

BANKER & TRADESMAN

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ESTABLISHED 1872

BUILD OUT

Lobby 7 of the William Barton Rogers Building

LOBBY 7 OF THE WILLIAM BARTON ROGERS Building, the Massachusetts Institute of Technology's signature building on Massachusetts Avenue in Cambridge, underwent a comprehensive restoration for the first time in its 63-year history. Shortly after its completion in 1938, the central skylight was covered as a wartime precautionary measure and the dome had since remained in darkness. The lobby had also seen 63 years of sustained hard use and numerous piecemeal changes. With the recent work completed by A.J. Martini Inc. and designed by Einhorn Yaffee Prescott Architecture & Engineering, the lobby has been restored to its original vintage condition. The restoration work included the rebuilding and reopening of the skylight and inner laylight for the first time since 1942, thoroughly cleaning and restoring all of the stone, painting metal and wood, and cleaning and restoring the plaster surfaces inside the lobby. New lighting was installed in order to bring out and enhance the dramatic effects of the signature space. Within the lobby, the bronze finish railings, doors and entry surrounds were all carefully restored. There were several unique challenges to the job including cleaning and restoring the stone without altering its original appearance and restoring the skylight to replicate the original design. One of the most interesting challenges was the scaffolding system. The school required that the building – which serves as the primary entrance to the MIT campus – remain open and accessible at all times during construction. The extensive interior and exterior scaffolding design had to provide access to all work surfaces, yet be safe enough for pedestrian traffic throughout the entire lobby.



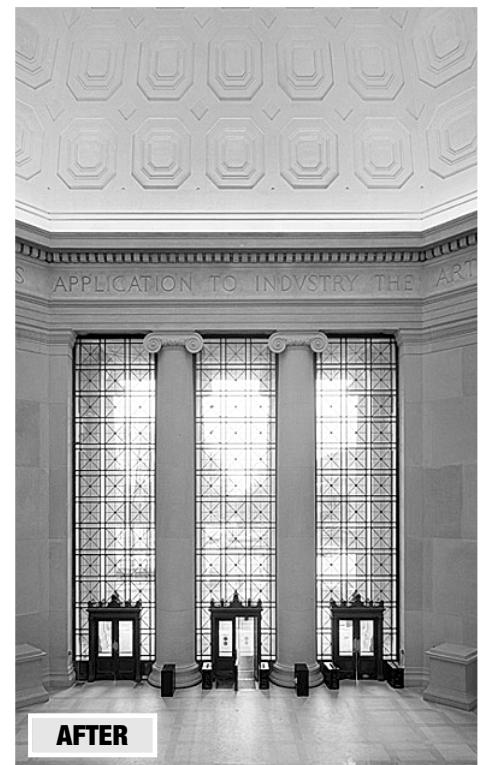
Address: 77 Massachusetts Ave.,
Cambridge

Originally built: 1938

Current tenant: Massachusetts Institute of Technology, Cambridge

Landlord: Massachusetts Institute of Technology, Cambridge

Project manager: A.J. Martini Inc.,
Malden



Build-out company/contractor: A.J. Martini Inc., Malden

Architect: Einhorn Yaffee Prescott Architecture & Engineering, Boston

Estimated cost of build out: Exceeded \$1.5 million

Date renovation began: March 2001

Date renovation completed: December 2001

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