



## 32 Cambridge Street

### Overview:

32 Cambridge is conceived as a blend of the old and the new: the adaptive reuse of the industrial structure fronting Cambridge Street, in combination with a new structure at the rear of the site with frontage on Rutherford Avenue. The scale and design of the new structure are intended to complement the existing building, and to acknowledge the industrial character of the area. The existing building is designed to provide retail space along its street frontage, helping to enliven this stretch of the street across from the MBTA's Sullivan Square Station. A glassy connector element will link the two buildings, envisioned with a contemporary graphic to convey the history of the site. Amenity spaces in the new structure will serve 171 residential rental units in both buildings.

- 32 Cambridge Street (existing) is three stories with a basement, and will be renovated to include loft-style residential units. Apartment "lofts" in the existing building will feature tall ceilings and large windows. Plan layouts will include efficient kitchens, sliding panel doors, in-unit washer/dryers and individual heat and cooling systems. Interior unit walls will be partial-height to maximize daylight.
- The new building consists of a U-shaped structure surrounding a south-facing landscaped courtyard. The building construction will consist of 4 stories of modular wood (type 5A) construction over a one-story steel and concrete podium containing the structured parking. Building materials will invoke the former industrial uses at the site, employing corrugated metal panels, glazed tiles, and large windows.

Amenity spaces in the new structure will serve both buildings. The sun-filled courtyard, including both landscaped areas and hardscape, will provide several sitting areas, an outdoor grill and a firepit. A roof deck will be located on the east wing of the building with views to downtown Boston.

The site plan features three key spaces, the Entry Court off Cambridge Street, the Residential Courtyard, and the Rutherford Pocket Park. Visitors to the site will enter from Cambridge Street, into a parking court that allows flexible programming of the space for events or other uses. Along Rutherford Avenue, a planting bed will buffer the street edge, while a gate for residents provides entry into the complex adjacent to a small pocket public park, with salvaged granite boulders acting as sculptural features in the winter months. The Residential Courtyard features both private and shared uses. Using contemporary and durable materials, the aesthetic for these spaces is meant to compliment the architecture of the existing Graphics Arts building and its new companion housing.

Structured parking for 98 cars will be provided at ground level in under the new building, entered from D Street. Surface parking in the entry court off Cambridge Street will add approximately 13 resident and approximately 3 retail parking spaces, for a total of up to approximately 114 spaces.

Developer:  
Berkeley Investments, Inc  
280 Congress Street, Boston, MA, 02110



Architect:  
ICON Architecture, Inc  
101 Summer Street, Boston, MA, 02110



Landscape Architect:  
Richard Burck, Associates  
7 Davis Square Somerville, MA 02144

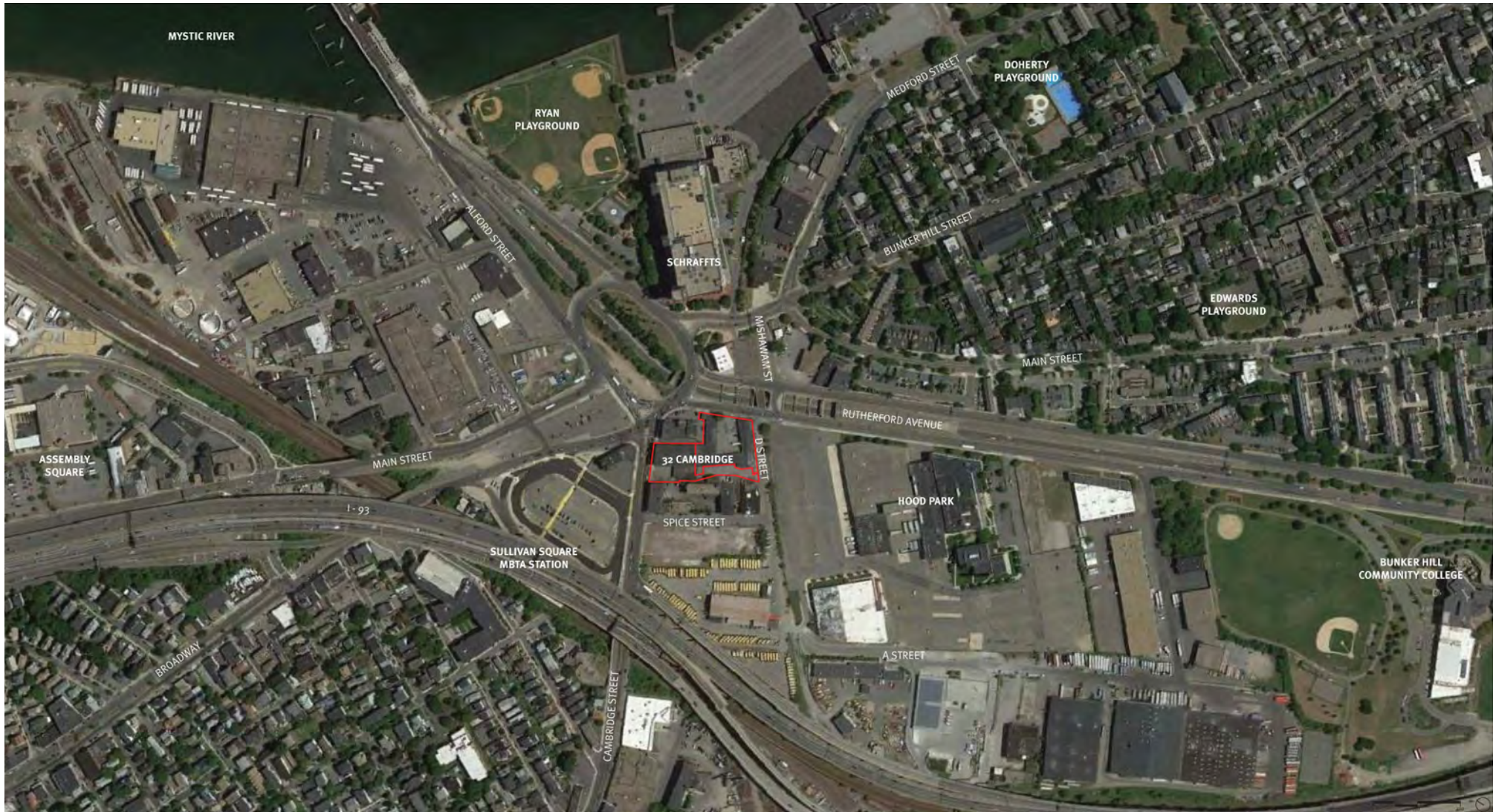
**Richard Burck Associates, Inc.**

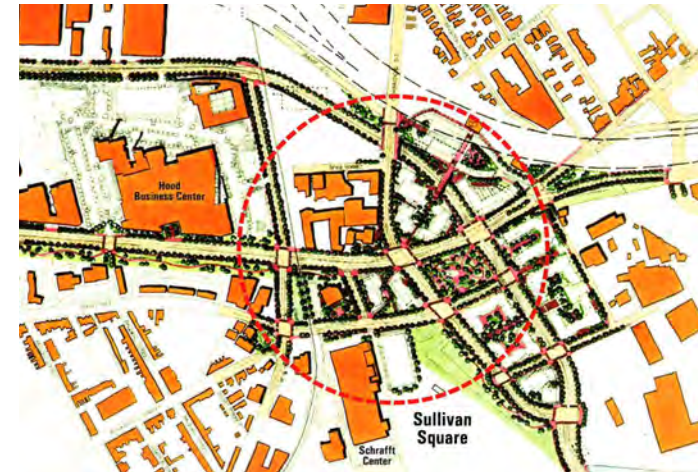
Civil Engineer:  
Nitsch Engineering, Inc  
2 Center Plaza, Suite 430, Boston, MA 02108



Traffic Engineer:  
Howard/Stein-Hudson, Inc  
11 Beacon Street, Suite 1010, Boston, MA 02108



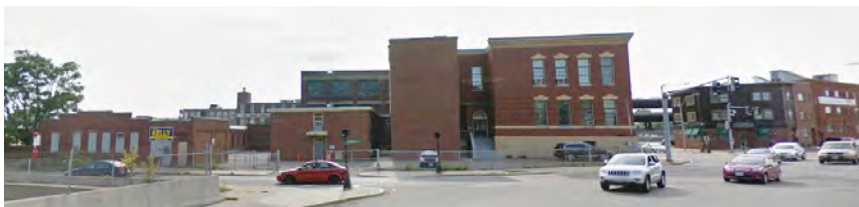




Rutherford Avenue Disposition Study 1999



From left: Existing aerial view of Sullivan Square from the south (photo by Don Kindsvatter); aerial overviews of the conceptual vision for the District described in this chapter.





- 1. Entry Court
- 2. Retail Entry
- 3. Residential Entry
- 4. Connector
- 5. Vehicle Entry





View looking south on Rutherford Avenue

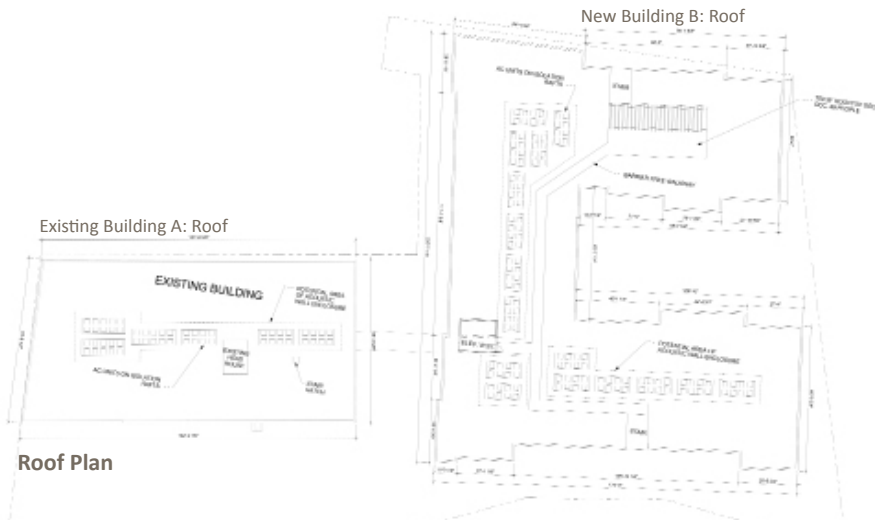


Entry Court - Cambridge Street



View looking north along Rutherford Avenue





Existing Building A: Roof

Roof Plan



Existing Building A: Floors 2 + 3

Typical Floor Plan



New Building B: Parking Level

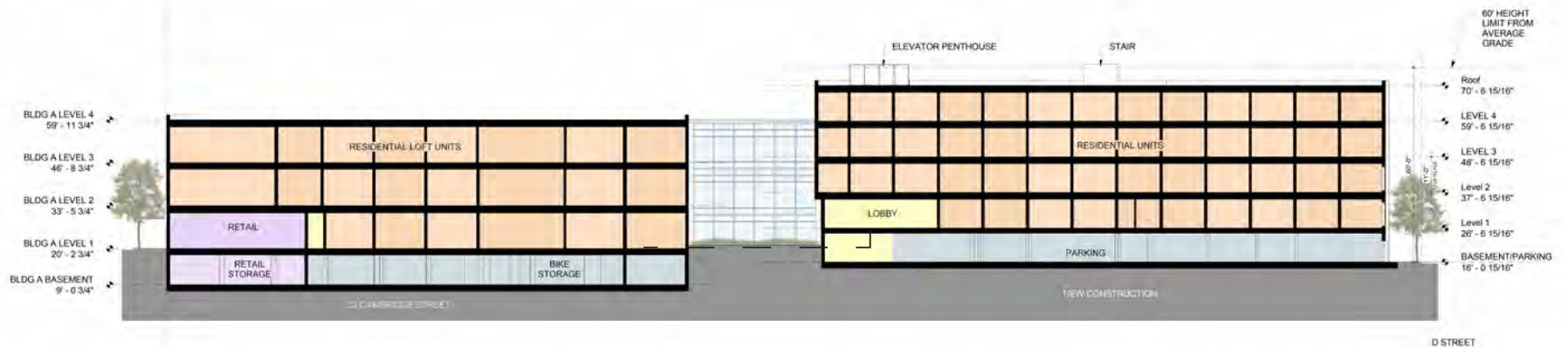
Existing Building A: Basement Level

Basement + Parking Level Plan



Building A:  
Re-use Existing Graphic Arts Building

Building B:  
New Construction

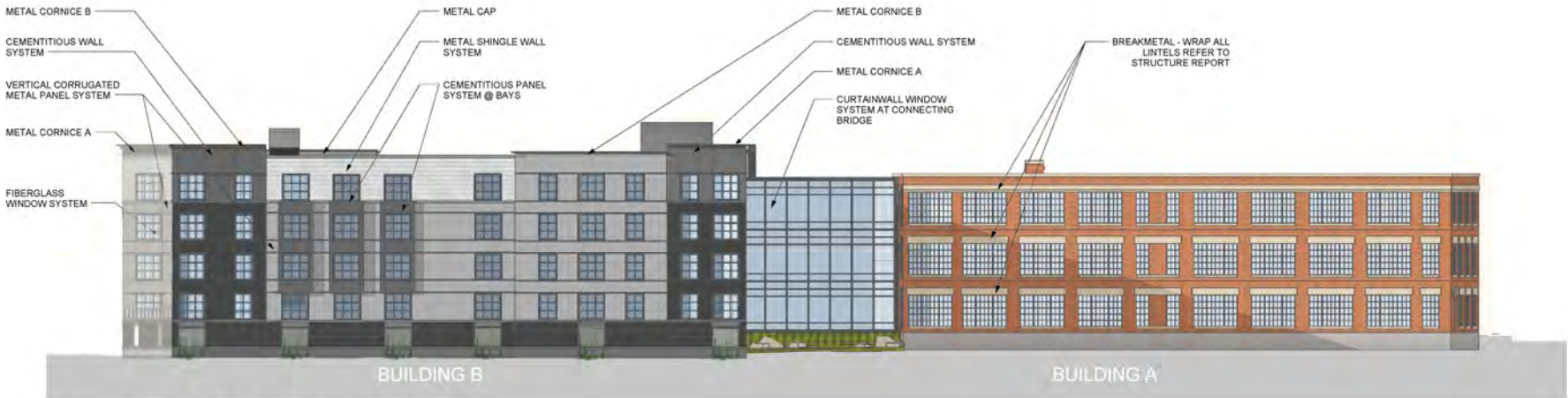


Building A (Existing)

Building B (New Construction)



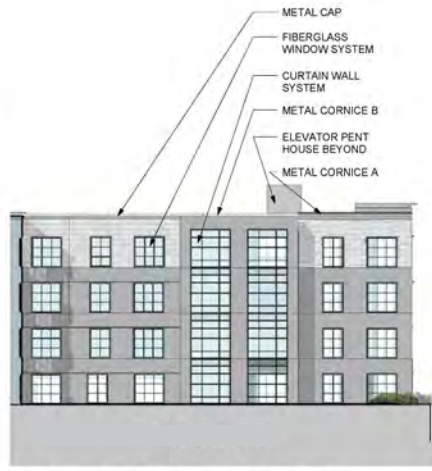
2 **SOUTHWEST ELEVATION**  
1" = 20'



1 **NORTHEAST ELEVATION (RUTHERFORD AVENUE)**  
1" = 20'



6 NORTHEAST COURTYARD ELEVATION  
1" = 20'



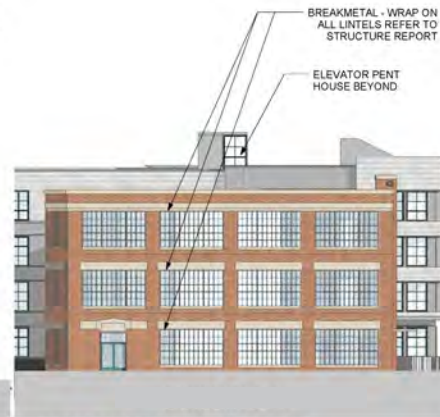
5 SOUTHWEST COURTYARD ELEVATION  
1" = 20'



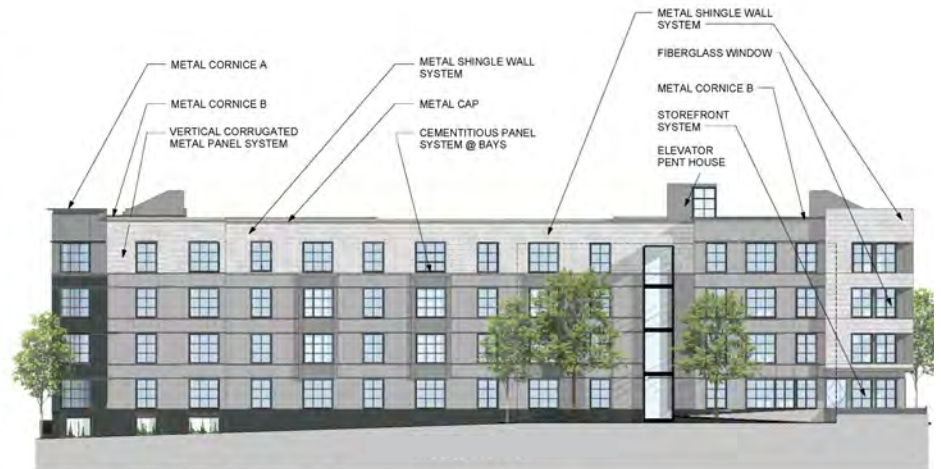
4 SOUTHEAST ELEVATION (D STREET)  
1" = 20'



3 SOUTHWEST BLDG A ELEVATION  
1" = 20'



2 NORTHWEST BLDG A ELEVATION  
1" = 20'



1 NORTHWEST BLDG B ELEVATION  
1" = 20'