

PRELIMINARY PACKAGE 1767 WASHINGTON ST

SELDC Presentation | AUGUST 7, 2018

cbt





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PROJECT BACKGROUND

02
CASE STUDIES

03
MASSING & FACADE STUDIES



01

PROJECT BACKGROUND

ABOUT THE TEAM

JBV/TCR: PIEDMONT PARK, BOSTON



ABOUT THE TEAM

JBV/TCR/CBT: 10 FARNSWORTH, BOSTON



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ABOUT THE TEAM

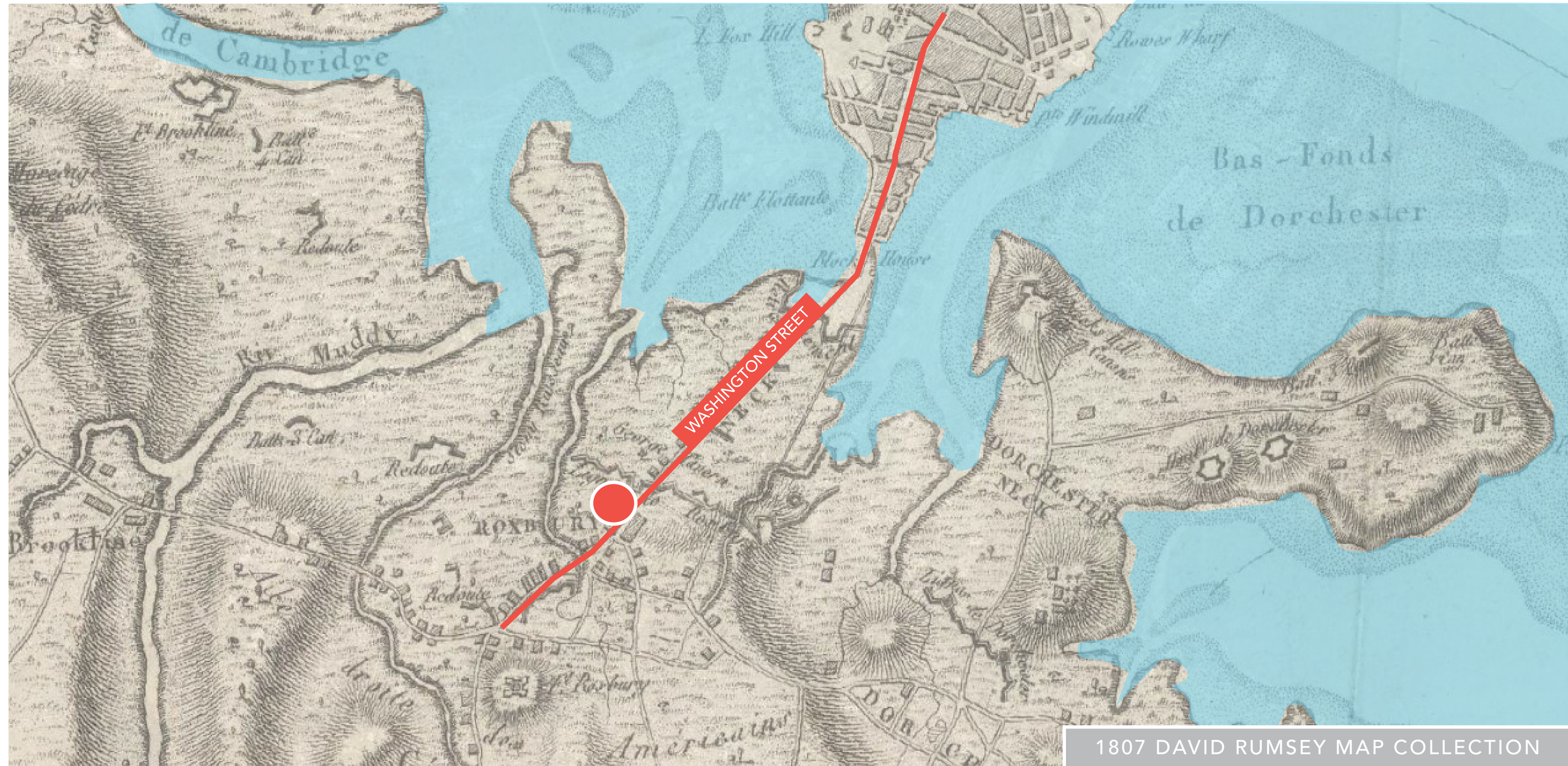
JBV/TCR/CBT: 10 FARNSWORTH



WASHINGTON STREET

HISTORIC // GATEWAY // SIGNIFICANT

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



1807 DAVID RUMSEY MAP COLLECTION



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THE ALEXANDRA: CONTEXT

SOUTH END LANDMARK DISTRICT AND PROTECTION AREA



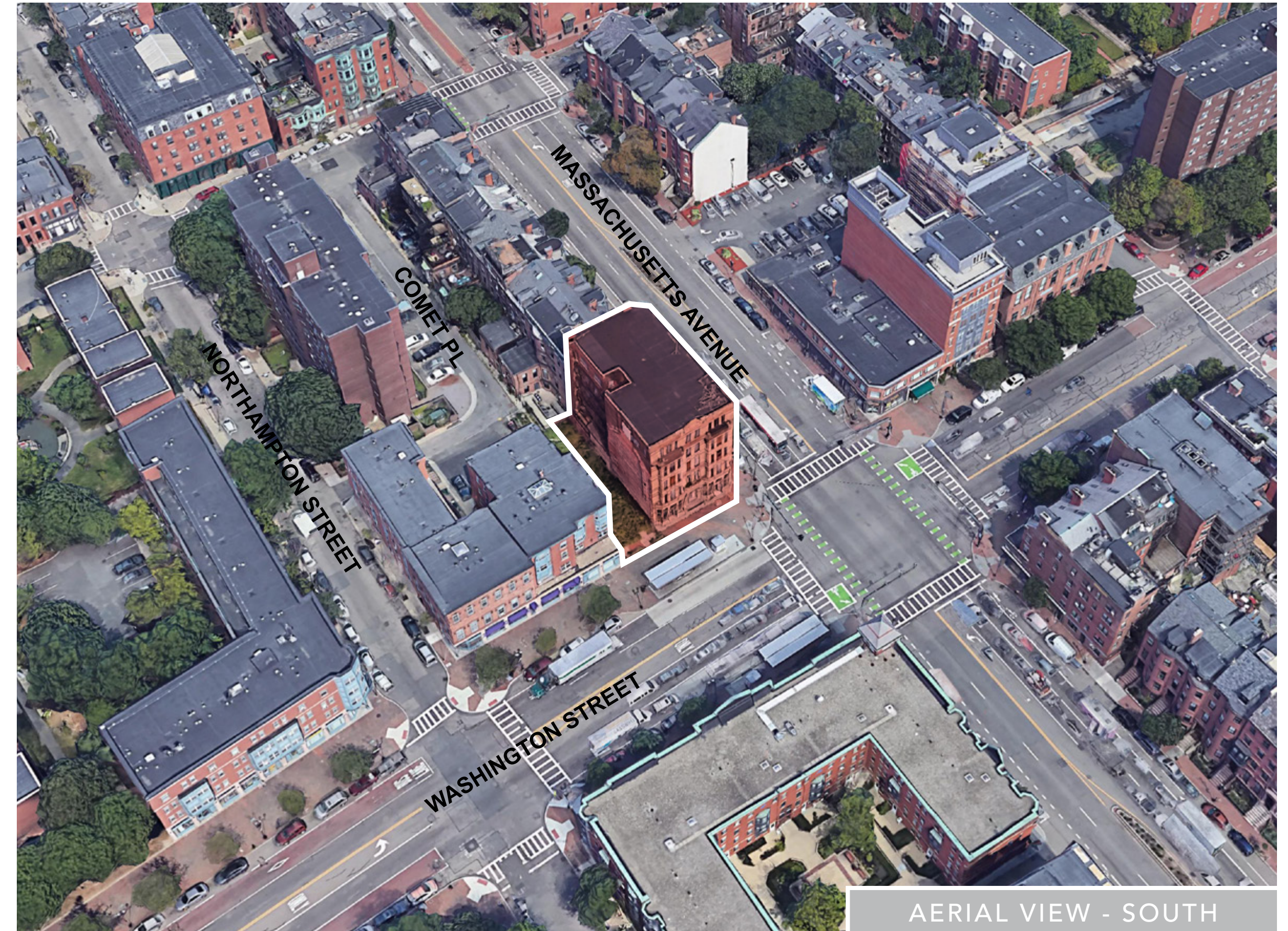
WORLD IN MOTION

HOSPITALITY OFFERINGS IN THE AREA



THE ALEXANDRA: CONTEXT

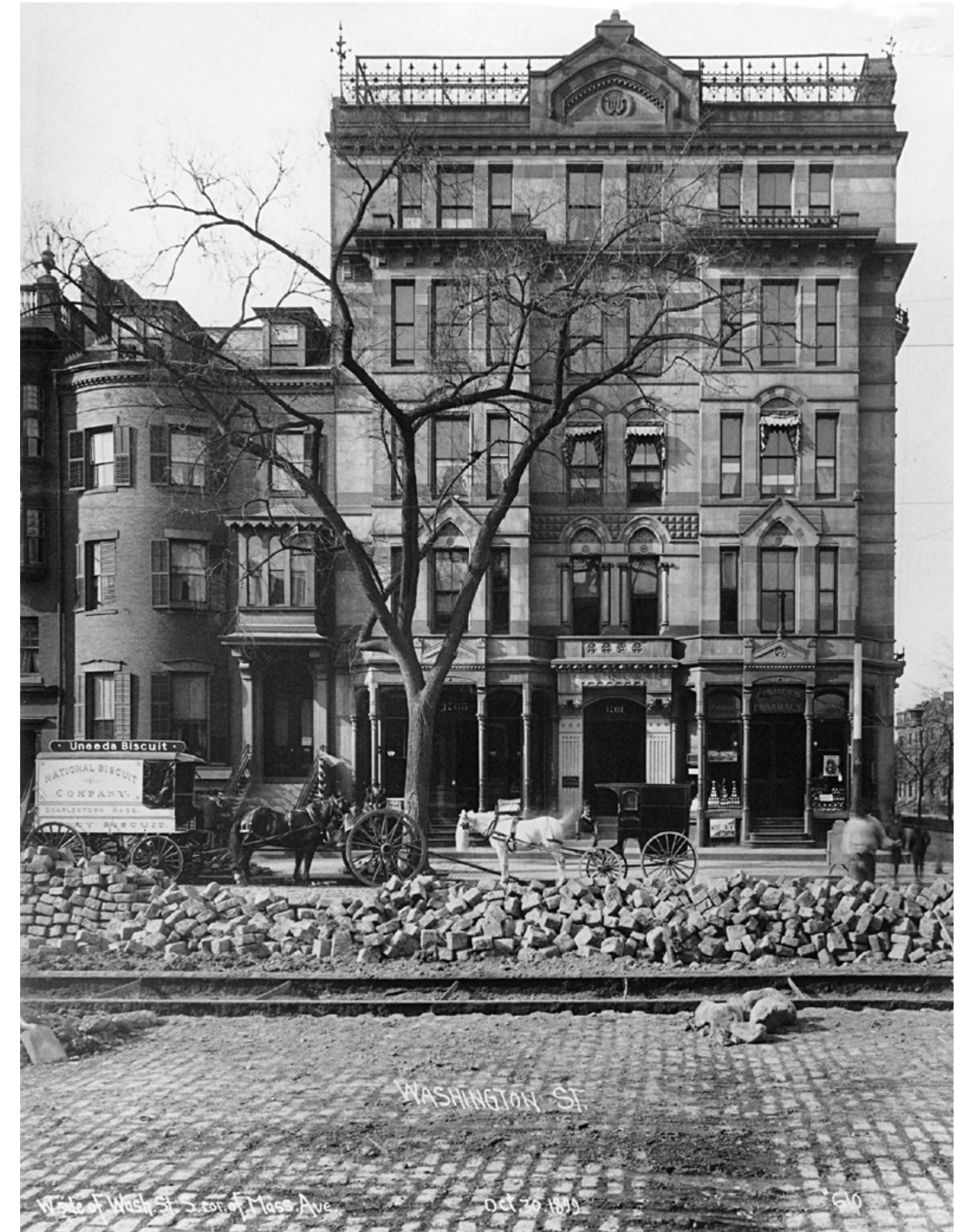
AERIAL IMAGE



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



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THE ALEXANDRA: CURRENT

EXTERIOR



THE ALEXANDRA: CURRENT

INTERIOR



PROJECT GENERAL ASSUMPTIONS

- HIGH-RISE (OVER 70')
 - PRESSURIZED STAIRWAY
 - FIRE COMMAND CENTER
 - GENERATOR
- TWO ELEVATORS
- FACADECTOMY (ONE CONTIGUOUS FLOOR PLATE)
- SEISMIC JOINT/SEPARATION
- TWO 2-HR RATED EGRESS, 30' APART
- NOT PURSUING HISTORIC TAX CREDITS
- CPA FUND FOR RESTORING HISTORIC ELEMENTS

PROJECT PROGRAM ASSUMPTIONS

- HOTEL: ~150 KEYS
- CAFE/RESTAURANT AT THE GROUND LEVEL
- SERVICE FROM THE BACK ALLEY
- NO TRASH CHUTE
- NO PARKING
- ROOFTOP AMENITY AREA



PROGRAM: A NEW TYPE OF HOTEL OFFERING

CHIC, URBAN & COMPACT



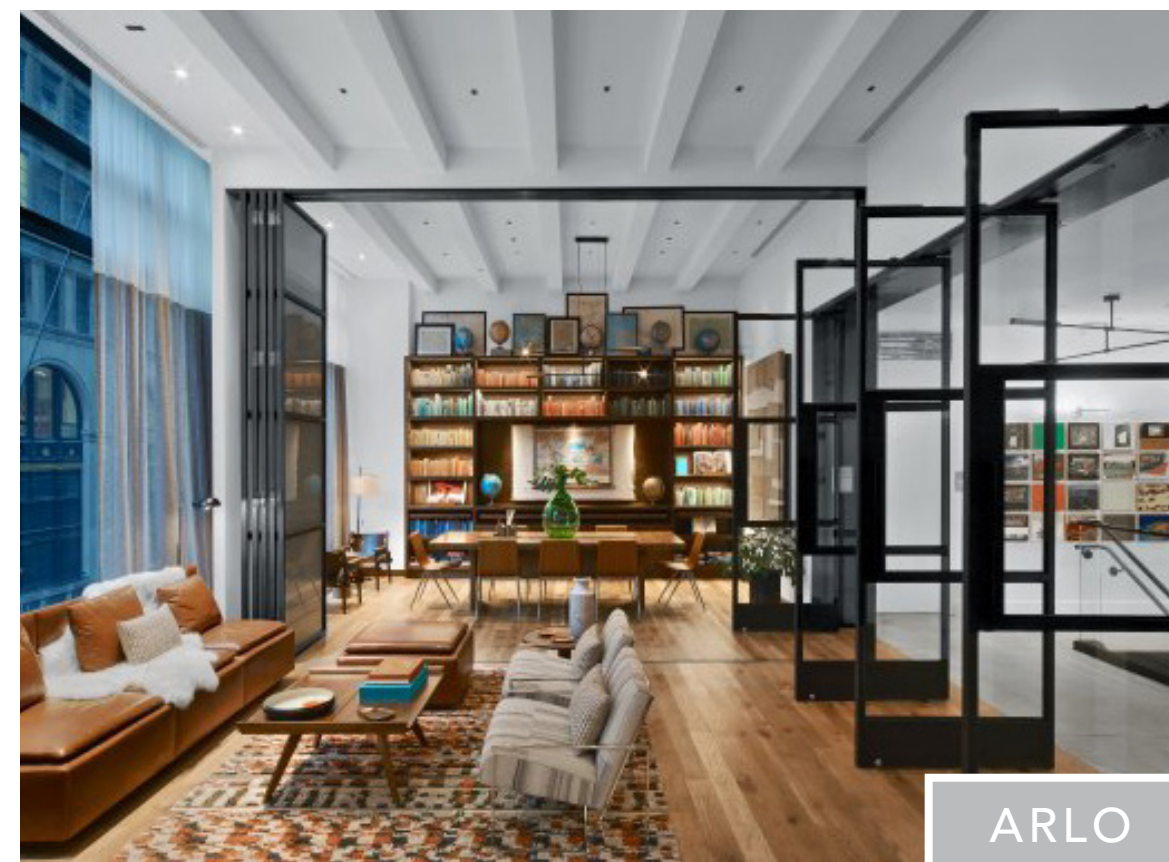
CITIZEN M



CITIZEN M



ENVOY



ARLO



ARLO

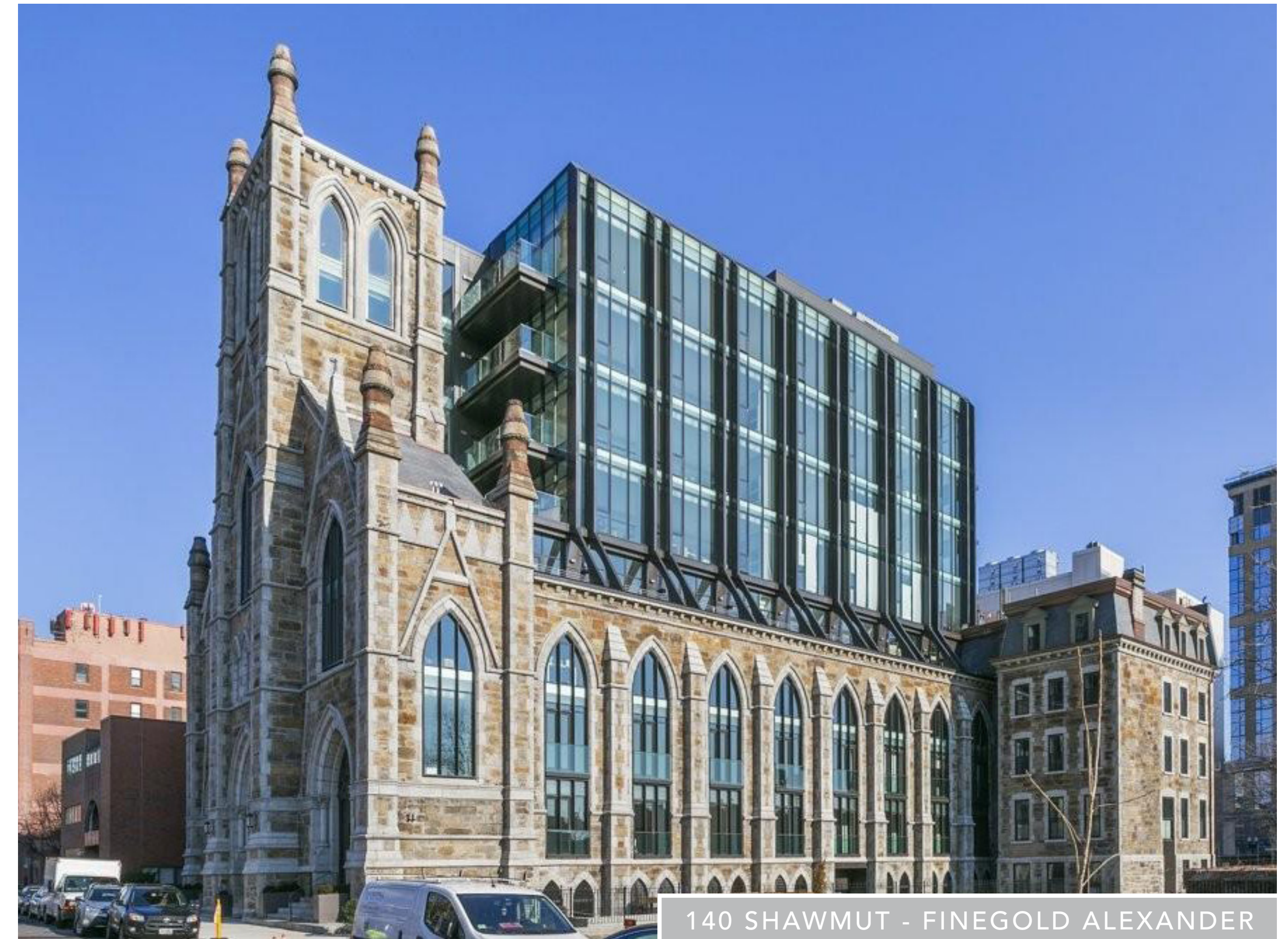


02

CASE STUDIES

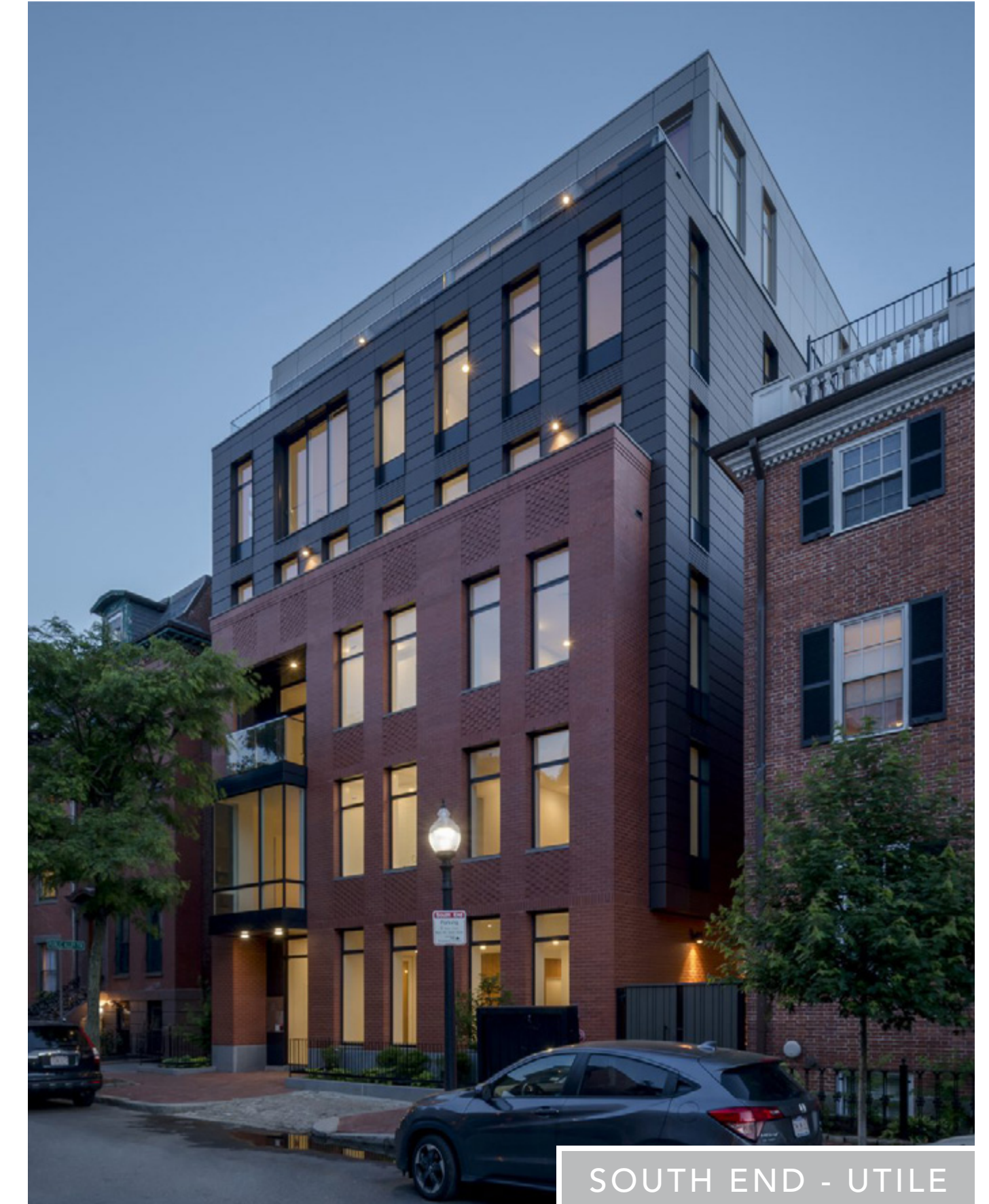
TALLER BUILDING

EXAMPLES WITHIN SOUTH END



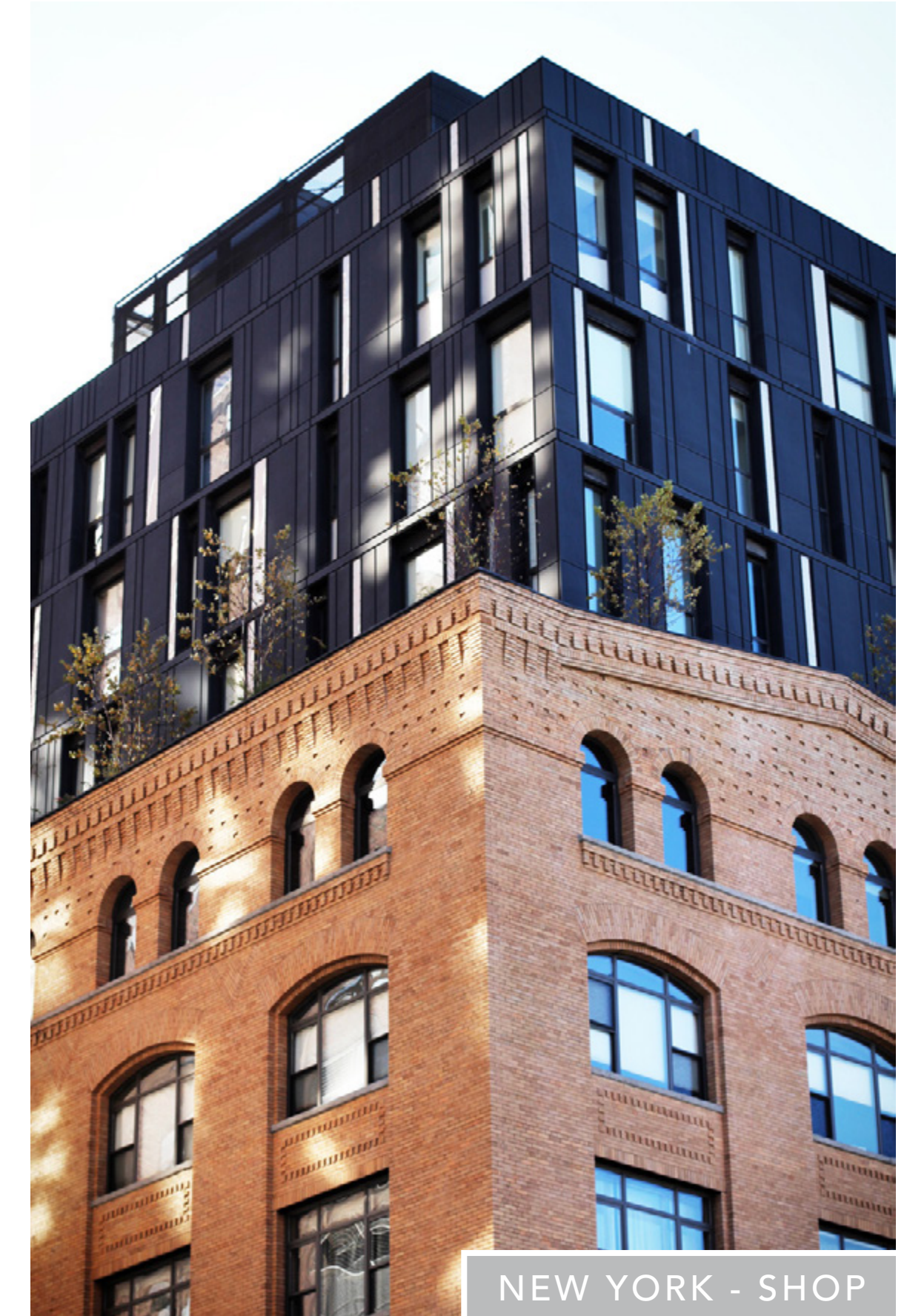
RECESSED FORM // SIMILAR PALETTE

EXAMPLES WITHIN BOSTON



INTEGRATED FORM // COMPLEMENTARY PALETTE

EXAMPLES OUTSIDE OF BOSTON



INTEGRATED FORM // COMPLEMENTARY PALETTE

EXAMPLES OUTSIDE OF BOSTON



SEPARATE FORM // CONTRASTING PALETTE

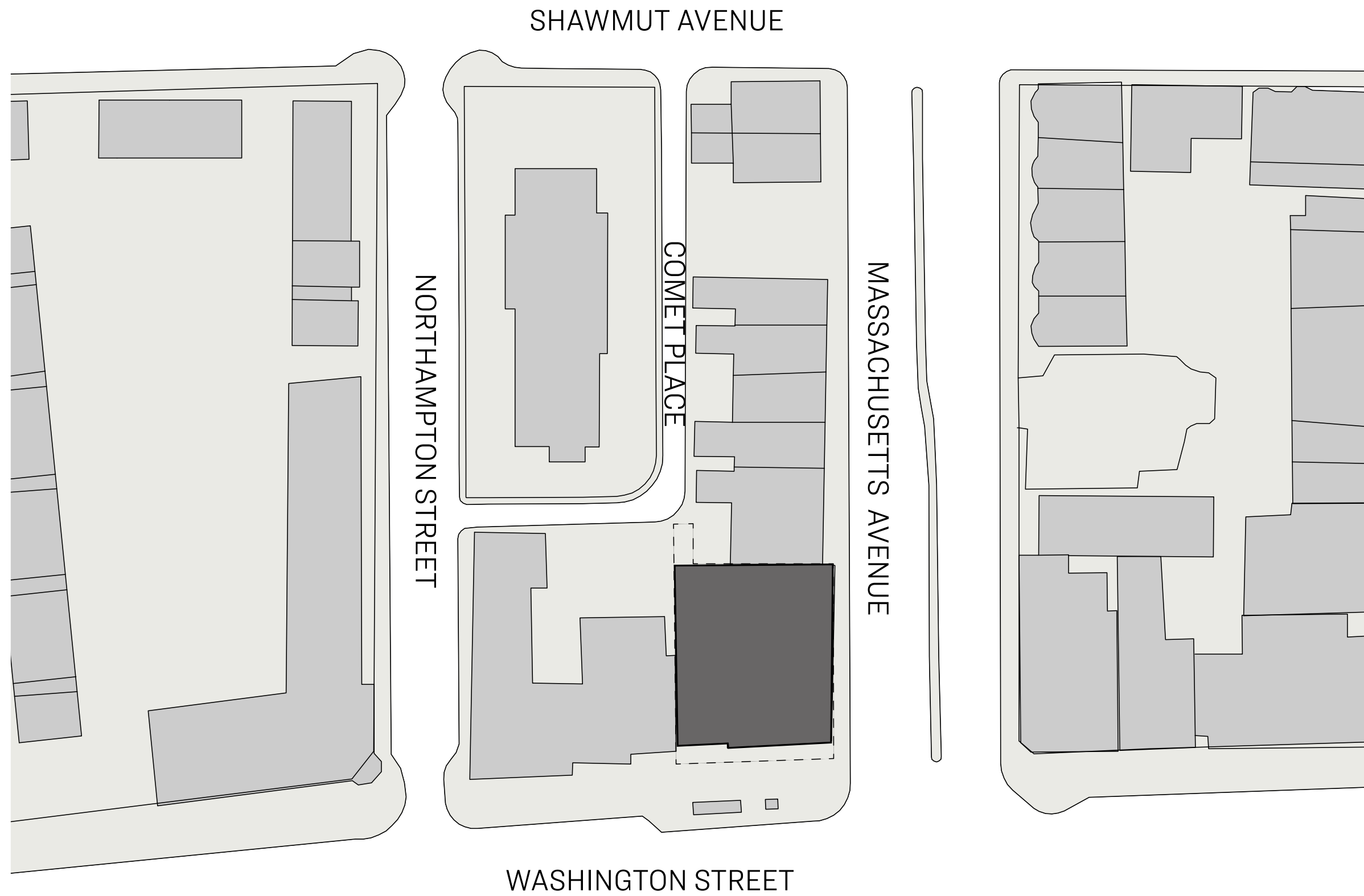


03

MASSING & FACADE STUDIES

OVERVIEW

SCHEMATIC FLOOR PLANS



10 FLOORS // ~ 150 KEYS

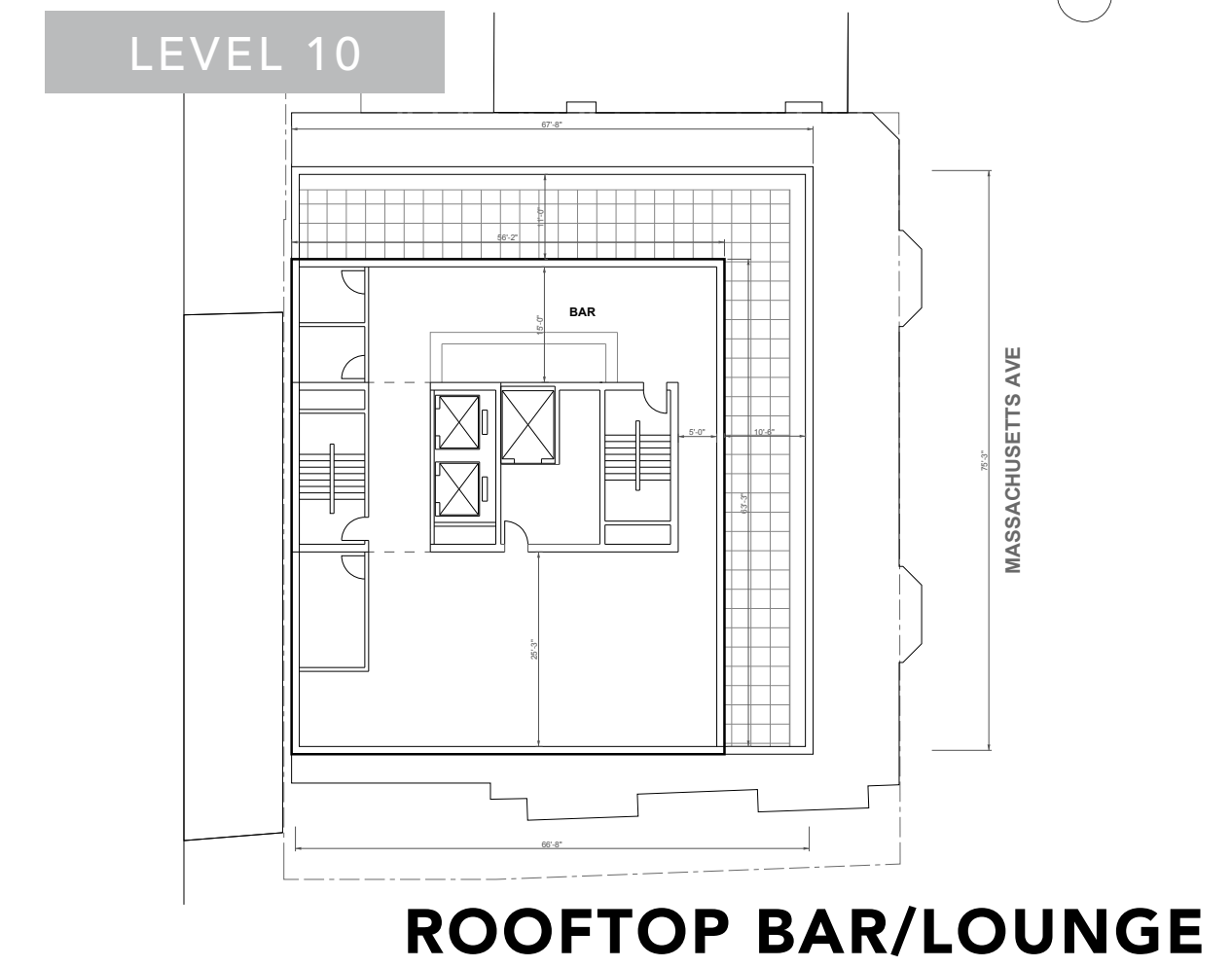
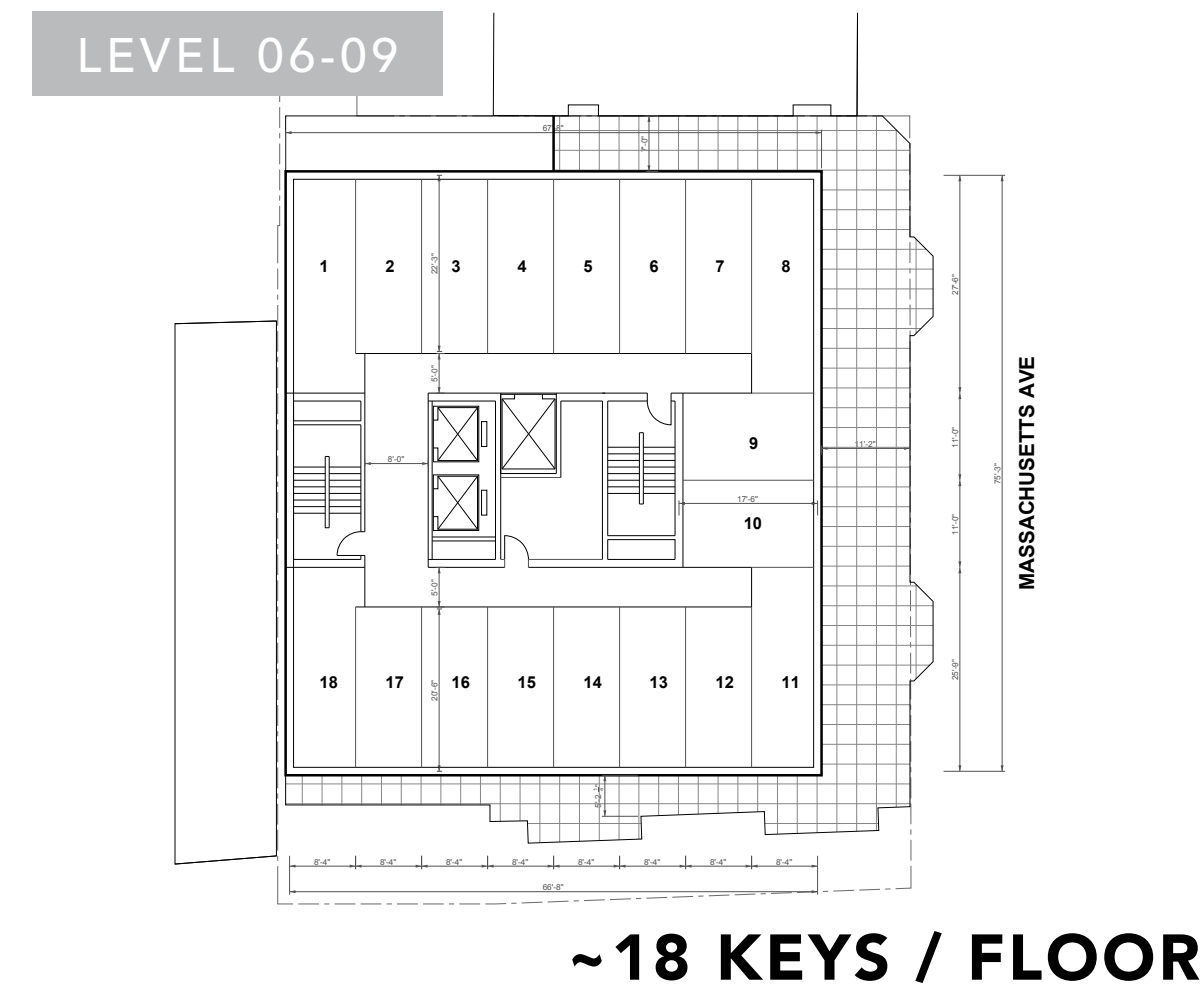
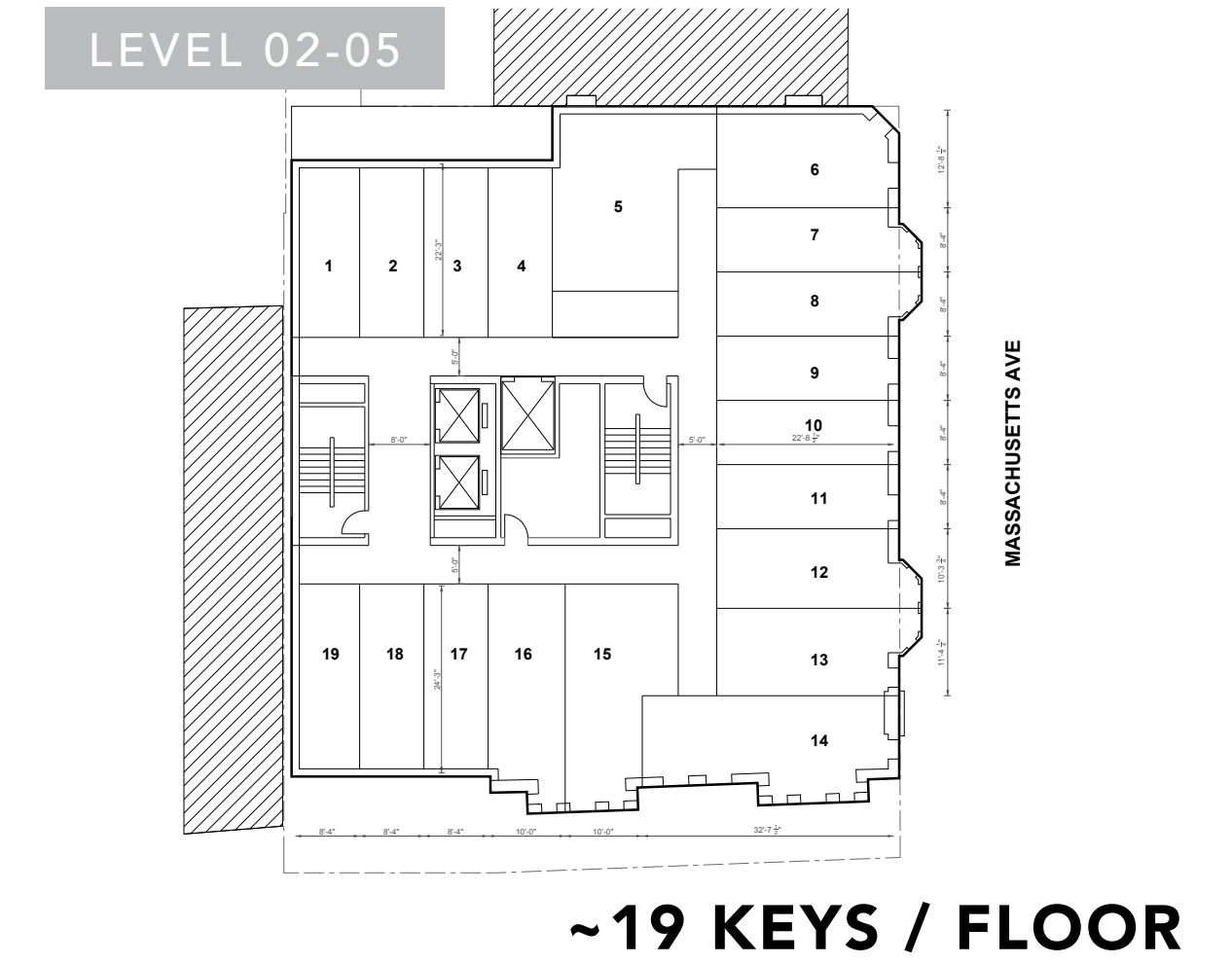
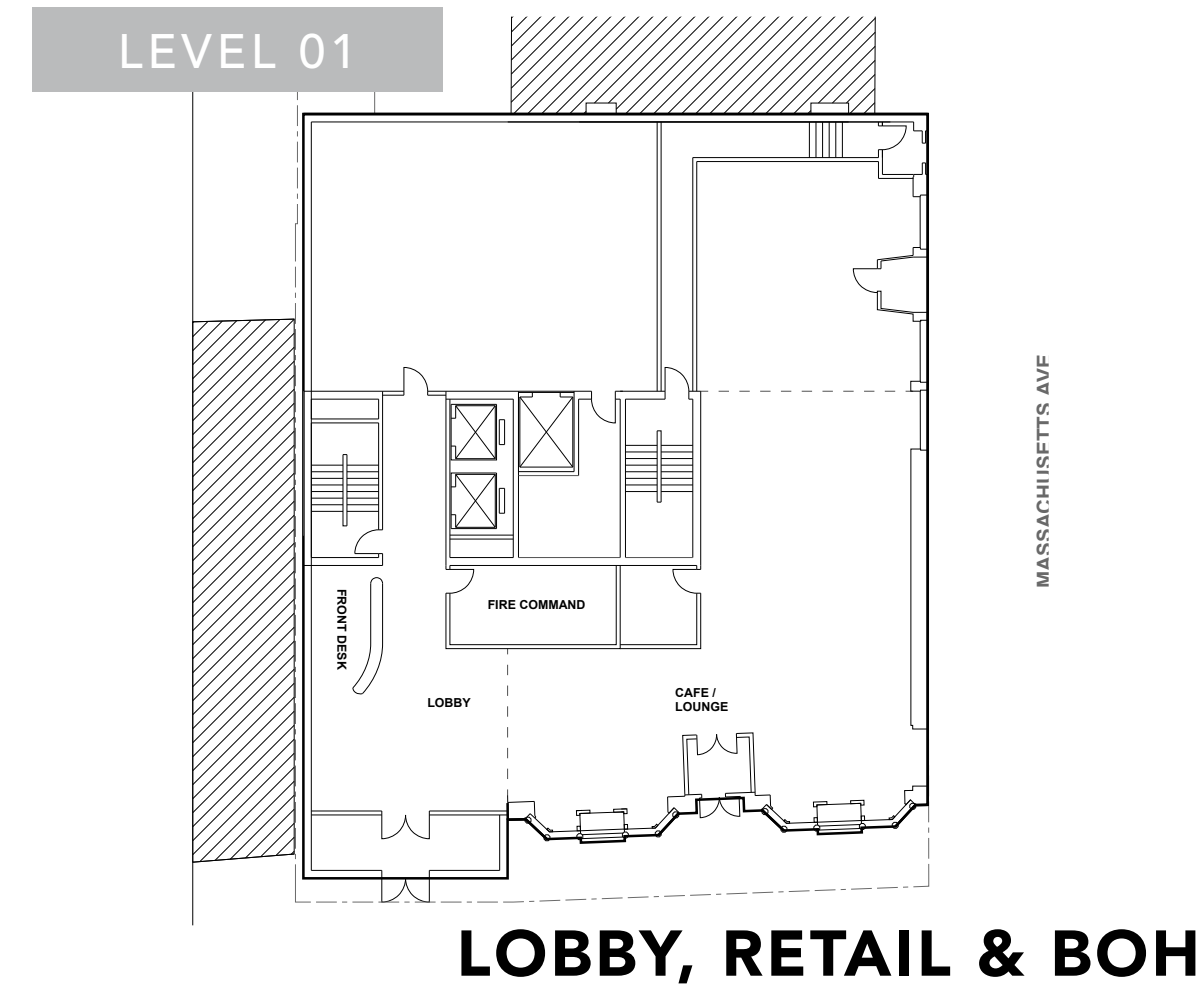
TOTAL GSF PREVIOUS: ~27,367 SF

TOTAL GSF PROPOSED: ~60,100 SF

EXISTING HEIGHT: ~65'-8" (5 FLOORS)

NEW BUILDING: 10 FLOORS

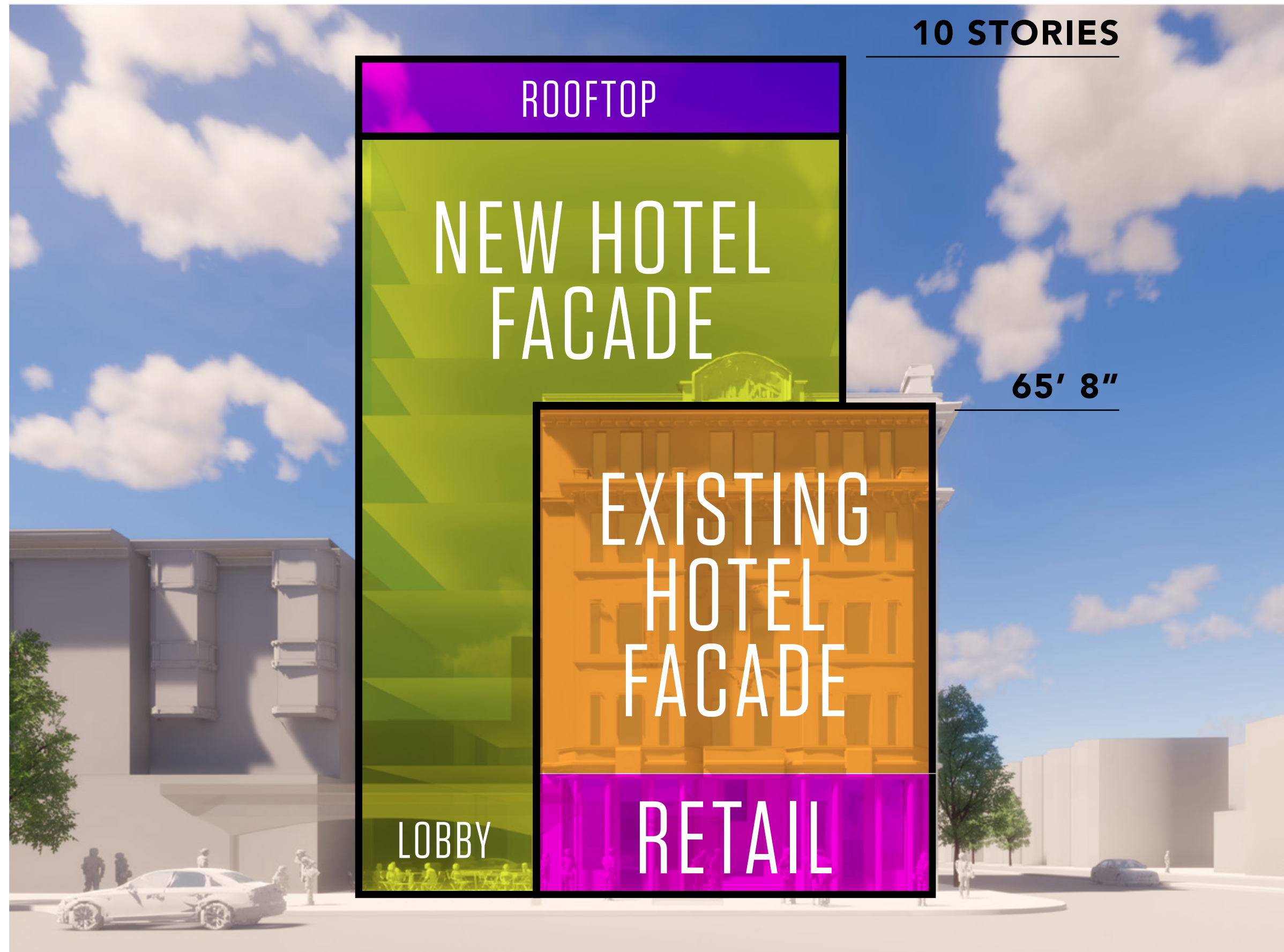
INCL. ROOF DECK



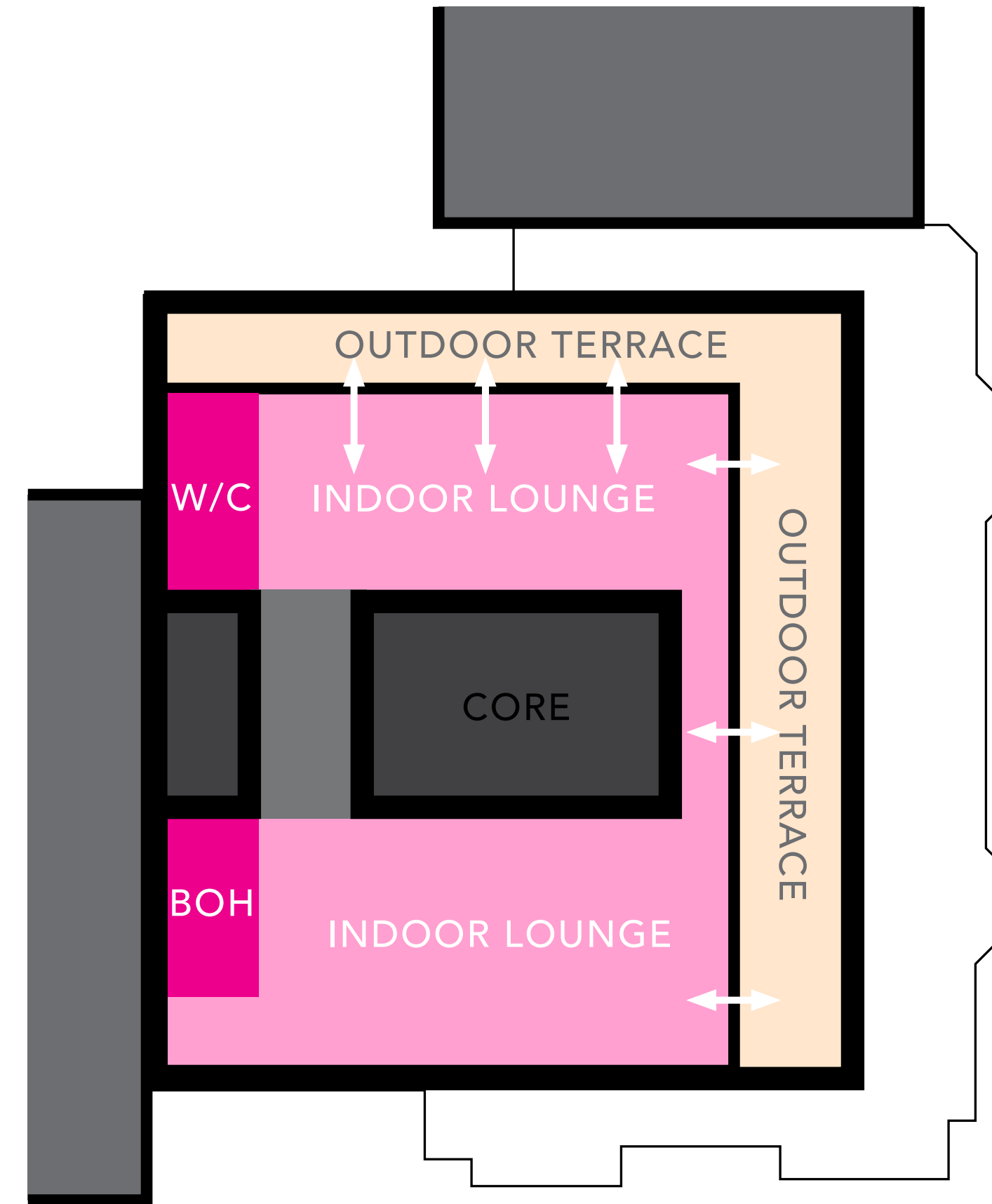
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PROGRAM STUDY

MASSING/LAYOUT



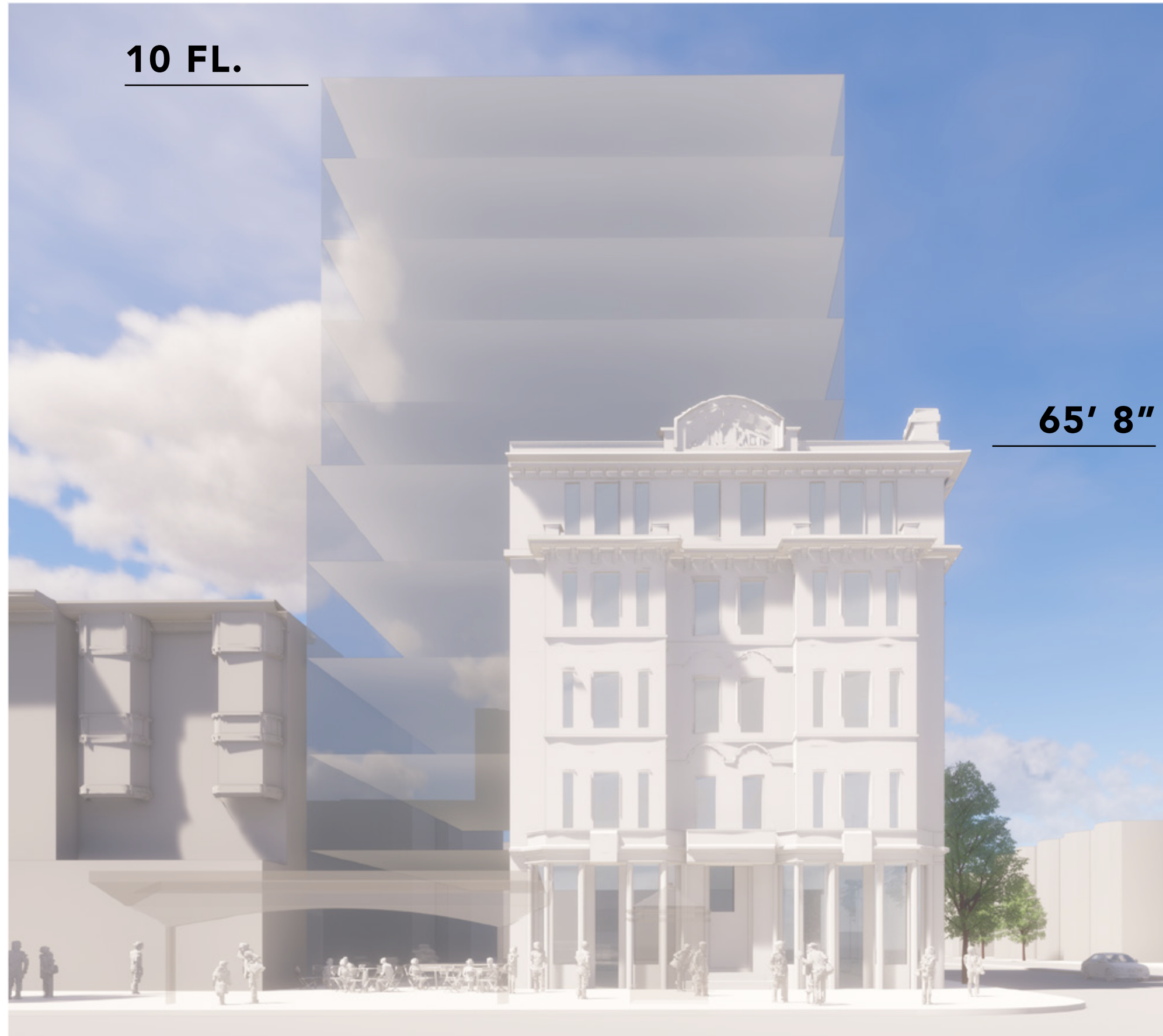
PROGRAM DIAGRAM



ROOFTOP DIAGRAM

MASSING SCHEME

EYE LEVEL VIEW



WASHINGTON STREET



MASSACHUSETTS AVENUE

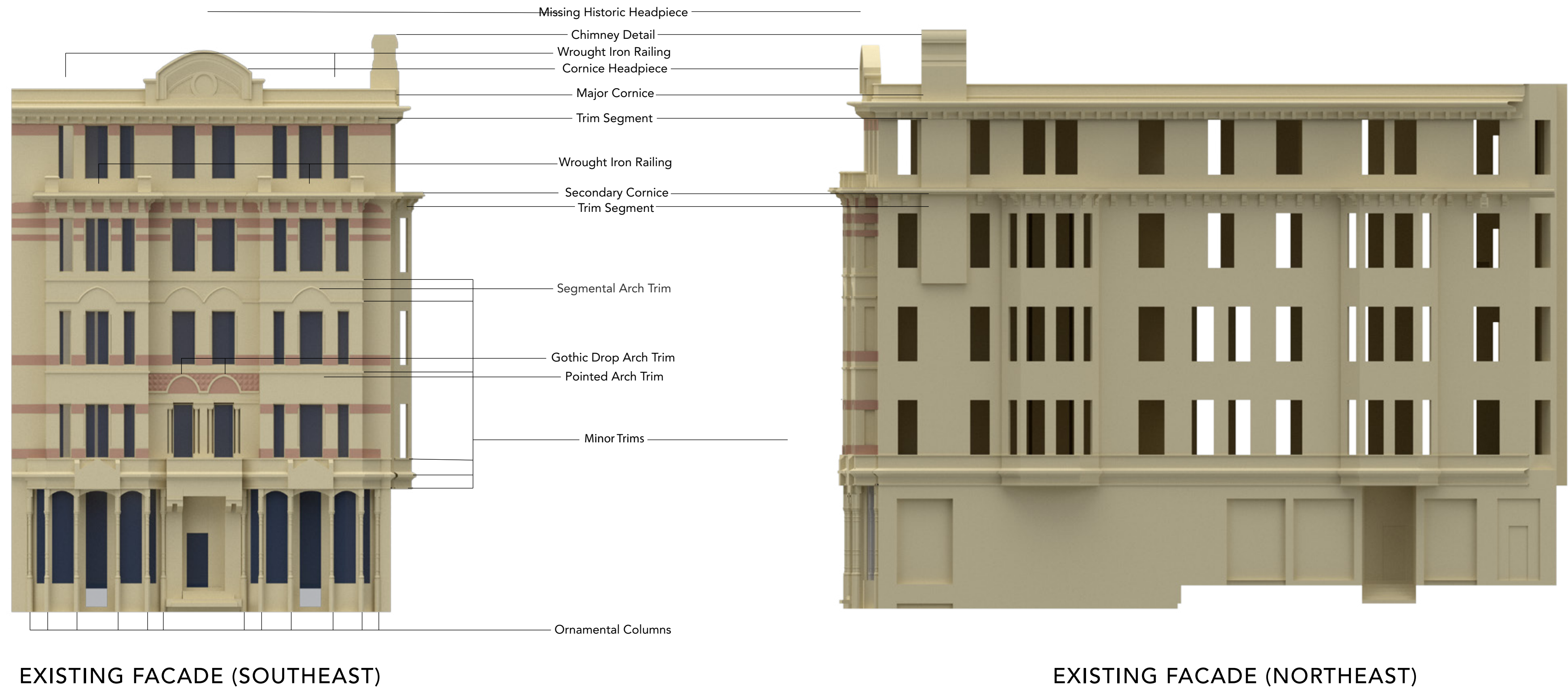
ASSUMPTION
EYE LEVEL AT 5'-0" ELEVATION
STANDING NEAR AT THE CENTER OF SIDEWALK



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ANALYSIS OF THE ALEXANDRA

ARCHITECTURAL ELEMENTS



ANALYSIS OF THE ALEXANDRA

MATERIAL & ORNAMENTS

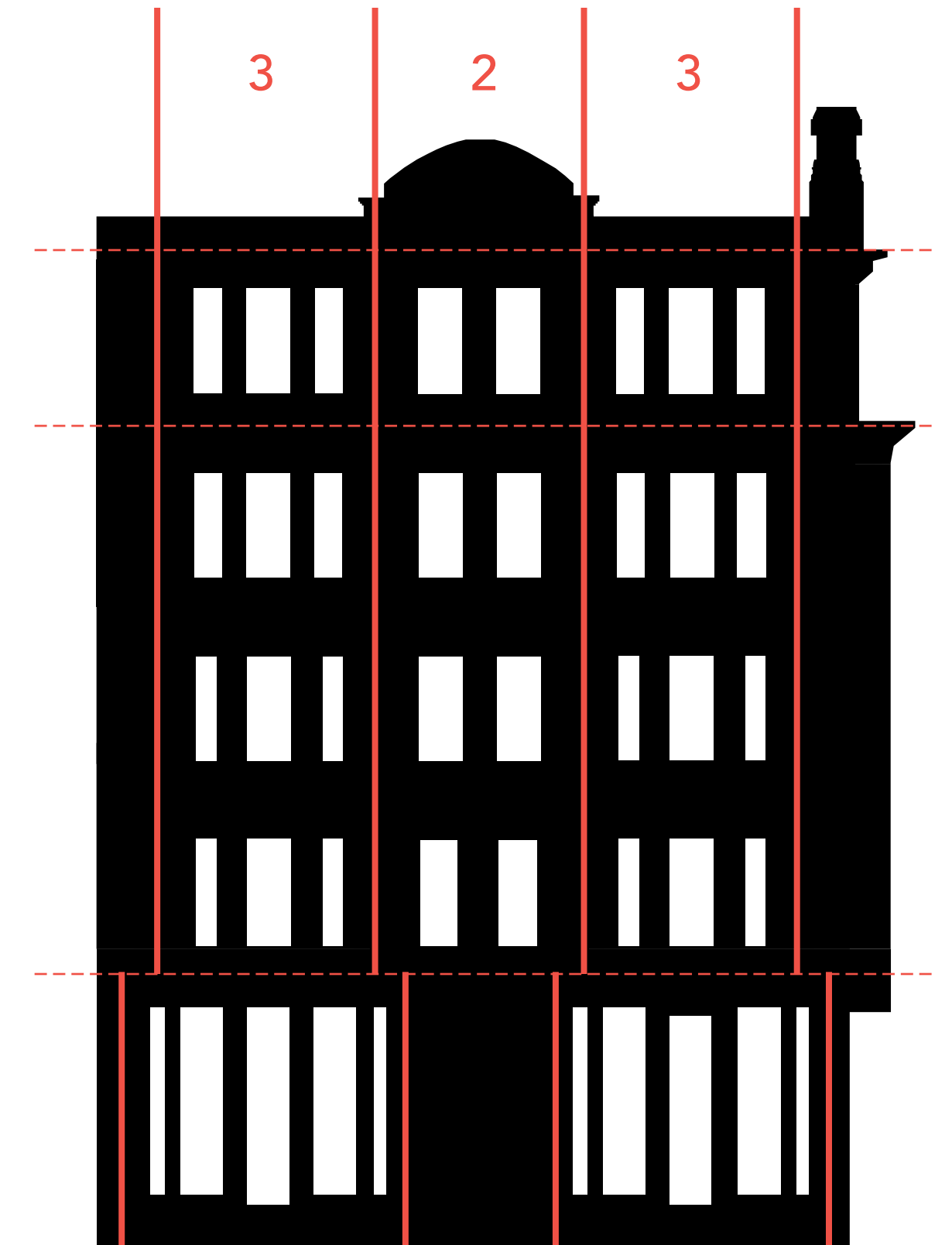


EXISTING SOUTHEAST FACADE



- Yellow Sandstone
- Red Sandstone
- Metal

ELEMENTS BY MATERIAL

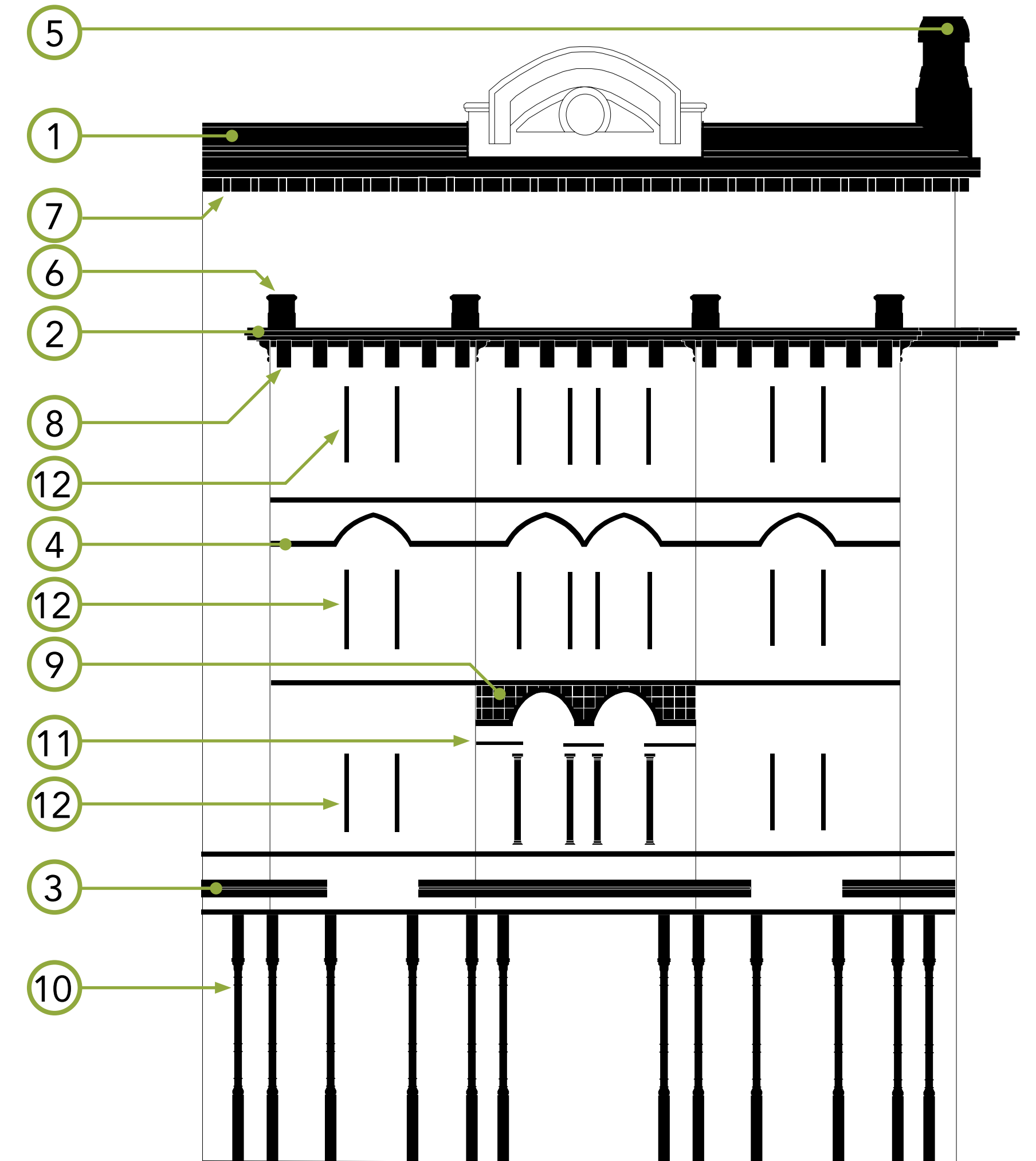
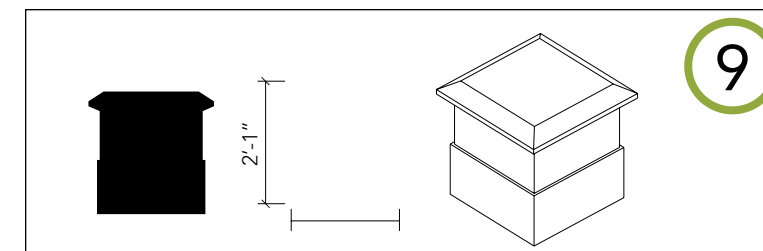
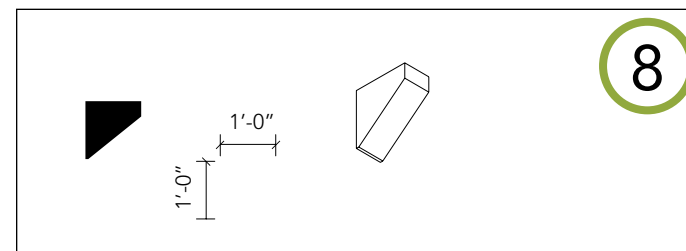
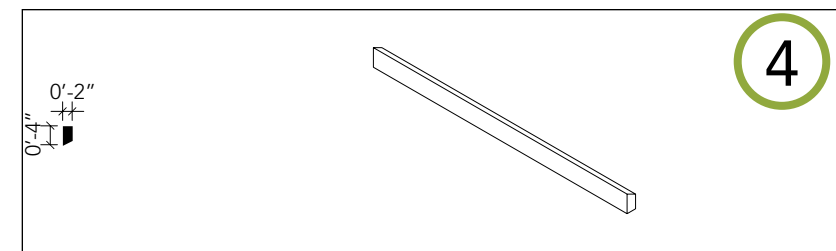
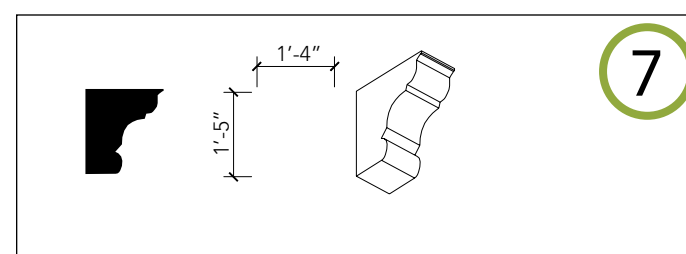
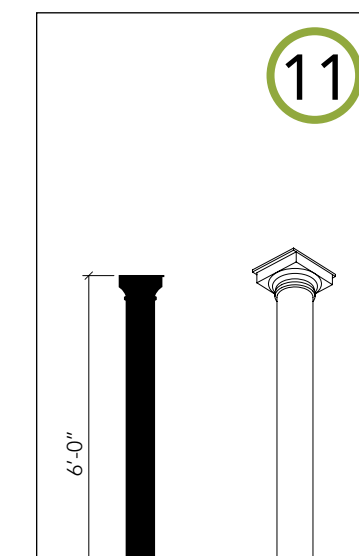
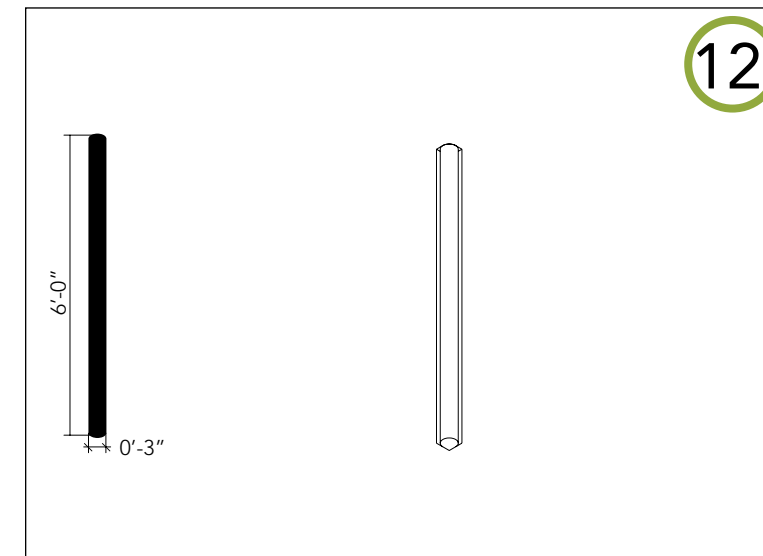
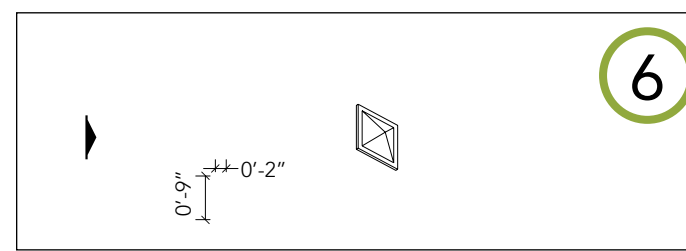
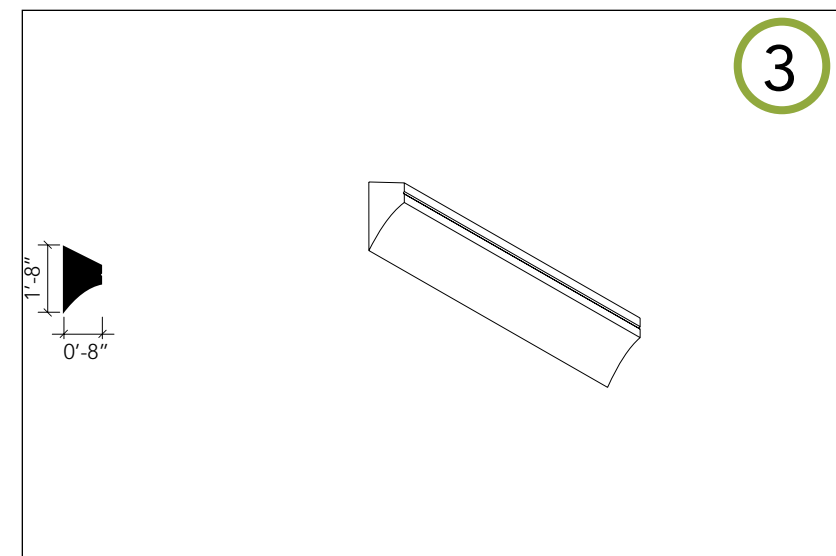
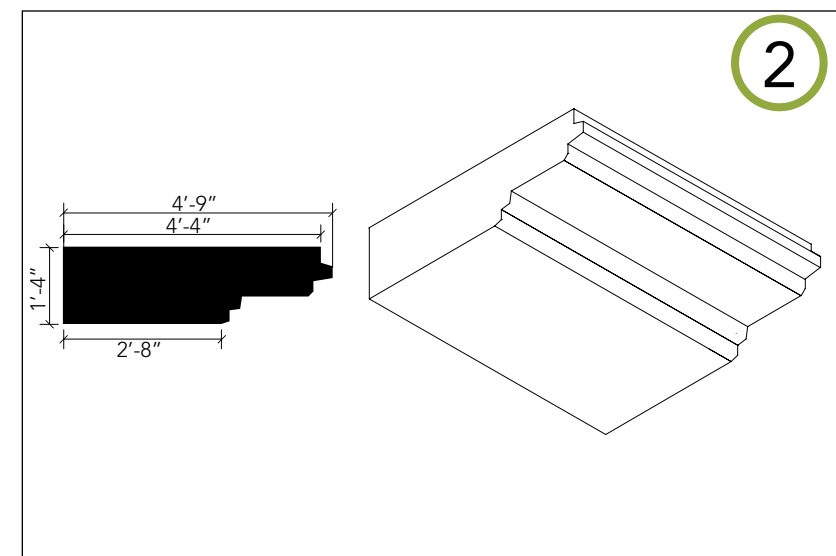
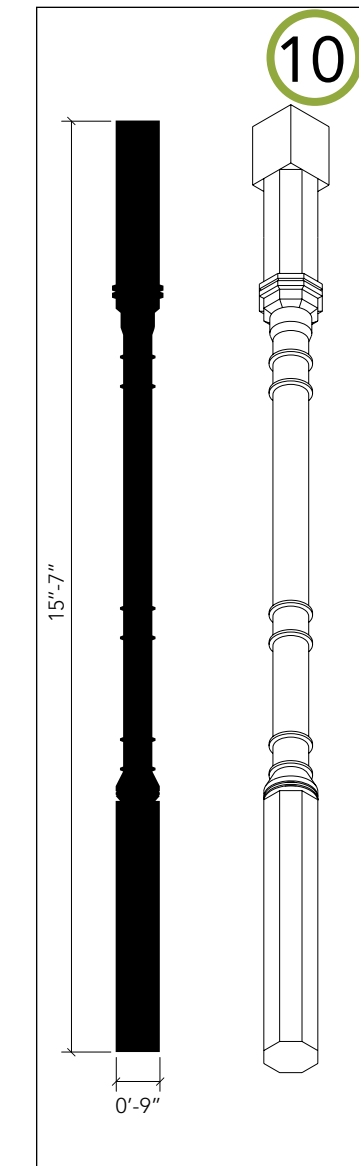
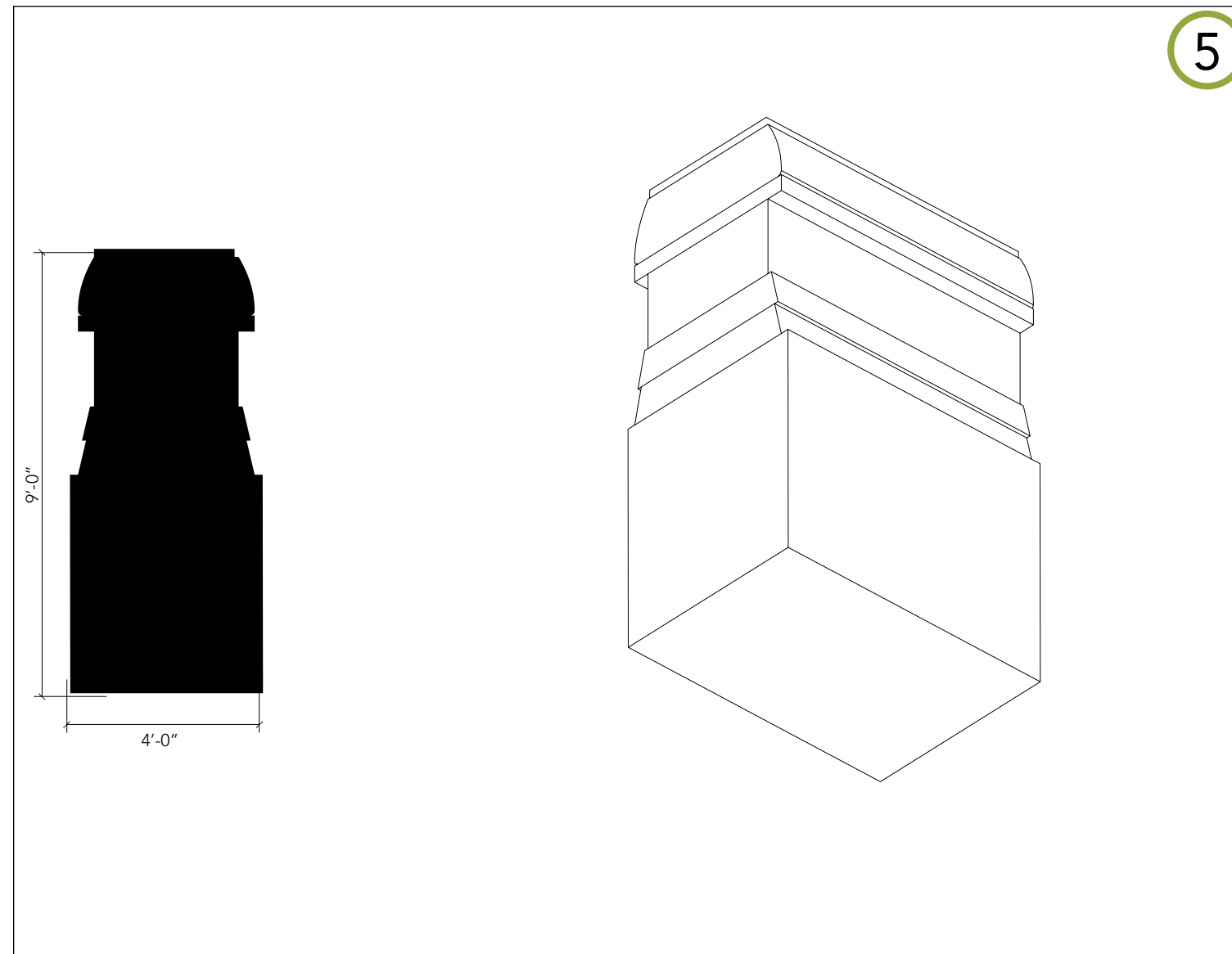
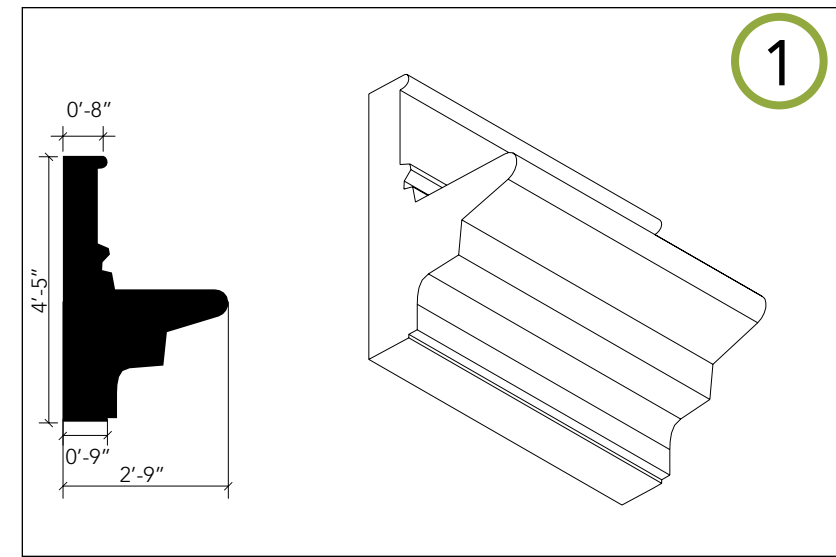


OPENING PROPORTIONS



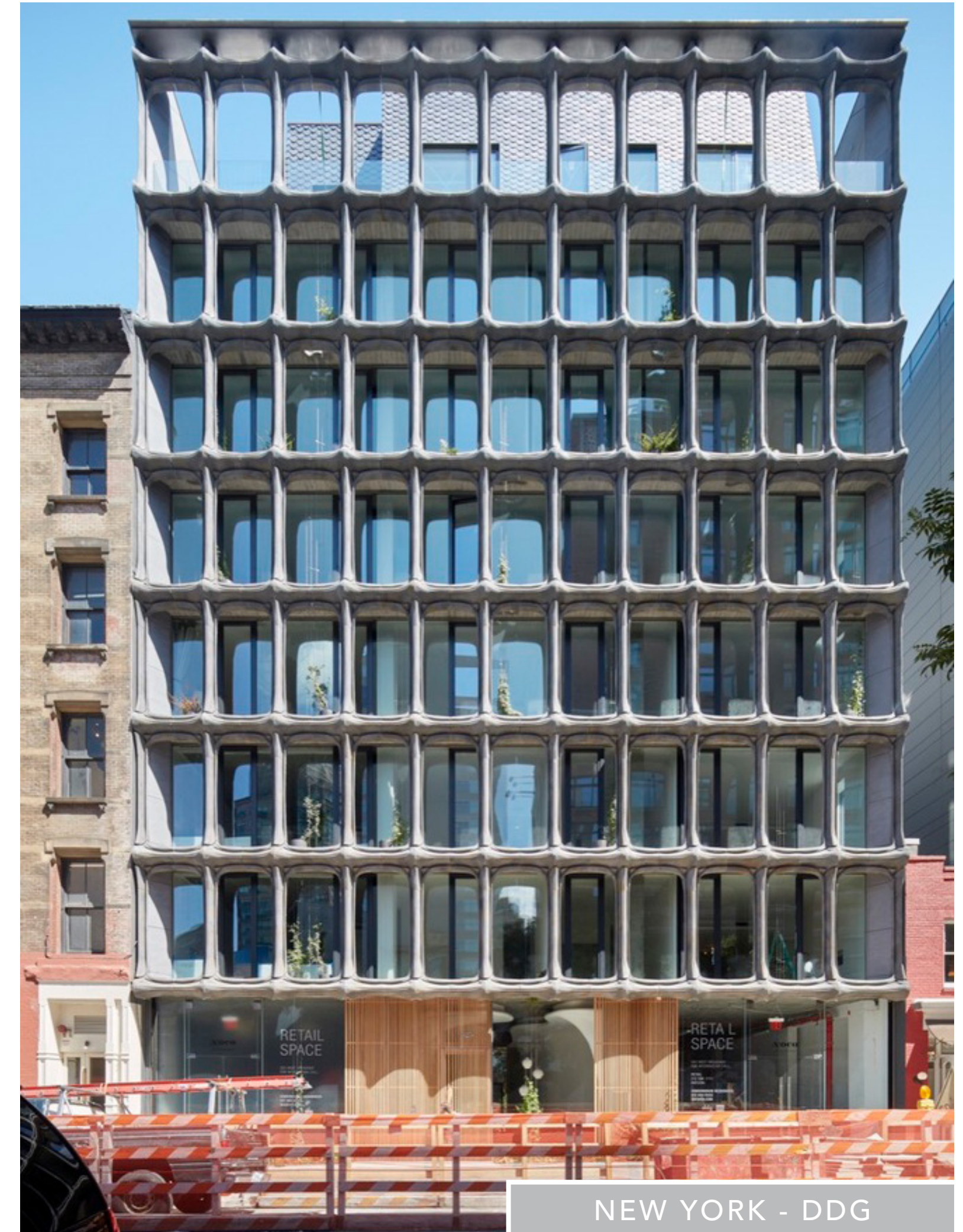
ANALYSIS OF THE ALEXANDRA

DETAIL & PROFILES



FACADE PRECEDENTS

DEPTH // TEXTURE // SIMPLE // ELEGANT



FACADE STUDY

PRELIMINARY EXPLORATIONS

