

JANUARY 5, 2021

# 220 HUNTINGTON AVENUE | MIDTOWN HOTEL SITE

## BCDC SUB-COMMITTEE MEETING 04

MAY 18, 2021

SITE

cbt

ND NATIONAL  
DEVELOPMENT

| B | PLACEMAKING

HOWARD STEIN HUDSON



# AGENDA

**00: RECAP / CONVERSATION TO-DATE**

**01: MASSING / FACADE ALTERNATIVES**

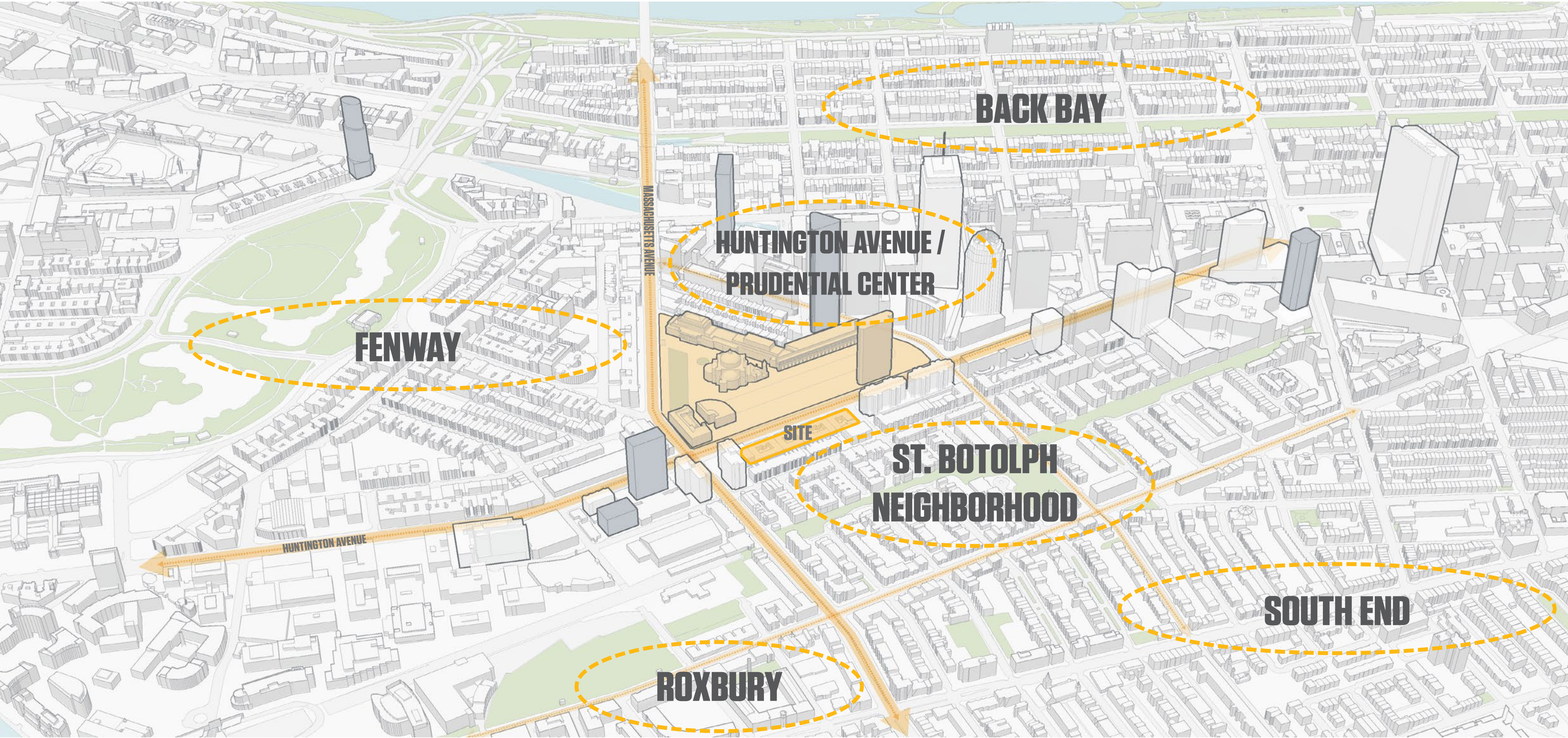
**02: VIEWS IN CONTEXT**

**03: CUMBERLAND STREETScape**



# CONTEXT

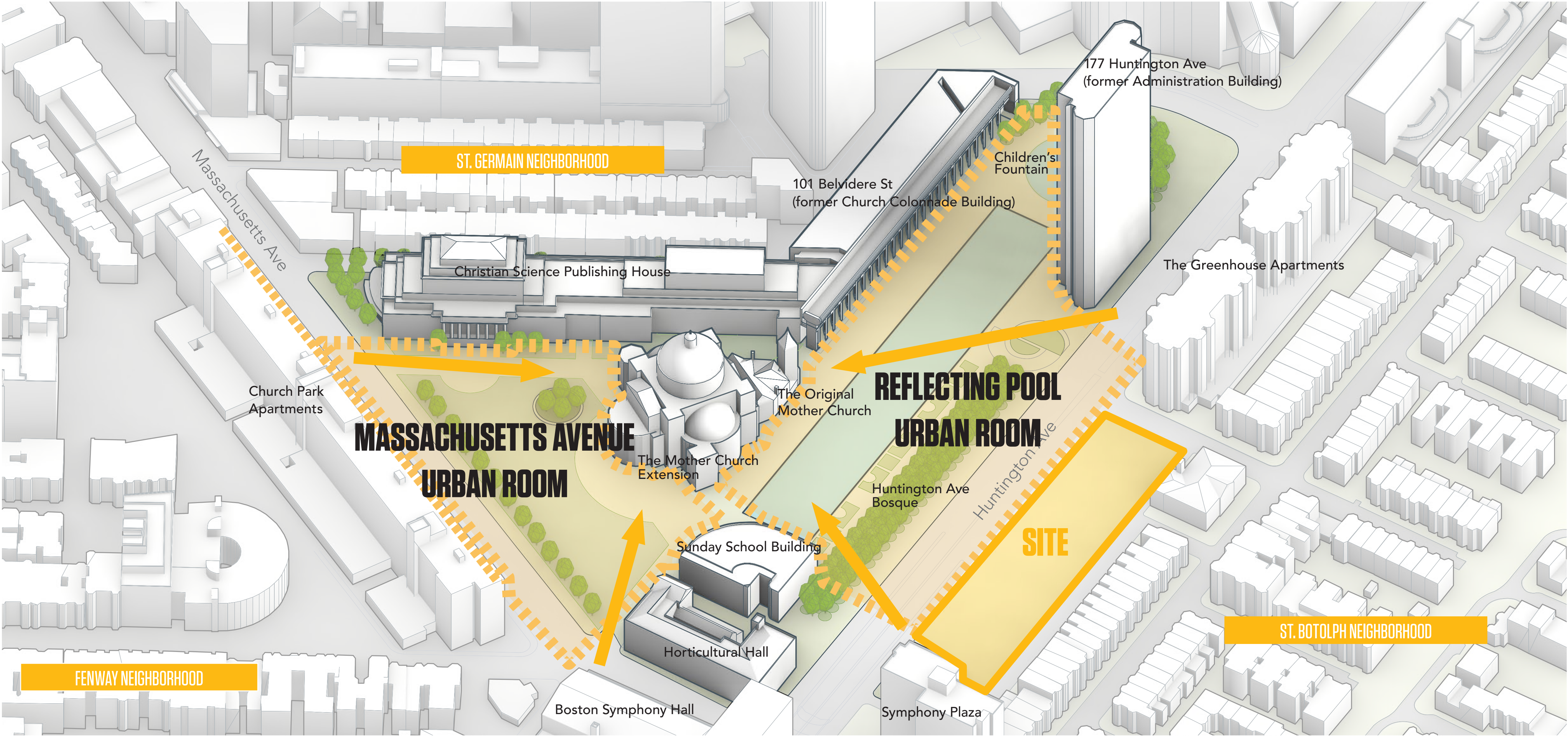
## NEIGHBORHOOD AND ADJACENT CONTEXT





# SITE ANALYSIS

HONOR TENETS OF THE ORIGINAL MASTER PLAN





# COMPLETING MASTER PLAN EDGE

ESTABLISH CONNECTION TO PROMINENT CHRISTIAN SCIENCE PLAZA BUIDLINGS



SIMPLE MASSING  
IMPRESSIVE SCALE  
ELEGANT + BOLD





# MASSING SETBACKS

AS-OF-RIGHT ZONING

03

SEC 41-18: TABLE F

30' REAR YARD SETBACK FOR LOTS FRONTING HUNTINGTON AVENUE

04

SEC 41-18.D

ADDITIONAL 10' REAR YARD SETBACK ABOVE 60' HIGH AND AN ADDITIONAL 5' SETBACK ABOVE 80'

05

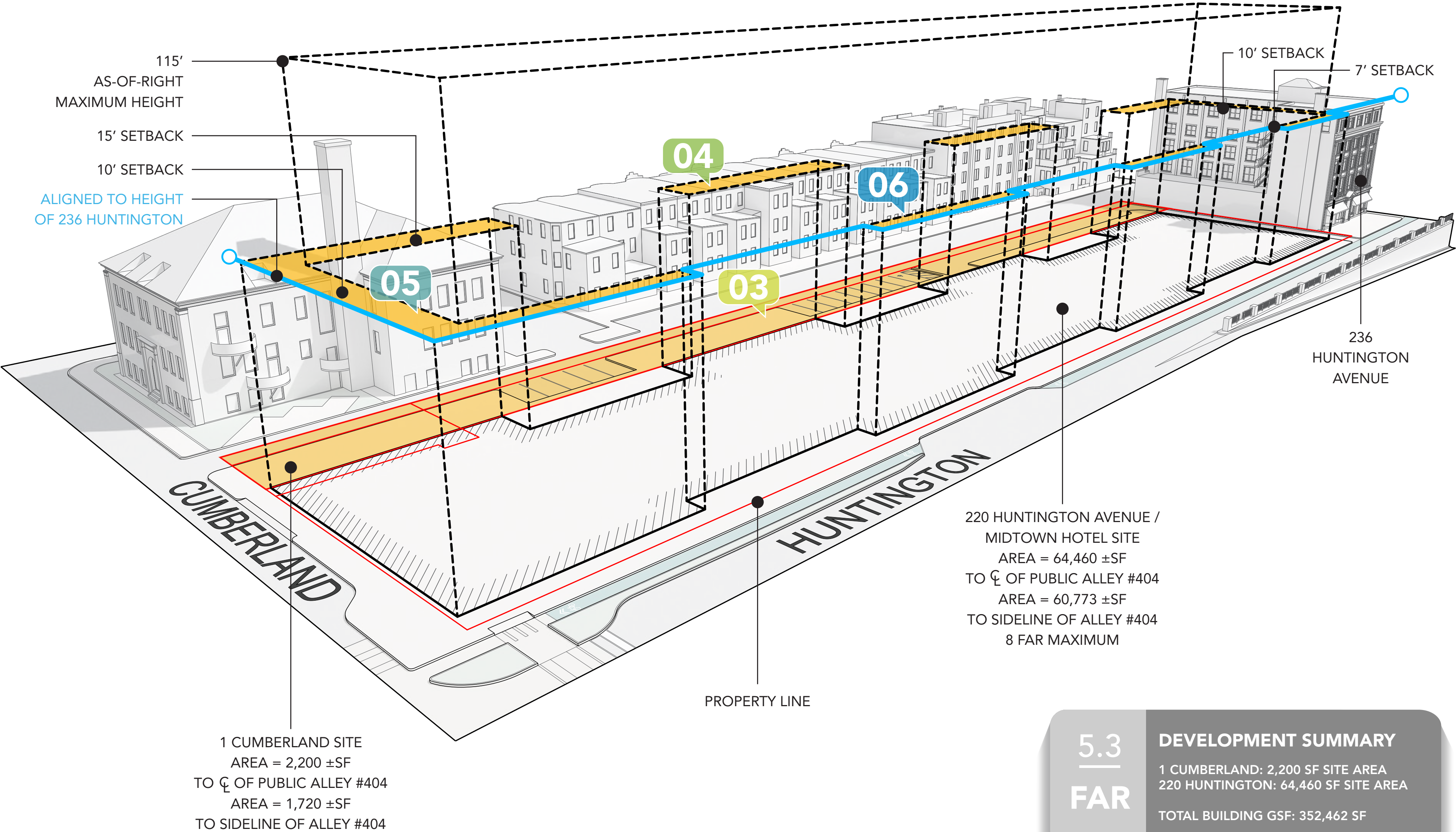
SEC 41-18.E

10' SIDE SETBACK ABOVE A BUILDING HEIGHT OF 80'

06

SEC 41-18: TABLE C

STREET WALL ALIGNED WITH ADJACENT BUILDING HEIGHT (236 HUNTINGTON)



5.3 FAR

DEVELOPMENT SUMMARY

1 CUMBERLAND: 2,200 SF SITE AREA  
220 HUNTINGTON: 64,460 SF SITE AREA  
TOTAL BUILDING GSF: 352,462 SF



PREVIOUS

HUNTINGTON AVENUE + CUMBERLAND STREET





# CONTINUITY

- We simplified the material palette from a deep running bond precast concrete frame traced with a bronze metal window panning surround to a more rigorous vertical precast “pilaster”.
- We eliminated the single floor “cellular” running bond expression and replaced it with a more rhythmic, but subtle two and three story expression....maintaining the “continuity”, but creating a more modern tracery-like precast framework.
- Materiality: The precast concrete (limestone finish) is important in maintaining the continuity of material palette and compatibility with the surrounding /Christian Science Center buildings.

## PREVIOUS



## PROPOSED





# SIMPLIFYING THE FACADE

- We realigned and stacked the unit plans to simplify the facade module/cadence.
- We eliminated the “running bond” pattern and opted for a more straightforward vertical tracery framework.
- We also removed the bronze metal window surrounds that traced the precast opening to de-emphasize the “cellular” module scale and help unify the façade.

PREVIOUS



MULTI-STORY GROUPING



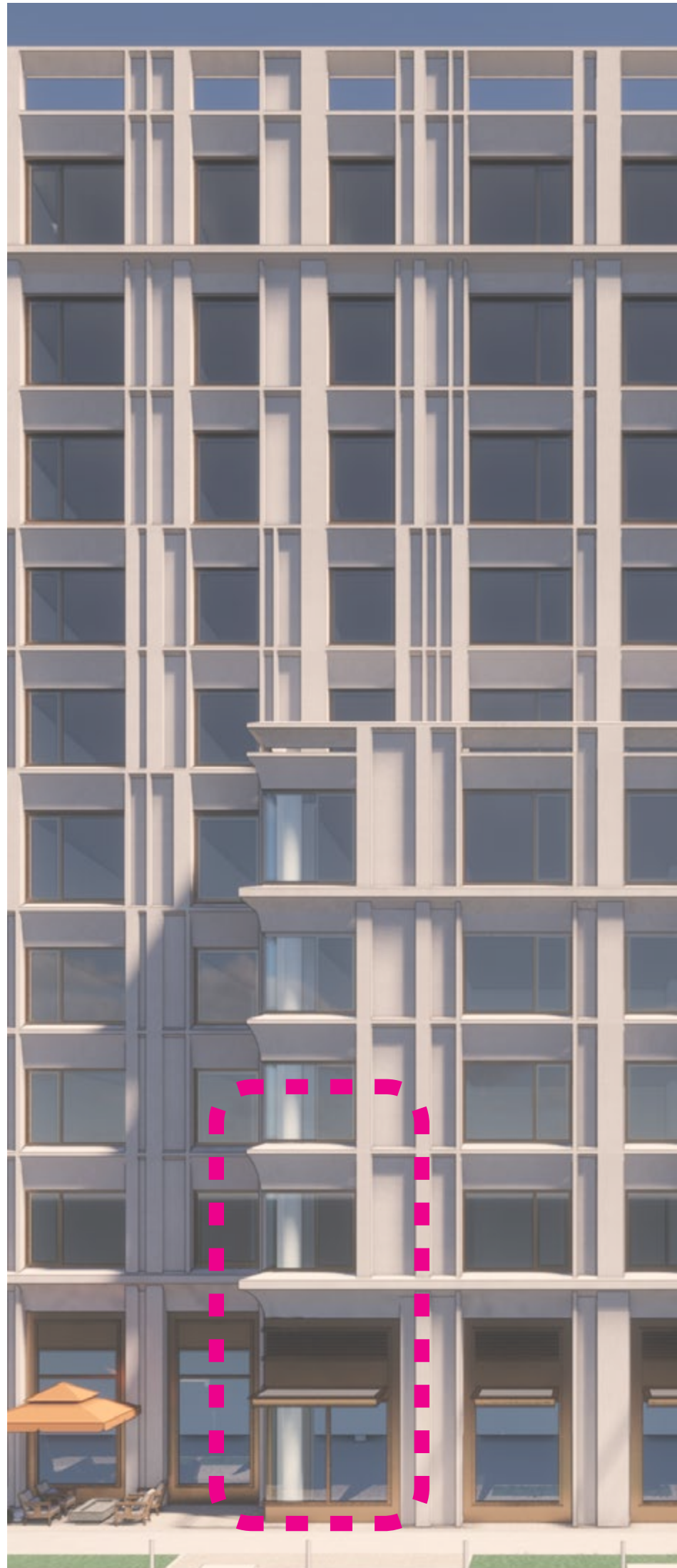
PROPOSED ALTERNATIVE





# HIERARCHY: **BASE**

We traced the precast concrete pilasters with a bold bronze frame anchoring the tall first floor capped by a continuous precast cornice. The result is a clear delineation of the “base”.





# HIERARCHY: MIDDLE

We eliminated the single floor “cellular” running bond expression and replaced it with a more rhythmic, but subtle two and three story expression, maintaining the “continuity”, but also creating a more modern tracery like precast framework.





# HIERARCHY: TOP

We lifted the precast “frame” above the 10th floor cornice line to create a more gracious transition against the skyline, and a “top” to the building.





COMPARISON

PREVIOUS



PROPOSED





# WHAT WE HEARD LAST MEETING

- BIGGER, SIMPLER MOVES
- 2 AND 3 STORY READINGS HELP UNIFY TOP AND BOTTOM
- DEVELOPING A MORE VERTICAL RHYTHM HELPS
- LACKS HORIZONTAL CONTINUITY
- SEE PROJECT IN BROADER CONTEXT



# PREVIOUS MEETING





PROPOSED ALTERNATIVE





# PROPOSED ALTERNATIVE





# PROPOSED ALTERNATIVE



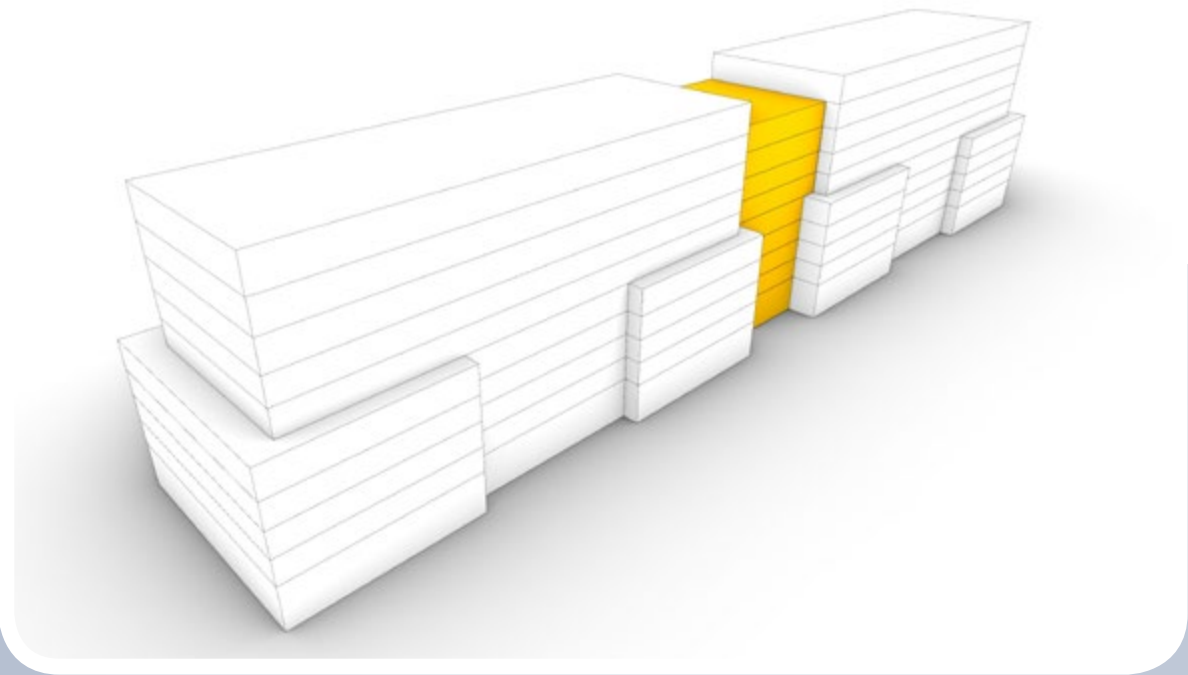


PROPOSED ALTERNATIVE



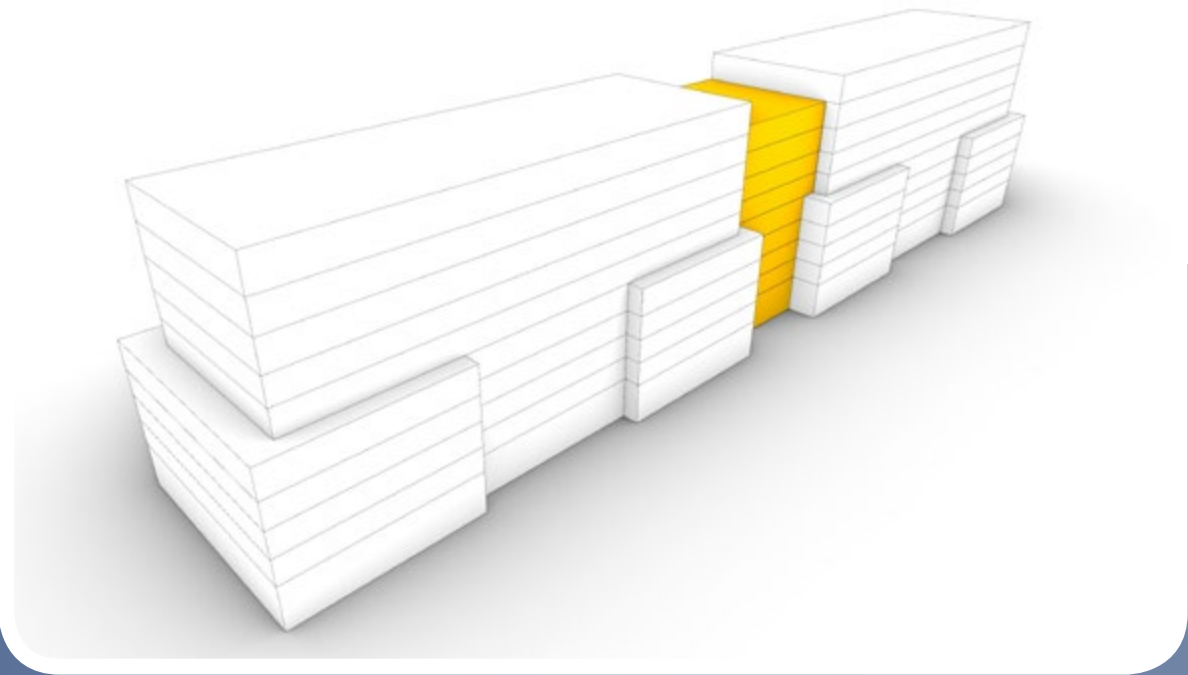


# ALTERNATE STUDY - MID BREAK



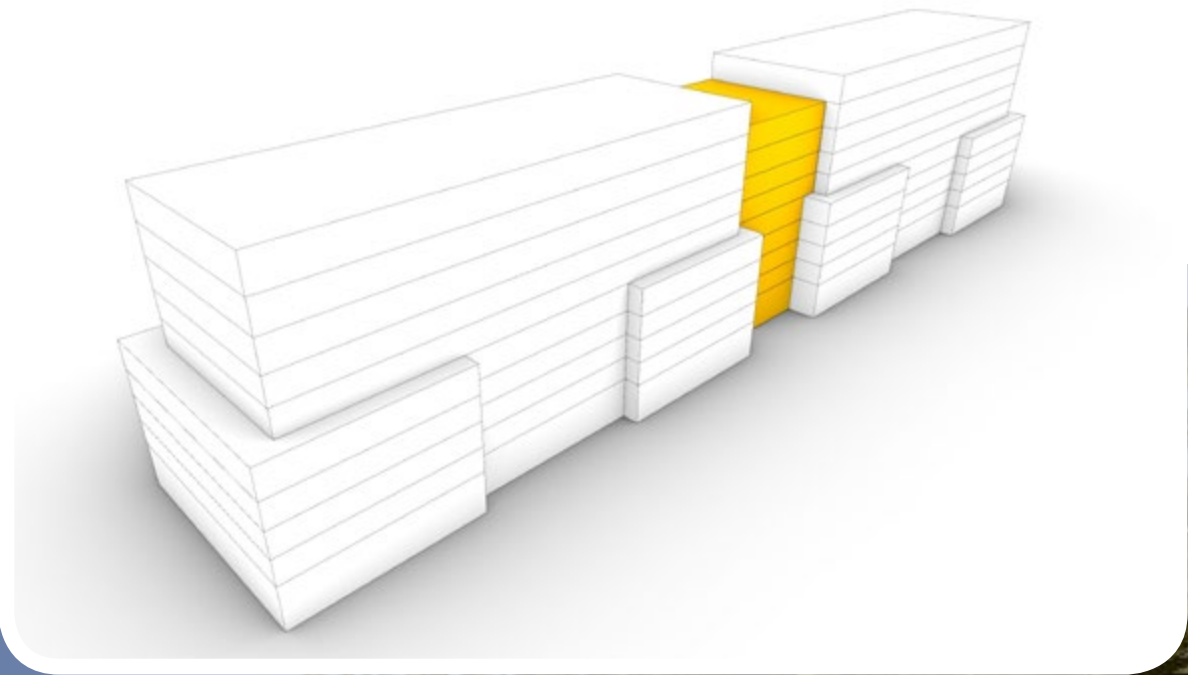


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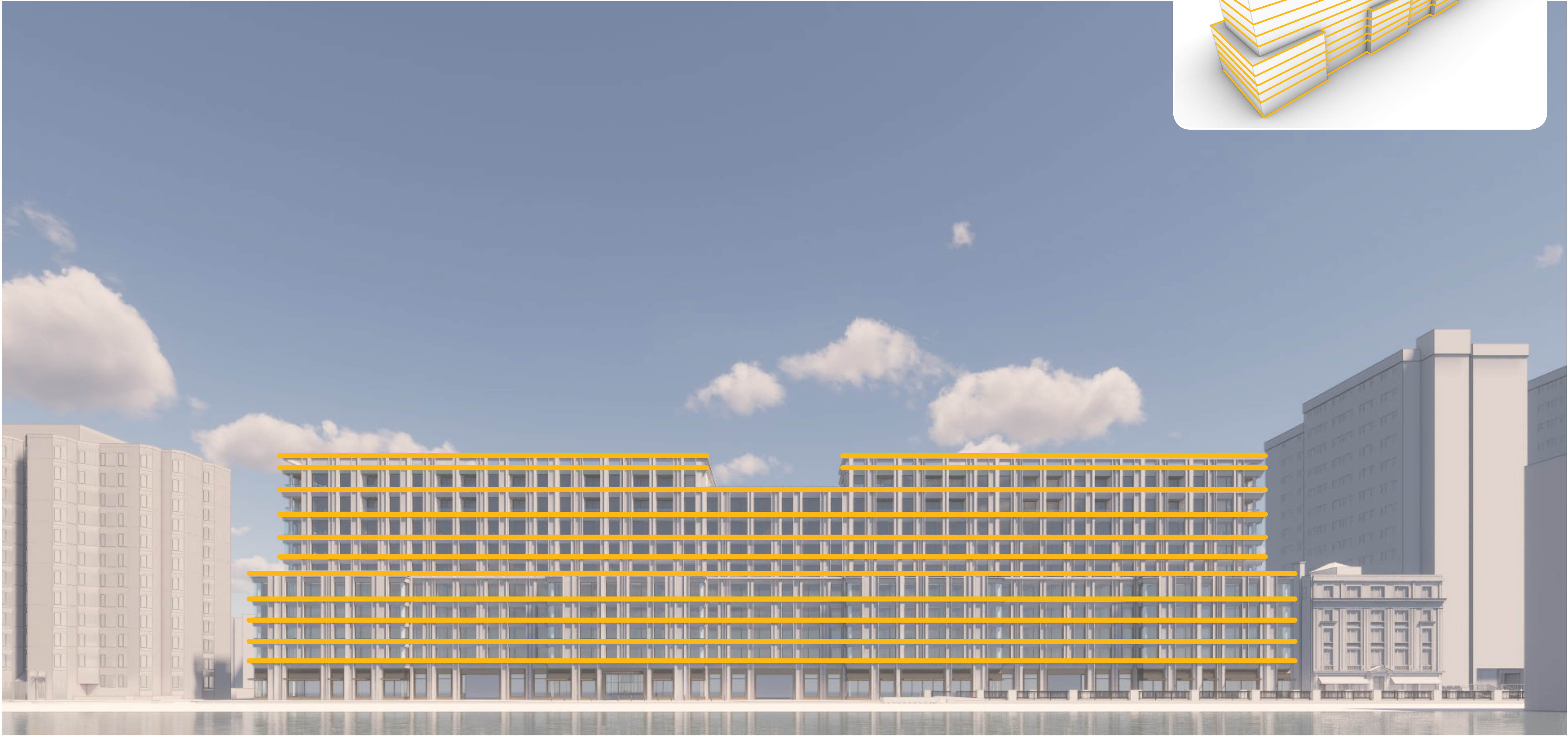
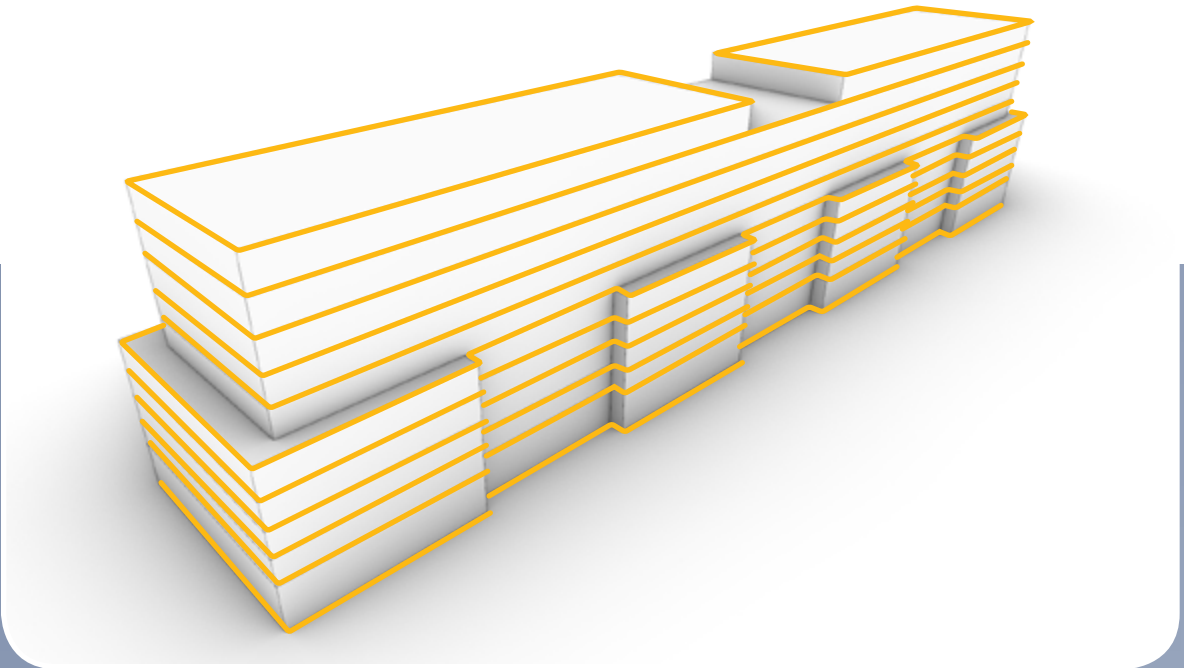


# ALTERNATE STUDY - MID BREAK



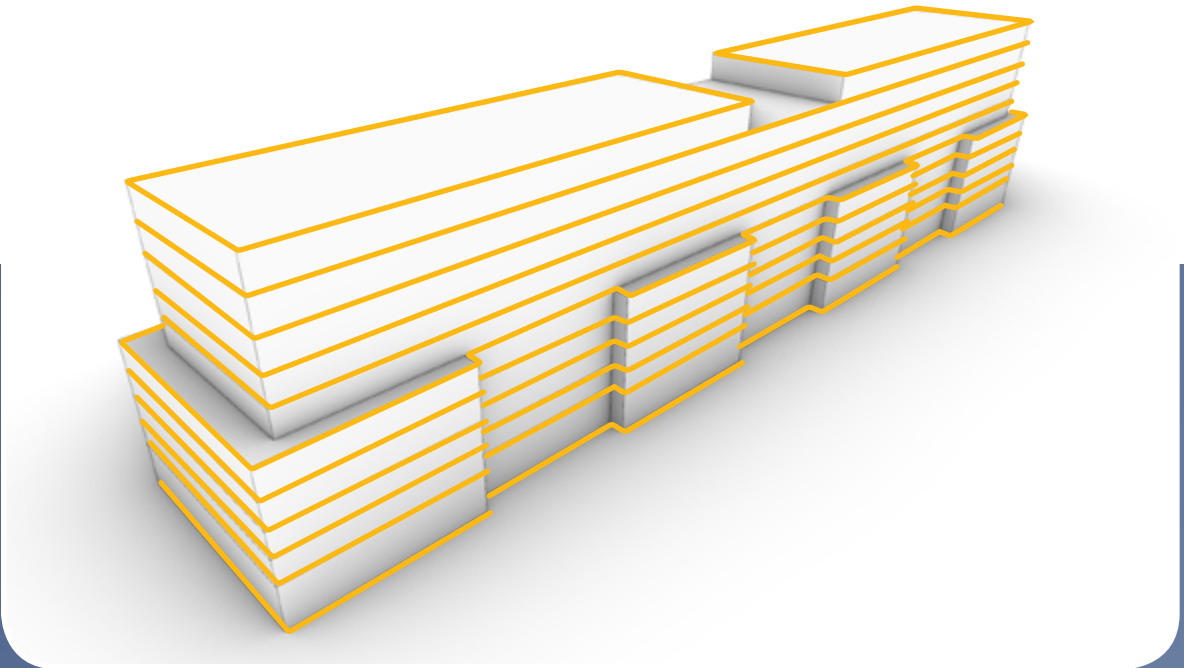


# ALTERNATE STUDY - HEAVIER HORIZONTAL



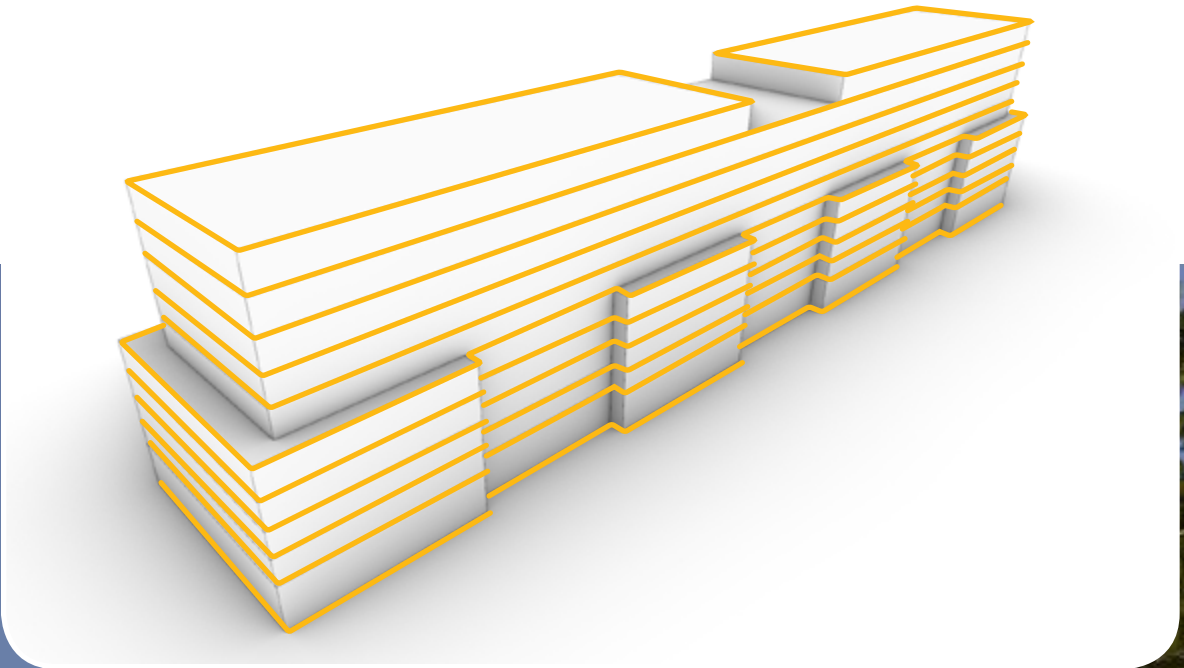


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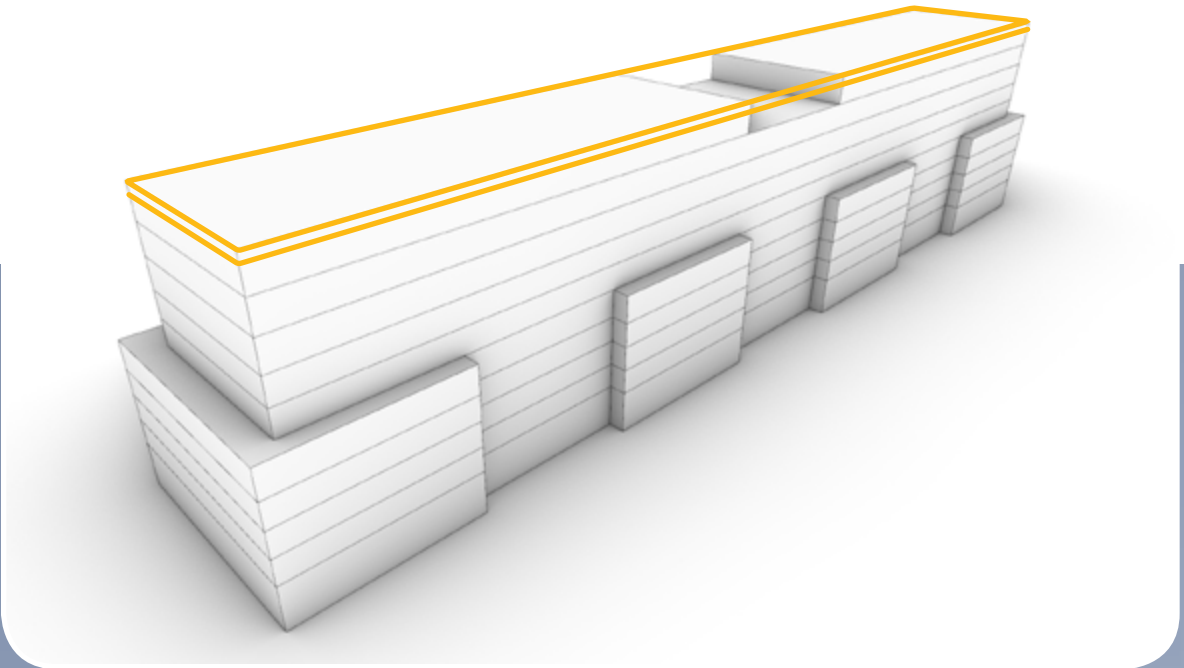


# ALTERNATE STUDY - HEAVIER HORIZONTAL



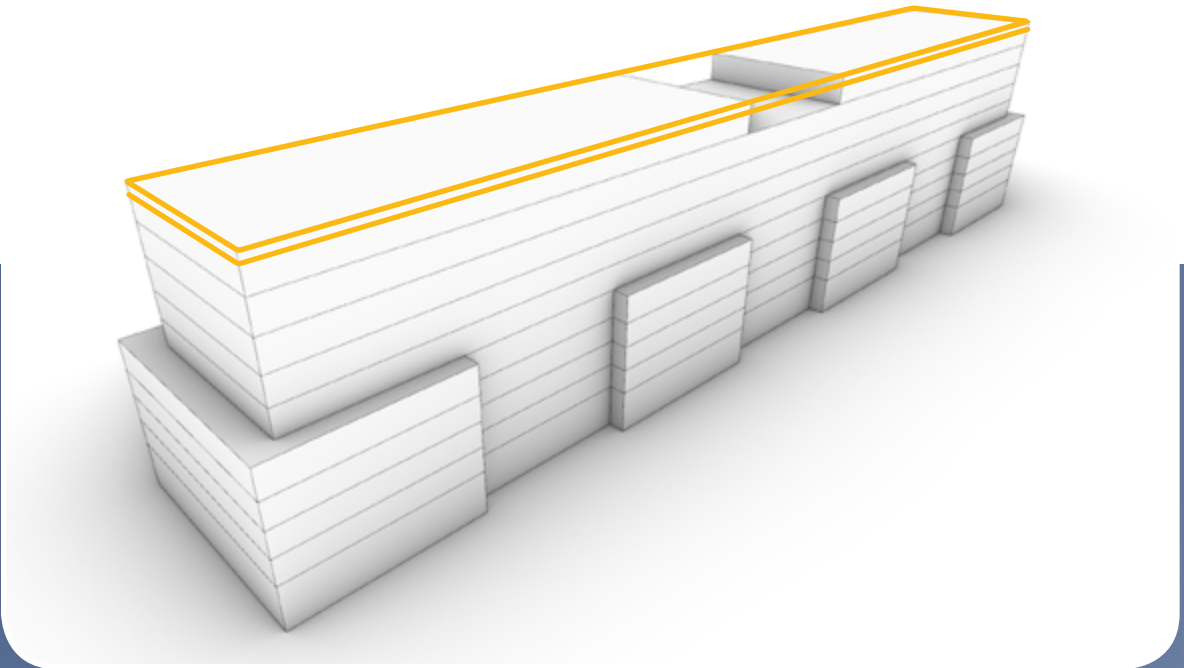


# ALTERNATE STUDY - CONTINUOUS CORNICE



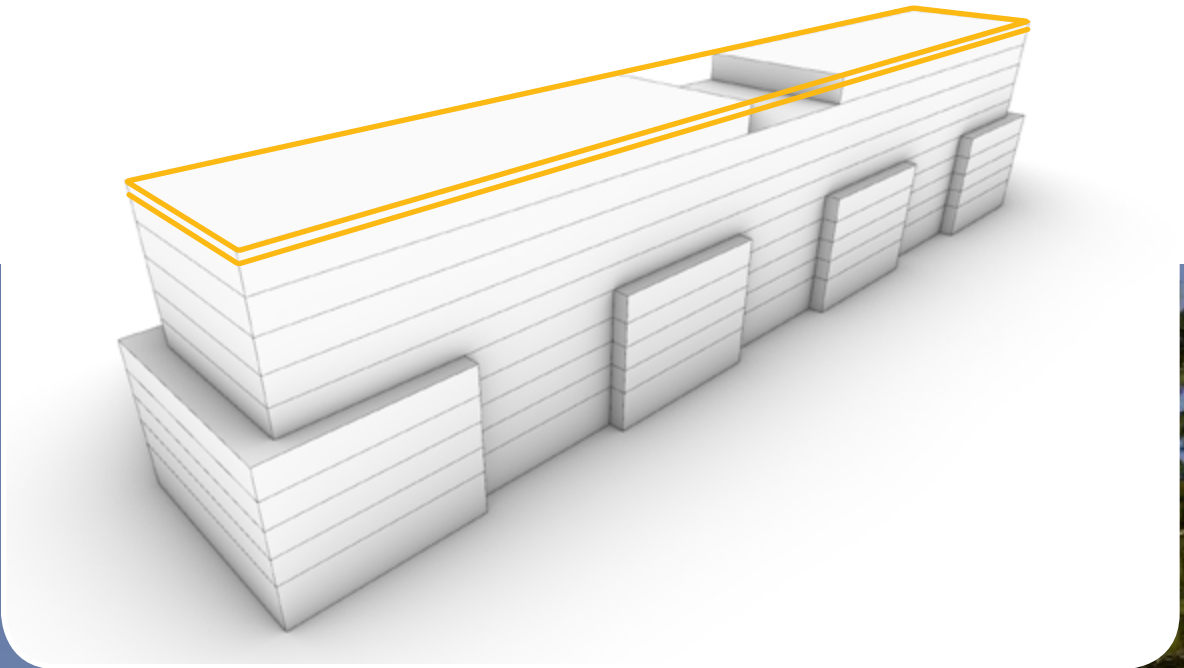


# ALTERNATE STUDY - CONTINUOUS CORNICE





# ALTERNATE STUDY - CONTINUOUS CORNICE





# CONTENTS

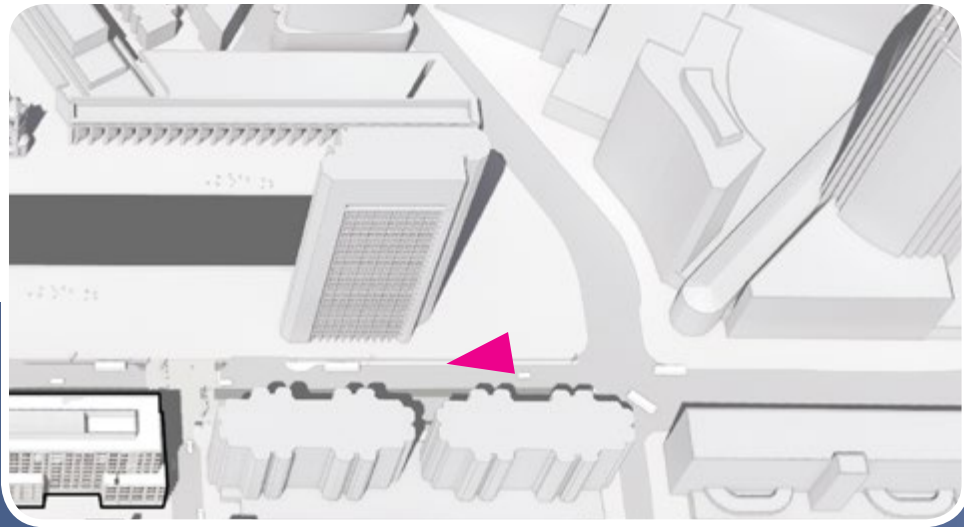
An aerial photograph of a city skyline, likely New York City, featuring a river, a bridge, and numerous skyscrapers. The image is dark and serves as a background for the text.

## 02: VIEWS IN CONTEXT



# BUILDING IN CONTEXT

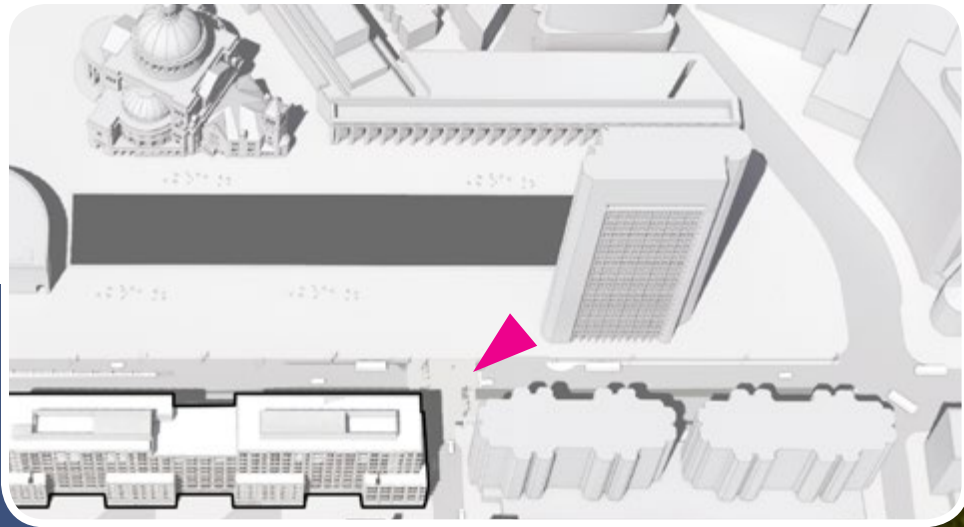
VIEW FROM HUNTINGTON AVENUE





# BUILDING IN CONTEXT

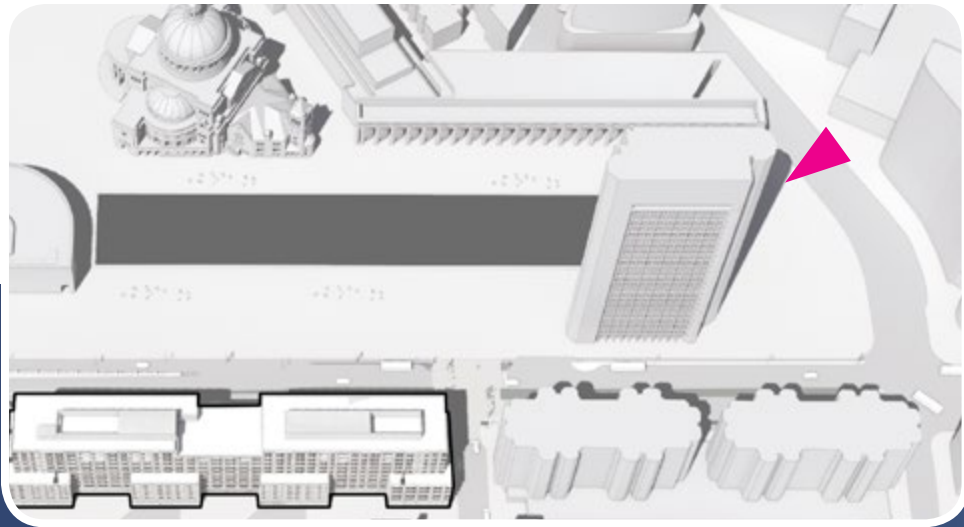
VIEW FROM HUNTINGTON AVENUE + CUMBERLAND STREET





# BUILDING IN CONTEXT

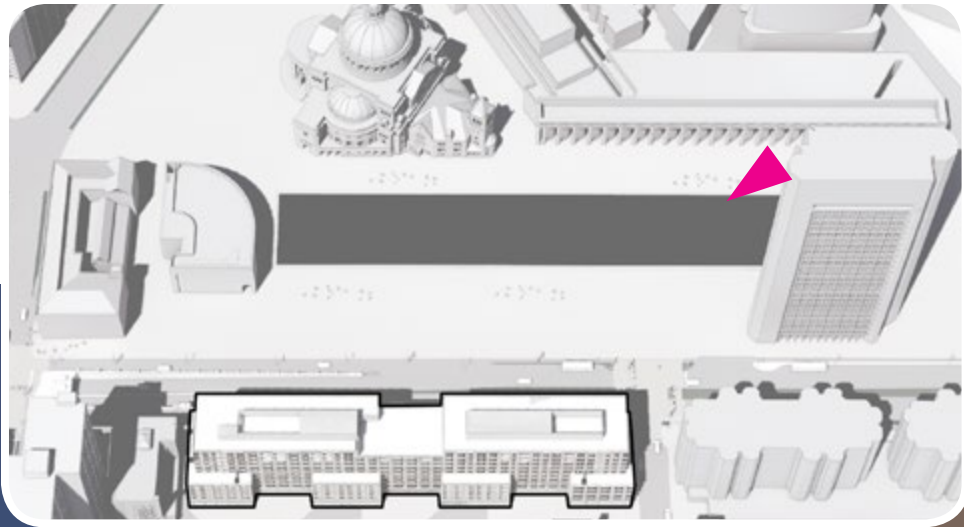
VIEW FROM CHRISTIAN SCIENCE PLAZA





# BUILDING IN CONTEXT

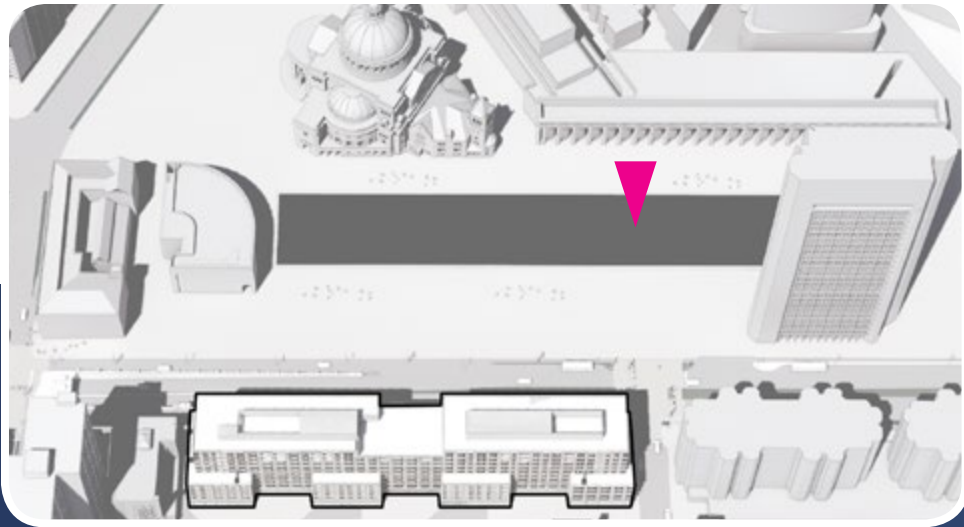
VIEW FROM CHRISTIAN SCIENCE PLAZA





# BUILDING IN CONTEXT

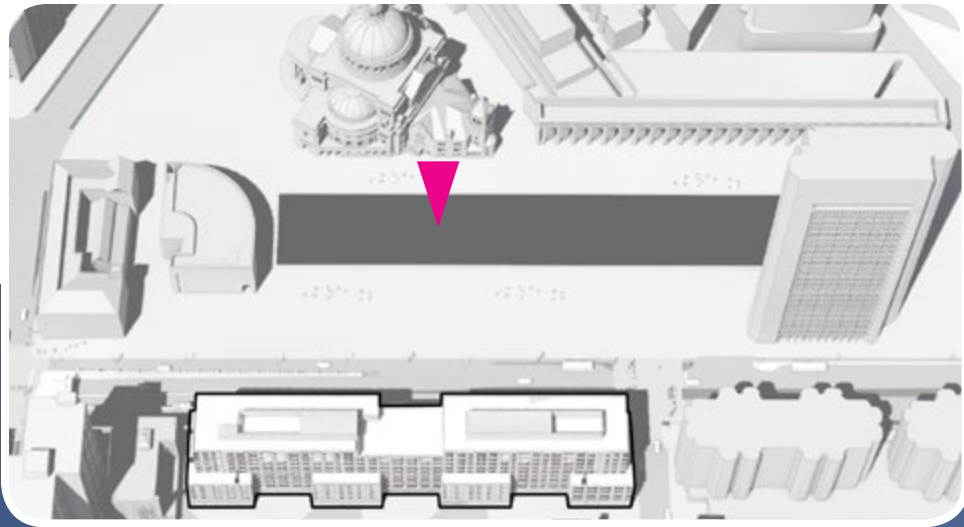
VIEW FROM CHRISTIAN SCIENCE PLAZA





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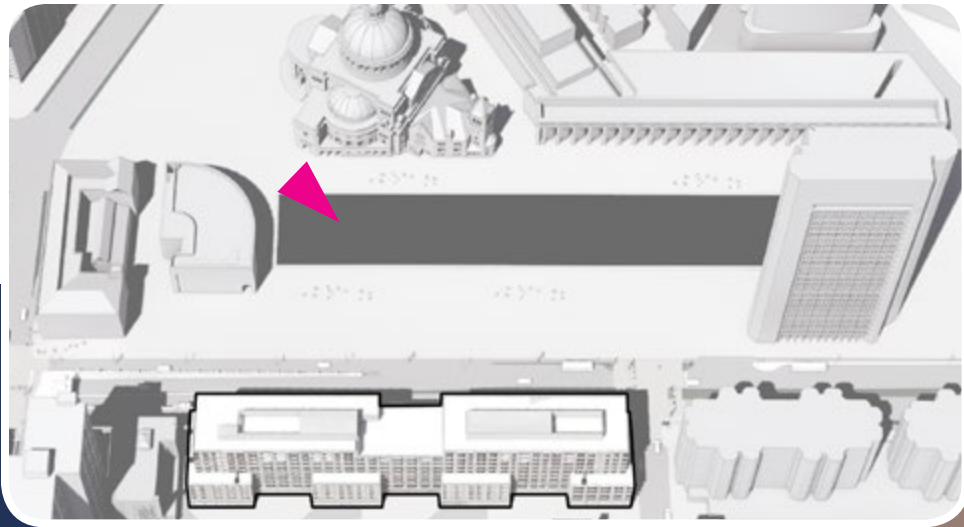
VIEW FROM CHRISTIAN SCIENCE PLAZA





# BUILDING IN CONTEXT

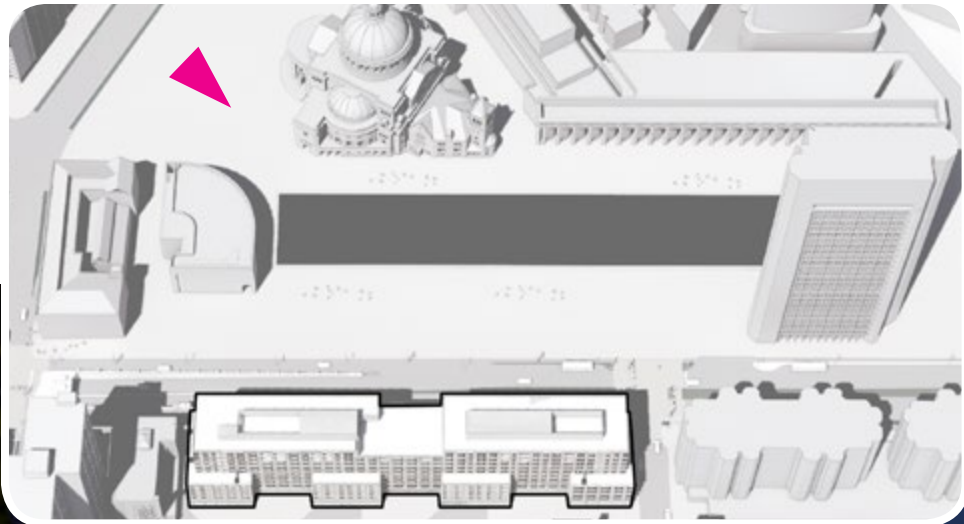
VIEW FROM THE SUNDAY SCHOOL BUILDING





# BUILDING IN CONTEXT

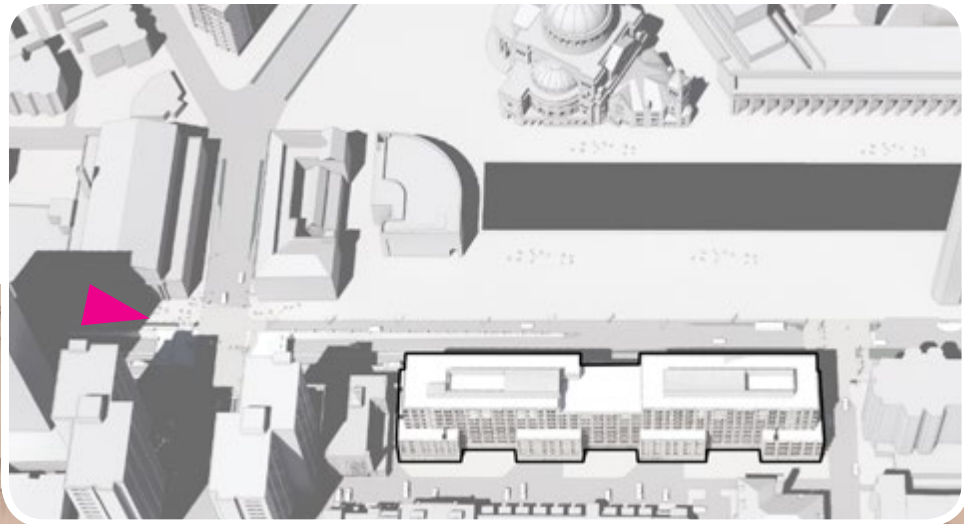
VIEW FROM THE MOTHER CHURCH





# BUILDING IN CONTEXT

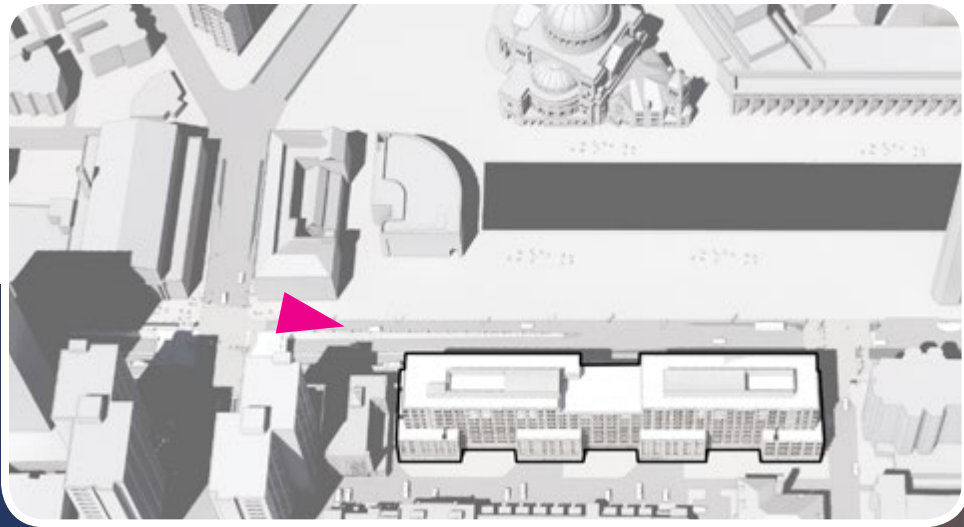
VIEW FROM SYMPHONY HALL





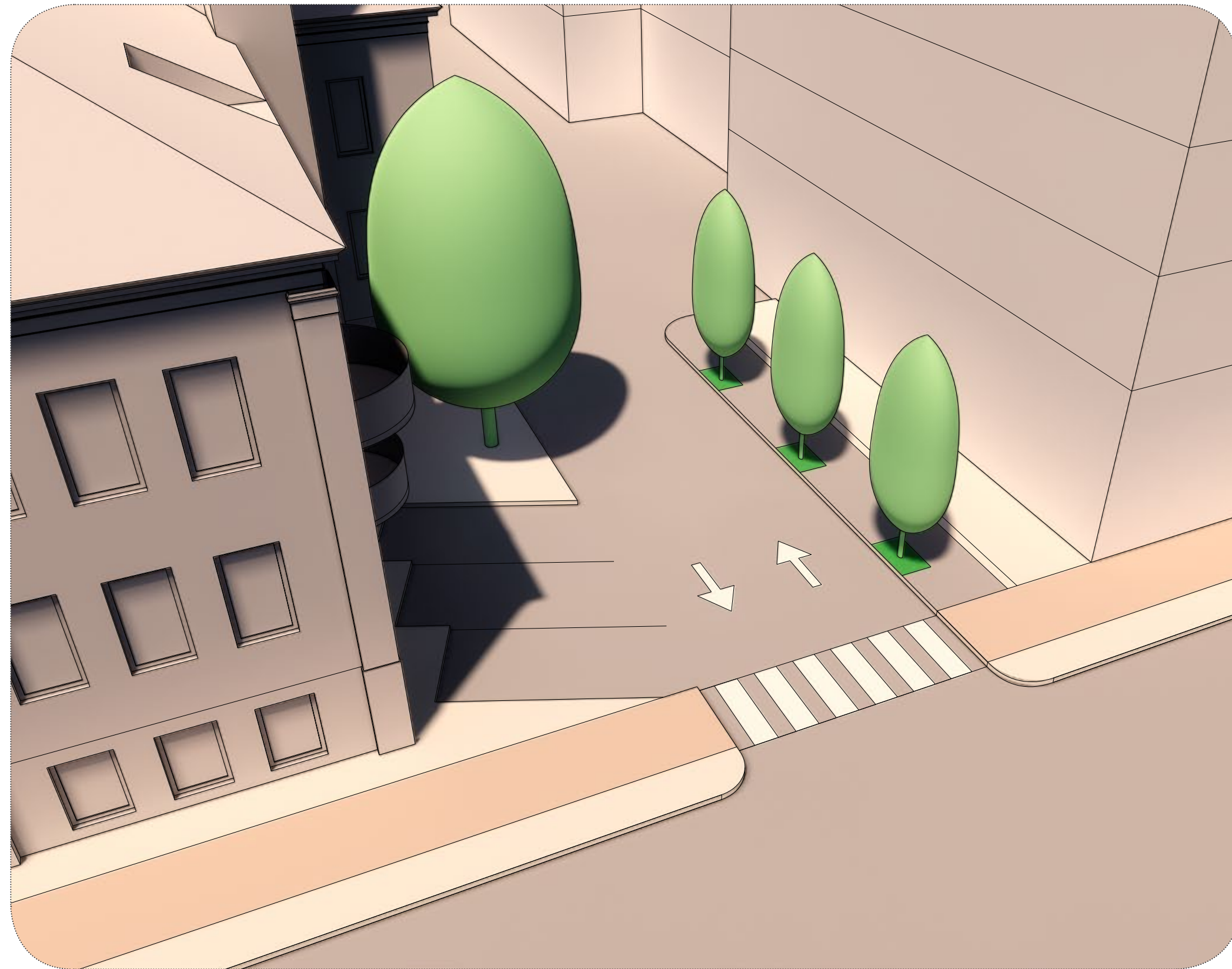
# BUILDING IN CONTEXT

VIEW FROM MASS AVE. + HUNTINGTON AVE.





## PART III



## CUMBERLAND STREETSCAPE



# WHAT WE HEARD

- DESIRE TO NARROW THE APERTURE
- CREATE PEDESTRIAN CONTINUITY



# PARK PRECEDENTS

CUMBERLAND/ALLEY



Key Map | South End



1 Bradford Street



2 Watson Park



3 Wellington Green



4 68 Rutland Street



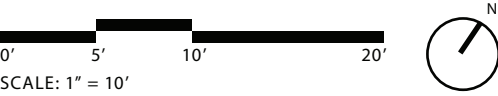
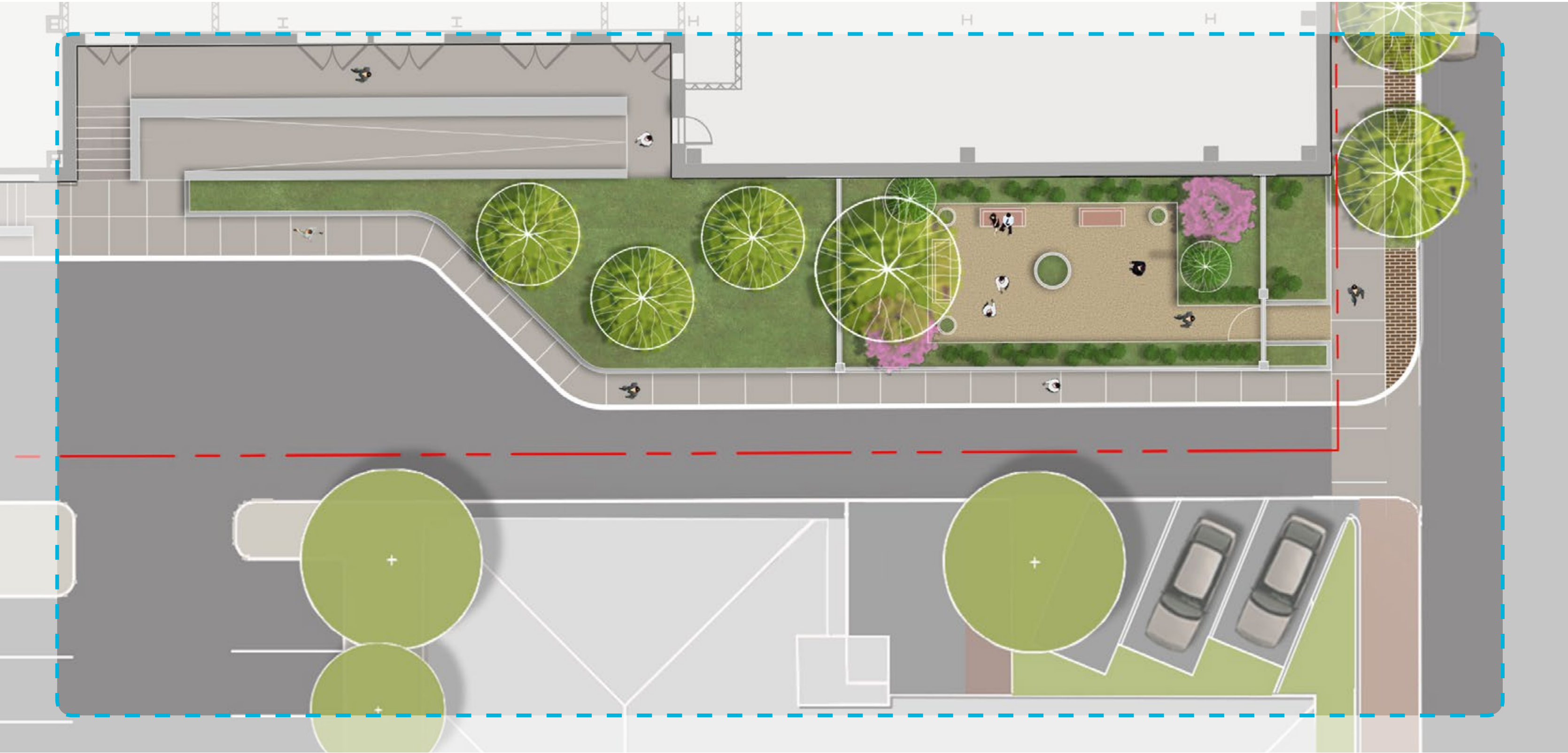


# SITE PLAN ENLARGEMENT

CUMBERLAND/ALLEY



Key Map





PARK STUDY - REUSE





PARK STUDY - CONTEMPORARY





# BUILDING IN CONTEXT

AERIAL VIEW FROM THE ST. BOTOLPH NEIGHBORHOOD







THANK YOU