

# 1 Chandler Street

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## MASS Design Group, Boston Office

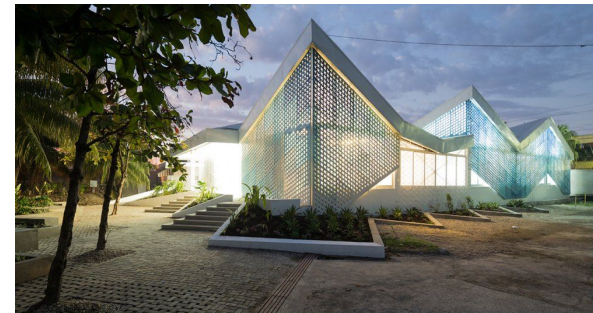
- Brief project review
- Update on SELDC requested revisions from Oct 5, 2021
- Proposed design revisions

South End Landmark District Commission Hearing  
January 4, 2022



**Our mission is to research, design, build, and advocate for architecture that promotes justice and human dignity.**

We are a team of over 140+ architects, landscape architects, engineers, builders, furniture designers, writers, filmmakers, and researchers representing 20 countries across the globe. We believe in expanding access to design that is purposeful, healing, and hopeful.



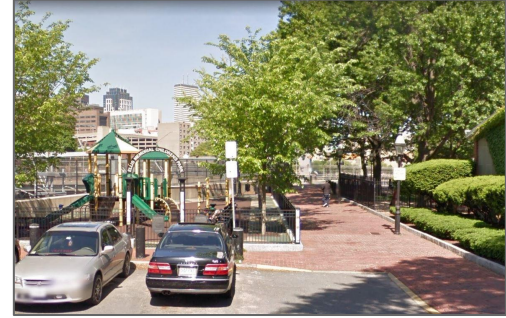
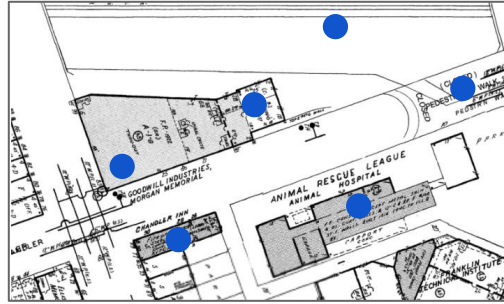
Location & Context: 1 Chandler Street



1978/1997 1 CHANDLER ST.



1957 MASSACHUSETTS TURNPIKE



circa 1990 ELLIS MEMORIAL CHILDREN'S PARK



1922 95 BERKELEY ST.



1920 STAYPINEAPPLE HOTEL



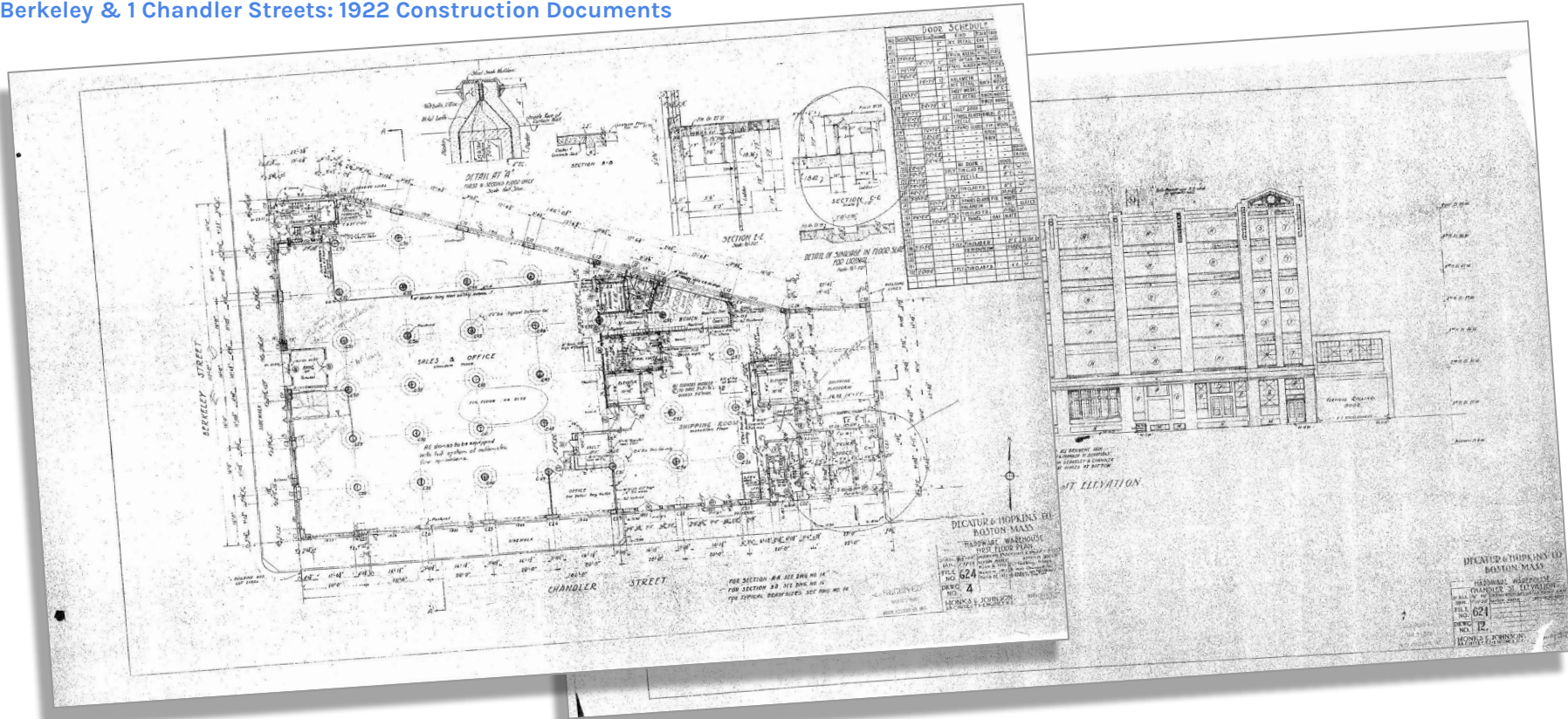
1956 ANIMAL RESCUE LEAGUE, HUGH STUBBINS



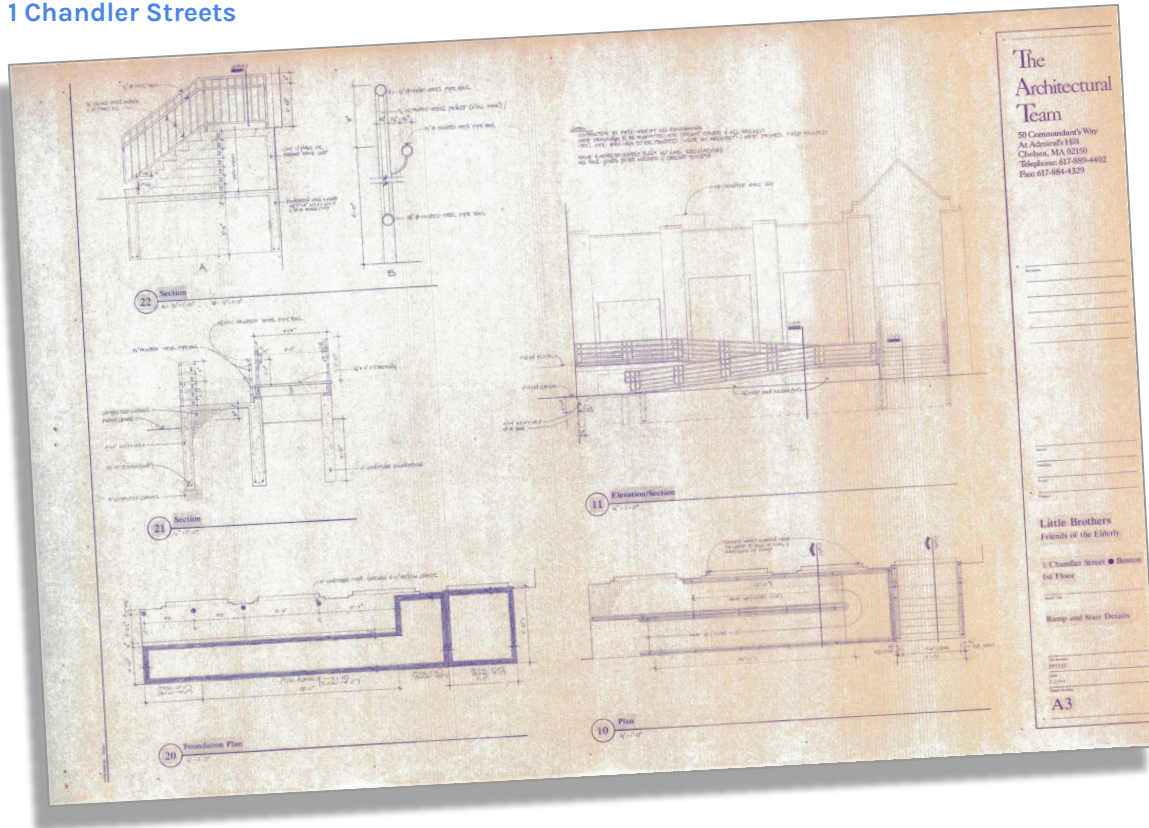
95 Berkeley & 1 Chandler Streets: View down Chandler from Berkeley







Warehouse for Hardware  
Decatur & Hopkins

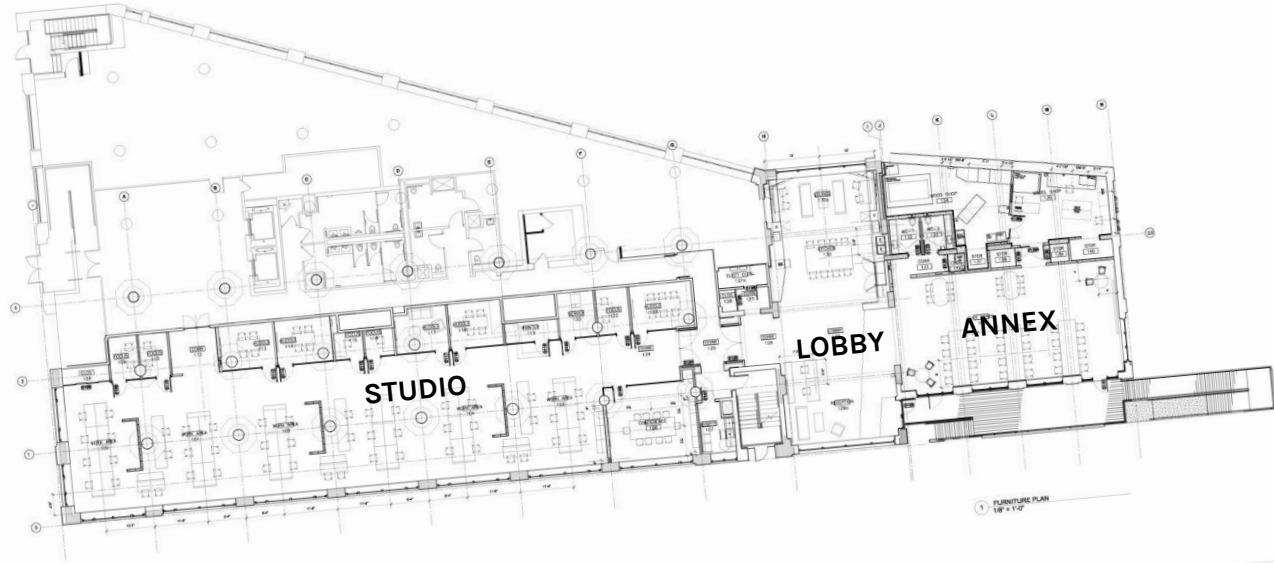


Circa 1978 - One story Annex added at 1 Chandler Street

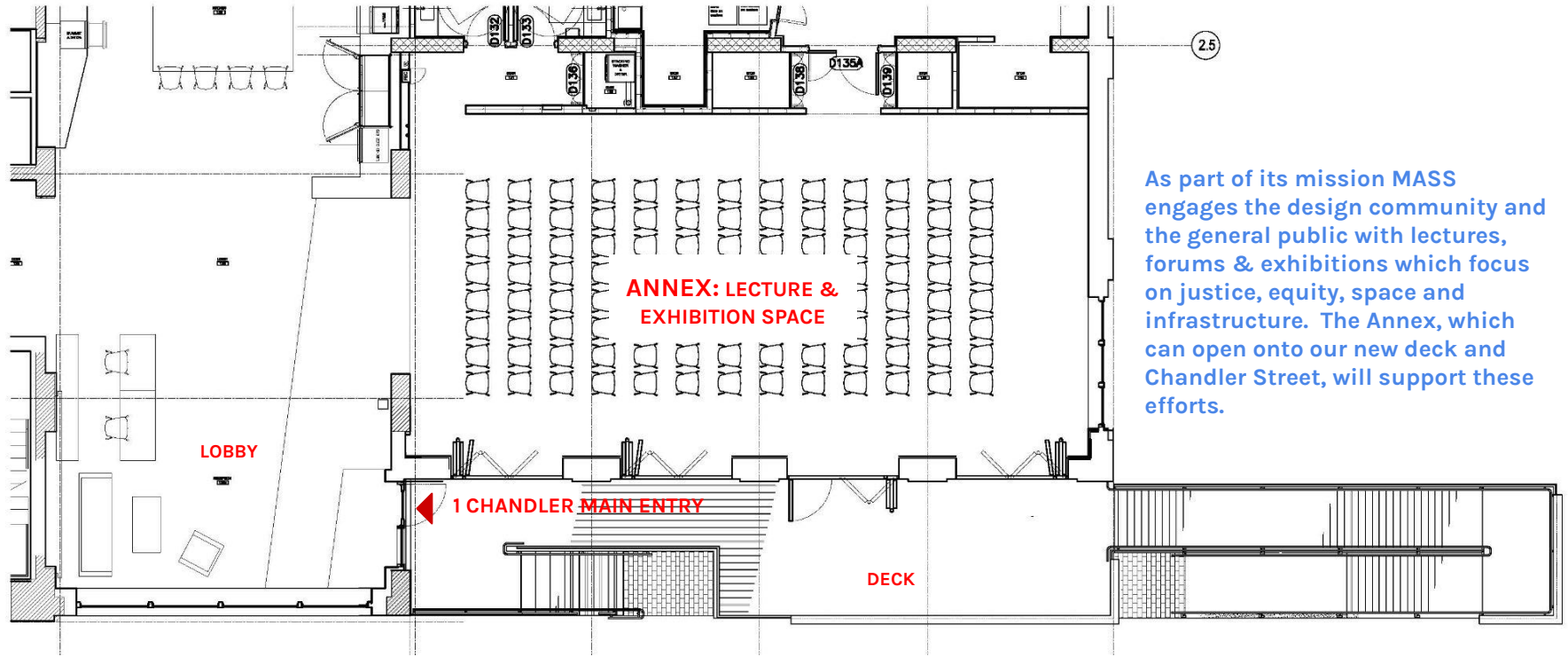
1994 - Ramp and stair added at Annex by TAT



MASS Office Fitout: Post-COVID, MASS to re-establish its physical office in Boston



2021 MASS Design Office Fitout  
1 Chandler Street address re-established



As part of its mission MASS engages the design community and the general public with lectures, forums & exhibitions which focus on justice, equity, space and infrastructure. The Annex, which can open onto our new deck and Chandler Street, will support these efforts.

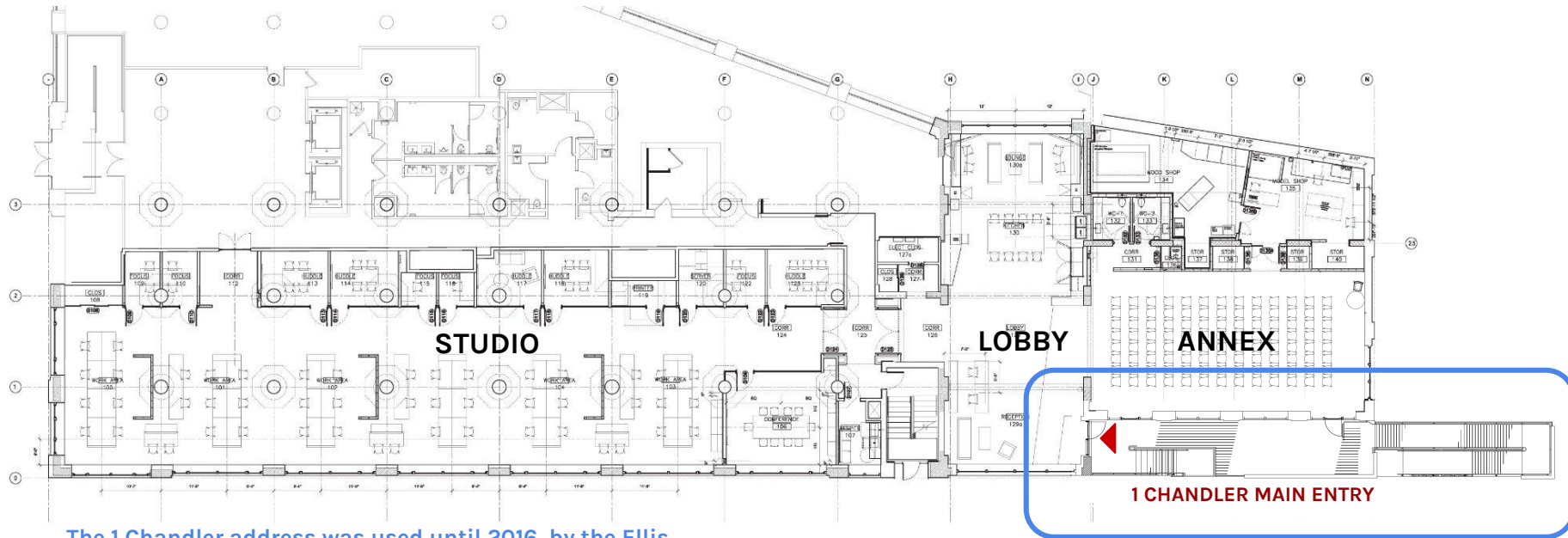


MASS will offer public lectures & exhibitions which focus on justice, equity, space and infrastructure. In doing this we hope to bring additional life to Chandler Street.



At MASS's first in person gathering in 14 months, when the fit-out construction was well underway, it became clear that a deck would support the public activity of the Annex.

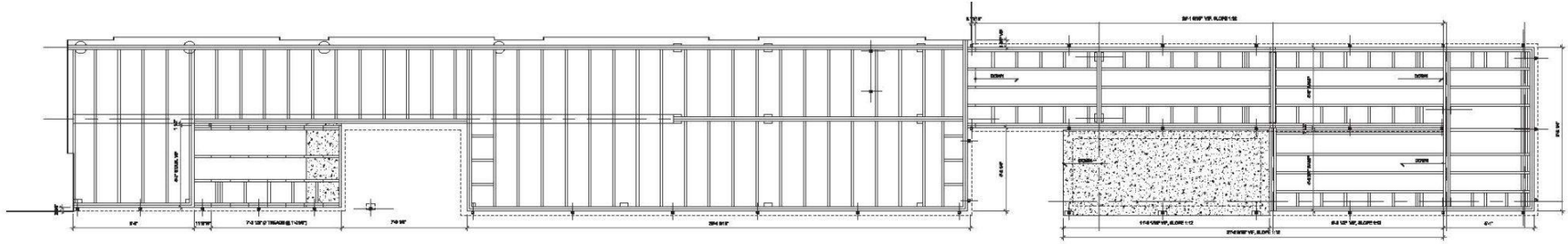
Proposed Work: MASS Fitout Plan Showing New Main Entry



The 1 Chandler address was used until 2016 by the Ellis Memorial Adult Day Health Program

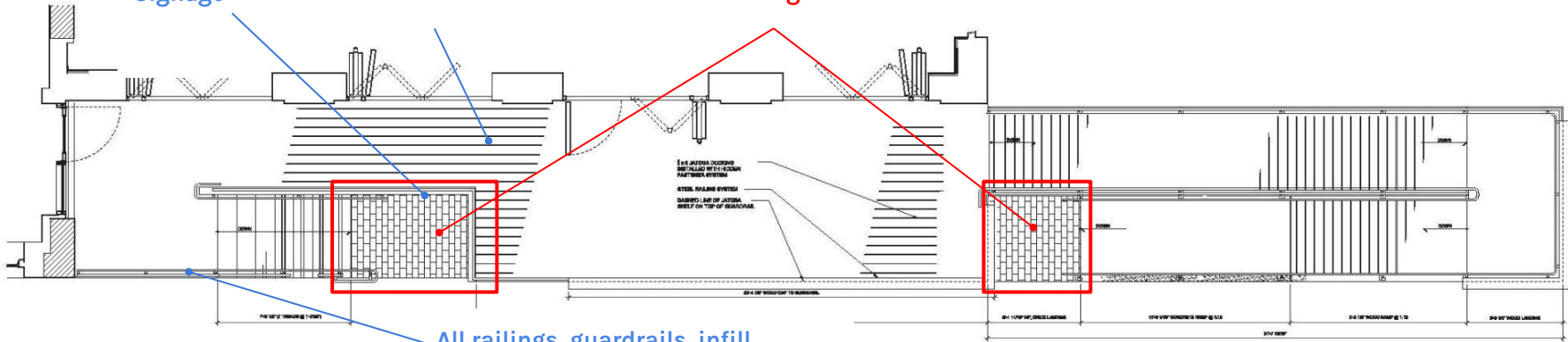


Proposed Work: Upgrade and Re-configure Deck, Stair & Ramp  
SELDC requested revisions:



Black Locust decking at deck, ramp, and stairs.  
Natural finish

City Hall pavers to match sidewalks at stair and ramp landings



All railings, guardrails, infill panels, and stanchions of black painted steel.

Proposed Work: Railing

SELDC requested revisions:

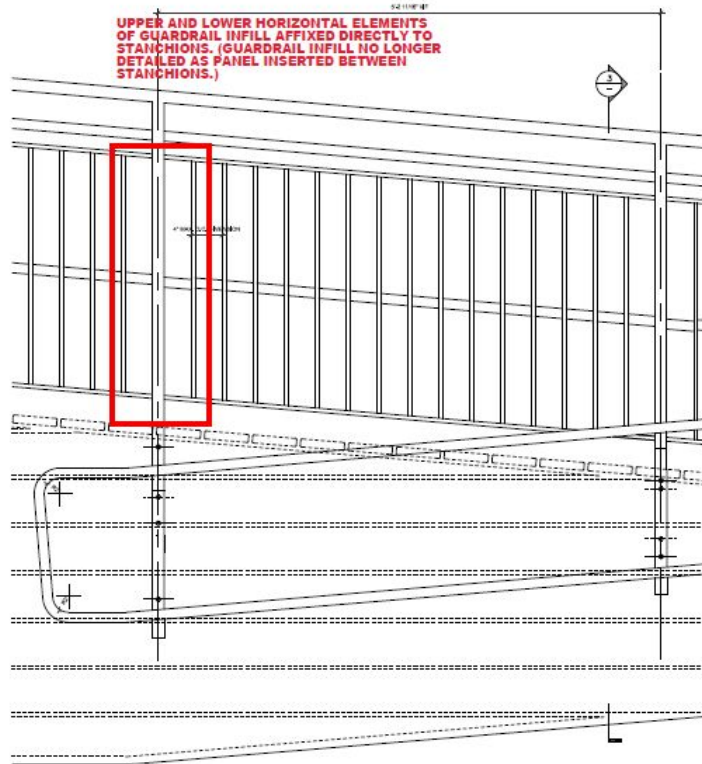
Stanchions and guardrail infill members are vertical, and not perpendicular to the slope of the stair and ramp

Upper and lower horizontal elements of guardrail infill are affixed directly to the stanchions. The guardrail is not detailed as an infill panel between the stanchions.

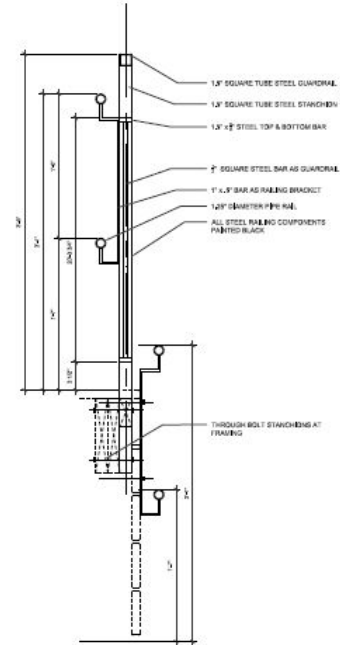
2x8 Black Locust rail cap at designated locations

1.5" square tube stanchions and 1.25" diameter pipe rails.  
1/2" square bar infill panels.

All steel painted black and face bolted to stringers and perimeter beams.



4 RAILING ELEVATION @ RAMP  
1 1/2" = 1'-0"



3 RAILING SECTION @ RAMP  
1 1/2" = 1'-0"

Proposed Work: Signage

SELDC requested revisions:

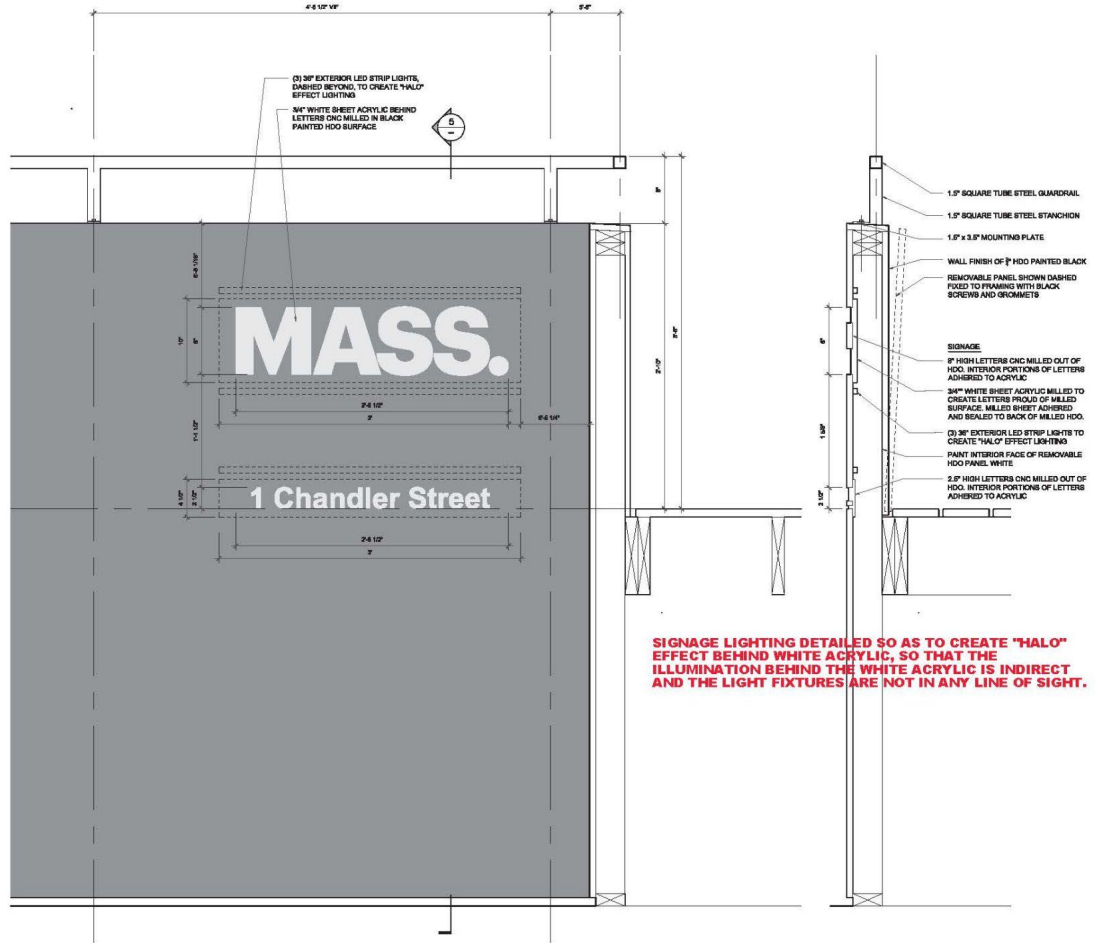
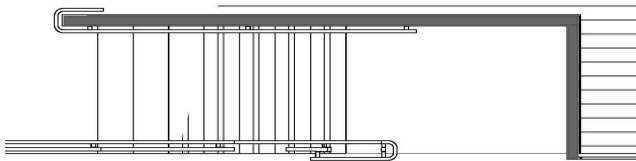
Signage lighting detailed to create “halo” effect behind white acrylic lettering. Illumination is indirect and light fixtures are not in line of sight.

1.25” diameter steel guardrail and handrail on 1.5” square steel stanchion painted black.

“L” shaped Wall of black painted HDO.

“MASS.” of 8” high voids in HDO with back-lit white acrylic panel.

“1 Chandler Street” of 2.5” high voids in HDO with back-lit white acrylic panel.



6 SIGNAGE ELEVATION  
1 1/2" = 1'-0"

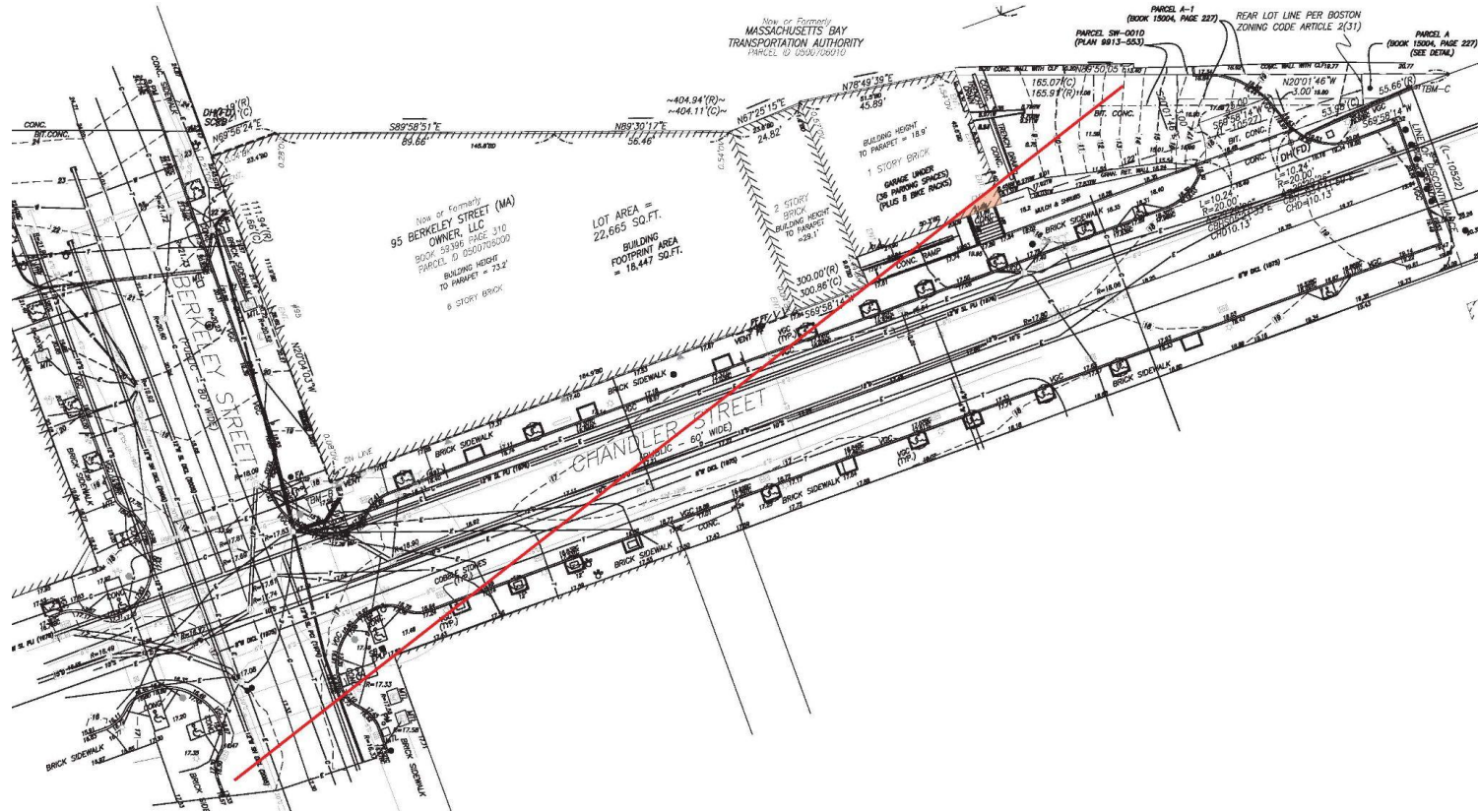
5 SIGNAGE SECTION  
1 1/2" = 1'-0"



# Proposed Design Revisions

At the four Chandler Street openings of the 1978 Annex addition, replace the 2020 aluminum storefront with an aluminum Nanawall system that matches the color of the installed storefront system.

Site Conditions



Visibility of 1978 Annex from Berkeley Street



Original circa 1978 storefront system



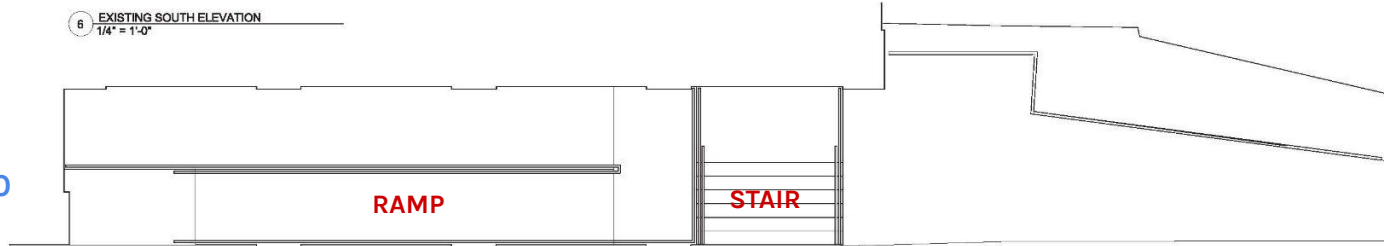


Existing Conditions



6 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"

Existing installed 2020  
storefront system



5 EXISTING PLAN  
1/4" = 1'-0"

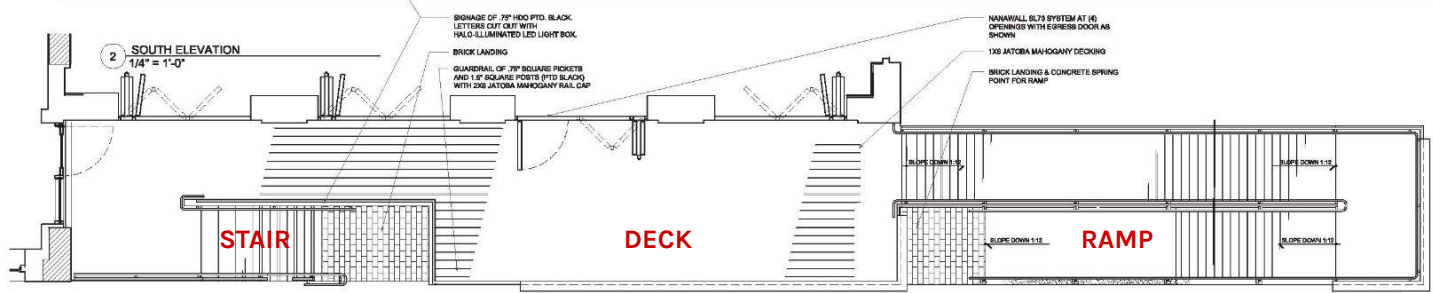
Existing Conditions: Chandler Street, South Elevation



2020 storefront system



Proposed Chandler Street Elevation



1 PLAN  
1/4" = 1'-0"

Proposed Nanawall SL70 system



Nanawall SL70 system at four existing openings

Local precedents





Thank you