

1767 WASHINGTON ST

BCDC & SELDC Presentation | January 22, 2019



WHAT WE HEARD : BCDC & SELDC

2018.12.04 MEETING

BCDC

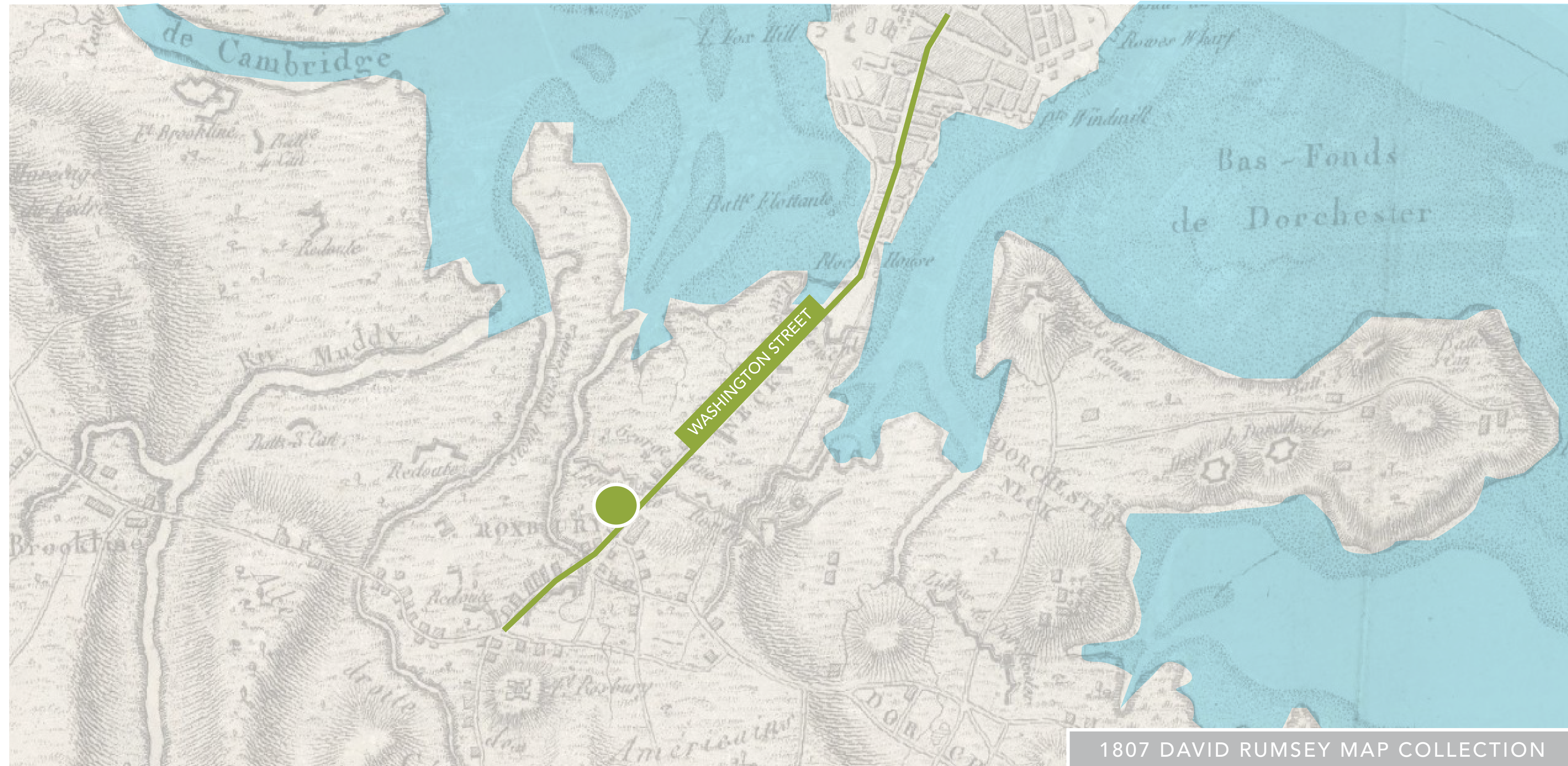
- Understand height relationship in the context : Provide large context physical model

SELDC

- Study lower massing (including entrance massing) : Consider filling the gap between the existing Alexandra building and adjacent building (Street wall)
- Study top massing : Mechanical roof screen tends to make the building taller
- Study entrance treatment that fits more into the South End neighborhood

WASHINGTON STREET HISTORY

SHOWING WASHINGTON STREET - THE EARLIER "ORANGE STREET AS THE ONLY ROAD OFF THE PENINSULA

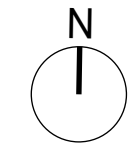


THE ALEXANDRA : CONTEXT

SOUTH END LANDMARK DISTRICT AND PROTECTION AREA



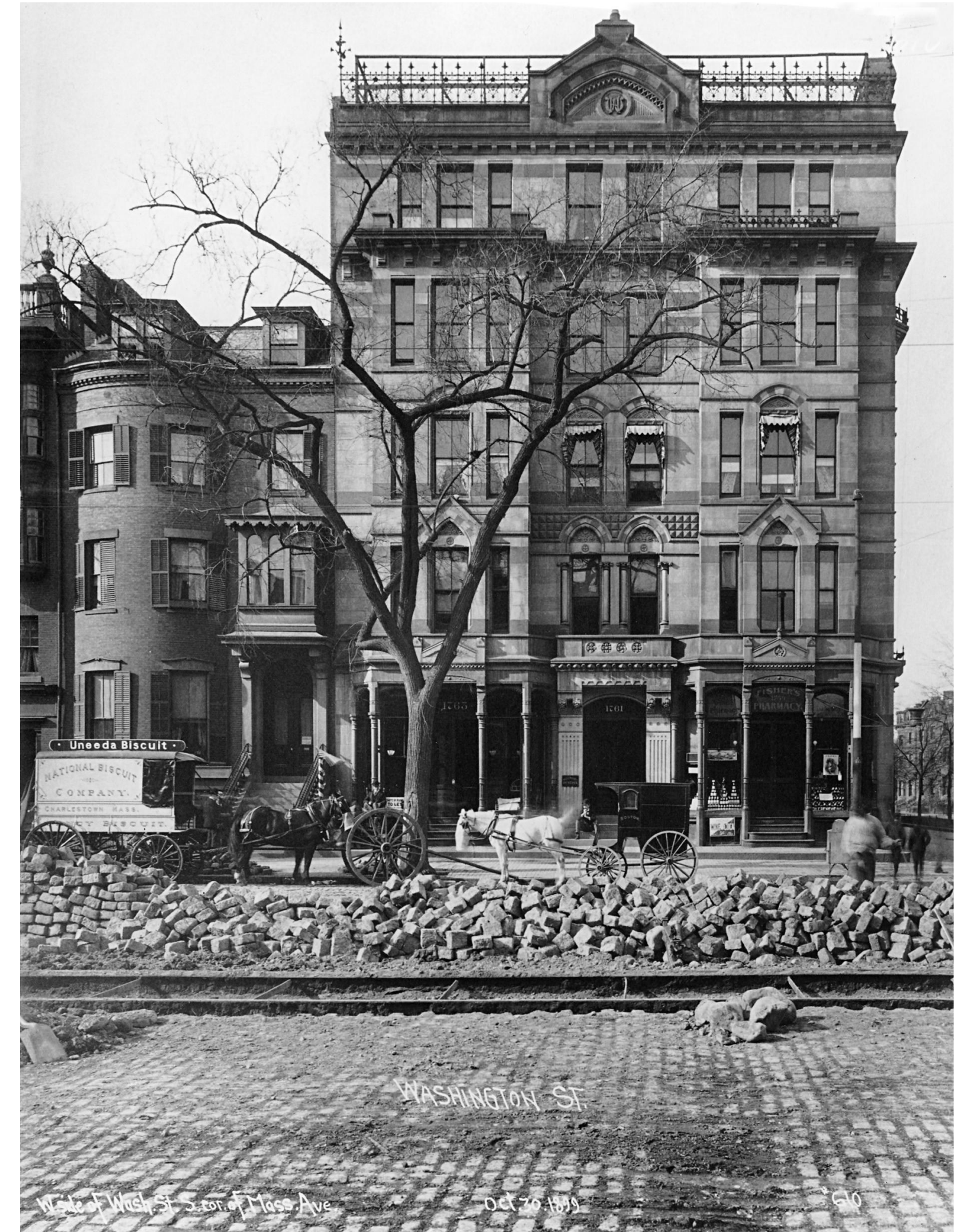
OVERVIEW
SITE PLAN



THE ALEXANDRA HISTORY

- BUILT IN 1875
- FORMERLY HOTEL ALEXANDRA, "LUXURY RESIDENTIAL HOTEL"
- ORIGINALLY FEATURED SEVERAL GROUND FLOOR SHOPS WITH EIGHT LARGE APARTMENTS
- GOTHIC-STYLE ORNAMENTATION
- COLORFUL SANDSTONE FACADE
- VACANT FOR ~30 YEARS
- FIRES IN UPPER LEVELS IN 1980S AND 1990S
- ORIGINAL GROUND FLOOR LEVEL WAS ELEVATED

VACANT FOR
30
YEARS



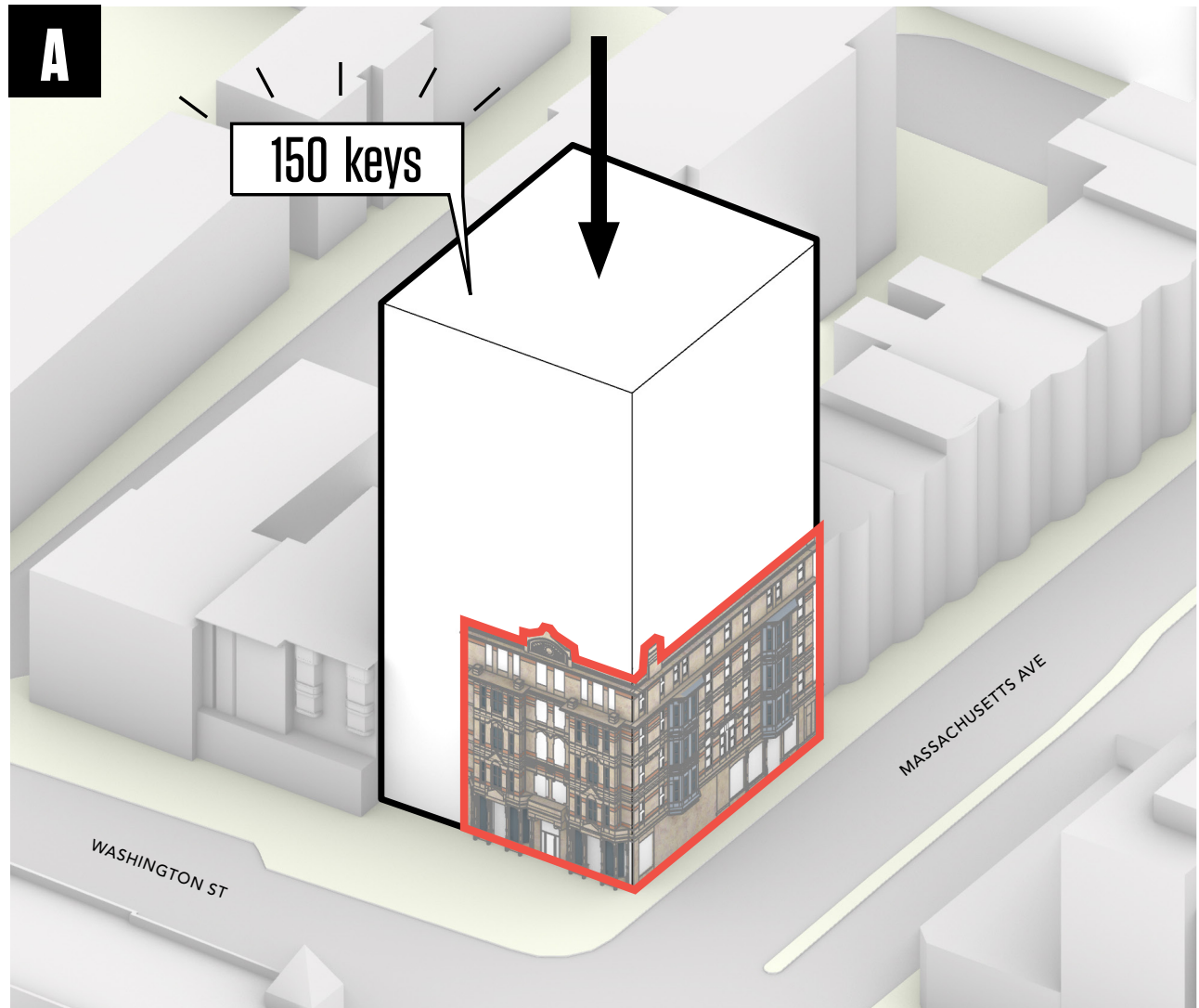
THE ALEXANDRA : CURRENT
EXTERIOR



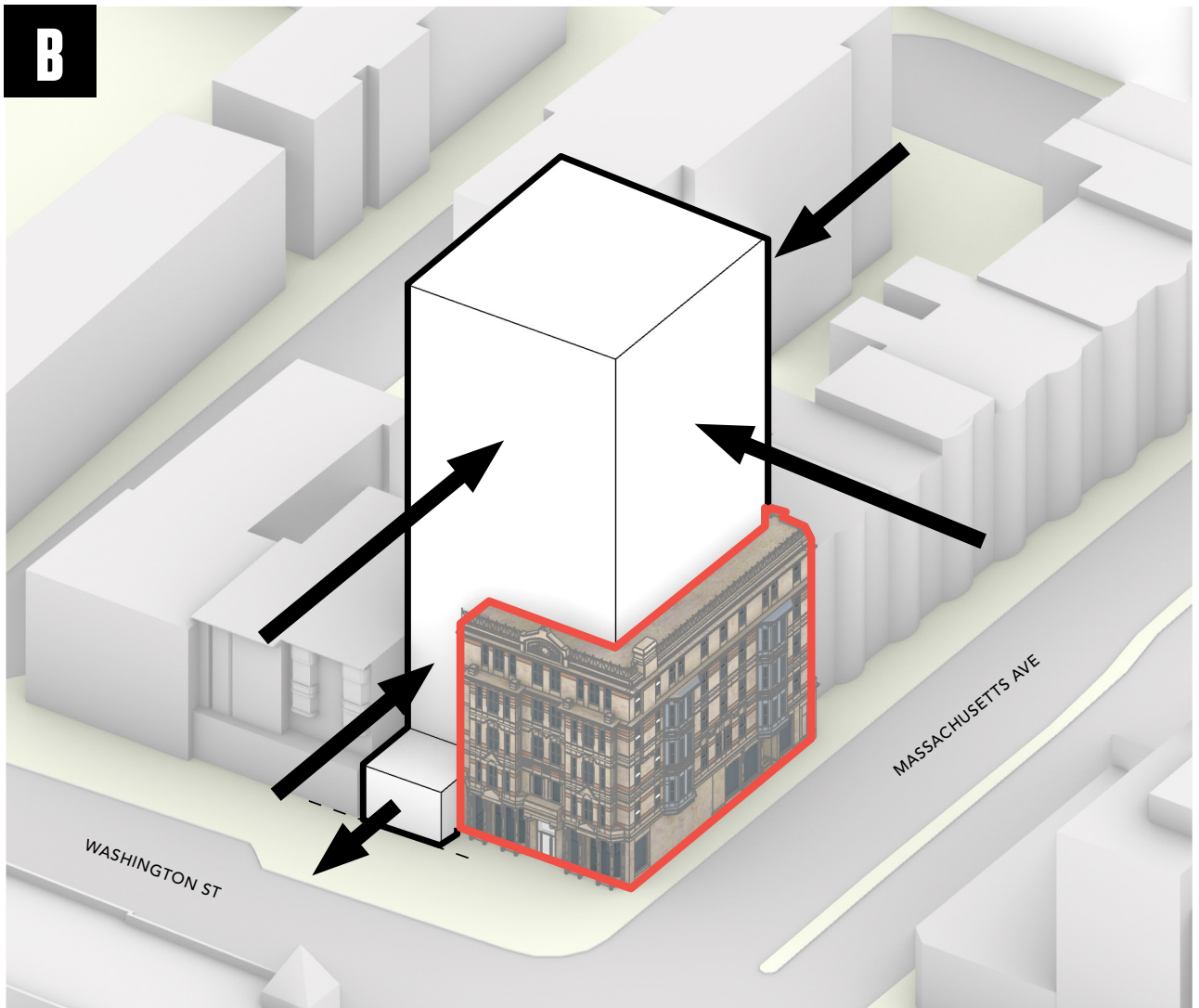
THE ALEXANDRA : CURRENT
INTERIOR



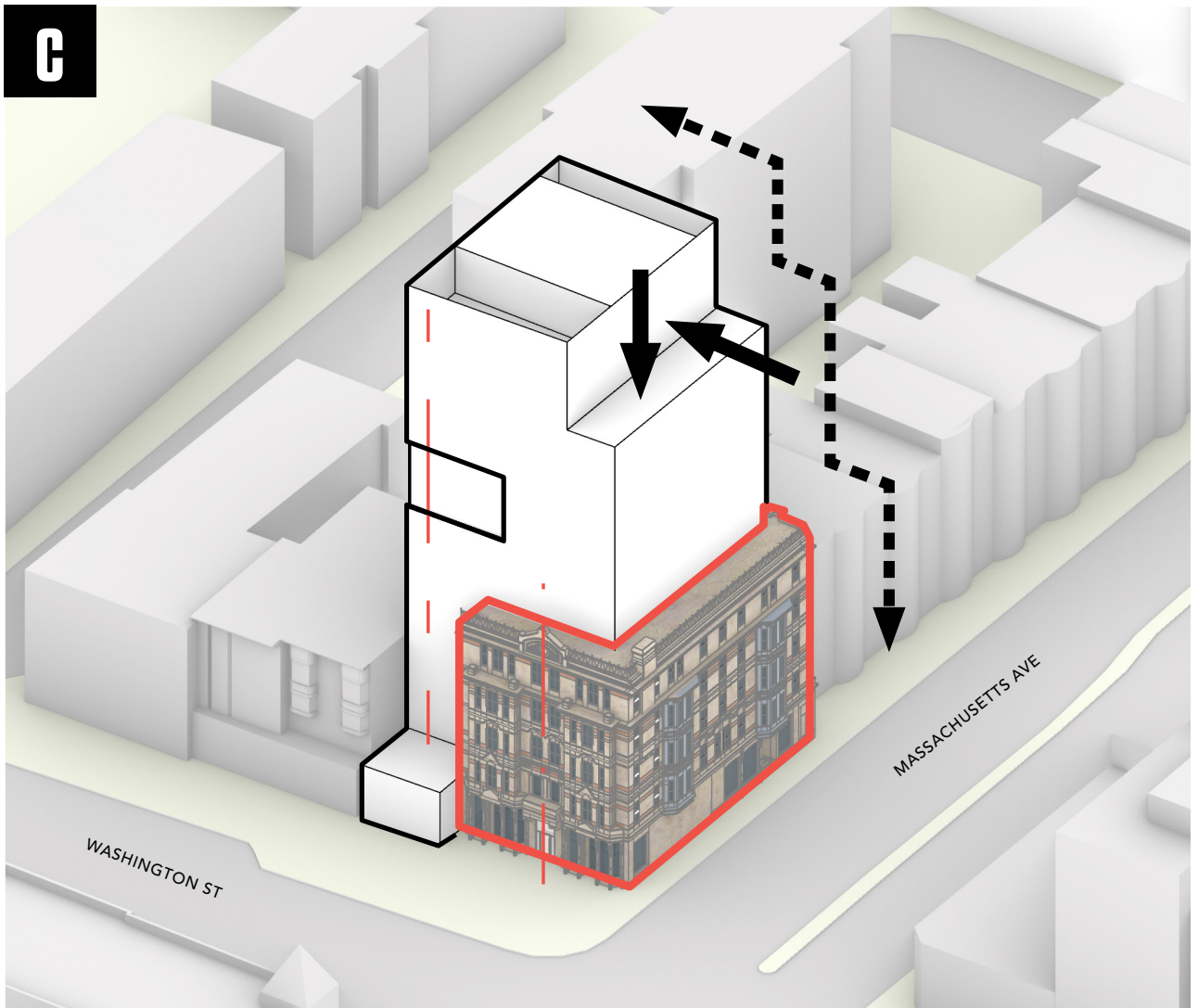
MASSING APPROACH



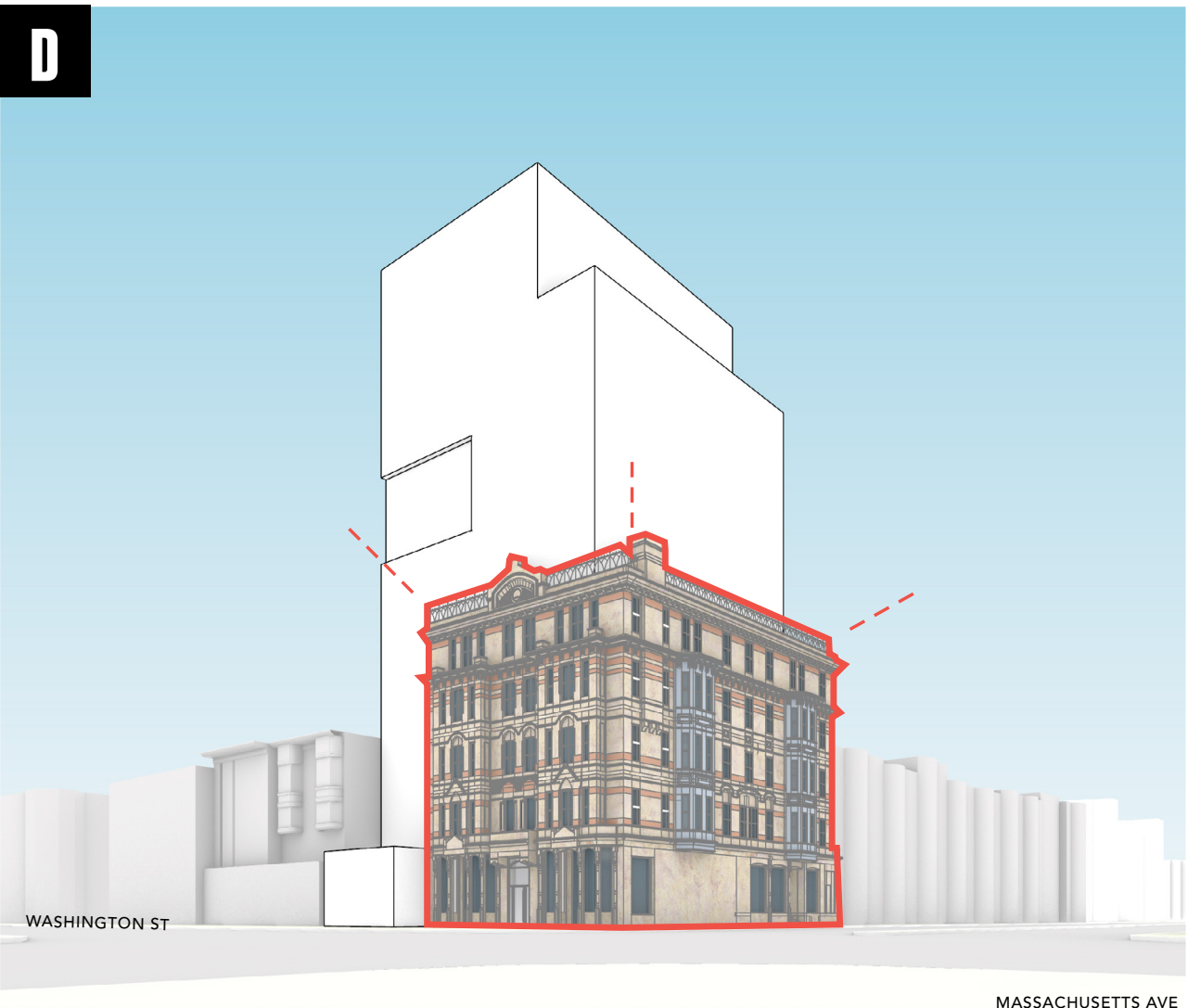
BASE



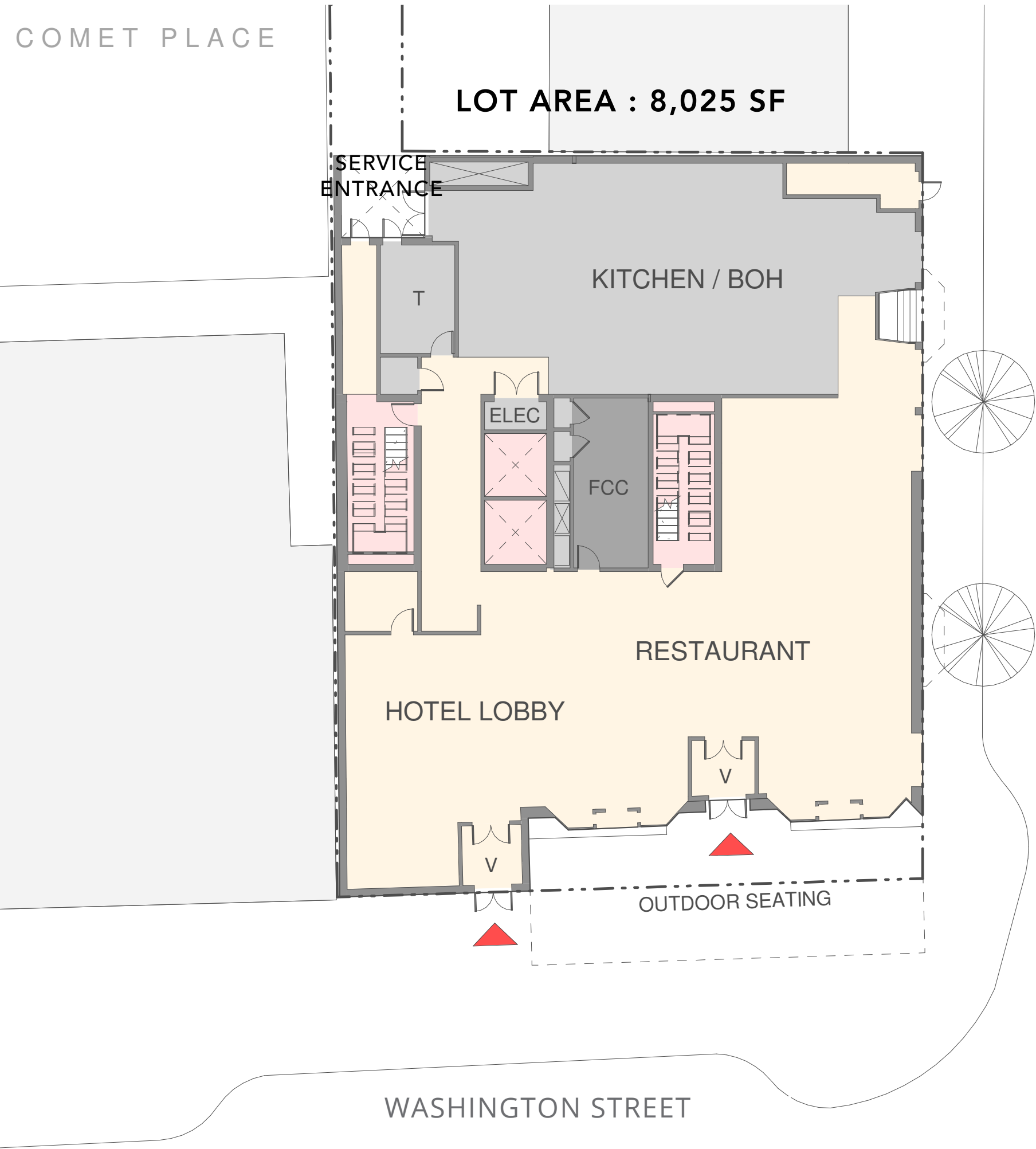
SETBACK



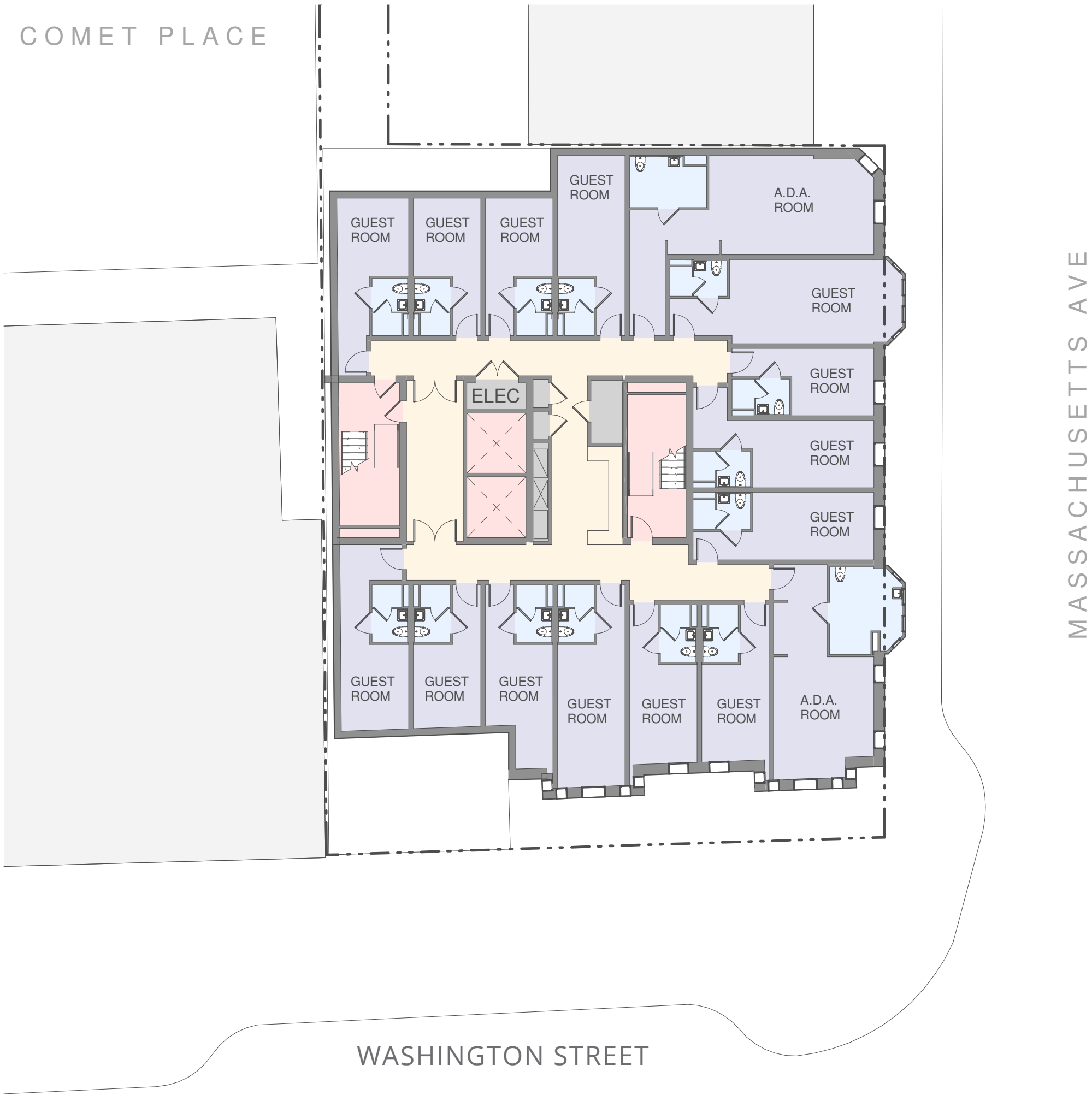
STEP MASSING



PLANS



PROPOSED GROUND FLOOR PLAN

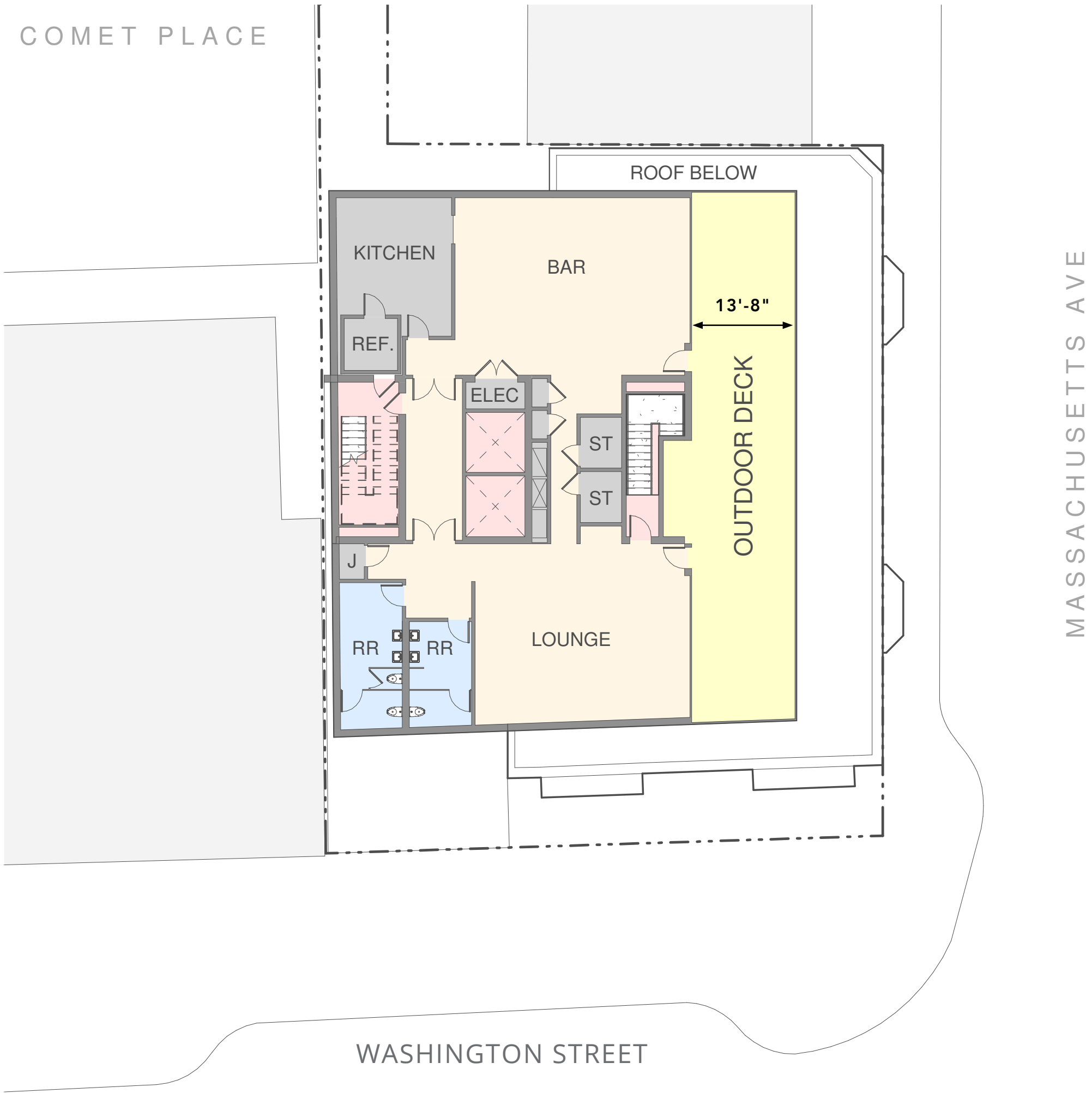


PROPOSED TYPICAL LOWER LEVEL

PLANS



PROPOSED TYPICAL UPPER LEVEL



PROPOSED ROOFTOP LEVEL

BLOCK ELEVATION

WASHINGTON STREET, NORTH(2009)

Northampton Street



Former building (does not exist today)

Massachusetts Avenue

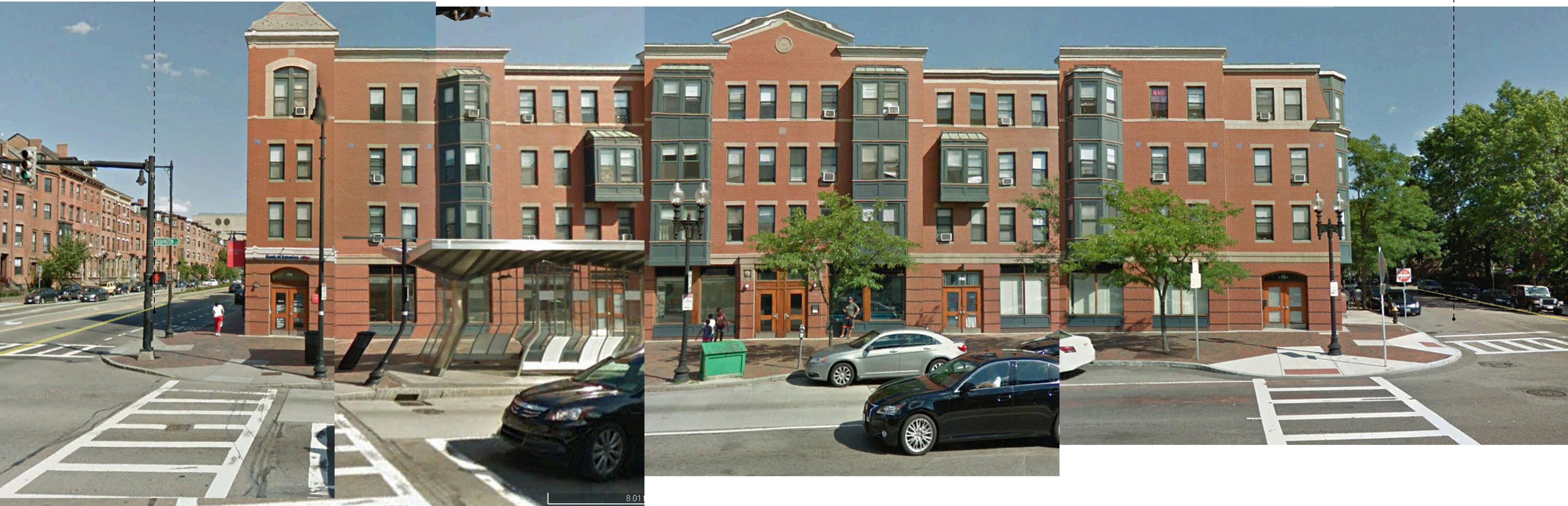


BLOCK ELEVATION

WASHINGTON STREET, SOUTH

Massachusetts Avenue

Northampton Street



BLOCK ELEVATION

MASSACHUSETTS AVE

----- Massachusetts Avenue

Shawmut Avenue



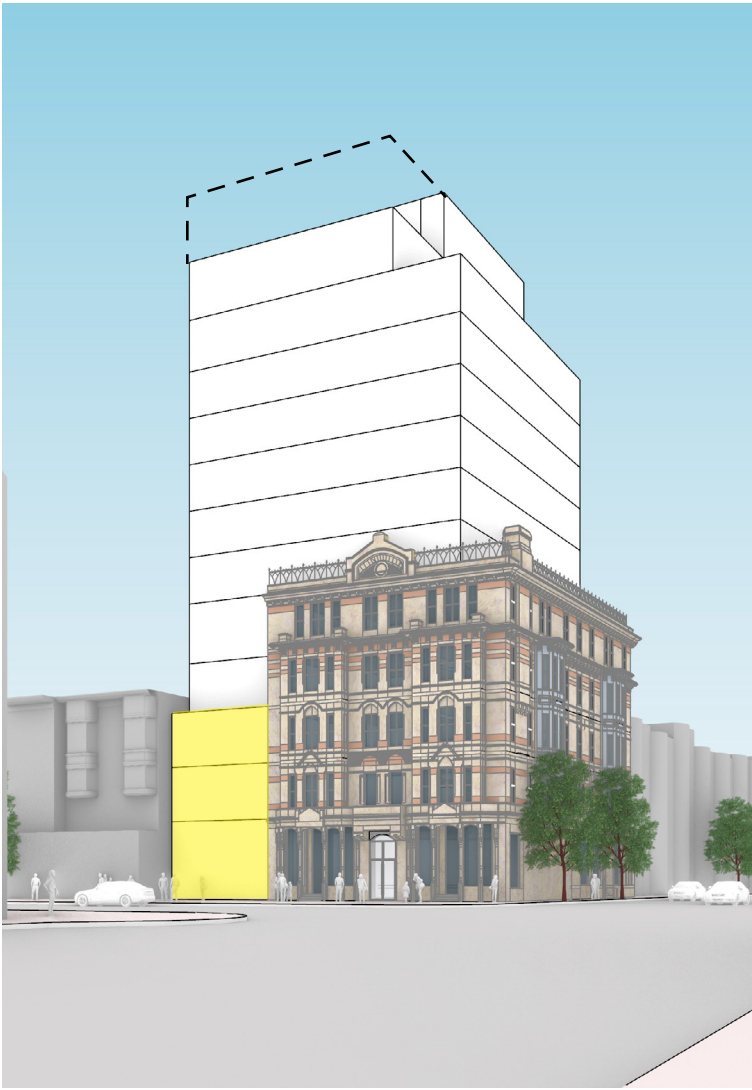
MASSING STUDY - STREET WALL

SUMMARY



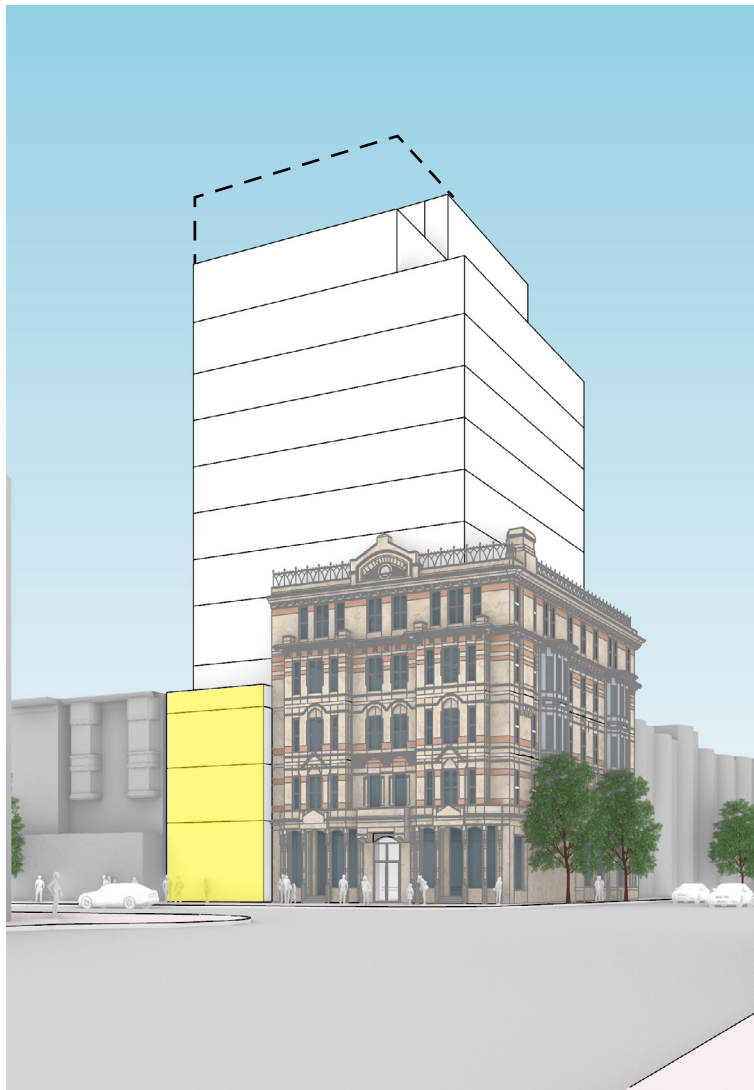
BASE

Base scheme



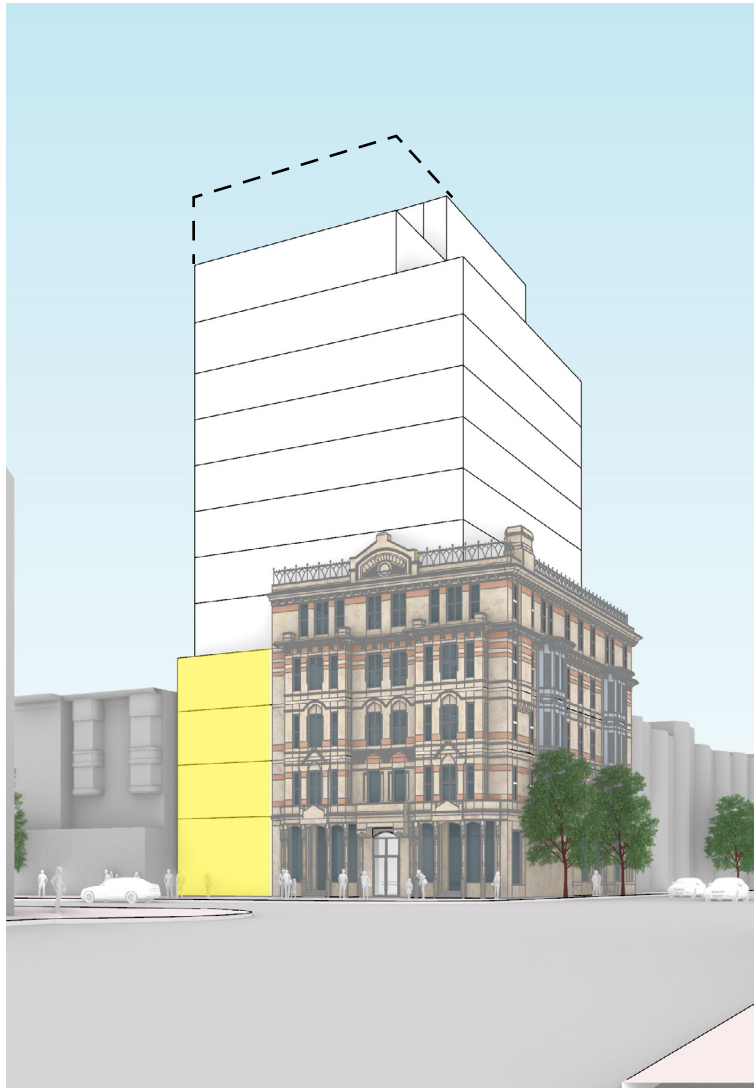
OPTION A

Former building facade



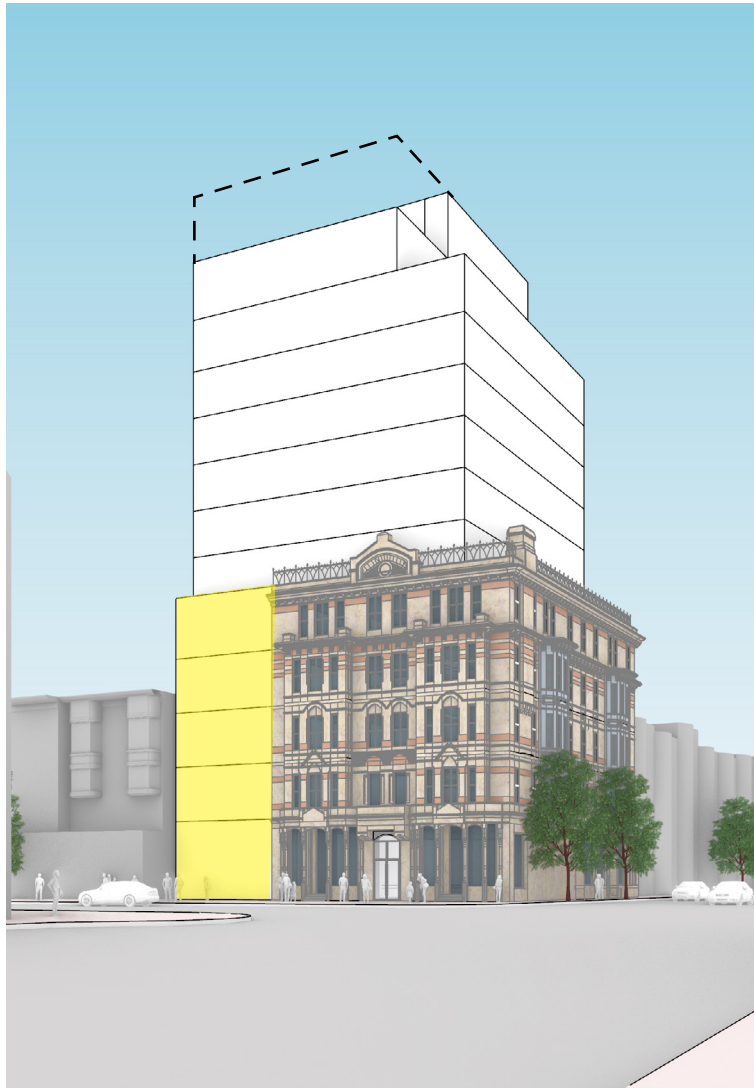
OPTION B

Adjacent building



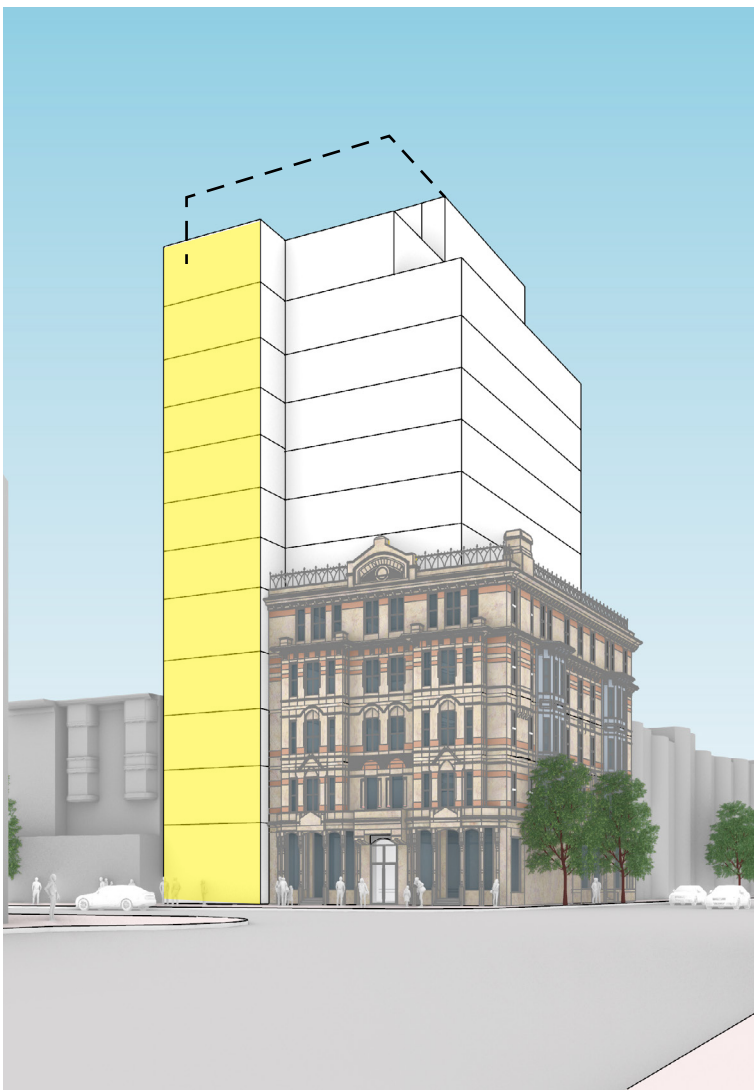
OPTION C

4th level Alexandra cornice



OPTION D

Alexandra height



OPTION E

Building rooftop level

MASSING STUDY - STREET WALL
BASE

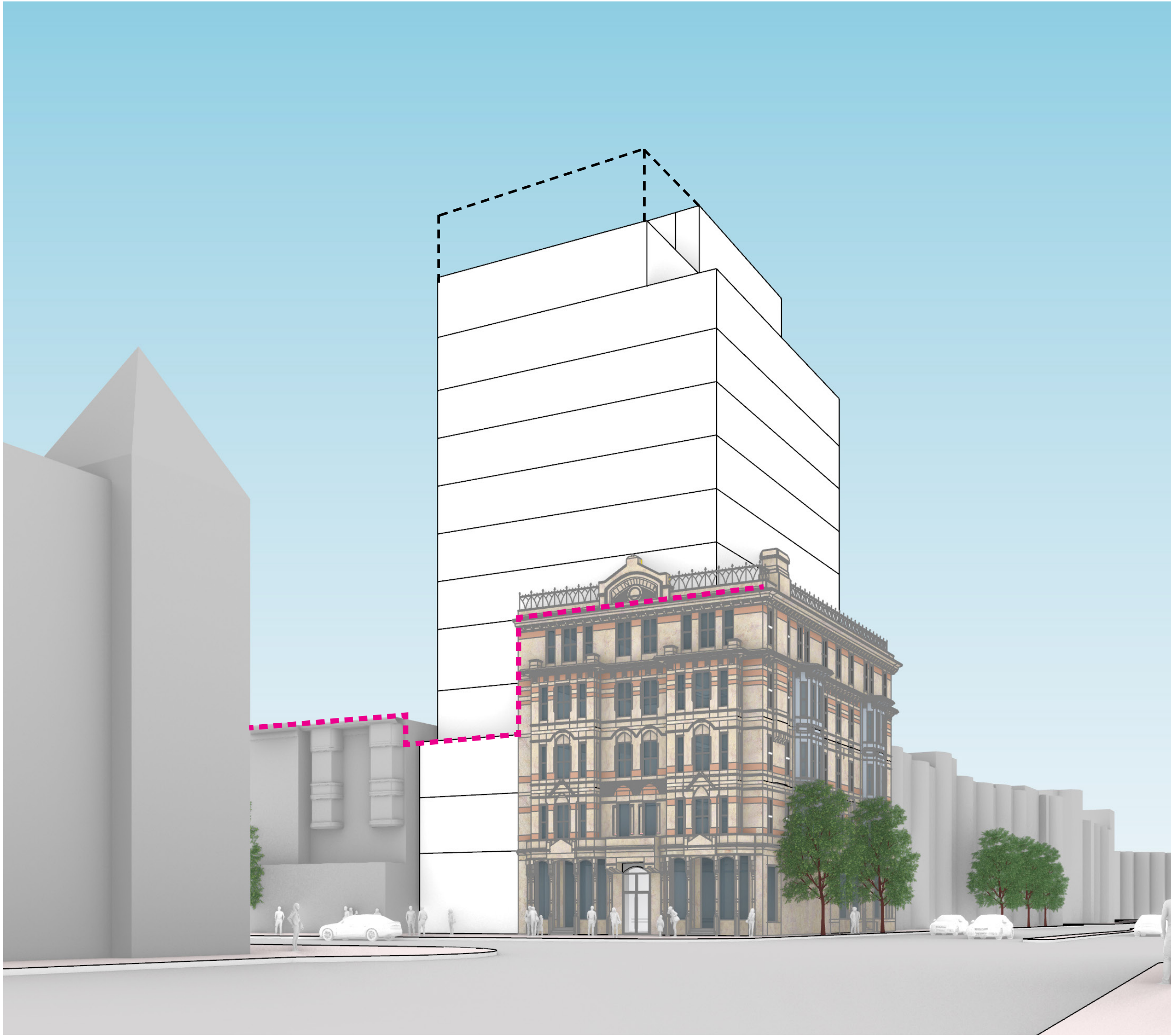


VIEW FROM SOUTH SIDE OF MASSACHUSETTS AVE



VIEW FROM NORTH SIDE OF MASSACHUSETTS AVE

MASSING STUDY - STREET WALL
OPTION A - FORMER BUILDING FACADE

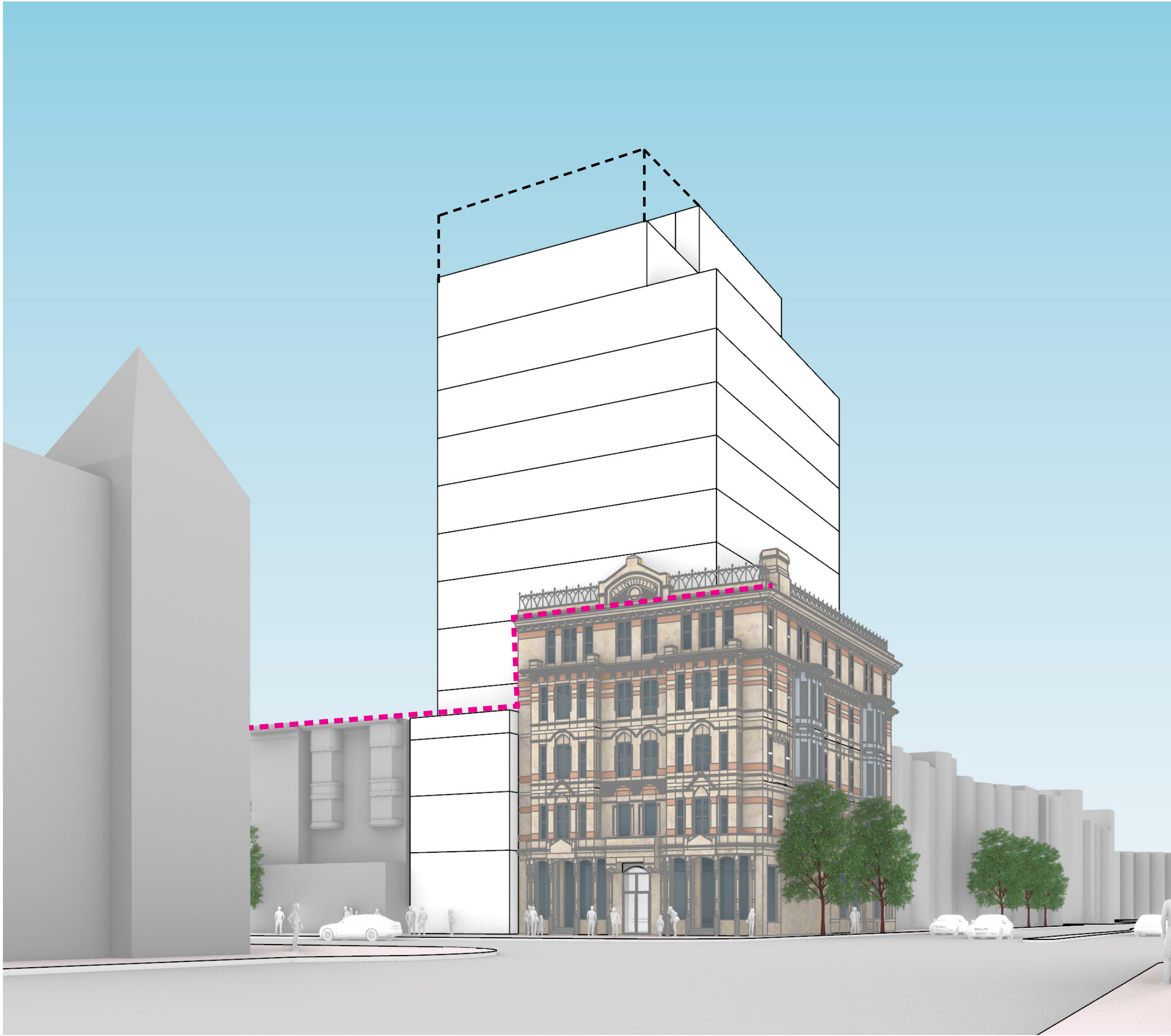


VIEW FROM SOUTH SIDE OF MASSACHUSETTS AVE

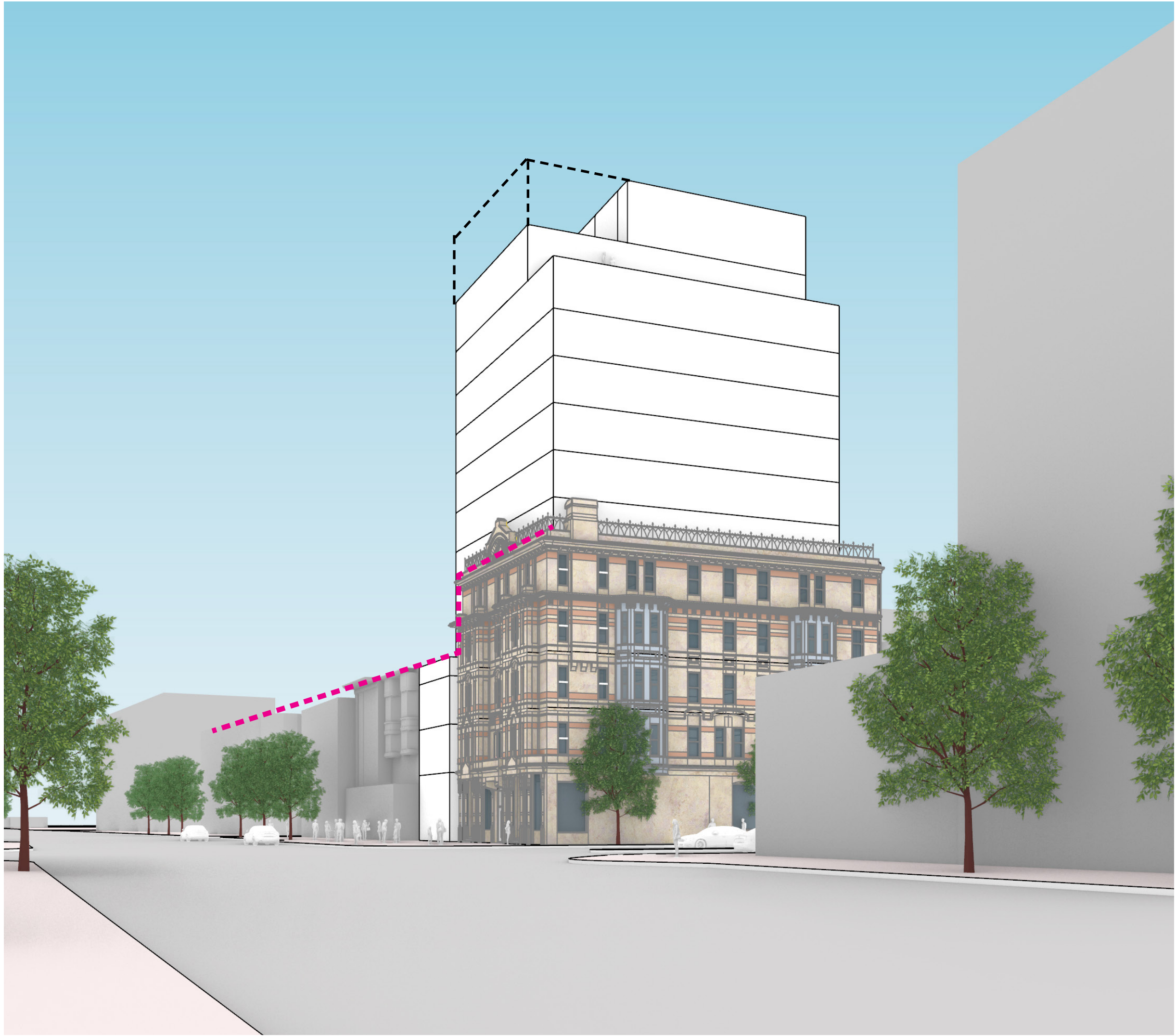


VIEW FROM NORTH SIDE OF MASSACHUSETTS AVE

MASSING STUDY - STREET WALL
OPTION B - ALIGH WITH ADJACENT BUILDING TO THE WEST

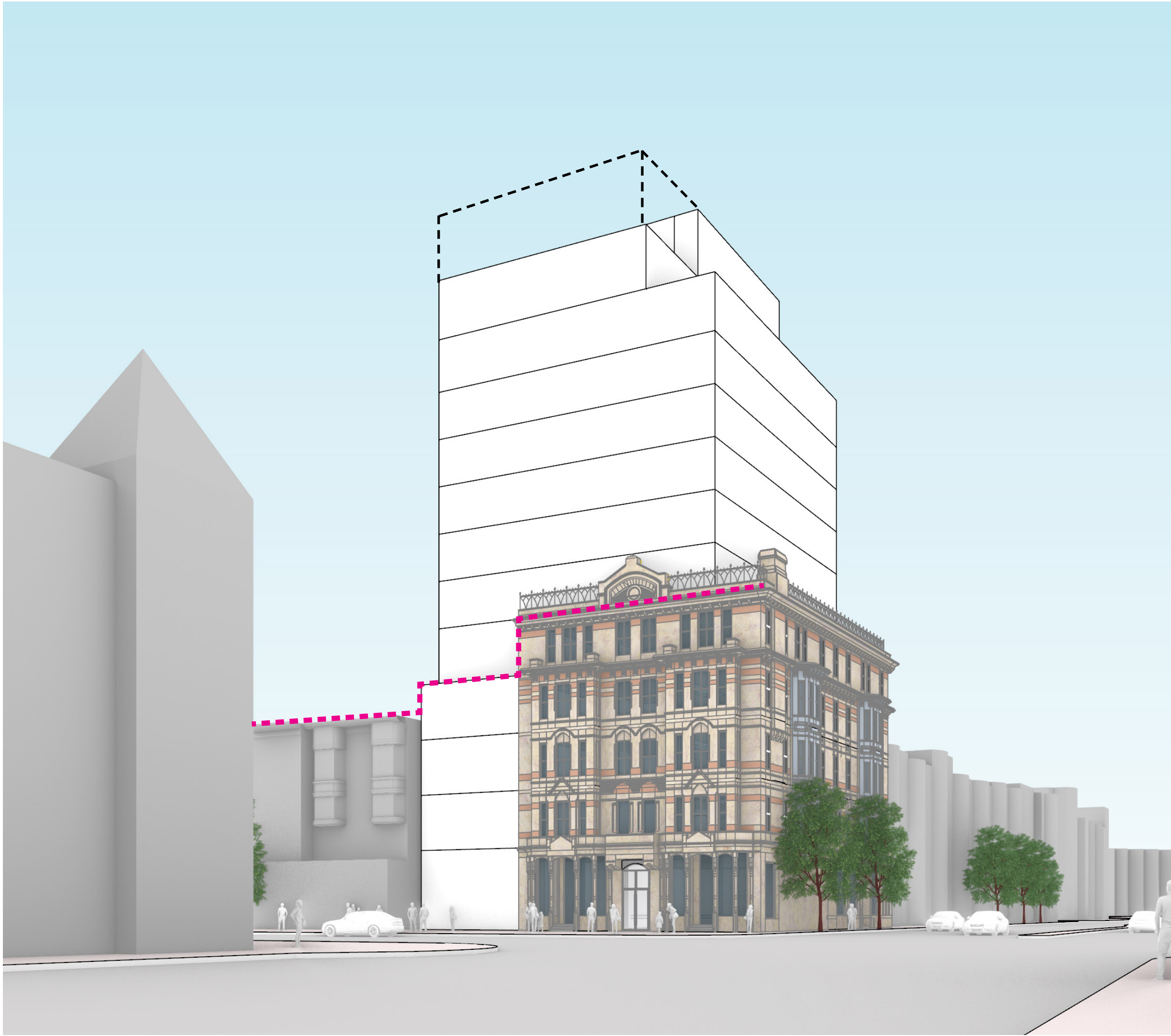


VIEW FROM SOUTH SIDE OF MASSACHUSETTS AVE



VIEW FROM NORTH SIDE OF MASSACHUSETTS AVE

MASSING STUDY - STREET WALL
OPTION C - ALEXANDRA CORNICE (4TH LEVEL)

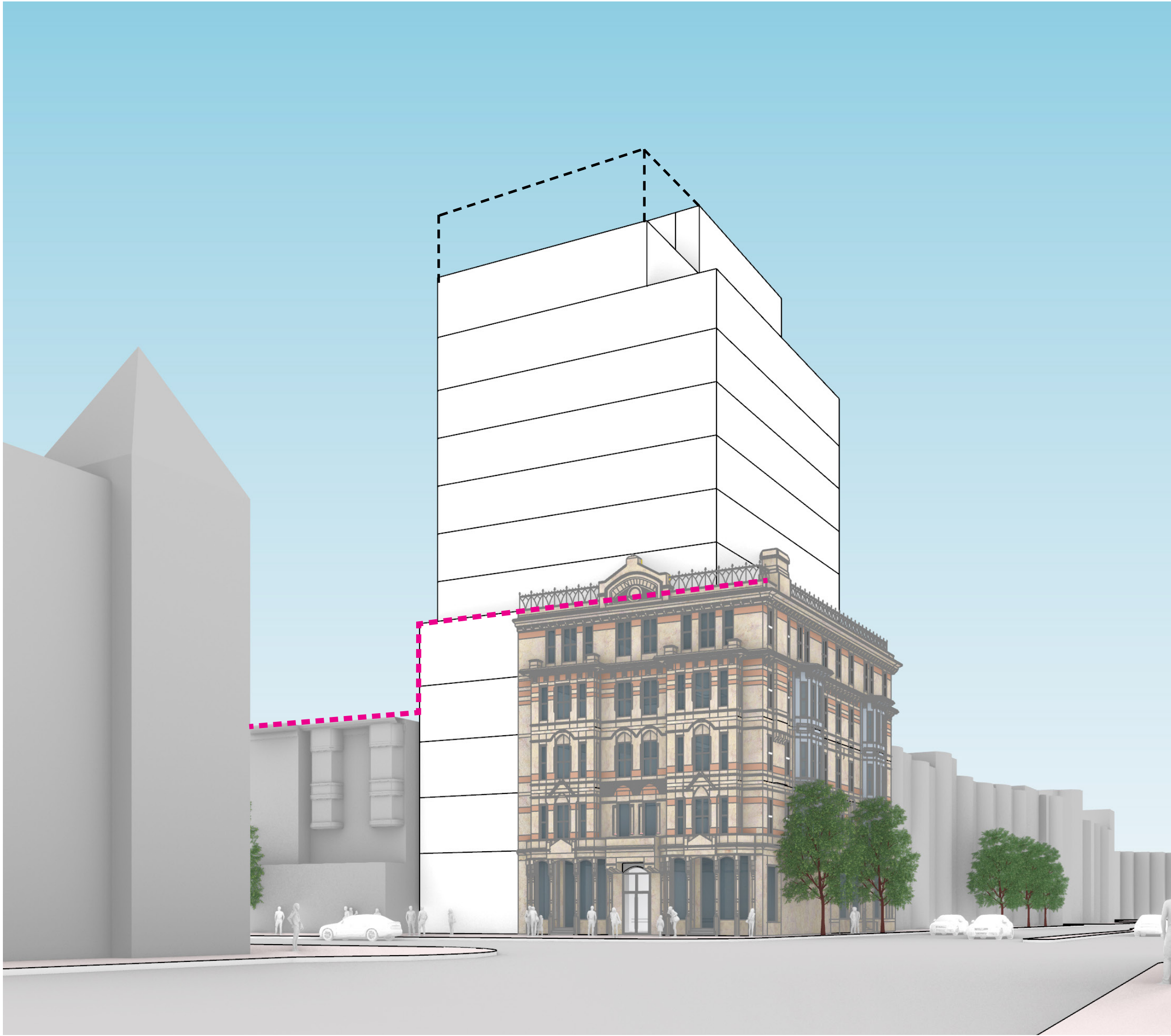


VIEW FROM SOUTH SIDE OF MASSACHUSETTS AVE



VIEW FROM NORTH SIDE OF MASSACHUSETTS AVE

MASSING STUDY - STREET WALL
OPTION D - ALEXANDRA HEIGHT

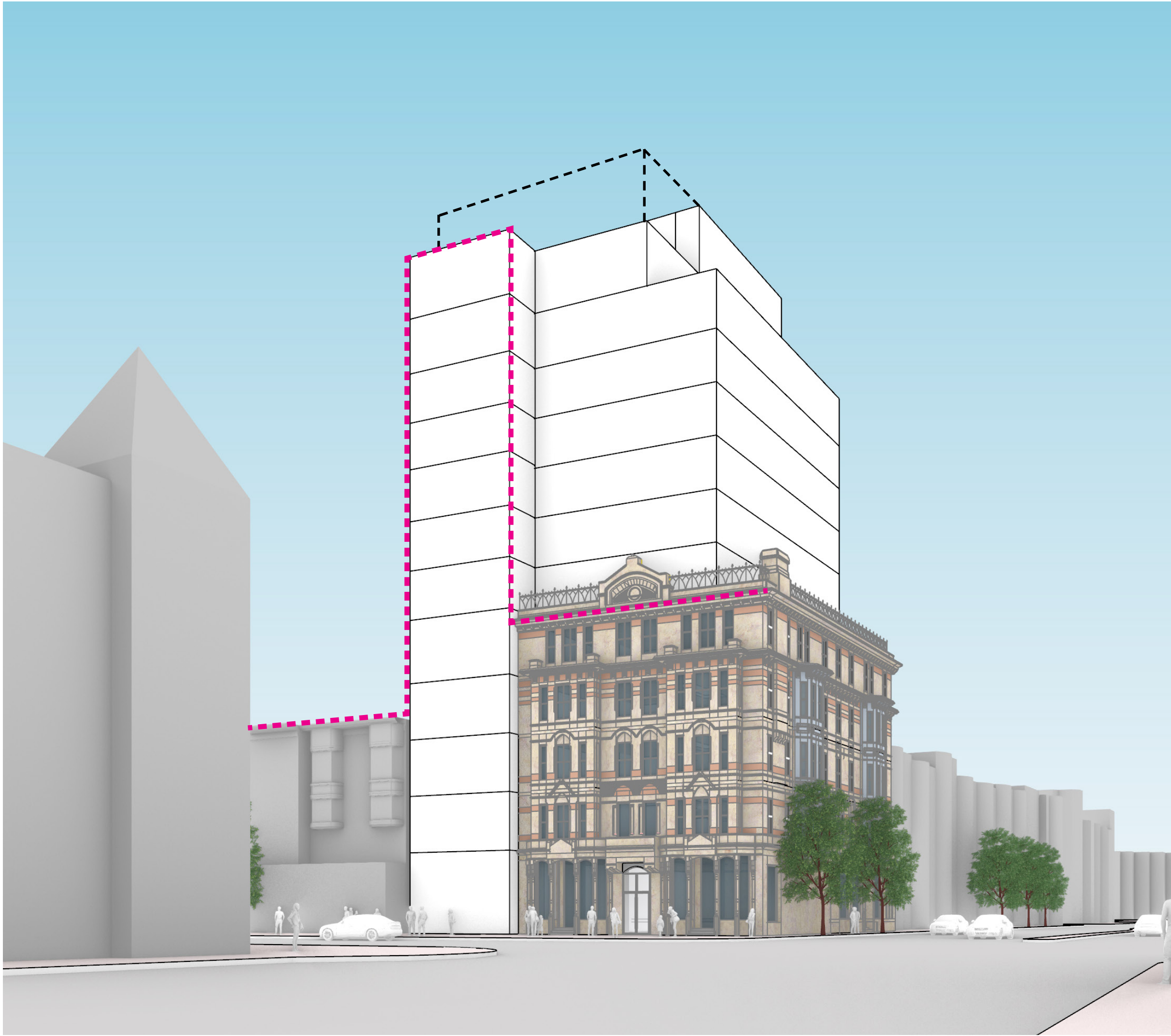


VIEW FROM SOUTH SIDE OF MASSACHUSETTS AVE

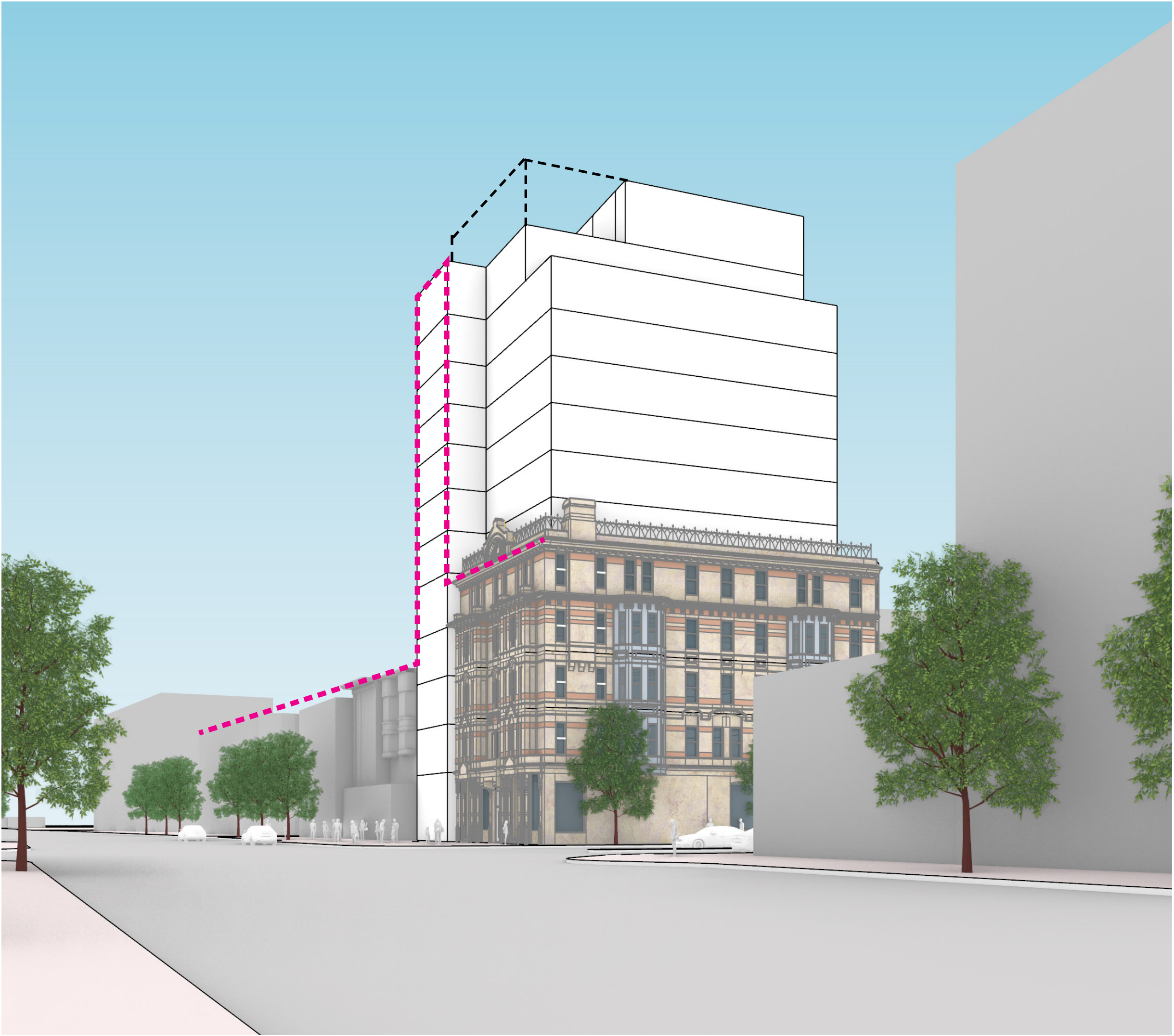


VIEW FROM NORTH SIDE OF MASSACHUSETTS AVE

MASSING STUDY - STREET WALL
OPTION E - PROJECT BUILDING ROOFTOP LEVEL



VIEW FROM SOUTH SIDE OF MASSACHUSETTS AVE



VIEW FROM NORTH SIDE OF MASSACHUSETTS AVE

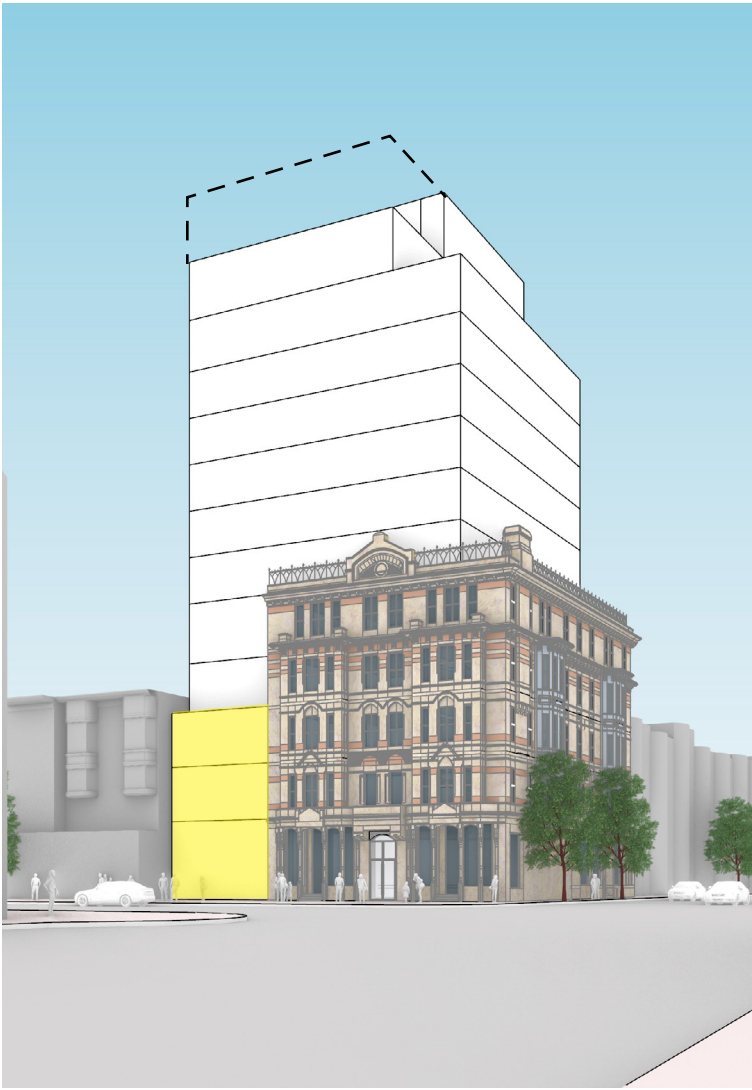
MASSING STUDY - STREET WALL

SUMMARY



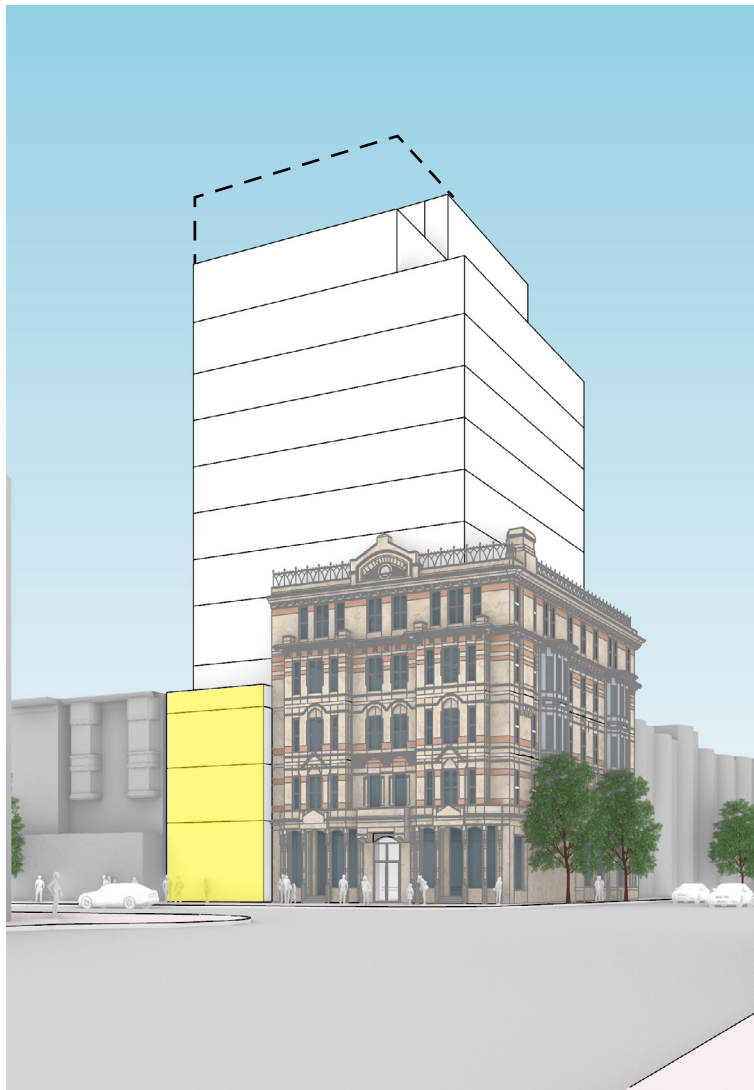
BASE

Base scheme



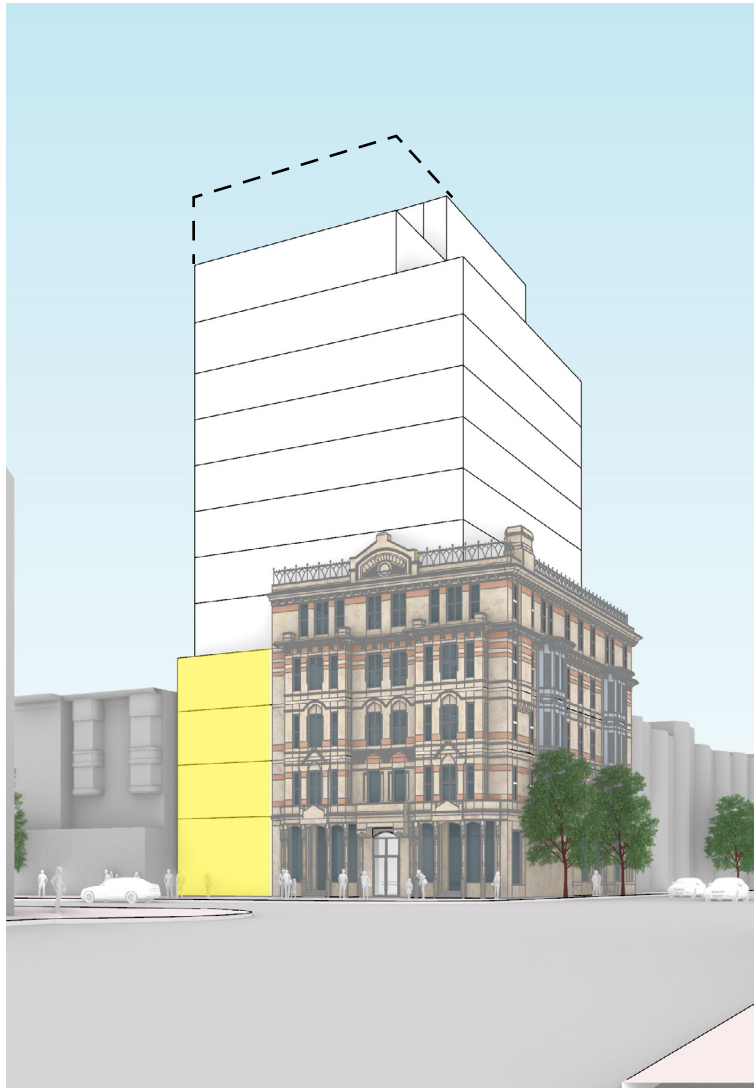
OPTION A

Ivory Bean cornice line



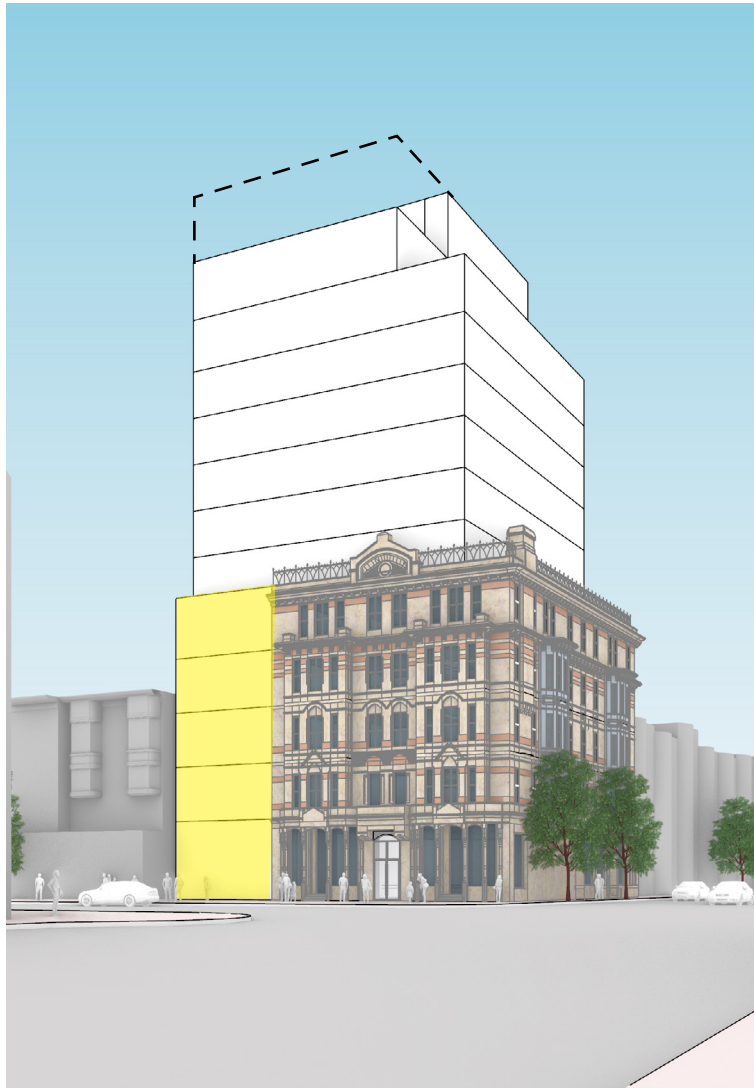
OPTION B

Adjacent building



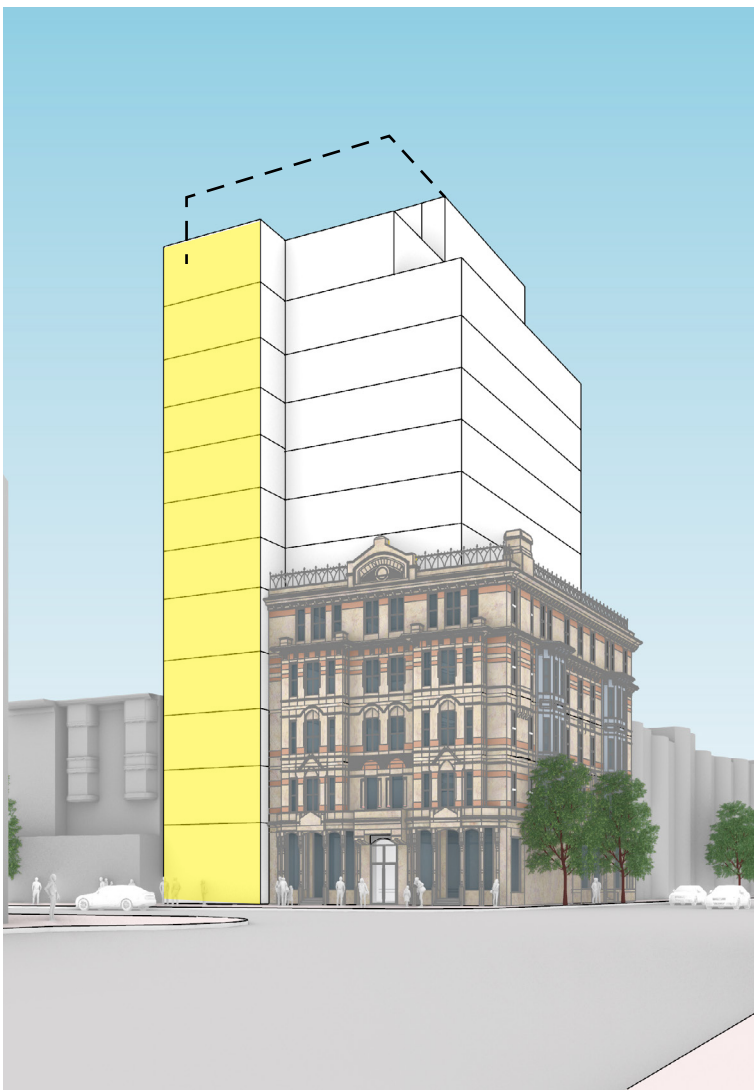
OPTION C

4th level Alexandra cornice



OPTION D

Alexandra height



OPTION E

Building rooftop level

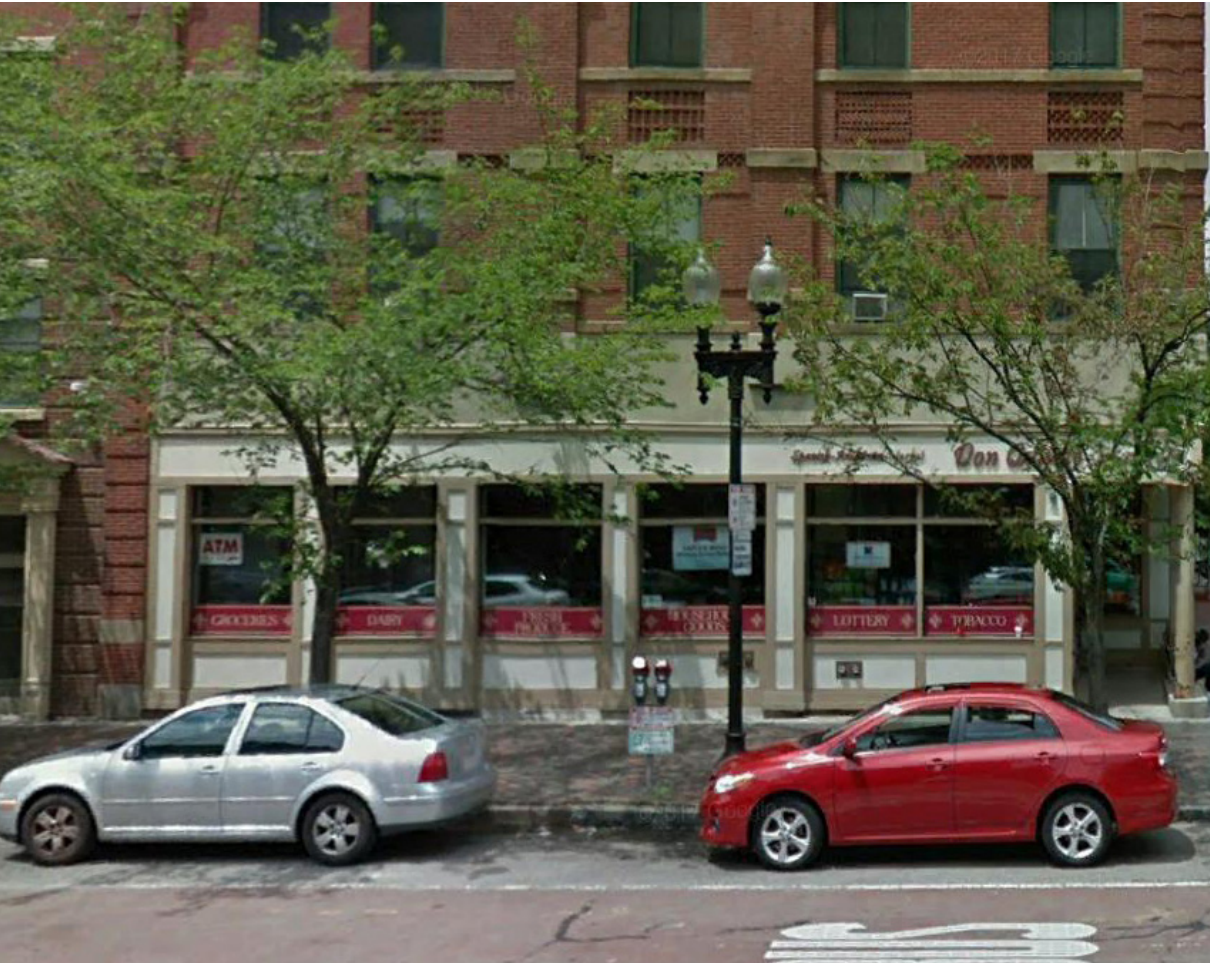
MASSING STUDY - STREET WALL



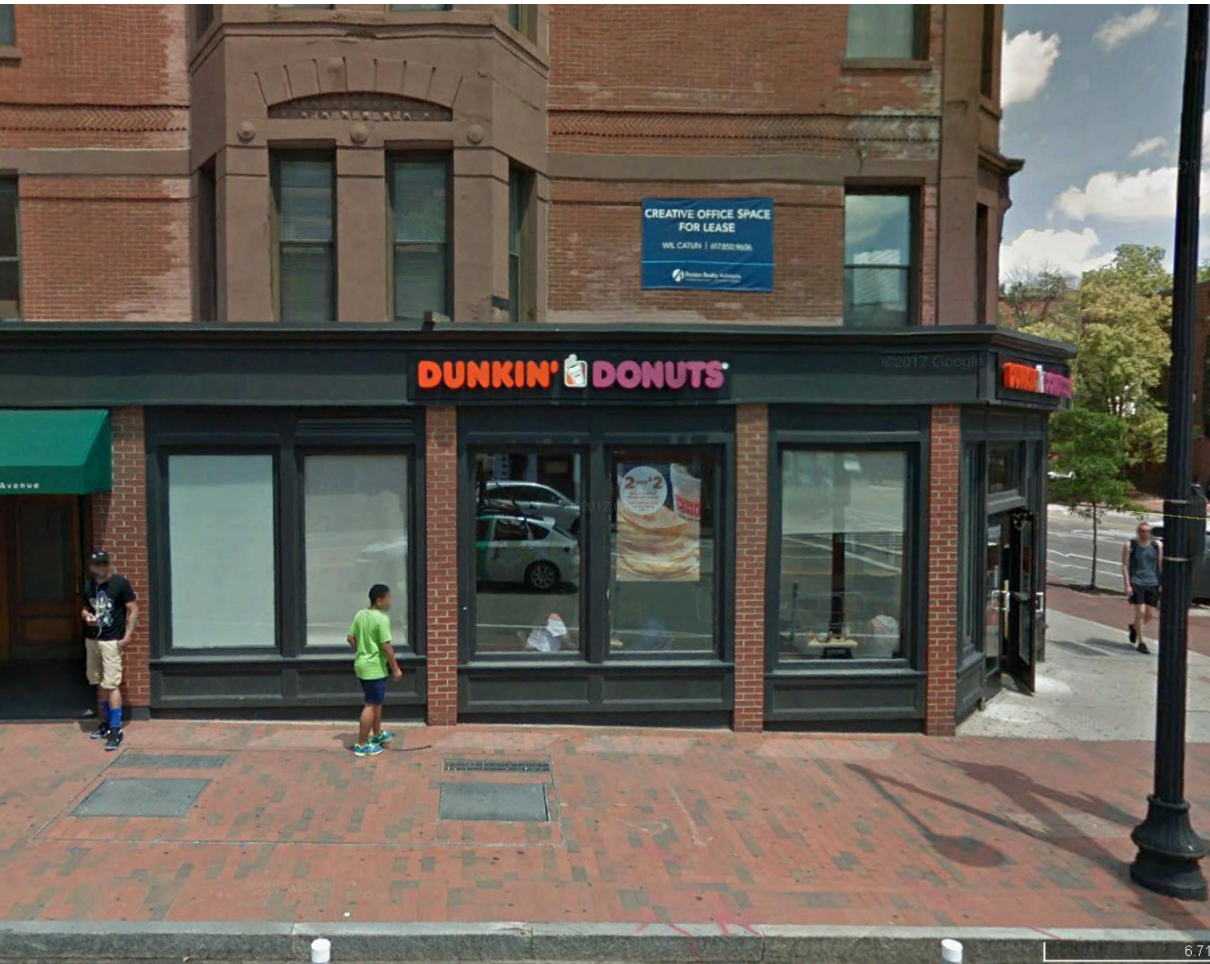
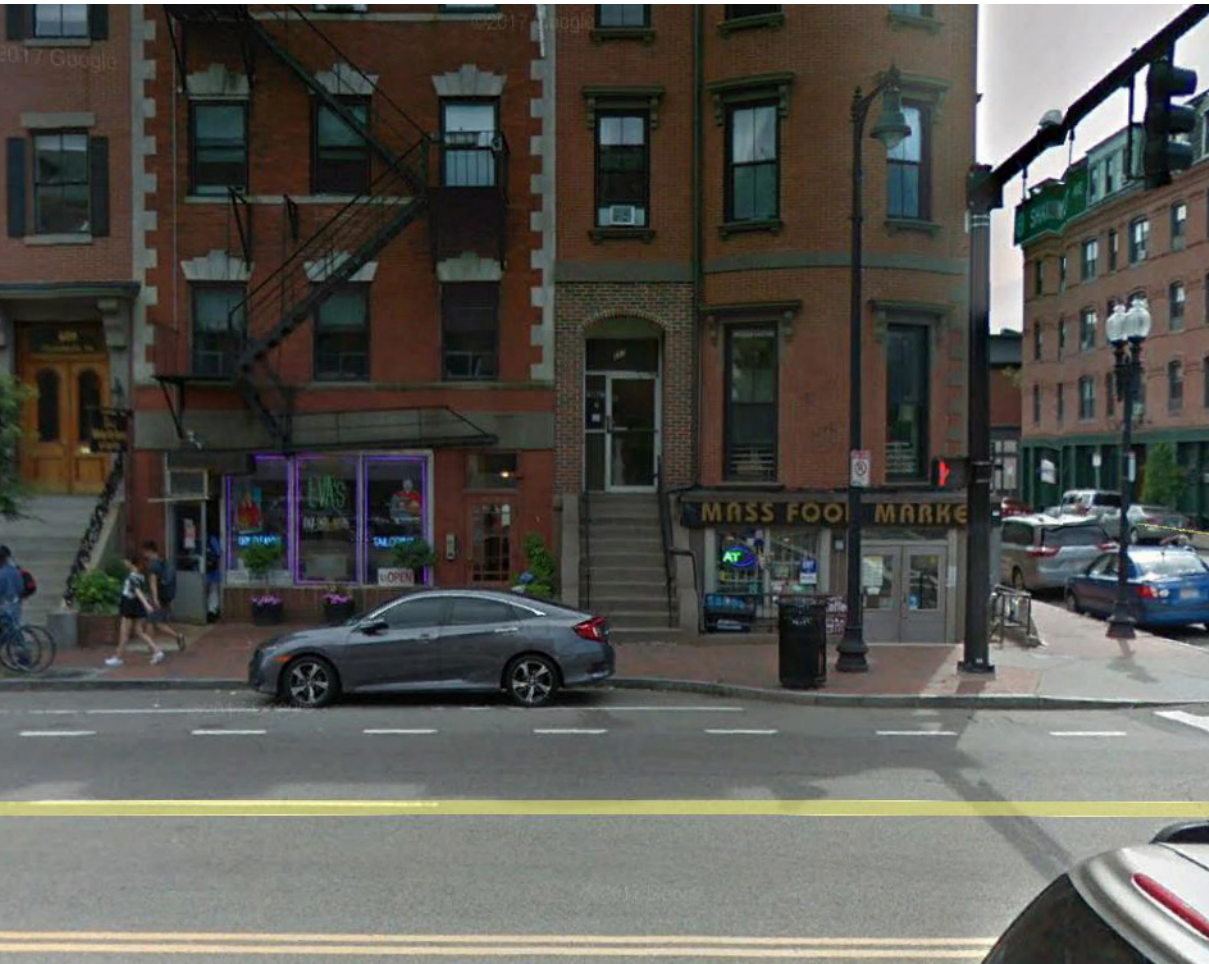
ENTRANCE STUDY

GROUND FLOOR IMAGES IN SOUTH END - NON-RESIDENTIAL USES

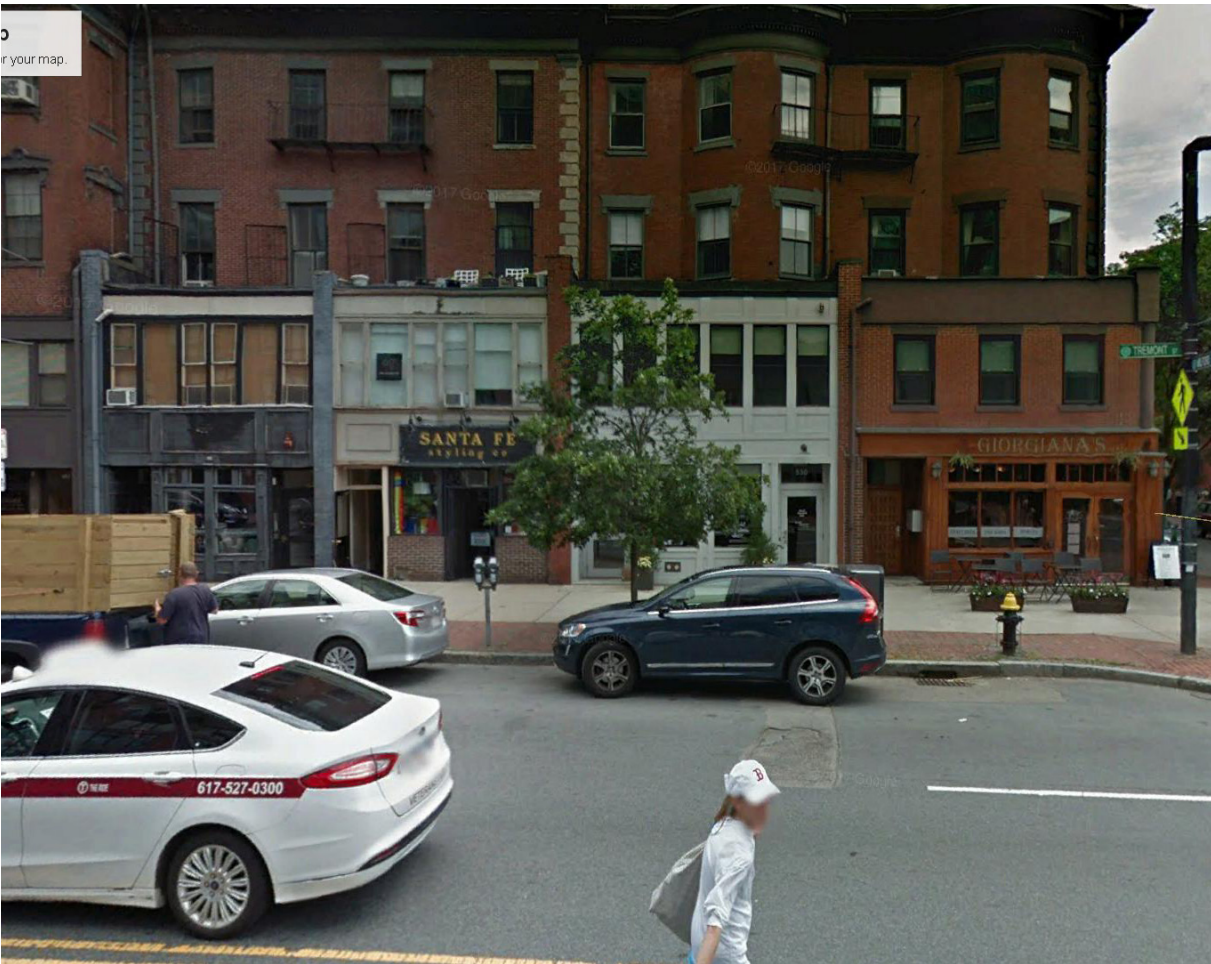
WASHINGTON ST



MASSACHUSETTS AVENUE



SHAWMUT AVENUE



ENTRANCE STUDY



PRIMARY ELEMENT

SECONDARY
ELEMENT

PRIMARY ELEMENT

ALEXANDRA

PRIMARY GEOMETRY

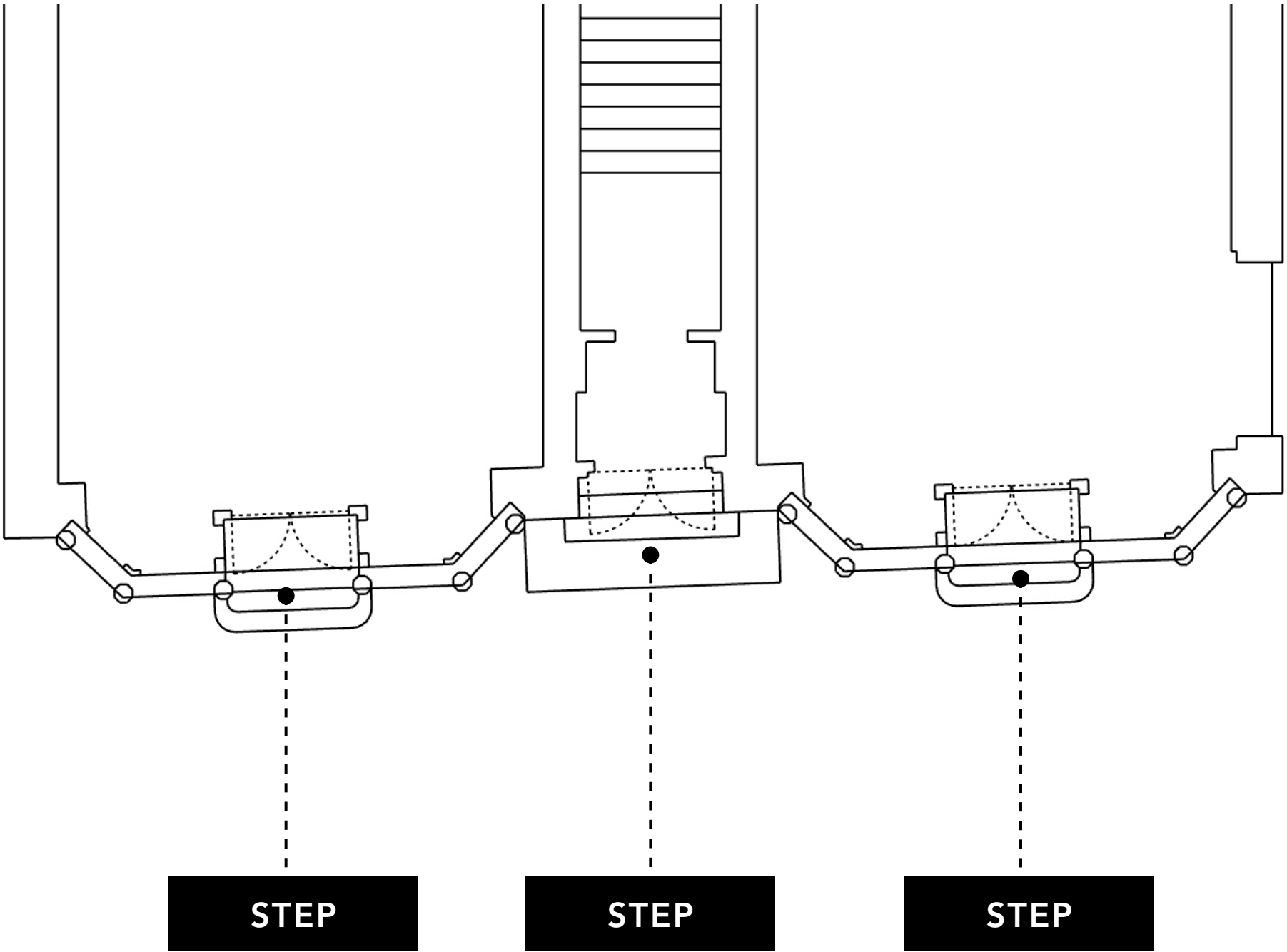
Column element

GROUND FLOOR VIEW
WASHINGTON STREET



ALEXANDRA ENTRANCE STUDY

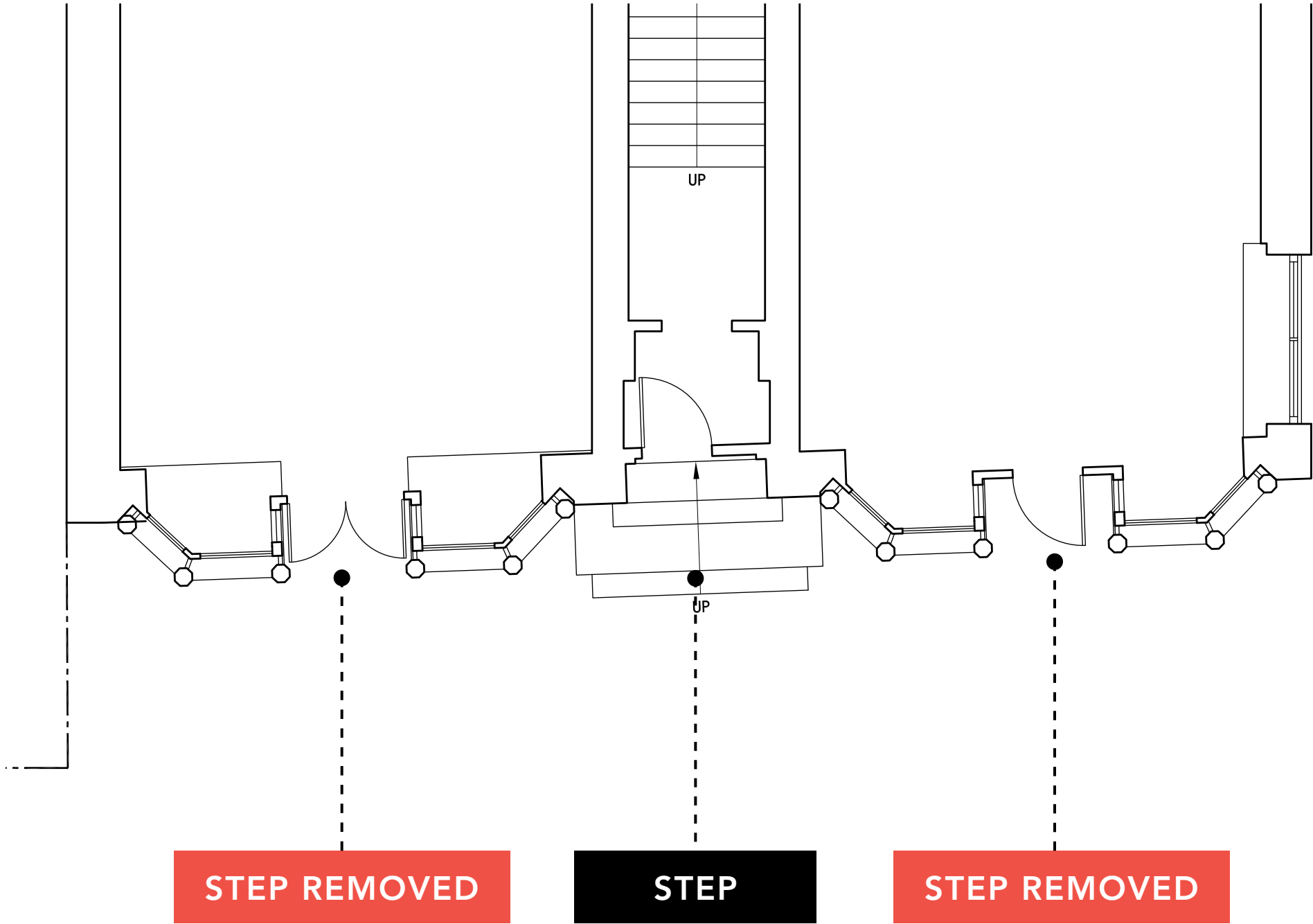
ORIGINAL CONDITION



WASHINGTON STREET

ALEXANDRA ENTRANCE STUDY

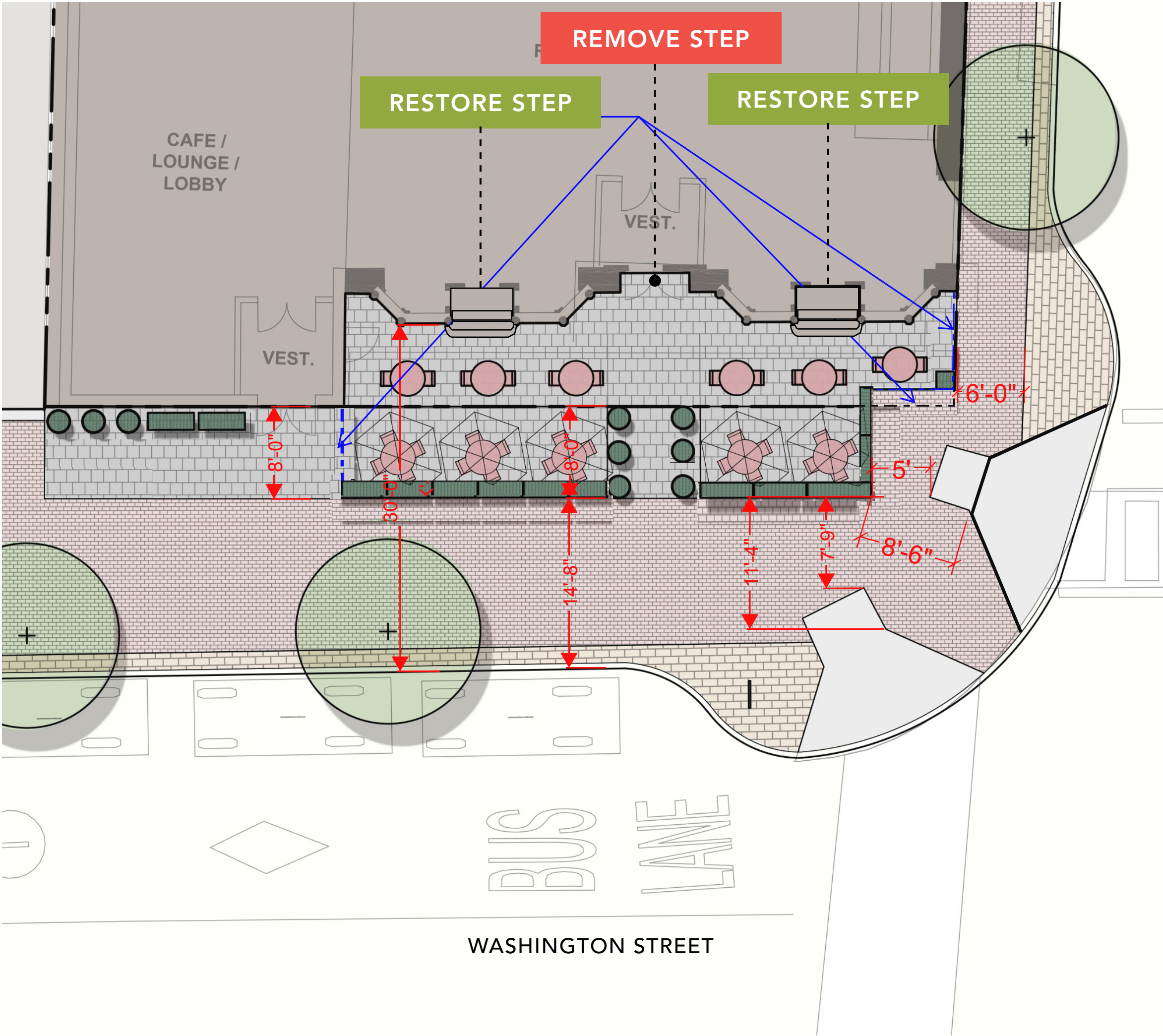
CURRENT CONDITION



WASHINGTON STREET

ALEXANDRA ENTRANCE STUDY

PROPOSED DESIGN



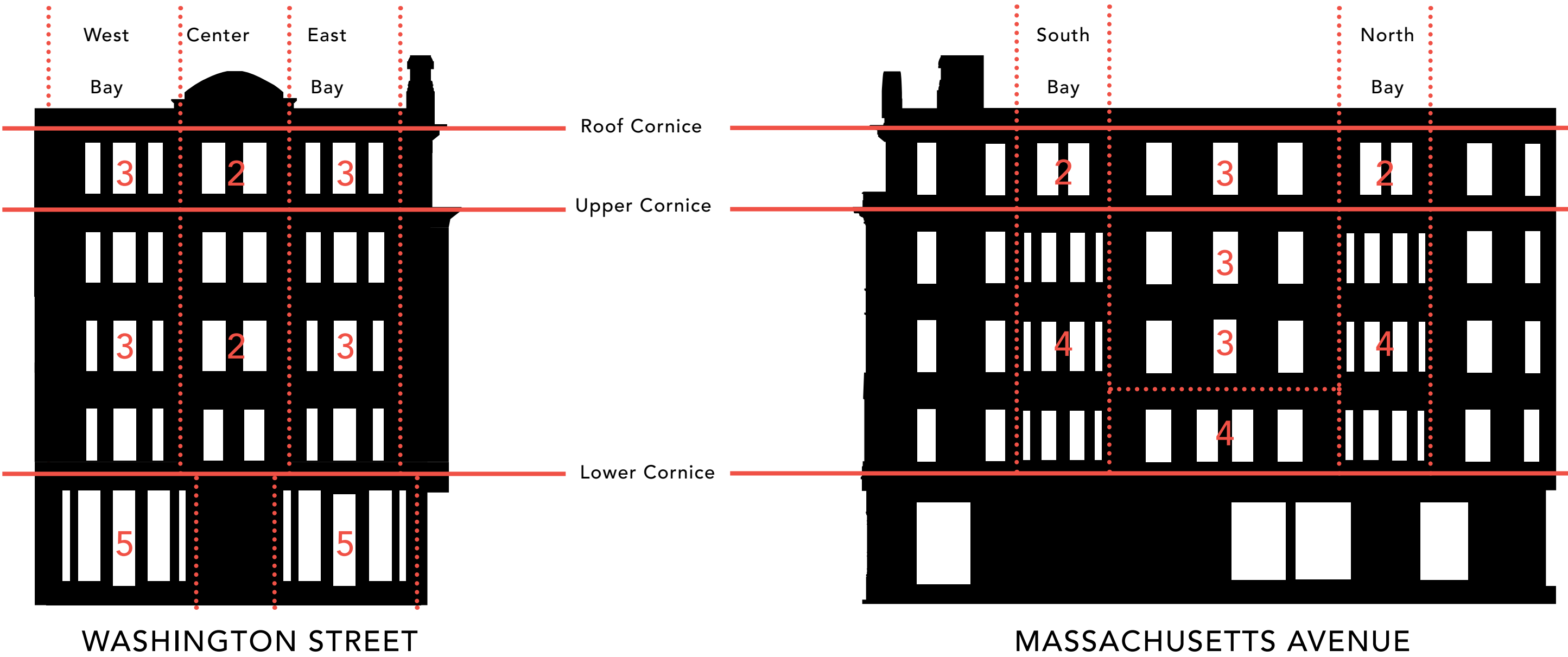
FACADE APPROACH - CASE STUDIES

CONTRASTING PALETTE



FACADE APPROACH - ANALYSIS OF ALEXANDRA

OPENING PROPORTIONS & MULTIPLE CORNICE DATUMS



MATERIAL AND ORNAMENTS

- Yellow Sandstone
- Red Sandstone
- Metal



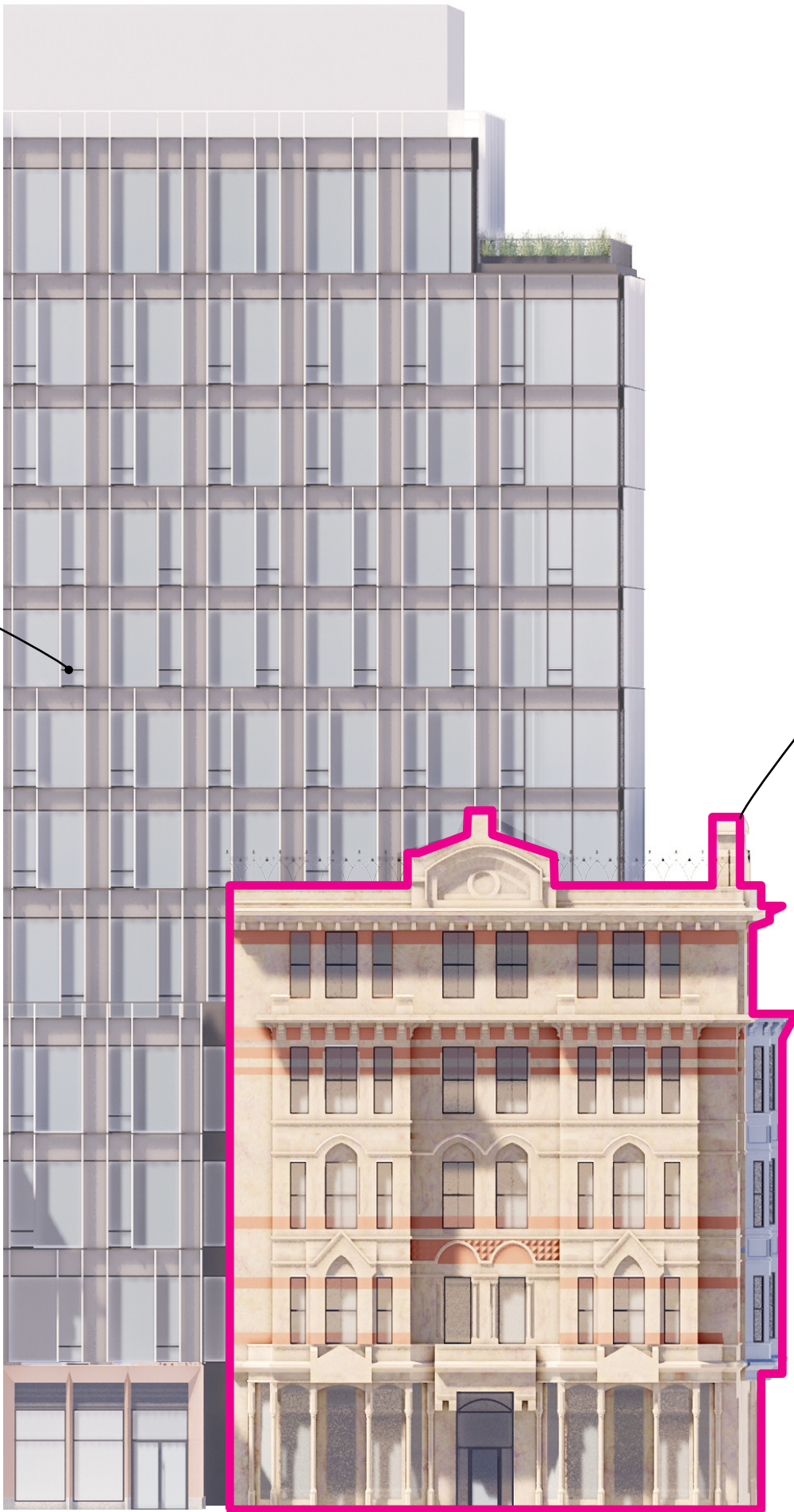
PREVIOUS STUDIES



FACADE APPROACH

B COMPLEMENTING FACADE
NEW HOTEL FACADE

MORE CONTEMPORARY, ABSTRACT REPRESENTATION
OF VERTICAL HORIZONTAL ELEMENTS



A PRIMARY FACADE
EXISTING ALEXANDRA BUILDING
STRONG DEFINITION OF VERTICAL, HORIZONTAL
ELEMENTS AND ORNAMENTS

VIEW FROM MASSACHUSETTS AVENUE



VISION GLASS
SPANDREL GLASS

VIEW FROM WASHINGTON STREET



VIEW FROM MASSACHUSETTS AVENUE



VIEW FROM MASSACHUSETTS AVENUE

MAXIMUM 25% GLAZING : DUE TO
THE DISTANCE TO THE LOT LINE



VIEW FROM WASHINGTON STREET

ARTICULATION TO BUILDING
FACADE FENESTRATION WITH
ACCENT ELEMENTS

ROWS OF CORRIDOR END WINDOW
AS A MASSING BREAKING DOWN
ELEMENT



VIEW FROM WASHINGTON STREET



DESIGN UPDATE



2018.12.04 BCDC SELDC MEETING
VIEW FROM MASSACHUSETTS AVE



UPDATED DESIGN
VIEW FROM MASSACHUSETTS AVE

ADDITIONAL STUDIES : FRONT FACADE & INFILLING MASSING



BASE



ALT 1
UPPER MASSING BREAK



ALT 2
UPPER MASSING BREAK
- THREE MASSING READING



ALT 3
INFILLING MASSING TO THE BUILDING HEIGHT
UPPER MASSING BREAK - THREE MASSING
READING

LONG VIEWS

3D MODEL

VIEW FROM WASHINGTON STREET

