

NewCAL

Feasibility Study Update Presentation to the Newton Historical Commission

December 17, 2020

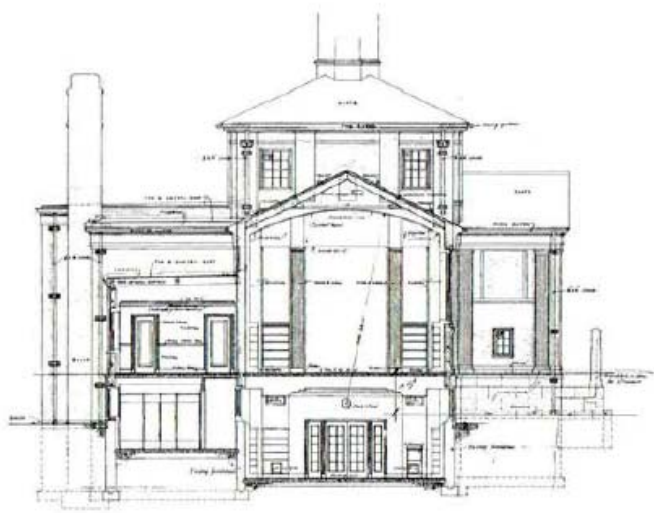
Existing Conditions



The small appendages at the rear of the building will be removed leaving the symmetrical front wing along Walnut Street



Existing Conditions



The original cross section drawing of the Library showing the raised main floor level 5 feet above outside grade.



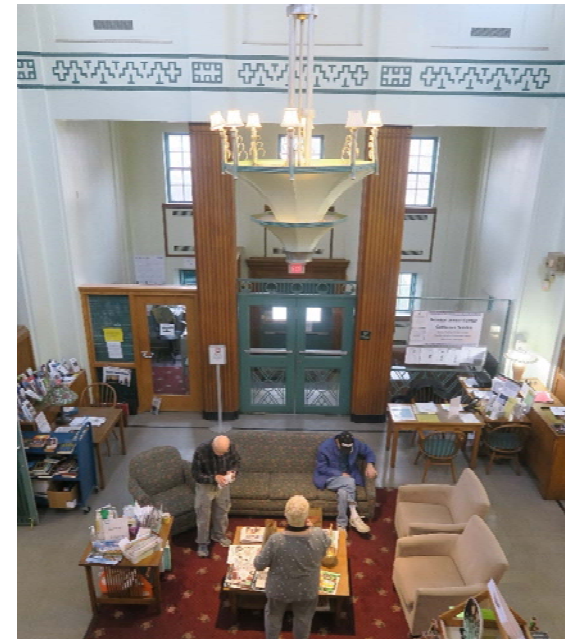
The outside stairs take you up three feet to a landing



Inside stairs take you up the final two feet to the main floor level

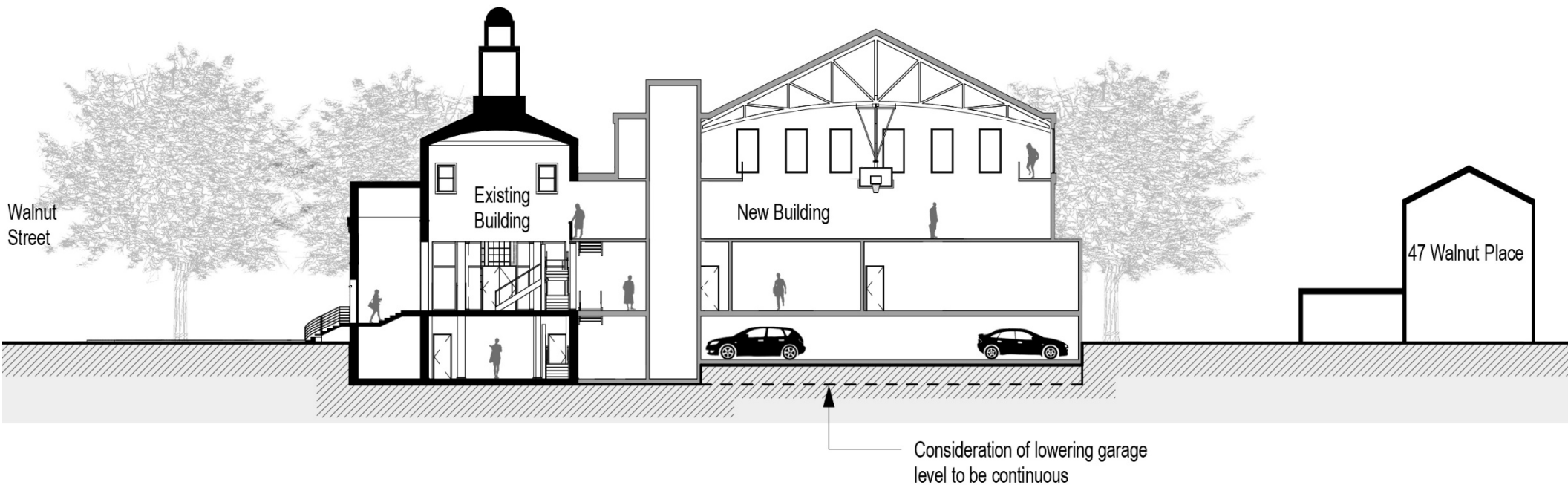


One or both of the basement level wings would retain their windows in the proposed concepts that do not cover the front façade of the existing building. This could be secondary use space assuming the elevator is brought to that level.

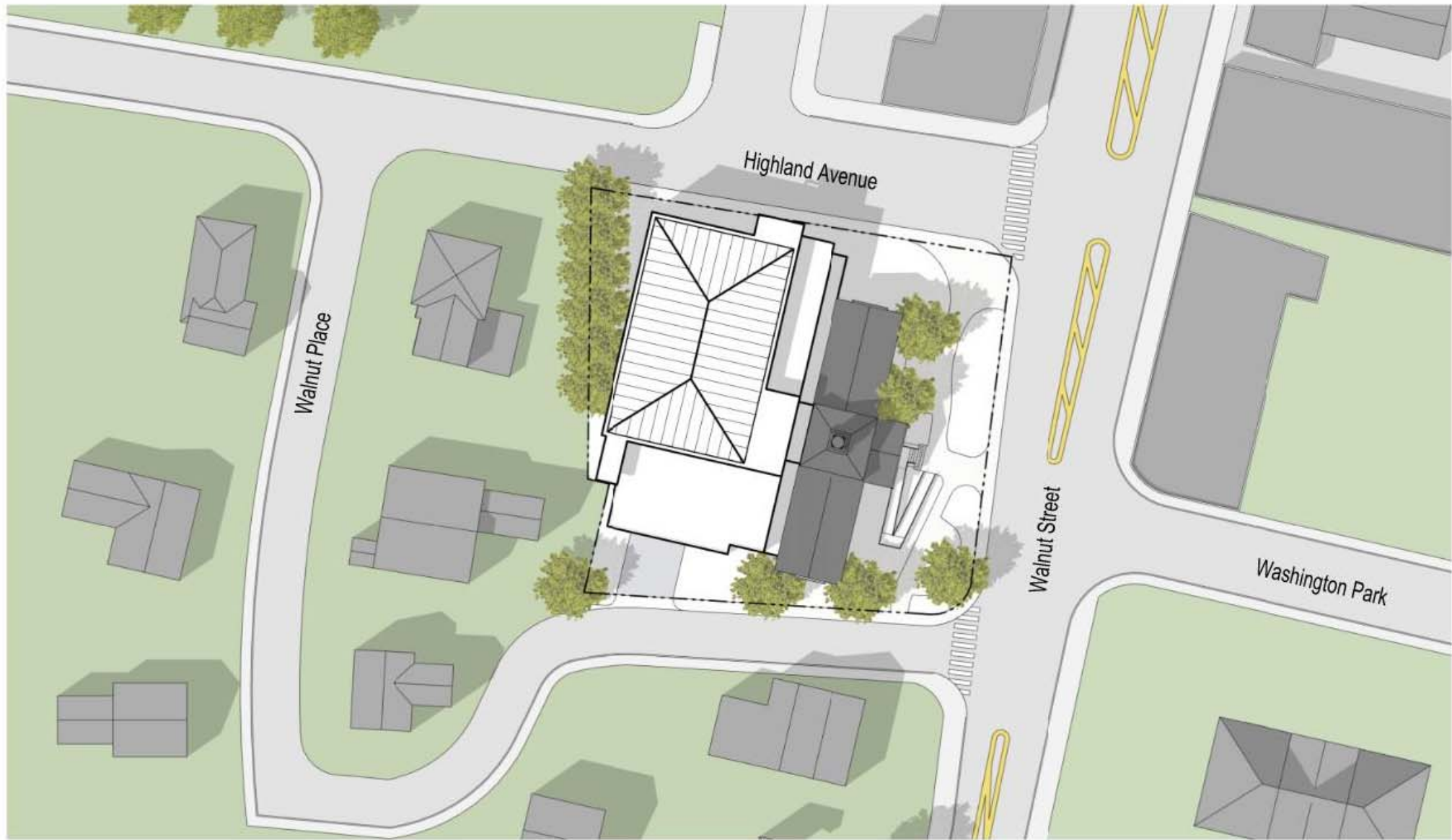


The Adaptive Reuse Alternative

Adaptive Reuse with a Contiguous First Floor Level



This section shows the existing building with its main floor 6 feet above entry grade. When the new addition is constructed with its first floor contiguous with that of the library a more rational circulation system and program layout results. However, the raised entry creates an obstacle to accessible entry that needs to be overcome.

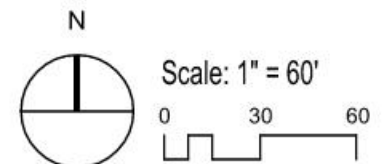


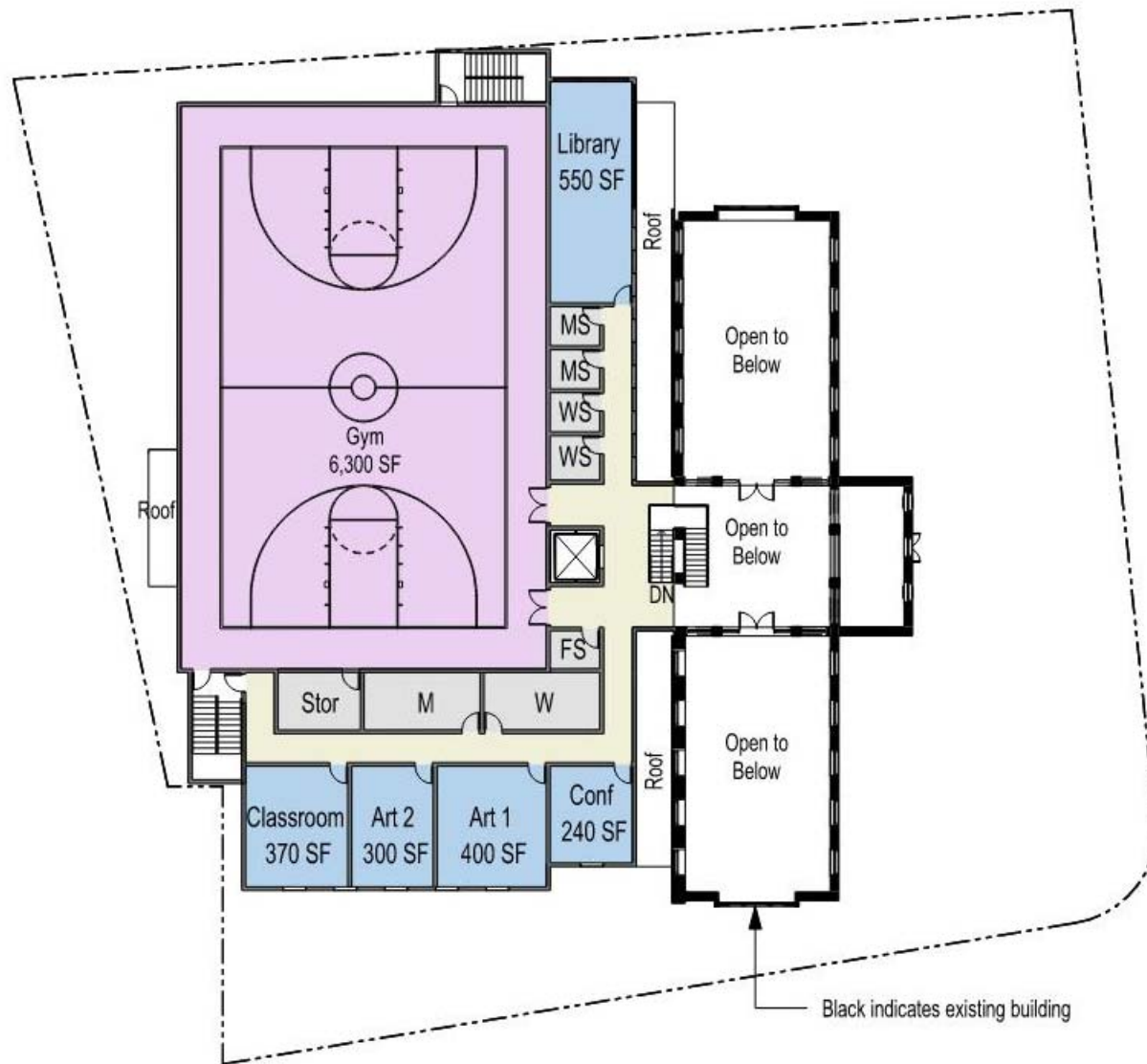
NewCAL Newtonville Option F Reuse Existing Building with Addition
Basement

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33,612sf Includes Existing
30,612sf Without Including Existing Basement



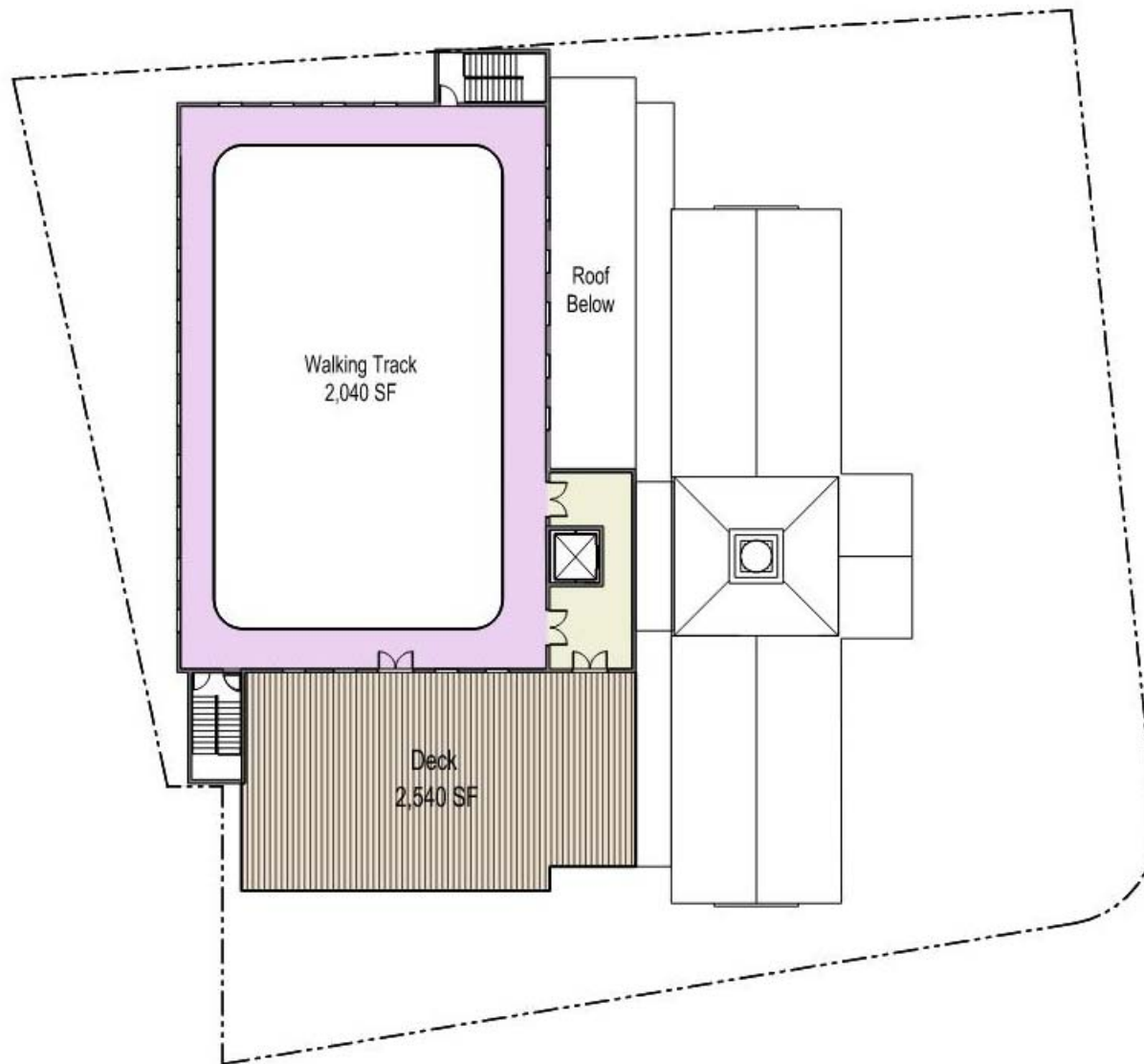


NewCAL Newtonville Option F Reuse Existing Building with Addition

Second Floor Plan

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NewCAL Newtonville Option F Reuse Existing Building with Addition

Third Floor Plan

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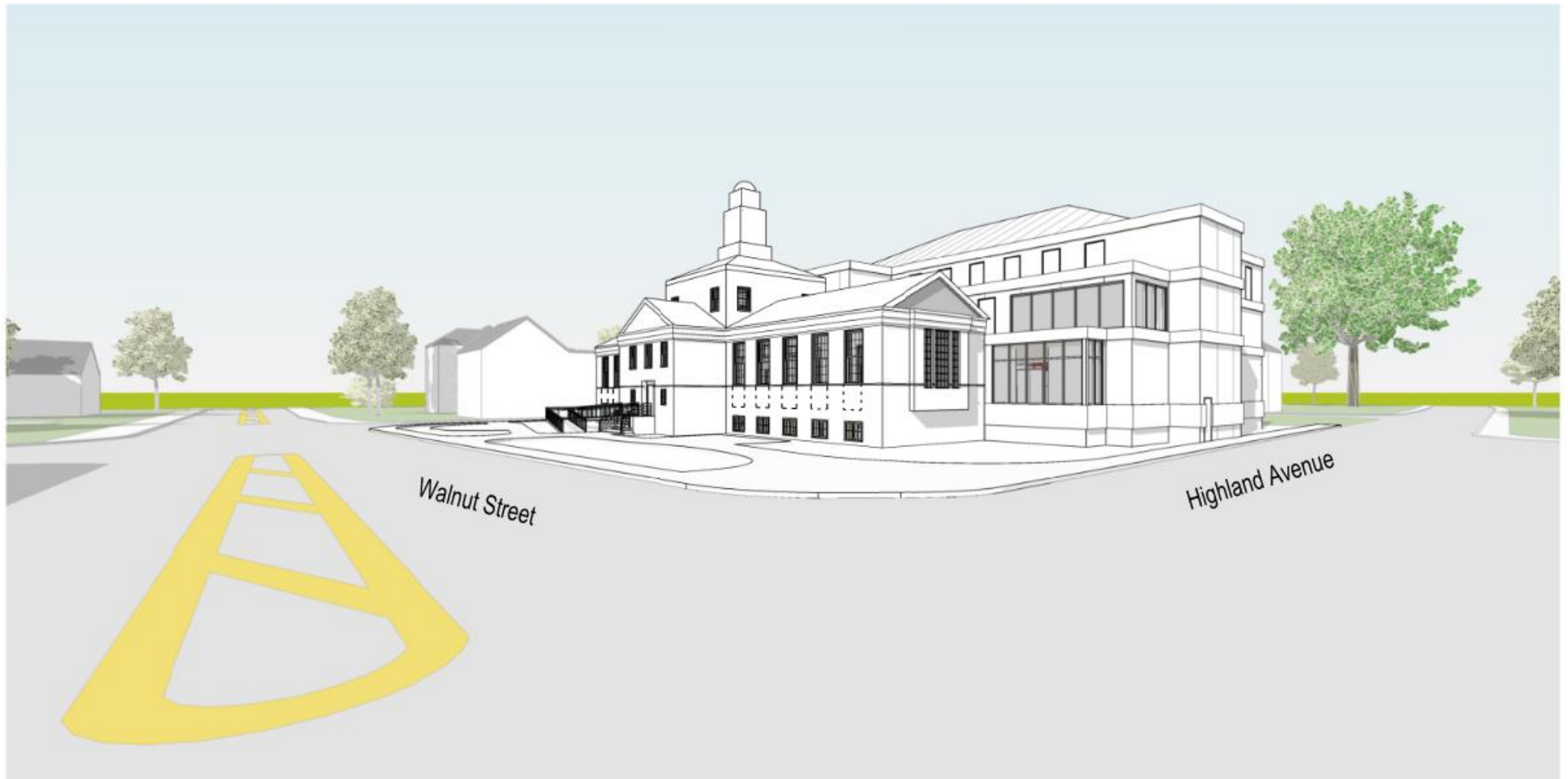
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NewCAL Newtonville Option F Reuse Existing Building with Addition
Basement Plan

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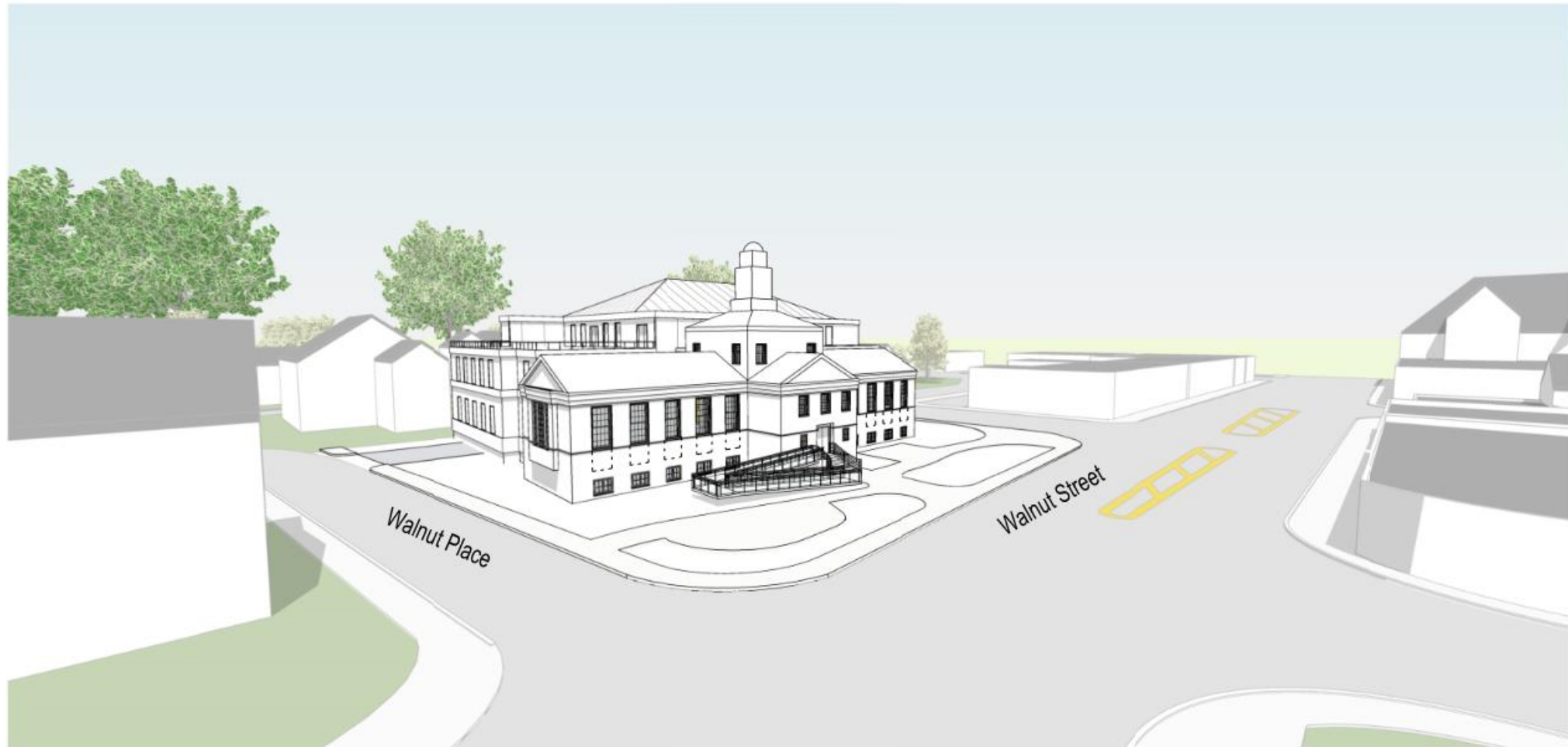


NewCAL Newtonville Option F Existing Level Entry

Street View from Northeast

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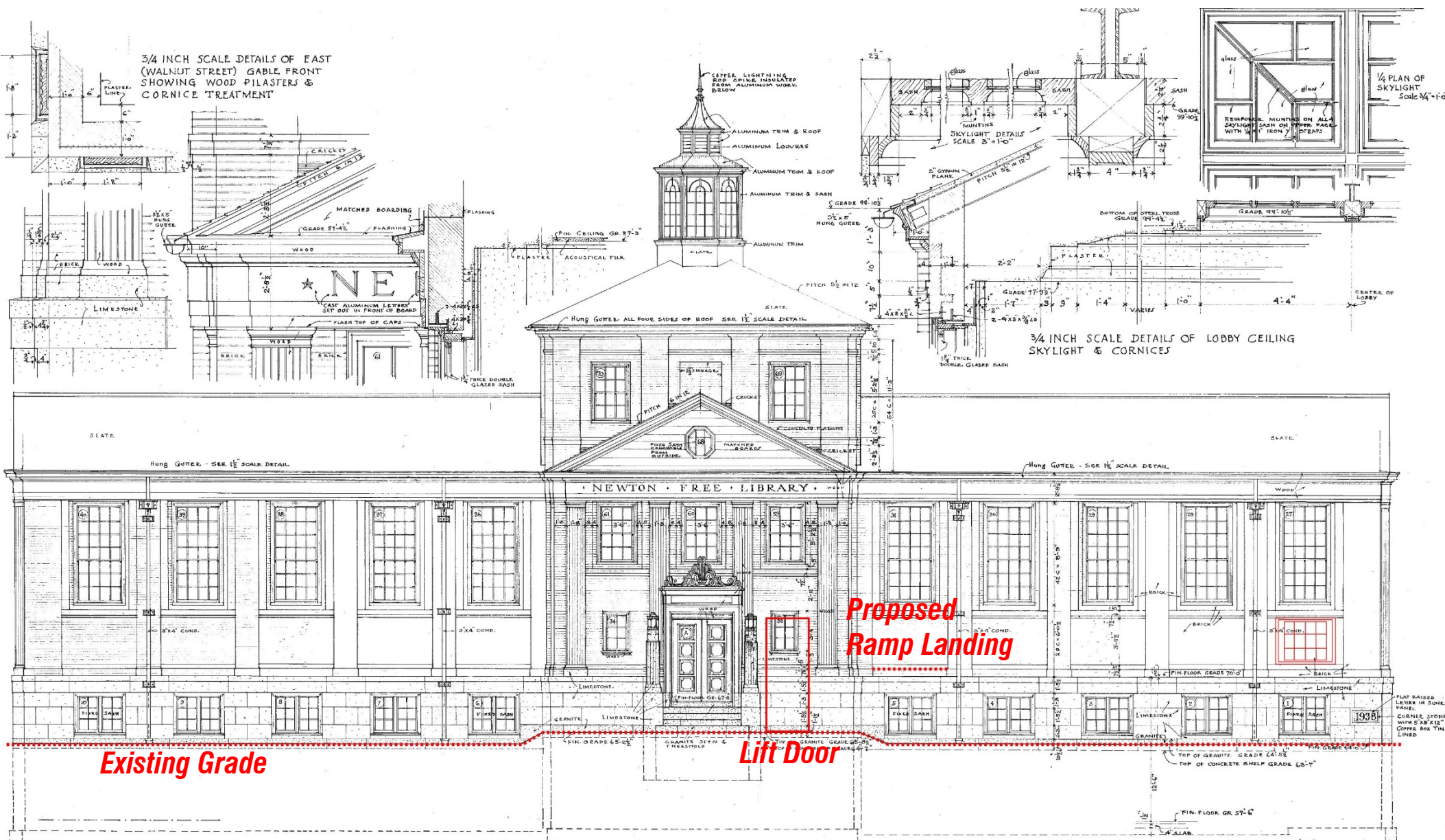


NewCAL Newtonville Option F Existing Level Entry

Street View from Southeast

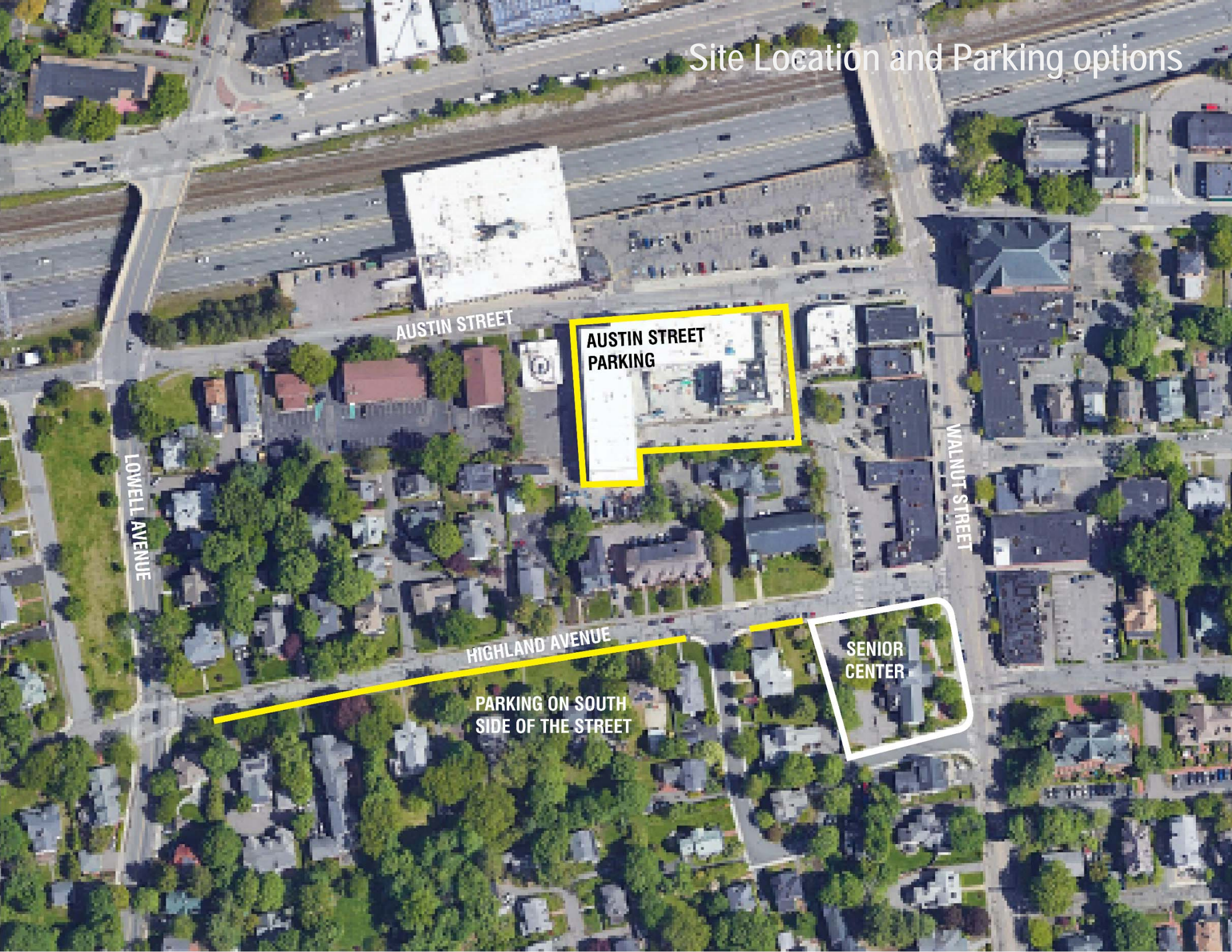
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SUPERSTRUCTURE
PROPOSED LIBRARY
WALNUT ST & HIGHLAND AVE.
NEWTONVILLE, MASS.
PWA PROJECT MASS 1547-F
ROBB & LITTLE ARCHITECTS
250 STUART ST. BOSTON, MASS.
DRAWN BY C.G.G. DEC. 27, 1938

Site Location and Parking options



AUSTIN STREET

AUSTIN STREET
PARKING

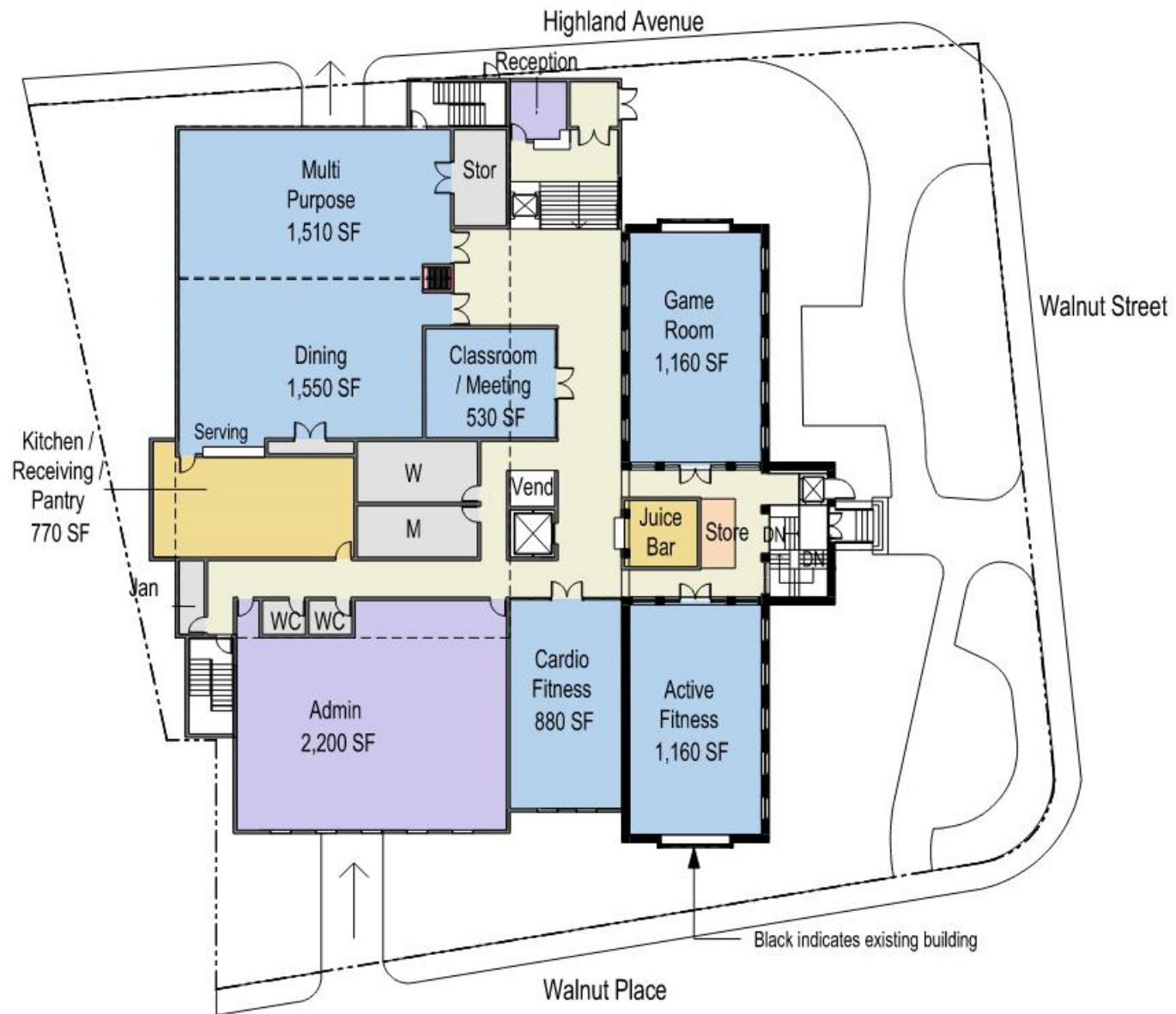
LOWELL AVENUE

WALNUT STREET

HIGHLAND AVENUE

PARKING ON SOUTH
SIDE OF THE STREET

SENIOR
CENTER



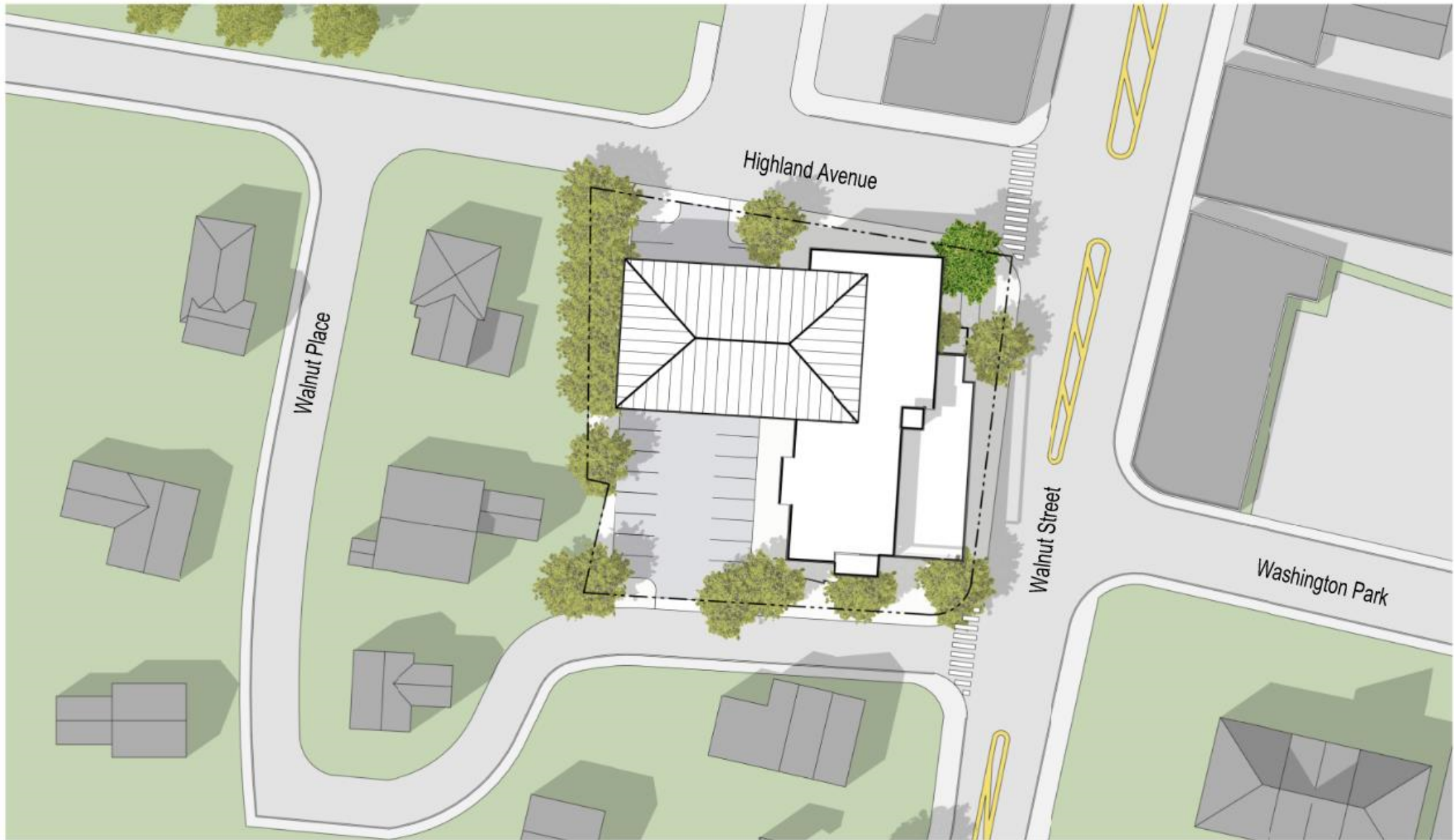
NewCAL Newtonville Option F Reuse Existing Building with Addition

First Floor Plan Corner Entry

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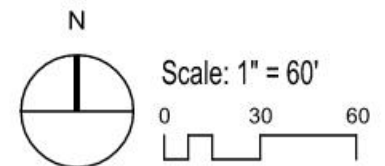
The New Building Alternative



NewCAL Newtonville Option E1 New Building L Shape (3 Story) 32,471sf
Site Plan

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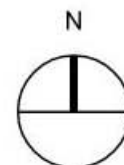


NewCAL Newtonville Option E1 New Building L Shape (3 Story)

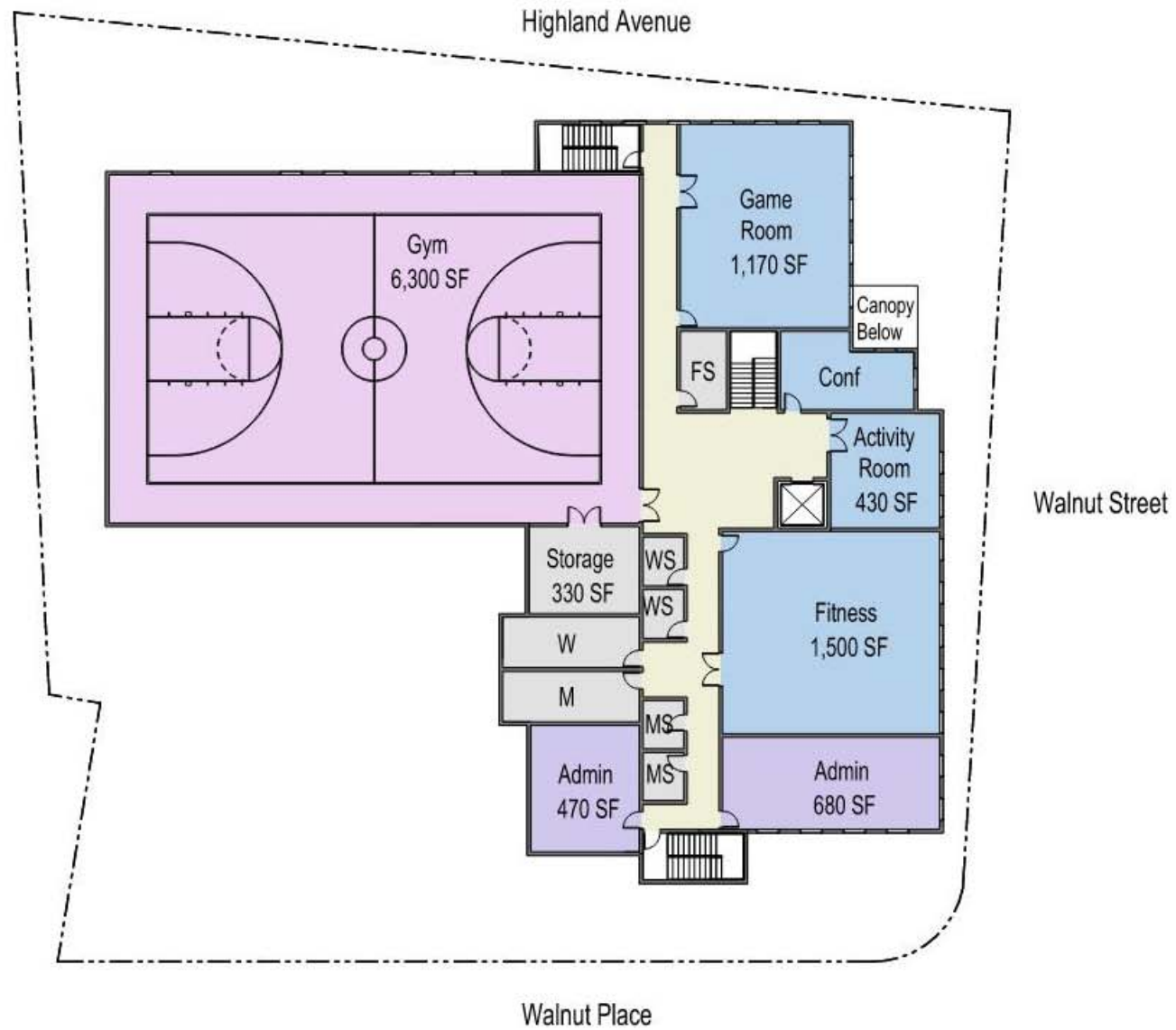
First Floor Plan

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Scale: 1/32" = 1'-0"

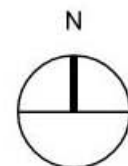


NewCAL Newtonville Option E1 New Building L Shape (3 Story)

Second Floor Plan

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Scale: 1/32" = 1'-0"

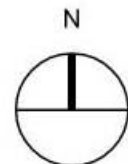


NewCAL Newtonville Option E1 New Building L Shape (3 Story)

Third Floor Plan

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Scale: 1/32" = 1'-0"



NewCAL Newtonville Option E1 New Building L Shape (3 Story)

Aerial View from Northeast

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NewCAL Newtonville Option E1 New Building L Shape (3 Story)

Street View from Northeast

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NewCAL Newtonville Option E1 New Building L Shape (3 Story)

Street View from Southeast

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Questions & Comments