

95 BERKELEY

SELDC | AUGUST 6, 2024

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AGENDA

- 01 PROJECT BACKGROUND
- 02 DESIGN APPROACH
- 03 CASE STUDIES

SITE | SOUTH END LANDMARK DISTRICT AND PROTECTION AREA



CONTEXT

190 - WESTBOUND

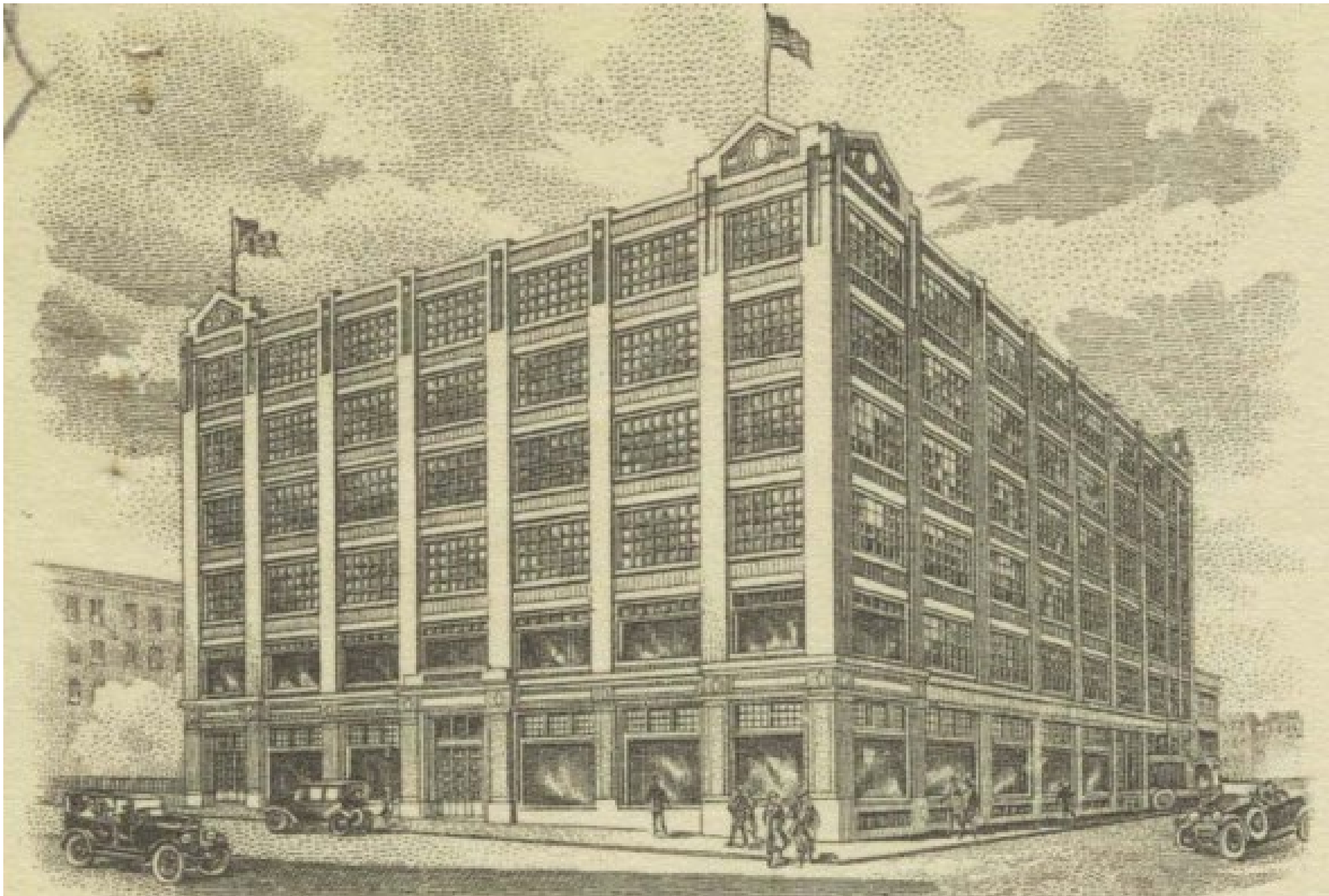


1920
YEAR BUILT

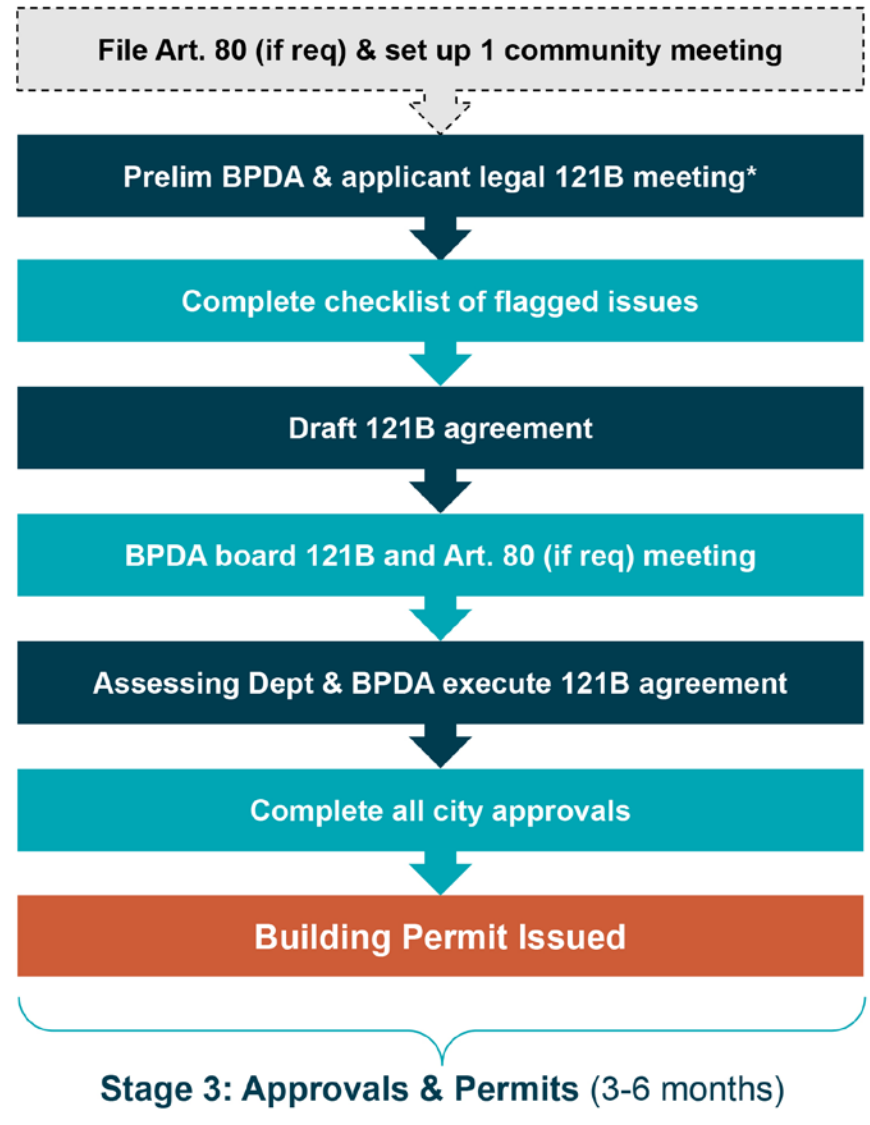
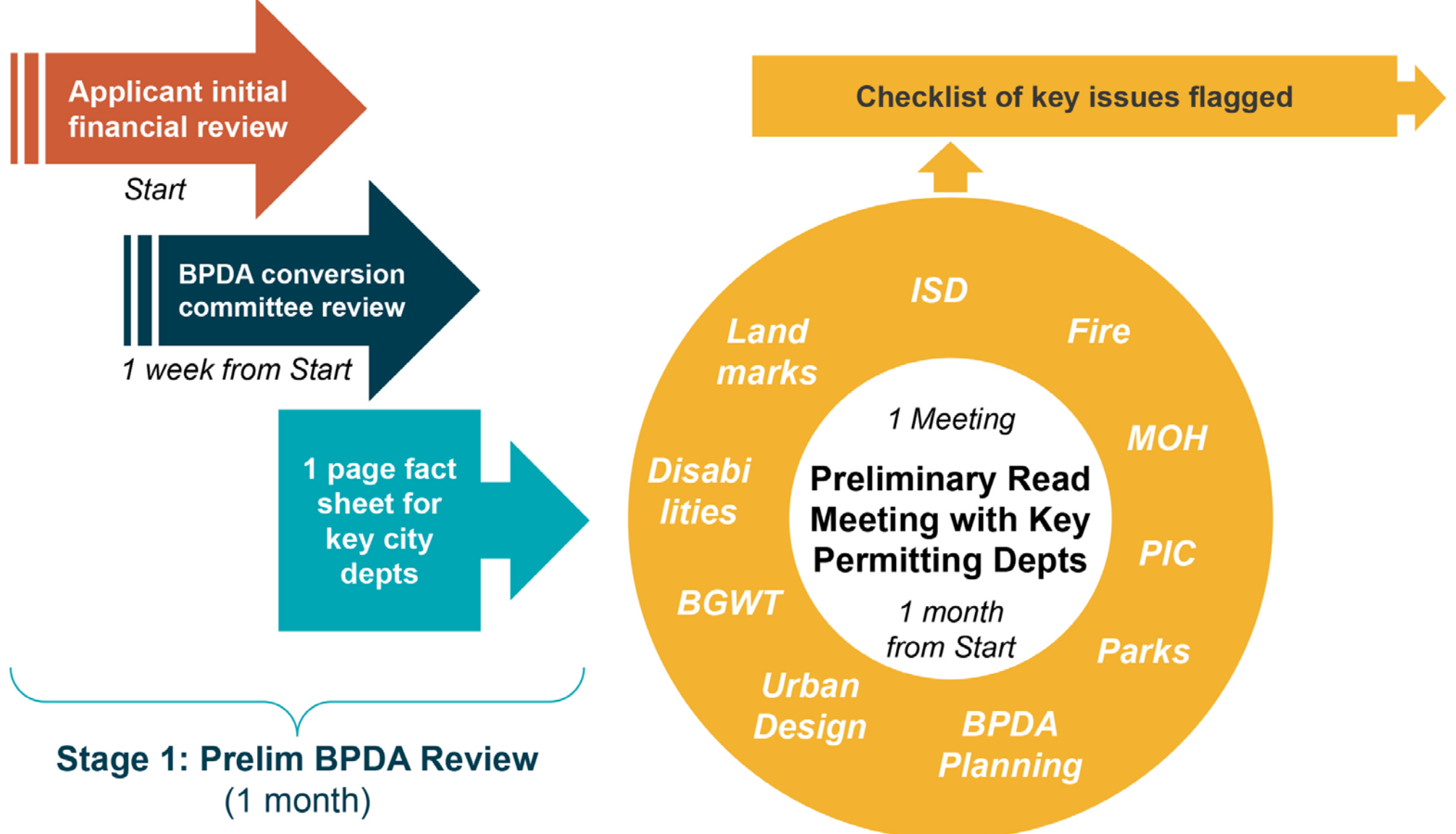
2020
RENOVATED

16K SF
FLOOR SIZE

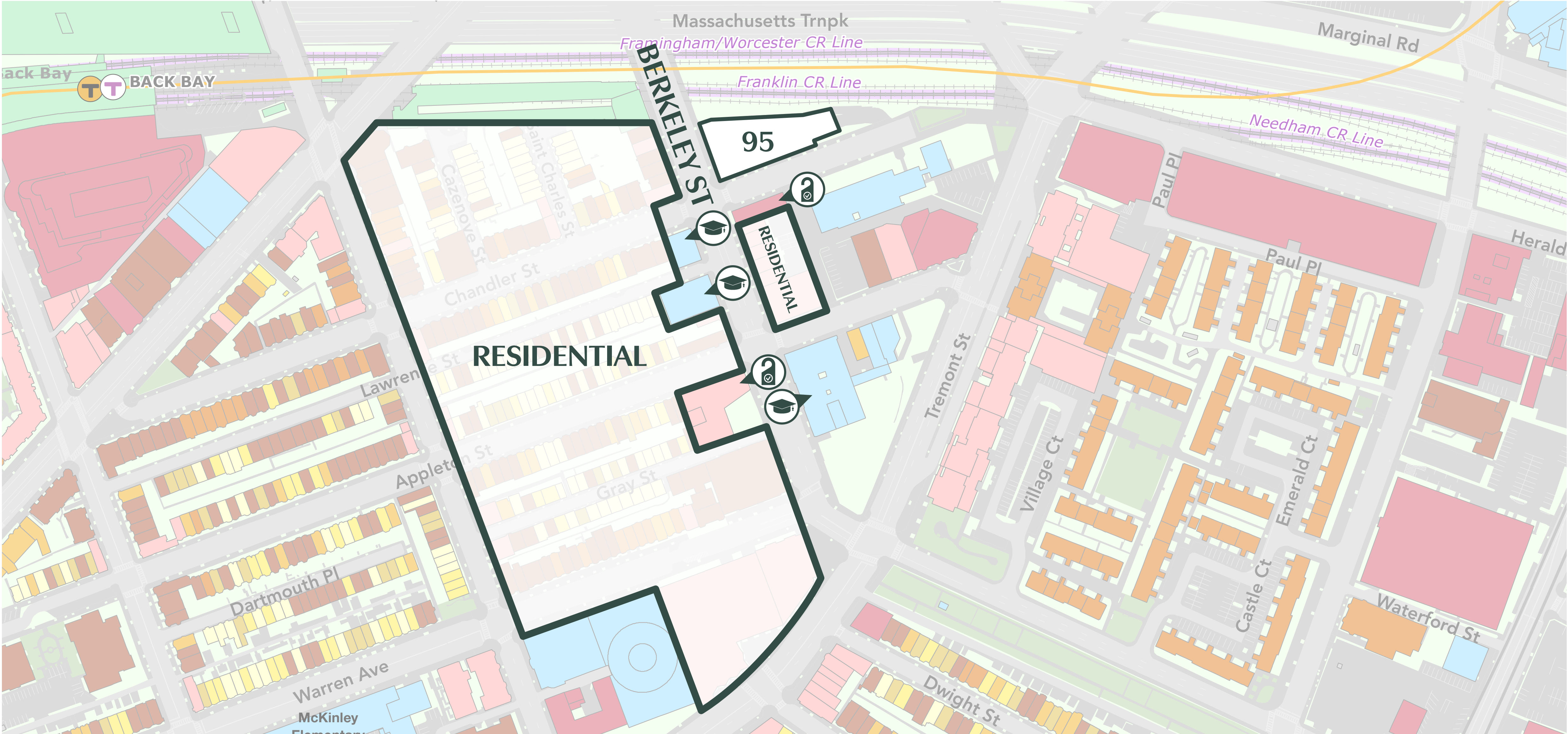
34
PARKING SPACES



BPDA OFFICE TO RESIDENTIAL CONVERSION PROGRAM



CONTEXTUAL RESIDENTIAL USES



SOUTH END LANDMARK DISTRICT STANDARDS AND CRITERIA
SECTION M: ADDITIONS

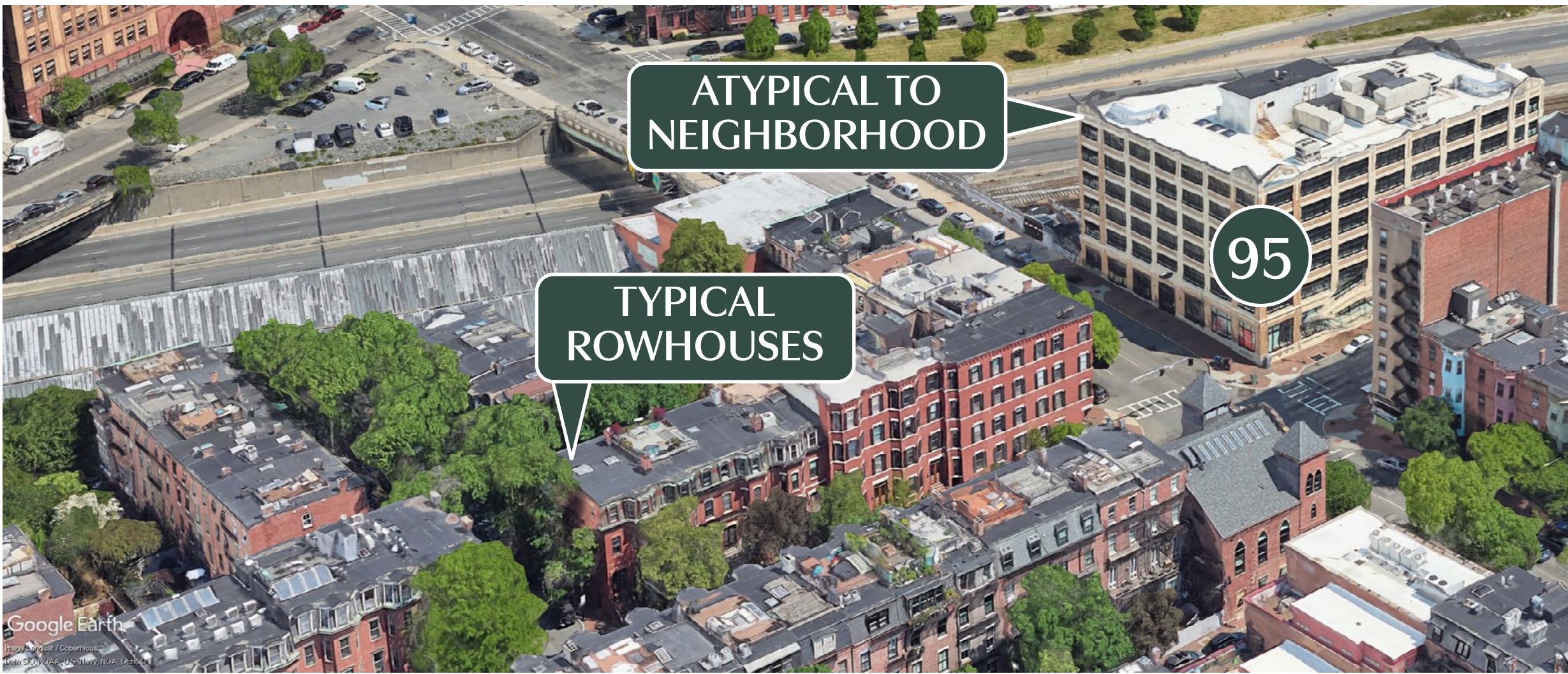
“...characterized by an unusually high degree of **architectural homogeneity and coherence**. The houses of this neighborhood represent the ‘genteel’ architectural taste of the Victorian Era...**the largest essentially intact Victorian rowhouse neighborhood in the United States.**”

District Study Committee Report, 1983

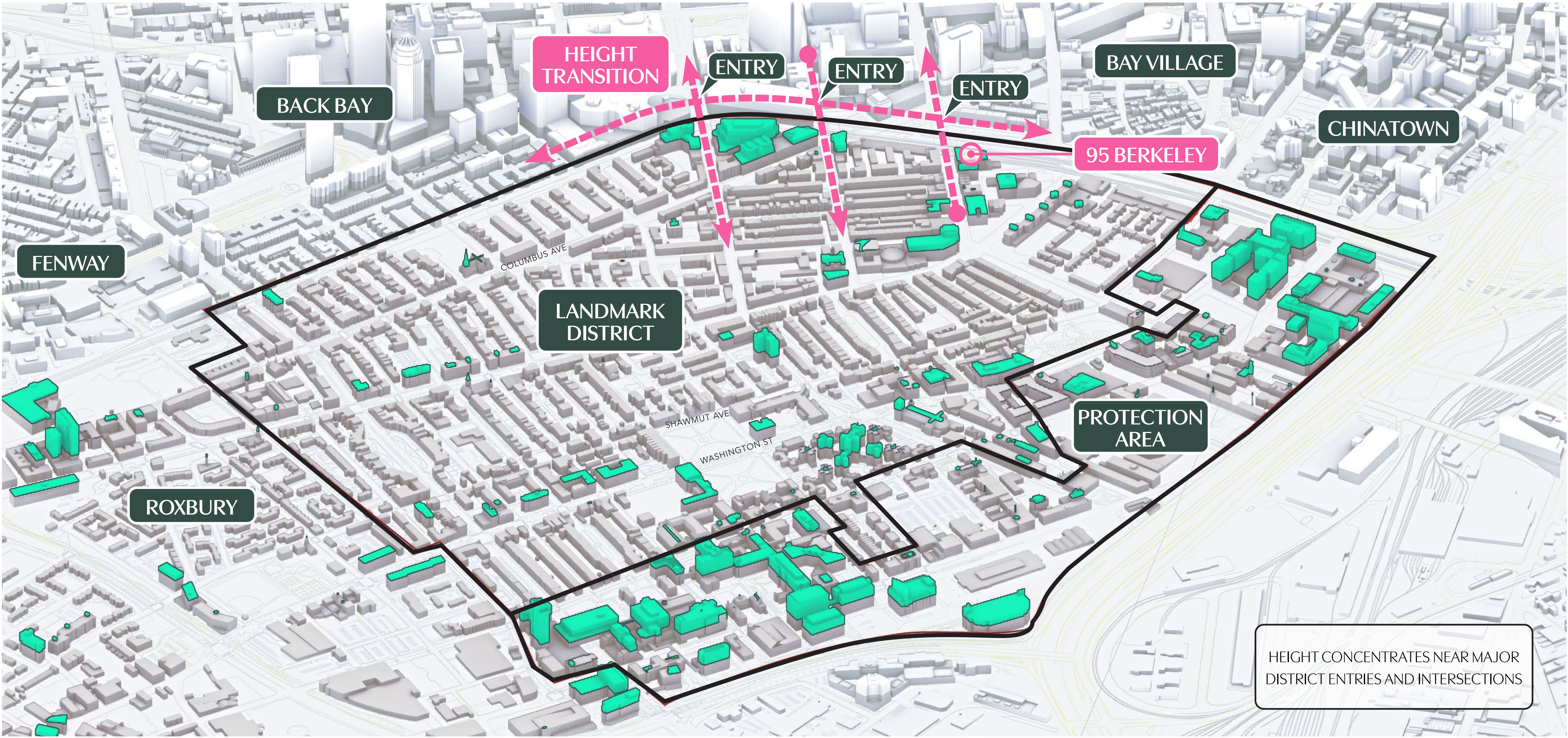


“**M. ADDITIONS**
Architectural changes that increase the height above existing contextual rooflines, or that substantially alter the profile of the building, will not be allowed unless they are based on documented historical models.**Alterations to atypical buildings may be allowed on a case-by-case basis.**”

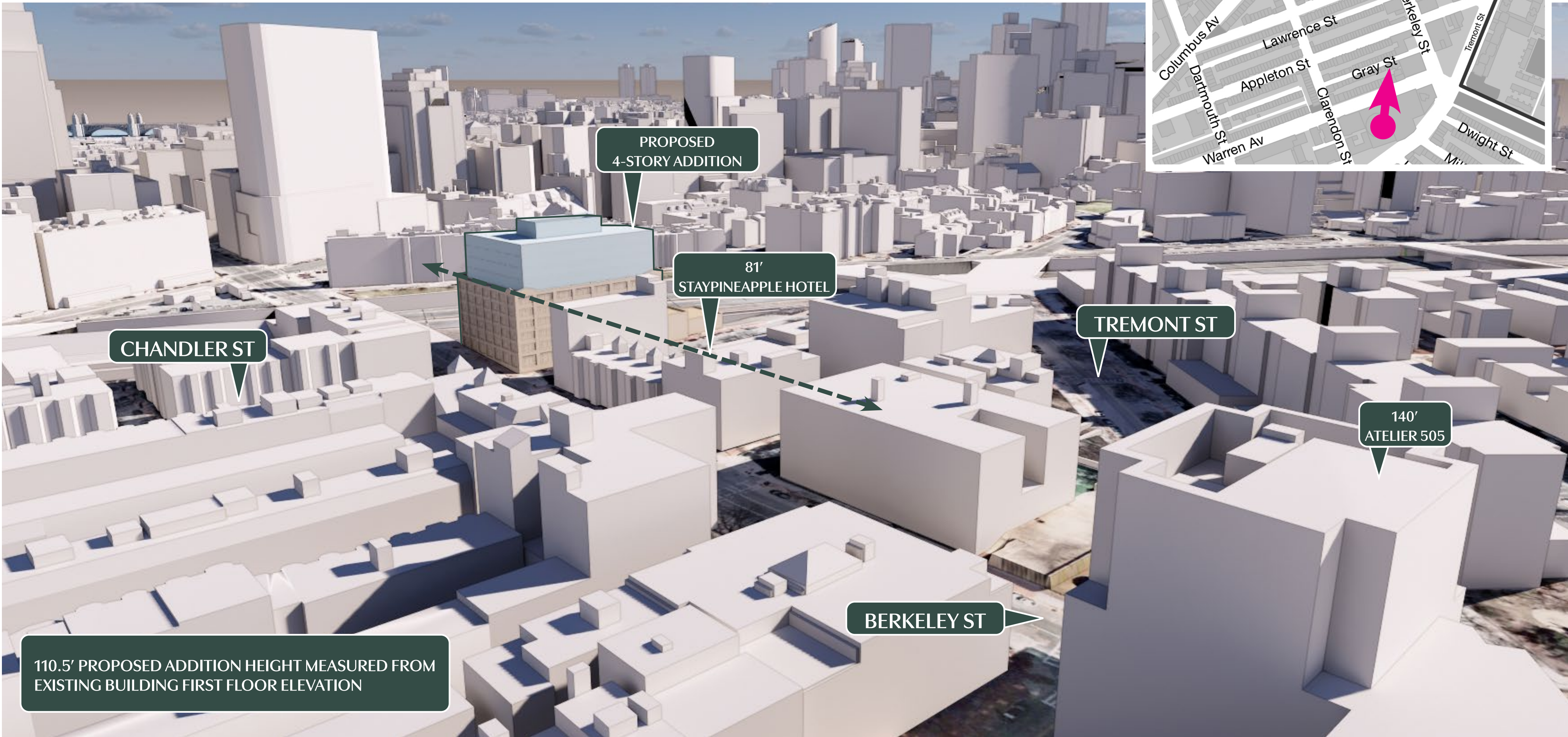
SELD Standards and Criteria, 1999



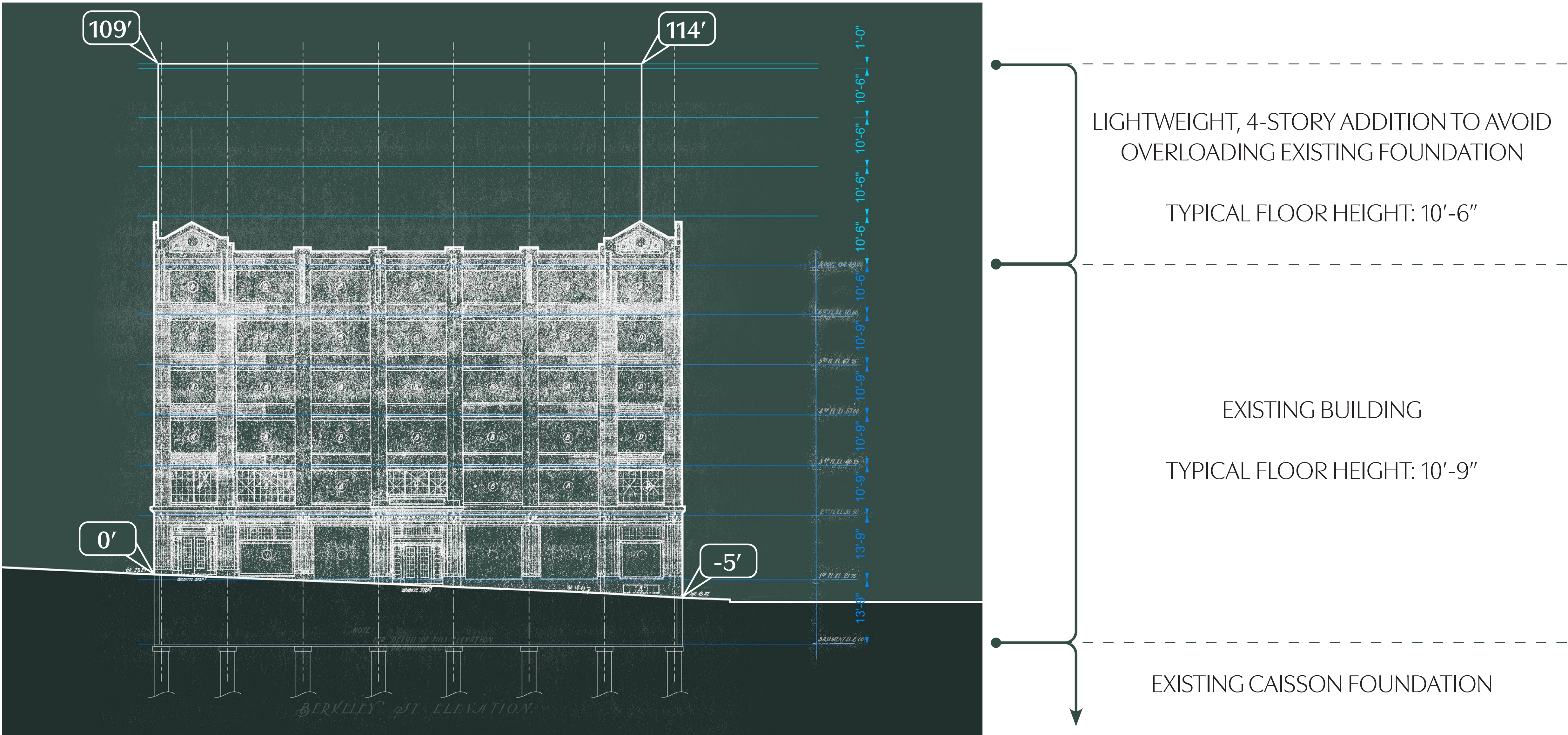
SOUTH END LANDMARK DISTRICT AND PROTECTION AREA
BUILDINGS OVER 70'



AERIAL VIEW OVER BERKELEY STREET



BUILDING SECTION DIAGRAM



VISIBILITY DIAGRAM
LIMITED VISIBILITY TO MAJORITY OF DISTRICT / PROTECTION AREA

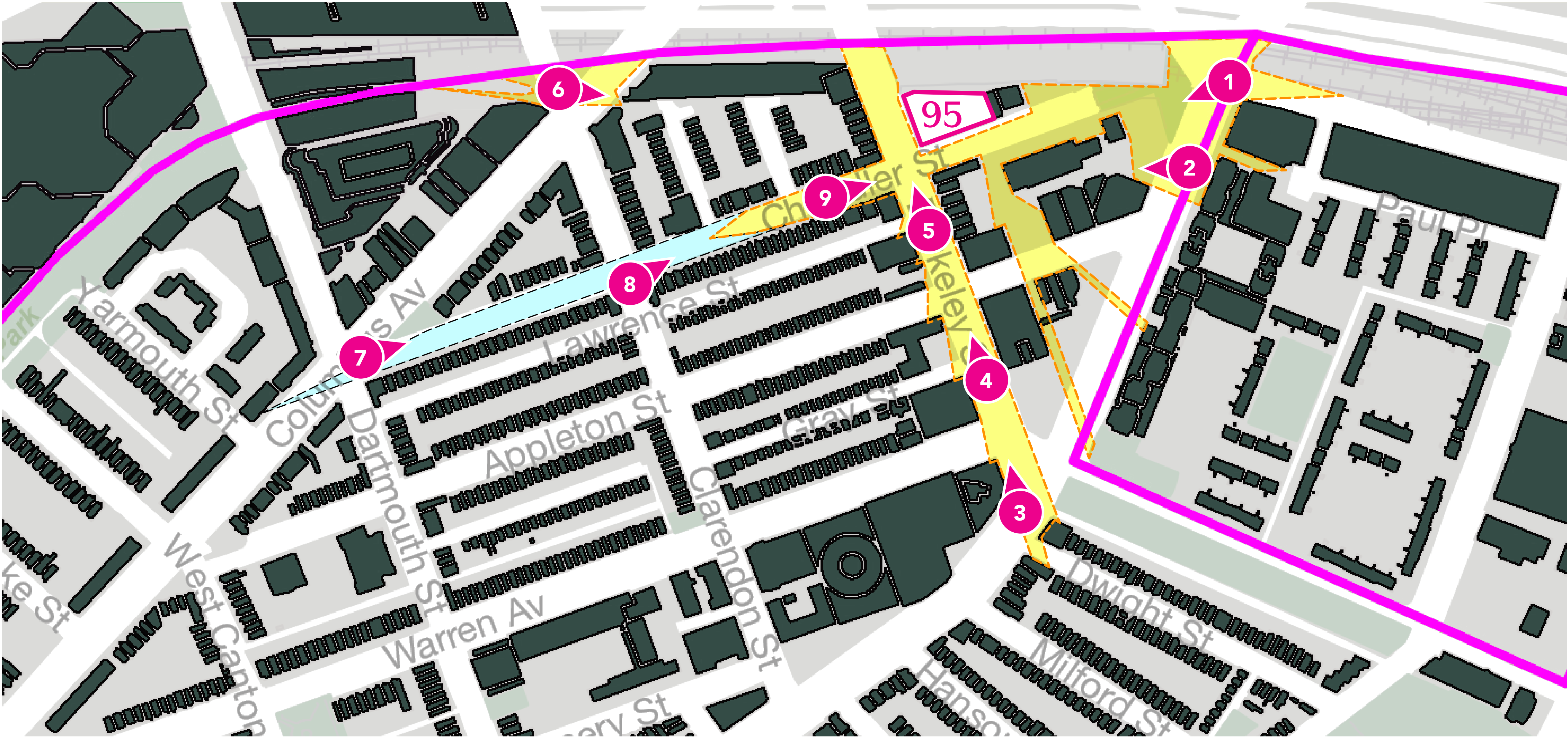


VISIBILITY DIAGRAM

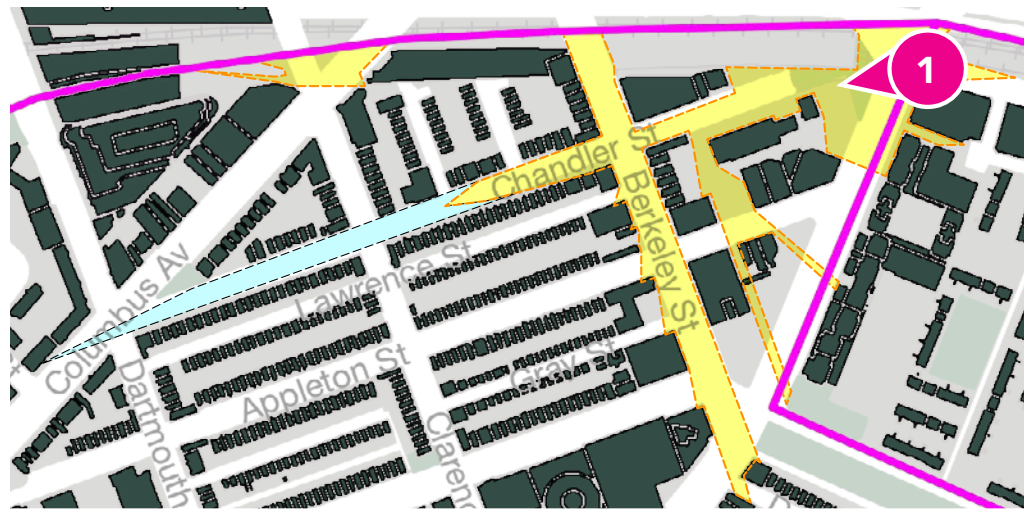
LIMITED VISIBILITY TO MAJORITY OF DISTRICT / PROTECTION AREA

VISIBLE

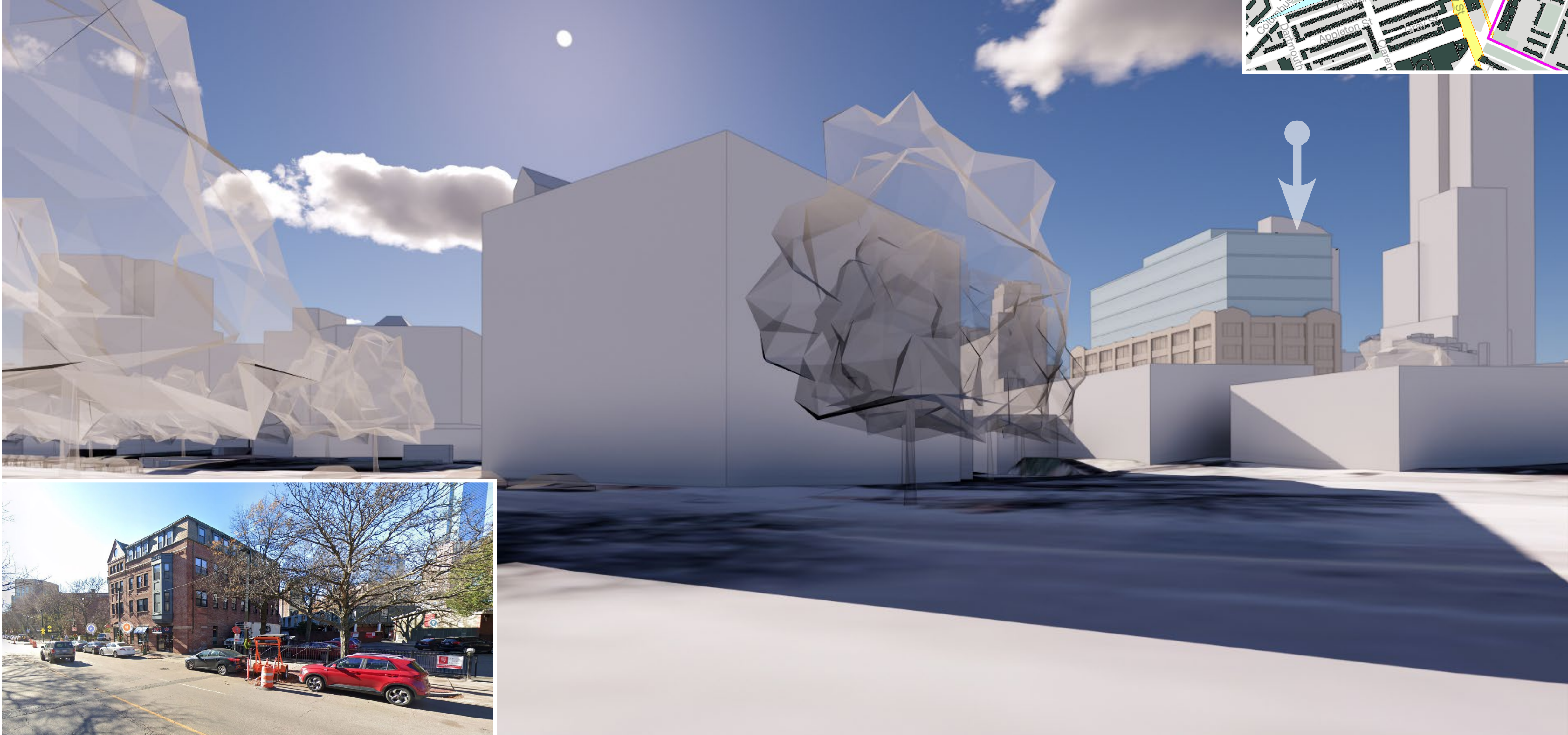
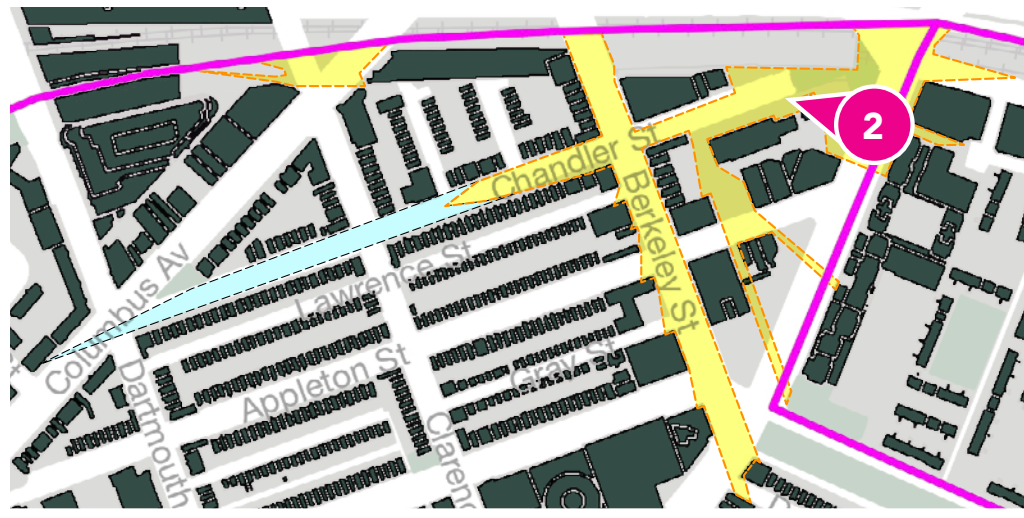
VISIBLE IN WINTER



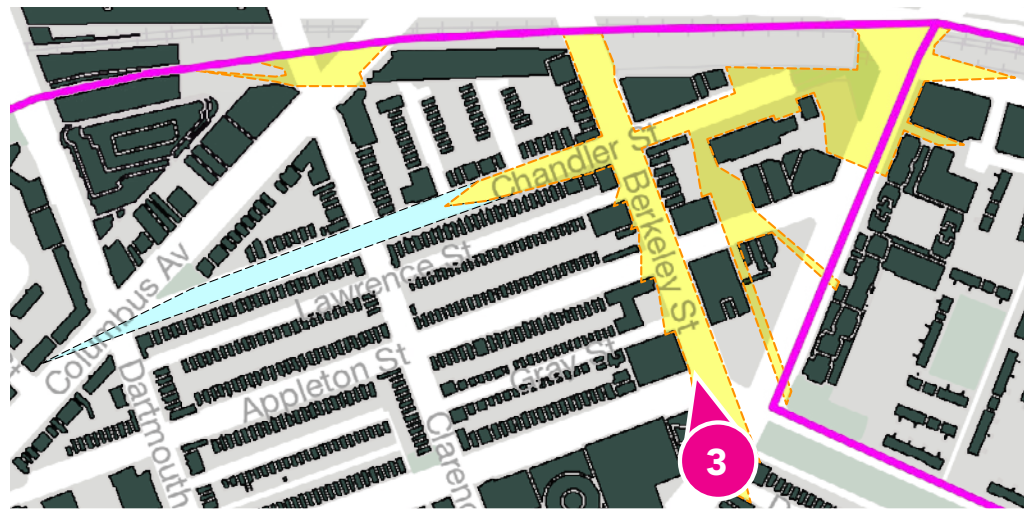
TREMONT + HERALD



TREMONT



TREMONT + BERKELEY



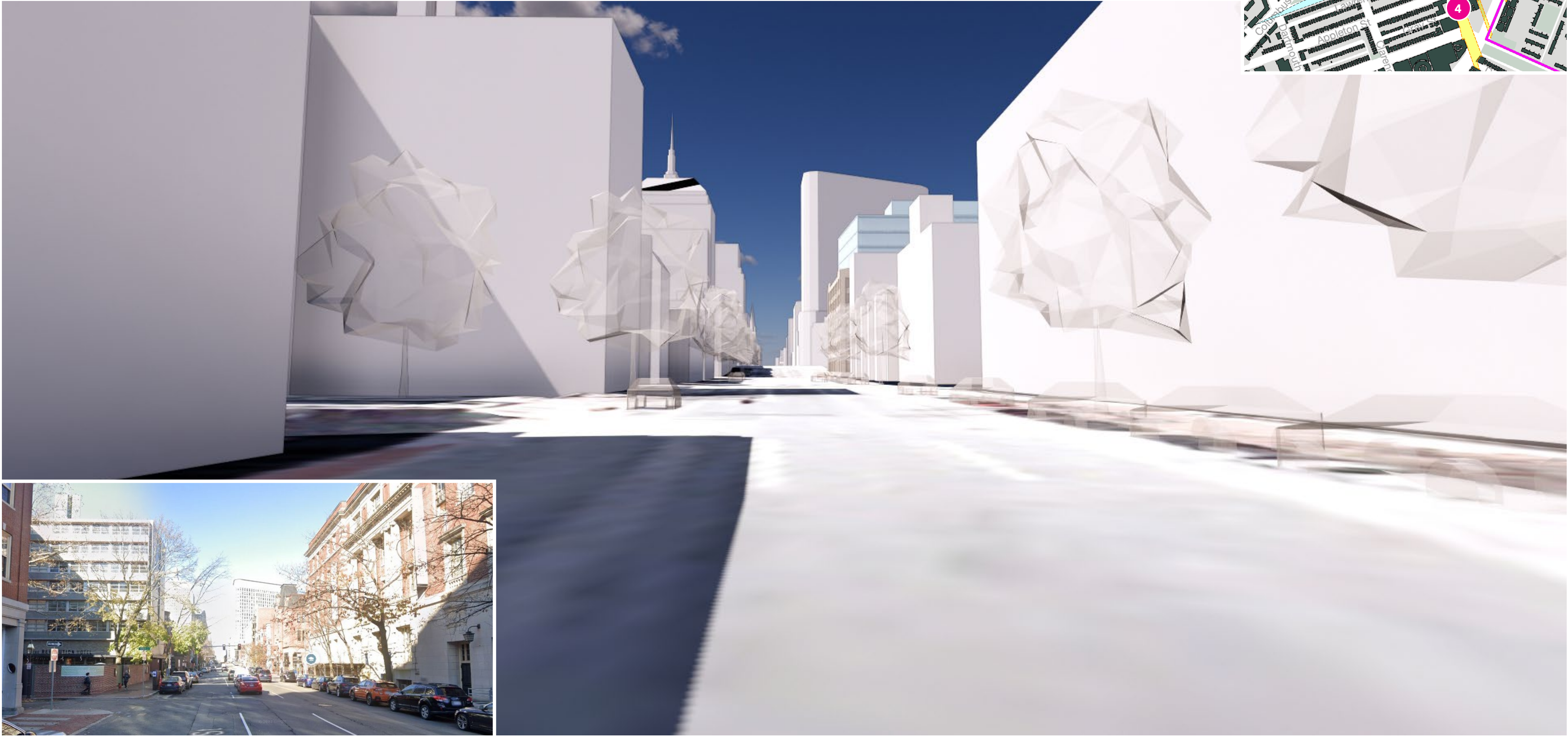
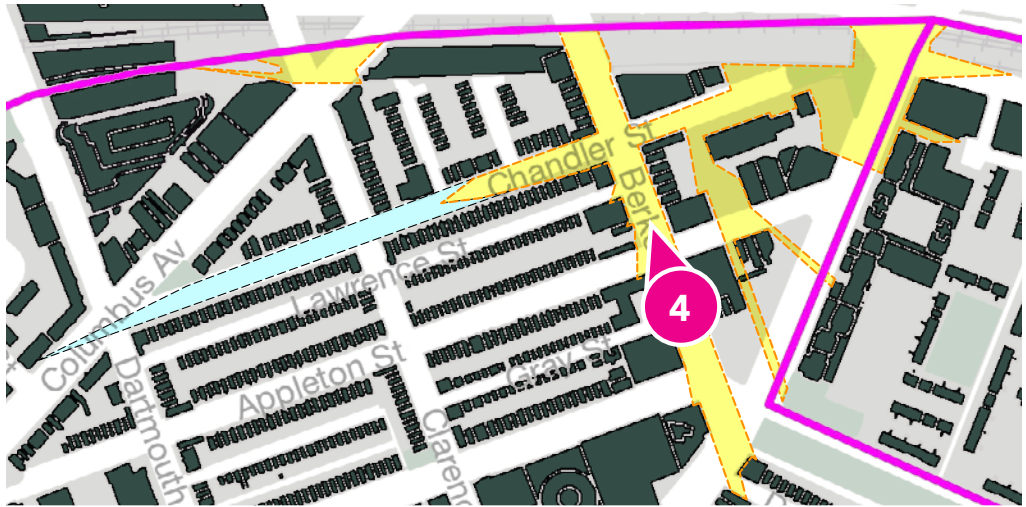
ATELIER 505

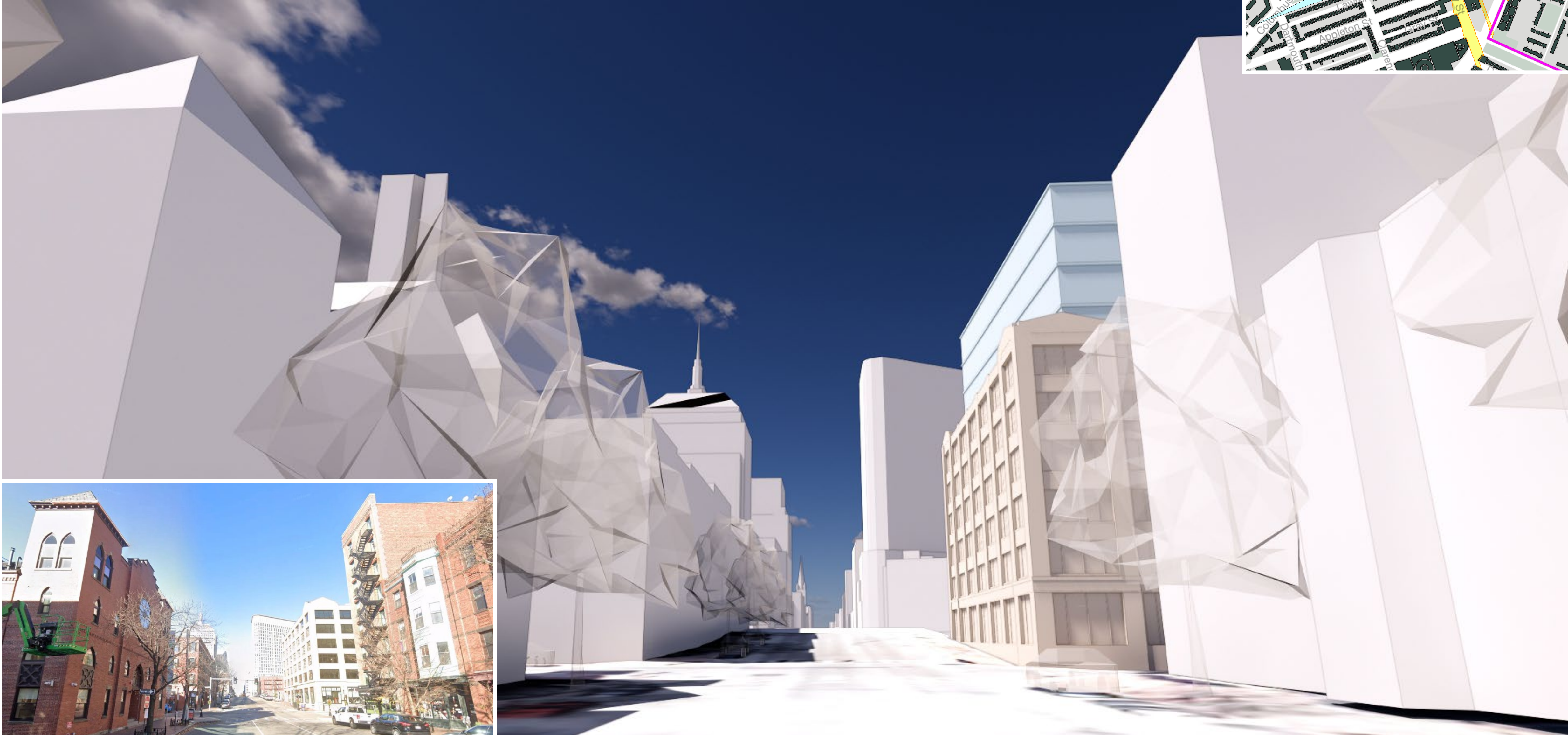
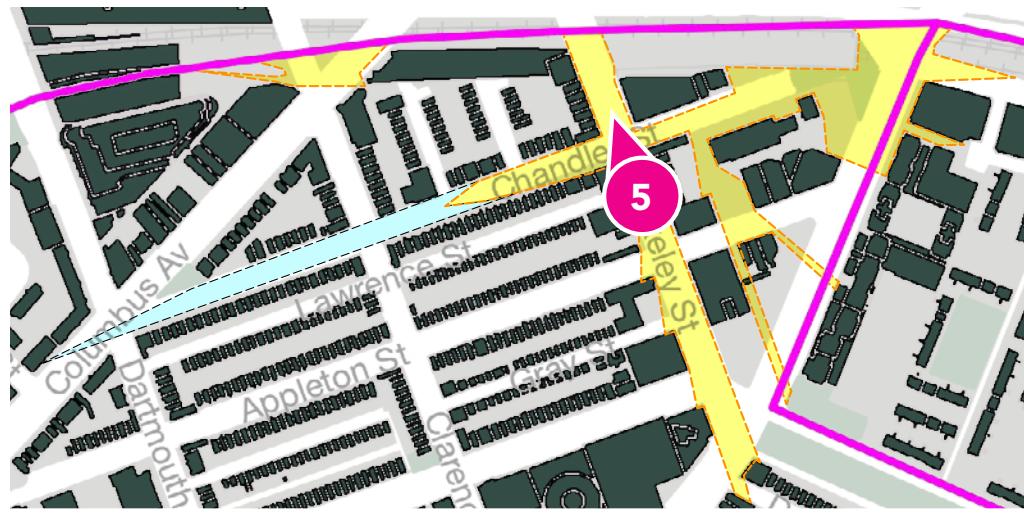
BERKELEY

TREMONT

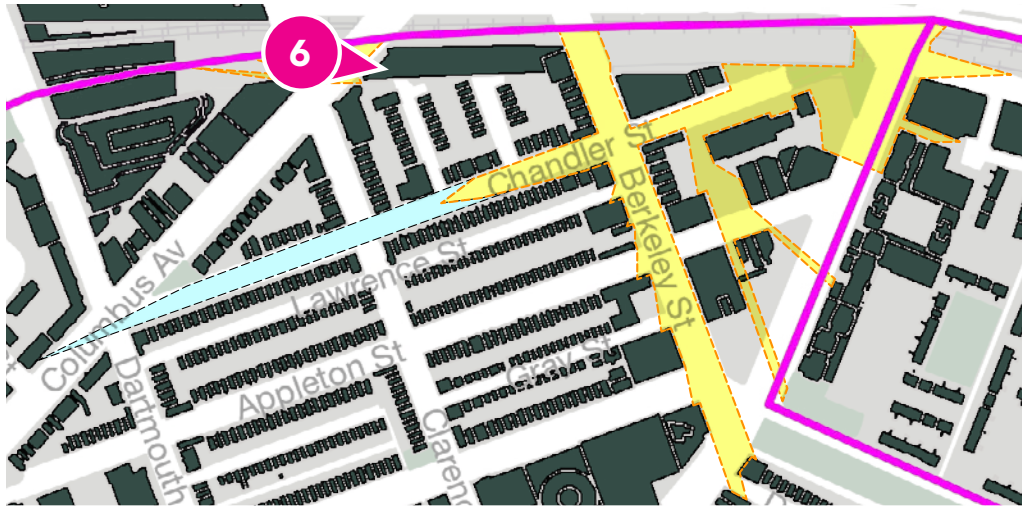


BERKELEY

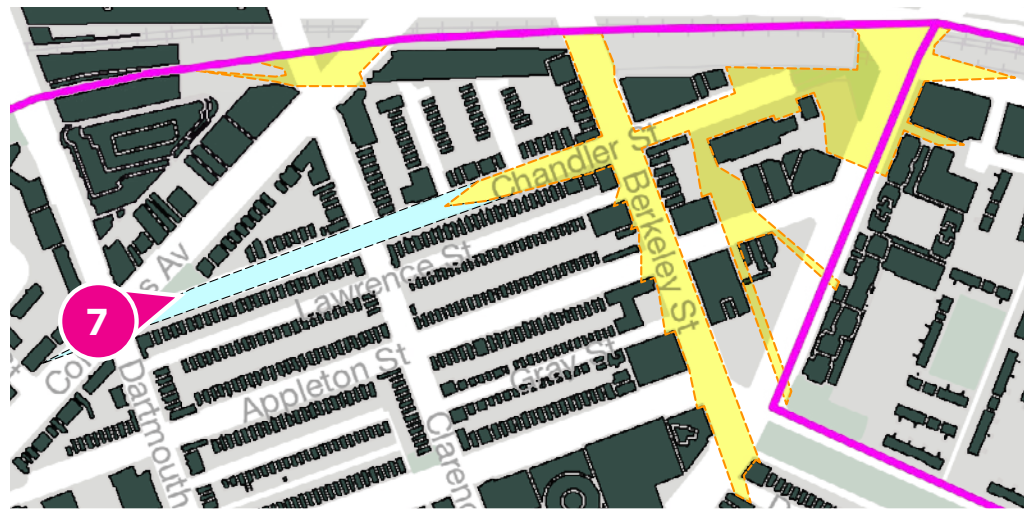




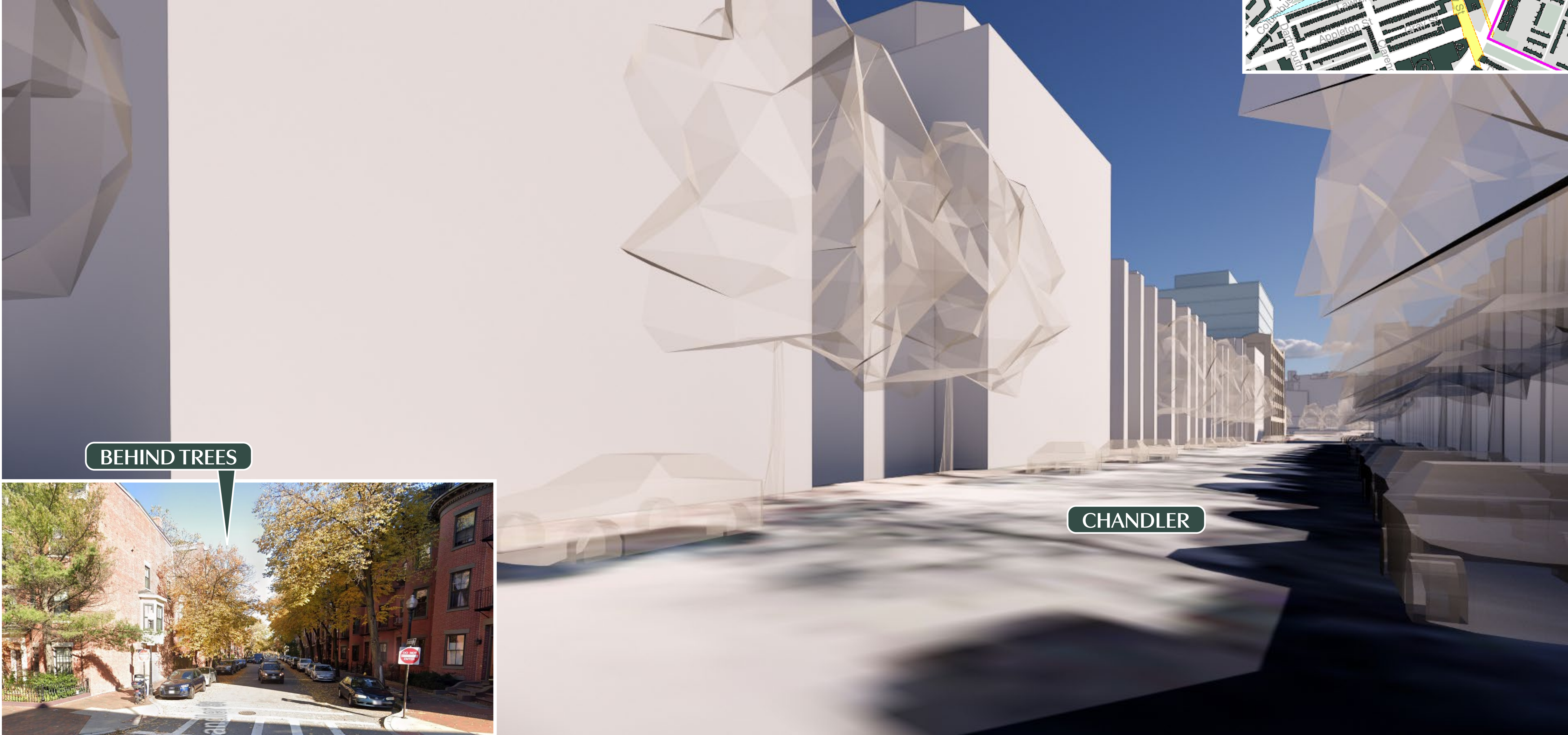
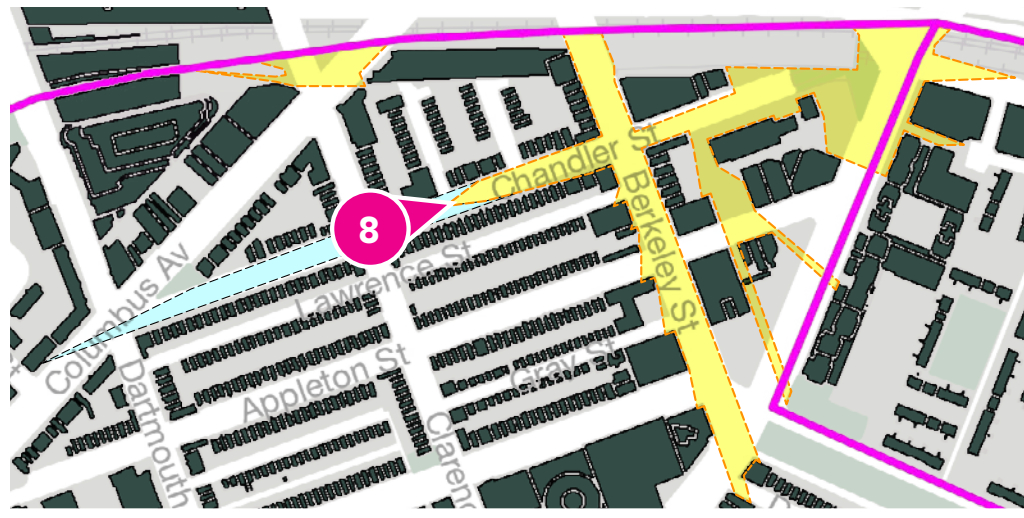
CLARENDON + COLUMBUS



COLUMBUS + CHANDLER



CHANDLER + CLARENDON

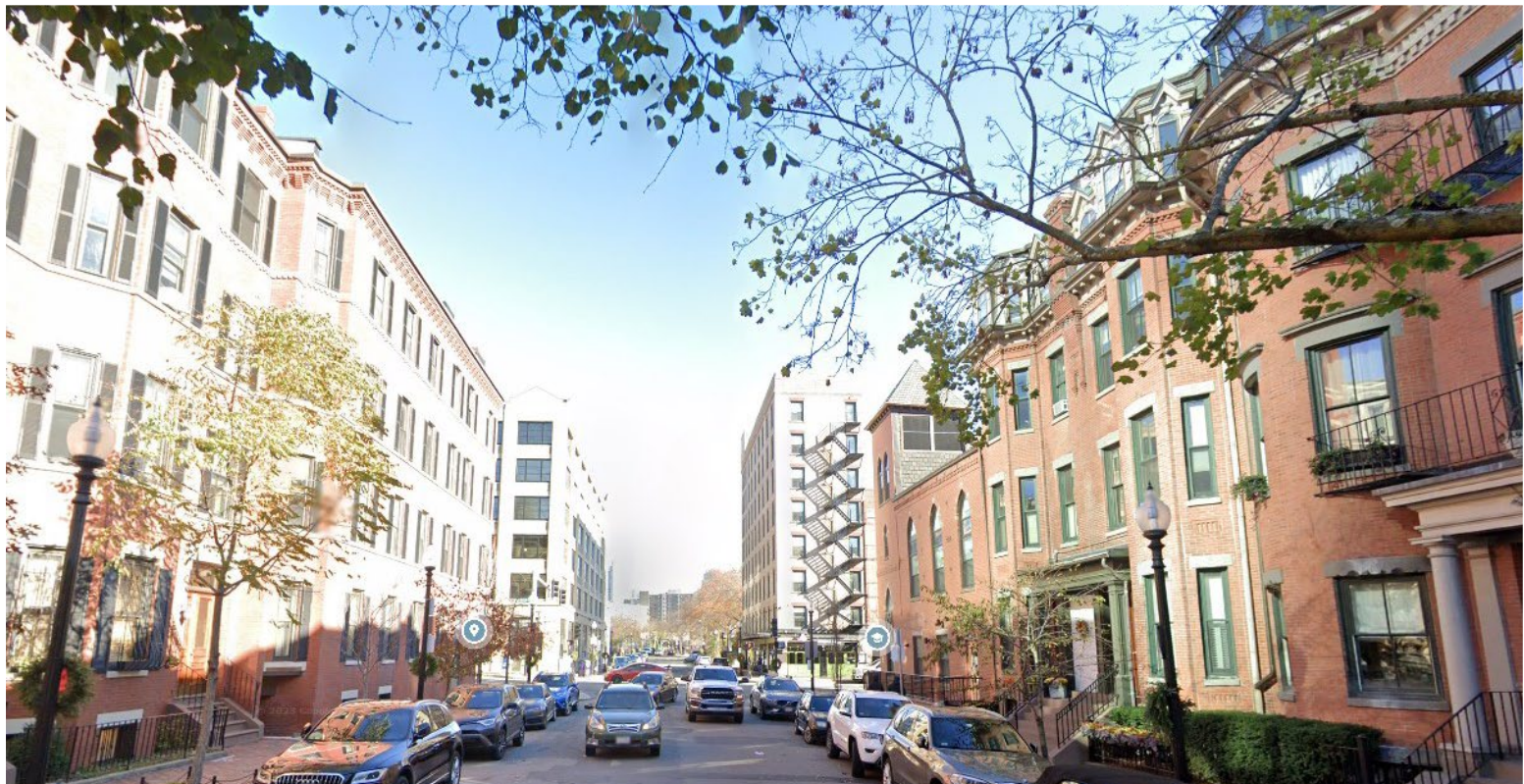
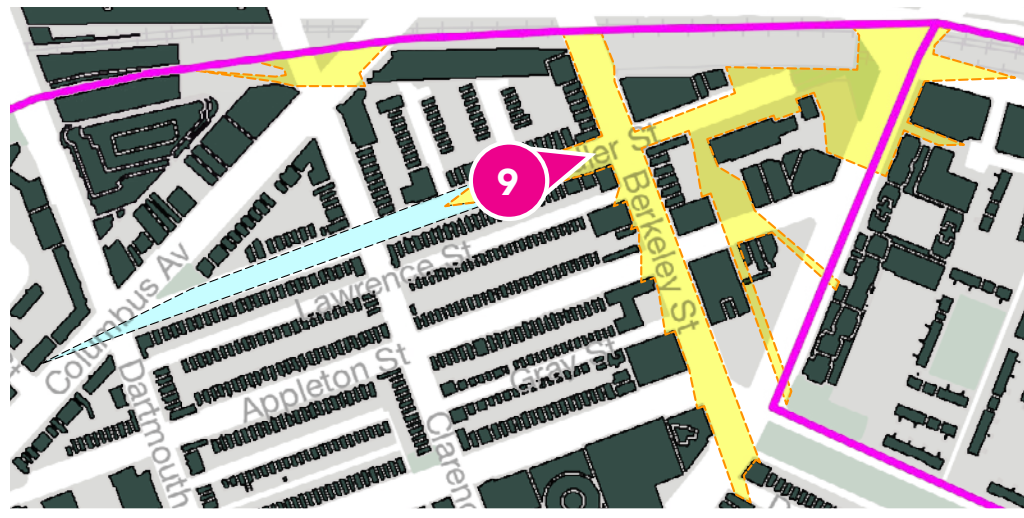


BEHIND TREES

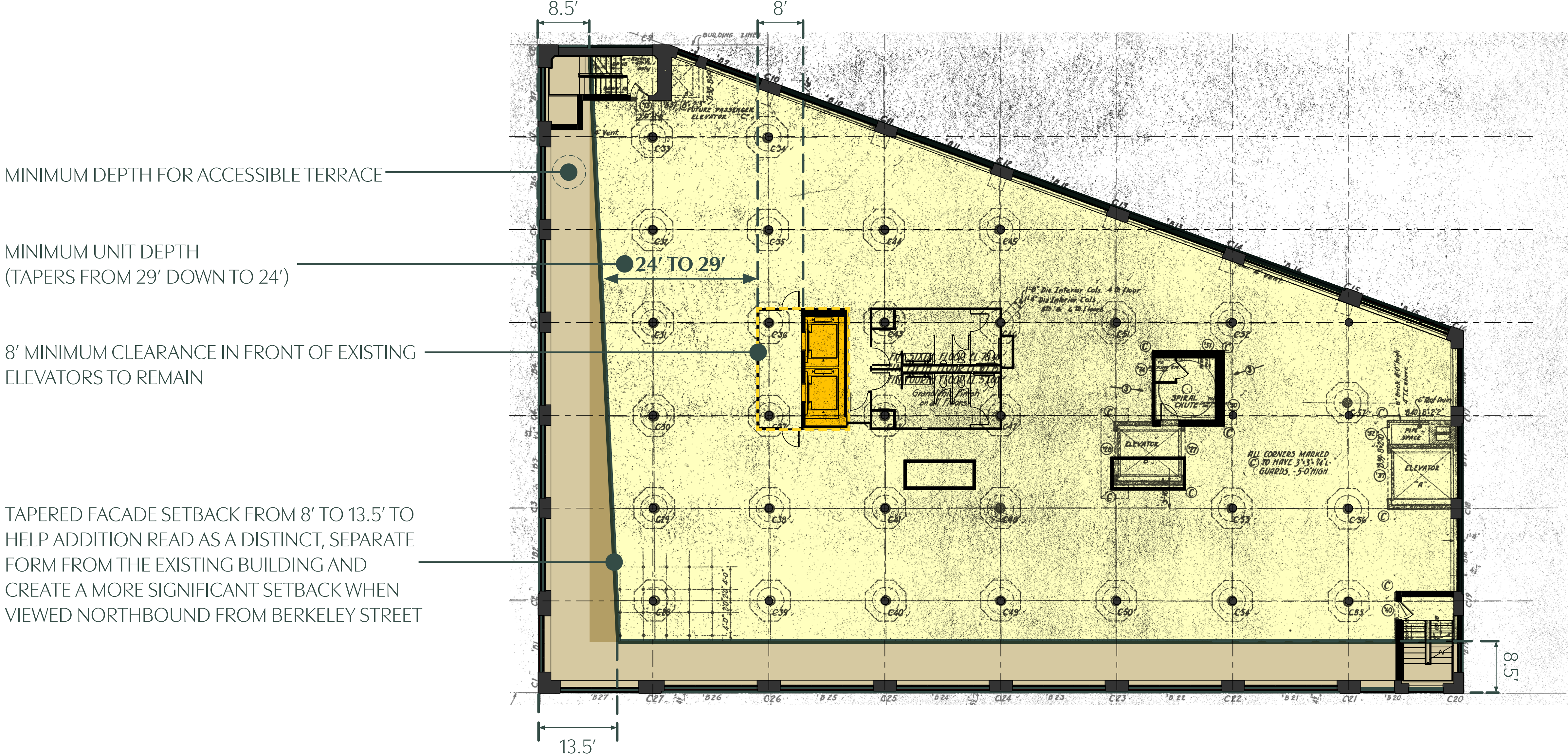
CHANDLER



CHANDLER



BERKELEY STREET SETBACK DIAGRAM



MINIMUM DEPTH FOR ACCESSIBLE TERRACE

MINIMUM UNIT DEPTH
(TAPERS FROM 29' DOWN TO 24')

8' MINIMUM CLEARANCE IN FRONT OF EXISTING
ELEVATORS TO REMAIN

TAPERED FACADE SETBACK FROM 8' TO 13.5' TO
HELP ADDITION READ AS A DISTINCT, SEPARATE
FORM FROM THE EXISTING BUILDING AND
CREATE A MORE SIGNIFICANT SETBACK WHEN
VIEWED NORTHBOUND FROM BERKELEY STREET

03

CASE STUDIES



CASE STUDIES WITHIN THE SOUTH END LANDMARK DISTRICT AND PROTECTION AREA

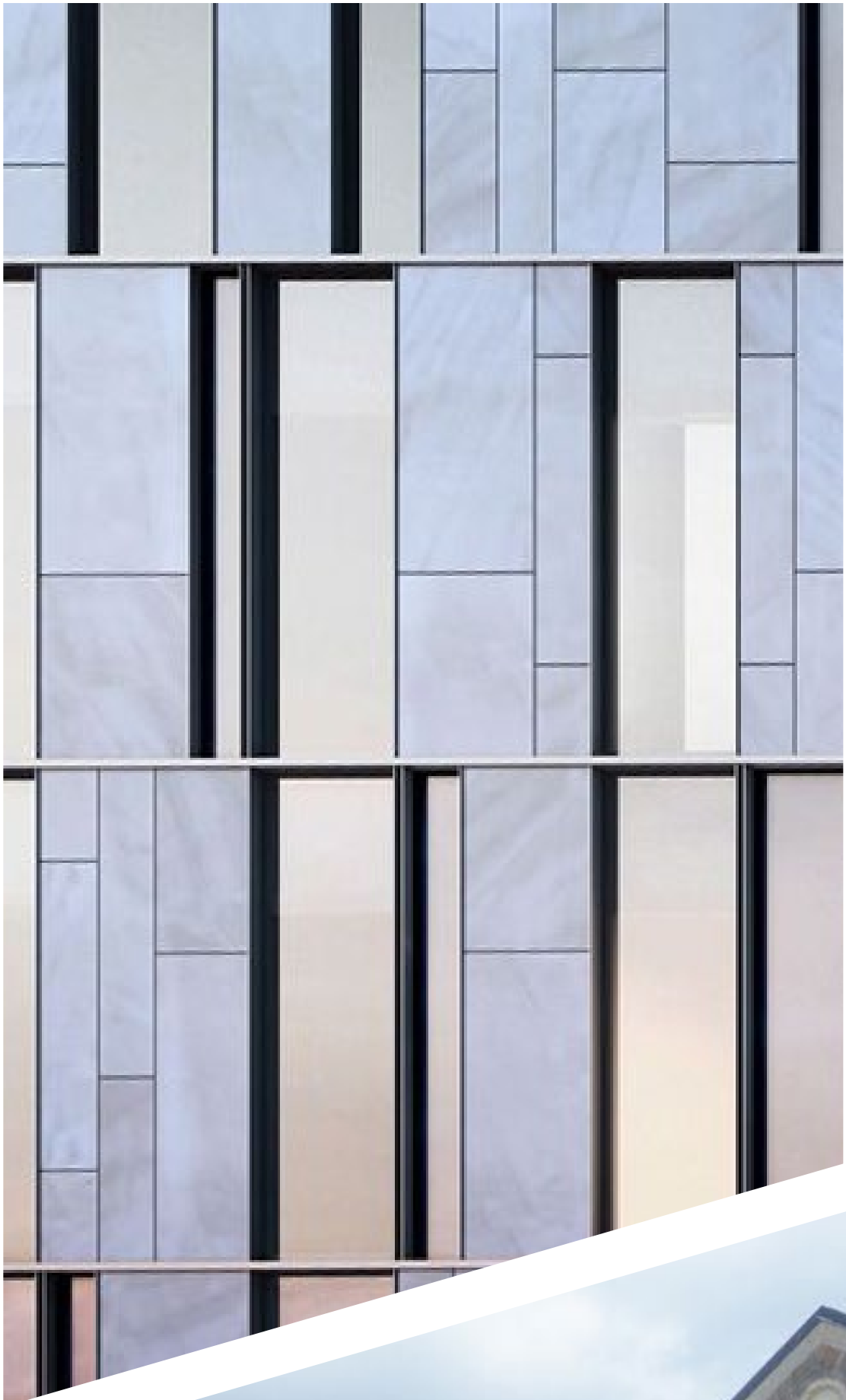
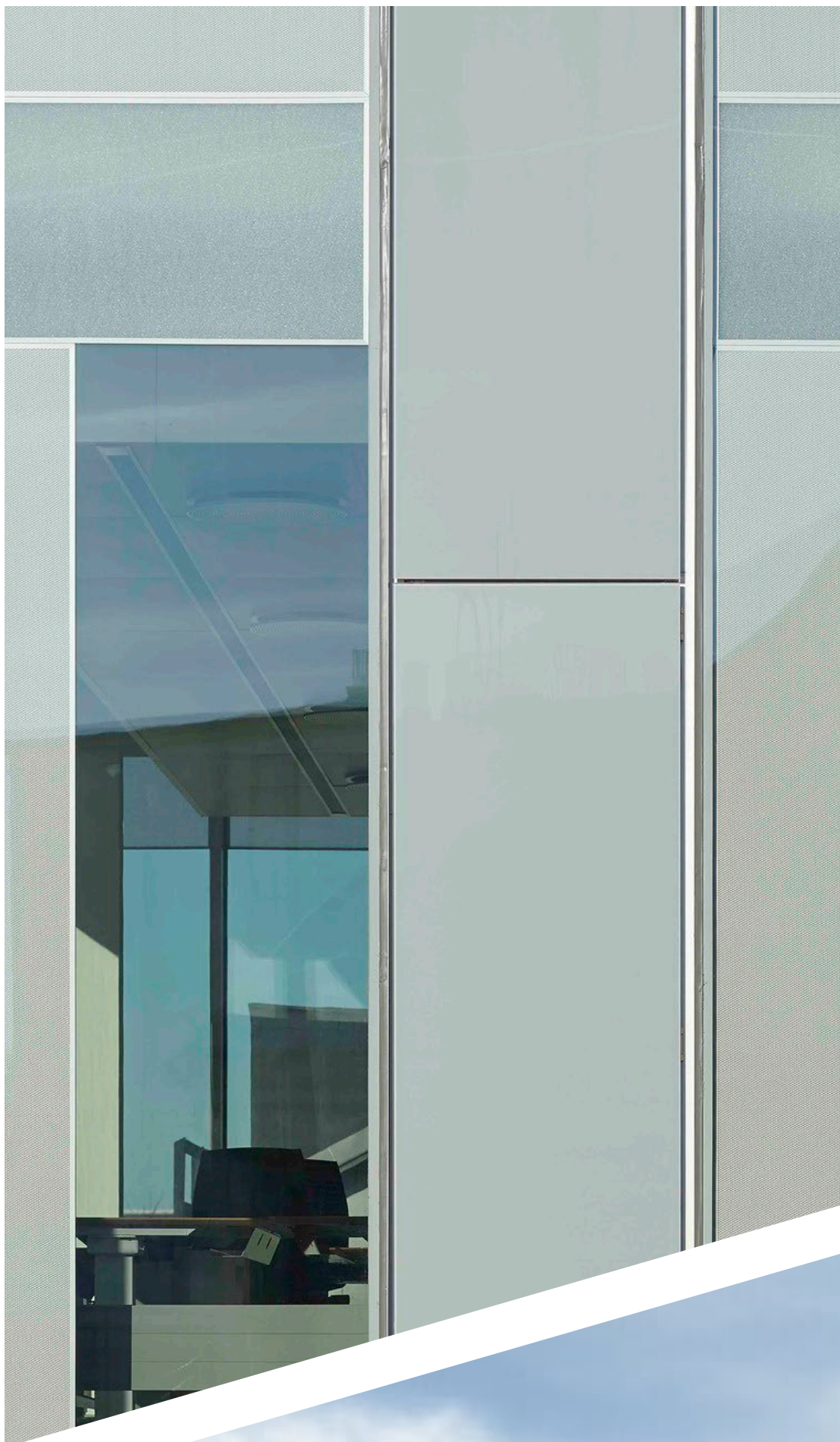


THE LUCAS - FINEGOLD ALEXANDER

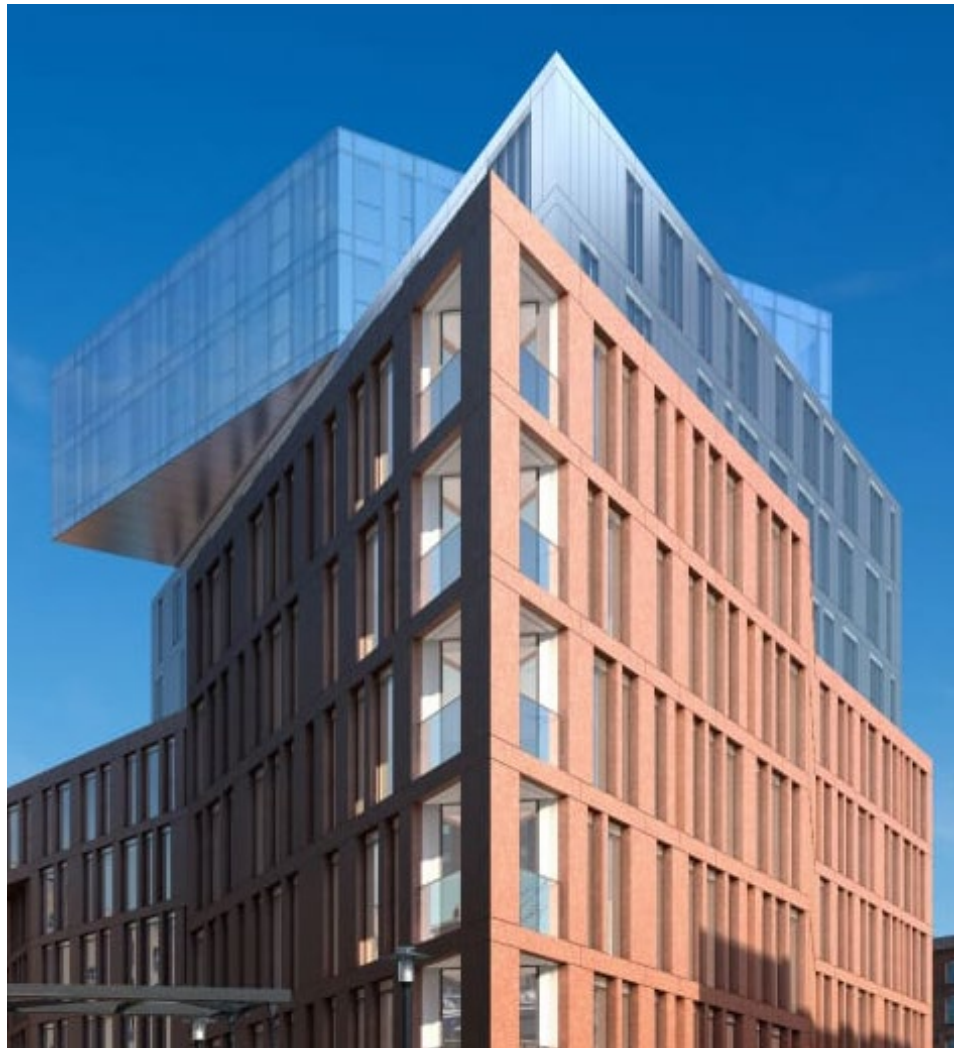
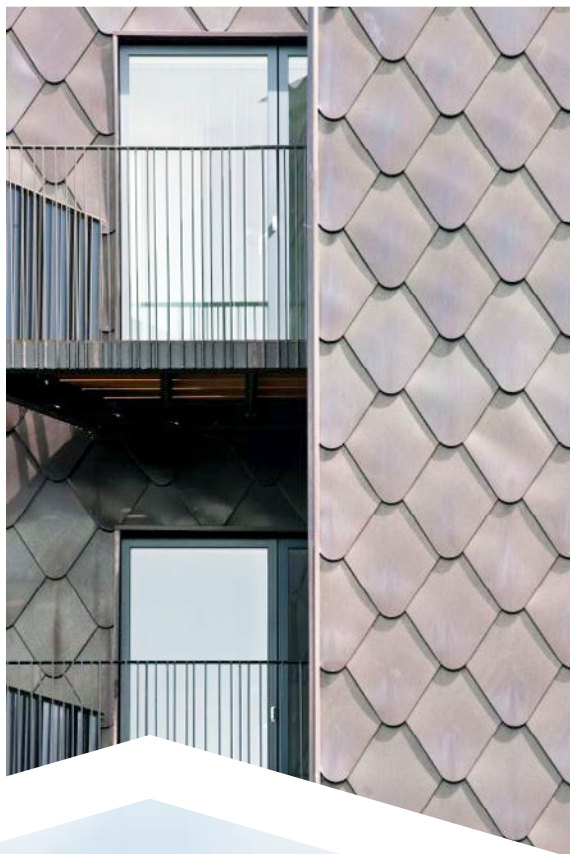


PENNY SAVINGS BANK - FINEGOLD ALEXANDER

MATERIAL PALETTE



Lightness in proportion and palette. **Contemporary** in texture.



THANK YOU
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