

# 1767 WASHINGTON ST

BCDC Presentation | March 5, 2019

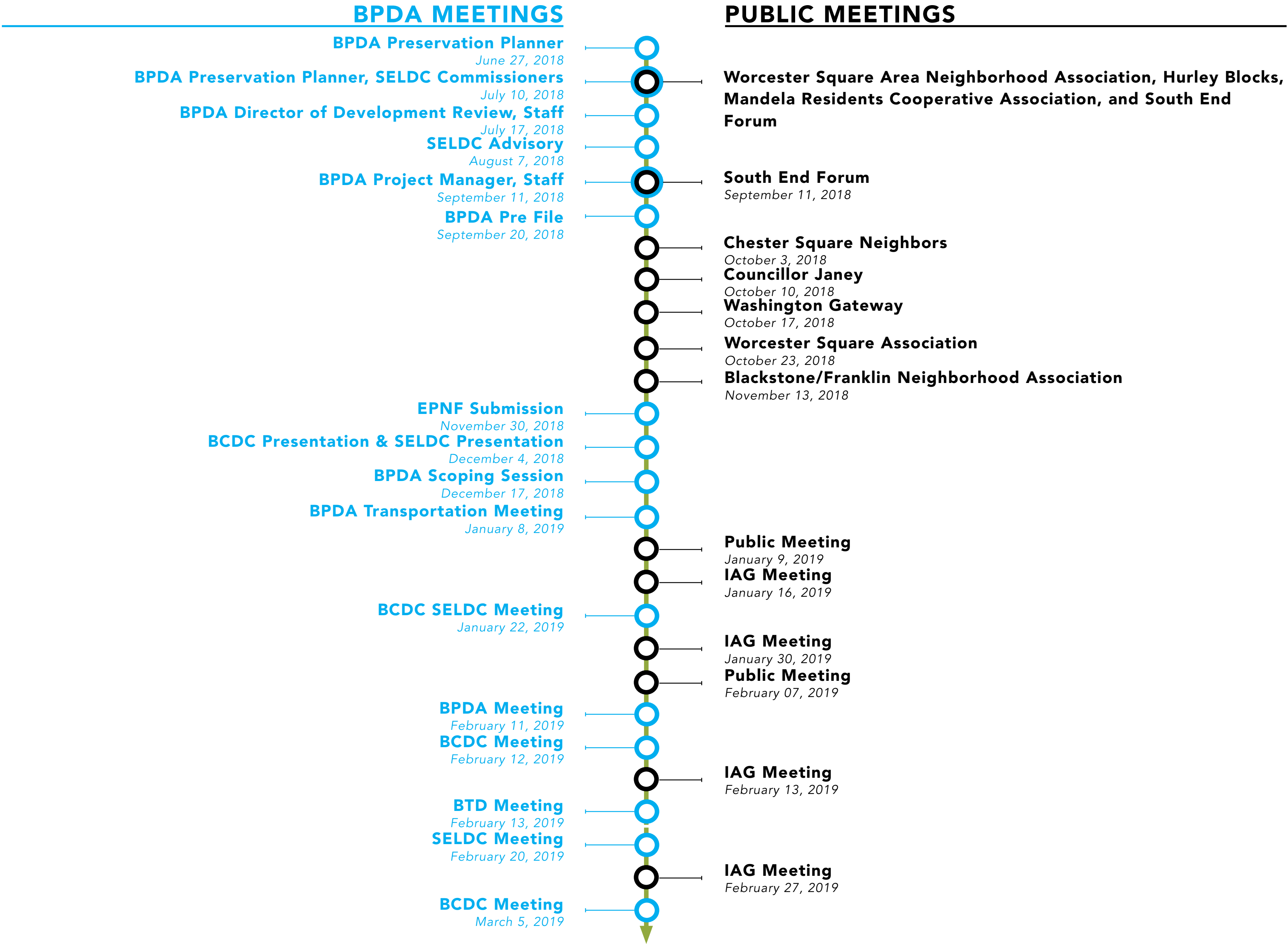
ALEXANDRA PARTNERS, LLC



cbt









# DESIGN FEEDBACK SUMMARY - BCDC & SELDC

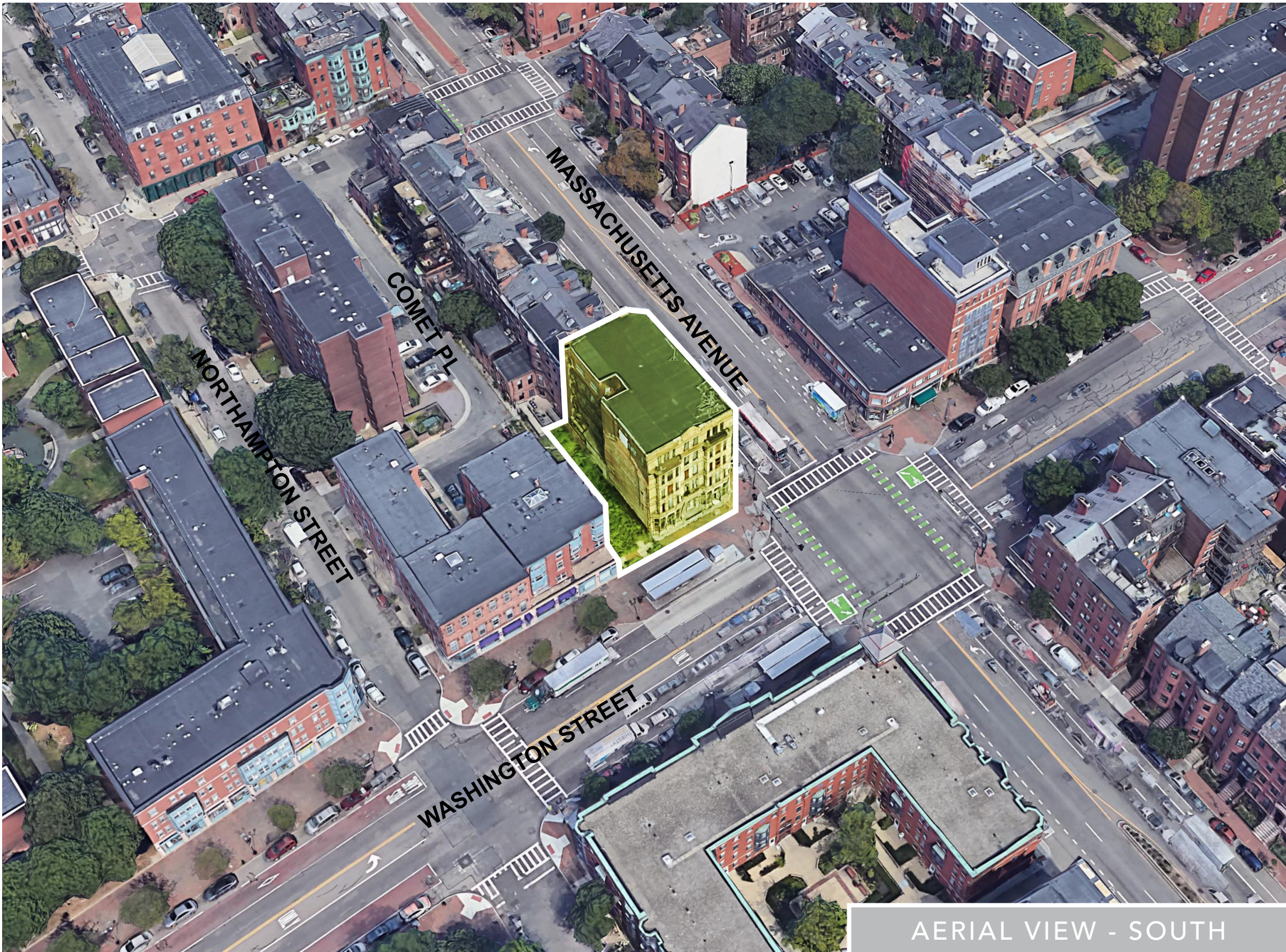
BOSTON CIVIC DESIGN COMMISSION & SOUTH END LANDMARKS DISTRICT COMMISSION

|   | BCDC   | SELDC  |
|---|--|--|
| <div>2018.12.04</div> <div>BCDC meeting<br/>SELDC meeting</div> | <ul style="list-style-type: none"><li>• Understand height relationship in the context : Provide large context physical model</li></ul> | <ul style="list-style-type: none"><li>• Study lower massing : Street wall</li><li>• Study rooftop massing</li><li>• Study entrance treatment</li></ul> |
| <div>2019.01.22</div> <div>BCDC &amp; SELDC joint meeting</div> | <ul style="list-style-type: none"><li>• Study to provide additional setback at the new addition</li><li>• Study west facade</li></ul>  |  |
| <div>2019.02.12</div> <div>BCDC &amp; SELDC joint meeting</div> | <ul style="list-style-type: none"><li>• Study top massing (setback)</li><li>• Study west facade</li></ul>                              | <ul style="list-style-type: none"><li>• Study facade treatment options for lower massing</li></ul>   |



# 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







- **HISTORIC RESTORATION OF THE EXISTING ALEXANDRA**
- **SIMPLE MASSING** THAT CAN ACT AS THE '**BACKDROP**' FOR ALEXANDRA
- **MATERIAL/COLOR PALETTE** THAT GIVES '**EMPHASIS**' TO ALEXANDRA
- **DETAILS** THAT COMPLEMENT THE '**CRAFT**' OF ALEXANDRA



# EXISTING ALEXANDRA & HISTORIC RESTORATION

## EXISTING CONDITIONS

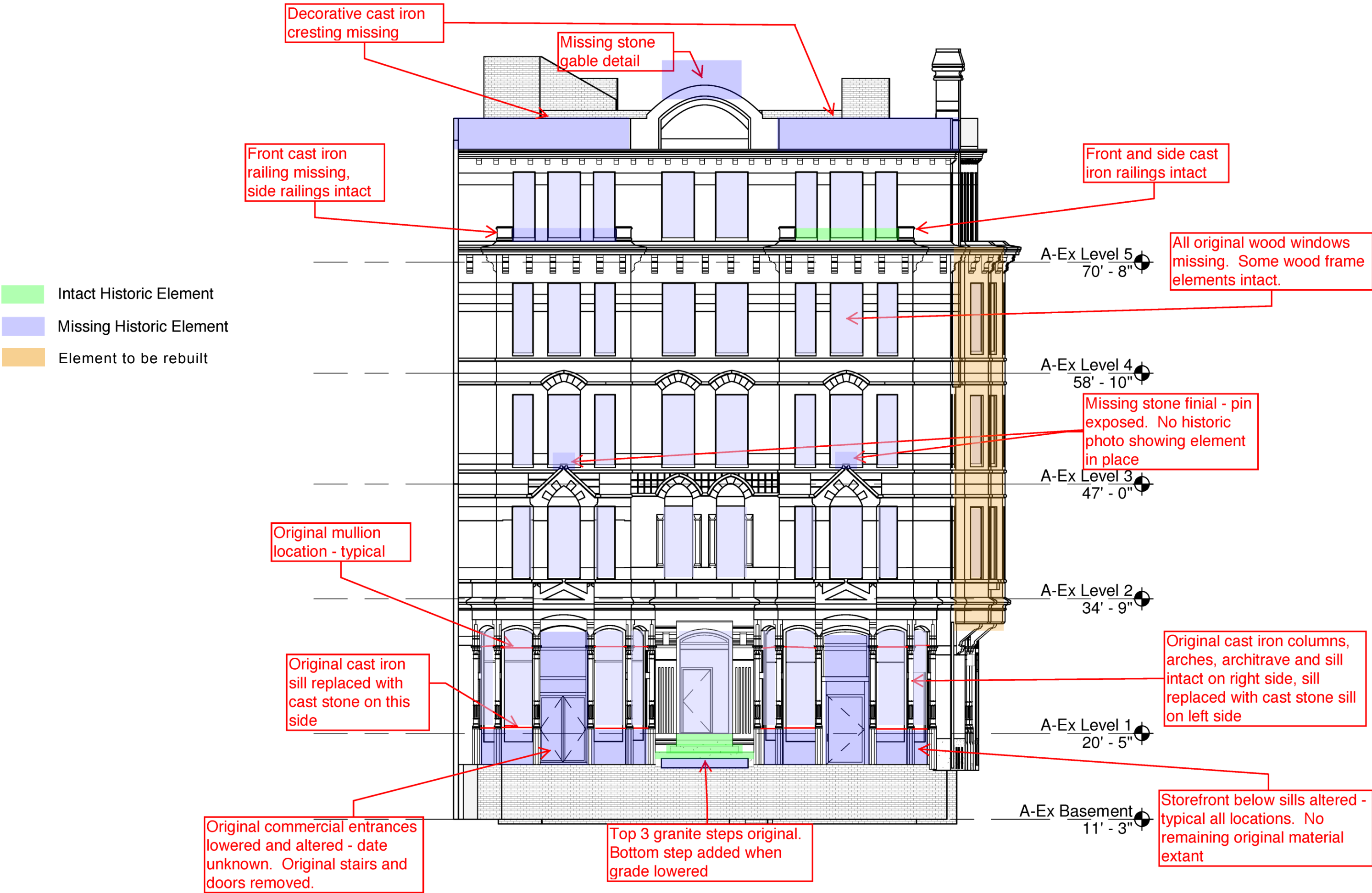
### Existing Conditions and Restoration Notes:

#### 1. Stone:

- Restoration requires highly skilled masons
- Fair condition overall
- Spalling at iron fasteners
- Soiling includes atmospheric, rusting and biological
- Missing and failing mortar joints (very narrow joints between stones)
- Missing decoratively carved elements including roof gable and finials – custom replication and stone carving required
- Replace south elevation brick parapet with stone parapet
- Requires sourcing original stone

#### 2. Cast Iron:

- Restoration and replication require highly skilled iron restoration company
- Extant Rail Elements:
  - Fair to good condition overall
  - Remove, restore and reinstall
  - Replication of missing elements
- Missing Rail and Crest Elements:
  - Balcony railings can be replicated by skilled iron worker using extant elements as a template
  - Roof cresting will have to be designed using historic photographs, industry brochures from the period, and working with a skilled iron worker to ensure that the design can be constructed and will have structural integrity.
- Storefronts: Many of the original elements are intact. Conduct historic research to determine original configuration. Design storefront system to work with new use. Determine elements to be restored, replicated and modified.
- Storefront Stairs: Original cast iron and prismatic glass stair intact on east elevation. Discuss design of stairs on south elevation. Replication of cast iron and prismatic glass would require specialty craftsman.



**South Elevation (Existing)**  
HOTEL ALEXANDRA 1767 WASHINGTON STREET, BOSTON, MA  
00.00.00 1" = 10'-0"

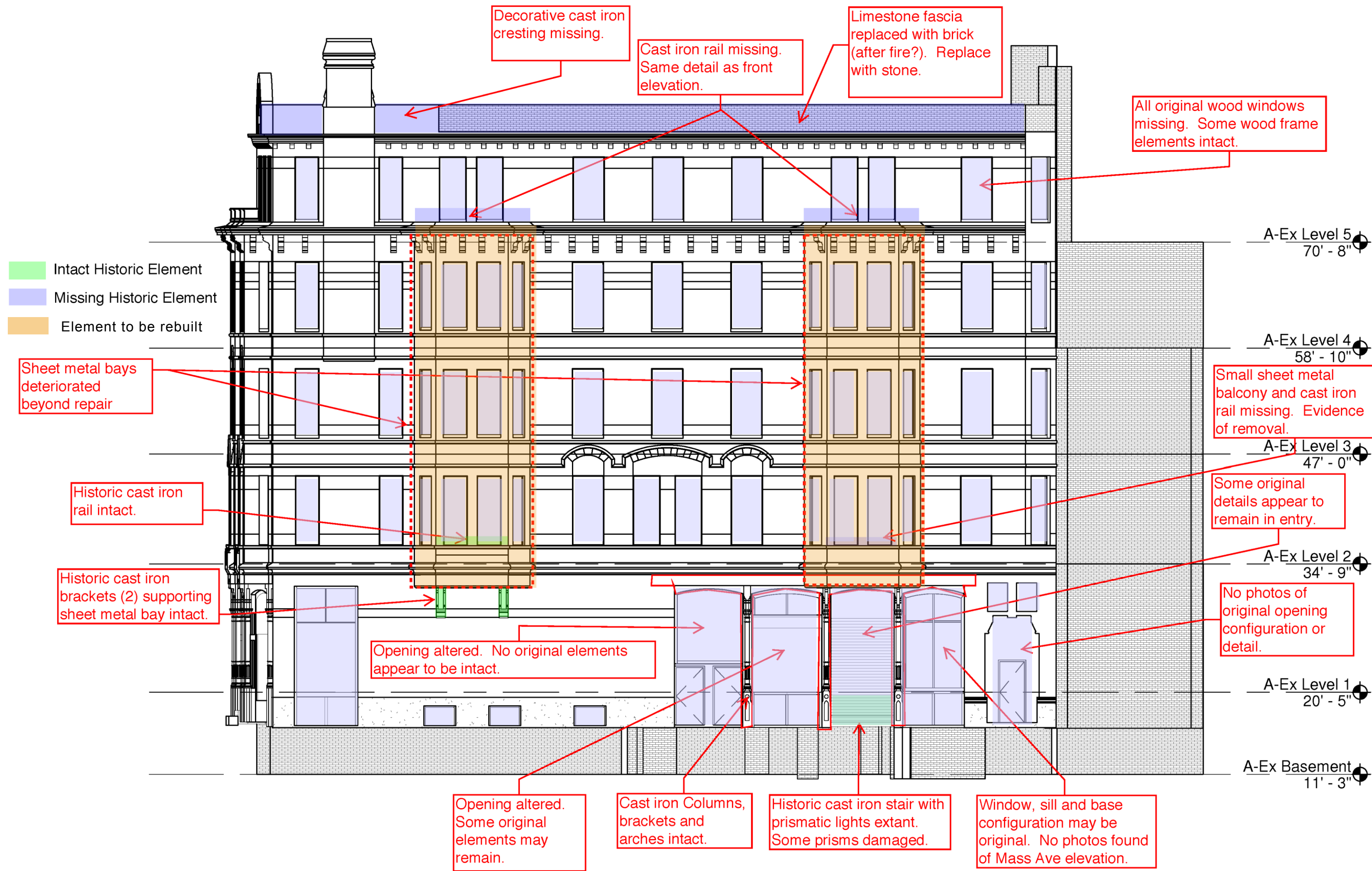


# EXISTING ALEXANDRA & HISTORIC RESTORATION

## EXISTING CONDITIONS

### Existing Conditions and Restoration Notes:

3. Wood Windows:
- All original wood windows missing
  - Replicate original fenestration pattern
  - Fabricate all new windows in compliance with current code requirements and SELDC guidelines.
4. Sheet Metal Bays:
- Metal deteriorated beyond repair.
  - Replicate existing metal bays in all details.
5. Paint:
- Replicate historic paint colors as closely as possible for windows, storefronts and cast iron elements.

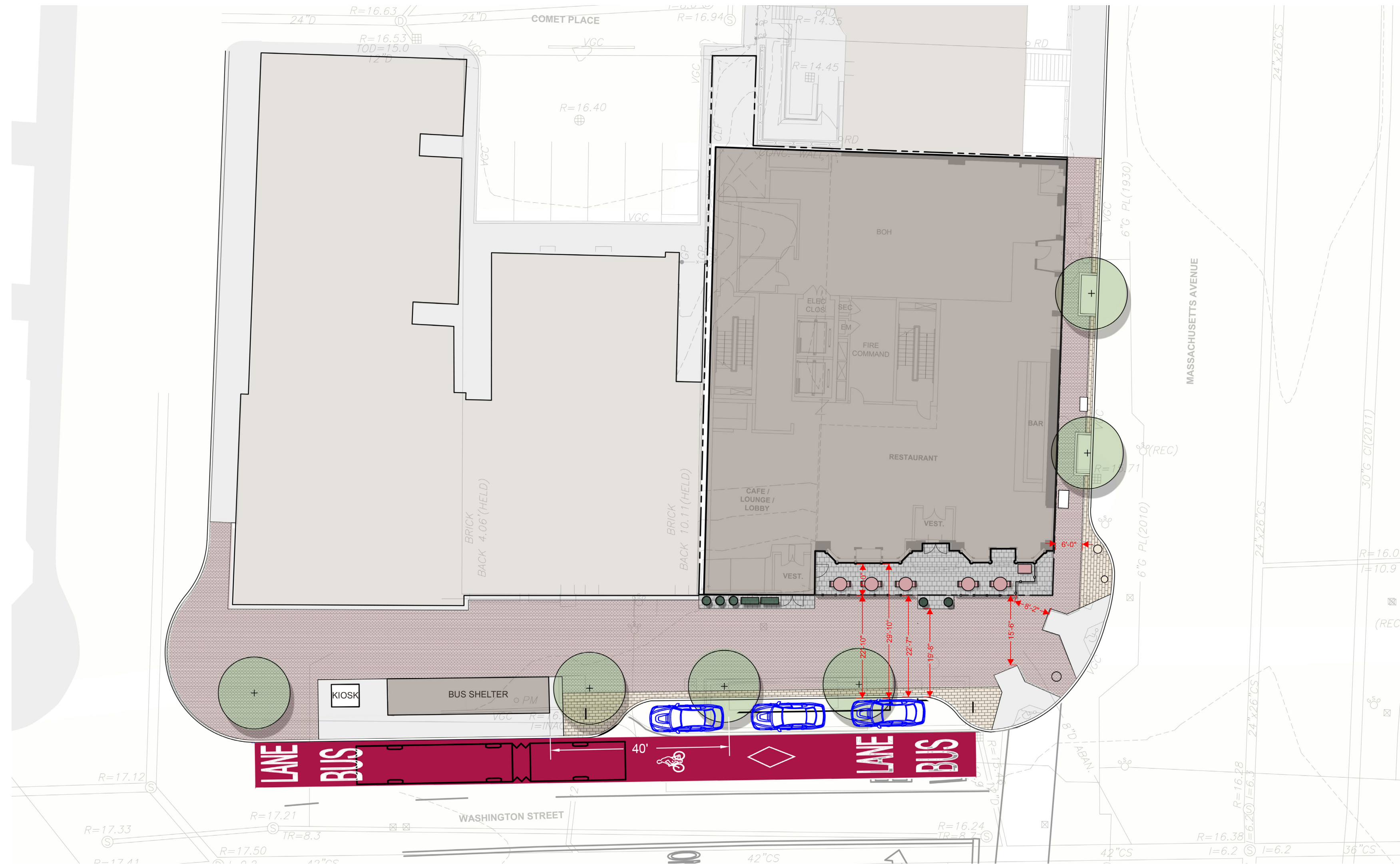


**East Elevation (Existing)**  
HOTEL ALEXANDRA 1767 WASHINGTON STREET, BOSTON, MA  
00.00.00 1" = 10'-0"



## PROPOSED DESIGN OPTION 1

## PROPOSED DESIGN OPTION 1





# PUBLIC REALM & TRAFFIC

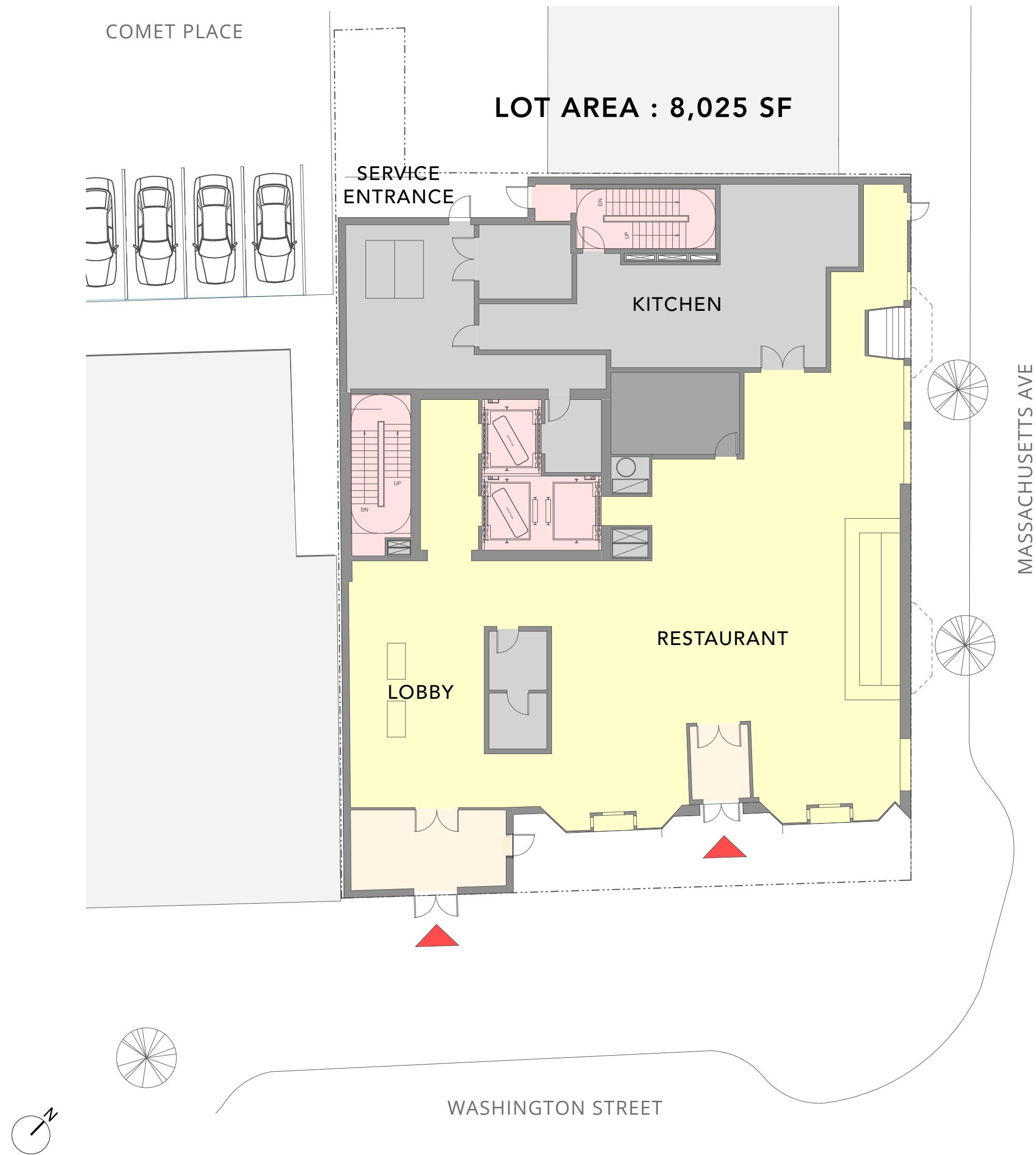
## PROPOSED DESIGN OPTION 2





# FLOOR PLANS

PROPOSED GROUND FLOOR PLAN



PROPOSED TYPICAL LOWER LEVEL





# FLOOR PLANS

PROPOSED UPPER FLOOR PLAN



PROPOSED ROOFTOP LEVEL





# DESIGN FEEDBACK AND UPDATE - BCDC & SELDC

LOWER MASSING STUDY : CREATE SCALED STREET WALL





# DESIGN FEEDBACK AND UPDATE - BCDC & SELDC

SETBACK STUDY : PROVIDE ADDITIONAL SETBACK AT THE NEW ADDITION





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# DESIGN FEEDBACK AND UPDATE - BCDC & SELDC

## WEST FACADE DESIGN STUDY

2019.01.22 BCDC SELDC MEETING



2019.02.12 BCDC SELDC MEETING



2019.02.26 SELDC MEETING



2019.03.05 BCDC MEETING





# DESIGN FEEDBACK AND UPDATE - BCDC & SELDC

## WEST FACADE DESIGN STUDY

OPTION 01



OPTION 02



OPTION 03



OPTION 04





# DESIGN FEEDBACK AND UPDATE - BCDC & SELDC

## WEST FACADE DESIGN STUDY

View from Washington St West



Existing Alexandra building





# DESIGN FEEDBACK AND UPDATE - BCDC & SELDC

## ALEXANDRA RETURNING FACADE MATERIAL STUDY

ALT 1 - LIGHT TONE STONE MATERIAL



ALT 2 - METAL PANEL (MATCH NEW BUILDING MATERIAL)



ALT 3 - MASONRY





# DESIGN FEEDBACK AND UPDATE - BCDC & SELDC

## LOWER MASSING FACADE OPTIONS

ALT 1 - GLASS + MULLION CAPS



ALT 2 - GLASS + MESH SCREEN





# DESIGN FEEDBACK AND UPDATE - BCDC & SELDC

## UPDATE SUMMARY

2019.01.22 BCDC SELDC MEETING



- Total 12 floors
- Added lower massing to create street wall

2019.02.12 BCDC SELDC MEETING



- Total 13 floors
- Provided additional setback from existing Alexandra (Washington Street side)

2019.03.05 BCDC MEETING



- Total 13 floors
- Provided additional setback at rooftop level (mechanical penthouse screen)



EYE LEVEL VIEW - MASSACHUSETTS AVE SOUTH





EYE LEVEL VIEW - MASSACHUSETTS AVE NORTH





EYE LEVEL VIEW - ENTRANCE AREA

