

Boston Landmarks Commission: Design Review

8 December 2015

congress square

RELATED
BEAL

ARROW STREET



7/28/15
initial BLC Design Review

8/7/15
site walk-through with BLC

10/28/15
BLC staff meeting

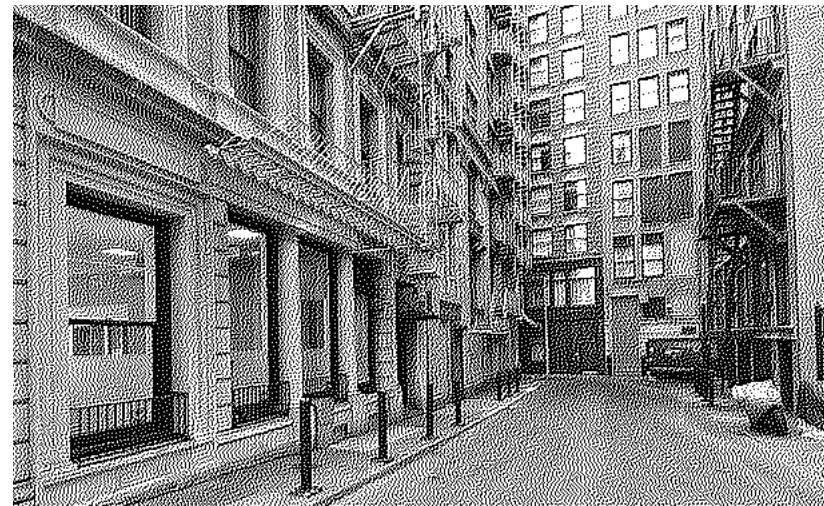
11/20/15
BLC staff meeting

11/30/15
review with BPA

12/8/15
BLC design review



- overall project
- 6 story addition
- CW and soffit materials
- Quaker Lane

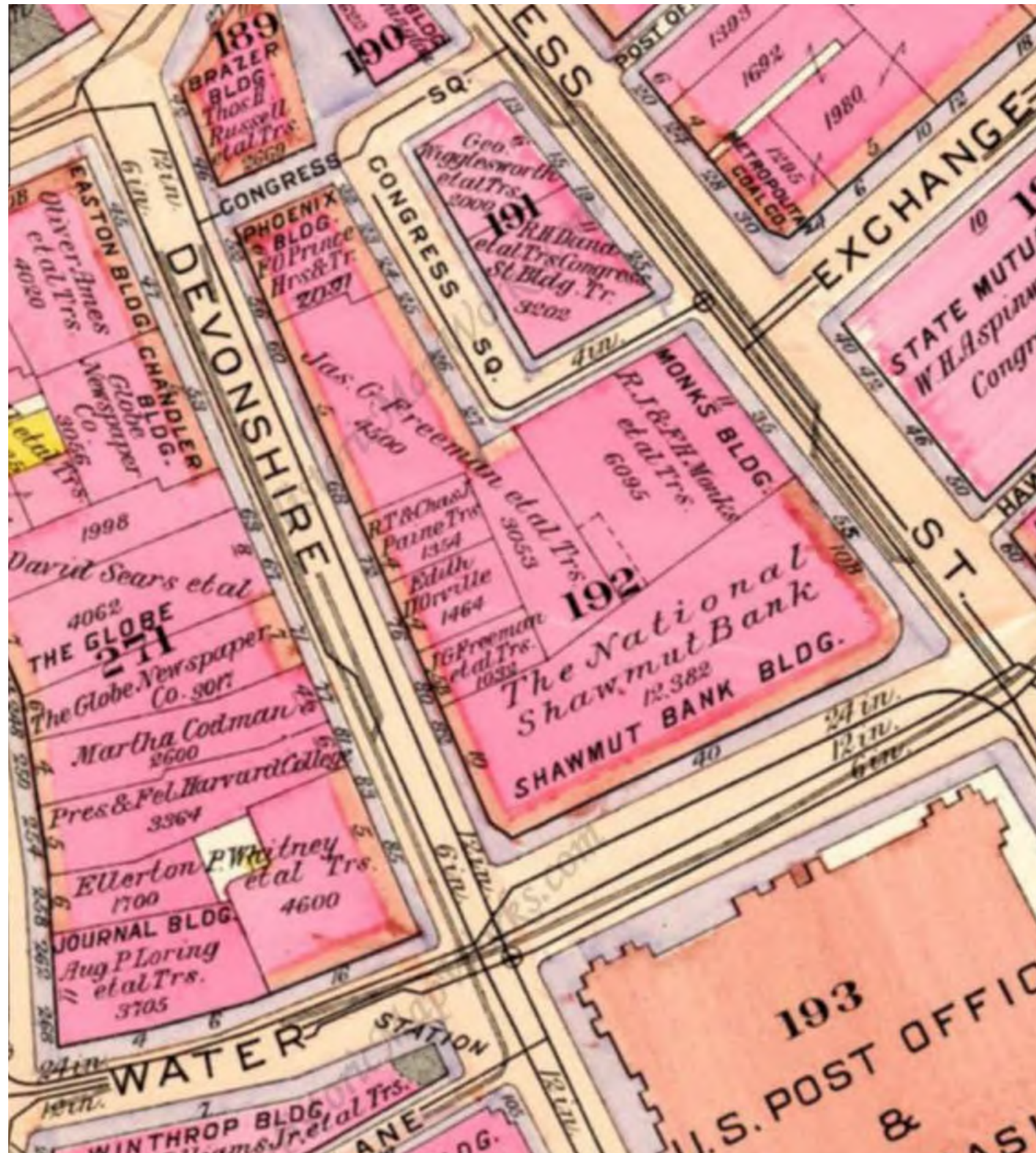


- overall project
- window openings at base of building
- existing grillwork
- Quaker Lane



- revised treatment of existing openings at base of building
- revised approach to existing grillwork at 40 Water Street entry
- Quaker Lane updates

BUILDING HISTORY



historical plot map



Congress & water corner

BUILDING HISTORY



54 DEVONSHIRE

“PRINCE BUILDING”

- Built • 1855
- Height • 5 Stories (+ Basement)
- Architect • Gridley J. Fox Bryant



68 DEVONSHIRE

“NEWPORT BUILDING”

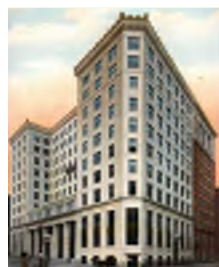
- Built • 1914
- Height • 12 Stories (+ Basement)
- Architect • Arthur H. Bowditch
- Builder • G.B.H. Macomber



82 DEVONSHIRE

- Built • 1921
- Height • 10 Stories (+ 3 Basements)
- Architect • Parker, Thomas & Rice

Added wing along Devonshire, main elevators, & expanded bank lobby



40 WATER ST.

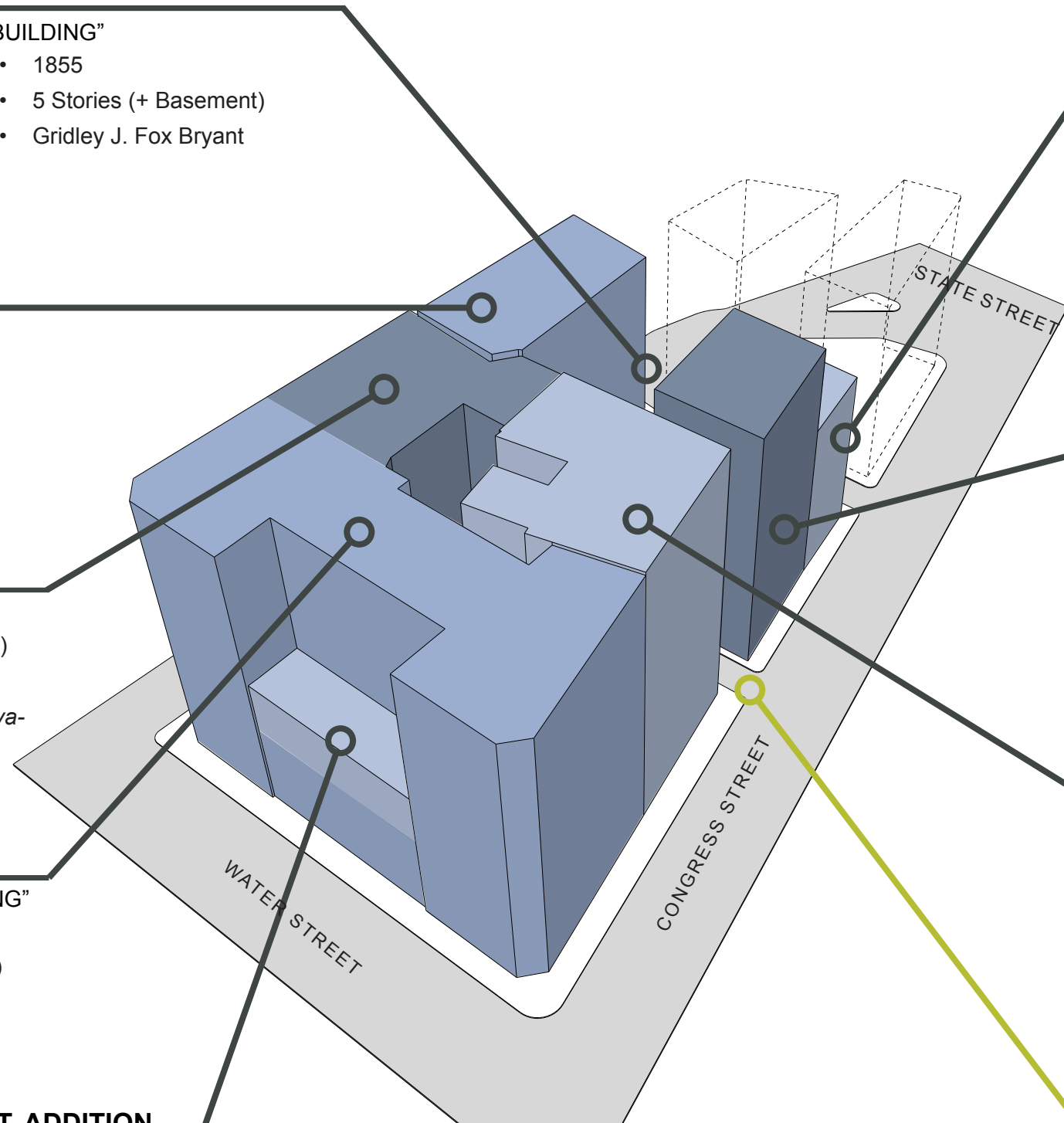
“SHAWMUT NATIONAL BANK BUILDING”

- Built • 1906
- Height • 10 Stories (+ 3 Basement)
- Architect • Winslow & Bigelow
- Builder • L.P. Soule & Son Co.



40 WATER ST. ADDITION

- Built • 1963
- Height • 2 Story Infill
- Architect • Chas T. Main



15 CONGRESS ST.

“SUFFOLK TRUST CO. BUILDING”

- Built • 1899
- Height • 6 Stories (+ Basement)
- Architect • Wheelwright & Haven
- Builder • Cormery & Wentworth



19 CONGRESS ST.

“CONGRESS ST TRUST BUILDING”

- Built • 1902
- Height • 11 Stories (+ Basement)
- Architect • Dwight & Chandler
- Builder • George A. Fuller Co.



33-35 CONGRESS ST.

“MONKS BUILDING”

- Built • 1904
- Height • 11 Stories (+ 2 Basement)
- Architect • Peabody & Stearns
- Builder • George A. Fuller Co.



QUAKER LANE

“CONGRESS SQUARE”

On maps until 1938



PROJECT OVERVIEW

54 DEVONSHIRE
(VACANT LOT)

68 DEVONSHIRE
(NOT CURRENTLY UNDER LOCAL
LANDMARK CONSIDERATION)

40 WATER
(CURRENTLY UNDER
LOCAL LANDMARK
CONSIDERATION)

15 & 19 CONGRESS
(NOT CURRENTLY UNDER LOCAL
LANDMARK CONSIDERATION)

DEVONSHIRE STREET

WATER STREET

CONGRESS STREET

EXISTING SITE PLAN

OLD
STATE
HOUSE

DEVONSHIRE STREET

68 DEV.

54 DEV.

Empty Lot

46 DEV.

40 WATER

Trash & Loading

QUAKER LANE

31 STATE ST

19
CONG.

15
CONG.

WATER STREET

CONGRESS STREET

PROPOSED SITE PLAN

OLD STATE HOUSE 

DEVONSHIRE STREET

WATER STREET

68 DEV. 54 DEV.

46 DEV.

40 WATER

QUAKER LANE

31 STATE ST

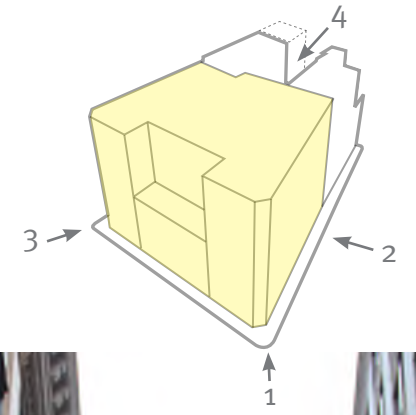
19 CONG. 15 CONG.

CONGRESS STREET

53 STATE ST

 Building Entry 

EXISTING BUILDING PHOTOS



1) corner of congress & water



2) congress street elevation

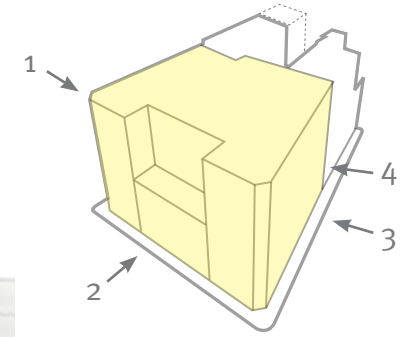


3) devonshire street



4) quaker lane

EXISTING BUILDING PHOTOS



1 devonshire street entry



2 water street entry

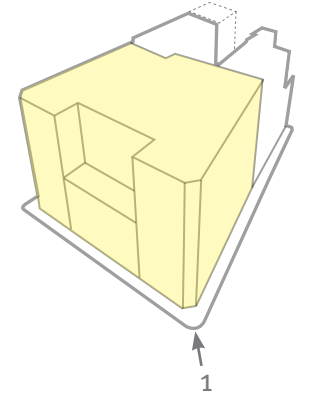


3 congress elevation



4 quaker lane

EXISTING BUILDING PHOTOS



1 corner of congress & water

CONGRESS SQUARE-40 WATER STREET



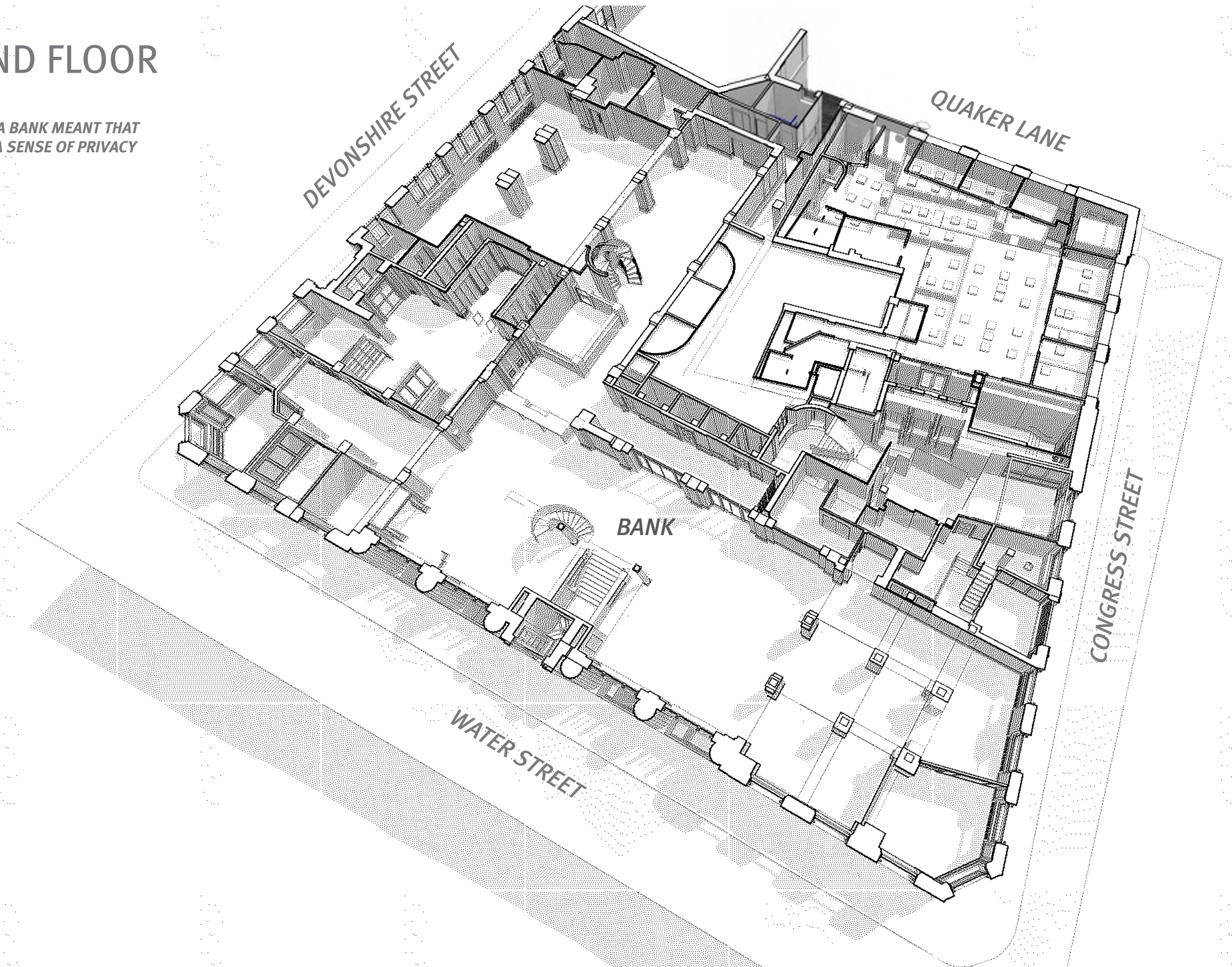
cornice detail



window grillwork detail

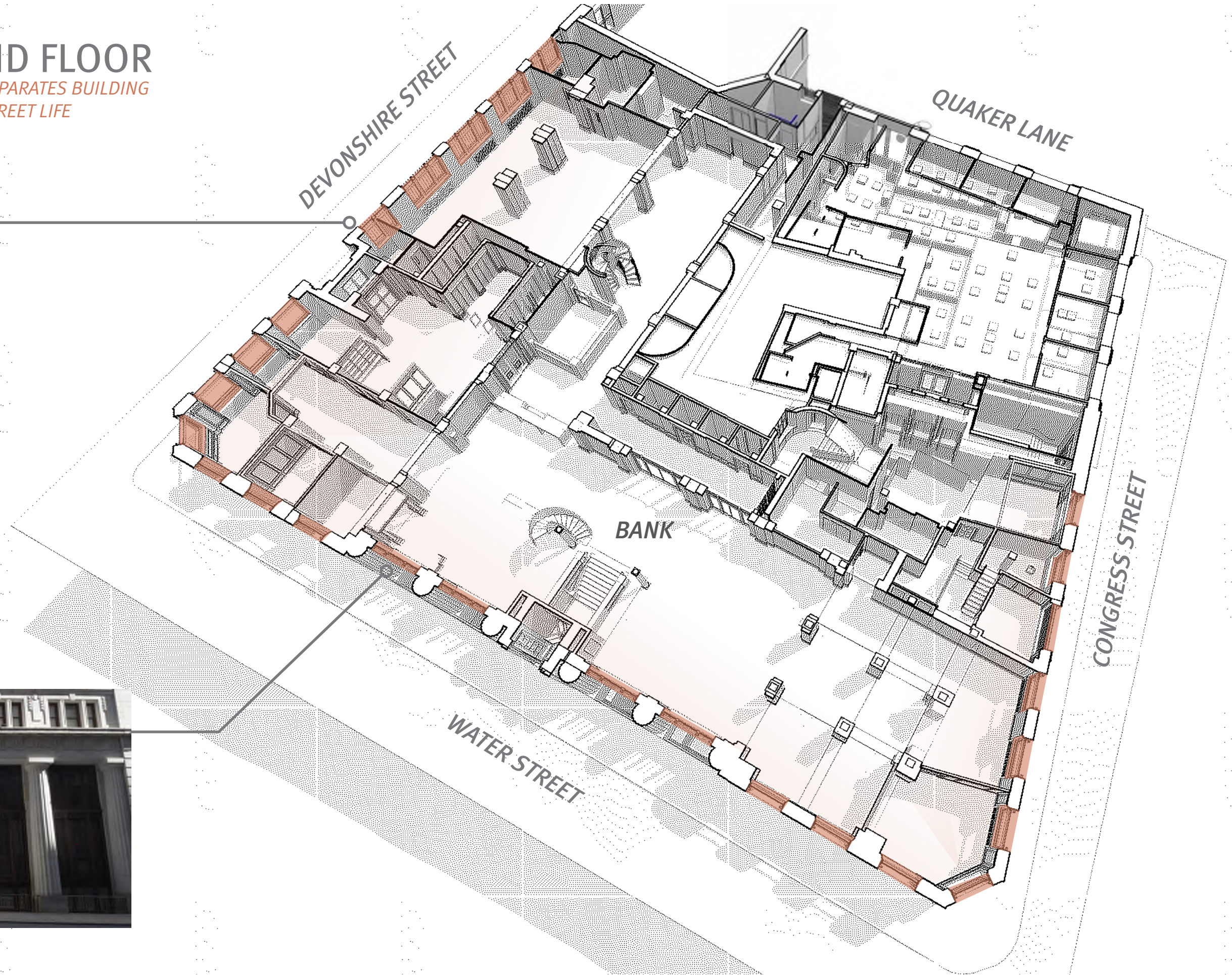
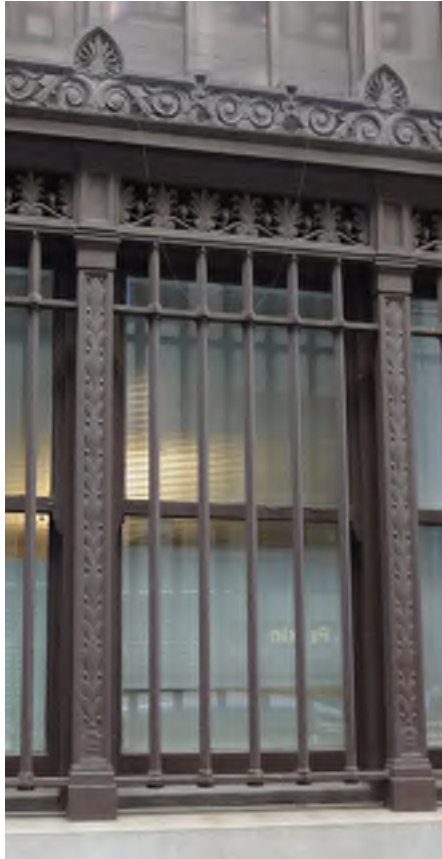
EXISTING GROUND FLOOR

THE BUILDING'S ORIGINAL PURPOSE AS A BANK MEANT THAT THE ARCHITECTURE NEEDED TO CONVEY A SENSE OF PRIVACY AND SECURITY.



EXISTING GROUND FLOOR

HEAVY GRILLWORK ON WINDOWS SEPARATES BUILDING FROM ADJACENT SIDEWALKS AND STREET LIFE

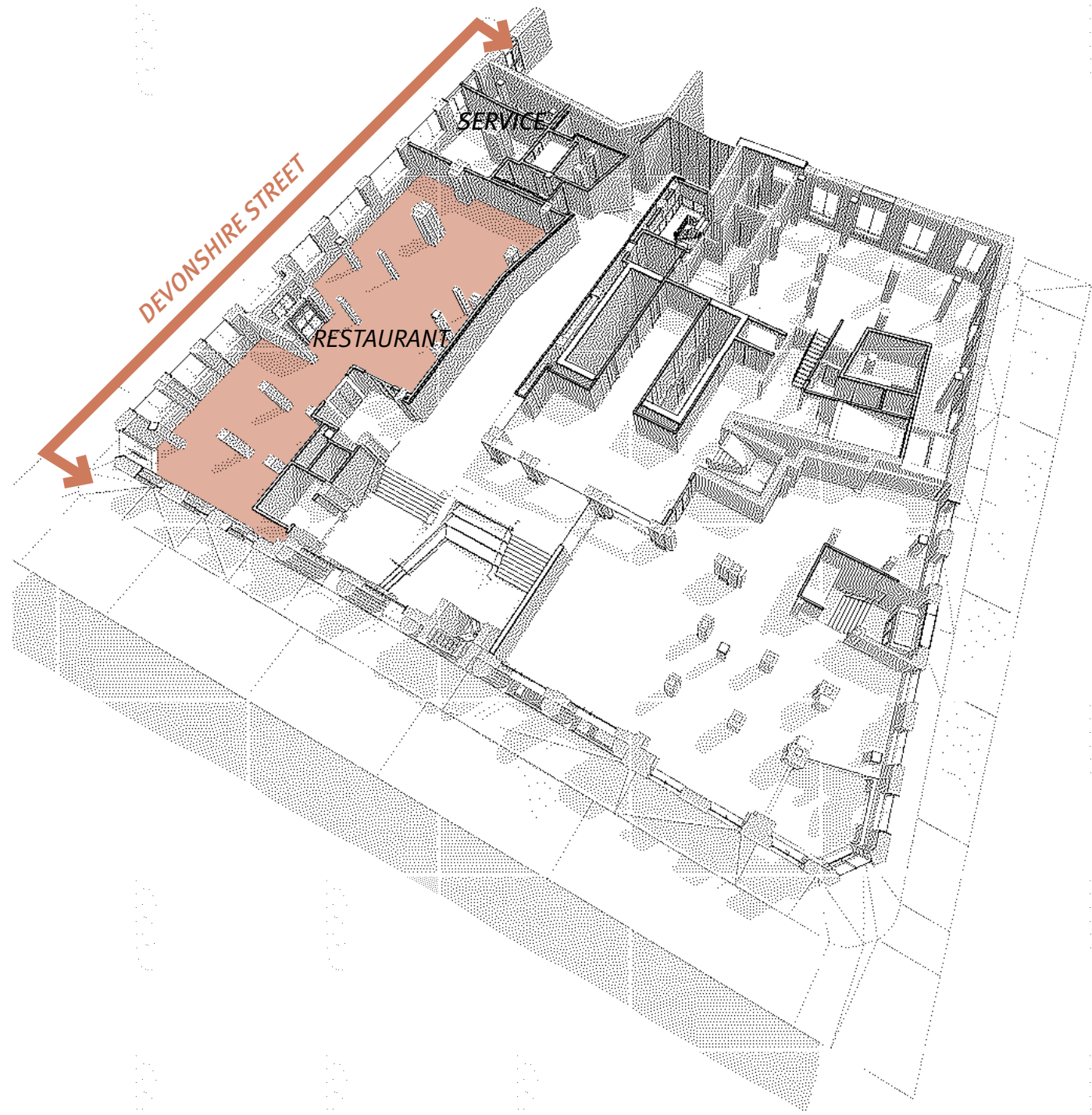


PROPOSED GROUND FLOOR

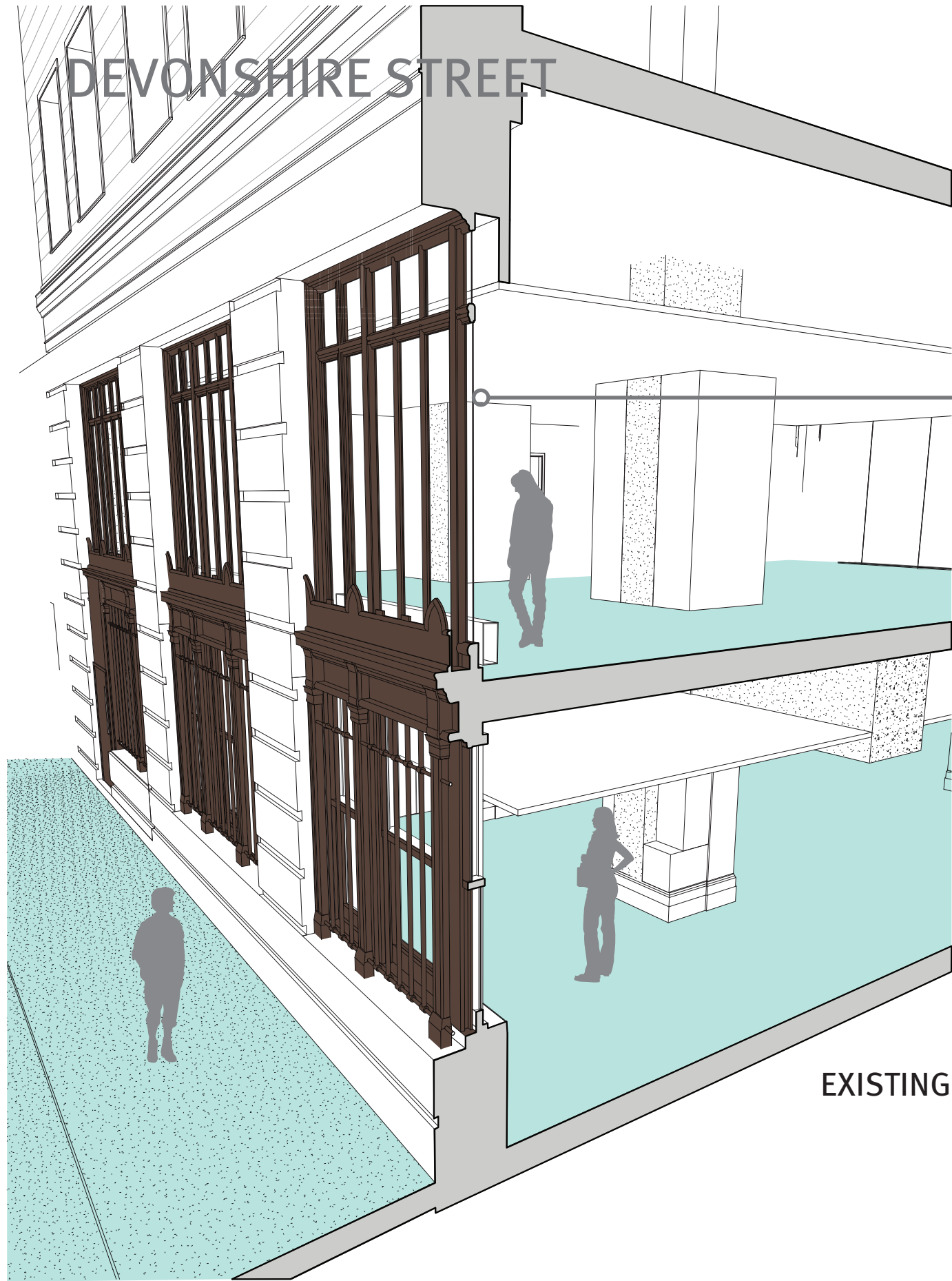
ENGAGE GROUND PLANE BY CONNECTING STREET LIFE
WITH NEW RESTAURANT AND RETAIL USES



DEVONSHIRE STREET

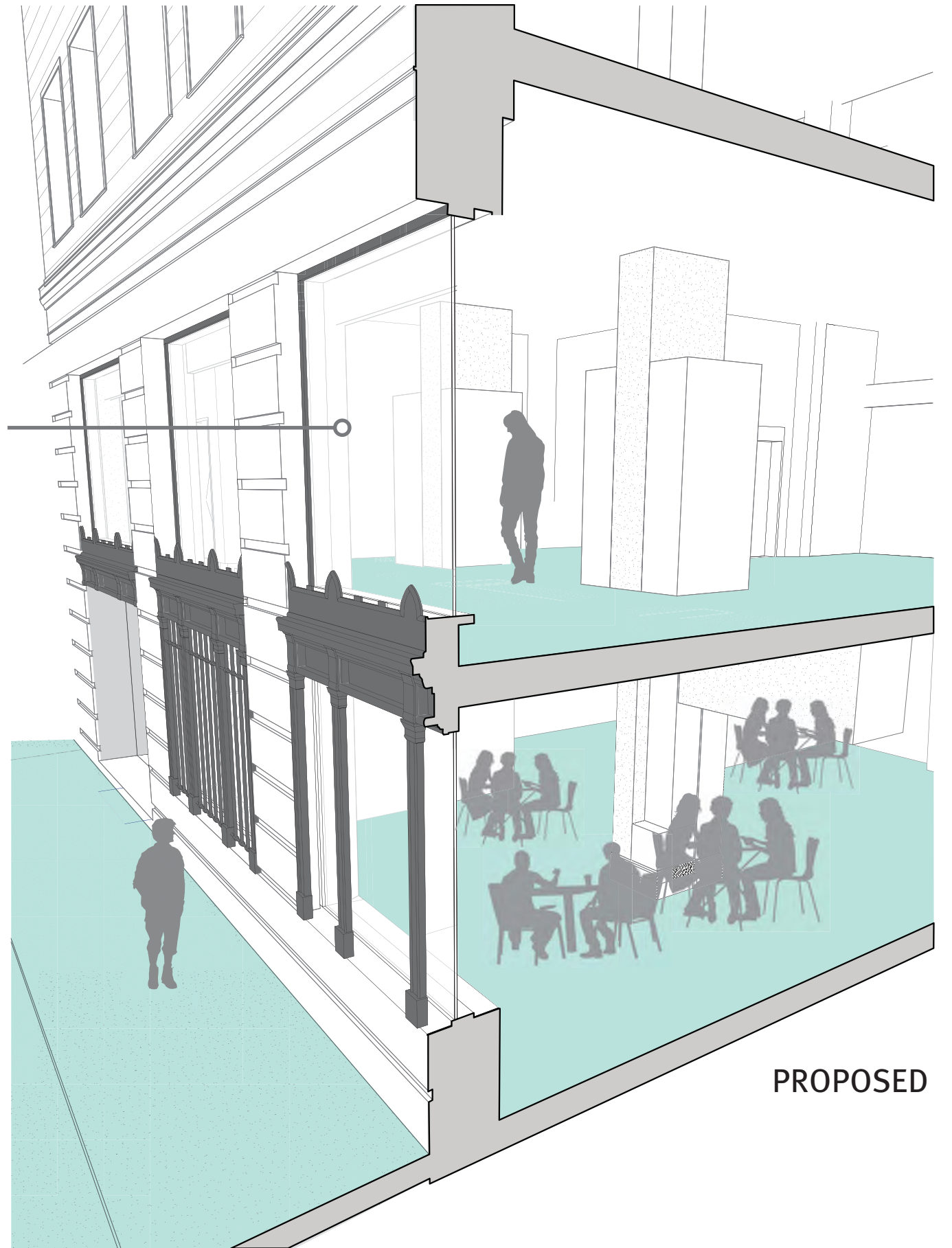


DEVONSHIRE STREET



EXISTING

50% VISIBILITY
87% VISIBILITY



PROPOSED

DEVONSHIRE STREET

EXISTING



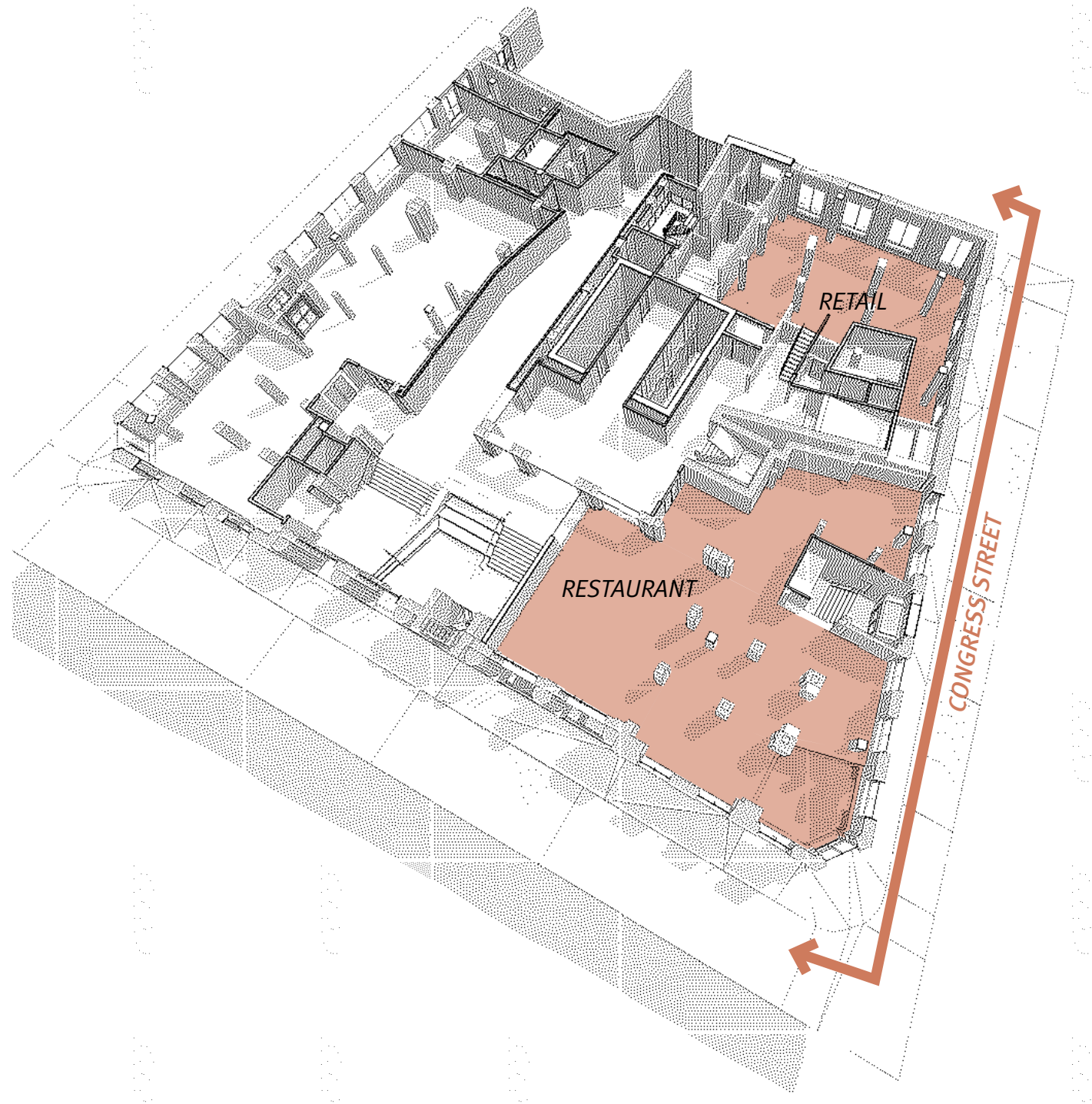
ORIGINAL PROPOSAL
july 2015



FINAL PROPOSAL
november 2015



CONGRESS STREET



CONGRESS STREET



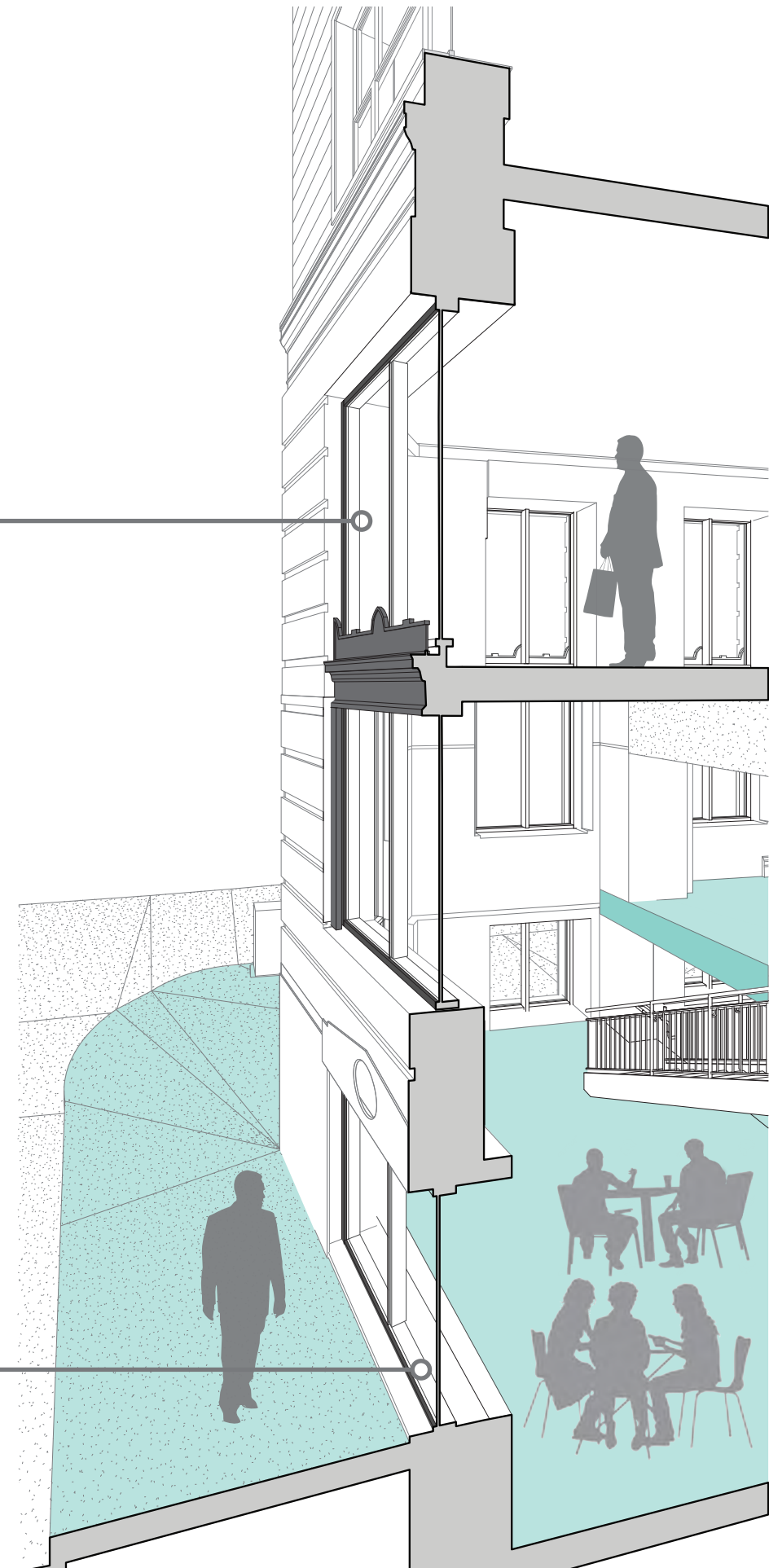
HEAVY GRILLWORK AT EXISTING WINDOWS

EXISTING MIRRORED GLASS AT LOWER WINDOWS AT THE CORNER OF CONGRESS & WATER

EXISTING

OPEN UP VIEWS INTO OFFICE AND OUT TO CITY, REPLACE EXISTING WITH ENERGY EFFICIENT WINDOWS

NEW WINDOWS PROVIDE VISIBILITY TO LOWER LEVEL RESTAURANT + RETAIL ACTIVITY



PROPOSED

CONGRESS STREET

EXISTING



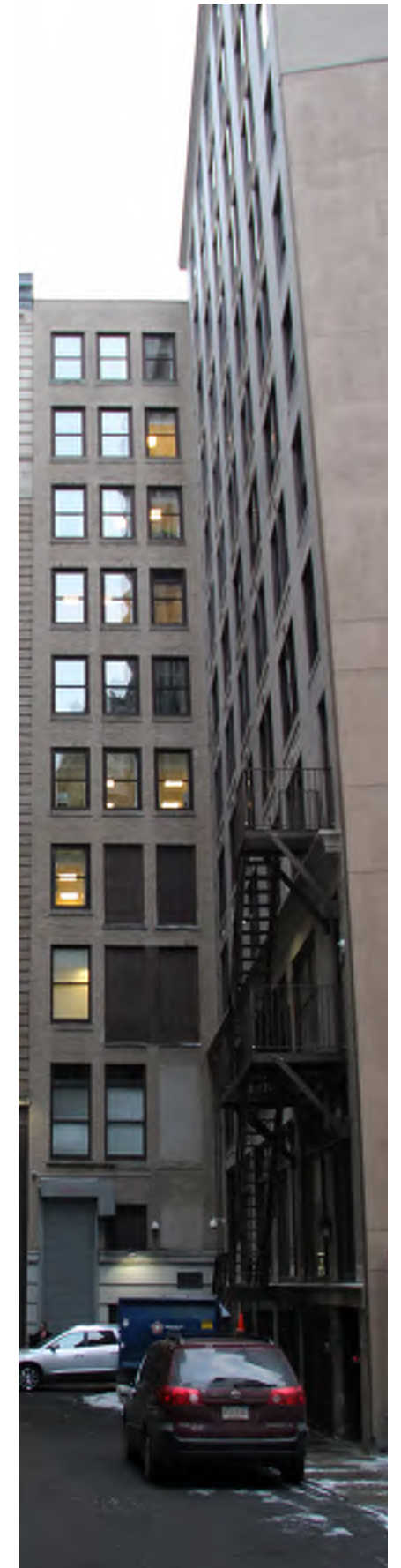
ORIGINAL PROPOSAL
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QUAKER LANE FACADE



QUAKER LANE



MECHANICAL & LOADING BAYS CLOSE OFF BUILDING FROM LANE

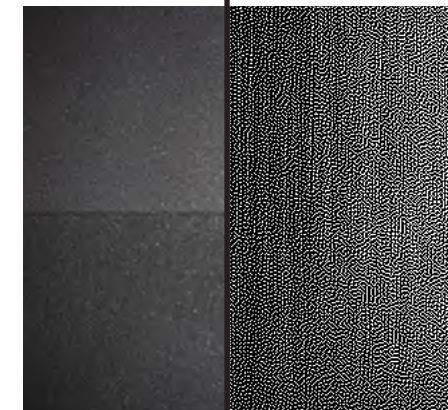
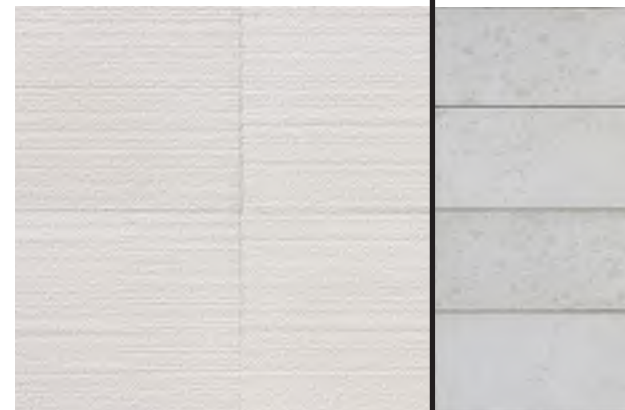
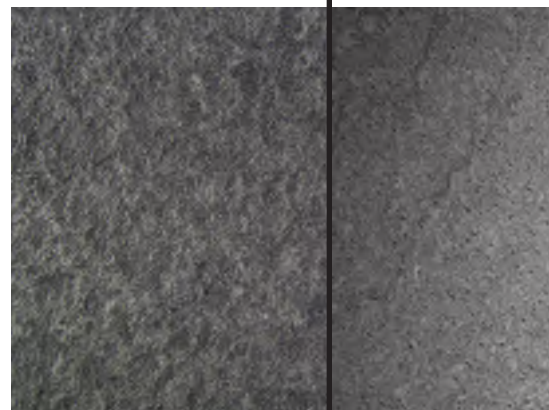


RESTORE OPENING

NEW STONE BASE AT ALL WINDOWS

NEW STONE FACADE
GLASS ENTRY AND FACADE

QUAKER LANE MATERIALS



QUAKER LANE

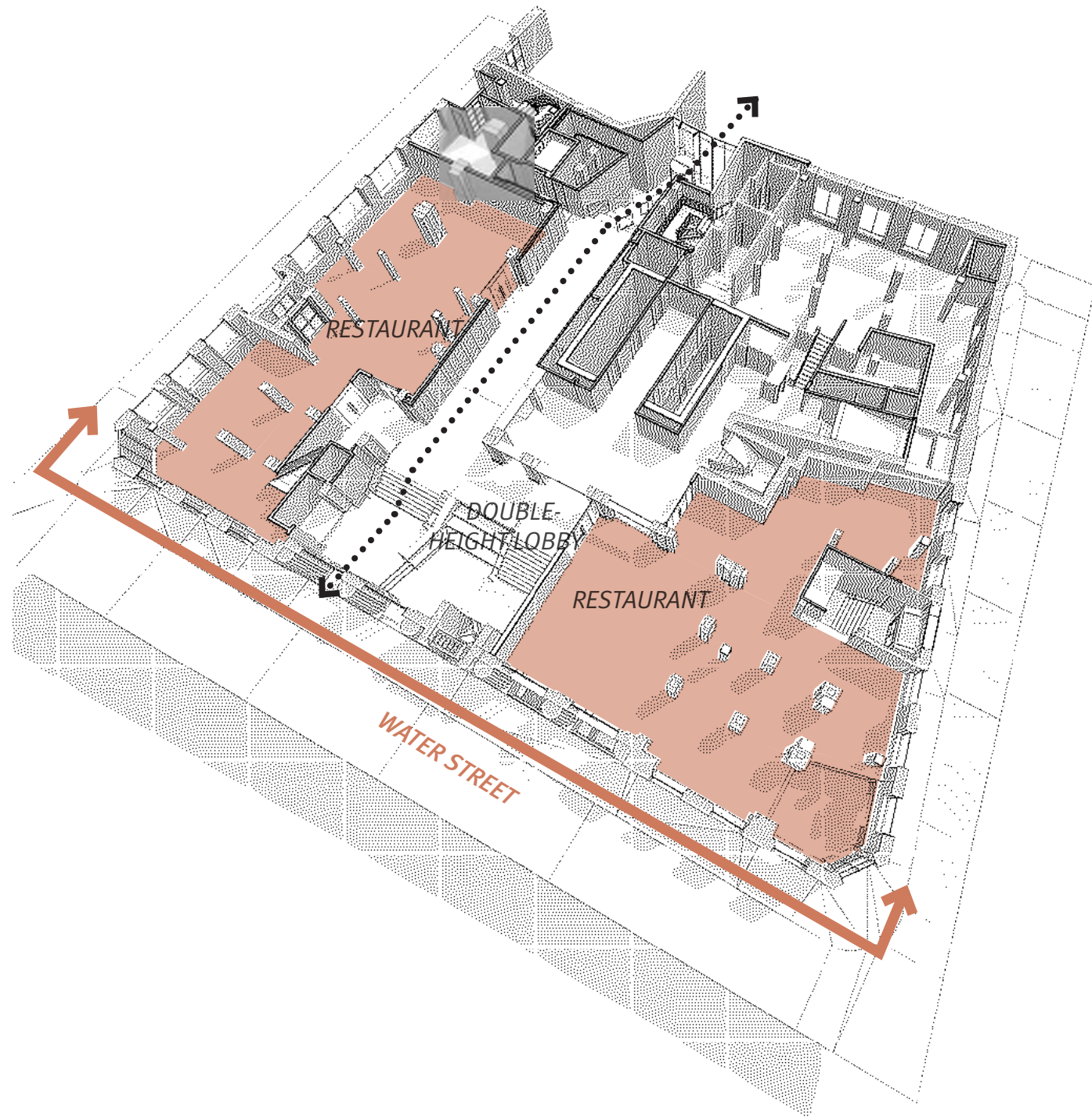
EXISTING



FINAL PROPOSAL
november 2015



WATER STREET



EVOLUTION OF WATER STREET FACADE



circa
1906

THE EXISTING GRILLWORK AT THE 40 WATER STREET ENTRY HAS BEEN MODIFIED THROUGHOUT LIFE OF THE BUILDING. ORIGINALLY EXTENDING TO THE COLUMN BASES, PIECES HAVE BEEN CUT, REMOVED, RELOCATED AND RE-WELDED AS THE BUILDING HAS EVOLVED.

UNDERSIDE OF EXISTING GRILLWORK HAS DETERIORATED SIGNIFICANTLY



2015



LINE WHERE GRILLWORK HAS BEEN CUT AND RE-WELDED

EXISTING ELEVATION



PROPOSED ELEVATION

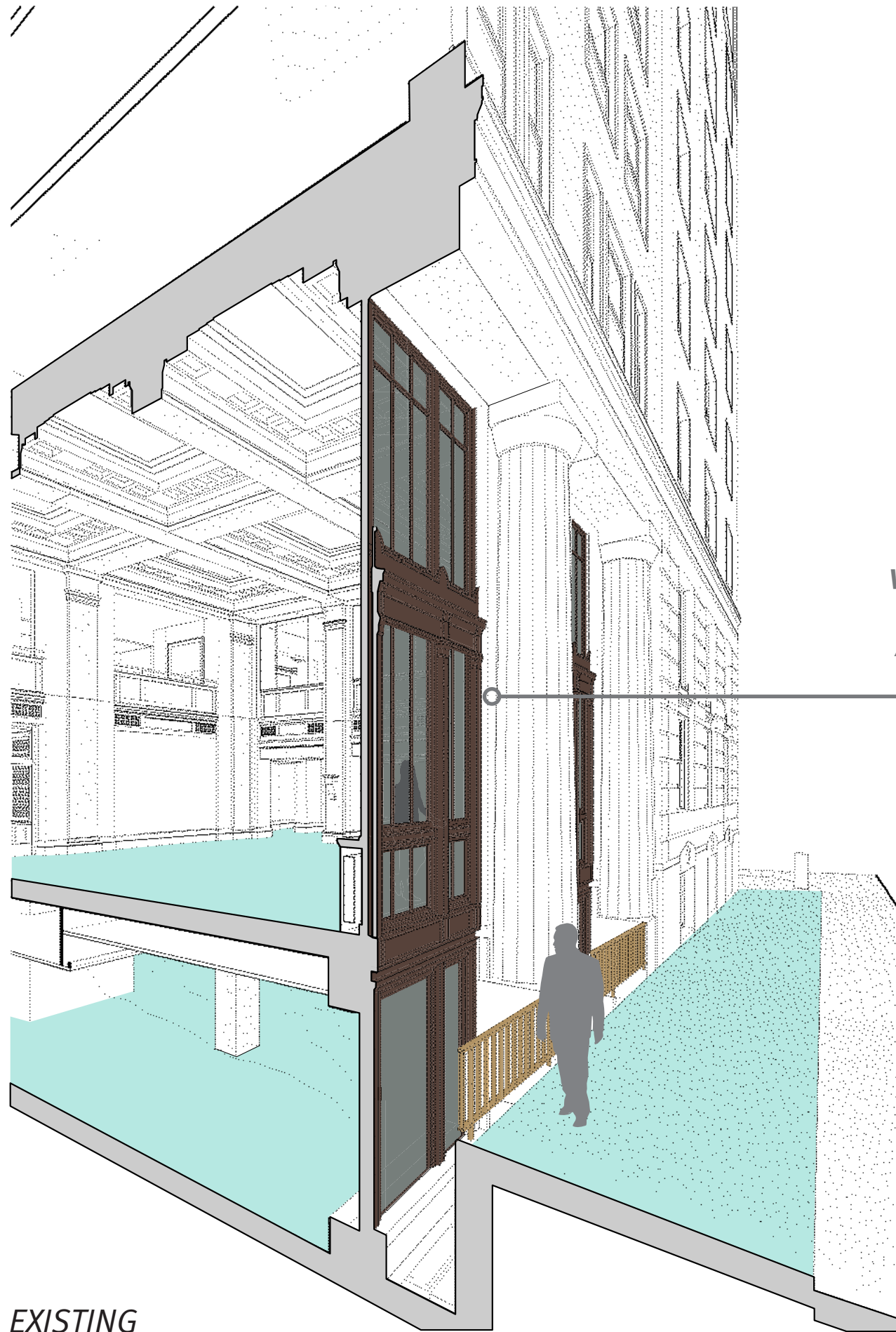


PROPOSED ELEVATION: DEVONSHIRE APPROACH



PROPOSED ELEVATION: CONGRESS STREET APPROACH

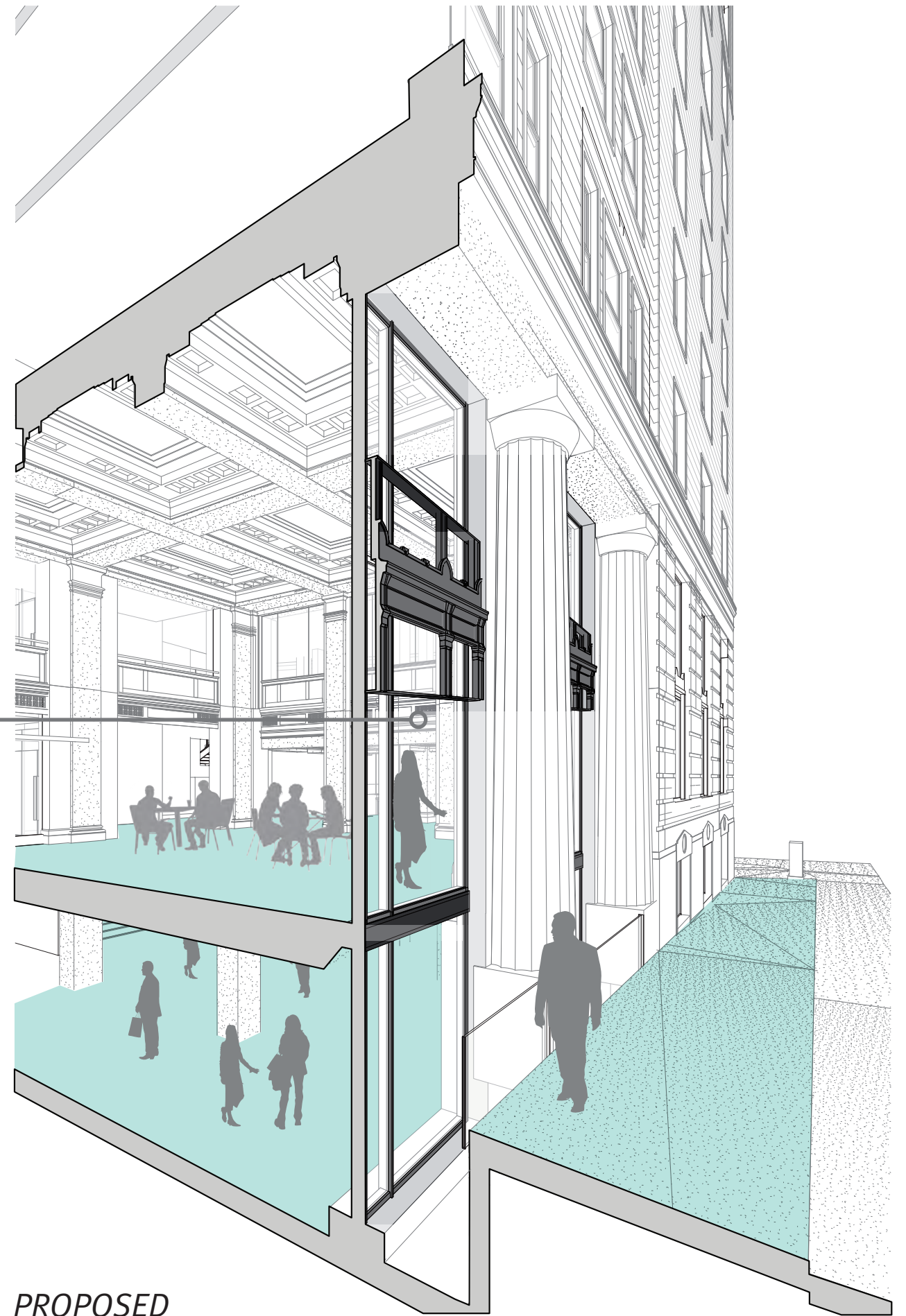




EXISTING

**INCREASED
VISUAL CONNECTION
TO INTERIOR LOBBY
AND RETAIL SPACES**

50% VISIBILITY
87% VISIBILITY



PROPOSED

WATER STREET

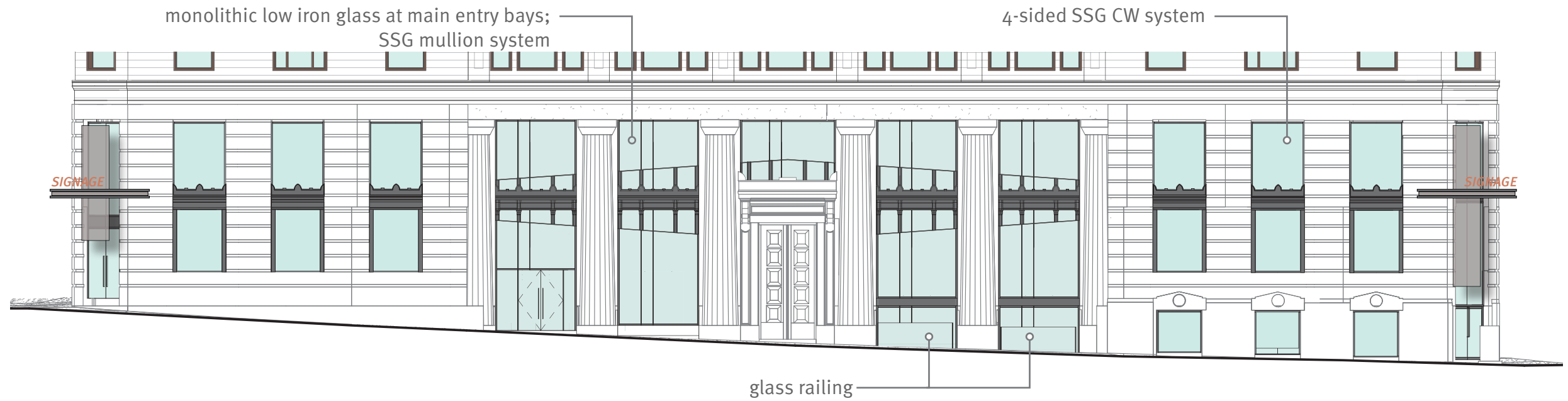
EXISTING



ORIGINAL PROPOSAL
july 2015



FINAL PROPOSAL
november 2015



QUAKER LANE



EXISTING CONDITIONS PHOTOS

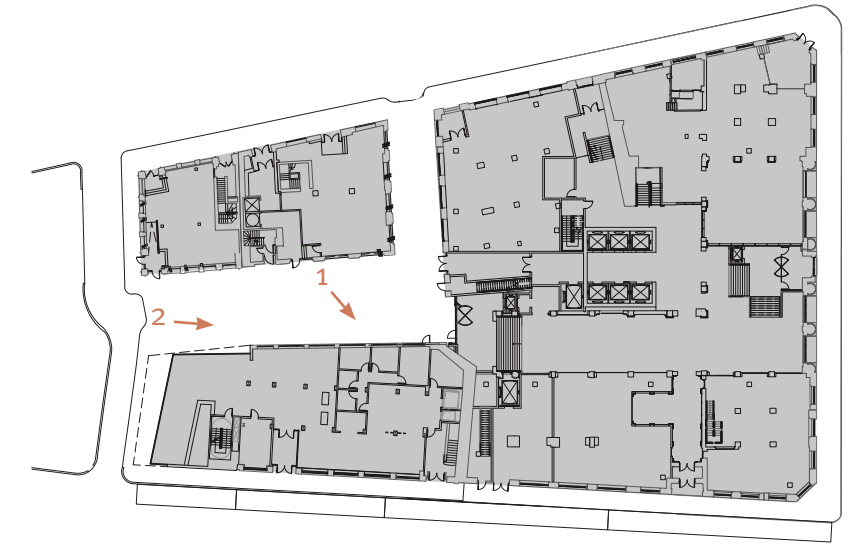


1 quaker lane intersection



2 northern edge of quaker

EXISTING CONDITIONS PHOTOS

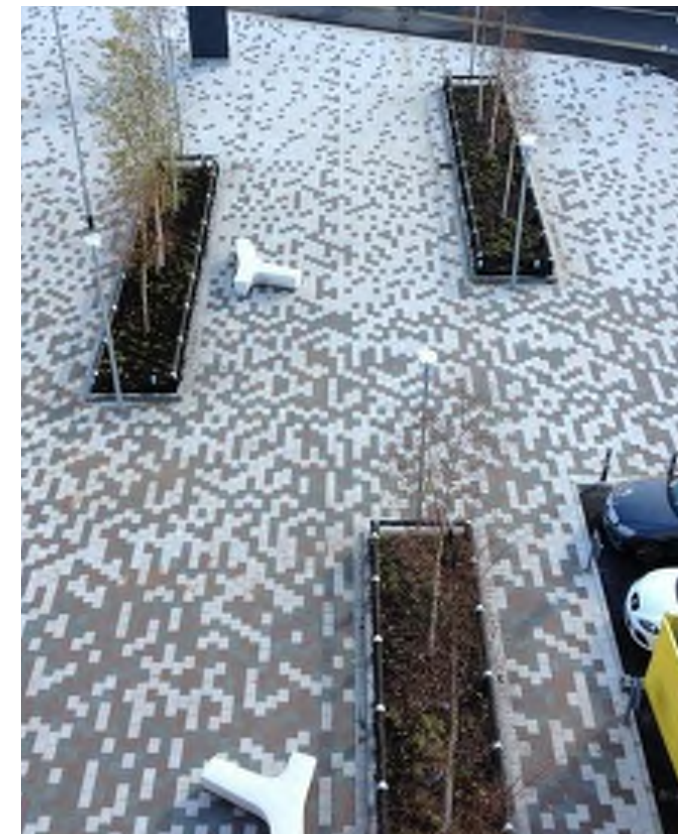
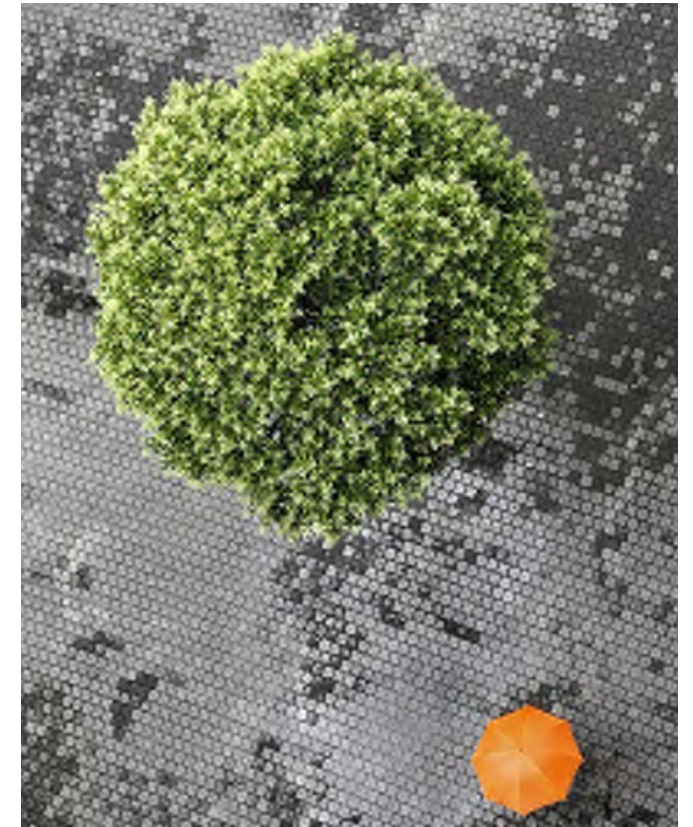
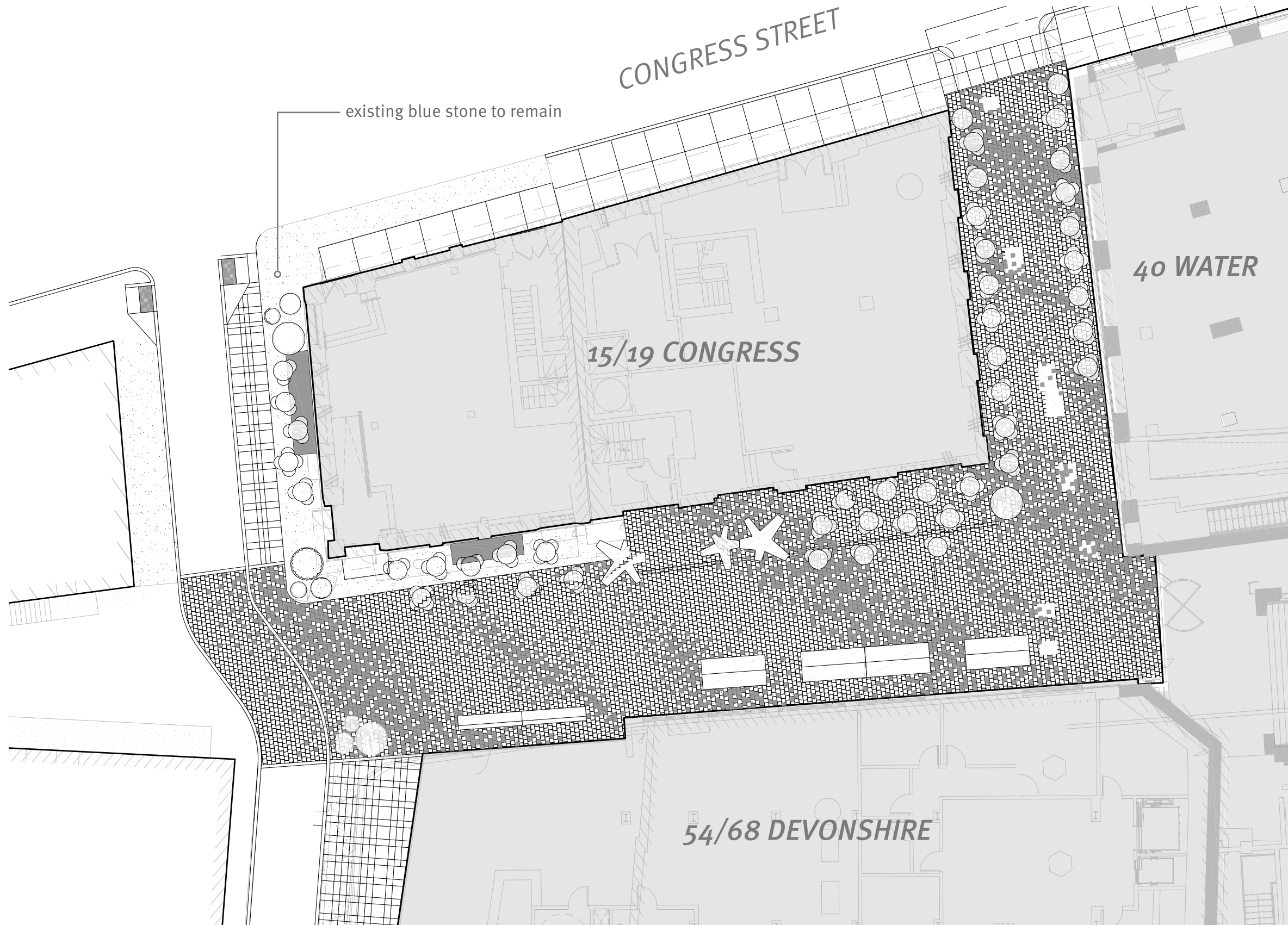


1 68 devonshire

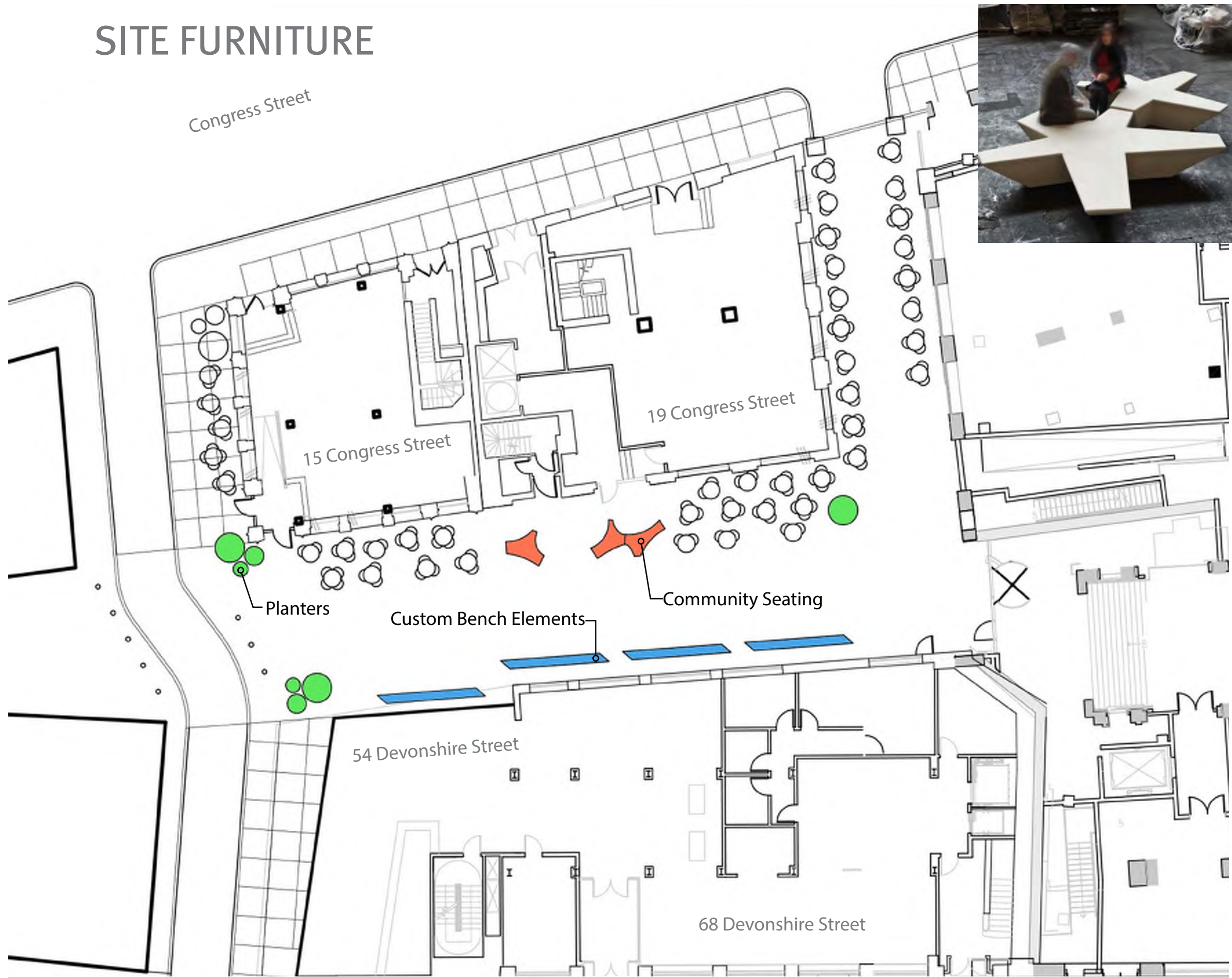


2 view towards 40 water street

QUAKER LANE - PAVING



SITE FURNITURE



LIGHTING



Festival lights mounted between building facades
In-ground marker lights mounted aligned along seating boundary



Discreet building mounted floodlighting mounted to upper floors of adjacent buildings



congress square

