

# LANDMARK | 401 PARK DRIVE

BOSTON LANDMARKS COMMISSION  
2/06/17





Aerial by Jesvants.com

**THE  
FEN  
WAY**

LANDMARK | 401 PARK DRIVE  
Boston, Massachusetts

AERIAL PHOTOGRAPH  
FEBRUARY 06, 2017

**Samuels &  
Associates**

ELKUS | MANFREDI  
ARCHITECTS



LEBLANC JONES  
LANDSCAPE ARCHITECTS





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11 LEVEL 4/P6 ENTRANCE FROM PARKING



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## Landmark Center – Phase I Scope of Work Attachment

The Landmark Center building was constructed in 1928 as a distribution center and warehouse for Sears, and was renovated into a retail and office complex in the late 1990's by the Abbey Group. It is listed on the National Register of Historic Places. In 2011, the Landmark Center Ventures LLC, an affiliate of Samuels & Associates acquired the Landmark Center from The Abbey Group.

Landmark Center Ventures LLC submits this application for project review of the proposed redevelopment of the Landmark Center in the Fenway neighborhood of Boston. The building and site are located at the corner of Park Drive and Brookline Avenue adjacent to the Sear's Rotary in Boston's Fenway neighborhood.

The Project Site is bounded by the MBTA's Green Line and a surface parking area currently owned by the State of Massachusetts to the north, Fullerton Street to the east, Brookline Avenue to the south, and Park Drive to the west. The approximately 383,079-square foot (8.6-acre) parcel includes approximately 952,000 square feet of office and retail space, a parking garage and surface parking spaces as well as loading/service areas.

This application is for landscaping and building improvements to the Landmark Center, which involve re-tenanting portions of the ground floor of the building; modifying the ground floor commercial entrances to be more visible and vibrant; and constructing extensive public realm improvements along Park Drive and Brookline Avenue.

The project will maintain the historic character and dignity of the original building and activate the streetscapes with retail and open space that complements the current public initiative to restore the Emerald Necklace in the Sears Rotary. The work will preserve the Landmark status of the existing historic building through design that respects its original character, while adding distinctive features that encourage increased activity at the street level.

### Landscape Improvements:

- Activate the Landmark frontage of the Emerald Necklace by creating an active open space served by amenities including a unique food hall, a skating rink, event space for performances, and other active uses (farmers market, etc.).
- Increase open space to a total of 2.2 acres, including a new 1.1-acre publically accessible Park space along Park Drive.
- Convert the former Best Buy surface parking lot to a 1.1-acre open space along Park Drive, thereby complementing the Muddy River improvements in the Park Drive Rotary;
- Improve streetscapes with generous sidewalks, streetscape improvements, new lighting, street trees, vibrant retail and quality architecture.
- Incorporate new Landscaping along Brookline Avenue;
- Provide improved pedestrian connectivity between the MBTA station and the Fenway district by reconstructing pathways to the MBTA station, and avoiding car/pedestrian conflicts within the property boundaries.
- Relocate unattractive parking equipment and cashier booths from the front of the building that are currently within the 100-foot setback.

### Building Improvements:

The intent of the building improvements is to activate and energize the streetscape by incorporating new design elements such as steel surrounds and entrance canopies to enhance the existing building openings. All new elements, including the steel entrance surrounds, will be attached at the jambs of the existing storefront entrances and window openings. Attachments will not be made to the face of the brick or the concrete, allowing for later removal, making the intervention "reversible".

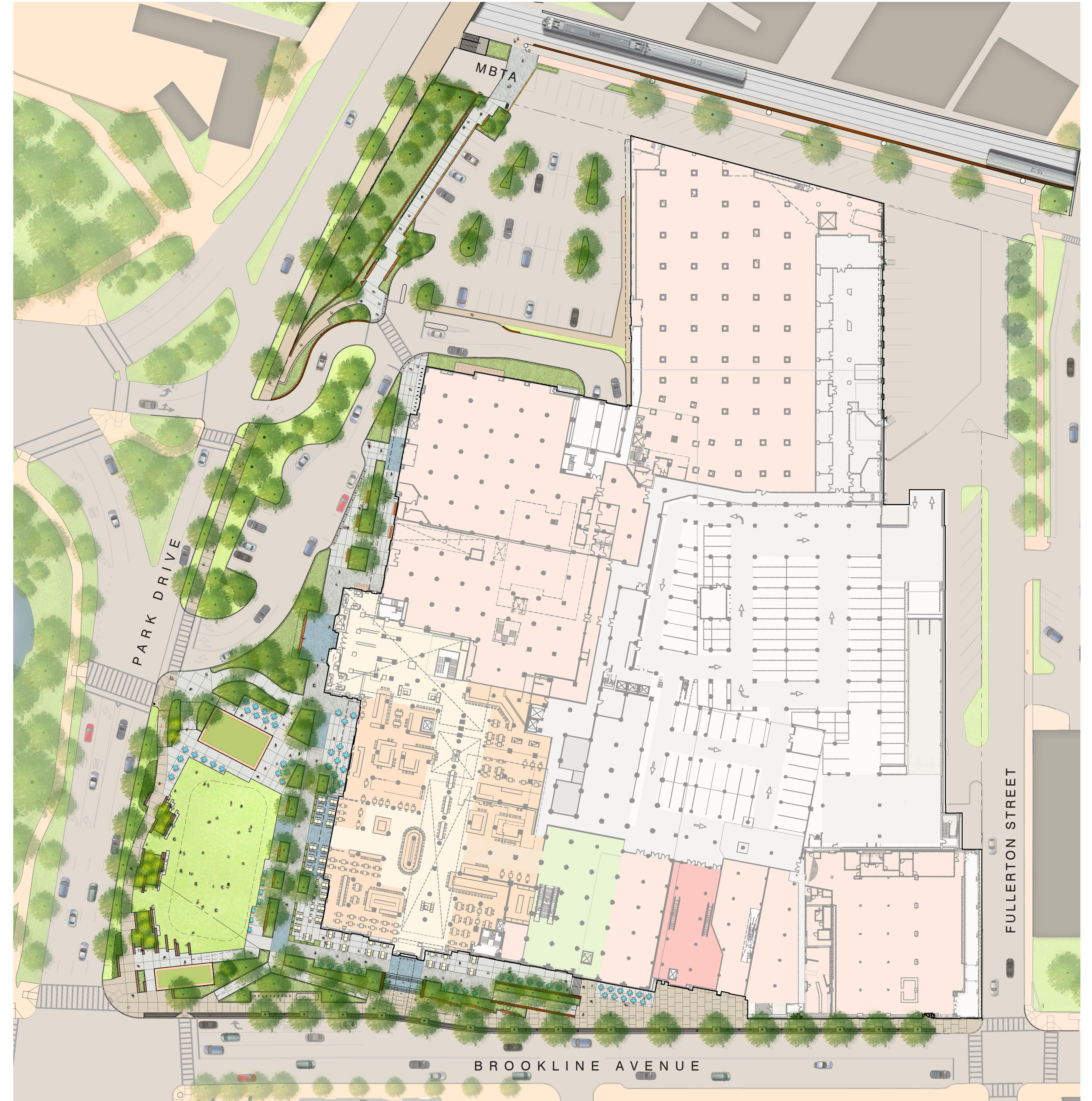
The building improvements include:

- New aluminum storefront within the existing masonry openings on the south and east elevations;
- New aluminum windows at second floor, to match the profile of windows on floors 3-8;
- Incorporate new one and two story steel surrounds at east elevation window, storefront and door openings;
- Incorporate new one story steel surrounds at south east elevation;
- New steel and glass entrance canopy at east elevation building entrance door, structure of canopy is not physically attached to the building; and
- New steel and glass garage entrance at sixth floor parking level (not visible from street)





EXISTING CONDITIONS



PROPOSED

+ 14,500 SF PERVIOUS (APPROX.)  
 + 93 NEW TREES

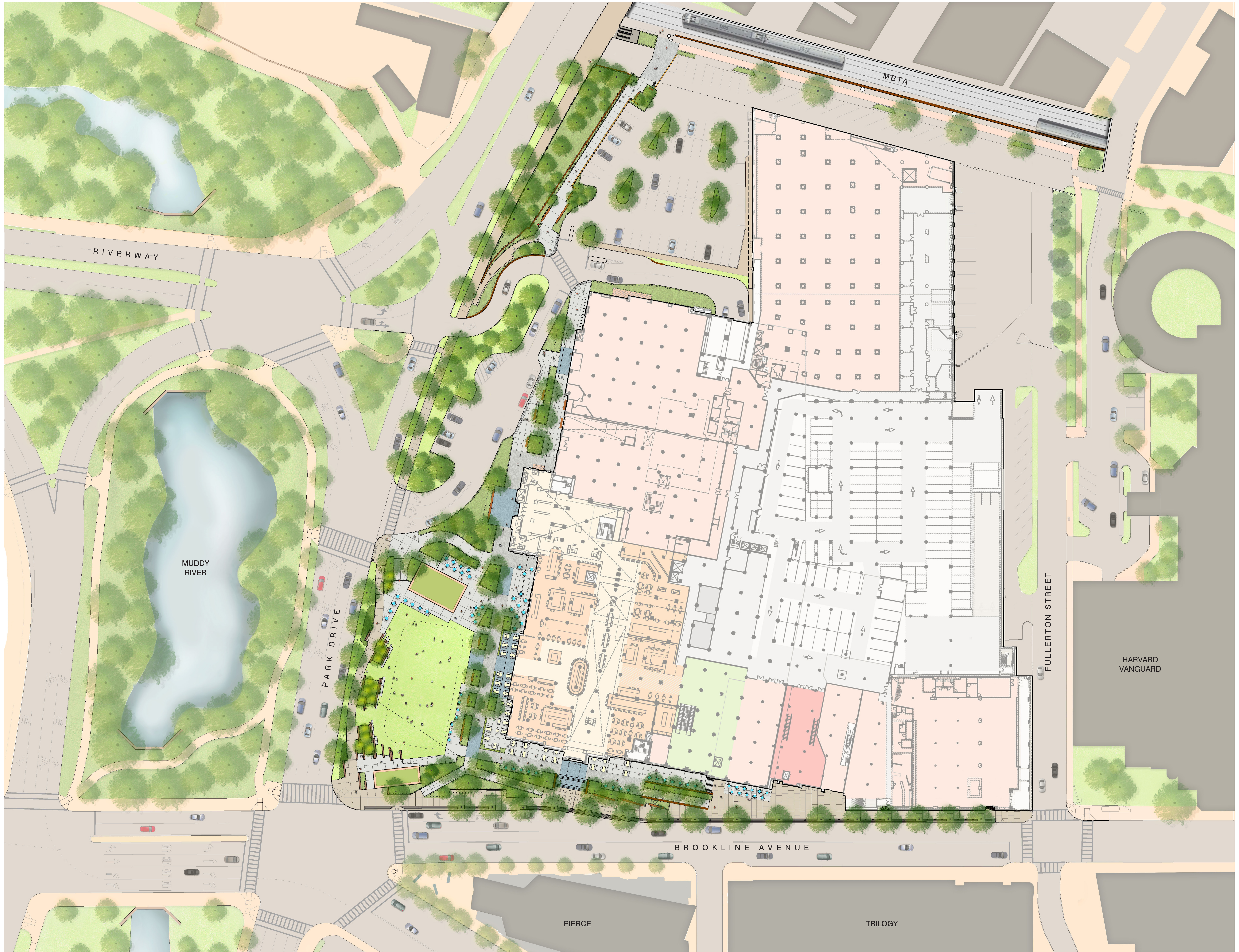




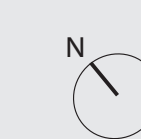




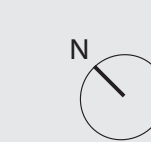




































© ELKUS MANFREDI ARCHITECTS

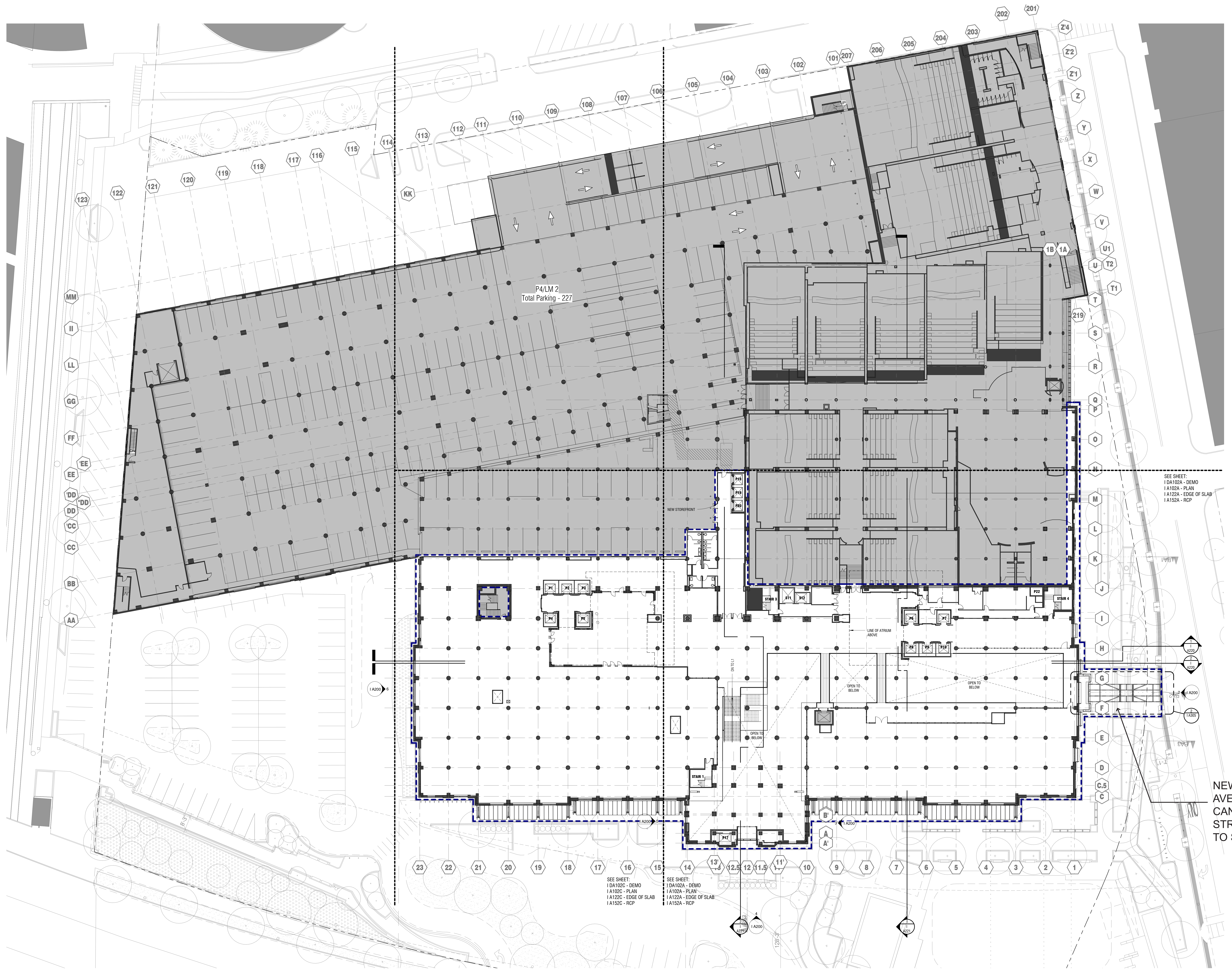


LANDMARK | 401 PARK DRIVE

DRAWINGS & SPECIFICATIONS







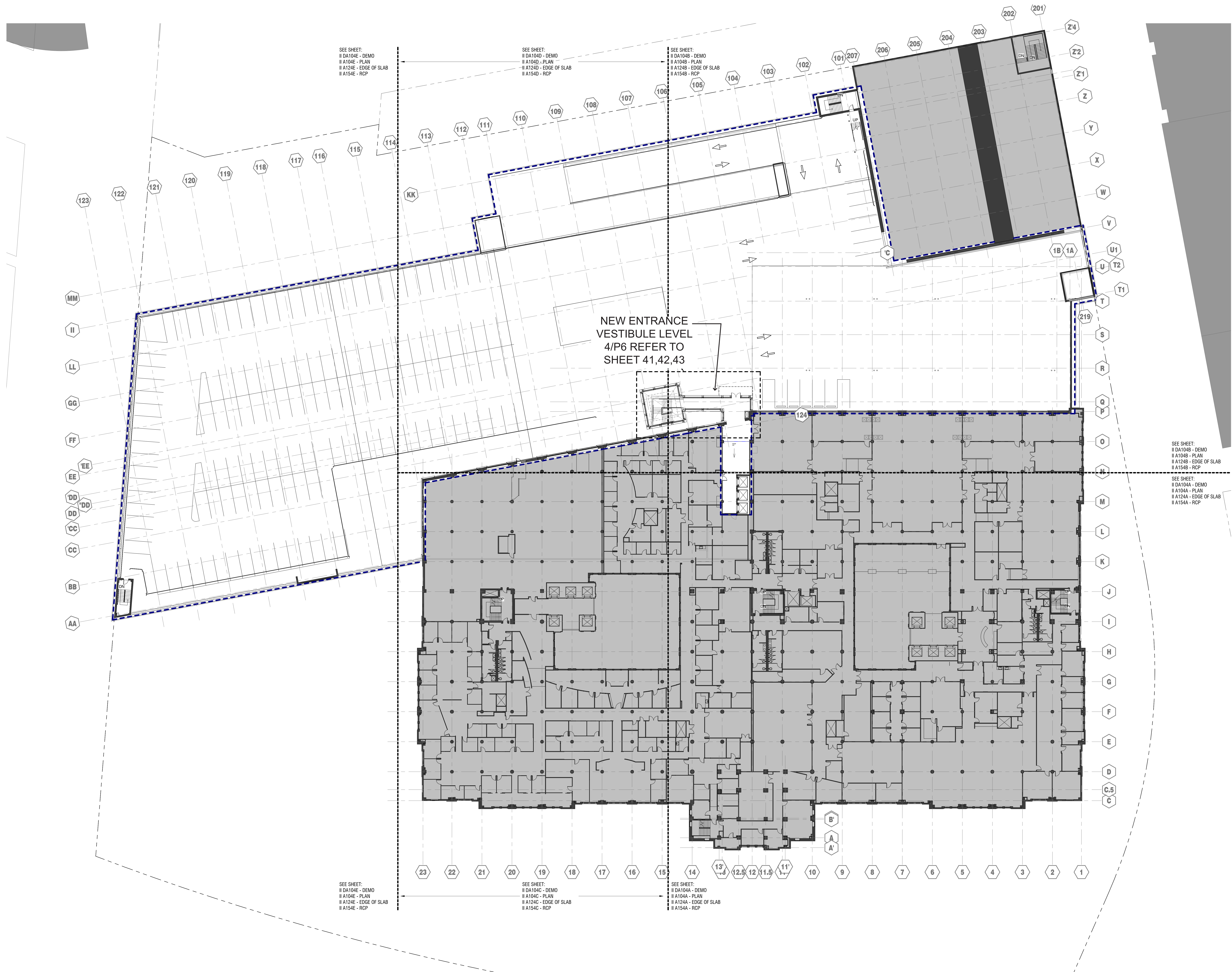
SEE SHEET:  
 1 DA102A - DEMO  
 1 A102A - PLAN  
 1 A122A - EDGE OF SLAB  
 1 A152A - RCP

SEE SHEET:  
 1 DA102C - DEMO  
 1 A102C - PLAN  
 1 A122C - EDGE OF SLAB  
 1 A152C - RCP

SEE SHEET:  
 1 DA102A - DEMO  
 1 A102A - PLAN  
 1 A122A - EDGE OF SLAB  
 1 A152A - RCP

NEW BROOKLINE  
 AVE ENTRANCE  
 CANOPY  
 STRUCTURE REFER  
 TO SHEET 39





NEW ENTRANCE  
VESTIBULE LEVEL  
4/P6 REFER TO  
SHEET 41,42,43

SEE SHEET:  
II DA104E - DEMO  
II A104E - PLAN  
II A124E - EDGE OF SLAB  
II A154E - RCP

SEE SHEET:  
II DA104D - DEMO  
II A104D - PLAN  
II A124D - EDGE OF SLAB  
II A154D - RCP

SEE SHEET:  
II DA104B - DEMO  
II A104B - PLAN  
II A124B - EDGE OF SLAB  
II A154B - RCP

SEE SHEET:  
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II A124B - EDGE OF SLAB  
II A154B - RCP

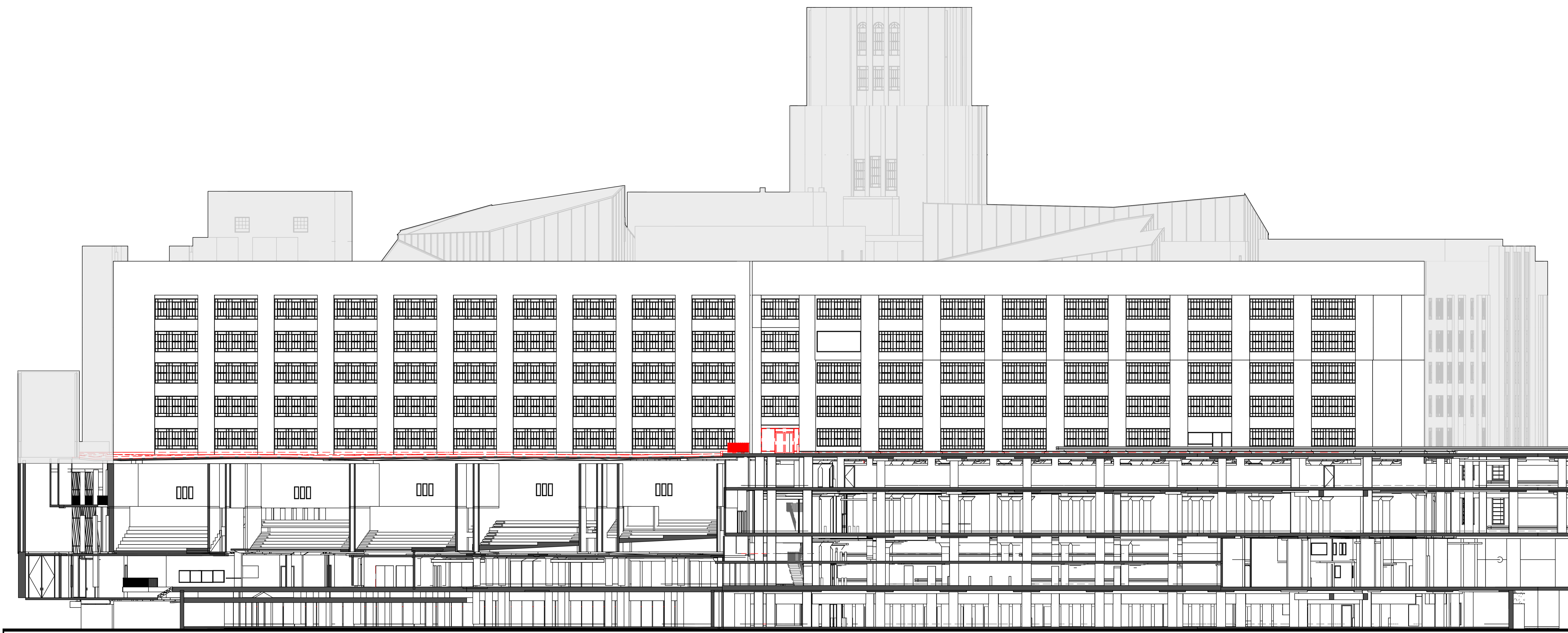
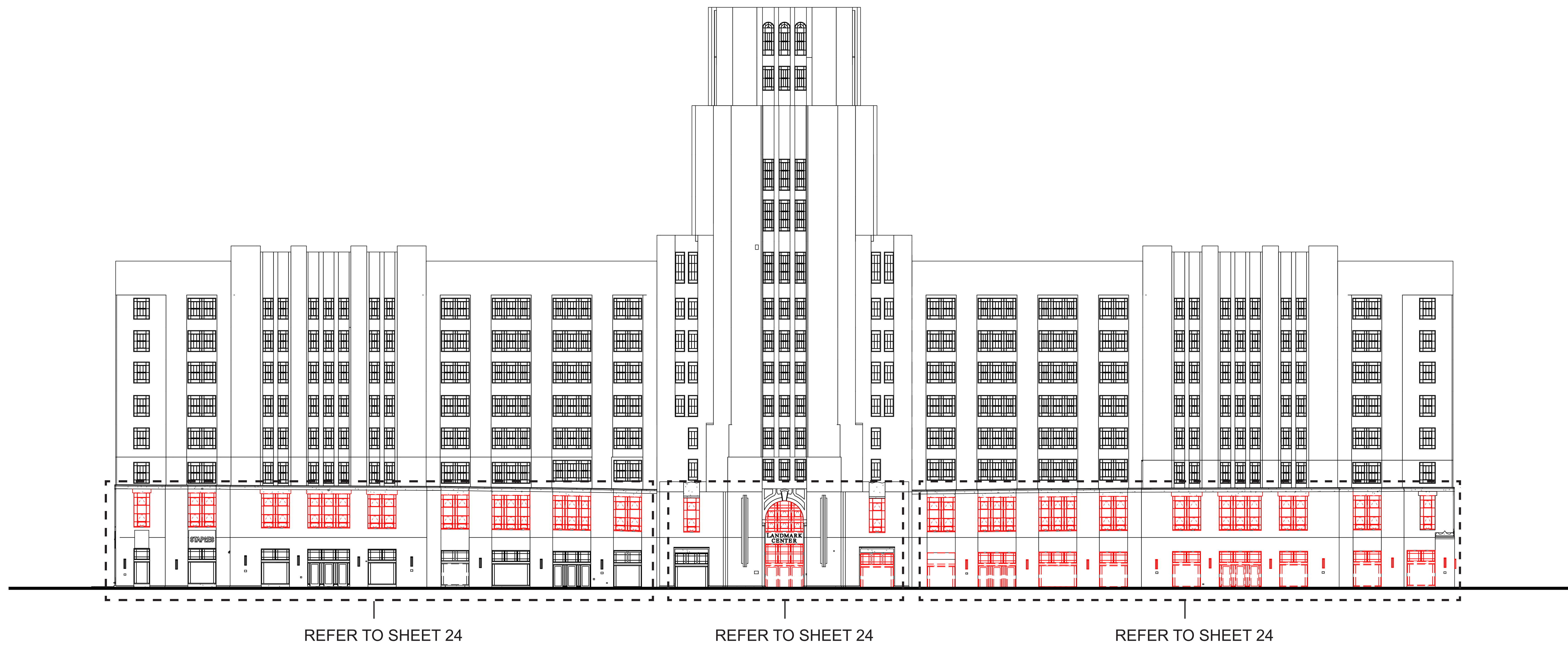
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II A154E - RCP

SEE SHEET:  
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SEE SHEET:  
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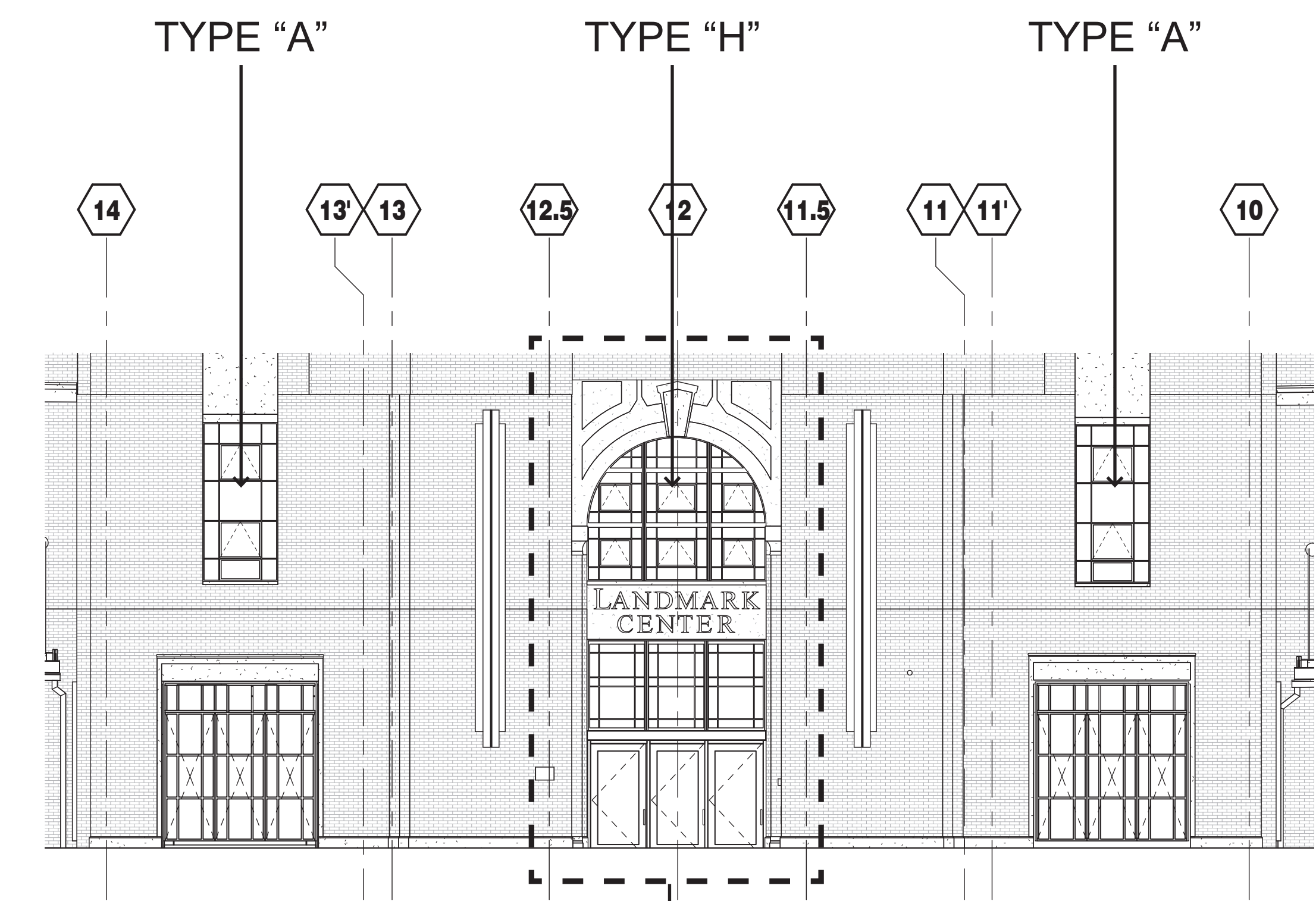
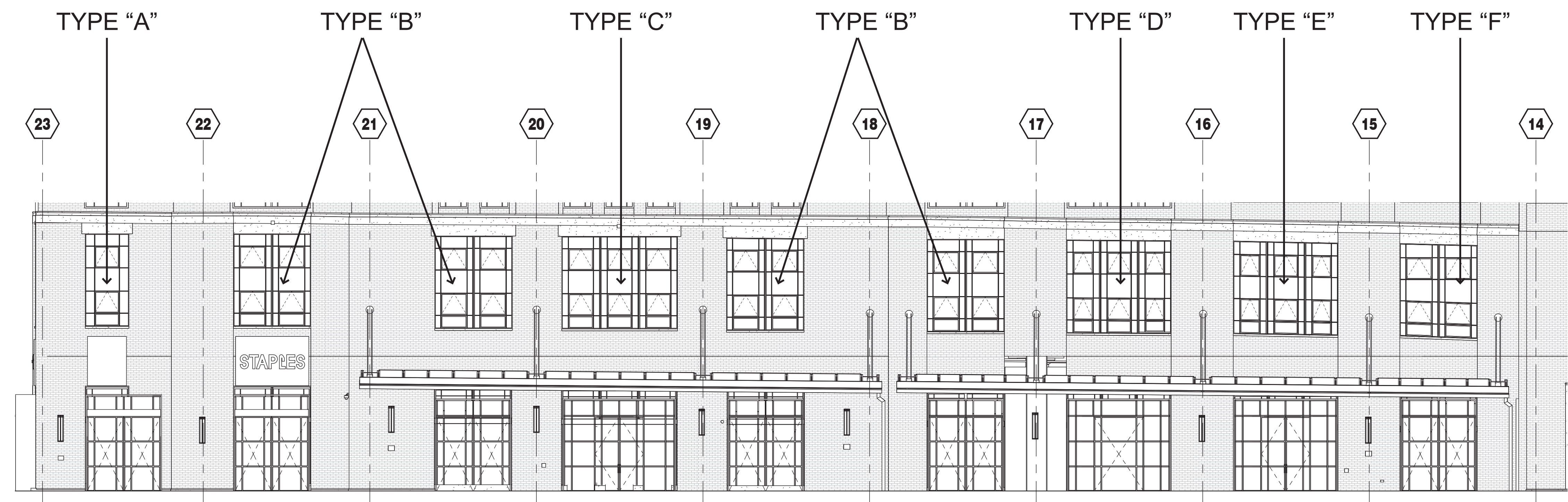




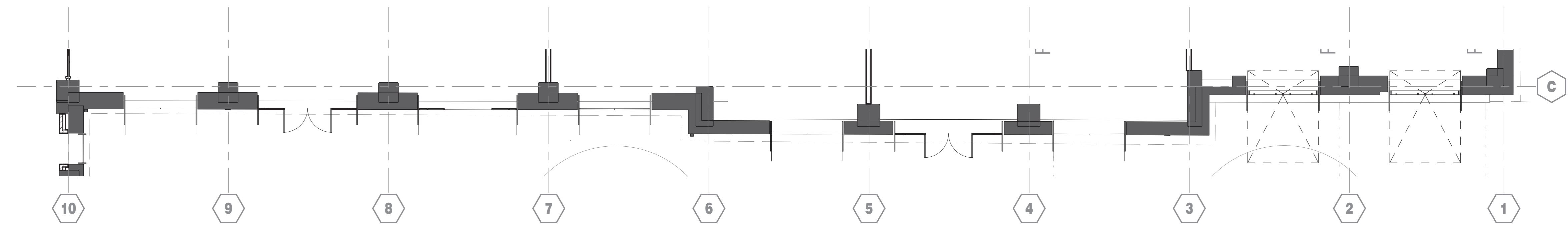
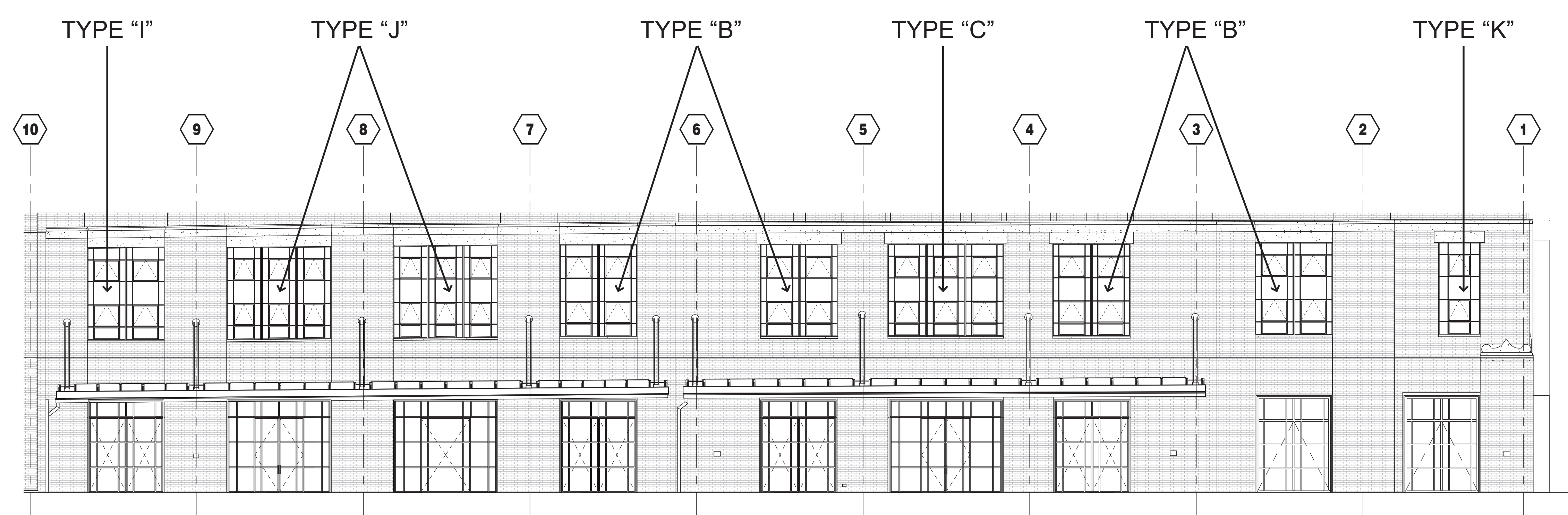
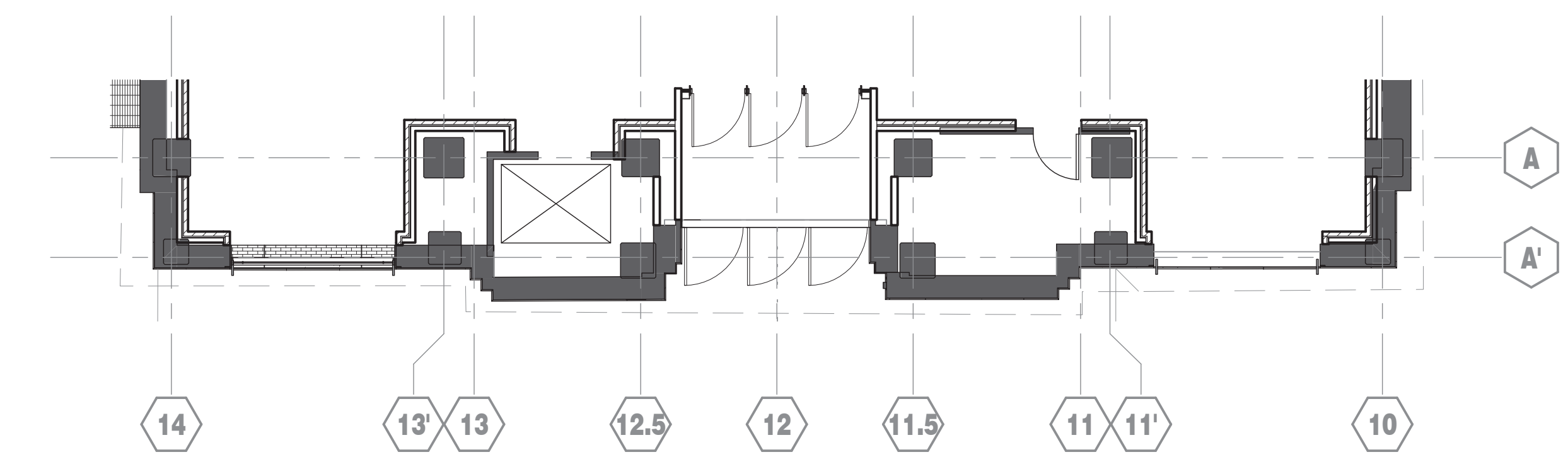
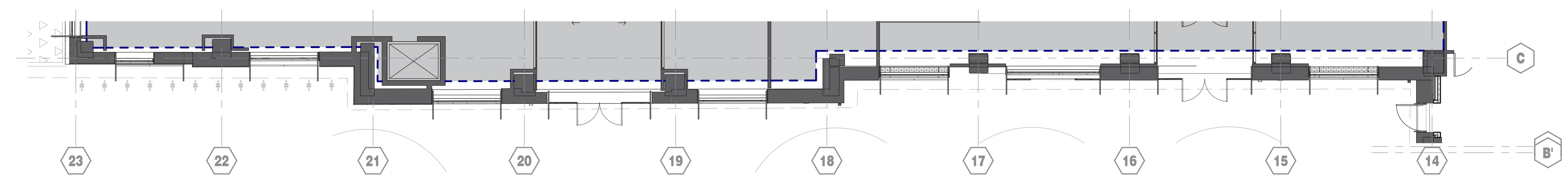






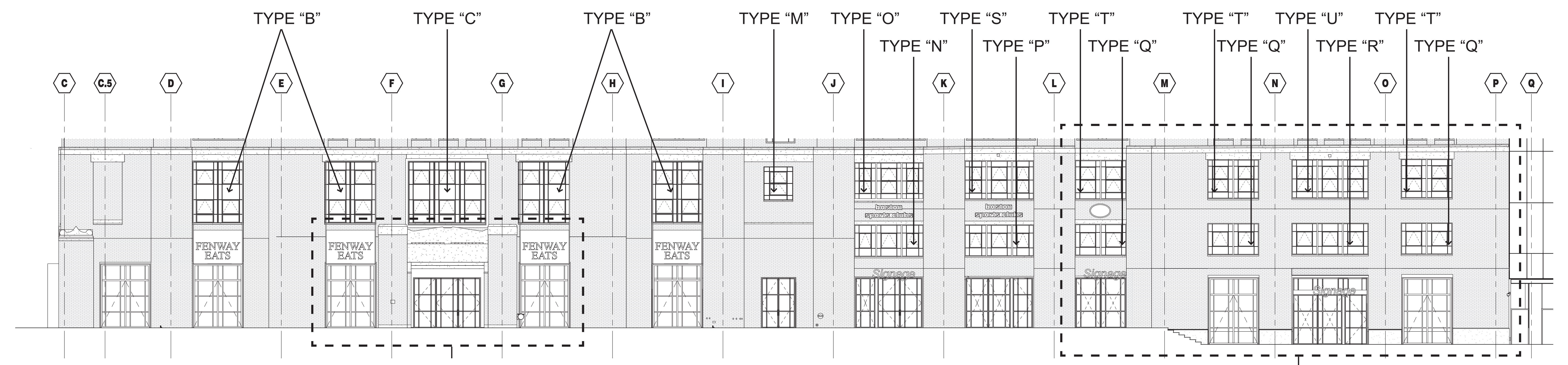
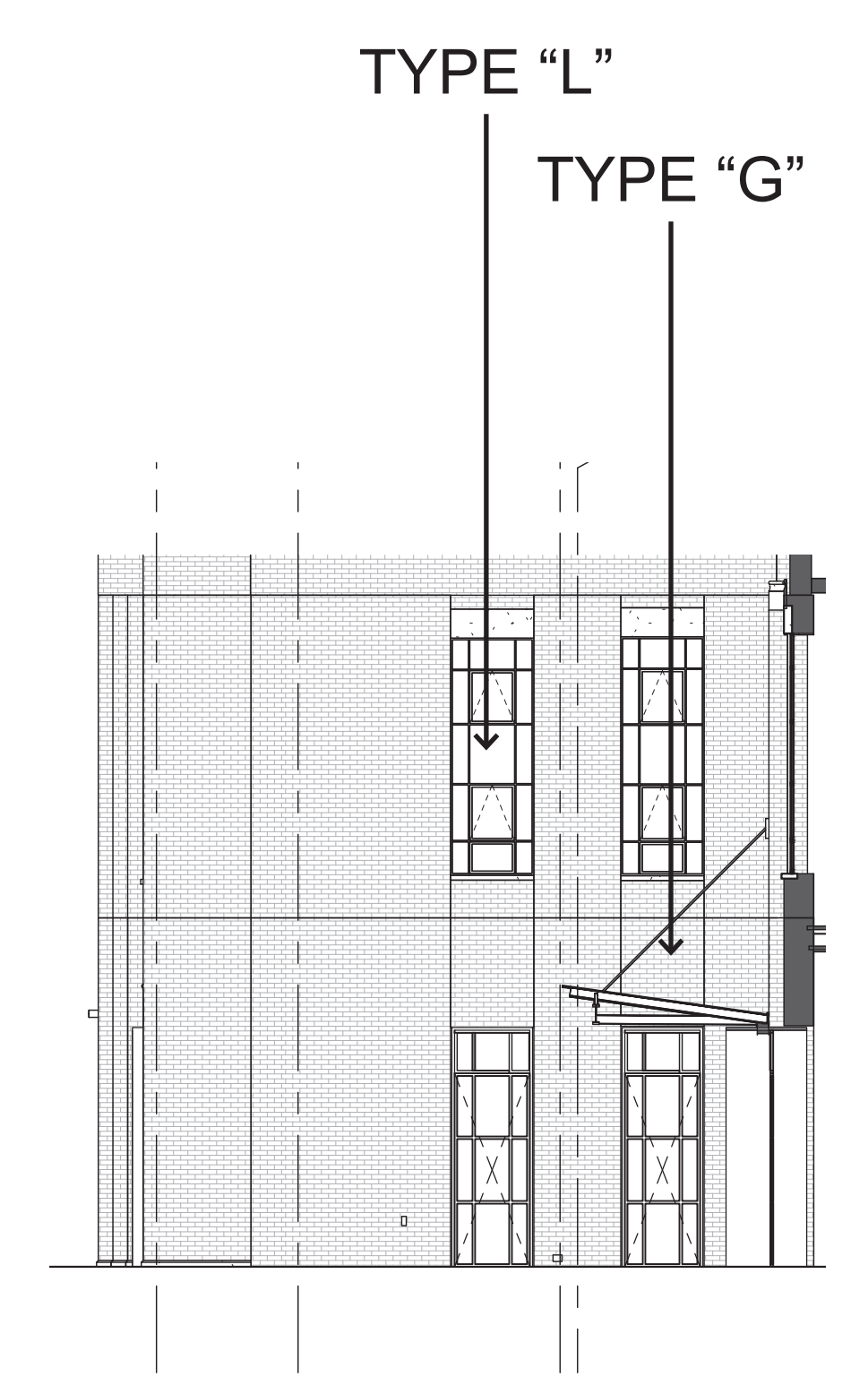
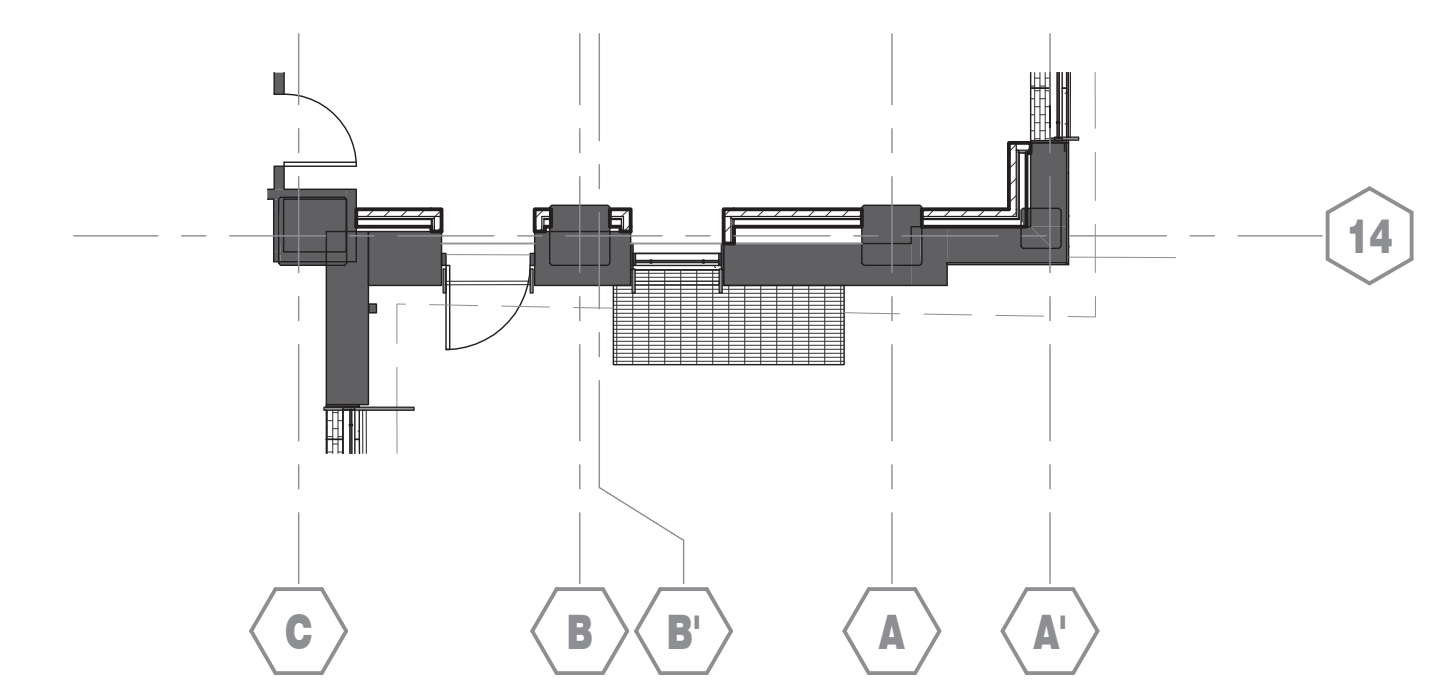
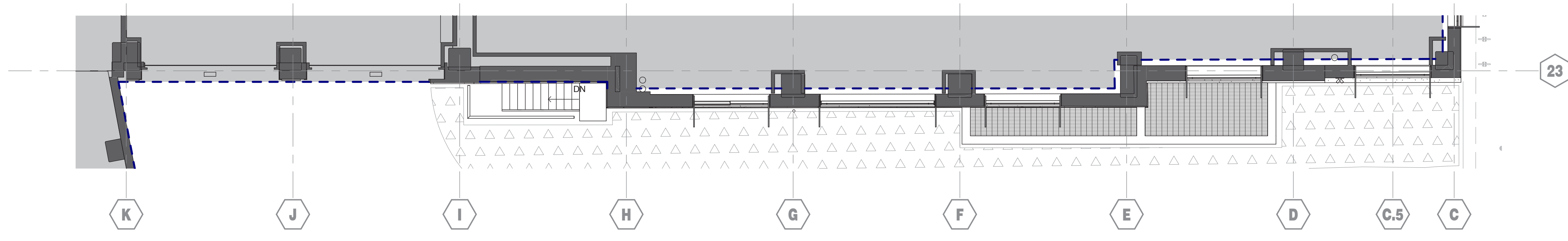
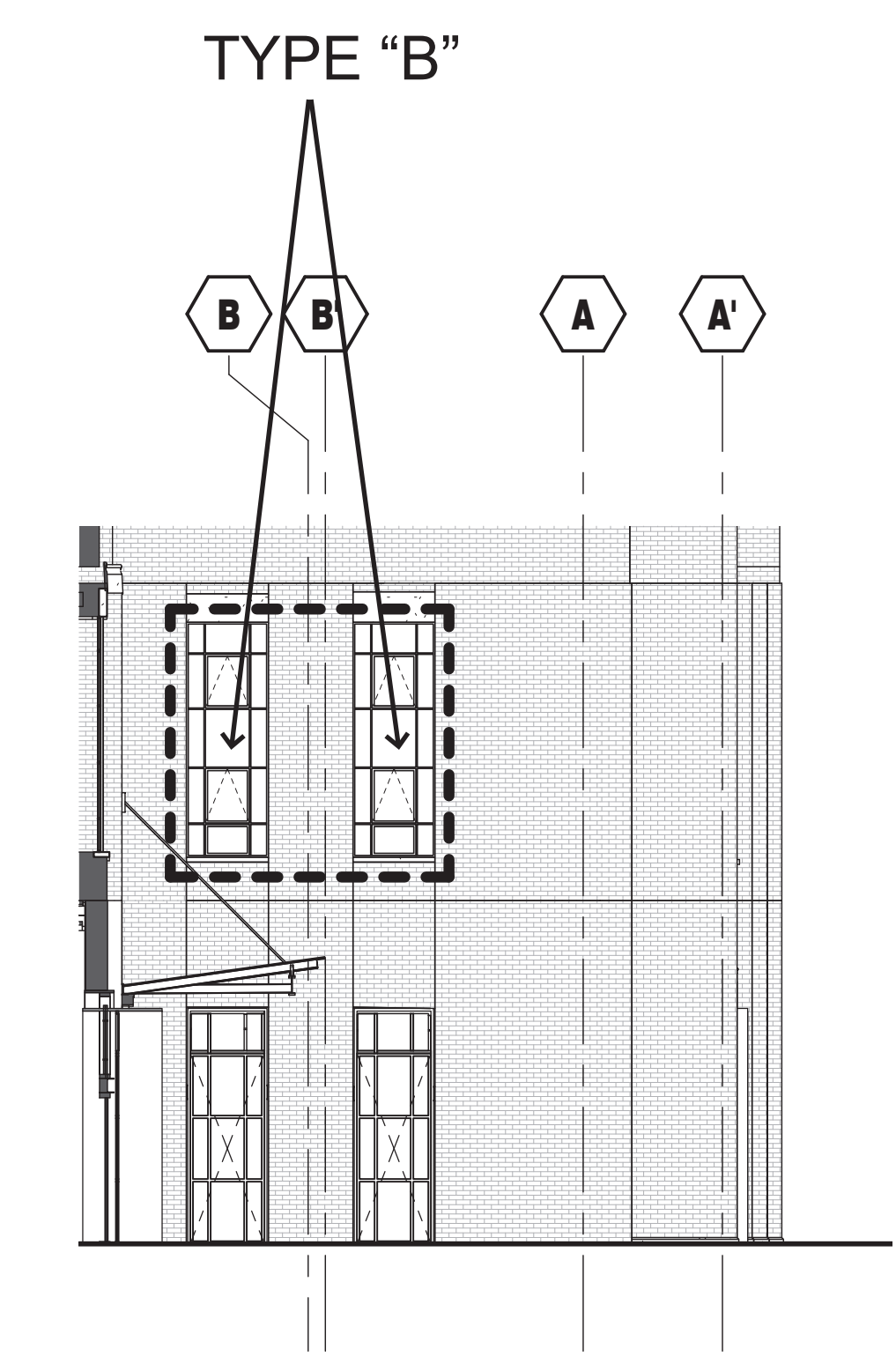
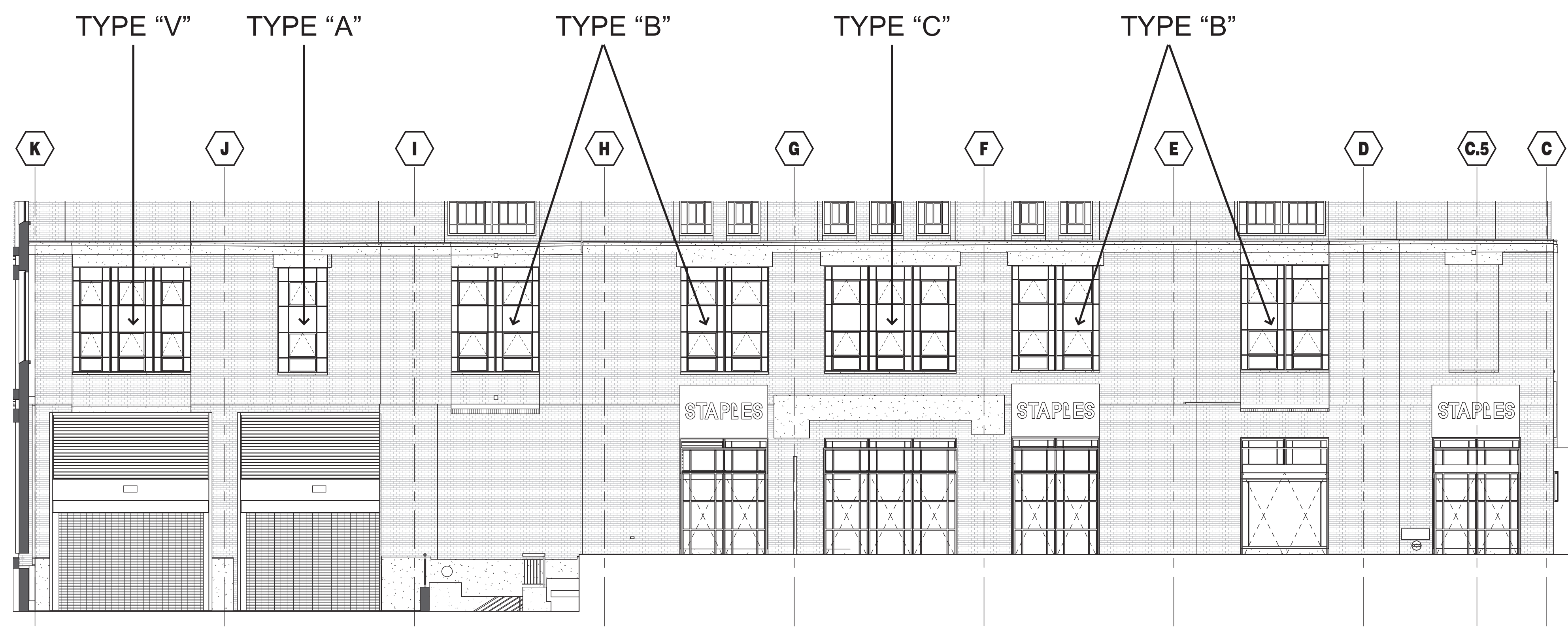


REFER TO SHEET 31



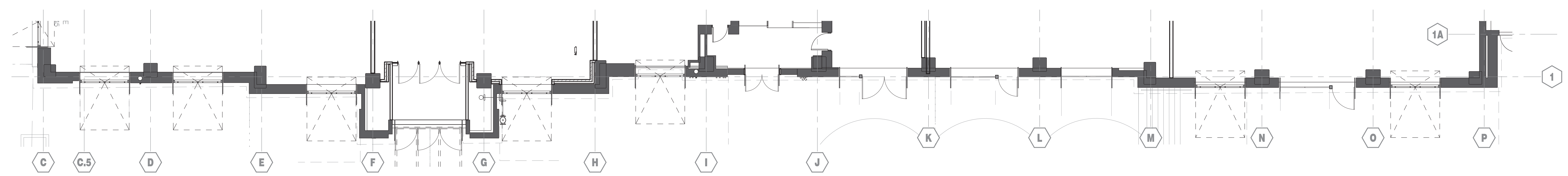
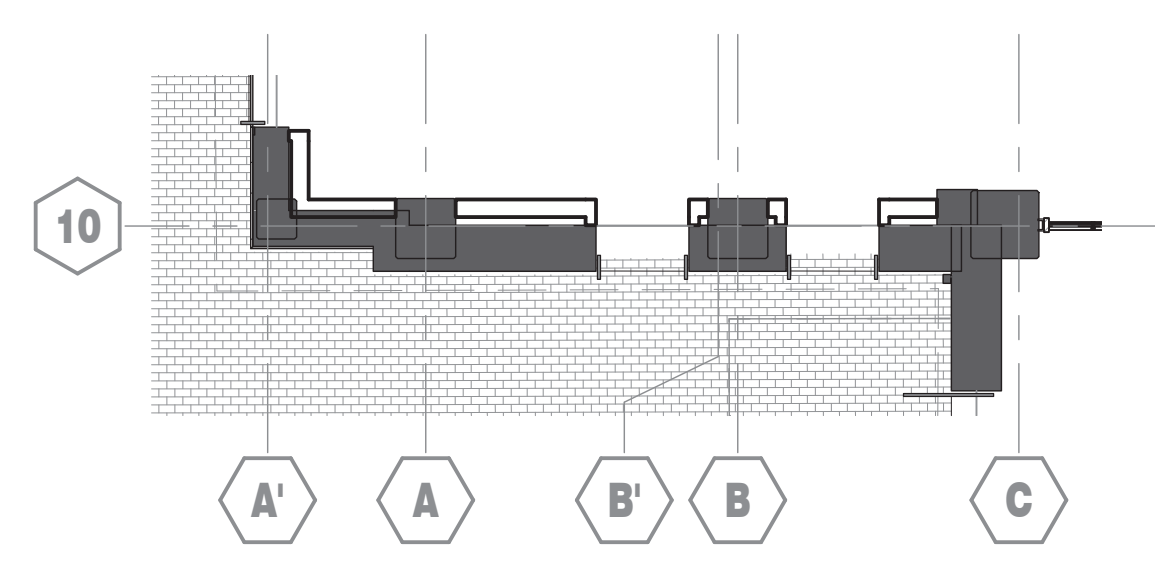
NOTE: REFER TO SHEET 33-35 FOR CUSTOM ALUMINUM STOREFRONT AND WINDOW DETAILS





REFER TO SHEET 29

REFER TO SHEET 26,27,28



NOTE: REFER TO SHEET 33-35 FOR CUSTOM ALUMINUM STOREFRONT AND WINDOW DETAILS









REMOVE EXISTING STEEL CANOPY

REMOVE EXISTING STOREFRONT AND WINDOWS, INSTALL NEW STOREFRONTS TO EXTEND TO SIDEWALK LEVEL

REMOVE EXISTING LIMESTONE AND PROVIDE NEW LIMESTONE EXTENDED TO SIDEWALK

CUT AND REMOVE EXISTING BRICK AND FOUNDATION WALL. EXTEND NEW STOREFRONTS TO SIDEWALK LEVEL

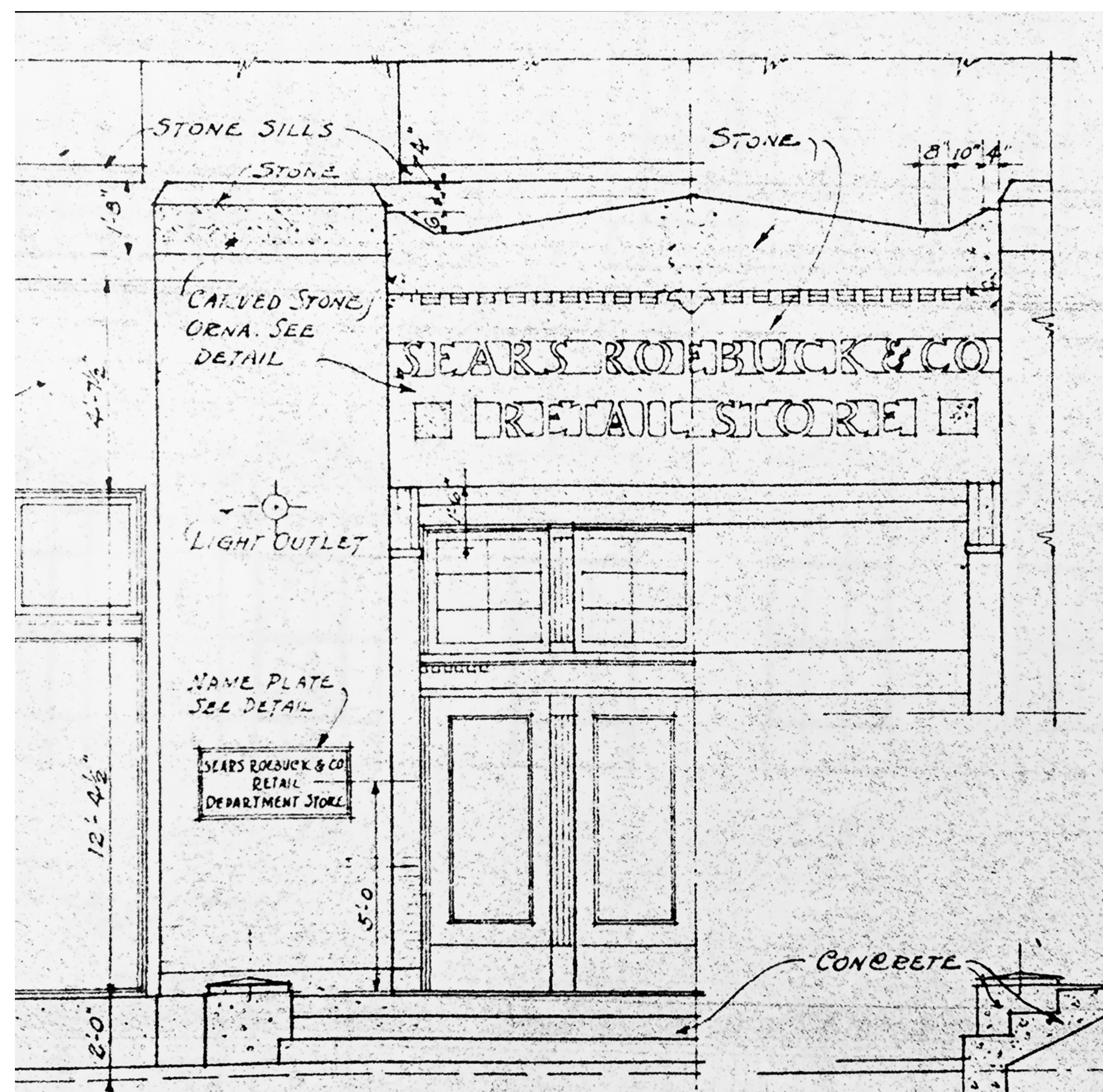




NEW LIMESTONE BASE TO MATCH EXISTING

NEW STOREFRONTS, DOORS SHOWN IN CLOSED POSITION





SEARS ROEBUCK ORIGINAL ELEVATION DRAWING

RESTORE AND REPLACE EXISTING SPALLING, CRACKED LIMESTONE COPING



- REMOVE VISIBLE ANCHORS AND PATCH HOLES, TYPICAL
- CLEAN LIMESTONE SURFACES
- EXISTING BRICK
- NEW POWDER PAINTED GLASS ENTRY DOOR SYSTEM TIED TO FIRE ALARM SMOKE EXHAUST SYSTEM
- BRONZE DOOR HARDWARE AND HANDLES, CUSTOM GALVANIZED STEEL SURROUND, PAINTED





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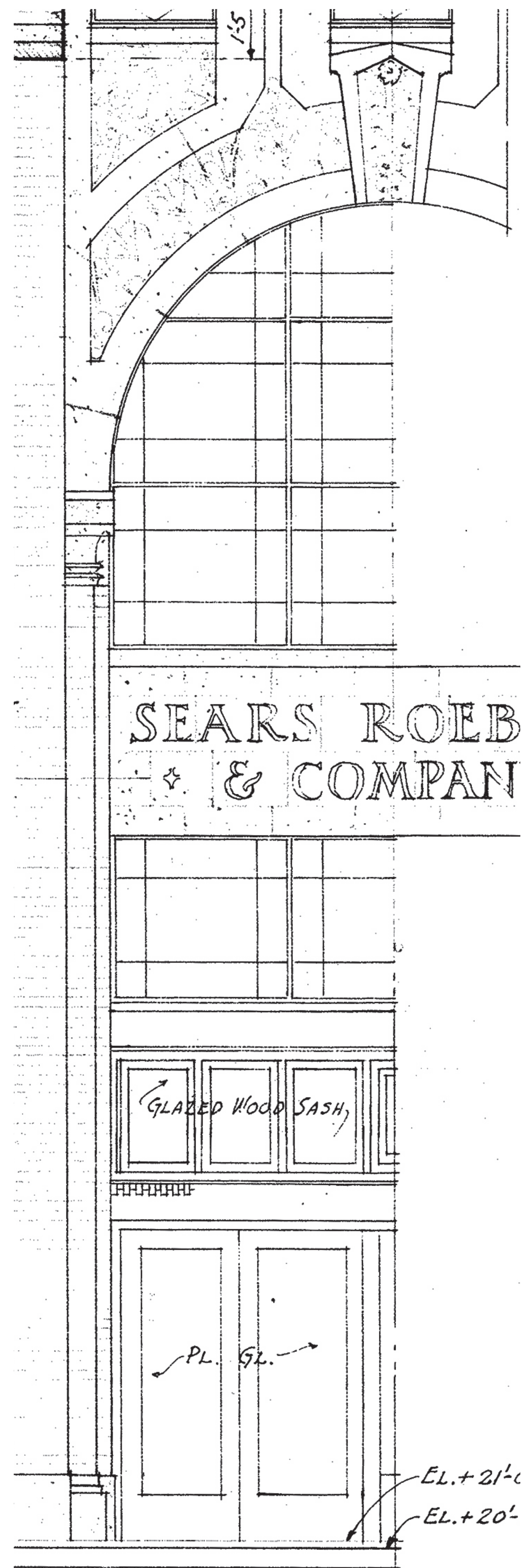
12



10

- NEW LIMESTONE CAPSTONE WITH SCROLLWORK TO MATCH ORIGINAL
- NEW LIMESTONE WITH SCROLLWORK TO MATCH ORIGINAL
- REMOVE VISIBLE ANCHORS AND PATCH HOLES, TYPICAL
- CLEAN LIMESTONE SURFACES

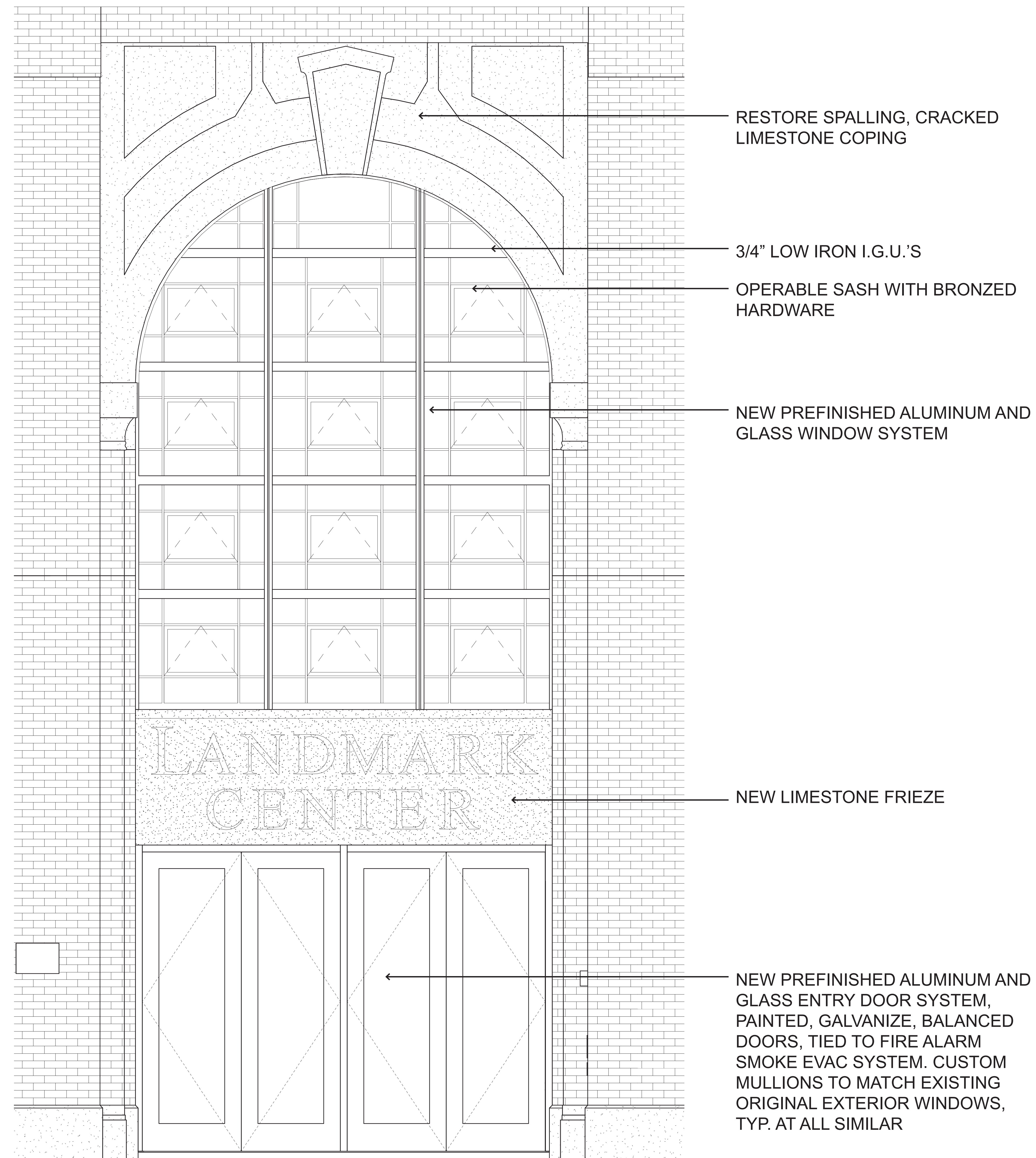




1929 ORIGINAL PARK DRIVE ENTRANCE DRAWING



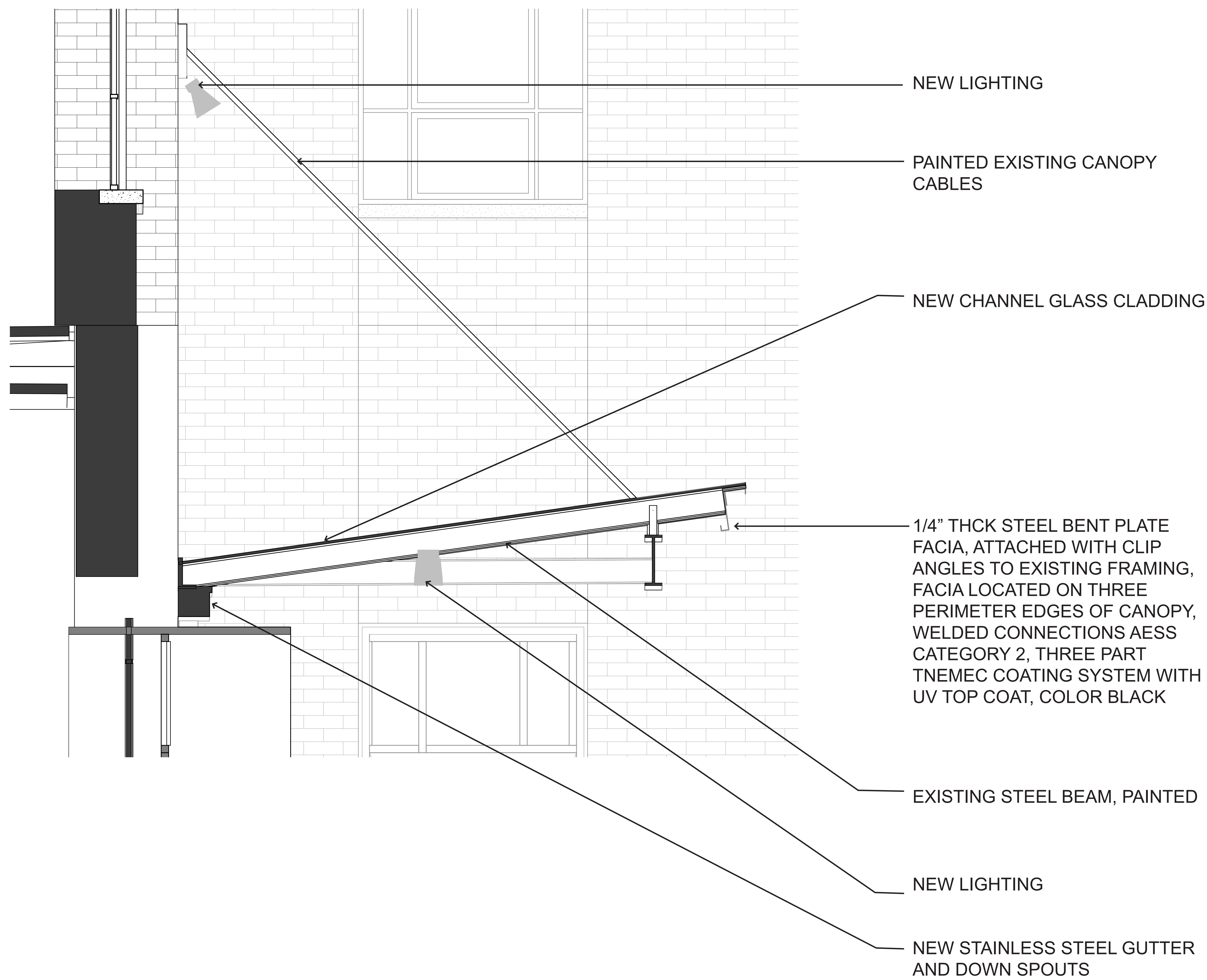
EXISTING PARK DRIVE ENTRANCE PHOTO



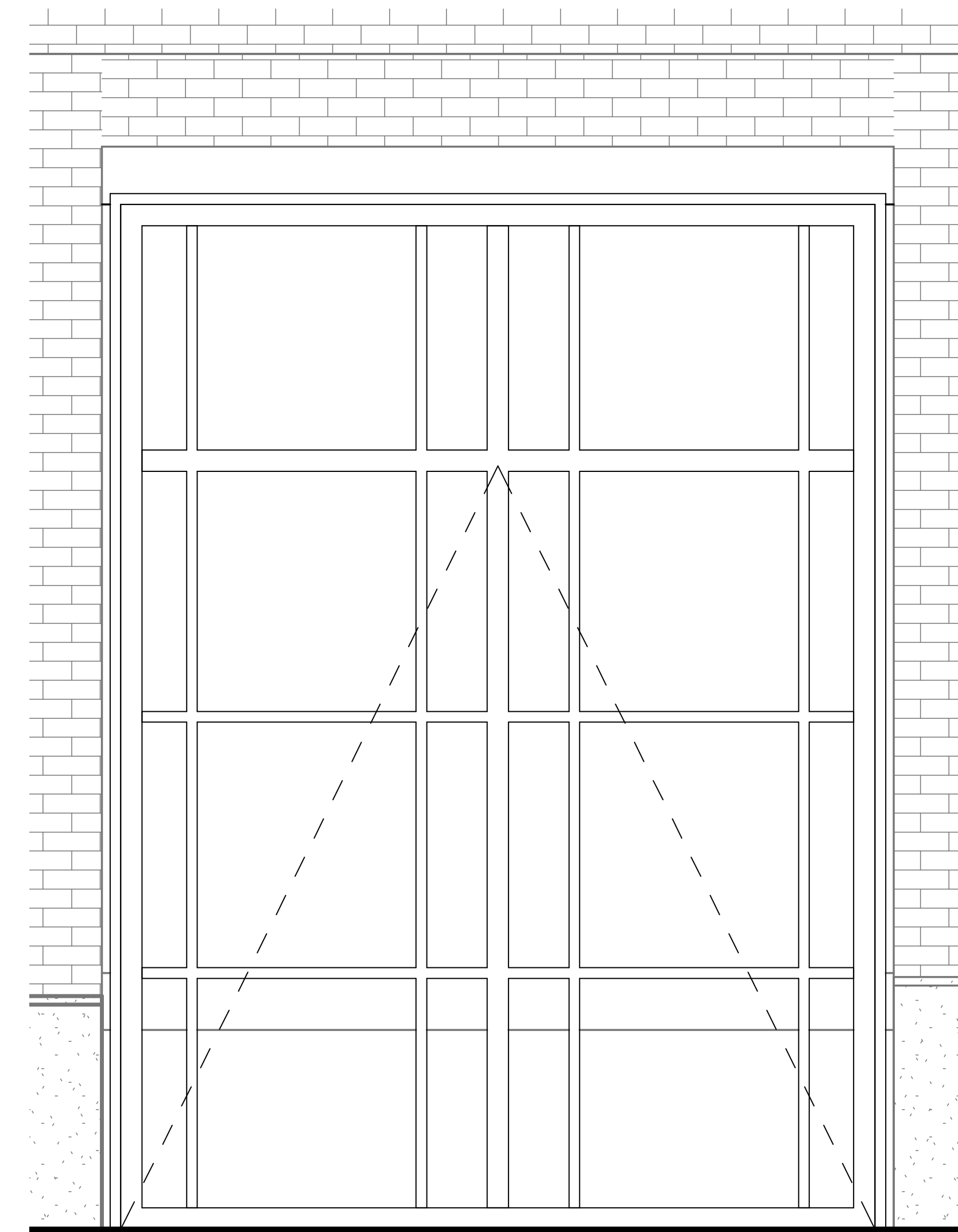
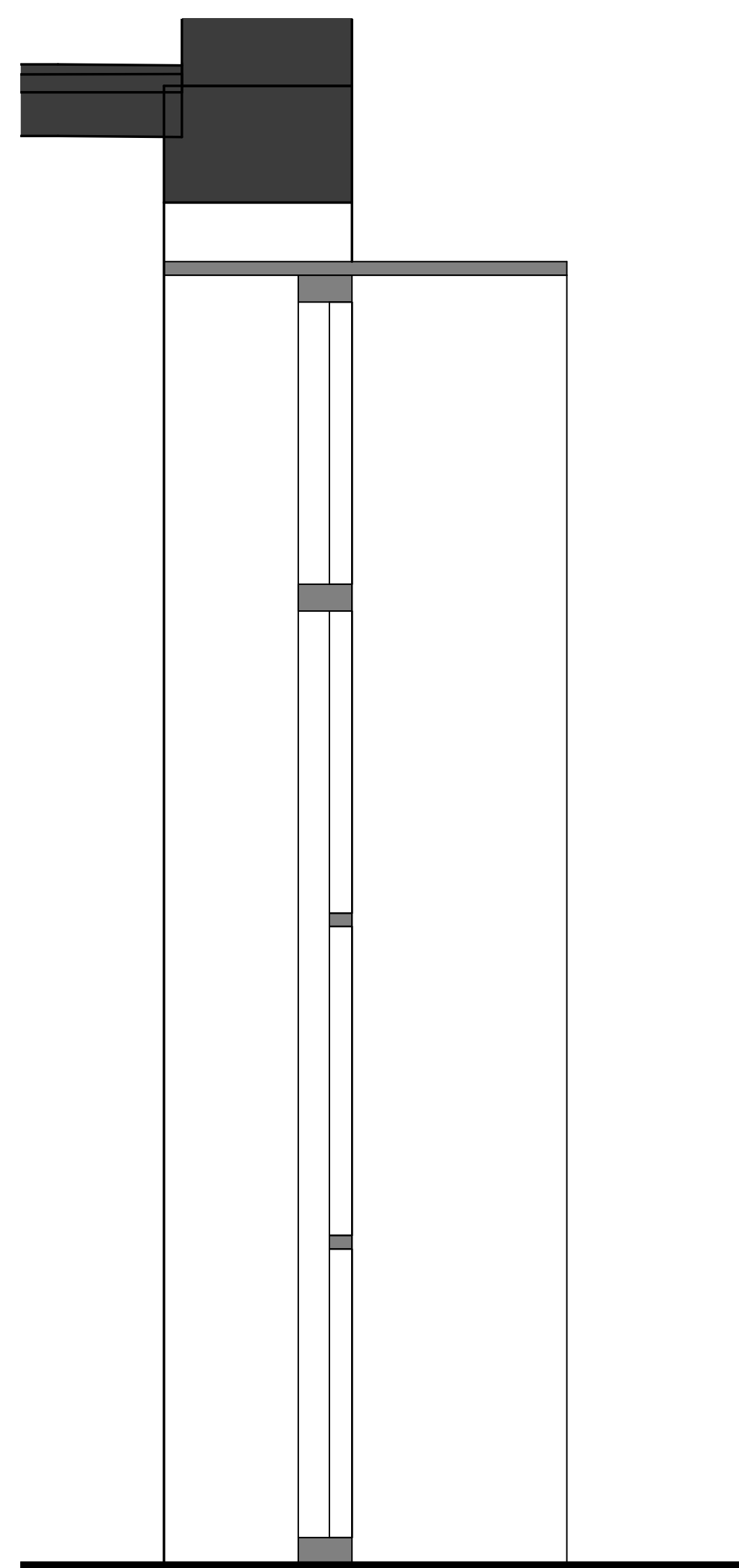
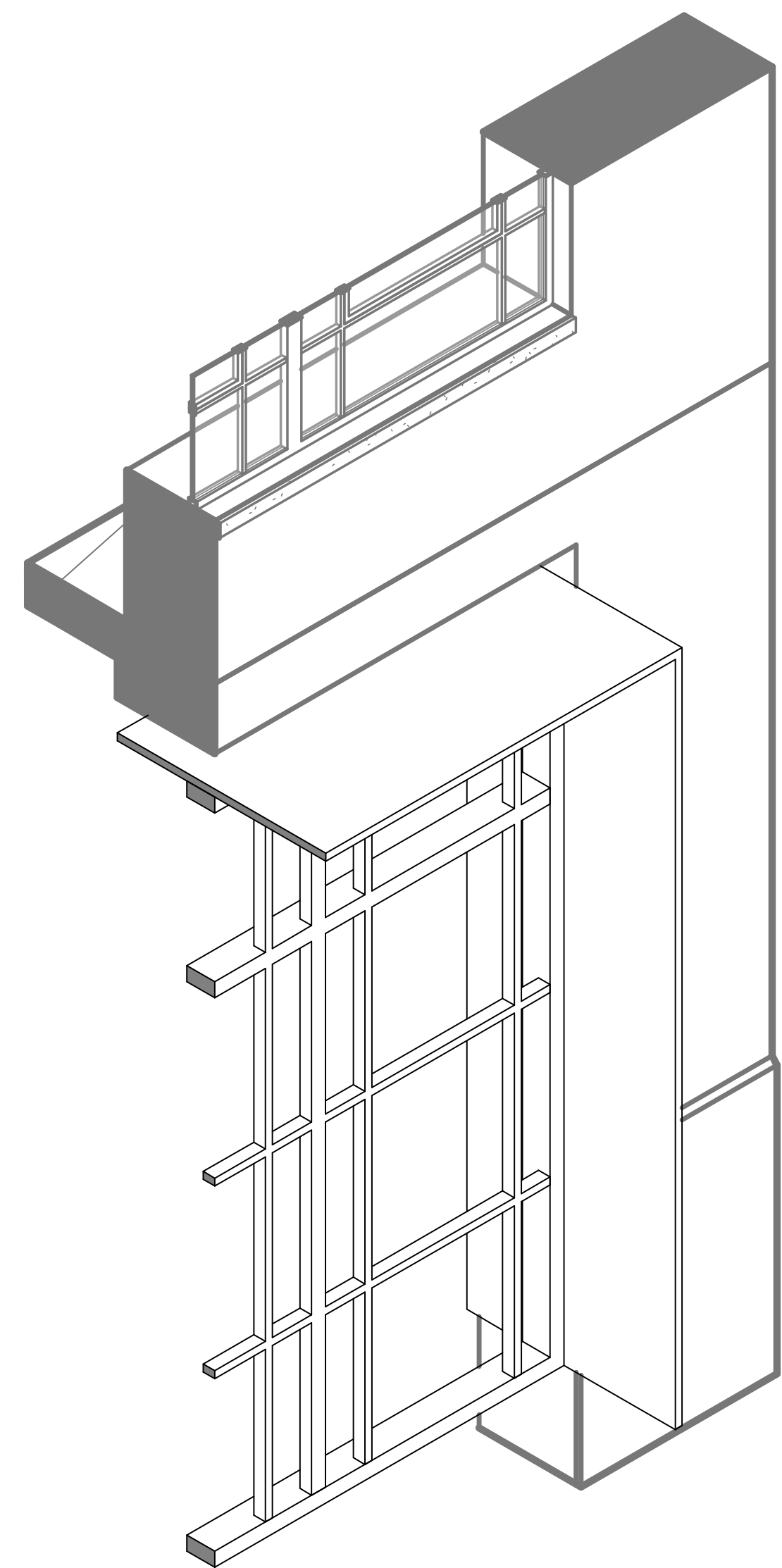
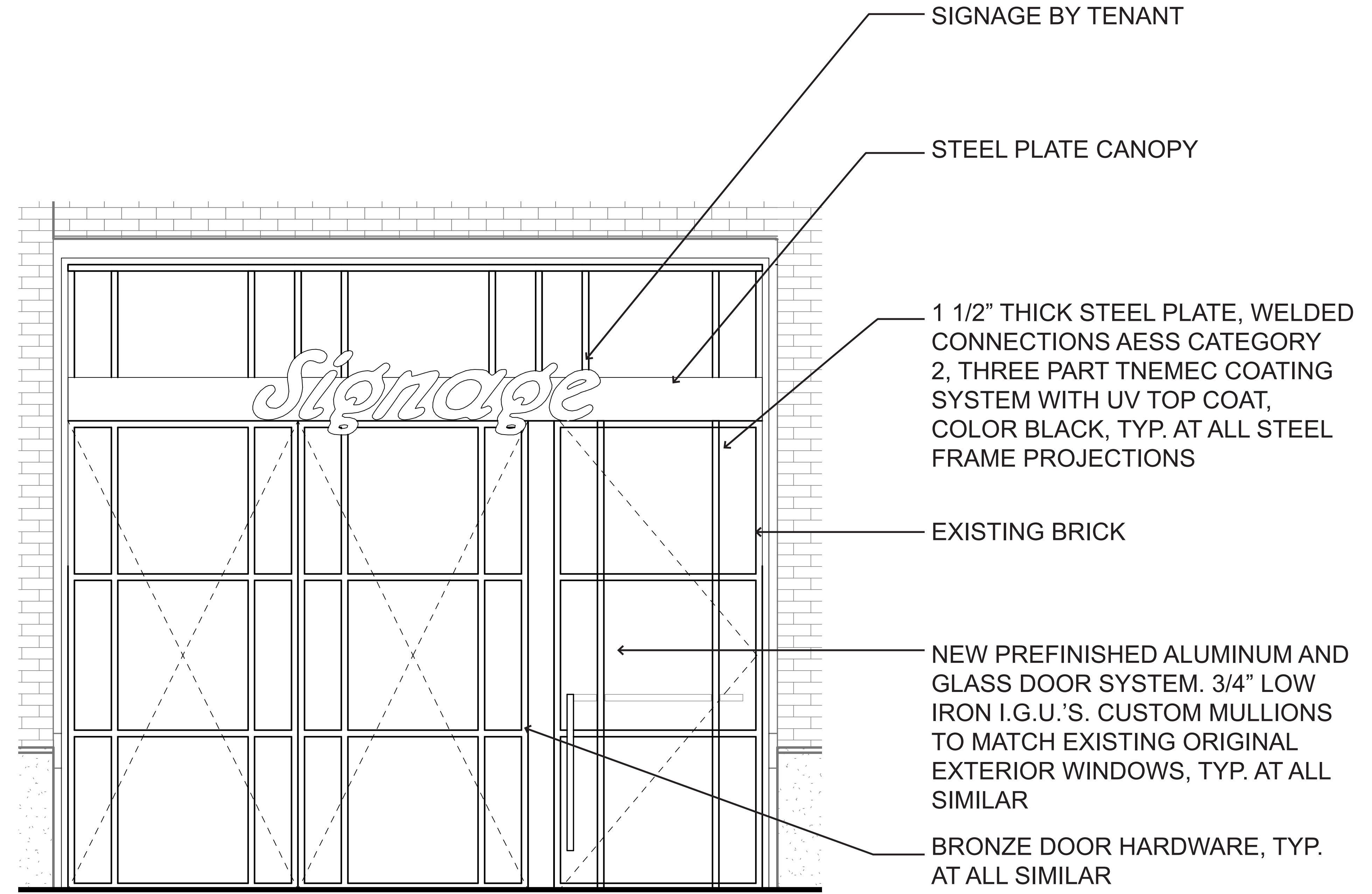
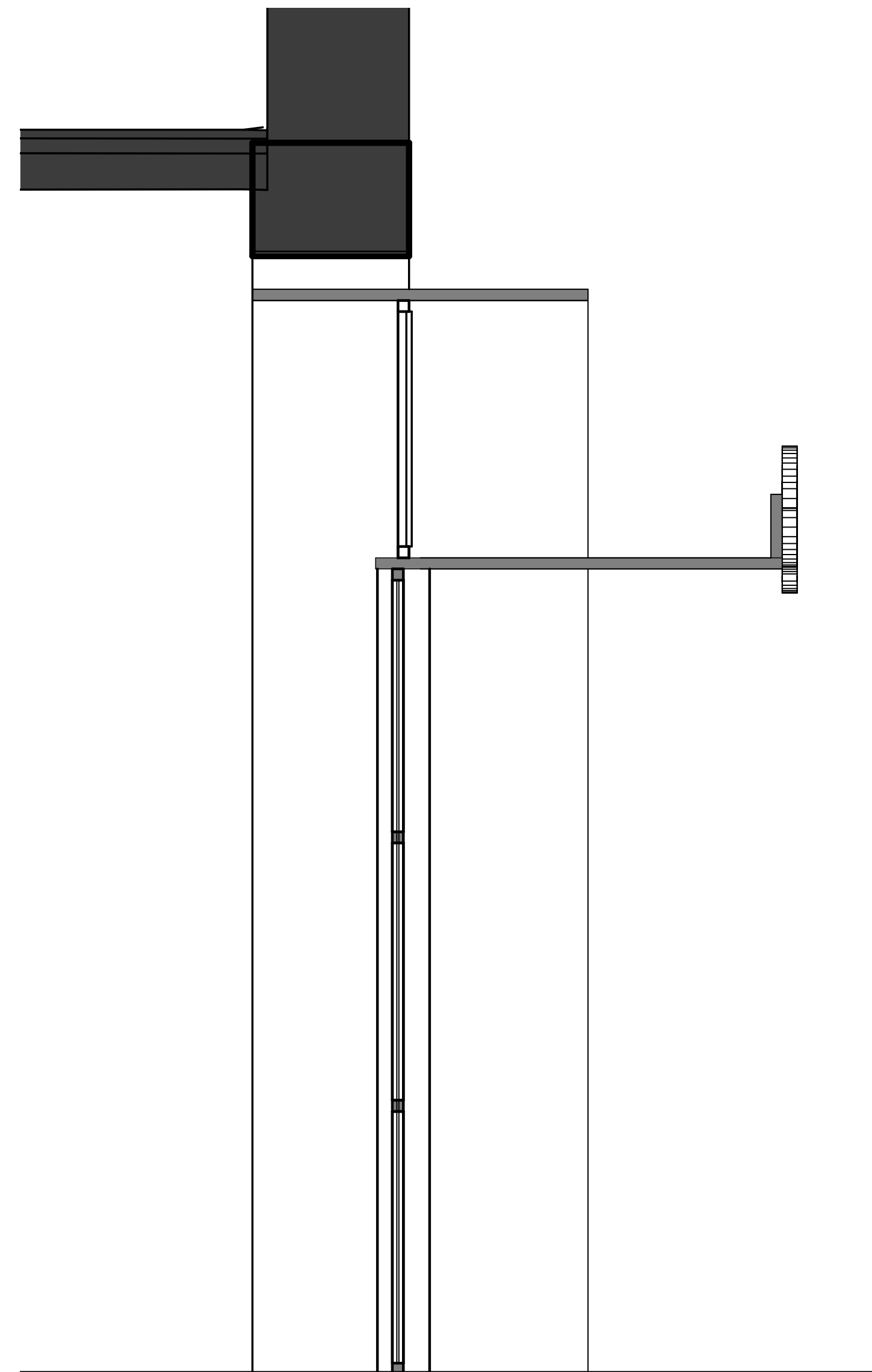
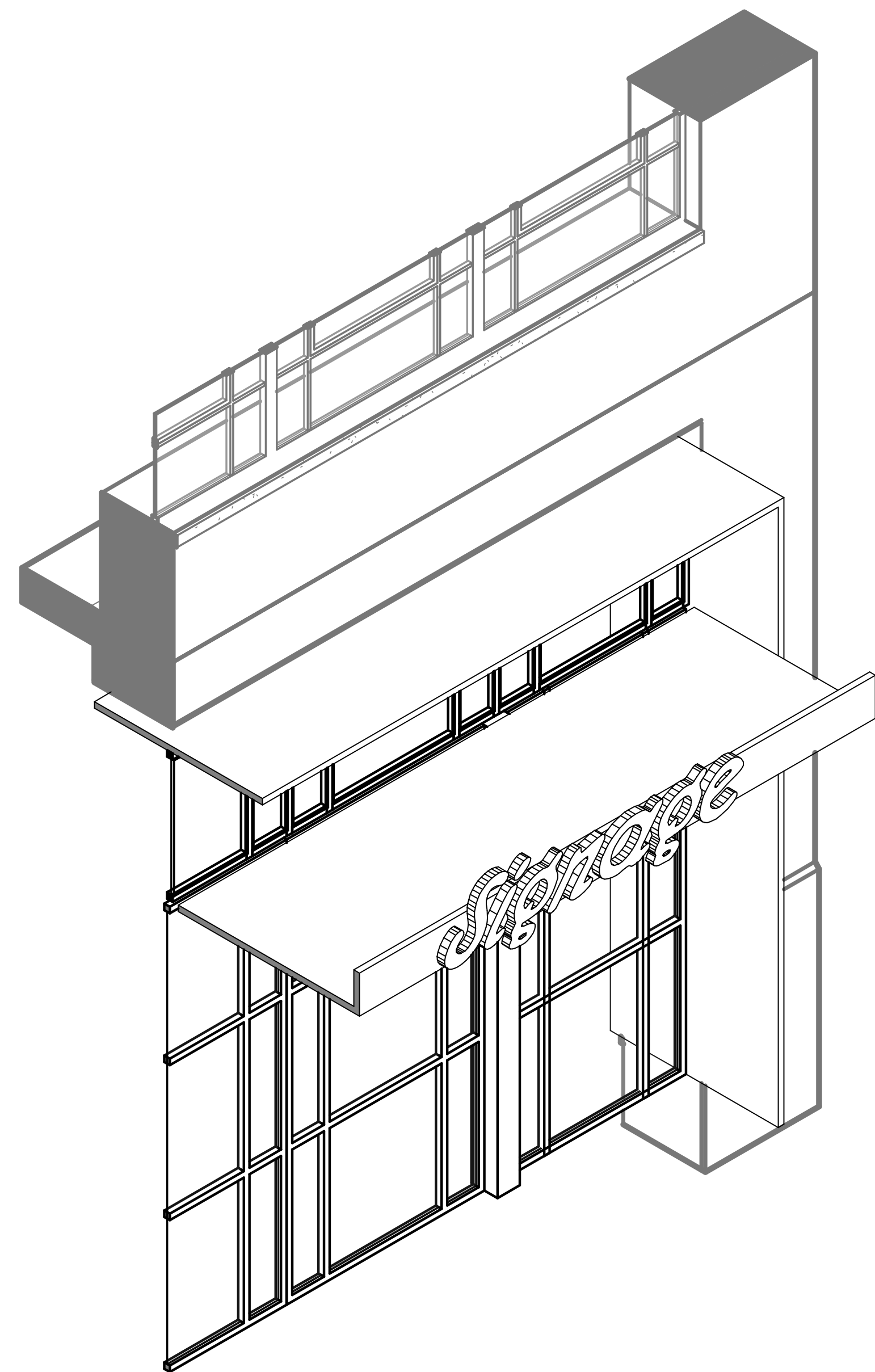
PROPOSED PARK DRIVE ENTRANCE

REFER TO SHEET 40 FOR DETAIL

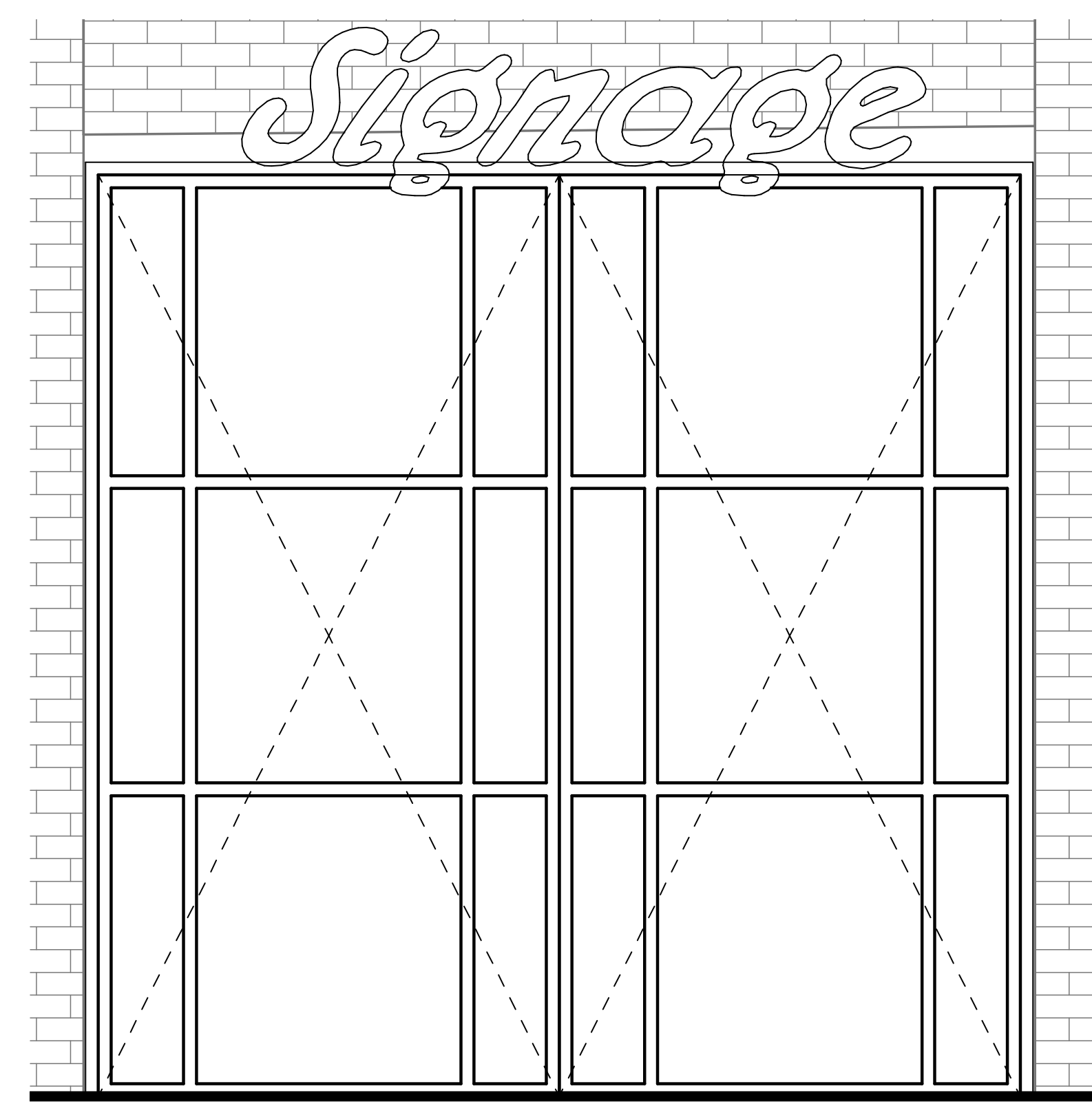
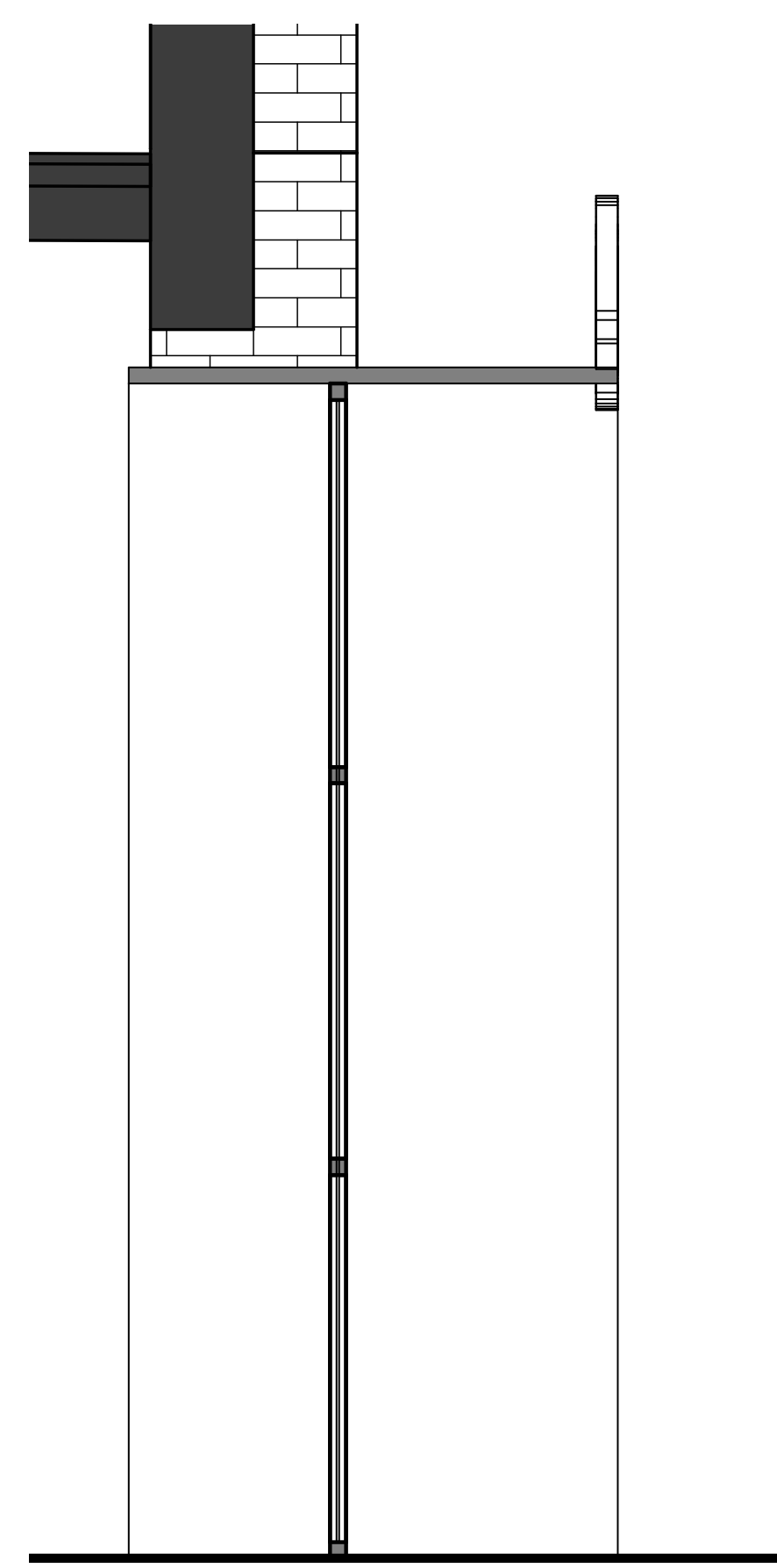
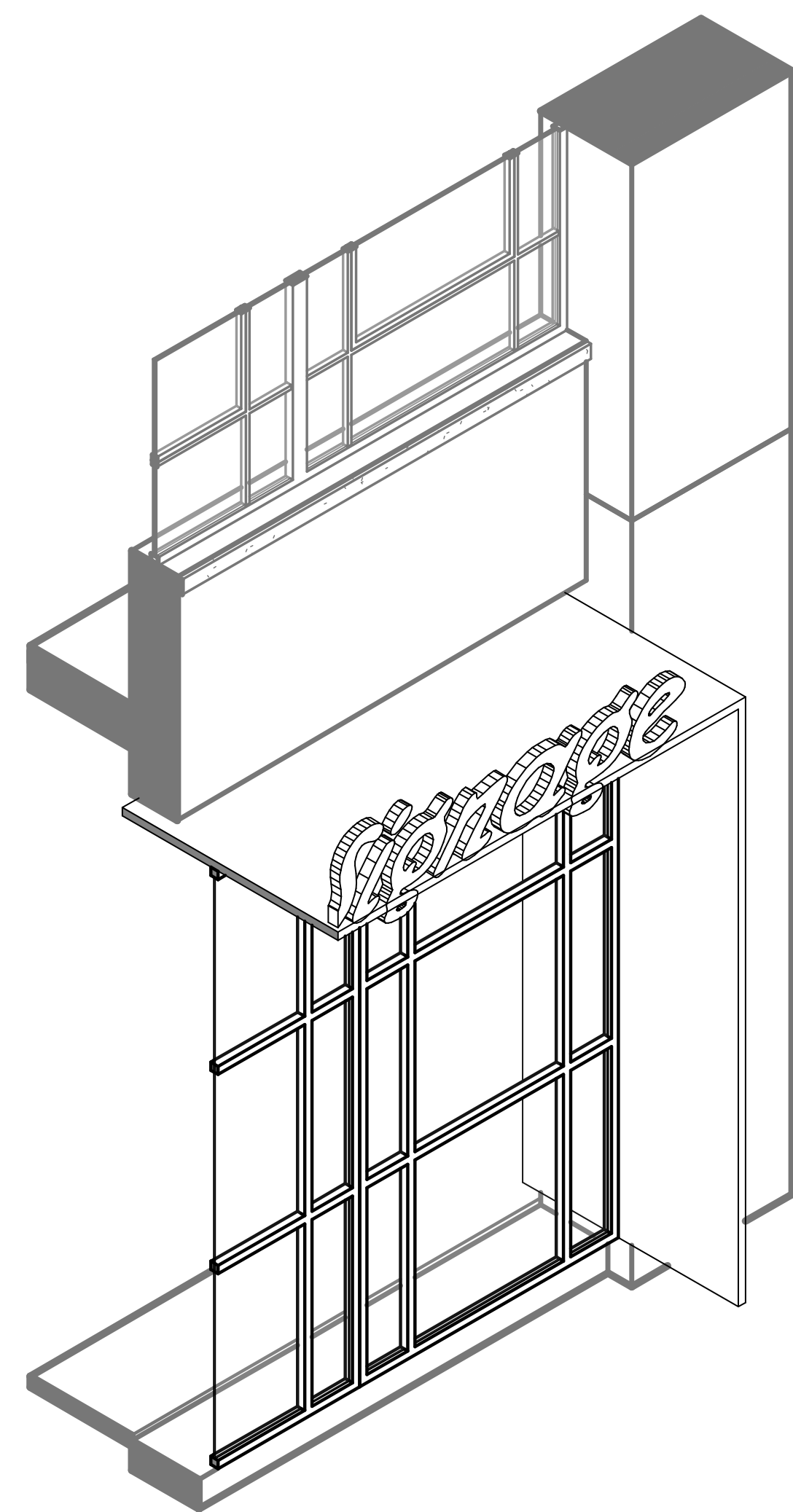
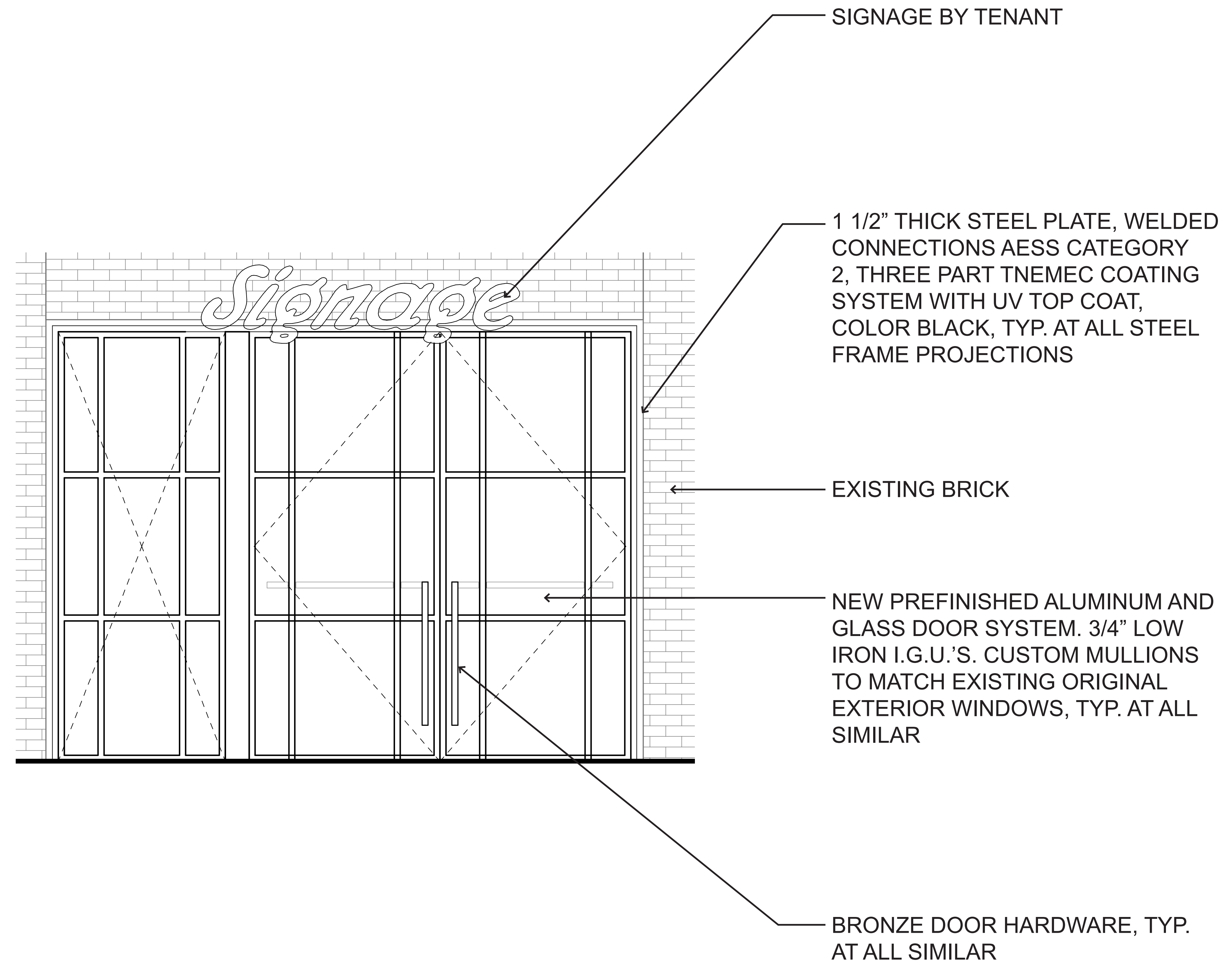
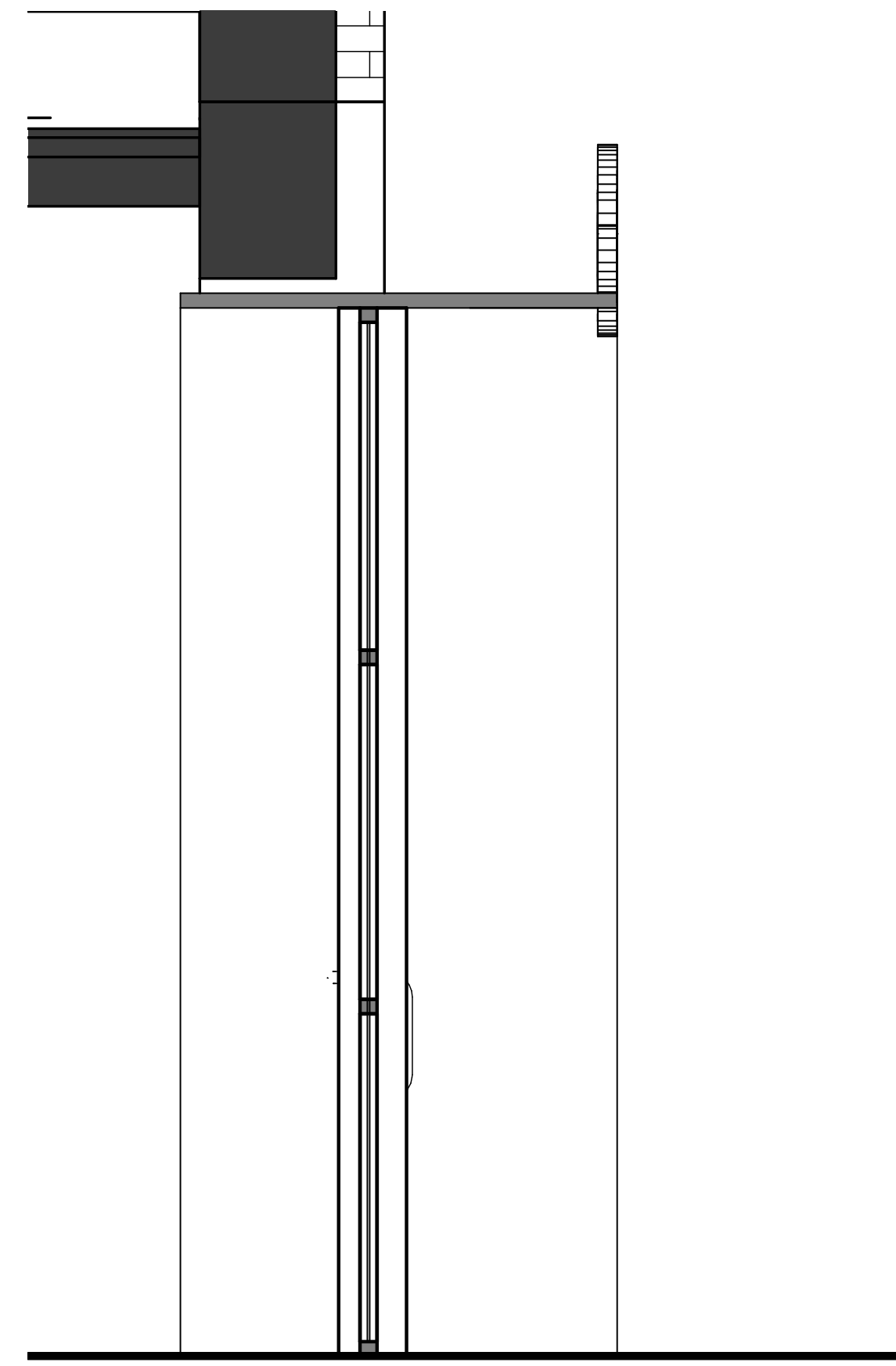
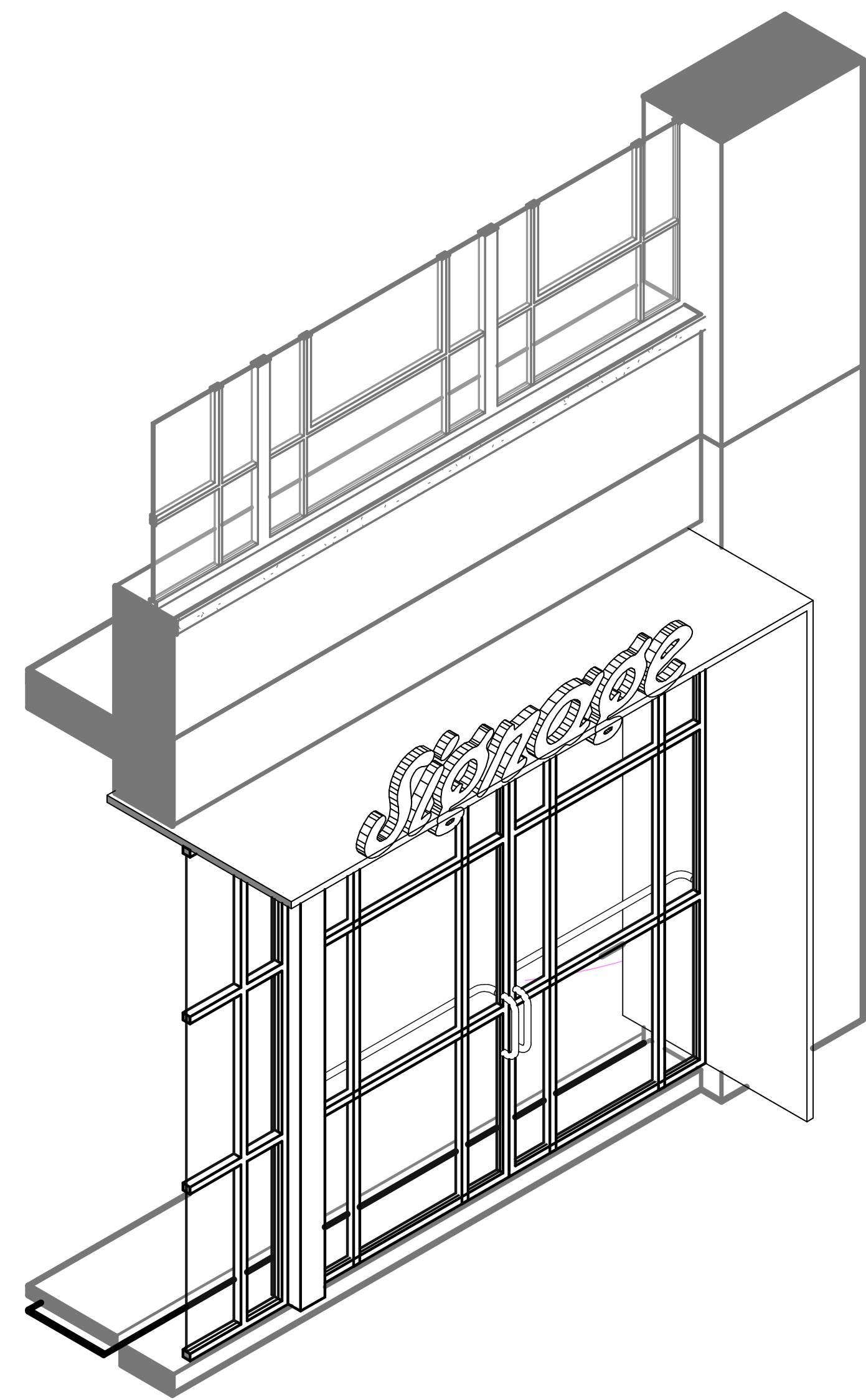




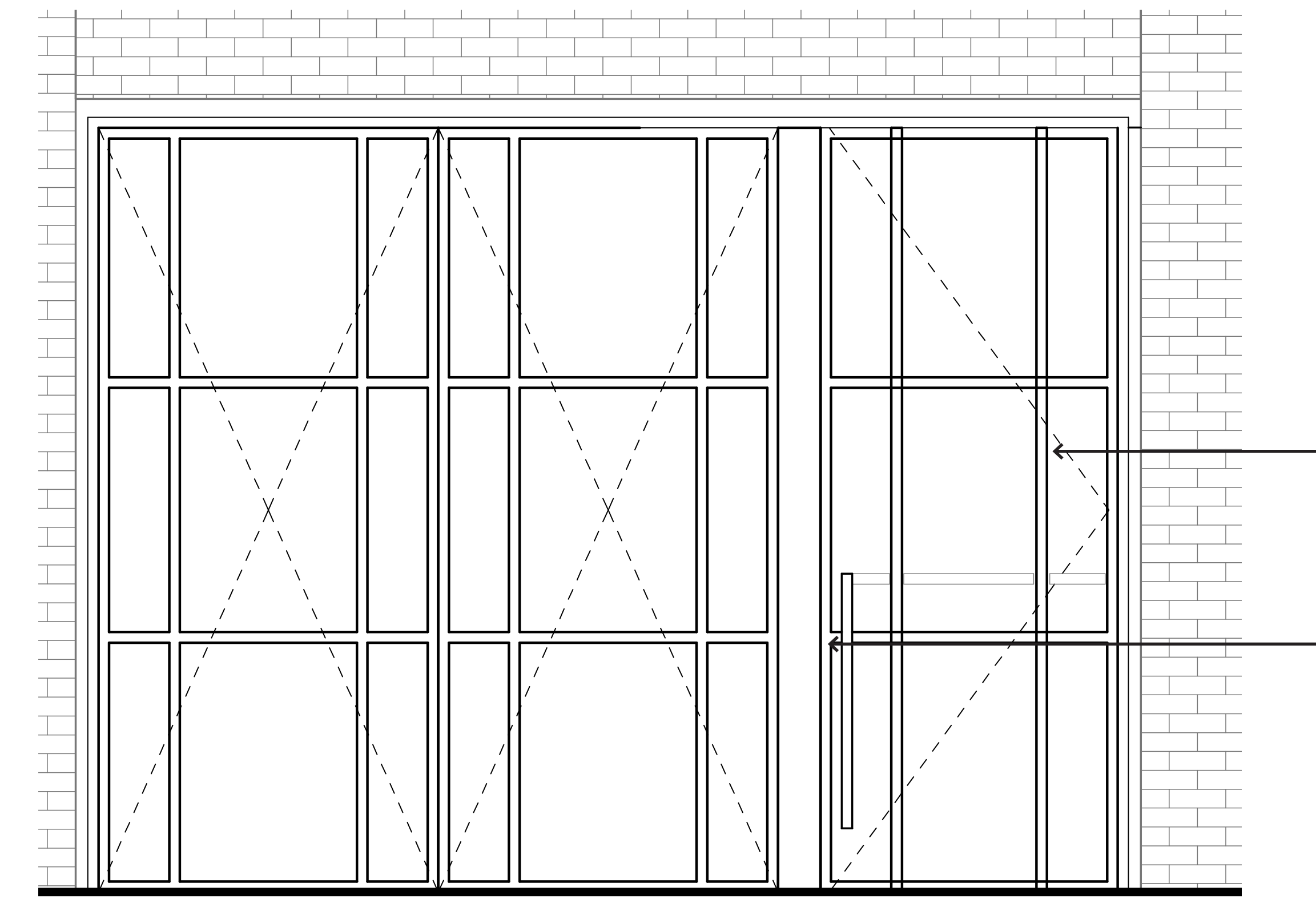
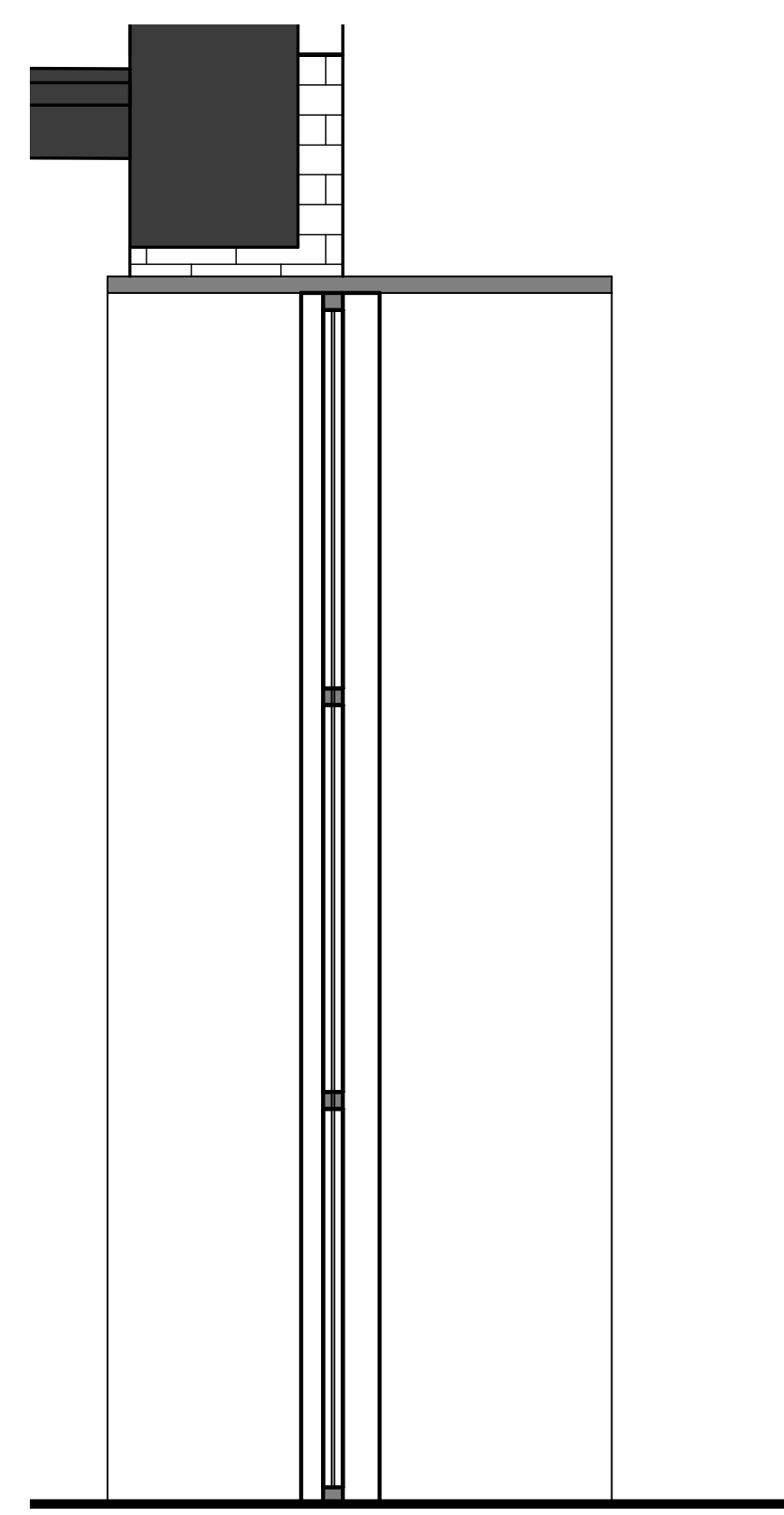
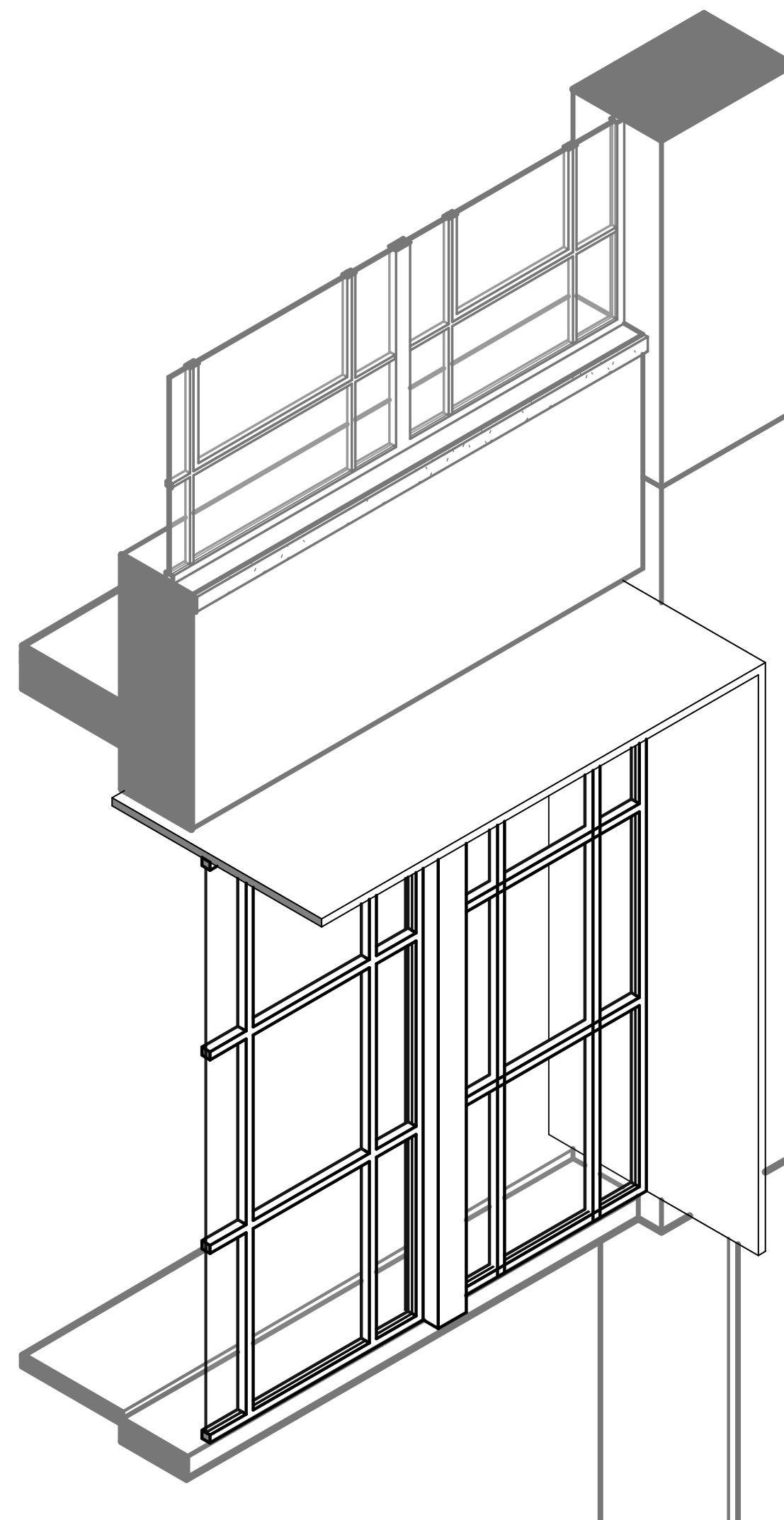
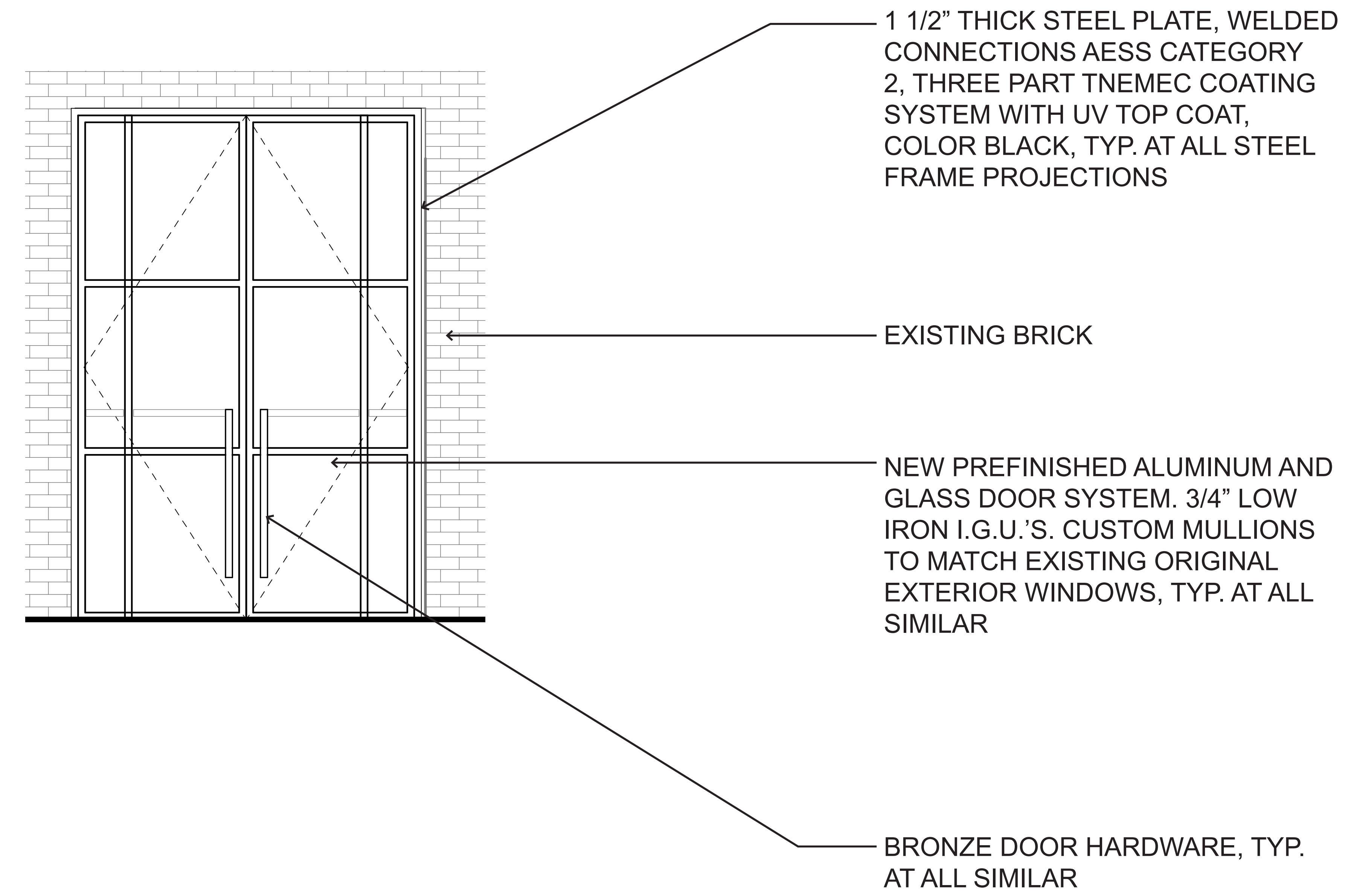
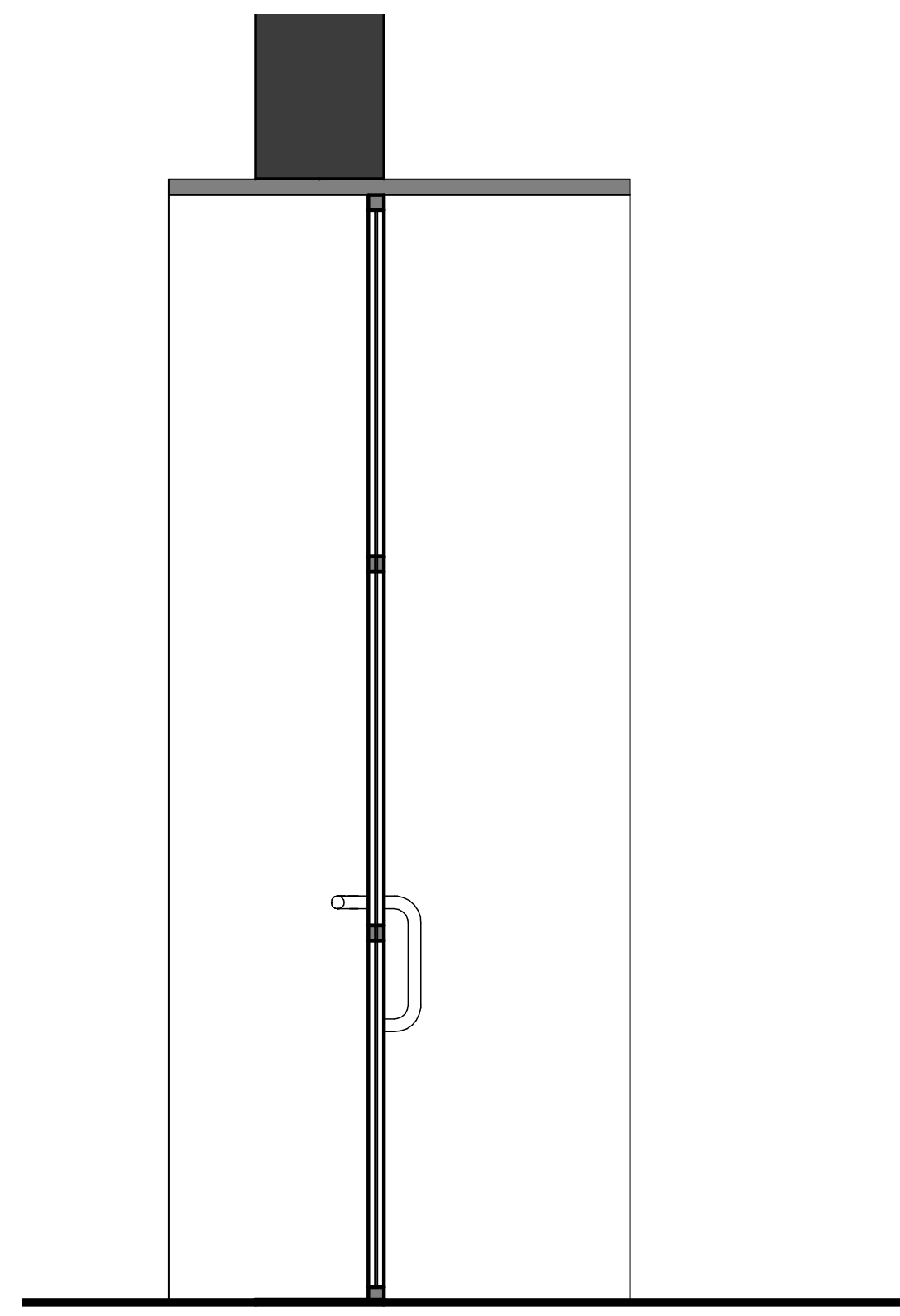
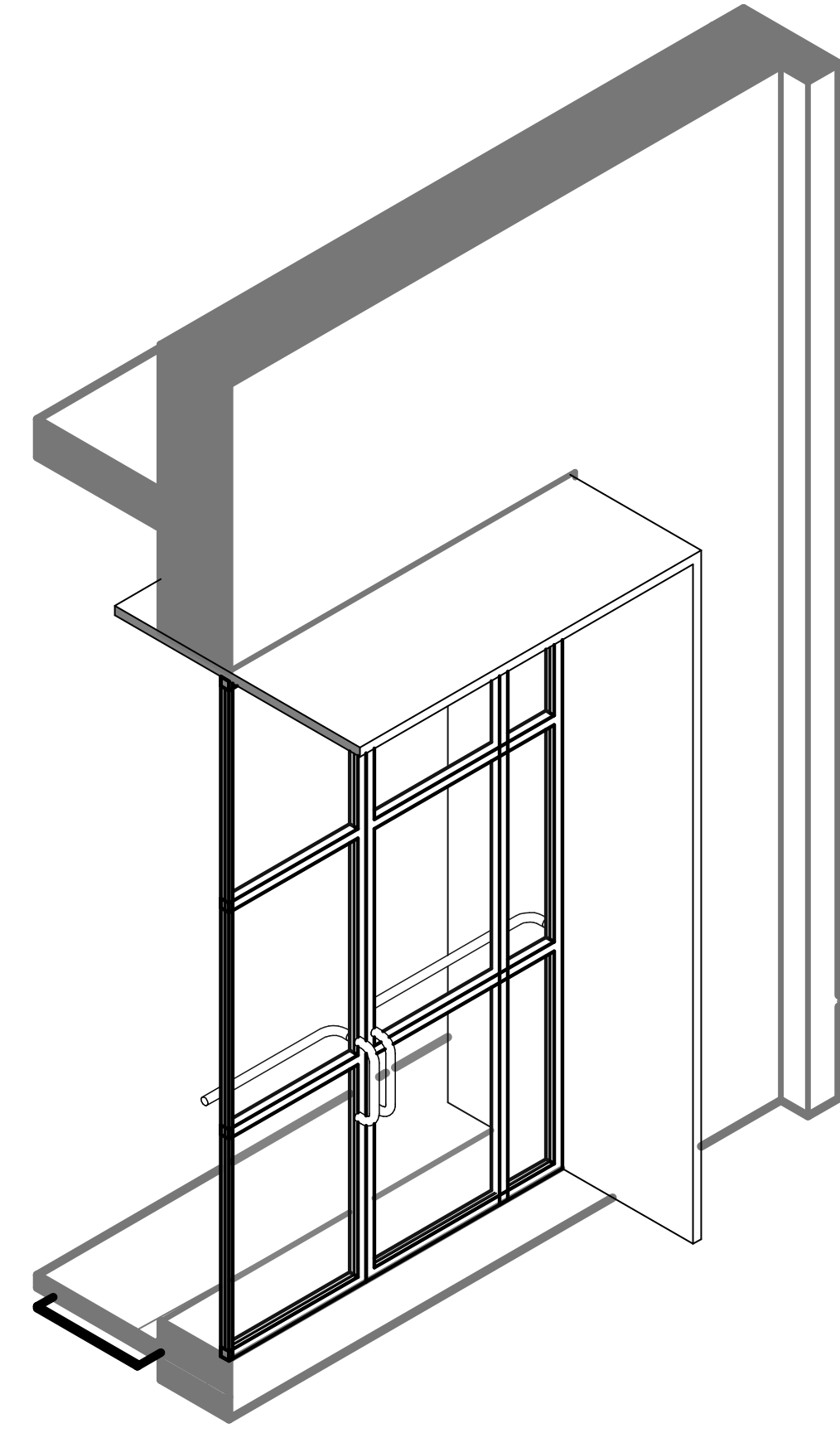




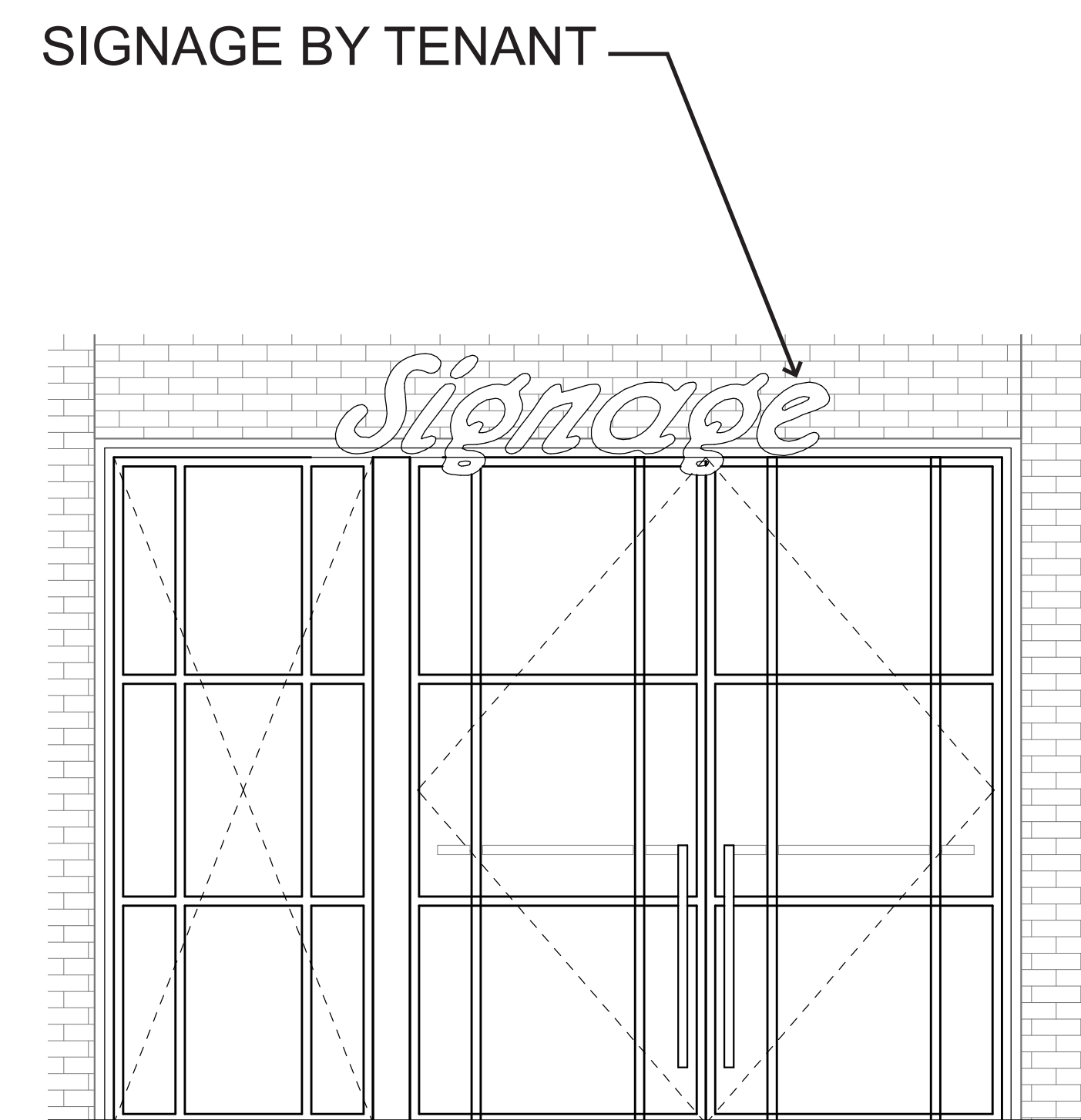




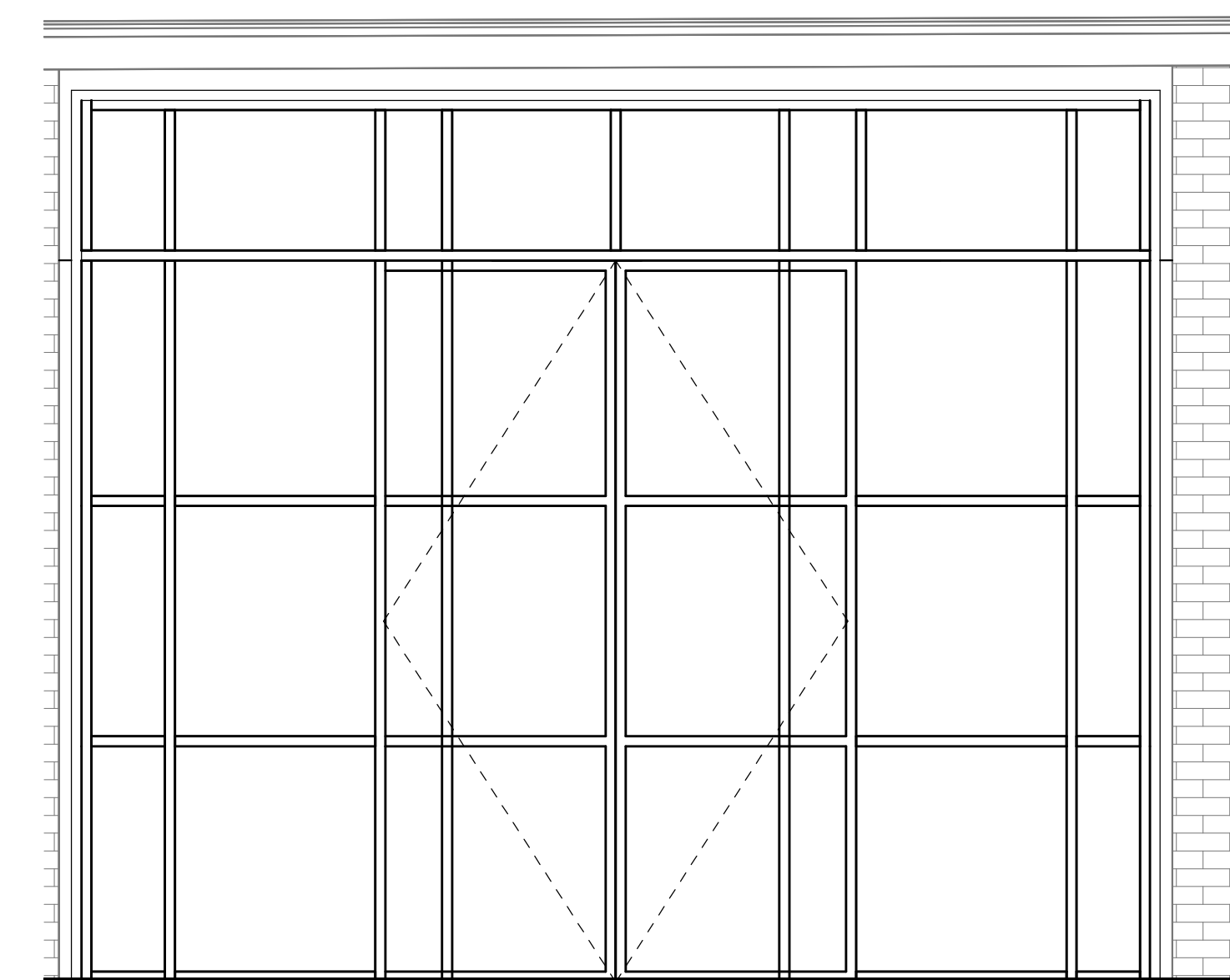




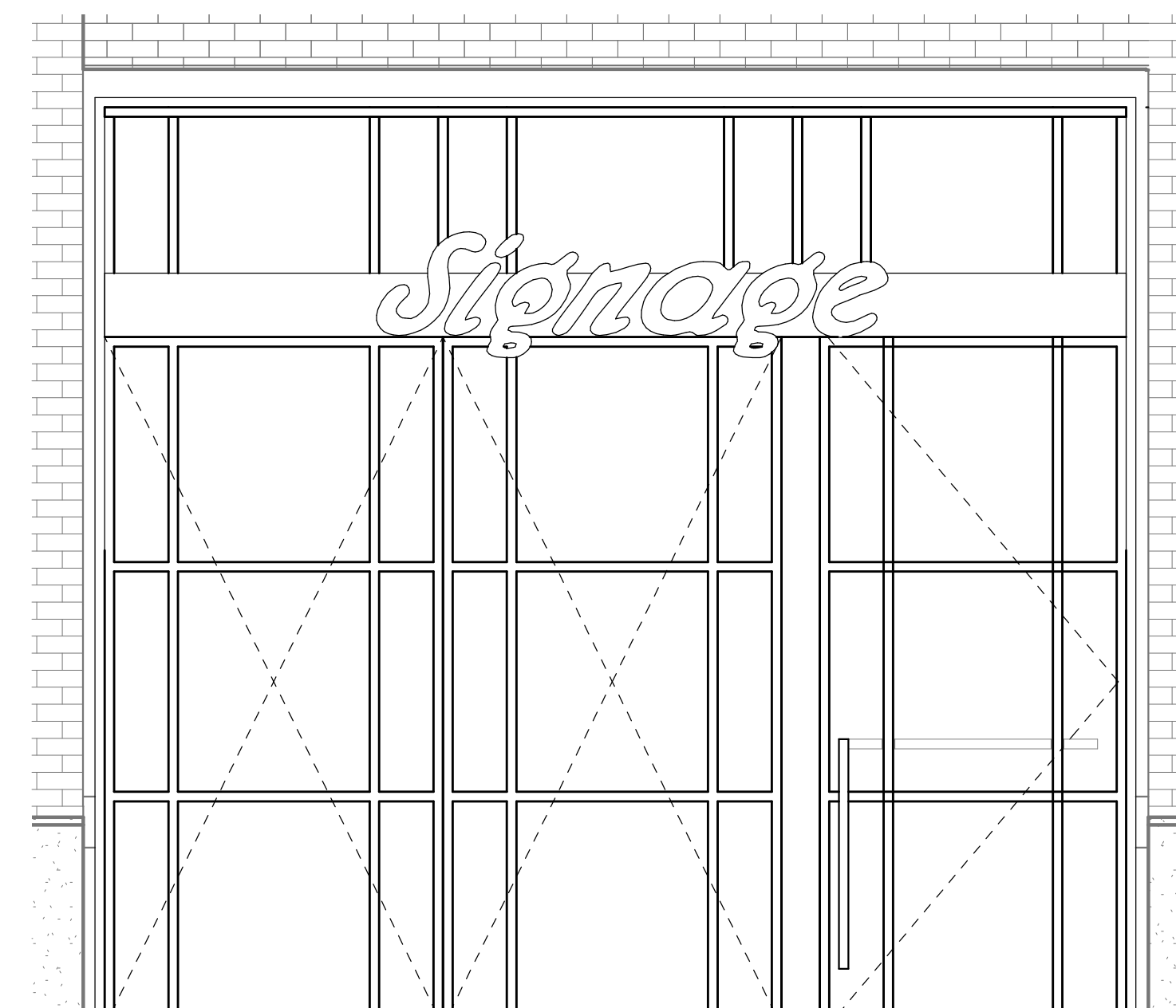




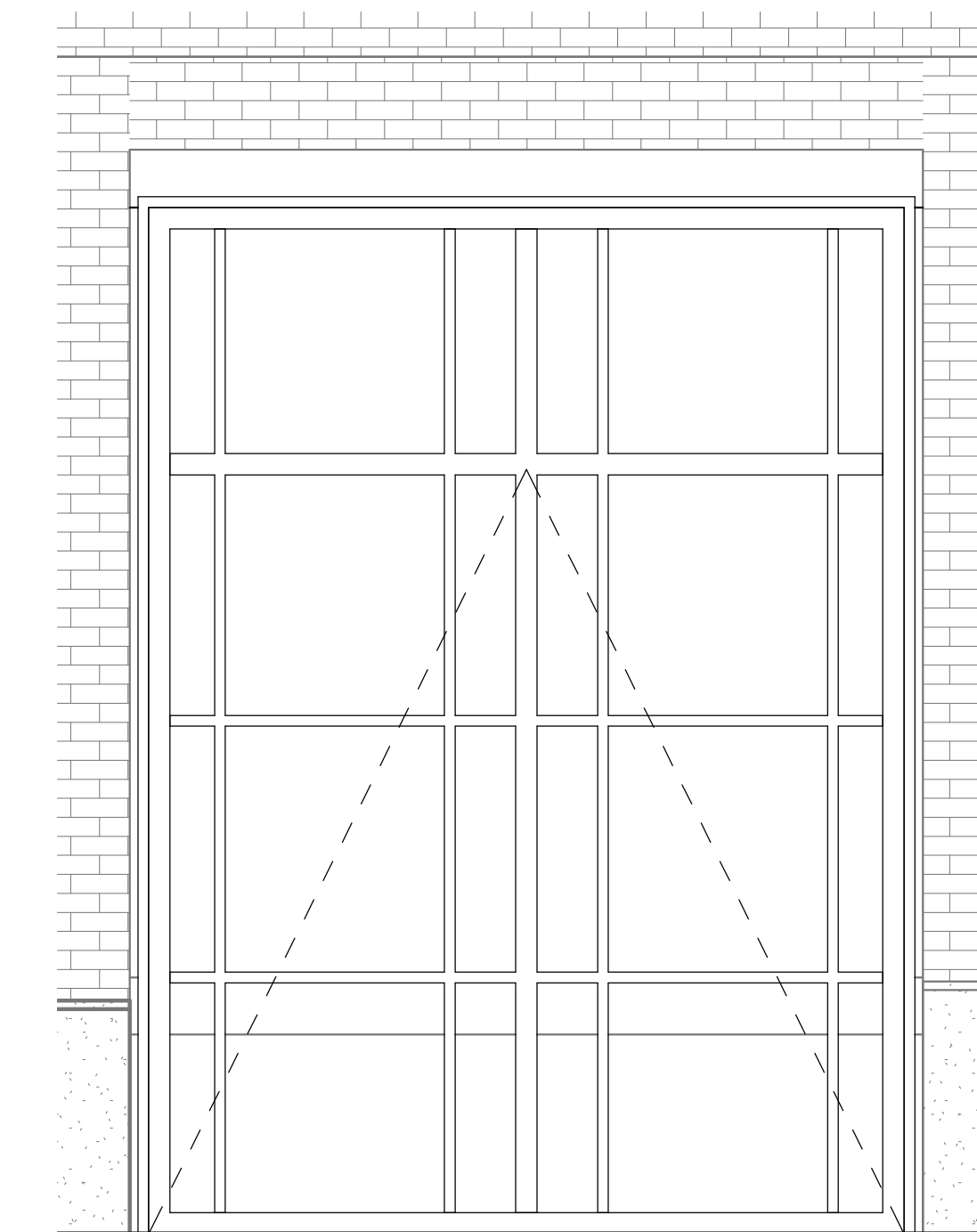
TYPE D: HORIZONTAL SLIDING PIVOT DOOR PAIRED WITH DOUBLE DOORS



TYPE C: HORIZONTAL SLIDING PIVOT DOORS



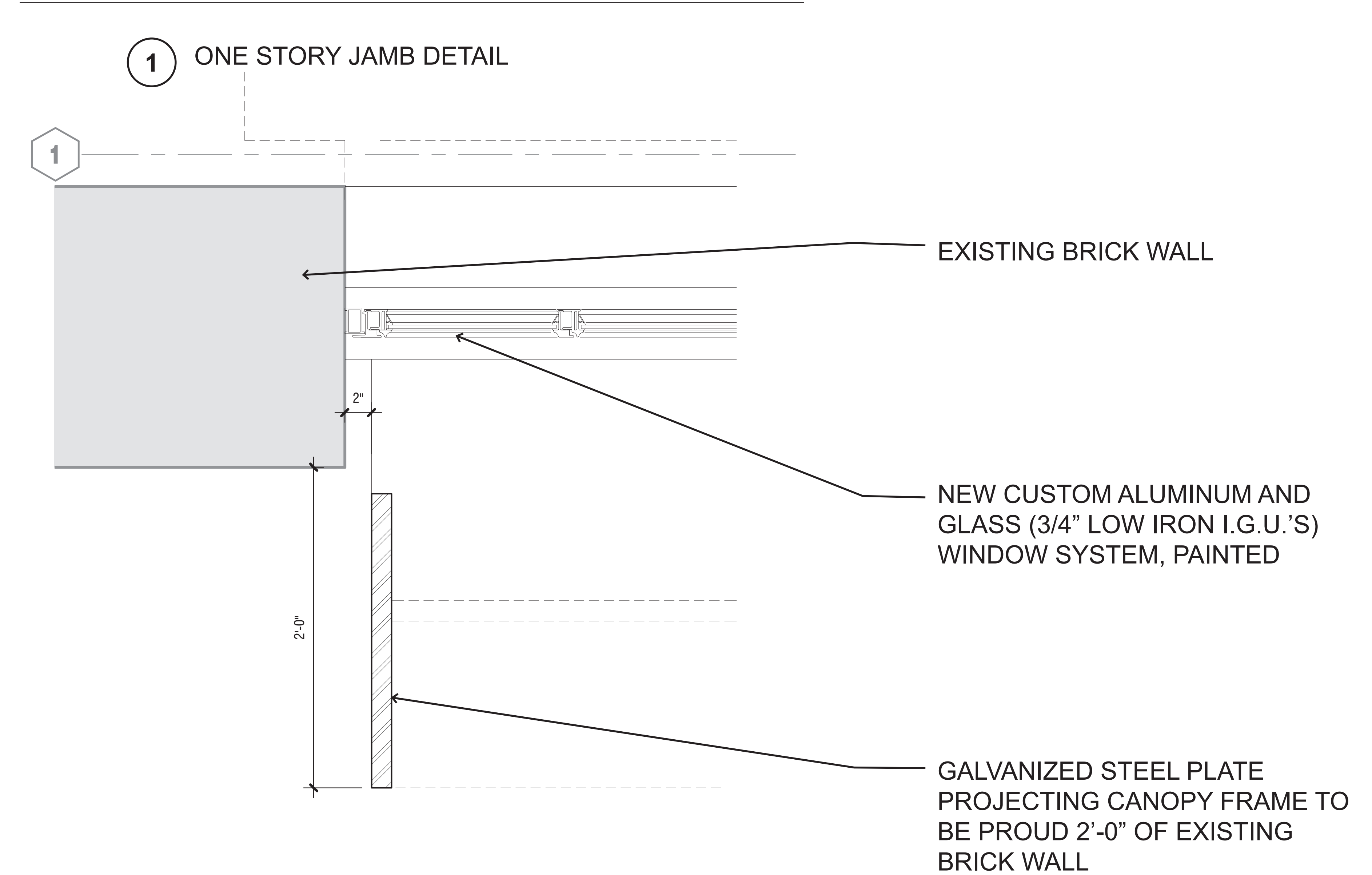
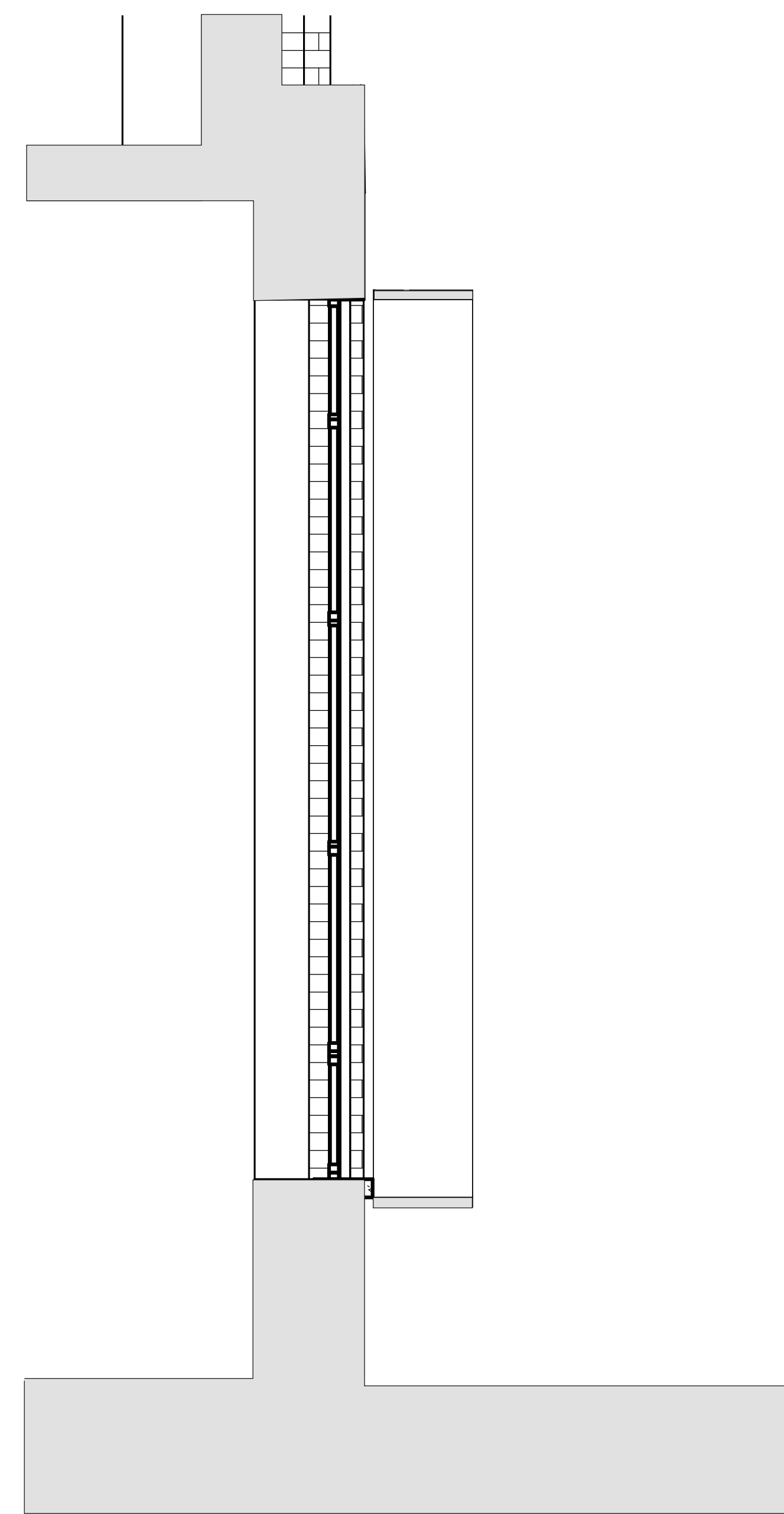
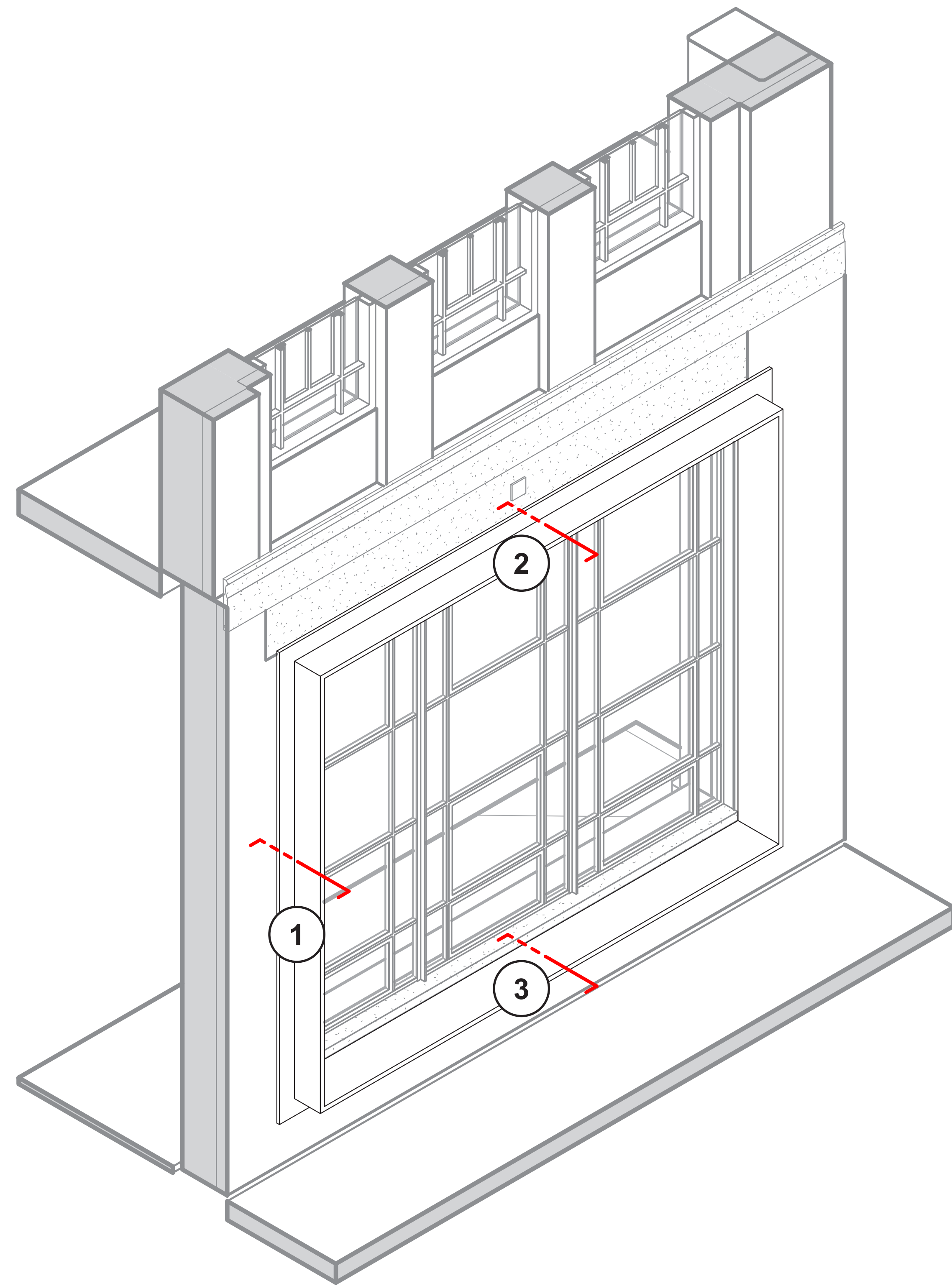
TYPE B: HORIZONTAL SLIDING PIVOT DOOR WITH CANOPY



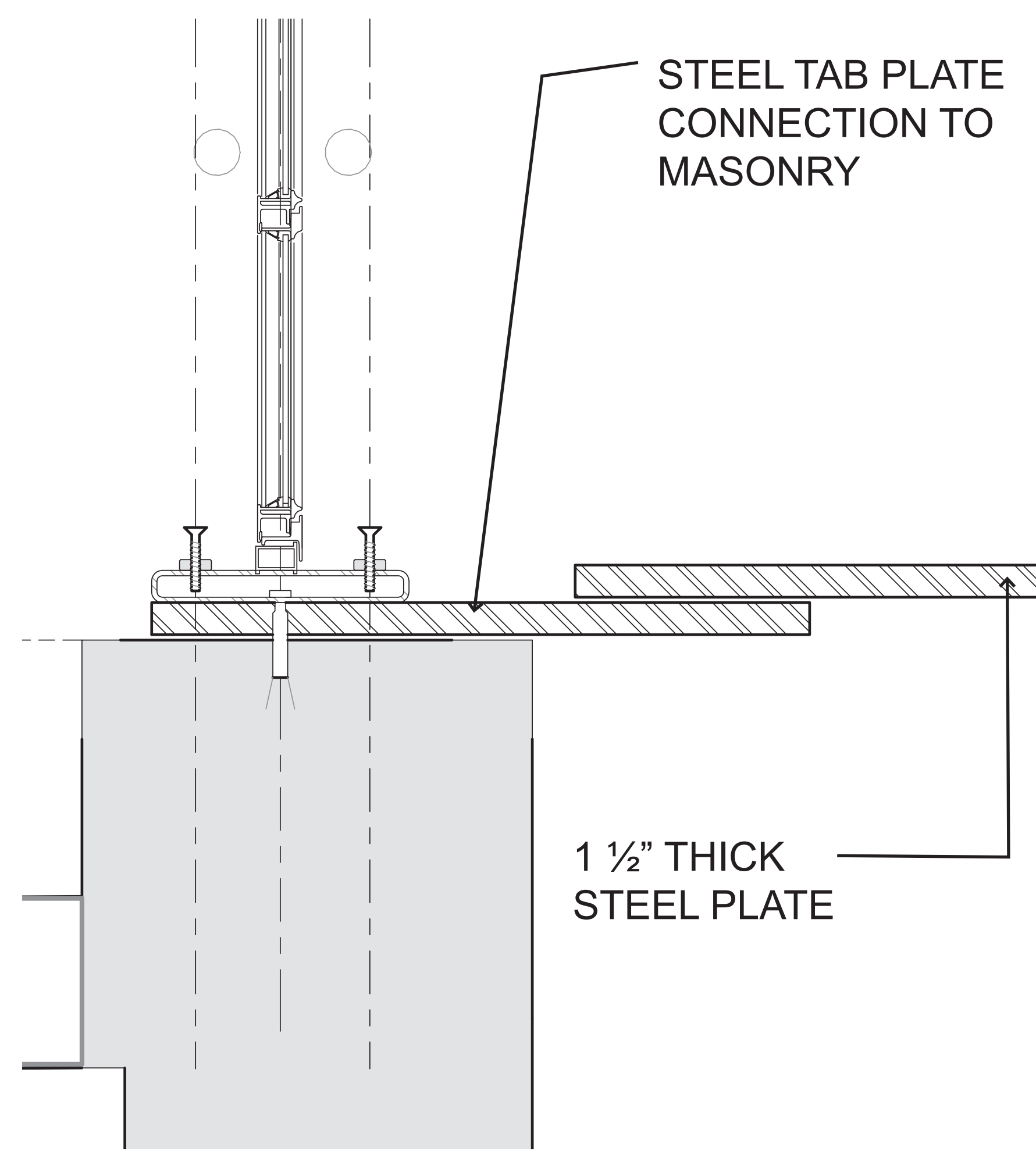
TYPE A: OVERHEAD PIVOT DOOR

INTERCHANGEABLE ALUMINUM AND GLASS STOREFRONT SYSTEMS INSERTED INTO STEEL FRAME PROJECTIONS.

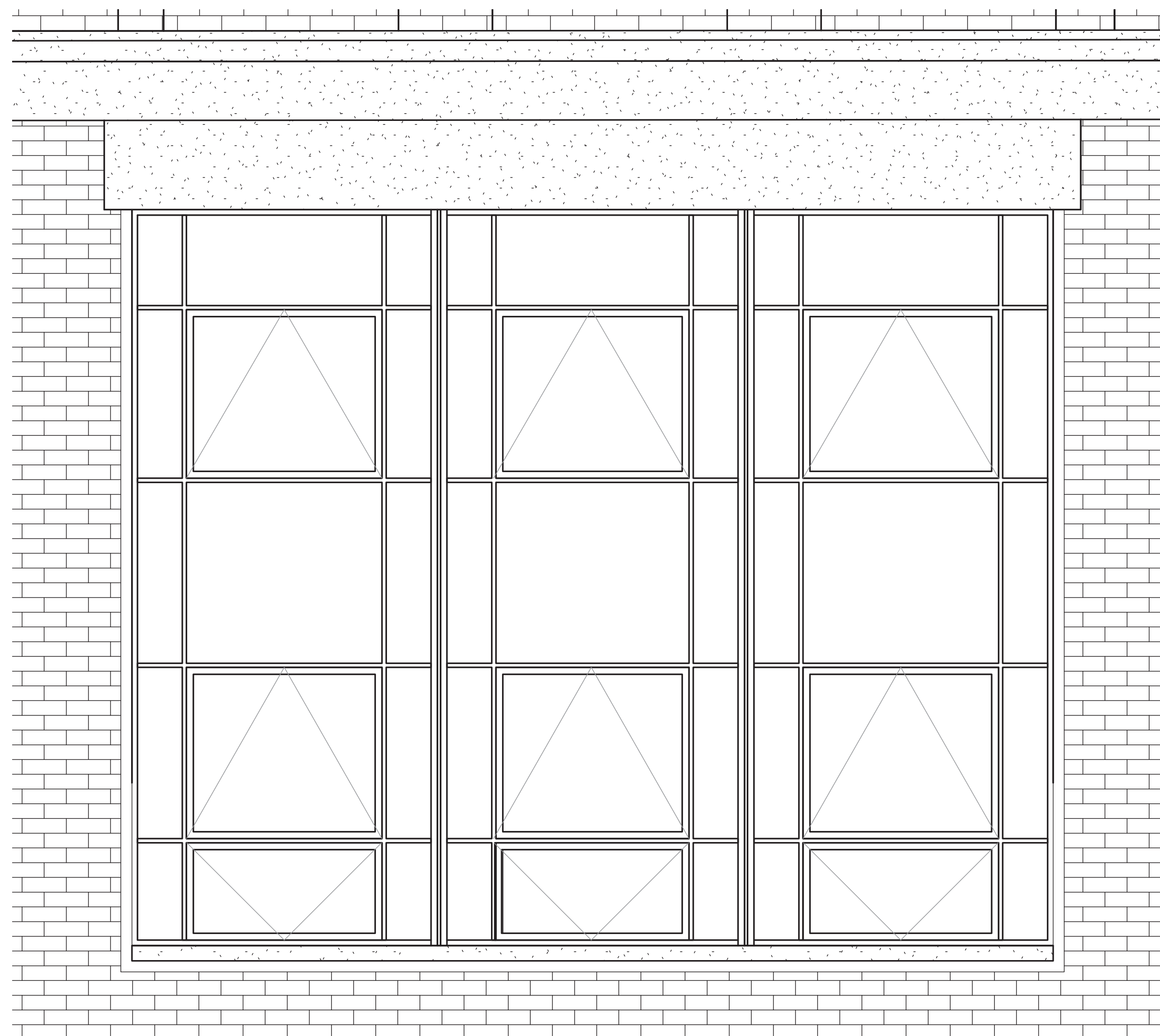
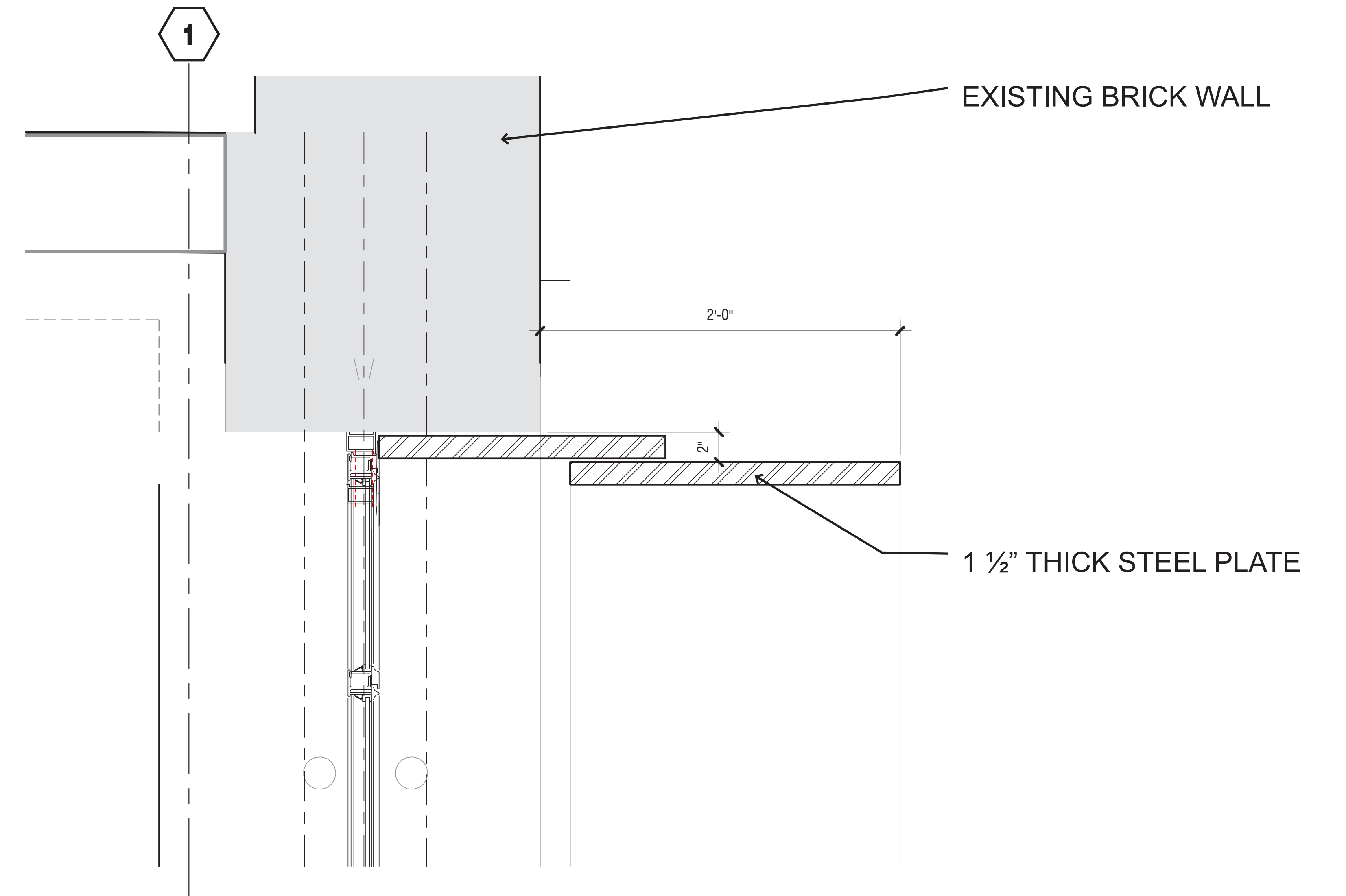




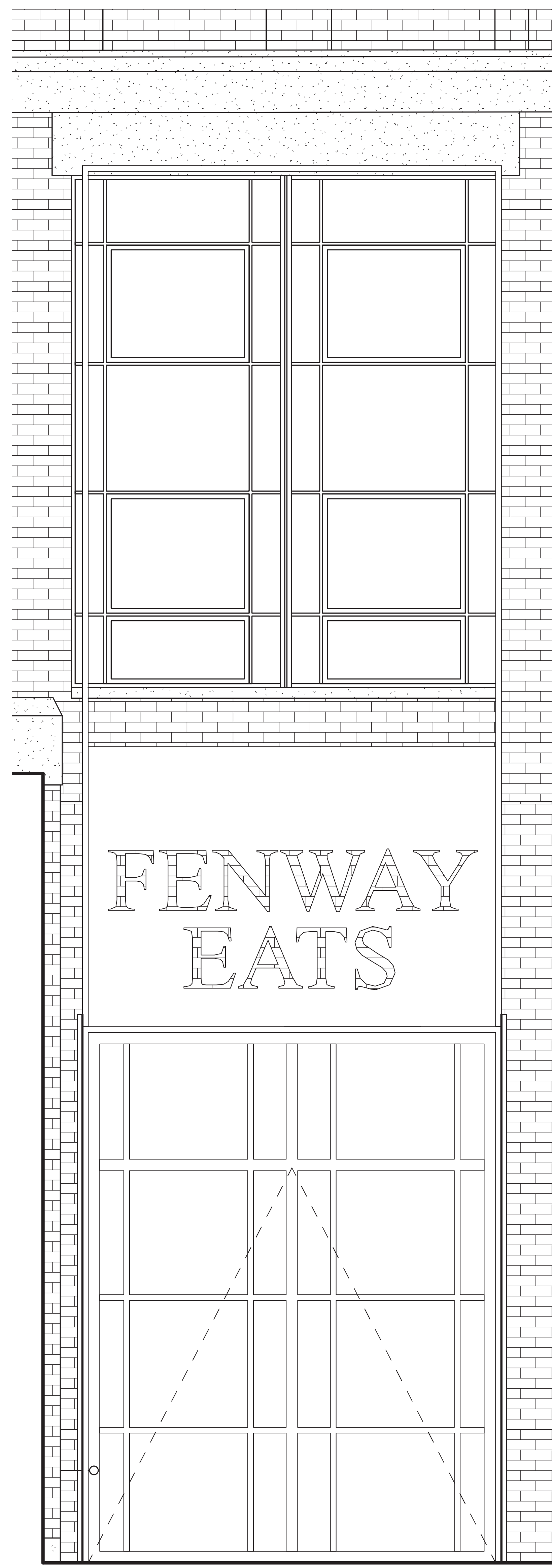
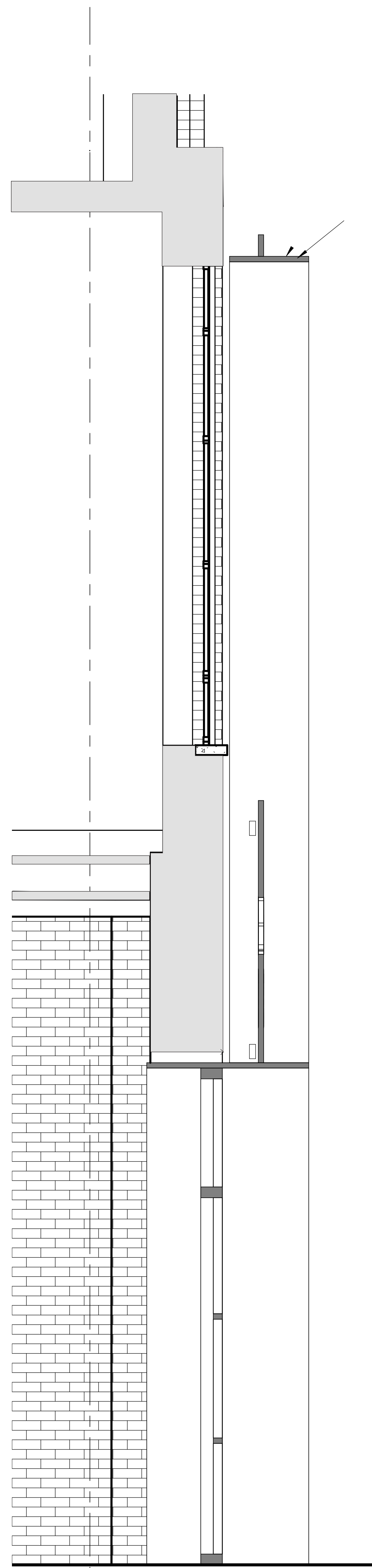
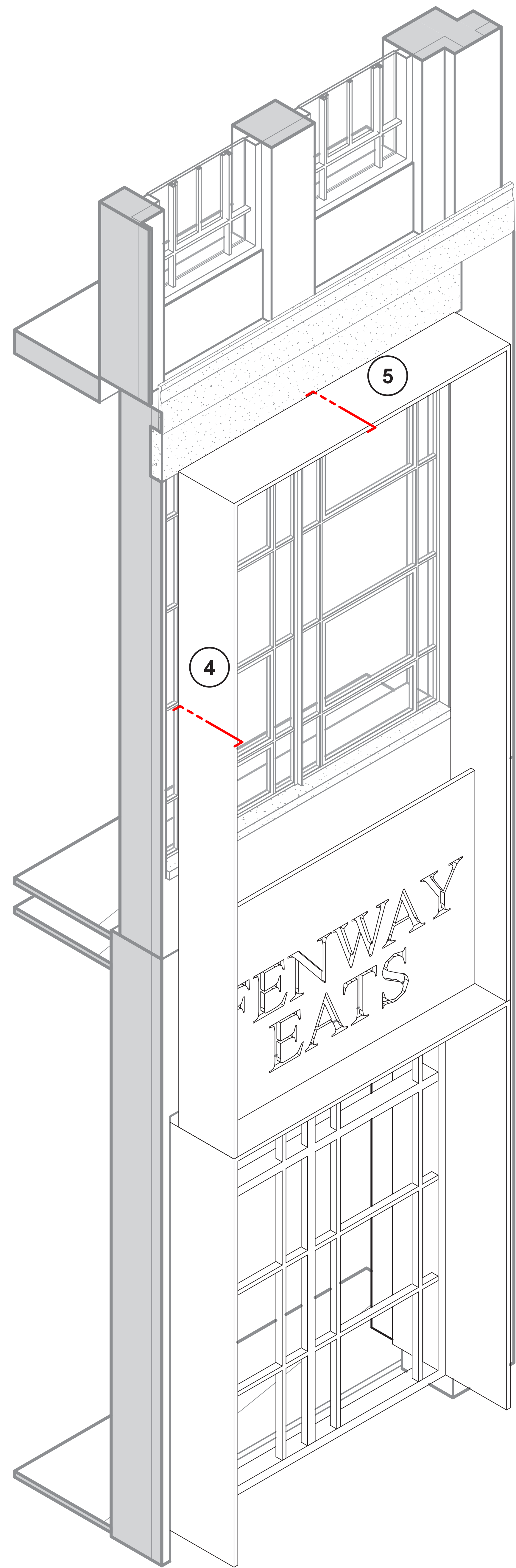
③ ONE STORY SILL DETAIL



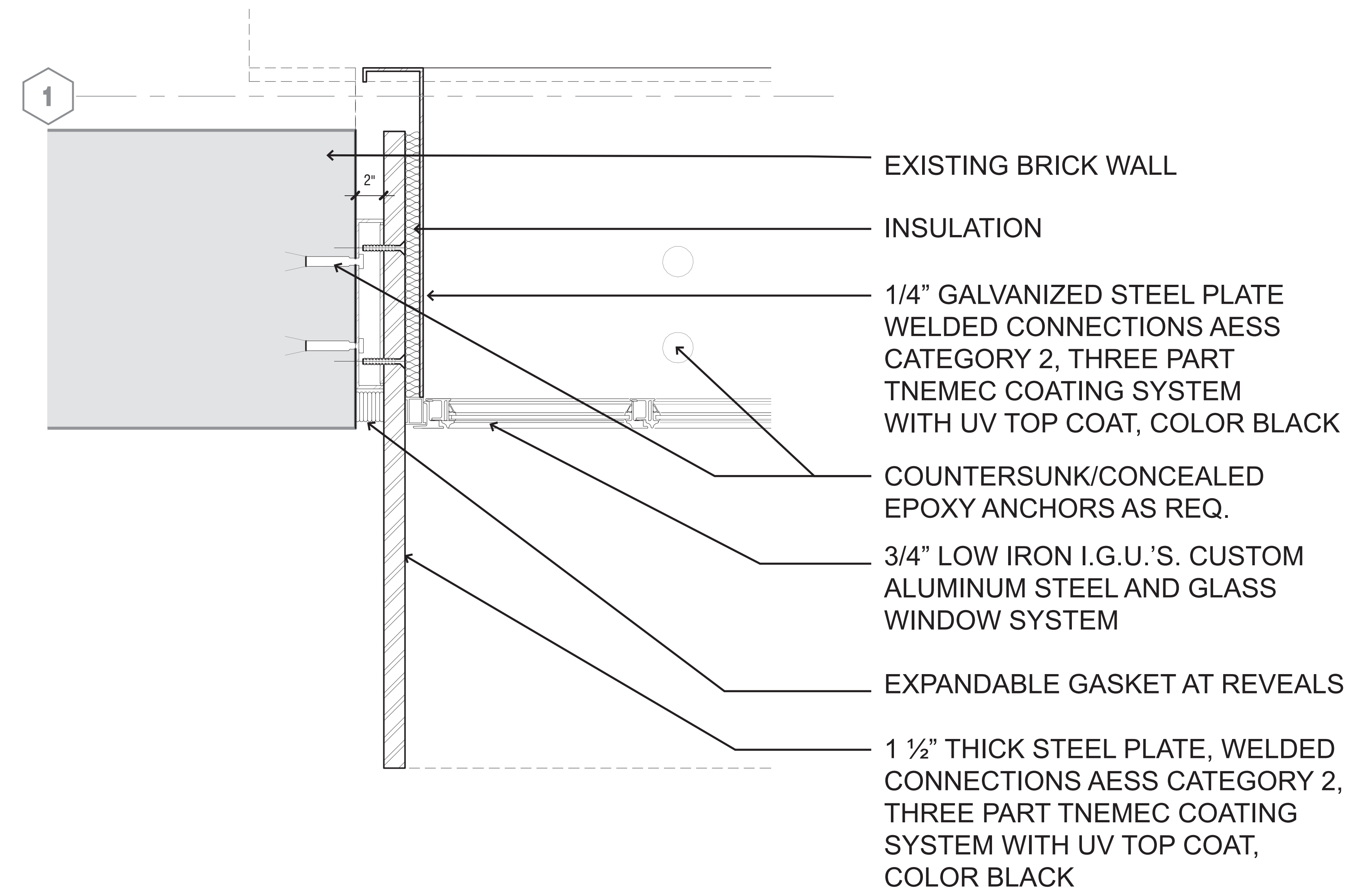
② ONE STORY HEAD DETAIL



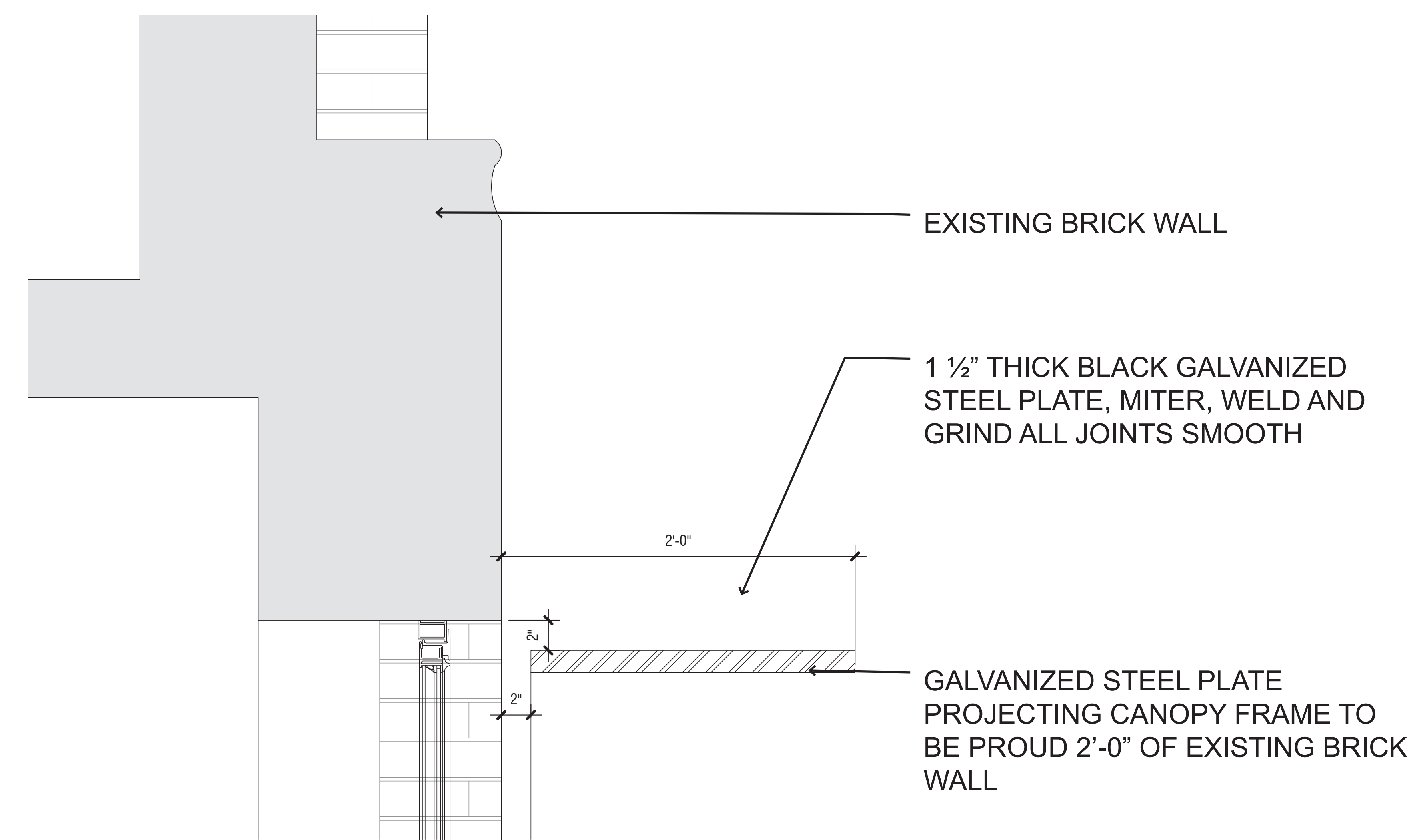




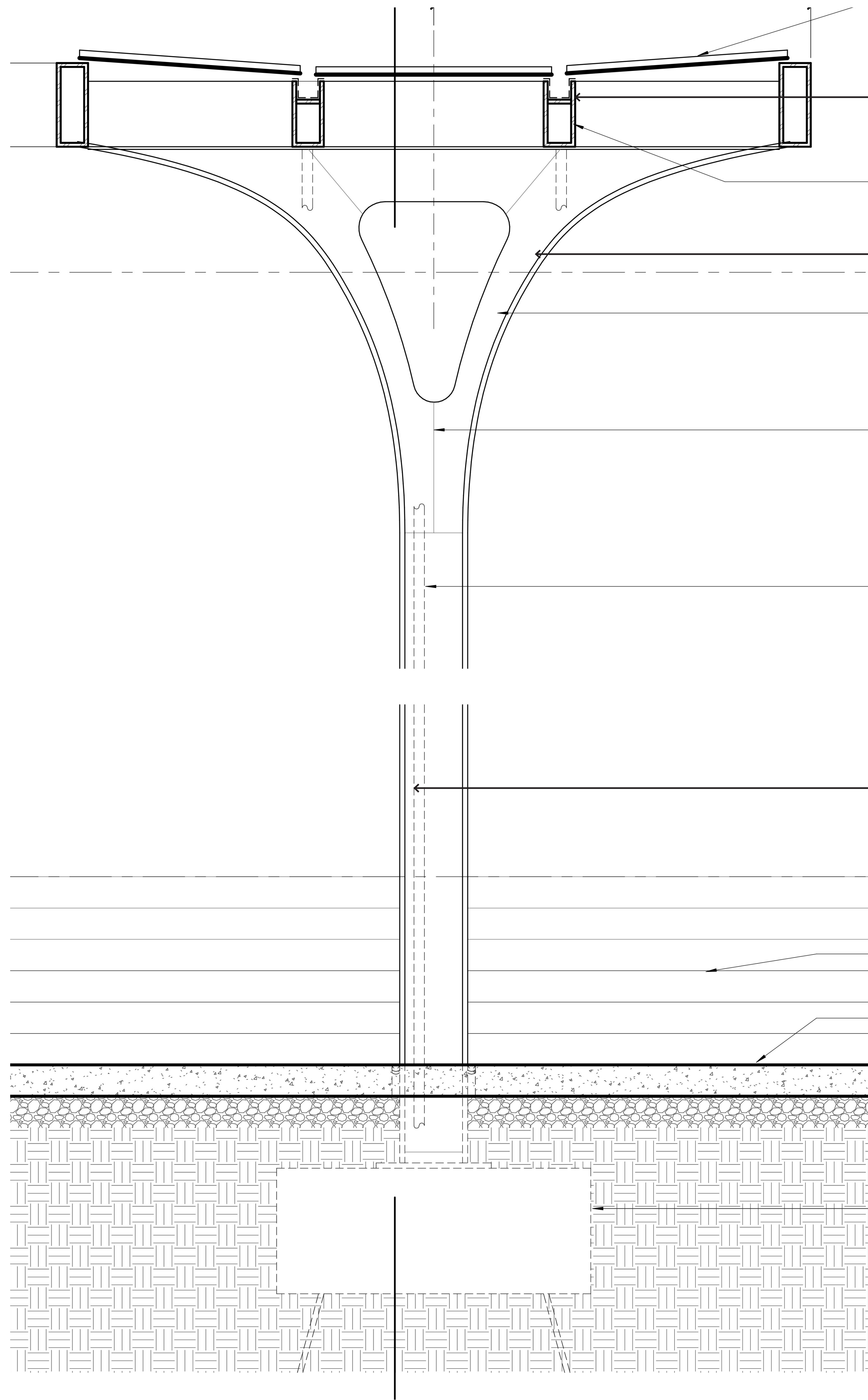
4 TWO STORY JAMB DETAIL



5 TWO STORY HEAD DETAIL





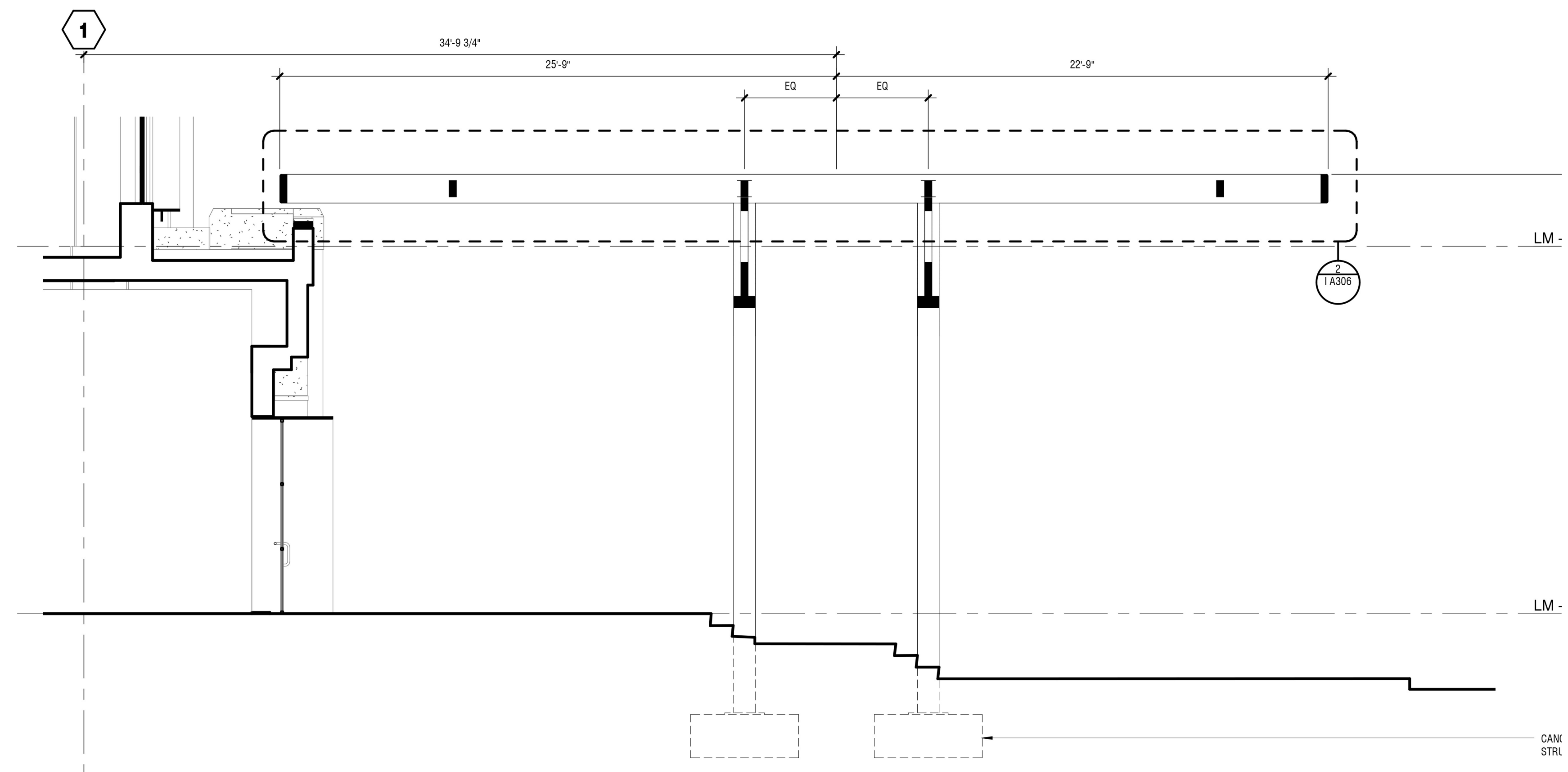


BOX BEAMS: BUILT-UP STEEL PLATE WITH CONCEALED COPPER INSERT LININGS, SLOPED TO COLUMNS FOR DRAINAGE

BUILT-UP STEEL PLATE, WELDED CONNECTIONS AESS CATEGORY 2, THREE PART TNEMEC COATING SYSTEM WITH UV TOP COAT, COLOR BLACK

CONCEALED STORMWATER DRAIN PIPES

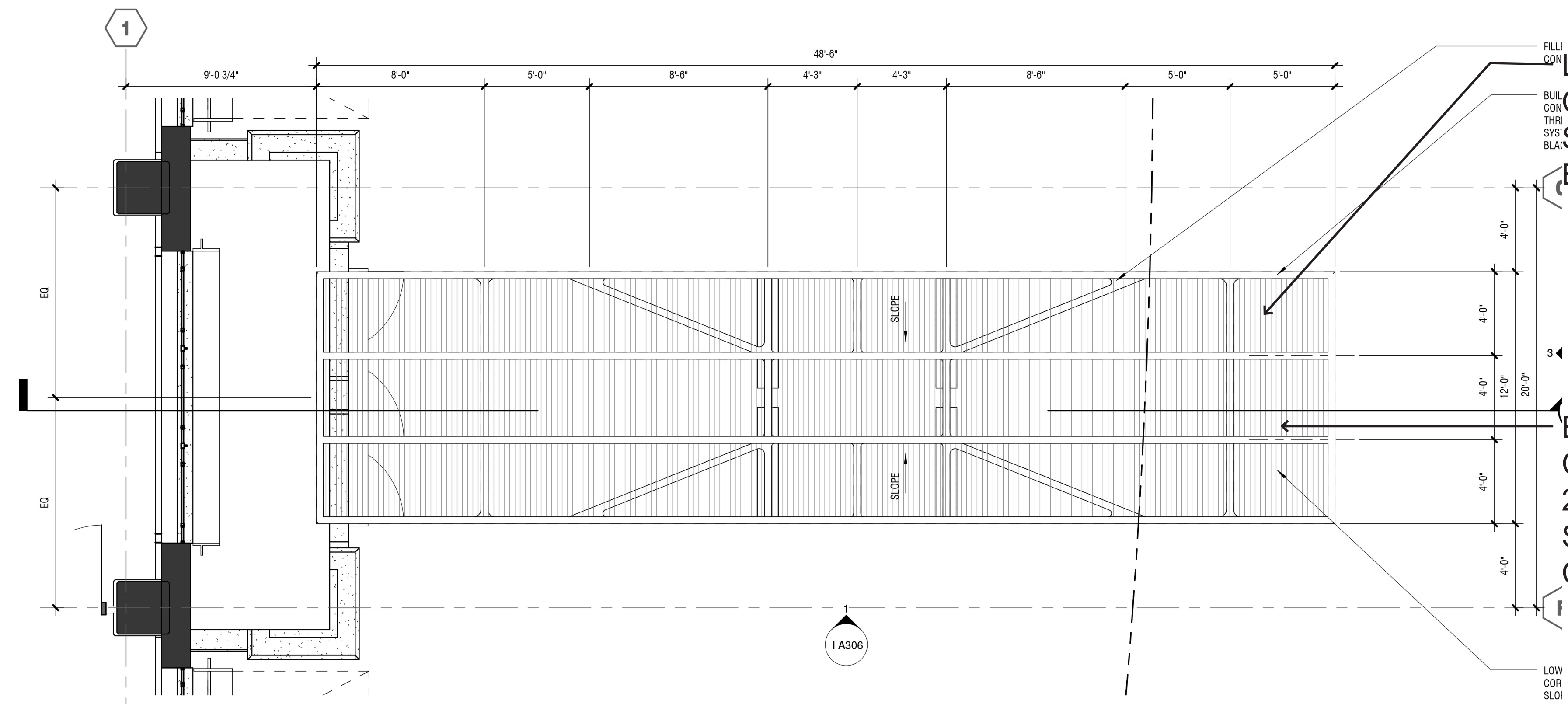
CROSS SECTION



LONGITUDE SECTION  
LONGITUDE SECTION - BROOKLINE CANOPY

SCALE: 1/4" = 1'-0"

1A300



ENLARGED PLAN - BROOKLINE ENTRANCE CANOPY LEVEL 2

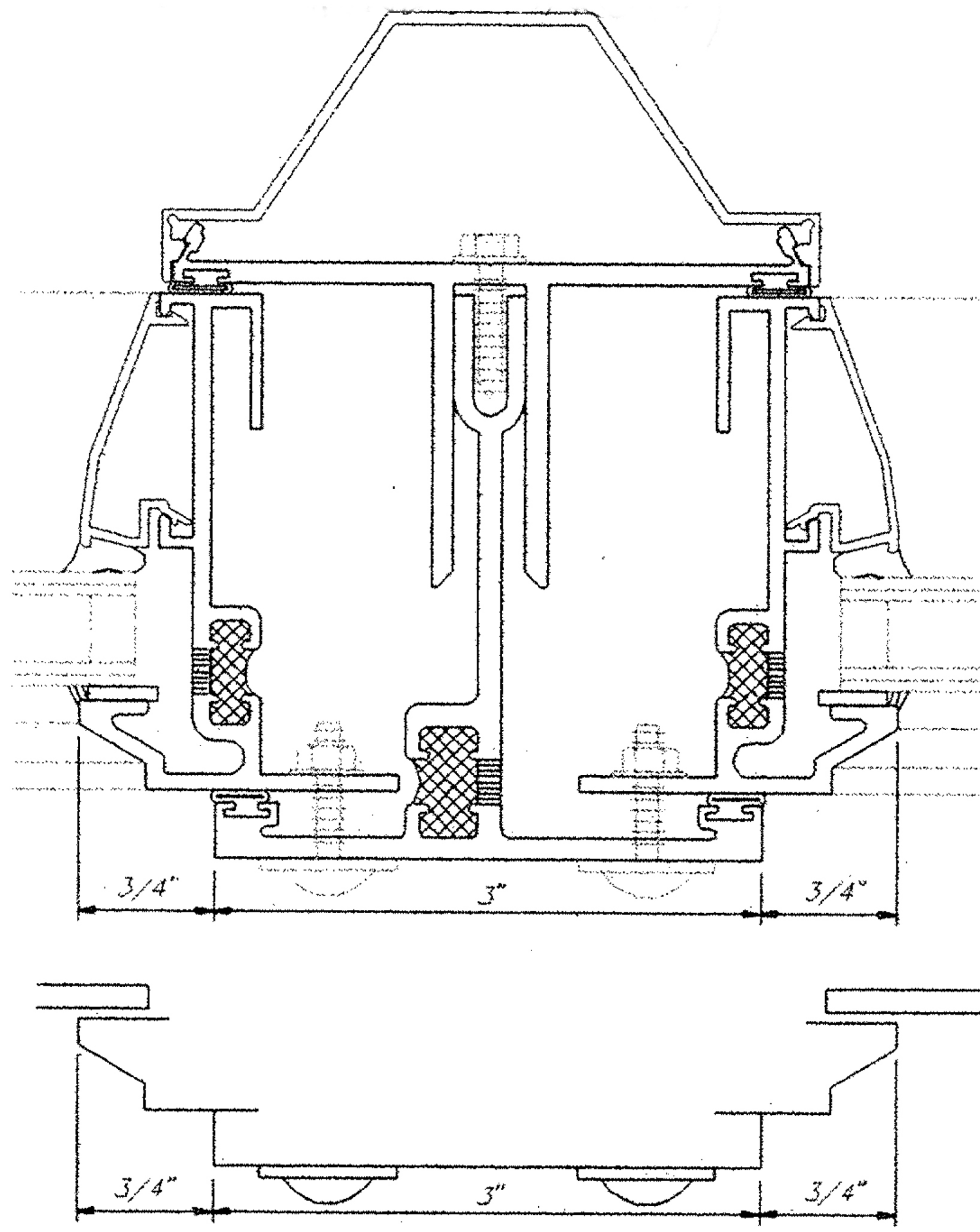
SCALE: 1/4" = 1'-0"

PLAN

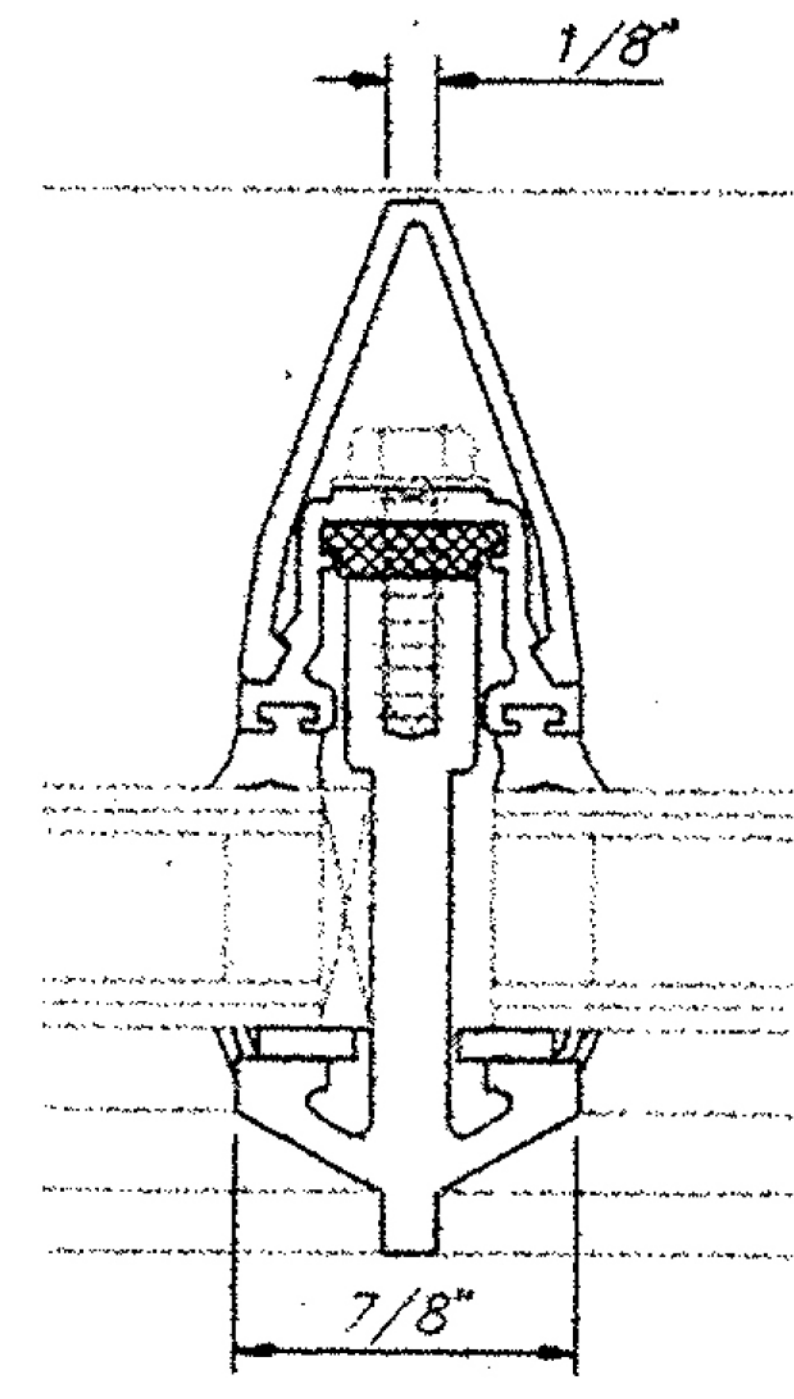
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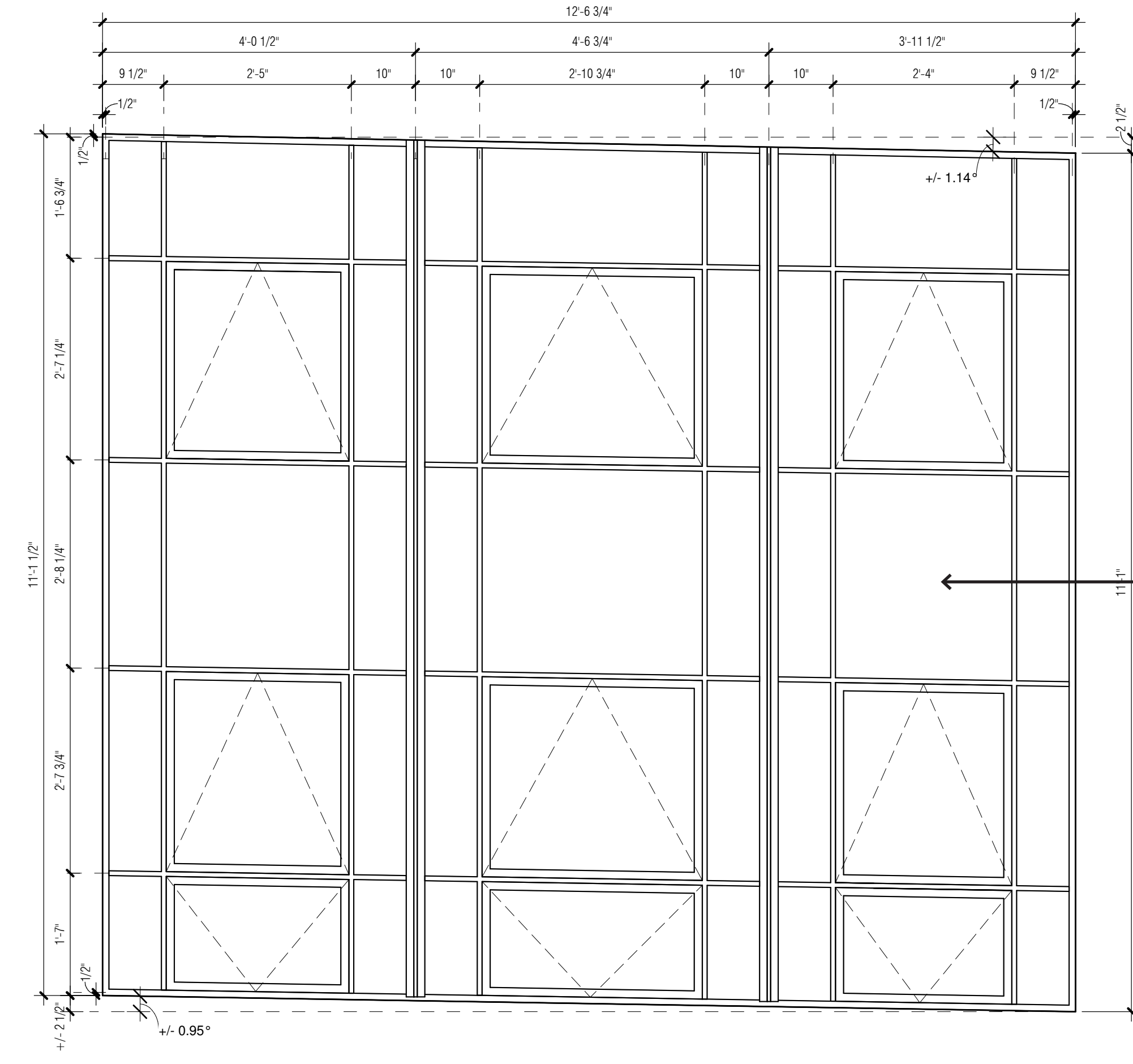




WINDOW JAMB MULLION

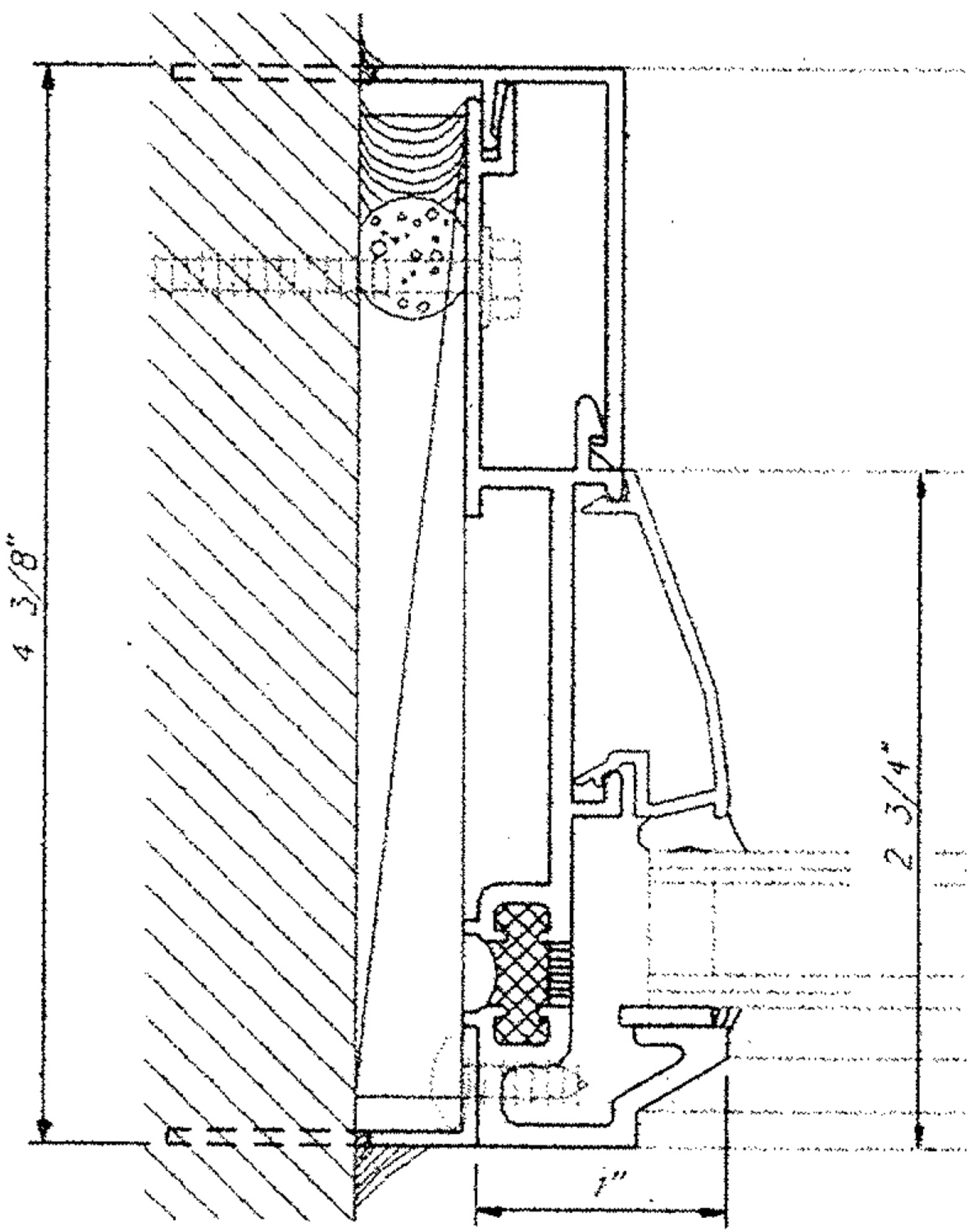


VERTICAL MULLION DETAIL



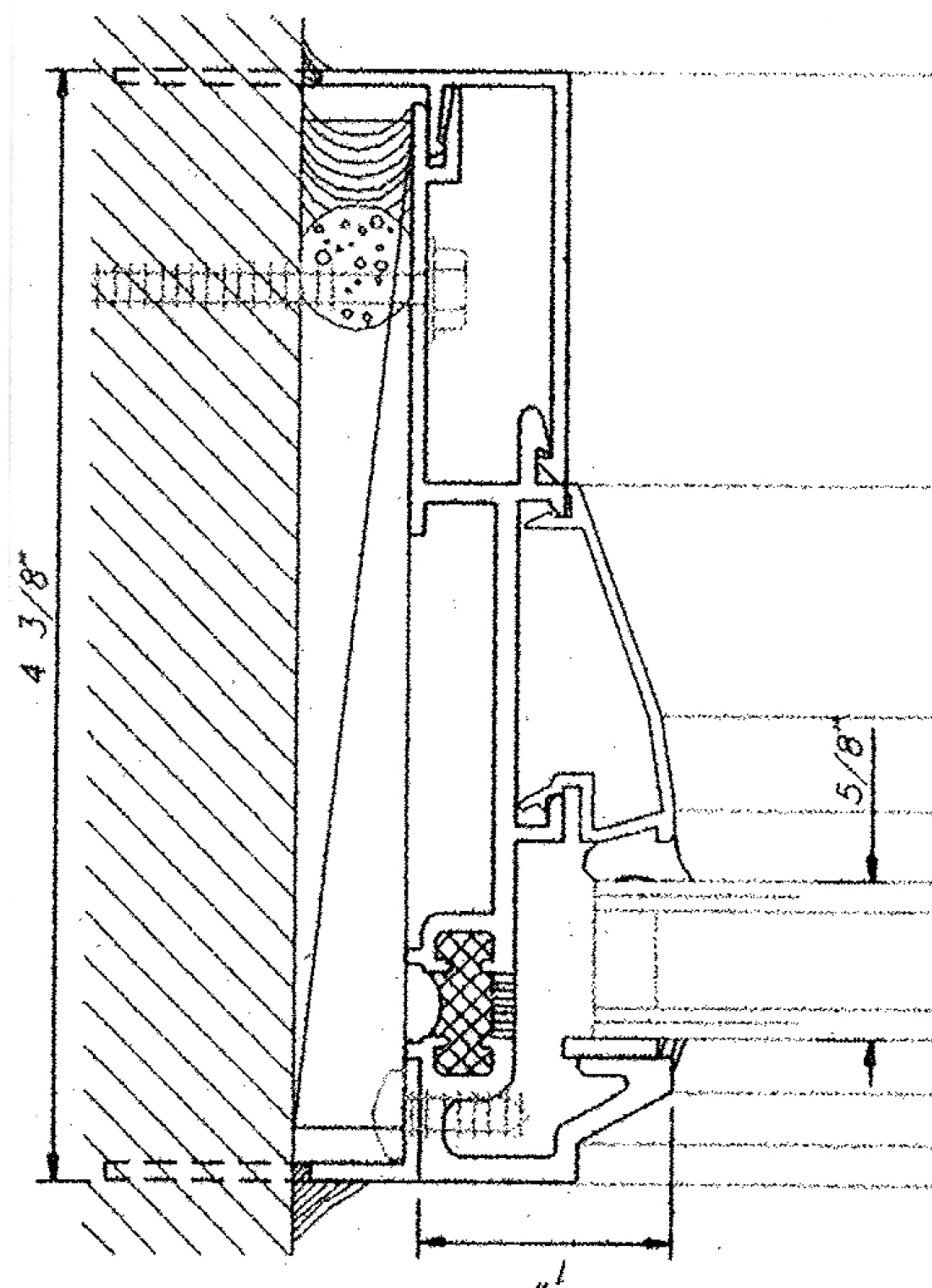
TYPICAL WINDOW ELEVATION

NEW PREFINISHED ALUMINUM AND GLASS WINDOW SYSTEM



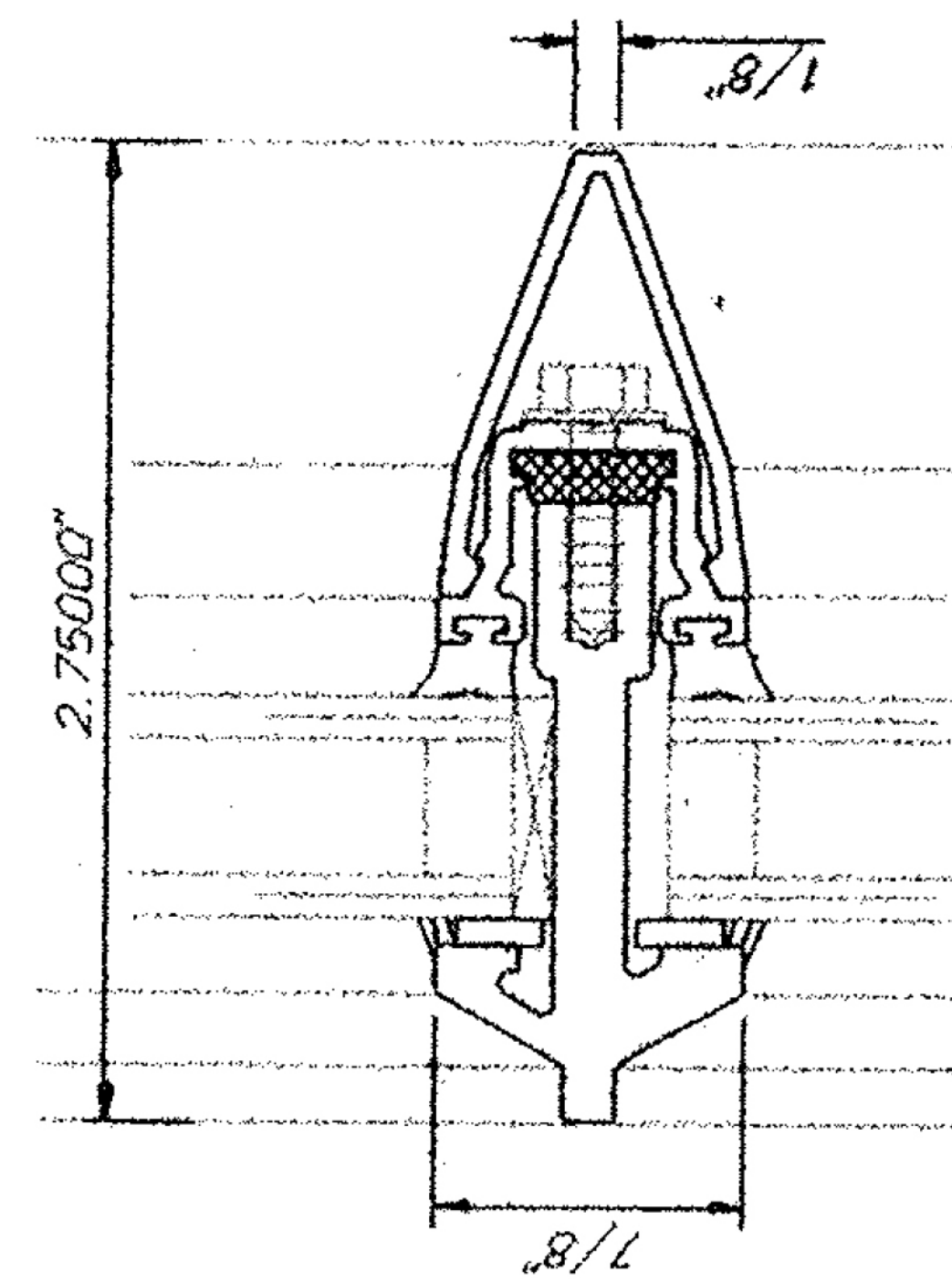
EXISTING PROFILES

WINDOW JAMB DETAIL

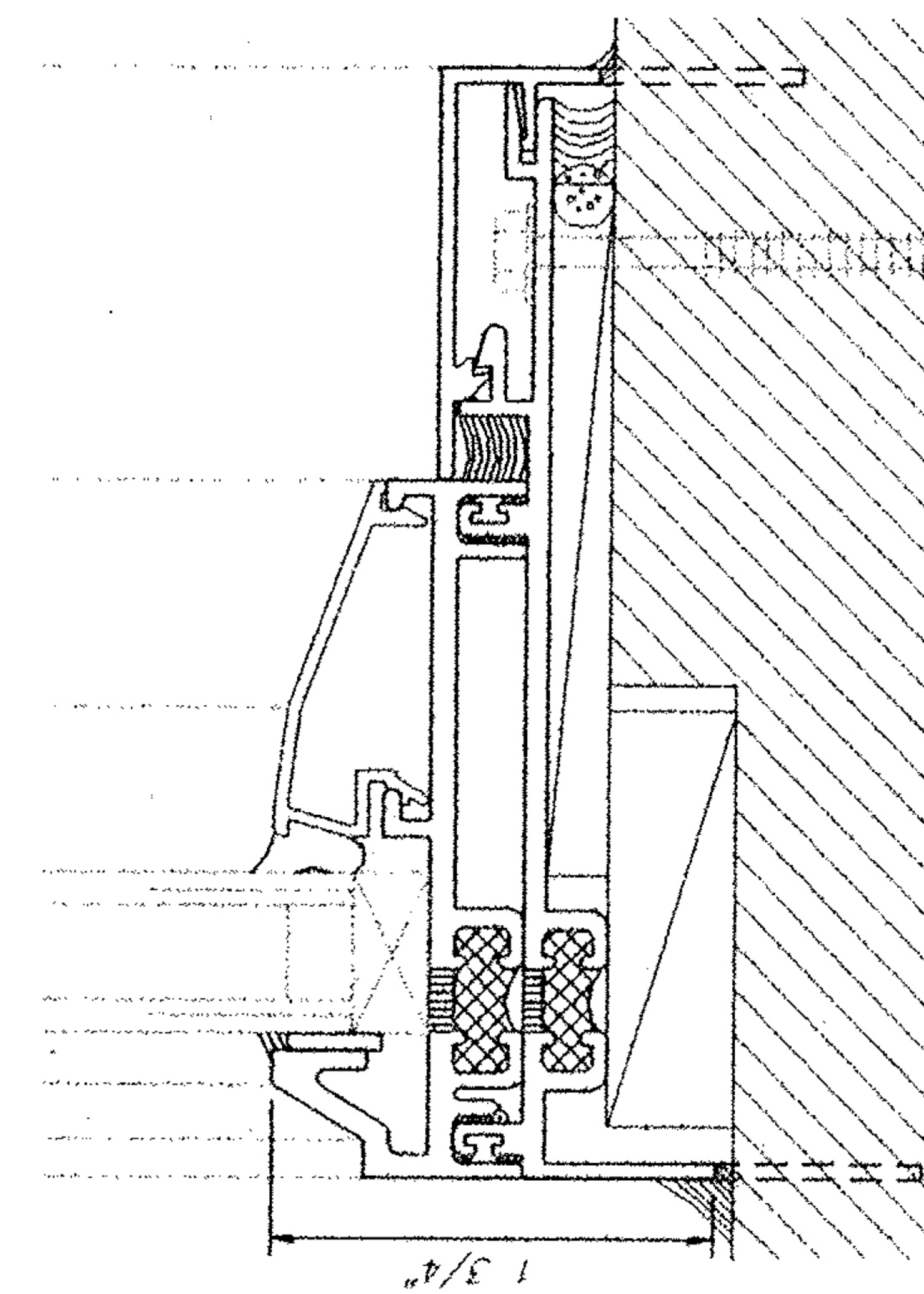


EXISTING PROFILES

WINDOW HEAD DETAIL



HORIZONTAL MULLION DETAIL



WINDOW SILL DETAIL

NOTE: CUSTOM ALUMINUM REPLACEMENT WINDOWS FOR LEVEL 2



