

FEDERAL 160 & 150 FEDERAL STREET CENTER

News Letter

Federal Center: The Integration of Two Unique Buildings

What do a national historic landmark and a new office tower have in common? Two distinct buildings, each with its own identity and expression. The answer is Federal Center.

Federal Center is an 870,000 square foot masterplanned first class office center that combines The Landmark, a certified historical building located at 160 Federal Street, with 150 Federal Street, a state-of-the-art mid-rise office building in Boston's Financial District. The project is the result of years of planning by development consultants Meredith & Grew, Incorporated. The Boston Redevelopment Authority, The Boston Landmarks Commission and numerous other participants have also been enthusiastically involved since its inception.

The concept of Federal Center began with The Landmark, a 24-story office building now being renovated into first class office space. Completed in 1930, it was New England's first skyscraper and the headquarters for a leading corporation. The original architects created one of Boston's finest Art Deco treasures, now listed on the National Register of Historic Places.



The Landmark is undergoing one of the most complete historic renovations in

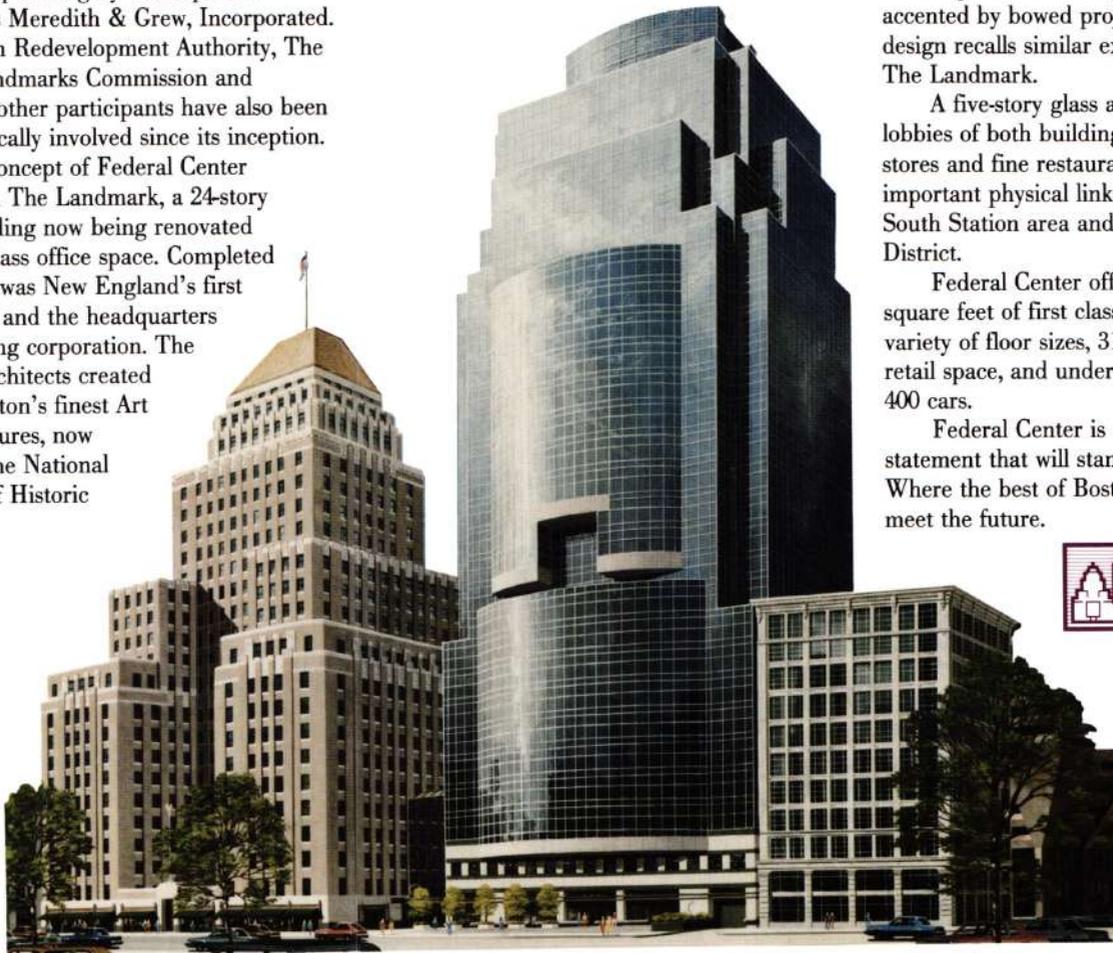
the country. Its significant architectural features are being restored to their original grandeur, among which are the highly detailed pre-cast stone ornaments, its impressive glazed tile roof, and the classically decorated lobby. All damaged exterior brick is being replaced with new, matching brick.

The new addition to Federal Center, 150 Federal Street, is a simple yet distinctive architectural statement that compliments rather than competes with its counterpart. A vertically tapering mass accented by bowed projections, its stepped design recalls similar expressions found in The Landmark.

A five-story glass atrium adjoins the lobbies of both buildings. It features retail stores and fine restaurants, and provides an important physical link between the growing South Station area and the Financial District.

Federal Center offers a total of 870,000 square feet of first class office space in a variety of floor sizes, 31,000 square feet of retail space, and underground parking for 400 cars.

Federal Center is an architectural statement that will stand the test of time. Where the best of Boston's old and new meet the future.



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Facts and Figures

The Landmark

Office space/350,000 square feet

Retail space/21,000 square feet

Stories/24

Parking/100 underground spaces

Floor sizes/Approximately 25,000 to
3,000 square feet

Occupancy/April 1986

Architects/Jung Brannen Associates

150 Federal Street

Office space/520,000 square feet

Retail space/10,000 square feet

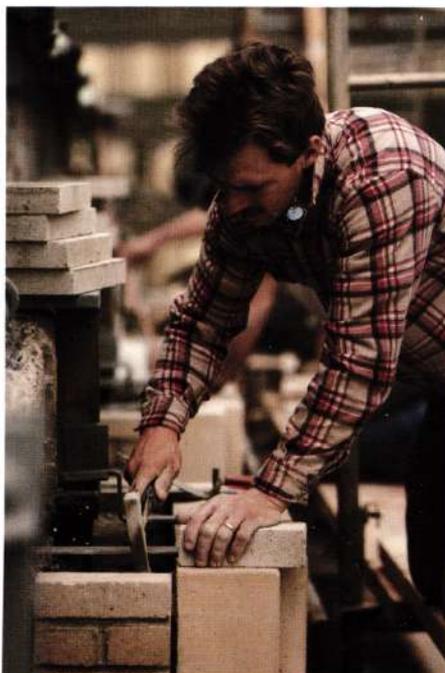
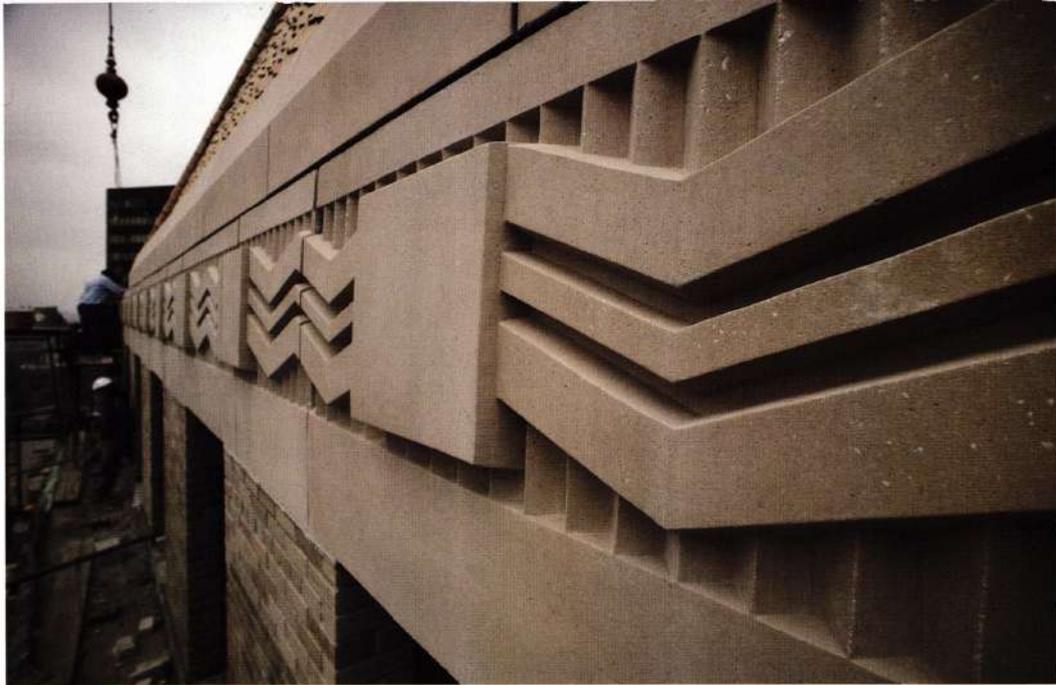
Stories/28

Floor sizes/Approximately 30,000 to
11,000 square feet

Parking/300 underground spaces

Occupancy/June 1987

Architects/The Stubbins Associates



The Landmark is undergoing an extensive historic renovation.

Restoration of an Historic Skyscraper

When completed in 1930, The Landmark at Federal Center was Boston's premier office building. An example of the highest technology in construction and design, it included such innovations as heated vestibules, nearly automatic elevators requiring 10 operators and one "skycap," and nine incoming telephone lines.

Extensive pre-design research and testing determined that if The Landmark was to be saved, a renovation more extensive than any in Boston's history would be required. After being designated as both a city and a national landmark, it was decided to restore the building in accordance with the most rigorous historic certification standards.

According to Judith Selwyn, preservation consultant for the project, the goal of the effort is to remove all deteriorated materials and replace them with direct replicas of the originals. "To return a prominent landmark to the Art Deco tradition," she says.

Pre-cast stone ornaments have been painstakingly recast. By making molds from the original blocks, craftsmen were able to rejuvenate the pieces' sharp lines and clear impressions. The final forms, some weighing up to four tons, are then inched into place by a 250-foot crane.

The exterior brick presented a unique set of problems. It had become weathered over the years, changing in color and texture. To make new bricks to match the old, the original clay pits and brick presses were reactivated. And due to the building's many angles, 11 different corner shapes were produced.

Perhaps The Landmarks' most impressive feature is its glazed tile roof. Tiles are being preserved and repaired, and the roof line illuminated to create a stunning Art Deco addition to the Boston skyline.



The attention to detail doesn't end here. Inside, the lobby is being restored to its original condition. Marble walls and taverline floors are being cleaned and repaired. The chandeliers are being restored, and supplemented by additional lighting. The highly detailed bronze elevator doors are being refurbished and illuminated.

The project also includes the replacement of all windows, the reduction of columns to increase the floors' efficiency, and the restoration of bronze storefronts at street level. Entirely new mechanical and life-safety systems will be installed to be consistent with modern Class A office building standards.

The classic style and grace of The Landmark sets the tone for Federal Center.



A Sense of Place

"150 Federal Street at Federal Center sets out to be a quieter building than The Landmark," comments Hugh A. Stubbins, Jr., architect and chairman of the board of The Stubbins Associates. "A good neighbor."

The new addition to Federal Center, 150 Federal Street, accents the mood of The Landmark while having its own modern, state-of-the-art appearance.

An initial study found a considerable variety of architecture among the structures in the surrounding area. 150 Federal Street successfully addresses the design challenges of a new building in a decidedly "mixed" context.

The smooth, crisp glass panelized tower of the new building, delineated by white crisscrossing lines, reflects the features of The Landmark. Complicated step-back corners are also sympathetic to The Landmark. The first two stories will be clad in a combination of black and grey granites.

Inside, a five-story, glass-covered atrium will run from High to Federal Street. On each side of this covered pedestrian street there will be shops and restaurants, giving the Financial District its only enclosed retail complex.

Adding to the pedestrian experience and serving as a focal point is a unique water design. Water will race down threads that stretch from the ceiling to a trough below, forming a "waterwall." Extensive seating and plantings will further enhance this urban environment.

The two buildings combine to offer tenants a wide variety of office and retail flexibility at a prime Financial District location. And the added convenience of underground parking.

