

41 BERKELEY STREET

SOUTH END LANDMARKS ADVISORY 3
APRIL 2022



Agenda

Executive Summary

01 Senior Care

02 Union Building

03 Appleton Building



Existing Site



Boston Center for the Arts / Franklin Institute Community Facilities (CF) Subdistrict

41 BERKELEY STREET | SOUTH END LANDMARKS ADVISORY MEETING | 19 APRIL 2022

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Site Plan



BERKELEY STREET
BIKE LANE

FRANKLIN UNION
BUILDING

GARAGE
ENTRY

APPLETON STREET

COURTYARD
ENTRY

OUTSIDE OF
PROJECT

GARDEN
TERRACE

COURTYARD
TERRACE

ARCADÉ

TREMONT
PASSAGE

APPLETON
BUILDING

SENIOR CARE
BUILDING

TREMONT
PARKLET

BERKELEY
PLAZA

BIKE LANE

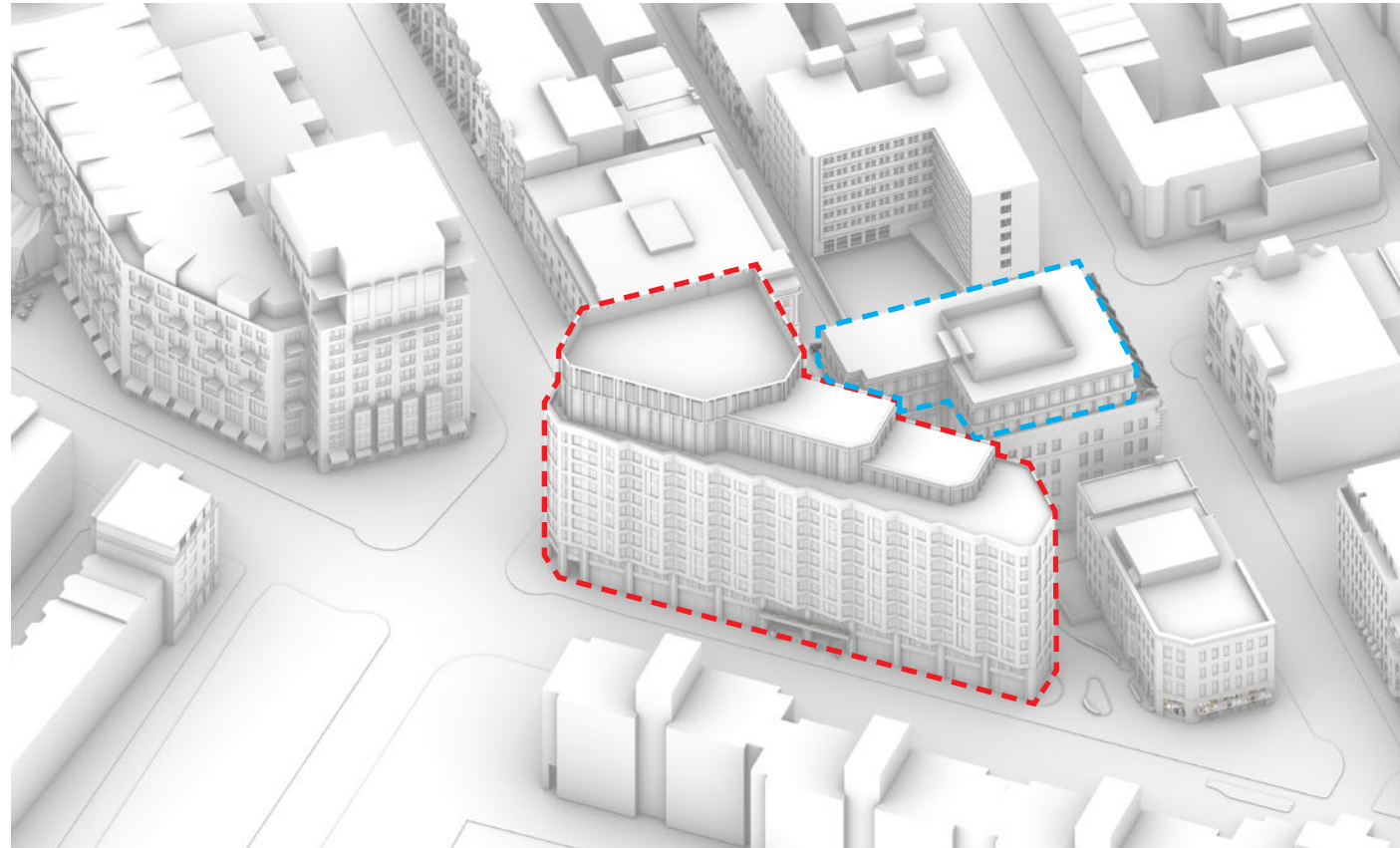
TREMONT STREET



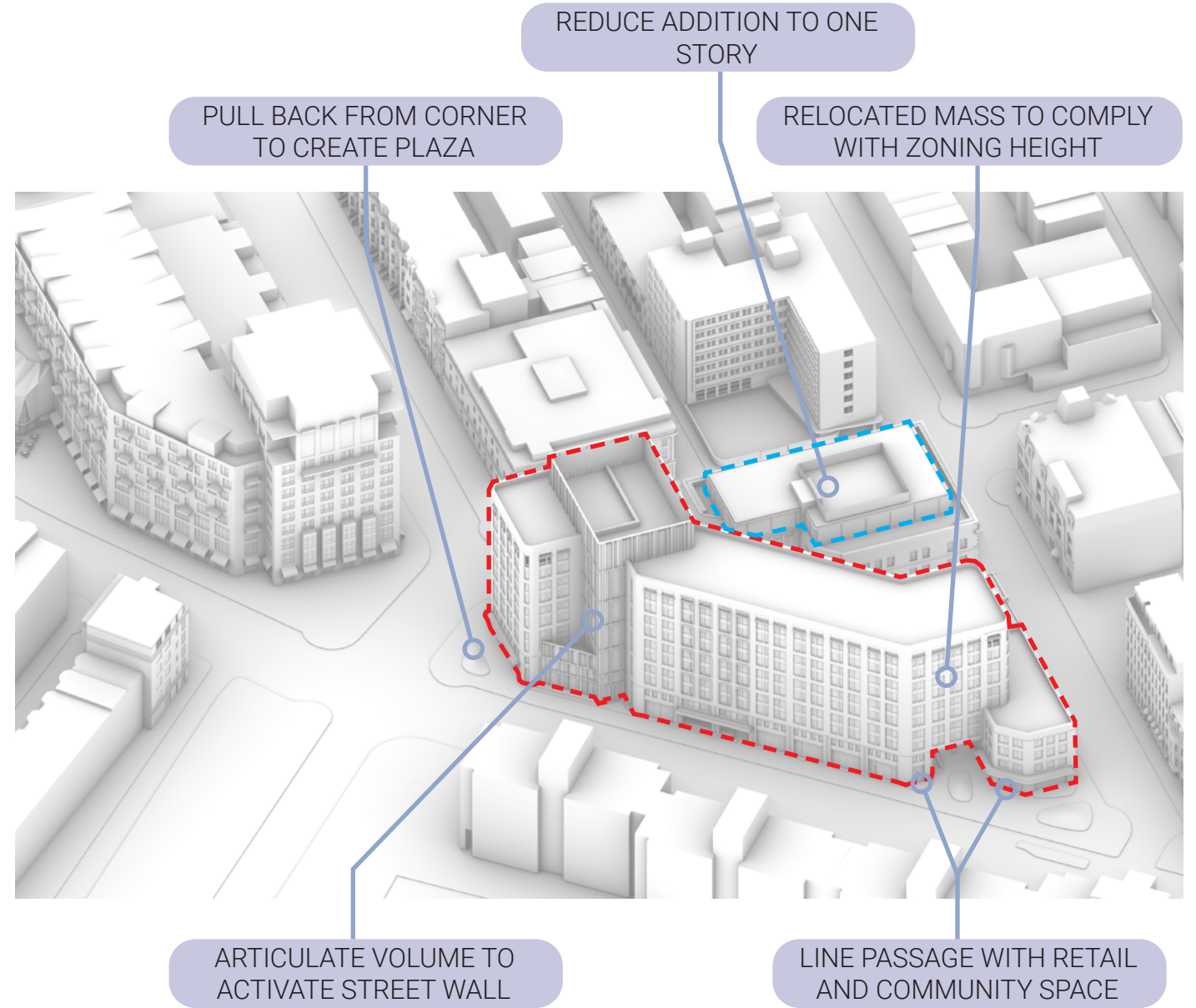
Project Massing Update

PNF vs Zoning Compliant Schemes

2020 Design



2022 Zoning Compliant Design

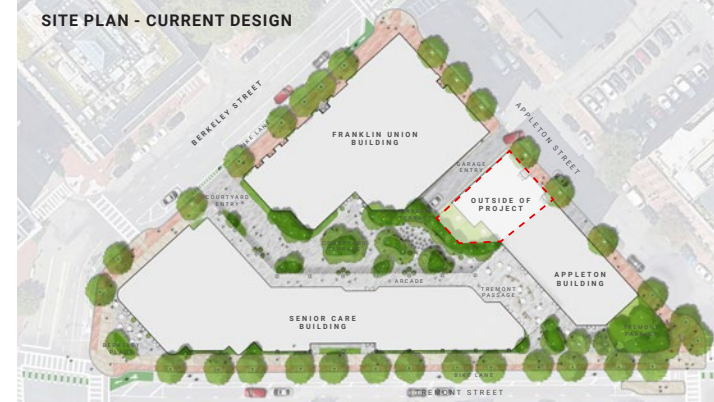


PNF vs Zoning Compliant Comparison

2020 PNF Plan



2022 Zoning Compliant Plan



Difference

Project Areas	Senior Care	206,800	Senior Care	190,000	Senior Care	(16,800)
	Union Building (Office)	76,000	Union Building (Office)	55,000	Union Building (Office)	(21,000)
	Affordable Housing	17,500	Affordable Housing	13,000	Affordable Housing	(4,500)
	Retail + Affordable Cultural	10,700	Retail + Affordable Cultural	9,500	Retail + Affordable Cultural	(1,200)
	Total	311,000	Total	267,500	Total	(43,500)
FAR	5.85		5.00		-0.85	
Height	145 feet		110 feet		-35 feet	
# of Stories - Senior Care	13 stories		10 stories		-3 stories	
# of Stories - Union Building	6 stories		5 stories		-1 story	
Open Space	12,750 SF (24%) open to sky 2,100 SF (4%) covered public		12,875 SF (24%) open to sky 4,960 SF (9%) covered public		+125 SF open to sky +2,860 SF covered public	

What We Heard

Executive Summary

01 Senior Care

- Study a height reduction
- Refine Tremont facade repetition and detail
- Express a base, middle and top
- Consider setback or relief along Tremont sidewalk
- Reduce prominence of mechanical penthouses

02 Union Building

03 Appleton Building



Nov 2020 Presentation



Nov 2020 Presentation



Nov 2020 Presentation





Nov 2020 Presentation





Nov 2020 Presentation



What We Heard

Executive Summary

02 Senior Care

03 **Union Building**

- Addition is ideally not visible from the street or is designed to look like a building in the distance
- Increase setback of roof top addition and consider single-story addition

04 Appleton Building

Preservation Challenges - Franklin Union Building

PILES

- Concrete pile caps supported by wood piles.
- Wood piles in average conditions with light soft rotting occurring, cracking at concrete pile caps.
- Supplemental piles and underpinning required to maintain existing loads.

FACADES

- Load-bearing mass masonry supporting interior floors and roof and providing weather resistance.
- Deferred maintenance + deterioration requires full masonry repair, steel corrosion occurring on structural elements from failed weatherproofing.
- Repoint 100% of Brick Façade + 50% of Stone Masonry
- At all masonry repairs, assume the inner wythe will require rebuilding

WINDOWS

- Wood framed with monolithic glazing and paint finish at window exteriors.
- Severely deteriorated, sills, jambs, sashes and perimeter blocking are checked, perimeter sealant joints fail. Replacement recommended.
- All windows are beyond their useful life, need full overhaul or replacement

MEP SYSTEMS

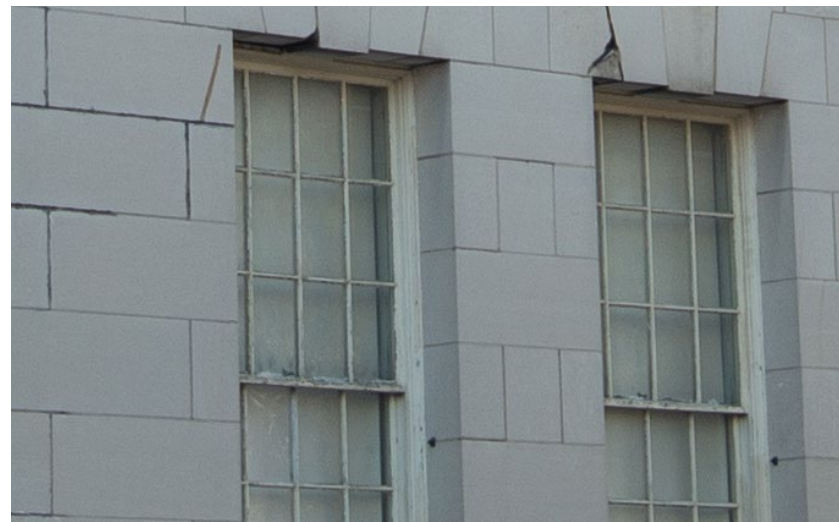
- No life safety sprinkler system.
- Steam heating system, no HVAC or fresh air.

RESTORATION NEEDS

- Roof needs replacement
- Slab underside concrete repairs at roof
- Rebuild spalled brick at all interior basement walls

REPAIR COSTS

- Full renovation: \$698 / SF
- Demo/New Construction: \$395 / SF





Nov 2020 Presentation



Nov 2020 Presentation

What We Heard

Executive Summary

02 Senior Care

03 Union Building

04 Appleton Building

- Paired windows are not typical for the South End
- Language of existing arches should inform new elements
- Express cornices

Preservation Challenges - 4 Appleton

FACADES

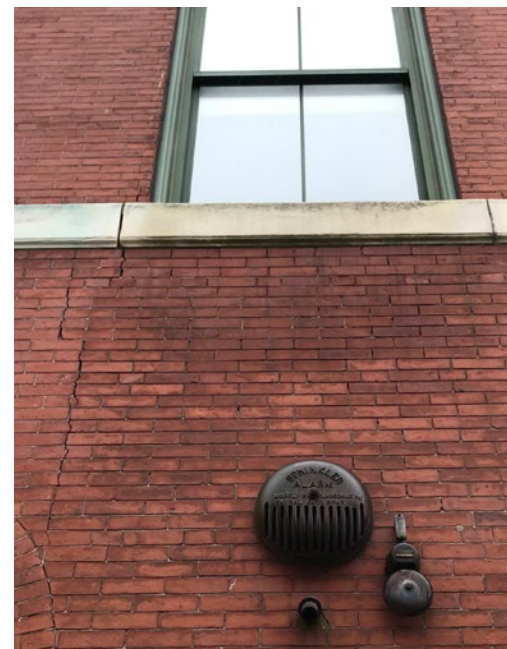
- Front facade window surrounds and arch expression remain, cornice is lost, left arch has been infilled with a concrete stair landing.
- Existing windows are metal replacements.
- Left side elevation is a blank party wall.
- Rear facade includes 1980's stair tower addition.

CODE

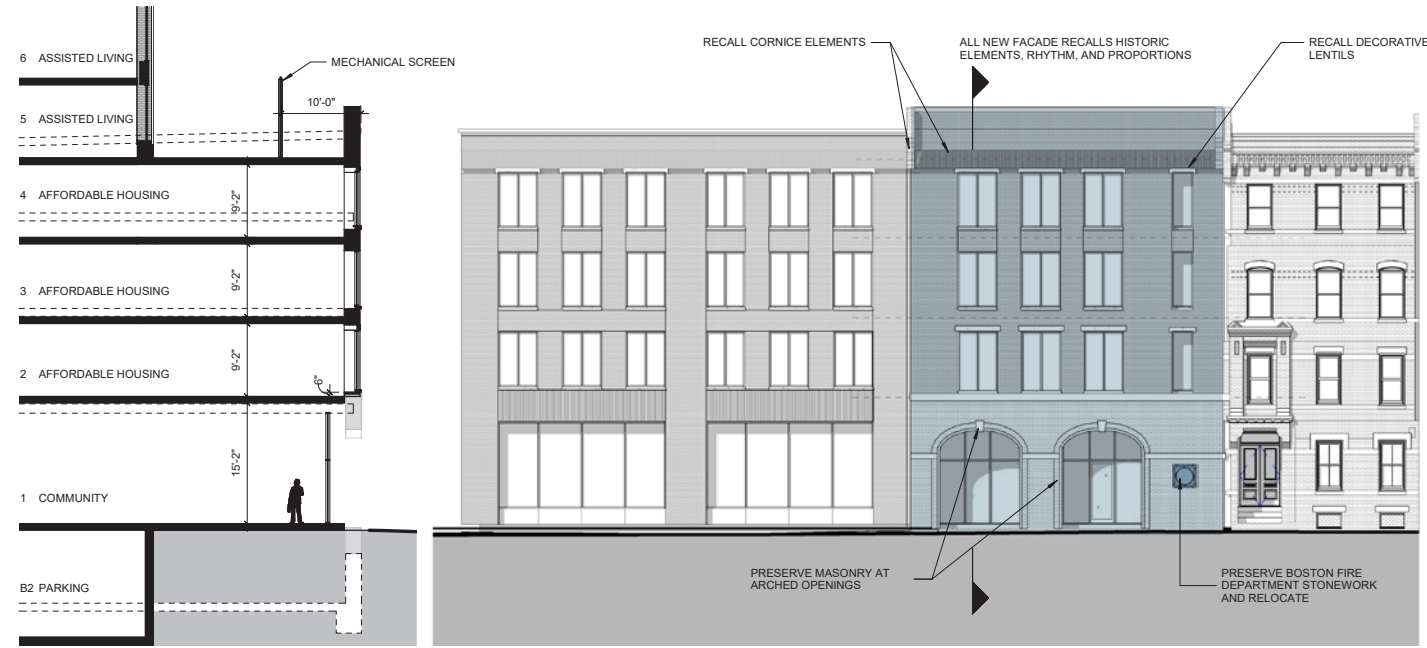
- Interior heavily modified, existing structure does not meet fire resistance standards required by new Type 1 high-rise building.

FOUNDATION ISSUES

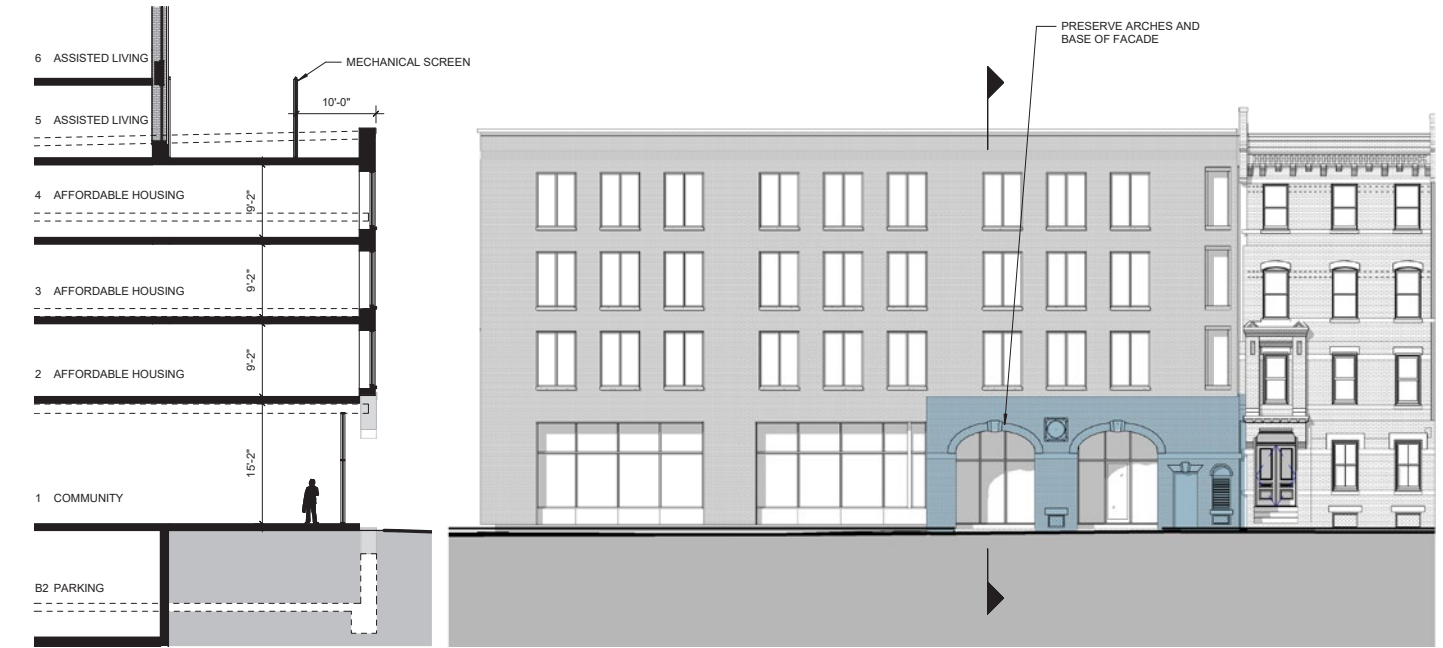
- Existing wood piles deteriorated, cracking visible on facade.
- Basement and foundations of new senior care building require excavation of most of building footprint.



4 Appleton Design Evaluation



Design Proposal - Construct New in the Spirit of the Old



Alternative Analysis 1: Preserve or Reconstruct Existing Arches



Alternative Analysis 2: All New Facade



Alternative Analysis 3: Preserve Historic Facade

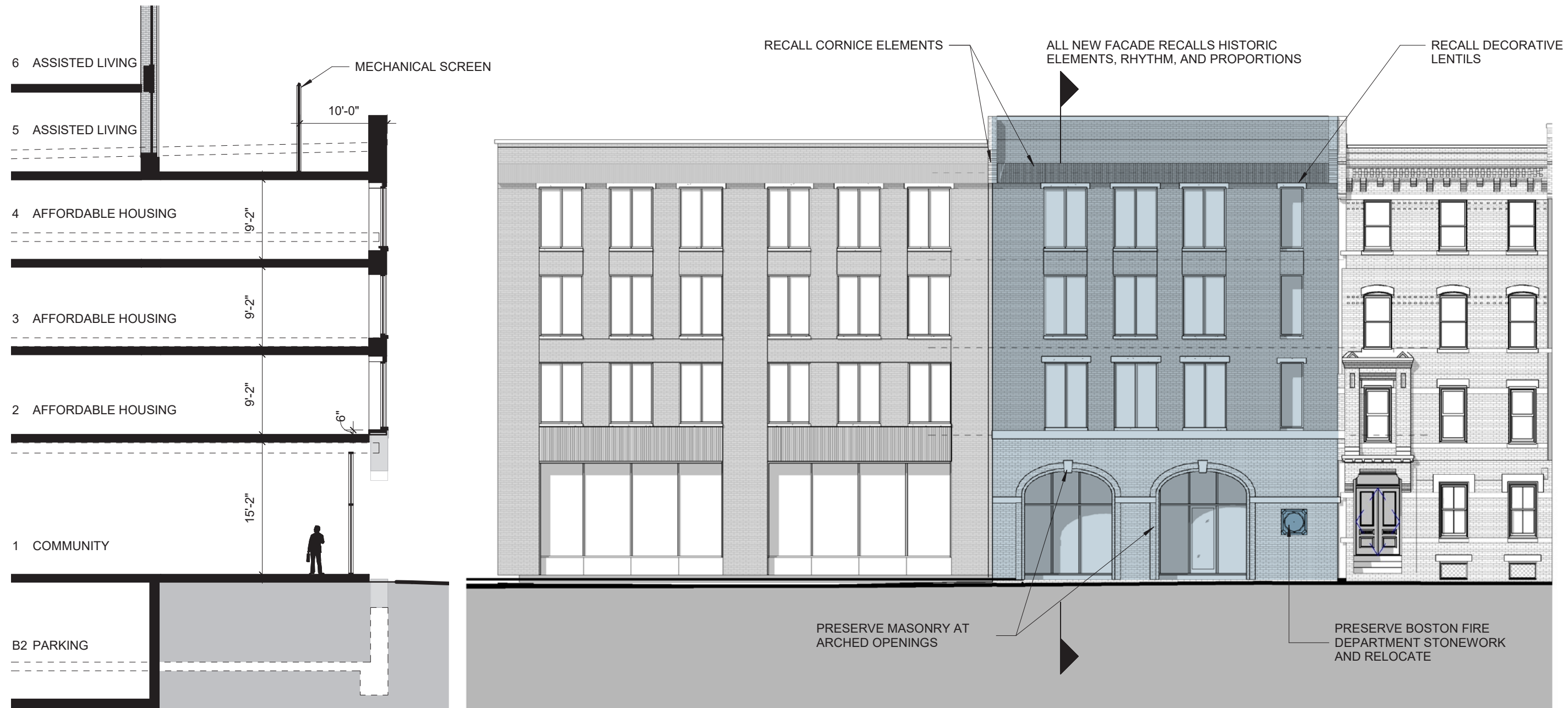
4 Appleton Section and Elevation

New Construction Diagram with Existing Conditions



4 Appleton Section and Elevation

New Facade Using Existing Elements and Proportions Interpreted from Original









Nov 2020 Presentation