



EMERSON COLLEGE

1 - 3 B O Y L S T O N P L A C E

BCDC EXECUTIVE SUMMARY
AUGUST 27, 2013

ELKUS | MANFREDI
ARCHITECTS

EMERSON COLLEGE- BOYLSTON PLACE 1-3

PROJECT SITE

The Emerson College Boylston Place residence hall site comprises parcels 1, 2 and 3 Boylston Place along with an egress easement south of properties 130 through 140 Boylston Street and east of the Emerson Piano Row residence hall. The combined parcels and easement area occupies approximately 6,800 SF in the Piano Row portion of Boston's midtown cultural district. Adjacent properties include private residences and ground floor retail to the north, Emerson College's Walker Building to the east, the Tavern Club to the south and the College's Piano Row residence hall to the west.

The project site comprises approximately 82 linear feet of frontage on Boylston Place, commonly referred to as 'the alley' by students and local Bostonians alike. In addition to Emerson College, other uses and properties with frontage on the alley include the Tavern Club, a private members club, founded in 1884, the Liquor Store and Estate nightclubs, Sweetwater Café and entrance to the State Transportation Building and City Place food court.

In the wider geographic context, the project site sits at the heart of the city block bounded by Boylston Street to the north, Tremont Street to the east, Stuart Street to the south and Charles Street to the west. Boylston Place bisects the block with its main entrance facing the southern portion of Boston Common.

DESIGN AND CONTEXT

Emerson College's proposed project will provide student housing in a suite style residence hall for approximately 375-400 students. Suites comprise of double and single occupancy rooms with shared bathroom facilities. Resident assistant rooms and a resident director's apartment make up the complement of housing. Ground floor uses include an entrance lobby, laundry facilities, mail room, security and other support spaces. The project will be connected to the existing Piano row residence hall loading dock which will be demolished and reconfigured to improve serviceability for both structures. An exterior amenity terrace with views over Boston Common is proposed for the fourteenth floor.

There are two existing buildings currently occupying the site of the proposed residence hall. Number 1/2 Boylston Place is an early 20th century commercial building constructed as a rear addition to number 130/132 Boylston Street. The building is characterized by irregular fenestration in a red brick masonry façade dictated by utilitarian needs rather than aesthetic composition. The building contributes to the 19th century feeling of Boylston Place in a minimal way and lacks individual architectural distinction. The proposed project requires this building be demolished.

Number 3 Boylston place, also known as the Ancient Landmark building, was constructed in 1888 as a lodge for the Independent Order of Oddfellows. The red brick masonry, stone and copper exhibits an eclectic combination of Queen Anne and Romanesque revival architecture unique in the mid-town cultural district. It currently houses the 'Sweetwater Café' restaurant tenant at grade with some ancillary office space on the upper floors. The building interior has unfortunately undergone several major changes over the years that have left little of original architectural significance. The proposed design aims to preserve and incorporate the façade of the 'Ancient Landmark' building into the new project.

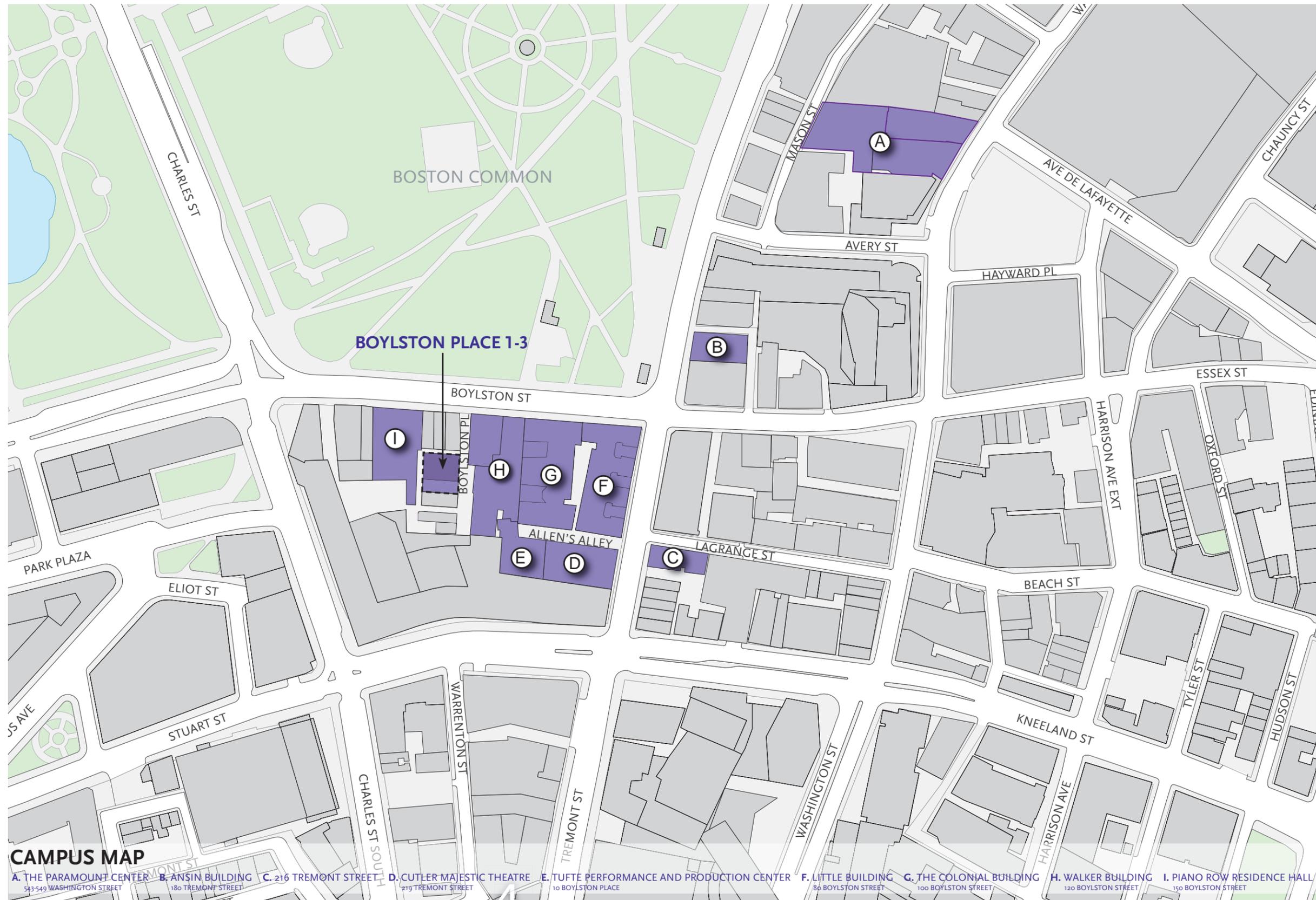
HEIGHT AND MASSING

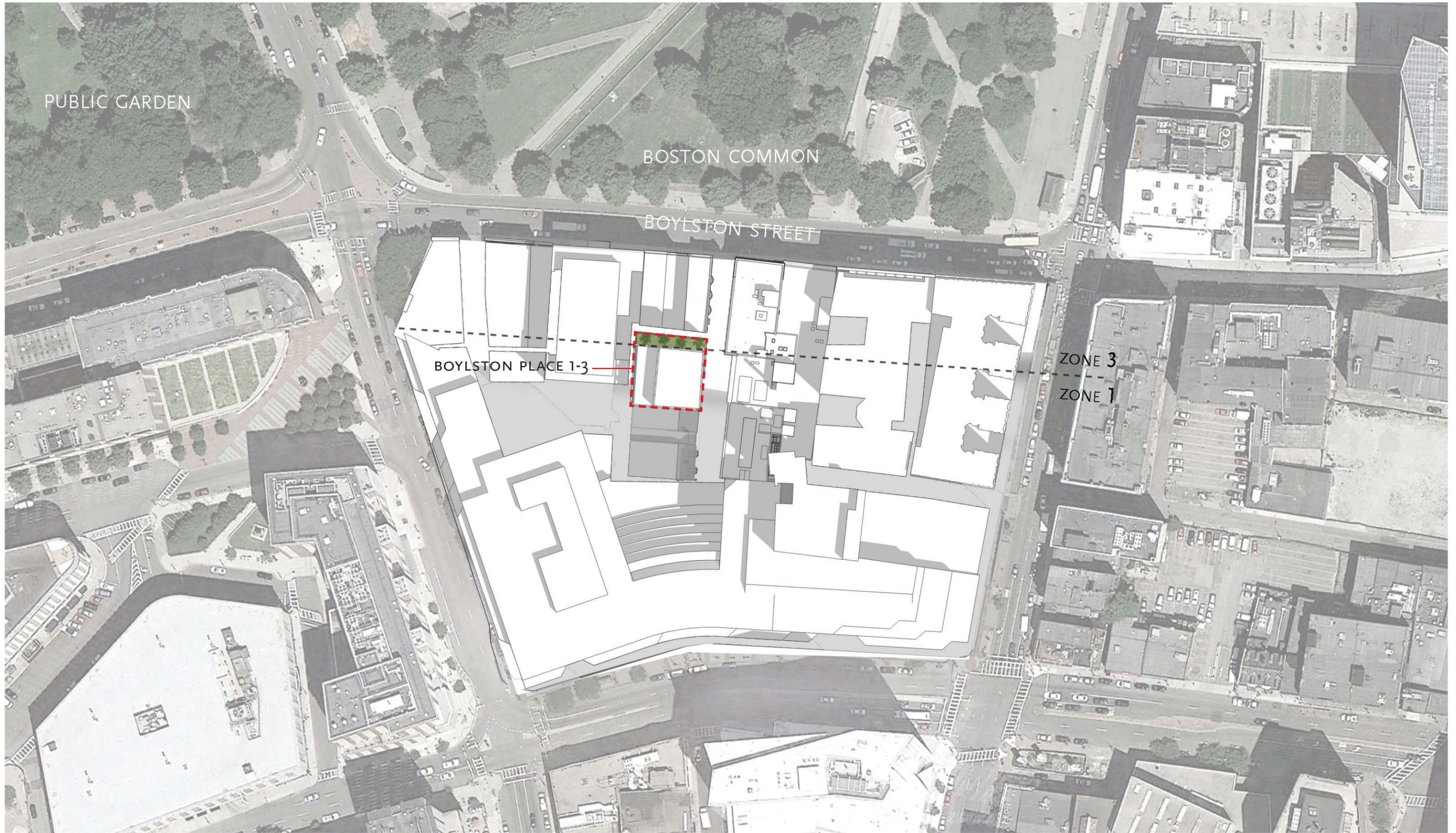
The project is proposed to be 18 stories in height and shall not exceed 171 feet excluding rooftop mechanical equipment. The lower residence hall portion has a building footprint of approximately 5400 square feet. The upper residence hall portion of the building steps back at level 14 from zone 3 at a height of 126' resulting in a footprint of approximately 4500 square feet for stories 14 through 18. The project proposes a roof terrace at level 14, designed to take full advantage of views towards Boston Common and the State House beyond. The building massing is further broken down to express multiple volumes that reduce the visual impact of the new building when viewed in the context of Boylston Street. The positioning of the mechanical penthouse, the tallest element in the project, is such that all portions of the new building when viewed from Tremont Street and Charles Street are entirely framed by taller structures to the south such as the W hotel, One Charles and the Revere Hotel. The arrangement of the building massing at the lower registers in Boylston Place reduces scale to complement the smaller structures that exist in the alley in particular the 'Ancient Landmark' building at number 3 Boylston Place. The façade of which will be incorporated into the new structure.

MATERIALS AND ARCHITECTURAL ELEMENTS

The exterior materials palette for the facades of the project will be drawn from a contemporary combination of glass and masonry with lesser elements of metal reminiscent of the weathered patina copper spandrels and cornice work of the adjacent historic structures. Masonry elements being considered are also drawn from the rich palette of stone, brick and terracotta found in many buildings in the locale. In particular, Emerson College's Little Building, Walker Building and Piano Row residence Hall.

Glass elements will contribute to the massing composition with varying transparent, translucent and opaque qualities designed to maximize views of the Boston Common from student residence hall rooms where applicable. The project subtly enhances the character of the Emerson College Boylston Street facades with a building that is both recessive in nature while creating a visually grounded vertical element in Boylston Place.







EMERSON COLLEGE
Boston, MA

NORTH ELEVATION
AUGUST 27, 2013



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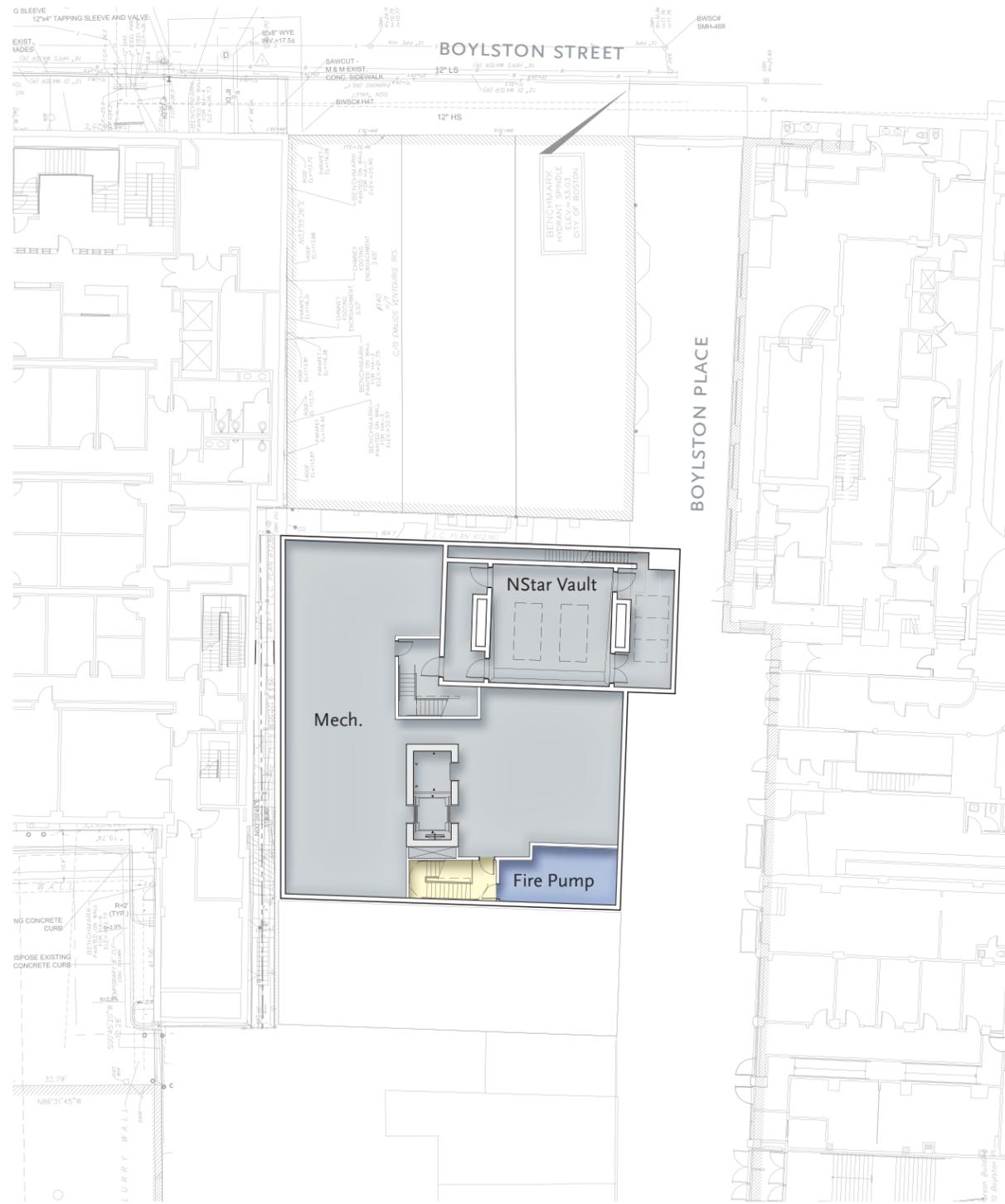


EMERSON COLLEGE
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EAST ELEVATION
AUGUST 27, 2013



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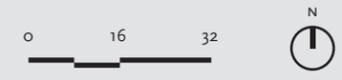


BASEMENT

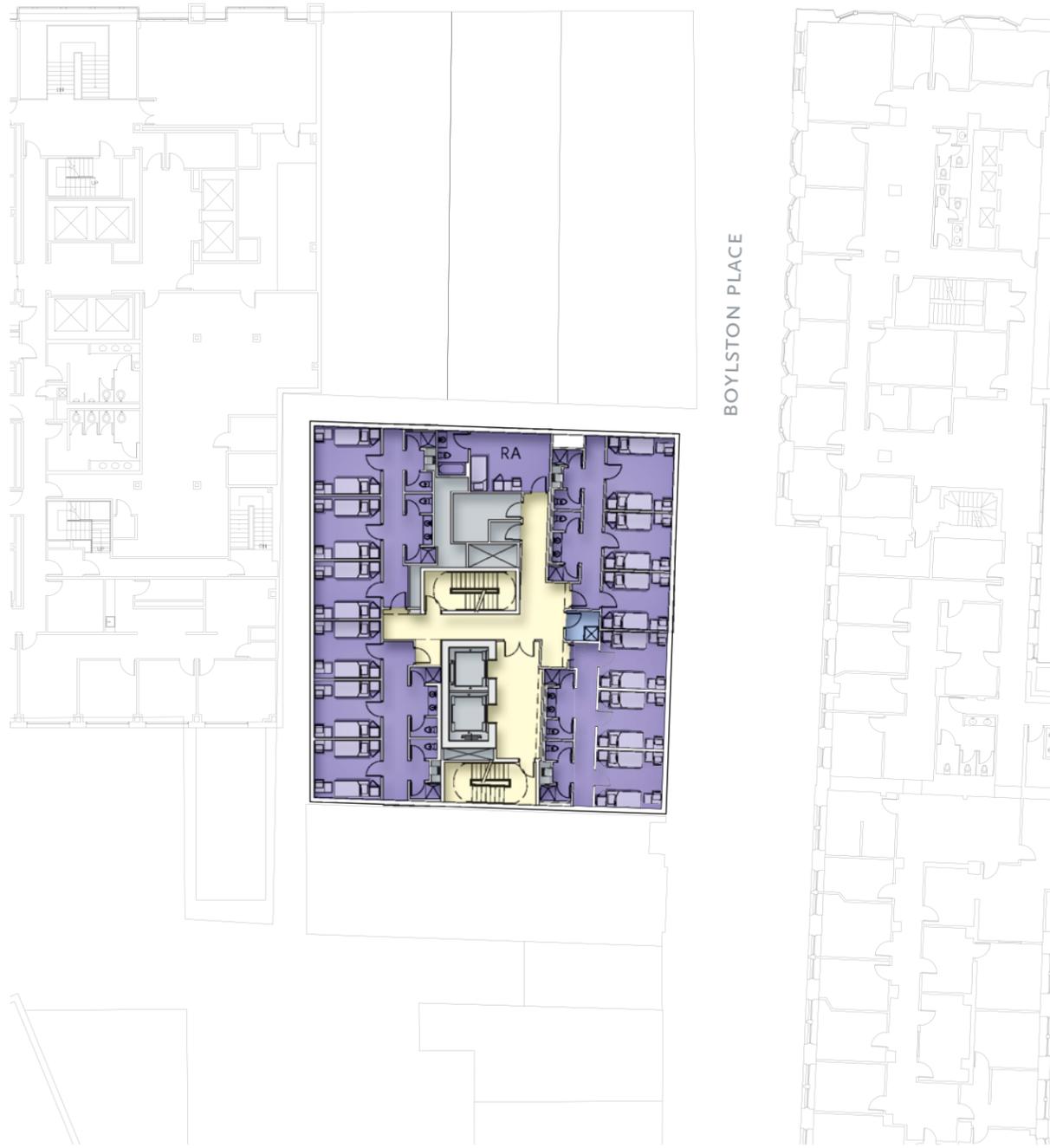


GROUND

- RESIDENTIAL
- NON-RESIDENTIAL
- CIRCULATION
- MECHANICAL

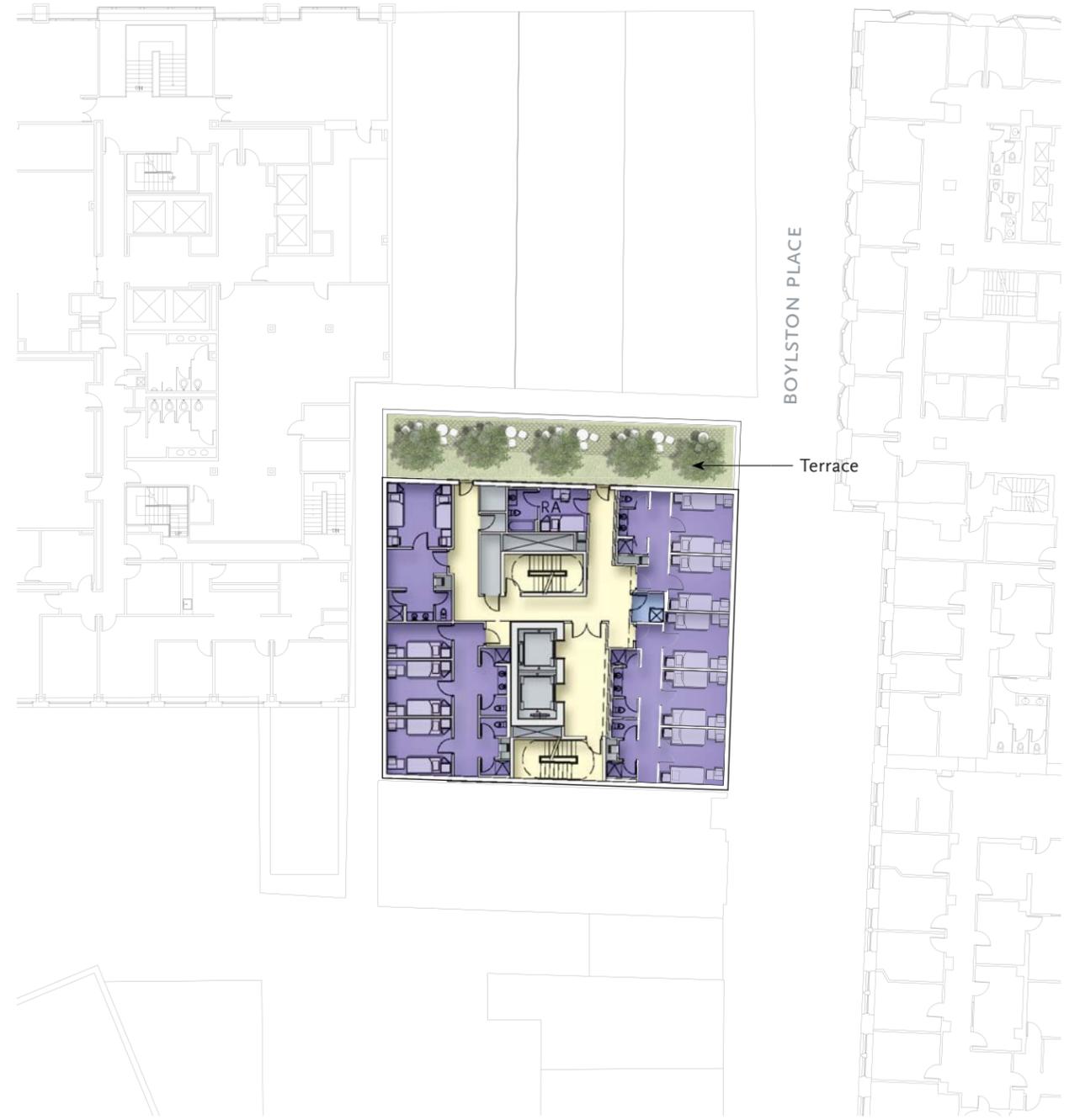


BOYLSTON STREET



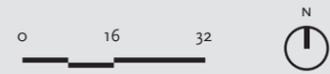
LEVEL 2-10

BOYLSTON STREET

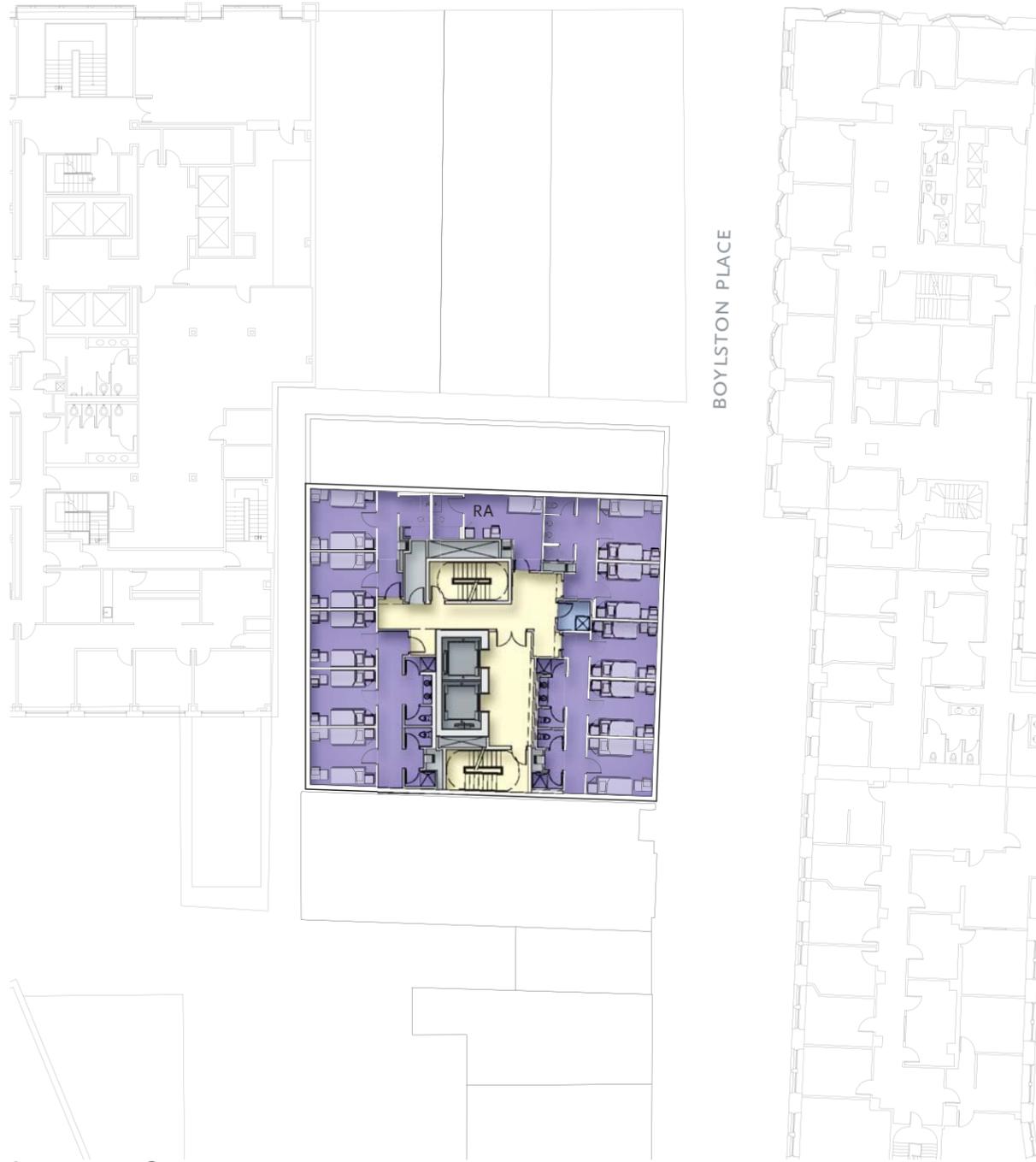


LEVEL 11

- RESIDENTIAL
- NON-RESIDENTIAL
- CIRCULATION
- MECHANICAL



BOYLSTON STREET



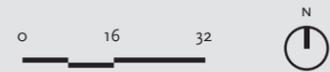
LEVEL 12-18

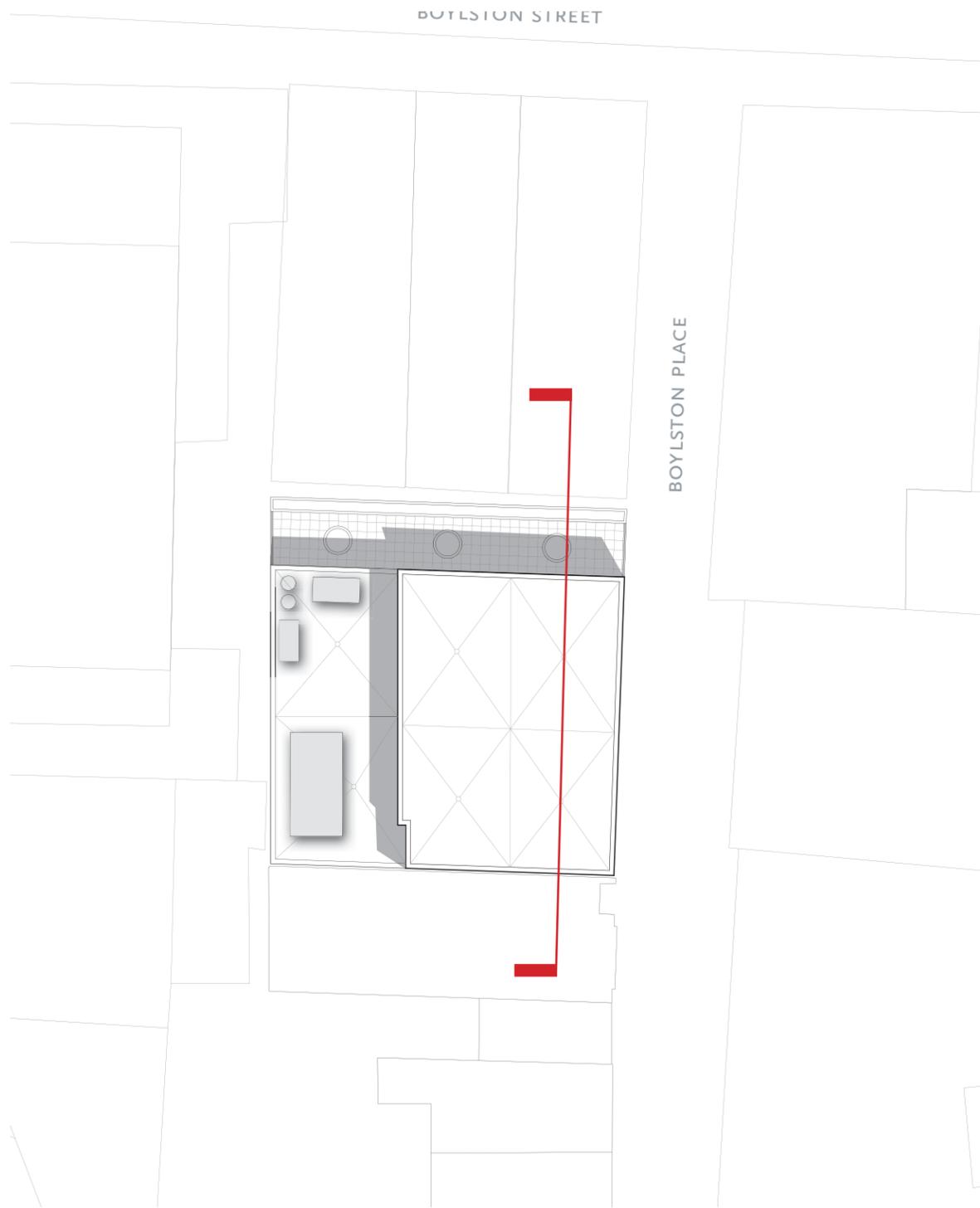
BOYLSTON STREET



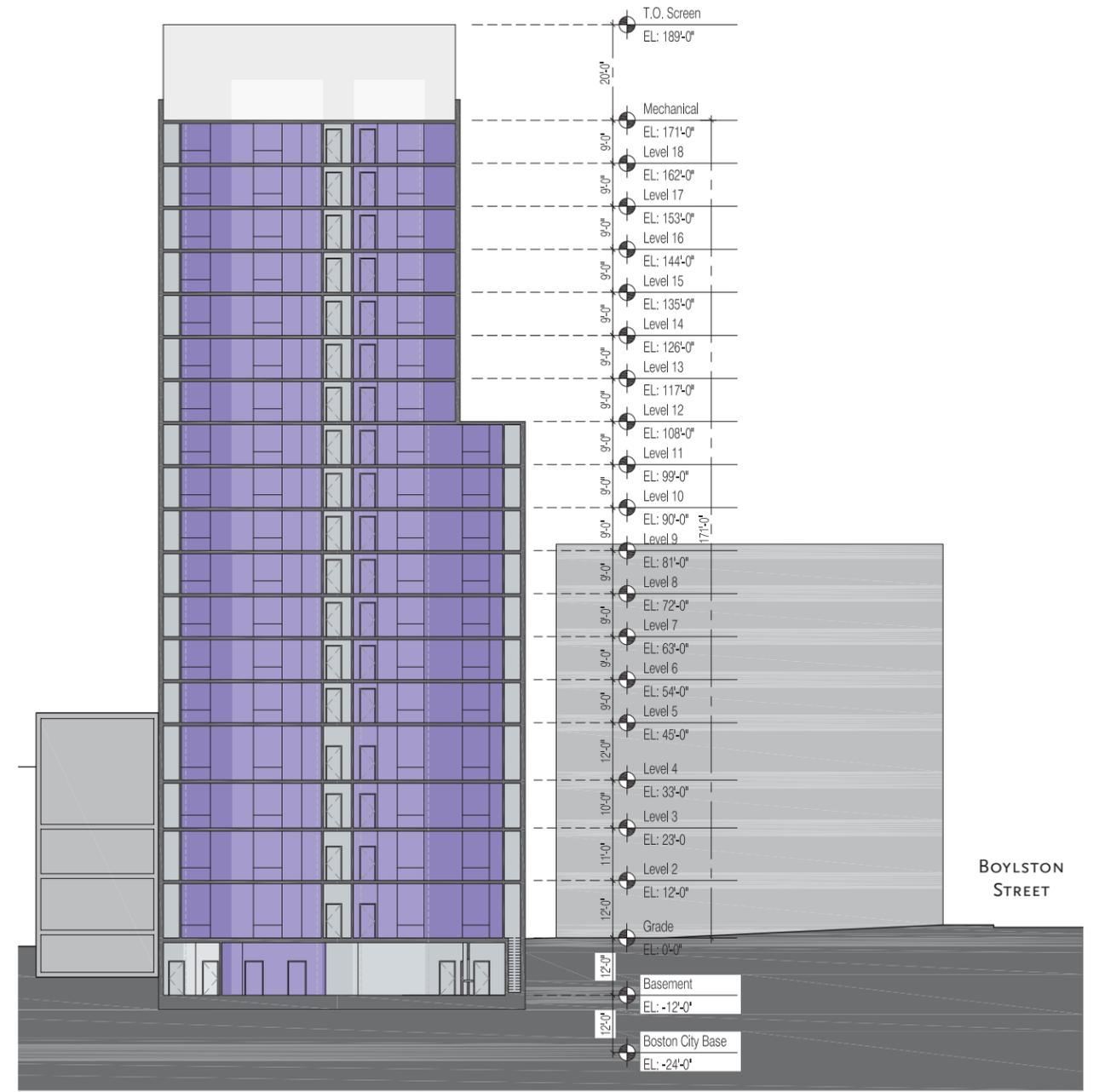
MECHANICAL

- RESIDENTIAL
- NON-RESIDENTIAL
- CIRCULATION
- MECHANICAL



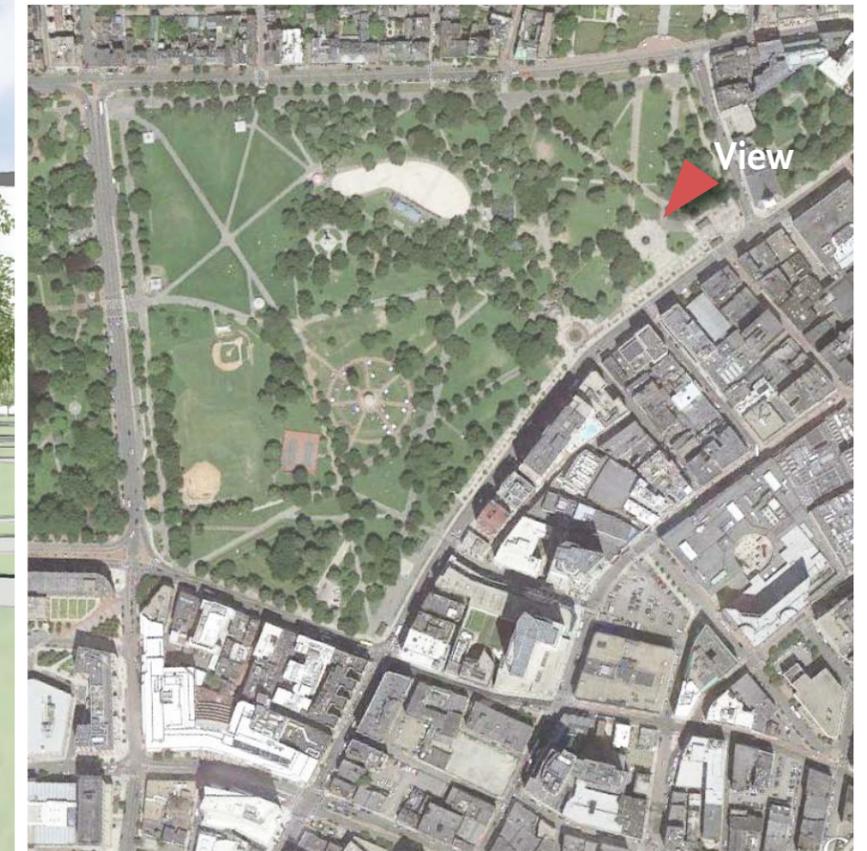


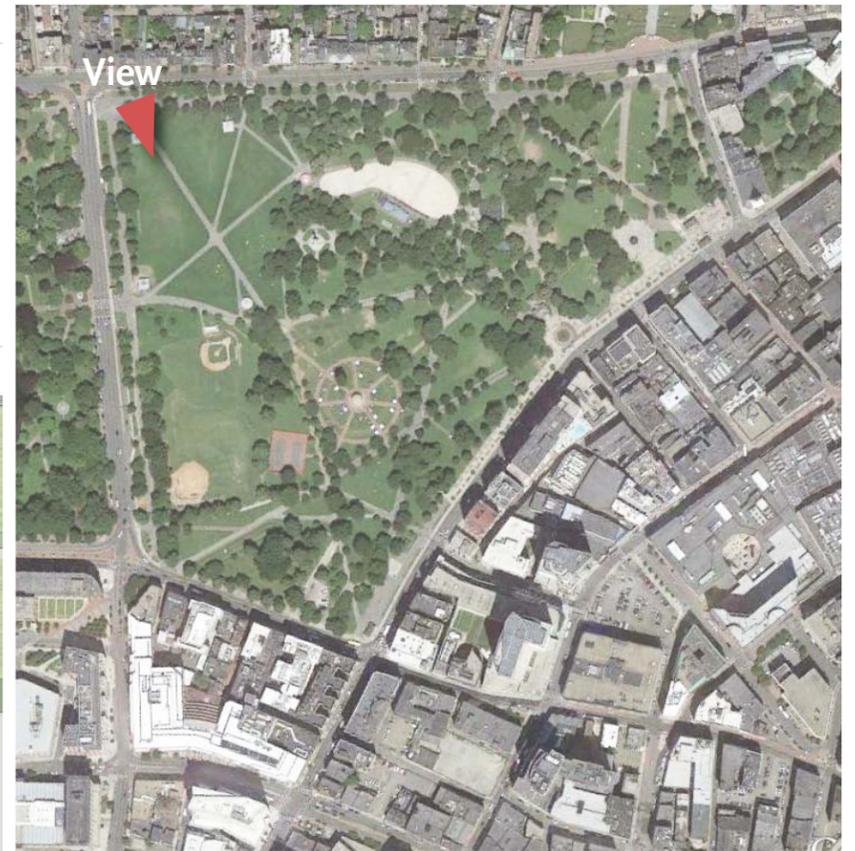
ROOF

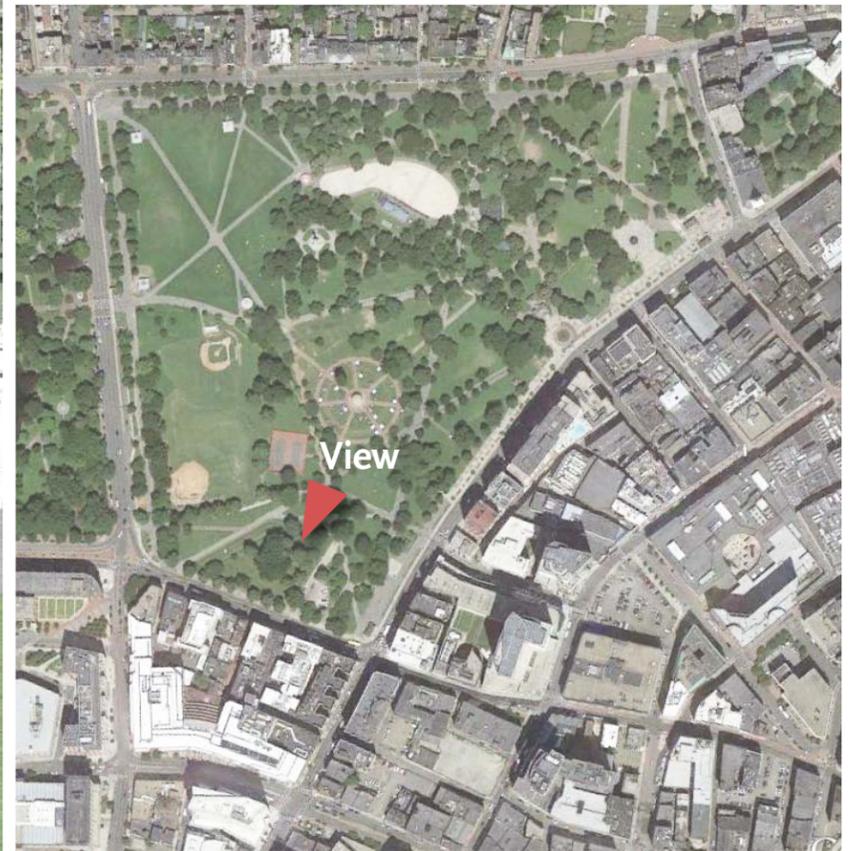


BUILDING SECTION

- RESIDENTIAL
- NON-RESIDENTIAL
- CIRCULATION
- MECHANICAL









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PIANO ROW- BOYLSTON STREET
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