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Architecture/Urban Design
Preservation/Space Planning

Bruner/Cott

January 5, 2018

Jason Korb and Sean Hope, Esq.
CC HRE 1791 Mass Ave LLC
CC HRE 1791 Mass Ave Tenant LLC

Re: Design Changes to Frost Terrace

Dear Jason and Sean:

The design of Frost Terrace has evolved in several ways to address the comments made by the Cambridge Planning Board during the December hearing, and subsequent meetings with urban design and planning staff at Cambridge Community Development.

1. South Façade: We have introduced a higher level of detail and articulation on the south façade. The exterior wall folds back and forth several times and re-interprets the bay windows that are prevalent in the neighborhood. The bays begin at the second floor above a masonry base. The windows are grouped together horizontally, and connected by a natural wood siding which introduces a level of warmth to the façade. Each group of windows is connected by projecting horizontal trim bands, painted a dark grey, that reflect the horizontal bands in the Newport Road building and reinforce the motion of the folding wall and its bays.
2. Main Entrance: The entrance to the 4-5 story edition has evolved. Instead of a highly glazed wall, the entrance is now incorporated into the new brick base-- at its corner, and in more natural and relaxed way. The entrance is marked by a glass door surrounded by a group of residentially scaled windows, wood paneling, and building sign.
3. 4-5 Story Addition: We have developed the new architecture behind the 1791 Mass Ave. mansard house, adding depth to the architectural composition and creating a smoother transition between the old and new. This begins by lifting the folding bays off the ground so that this element is the same height as the 1791 Mass Ave. mansard house. The folding bay element also returns further to the north, sliding behind the 1791 Mass Ave. mansard house to create more layers behind it. The stair tower has been lowered, leaving the five-story masonry component as the tallest portion of the building, adjacent to the Lunder Arts Center, and away from the Newport Road condominium building. The masonry component has been developed with a grid of larger, grouped openings that incorporate natural wood infills that bring warmth, texture and a sense of lightness to the west façade. The brickwork is articulated at the top in a way that recalls the heavy cornice and trim of the North Prospect Church, and introduces depth, texture

and shadow. This treatment continues on the north façade, where the windows are arranged in groups that lend more residential scale, relate to the stacked apartments inside, and recall urban 'townhouses'.

4. 1 and 2 Frost Terrace: The rear houses at 1 and 2 Frost Terrace have been modified to include smaller and more sympathetic additions. To the east, small additions are similar in size and shape to existing bays and porches, are held below the roof lines, and become flatter against the building. At the roof, small gable dormers and flat skylights are introduced on the outer elevations facing abutters, and shed dormers face each other on the inner, more internal elevations.

Sincerely,

A handwritten signature in black ink, appearing to be 'JF', followed by a horizontal line extending to the right.

Jason Forney AIA
Principal