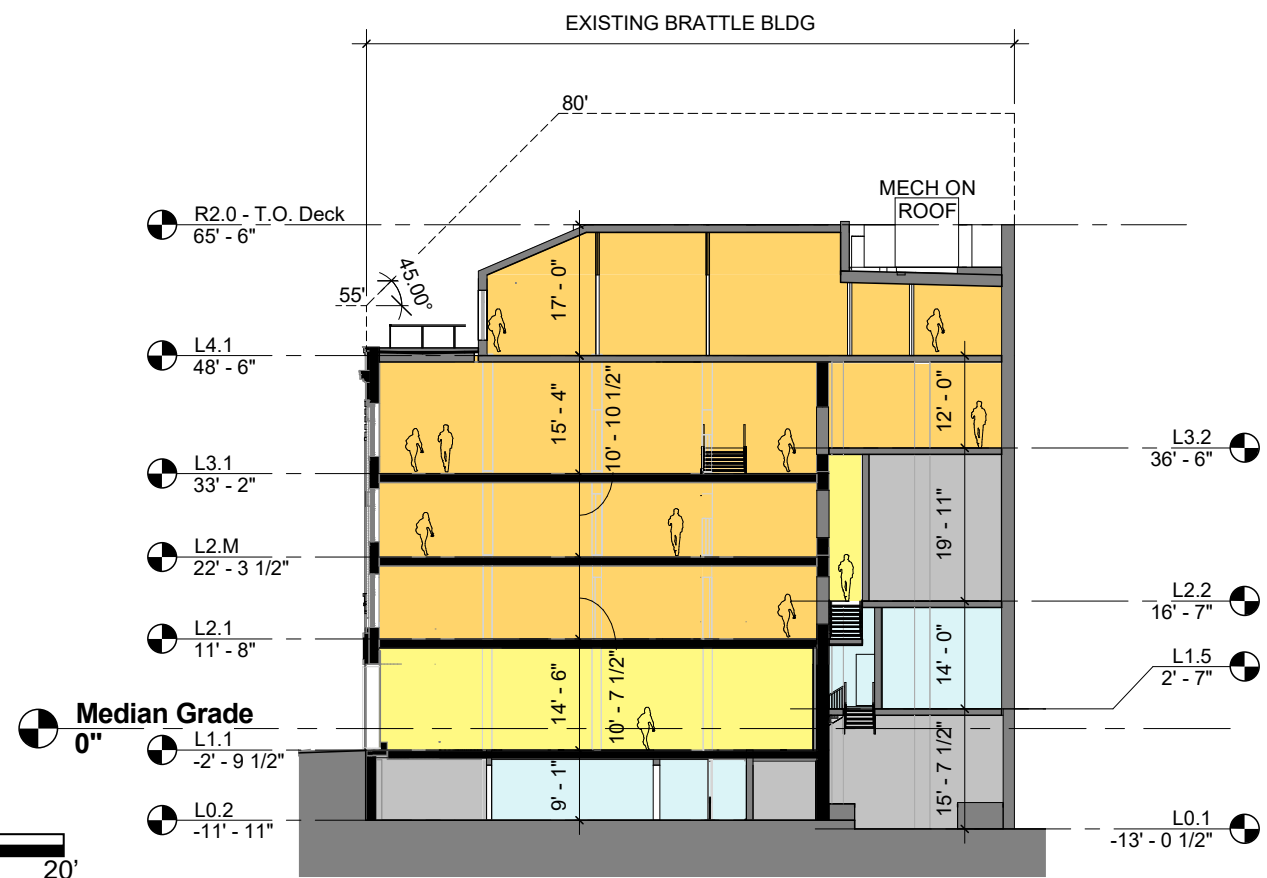
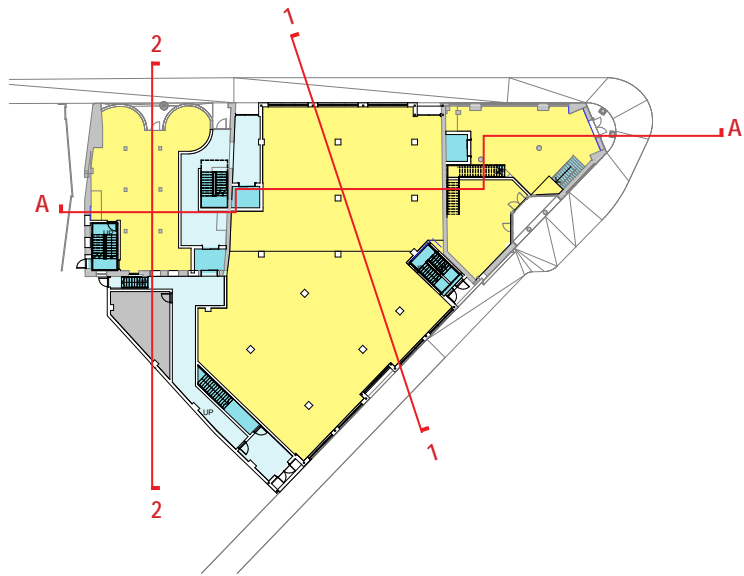


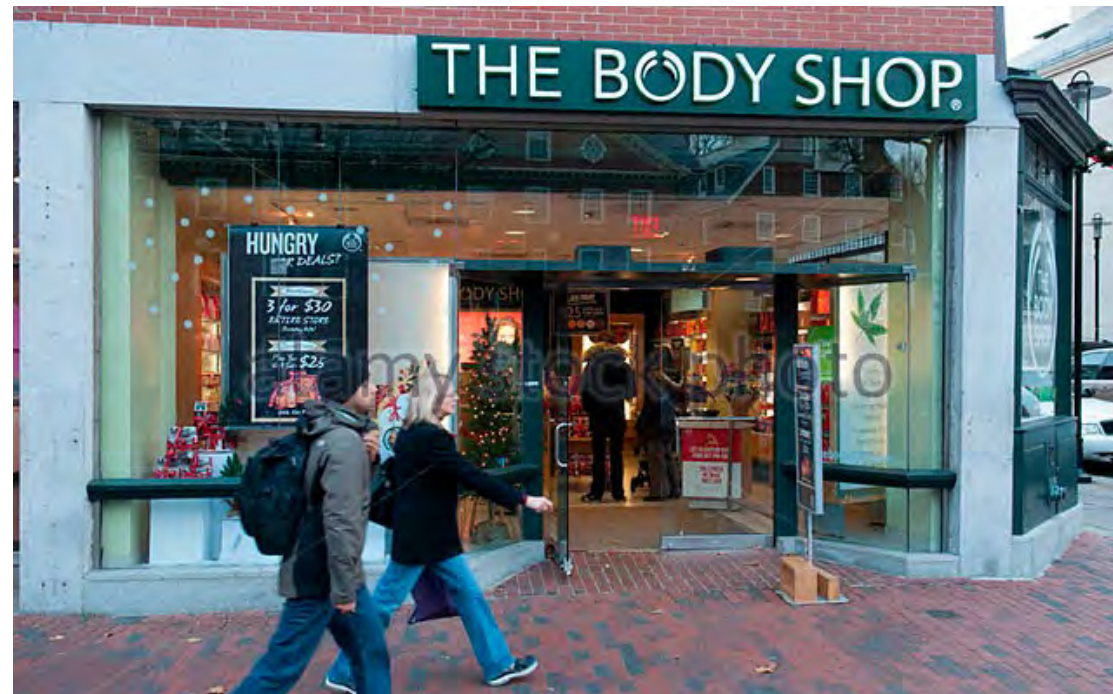
JFK ST. ELEVATION (CURRENT PROPOSAL)





WEST ELEVATION (INTERIOR TO THE BLOCK)





RETAIL STOREFRONT PRECEDENTS



POTENTIAL STOREFRONTS WITH INDIVIDUAL EXPRESSION FIT INTO BUILDING FRAMEWORK



- 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



HISTORICAL COMMISSION PROPOSAL





HISTORICAL COMMISSION PROPOSAL





HISTORICAL COMMISSION PROPOSAL





HISTORICAL COMMISSION PROPOSAL

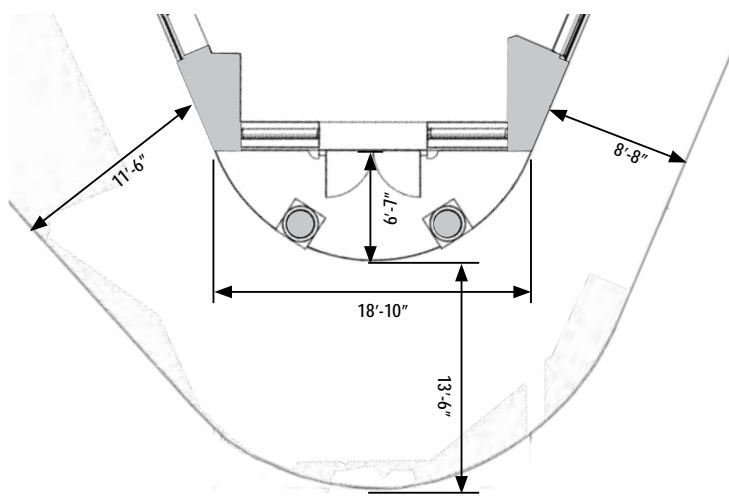


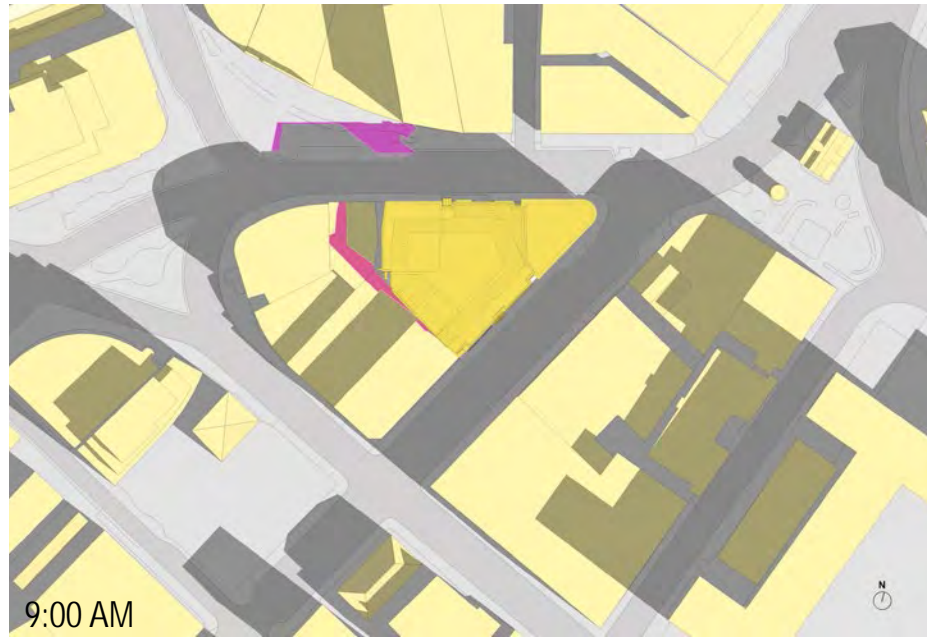


EXISTING PHOTOGRAPH









9:00 AM



12:00 PM



3:00 PM

SHADOW STUDY: MARCH 21ST



9:00 AM





12:00 PM

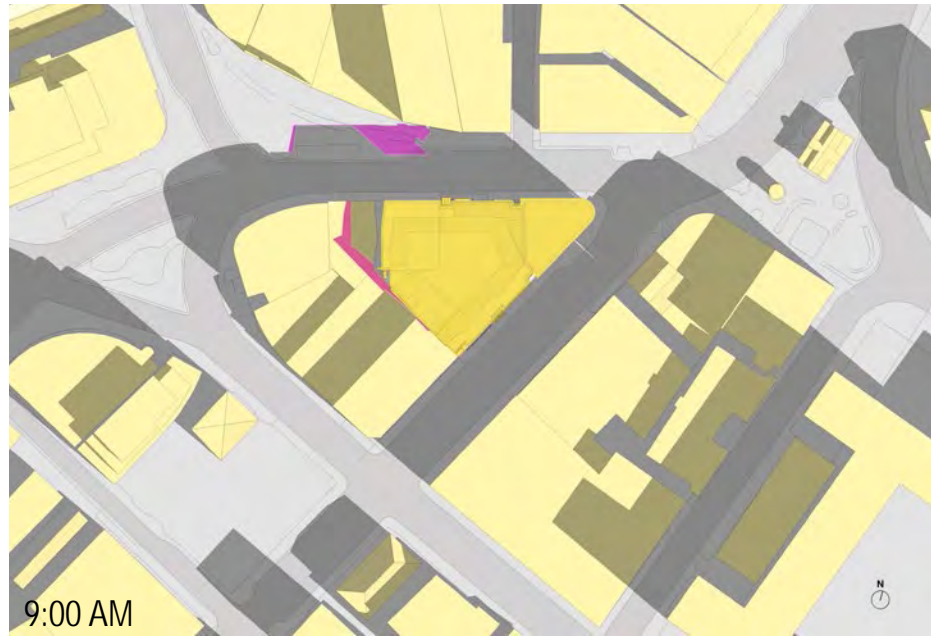


3:00 PM

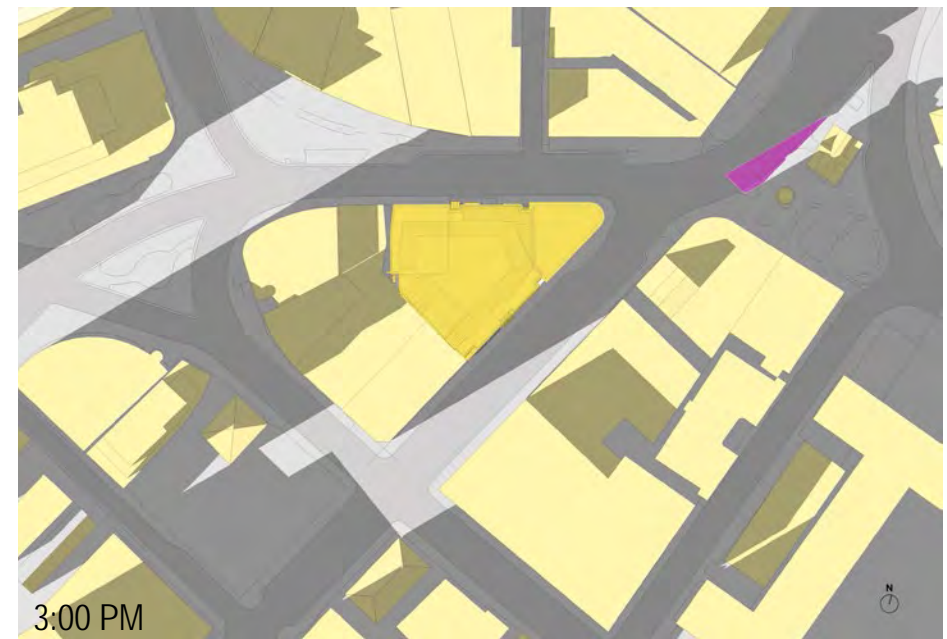
SHADOW STUDY: JUNE 21ST

 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.