

# Harvard Chabad Center for Jewish Life

38, 48, 54 Banks Street  
Cambridge, MA

## Cambridge Historical Commission

Historic Review Application for Certificate of Appropriateness  
Supplementary Materials

November 06, 2023

Owner: Lubavitch of Cambridge, Inc.  
Architect: Bruner/Cott Architects

# Harvard Chabad Center for Jewish Life

## Overview

The new Chabad Center for Jewish Life will combine two existing structures with a new, distinct, contemporary, and complementary architecture. To strengthen the connection to Banks Street and actively contribute to the vibrant character and scale of the neighborhood, the project will restore 38 Banks Street in its current location and relocate 48 Banks Street to the front of the lot in accordance with allowable setbacks.

The new Chabad Center will be the world-class home designed to support communities of Jewish faith, culture, and heritage. The existing religious uses will be continued and include worship, cultural, educational, and social programs for all members and constituents regardless of background or affiliation.

# Harvard Chabad Center for Jewish Life

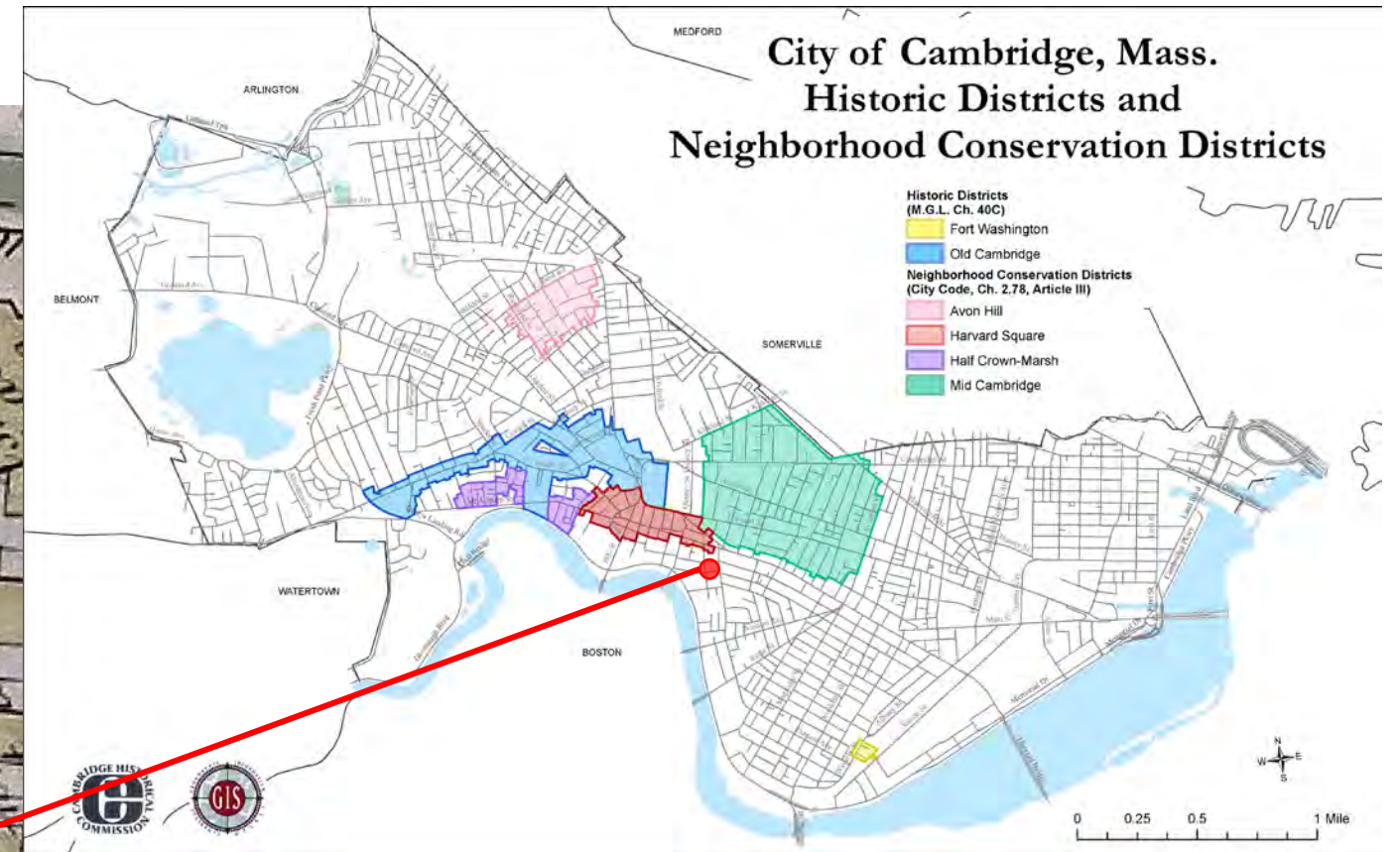
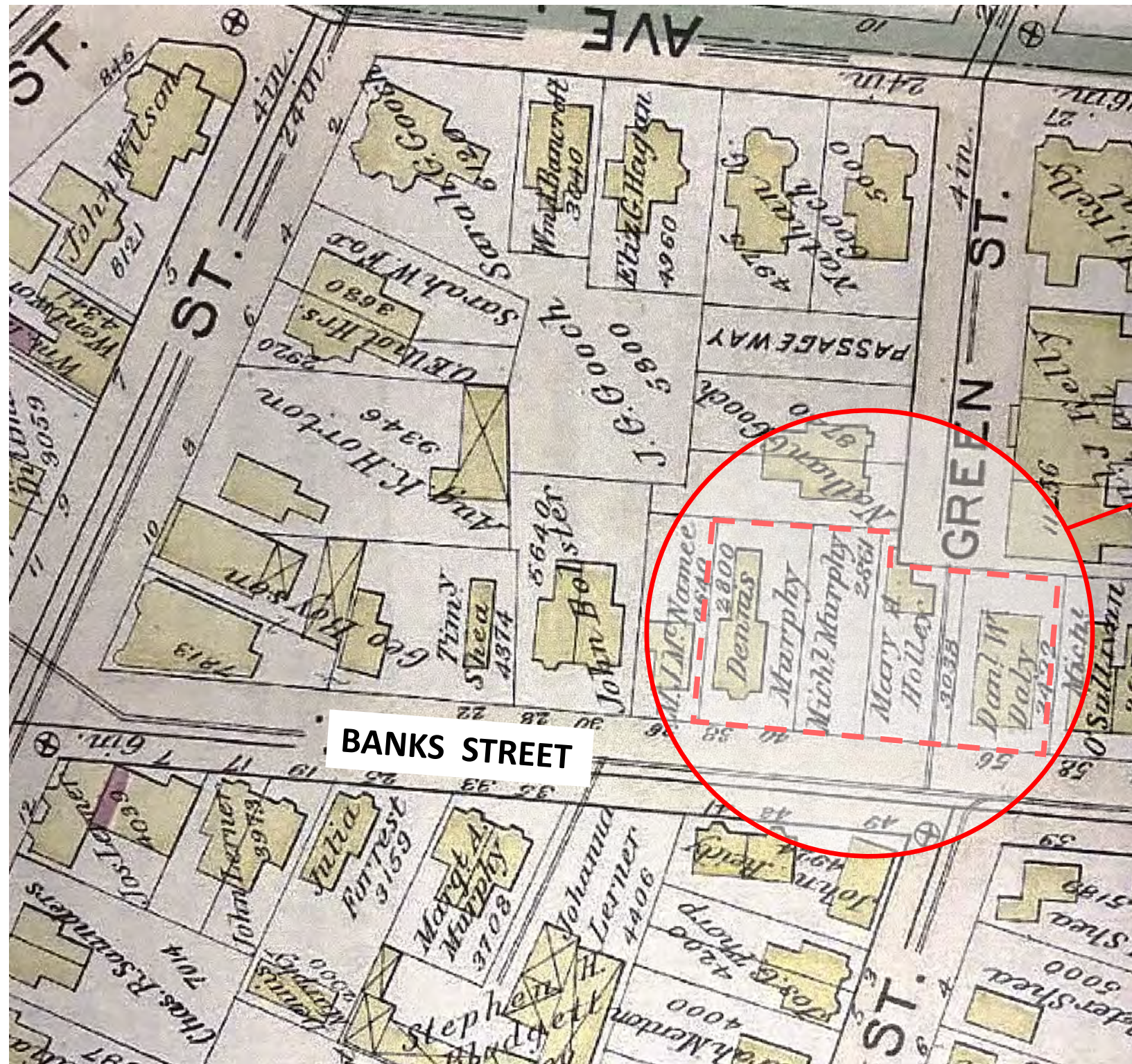
## Project Goals & Objectives

- The site is a combined parcel consisting of 38-40, 48 and 54-56 Banks St.
- The house at 48 Banks will be relocated to the front of the site, with the entry facing Banks Street and aligning with the front setback.
- The single-family parsonage at 54 Banks Street will remain; no work proposed for this building.
- The new Chabad Center will be comprised of two existing houses (38 and 48) with a new connecting building.



# Site Plan

## Locus & Historic Site Map

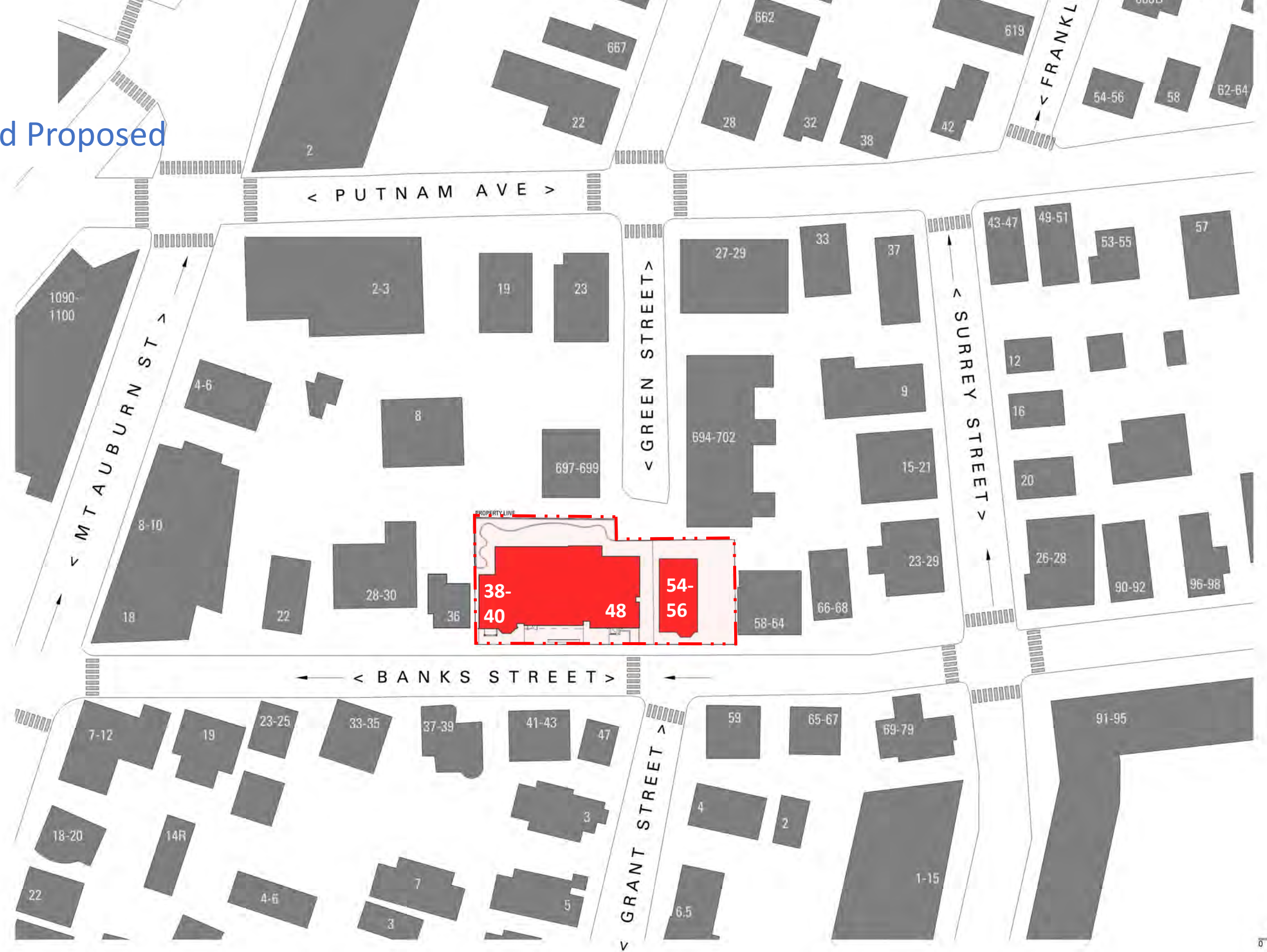


### Project Summary for 38-40, 48 and 54-56 Banks Street

- Historic District: No
- Neighborhood Conservation District: No
- Zone: C-1 Multifamily Dwellings

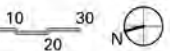
# Site Plan

## Context and Proposed



Property Line

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# Chabad Center for Cambridge

## Banks Street Context



Banks Street – west side



38-40 Banks    48 Banks    54-56 Banks

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**project site**

Banks Street – east side

# Chabad Center for Cambridge

## Neighborhood Context



21-23 Putnam Avenue



679-699 Green Street



27-29 Putnam Avenue



694-702 Green Street



Green Street – West End  
View of project site from Green Street

# Chabad Center for Cambridge

## Neighborhood Context



Grant Street – north side

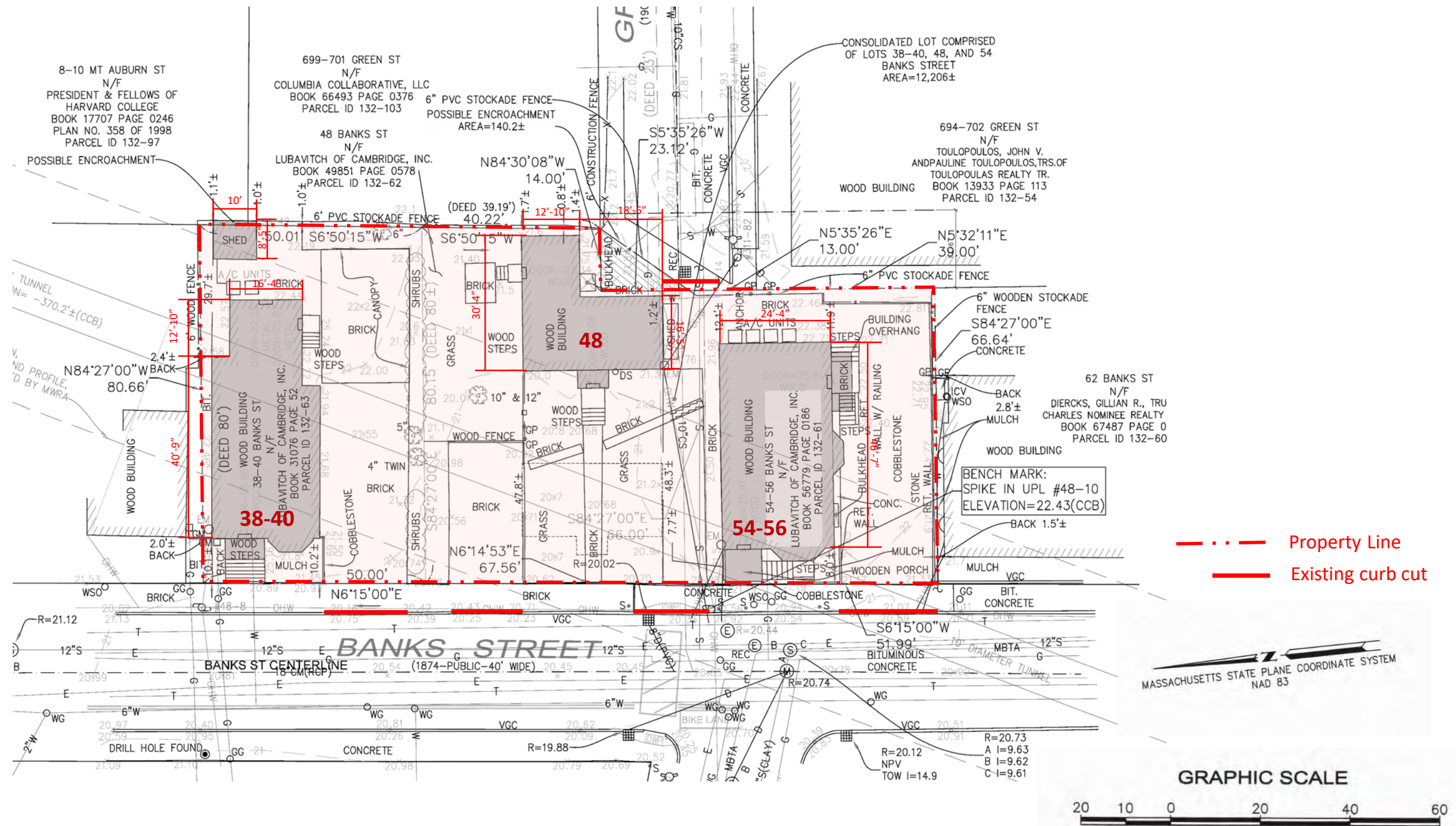


Surrey Street – north side



# Site Plan

## Existing





# Site Plan

## Proposed



# Existing Buildings

38-40, 48, 54-56 Banks Street



# Existing Buildings

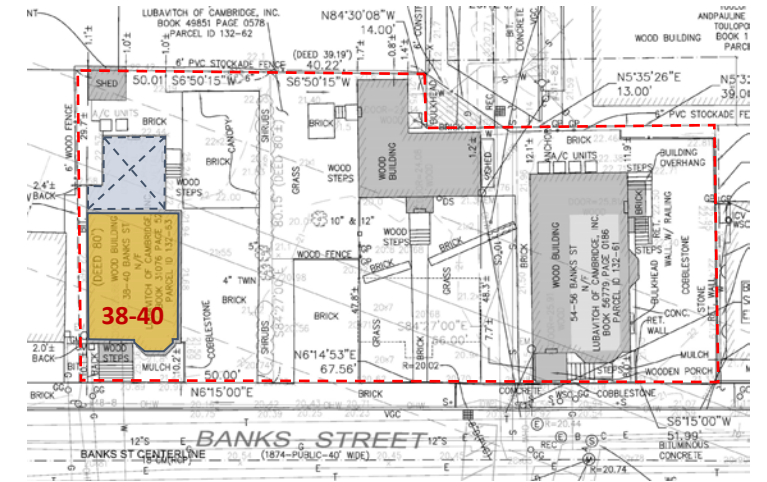
38-40, 48, 54-56 Banks Street



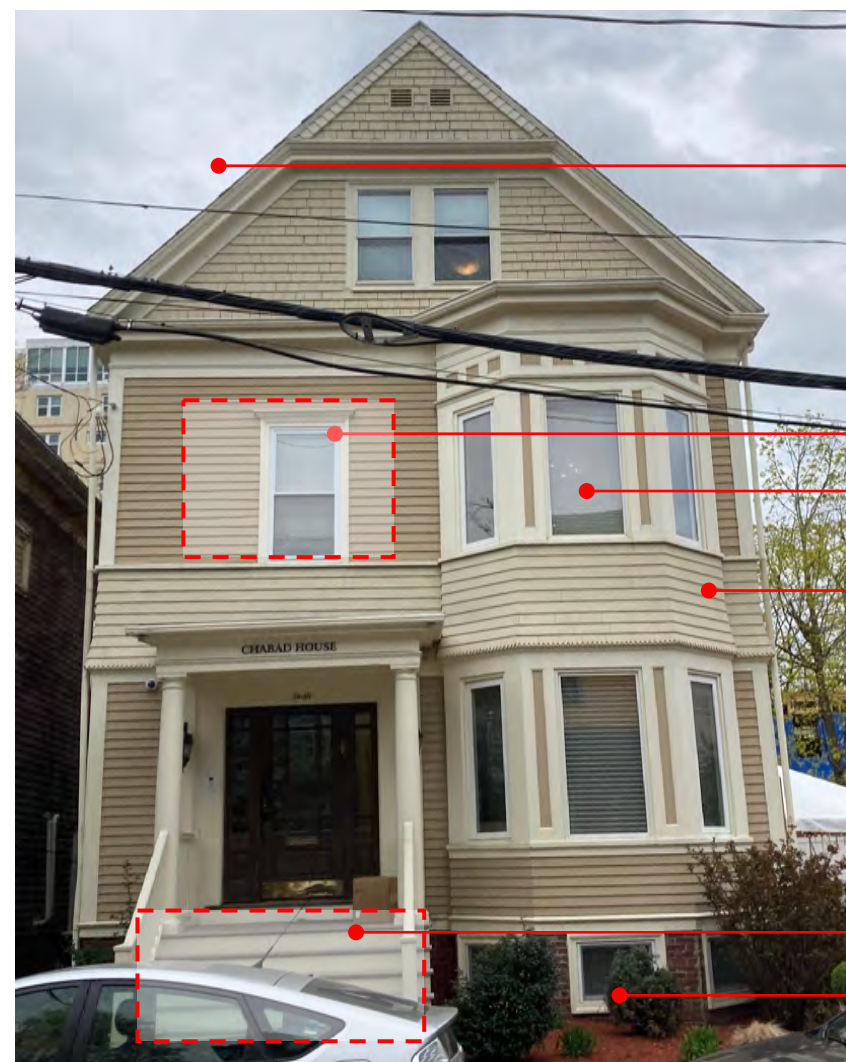
# Existing Buildings

## 38-40 Banks St. Scope – Front & Side

- Front (west) elevation – enlarge window above porch
- Remove front steps, install new balcony rail
- Partial demolition south wall and roof for connection to new building
- Demolish rear ell
- Enlarge north dormer
- Replace windows
- Replace clapboards and trim as needed



Key Plan – Existing 38-40 Banks St.



Enlarge north dormer

Remove wall for connection to new

Enlarge window

Replace windows with new 2-over-2 double hung

Replace clapboards and trim as needed

Remove front steps and add new balcony railing at porch for interior access only

Infill basement windows TBD to comply with flood resilience ordinance

West Elevation – current 2023



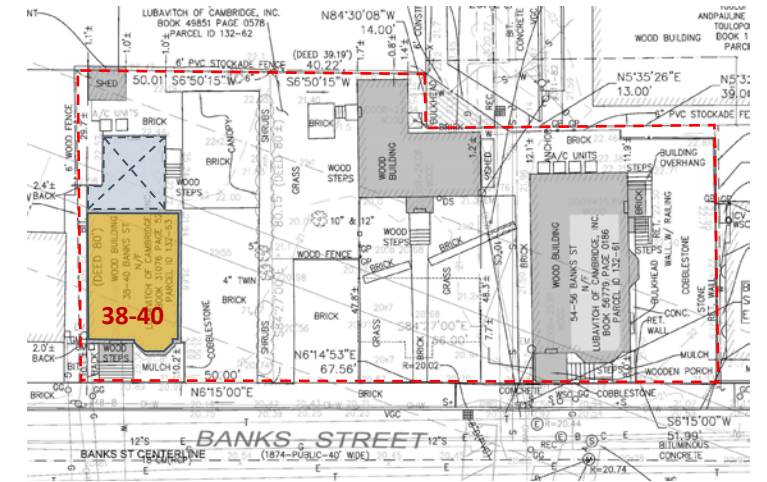
Remove portion of wall and roof for connection to new

South Elevation – current 2023

# Existing Buildings

## 38-40 Banks St. Scope – Side & Rear

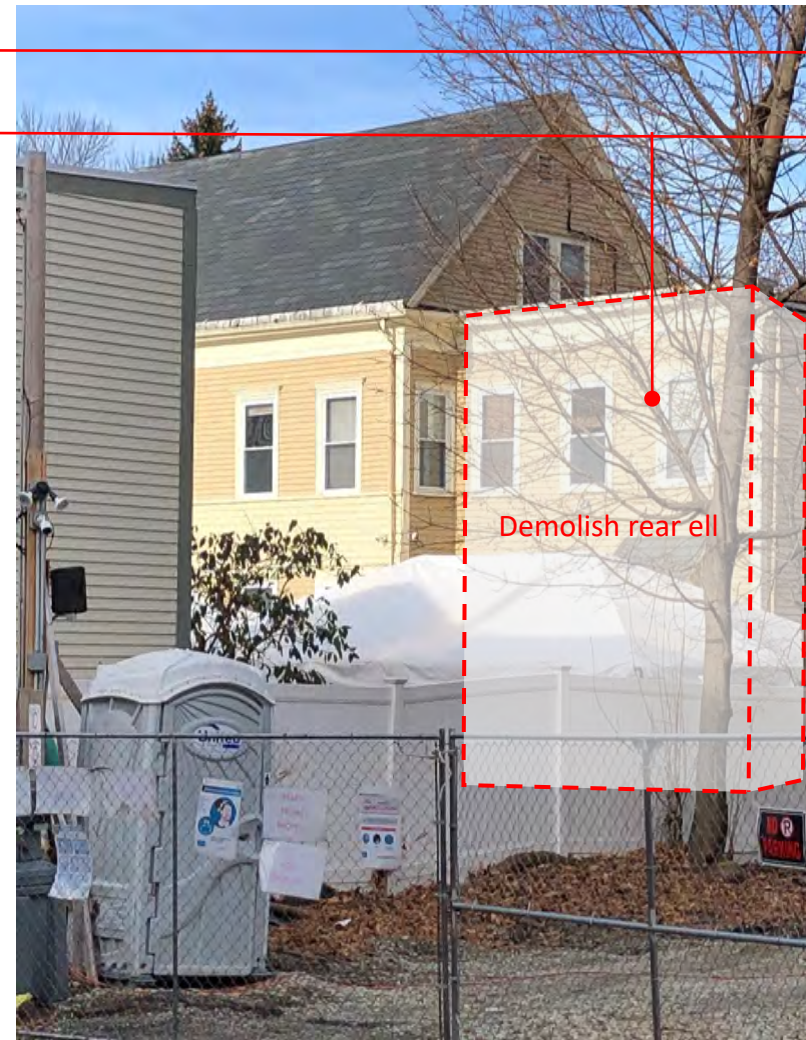
- Front (west) elevation – enlarge window above porch
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- Demolish rear ell
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- Replace windows
- Replace clapboards and trim as needed



Key Plan – Existing 38-40 Banks St.



South Elevation – current 2023



South / East Elevation – Current 2023

- Remove portion of wall and roof for connection to new
- Demolish rear ell
- Enlarge north dormer



Aerial View / North Roof – Current 2023

# Existing Buildings

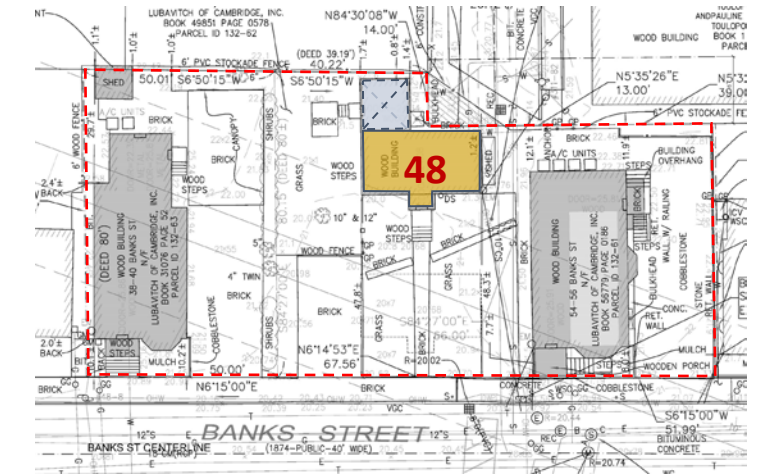
## 48 Banks Street



South Elevation – Current 2023



West Elevation – Current 2023



Key Plan – Existing 48 Banks St.



North Elevation – Current 2023



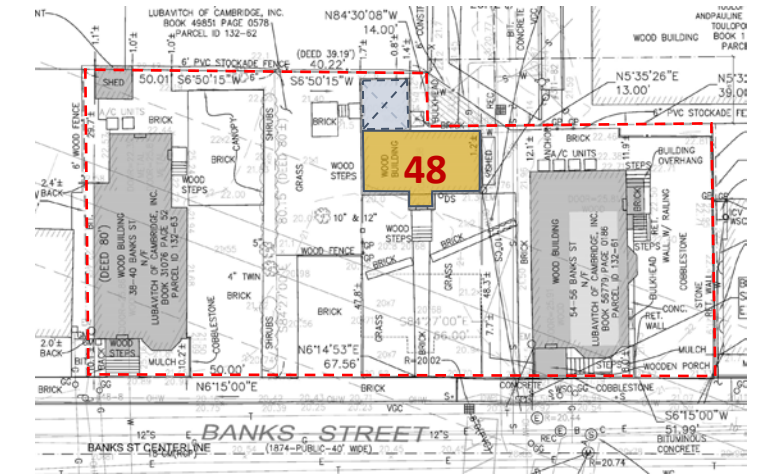
East Elevation (view from Green Street) – Current 2023



# Existing Buildings

## 48 Banks Street Scope - Front

- Relocate 48 Banks to align with front setback and lower 1'-0"
- Repair and restore original patterned slate roof (front feature)
- Remove projecting "greenhouse" window – first floor
- Remove solid walls at entry stair and projecting vestibule
- Build new open porch with columns and roof
- Replace windows
- Replace clapboards and trim as needed



Key Plan – Existing 48 Banks St.



West Elevation – circa 1970

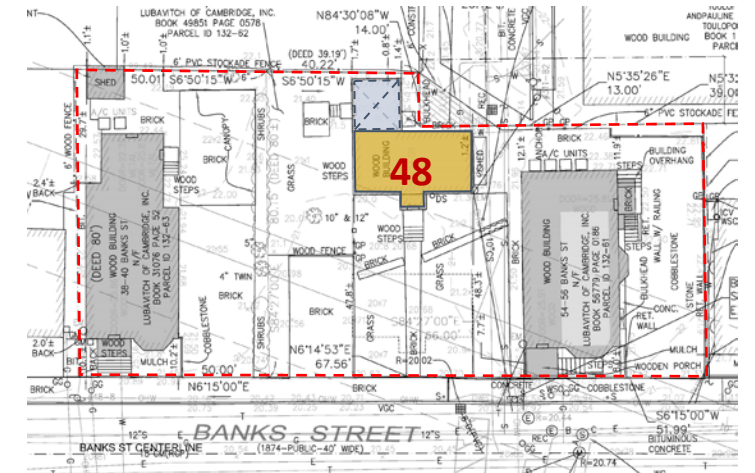


West Elevation – current 2023

# Existing Buildings

## 48 Banks Street - Front

- Relocate 48 Banks to align with front setback and lower 1'-0"
- Repair and restore original patterned slate roof (front feature)
- Remove projecting "greenhouse" window – first floor
- Remove solid walls at entry stair and projecting vestibule
- Build new open porch with columns and roof
- Replace windows
- Replace clapboards and trim as needed



Key Plan – Existing 48 Banks St.



- Repair decorative patterned slate roof
- Replace windows with new 2-over-2 double hung
- Replace clapboards and trim as needed
- Remove projecting vestibule, Rebuild open porch and new door
- Remove greenhouse window
- Remove low wall + handrails

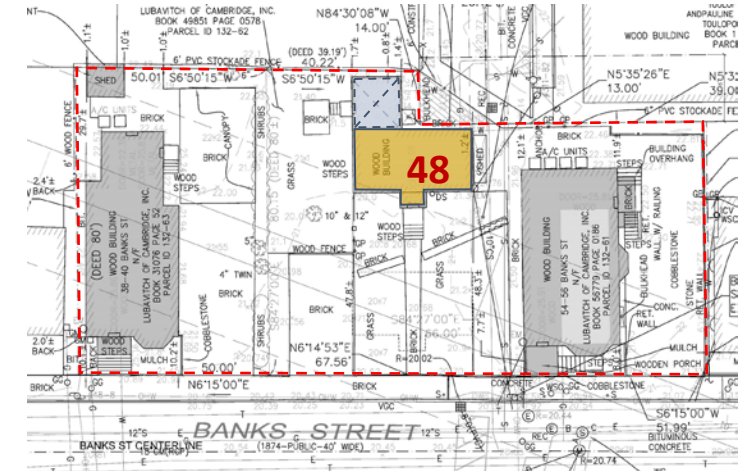


West Elevation – current 2023

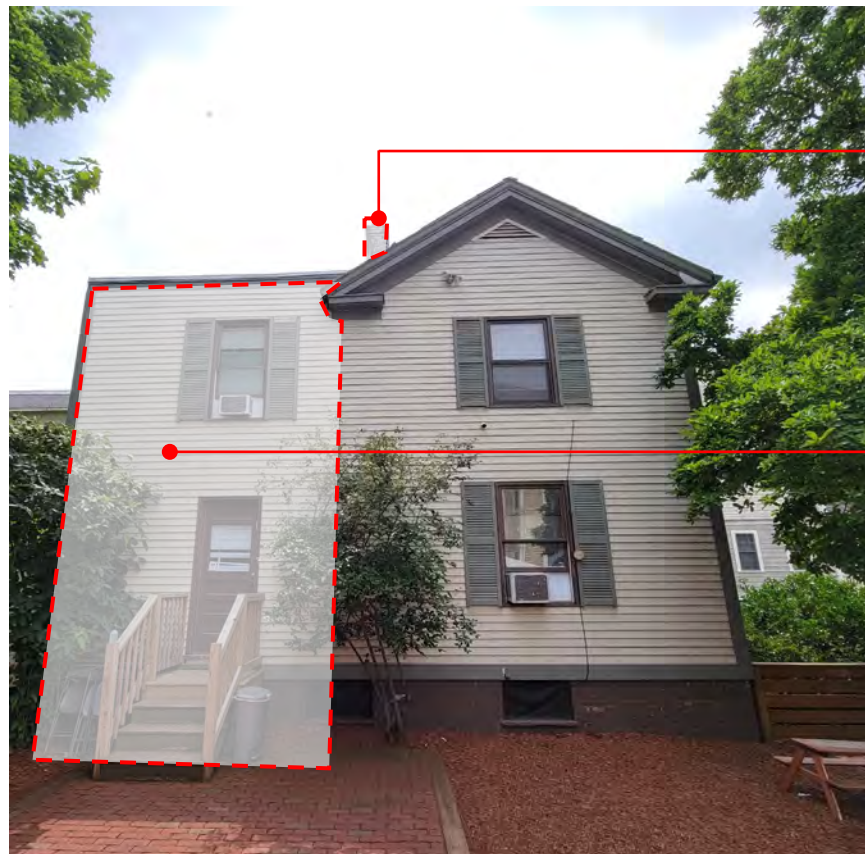
# Existing Buildings

## 48 Banks Street Scope – Rear & Sides

- Demolish rear ell 48 Banks
- Demolish chimneys
- Partial demolition south, east (rear) walls & roof to connect to new building
- Remove shed south wall
- Relocate 48 Banks to align with street front setback and lower 1'-0"
- Replace windows
- Replace clapboards and trim as needed



Key Plan – Existing 48 Banks St.



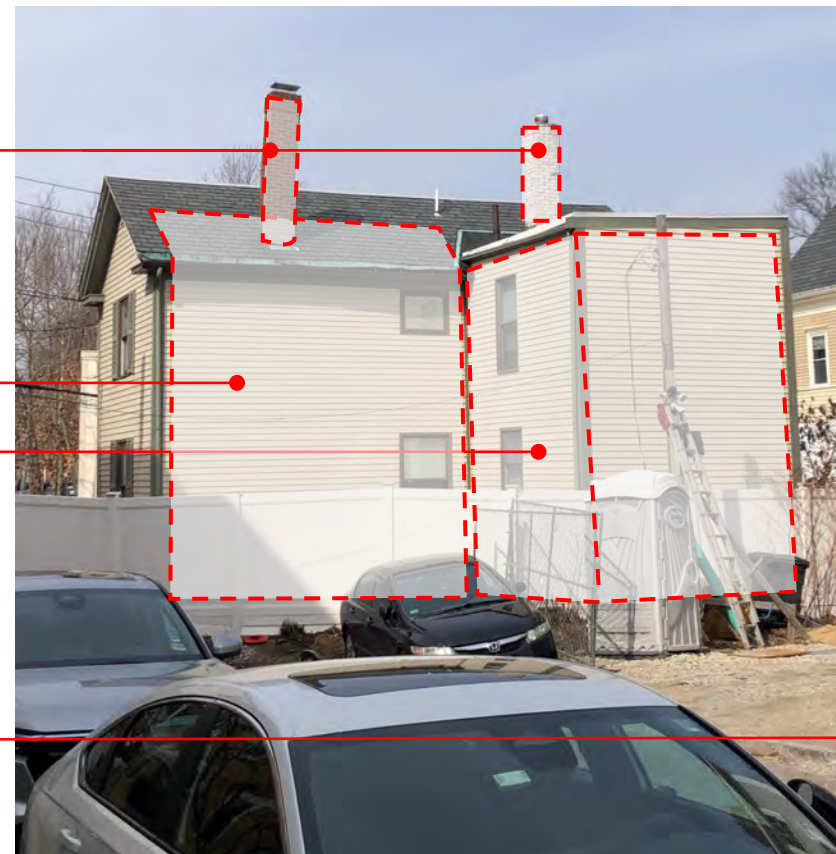
North Elevation

Remove chimneys

Remove wall for connection to new

Remove rear ell

Remove shed south wall



East Elevation  
View from Green Street

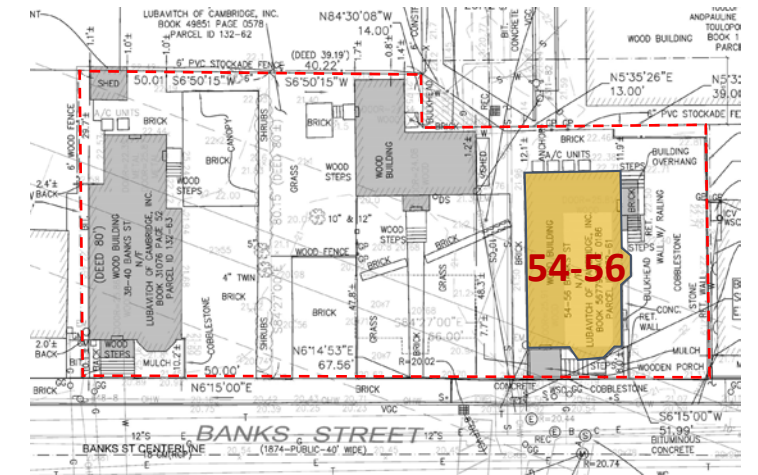


South Elevation

# Existing Buildings

## 54-56 Banks Street

- No work proposed for this building



Key Plan – 54-56 Banks St.



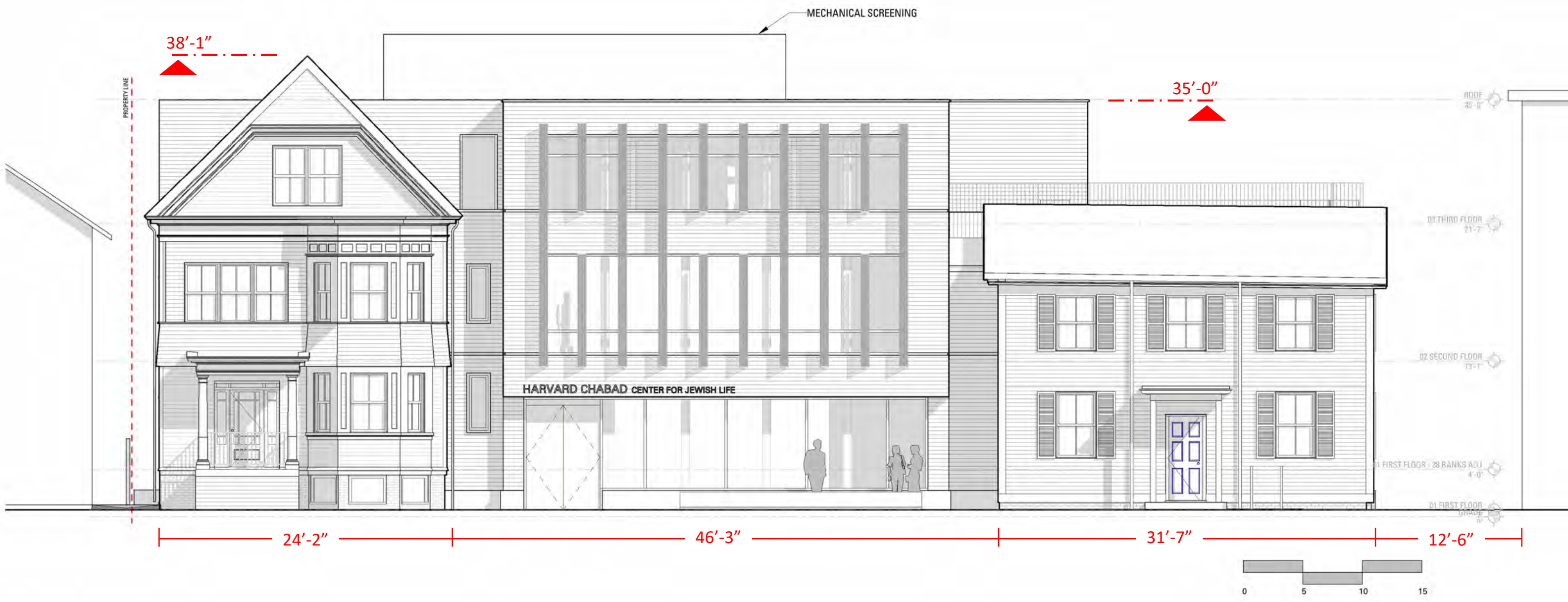
North / West Elevation



South / West Elevation

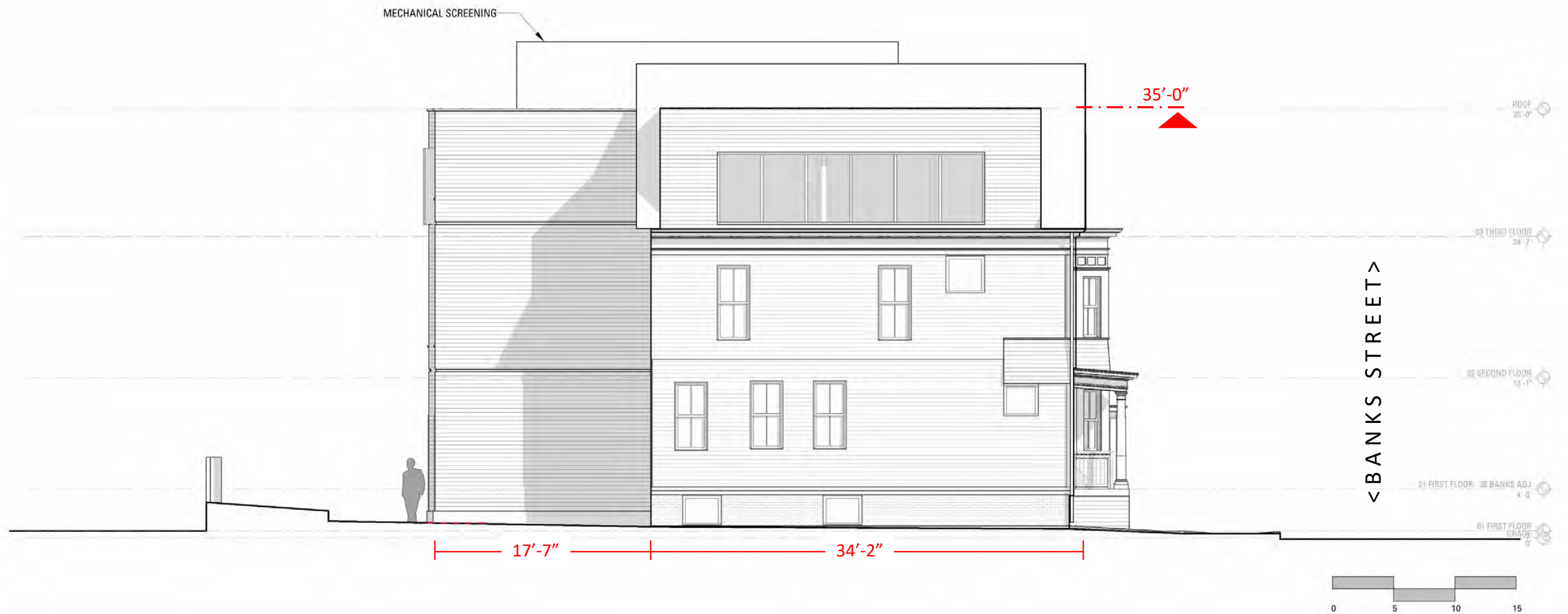
# Proposed Elevations

## West – Banks Street



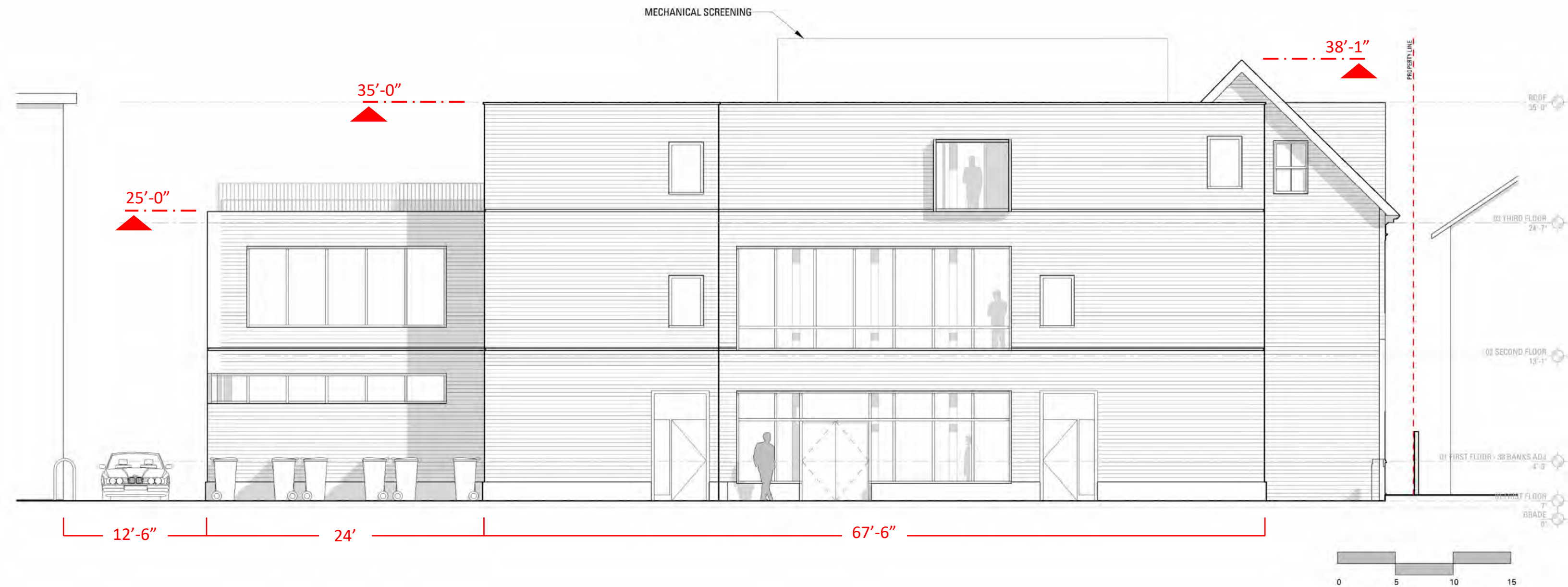
# Proposed Elevations

## North



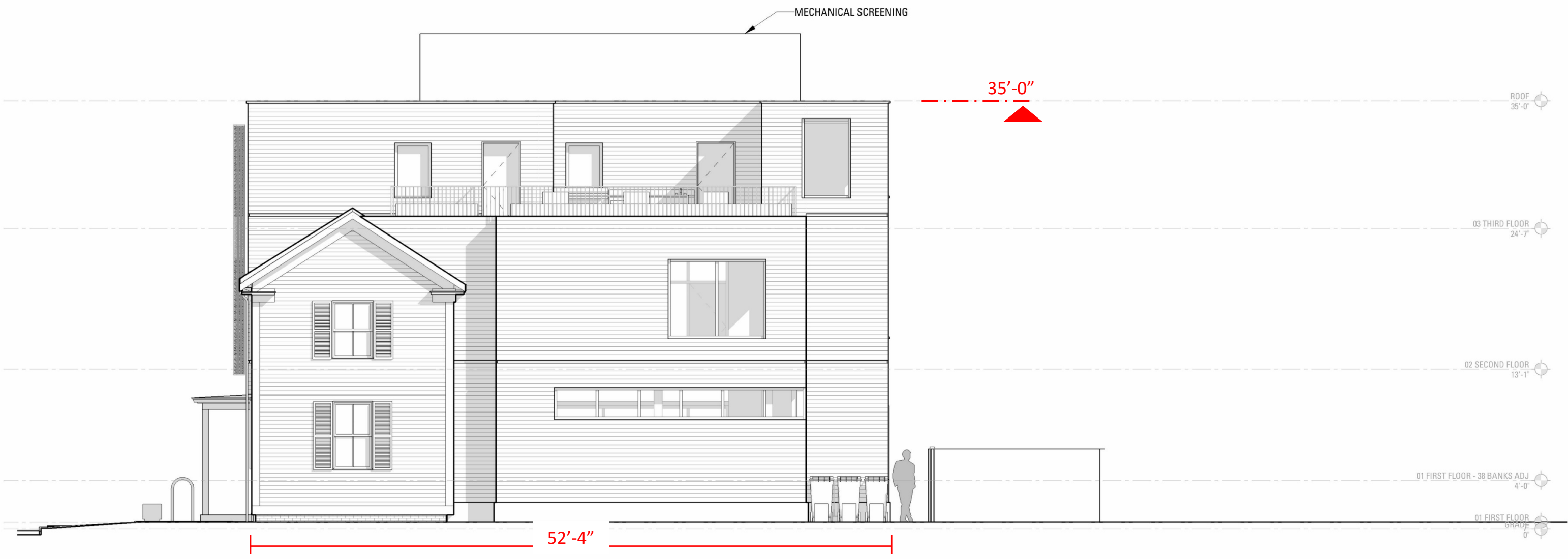
# Proposed Elevations

## East



# Proposed Elevations

## South





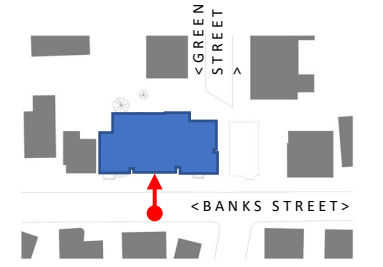
# Proposed Banks Street, Looking South



Existing View



# Proposed Banks Street, Looking East



Existing View



# Proposed

## Banks Street, Looking East



Existing View

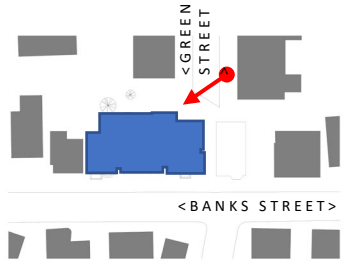


# Proposed Banks Street, Looking North



Existing View

# Proposed Green Street, Looking North



Existing View

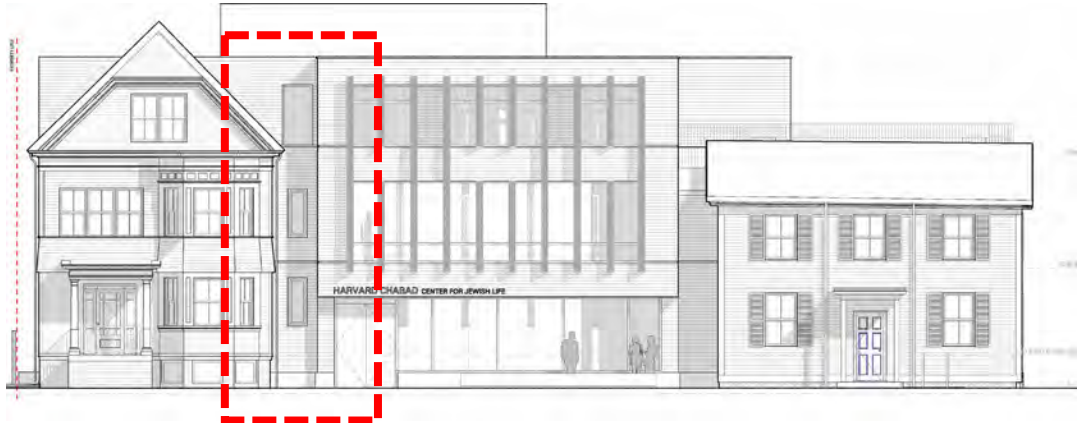


# Proposed Roof Terrace, Looking North



# Connection between existing and new

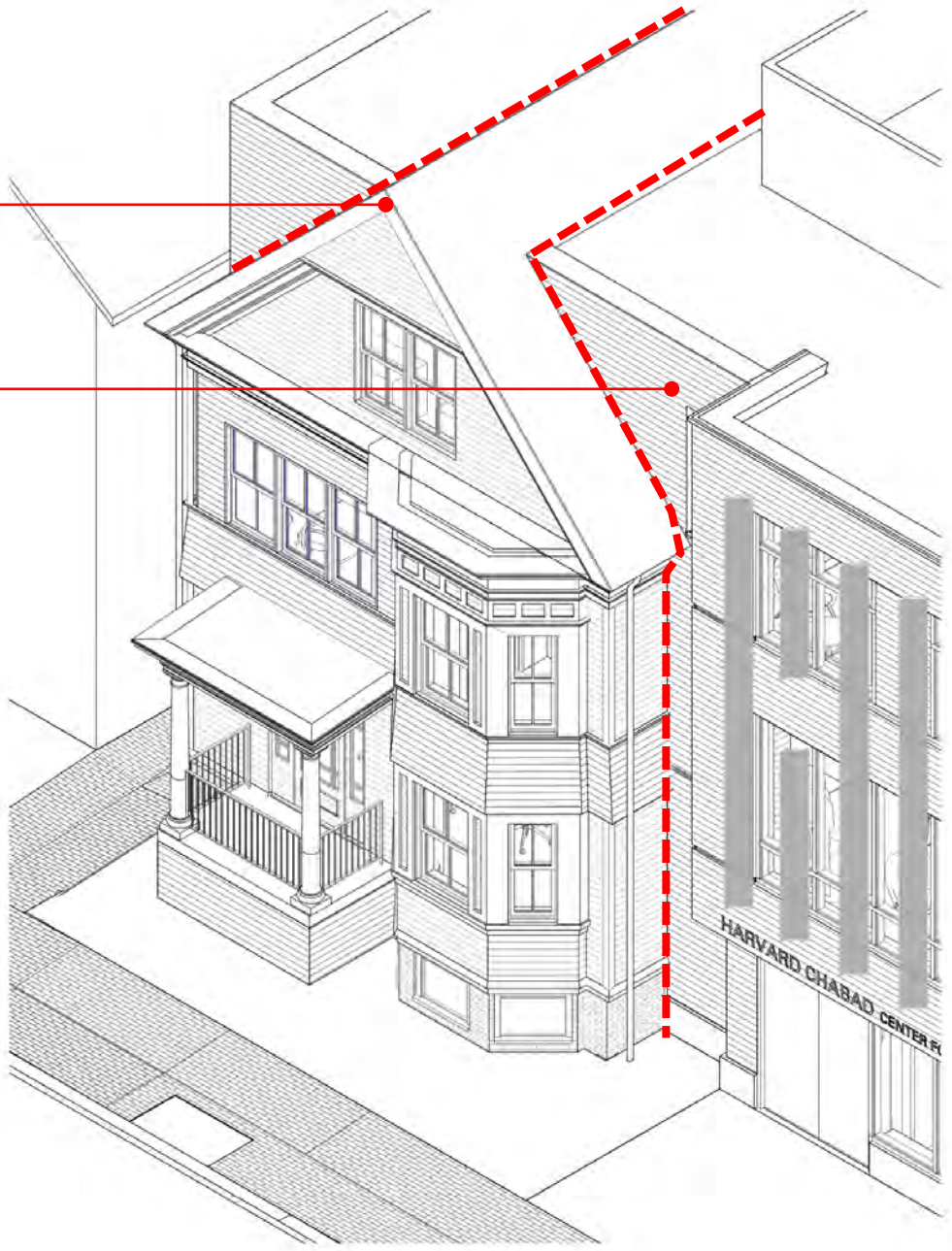
## 38-40 Banks Street



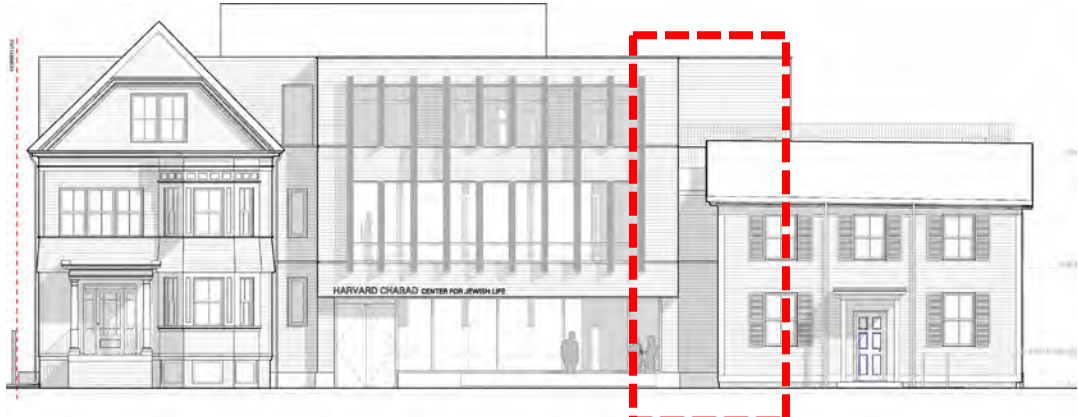
Key Elevation – Banks St.

Existing building roof ridge is higher than new building roof

New building is setback from façade of existing building



# Connection between existing and new 48 Banks Street

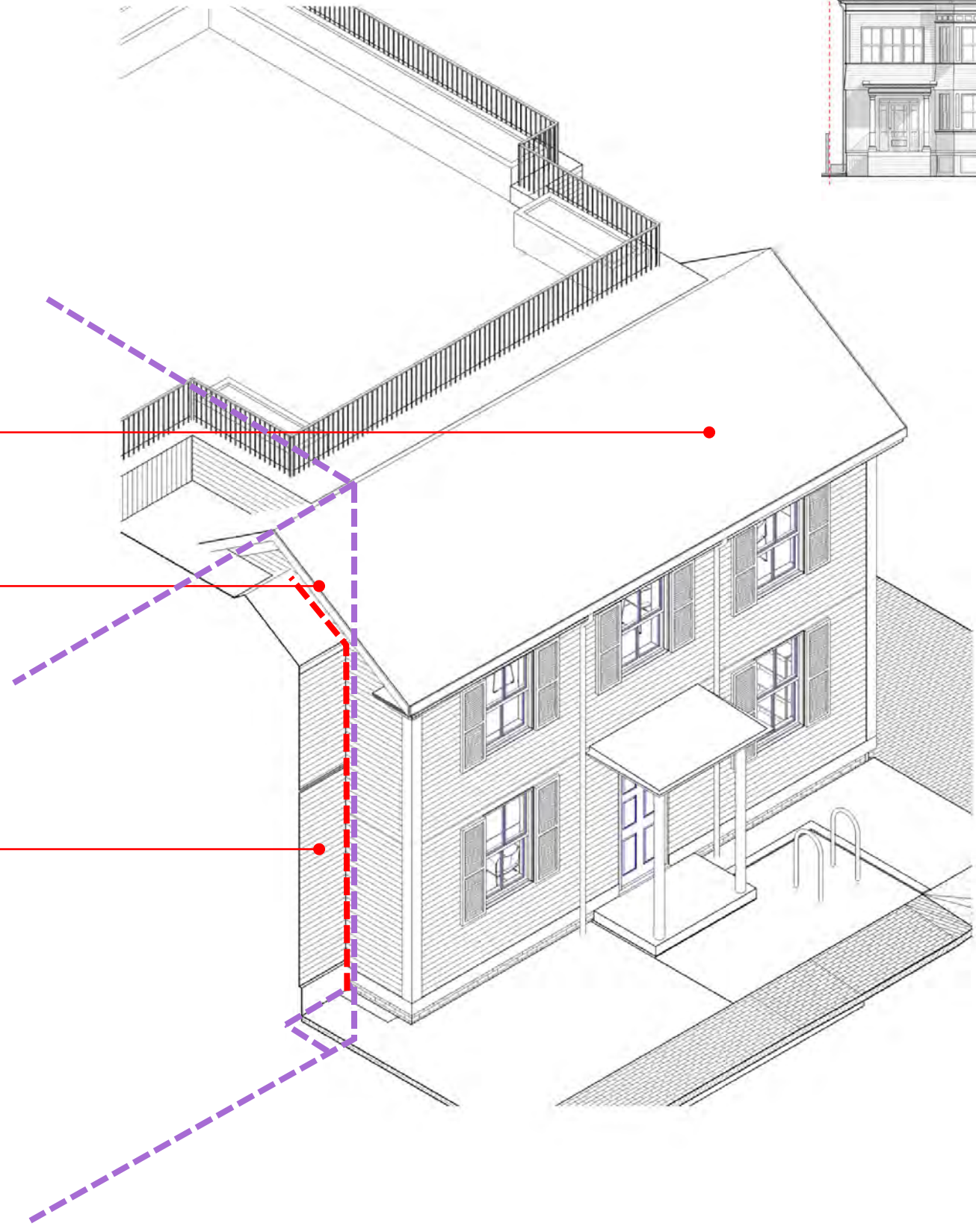


Key Elevation – Banks St.

Patterned slate roof of existing building showcased prominently

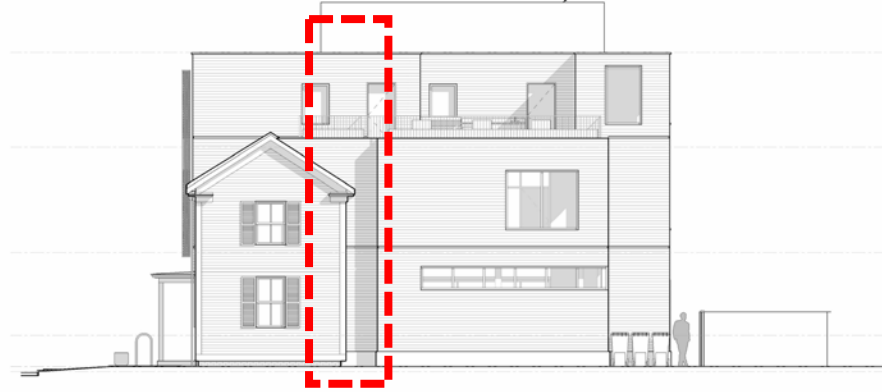
Existing building roof ridge is higher than new connector roof

New building is setback from façade of existing building





# Connection between existing and new 48 Banks Street

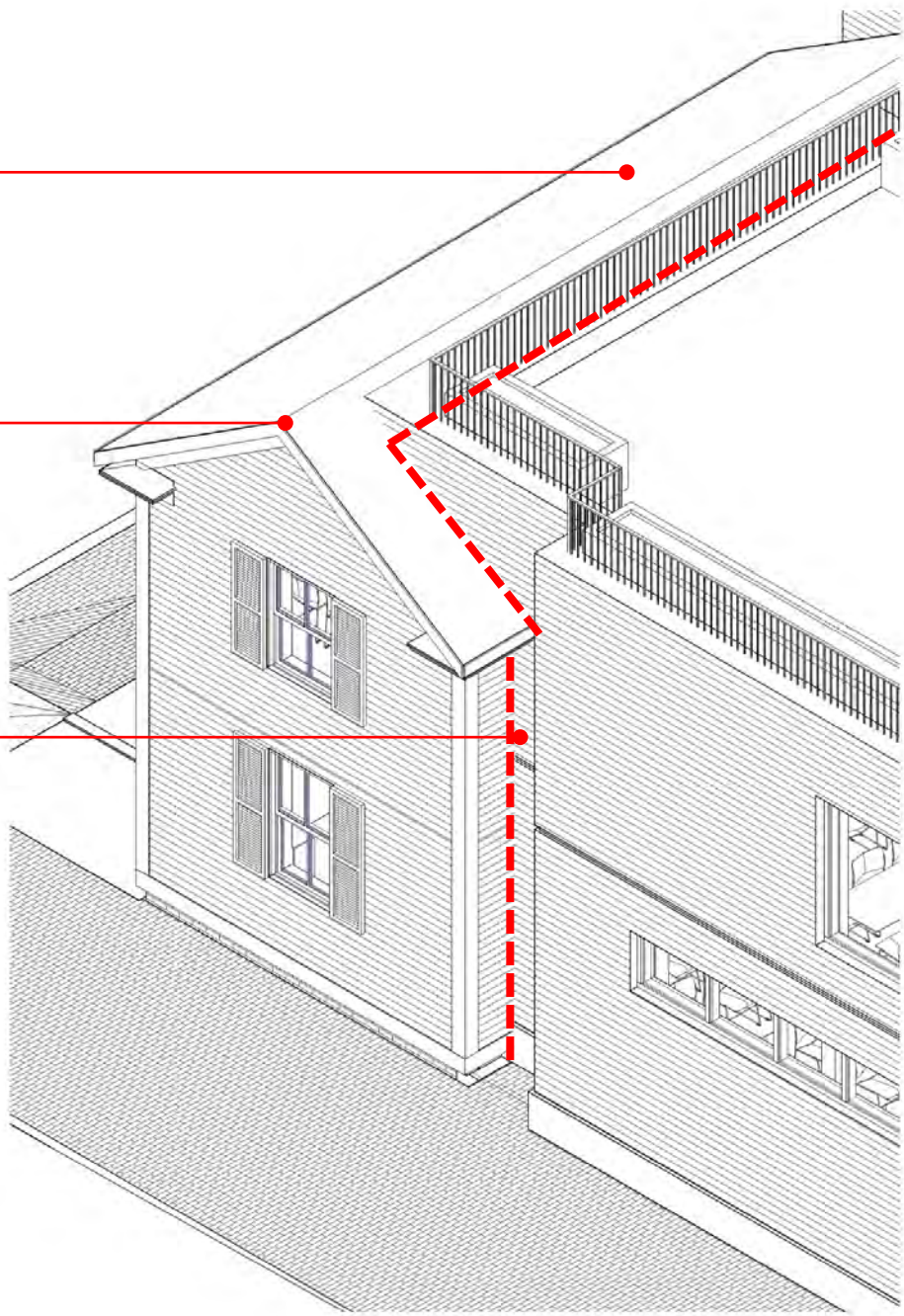


Key Elevation – North

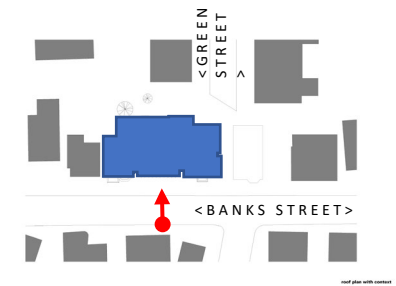
Patterned slate roof of existing building showcased prominently

Existing building roof ridge is higher than new building roof

New building is setback from façade of existing building



# Proposed Materials

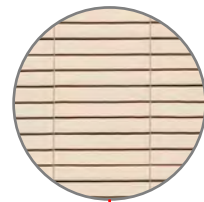


Key Plan

Painted Wood



Terra Cotta



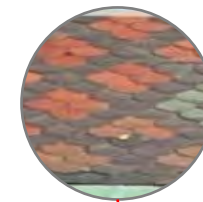
Glass



Metal



Slate



# Materials

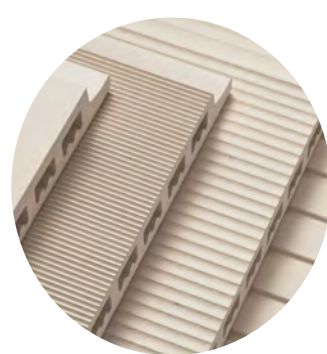
## Terra Cotta



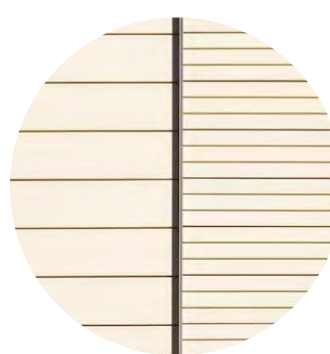
**PROFILE**



**COLOR VARIATION**



**TEXTURE**

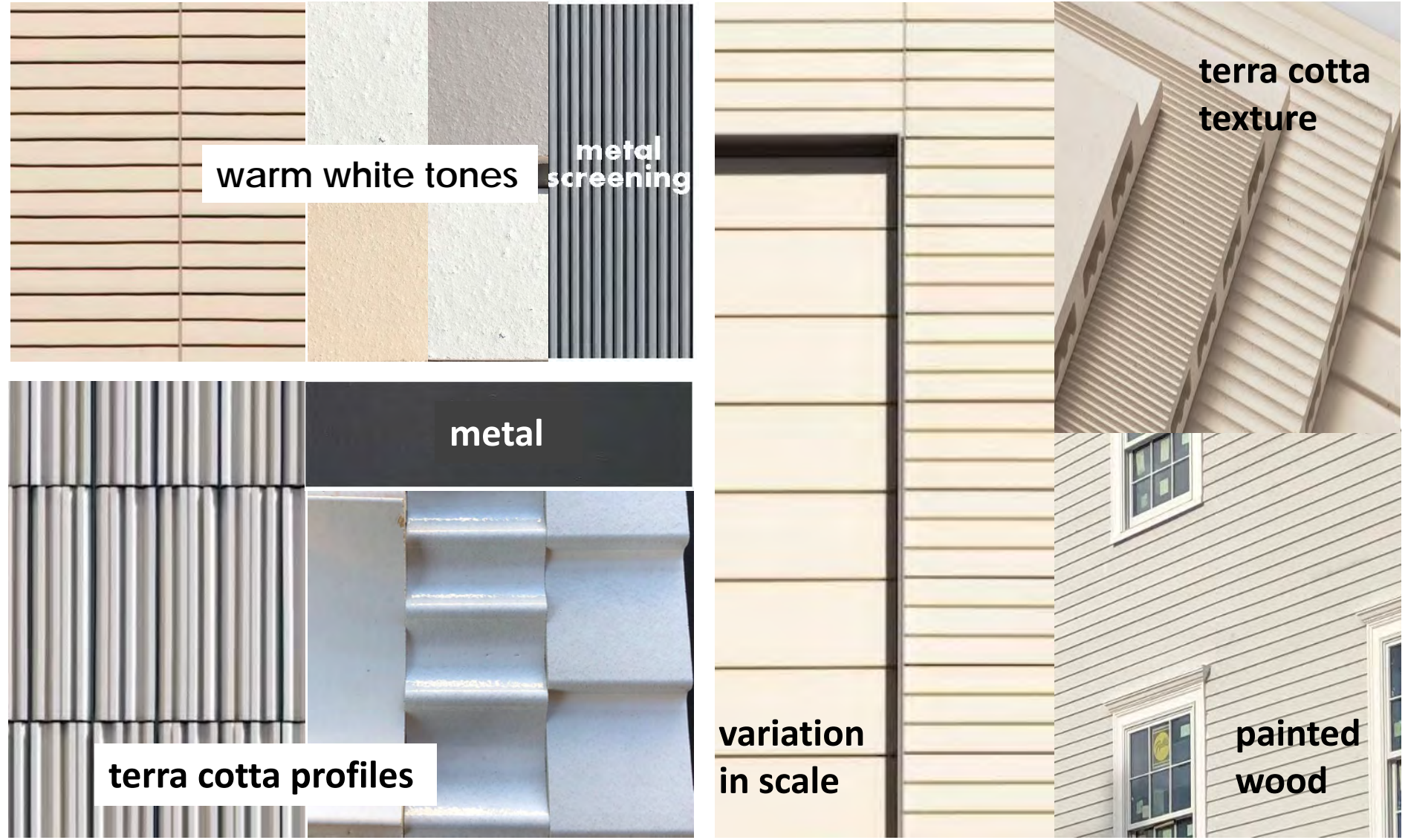


**SCALE**

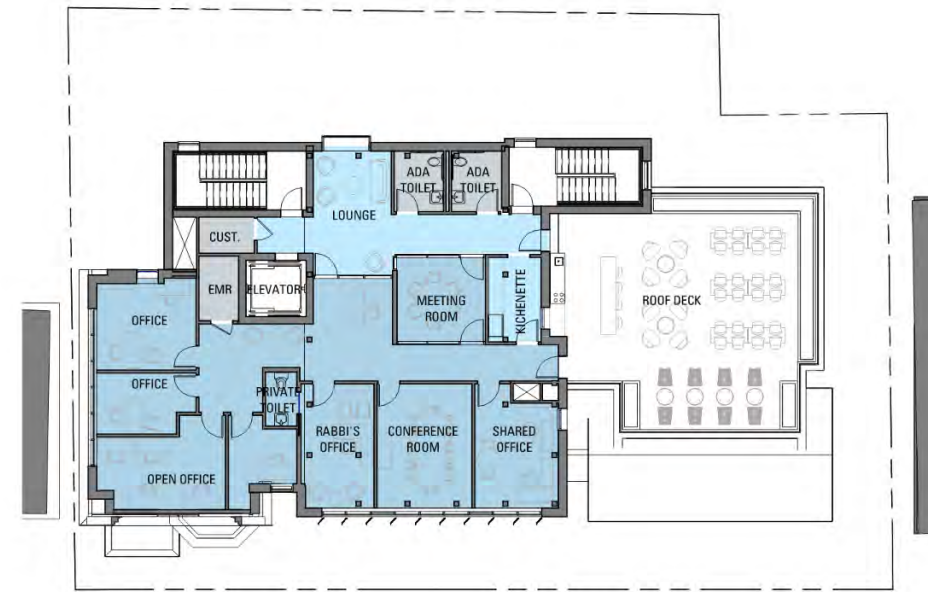
Terra cotta is a versatile masonry material that can be applied in a panelized rainscreen system or as a precast panel. The options available to design the precise texture, sheen, scale, color and profile of terra cotta elements provide the versatility needed to address the needs of each façade of the building. As a masonry material, it is long-lasting and durable. Terra cotta units can be designed to respond to a human scale, with detailing that will give the building a distinctive material character.

# Materials

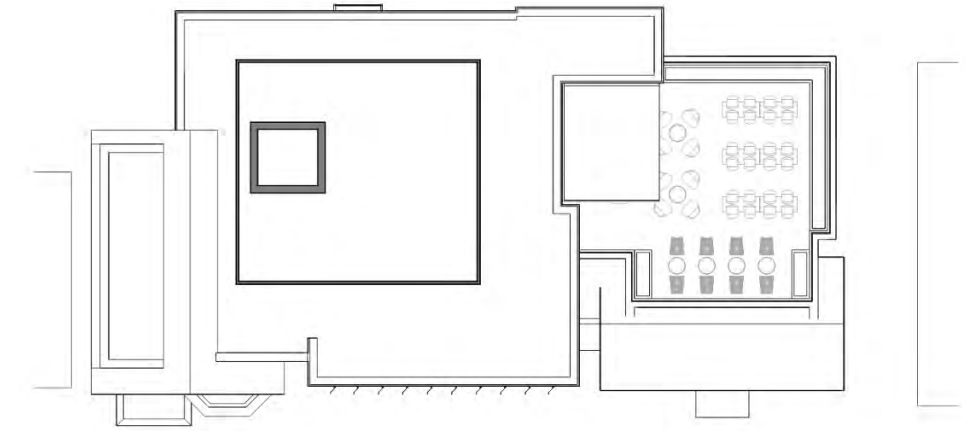
## Exterior Cladding



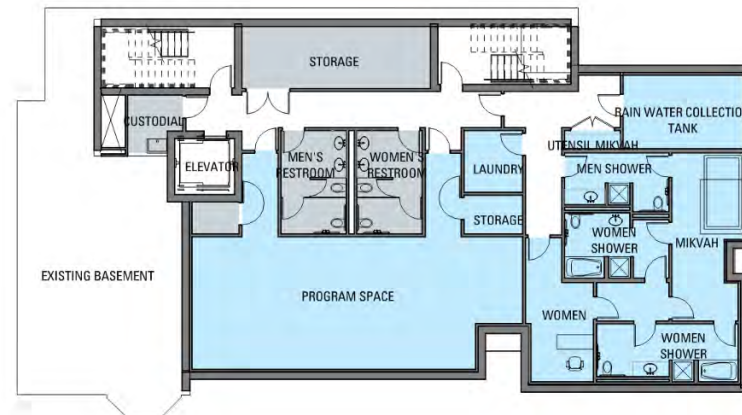
# Floor Plans



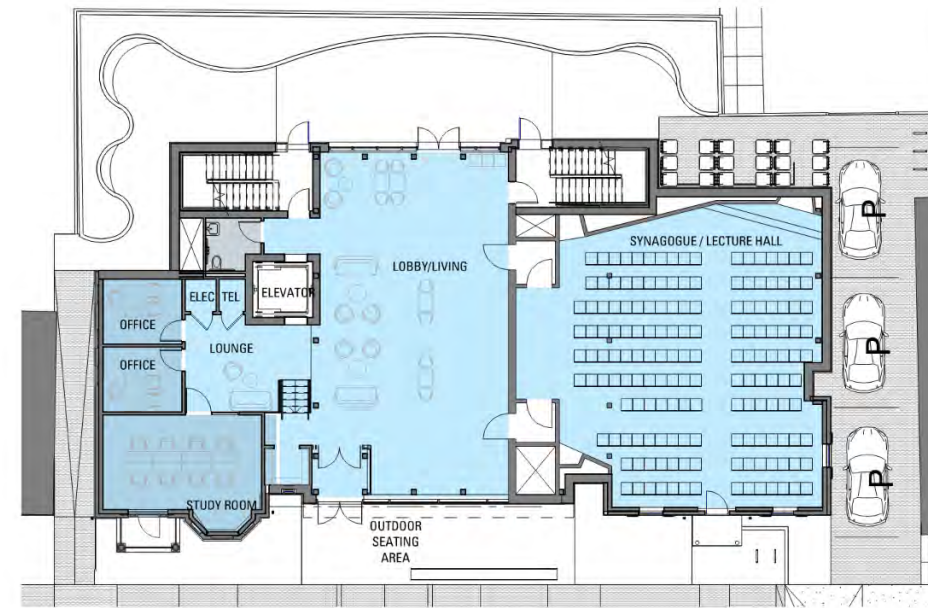
THIRD FLOOR PLAN



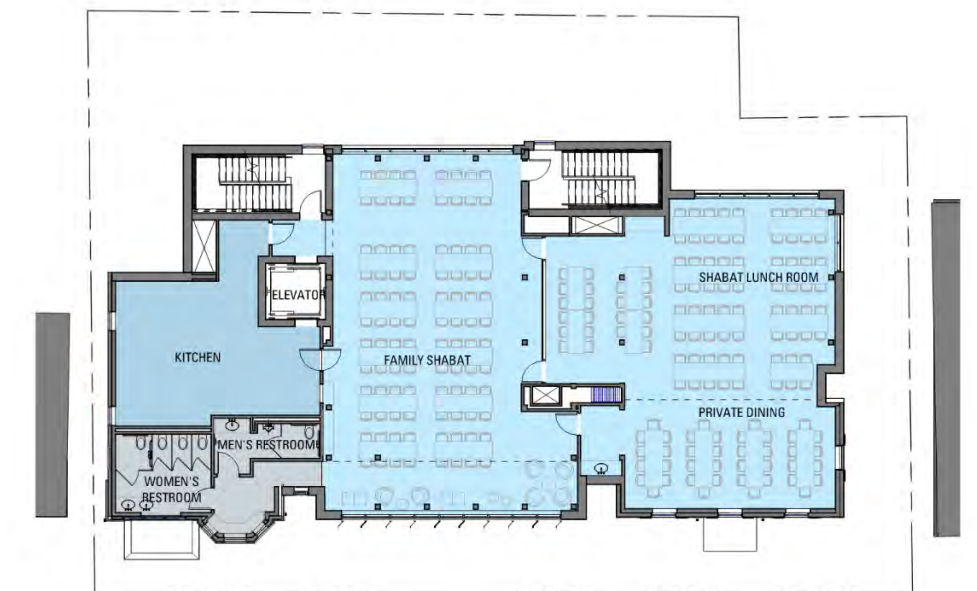
ROOF PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

