

An architectural rendering of a modern, multi-story brick building with large windows and arched ground-floor openings. The building is situated on a city street with trees, pedestrians, and a cyclist in the foreground. A tall, thin skyscraper is visible in the background under a cloudy sky.

41 BERKELEY STREET

SOUTH END LANDMARKS DISTRICT COMMITTEE

SEPTEMBER 29, 2026

Team Introduction



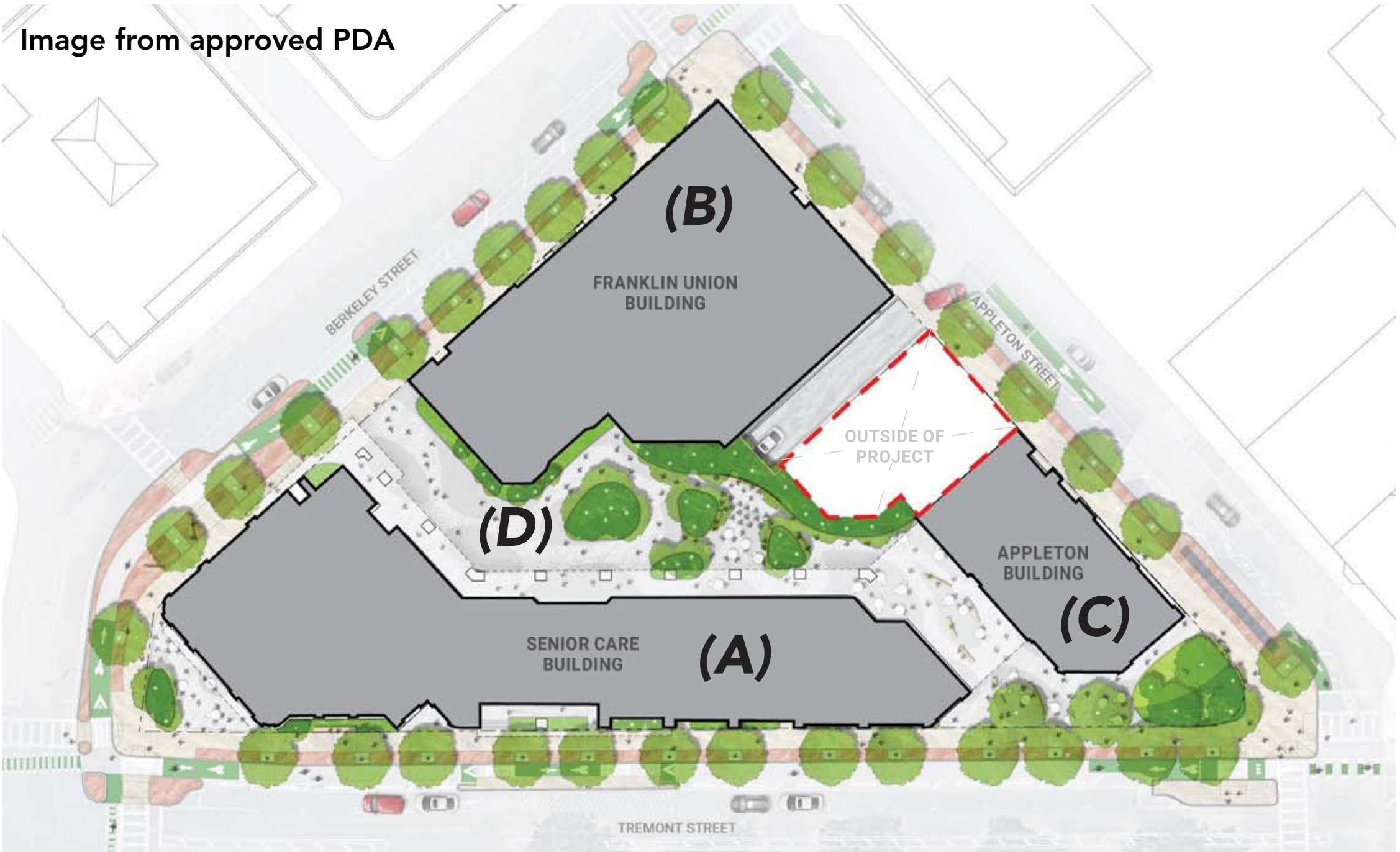
Neighborhood Context Plan



Proposed Program

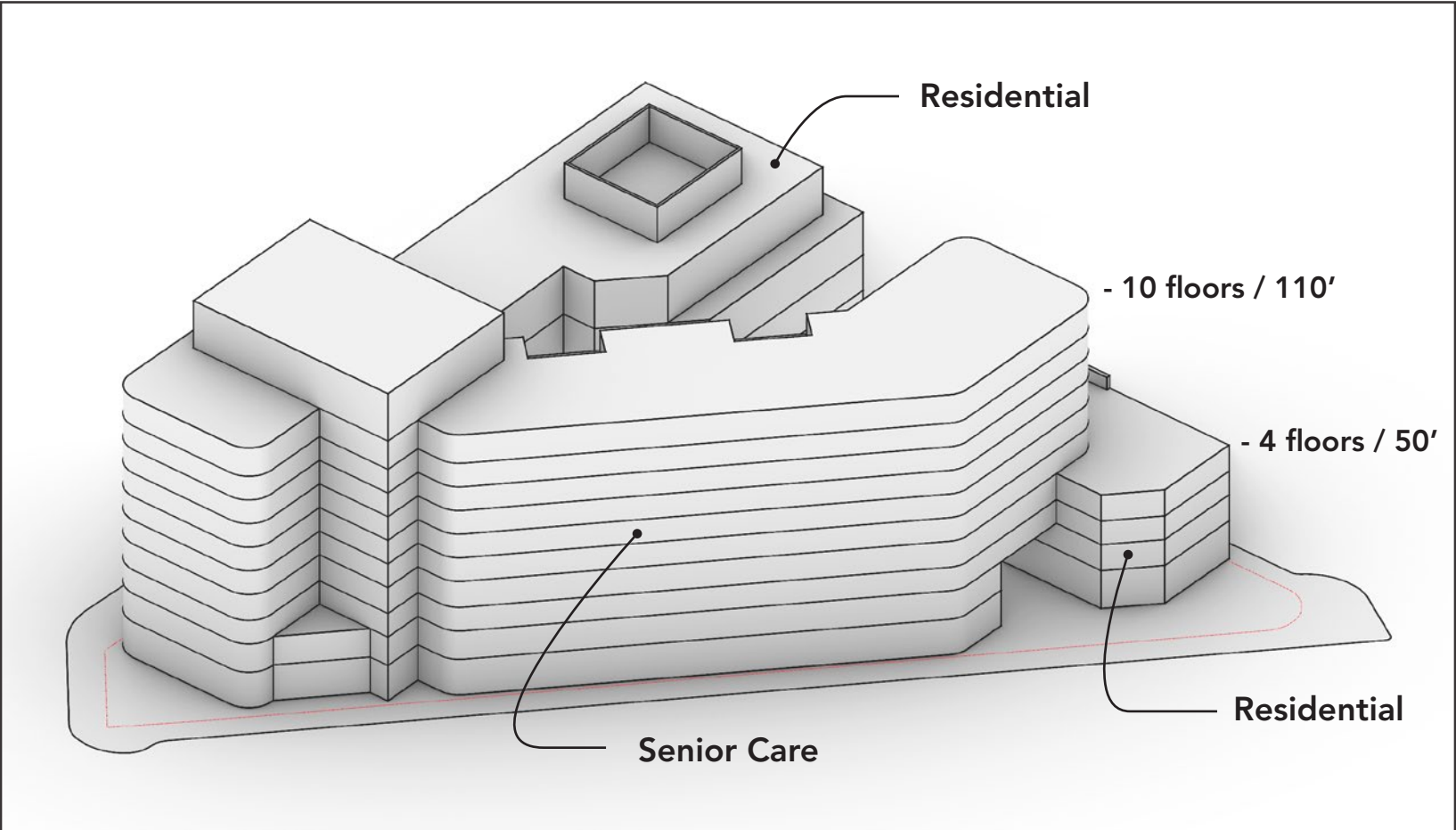
- (A) Tremont Building - ~~Senior Care~~ Residential
- (B) Franklin Union Building- Residential (No Change)
- (C) Appleton Building - Residential (No Change)
- (D) Open Space - 24% (No Change)
- Parking - ~~60 spaces~~ 93 spaces
- FAR - 5.0 (No Change)

Image from approved PDA



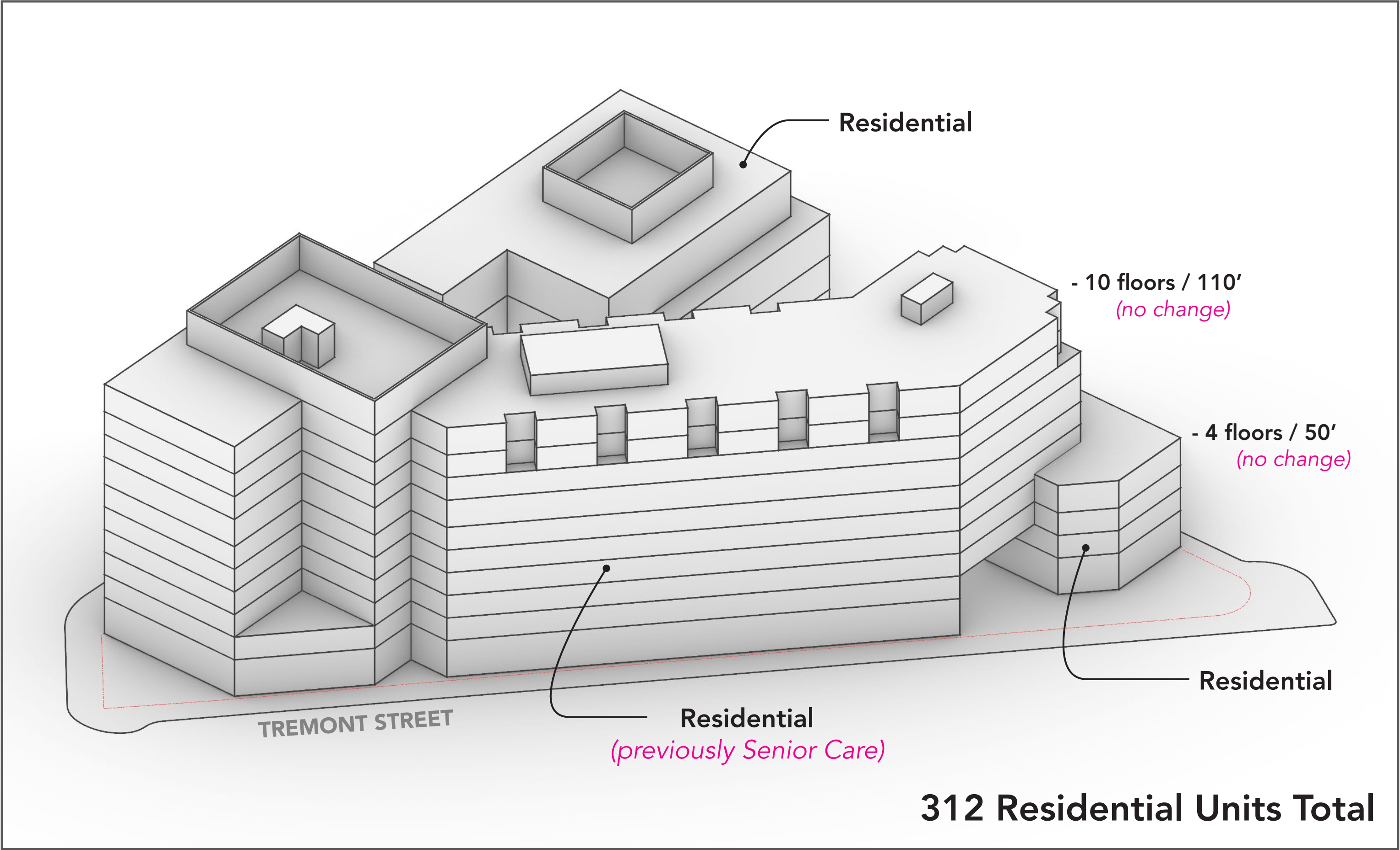
Height & Massing

2022 Massing



View 1

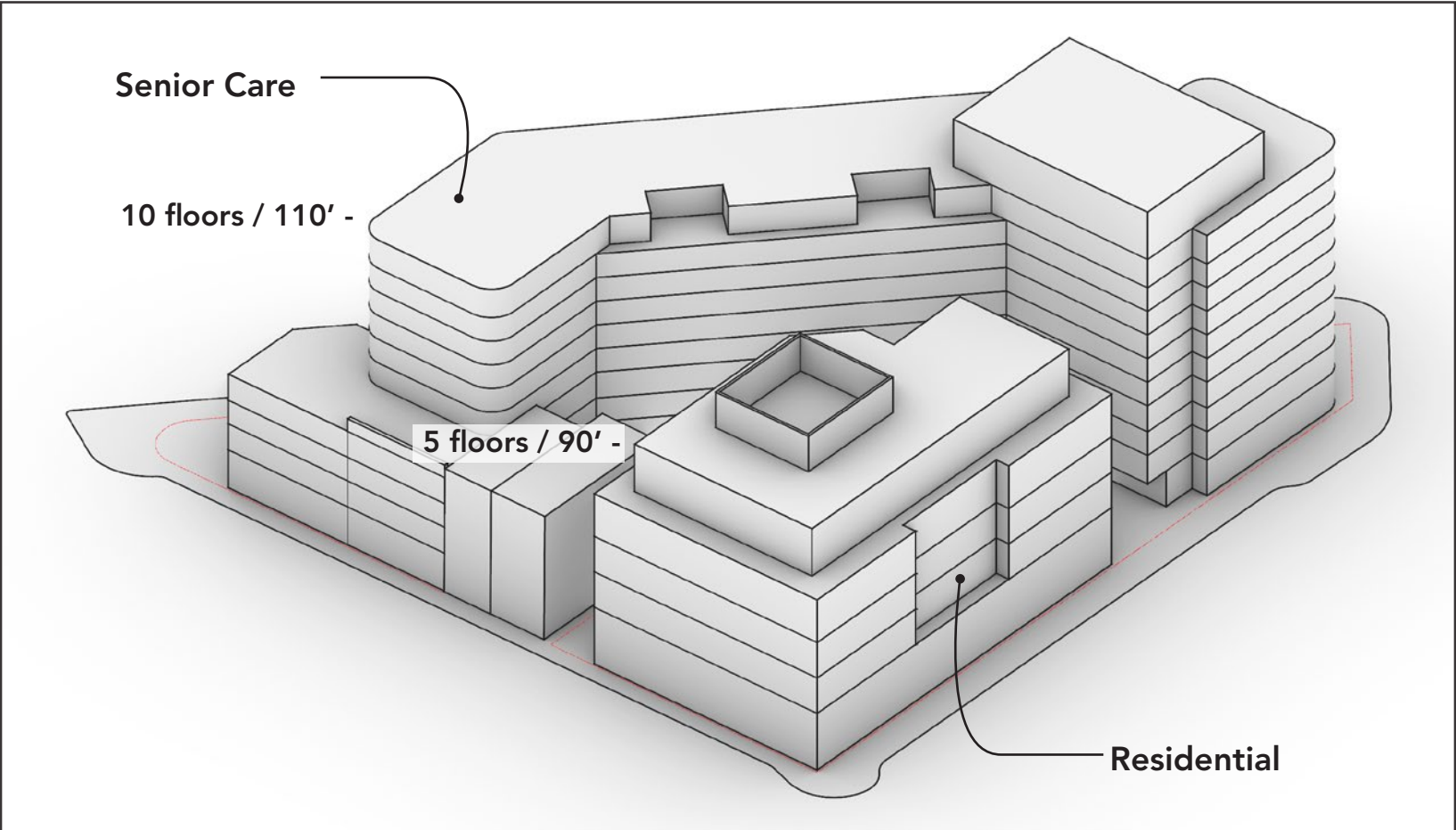
2026 Massing



View 1

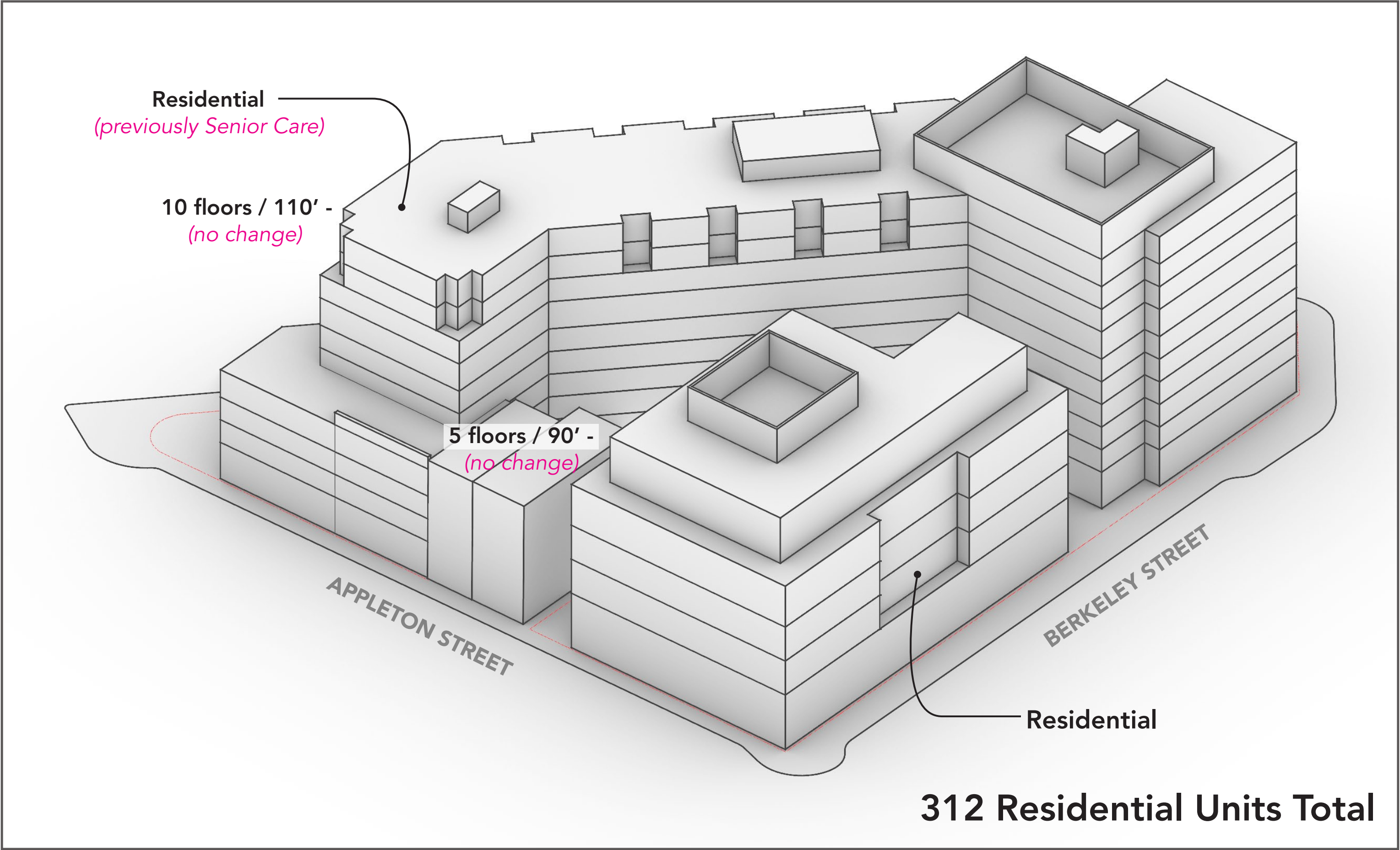
Height & Massing

2022 Massing



View 2

2026 Massing



View 2

Design Evolution

View from E Berkeley Street / Community Garden

2022



Key Plan



2026



Design Evolution

View from Tremont Street

2022



Key Plan



2026



Design Evolution

View from Warren Ave

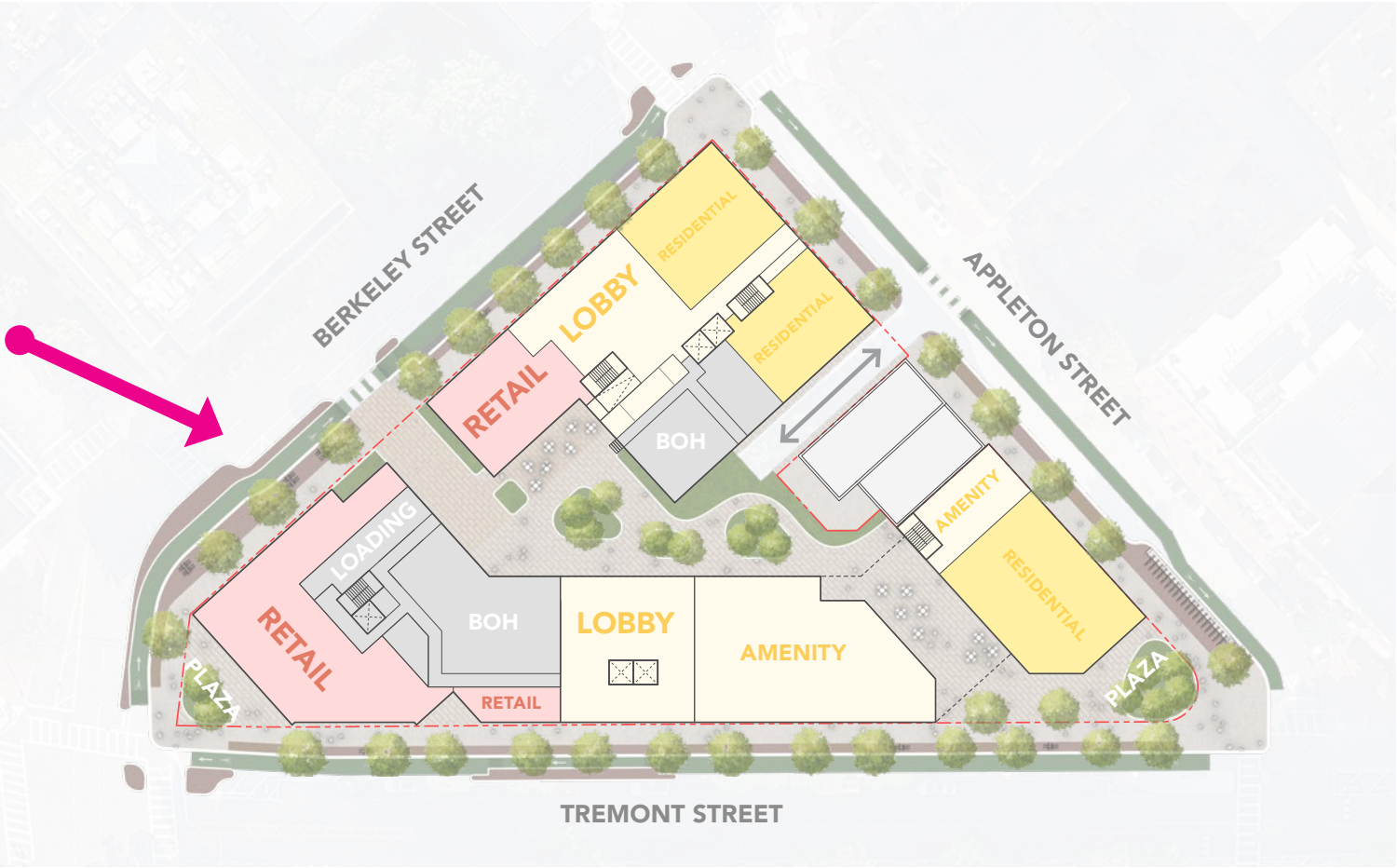
2022



2026



Key Plan



Design Evolution

View from Berkeley Street, looking towards courtyard

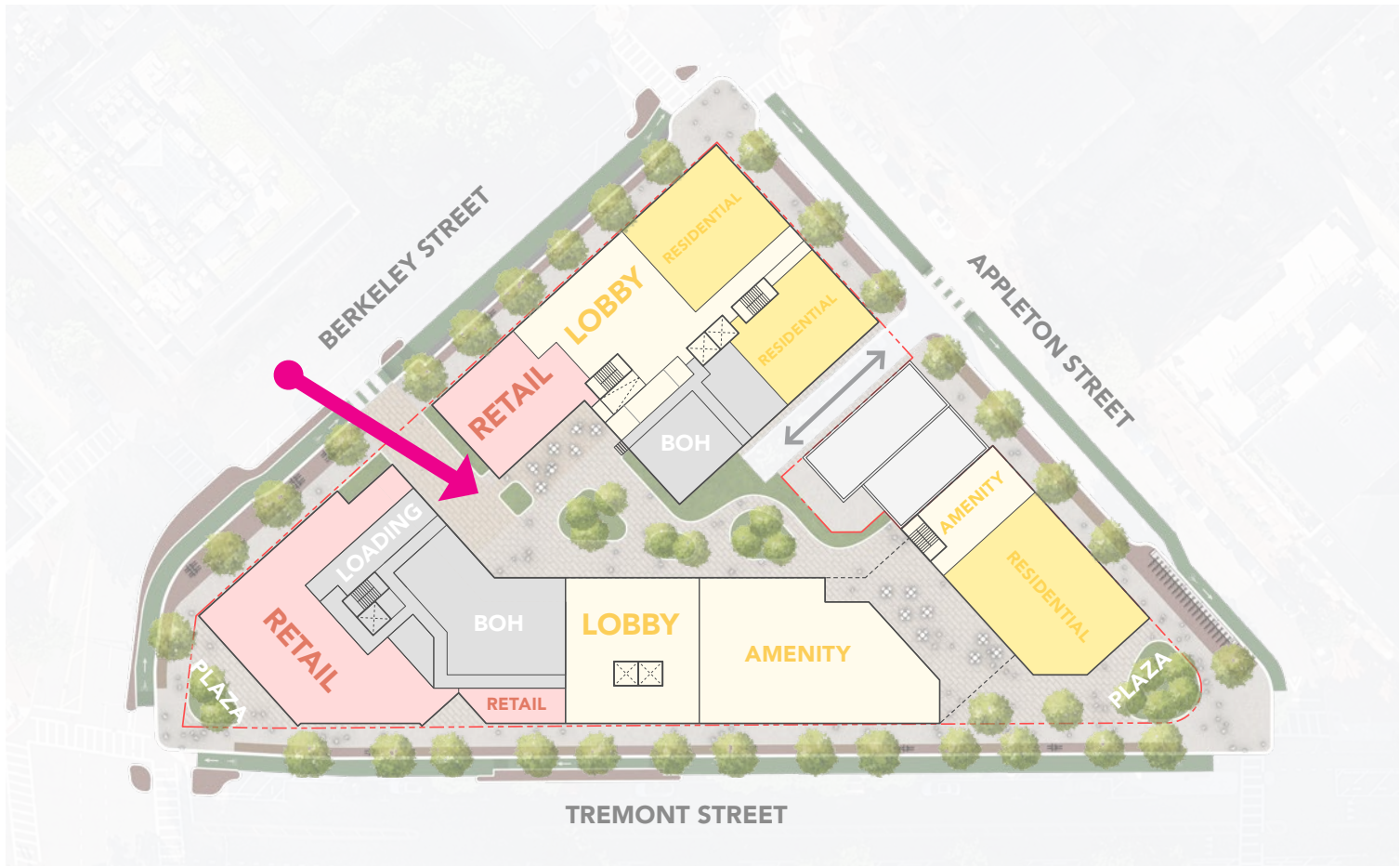
2022



2026



Key Plan



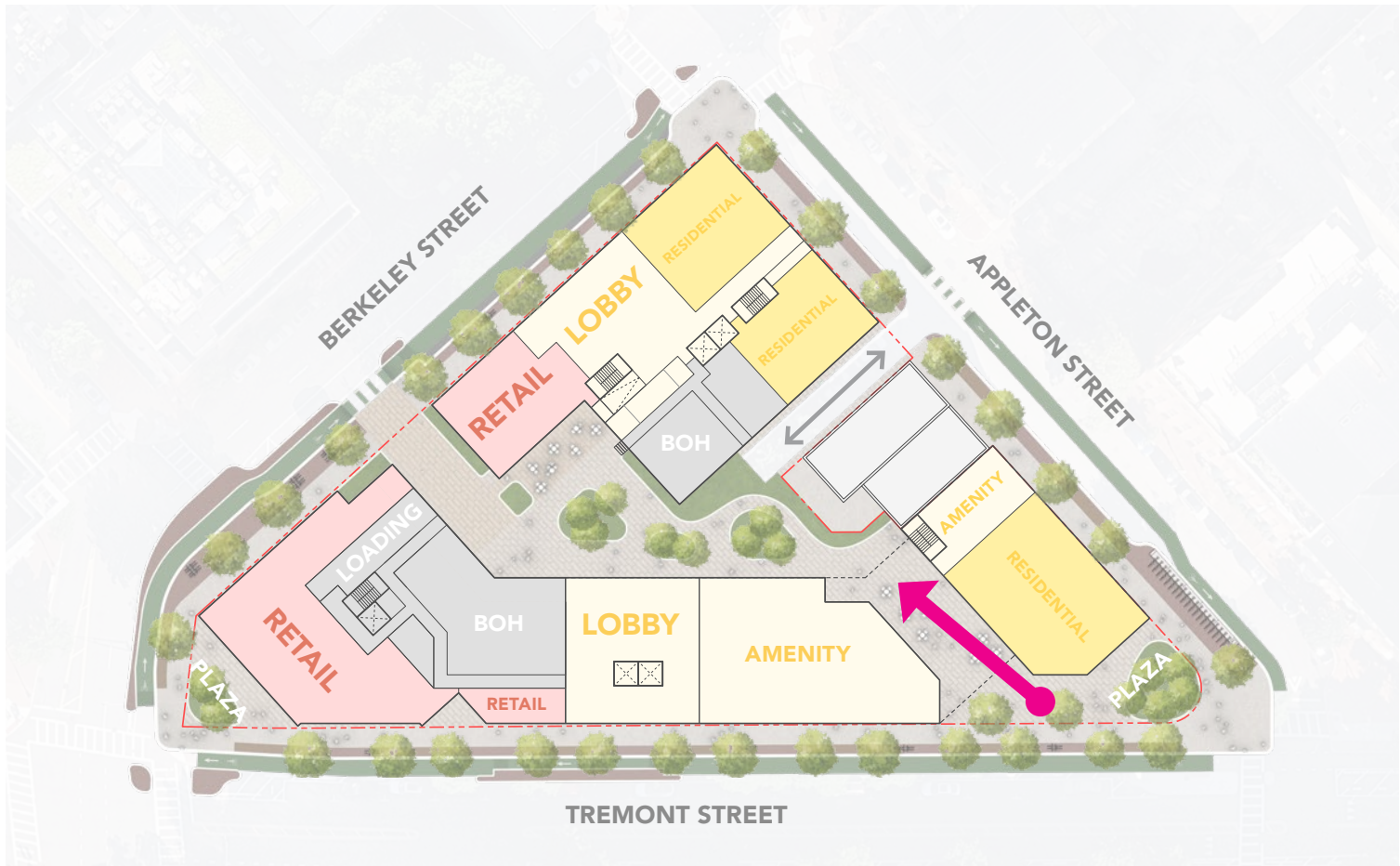
Design Evolution

View into courtyard from Tremont Street

2022



Key Plan



2026



Design Evolution

View inside courtyard

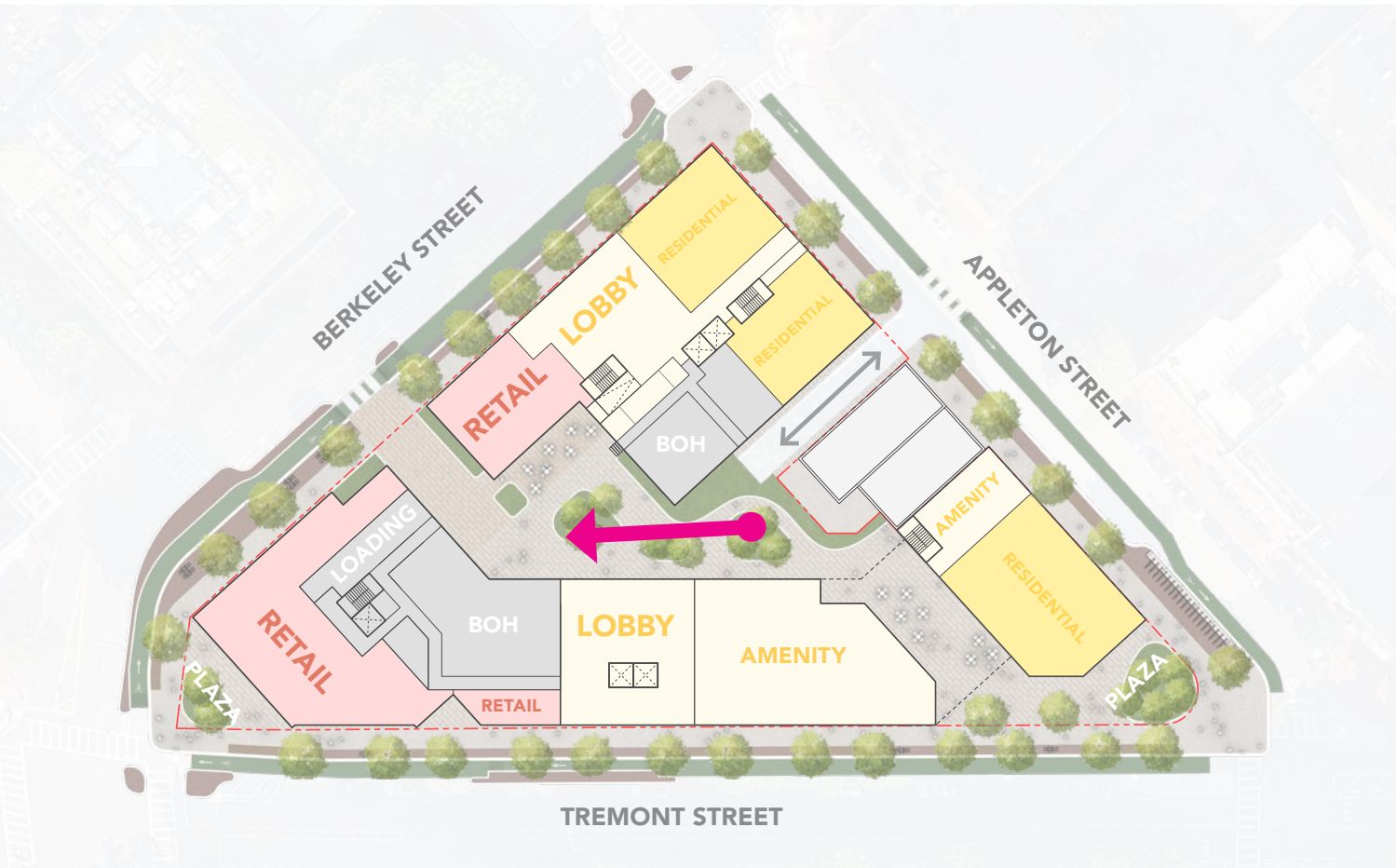
2022



2026



Key Plan



Design Evolution

View from Appleton Street

2022



Key Plan



2026

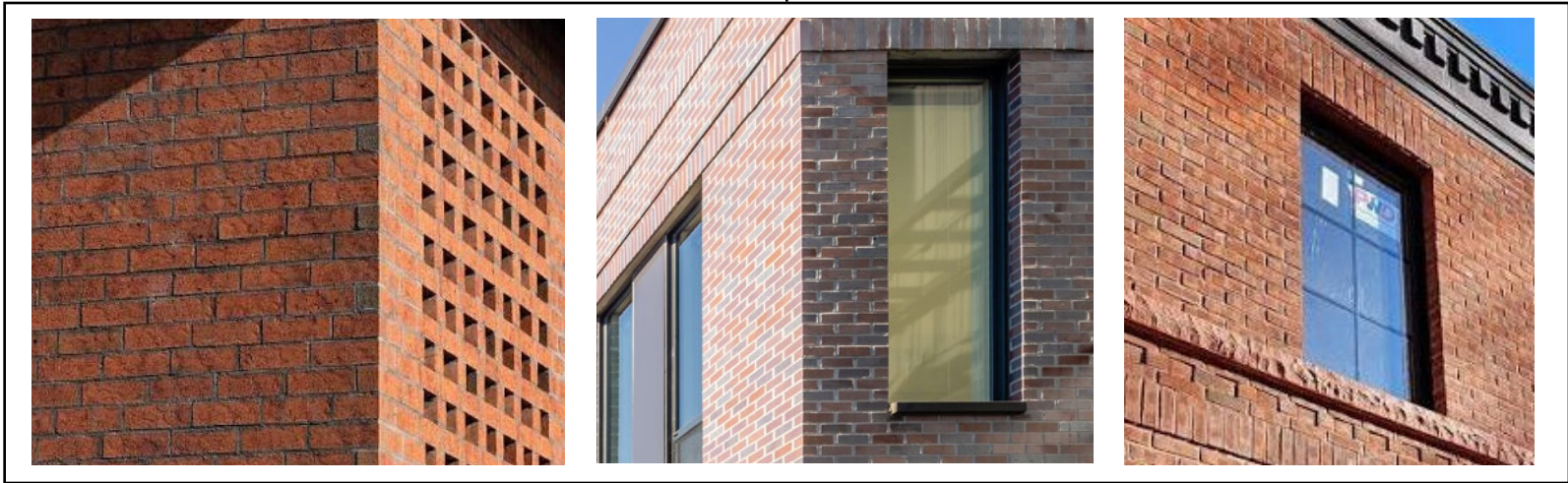


Materiality

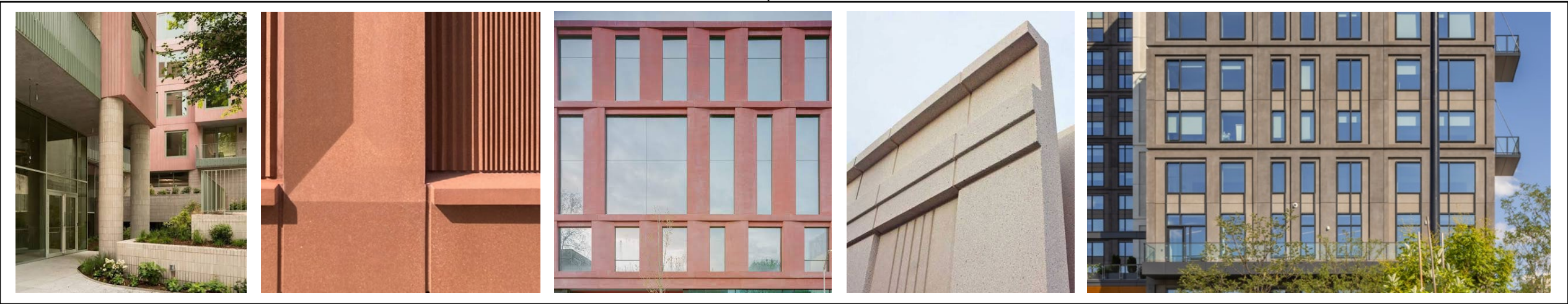
Light toned rooftop cladding



Brick

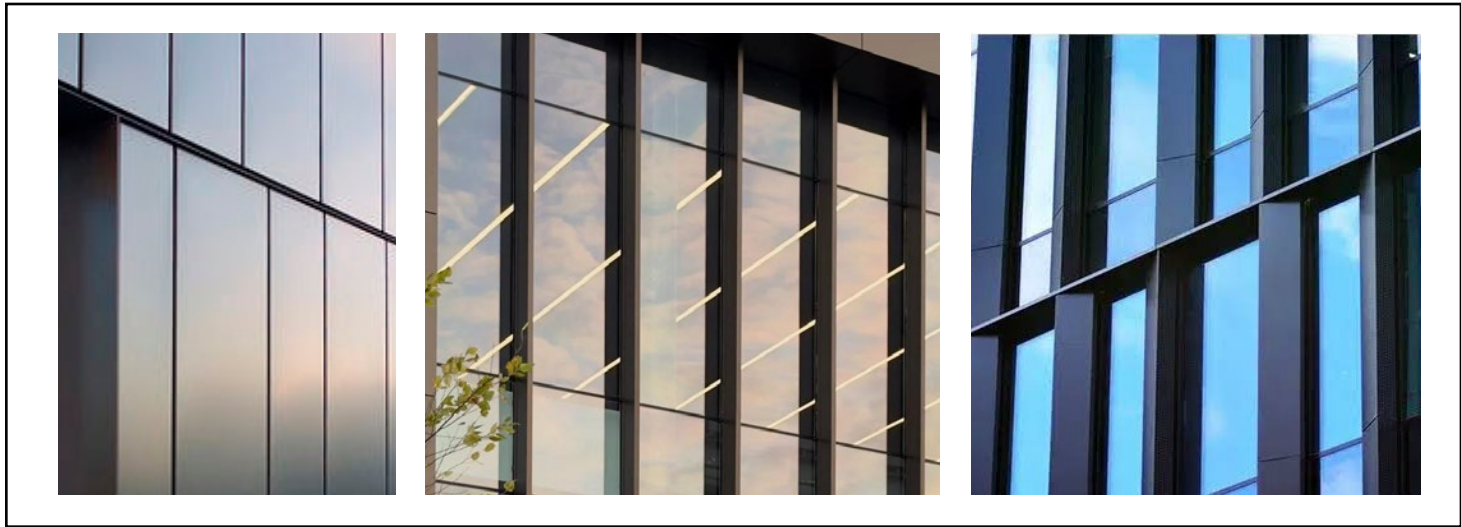


Warm toned precast with lighter upper stories

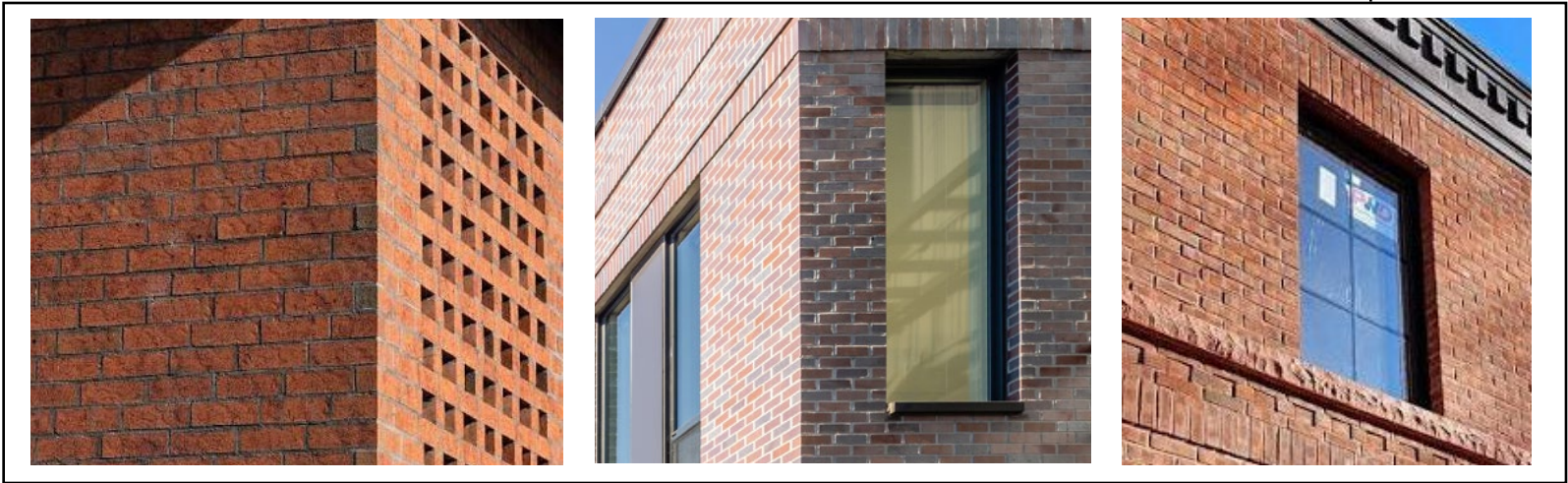


Materiality

Metal and Glass “Bridge”

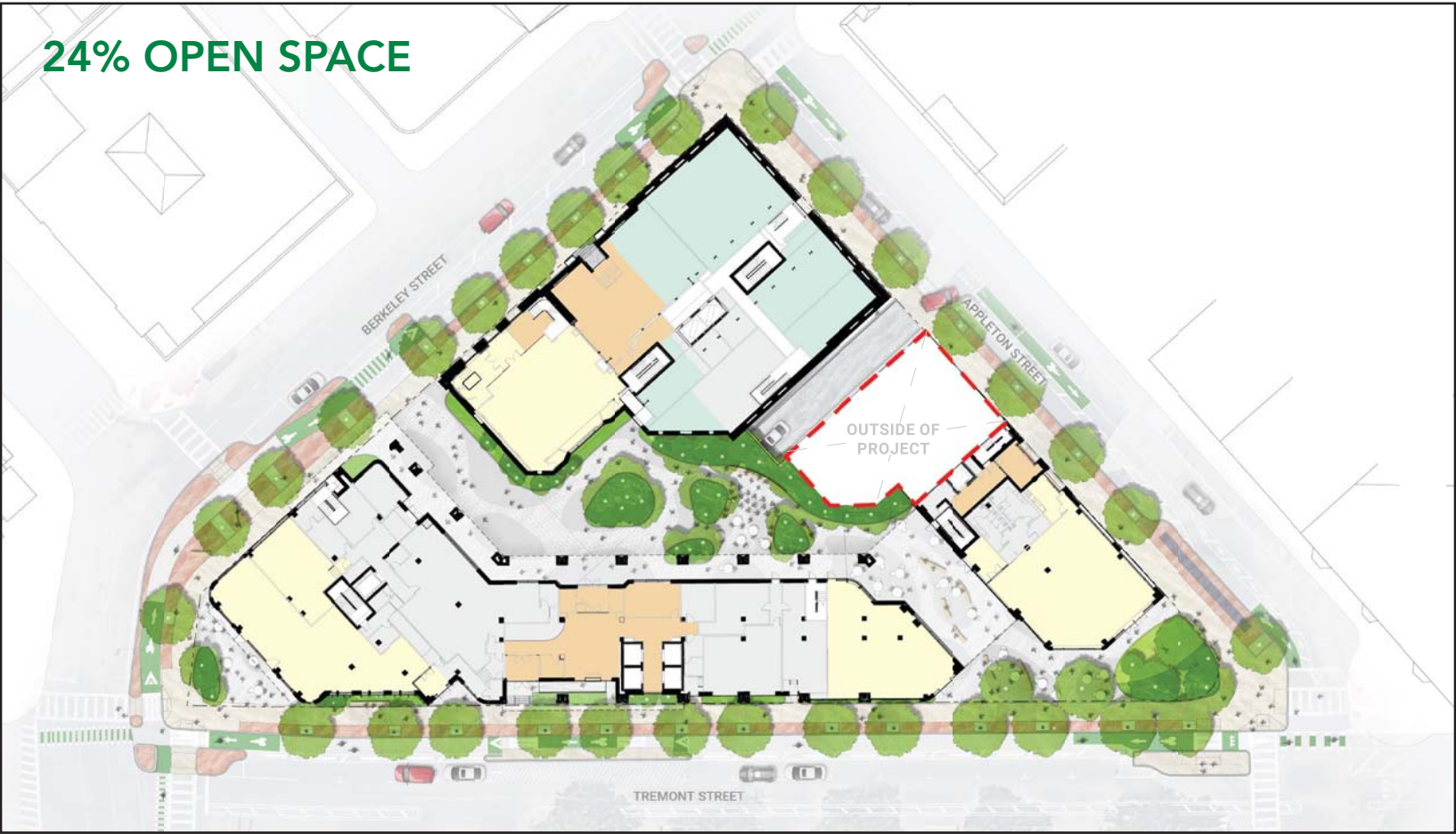


Brick to Match Existing

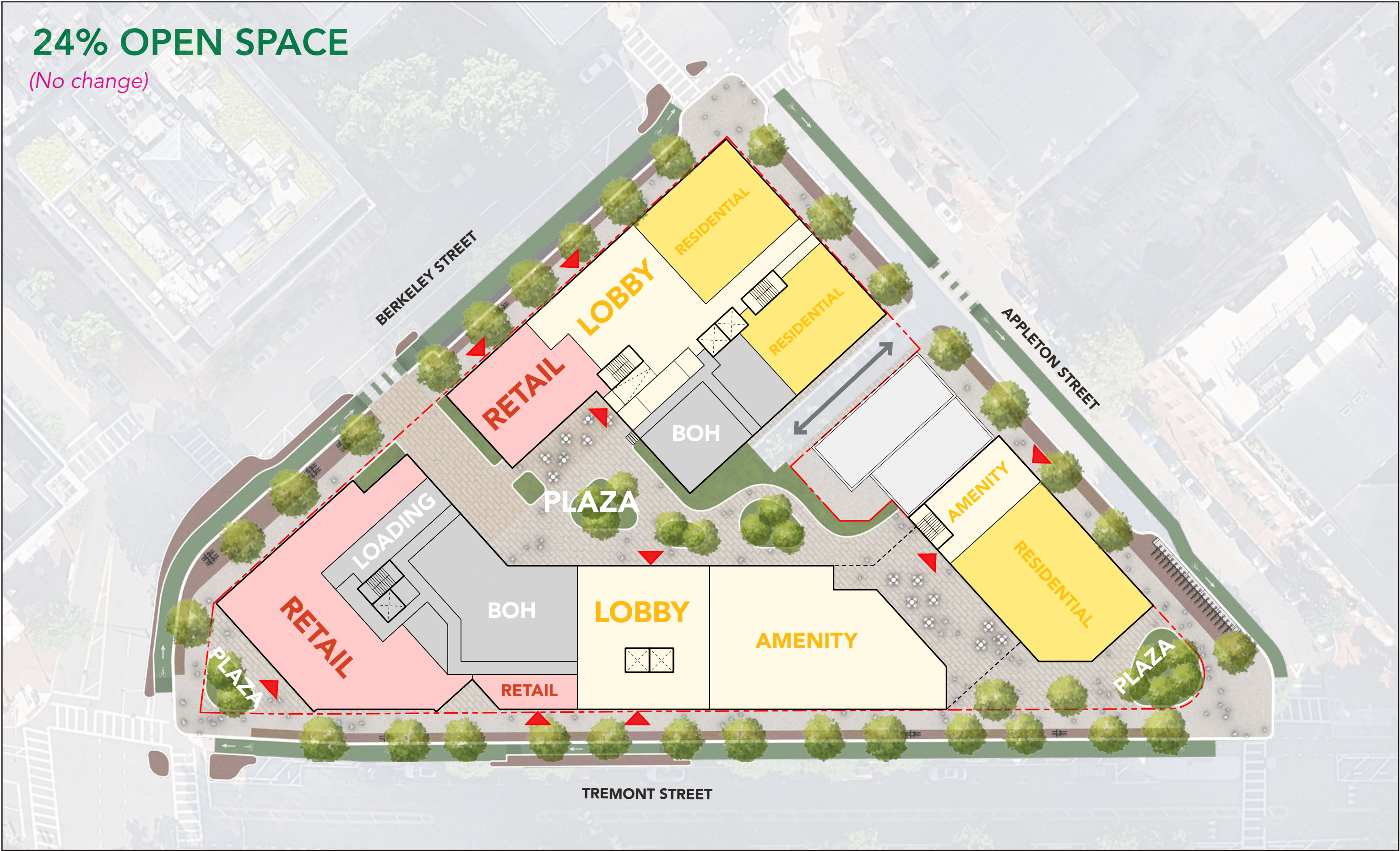


Public Realm

2022 Ground Floor Plan



2026 Ground Floor Plan (Proposed)



Parking

2022 Basement Plan



60 parking spaces

2026 Basement Plan (Proposed)



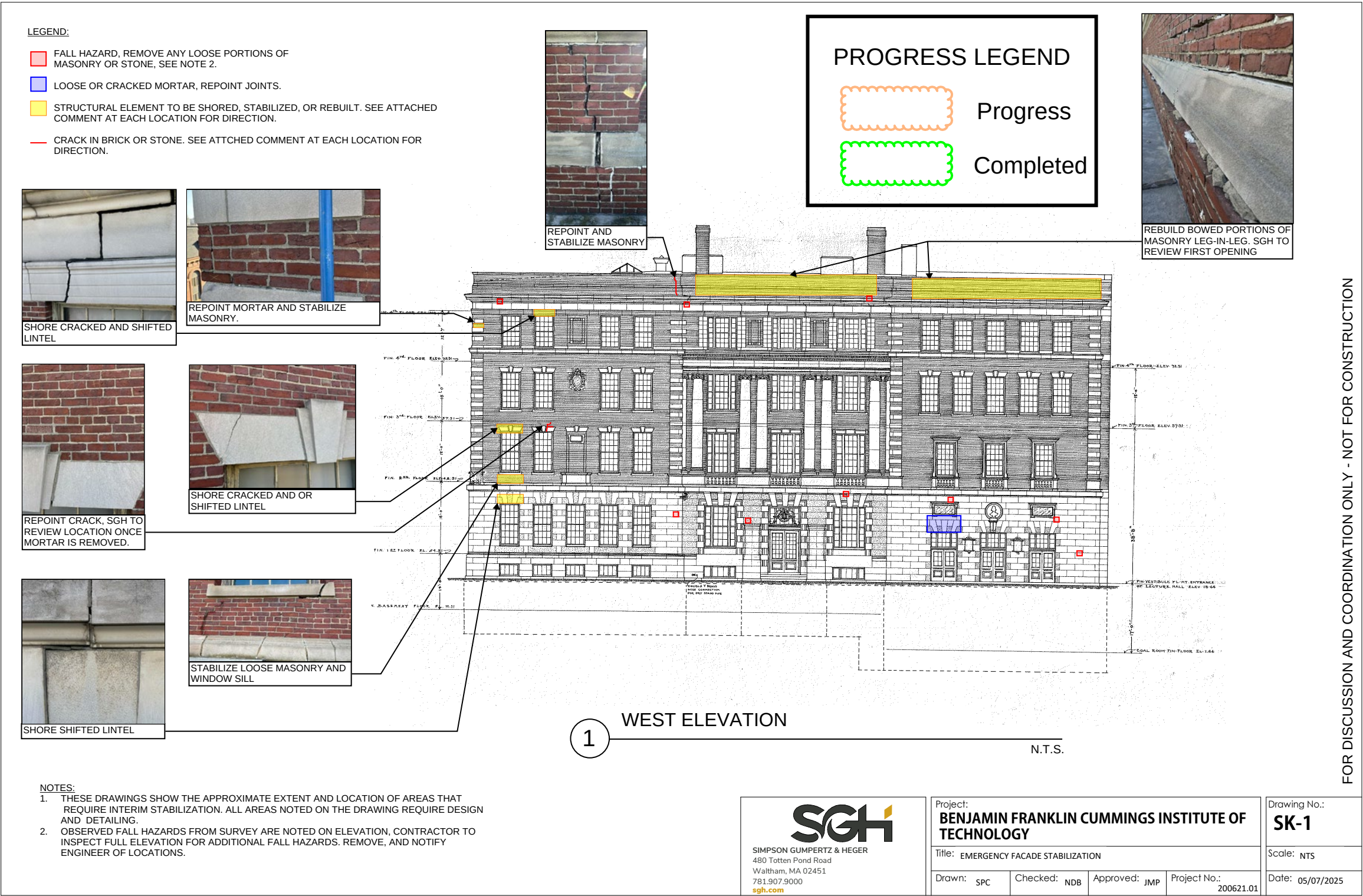
93 parking spaces (.3 ratio)

Facade Restoration

41 Berkeley (Franklin Union Building)



Interim stabilization and repair documentation



Proposed Restoration and Preservation Scope:

- » Historic trim and stone work retained/preserved throughout.
- » Masonry repointing and repairs, to match existing/historic.
- » Replace windows with historically compatible multi-light wood framed sash.
- » Replace door with historically compatible wood door.
- » Lower sill of openings to ensure ADA accessibility, install enlarged doors to fit opening.

Facade Restoration

4 Appleton



Restore 4 Appleton arched openings and doors to match original



Appleton Street Elevation



New Construction
Adjoining 4 Appleton

4 Appleton

Proposed Restoration and Preservation Scope:

- » Historic trim and stone work retained/preserved throughout.
- » Masonry repointing and repairs, to match existing/historic.
- » Replace windows with historically compatible multi-light wood framed sash.
- » Restore 4 Appleton arched openings and entry doors to match original condition with historically comptable wood doors and windows, enlarged to fit openings.

THANK YOU

