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Nauset Const. completes 4,000 s/f mixed-use, restaurant at 150 State St.

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Boston, MA Nauset Construction recently completed the renovation and addition of 150 State St. The historic five-story English Tudor-style building was transformed into four floors of first-class office and three floors of space for Kamakura, a Japanese restaurant that serves contemporary kaiseki cuisine.

Originally constructed in 1899 and once home to the British Consulate, the building has been re-imagined by architectural firm Choo & Company, Inc. The new design includes an additional floor as well as an enclosed roof deck featuring a 400 s/f aluminum and clear glass retractable skylight overlooking the Custom House. This top floor houses Kamakura's skybar and lounge, Kumo – which means “cloud” in Japanese. The restaurant also occupies the first and second floors, with the kitchen located in the basement. Four floors of office space totaling 3,760 s/f – each with a private bathroom and shower – comprise floors three through six.

The Elizabethan façade was replaced with copper panels to create a more modern look, while retaining the outline of the historic gable roof as an architectural feature. Folding glass partitions, which open to the sidewalk, line the ground floor, and energy-efficient windows provide natural light for the restaurant and office space. Following a complete interior renovation, Nauset replaced the existing walls with brick veneer with moisture resistant CMU backing, and installed entirely new MEP systems.

Located in Boston's Financial District, a few minutes' walk to the Rose Kennedy Greenway and Faneuil Hall as well as the MBTA Blue, Orange and Green Lines, 150 State St. has a Walk Score of 97 and a perfect Transit Score of 100.

“With office space at a premium in the Financial District and an increased focus on unique dining options in the City of Boston, we were confident about the building's prospects,” said Robert Weintraub, principal of LDJ Development, the owner and developer of 150 State Street. “The office space has been fully leased and the restaurant has received outstanding reviews.”

“Our extensive experience building on tight urban infill sites served us well on this project,” said Nauset Construction president Anthony Papantonis, whose firm also converted another historic structure in the district, 175 Purchase St. – home to the Brazilian Consulate – in 2013. “While

working in a highly trafficked area, safety and logistics is paramount. We also had the additional challenge of ensuring that the construction was not disruptive to the surrounding retailers, residents and office occupants in this extremely dense neighborhood.”

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