

# 1 Chandler Street

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## MASS Design Group, Boston Office

- MASS Design Group
- Location & Context
- 95 Berkeley & 1 Chandler Streets
- MASS Office Fitout
- Existing Conditions
- Proposed Work

South End Landmark District submission  
October 5, 2021

1 Chandler St.

MASS Design Group



**Our mission is to research, design, build, and advocate for architecture that promotes justice and human dignity.** We are a team of over 140+ architects, landscape architects, engineers, builders, furniture designers, writers, filmmakers, and researchers representing 20 countries across the globe. We believe in expanding access to design that is purposeful, healing, and hopeful.

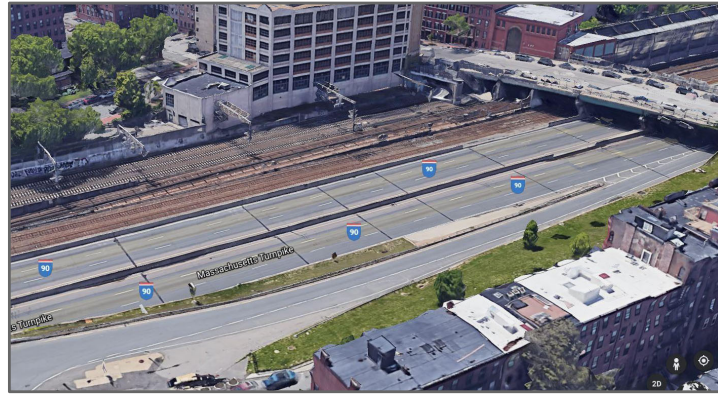


MASS Boston Office

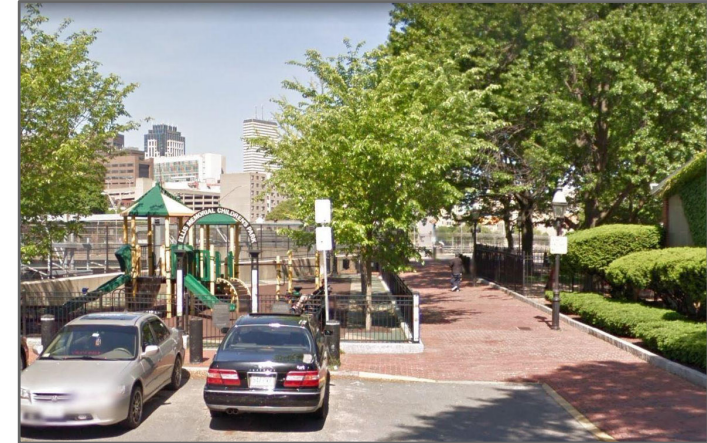
Location & Context: 1 Chandler Street



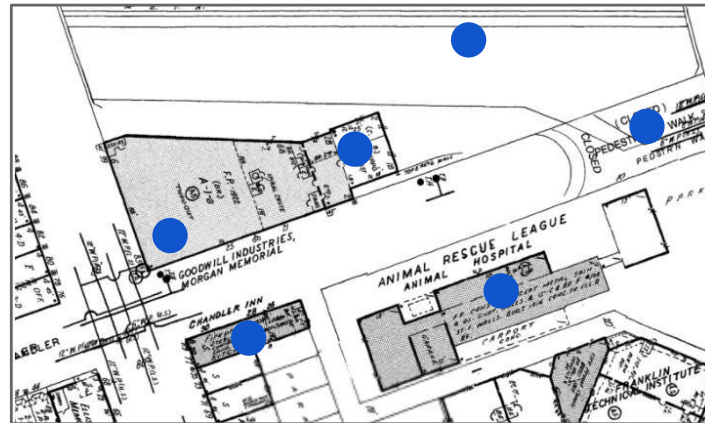
1978/1997 1 CHANDLER ST.



1957 MASSACHUSETTS TURNPIKE



circa 1990 ELLIS MEMORIAL CHILDREN'S PARK



1922 95 BERKELEY ST.



1920 STAYPINEAPPLE HOTEL

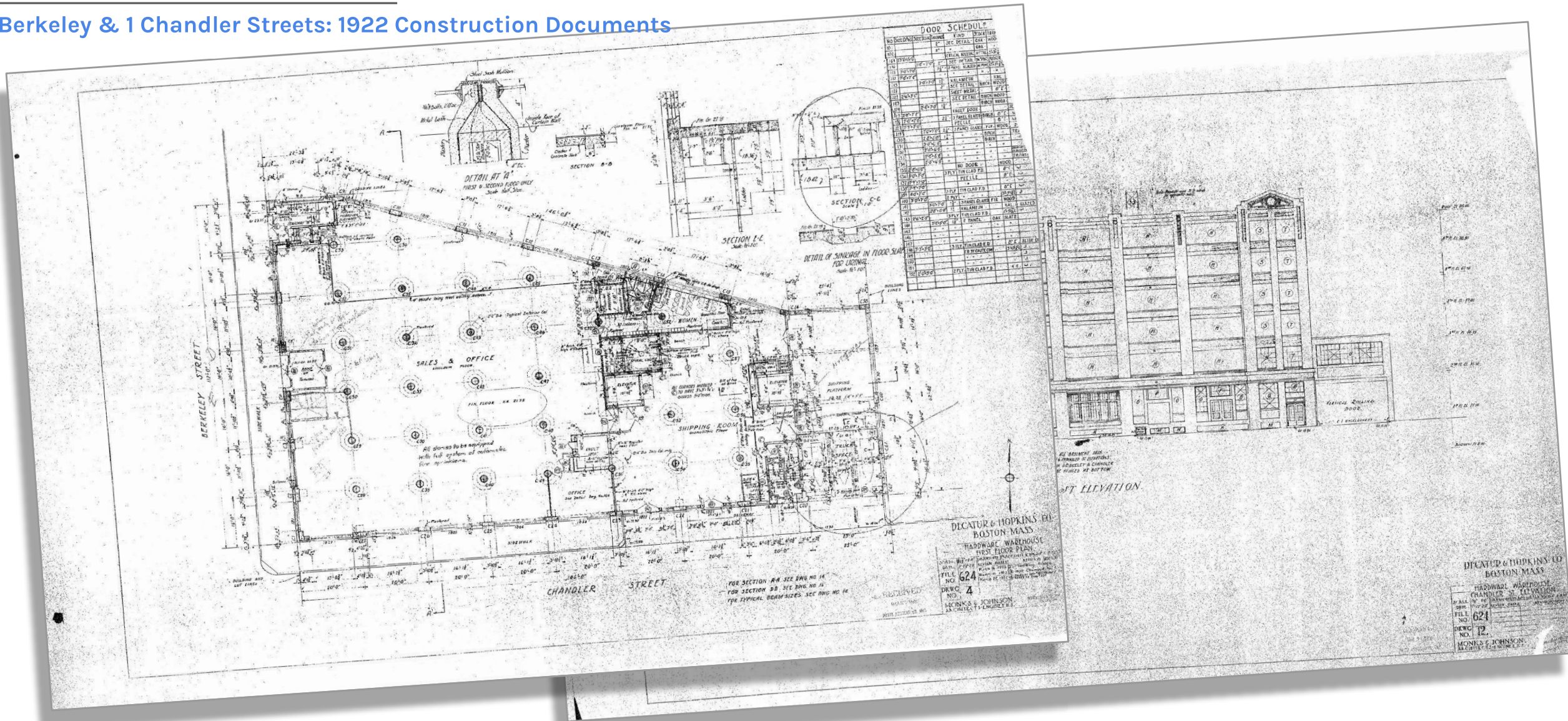


1956 ANIMAL RESCUE LEAGUE, HUGH STUBBINS

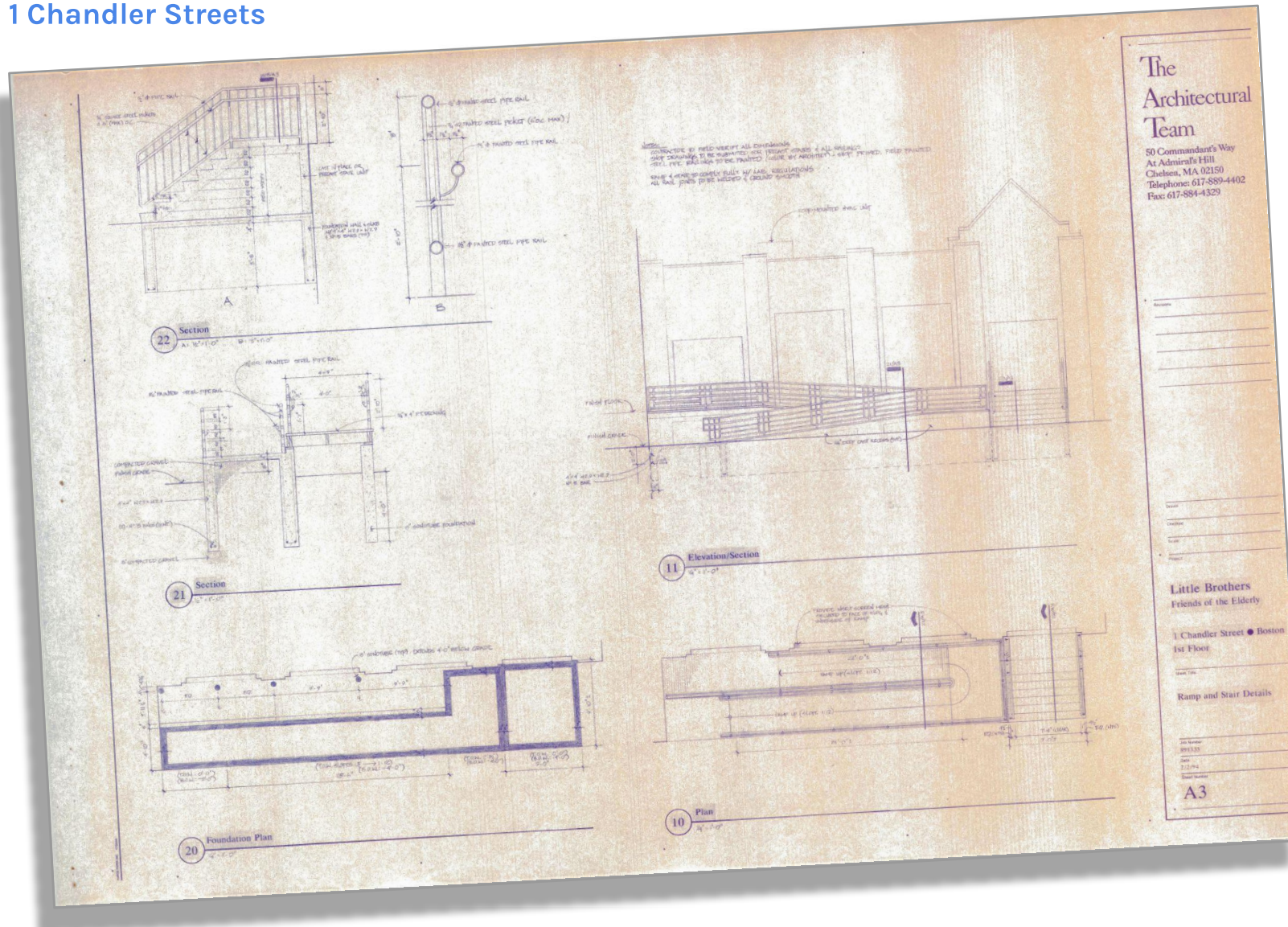
MASS Boston Office

95 Berkeley & 1 Chandler Streets: View down Chandler from Berkeley



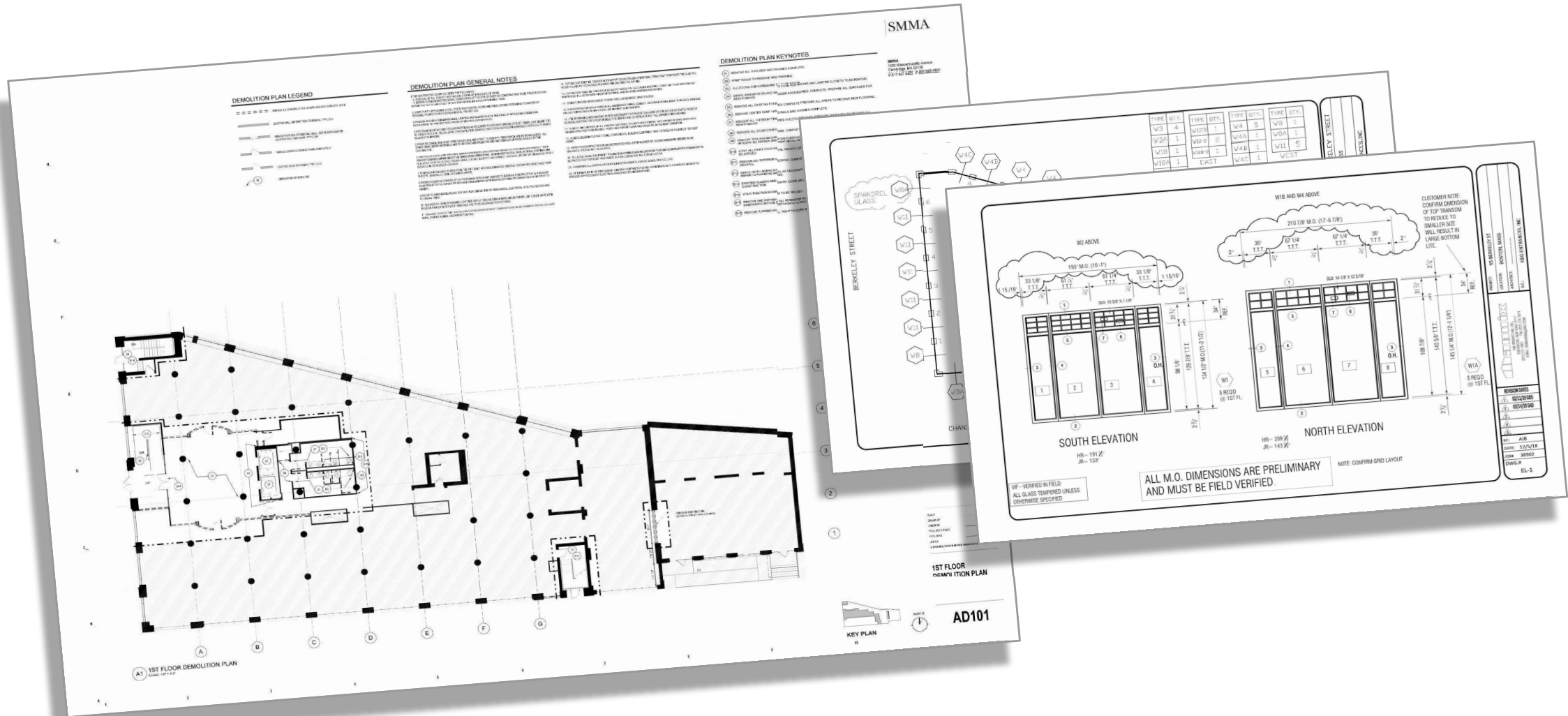


Warehouse for Hardware Decatur & Hopkins



Circa 1978 - One story Annex added at 1 Chandler Street

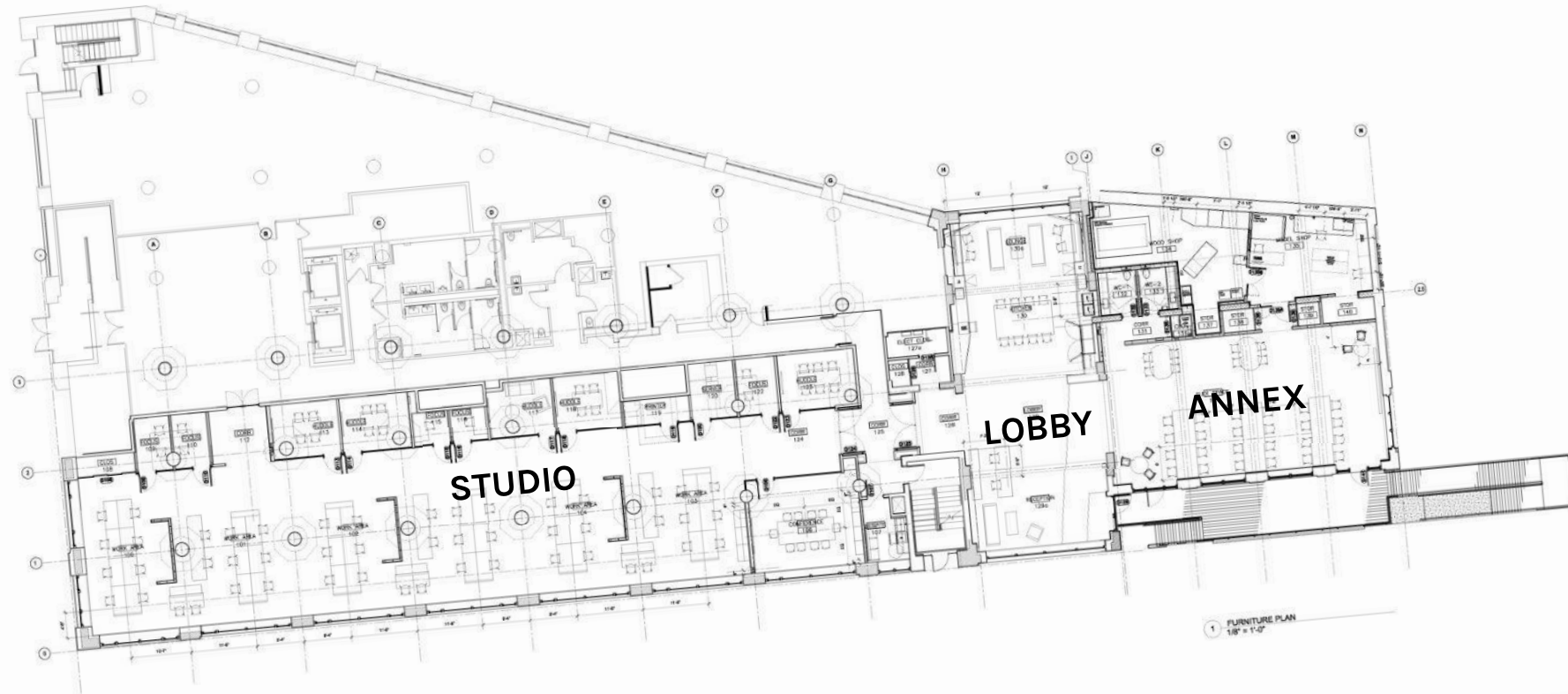
1994 - Ramp and stair added at Annex by TAT



2020 Gut renovation of entire building.  
Replacement of all exterior windows and doors as approved by South End Landmarks.

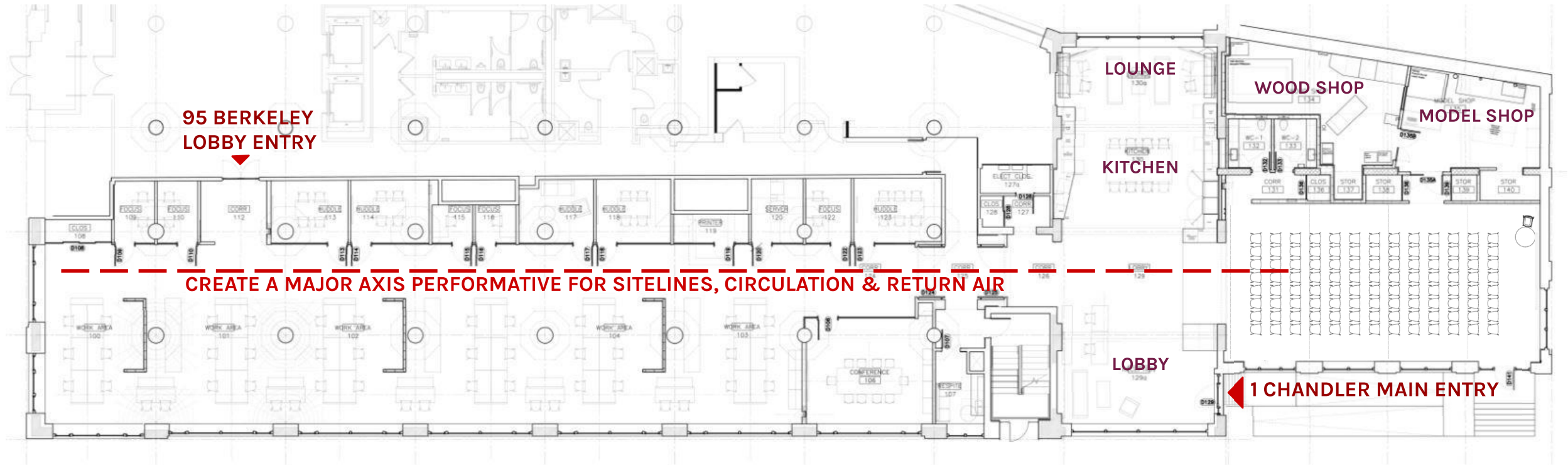
## MASS Boston Office

MASS Office Fitout: Post-COVID, MASS to re-establish its physical office in Boston



2021 MASS Design Office Fitout  
| Chandler Street address re-established





**STUDIO: PRESERVE 13' 1922  
SPACE & STRUCTURE**

**THRESHOLD: ENTER  
THE OFFICE NEAR THE  
CENTER OF THE PLAN,  
NOT AT THE END**

**ANNEX: LECTURE &  
EXHIBITION SPACE**

**MASS Boston Office**

**MASS Office Fitout**

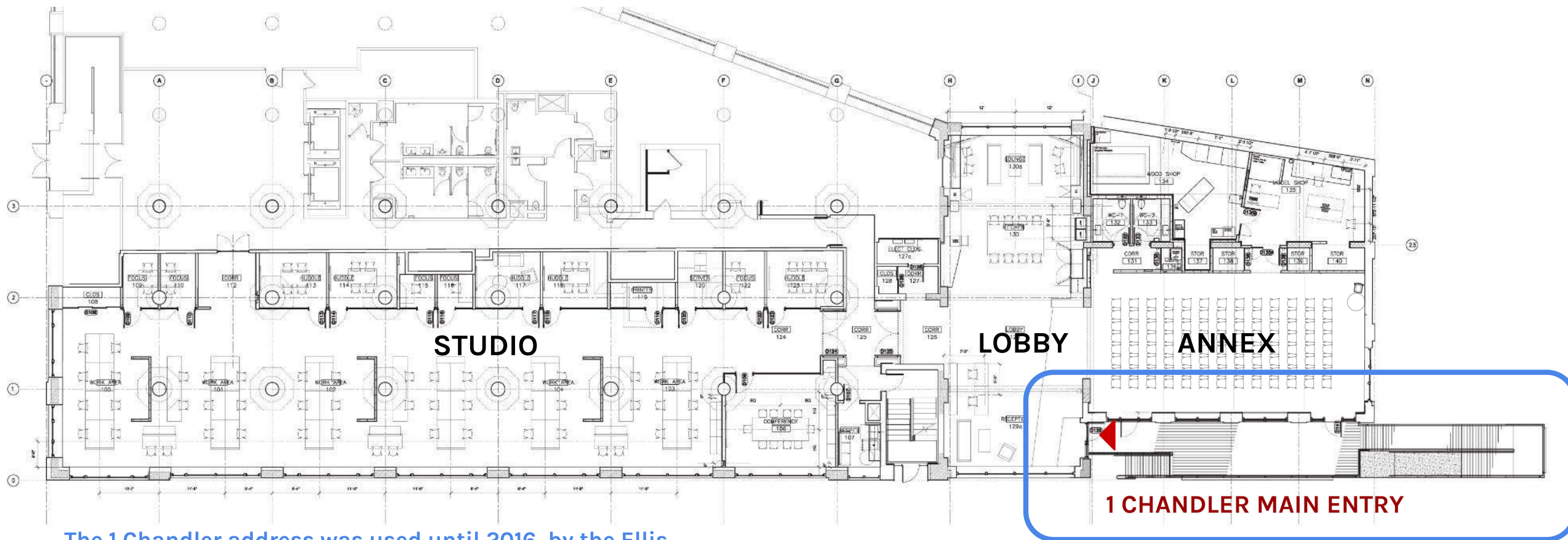
**MASS will offer public lectures & exhibitions which focus on justice, equity, space and infrastructure. In doing this we hope to bring additional life to Chandler Street.**



**At MASS's first in person gathering in 14 months, when the fit-out construction was well underway, it became clear that a deck would support the public activity of the Annex.**

MASS Boston Office

Proposed Work: MASS Fitout Plan Showing New Main Entry



The 1 Chandler address was used until 2016 by the Ellis Memorial Adult Day Health Program

MASS Boston Office

Existing Conditions: Chandler Street, South Elevation



MASS Boston Office

Existing Conditions: Ramp & Stair



## MASS Boston Office

### Existing Conditions: Opportunities for Betterment

The existing guardrails do not meet current opening requirements.

The Trex decking and PT framing are decrepit and need replacement.

The existing stair location does not provide direct access to MASS's planned Reception & Lobby areas.

The existing ramp location conflicts with the location of a planned exterior deck space adjacent to the public lecture and exhibition space at the Annex.



MASS Boston Office

Existing Conditions: East Elevation

The building owner is developing a plan to re-landscape the small triangle of planted area between the retaining wall and the sidewalk

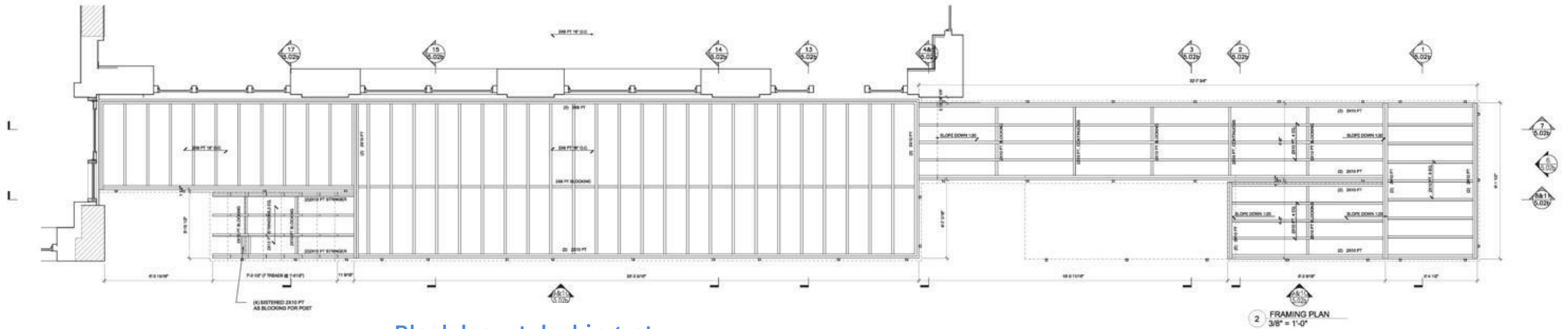


# Proposed Work

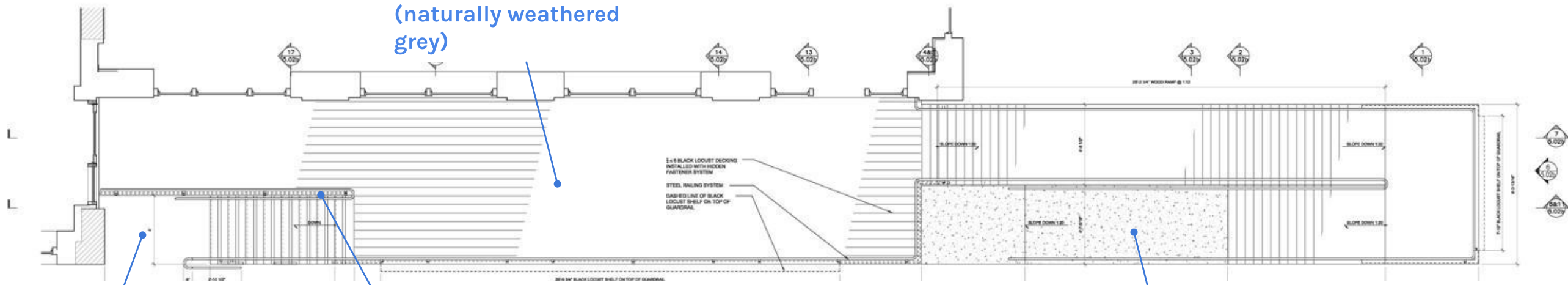
- Upgrade and relocate existing stairs and ramps serving the 1 Chandler Street entrance
- Create a new deck space at the south side of 1 Chandler Street
- Install signage at the new main entry door
- Paint the 1 Chandler Street elevation



Proposed Work: Upgrade and Re-configure Deck, Stair & Ramp



Black locust decking at deck, ramp, and stairs (naturally weathered grey)



Existing concrete ramp landing repurposed as stair landing

All railings, guardrails, infill panels, and stanchions of black painted steel.

Concrete landing and springpoint for ramp

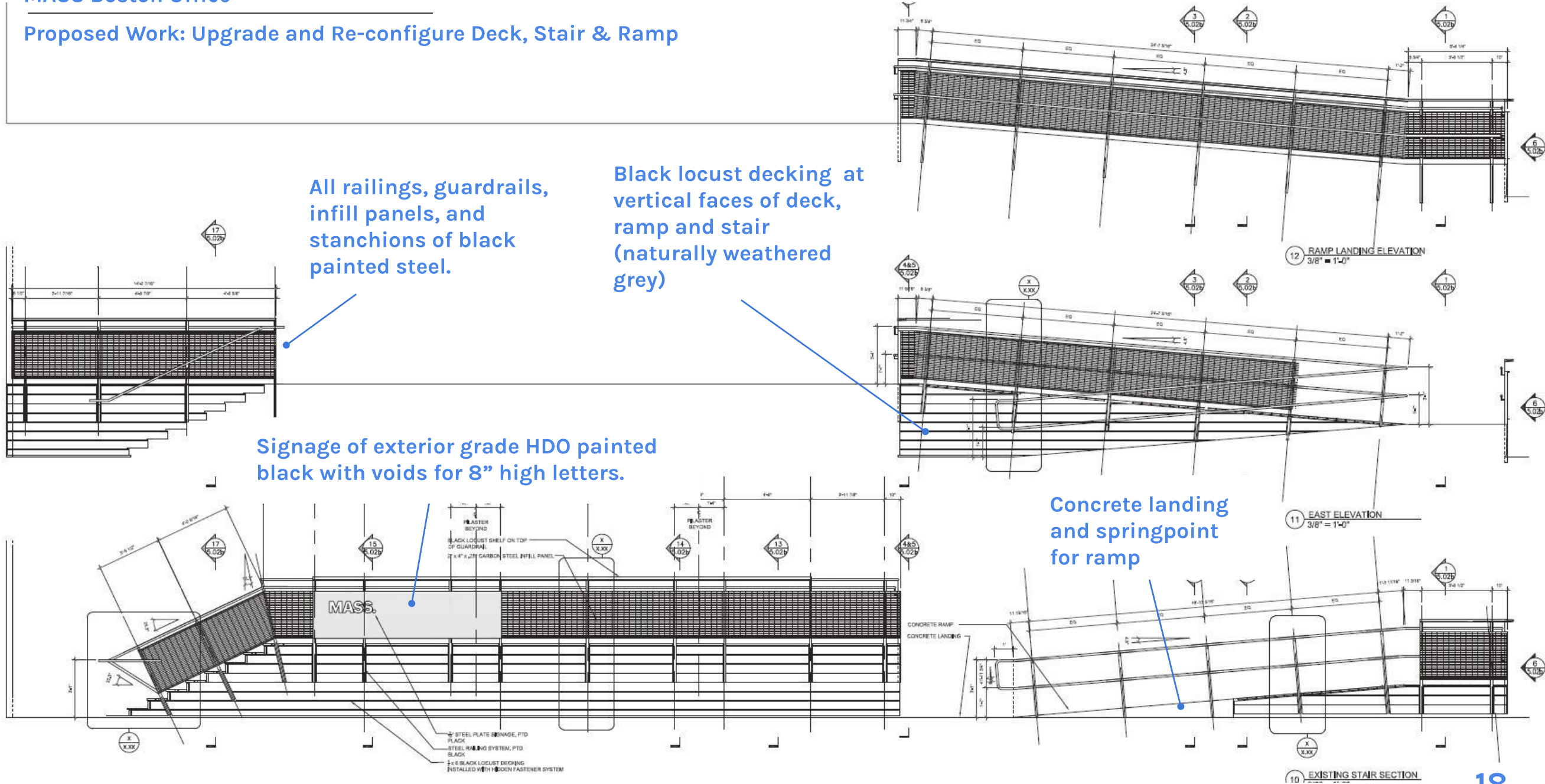
Proposed Work: Upgrade and Re-configure Deck, Stair & Ramp

All railings, guardrails, infill panels, and stanchions of black painted steel.

Black locust decking at vertical faces of deck, ramp and stair (naturally weathered grey)

Signage of exterior grade HDO painted black with voids for 8" high letters.

Concrete landing and springpoint for ramp



**MASS Boston Office**

**Proposed Work: Signage**

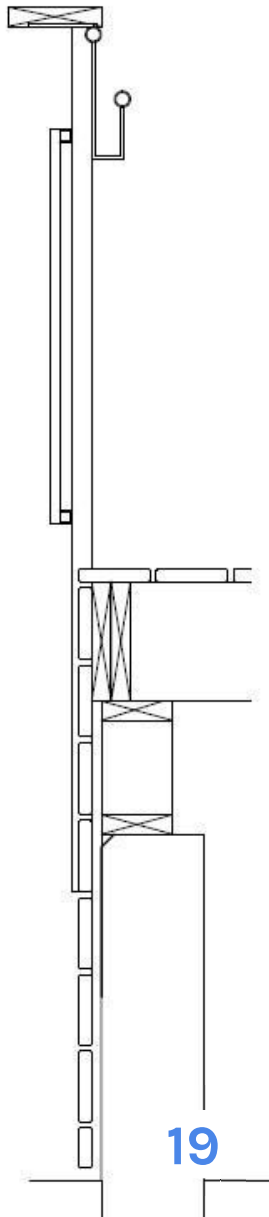
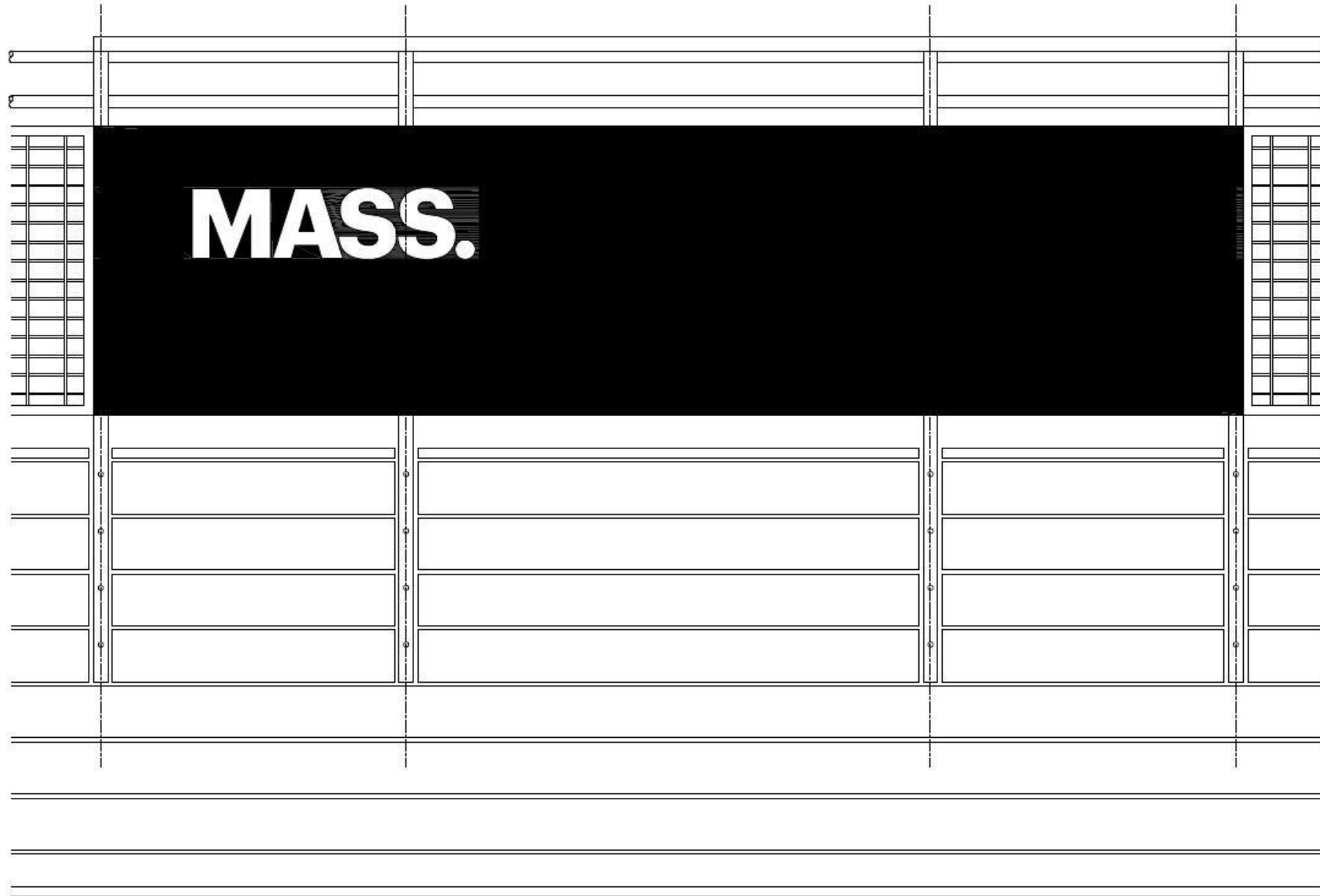
**Signage: 10'-1 1/2" x 2'-6 1/2" x 3/4" exterior grade HDO, with voids for 8" high letters, on 1" x 1" steel tube frame, all painted black.**

Black locust shelf at top of guardrail

1.25" diameter steel guardrail and handrail on 1.5" square steel stanchion painted black.

2"x4"x.25" guardrail infill mesh in 1"x1" steel angle frame painted black.

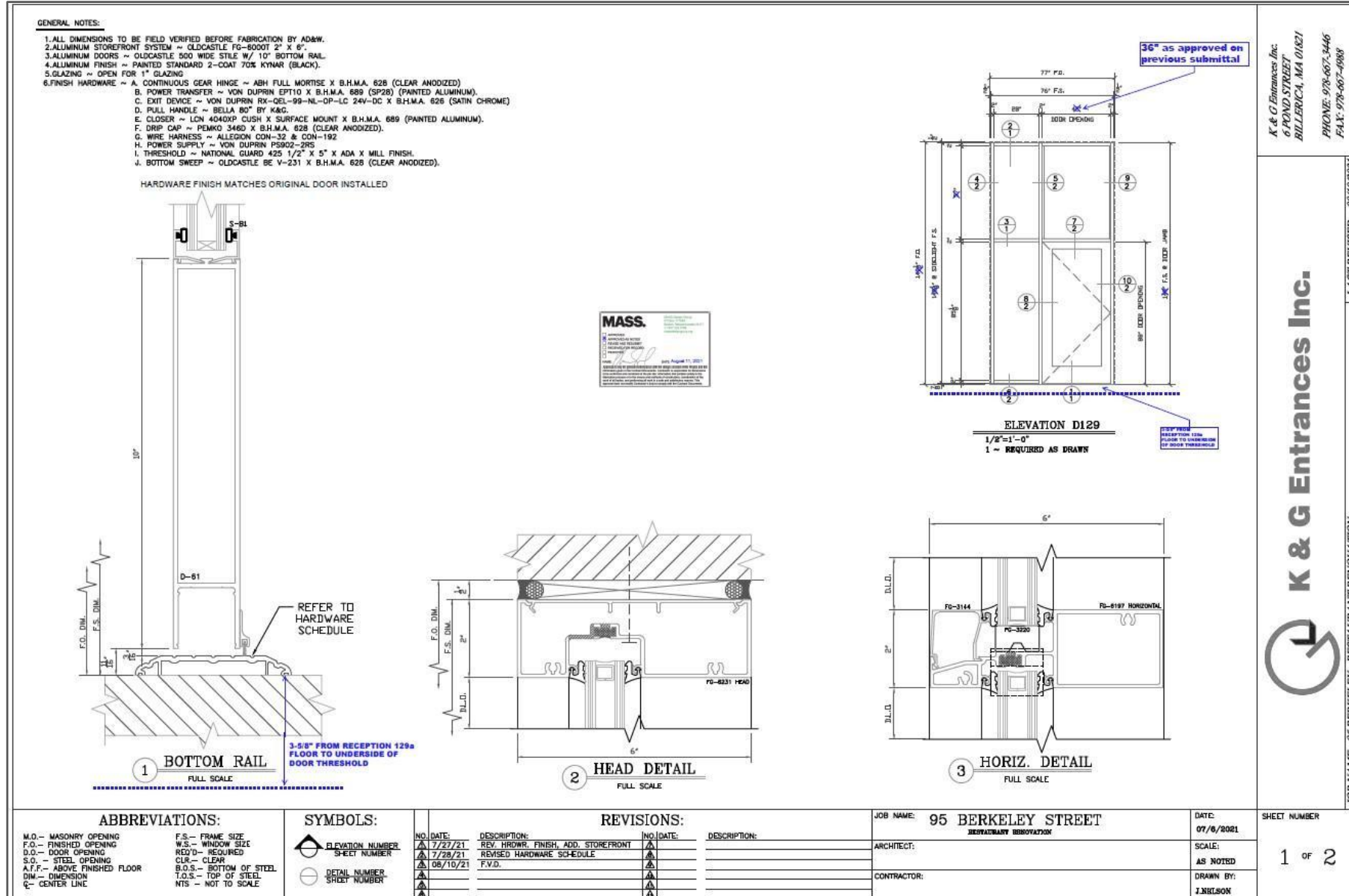
Black locust decking at vertical face of deck and ramp (naturally weathered grey)



MASS Boston Office

Proposed Work: New Main Entry

Existing 2020 aluminum storefront window system to become new entry



New door and adjacent lites are to replace the 2020 window unit at the top of the existing ramp. The new shop drawings for this door and these lites include details and sitelines previously approved by South End Landmarks. Work will be by the same 2020 subcontractor.

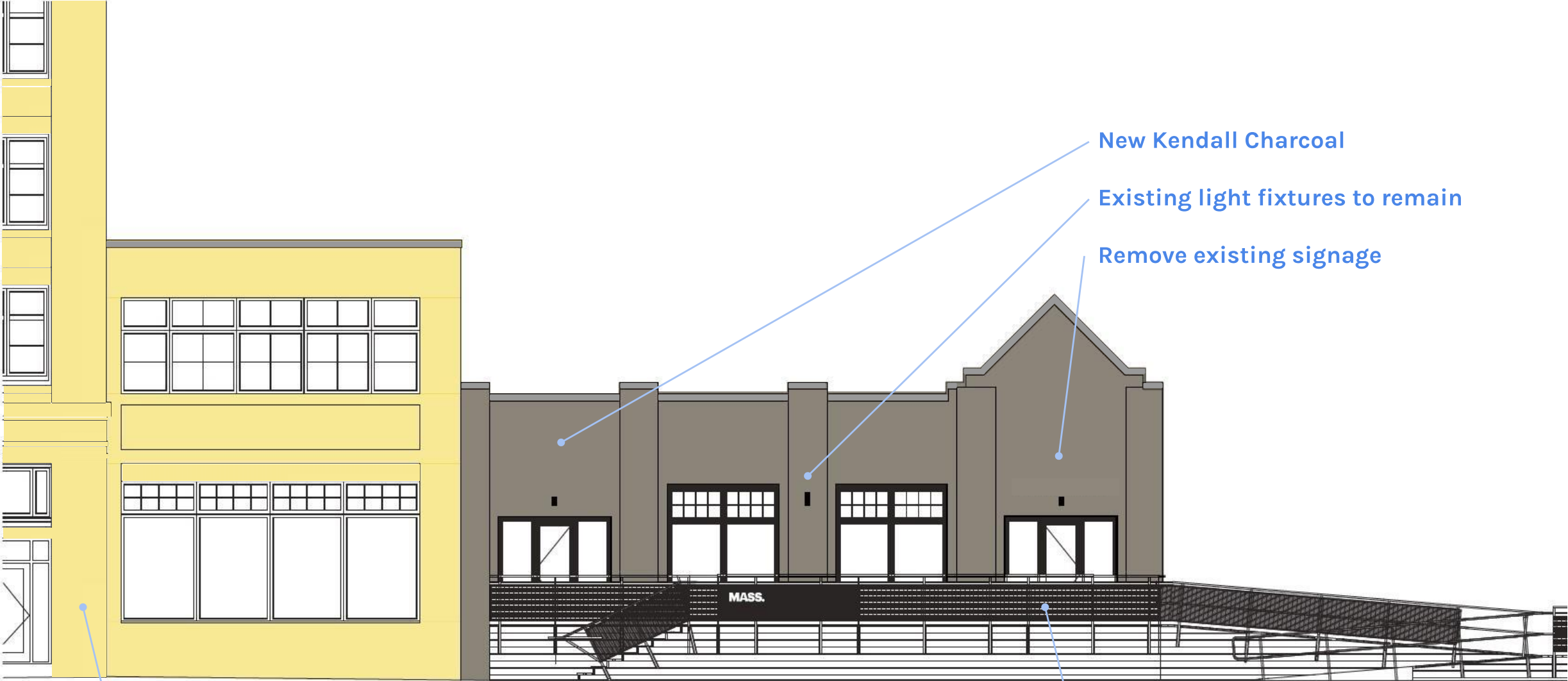
Proposed Work: Paint Annex Elevations

MASS proposes differentiating its 1 Chandler Street address at the Annex from the original 1922 building by painting the Annex's south elevation Ben Moore Kendall Charcoal HC-166.



MASS Boston Office

Proposed Work: Paint Annex Elevations



Existing yellow to remain

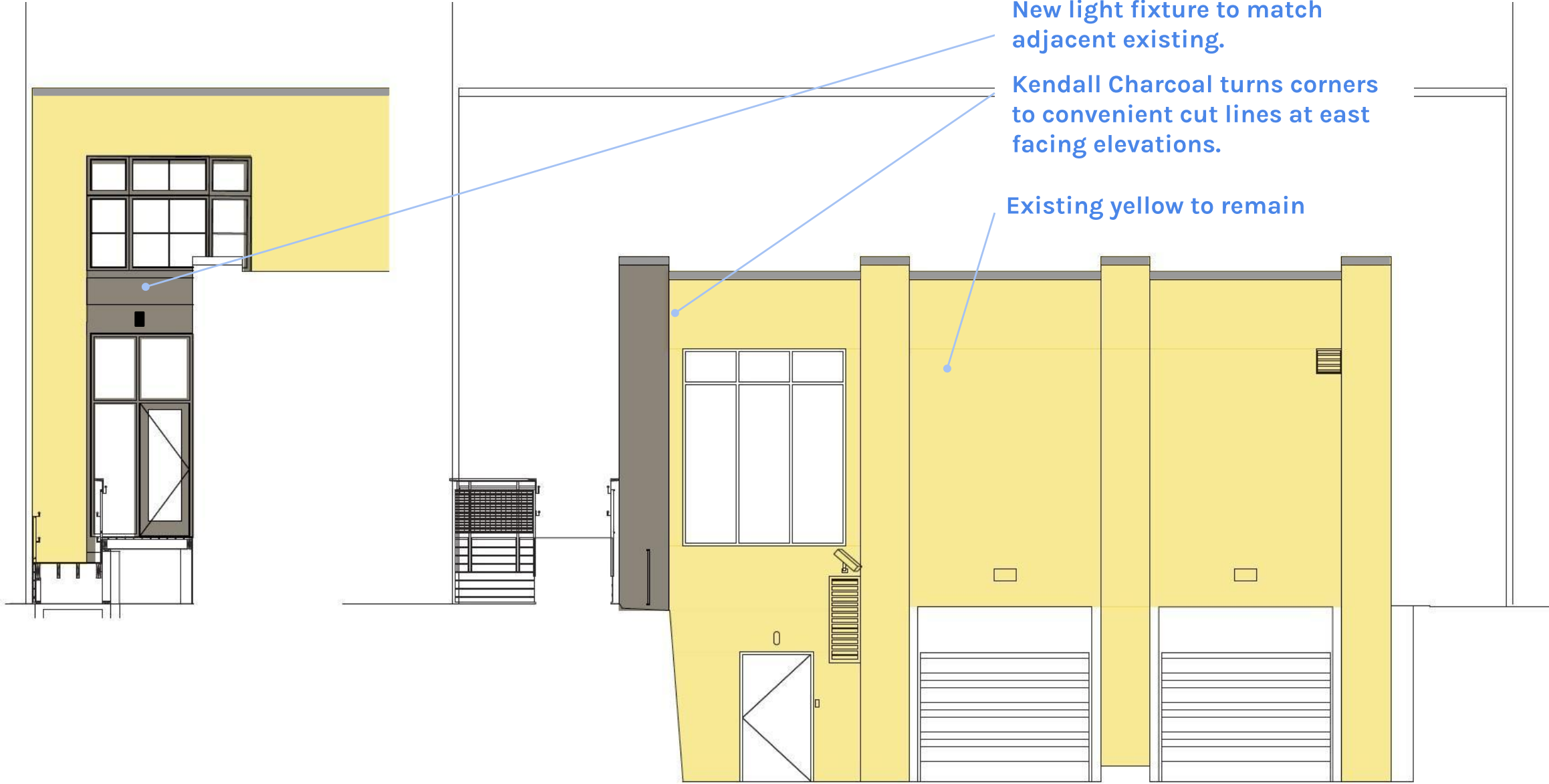
New Kendall Charcoal

Existing light fixtures to remain

Remove existing signage

New signage, railing and deck

Proposed Work: Paint Annex Elevations



Thank you