
I. Historic Analysis



I. Squash Building



View looking east on Newbury Street



I. Squash Building



View looking North on Newbury Street



I. Squash Building



View looking West on Newbury Street



I. Squash Building



View looking West on Newbury Street



TRINITY
FINANCIAL

I. Squash Building



View looking North at Alley between Room and Board (on right) and Squash Building (on left)

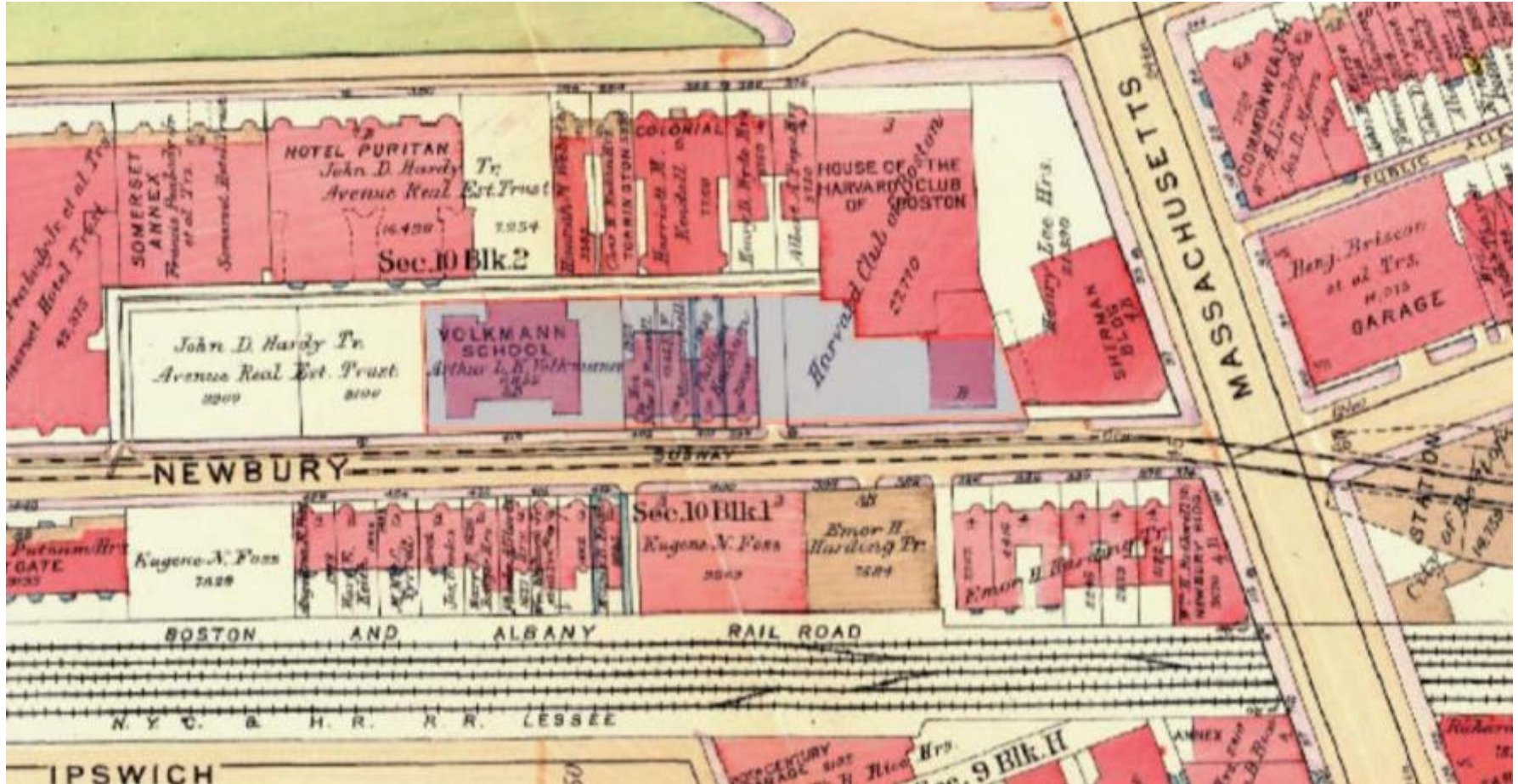


I. Squash Building Chronology

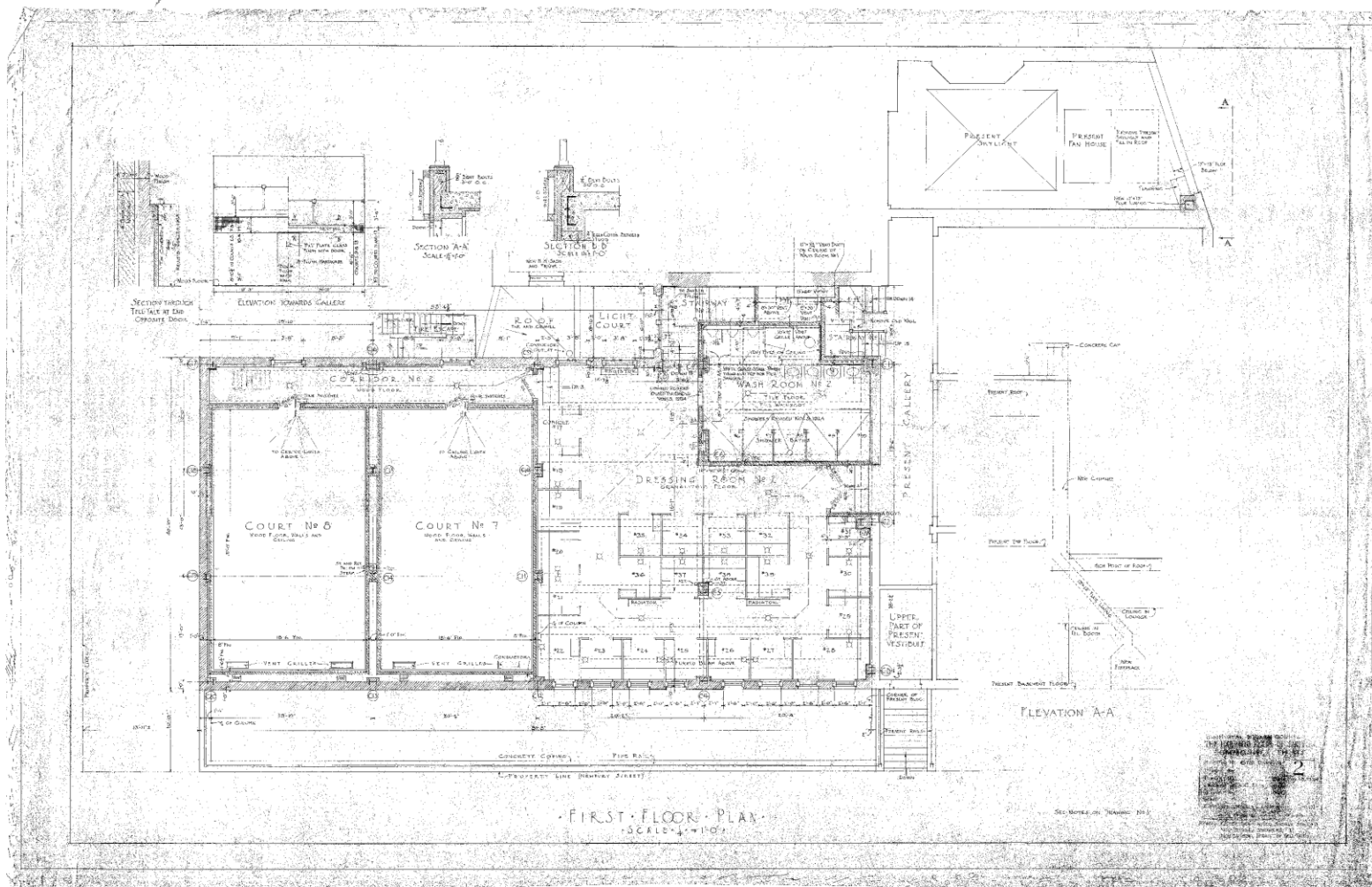
- Main Harvard Clubhouse at 374 Commonwealth Avenue built in 1913, designed by Parker, Thomas & Rice.
- Club expanded to the rear in 1924
- Addition accommodated squash courts and dining room
- 1927-1965: Club began acquiring adjacent buildings
 - 376 to 380 Commonwealth
 - 5 buildings on North side of Newbury Street
 - Newbury Street buildings were demolished to expand the Club's rear parking lot



I. Historic Documents

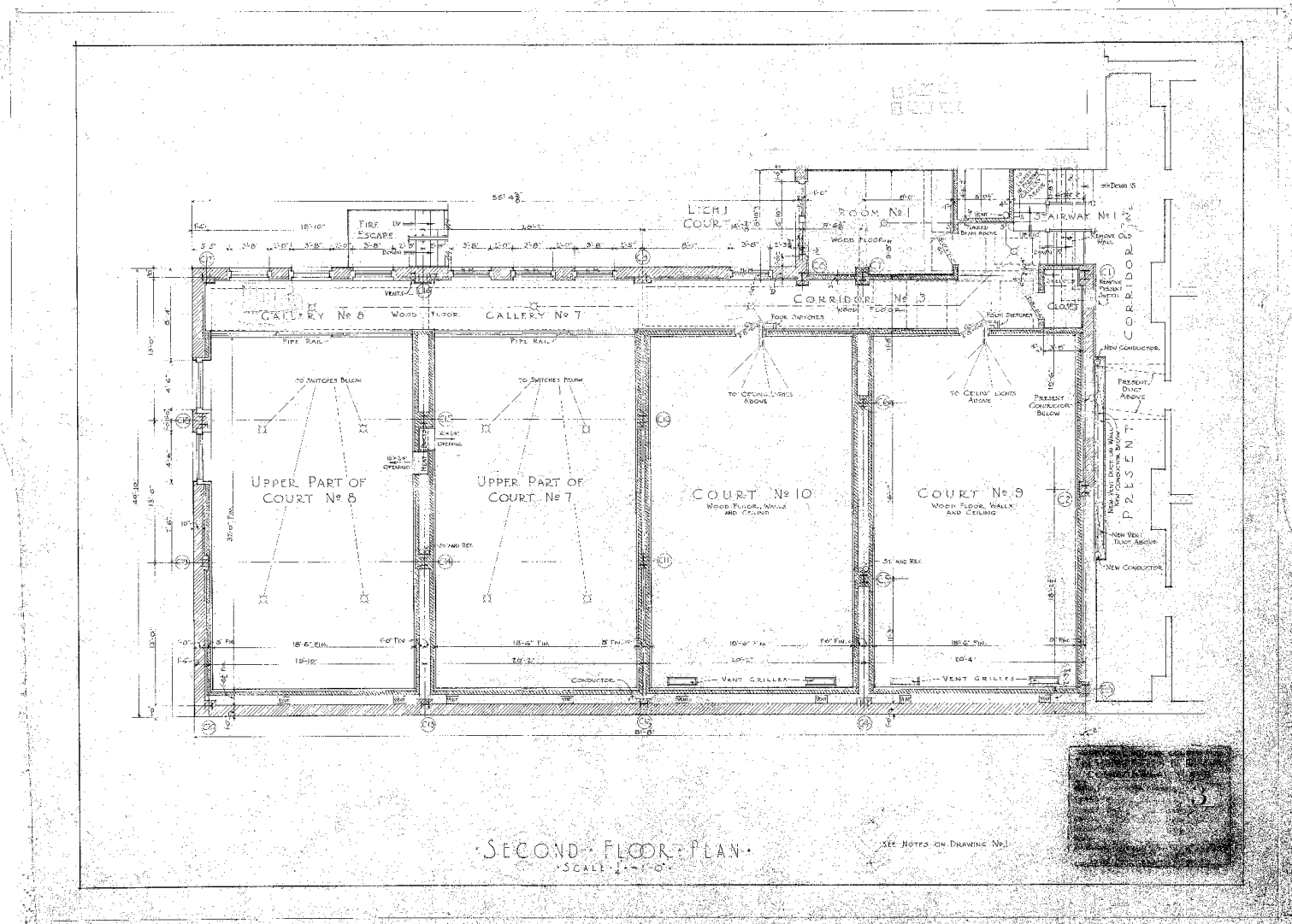


I. Historic Documents

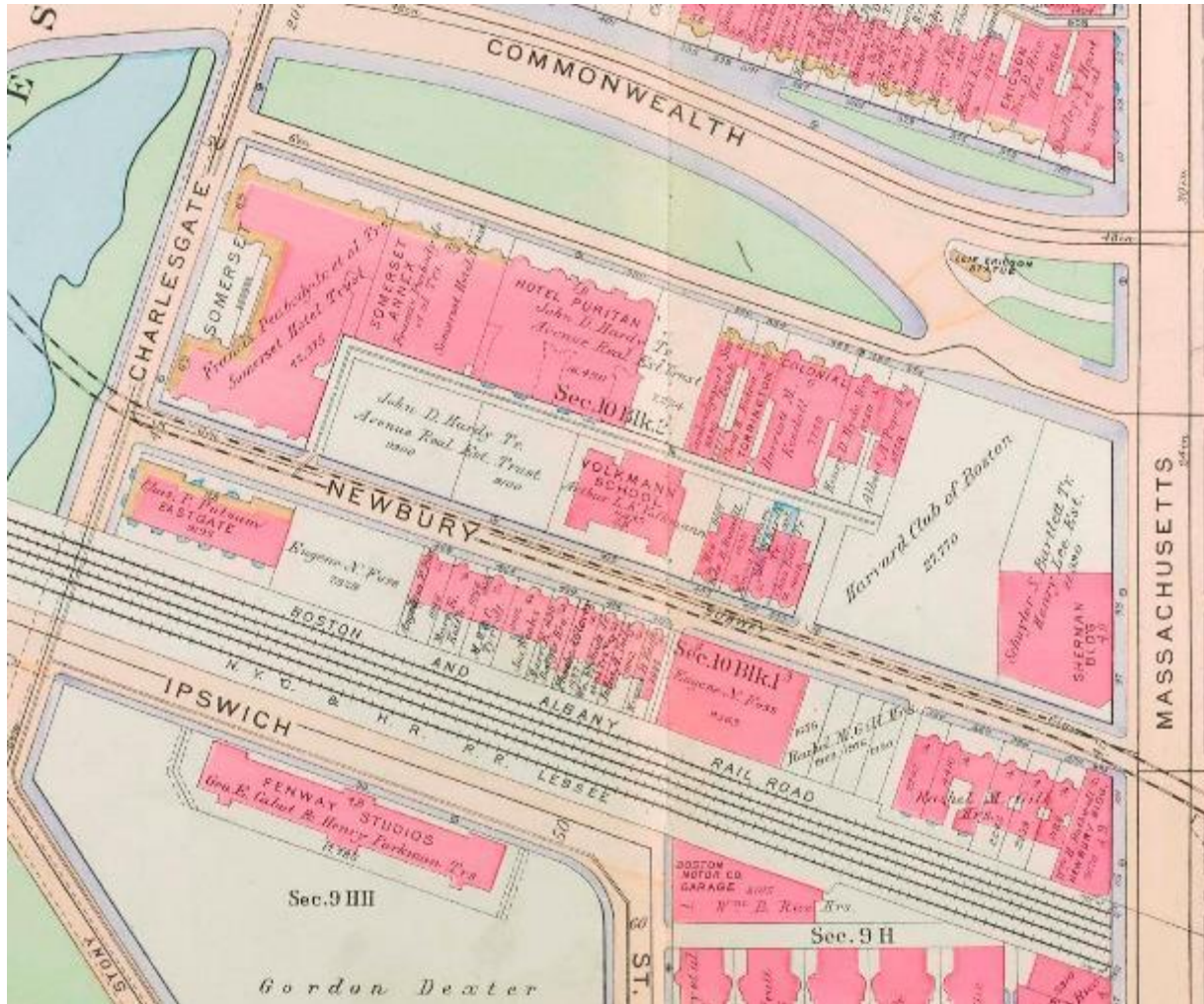


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I. Historic Documents



CONTEXTUAL CONDITIONS, 1912



Bromley Map, 1912

HARVARD CLUB DEVELOPMENT

415 Newbury Street, Boston, MA 02115

03.04.2020

CONTEXTUAL CONDITIONS, 1912



Newbury Street, looking east toward Massachusetts Ave. from Charlesgate East, 1912. Hotel Somerset (extant) to left; Eastgate Building (demolished) to right.

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CONTEXTUAL CONDITIONS, 1912



Newbury Street looking southeast from Charlesgate East, 1912. Hotel Somerset (extant) to left; Eastgate Apartments (demolished) center; Fenway Studios (extant) to right.

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CONTEXTUAL CONDITIONS, 1912



Newbury Street looking east from Charlesgate East toward Massachusetts Ave., 1912. Hotel Somerset (extant) to left; all other buildings demolished.

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CONTEXTUAL CONDITIONS, 1912



Newbury Street looking southeast from Charlesgate East, 1912. Volkmann School (demolished) center left. Rear of Sherman Building (extant, present Room & Board) at center horizon.

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CONTEXTUAL CONDITIONS, 1912

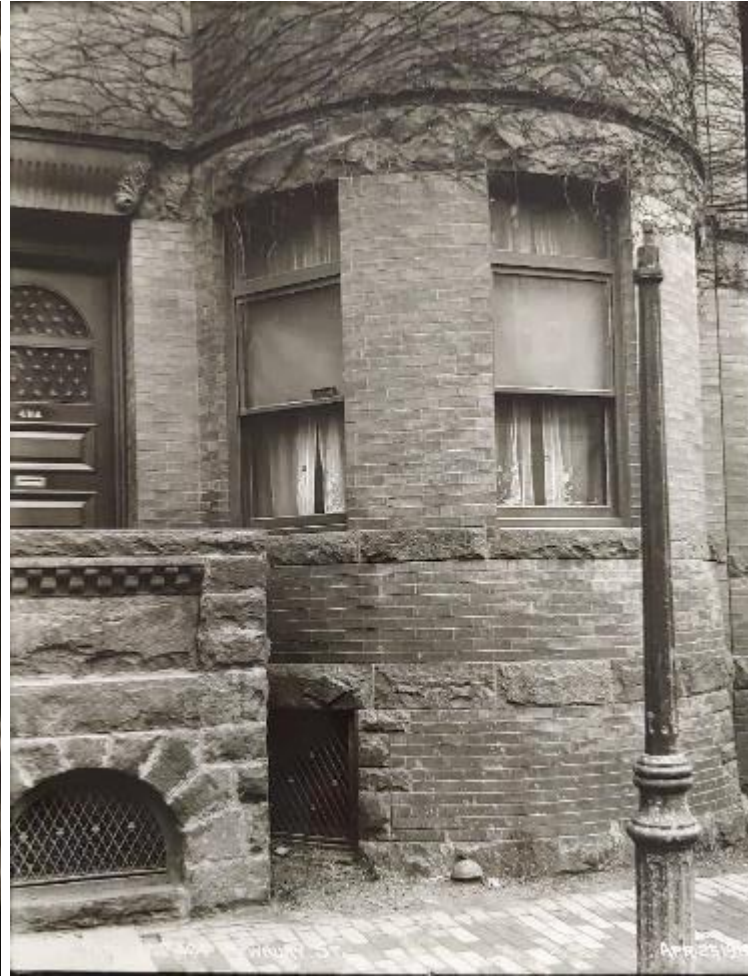


Newbury Street looking east from Charlesgate East, 1912. Hotel Somerset (extant) to far left; Volkmann School (demolished) center; all buildings to right demolished.

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CONTEXTUAL CONDITIONS, 1912



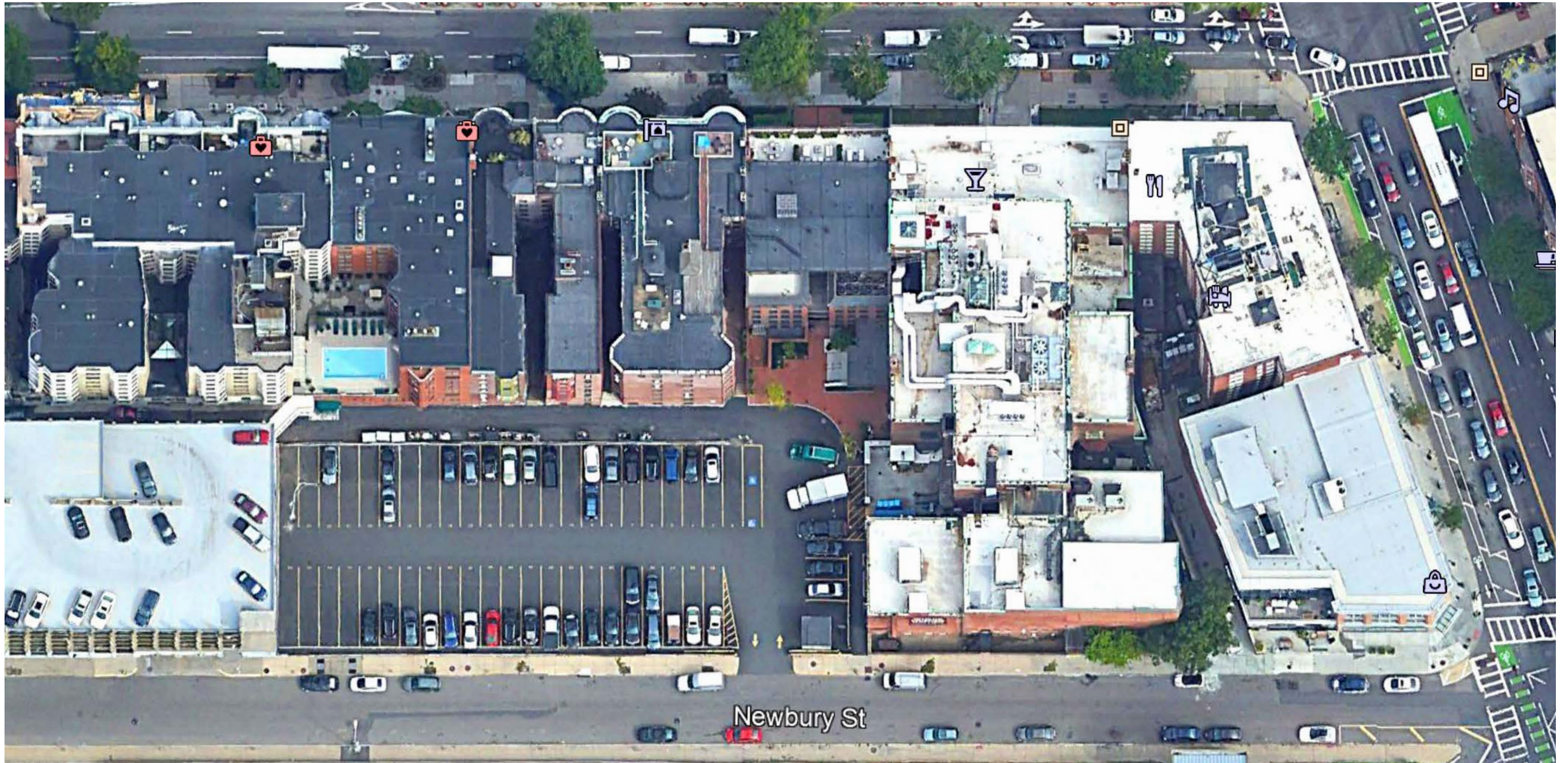
Left:
Demolished buildings on south side of Newbury Street block between Massachusetts Ave. and Charlesgate East (view direction southeast).

Right:
424 Newbury Street (detail; demolished) 1912. View direction north.

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BBAC PRESENTATION EXISTING SITE PLAN



HARVARD CLUB DEVELOPMENT
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BBAC PRESENTATION EXISTING ELEVATION



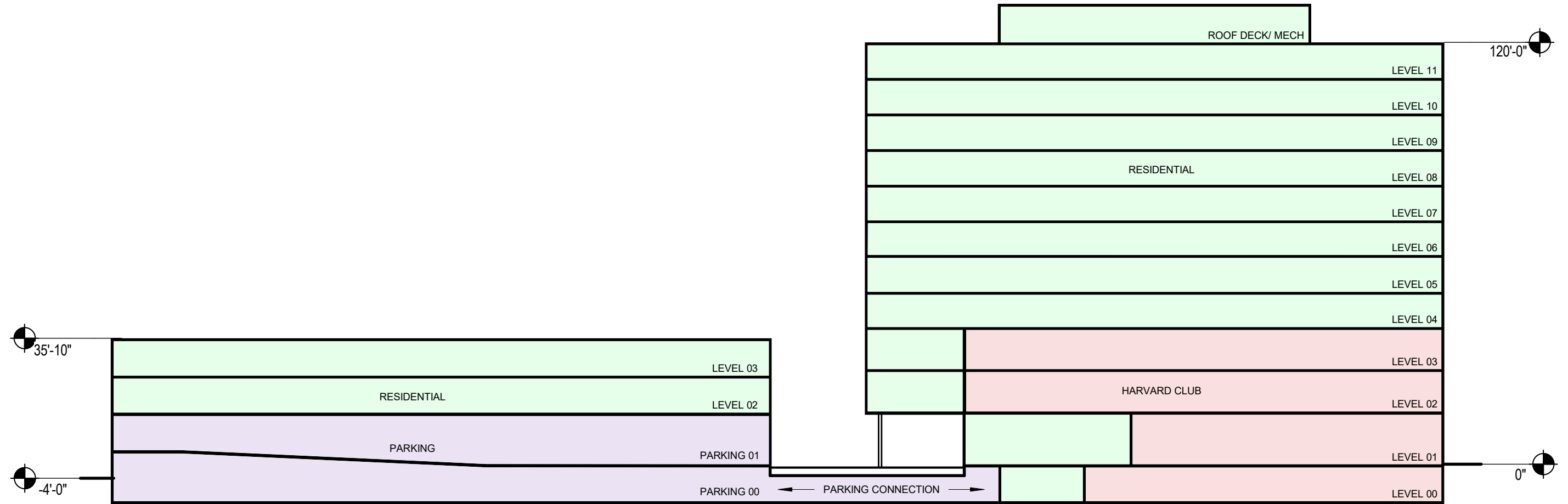
BBAC PRESENTATION PROPOSED NEWBURY STREET FRONTAGE & SITE RENDERING



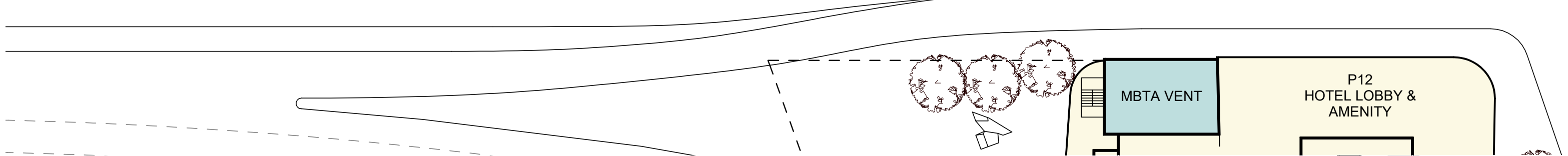
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BBAC PRESENTATION PROPOSED SECTION



BBAC PRESENTATION PROPOSED SITE PLAN



BBAC PRESENTATION PROPOSED LEVEL 2 PLAN



BBAC PRESENTATION PROPOSED LEVEL 11 PLAN



BBAC PRESENTATION PROPOSED ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION
FACING ROOM & BOARD



NORTH ELEVATION



WEST ELEVATION

BBAC PRESENTATION PROPOSED NEWBURY STREET FRONTAGE & SITE RENDERING



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03.04.2020



BBAC PRESENTATION
EXISTING AND PROPOSED STREET VIEW 1



Existing



Parcel 12 and Proposed Harvard Club
Development not visible

BBAC PRESENTATION

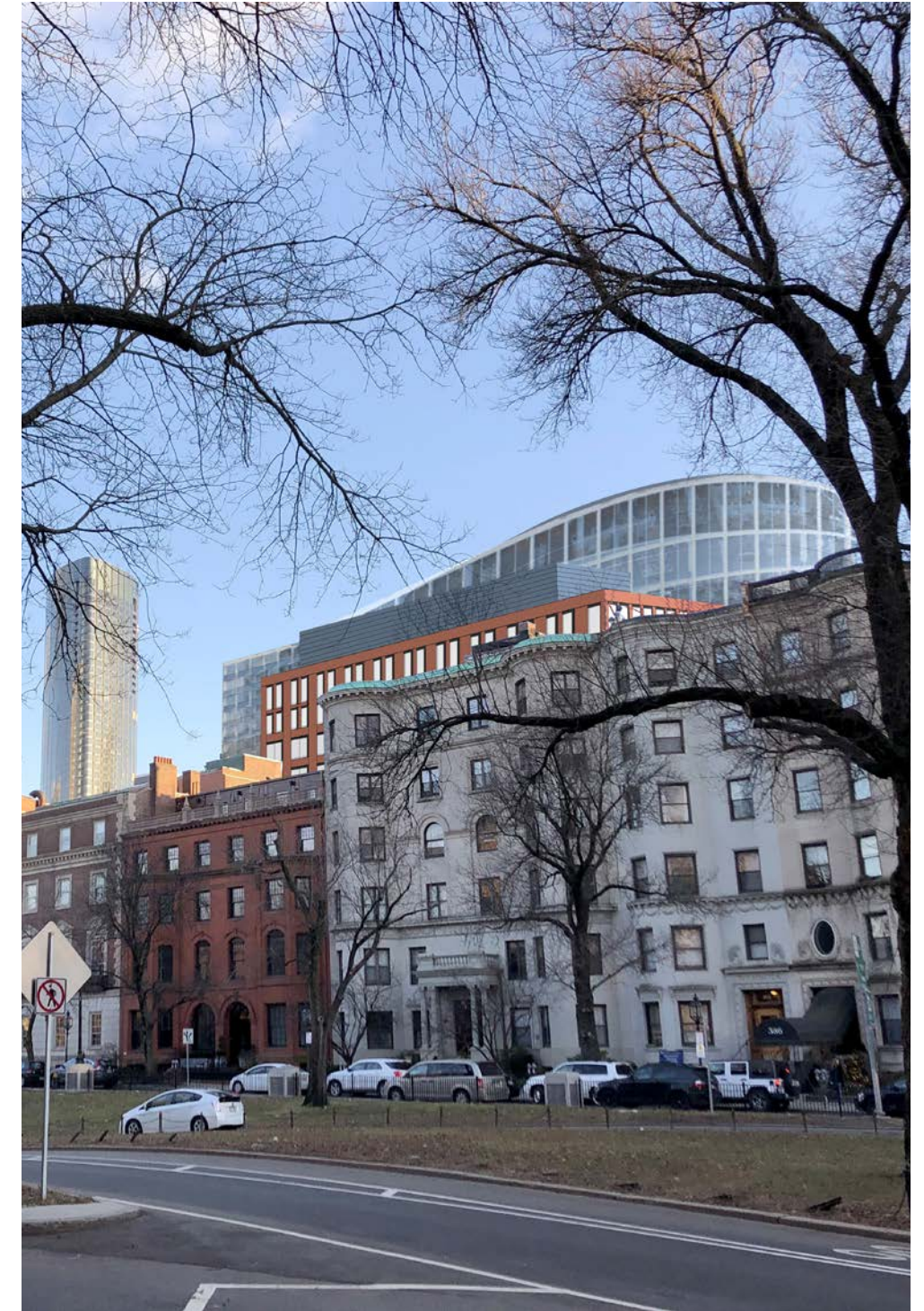
EXISTING AND PROPOSED STREET VIEW 2



Existing



Parcel 12



Proposed Harvard Club
Development

BBAC PRESENTATION
EXISTING AND PROPOSED STREET VIEW 3



Existing



Parcel 12



Proposed Harvard Club
Development

BBAC PRESENTATION
EXISTING AND PROPOSED STREET VIEW 4



Existing



Parcel 12
Proposed Harvard Club Development not visible

BBAC PRESENTATION EXISTING AND PROPOSED STREET VIEW 5



Existing



Parcel 12
Proposed Harvard Club Development not visible

BBAC PRESENTATION EXISTING AND PROPOSED STREET VIEW 6



Existing

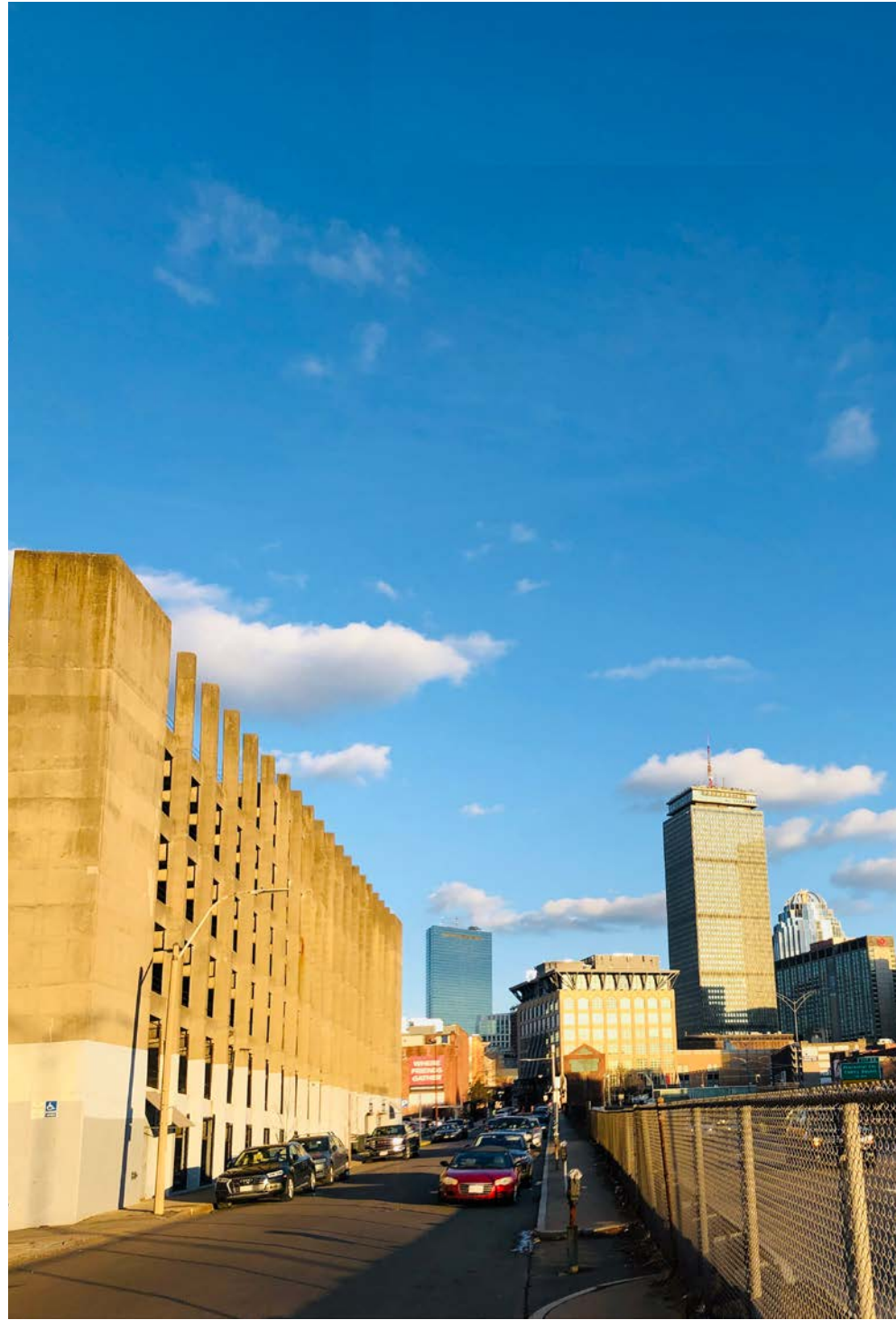


Parcel 12

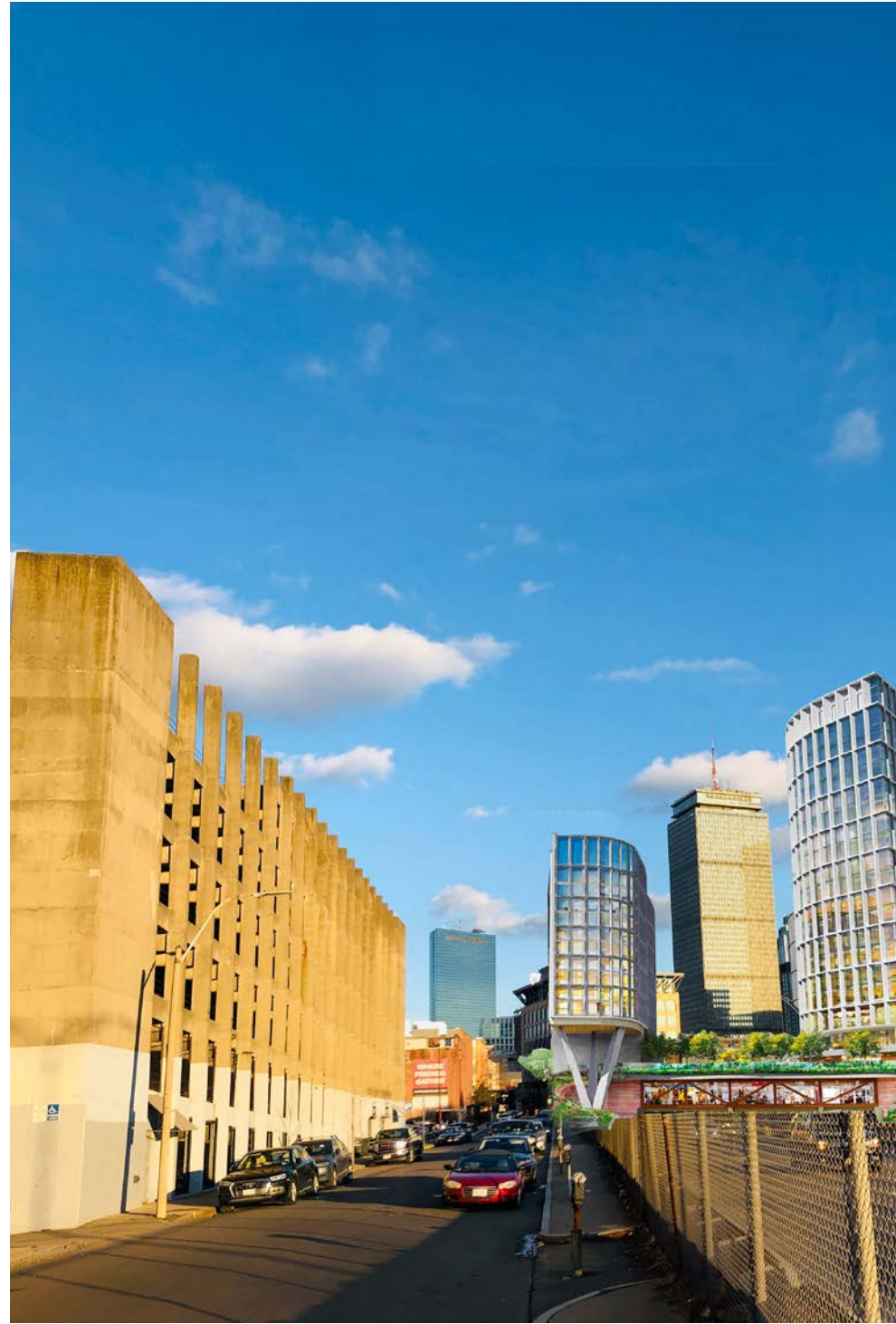


Proposed Harvard Club
Development

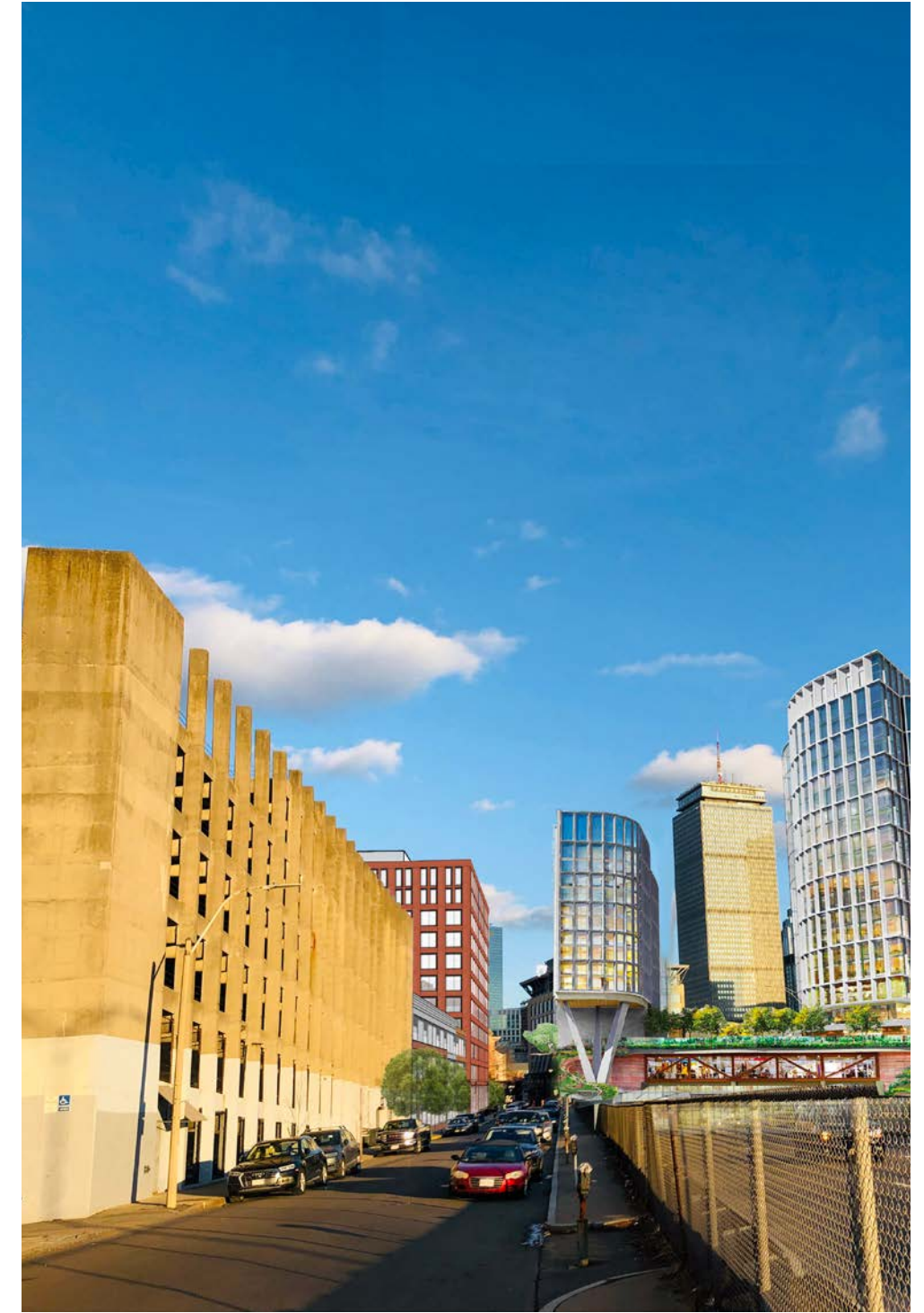
BBAC PRESENTATION
EXISTING AND PROPOSED STREET VIEW 7



Existing



Parcel 12

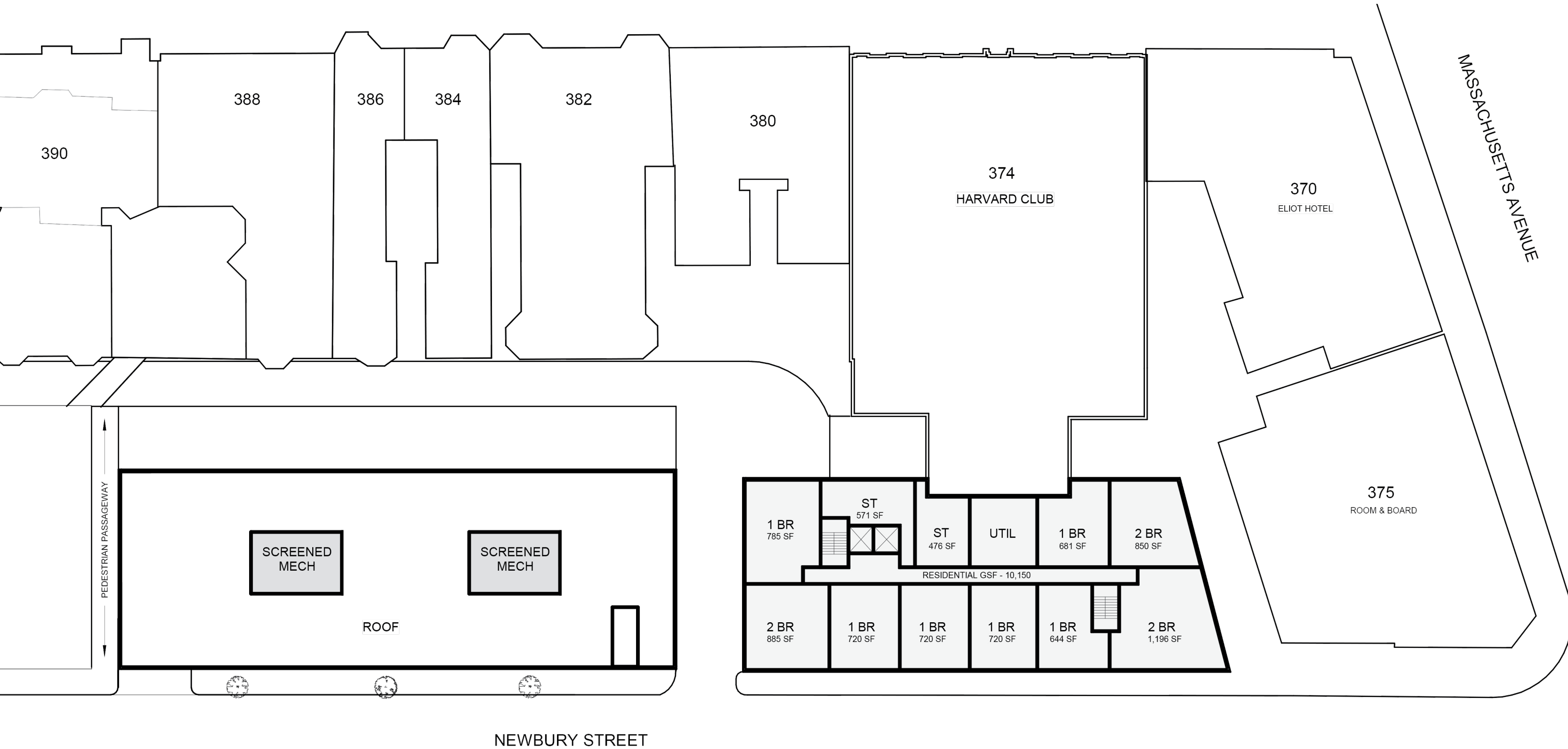


Proposed Harvard Club
Development

BBAC PRESENTATION PROPOSED LEVEL 3 PLAN



BBAC PRESENTATION PROPOSED LEVEL 4-6 PLAN



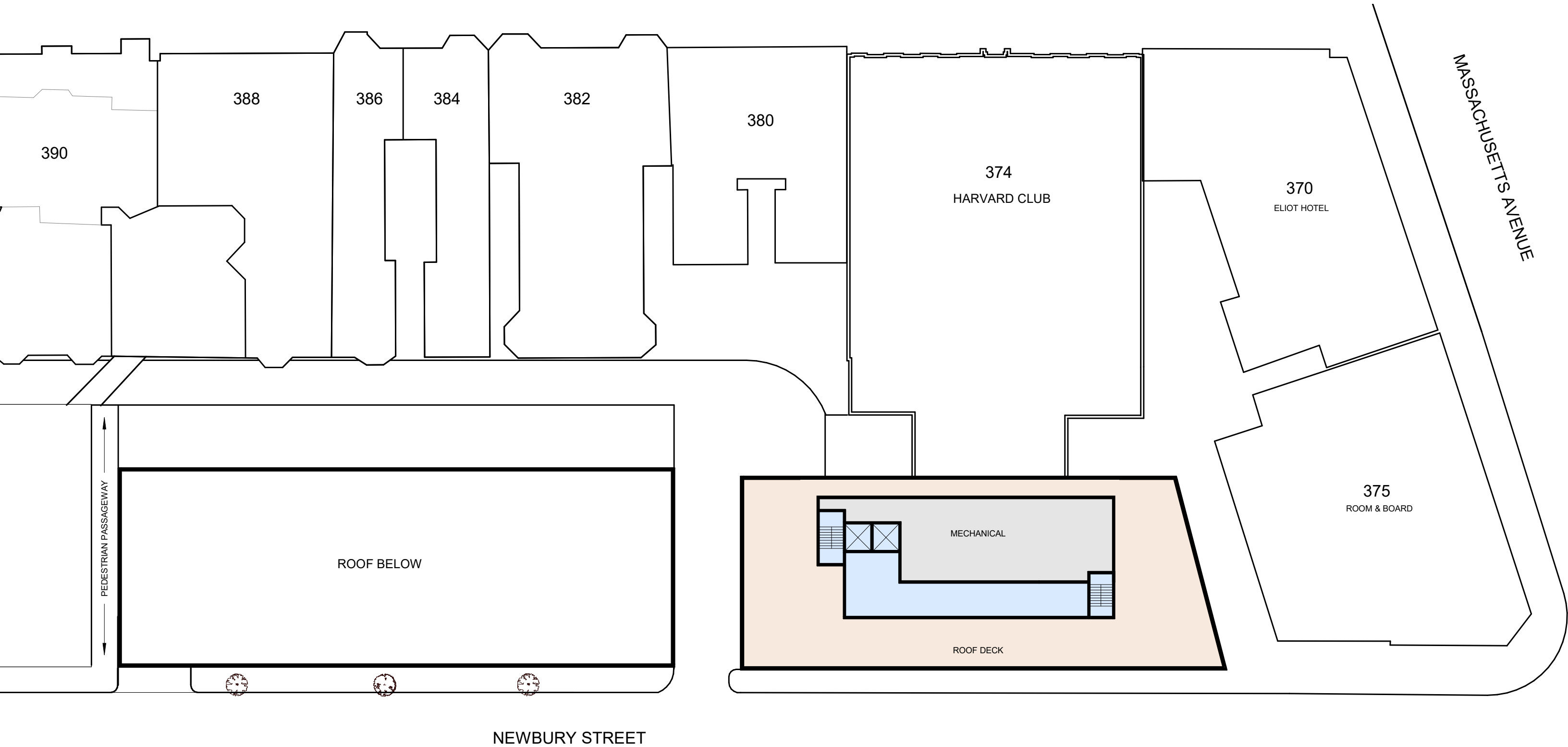
BBAC PRESENTATION PROPOSED LEVEL 7-10 PLAN



BBAC PRESENTATION PROPOSED LEVEL 11 PLAN



BBAC PRESENTATION PROPOSED ROOF PLAN



BBAC PRESENTATION FACADE MATERIAL PRECEDENTS



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