01

PROJECT BACKGROUND
ABOUT THE TEAM

TCR/JBV: PIEDMONT PARK, BOSTON
ABOUT THE TEAM

TCR/JBV/CBT: 10 FARNSWORTH, BOSTON
ABOUT THE TEAM

TCR/JBV/CBT: 10 FARNSWORTH, BOSTON
WASHINGTON STREET

HISTORIC // SIGNIFICANT

SHOWING WASHINGTON STREET - THE EARLIER "ORANGE STREET AS THE ONLY ROAD OFF THE PENINSULA

1807 DAVID RUMSEY MAP COLLECTION
THE ALEXANDRA: CONTEXT
SOUTH END LANDMARK DISTRICT AND PROTECTION AREA
WORLD IN MOTION

HOSPITALITY OFFERINGS IN THE AREA
THE ALEXANDRA: CONTEXT

AERIAL IMAGE

AERIAL VIEW - EAST

AERIAL VIEW - SOUTH

THE ALEXANDRA: CONTEXT

AERIAL IMAGE

AERIAL VIEW - EAST

AERIAL VIEW - SOUTH
THE ALEXANDRA: HISTORY

• BUILT IN 1875
• FORMERLY HOTEL ALEXANDRA, “LUXURY RESIDENTIAL HOTEL”
• ORIGINALLY FEATURED SEVERAL GROUND FLOOR SHOPS WITH EIGHT LARGE APARTMENTS
• GOTHIC-STYLE ORNAMENTATION
• COLORFUL SANDSTONE FACADE
• VACANT FOR ~30 YEARS
• FIRES IN UPPER LEVELS IN 1980S AND 1990S
• ORIGINAL GROUND FLOOR LEVEL WAS ELEVATED
THE ALEXANDRA: CURRENT

EXTERIOR
THE ALEXANDRA: CURRENT

INTERIOR
PROGRAM: A NEW TYPE OF HOTEL OFFERING

CHIC, URBAN & COMPACT

CITIZEN M

ENVOY

ARLO
TALLER ADDITION

EXAMPLES WITHIN BOSTON

PENNY SAVINGS BANK - FINEGOLD ALEXANDER

DUDLEY SQUARE - MECANOO

FORT POINT - HACIN
SEPARATE FORM // CONTRASTING PALETTE

EXAMPLES WITHIN BOSTON

BOSTON - CBT

BOSTON - CBT

BOSTON - ARROWSTREET
INTEGRATED FORM // COMPLEMENTARY PALETTE

EXAMPLES OUTSIDE OF BOSTON

- BARCELONA - OCTAVIO MESTRE
- NEW YORK - MORRIS ADJMI
- NEW YORK - SHOP
- NEW YORK - SHOP
03

DESIGN APPROACH
"...THE SOUTH END NEIGHBORHOOD IS ARCHITECTURALLY SIGNIFICANT AS A SUBSTANTIALLY INTACT AREAS OF MID-19TH CENTURY ROW HOUSES AND NOTABLE INSTITUTIONAL AND CIVIC COMPLEXES IMPORTANT FOR INTEGRITY AND CONSISTENCY OF DESIGN THROUGHOUT THE GREATER PART OF THE ENTIRE DISTRICT."

THE SOUTH END DISTRICT STUDY COMMITTEE REPORT, 1983
THE ALEXANDRA STANDS DISTINCTLY FROM OTHER BUILDINGS IN THE HISTORIC DISTRICT AS A UNIQUE EXAMPLE OF HIGH VICTORIAN GOTHIC DESIGN.
THE ADDITION NEEDS TO **COMPLEMENT** THE UNIQUENESS OF **THE ORIGINAL ALEXANDRA** WHILE MAINTAINING ITS RELEVANCE TO THE SOUTH END NEIGHBORHOOD.
OUR DESIGN APPROACH FOR BREATHING LIFE BACK TO THE ALEXANDRA FOCUSES ON CELEBRATING THE ORIGINAL STRUCTURE BY KEEPING THE MASSING SIMPLE BUT WITH DETAILS THAT TRANSLATE THE HISTORIC COMPONENTS IN A CONTEMPORARY WAY.
FLOOR PLANS

PRELIMINARY PLANS

PROPOSED TYPICAL UPPER LEVEL

PROPOSED ROOFTOP LEVEL
ANALYSIS OF THE ALEXANDRA ARCHITECTURAL ELEMENTS

WASHINGTON STREET

MASSACHUSETTS AVENUE

- Chimney
- (Missing) Wrought-Iron Railing
- Tymanum
- Parapet
- Roof Cornice
- Dentil
- Balcony Ornament
- Balcony Railing
- Upper Cornice
- Bracket
- Oriel Bay
- Trim
- Chimney Bracket
- Gothic Arch
- Inset Panel
- Dog-tooth Detail
- Dutchmen
- Raised Panel
- Segmental Arch
- Ornamental Column
- Lower Cornice
- Hood
- Column

(Missing) Tympanum Piece

[Add any additional details or descriptions as needed]
ANALYSIS OF THE ALEXANDRA

MATERIAL & ORNAMENTS

WASHINGTON STREET

MASSACHUSETTS AVENUE
ANALYSIS OF THE ALEXANDRA

OPENING PROPORTIONS & MULTIPLE CORNICE DATUMS

WASHINGTON STREET

MASSACHUSETTS AVENUE

West Bay  Center Bay  East Bay

Lower Cornice

Roof Cornice

Upper Cornice

South Bay  North Bay

3  2  3

2  3  2

3  2  3

3  2  3

5  5

4  3  4

2  3  2
ANALYSIS OF THE ALEXANDRA
DETAIL & PROFILES @ WASHINGTON STREET
FACADE PRECEDENTS

DEPTH // TEXTURE // SIMPLE // ELEGANT

NEW YORK - NEW YORK - HERZOG DE MEURON
NEW YORK - HERZOG DE MEURON
NEW YORK - HERZOG DE MEURON
NEW YORK - DDG
ENTRANCE STUDY

PRELIMINARY EXPLORATIONS

NOTE: SILVER LINE BUS STOP IS NOT SHOWN FOR CLARITY
FACADE STUDY OPTION 1
PRELIMINARY EXPLORATIONS

• 12 FLOORS
• APPROX. 154 KEYS
• APPROX. 75,500 GSF
• EXISTING ALEXANDRA HEIGHT TO CORNICE: APPROX. 65’-8"
• PROPOSED HEIGHT TO TOP OF HIGHEST OCCUPIED FLOOR: APPROX. 143’-0"

NOTE: SILVER LINE BUS STOP IS NOT SHOWN FOR CLARITY
FACADE STUDY OPTION 2
PRELIMINARY EXPLORATIONS

NOTE: SILVER LINE BUS STOP IS NOT SHOWN FOR CLARITY
PRELIMINARY EXPLORATIONS

NOTE: SILVER LINE BUS STOP IS NOT SHOWN FOR CLARITY