

# 761-793 Boylston Street

BACK BAY ARCHITECTURAL COMMISSION

OCTOBER 13, 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
08/04/21	IMPACT ADVISORY REVIEW
08/19/21	BBAC SUB COMMITTEE
08/31/21	NEIGHBORHOOD ASSOCIATION OF THE BACK BAY (SENT DESIGN PACKAGE)





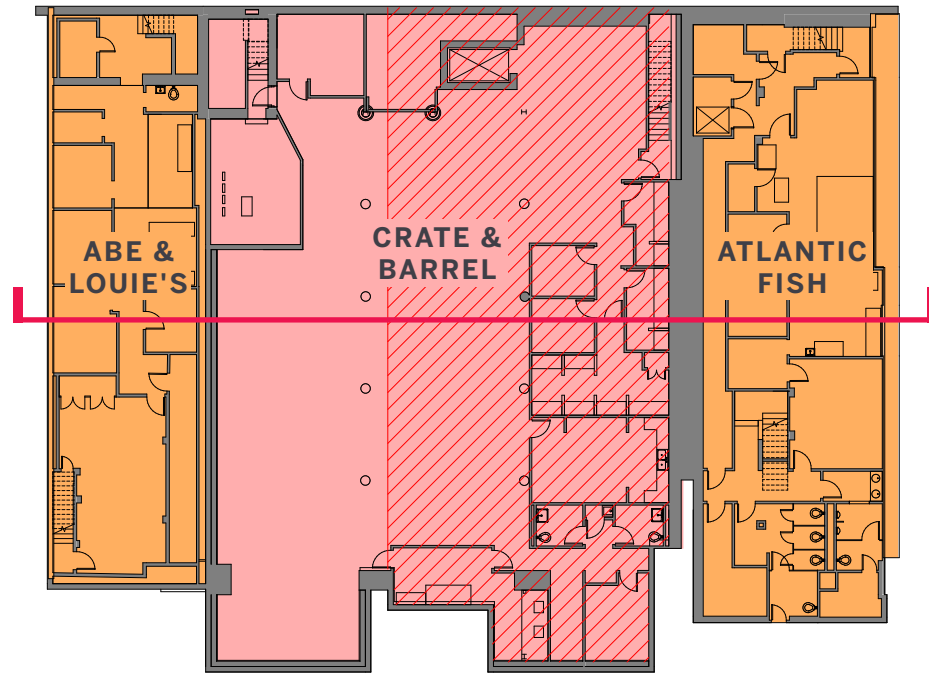
APRIL 5, 1912



APRIL 11, 1912

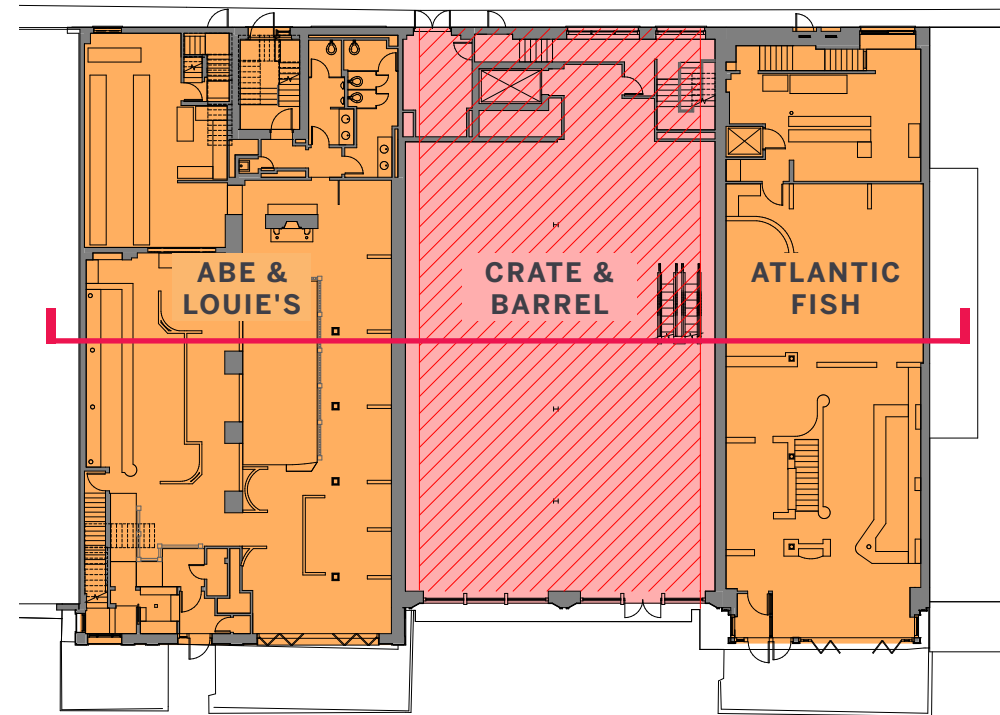


**BASEMENT**



BOYLSTON ST.

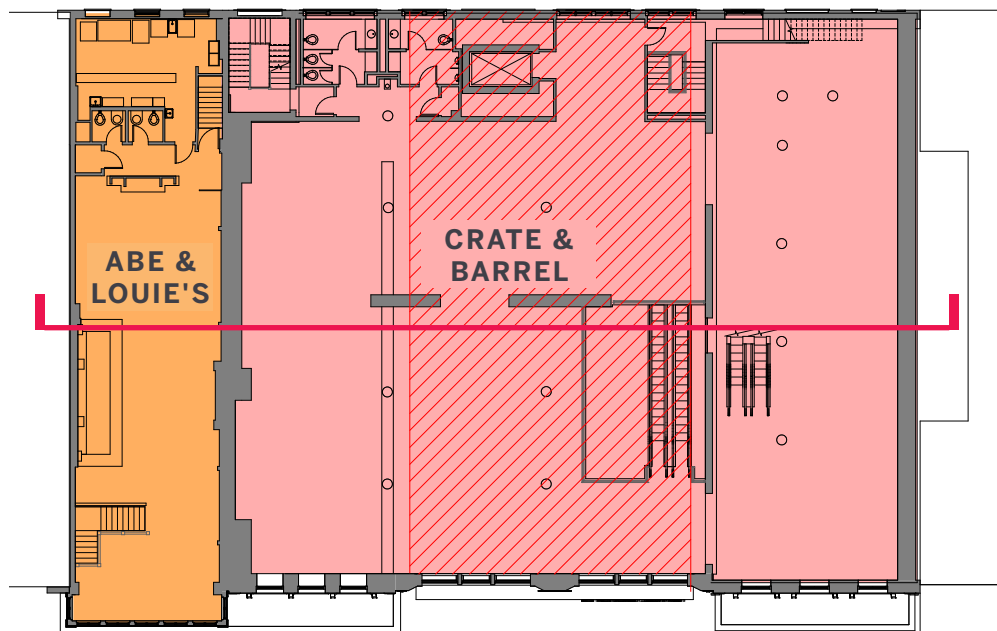
**LEVEL 01**



BOYLSTON ST.

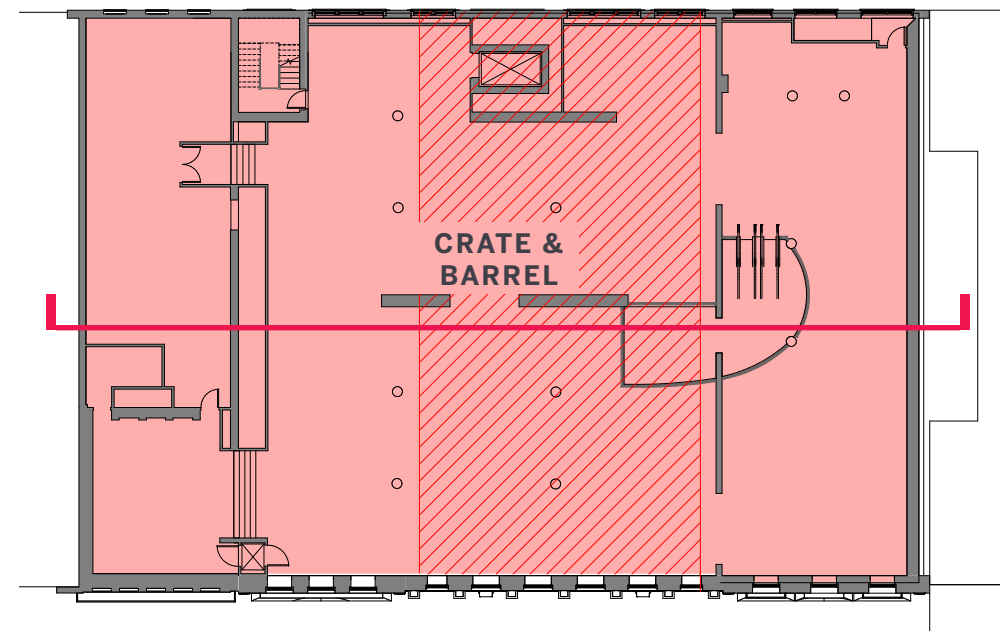
PORTION OF EXISTING PROGRAM TO BE REMOVED

**LEVEL 02**



BOYLSTON ST.

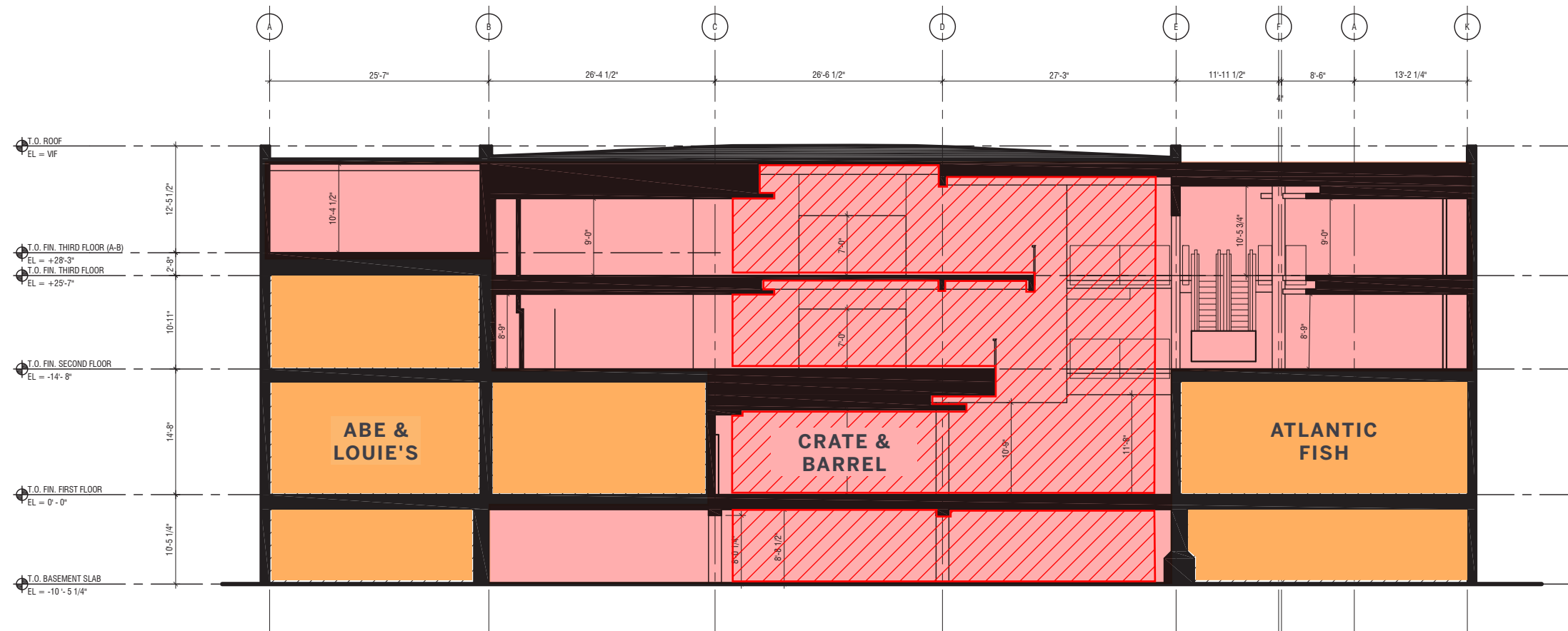
**LEVEL 03**



BOYLSTON ST.



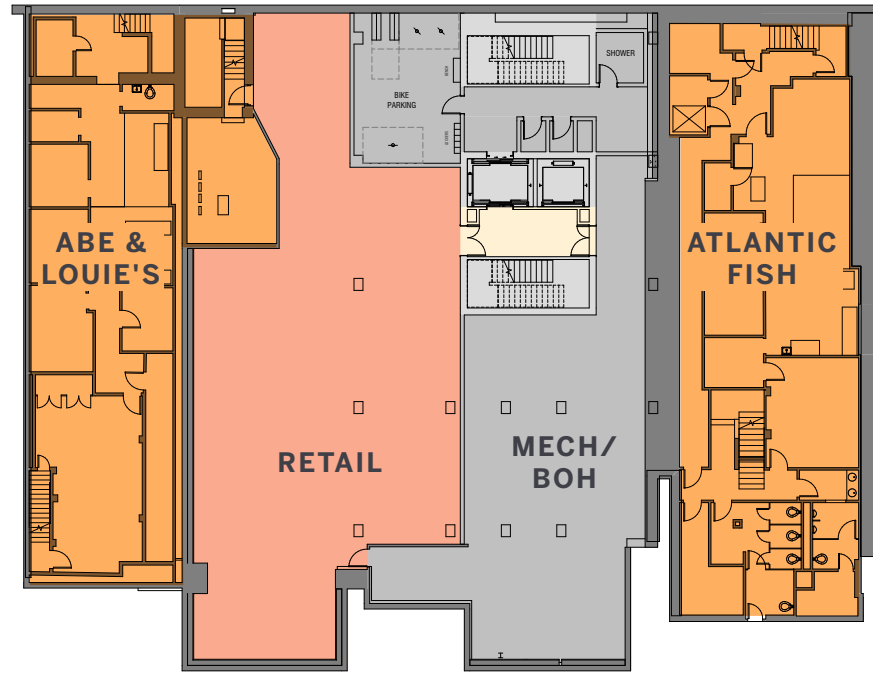

 PORTION OF  
 EXISTING PROGRAM  
 TO BE REMOVED



0 4 8 16

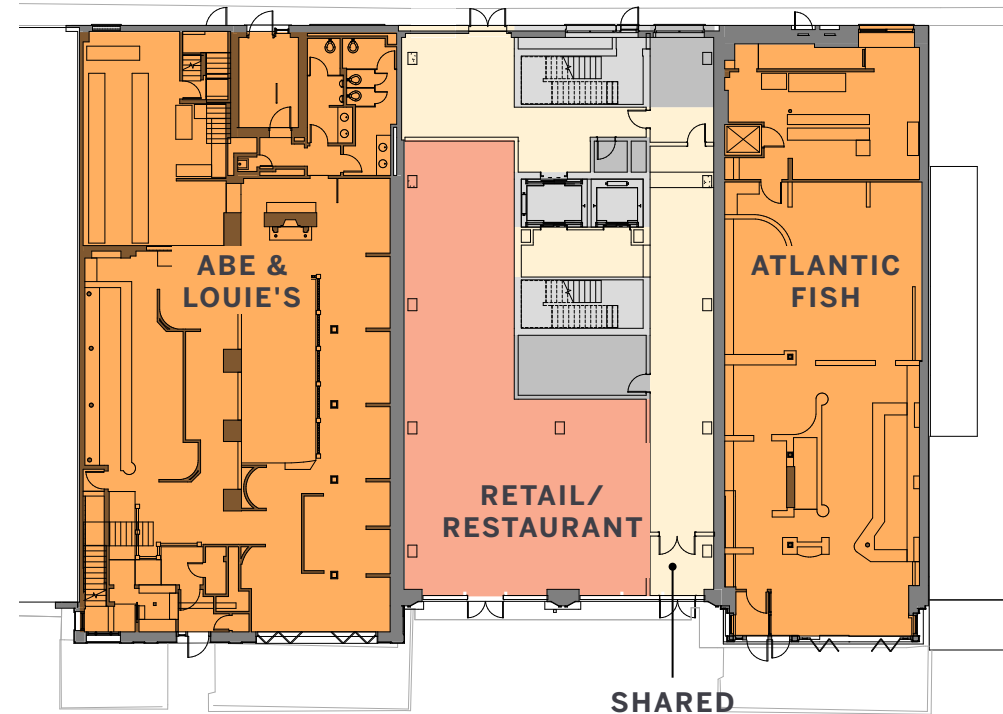
# Existing Building Section

**BASEMENT**



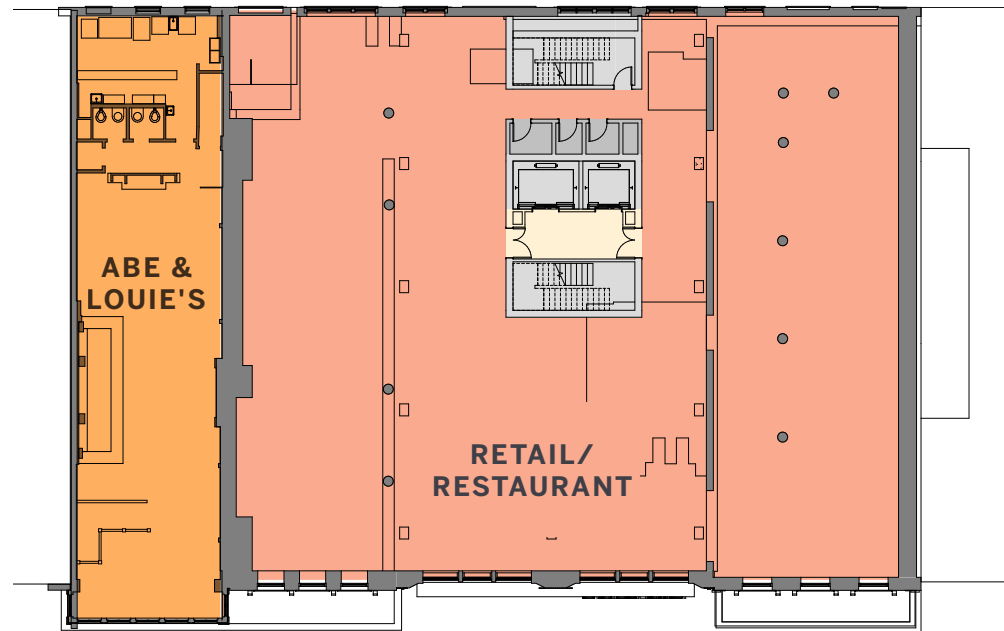
BOYLSTON ST.

**LEVEL 01**



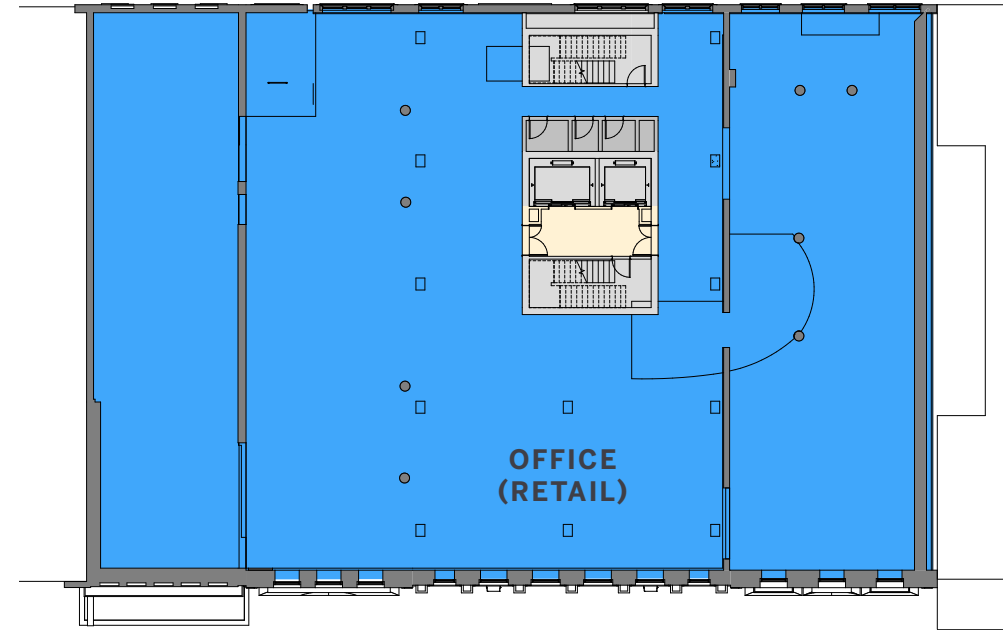
BOYLSTON ST.

**LEVEL 02**



BOYLSTON ST.

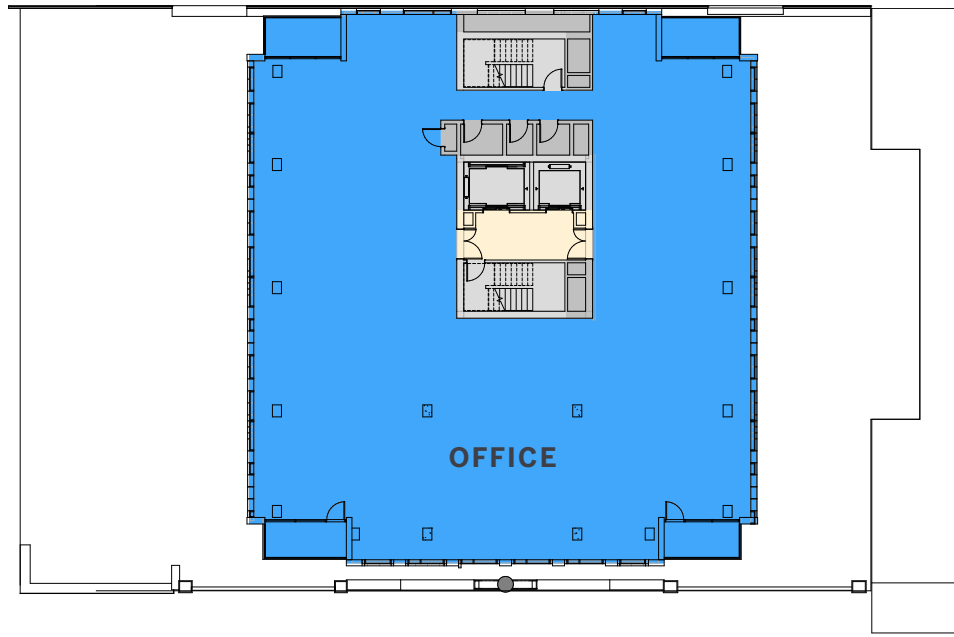
**LEVEL 03**



BOYLSTON ST.

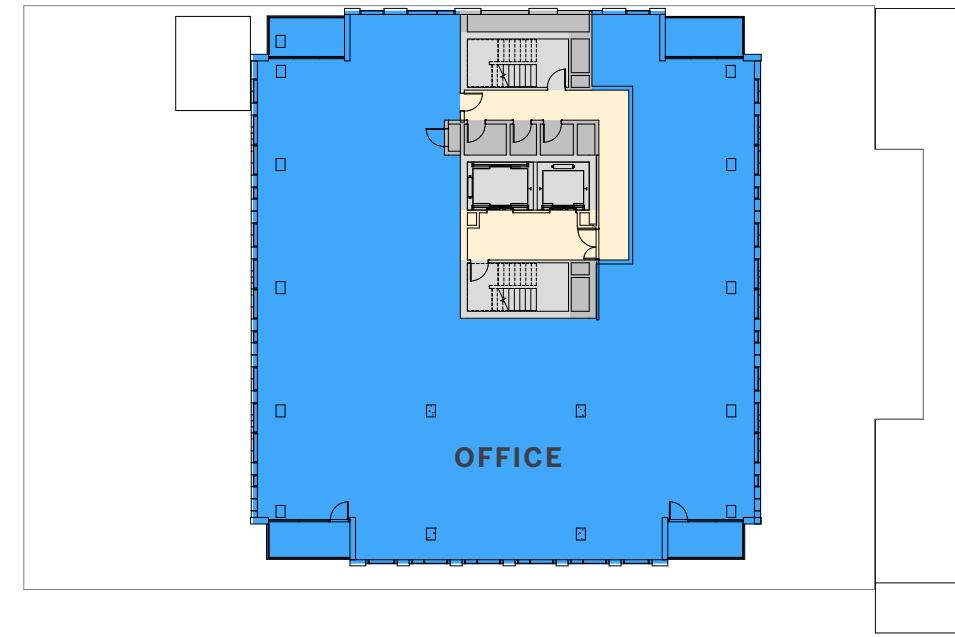


**LEVEL 04**



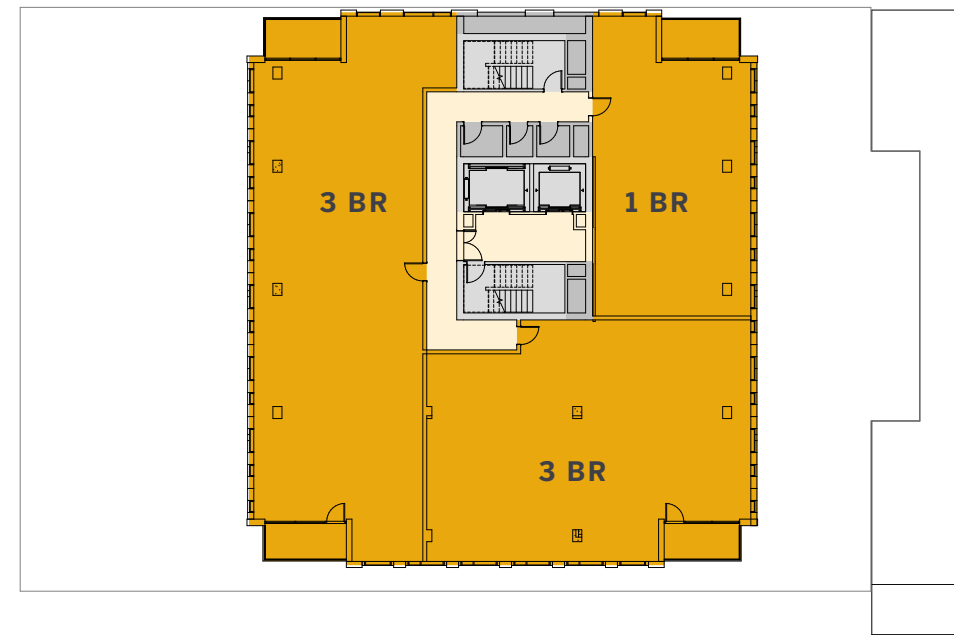
BOYLSTON ST.

**LEVEL 05**



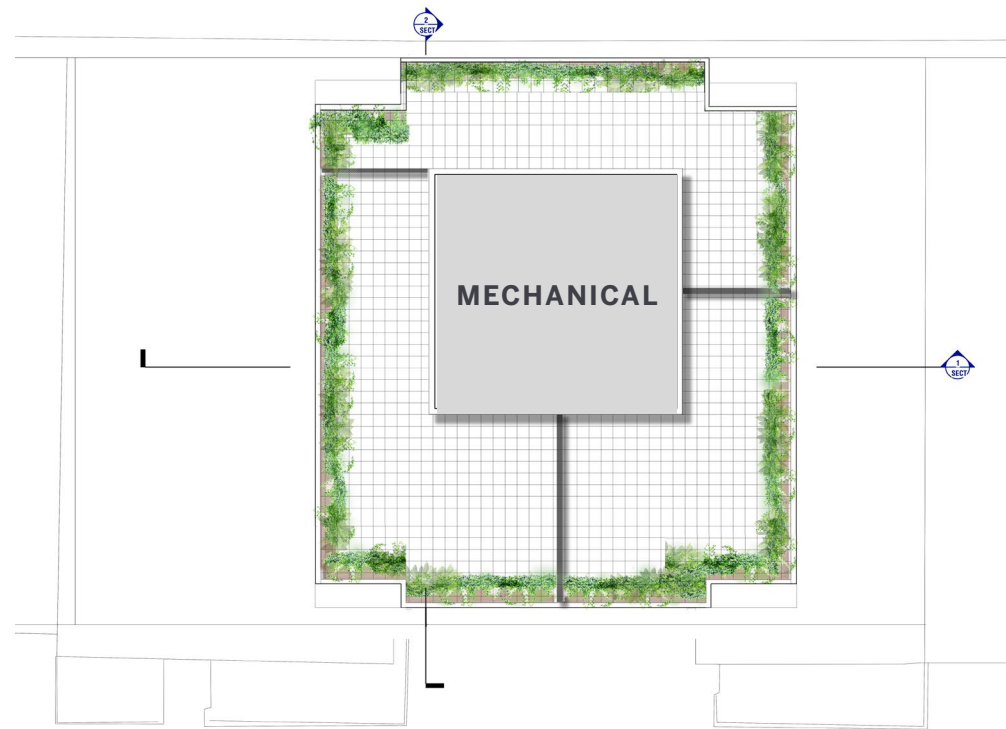
BOYLSTON ST.

**LEVEL 06-08 TYP RESIDENTIAL**



BOYLSTON ST.

**ROOF**



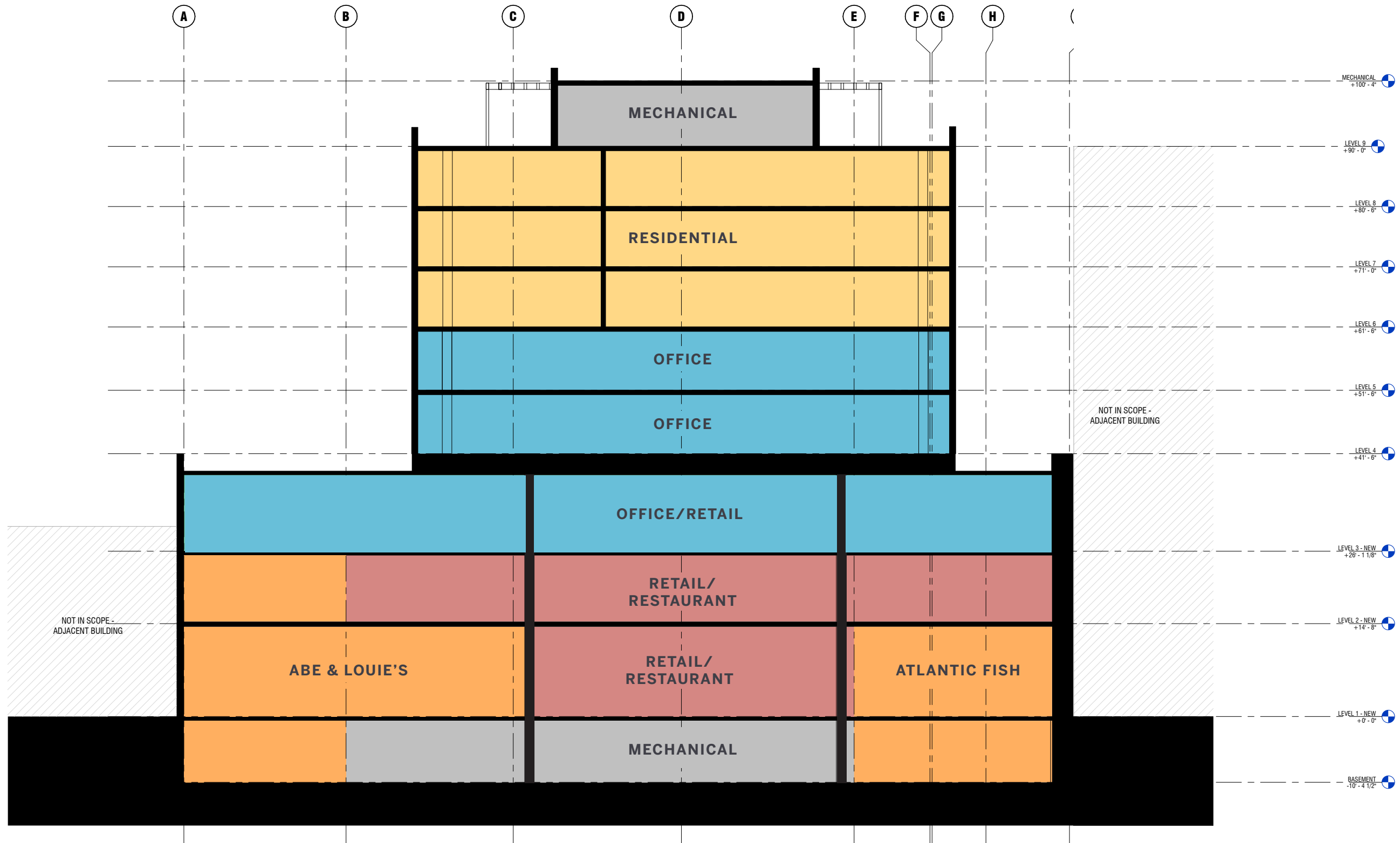
BOYLSTON ST.

**UNITS**

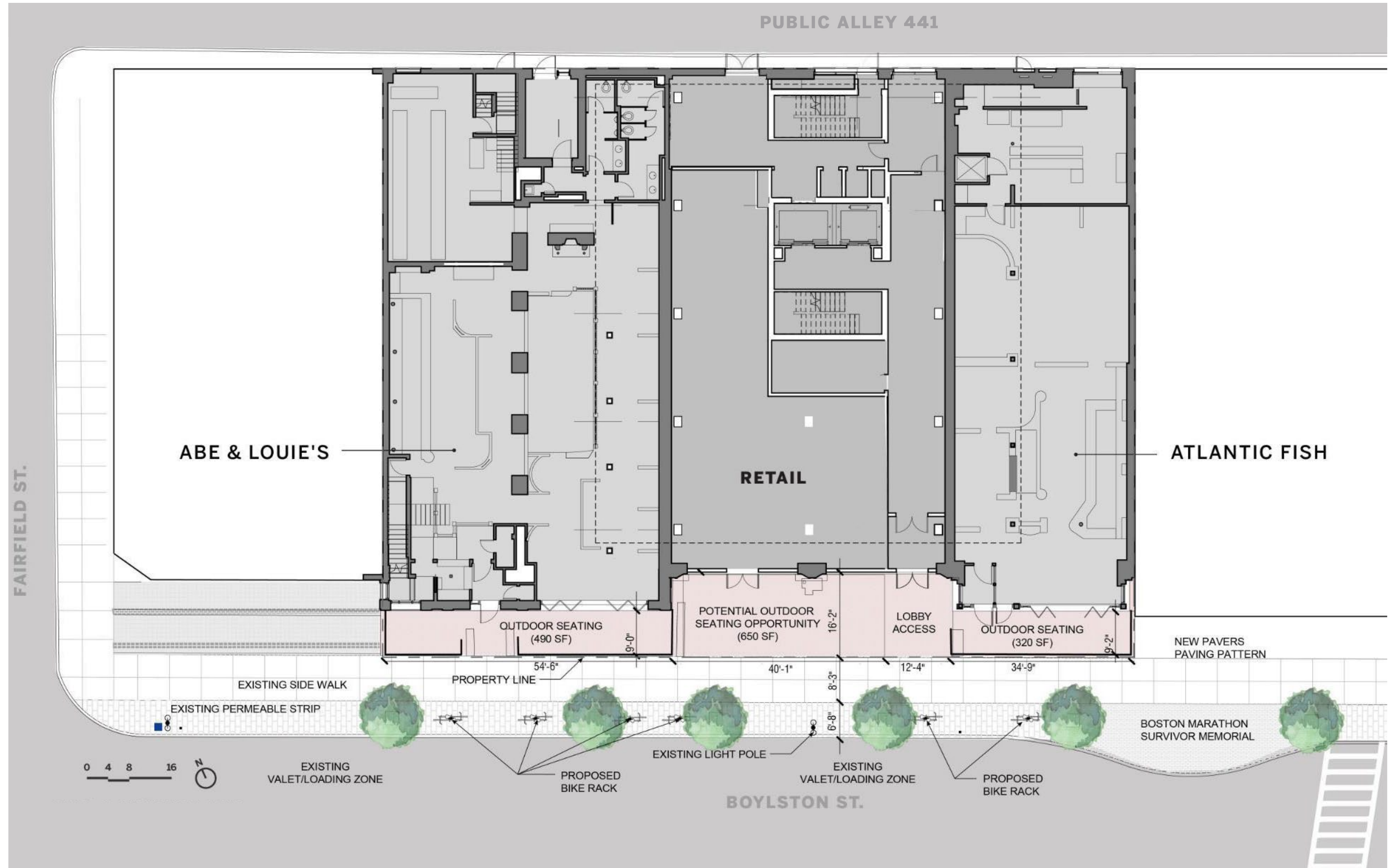
1 BEDROOM	1
3 BEDROOM	2
<b>PER FLOOR TOTAL</b>	<b>3</b>
<b>TOTAL</b>	<b>9</b>







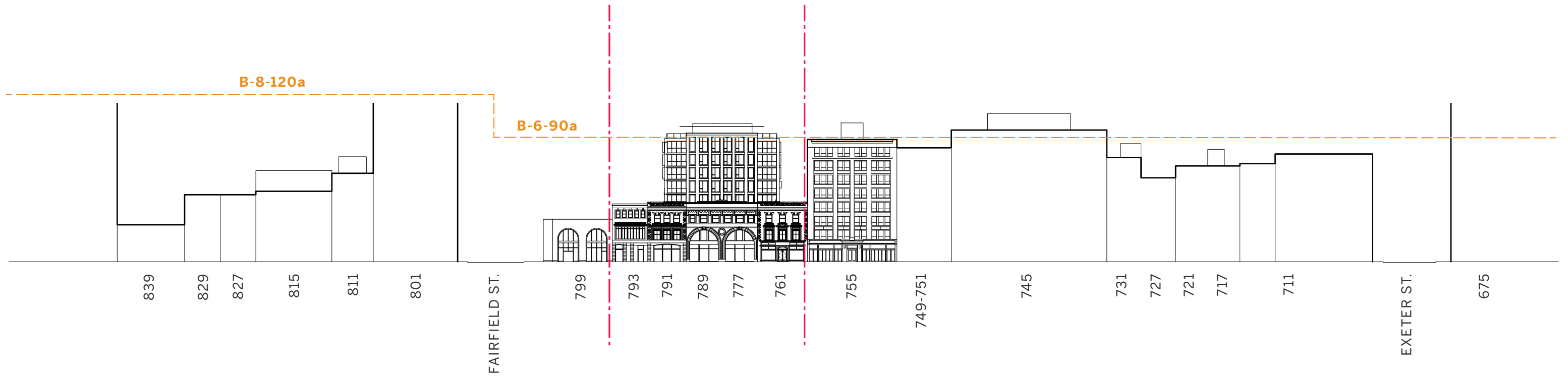
0 4 8 16



← WEST TO FENWAY

PROJECT SITE

EAST TO BOSTON COMMON →



FAR = 4.5 (6.0 ALLOWED)  
BUILDING HEIGHT = 90'0" (90'-0" ALLOWED)



**Rendered View: Southeast**



**Rendered View: Aerial**



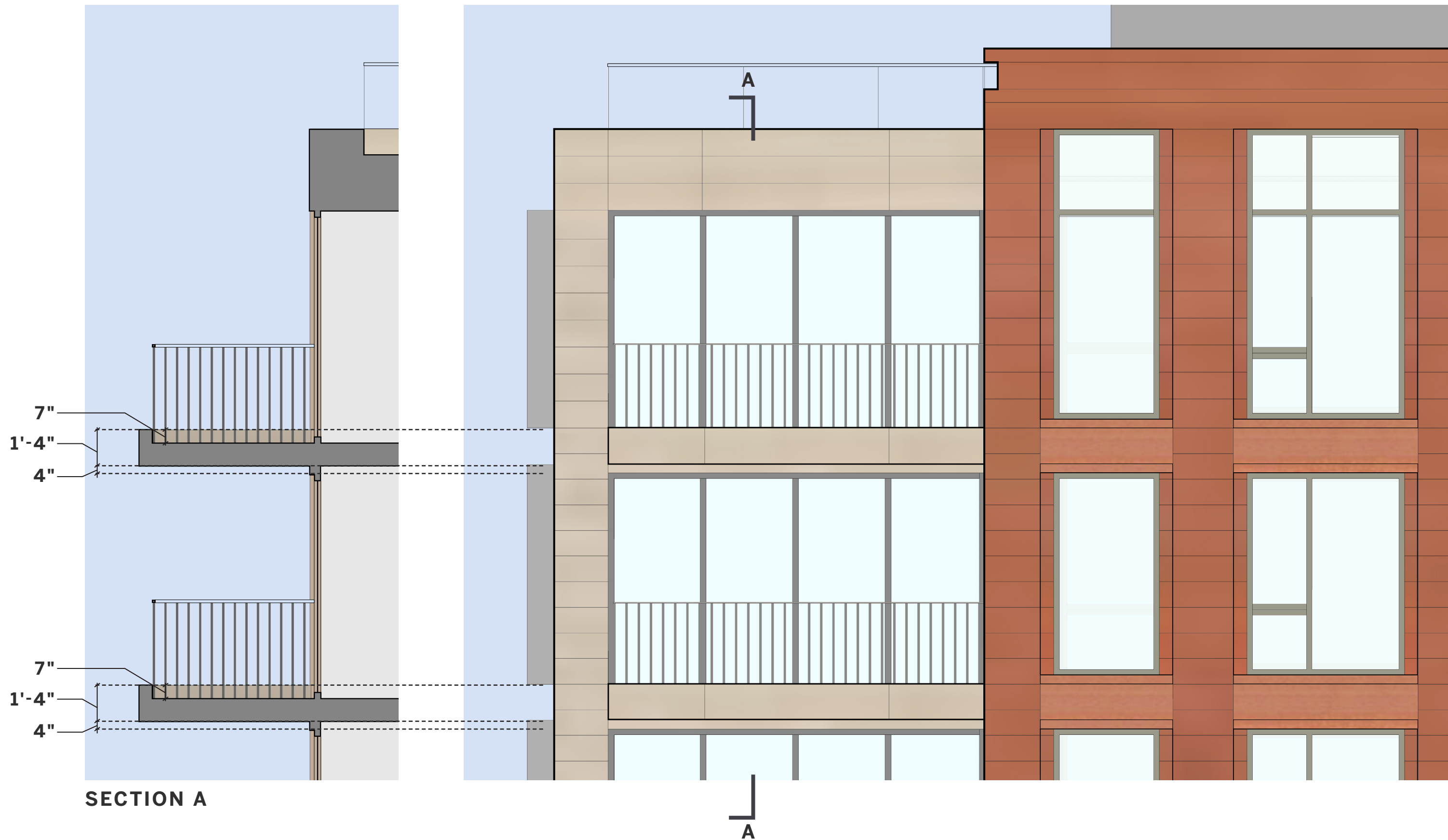
**Rendered View: Southwest**



**Rendered View: Closeup View**

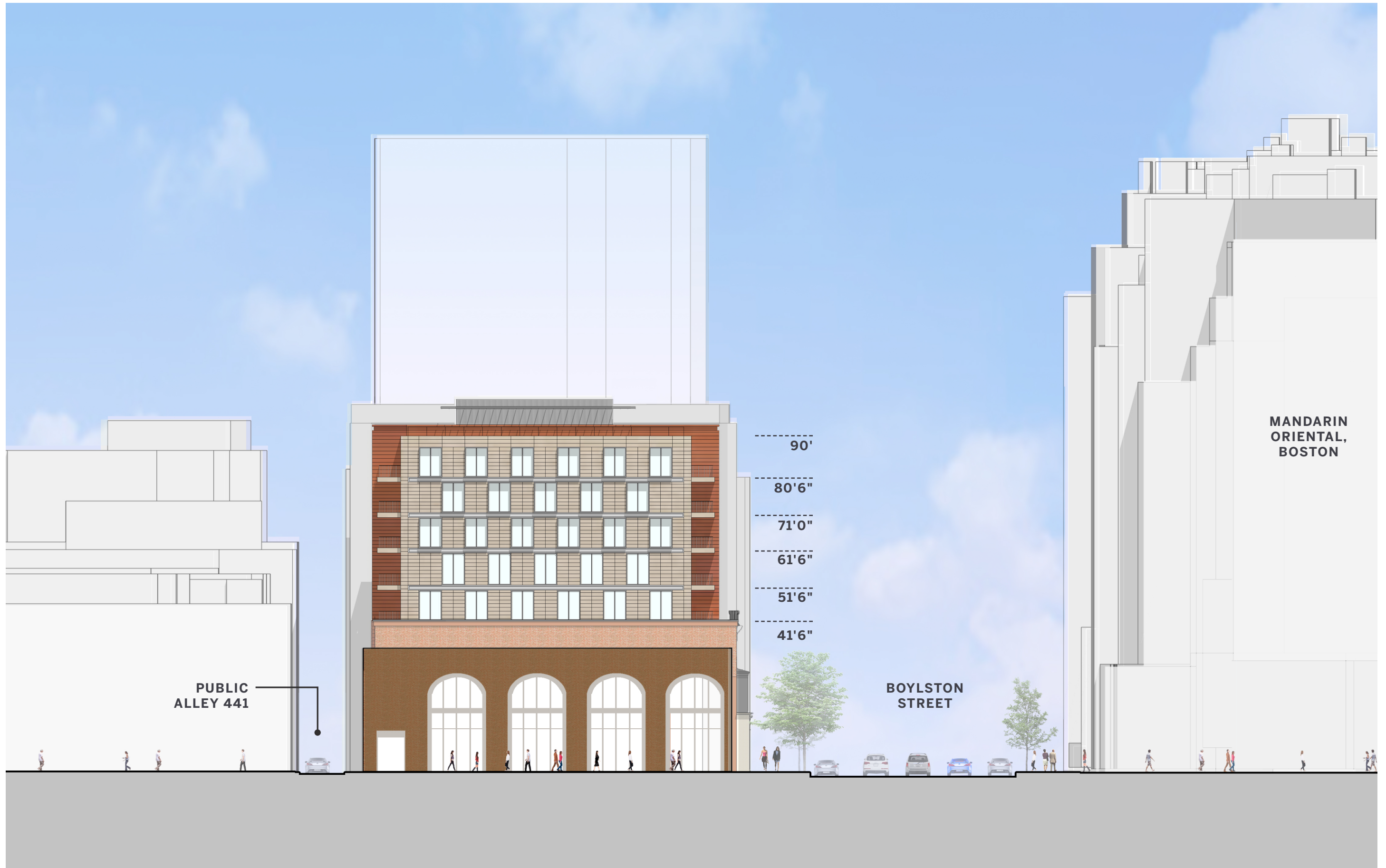


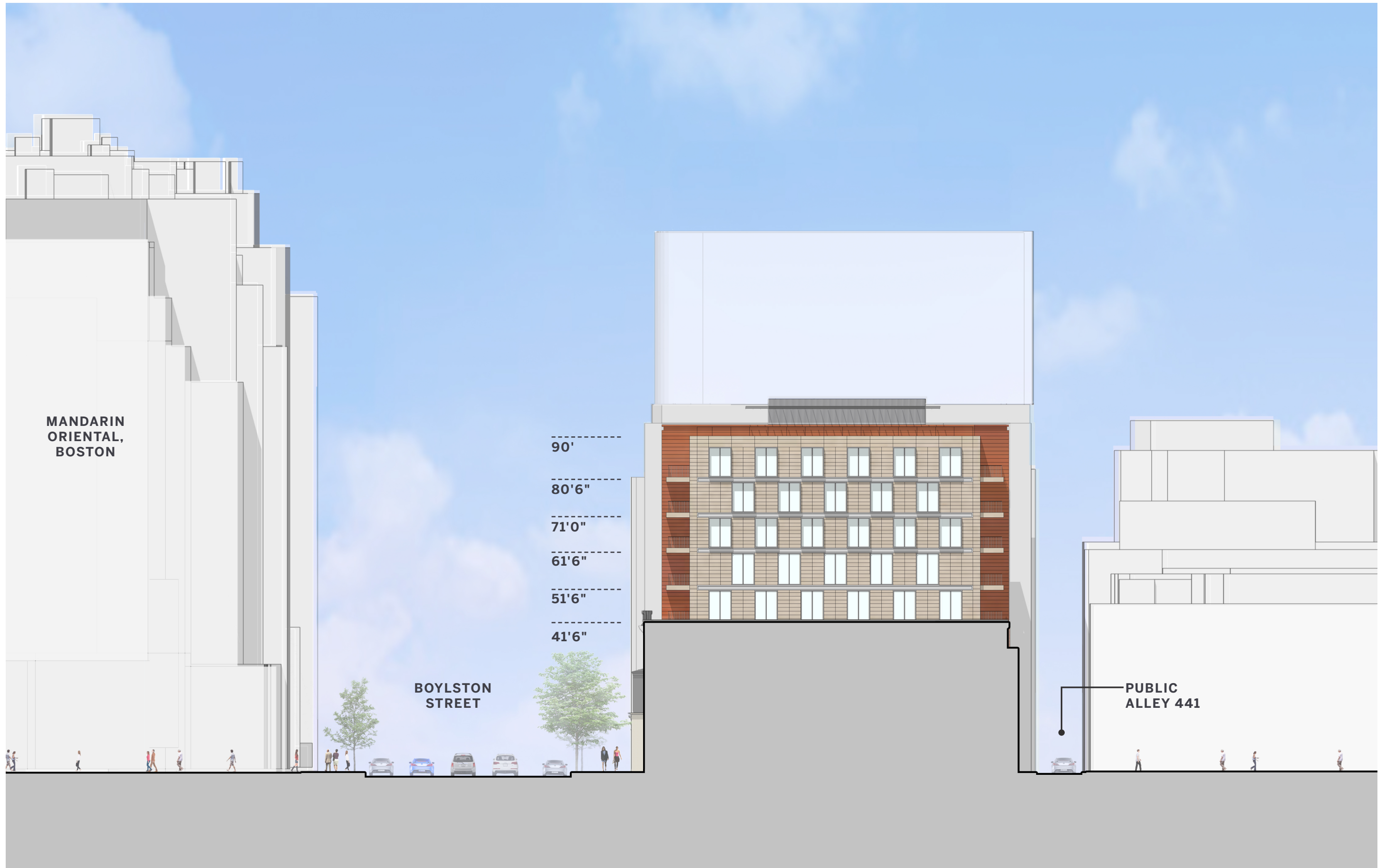




SECTION A

A









**Rendered View: Southeast**