

39 Stanhope Street

Proposed Hotel

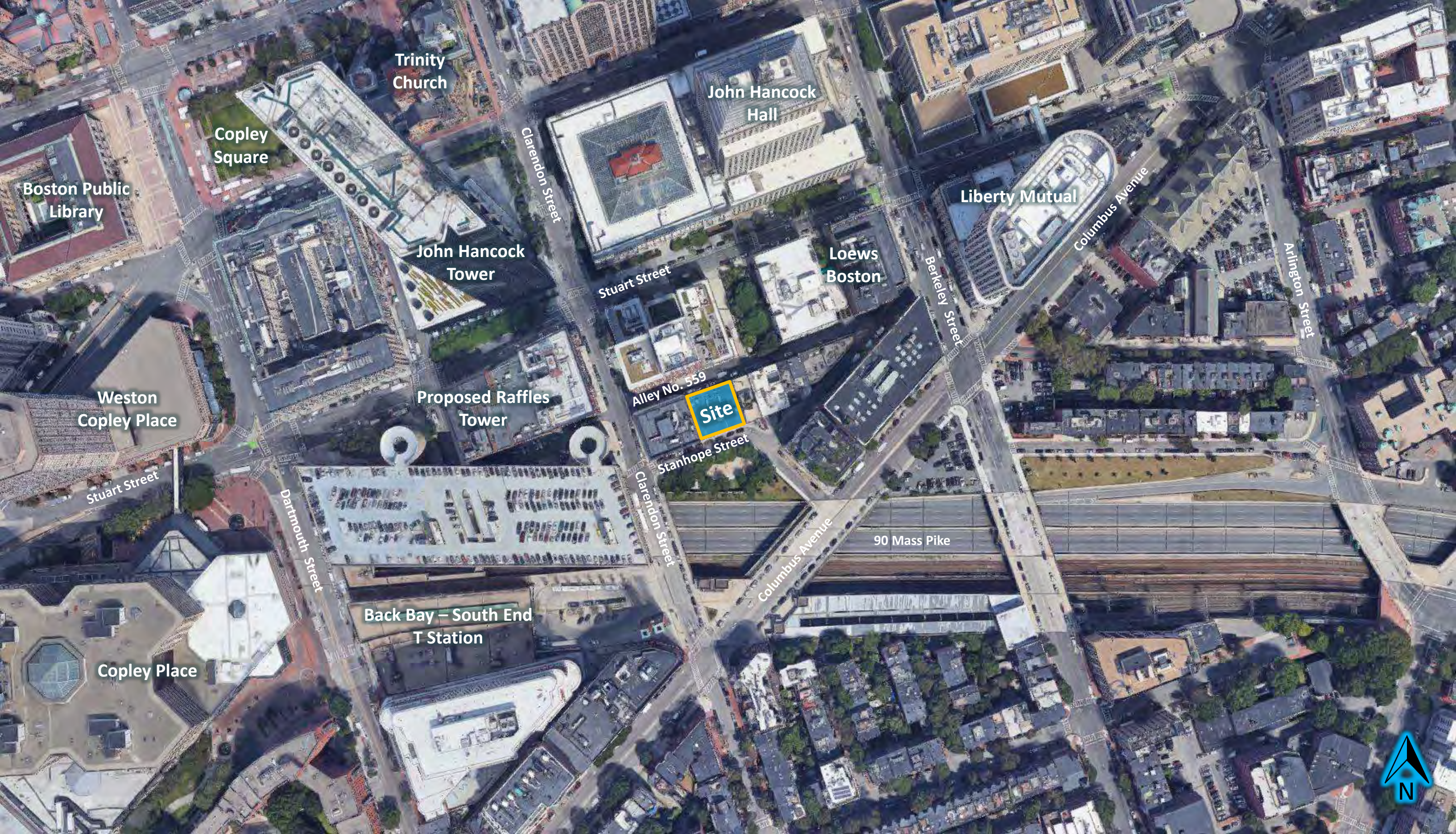
BLC Advisory Review

November 11, 2021

HNGORIN



Site Information



Proposed Stanhope Hotel
Stanhope Street, Boston, MA

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MASTERWORKS

Group One

Site Location Key
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Stuart Street Planning Study

September 21, 2015



 BOSTON
REDEVELOPMENT
AUTHORITY

Proposed Stanhope Hotel
Stanhope Street, Boston, MA

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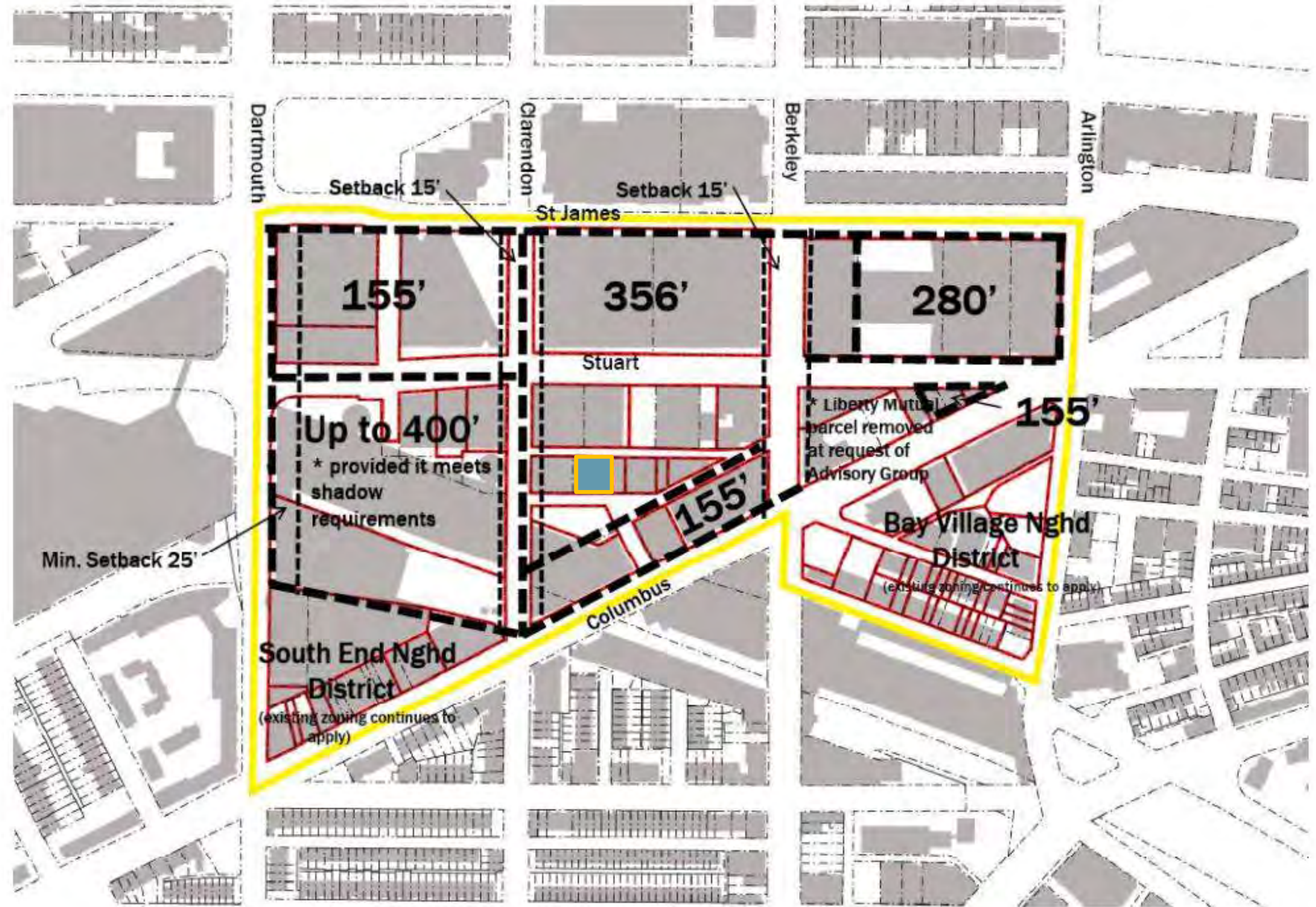
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Zoning Analysis
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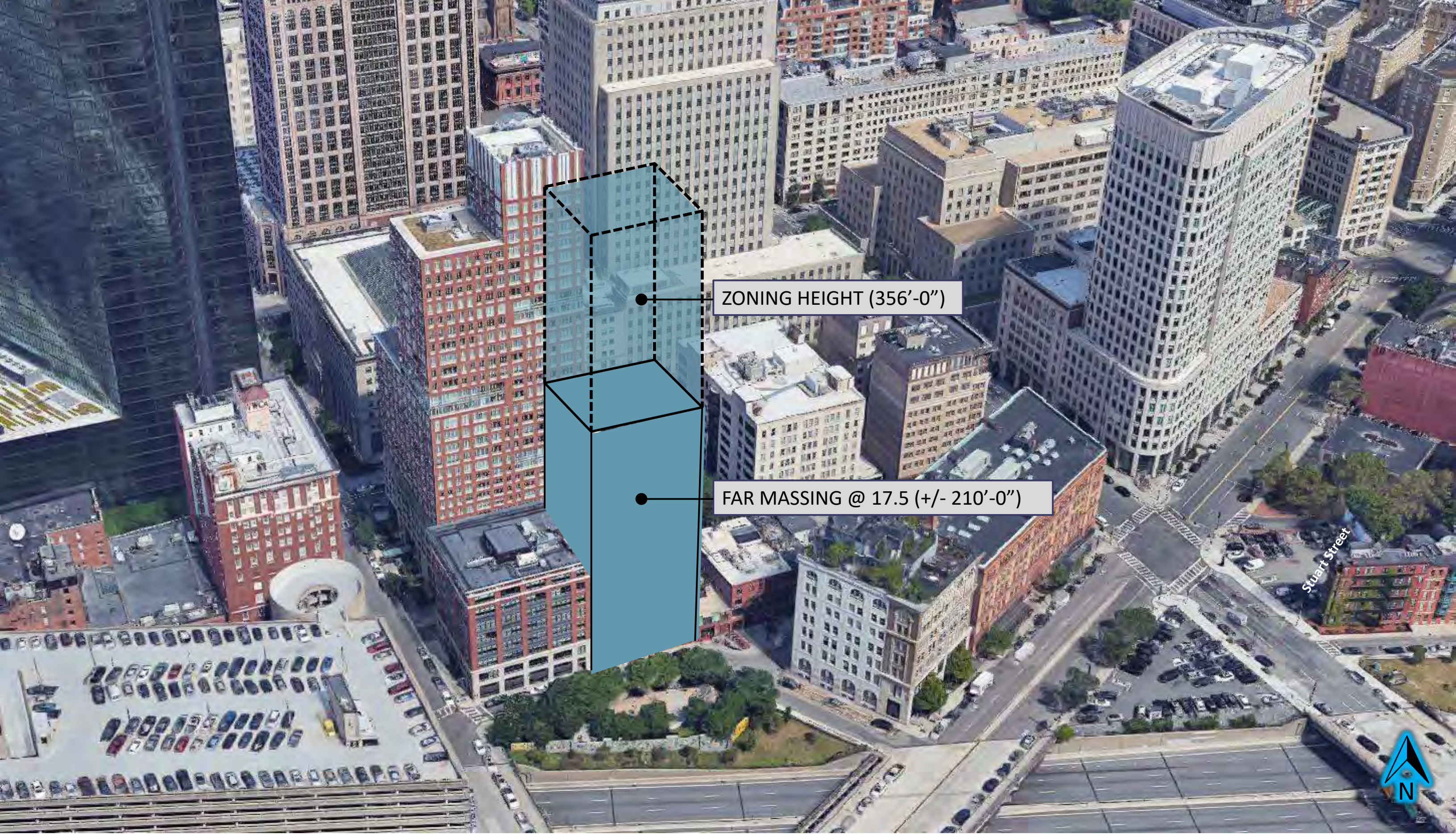
2021.11.10

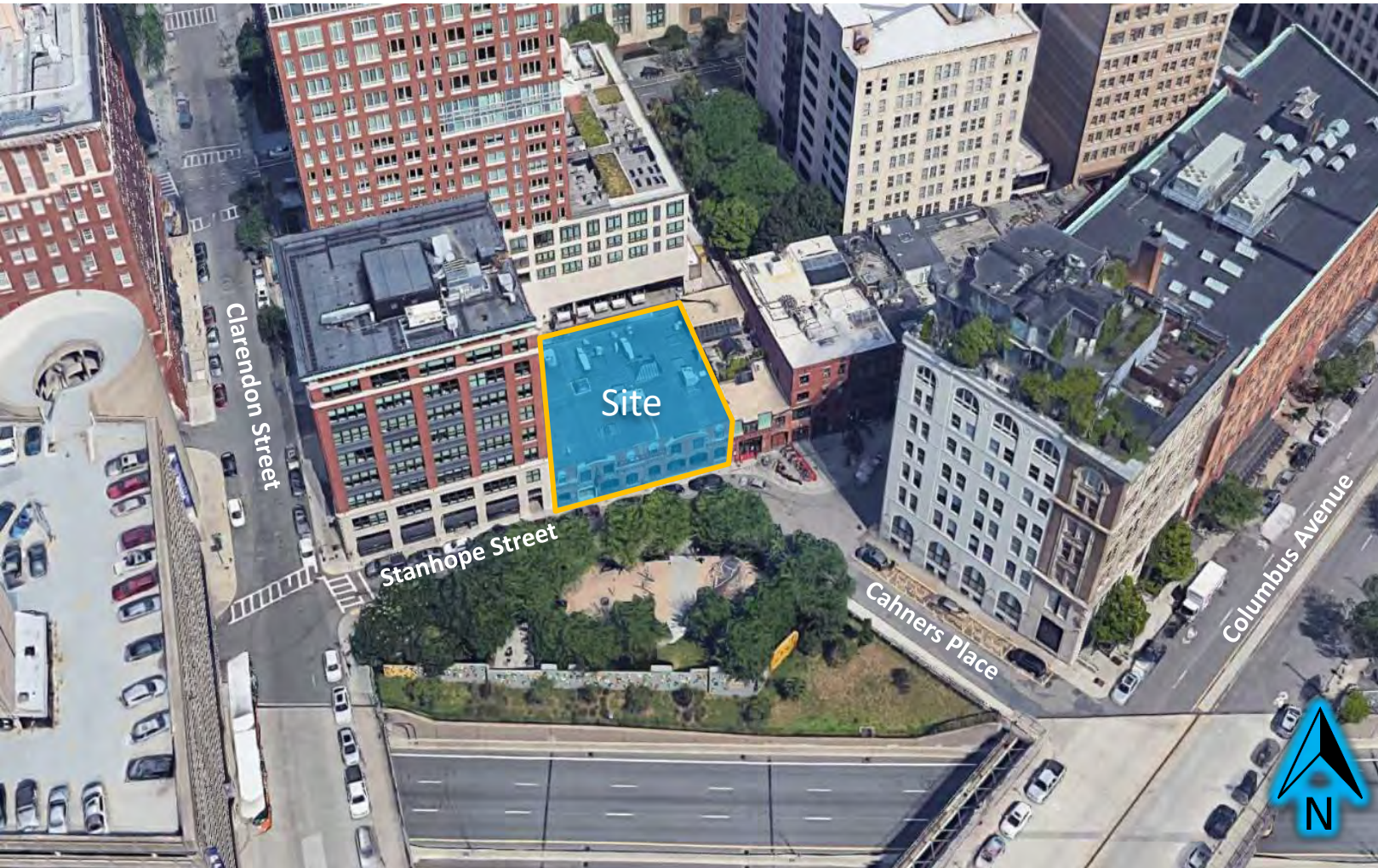
Stuart Street Planning Study

September 21, 2015

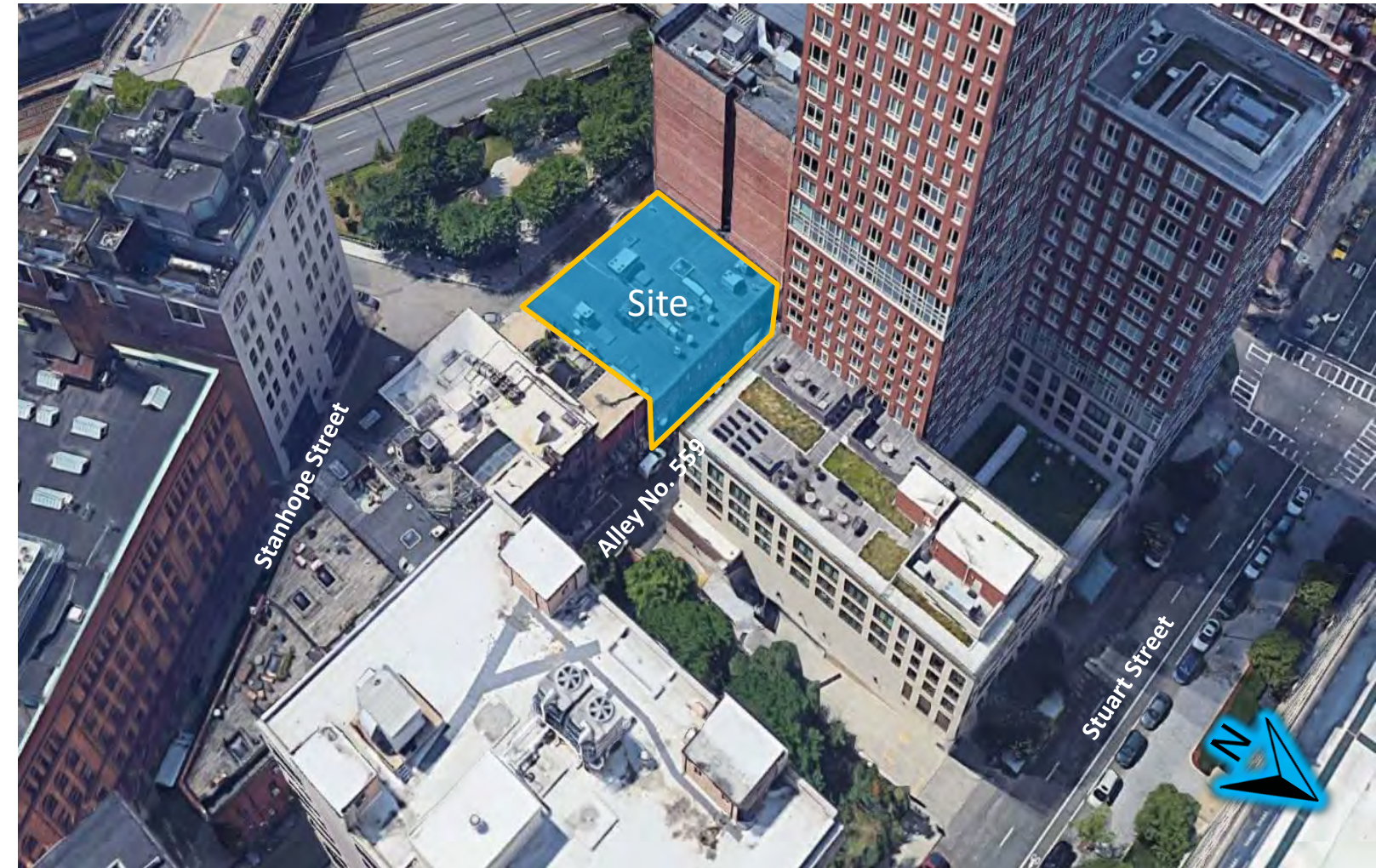


Max. Heights and Setbacks





Aerial View looking South



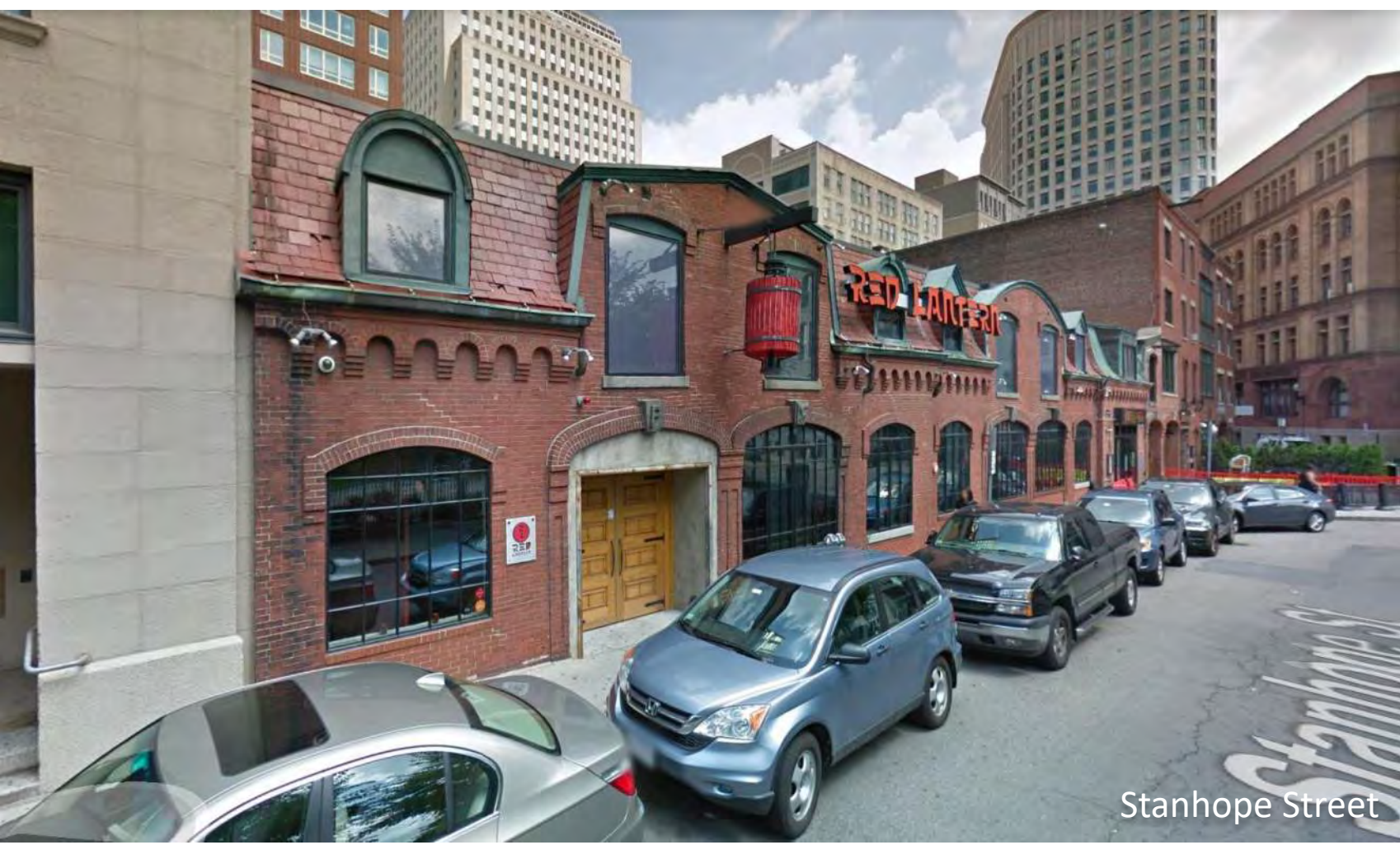
Aerial View looking North



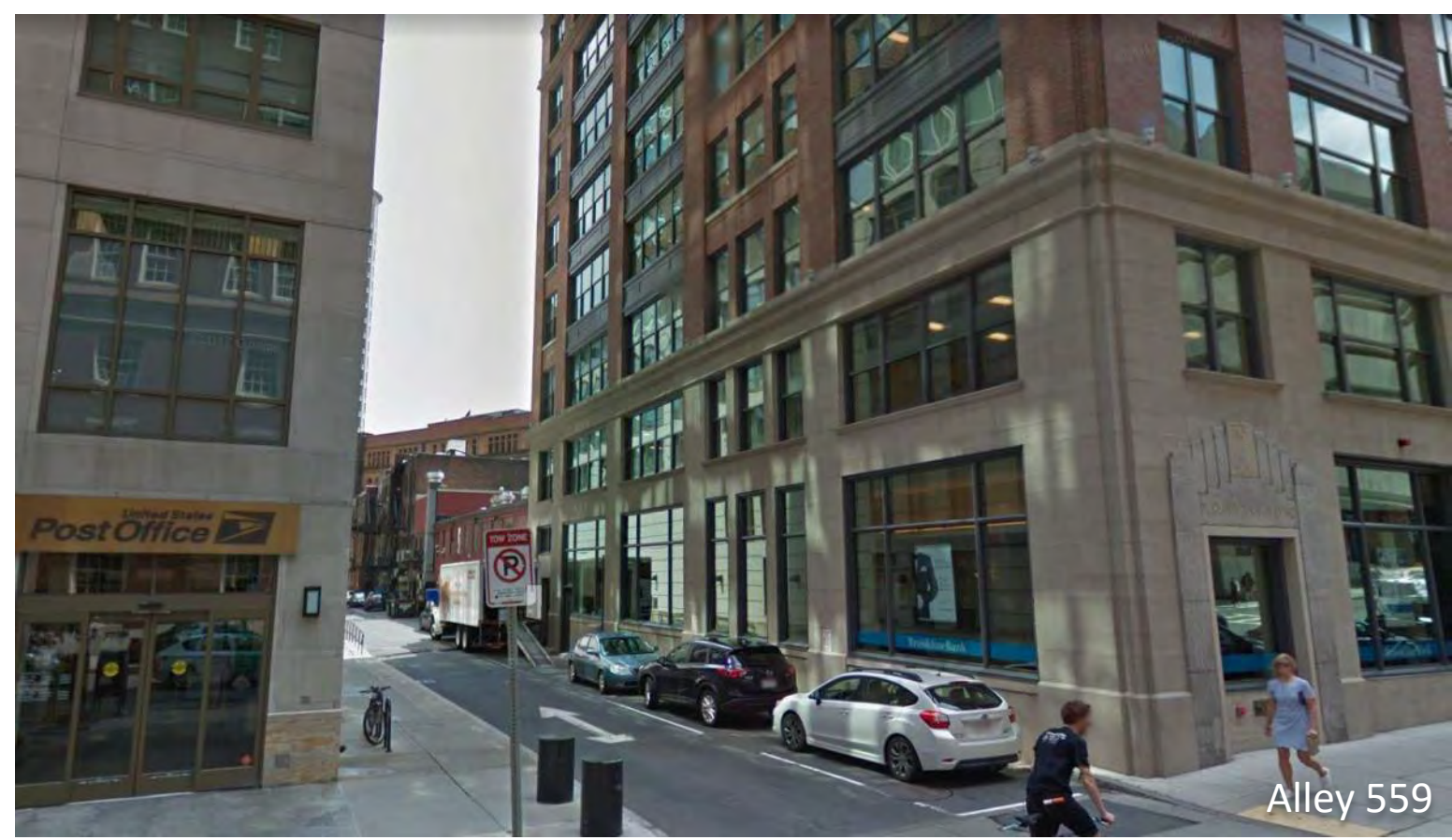
Stanhope Street



Alley 559



Stanhope Street



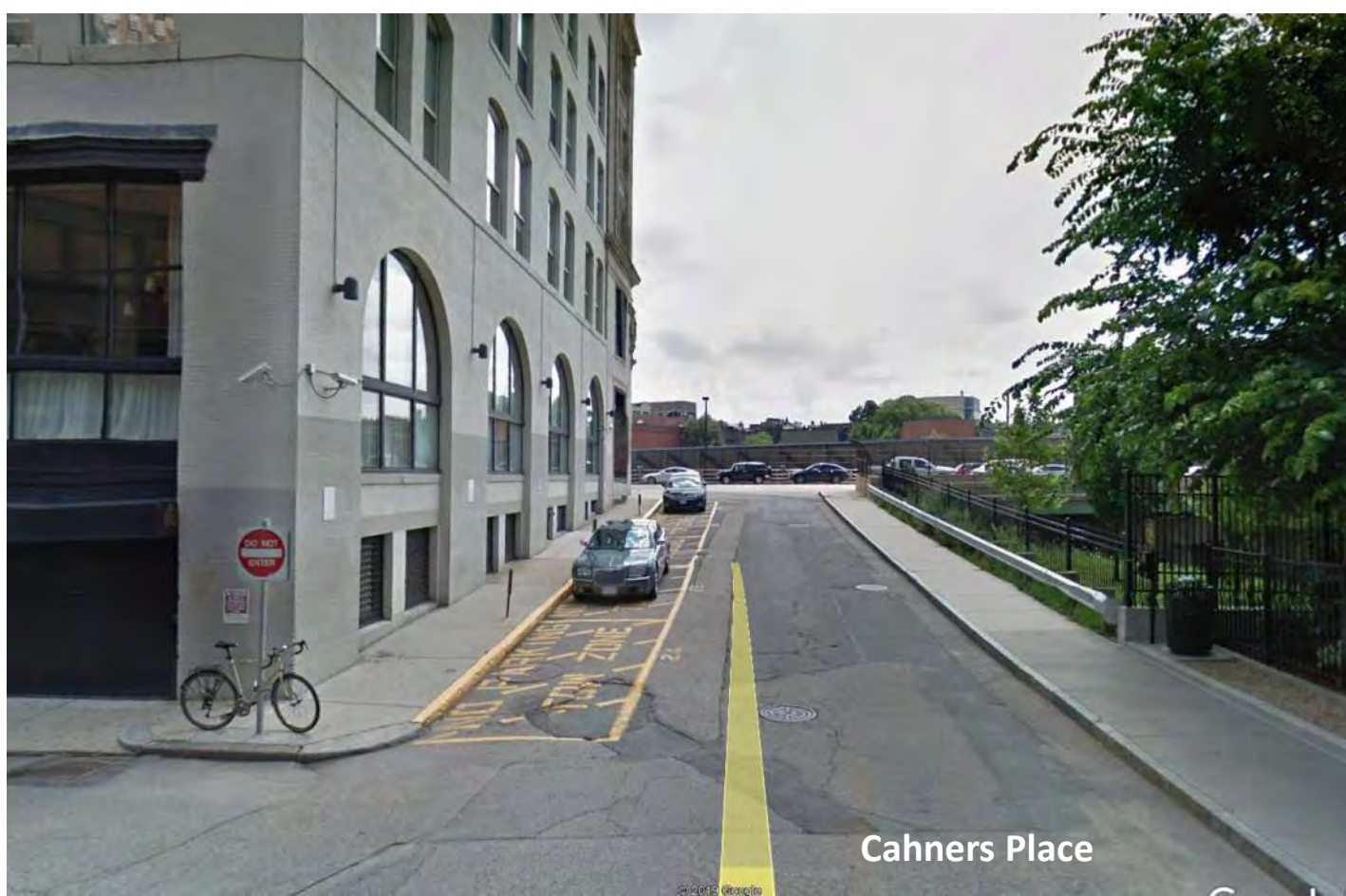
Alley 559

Proposed Stanhope Hotel
Stanhope Street, Boston, MA

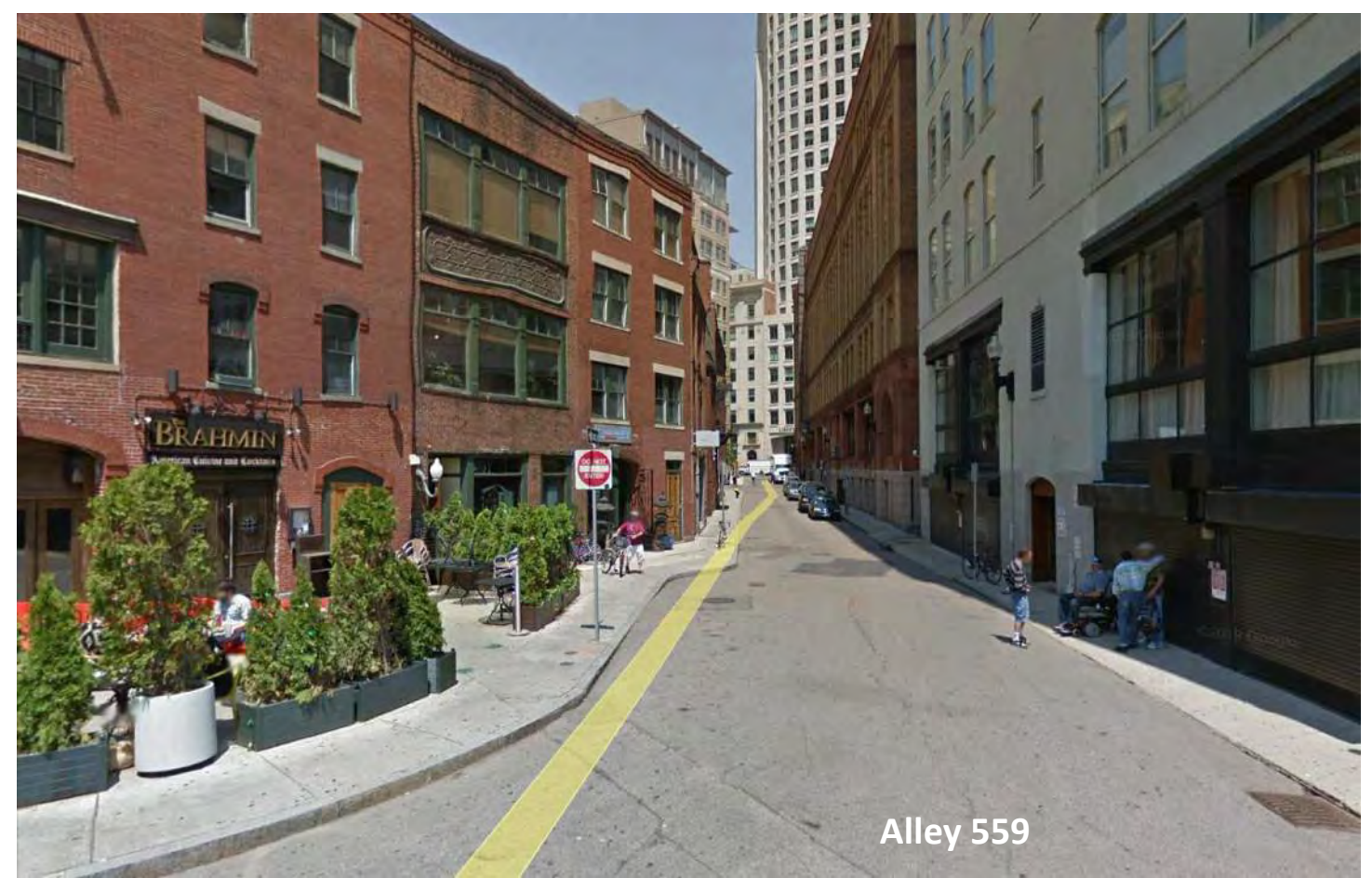


Existing Street Conditions
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Cahners Place



Alley 559



Columbus Avenue



Stanhope Street



View From Cahners Place

Original Design Study



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Original Proposal - Northwest Perspective
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Stanhope Street, Boston, MA

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Original Proposal - Stanhope Rendering
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Original Proposal - Columbus Rendering
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Façade Retention Studies



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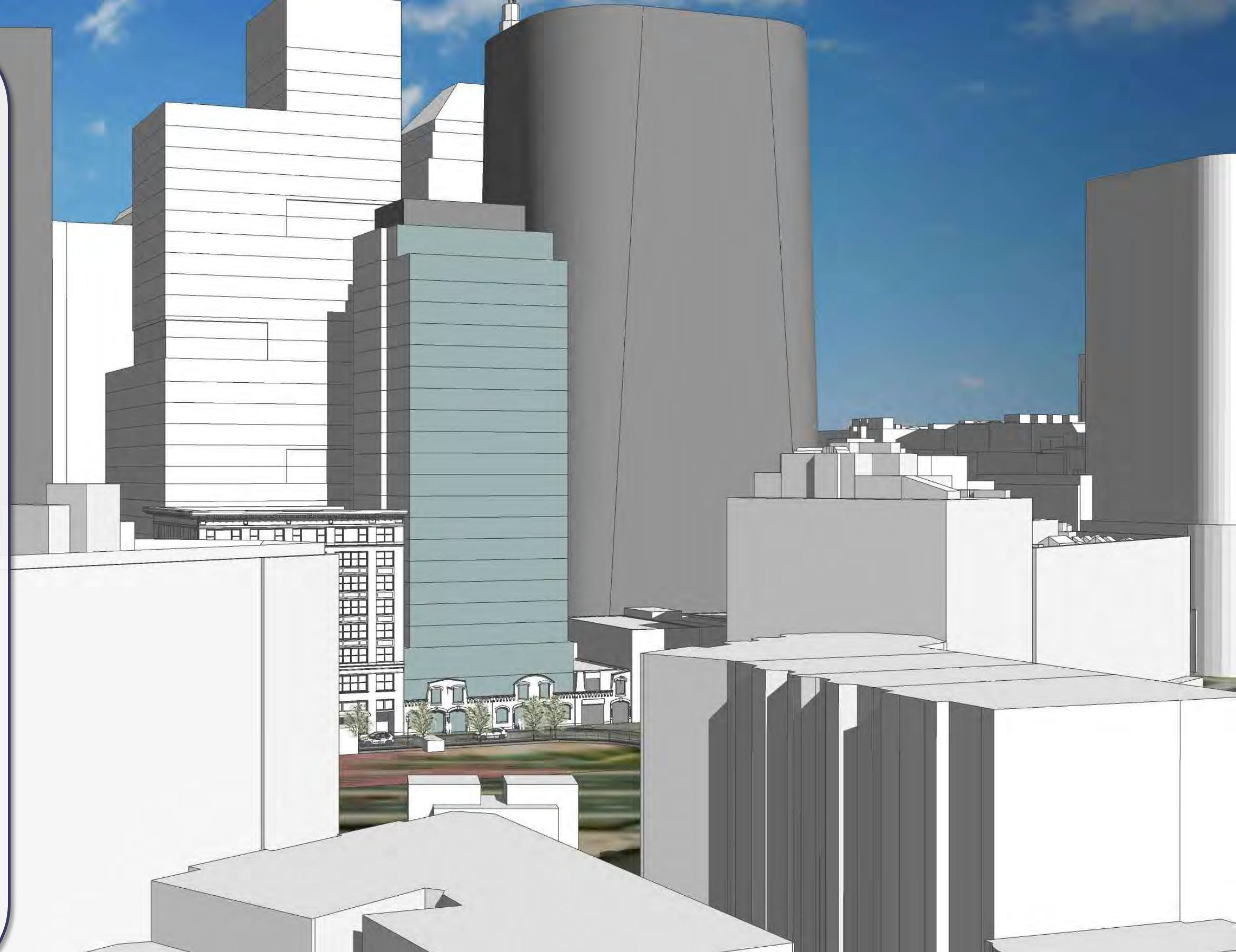
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Existing – Red Lantern Restaurant
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- MAINTAINS LOWER BUILDING HEIGHT
- PULLS NEW FRONT WALL TIGHT TO EXISTING MASONRY WALL
- CONSTRUCTION ELIMINATES THE MANSARD AND THE DORMERS BUT KEEPS THE FRONT WALL
- BUILDING STRUCTURE IS COMPLETELY REMOVED EXCEPT FOR PORTIONS OF THE FAÇADE.
- FAÇADE WILL NEED TO BE REBUILT COMPLETELY
- SOLID WALL EDGE AT STANHOPE STREET – NO RELIEF
- ONLY SAVES STANHOPE STREET FAÇADE. ALL WINDOWS AND OPENINGS GET REPLACED
- MAINTAINS EXISTING STREET EDGE WHICH IS VERY TIGHT
- EXISTING FAÇADE IS VERY CLOSED OFF AND SMALL IN SCALE. FEELS VERY CROWDED





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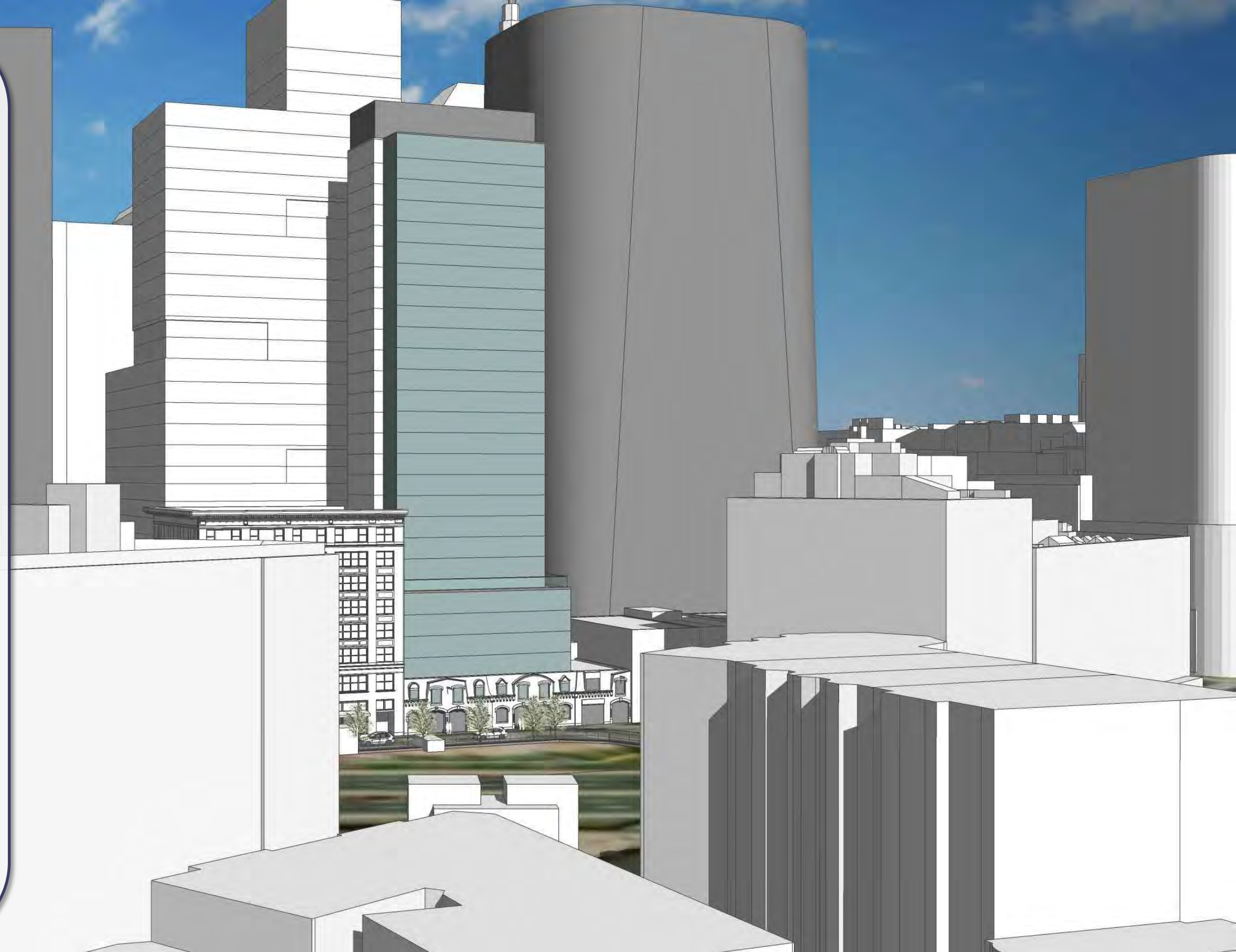
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Option 1 – Extruded (20 story)

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- BUILDING HEIGHT IS 6 STORIES TALLER INCREASE OF +/- 60'-0"
- STEPS FAÇADE BACK 1'-0" TO MAINTAIN EXISTING MANSARD
- BUILDING STRUCTURE IS COMPLETELY REMOVED EXCEPT FOR PORTIONS OF THE FAÇADE.
- FAÇADE WILL NEED TO BE REBUILT COMPLETELY
- BUILDING STEPS AGAIN AT FLOOR 5 AND STEPS BACK 10'-0"
- VERY LIMITED RELIEF FROM THE EXISTING TO THE NEW TOWER.
- ALL WINDOWS, DOORS AND OPENINGS ON EXISTING BUILDING GET REPLACED.
- MAINTAINS EXISTING STREET EDGE WHICH IS VERY TIGHT
- EXISTING FAÇADE IS VERY CLOSED OFF AND SMALL IN SCALE. FEELS VERY CROWDED





4'-0" Setback

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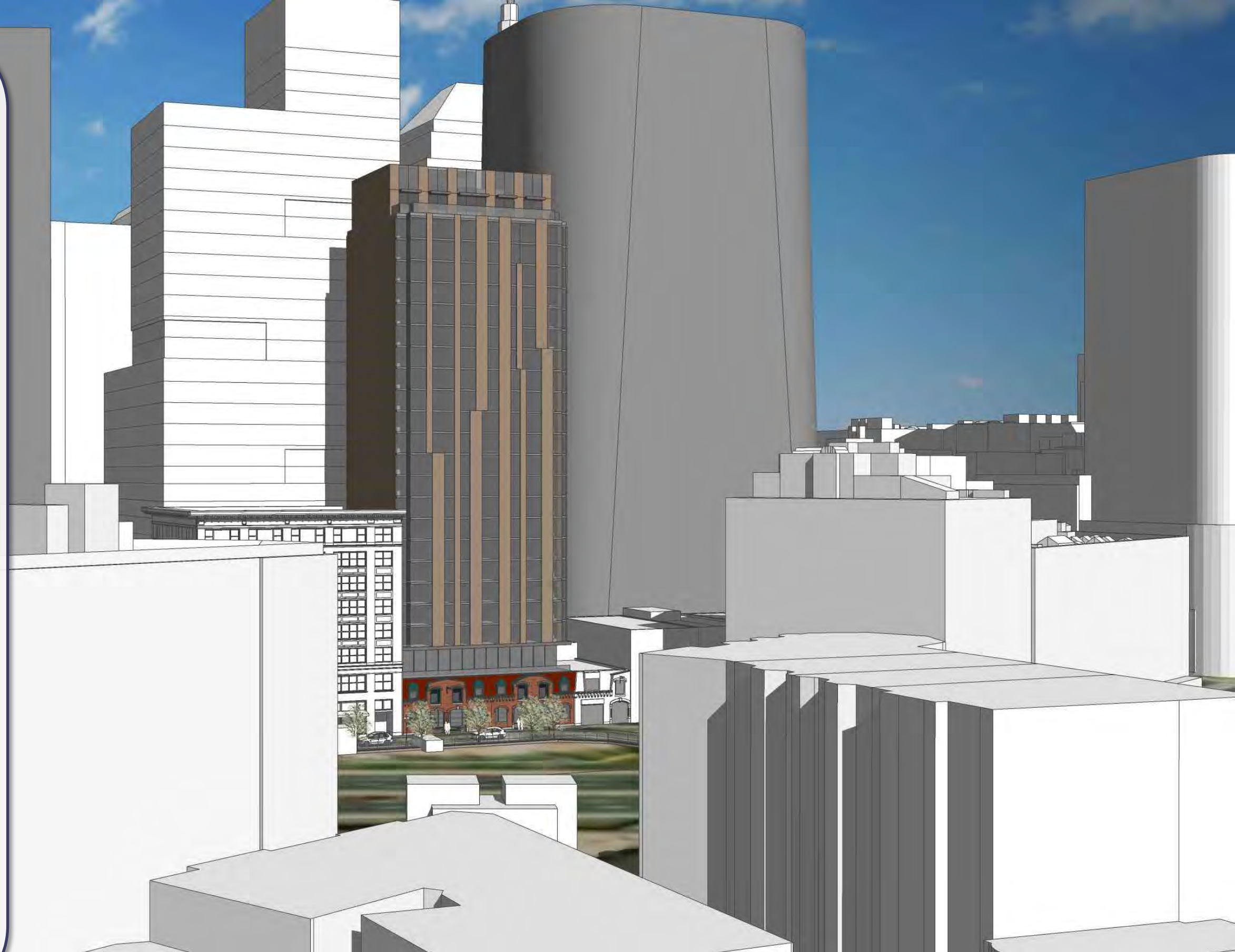
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Option 2 – Stacked (27 story)
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- MAINTAINS LOWER BUILDING HEIGHT
- MAINTAINS EXISTING FAÇADE AS A GATE
- CREATES A CANTILEVERED NEW BUILDING ABOVE
- BUILDING STRUCTURE IS COMPLETELY REMOVED EXCEPT FOR PORTIONS OF THE FAÇADE.
- FAÇADE WILL NEED TO BE REBUILT COMPLETELY
- MAINTAINS EXISTING STREET EDGE WHICH IS VERY TIGHT
- EXISTING FAÇADE IS VERY CLOSED OFF AND SMALL IN SCALE. FEELS VERY CROWDED
- BUILDING FEELS VERY HEAVY ABOVE THE SMALL FAÇADE – URBAN DESIGN IS NOT IDEAL
- BACKGROUND BUILDING DESIGN TO OFFSET RETAINED BRICK FACADE



Proposed Stanhope Hotel

Stanhope Street, Boston, MA

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Option 3 – Cantilever (22 story)

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Design Evolution



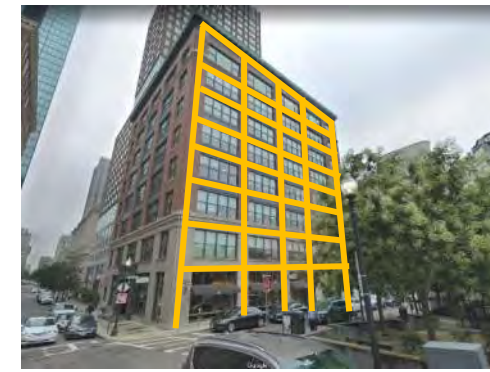
1. Stanhope Street



14. Columbus Street



13. Clarendon Street



12. Clarendon and Stanhope



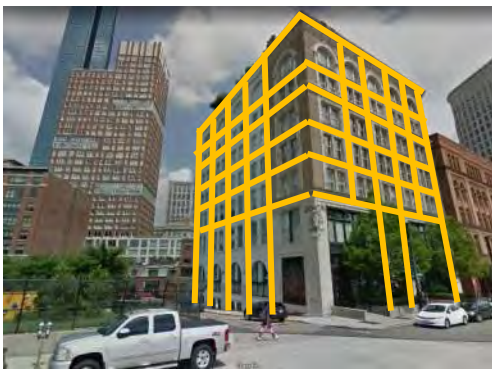
11. Clarendon and Alley



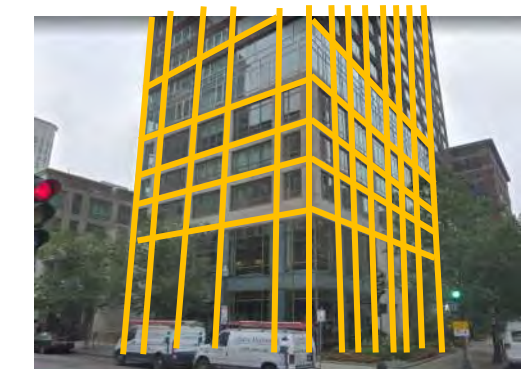
2. Stanhope Street



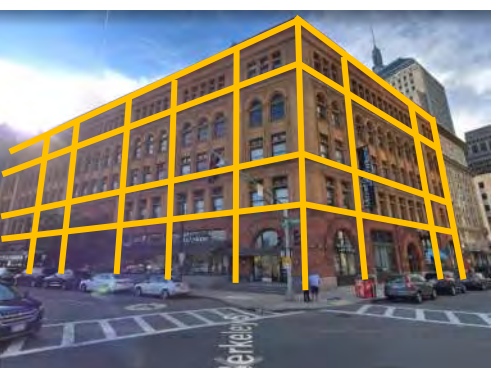
10. Hotel 140 - Clarendon



3. Columbus and Stanhope - Pope



9. Clarendon and Stuart



4. Columbus and Berkeley



5. Liberty Mutual - Berkeley



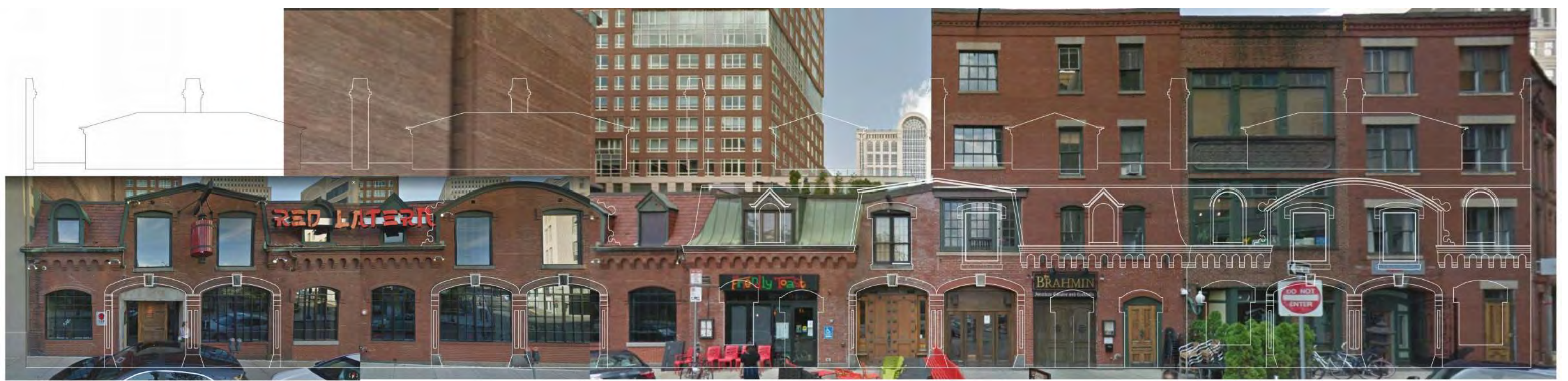
6. Berkeley and Cortes



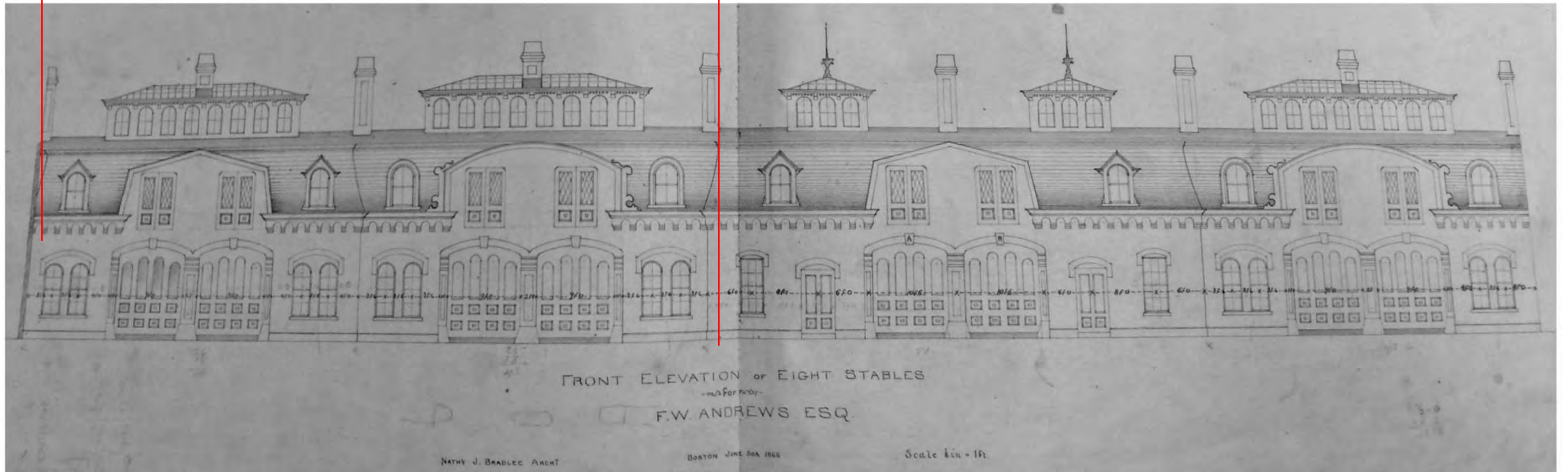
7. Lowes Hotel - Berkeley



8. Stuart Street



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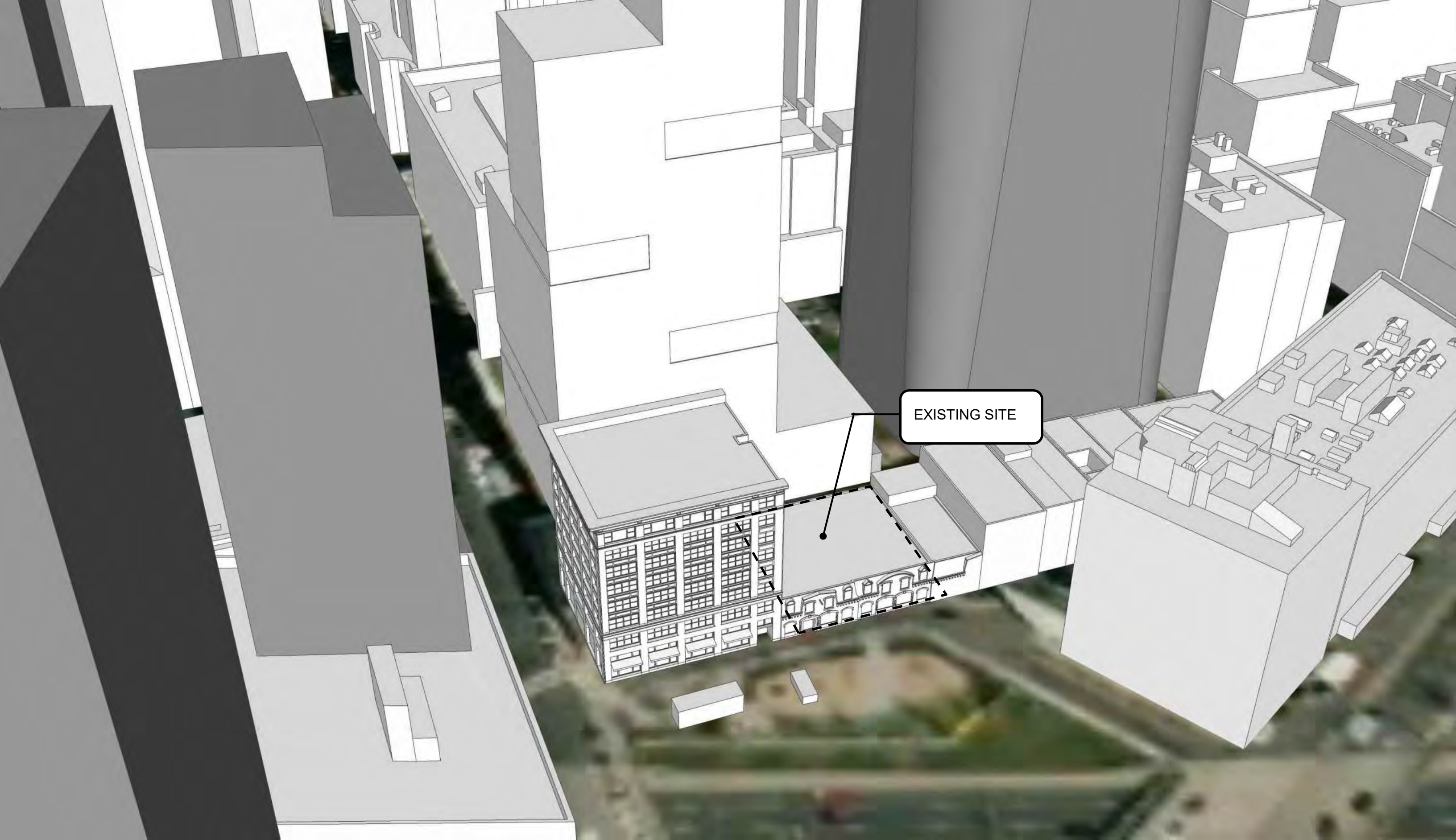
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Original Design (1866)
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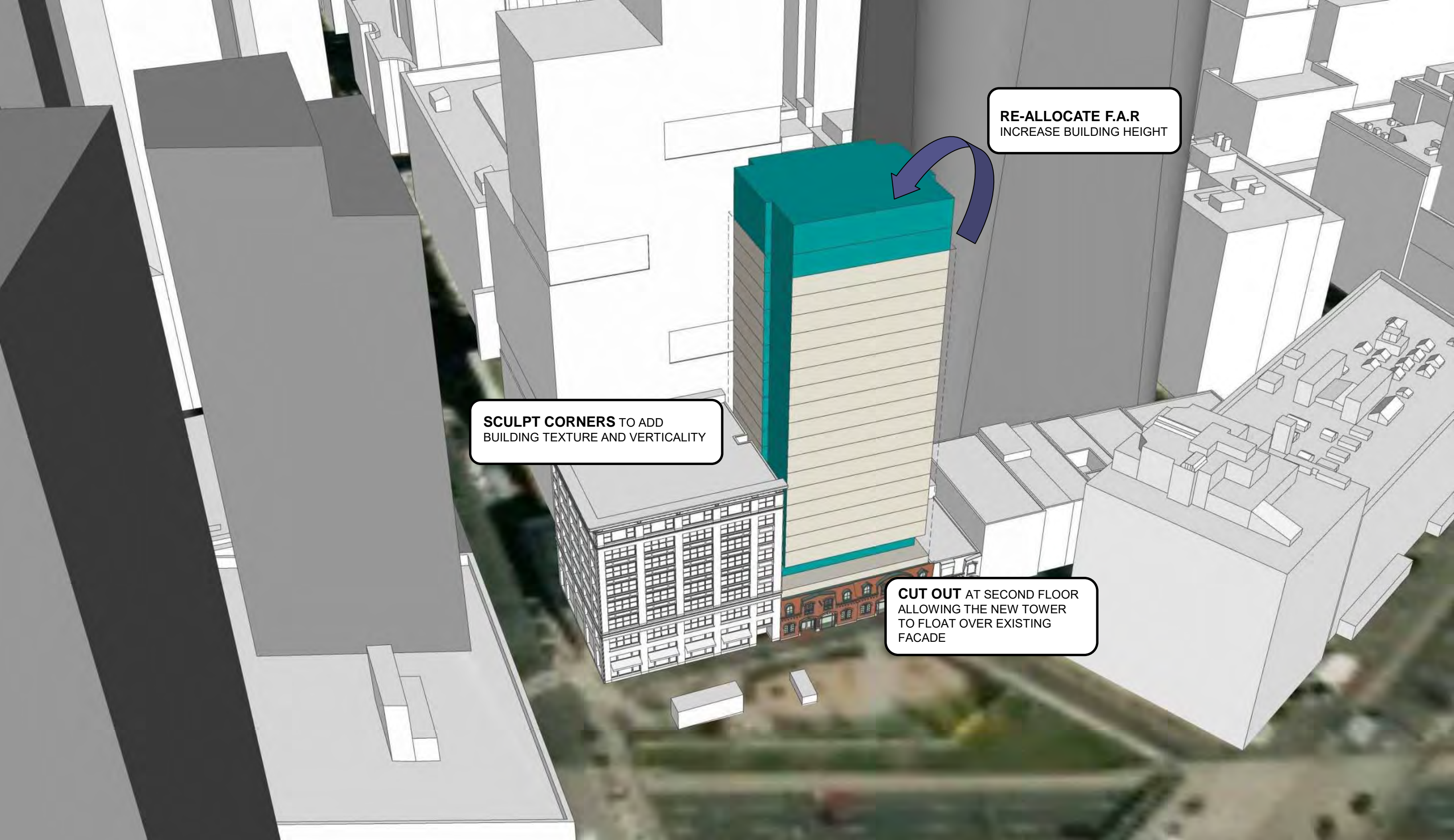
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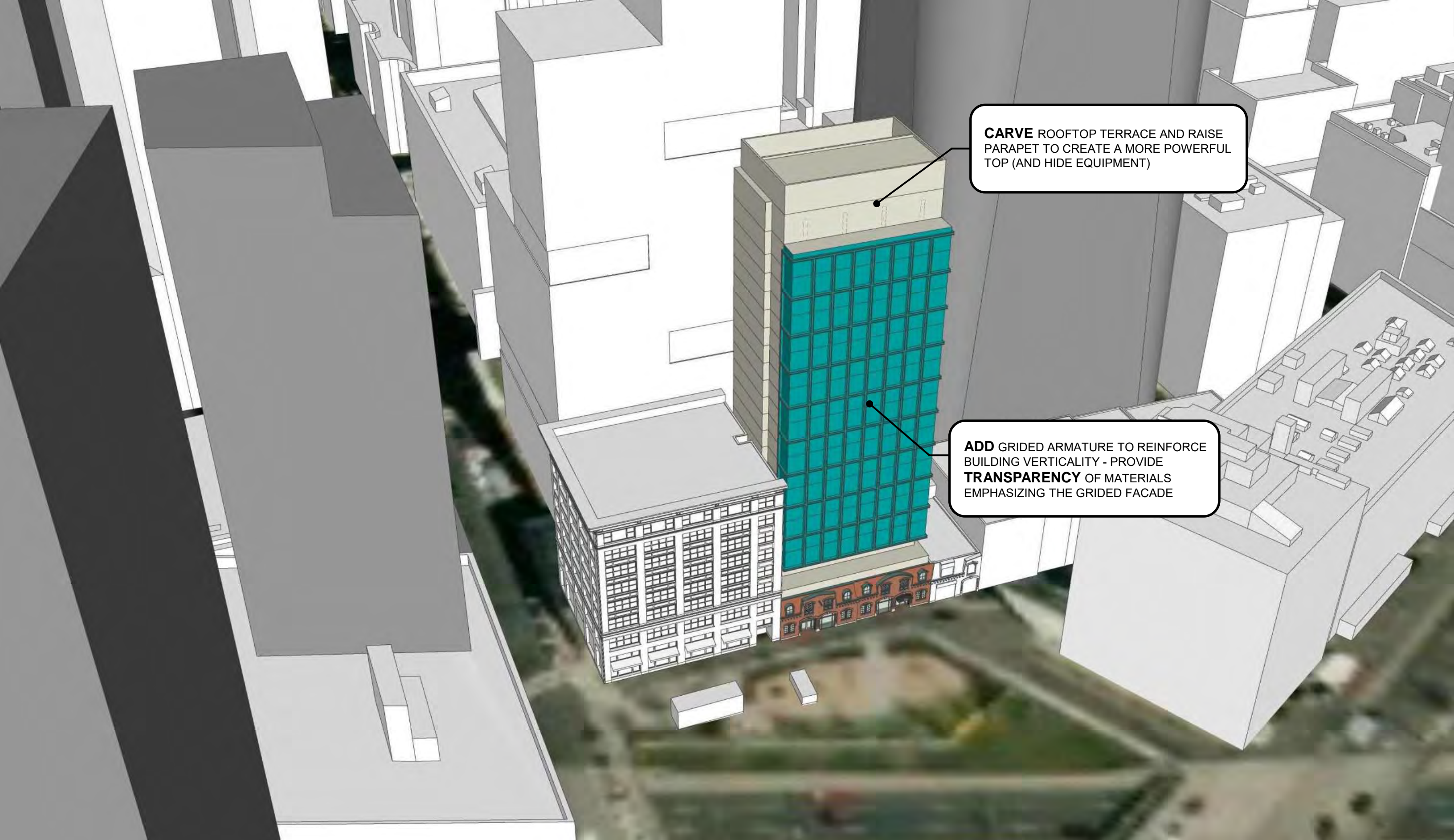
17.5 FAR EXTRUSION



RE-ALLOCATE F.A.R
INCREASE BUILDING HEIGHT

SCULPT CORNERS TO ADD
BUILDING TEXTURE AND VERTICALITY

CUT OUT AT SECOND FLOOR
ALLOWING THE NEW TOWER
TO FLOAT OVER EXISTING
FACADE



CARVE ROOFTOP TERRACE AND RAISE PARAPET TO CREATE A MORE POWERFUL TOP (AND HIDE EQUIPMENT)

ADD GRIDDED ARMATURE TO REINFORCE BUILDING VERTICALITY - PROVIDE **TRANSPARENCY** OF MATERIALS EMPHASIZING THE GRIDDED FACADE





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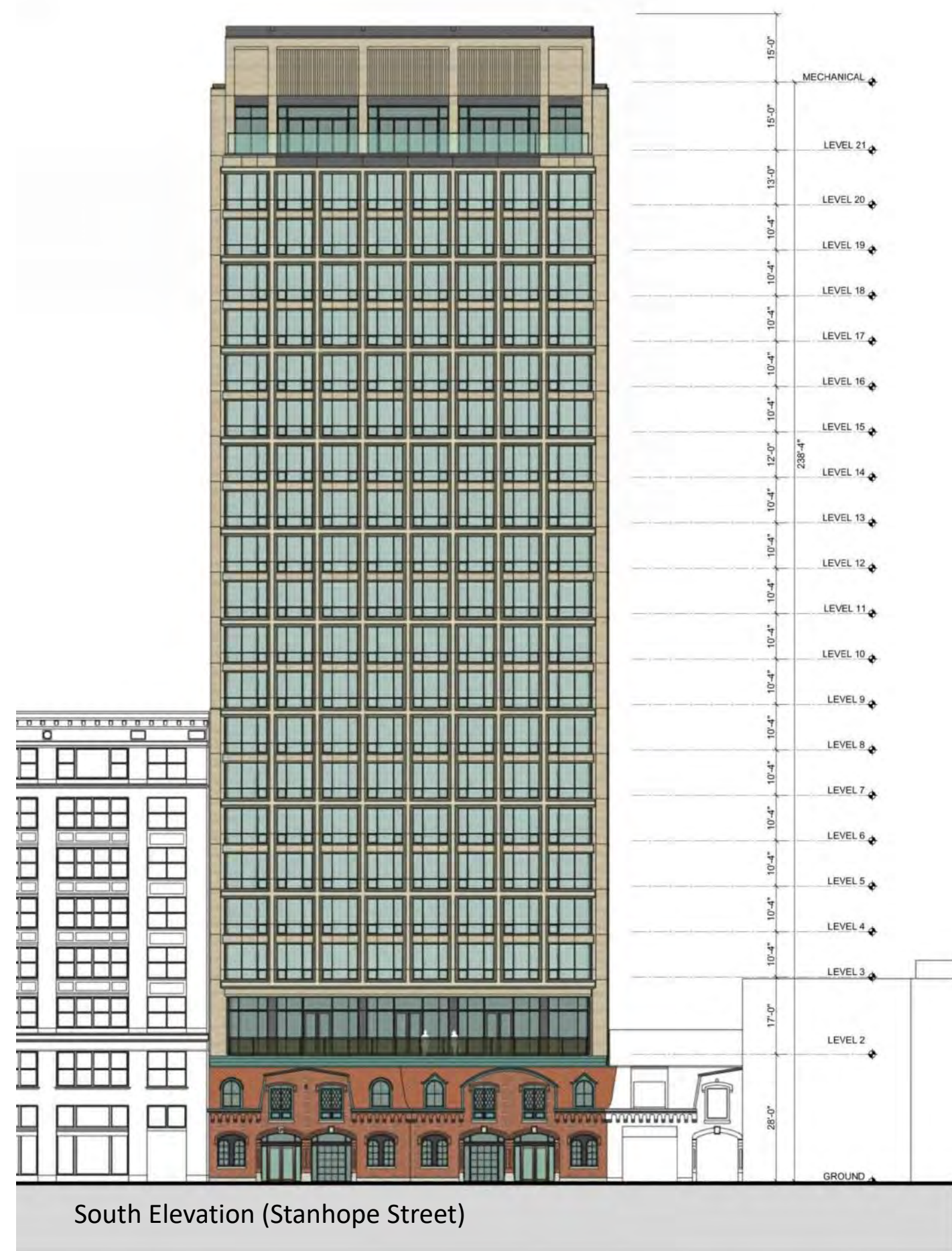
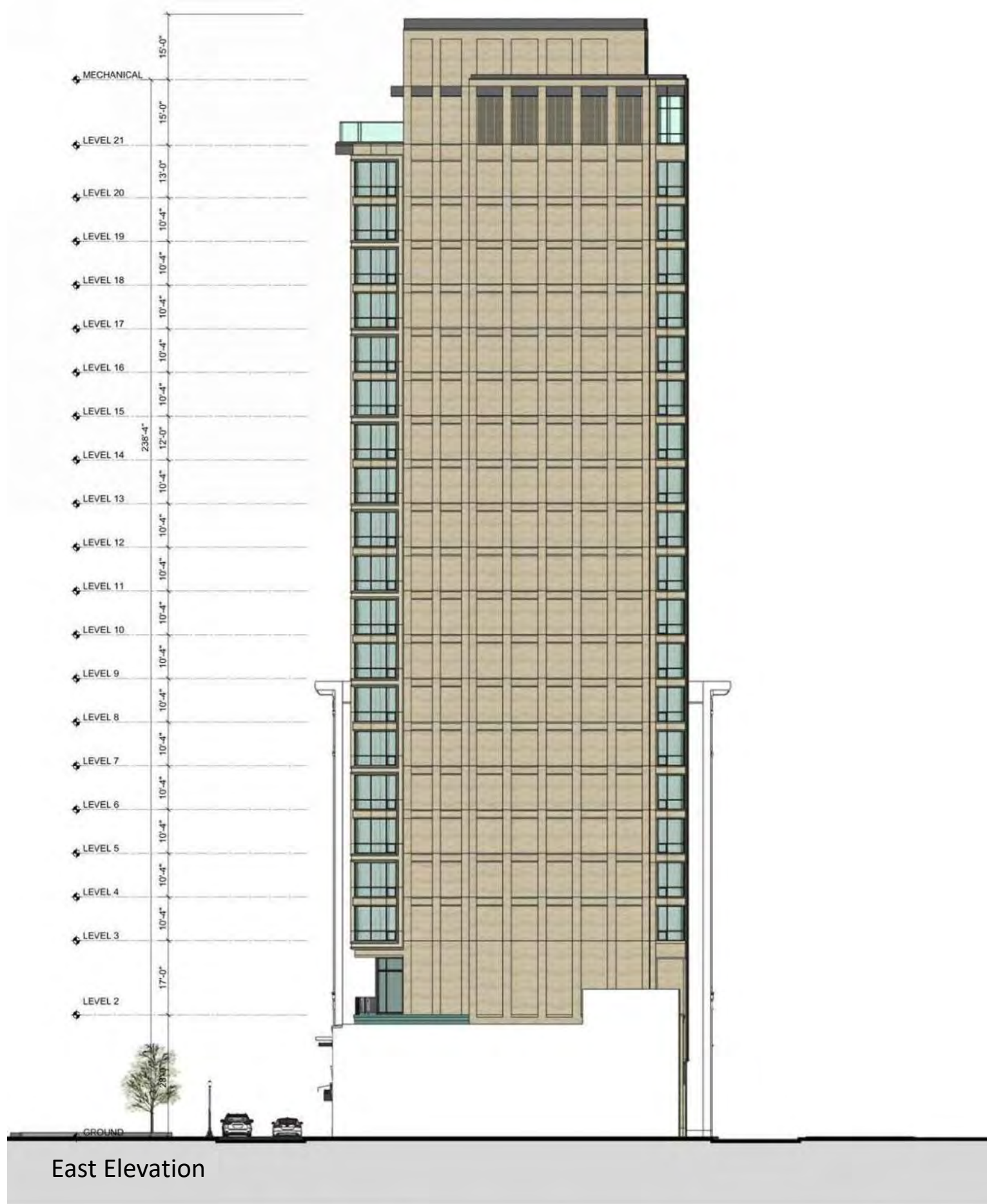
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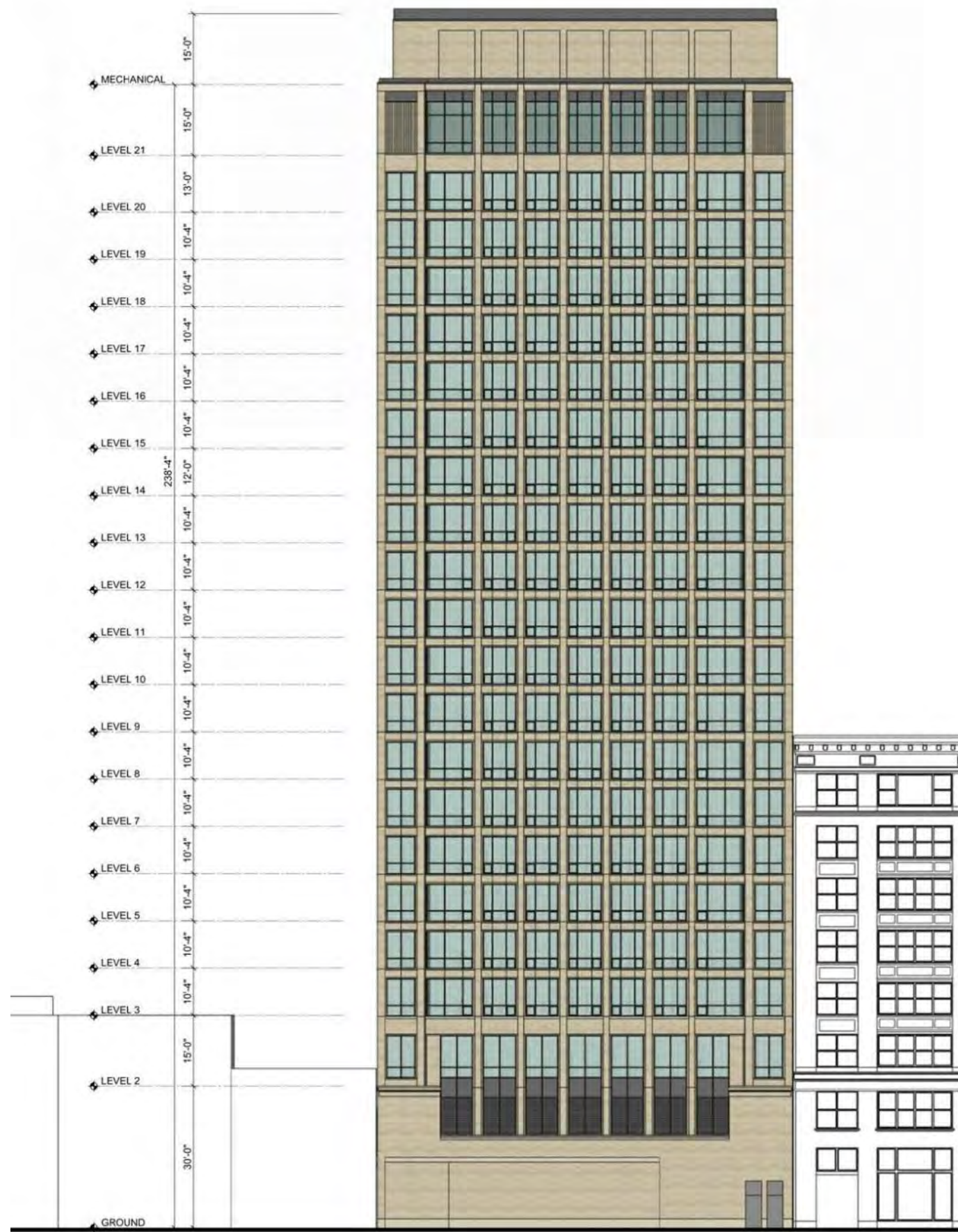
Massing Evolution
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West Elevation



North Elevation (Alley)



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Perspective Looking Northwest
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Design Option 1

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Entry Perspective
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Design Option 2

Proposed Stanhope Hotel
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Group One

Entry Perspective
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Preferred Design Option

Proposed Stanhope Hotel
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Group One

Entry Perspective
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Proposed Stanhope Hotel
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 Group One

Stanhope Street Looking West
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Proposed Stanhope Hotel
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Group One

Stanhope Street looking East
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Proposed Stanhope Hotel
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Group One

Stanhope Street looking East
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Proposed Stanhope Hotel
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Group One

Stanhope Street looking East
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2021.11.10





Proposed Stanhope Hotel
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Group One

Enlarged Elevation
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2021.11.10

Thank you