

1767 WASHINGTON ST

BCDC Presentation | December 04, 2018





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PROJECT BACKGROUND

02
CASE STUDIES

03
DESIGN APPROACH



01

PROJECT BACKGROUND



ABOUT THE TEAM

TCR/JBV: PIEDMONT PARK, BOSTON



ABOUT THE TEAM

TCR/JBV/CBT: 10 FARNSWORTH, BOSTON



ABOUT THE TEAM

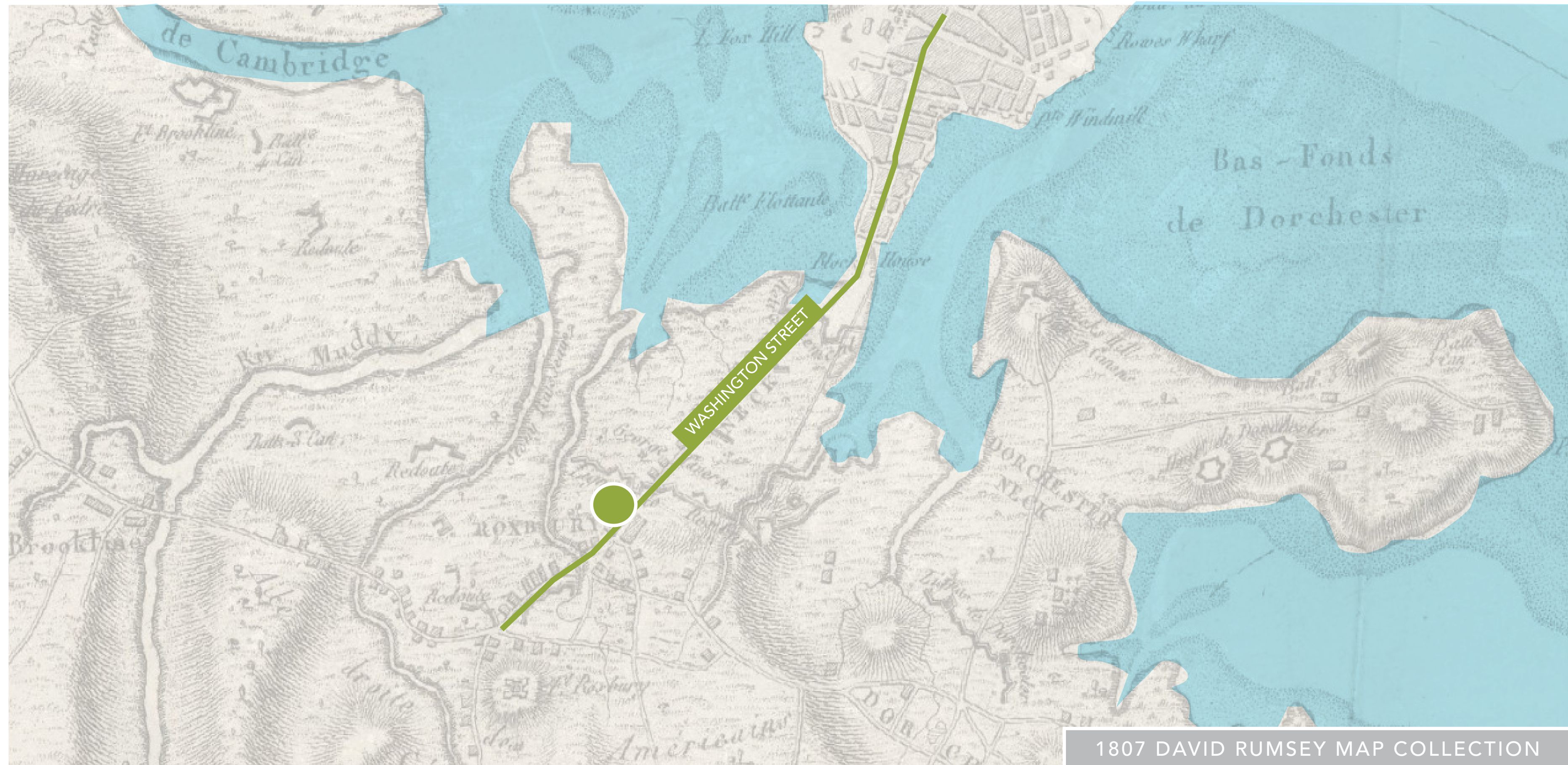
TCR/JBV/CBT: 10 FARNSWORTH, BOSTON



WASHINGTON STREET

HISTORIC // SIGNIFICANT

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



1807 DAVID RUMSEY MAP COLLECTION

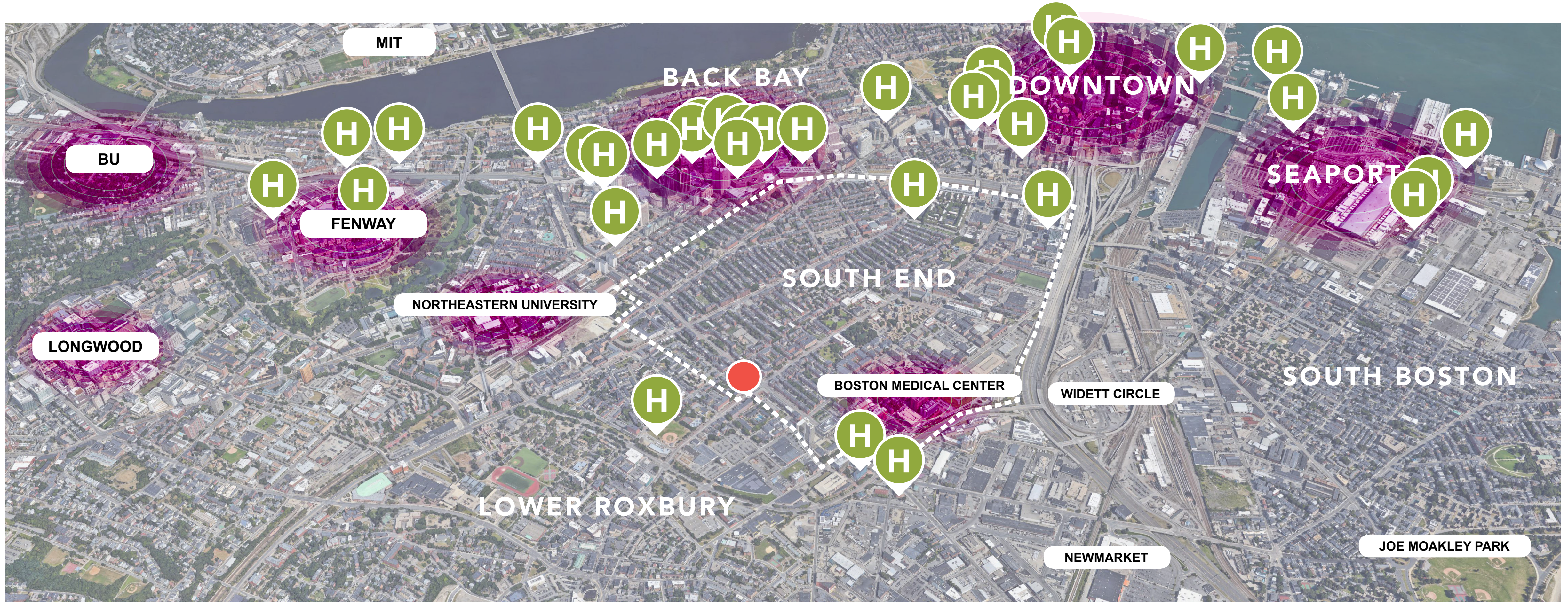
THE ALEXANDRA: CONTEXT

SOUTH END LANDMARK DISTRICT AND PROTECTION AREA



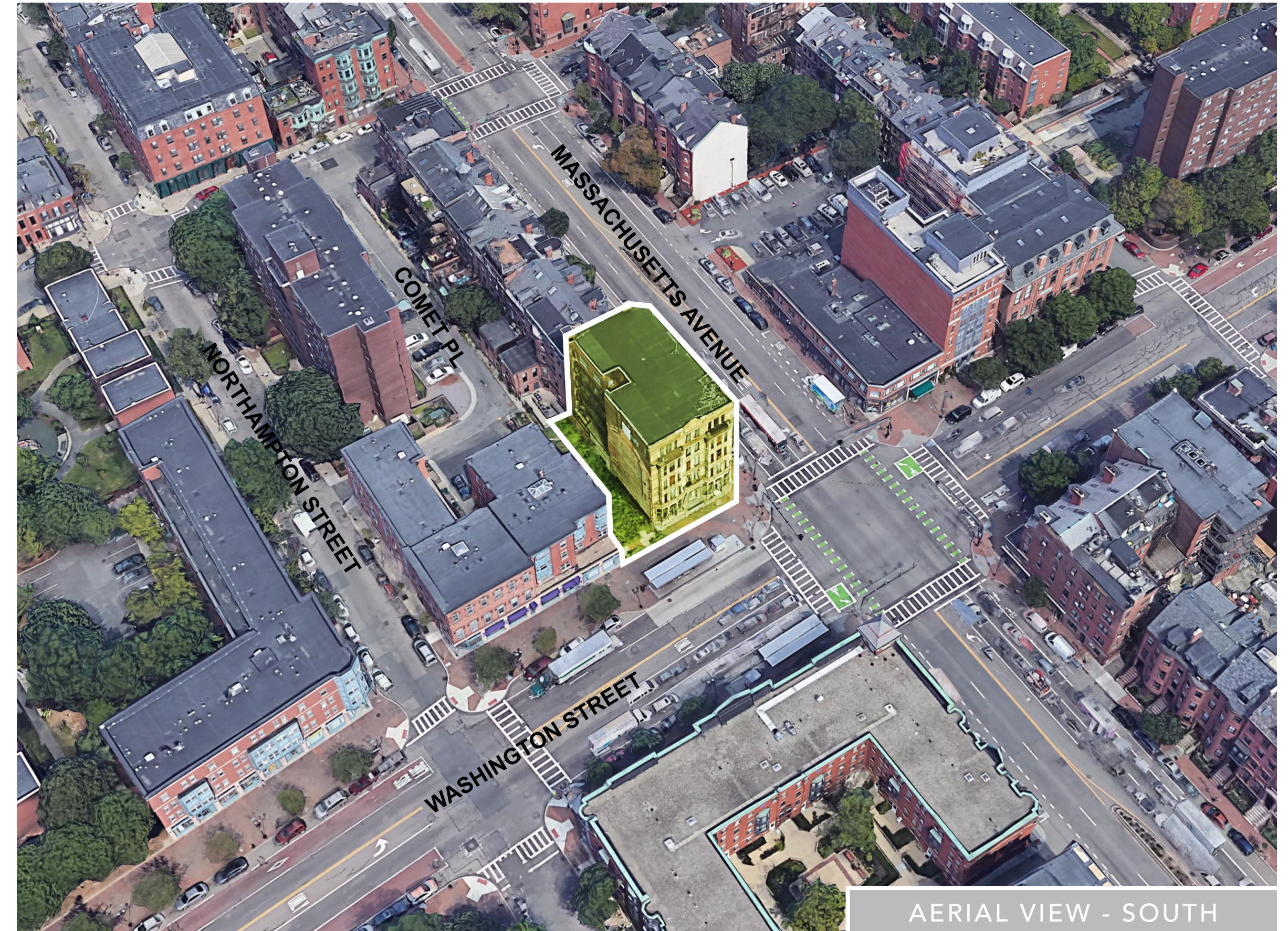
WORLD IN MOTION

HOSPITALITY OFFERINGS IN THE AREA



THE ALEXANDRA: CONTEXT

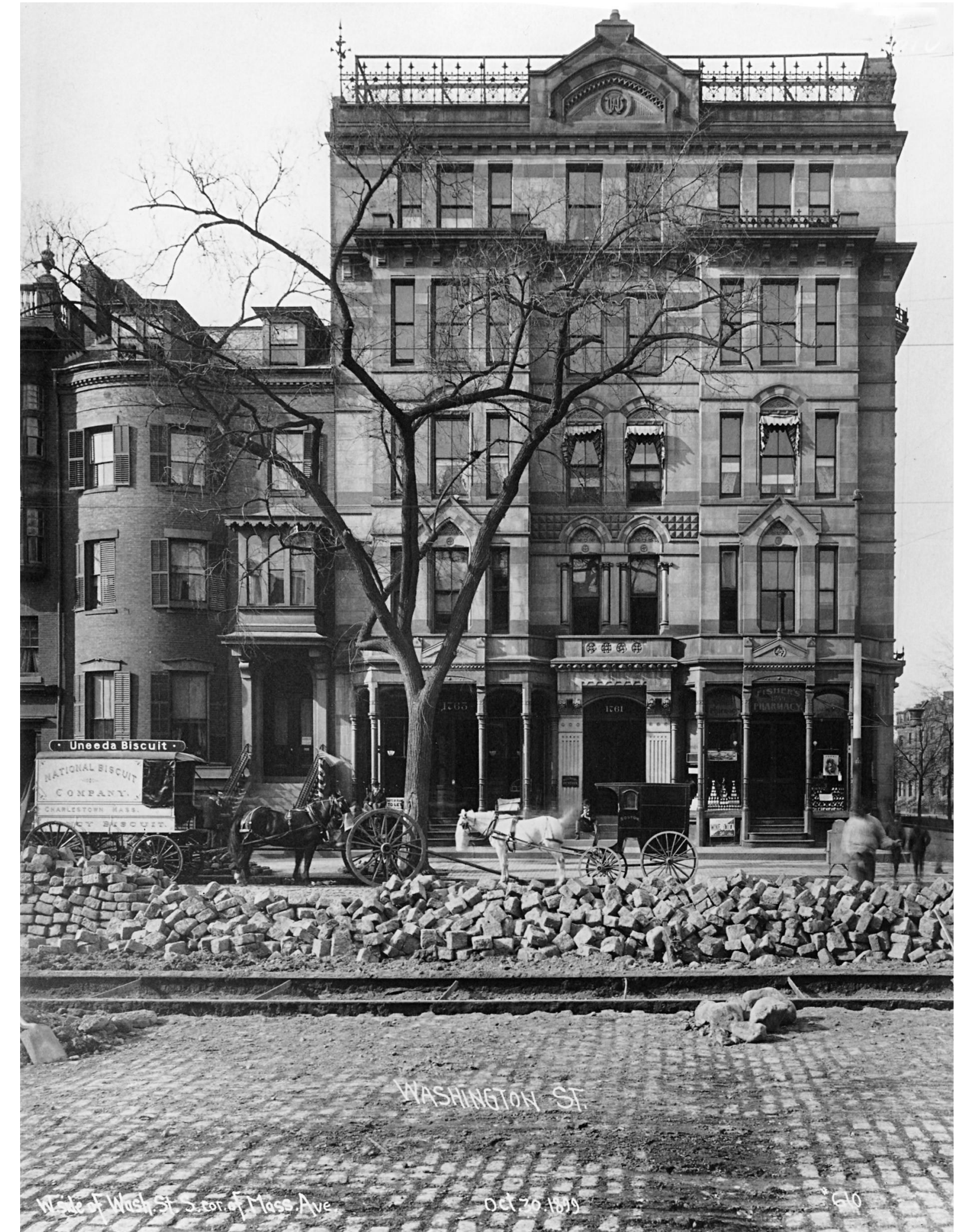
AERIAL IMAGE



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



THE ALEXANDRA: CURRENT

EXTERIOR



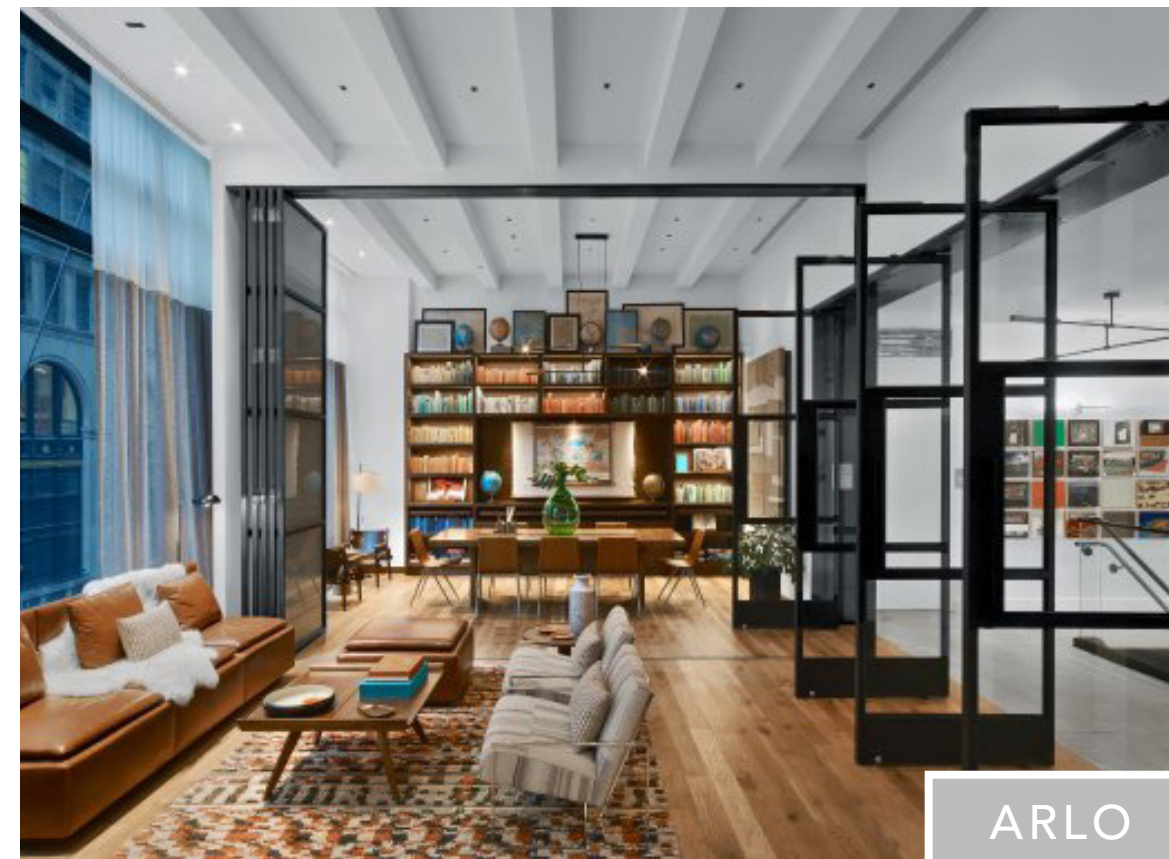
THE ALEXANDRA: CURRENT

INTERIOR



PROGRAM: A NEW TYPE OF HOTEL OFFERING

CHIC, URBAN & COMPACT



02

CASE STUDIES



TALLER ADDITION

EXAMPLES WITHIN BOSTON



SEPARATE FORM // CONTRASTING PALETTE

EXAMPLES WITHIN BOSTON



INTEGRATED FORM // COMPLEMENTARY PALETTE

EXAMPLES OUTSIDE OF BOSTON



03

DESIGN APPROACH



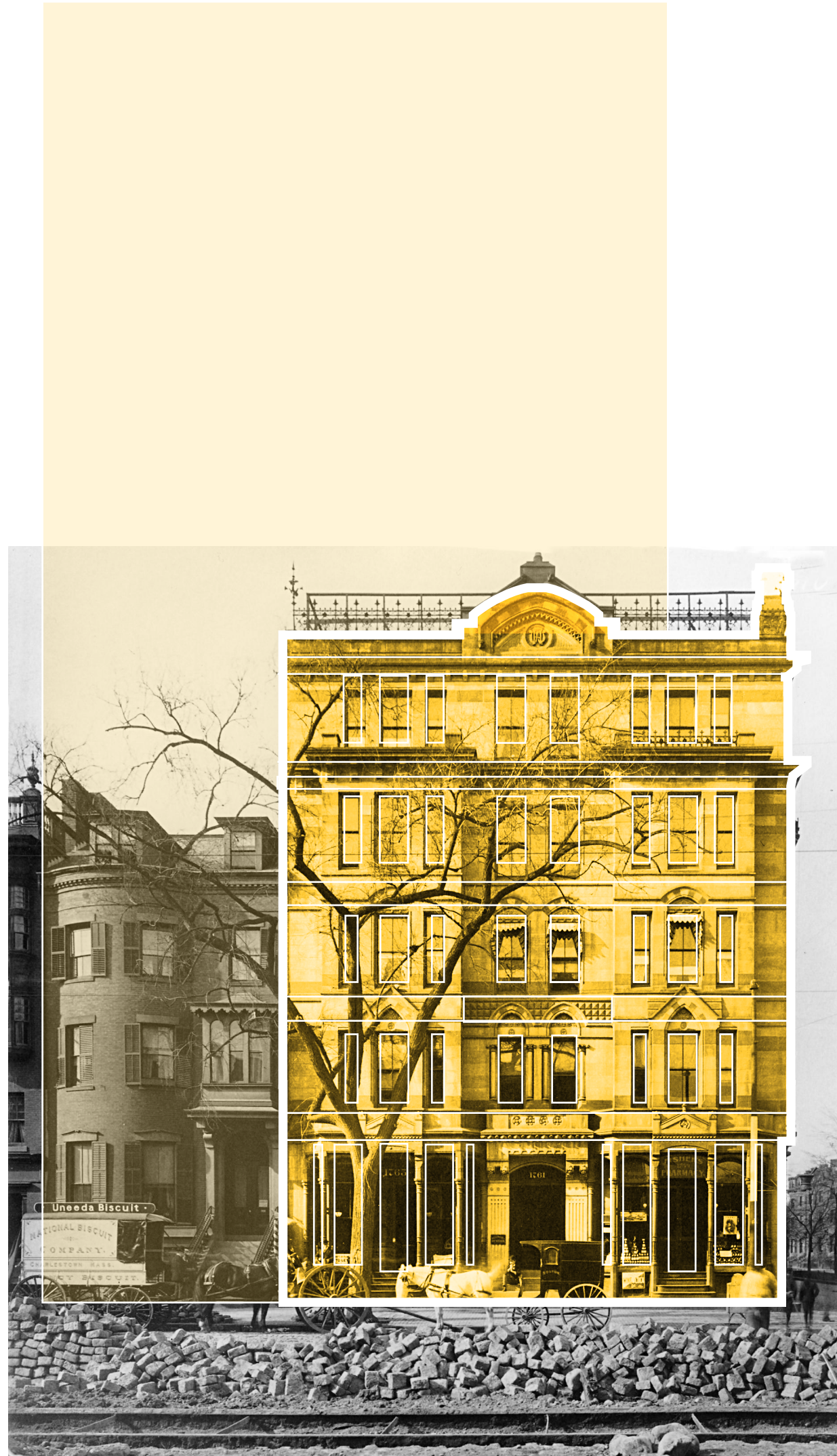
"...THE SOUTH END NEIGHBORHOOD IS ARCHITECTURALLY SIGNIFICANT AS A SUBSTANTIALLY INTACT AREAS OF **MID-19TH CENTURY ROW HOUSES** AND **NOTABLE INSTITUTIONAL** AND **CIVIC COMPLEXES** IMPORTANT FOR **INTEGRITY** AND **CONSISTENCY OF DESIGN** THROUGHOUT THE GREATER PART OF **THE ENTIRE DISTRICT.**"

THE SOUTH END DISTRICT STUDY COMMITTEE REPORT, 1983



THE ALEXANDRA STANDS DISTINCTLY FROM OTHER BUILDINGS IN THE HISTORIC DISTRICT AS **A UNIQUE EXAMPLE** OF HIGH VICTORIAN GOTHIC DESIGN.

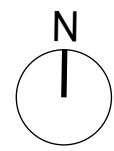
THE ADDITION NEEDS TO **COMPLEMENT** THE UNIQUENESS
OF **THE ORIGINAL ALEXANDRA** WHILE MAINTAINING
ITS **RELEVANCE TO THE SOUTH END** NEIGHBORHOOD.



OUR DESIGN APPROACH FOR BREATHING LIFE BACK TO THE ALEXANDRA FOCUSES ON **CELEBRATING THE ORIGINAL STRUCTURE** BY KEEPING THE MASSING SIMPLE BUT WITH DETAILS THAT **TRANSLATE THE HISTORIC COMPONENTS IN A CONTEMPORARY WAY.**

OVERVIEW

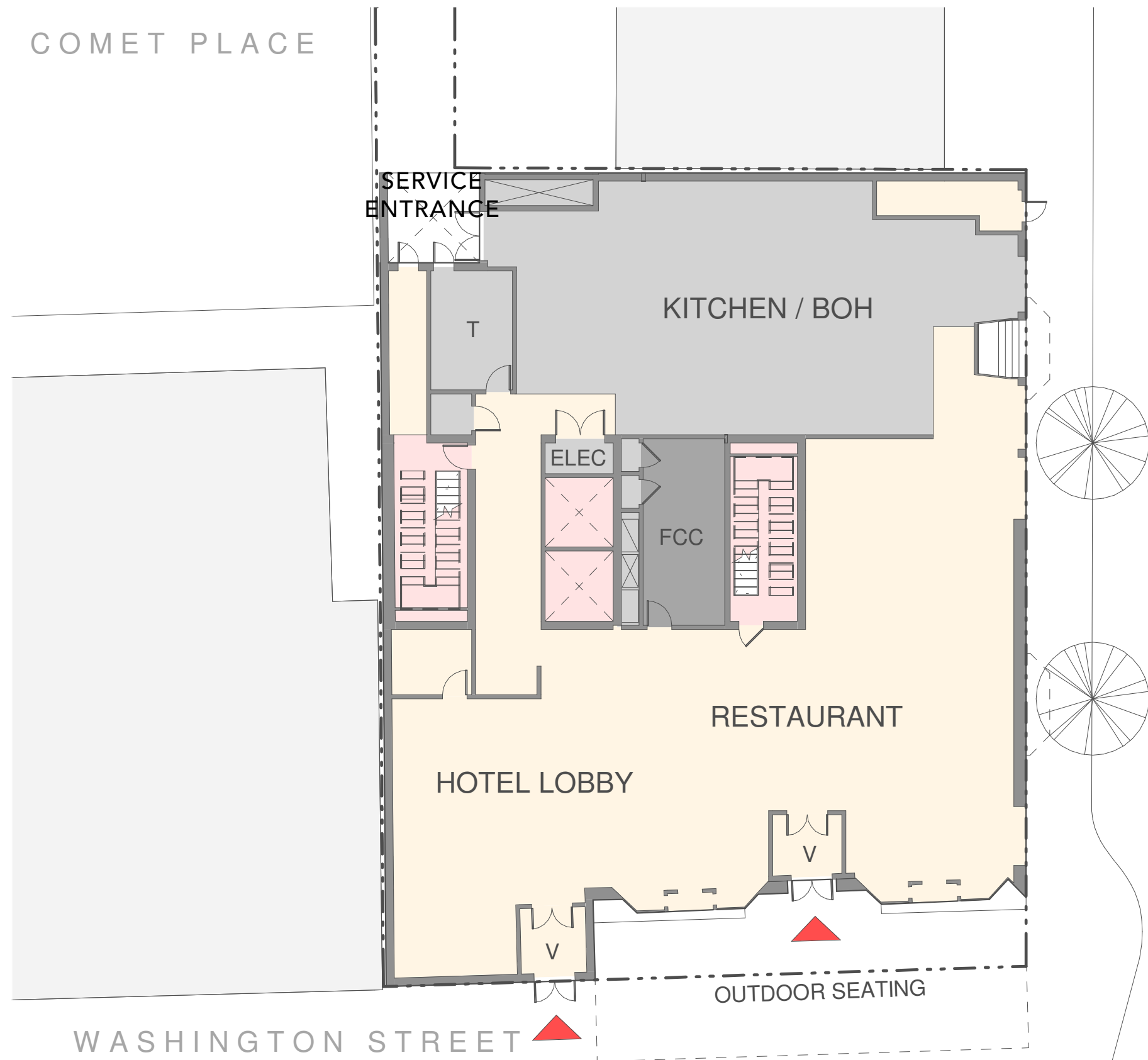
SITE PLAN



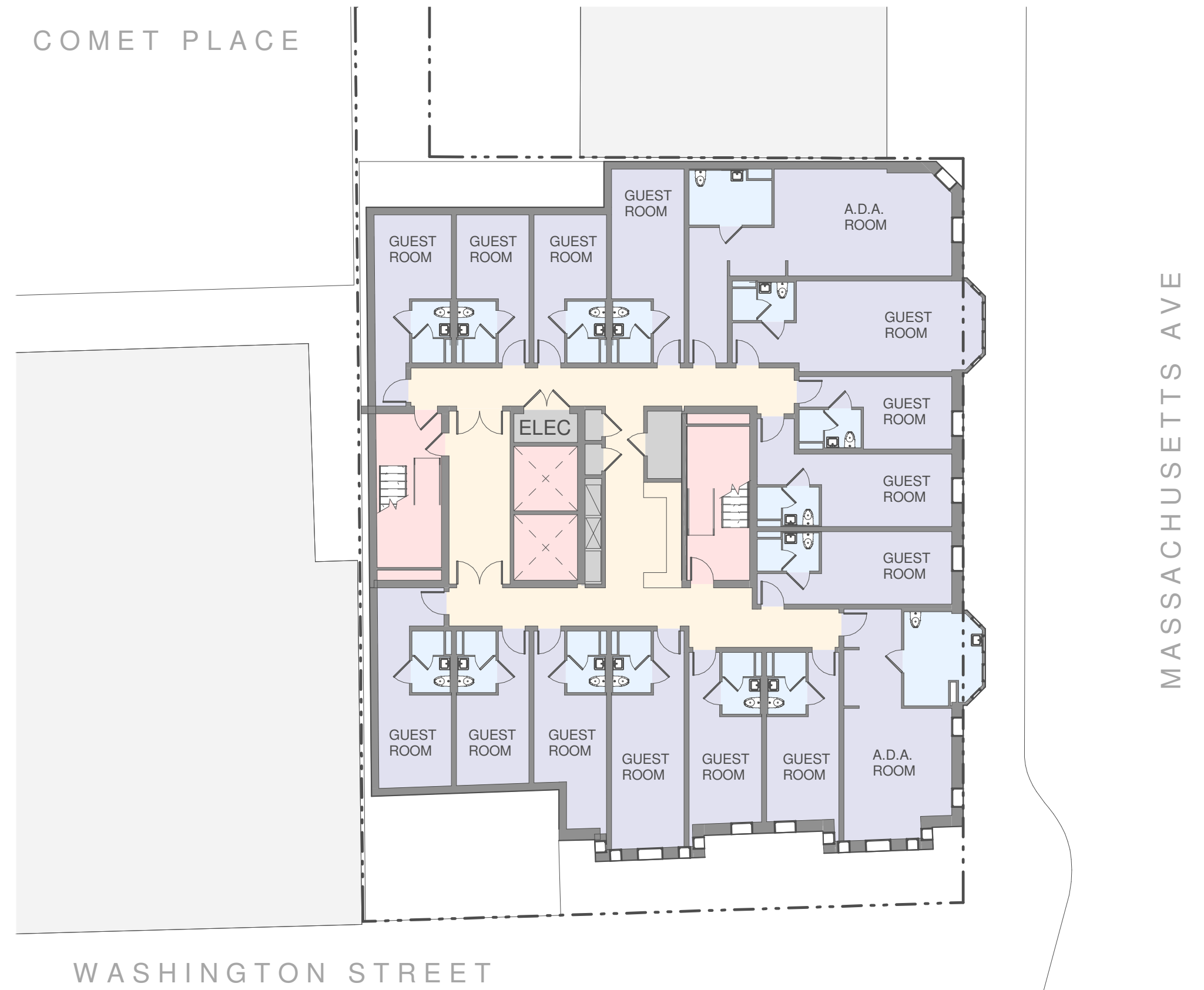
AERIAL VIEW - EAST

FLOOR PLANS

PRELIMINARY PLANS



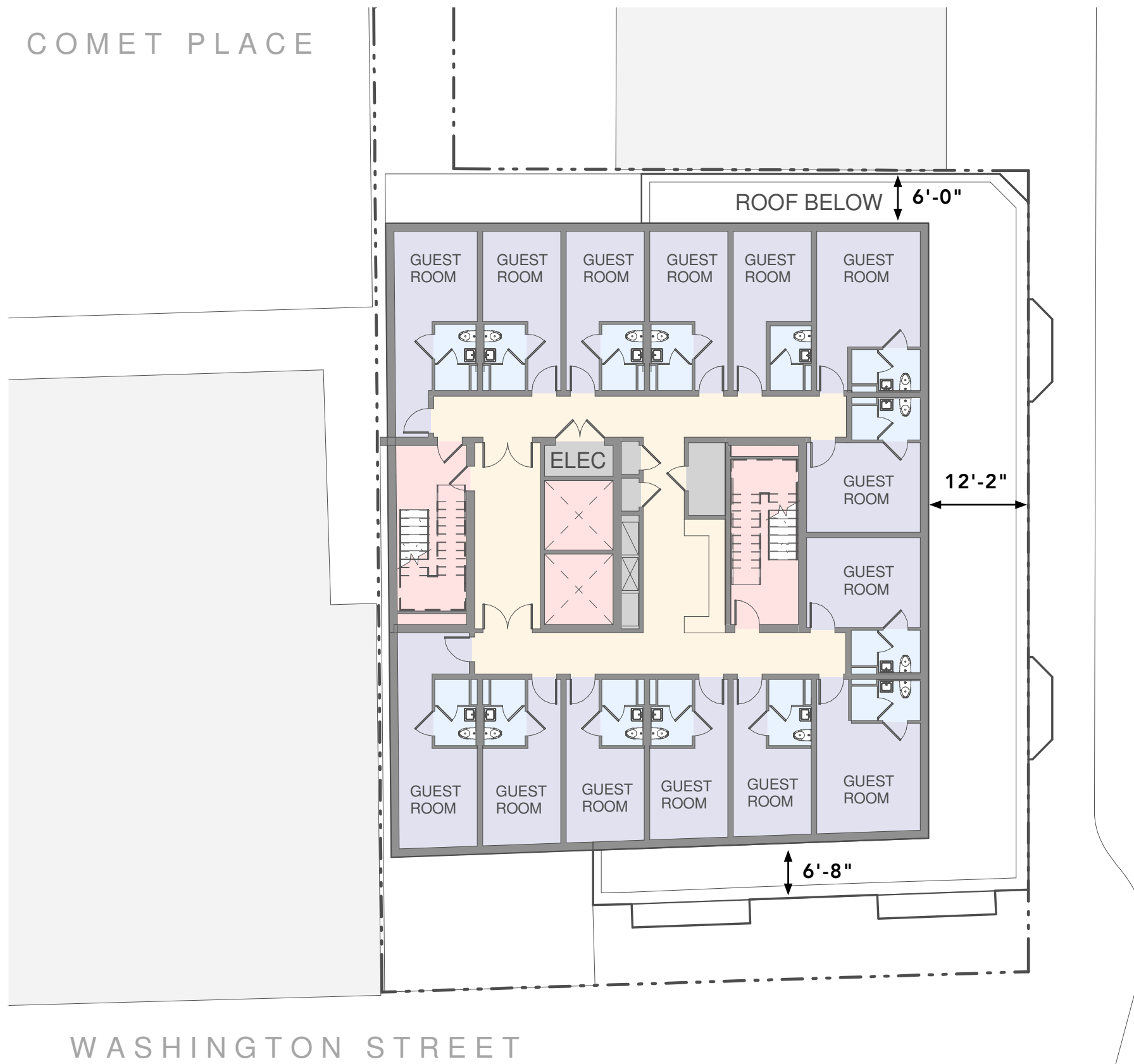
PROPOSED GROUND FLOOR PLAN



PROPOSED TYPICAL LOWER LEVEL

FLOOR PLANS

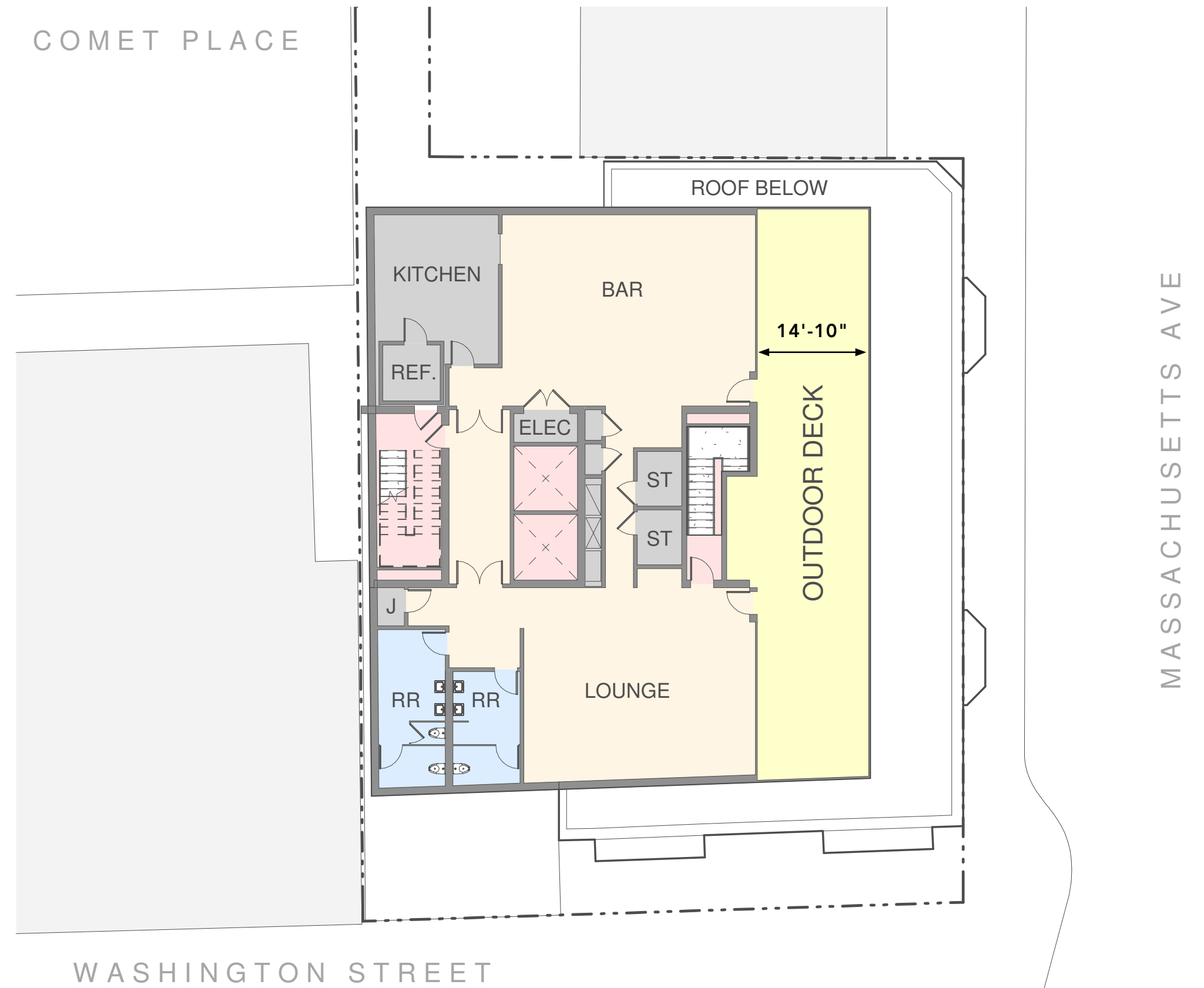
PRELIMINARY PLANS



PROPOSED TYPICAL UPPER LEVEL



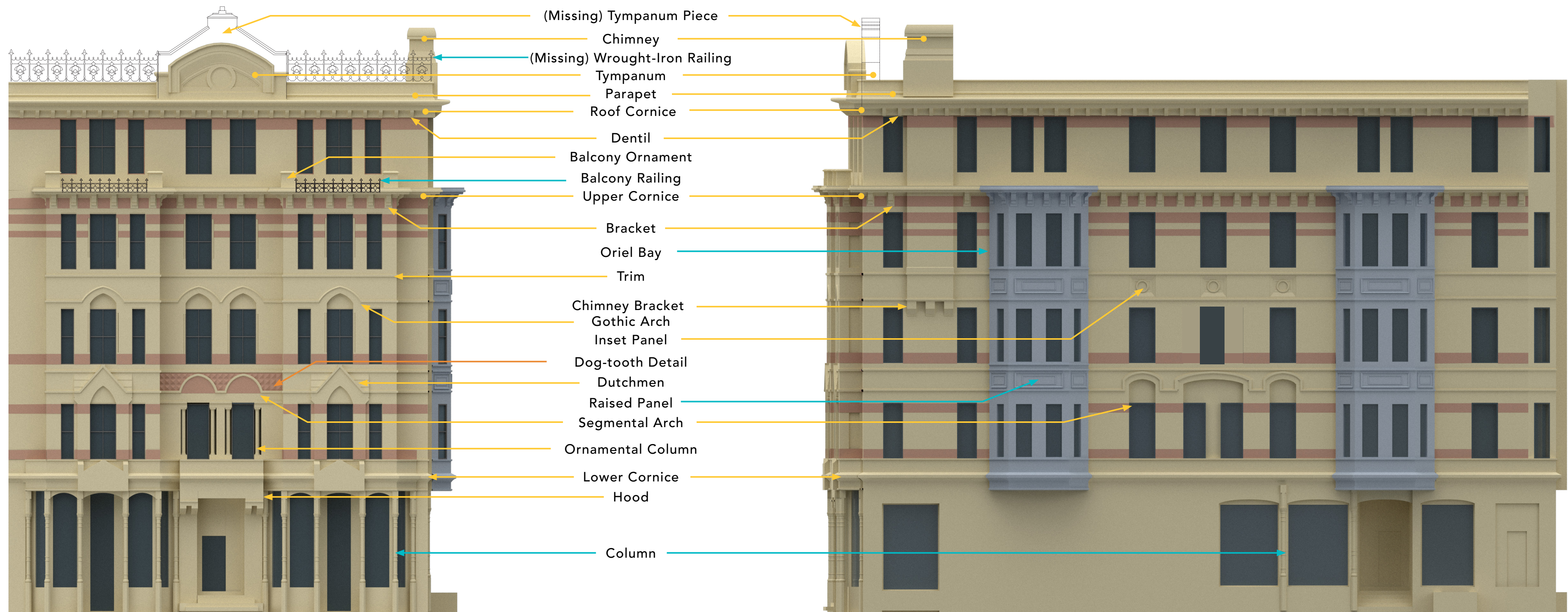
MASSACHUSETTS AVE



PROPOSED ROOFTOP LEVEL

ANALYSIS OF THE ALEXANDRA

ARCHITECTURAL ELEMENTS



WASHINGTON STREET

MASSACHUSETTS AVENUE

ANALYSIS OF THE ALEXANDRA

MATERIAL & ORNAMENTS

- Yellow Sandstone
- Red Sandstone
- Metal



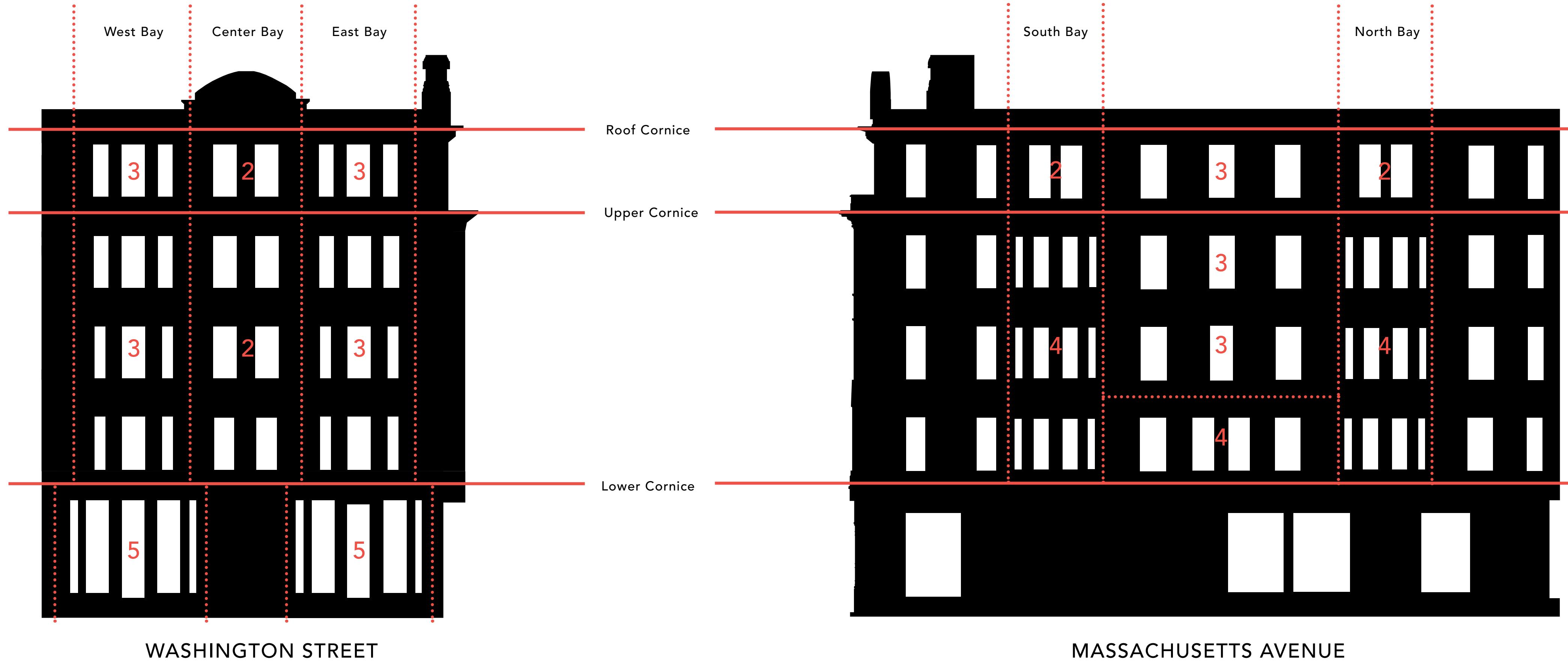
WASHINGTON STREET



MASSACHUSETTS AVENUE

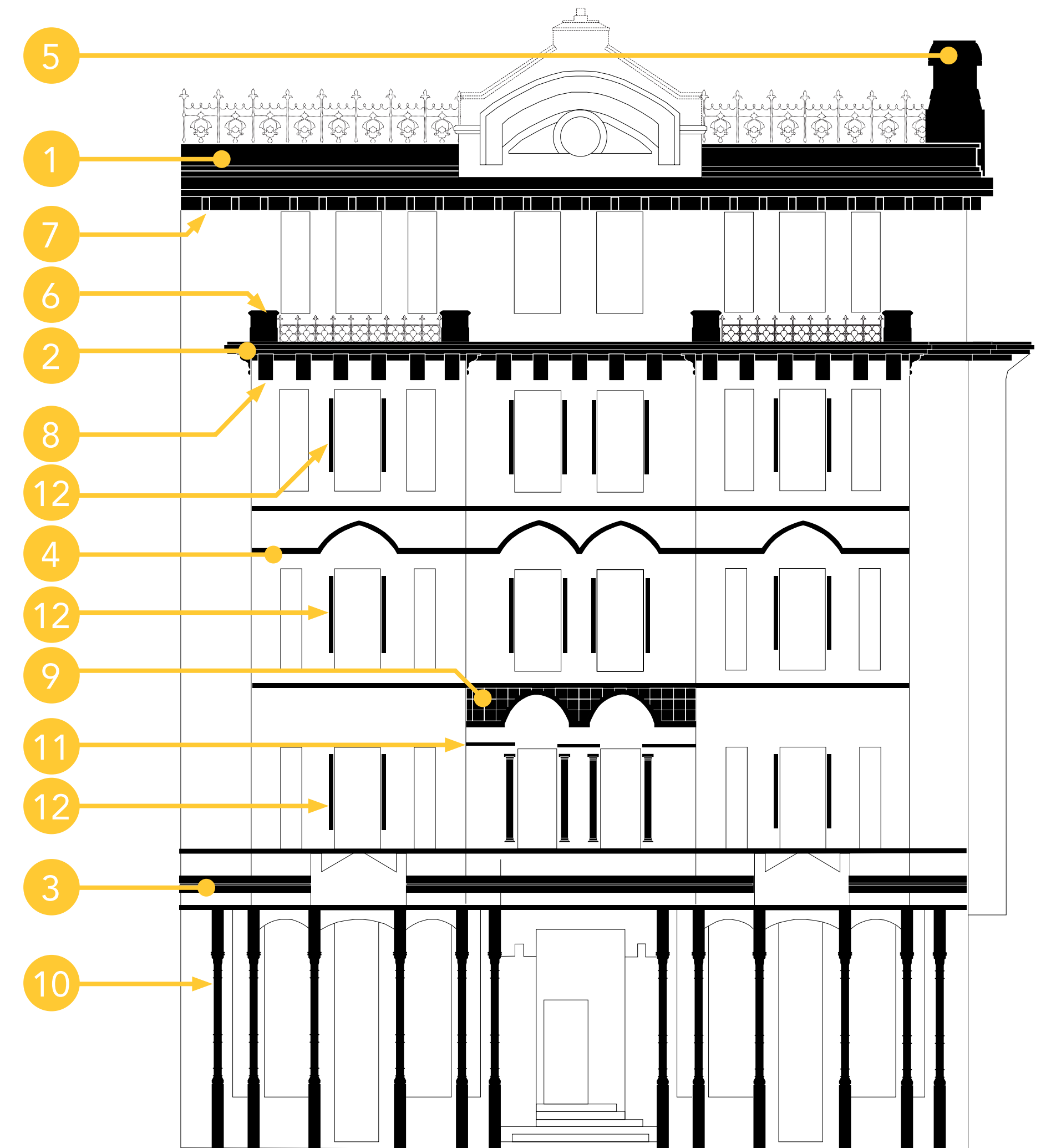
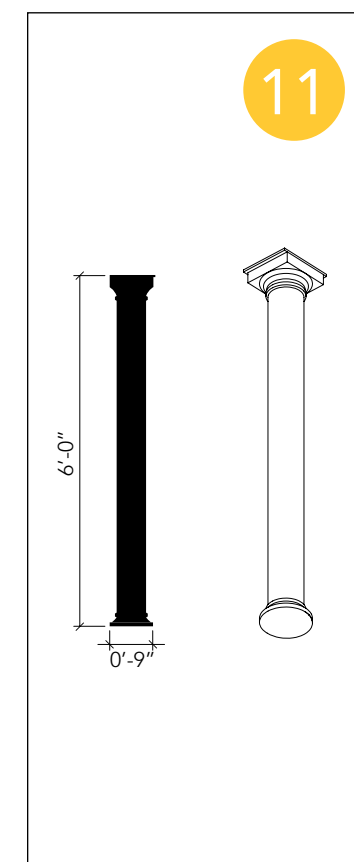
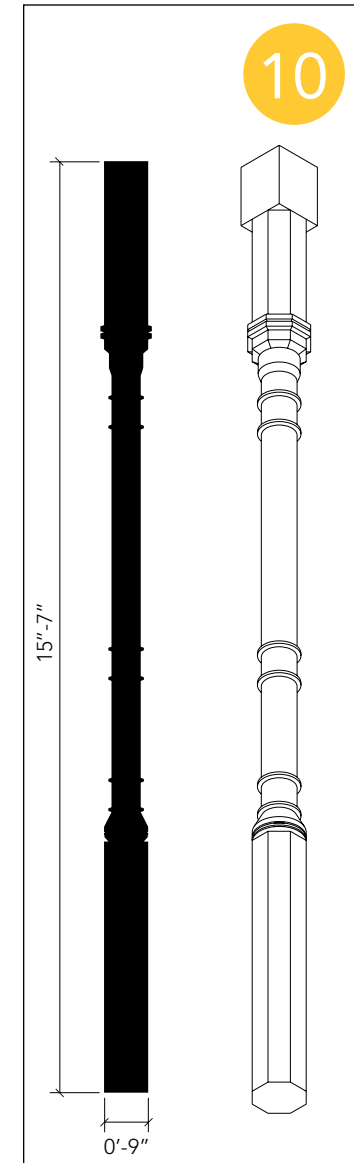
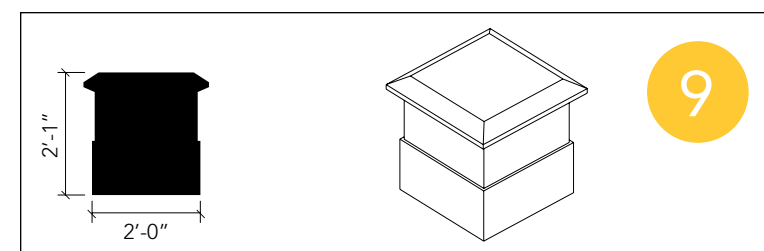
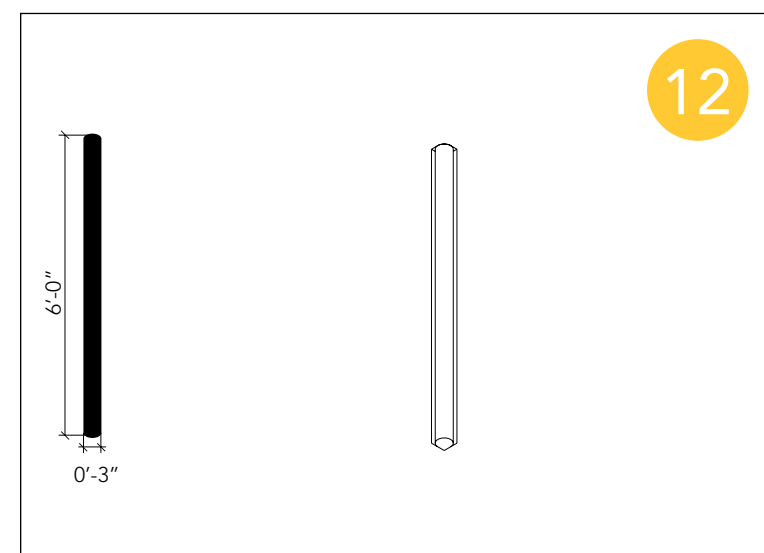
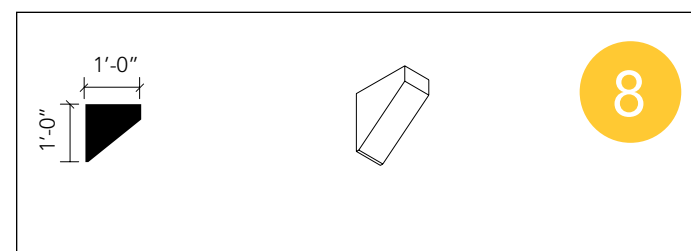
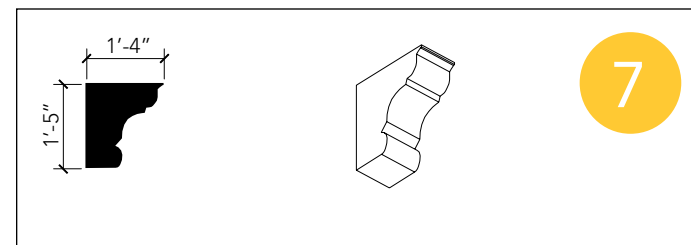
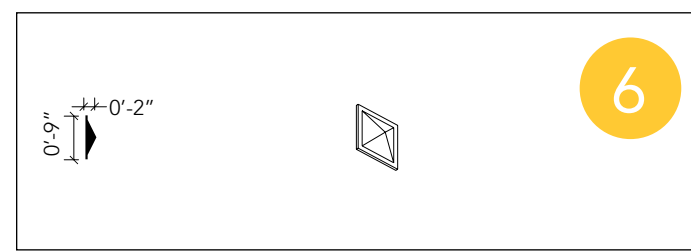
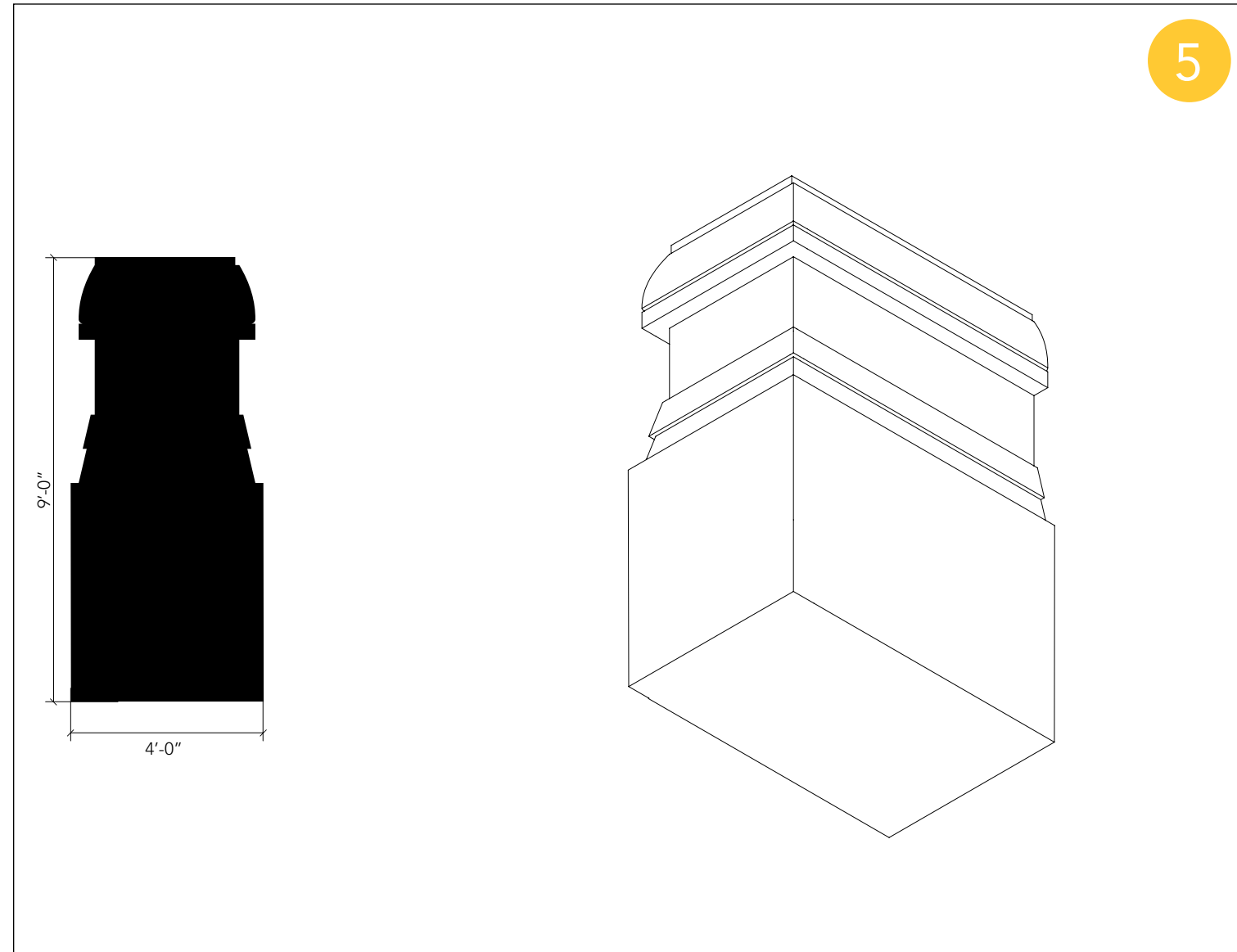
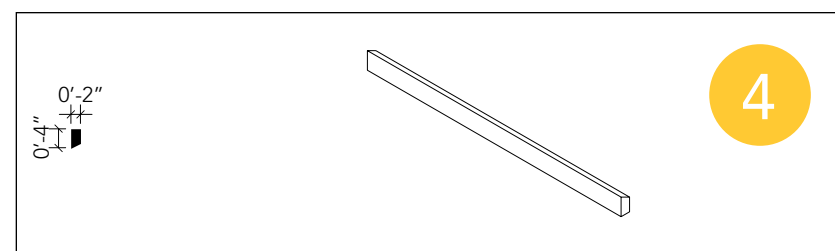
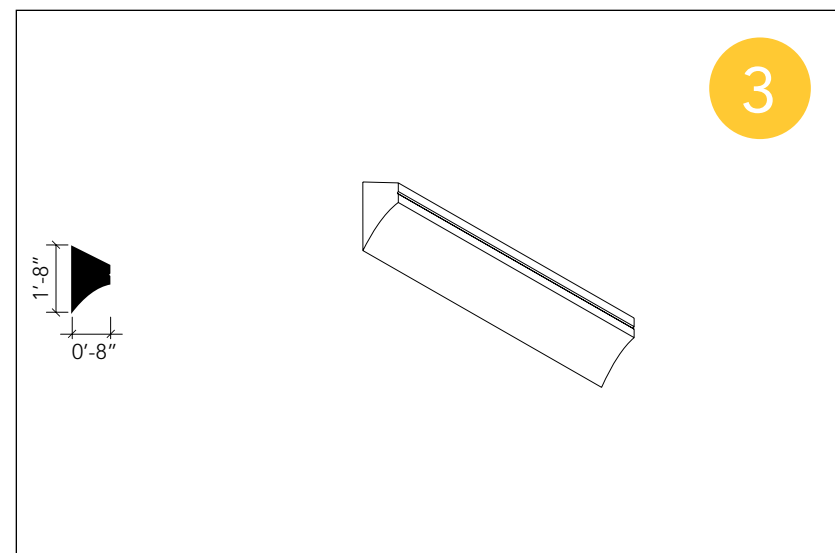
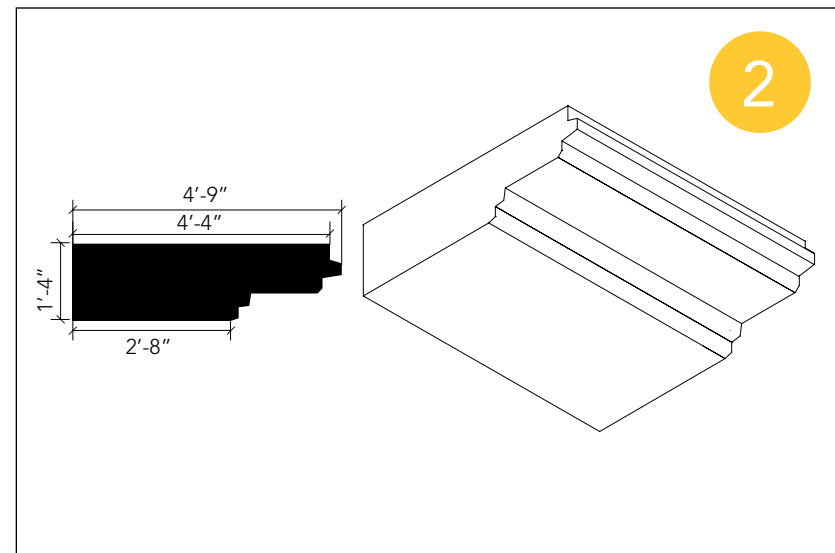
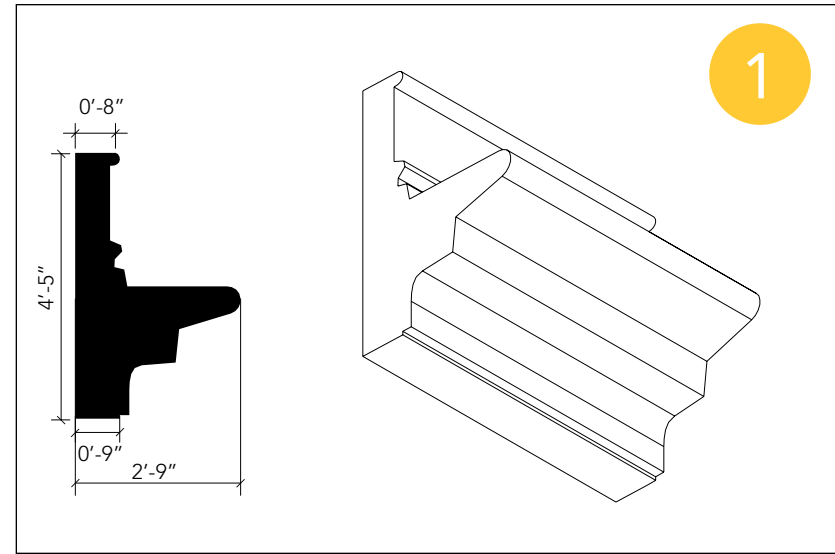
ANALYSIS OF THE ALEXANDRA

OPENING PROPORTIONS & MULTIPLE CORNICE DATUMS



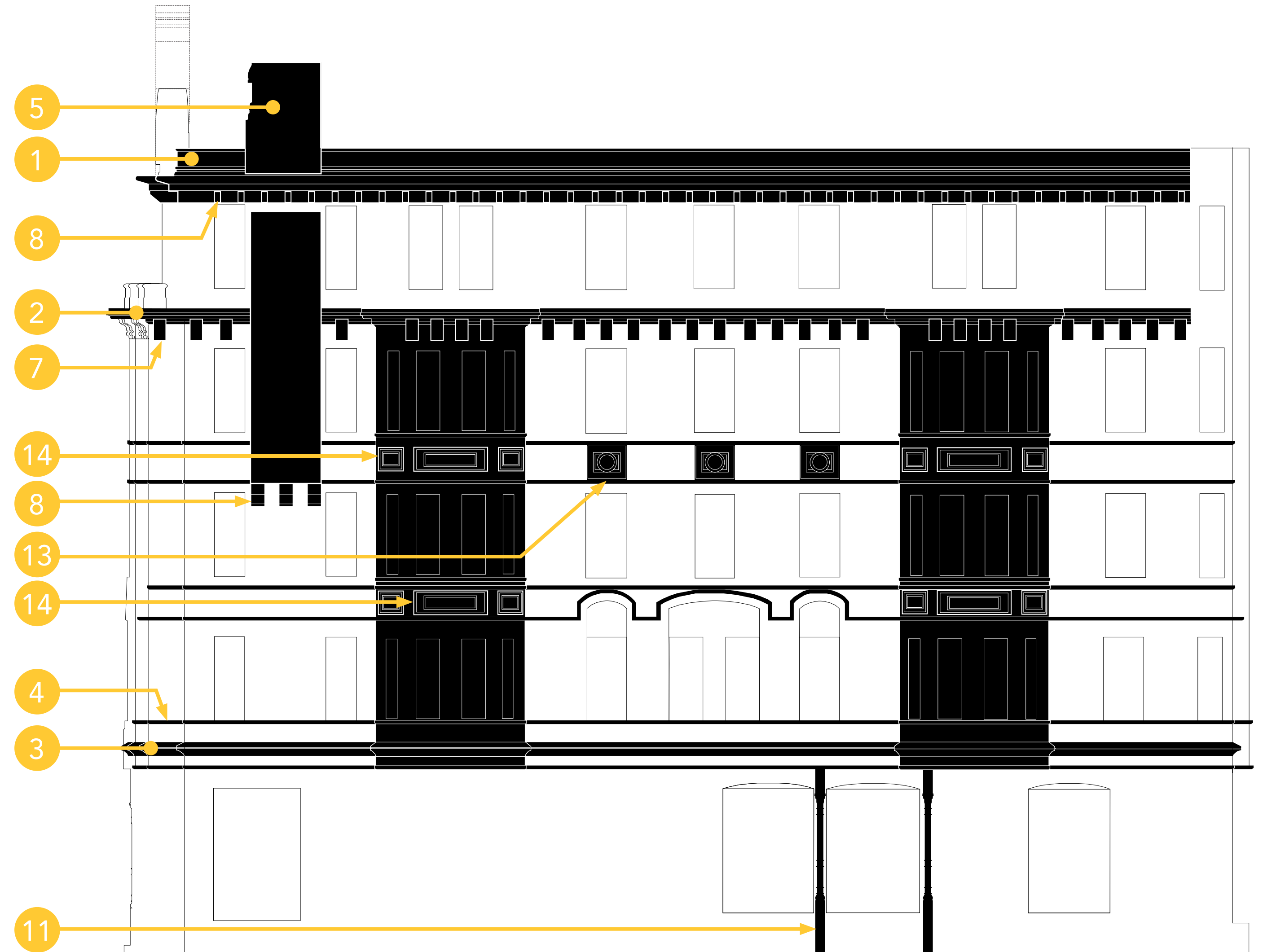
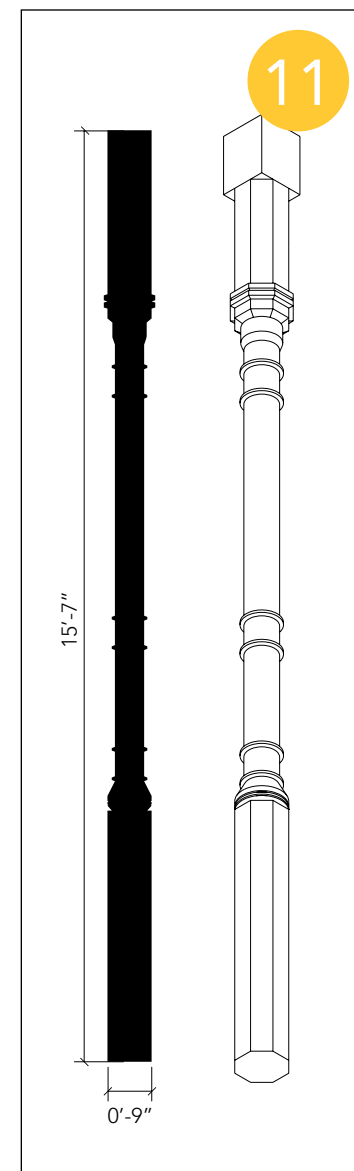
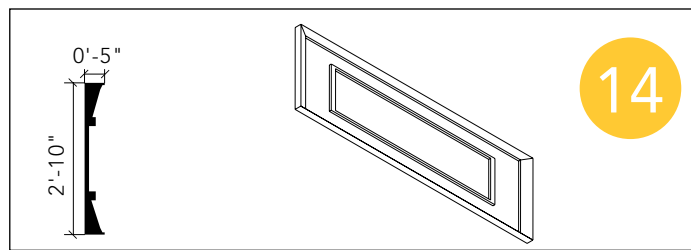
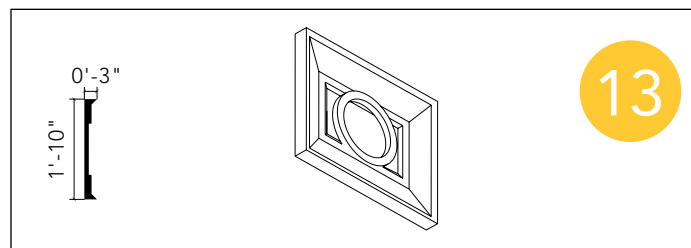
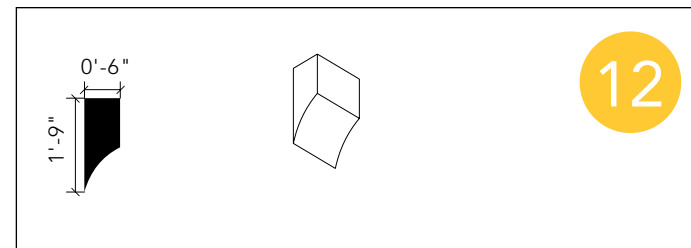
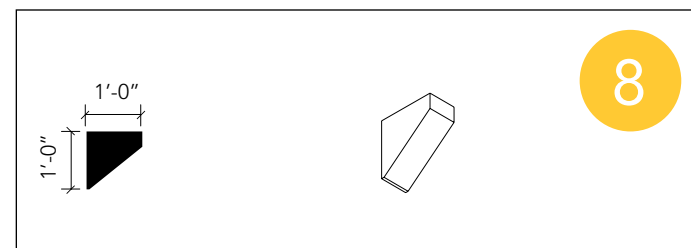
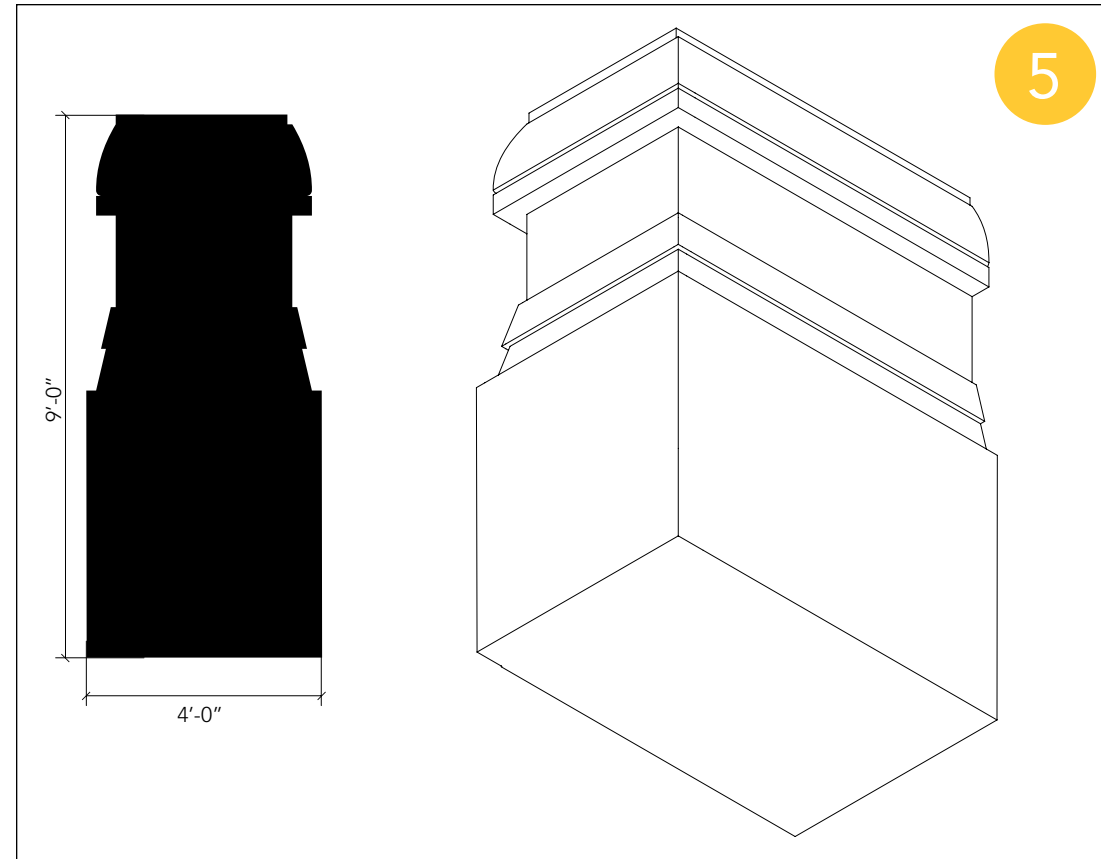
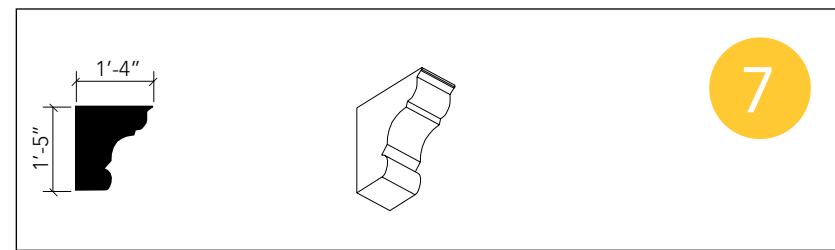
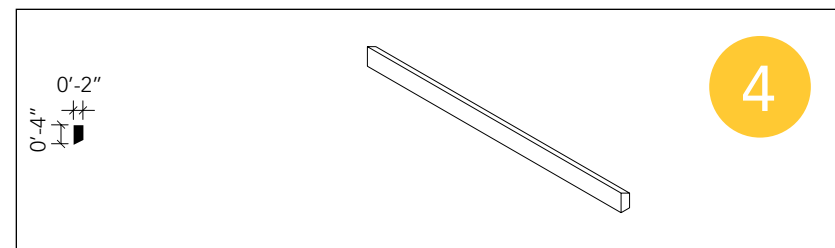
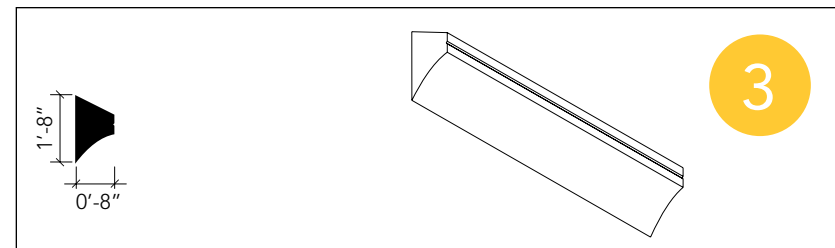
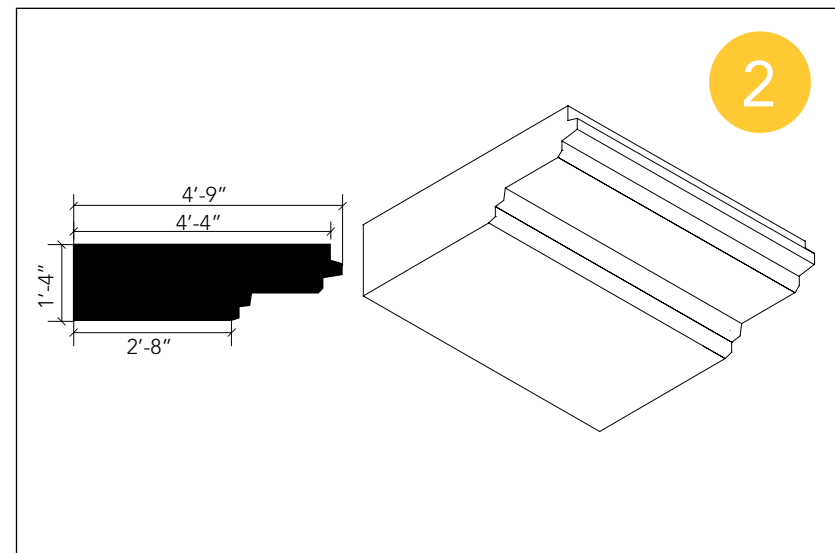
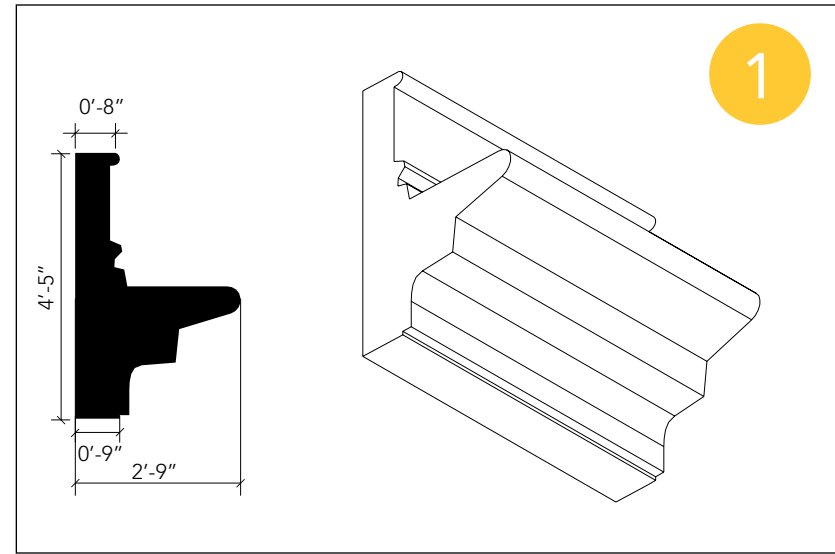
ANALYSIS OF THE ALEXANDRA

DETAIL & PROFILES @ WASHINGTON STREET



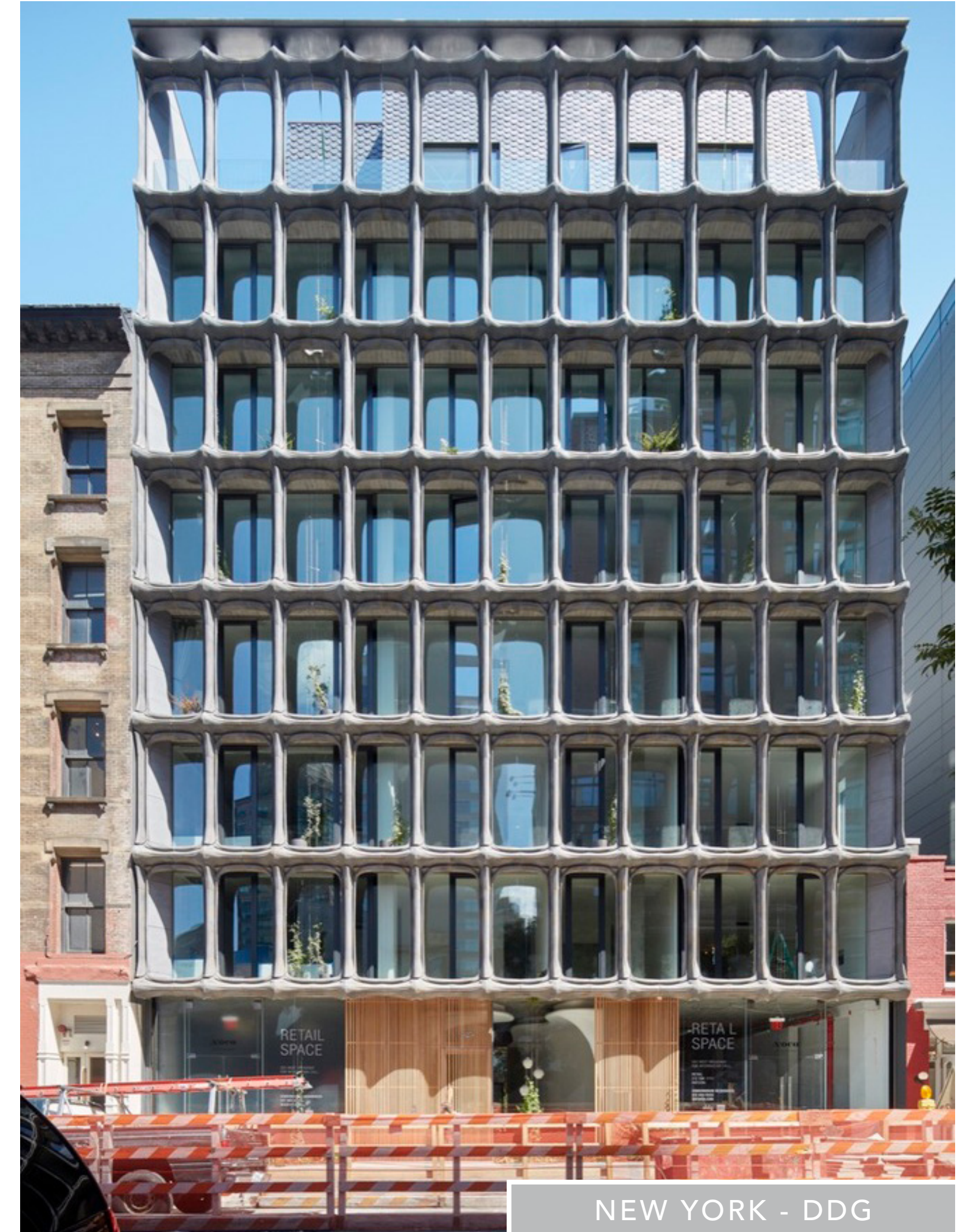
ANALYSIS OF THE ALEXANDRA

DETAIL & PROFILES @ MASSACHUSETTS AVENUE



FACADE PRECEDENTS

DEPTH // TEXTURE // SIMPLE // ELEGANT



ENTRANCE STUDY

PRELIMINARY EXPLORATIONS



NOTE: SILVER LINE BUS STOP IS NOT SHOWN FOR CLARITY

FACADE STUDY OPTION 1

PRELIMINARY EXPLORATIONS

- 12 FLOORS
- APPROX. 154 KEYS
- APPROX. 75,500 GSF
- EXISTING ALEXANDRA HEIGHT TO CORNICE:
APPROX. 65'-8"
- PROPOSED HEIGHT TO TOP OF HIGHEST
OCCUPIED FLOOR: APPROX. 143'-0"



NOTE: SILVER LINE BUS STOP IS NOT SHOWN FOR CLARITY

FACADE STUDY OPTION 2

PRELIMINARY EXPLORATIONS



NOTE: SILVER LINE BUS STOP IS NOT SHOWN FOR CLARITY

FACADE STUDY

PRELIMINARY EXPLORATIONS



NOTE: SILVER LINE BUS STOP IS NOT SHOWN FOR CLARITY