

INQUILINOS BORICUAS EN ACCIÓN

STUDIO ENÉE architects AnnBehaArchitects

# MULTIPURPOSE COMMUNITY ARTS CENTER



# **SELDC COMMENTS FROM 11/09/21 MEETING**

- WINDOW AND UPPER LEVEL PROPORTIONS
- CORNER WINDOW LOCATION
- WEST NEWTON STREET CORNICE
- FACADE ABOVE THE ROOF DECK
- CLARIFY ENTRANCE AND SIGNAGE
- RETAIN EXISTING GATE AT ALLEY
- TERRACOTTA, BRICK AND OTHER MATERIALS
- INTERIOR HISTORIC WINDOWS





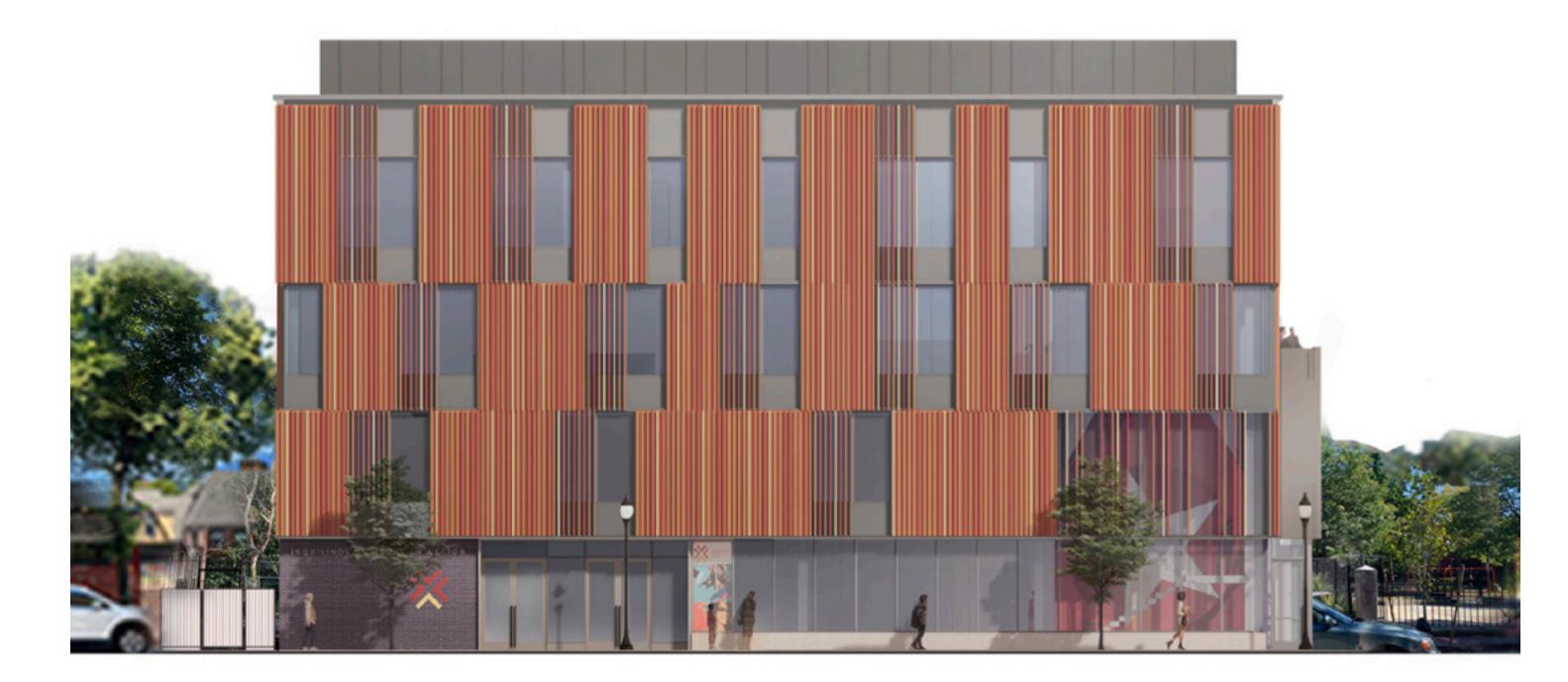
# WINDOW AND UPPER LEVEL PROPORTIONS

**REVIEWED UPPER LEVEL WINDOW DIMENSIONS** 

- DECREASED UPPER LEVEL WINDOW DIMENSIONS (17'- 6" TO 10'- 6")
- REVISED FACADE TO ACCOMODATE NEW WINDOW DIMENSIONS
- RAISED BOTTOM EDGE OF TERRACOTTA AT FIRST FLOOR (10' TO 12'- 0")
- REDUCED PARAPET HEIGHT (28" TO 20")
- FLOOR ELEVATIONS WERE NOT ALTERED

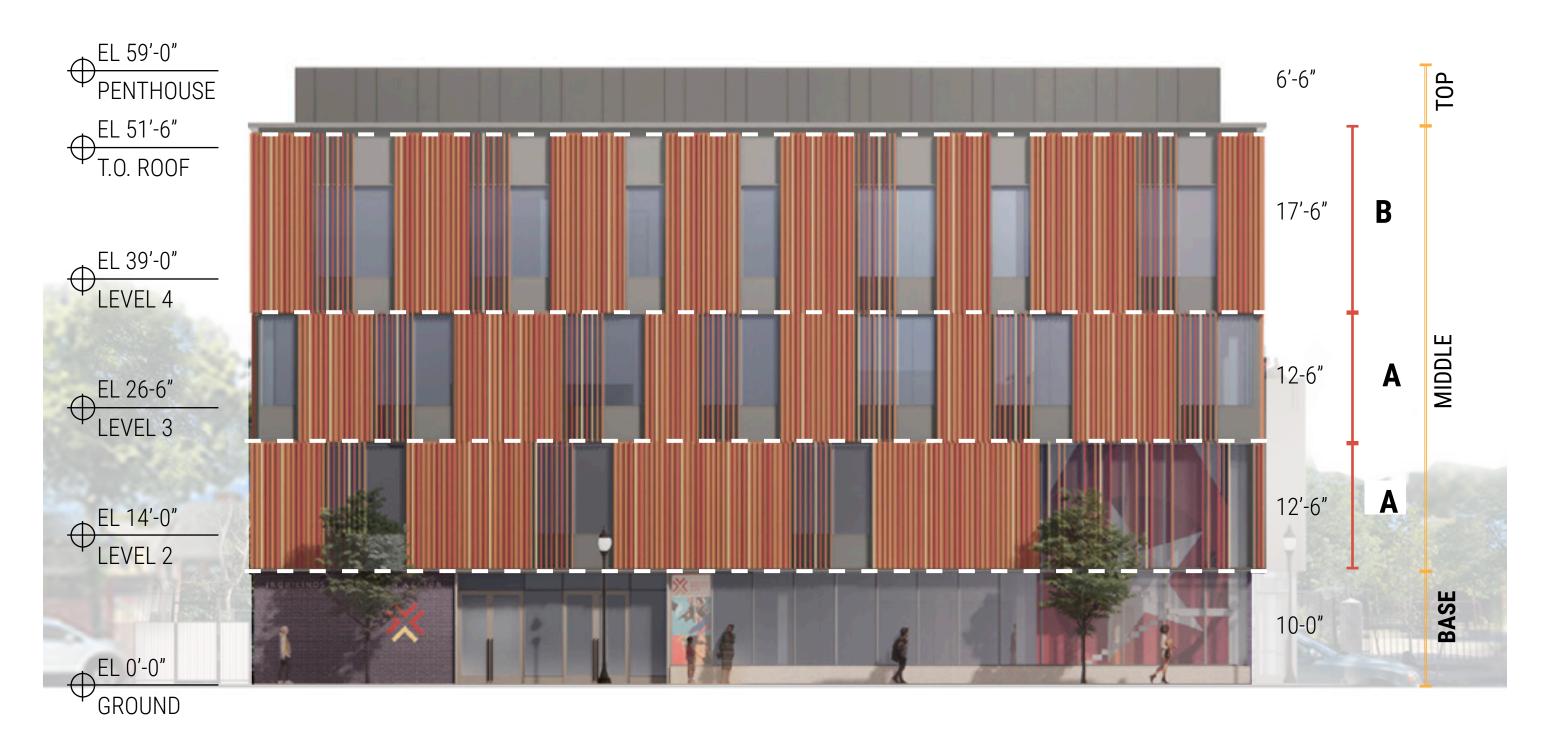






# **PREVIOUS 11.09.21 WINDOW CADENCE** W NEWTON ELEVATION





# **PREVIOUS 11.09.21 WINDOW CADENCE** W NEWTON ELEVATION



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# **PROPOSED WINDOW CADENCE** W NEWTON ELEVATION



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## **PROPOSED WINDOW CADENCE** W NEWTON ELEVATION **STUDIO ENÉE architects** AnnBehaArchitects







## **PREVIOUS 11.09.21 STREETSCAPE** SCHEMATIC DESIGN





## **PROPOSED STREETSCAPE** DESIGN DEVELOPMENT









#### **WEST NEWTON STREET**



#### **TREMONT STREET**

#### **WEST NEWTON STREET**



**PREVIOUS 11.09.21 STREETSCAPE** SCHEMATIC DESIGN



#### **WEST NEWTON STREET**



#### **TREMONT STREET**

#### **WEST NEWTON STREET**



# **PROPOSED STREETSCAPE** SCHEMATIC DESIGN



**WEST NEWTON STREET** 

#### SITE FACING



**TREMONT STREET** 

**WEST NEWTON STREET** 

**PREVIOUS 11.09.21 STREETSCAPE** SCHEMATIC DESIGN



#### **NEWLAND STREET**

#### **NEWLAND STREET**



**WEST NEWTON STREET** 

#### SITE FACING



**TREMONT STREET** 

**WEST NEWTON STREET** 



#### **NEWLAND STREET**

#### **NEWLAND STREET**

## **PROPOSED STREETSCAPE** SCHEMATIC DESIGN

# **CORNER WINDOW LOCATION**

**REVIEWED CONDITION OF CORNER WINDOWS AT W. NEWTON AND ALLEY** 

- STUDIED REMOVAL OF 3RD LEVEL CORNER WINDOW AT W. NEWTON AND ALLEY

- STUDIED CORNER WINDOWS AT 2ND AND 4TH LEVEL





### **PREVIOUS 11.09.21 VIEW FROM TREMONT STREET**





## **PREVIOUS 11.09.21 VIEW WITHOUT TREES, FROM TREMONT STREET**







### **PROPOSED VIEW FROM TREMONT STREET**



## **PROPOSED VIEW WITHOUT TREES, FROM TREMONT STREET**

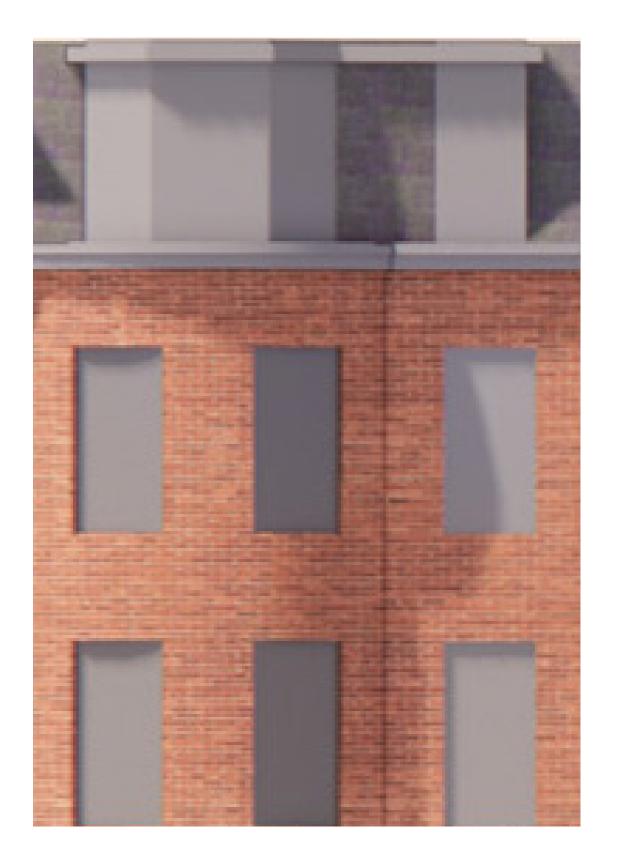


# **WEST NEWTON STREET CORNICE**

**REVIEWED PROPORTIONS OF PENTHOUSE AND CORNICE** 

- INCREASED CORNICE THICKNESS (6" TO 11") WITH FURTHER ARTICULATION
- INCREASED DEPTH OF REVEAL UNDER CORNICE (12" TO 16")
- INCREASED TERRACOTTA BOTTOM SHELF (2" TO 4")
- PROPOSED OPTION 1: INCREASED STREET PRESENCE OF PENTHOUSE BY **MOVING IT FORWARD**
- PROPOSED OPTION 2: ORIGINAL PENTHOUSE LOCATION WITH REVISED CORNICE







## **PREVIOUS 11.09.21 PENTHOUSE, WINDOW AND CORNICE**

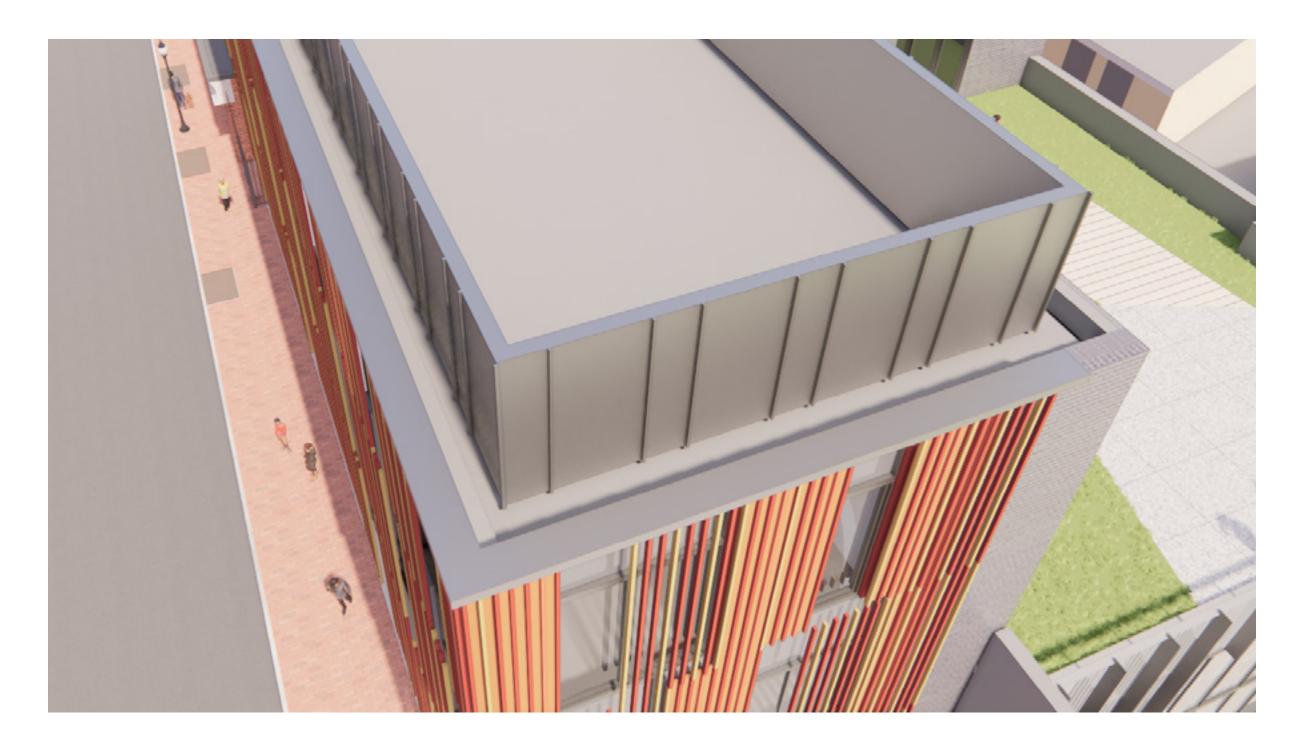






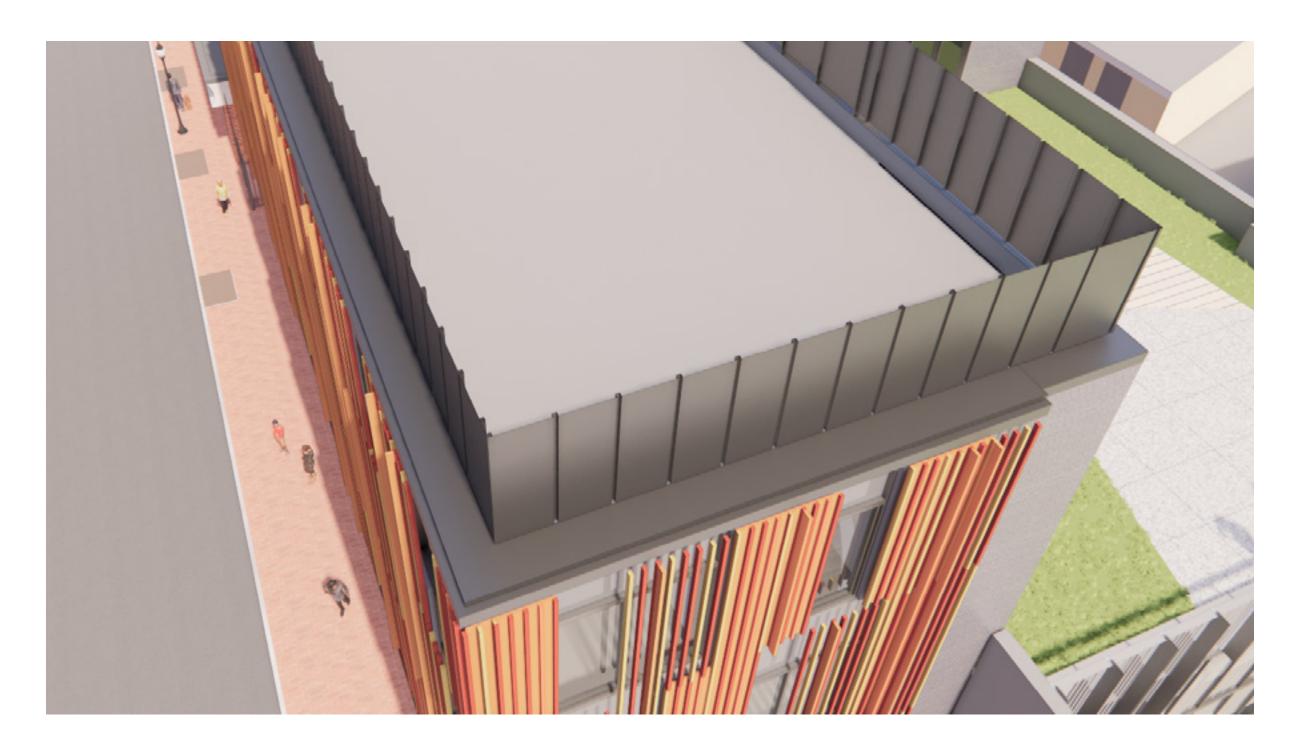
## **PROPOSED OPTION 1, WINDOW AND CORNICE**





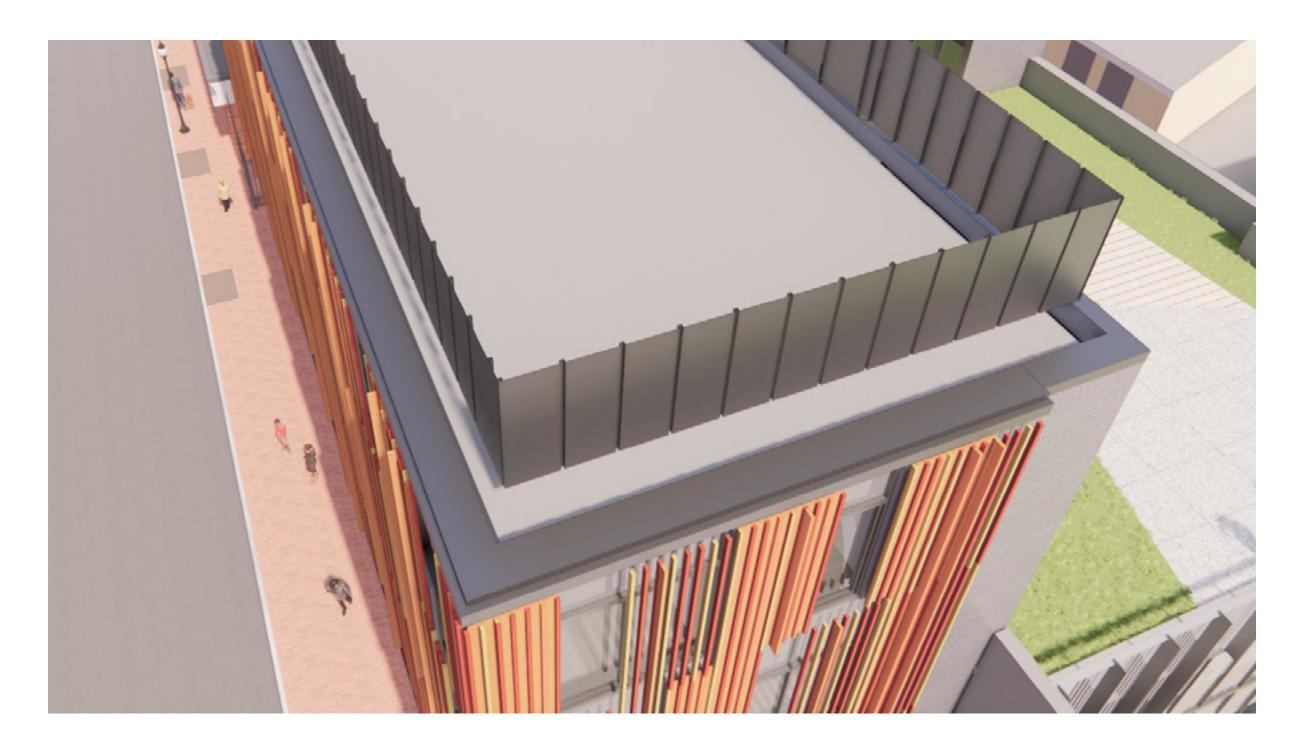


#### PREVIOUS 11.09.21 PENTHOUSE AND CORNICE STUDIO ENÉE architects AnnBehaArchitects





# **PROPOSED OPTION 1 AND CORNICE**STUDIO ENÉE architectsAnnBehaArchitects





#### **PROPOSED OPTION 2 AND CORNICE** STUDIO ENÉE architects AnnBehaArchitects

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## **PROPOSED OPTION 1 VIEW WITHOUT TREES, FROM TREMONT STREET**





## **PROPOSED OPTION 2 VIEW WITHOUT TREES, FROM TREMONT STREET**





# **PROPOSED OPTION 1 VIEW WITHOUT TREES, W NEWTON STREET**





# **PROPOSED OPTION 2 VIEW WITHOUT TREES, W NEWTON STREET**







## **PROPOSED OPTION 1, TOWARDS TREMONT STREET**







## **PROPOSED OPTION 2, TOWARDS TREMONT STREET**





## **EXISTING SOUTH-FACING ELEVATION**









### **PREVIOUS 11.09.21 SOUTH-FACING ELEVATION STUDIO ENÉE architects** AnnBehaArchitects



### PROPOSED OPTION 1, SOUTH-FACING ELEVATION STUDIO ENÉE architects AnnBehaArchitects











### PROPOSED OPTION 1, SOUTH-FACING ELEVATION, NIGHT STUDIO ENÉE architects AnnBehaArchitects



# FACADE ABOVE THE ROOF DECK

**PROVIDE DEVELOPMENT OF FACADE** 

- ARTICULATED WINDOWS WITH SIMILAR DETAILING AS MULTIPURPOSE ROOM
- RELATIONSHIP OF FACADE TO BUILDING PENTHOUSE
- FURTHER ARTICULATION OF BRICK







#### **PREVIOUS 11.09.21 SOUTHEAST AERIAL VIEW**



#### **PROPOSED OPTION 1, SOUTHEAST AERIAL VIEW**





#### **PROPOSED OPTION 2, SOUTHEAST AERIAL VIEW**





#### **PROPOSED OPTION 1 AND FACADE AT ROOF DECK**





#### **PROPOSED OPTION 2 AND FACADE AT ROOF DECK**





**PREVIOUS 11.09.21 VIEW WITHOUT TREES, FROM PLAYGROUND** 







#### **PROPSED OPTION 1 VIEW WITHOUT TREES, FROM PLAYGROUND STUDIO ENÉE architects** AnnBehaArchitects





# PROPOSED OPTION 1 VIEW FROM PLAYGROUND STUDIO ENÉE architects AnnBehaArchitects





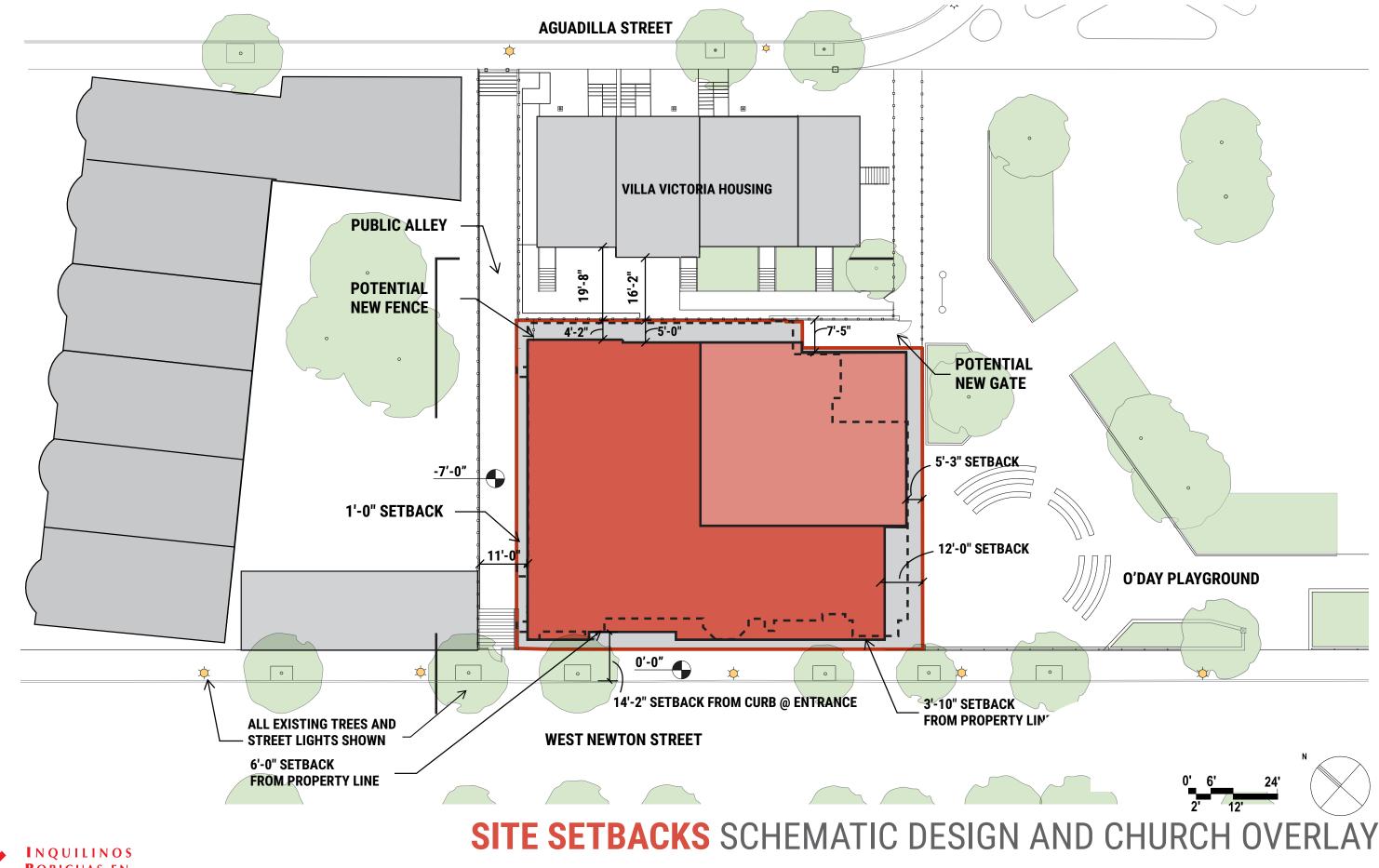
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# **CLARIFY ENTRANCE AND SIGNAGE**

DEVELOPMENT OF BUILDING APPROACH AND SIGNAGE

- INCORPORATION OF BPDA COMPLETE STREETS SETBACK
- DEVELOPMENT OF ENTRANCE SETBACK
- RETAINED EXISTING ALLEY GATE IN ENTRANCE DESIGN
- DEVELOPMENT OF SIGNAGE





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#### **W NEWTON STREET**



#### **PREVIOUS 11.09.21 VIEW, W NEWTON STREET**





### **PROPOSED VIEW WITH SIGNAGE, W NEWTON STREET**





### **PREVIOUS 11.09.21 VIEW WITHOUT TREES, W NEWTON STREET**







## **PROPOSED VIEW WITHOUT TREES AND WITH SIGNAGE, W NEWTON STREET**







### **PREVIOUS 11.09.21, W NEWTON STREET STUDIO ENÉE architects** AnnBehaArchitects



#### **PROPOSED VIEW WITH SIGNAGE, W NEWTON STREET STUDIO ENÉE architects** AnnBehaArchitects







### **PROPOSED VIEW WITH SIGNAGE AND WITHOUT TREES, W NEWTON STREET**



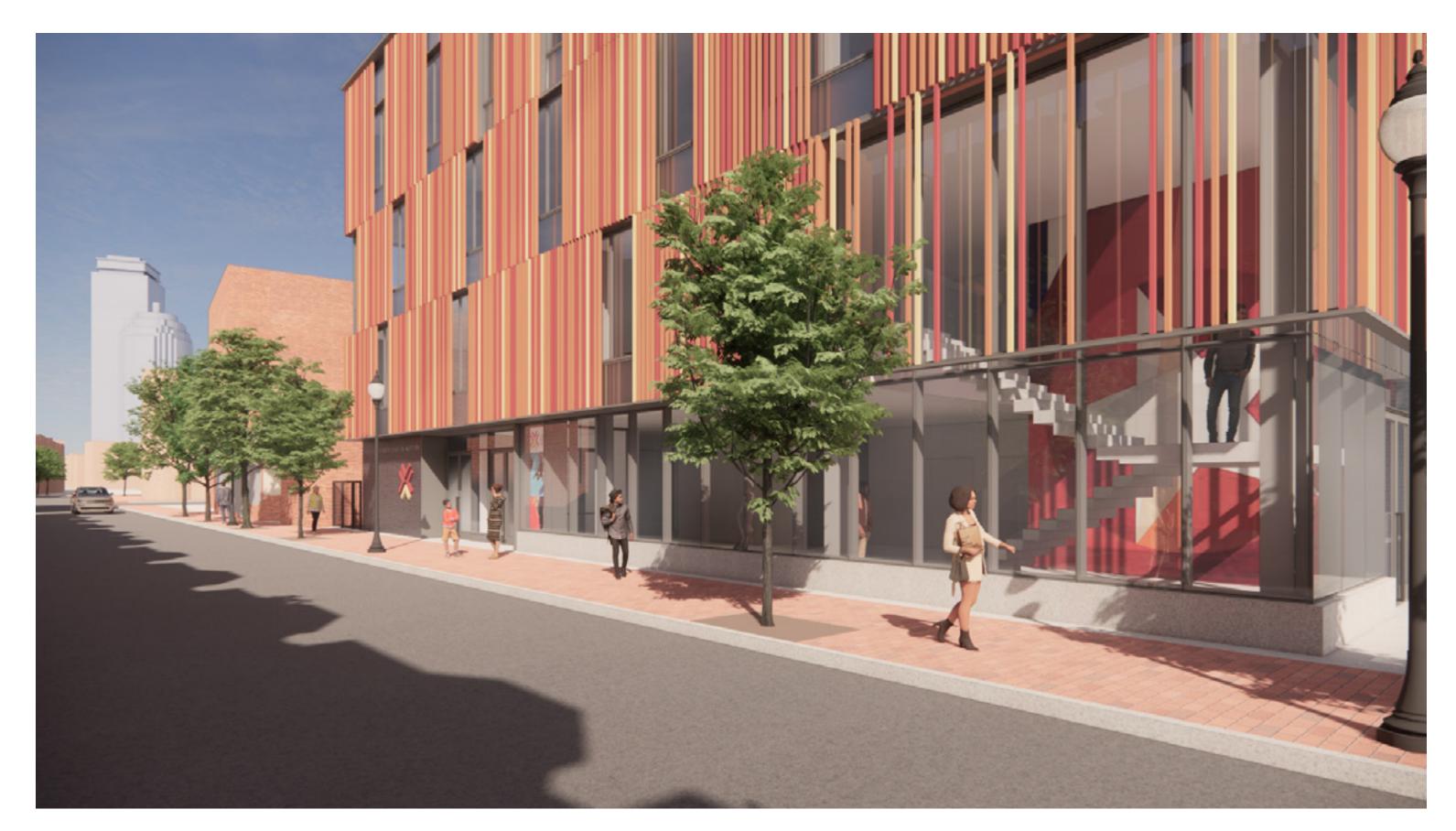


#### **PROPOSED VIEW WITH SIGNAGE AND WITHOUT TREES, W NEWTON STREET STUDIO ENÉE architects** AnnBehaArchitects



#### **PROPOSED VIEW AT DUSK, BUILDING ENTRANCE**





#### **PREVIOUS 11.09.21 VIEW, TOWARDS TREMONT STREET**







#### **PROPOSED VIEW WITH SIGNAGE, TOWARDS TREMONT STREET**

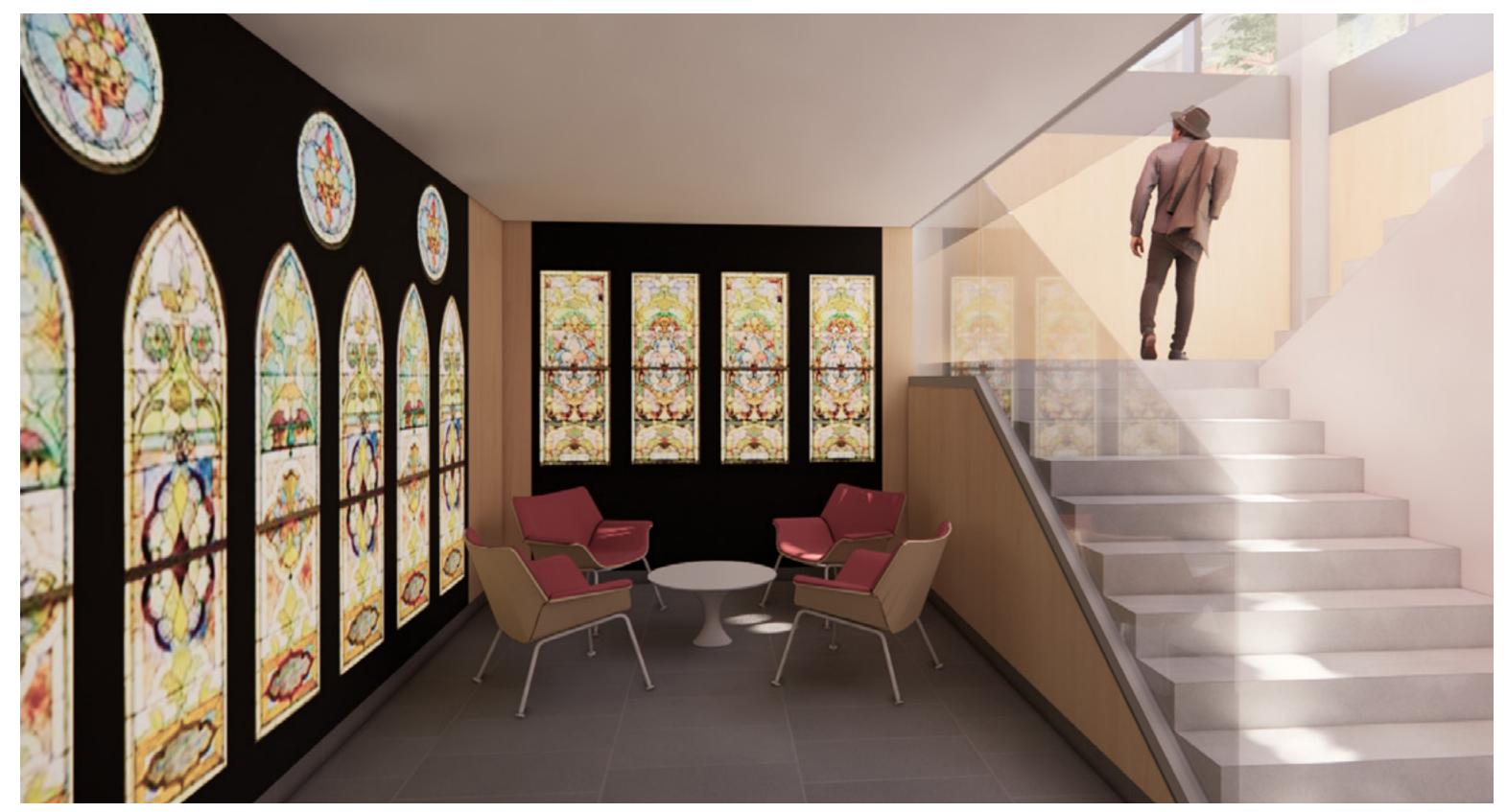


## **INTERIOR HISTORIC WINDOWS**

**INCORPORATE HISTORIC WINDOWS IN BUILDING INTERIOR** 

- PROPOSED MOUNTED GLASS ON LOWER LOBBY







#### **LOWER LOBBY**

## **TERRACOTTA, BRICK AND OTHER MATERIALS**

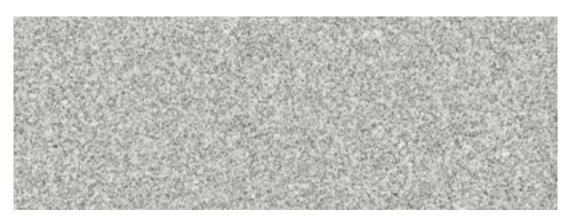
DEVELOPMENT OF SIZE AND COLOR OF EXTERIOR MATERIALS

- REVIEWED COLOR AND DETAILING OPTIONS WITH MANUFACTURERS - AS DESIGN PROGRESSES, DESIGN TEAM WILL REVIEW ON SITE WITH SELDC





**GREY METAL** 



GRANITE



TERRA COTTA TYPICAL SIZES

BRICK





#### **MATERIAL PALETTE**

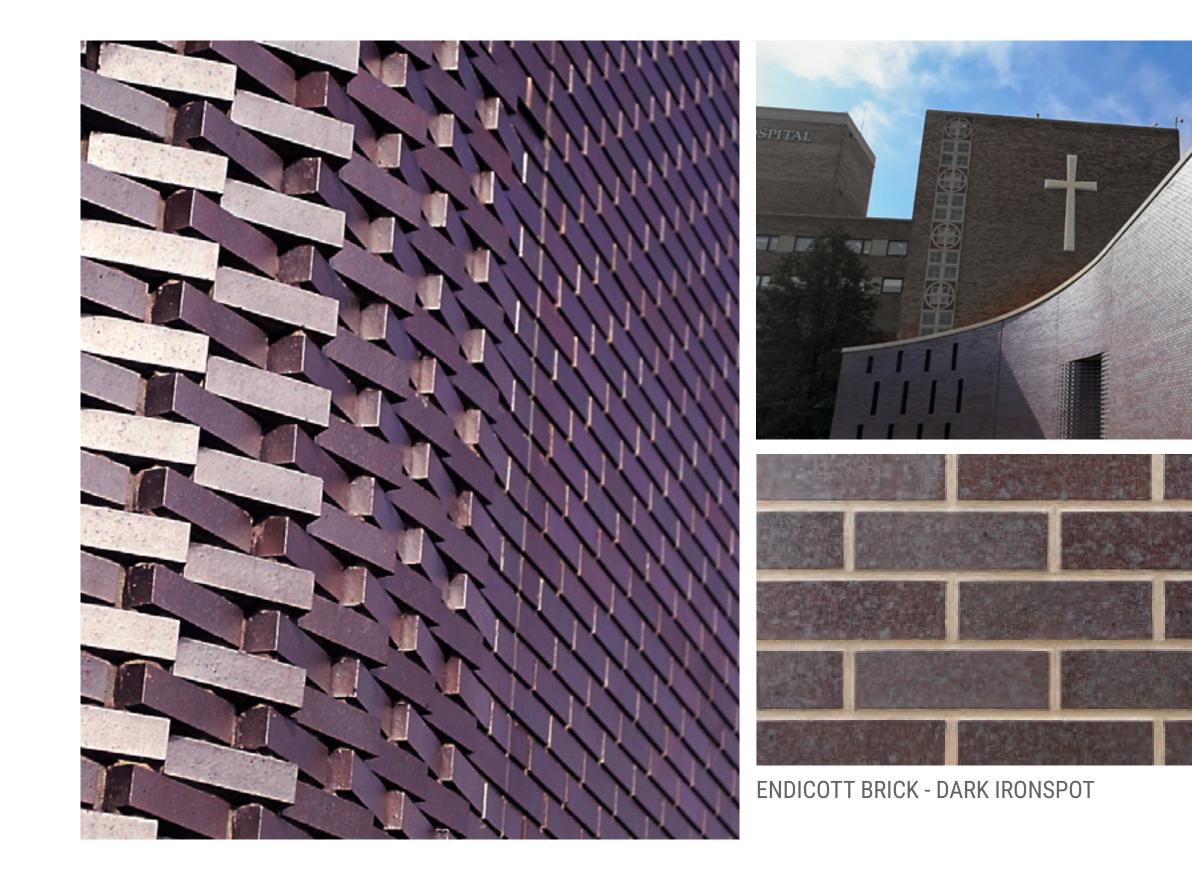


#### **BRICK** COLORS - ENDICOTT BASIS OF DESIGN

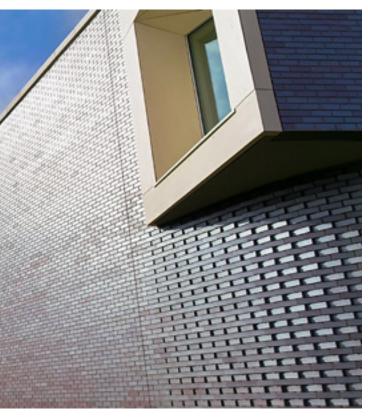














#### **BRICK** COLORS - ENDICOTT BASIS OF DESIGN

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#### **TERRA COTTA** COLORS - NBK BASIS OF DESIGN