



CHEVRON

PARTNERS

# 256 – 260 NEWBURY

**Boston, MA**

# ABOUT Chevron Partners



SEARS' CRESCENT



MAISON VERNON



MAISON COMMONWEALTH



727 MASSACHUSETTS AVE

## RESPECT FOR HISTORICAL PROPERTIES

Chevron Partners is a company that has a proven dedication to sincere and genuine preservation of historical properties by bringing out their beauty in combination with appropriate modernization that is an element that is so special to the City of Boston. All Chevron Partners' properties are historical properties that are lovingly preserved yet made modern in a way that they are cherished for generations to come by painstakingly ensuring modern conveniences that are essential to property value are properly included within historical envelopes to create a charm that is unmistakably Bostonian.

# PORTFOLIO Maison Vernon



## 1917 HISTORICAL BEACON HILL PROPERTY

Full facade restoration, as promised to the Beacon Hill community. Historical details preserved in interior combined with modern amenities: art in the form of a custom commissioned wrought iron and glass elevator, with sleek modern finishes that meet period plaster moldings, state-of-the-art appliances that meet hand-carved Italian marble fireplaces, and imported French oak chevron flooring. Maison Vernon brings a fresh elegance into the most storied American neighborhood.



# PORTFOLIO Maison Vernon



# DESIGN PROPOSAL 256-260 Newbury

**A SELECT SHIFT IN MATERIALITY.** Our design proposal aims to respect the architectural heritage of its context, while innovatively meeting the need for accessibility, transparency and contiguous presence. In select areas, we propose shifting away from unitized brick and stone elements, and instead replicating those elements in cast glass. Larger, more desirable and efficient floor plate is created by combining three consecutive brownstones.

Suppressed front yard improves visibility and sightlines into the retail spaces, while creating an attractive, vibrant space for outdoor seating. The entry sequence to the ground level retail is greatly enhanced, and a new lift is provided for barrier free access.

*Current box storefronts interrupting Newbury Street*



**PROPOSED**

*These images are artist renderings of a possible or desired design only, and do not represent what will or may actually be constructed. The facade design is subject to approvals by municipal authorities. The owner reserves the right to make changes to the design proposal.*



EXISTING FACADE



PROPOSED FACADE

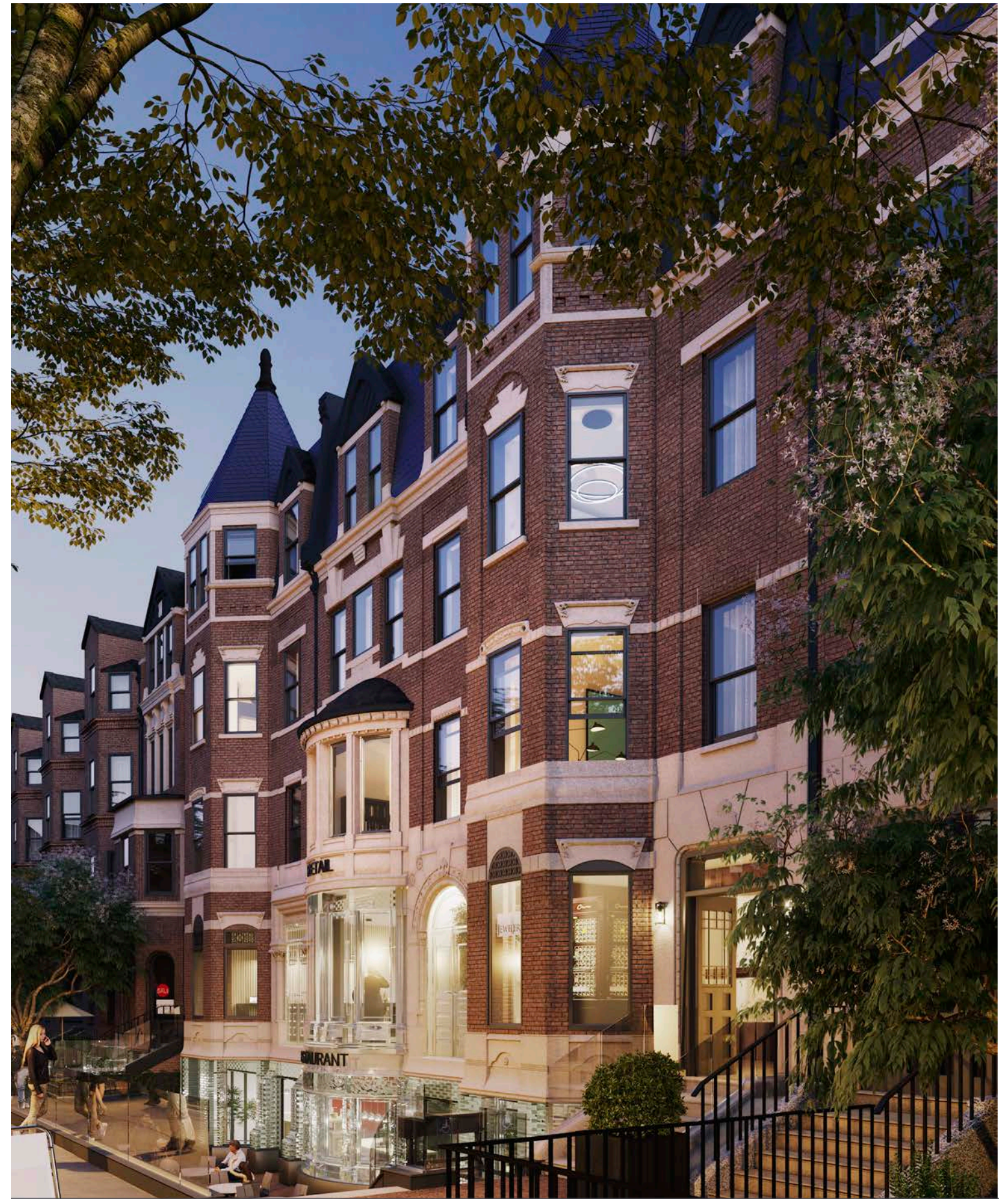


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**DAYTIME**

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**DUSK**

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**CLOSE UP VIEW TO SHOW HOW HISTORICAL ELEMENTS OF THE EXISTING STRUCTURE WILL BE REPRODUCED ACCURATELY IN CAST GLASS**

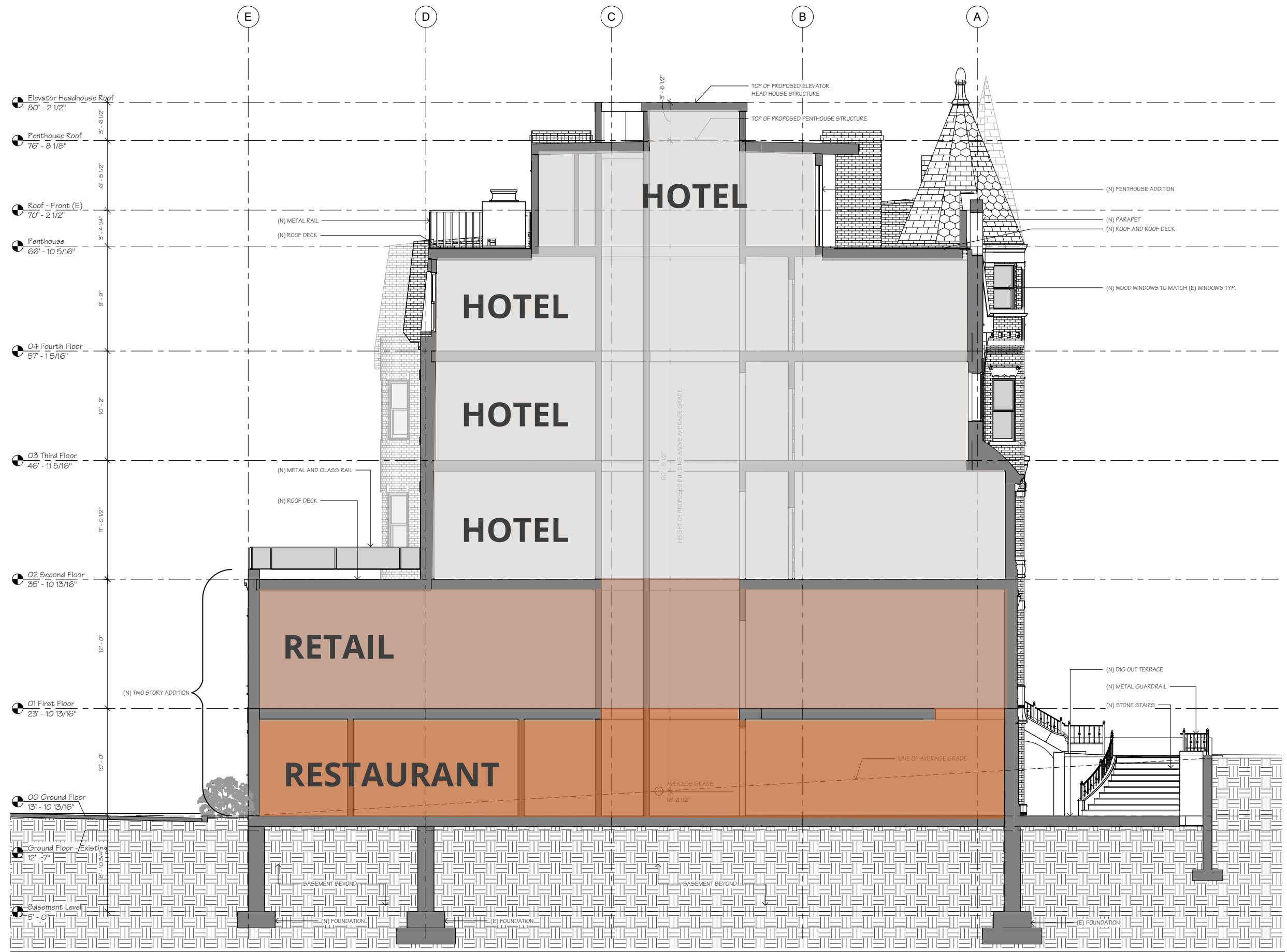


DUSK

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**BUILDING SECTION**

**CONCEPT GOALS** 256 – 260 Newbury

1

**HIGHLIGHT HISTORY &  
ADDRESS ECONOMIC  
IMPERATIVES**

3

**CREATE DEMAND  
ON NEWBURY STREET  
& BOSTON**

2

**A HISTORICAL MODERN  
ICONIC PROPERTY**

4

**OVERCOMING  
NEWBURY STREET  
RETAIL OBSTACLES**



# INSPIRATION PROJECT Crystal House

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## ARCHITECTS

*MVRDV, Gietermans & Van Dijk*

## LOCATION

*Pieter Cornelisz Hoofstraat 66H, 1071 CA*

*Amsterdam, Netherlands*

*Historic Area*

## CLIENT

*Warenar Real Estate*

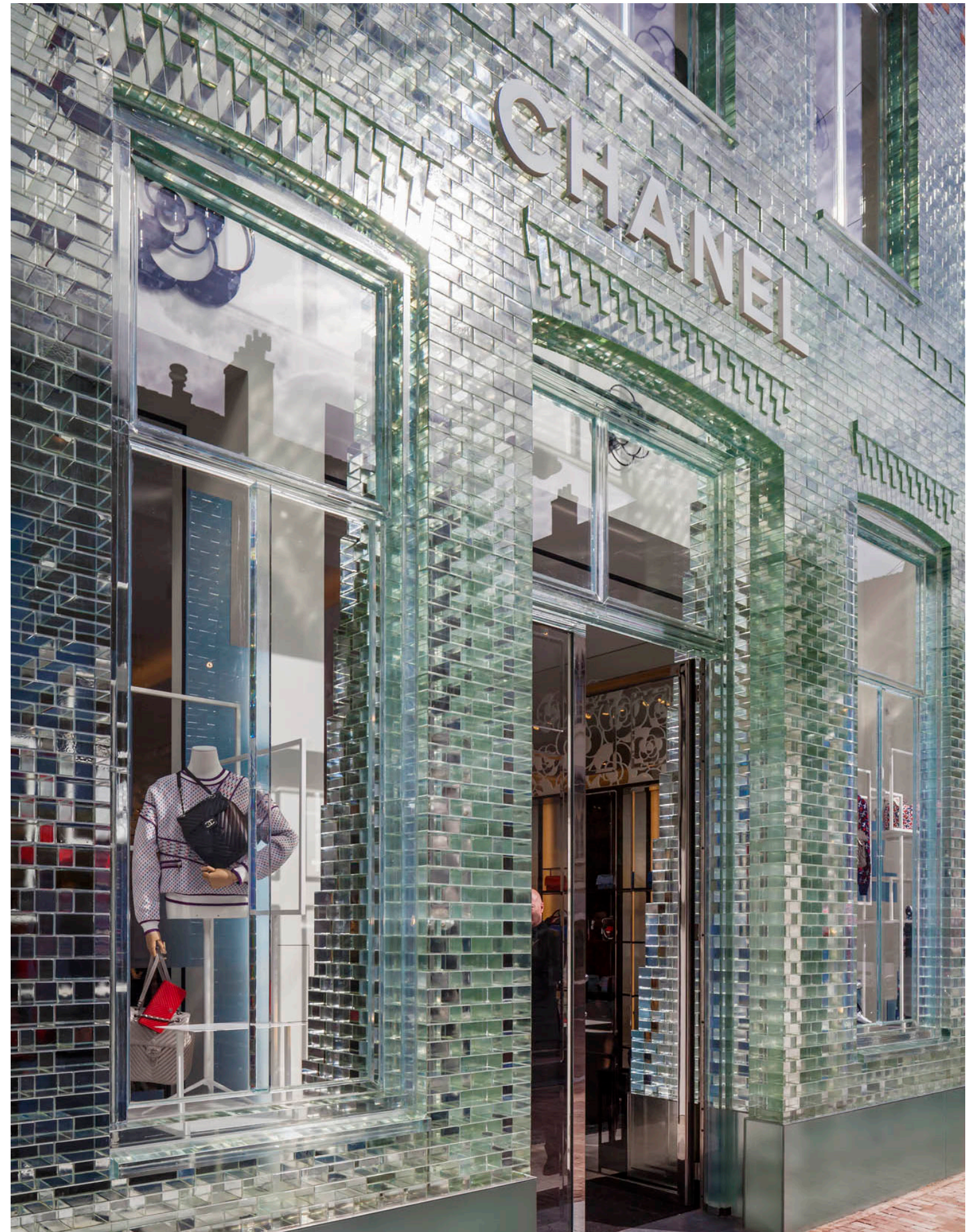
*Amsterdam, The Netherlands*

## GLASS BRICK PRODUCTION

*Poesia, Resana, Italy*

## PERFORMANCE RESEARCH & TESTING

*Delft University of Technology*













## HISTORIC DISTRICT

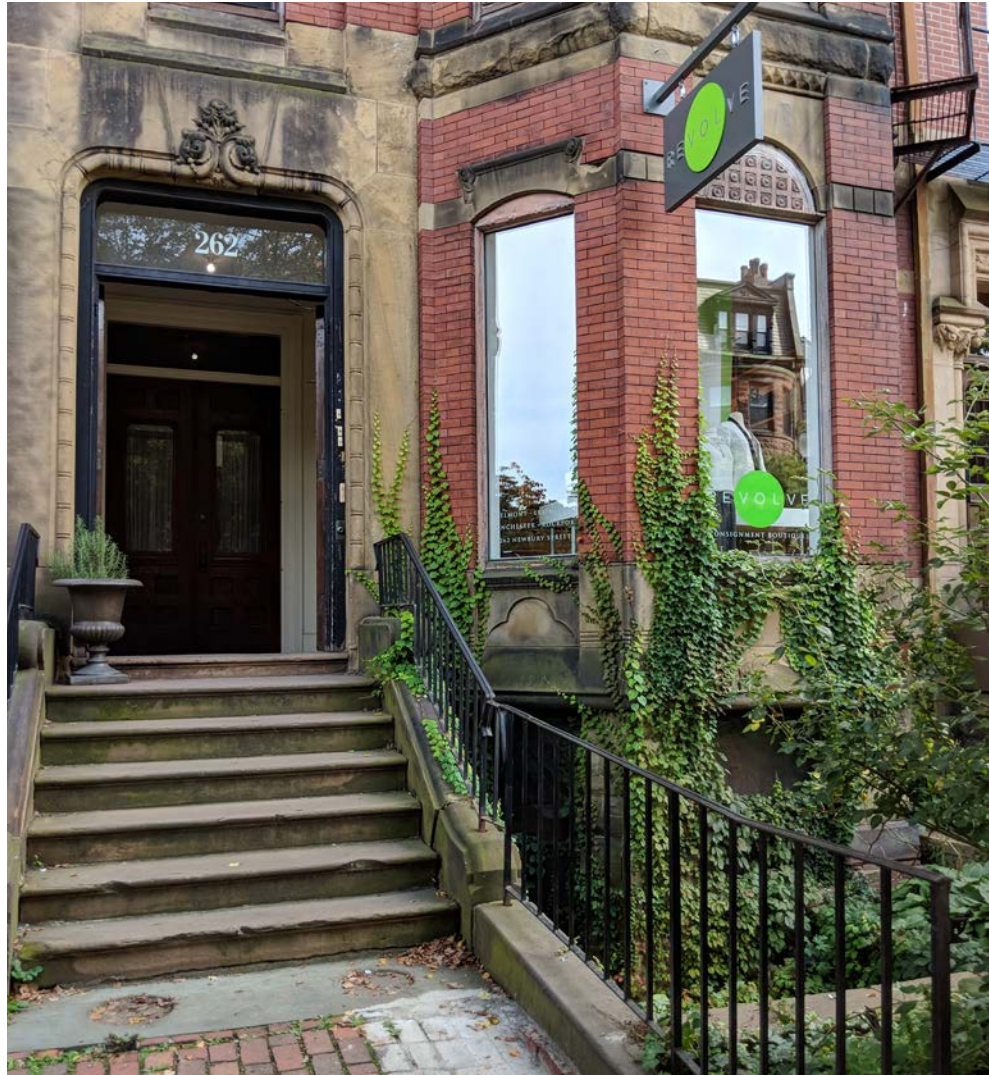
*Pieter Cornelisz Hooftstraat  
Amsterdam, The Netherlands*

# NEWBURY STREET Retail Typologies



**BLOCKS A - C** SUCCESSFUL, WIDE, VISIBLE, AT GRADE RETAIL

# NEWBURY STREET Retail Typologies



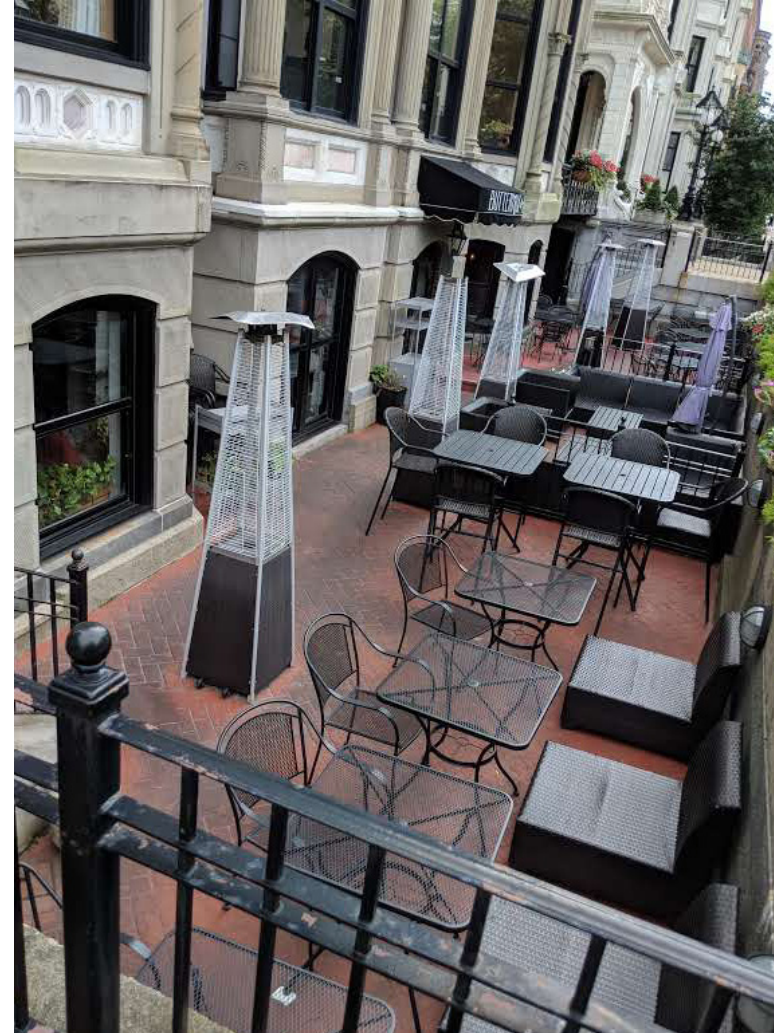
**BLOCKS E-G** UNSUCCESSFUL, NARROW, LIMITED VISIBILITY, UP & DOWN RETAIL

# NEWBURY STREET Restaurant Typologies

## SUCCESSFUL JOINED SUNKEN PATIO



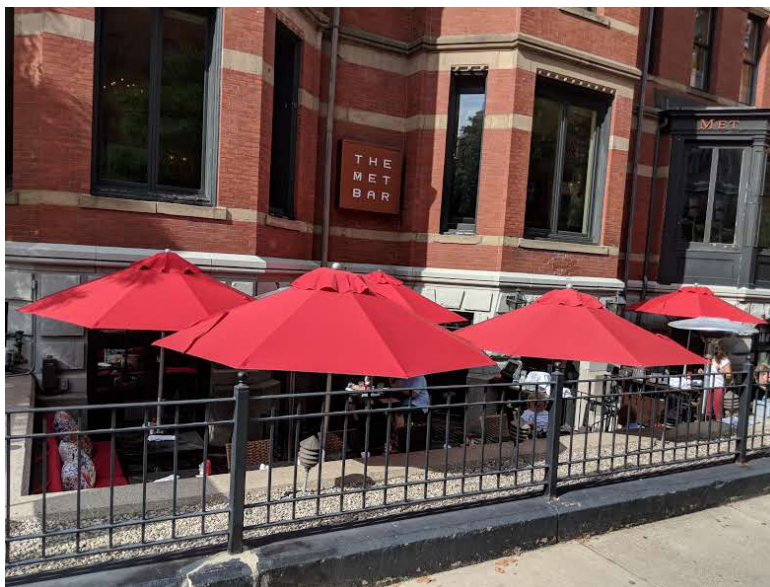
BUTTERMILK & BOURBON



## ON-GRADE PATIO



JOE'S AMERICAN GRILL



THE MET



PAPA RAZZI



STEPHANIE'S ON NEWBURY



# APPROVALS Project is seeking

## ZONING

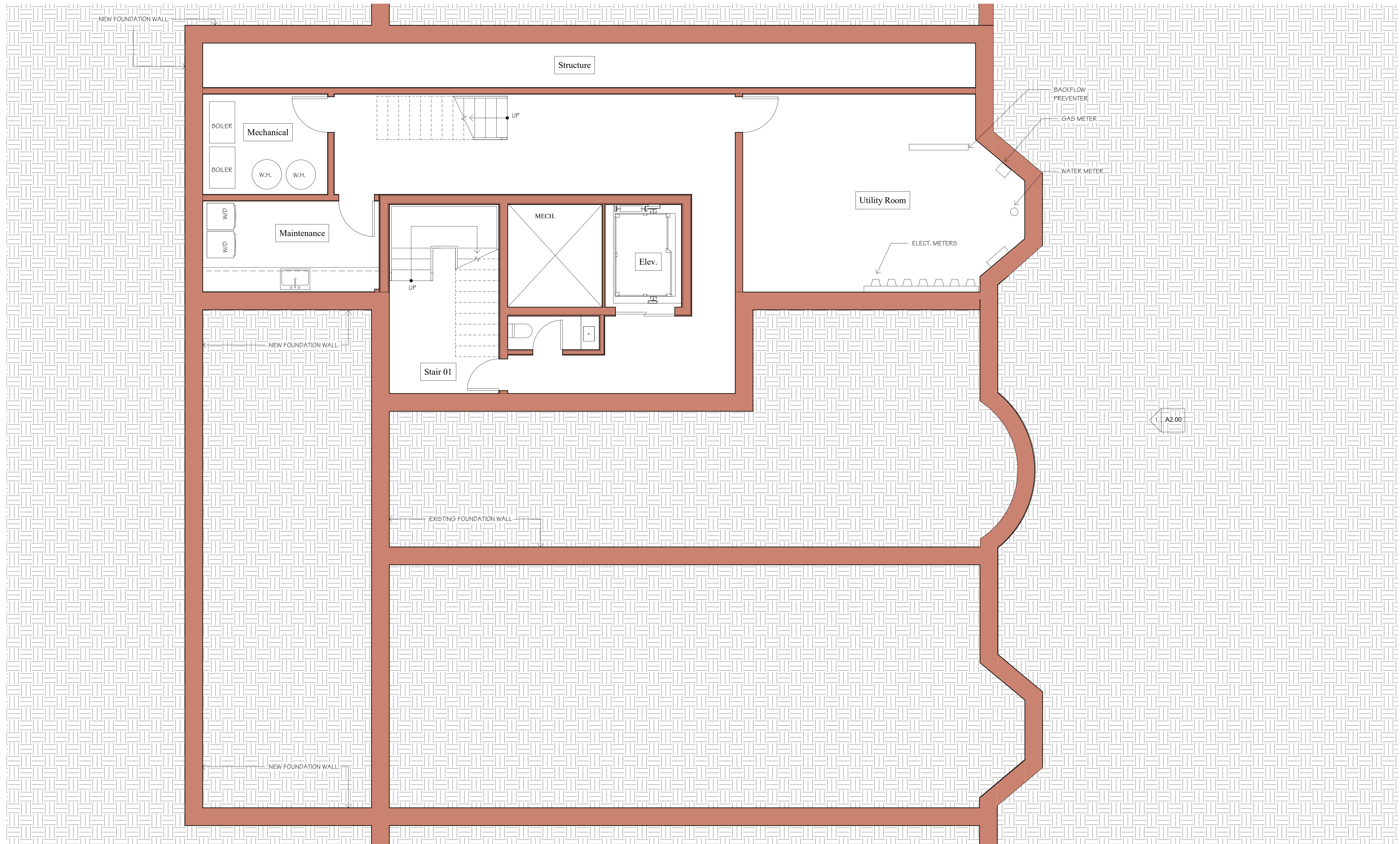
- Conditional Use Permit for Restaurant / Retail Catering
- Conditional Use Permit for Restaurant Outdoor Seating
  - GCOD Conditional Use Permit

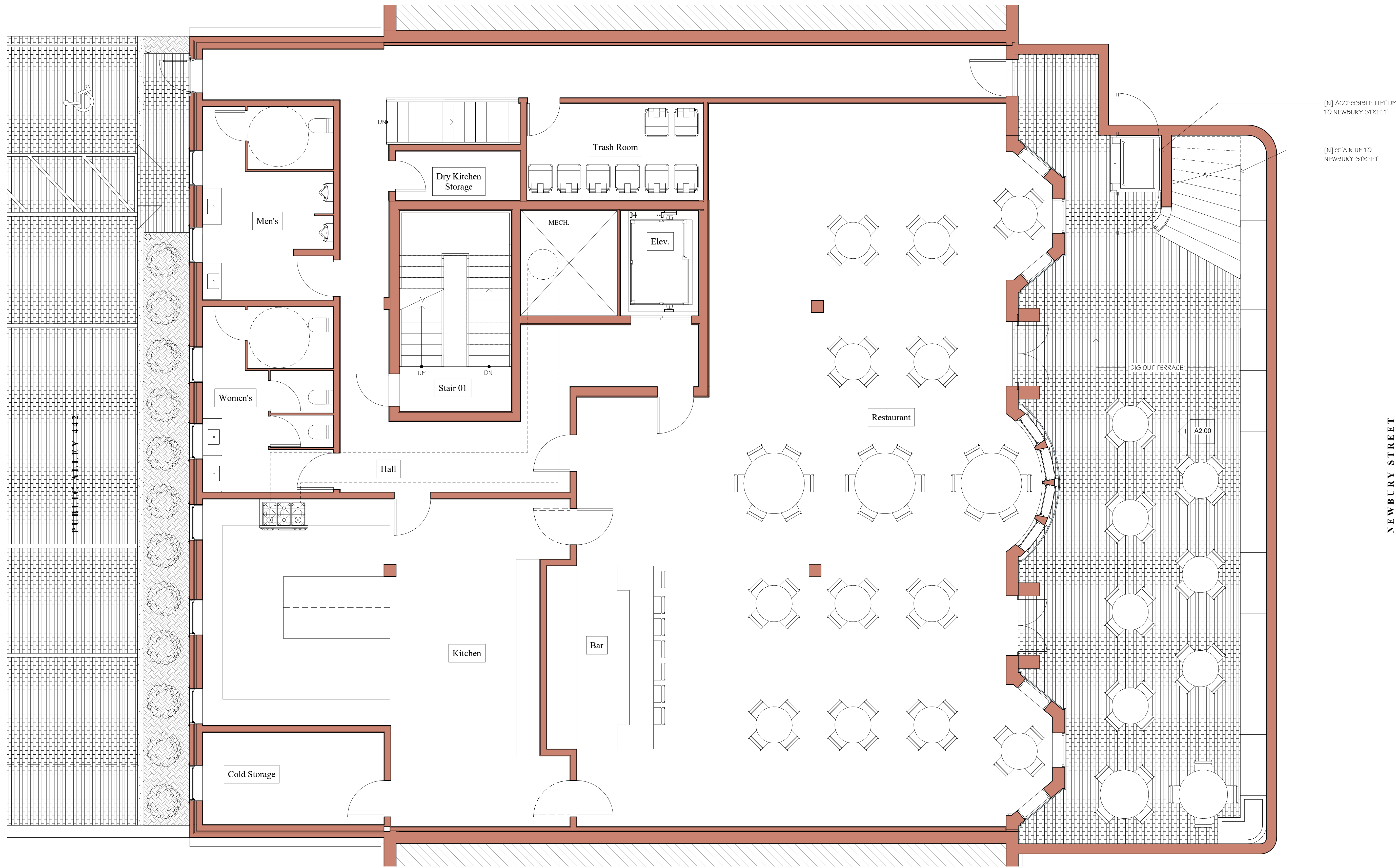
## BACK BAY ARCHITECTURAL COMMISSION CERTIFICATE OF APPROPRIATENESS FOR THE FOLLOWING

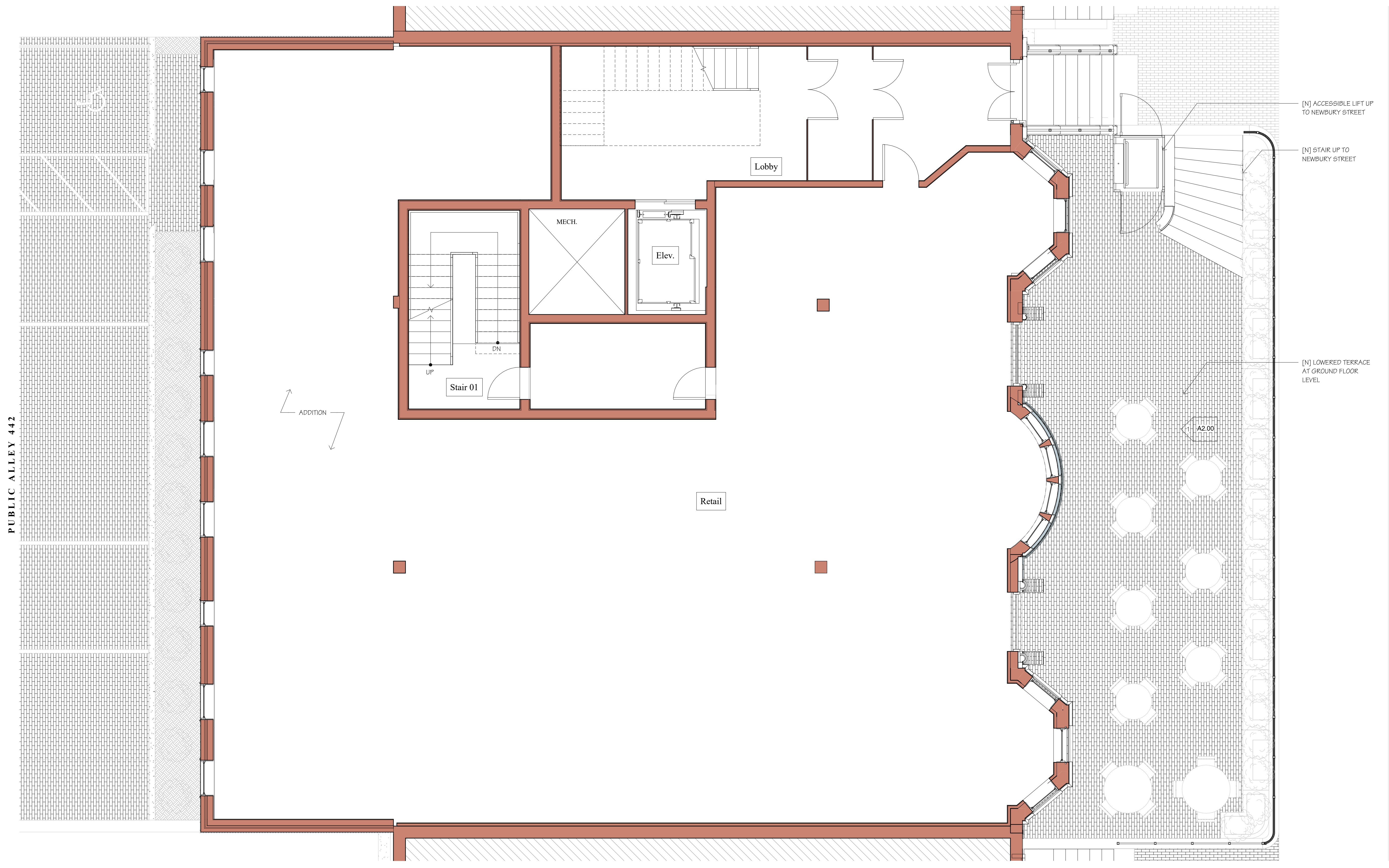
- Penthouse addition\* and roofdeck area
  - Two-story rear expansion\*
- Suppressed front yard with lift down and removal of two stoops
- Use of unitized glass elements at newly excavated ground level facade, and selective replacement of a small portion of existing first floor facade

*\*Note that area of expansion requested is within allowable FAR limits*









PUBLIC ALLEY 442

NEWBURY STREET

ADDITION

[N] ACCESSIBLE LIFT UP TO NEWBURY STREET  
[N] STAIR UP TO NEWBURY STREET

[N] LOWERED TERRACE AT GROUND FLOOR LEVEL

[A2.00]

Lobby

Retail

Stair 01

MECH.

Elev.

UP

DN

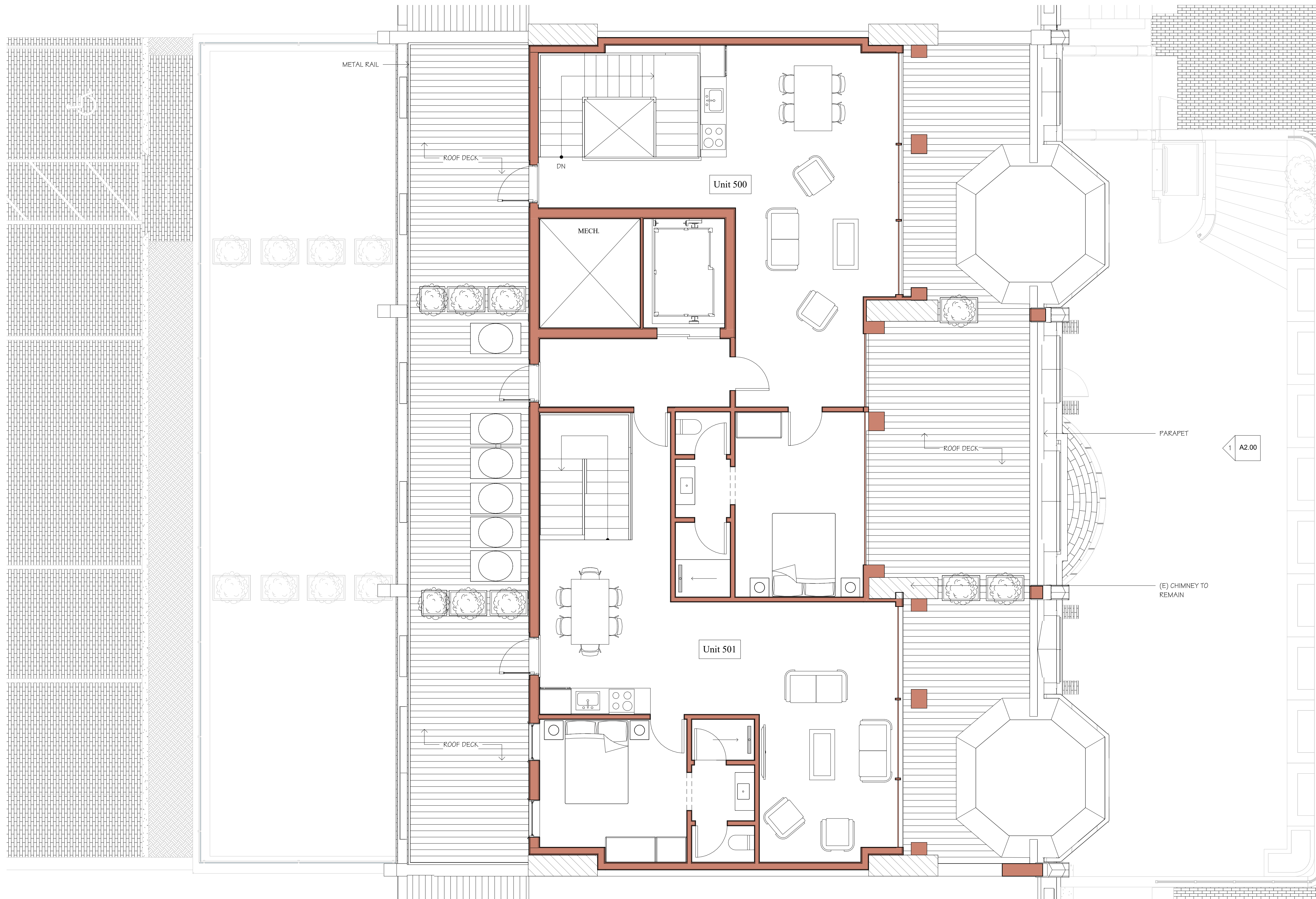


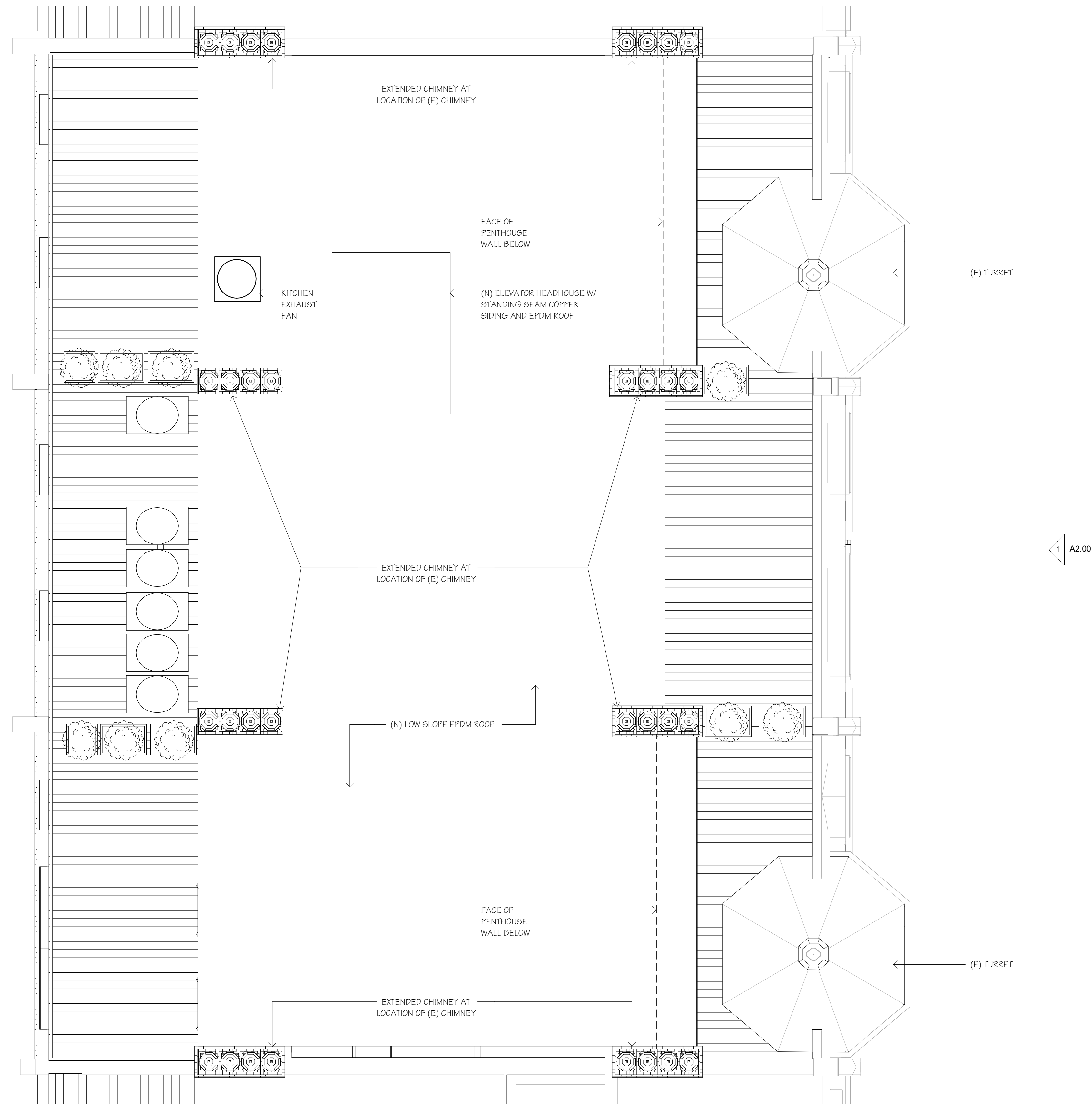


Third Floor Plan

1/4" = 1'-0"









● Elevator Headhouse Roof  
80' - 2 1/2"

● Penthouse Roof  
76' - 8"

● Roof - Front (E)  
70' - 2 1/2"

● Penthouse Floor  
67' - 7"

● 04 Fourth Floor  
56' - 8"

● 03 Third Floor  
46' - 4"

● 02 Second Floor  
36' - 0"

● 01 First Floor  
24' - 0"

● 00 Ground Floor  
12' - 8"

NEW CHIMNEY EXTENSION

NEW COPPER CLAD PENTHOUSE

EXISTING MASONRY ELEVATION

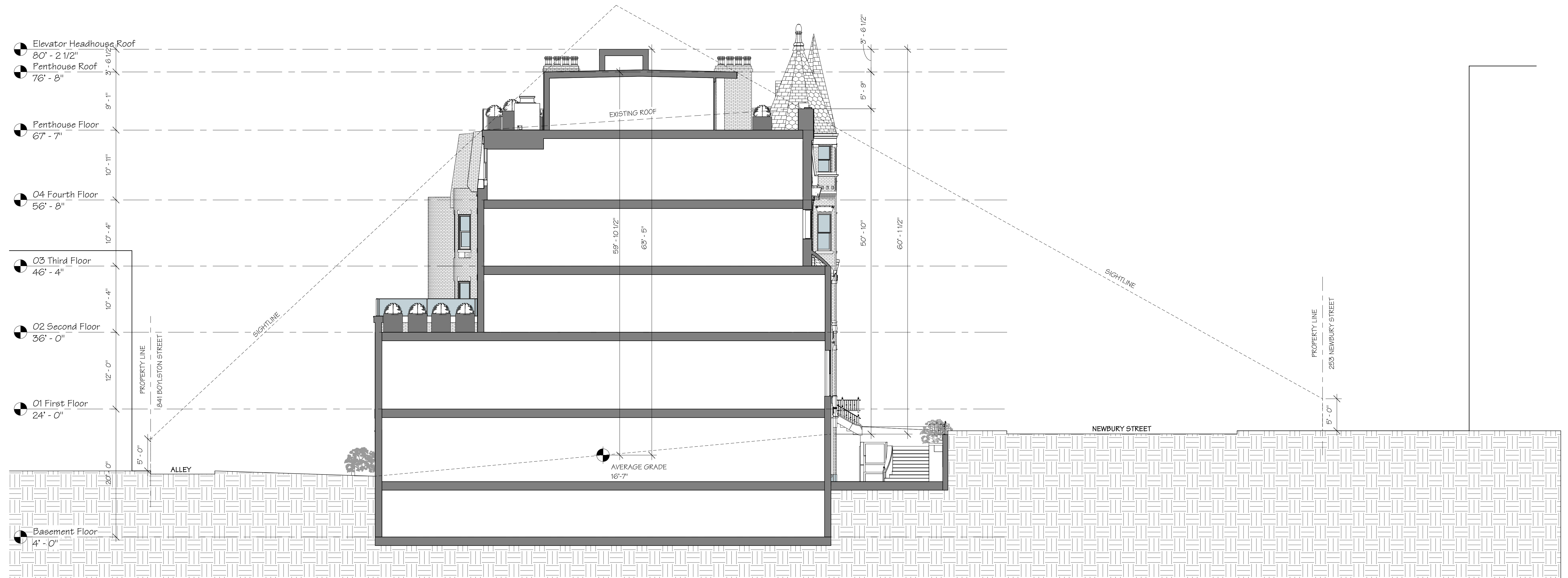
EXISTING GRADE

NEW "DIG OUT" RETAINING WALL

NEW GROUND LEVEL ELEVATION









CHEVRON

PARTNERS

**THANK YOU!**

