



CHEVRON

PARTNERS

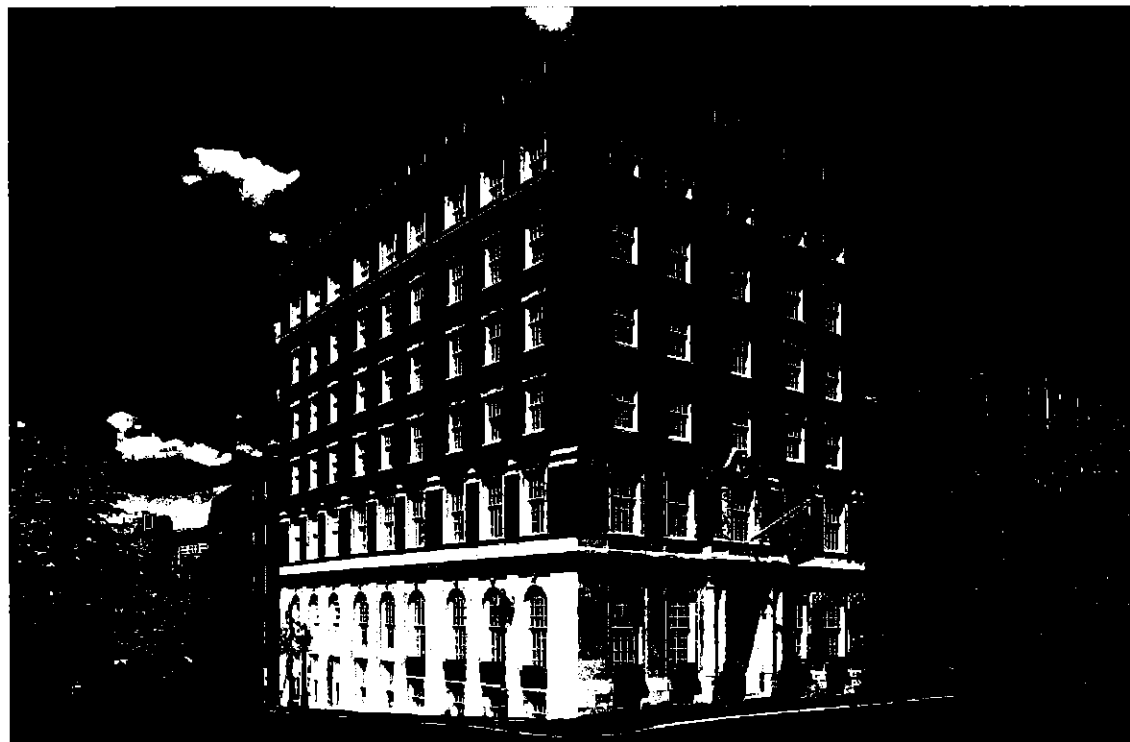
**256 – 260 NEWBURY**

**Boston, MA**

# ABOUT Chevron Partners



CHEEVERS' CRESCENT



MAISON VERNON



## 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

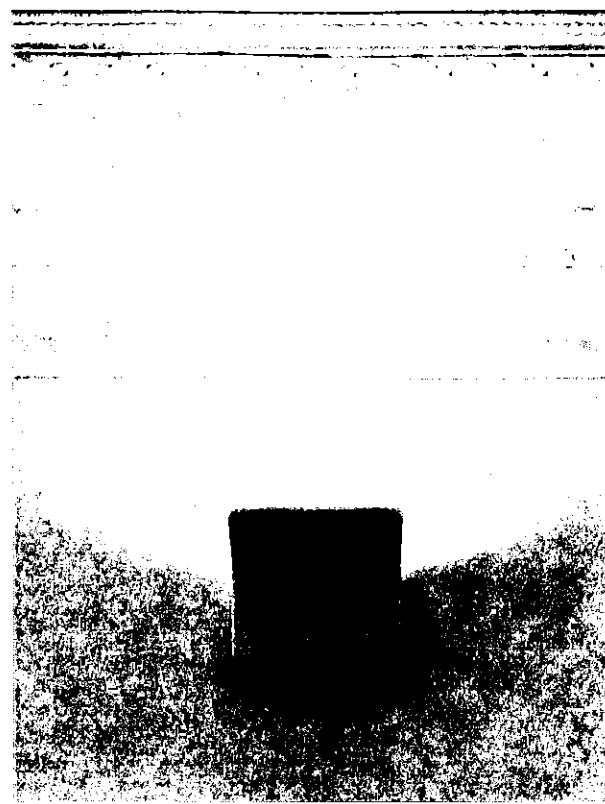


## 1917 HISTORICAL BEACON HILL PROPERTY

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





256 – 260 Newbury

**HIGHLIGHT HISTORY &  
ADDRESS ECONOMIC  
IMPERATIVES**

**CREATE DEMAND  
ON NEWBURY STREET  
& BOSTON**

**A HISTORICAL MODERN  
ICONIC PROPERTY**

**OVERCOMING  
NEWBURY STREET  
RETAIL OBSTACLES**



RESTAURANT

JEWELERS

# DESIGN PROPOSAL 256-260 Newbury

**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.

A recessed 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



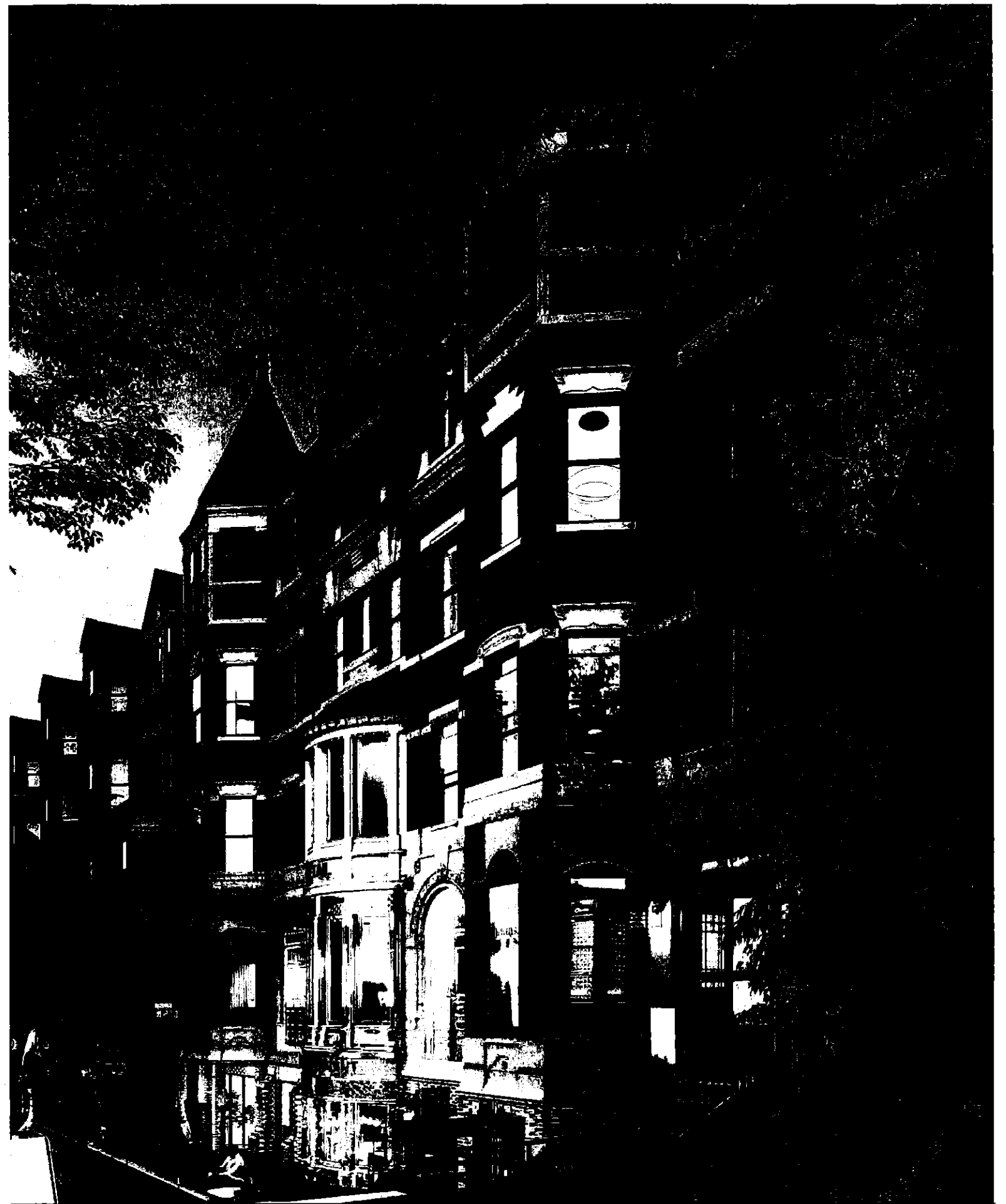
EXISTING FACADE



PROPOSED FACADE



**DAYTIME** These images are artist renderings of a possible or desired design only, and to 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



**DUSK** These images are artist renderings of a possible or desired design only, and to 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



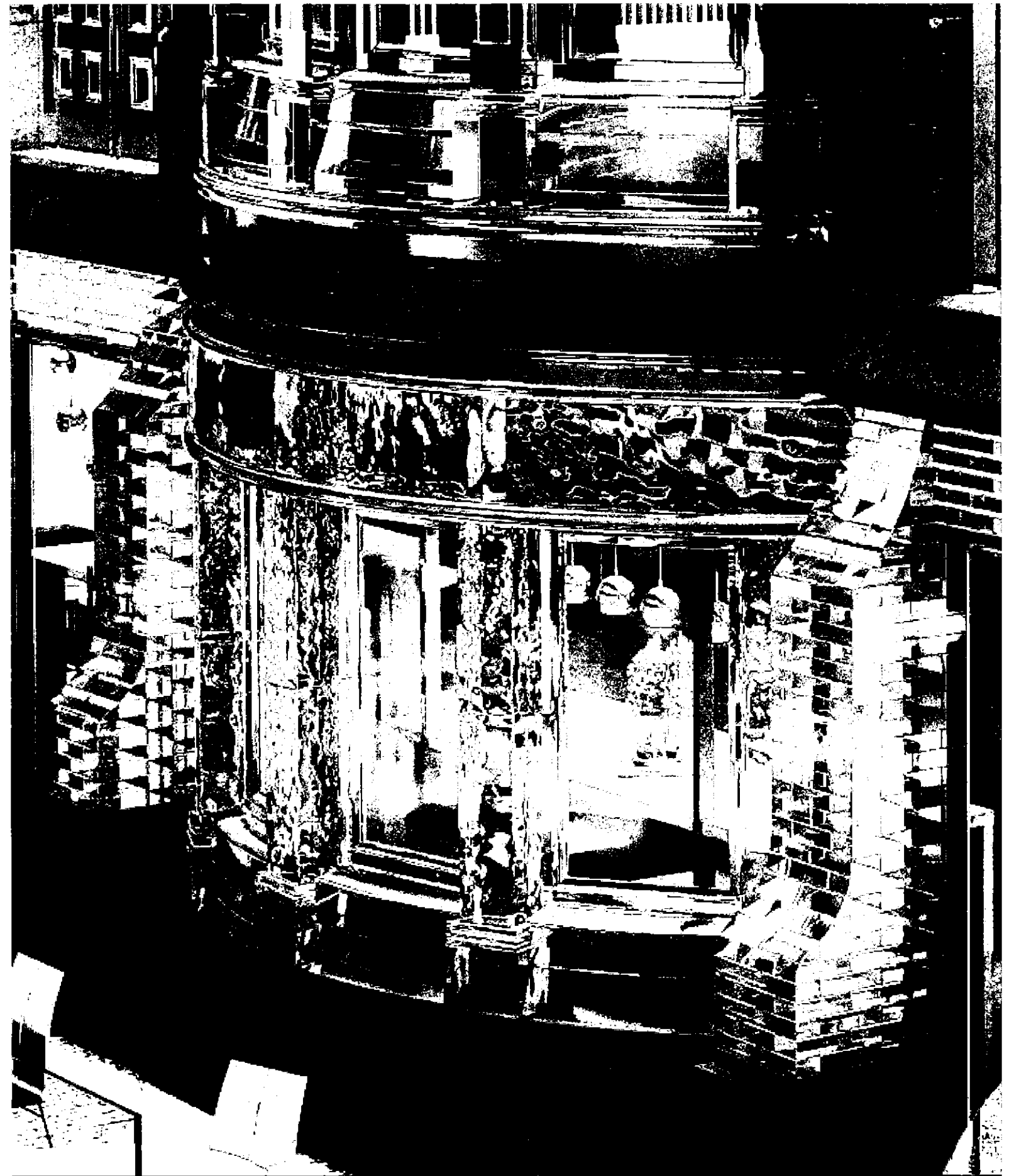
JEWELERS

Small decorative text or sign on a storefront window.





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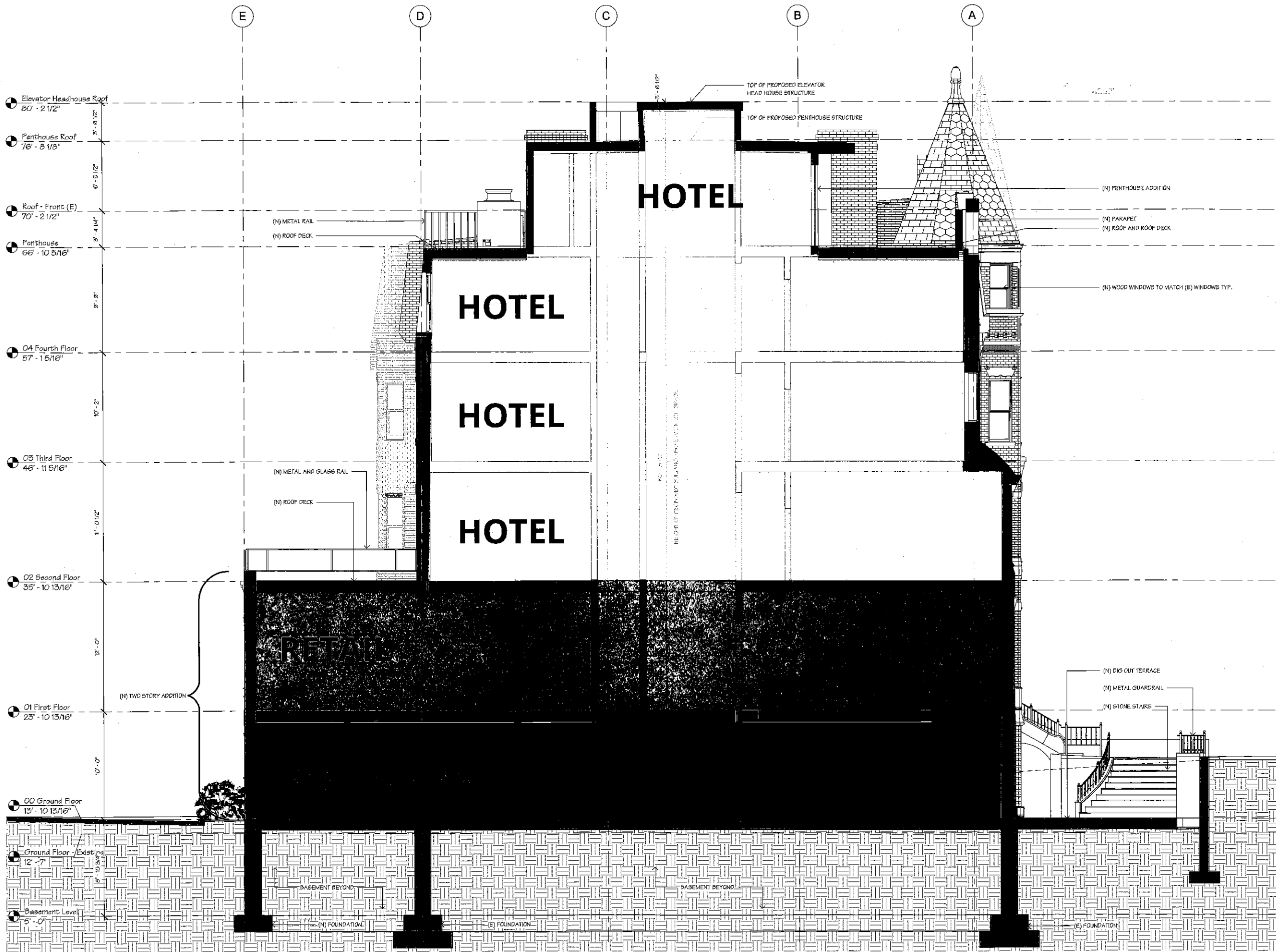


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# INSPIRATION PROJECT Crystal House

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## ARCHITECTS

*MVRDV, Gietermans & Van Dijk*

## LOCATION

*Pieter Cornelisz Hoofstraat 66H, 1071 CA*

*Amsterdam, Netherlands*

*Historic Area*

## CLIENT

*Warenar Real Estate*

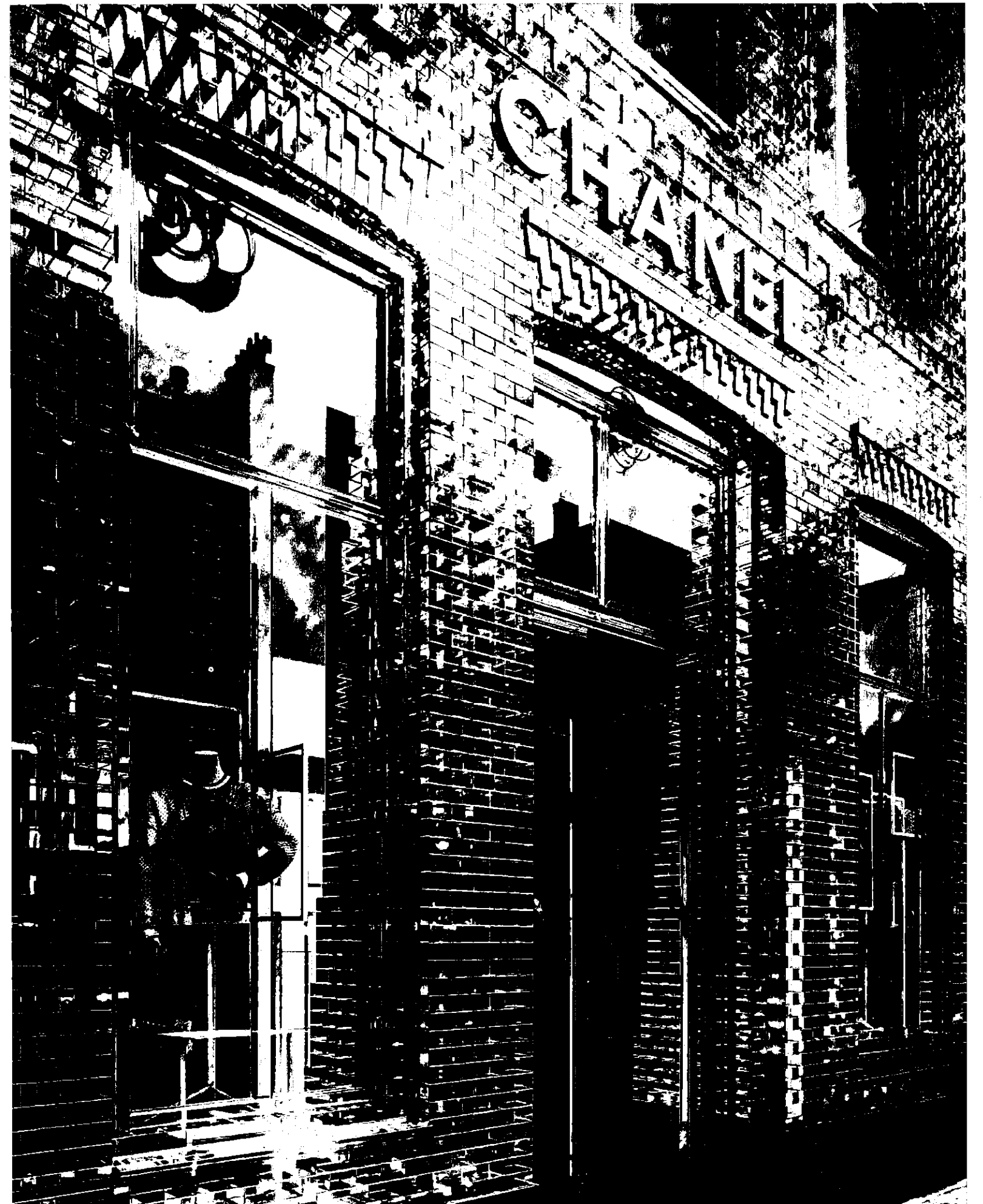
*Amsterdam, The Netherlands*

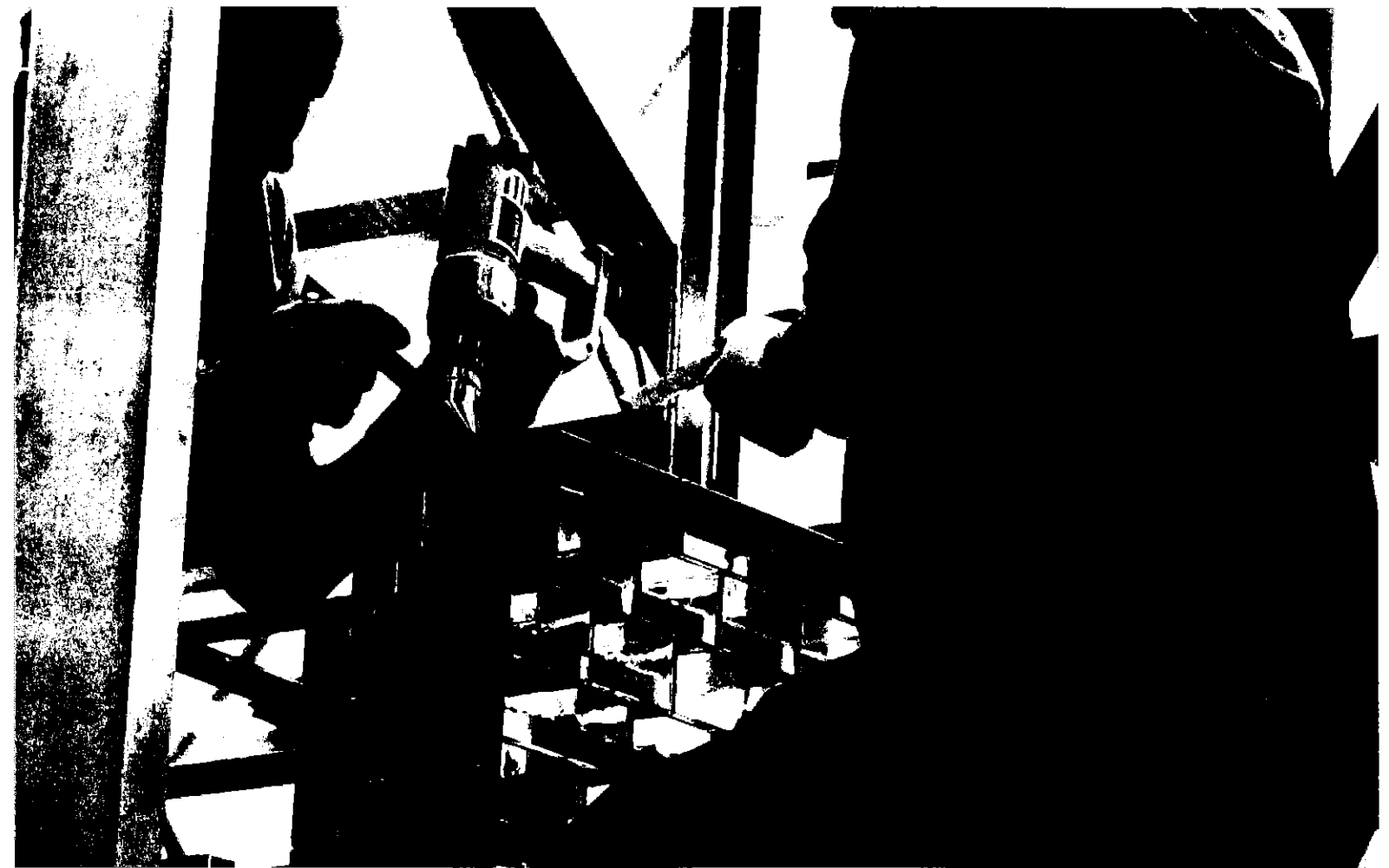
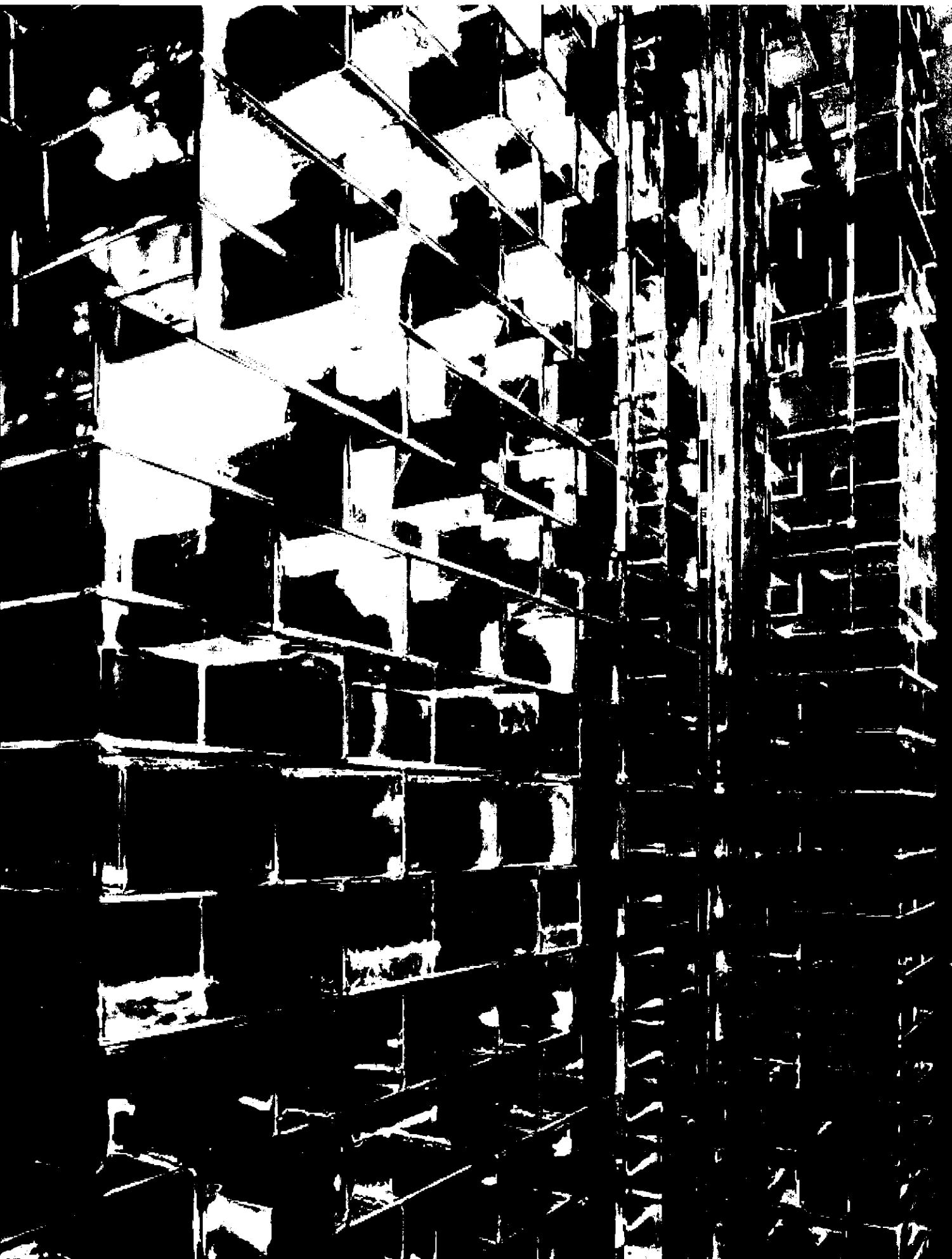
## GLASS BRICK PRODUCTION

*Poesia, Resana, Italy*

## PERFORMANCE RESEARCH & TESTING

*Delft University of Technology*











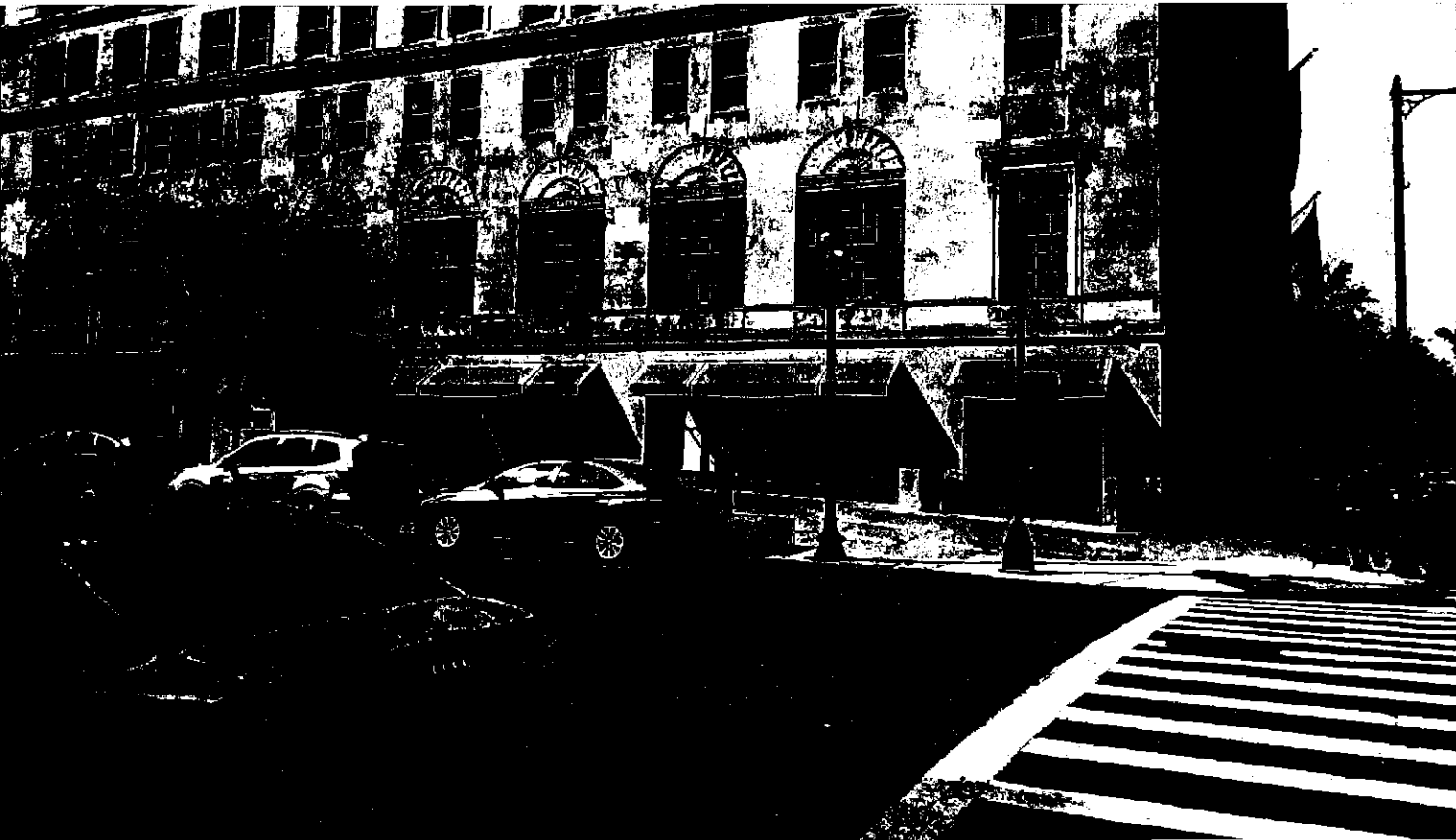


**HISTORIC DISTRICT**

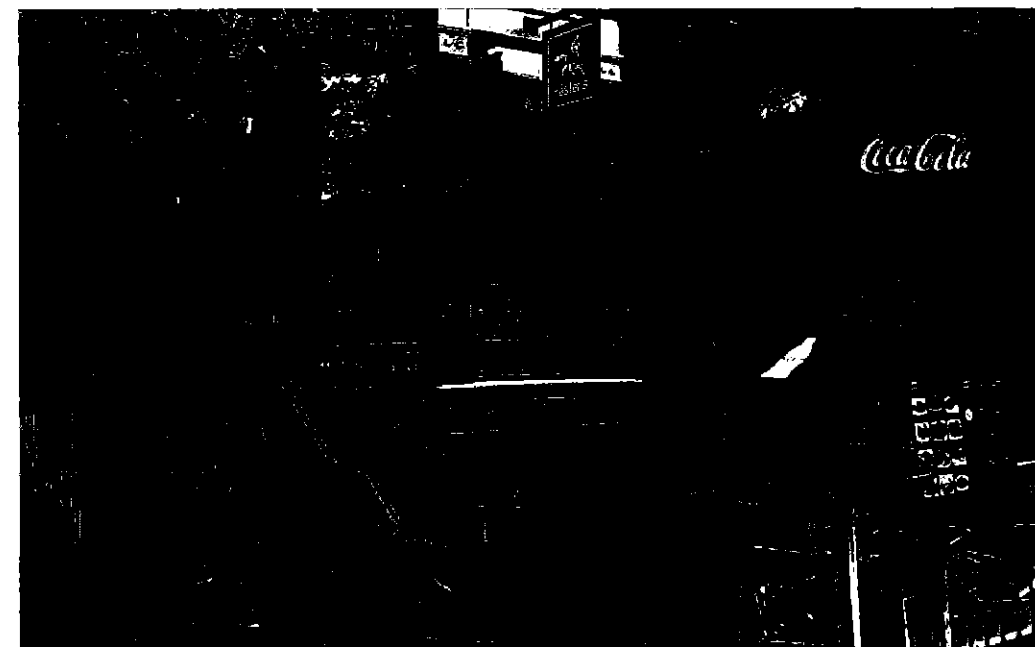
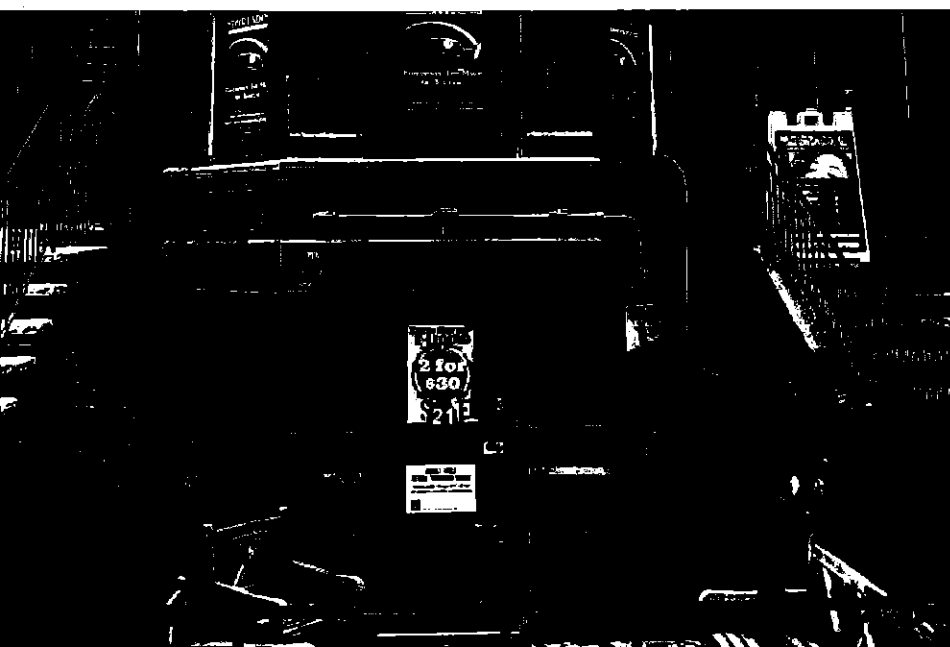
*Pieter Cornelisz Hoofstraat  
Amsterdam, The Netherlands*



# NEWBURY STREET Retail Typologies



# EWBURY STREET Retail Typologies

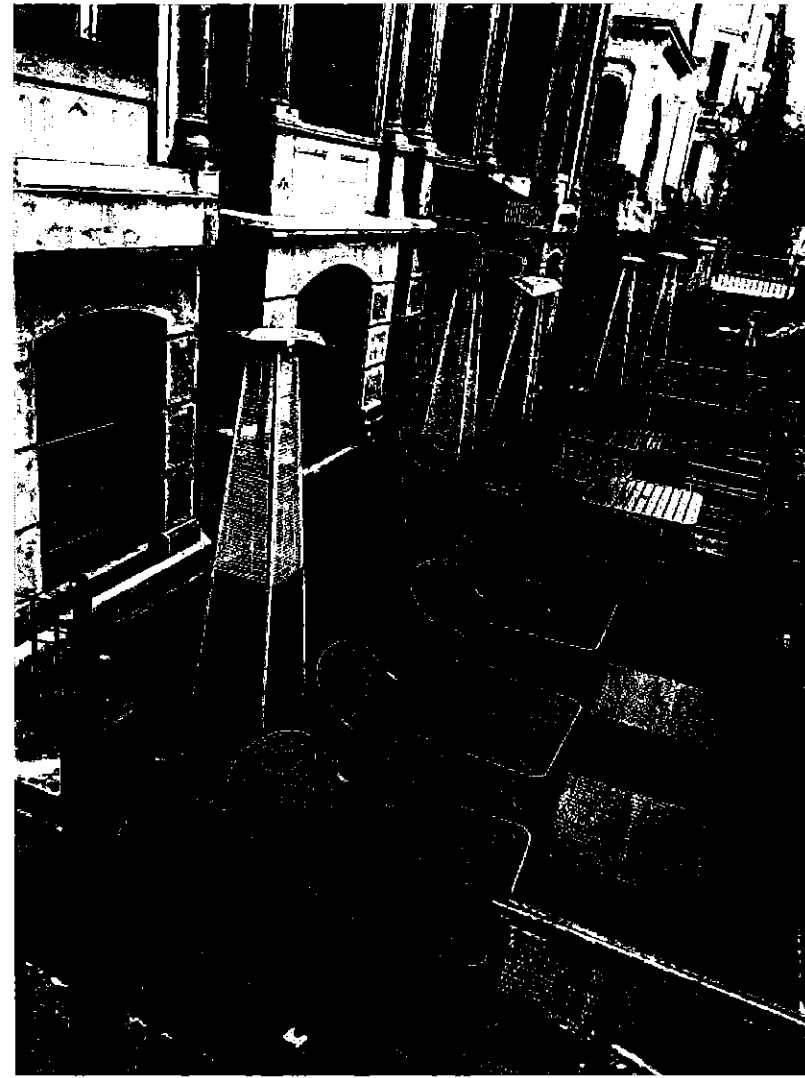


# NEWBURY STREET Restaurant Typologies

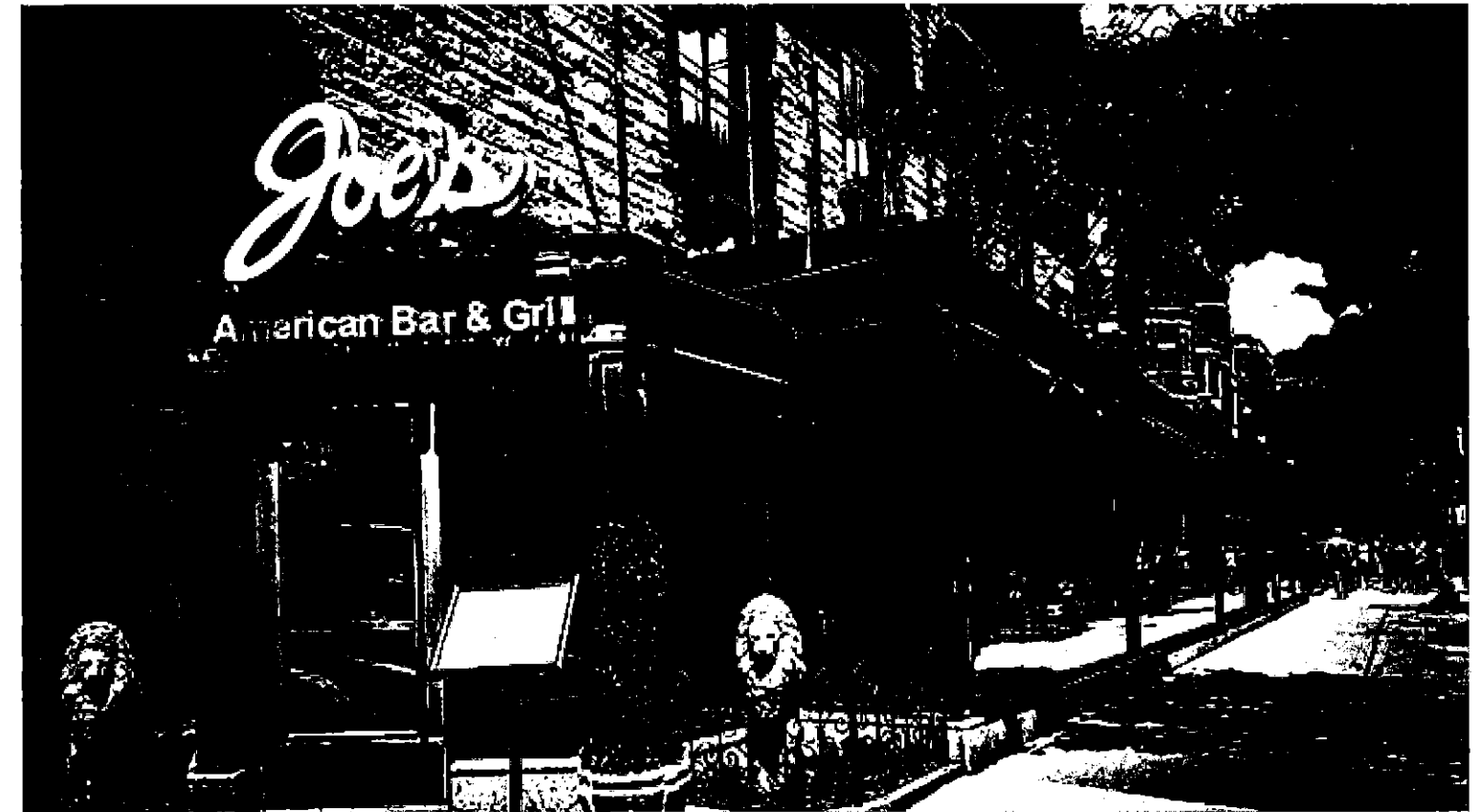
SUCCESSFUL JOINED SUNKEN PATIO



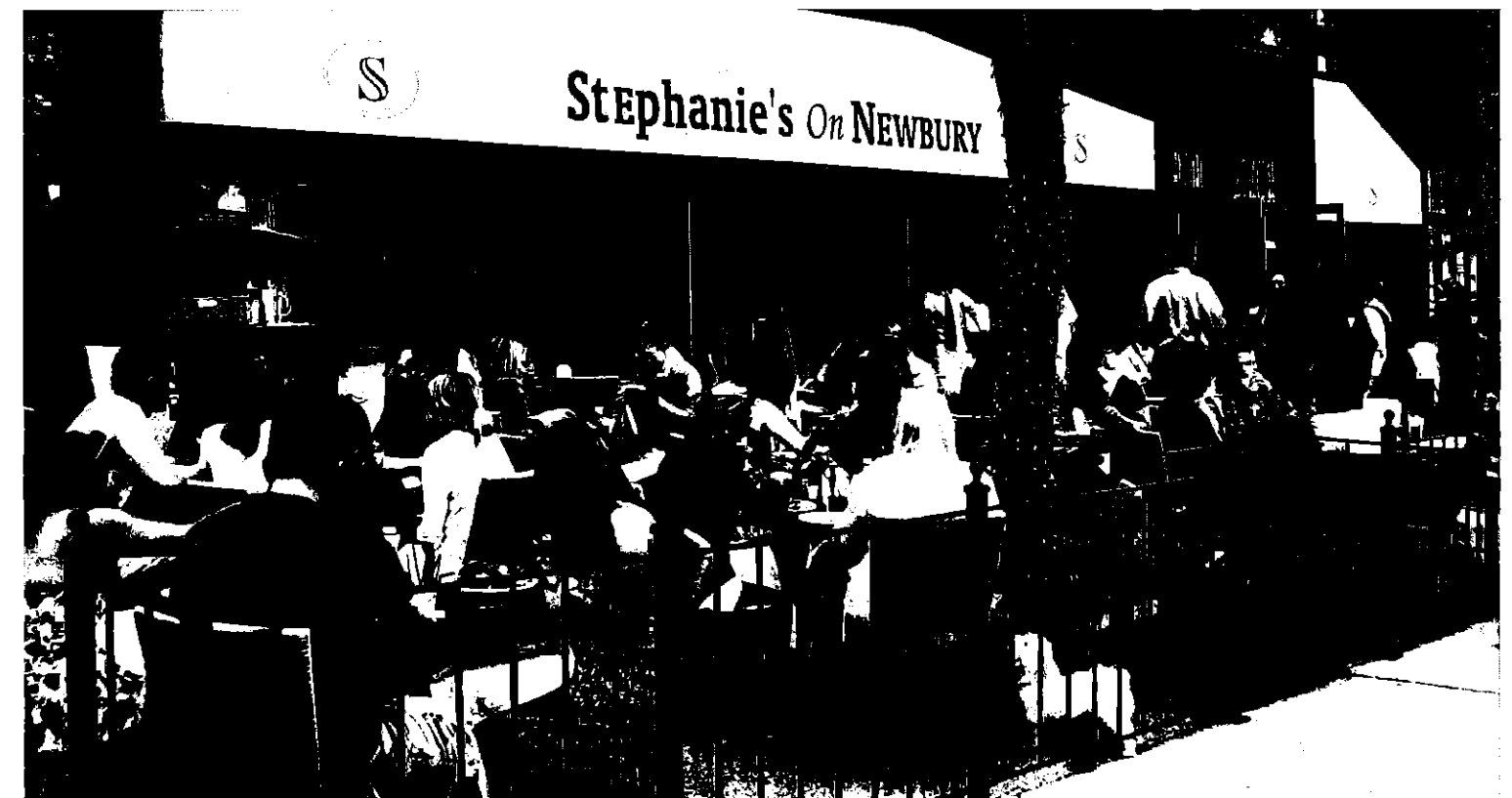
BUTTERMILK & BOURBON



ON-GRADE PATIO



JOE'S AMERICAN GRILL





# APPROVALS Project is seeking

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## 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

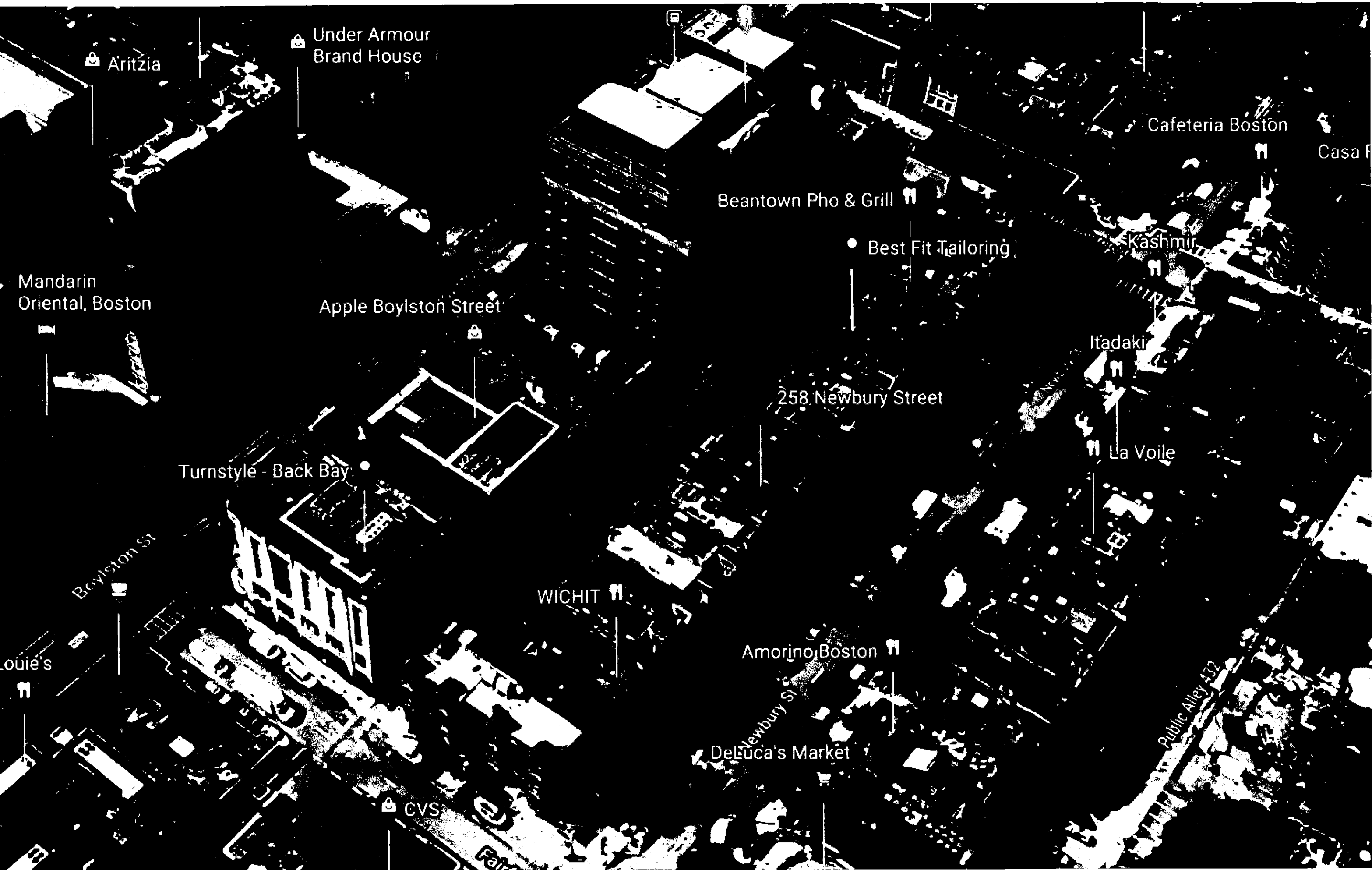
- Penthouse addition\* and roofdeck area
  - Two-story rear expansion\*
- Suppressed front yard with lift down and removal of two stoops
- Use of unitized glass elements at newly excavated ground level facade, and selective replacement of a small portion of existing first floor facade



EXISTING FACADE



PROPOSED FACADE



Aritzia

Under Armour Brand House

Cafeteria Boston

Casa F

Beantown Pho & Grill

Best Fit Tailoring

Kashmir

Mandarin Oriental, Boston

Apple Boylston Street

Itadaki

258 Newbury Street

La Voile

Turnstyle - Back Bay

Boylston St

WICHIT

Amorino Boston

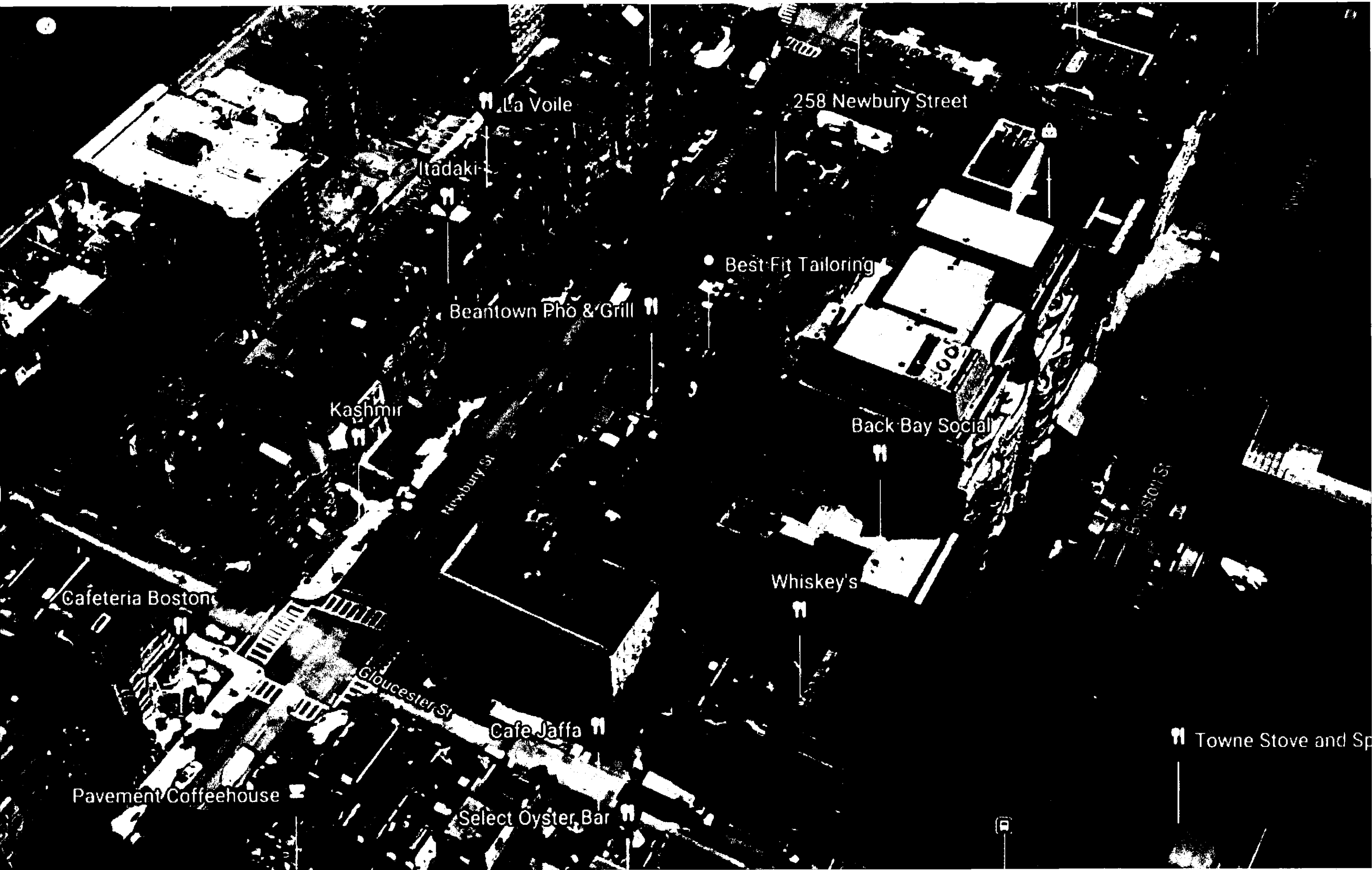
ouie's

Newbury St

DeLuca's Market

CVS

Public Alley #32



La Voile

258 Newbury Street

Itadaki

Beantown Pho & Grill

Best-Fit Tailoring

Kashmir

Back Bay Social

Newbury St

Boston St

Cafeteria Boston

Whiskey's

Gloucester St

Cafe Jaffa

Towne Stove and Sp

Pavement Coffeehouse

Select Oyster Bar







TOW ZONE  
STREET CLEANING  
2  
NO PARKING  
EXCEPT FOR  
LOADING AND UNLOADING  
PASSENGERS  
OR MERCHANDISE

NO  
PARKING  
EXCEPT  
FOR  
LOADING  
AND  
UNLOADING  
PASSENGERS  
OR  
MERCHANDISE





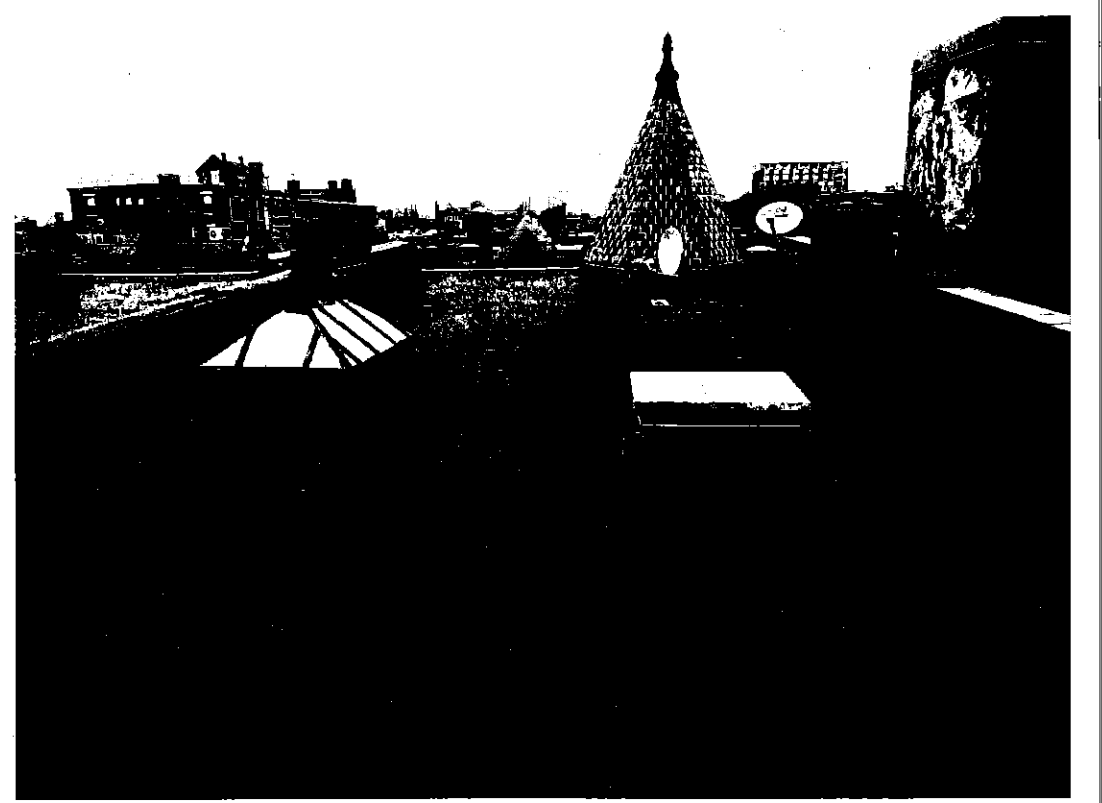
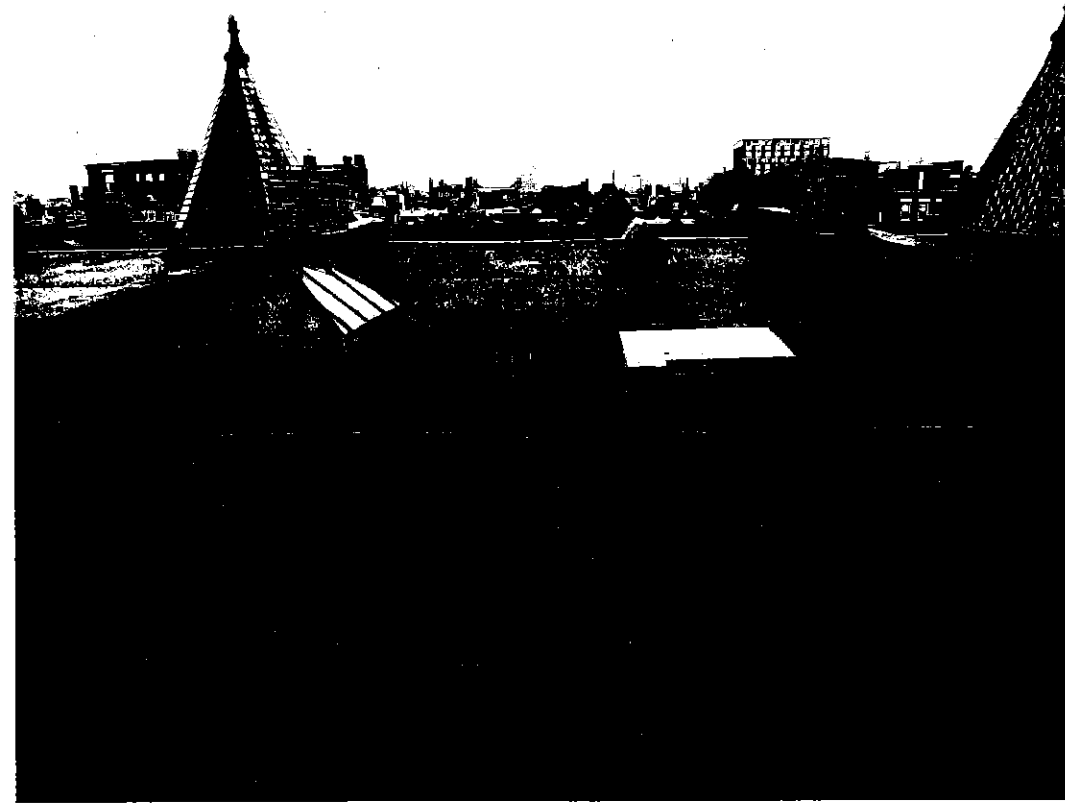
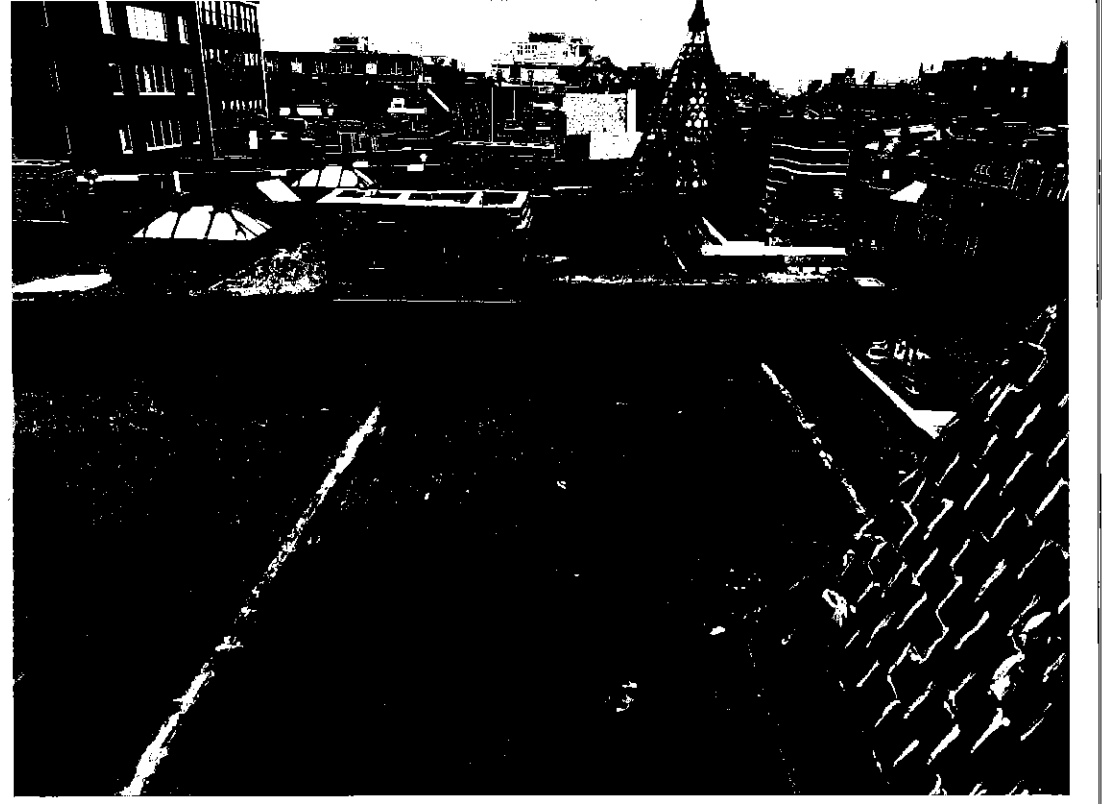
260

258

256







**ASSESSORS:** PARCEL ID #0503153000  
 PARCEL ID #0503153001  
**REFERENCES:** MERGER IN BK 50516, PG 403  
 DEED IN BK 5944, PG 403  
 PLAN IN BK 1558, PG 434

**RECORD OWNER:** BENEVOLENT FRATERNITY  
 OF UNITARIAN CHURCHES

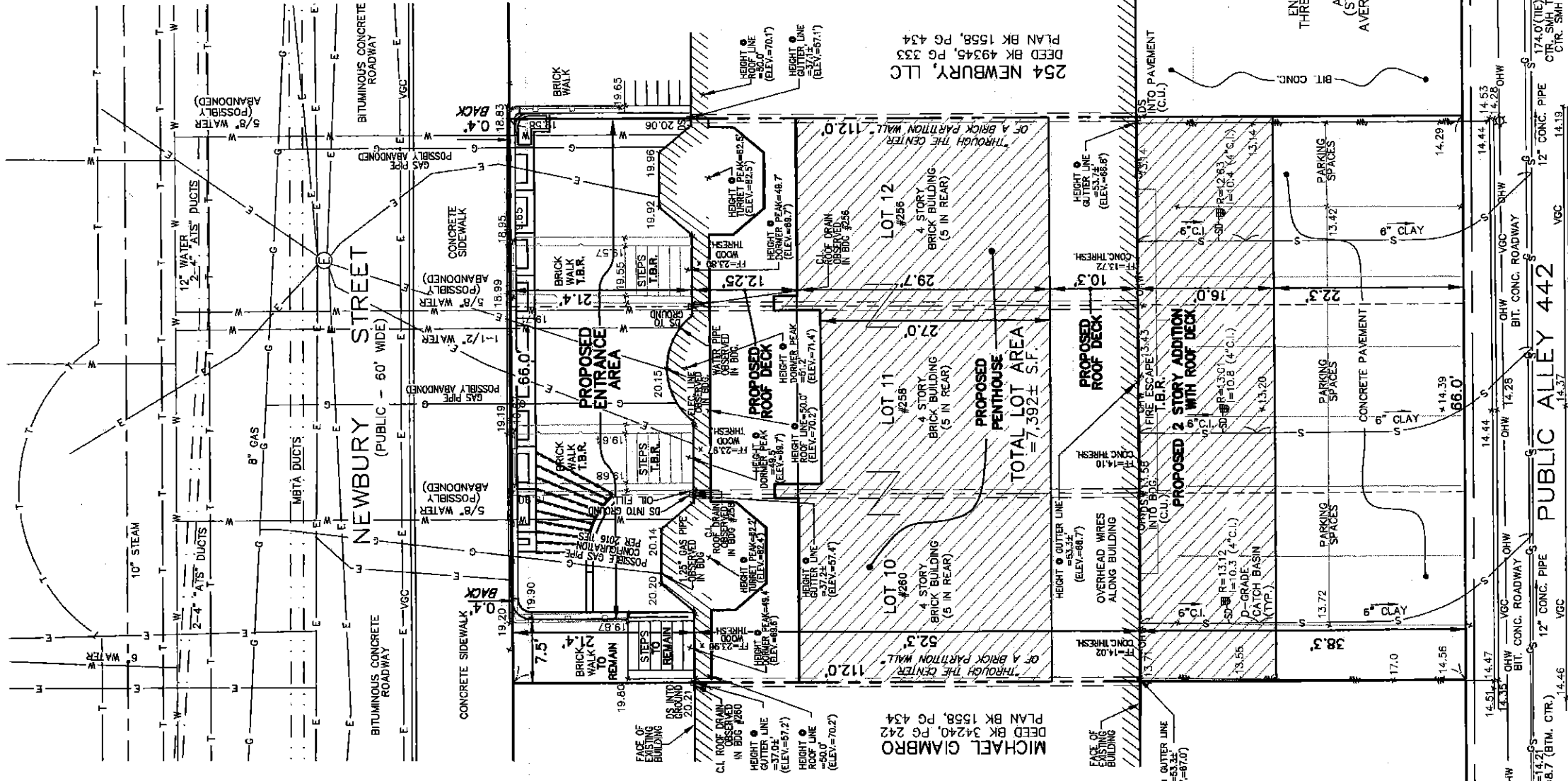
**NOTES:**

- ELEVATIONS SHOWN HEREON ARE BASED ON BOSTON CITY BASE DERIVED FROM MANHOLE RIM ELEVATIONS AT THE GLOUCESTER/NEWBURY STREET AND FAIRFIELD/NEWBURY STREET INTERSECTIONS PER A PLAN ENTITLED "AS-BUILT PLAN" BY BOSTON WATER AND SEWER COMMISSION (BWSC) NUMBERED 10-308-011\_NEWBURY\_W01 DATED 3/20/2017 ON FILE AT BWSC.
- NO SEWER SERVICE INFORMATION FOR THESE BUILDINGS WAS AVAILABLE FROM BWSC AND NO EVIDENCE OF SAID SERVICES WERE OBSERVED IN THE BASEMENTS. LOCATION AND CONNECTIONS SHOWN HEREON BASED ON PIPE INSPECTION PERFORMED BY EAST COAST PIPELINES, INC. ON 4/20/2018.
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM AVAILABLE RECORD INFORMATION ON FILE AT THE BOSTON WATER AND SEWER COMMISSION AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- CABLE AND TELEPHONE MAPS PROVIDED BY THEIR RESPECTIVE UTILITY COMPANIES WERE GENERALLY SCHEMATIC. LOCATION OF SAID UTILITIES ON SITE IS UNKNOWN.
- THIS PLAN HAS BEEN PREPARED TO SHOW THE PROPOSED BUILDING ADDITION. IT IS NOT INTENDED TO BE AN ENGINEERING SITE PLAN.

**LEGEND**

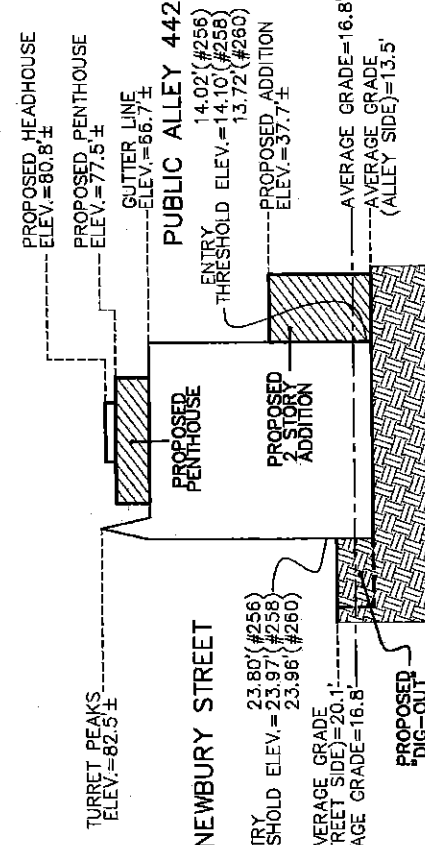
- EDGE OF PAVEMENT
- STEEL FENCE
- RETAINING WALL
- VERTICAL GRANITE CURB
- WATER LINE
- SEWERLINE & MANHOLE WITH SIZE, MATERIAL, & FLOW DIRECTION
- DRAIN LINE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- ELECTRIC MANHOLE & ELECTRIC LINES
- OVER-HEAD WIRE
- LIGHT POLE
- SPOT ELEVATION
- THRESHOLD ELEVATION AT BUILDING ENTRY
- DOWN SPOUT
- CONNECTION UNKNOWN
- CAST IRON
- RETAINING
- BIT. CONC.
- T.B.R.

MERIDIAN SCALED FROM CITY PLAN L-1342



MICHAEL CIAMBRO  
 PLAN BK 3420, PG 242  
 DEED BK 1558, PG 434

254 NEWBURY, LLC  
 DEED BK 4934, PG 333  
 PLAN BK 1558, PG 434



**AVERAGE GRADE SECTION DIAGRAM**

(NOT TO SCALE)



9/11/18

**EXHIBIT PLAN FOR PROPOSED ADDITIONS**

OF LAND  
 256-260 NEWBURY STREET, BOSTON, MA 02116  
 PREPARED FOR: CHEVRON PARTNERS

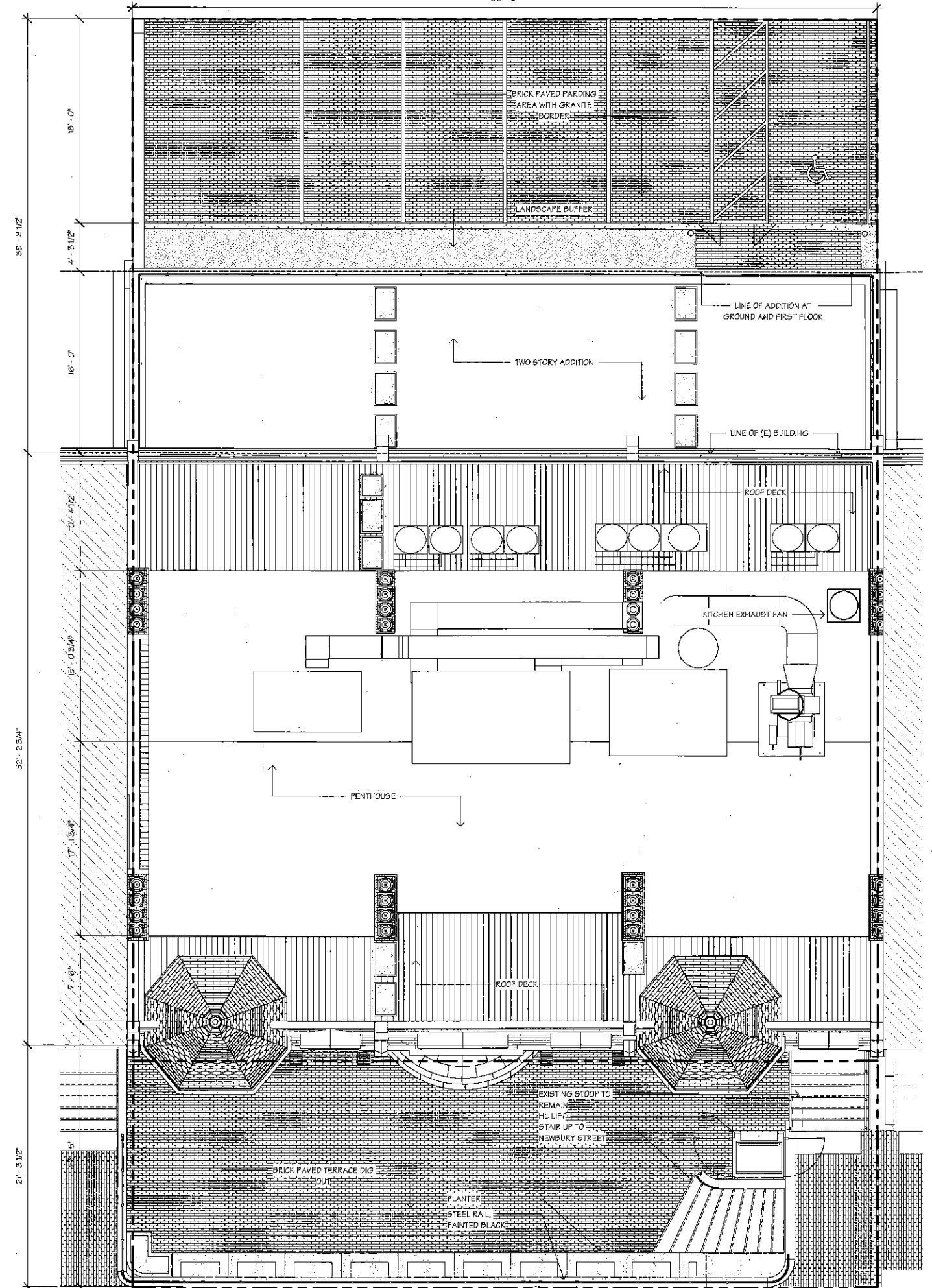
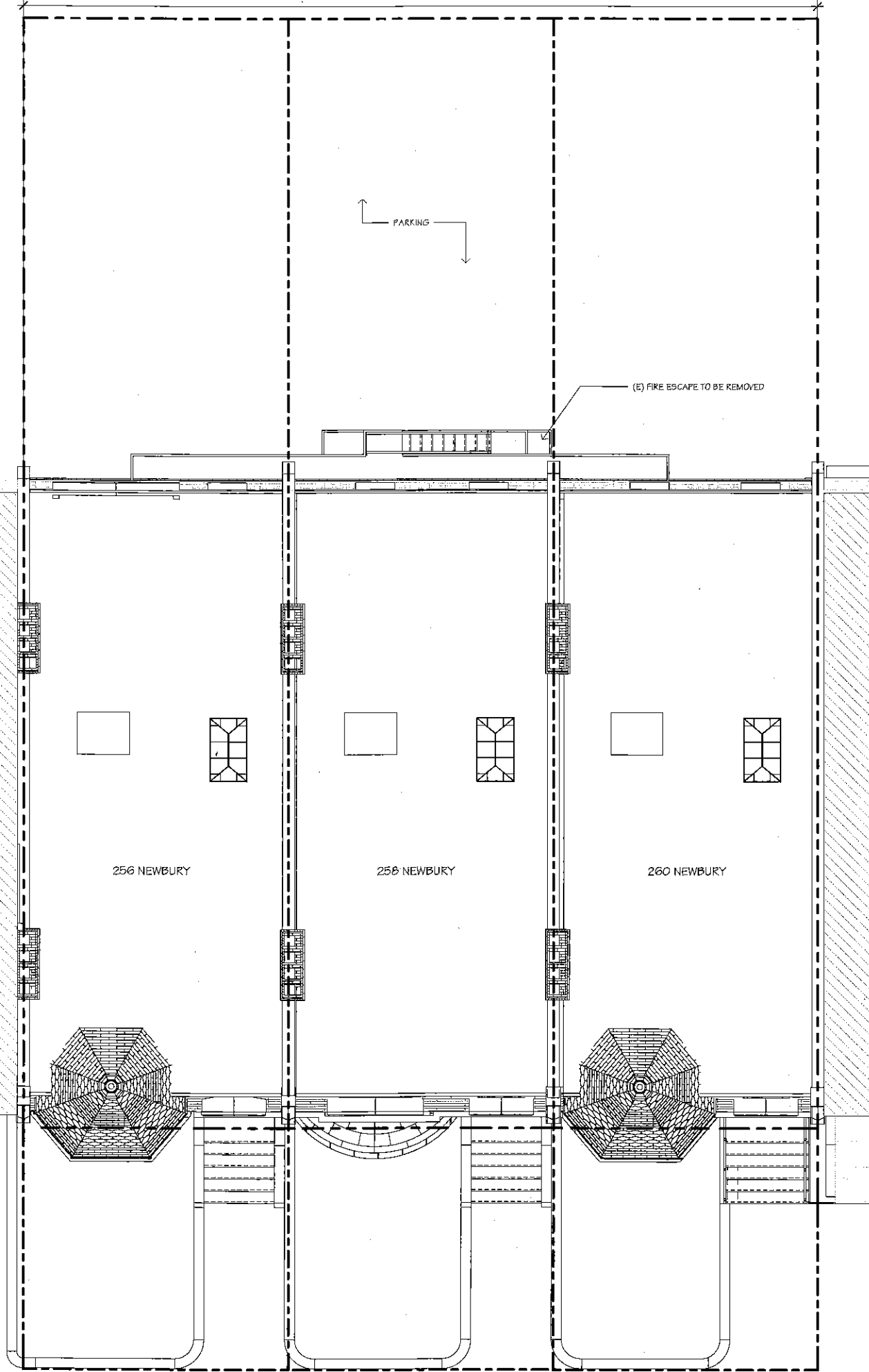
**HANCOCK**

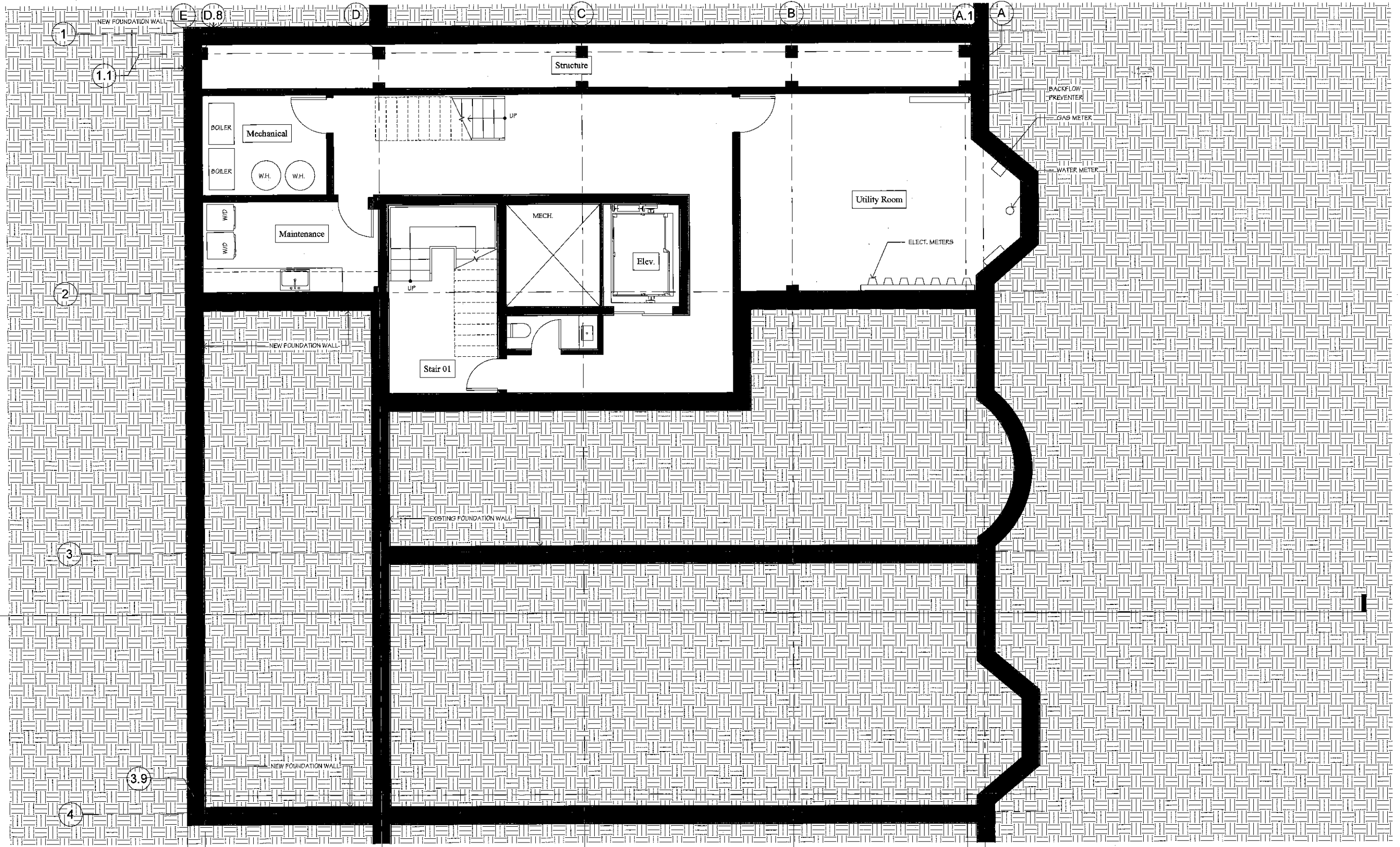
Survey Associates, Inc.  
 185 CENTRE STREET, DANVERS, MA. 01923  
 VOICE (978) 777-3050, FAX (978) 774-7816

REVISED: 9/11/18  
 SCALE: 1" = 10'

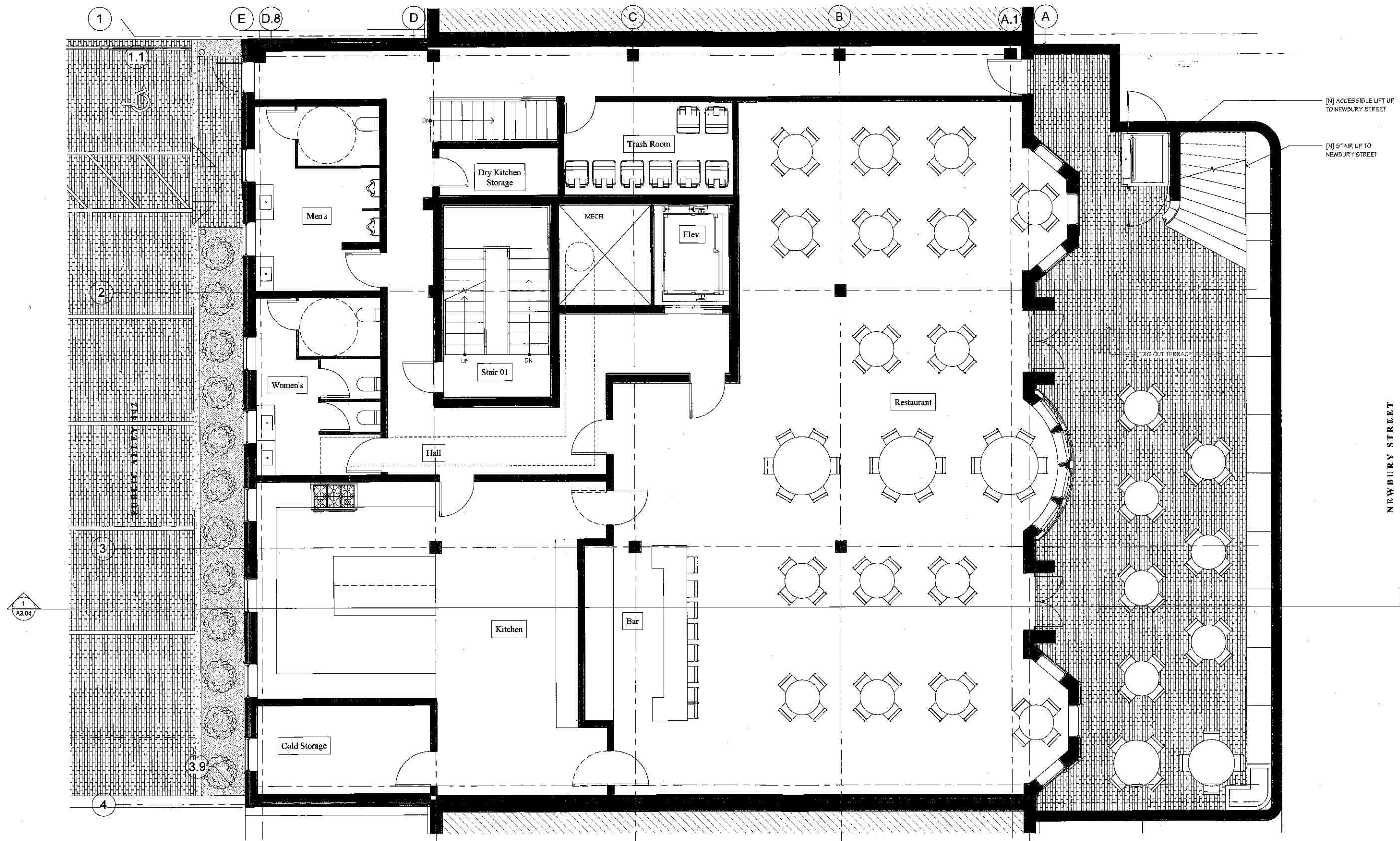
0 5 10 20

CHK. BY: JMS  
 DATE: 5/1/17  
 JOB NO. 20495

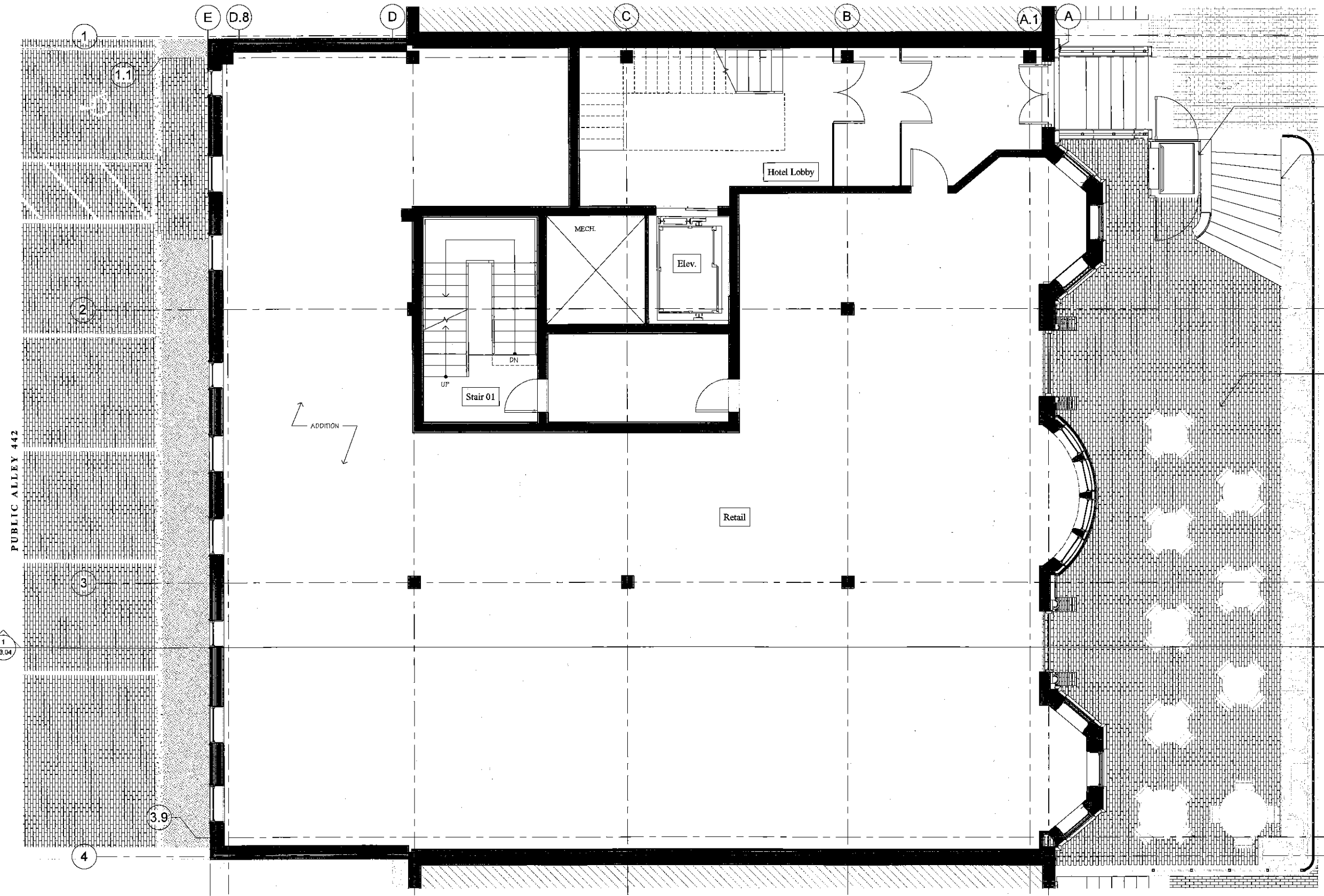












PUBLIC ALLEY 442

1

1.1

2

3

1  
AS.04

3.9

4

E

D.8

D

C

B

A.1

A

Hotel Lobby

Stair 01

MECH.

Elev.

Retail

ADDITION

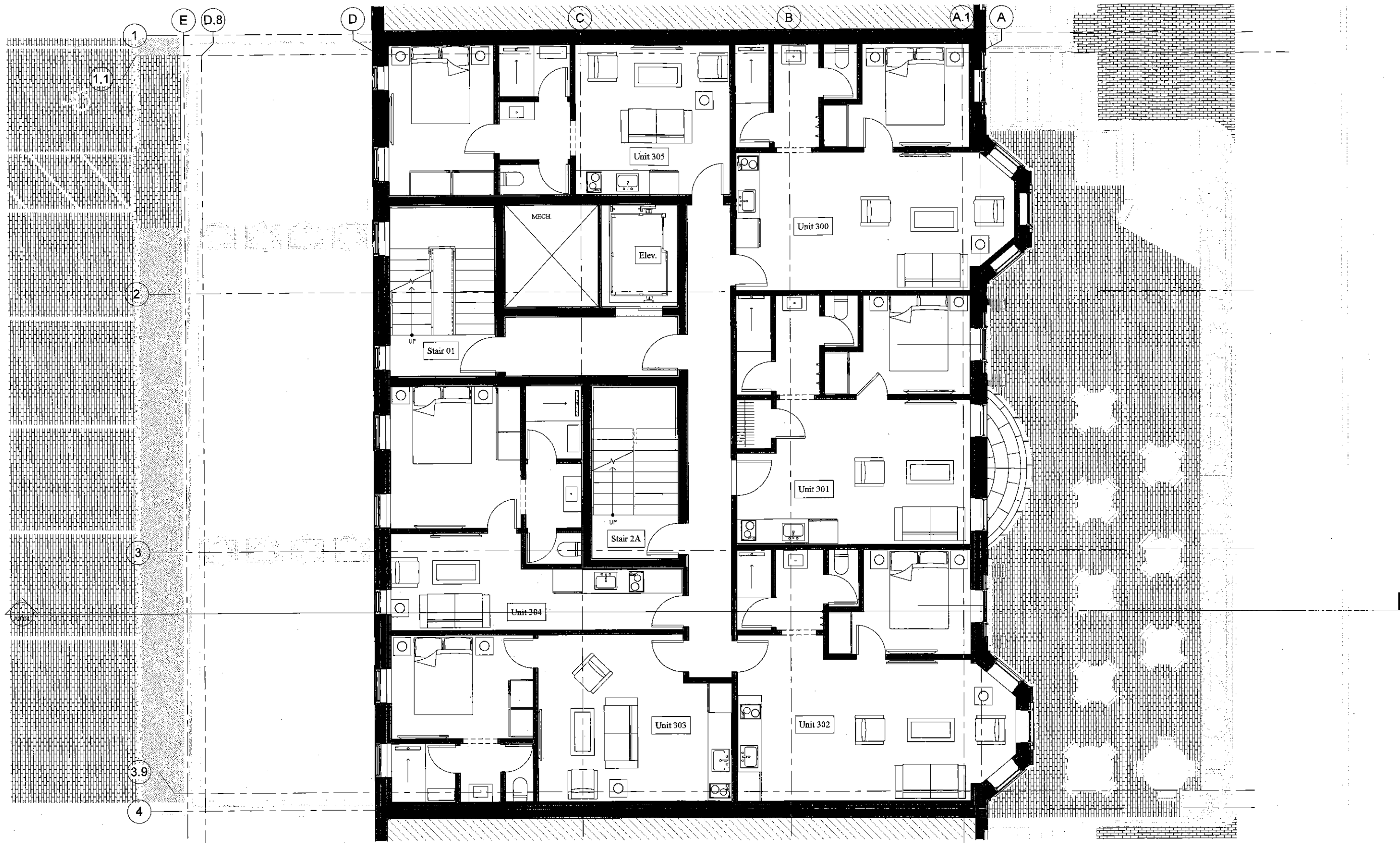
[N] ACCESSIBLE LIFT UP TO NEWBURY STREET

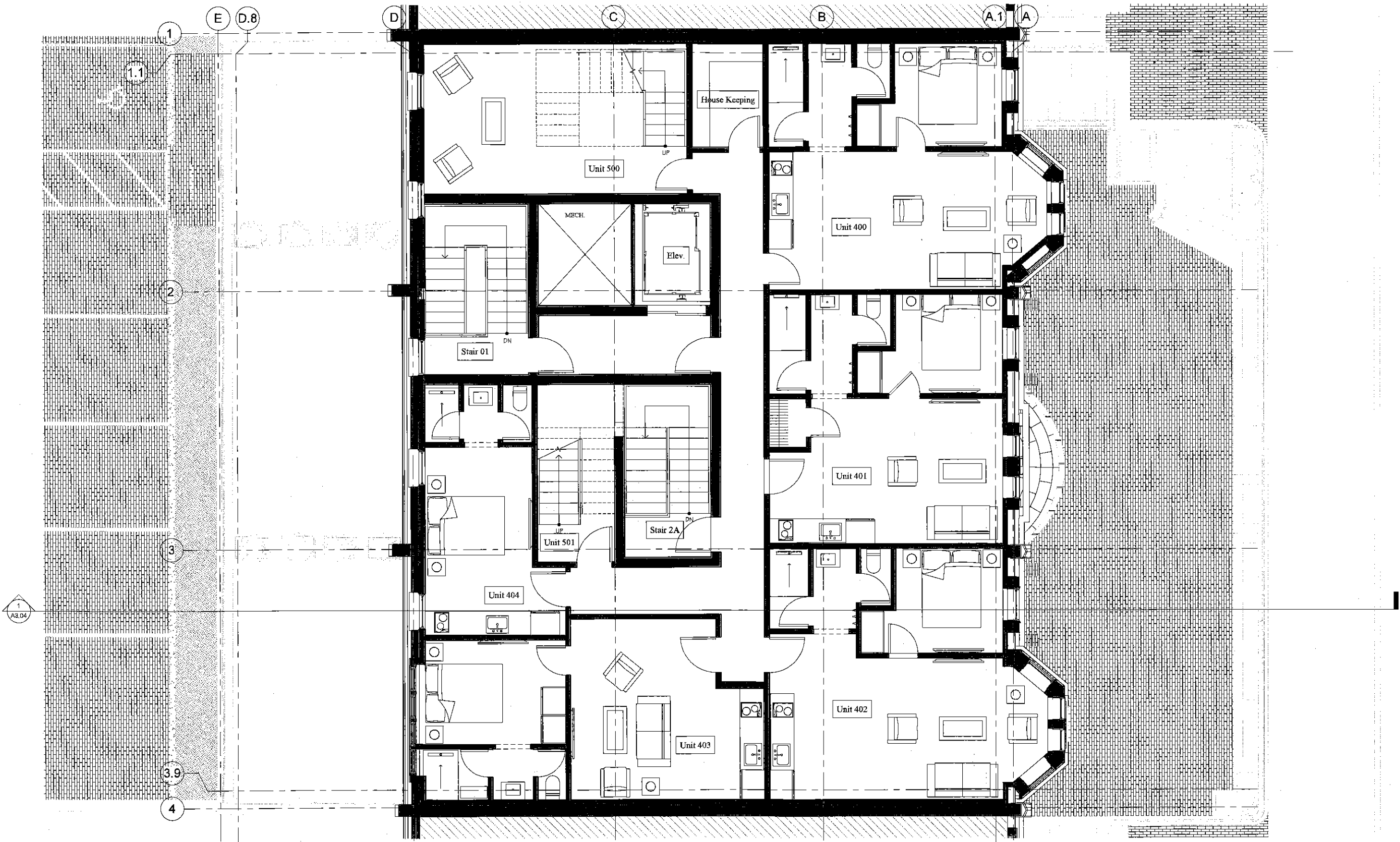
[N] STAIR UP TO NEWBURY STREET

[N] LOWERED TERRACE AT GROUND FLOOR LEVEL

NEWBURY STREET







1

E D.8

D

C

B

A.1

A

1.1

2

3

3.9

4

Unit 500

House Keeping

MBCH

Elev.

Unit 400

Stair 01

DN

Unit 401

Unit 501

Stair 2A

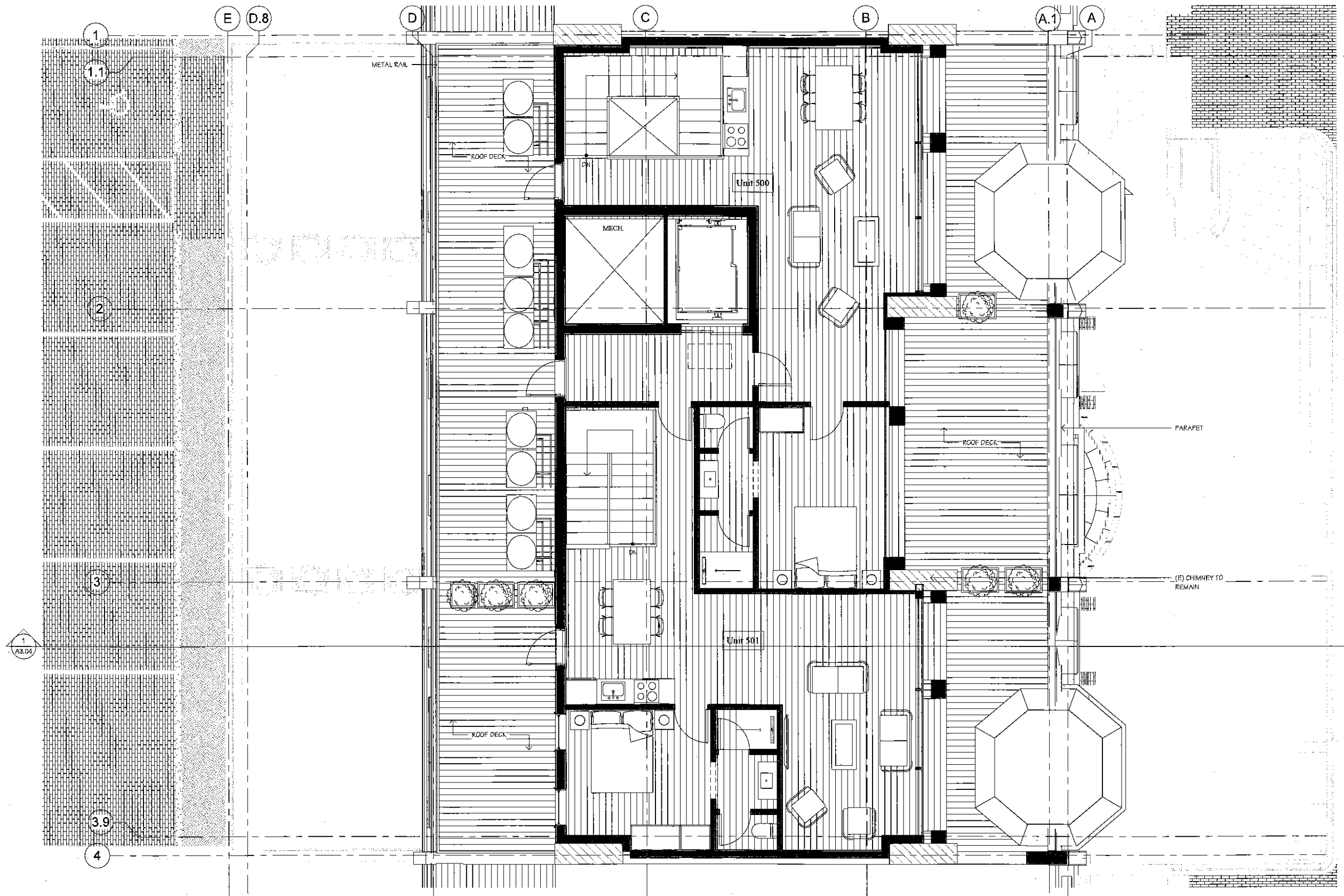
Unit 404

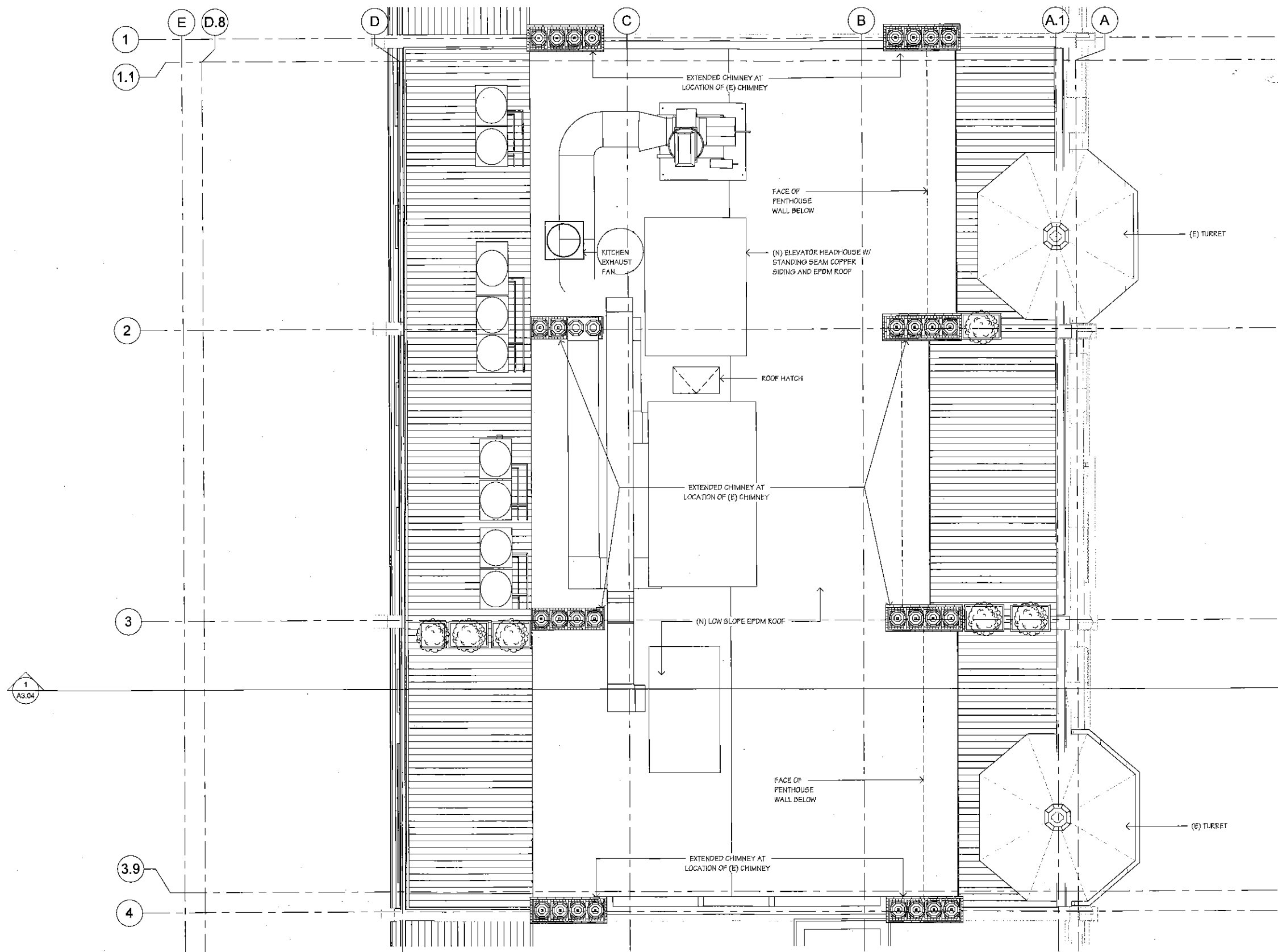
Unit 402

Unit 403

1

AB.04

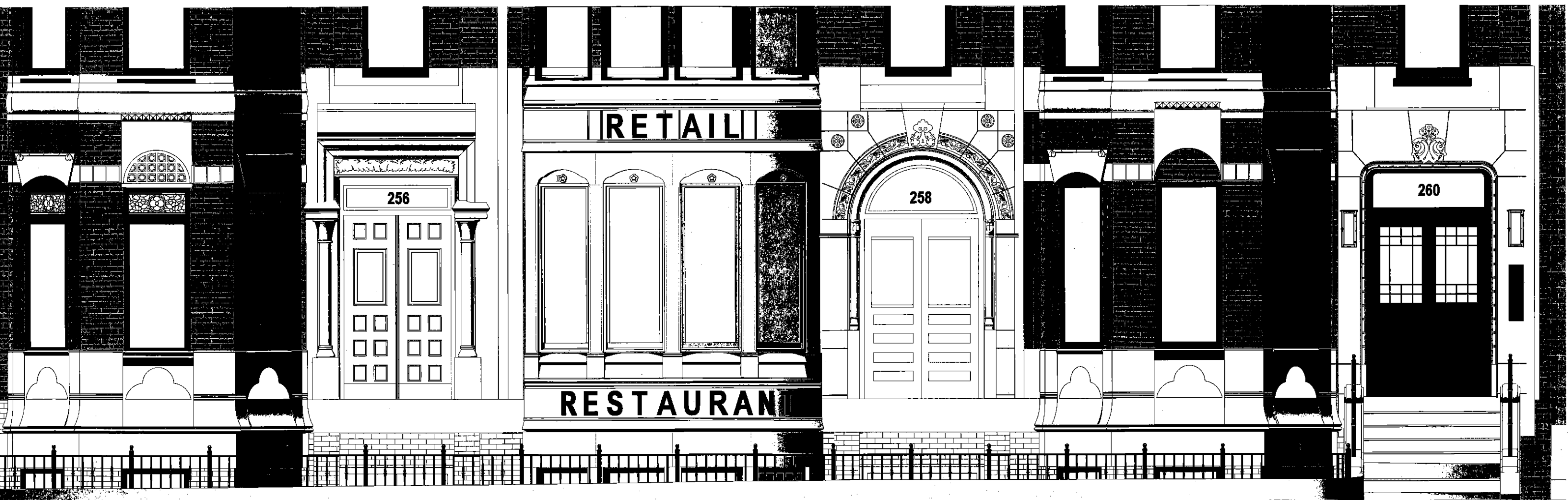






- ### Restoration Notes
1. RESTORATION SUB CONTRACTORS TO CONSULT WITH ARCHITECT ABOUT ALL FLASHING DETAILS PRIOR TO WORK BEING EXECUTED
  2. IN ALL AREAS WHERE BLOCKING IS EXPOSED AND DRY ROT IS PRESENT DUE TO CORROSION, REPAIR OR REPLACE BLOCKING AS REQUIRED - SUB CONTRACTORS TO CONSULT WITH ARCHITECT PRIOR TO WORK BEING EXECUTED
  3. STEEL FIRE ESCAPES (AND ASSOCIATED HARDWARE) SHALL BE REMOVED IN THEIR ENTIRETY FROM THE REAR OF THE BUILDING UNLESS WHERE NOTED OTHERWISE, PATCH AND REPAIR BRICK MASONRY TO MATCH EXISTING AS REQD
  4. REMOVE FRONT YARD STEEL RAILS
  5. BRICK MASONRY IN FRONT AND REAR TO BE CLEANED AS RECOMMENDED BY THE U.S. PARK SERVICE RESTORATION OF HISTORIC BRICK BUILDINGS PROGRESSIVE STRATEGY
  6. ALL STONE TO BE POWER WASHED TO REMOVE ALL LOOSE PAINT.
  7. ALL DAMAGED STONE TO BE REPAIRED (CONSULT WITH ARCHITECT REGARDING METHOD PRIOR TO PERFORMING WORK)
  8. ALL STONE TO BE REPAINTED WITH APPROVED COLOR AND PAINT TYPE
  9. FRONT YARD STONE CURB TO BE REPAIRED (REMOVED RAIL CONNECTION HOLES FILLED) AND/OR COMPONENT STONE REPLACED IN KIND TO MATCH EXISTING.
  10. ALL EXISTING STONE AND BRICK MORTAR TO REMAIN WILL BE REPAINTED WITH A CAPILLARY ACTIVE MORTAR. NEW MORTAR COLOR TO BE APPROVED BY ARCHITECT AND WITH BOARD APPROVAL.
  11. ALL EXISTING, MISSING, DAMAGED COPPER ROOFING, GUTTERS, FLASHING, AND RAIN LEADERS WILL BE REMOVED AND REPLACED, IN KIND, WITH A MINIMUM OF 16 OZ COPPER, MATCHING THE ORIGINAL PROFILES
  12. ALL EXISTING AND/OR MISSING STEEL PARTY WALL "RIBS" AND ROOF CAPS TO BE CLEANED AND RESTORED TO THE EXTENT POSSIBLE OR REPLACED, IN KIND, WHERE CORRODED MATCHING THE ORIGINAL PROFILES
  13. ALL MISSING OR DAMAGED SLATE ROOFING TO BE REPLACED, MATERIALLY IN KIND, WITH BOARD APPROVED COLOR MATCH
  14. ALL EXTERIOR DOOR AND WINDOW TRIM MOULDING AND BRICK MOULDGIN TO BE REFINISHED OR REPLACED (WHERE DAMAGED OR MISSING) WITH PROFILE AND MATERIAL TO MATCH EXISTING, PAINTED.
  15. ALL NEW WINDOWS, REFINISHED EXISTING DOORS, NEW DOORS, ALL NEW OR REFINISHED EXTERIOR WOOD MOULDING TO BE PAINTED WITH MATCHING BOARD APPROVED BLACK PAINT AND FINISH TYPE. ANY REQUIRED SYNTHETIC SEALANT COLOR TO MATCH PAINT COLOR.
  16. ANY NEW REQUIRED ITEMS THAT ARE NOT NATIVE TO THE ORIGINAL BUILDING, TO THE EXTENT POSSIBLE, WILL BE REMOVED OR LOCATED OUT OF SIGHT. IN THE CASE OF REQUIRED NEW VISIBLE ITEMS, THE TYPE, LOCATION AND MATERIAL BE WITH BOARD APPROVAL.

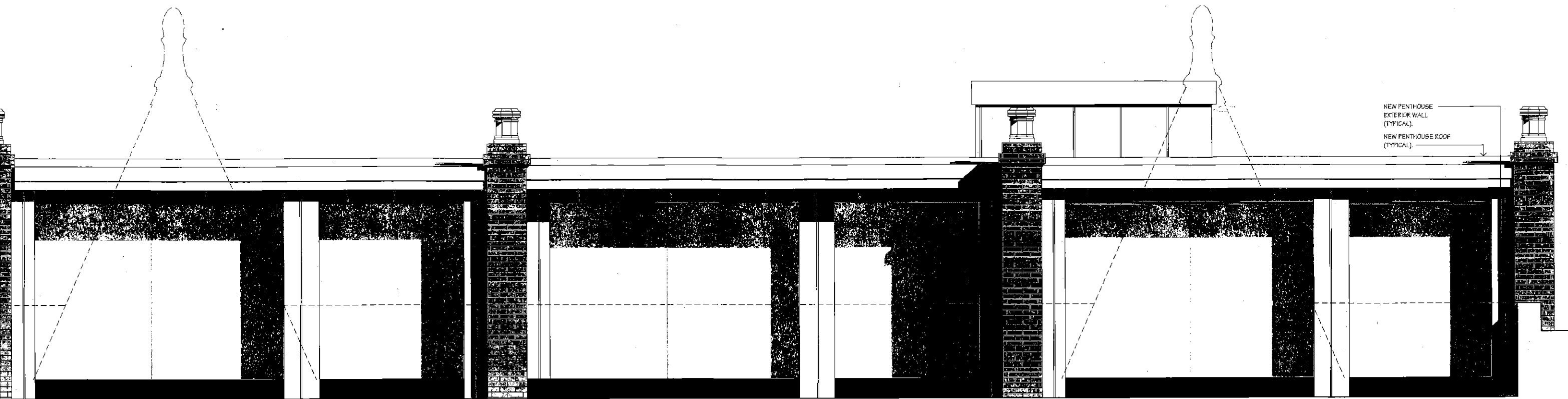




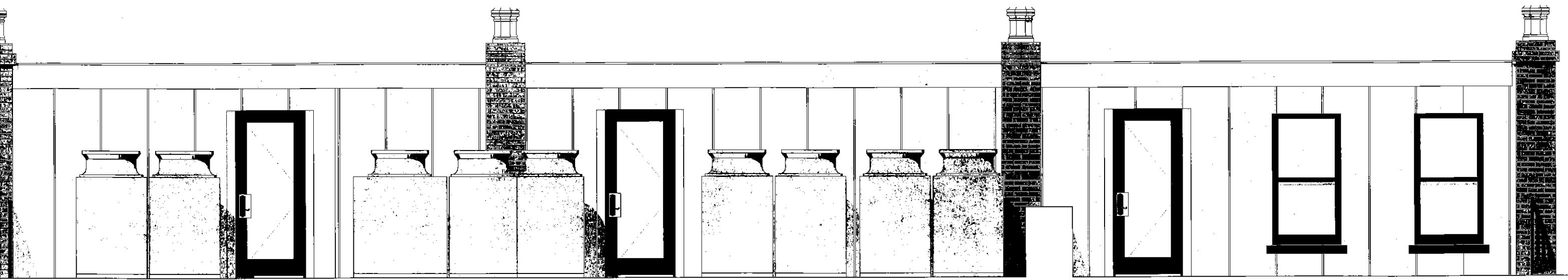


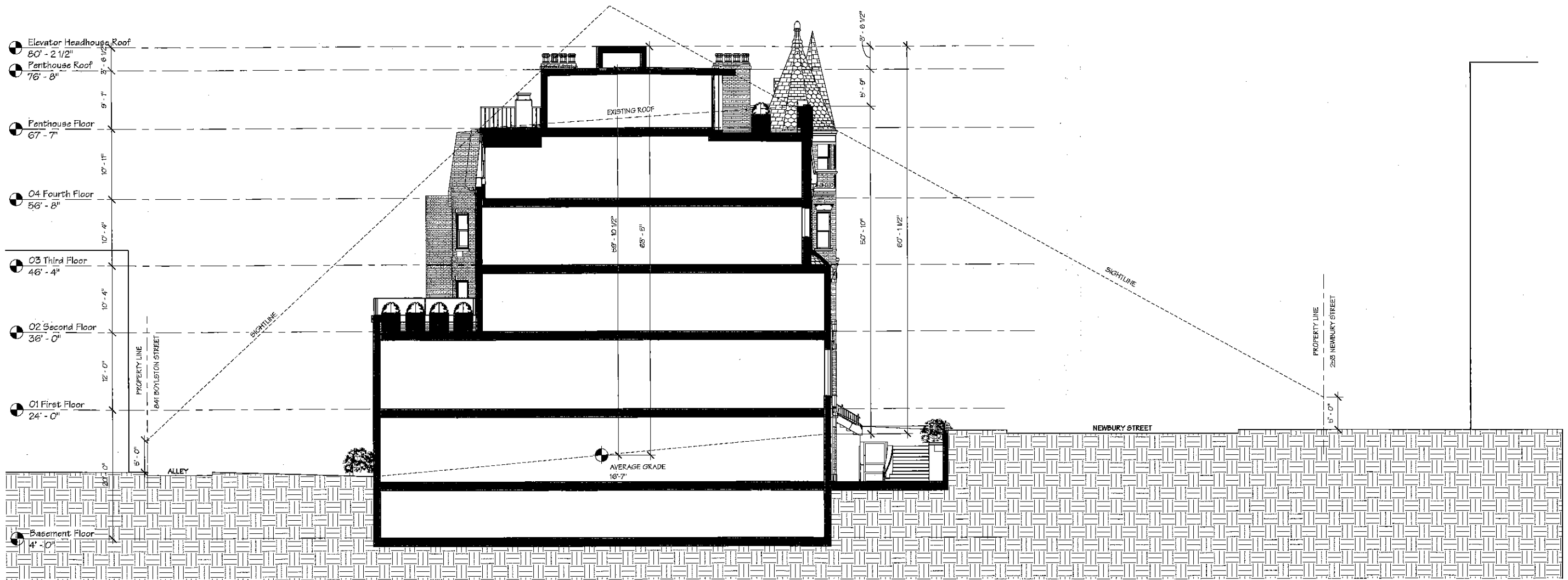
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ed North Penthouse Elevation





● Elevator Headhouse Roof

80' - 2 1/2"

● Penthouse Roof

76' - 8"

8' - 1"

● Penthouse Floor

67' - 7"

10' - 1 1/2"

● O4 Fourth Floor

56' - 8"

10' - 4"

● O3 Third Floor

46' - 4"

10' - 4"

● O2 Second Floor

36' - 0"

12' - 0"

● O1 First Floor

24' - 0"

8' - 0"

● Basement Floor

4' - 0"

EXISTING ROOF

AVERAGE GRADE  
16'-7"

NEWBURY STREET

PROPERTY LINE  
641 BOYLSTON STREET

ALLEY

PROPERTY LINE  
255 NEWBURY STREET

SIGHTLINE

SIGHTLINE

5' - 6 1/2"

5' - 9"

50' - 10"

60' - 1 1/2"

5' - 0"

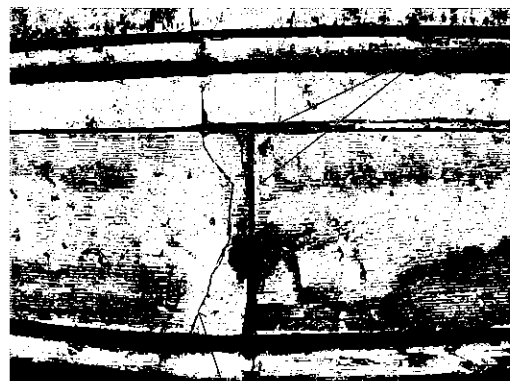
59' - 10 1/2"

65' - 5"



SPALLED STONE  
CRACKED STONE

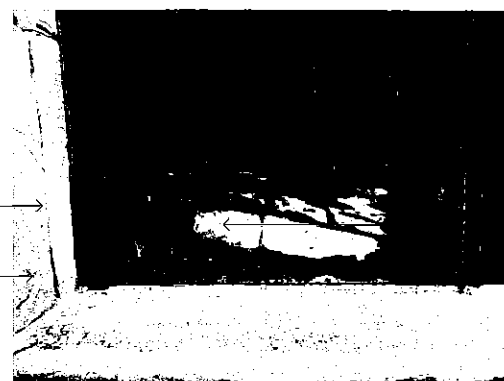
WORN PAINT FINISH  
STAINED STONE



DAMAGED MORTAR, LOCALLY TYPICAL ENTIRE ELEVATION, ALL THREE ADDRESSES

WORN PAINT FINISH

CRACKED STONE



STONE DAMAGE

CORRODED HARDWARE  
DELAMINATED WOOD DOOR



CHIPPED PAINT FINISH

STONE DAMAGE

2 Detail 02

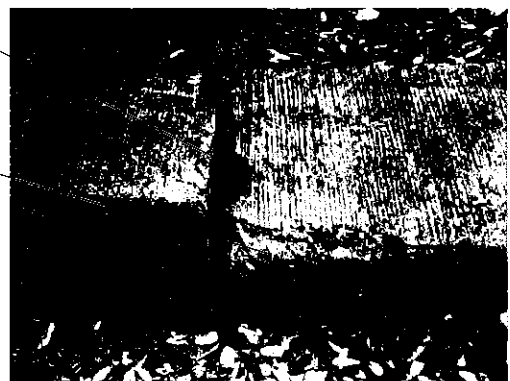
3 Detail 03

4 Detail 04

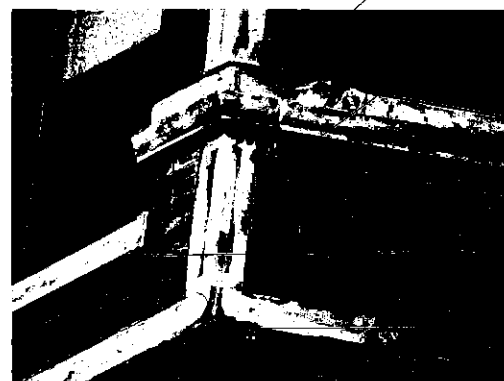


STONE DAMAGE

WORN PAINT FINISH



STONE MISALIGNMENT



STONE SPALLING

CRACKED MASONRY JOINT, POSSIBLE WALL DELAMINATION

MORTAR DAMAGE

STONE DAMAGE CHIPPED AND WORN PAINT FINISH



WORN PAINT

MISALIGNED STONE

6 Detail 06

7 Detail 07

8 Detail 08



CORRODED COPPER GUTTER AND DETAILS  
CHIPPED AND WORN PAINT FINISH

CORROSION STAINING

MISSING AND DAMAGED LEADER DETAILS  
SPALLED STONE



DAMAGED STONE

CHIPPED PAINT FINISH

DAMAGED STONE SURFACE (MISSING STRIATED FINISH) TYPICAL WHERE PAINT HAS CHIPPED OFF

CRACKED STONE



CHIPPED PAINT FINISH

MORTAR DAMAGE



CRACKED STONE

DAMAGED METAL GRILLE

DAMAGED WOOD AND PAINT AT BRICK MOULD AND WINDOW FRAME

10 Detail 10

11 Detail 11

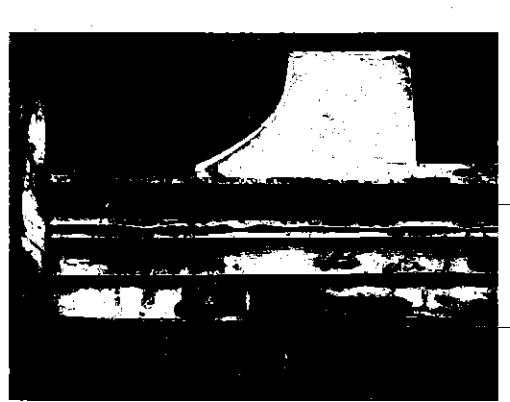
12 Detail 12



CHIPPED AND WORN PAINT

SPALLED STONE

CHIPPED AND WORN PAINT FINISH



CORRODED AND DAMAGED COPPER GUTTER AND FLASHING

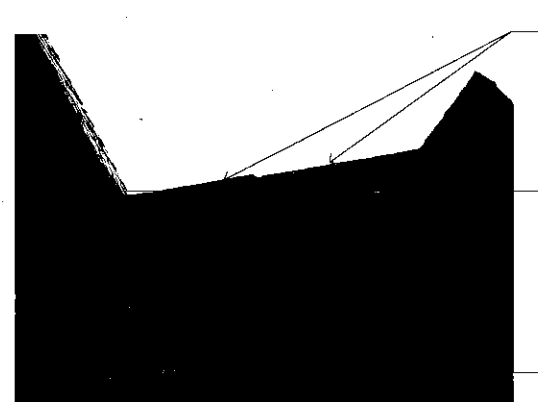
CHIPPED PAINT AND DAMAGED STONE



CHIPPED PAINT FINISH

DAMAGED MORTAR

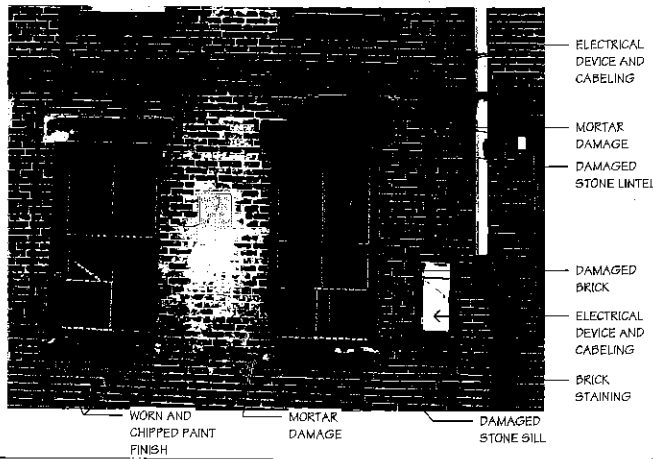
DAMAGED STONE DETAILS



MISSING FLASHING AND INAPPROPRIATE FLASHING MATERIAL (SHOULD BE COPPER)

CRACKED SLATE ROOF SHINGLE

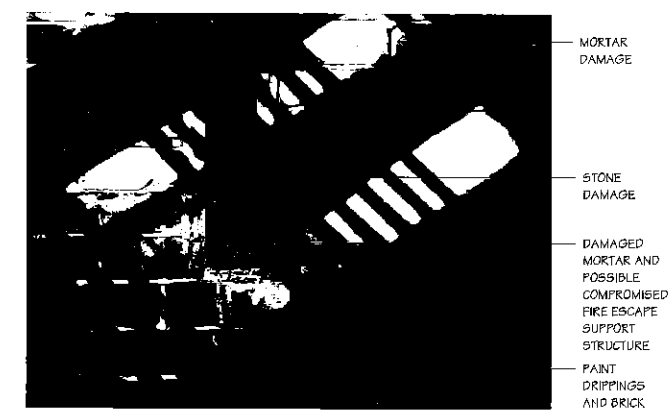
STAINED AND WORN PAINT FINISH



2 Detail 02

3 Detail 03

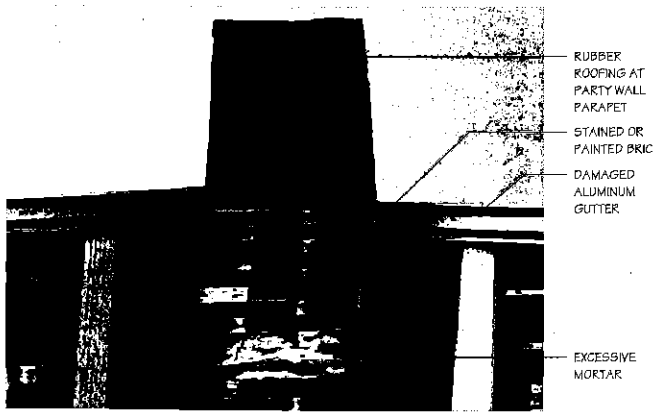
4 Detail 04



6 Detail 06

7 Detail 07

8 Detail 08



10 Detail 10

11 Detail 11

