

761-793 Boylston Street

BBAC

AUGUST 19, 2021



TAVISTOCK
DEVELOPMENT COMPANY

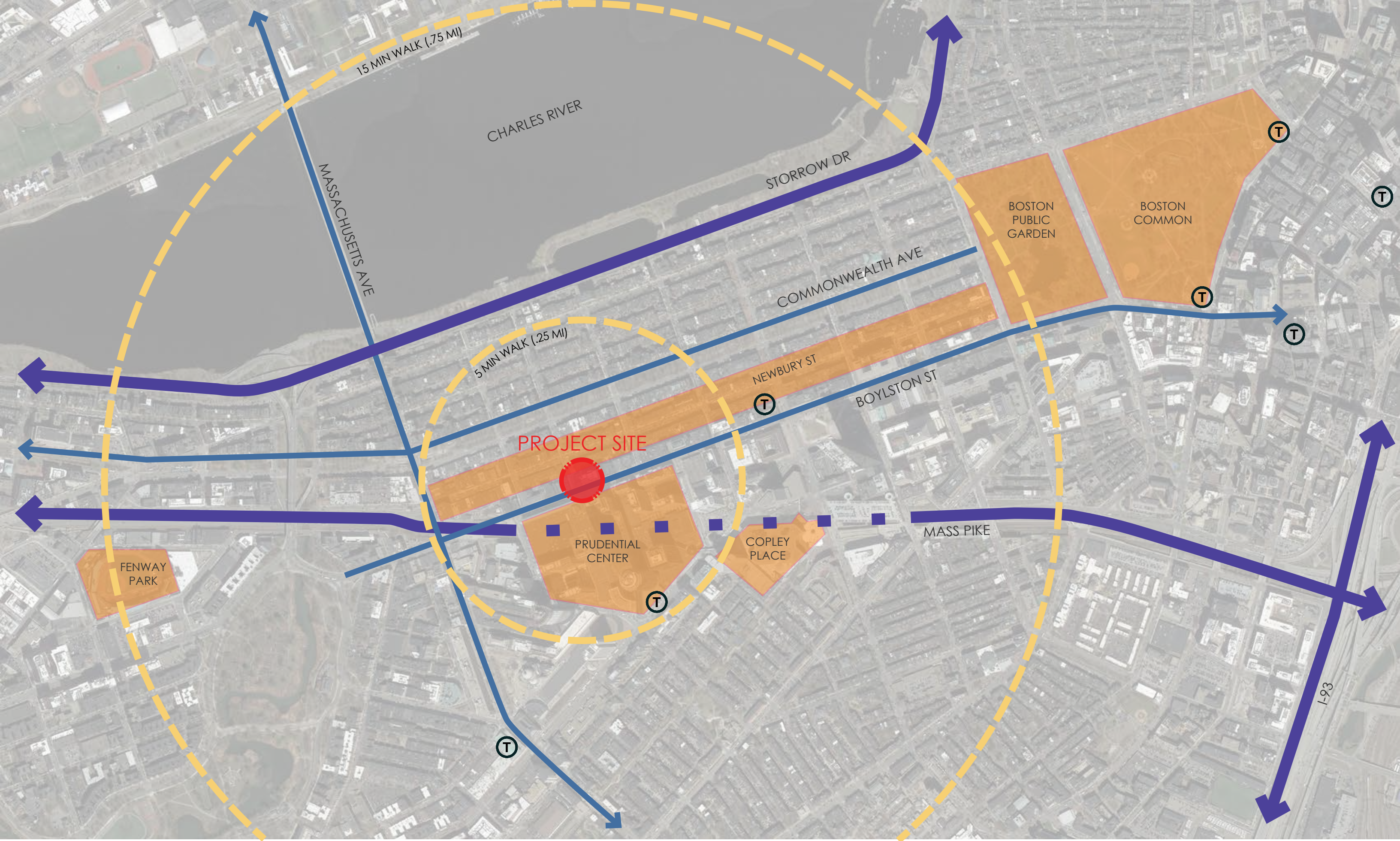
ELKUS | MANFREDI
ARCHITECTS

Community Outreach

11/09/20	BOSTON PLANNING & DEVELOPMENT AGENCY
11/16/20	BACK BAY ARCHITECTURAL COMMISSION
12/01/20	NEIGHBORHOOD ASSOCIATION OF THE BACK BAY
12/10/20	COUNCILOR BOK
12/21/20	BOSTON PLANNING & DEVELOPMENT AGENCY
01/05/21	NEIGHBORHOOD ASSOCIATION OF THE BACK BAY
01/13/21	BACK BAY ARCHITECTURAL COMMISSION
01/28/21	BBAC/BPDA – JOE CORNISH, ALEXA PINARD, WHITNEY HANSLEY
03/15/21	BOSTON PRESERVATION ALLIANCE
03/29/21	BPDA SCOPING SESSION
04/09/21	ACCESSIBILITY COMMISSION
04/14/21	BBAC ADVISORY REVIEW
04/22/21	BOSTON PRESERVATION ALLIANCE
04/26/21	IMPACT ADVISORY GROUP
05/03/21	BOSTON PLANNING & DEVELOPMENT AGENCY
05/12/21	BBAC ADVISORY REVIEW
06/01/21	NEIGHBORHOOD ASSOCIATION OF THE BACK BAY
06/04/21	BOSTON PLANNING & DEVELOPMENT AGENCY
06/09/21	BACK BAY ARCHITECTURAL COMMISSION
07/19/21	BBAC SUB COMMITTEE
08/04/21	IMPACT ADVISORY REVIEW
08/19/21	BBAC SUB COMMITTEE

Comments from BBAC Meeting (7/19)

- **INCREASE WINDOW HEIGHT ON TOP FLOOR AT SOUTH ELEVATION**
- **INTRODUCE CORNICE EXPRESSION AT SOUTH ELEVATION**
- **METAL PICKET RAILINGS IN LIEU OF GLASS ON BALCONIES**
- **TERRACOTTA COLOR SPANDRELS AT SOUTH ELEVATION**
- **CLOSED CORNER EXPRESSION ON BALCONIES**





APRIL 5, 1912



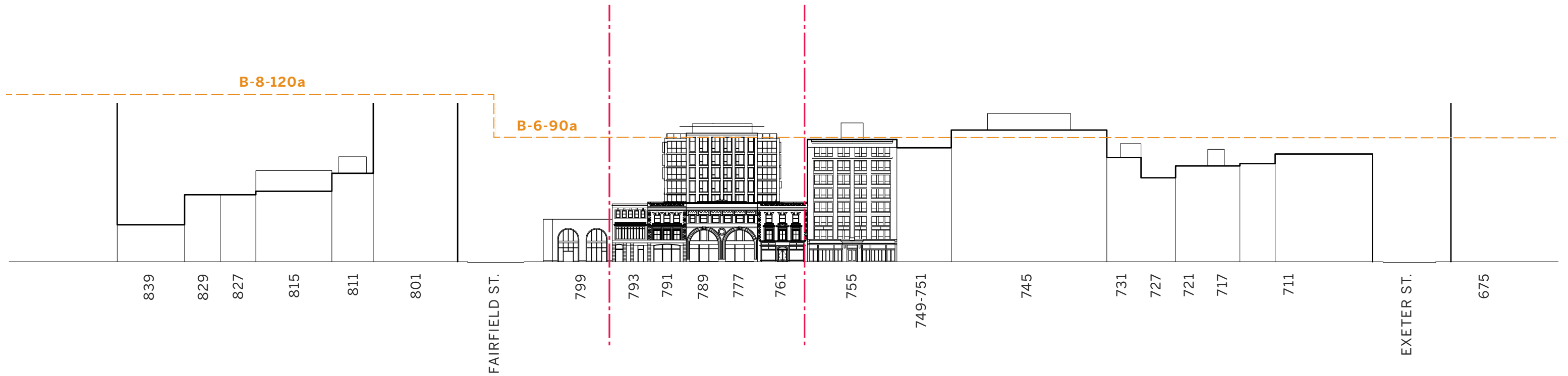
APRIL 11, 1912



← WEST TO FENWAY

PROJECT SITE

EAST TO BOSTON COMMON →





Rendered View: Southeast



Rendered View: Aerial



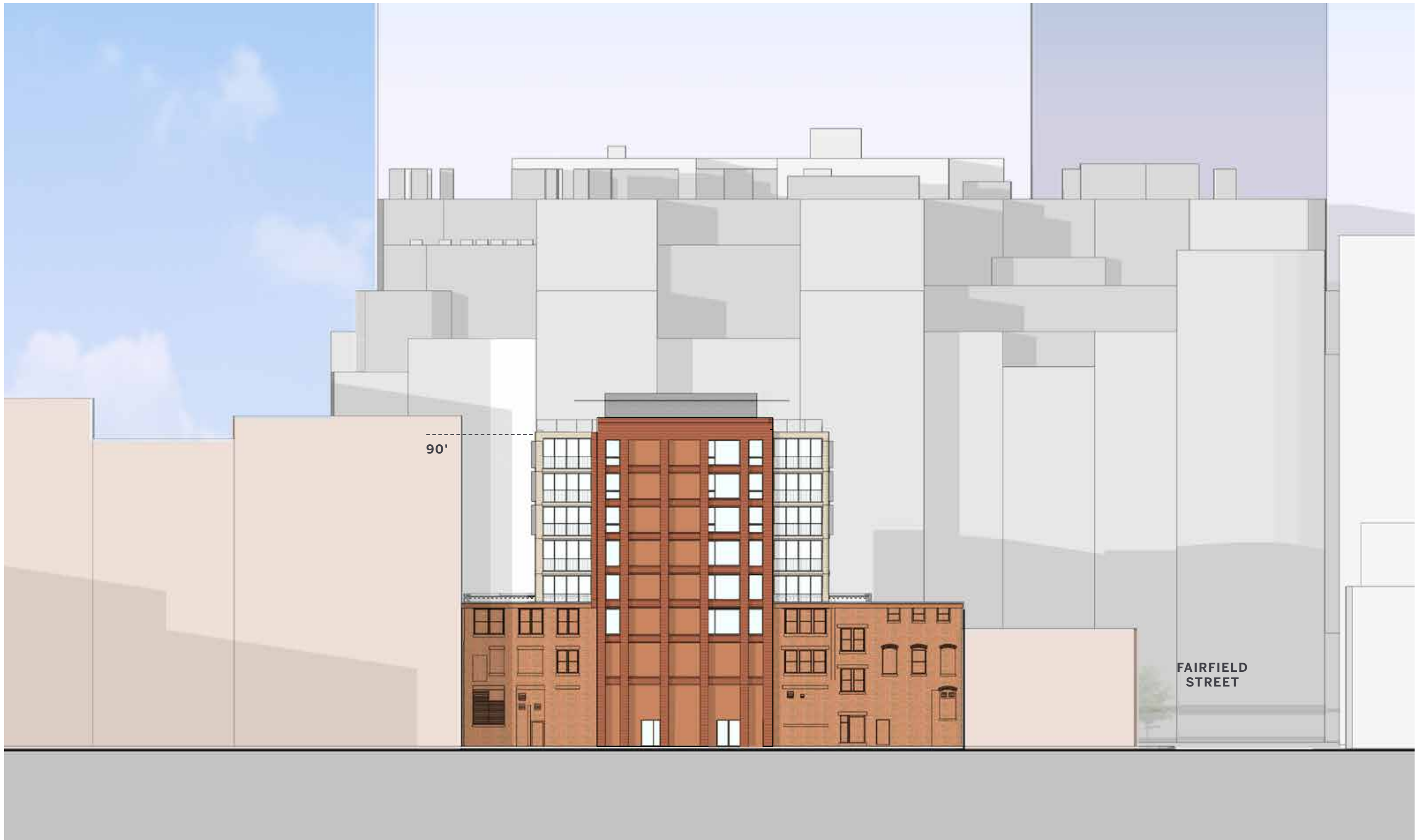
Rendered View: Southwest





South Elevation



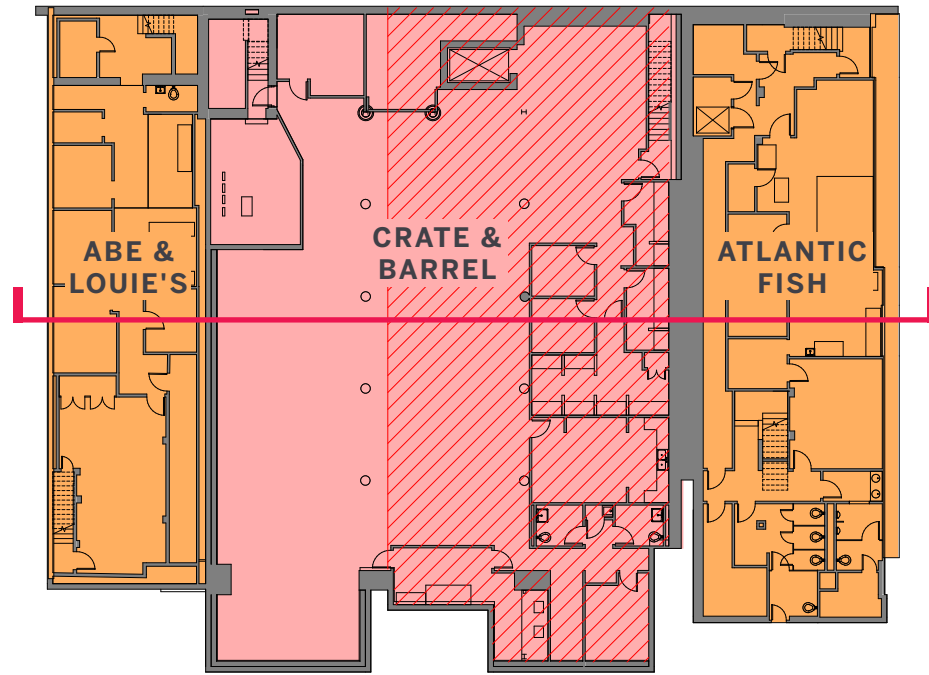






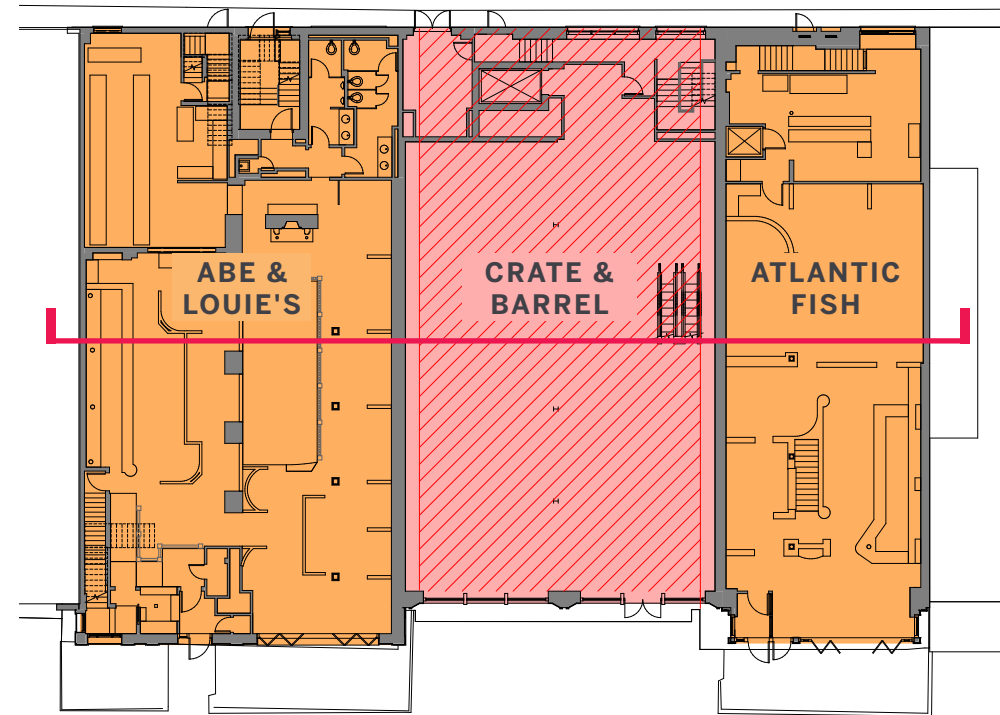
Appendix

BASEMENT



BOYLSTON ST.

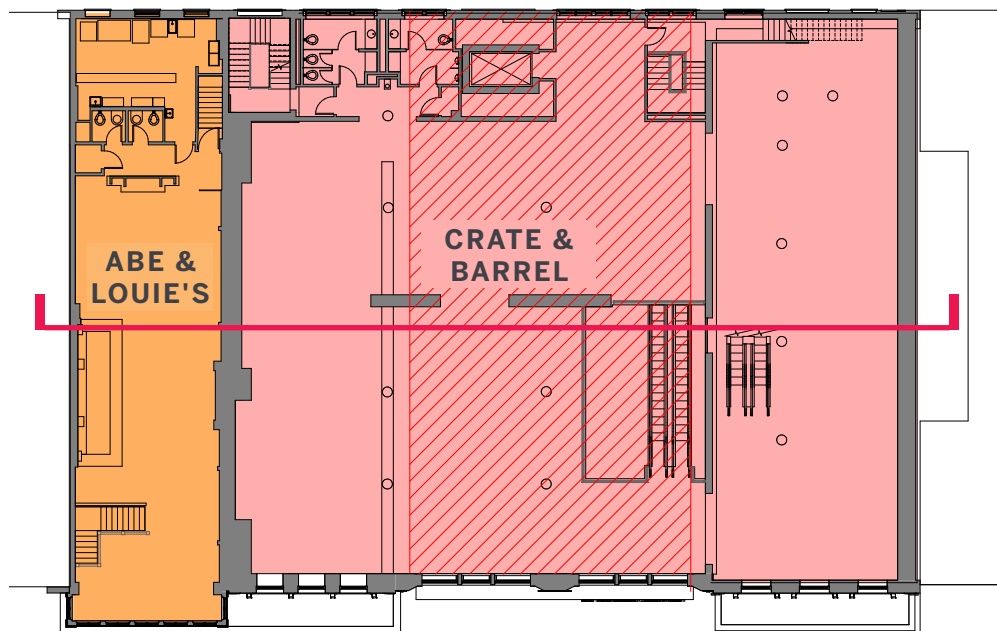
LEVEL 01



BOYLSTON ST.

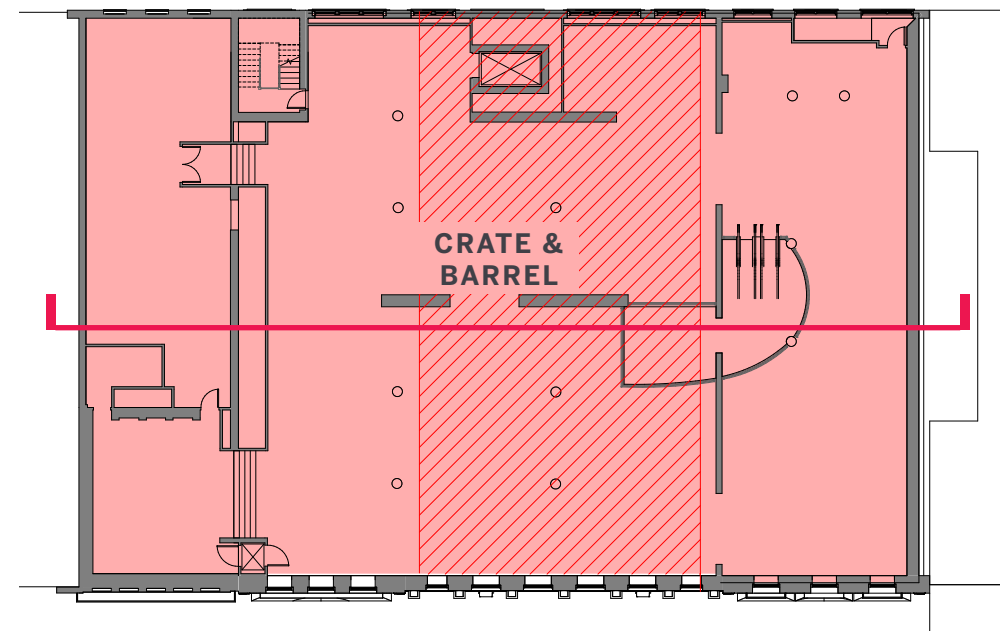
PORTION OF EXISTING PROGRAM TO BE REMOVED

LEVEL 02



BOYLSTON ST.

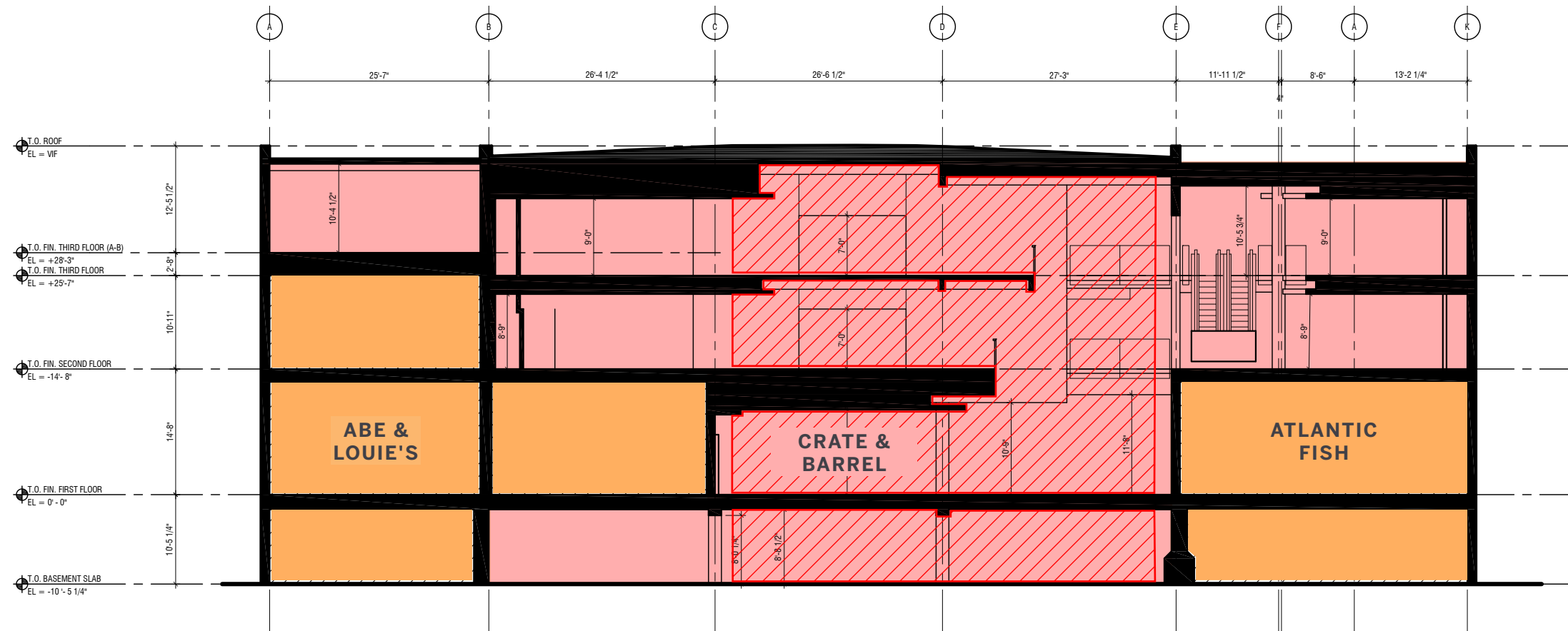
LEVEL 03



BOYLSTON ST.



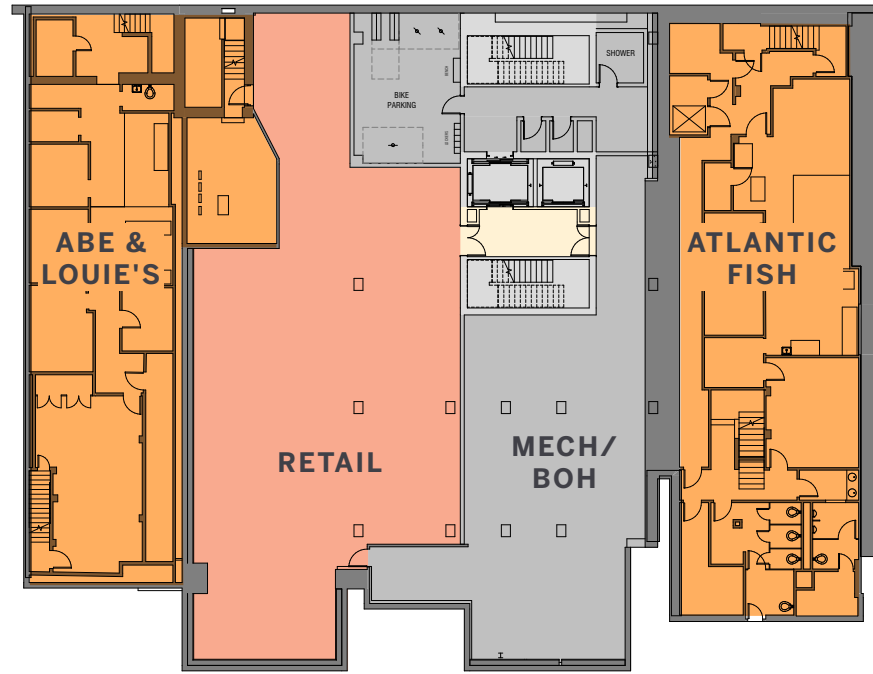
PORTION OF EXISTING PROGRAM TO BE REMOVED



0 4 8 16

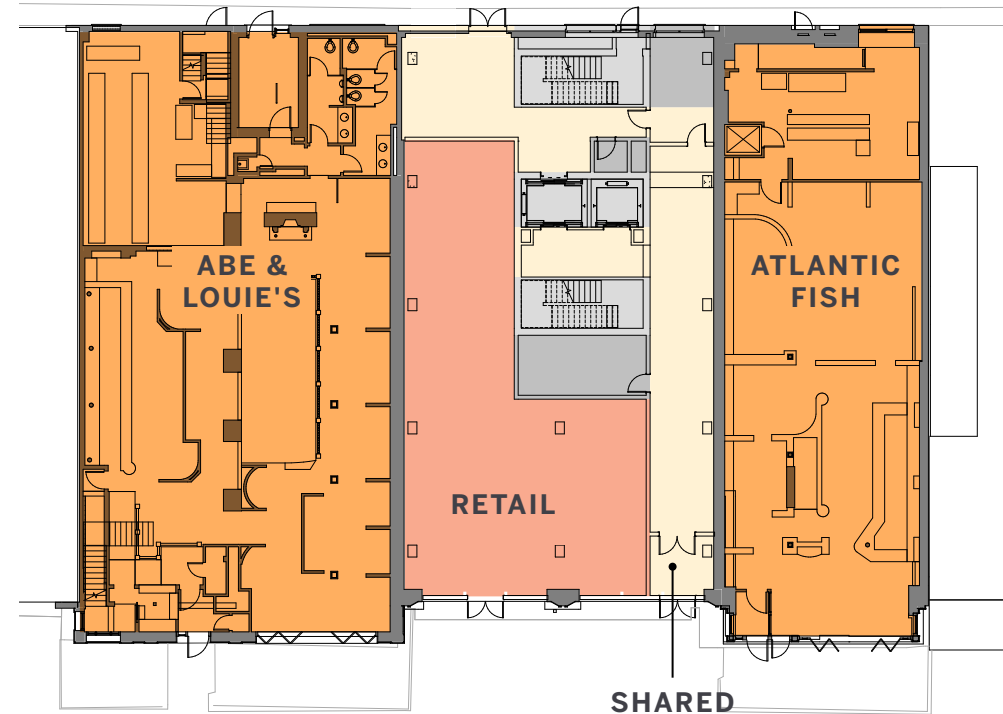
Existing Building Section

BASEMENT



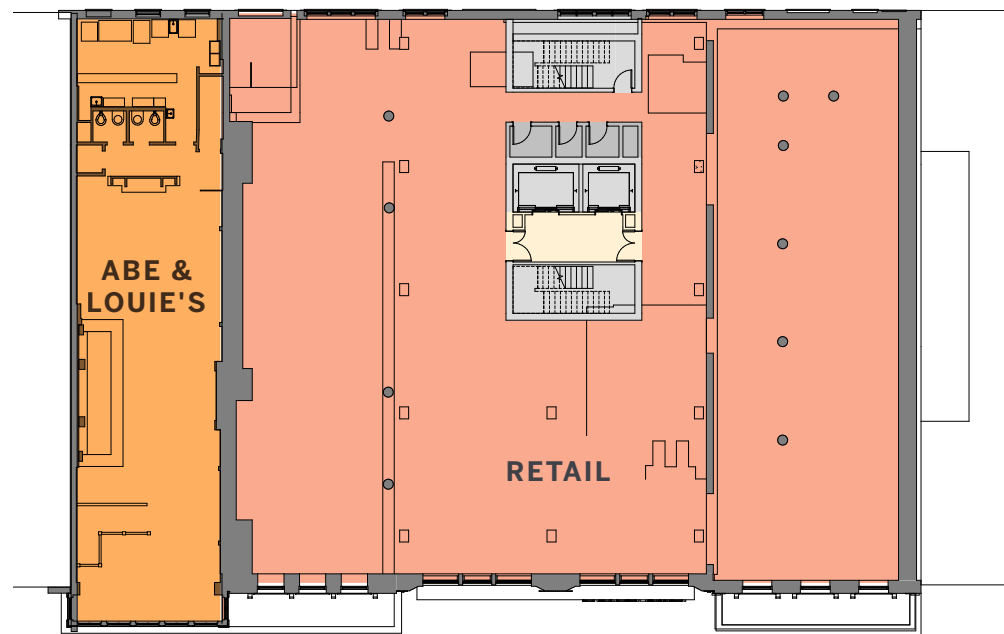
BOYLSTON ST.

LEVEL 01



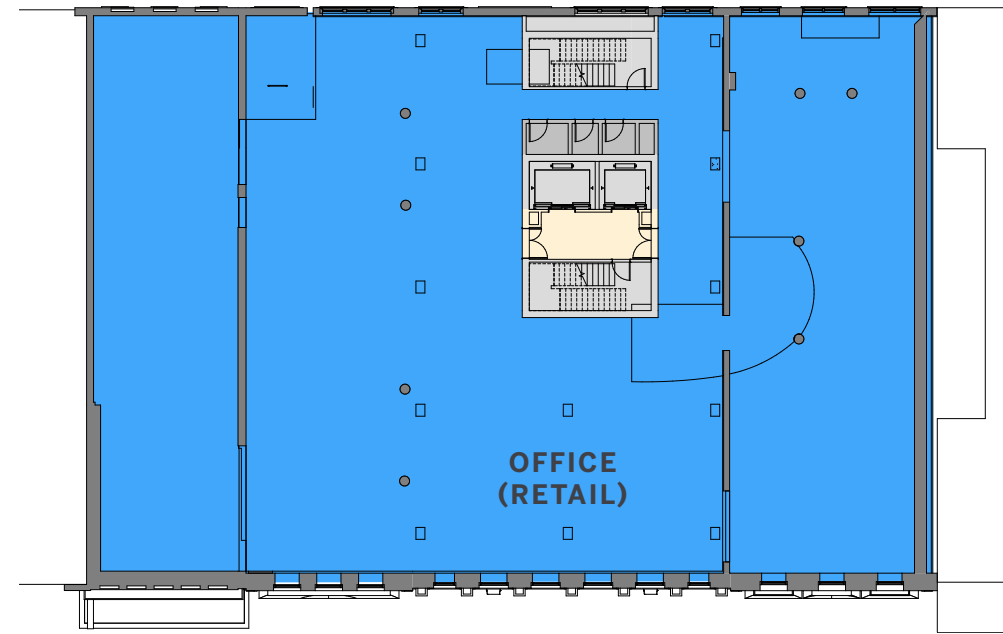
BOYLSTON ST.

LEVEL 02



BOYLSTON ST.

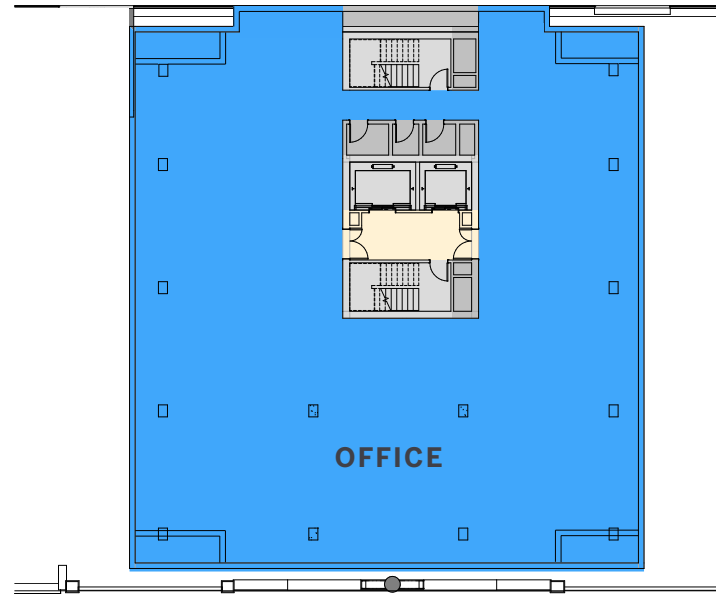
LEVEL 03



BOYLSTON ST.

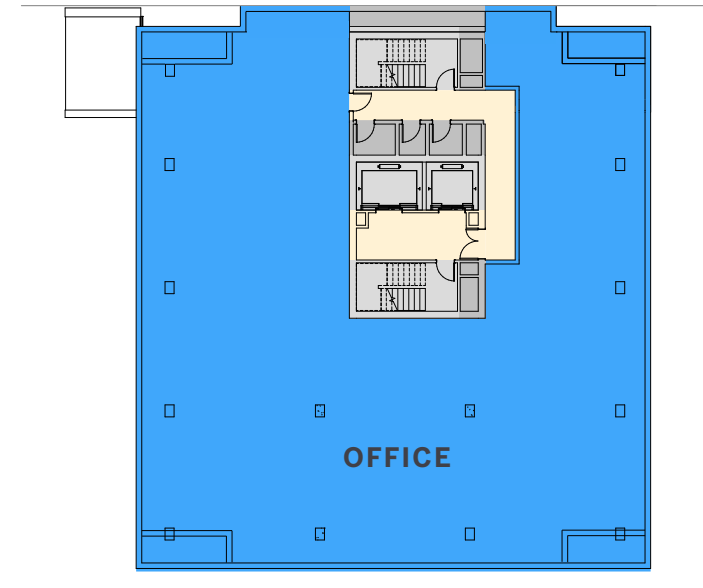


LEVEL 04



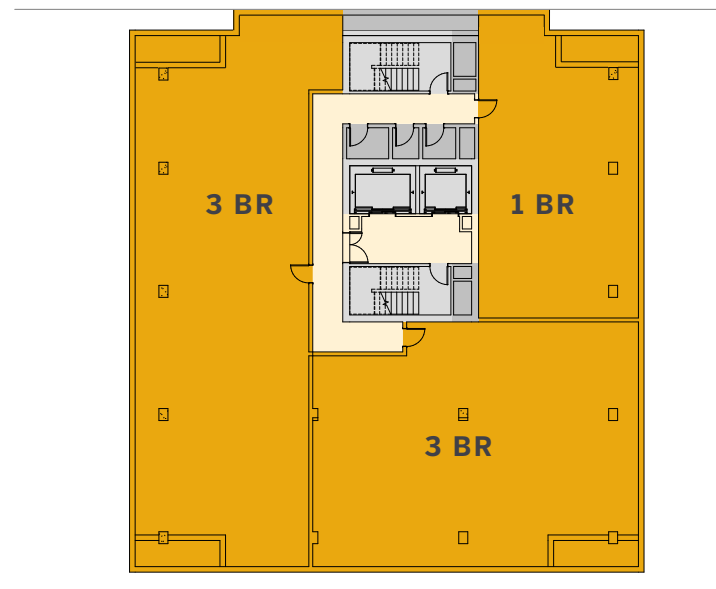
BOYLSTON ST.

LEVEL 05



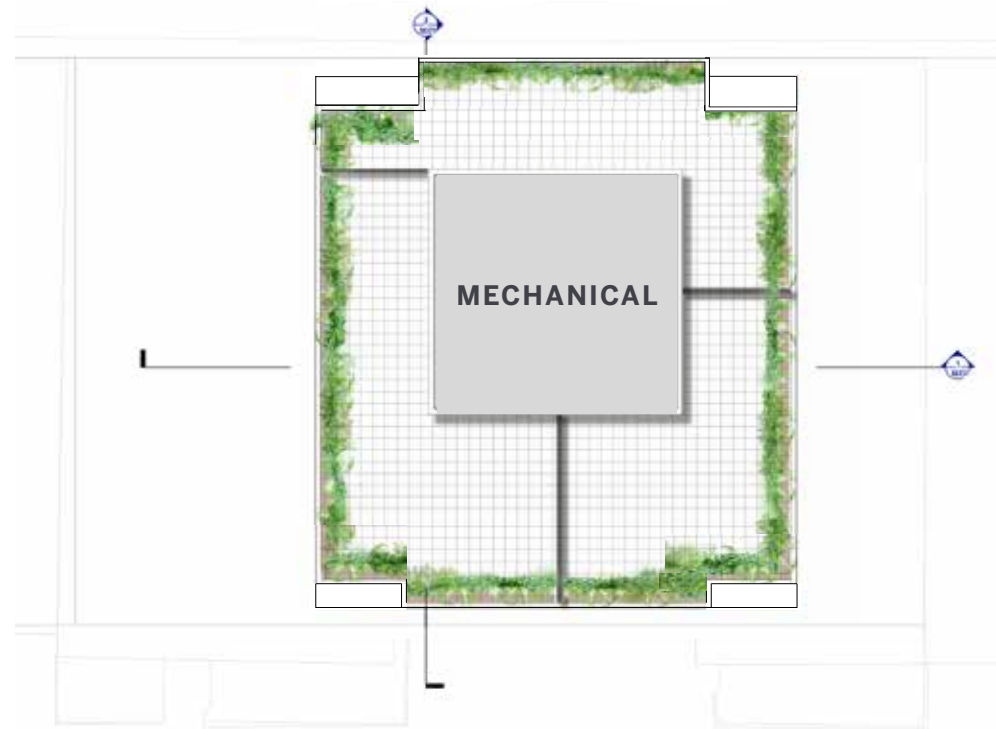
BOYLSTON ST.

LEVEL 06-08 TYP RESIDENTIAL



BOYLSTON ST.

ROOF

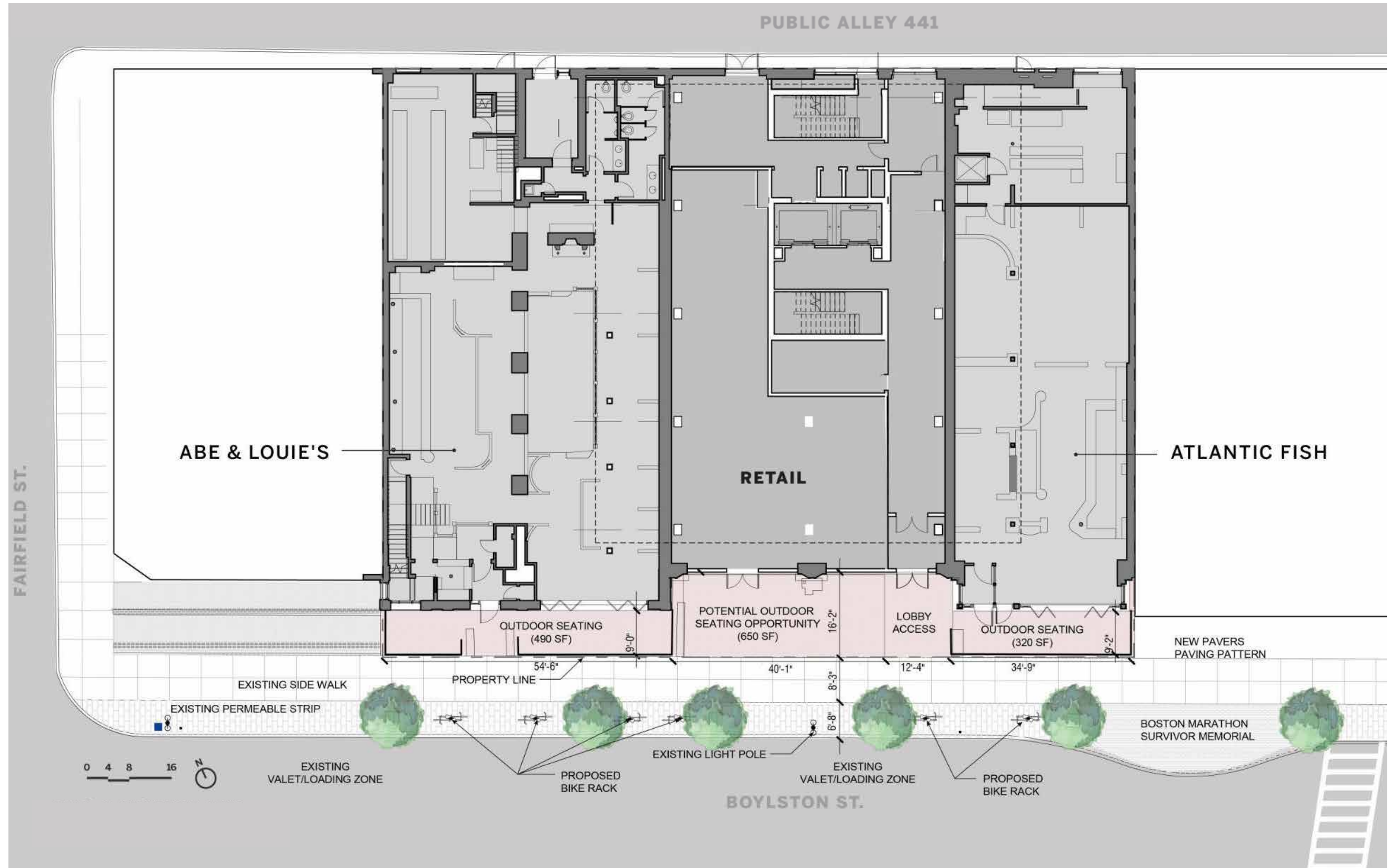


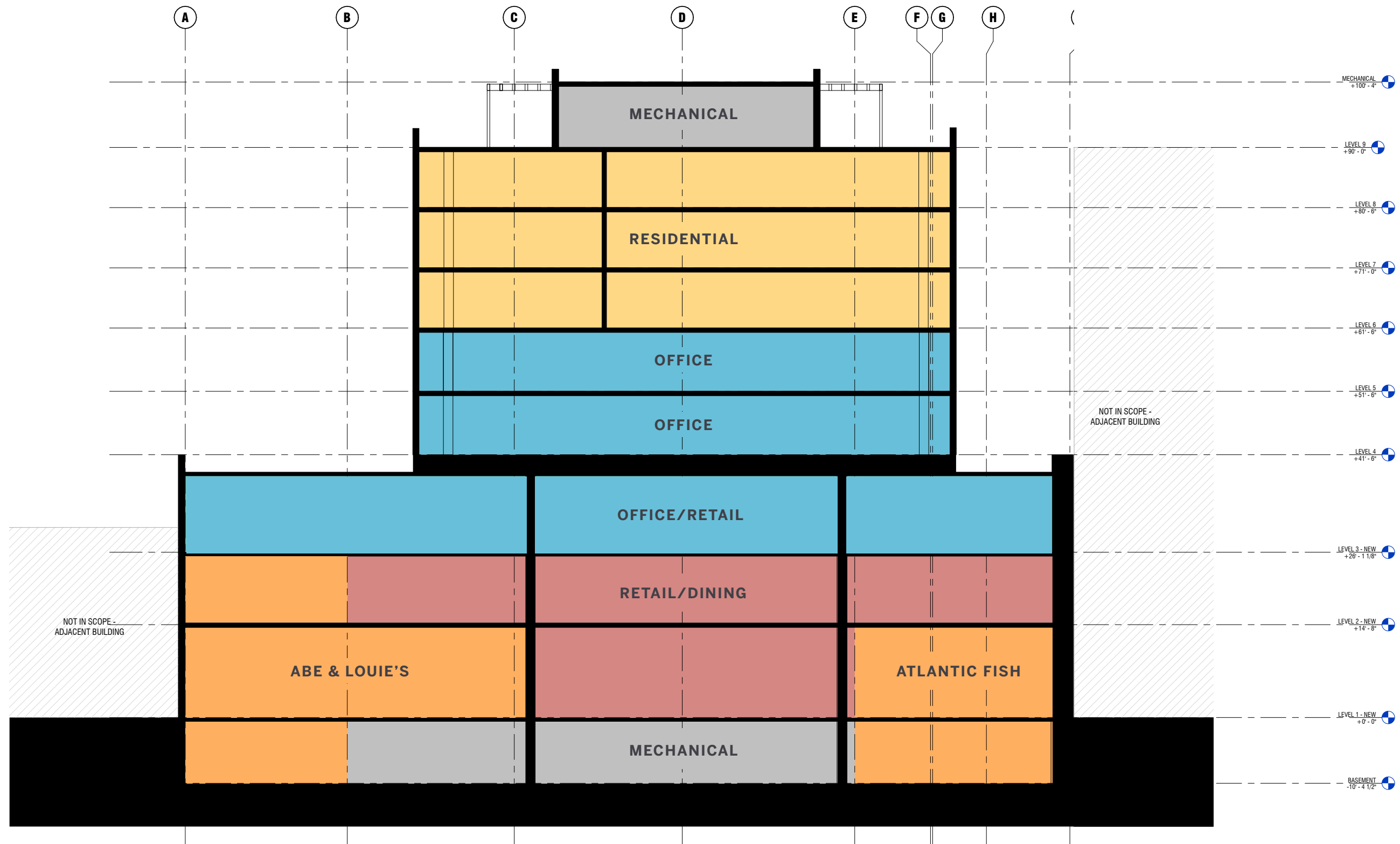
BOYLSTON ST.

UNITS

1 BEDROOM	1
3 BEDROOM	2
PER FLOOR TOTAL	3
TOTAL	9







0 4 8 16