



25 Isabella Street

KEMS Corporation

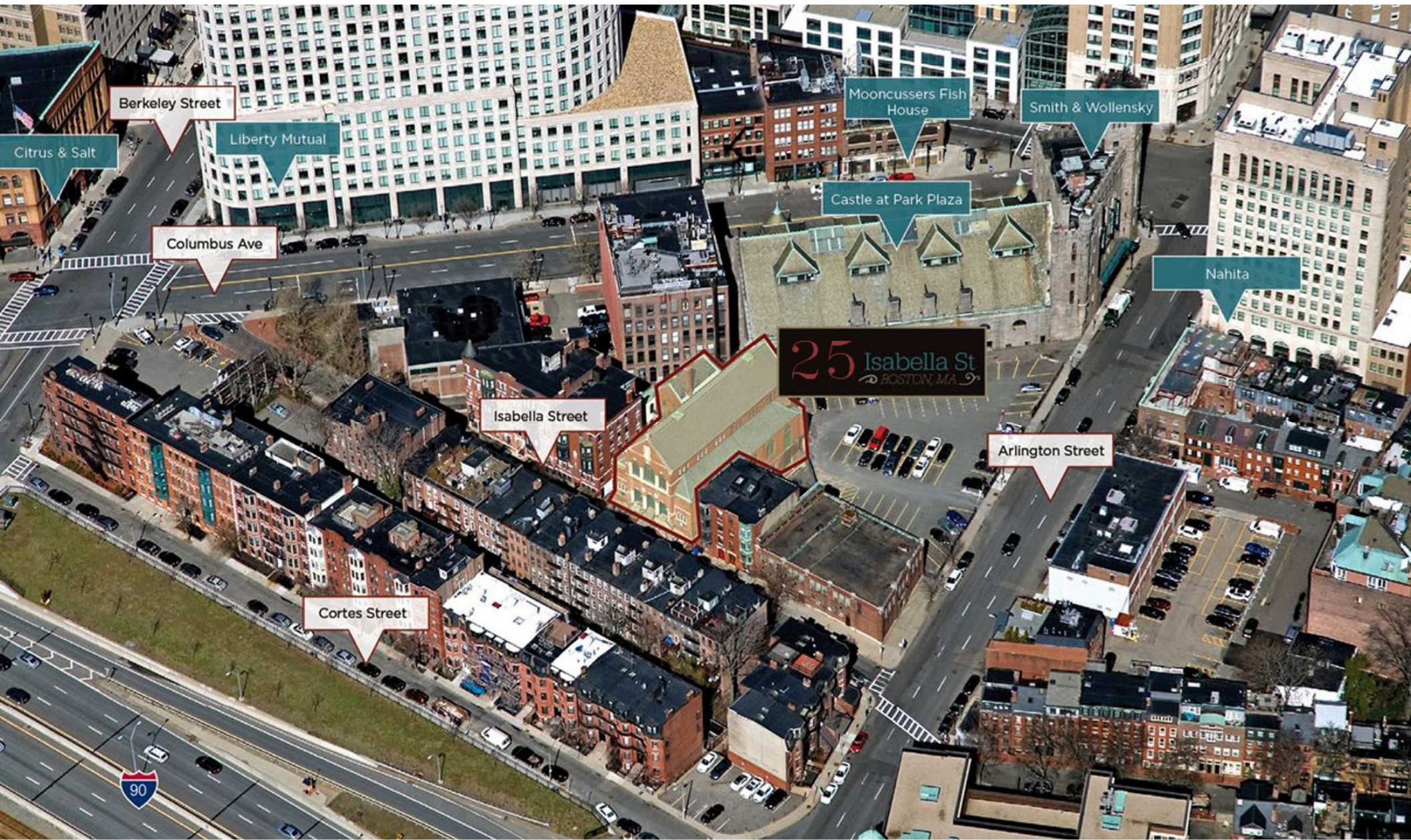
Bay Village Historic
District Commission

August 10, 2021

**Finegold Alexander
Architects**

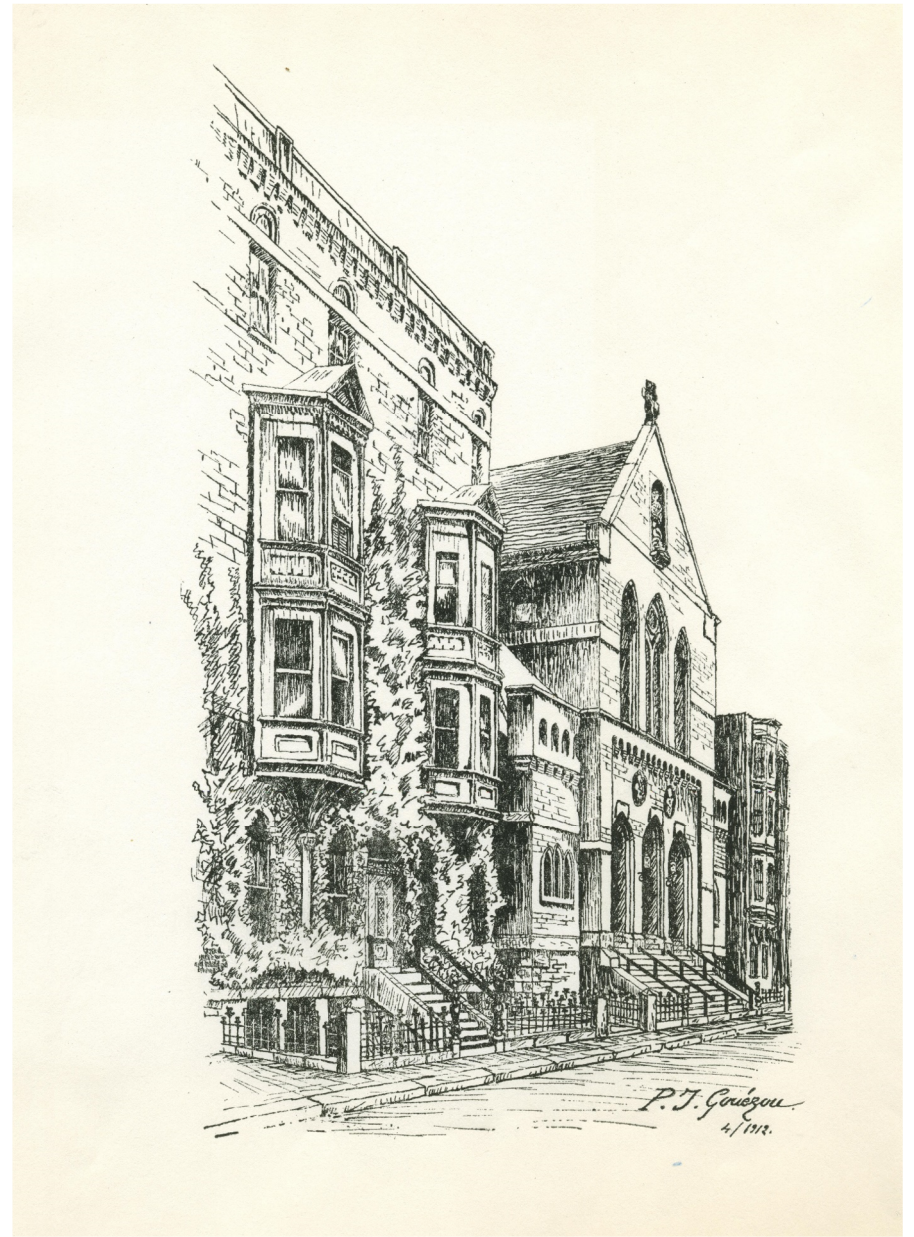
Process since February Meeting

- Continuing Article 80 review including BPDA, BTD, BWSC, COD
- Continuing community outreach
- BPDA Board Approval
- ZBA Approval





Finegold Alexander Architects



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Building and Site Program

○ All Residential Use

- 18 Condominium Units
- (1) One bedroom, remaining (17) are a mix of generously sized two and three bedroom units
- Units provided with outdoor areas such as balconies or roof terraces to the extent possible.

○ Parking

- Provided at street level
- Accessed off of Piedmont Street – Rear alleyway
- Bike storage provided for residents per Boston requirements
- Bike racks will be installed at front of building

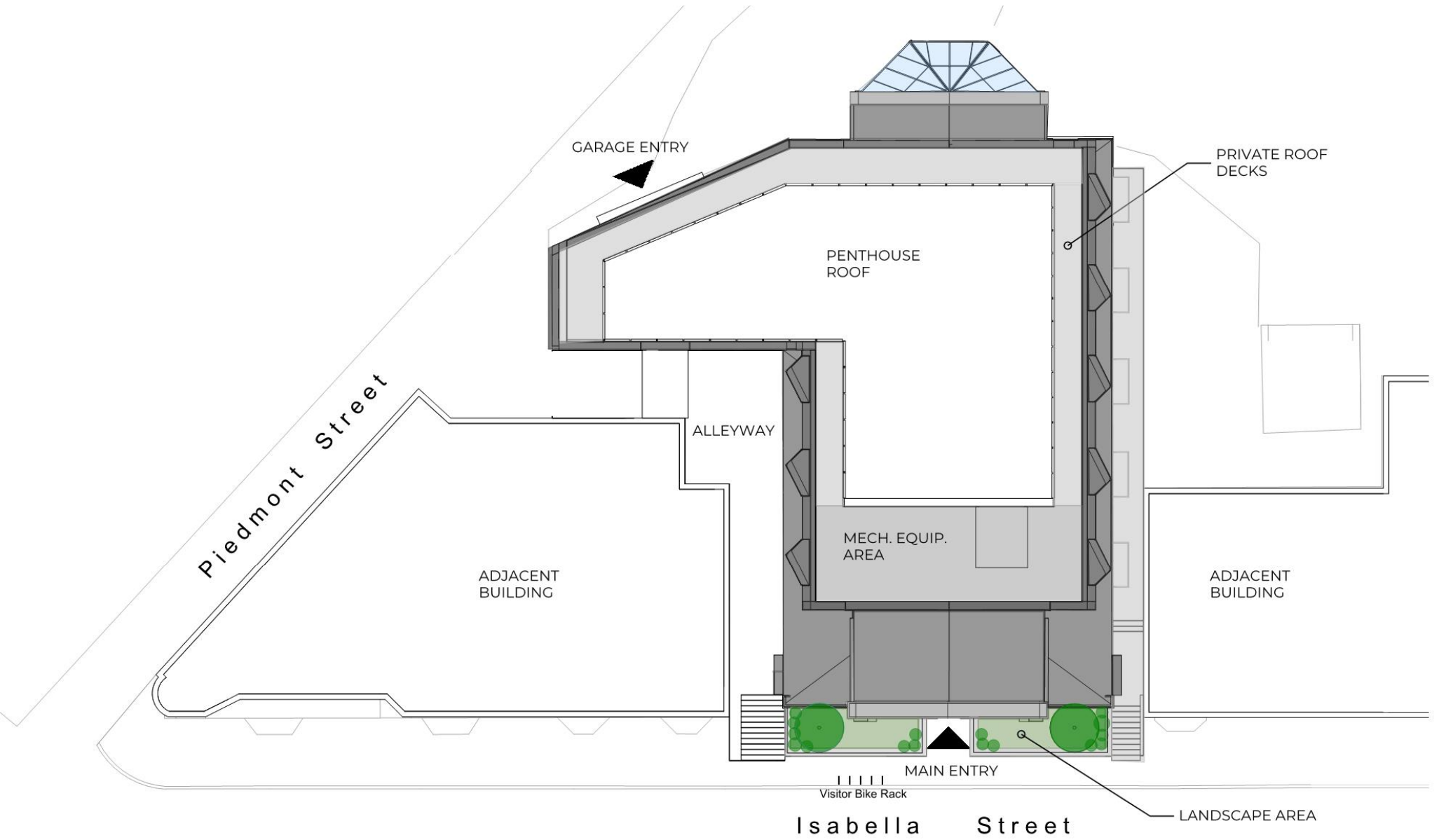
○ Site Improvements

- New sidewalk along Isabella Street
- Landscape improvements at front of property

Building Square Footages + Unit Types

	Existing	Demolished	Proposed
Main Church Structure	14,536 SF		16,300 SF
Vestry Building*	2,300 SF	2,300 SF	
Northwest Ground Up Addition (At former Vestry location)			6,200 SF
Vertical Addition to Main Church Structure			17,285 SF
Total	16,836 SF		39,785 SF

	18 Unit	*26 Unit	
One Bedroom	1	11	*Project was previously presented with a total of 26 units. Proponent now proposes a total of 18 units within the same square footage.
Two Bedroom	6	12	
Three Bedroom	11	3	
Total	18	26	



Levels 2 and 3

- Legend**
- Sustainable Area Legend**
- Balcony
 - Building Common Area
 - Major Vertical Penetration
 - Sellable Unit

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
 200 Broadway, Suite 103, Lynnfield, MA
 01902
 (781) 842-2996

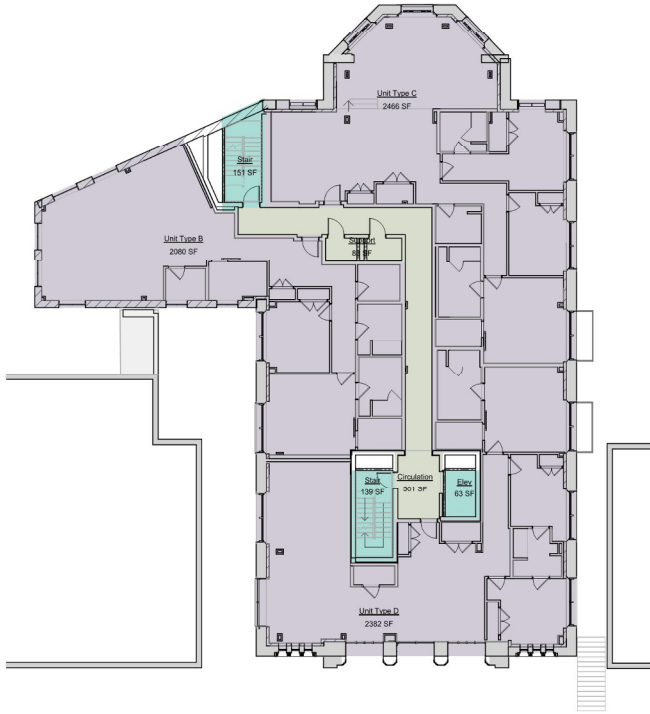
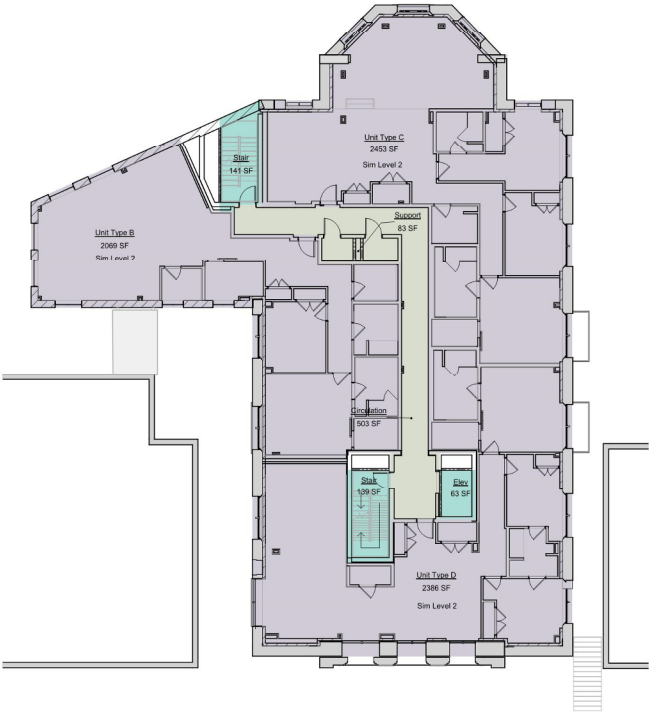
MEFPF Engineer:
Frank Zahm & Associates, Inc.
 PO Box 57, 183 Providence New London Tpk.,
 North Stonington, CT 06349
 (860) 535-8337

MECHANICAL ENGINEER:
J.S. Pappas Engineers
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 (617) 447-4299

STRUCTURAL ENGINEER:
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 7th Floor, Boston, MA 02118
 (617) 552-4277

ARCHITECT:
Finegold Alexander Architects
 318 Harvard St #25
 Brookline, MA 02446
 (617) 735-1180

LANDSCAPE ARCHITECT:
Verdeant Landscape Architecture
 318 Harvard St #25
 Brookline, MA 02446
 (617) 735-1180



KEY PLAN

SEAL:

PROJECT INFORMATION:

La Victoire
 25 Isabella Street, Boston, MA 02116

PROJECT # P0204.01
ISSUE DATE 7/23/2021
PROJECT STATUS Progress Set
DRAWN BY: Author
CHECKED BY: Director

SHEET NAME:
 Plans

DRAWING HISTORY:

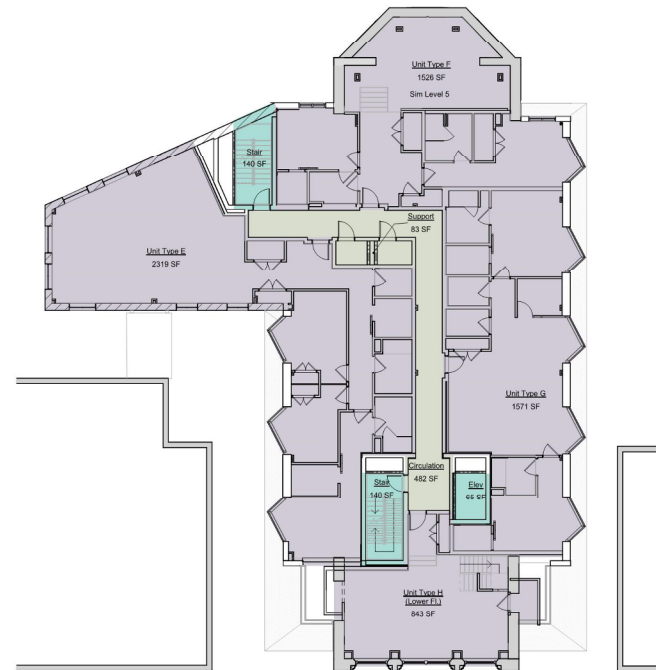
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Levels 4 and 5

- Legend**
- Settable Area Legend
 - balcony
 - Building Common Area
 - Major Vertical Penetration
 - Settable Unit



Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
 200 Broadway, Suite 103, Lynnfield, MA
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ARCHITECT
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MECHANICAL ENGINEER
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 Brookline, MA 02446
 (617) 735-1180

KEY PLAN

SEAL:

PROJECT INFORMATION:

La Victoire

25 Isabella Street, Boston, MA 02116

PROJECT # P0204 01
 ISSUE DATE 7/23/2021
 PROJECT STATUS Progress Set
 DRAWN BY Author
 CHECKED BY theator

SHEET NAME:
 Plans

DRAWING HISTORY:

NO.	DATE	DESCRIPTION



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Levels 6 and 7

Legend

- Sellable Area Legend
- Balcony
 - Building Common Area
 - Major Vertical Penetration
 - Sellable Unit

Finegold Alexander Architects

PROJECT TEAM
OWNER
KEMS Corporation
 200 Broadway, Suite 103, Lynnfield, MA
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 (781) 842-2966

MEFPF Engineer
Frank Zahra & Associates, Inc.
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 North Stonington, CT 06349
 (860) 535-8537

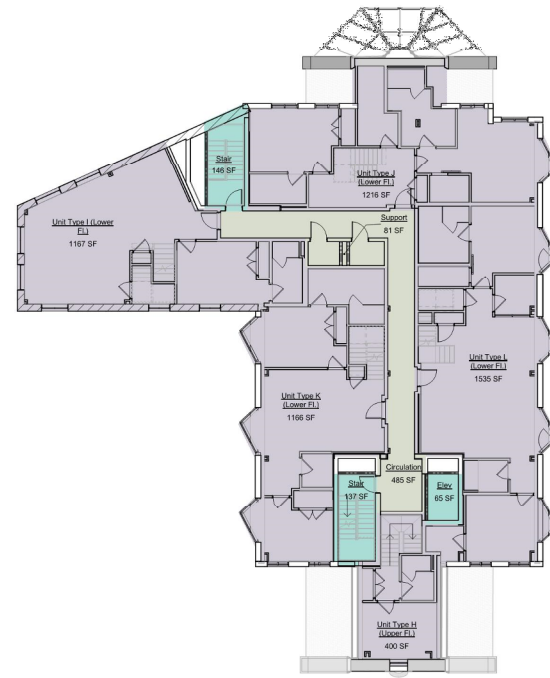
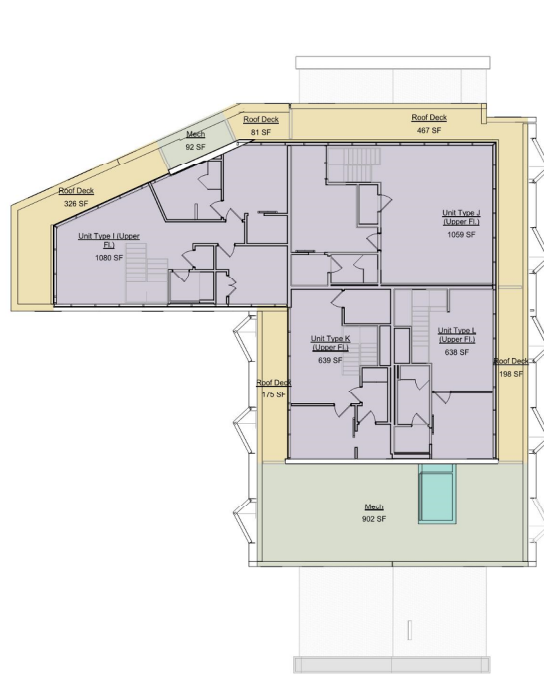
Architect
Finegold Alexander Architects
 325 Rye Avenue
 3rd Floor, Suite 200
 Boston, MA 02116
 (617) 552-7777

Structural Engineer
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 1000 Massachusetts Avenue
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 (617) 452-1100

MEP Engineer
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Interior Designer
Interior Design Group
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 Cambridge, MA 02139
 (617) 452-1100

Construction Manager
Franklin Associates, Inc.
 1000 Massachusetts Avenue
 Cambridge, MA 02139
 (617) 452-1100



KEY PLAN

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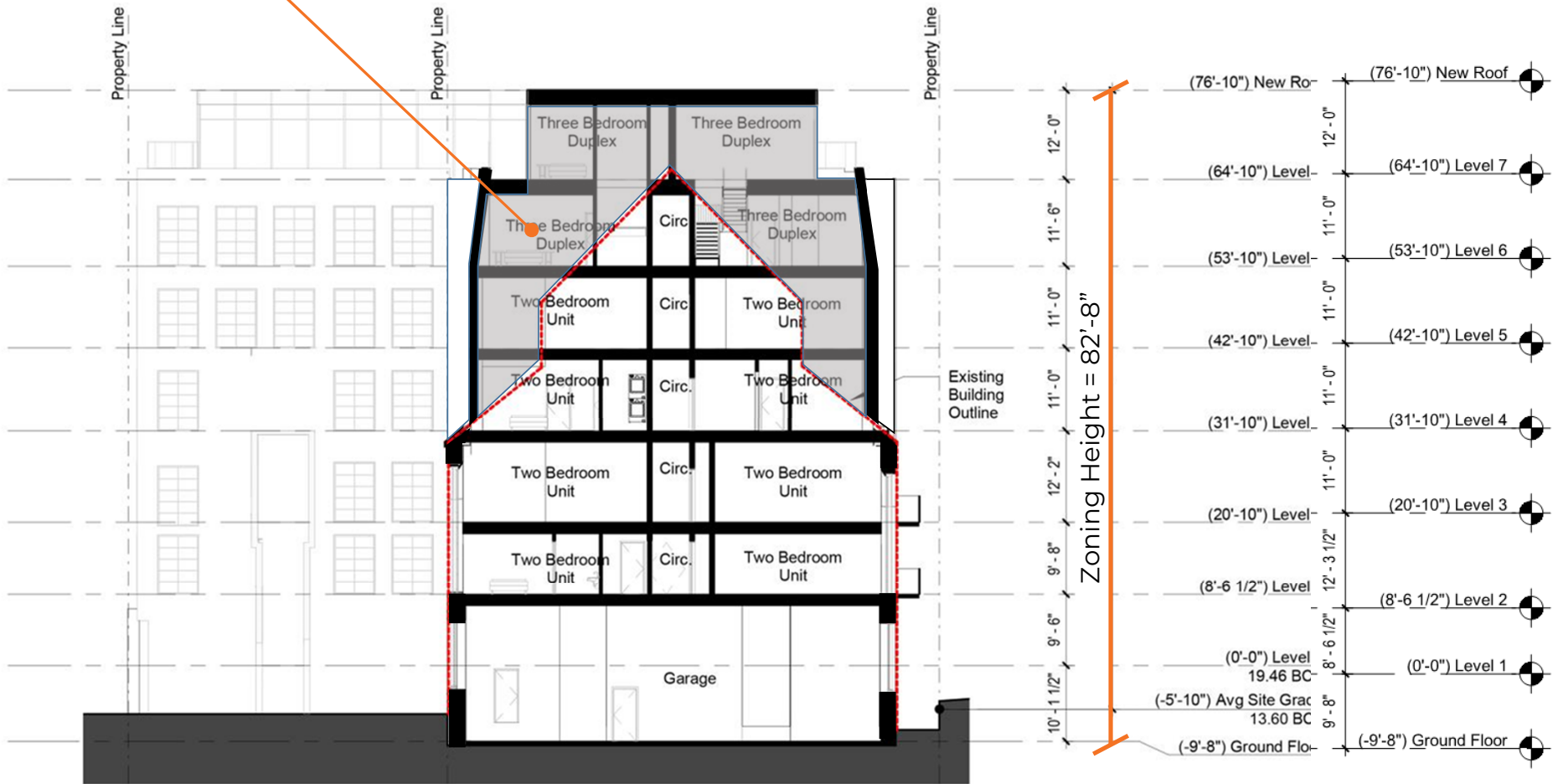
Plans

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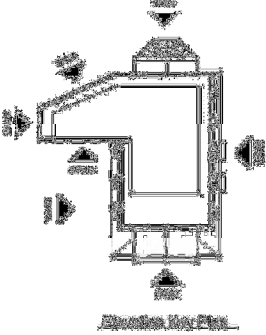
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Vertical Addition

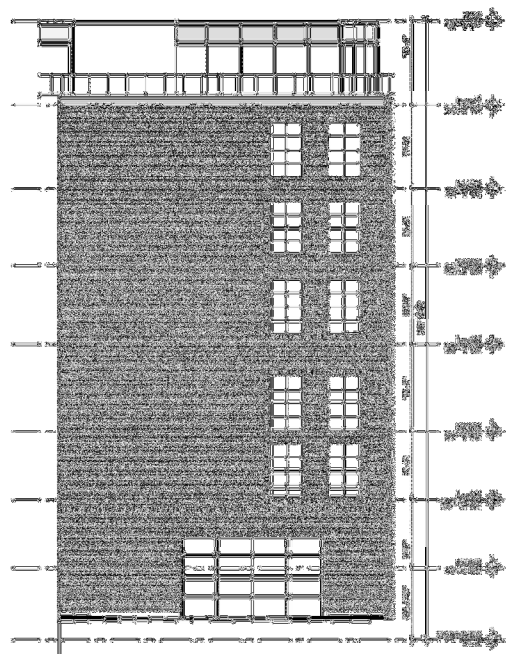


North Elevations

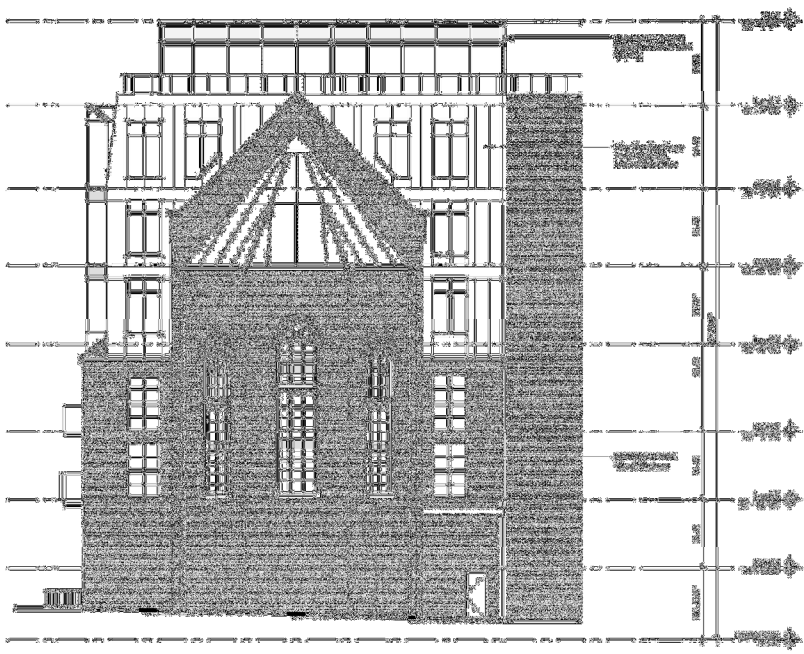


Legend

- Window
- Door
- Roof
- Foundation
- Structure
- Material
- Color
- Texture
- Scale
- Orientation
- Annotations
- Dimensions
- Grids
- Levels
- Sections
- Details
- Notes
- Revisions
- Approval
- Stamp
- Sheet
- Project
- Client
- Architect
- Date
- Version
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- Version



① NORTH ELEVATION



② NORTH ELEVATION

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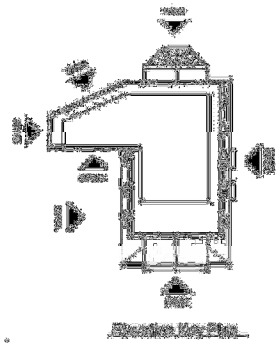
Legend

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South Elevations



Window Schedule

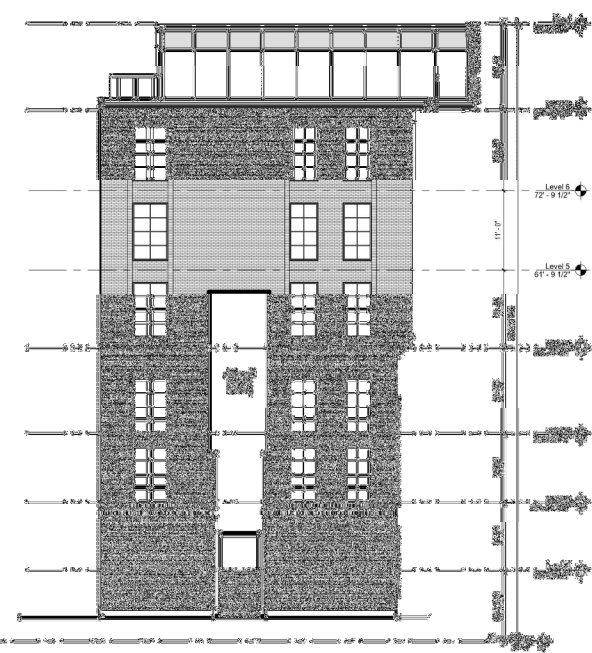
Window	Location	Notes
1	Level 5	6'0" x 6'0"
2	Level 4	6'0" x 6'0"
3	Level 3	6'0" x 6'0"
4	Level 2	6'0" x 6'0"
5	Level 1	6'0" x 6'0"
6	Level 5	6'0" x 6'0"
7	Level 4	6'0" x 6'0"
8	Level 3	6'0" x 6'0"
9	Level 2	6'0" x 6'0"
10	Level 1	6'0" x 6'0"

Material Schedule

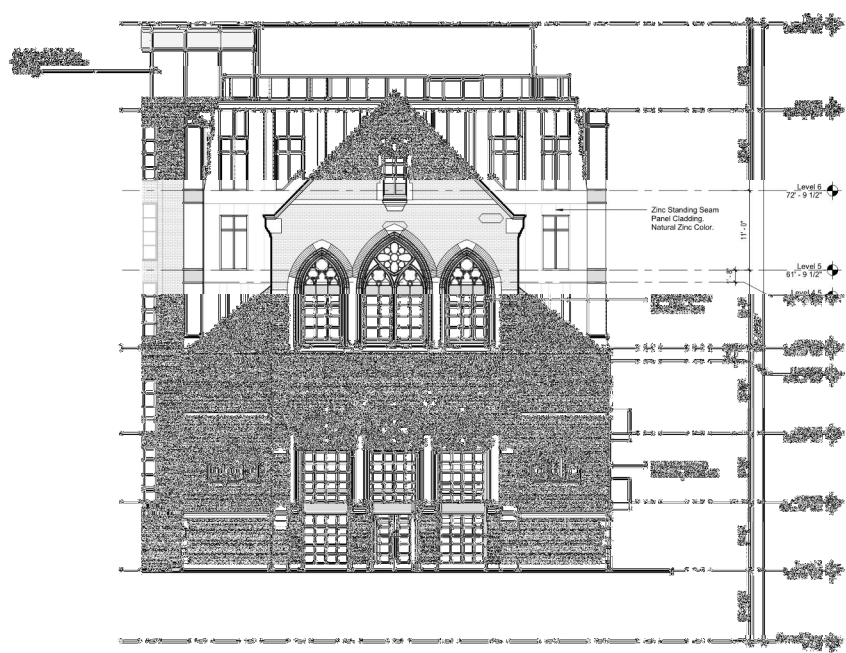
Material	Location	Notes
1	Level 5	Zinc Standing Seam Panel Cladding
2	Level 4	Brick
3	Level 3	Brick
4	Level 2	Brick
5	Level 1	Brick
6	Level 5	Zinc Standing Seam Panel Cladding
7	Level 4	Brick
8	Level 3	Brick
9	Level 2	Brick
10	Level 1	Brick

Material	Location	Notes
1	Level 5	Zinc Standing Seam Panel Cladding
2	Level 4	Brick
3	Level 3	Brick
4	Level 2	Brick
5	Level 1	Brick
6	Level 5	Zinc Standing Seam Panel Cladding
7	Level 4	Brick
8	Level 3	Brick
9	Level 2	Brick
10	Level 1	Brick

A-202



1 South Elevation



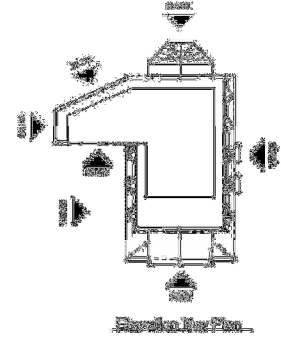
2 South Elevation



West Elevations

Project Information

Project Name: [Redacted]
Client: [Redacted]
Architect: [Redacted]
Contract No.: [Redacted]
Scale: [Redacted]
Sheet No.: [Redacted]
Date: [Redacted]



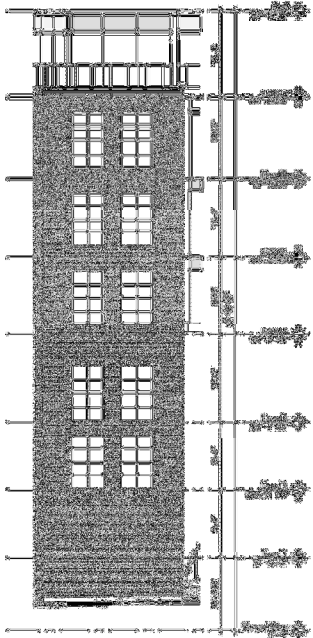
Materials



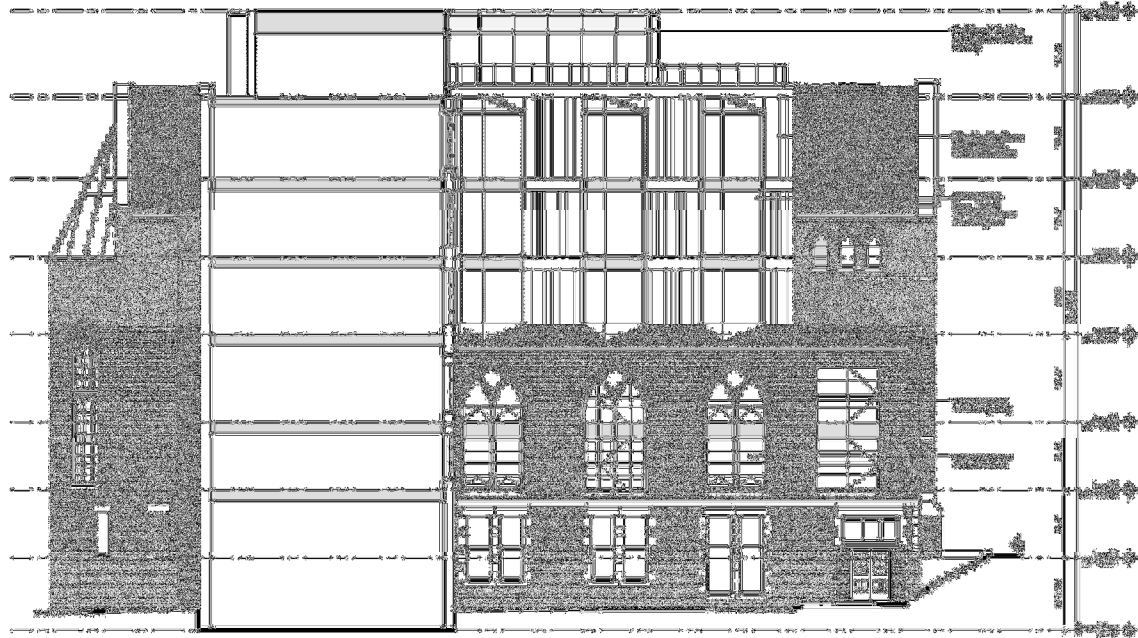
Material Legend:
 [Symbol] Brick
 [Symbol] Concrete
 [Symbol] Steel
 [Symbol] Glass
 [Symbol] Wood

Material	Color	Texture
Brick	[Redacted]	[Redacted]
Concrete	[Redacted]	[Redacted]
Steel	[Redacted]	[Redacted]
Glass	[Redacted]	[Redacted]
Wood	[Redacted]	[Redacted]

A-202

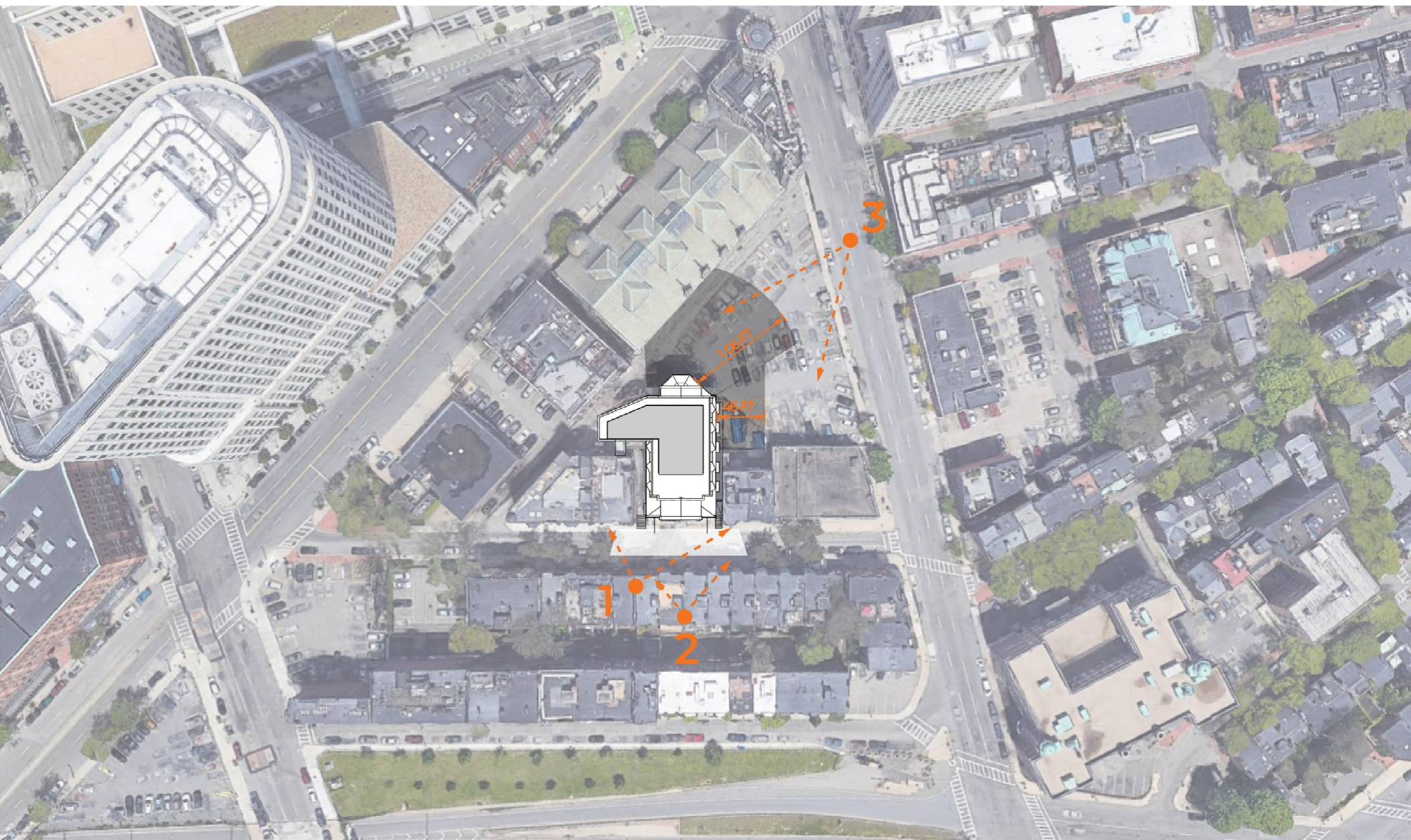


① Elevation - West Side 1/1



② Elevation - West Side 2/1

Project Information
 Date: [Redacted]





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