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## **Nauset building historic boutique hotel - 907 Main**

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Cambridge, MA Nauset Construction is transforming a historic mixed-use building into a 67-key boutique luxury hotel. Located in Central Sq. at the corner of Main and Columbia Sts., 907 Main is being developed by Sean Casey, LLC and Hay Creek Hotels.

The hotel will feature a blend of amenities, including two new restaurants, The Dial and The Blue Owl, and Praliné, a French Bakery, as well as Toscanini's Ice Cream, in its original, newly renovated location.

Originally constructed in 1871, the four-story, mixed-use office/residential property was later renovated in 1928 into 12 apartment units with first floor retail space. The building is within the Central Square District of the National Register of Historic Places and is considered to be a contributing building. Nauset and the design team worked closely with the Cambridge Historical Commission to ensure compliance with the organization's exacting renovation standards. This transit-oriented development is within walking distance to Kendall Square, widely considered to be the hottest market for Life Science and Technology commercial space in the nation.

The property was purchased by the current owners in 2008 whose shared vision, shaped by the revitalization underway in Central Sq. and the nearby Kendall Sq. expansion, was to create a boutique hotel. "We wanted to develop something that will preserve the look and history of this area while meeting the market demand for a hotel that features compelling bar and restaurant offerings" said Tim Johnson of Sean Casey, LLC, the developer of the project.

Sean Casey, LLC partnered with hotel managing partner Hay Creek Hotels, a locally owned and operated hospitality provider that specializes in independent & historic hotel management for destinations that are grand in character. The brand identity and interiors were created with direction from Hay Creek Hotels and designed by Gensler Boston, and Boyes-Watson is the architect of record for the project. Inspired by Margaret Fuller and the Transcendentalists movement, 907 Main will feature exclusive offerings and partnerships that provide a sophisticated and refined stay while inspiring guests and locals to "embrace their rebel within".

This experience will be created through the diversity of the neighborhood and the hotel's unique amenities, such as The Dial restaurant and bar, complete with an outdoor courtyard located at street level and designed to capture the essence of the city. French Bakery Praliné will occupy the

Columbia Street retail location, offering patrons marriage frères teas and artisanal confections including macarons, chocolates, croissants and pastries.

Hay Creek Hotels and Gensler conceived each venue within 907 Main to reflect the freewheeling culture and art of the Central Sq. neighborhood. The rooms above were designed to pay homage to the original architecture, showcasing original brick walls and bay windows. The renovation of the existing structure includes restoration of the original concrete and masonry building façade. Nauset will also construct a connecting four-story addition to house a two-bedroom penthouse suite as well as The Blue Owl rooftop restaurant, bar and outdoor terrace that will feature picturesque skyline views of the City and the Charles River. The addition will be clad with metal panels and fly-ash composite trims. This historic, adaptive reuse project is designed to meet LEED-certifiable requirements.

“This project allows us to draw on two of Nauset Construction’s greatest strengths – working with tight, zero-lot line urban infill sites, and the thoughtful restoration and repurposing of historically significant structures,” said Nauset Construction president Anthony Papantonis. Nauset has been working extensively in Cambridge for many years, completing projects across the property type spectrum. Nauset recently completed 121 First St., a 60,000 SF mixed-use office building fully leased to CarGurus, and Point 262, a sold-out 55-unit condominium complex near Lechmere Station, and has completed or is currently constructing nearly a dozen multifamily projects in Cambridge in recent years. The project is anticipated to be completed by the close of 2019.

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