

JULY 19, 2024 Design Update

HARVARD CHABAD

Longwood Medical Area Student and Hospitality Center

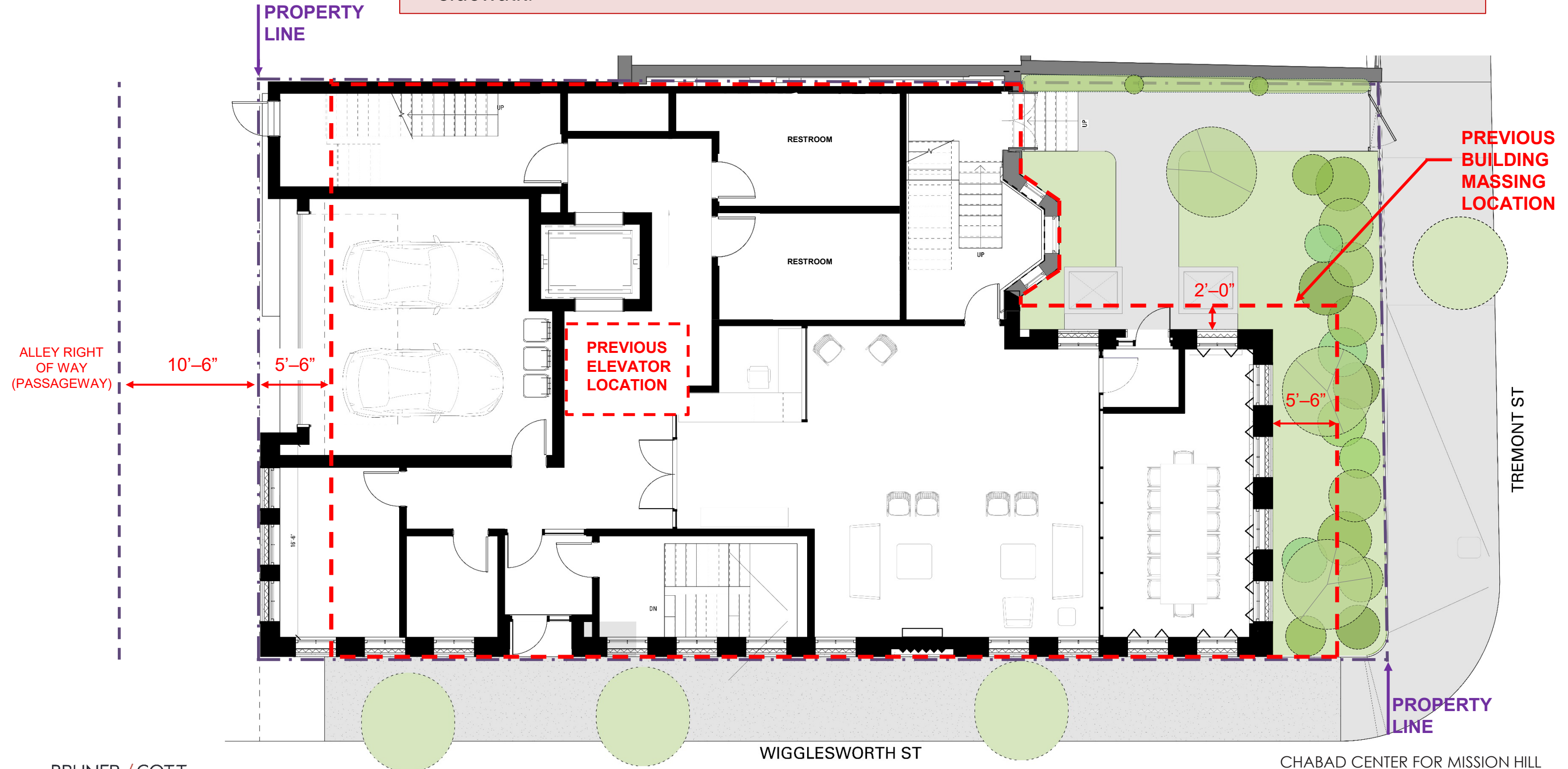
1617 – 1615 Tremont Street, Boston

- The revised building mass provides an additional setback for the entire facade along Tremont an additional 5'-6" from Tremont Street sidewalk to directly address comments that increase the front yard setback and provides a landscape buffer from the sidewalk along Tremont Street.
- To directly respond to building mass concerns raised by staff, the current proposal reflects moving the east wall of building mass in by an additional 2'-0" to narrow the massing, widen the width of the front yard of 1615, and creates spatial and visual relief between the two buildings.
- BLC staff suggested the design incorporate a vegetated landscape and ornamental fence consistent with neighborhood examples to better relate to the Tremont Street rowhouses. This design consideration was explored and accepted by the applicant's architect. The current proposal reflects an ornamental metal fence in front of a deeper front yard setback of Tremont Street sidewalk.
- To directly address issues raised regarding the visibility of the elevator from Wigglesworth the current proposal revises the location of the elevator to be further away from Wigglesworth to greatly reduce visibility from the sidewalk.
- The north side of the fourth-floor roof is revised to a hipped roof and dormer configuration along the alley façade to reduce scale and minimize the visibility from the sidewalk.
- To directly address issues raised regarding the window alignments and sizes, the current proposal has revised the size, proportion, and location of window heads, sills, and mullions to reflect adjacent datums with rowhouses along Tremont Street. In addition to window locations, the masonry detailing has been revised to reflect masonry headers and sills that pick up on the pronounced architectural window surrounds.

Design Revisions

JULY 19, 2024

- The entire building mass is setback an additional **5' - 6"** from Tremont Street to increase the front yard setback and landscape buffer from the sidewalk along Tremont Street.
- Relocated the east wall of building mass an additional **2'-0"** to narrow the massing, widen the width of front yard of 1615, and create spatial and visual relief between the two facades.
- Revised the location of the elevator away from Wigglesworth to greatly reduce visibility from the sidewalk.



Chabad Center New Construction

View along Tremont Street **Proposed Design (July 19, 2024)**

Reduced width of massing to provide wider front yard



Increased wall length to provide more generous buffer from bay windows

Greatly increased distance of the step back from Tremont Street. Increasing the size front yard lawn, landscaped buffer.

Chabad Center New Construction

View along Tremont Street Previous Design (April 4, 2024)



Chabad Center New Construction

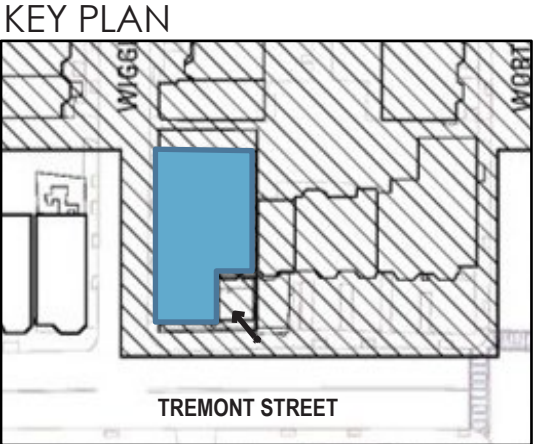
View from Tremont Street (Looking West)



Proposed Design (July 19, 2024)



Previous Design (April 4, 2024)



Chabad Center New Construction

View along Tremont Street **Proposed Design (July 19, 2024)**



Reduced width of massing to provide wider front yard

Increased wall length to provide more generous buffer from bay windows

Doubled distance of the step back from Tremont Street. Increasing lawn, landscaped buffer.

Chabad Center New Construction

View along Tremont Street Previous Design (April 4, 2024)



Chabad Center New Construction

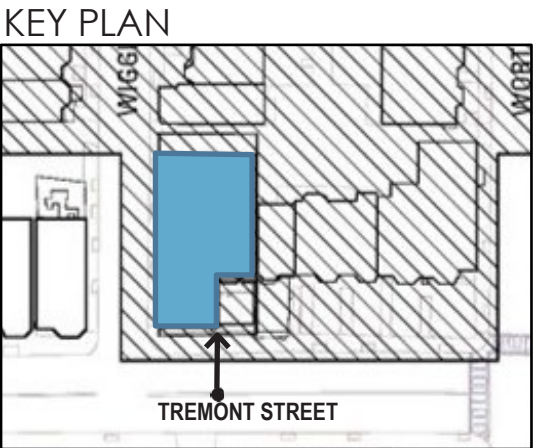
View along Tremont Street



Proposed Design (July 19, 2024)



Previous Design (April 4, 2024)



CHABAD CENTER FOR MISSION HILL
 1617-1615 Tremont Street
 July 19, 2024

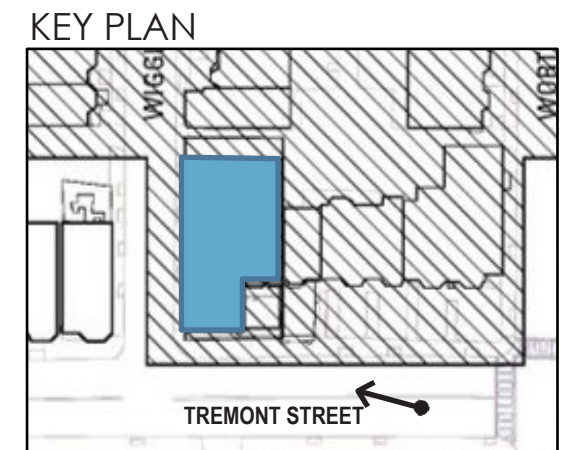
Chabad Center New Construction

View from Tremont Street (Looking West) **Proposed Design (July 19, 2024)**

Repositioned elevator to greatly reduce visibility.



Doubled distance of the step back from Tremont Street. Increasing lawn, landscaped buffer.

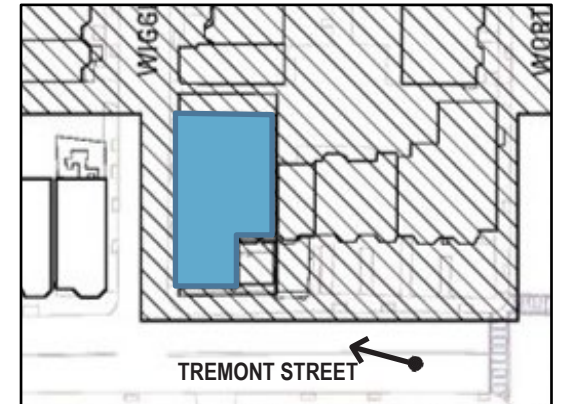


Chabad Center New Construction

View from Tremont Street (Looking West) Previous Design (April 4, 2024)



KEY PLAN



Chabad Center New Construction

View from Tremont Street (Looking West)

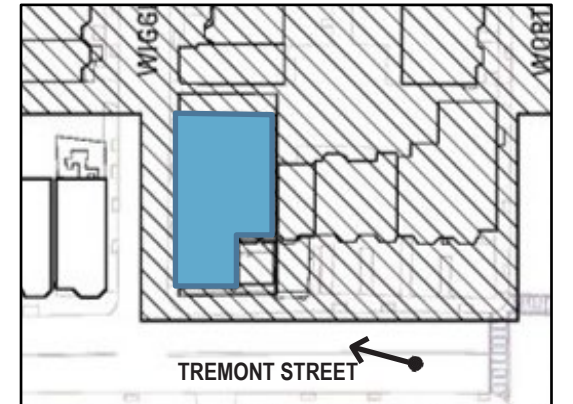


Previous Design (April 4, 2024)



Proposed Design (July 19, 2024)

KEY PLAN



Chabad Center New Construction – Previous Design (April 4, 2024)

Tremont Elevation



Chabad Center New Construction – Previous Design (April 4, 2024)

Tremont Elevation



Reduced width of massing to provide buffer between rowhouse and new construction.

Chabad Center New Construction – Previous Design (April 4, 2024)

Tremont Elevation



Chabad Center New Construction – Proposed Design (July 19, 2024)

Tremont Elevation



Reduced width of massing to widen to provide buffer between rowhouse and new construction.

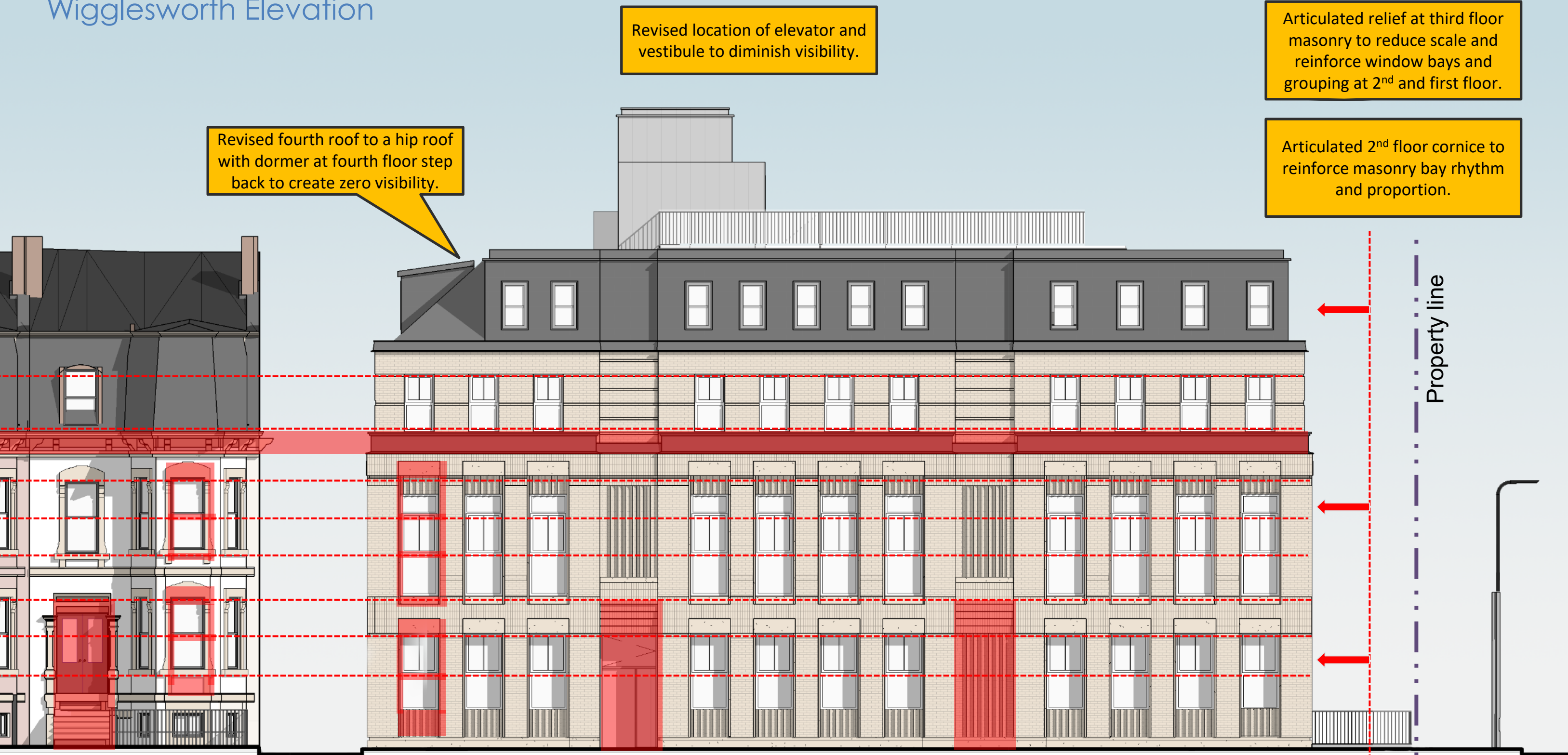
Chabad Center New Construction – Previous Design (April 4, 2024)

Wigglesworth Elevation



Chabad Center New Construction – Proposed Design (July 19, 2024)

Wigglesworth Elevation



Revised location of elevator and vestibule to diminish visibility.

Revised fourth roof to a hip roof with dormer at fourth floor step back to create zero visibility.

Articulated relief at third floor masonry to reduce scale and reinforce window bays and grouping at 2nd and first floor.

Articulated 2nd floor cornice to reinforce masonry bay rhythm and proportion.

Property line

Revised window proportions and mullion locations at first and second floor to reflect more balanced proportions of adjacent row houses.

Doubled distance of the step back from Tremont Street. Increasing lawn, landscaped buffer.

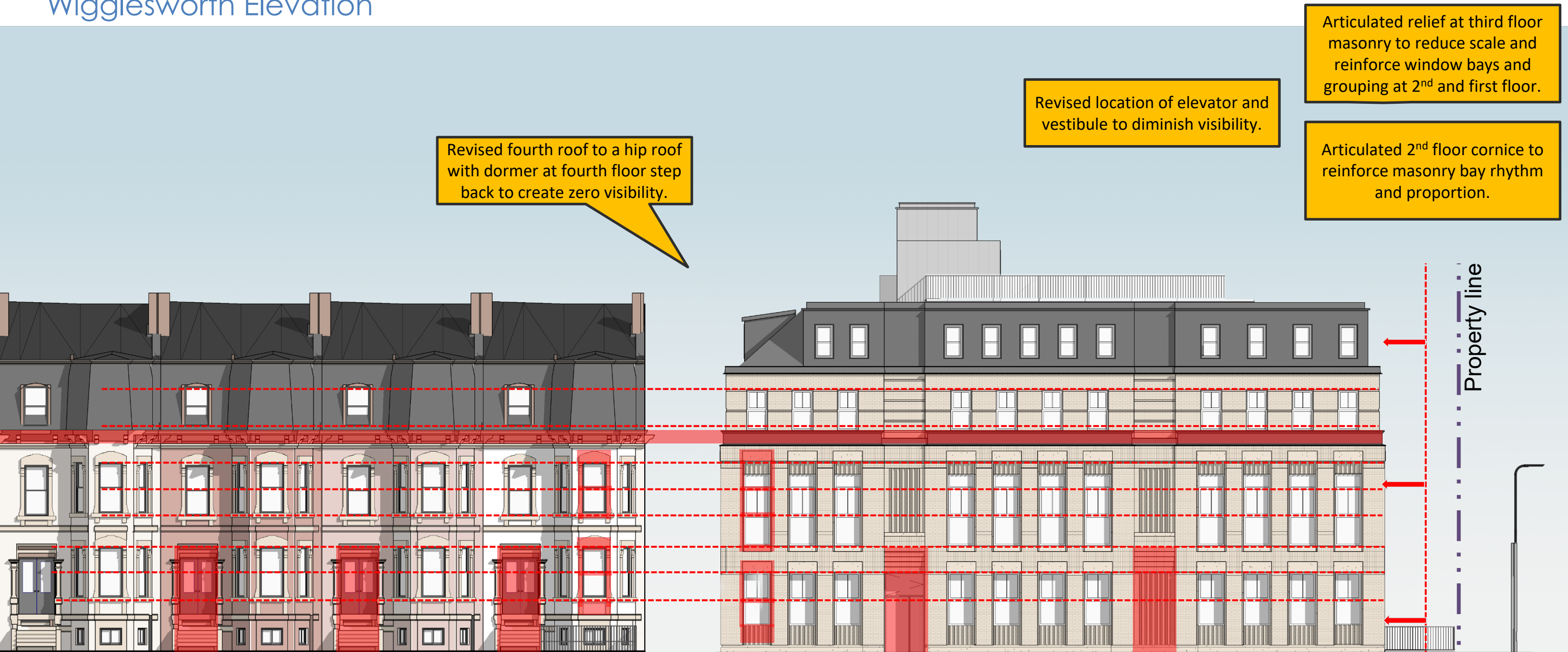
Chabad Center New Construction – Previous Design (April 4, 2024)

Wigglesworth Elevation



Chabad Center New Construction – Proposed Design (July 19, 2024)

Wigglesworth Elevation



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Doubled distance of the step back from Tremont Street. Increasing lawn, landscaped buffer.

Chabad Center New Construction

View along Wigglesworth Street **Proposed Design (July 19, 2024)**

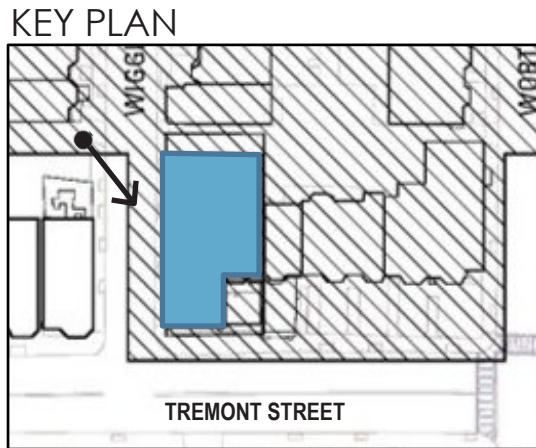


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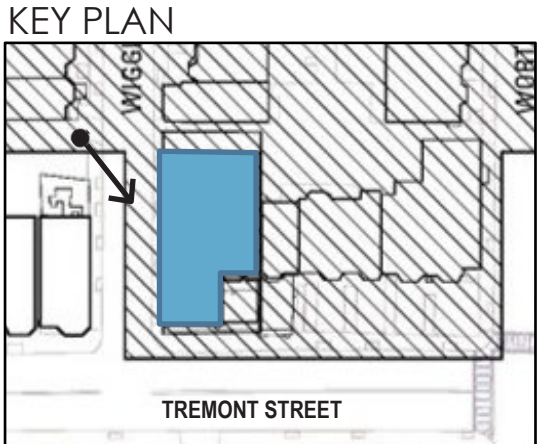
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Chabad Center New Construction

View along Wigglesworth Street Previous Design (April 4, 2024)

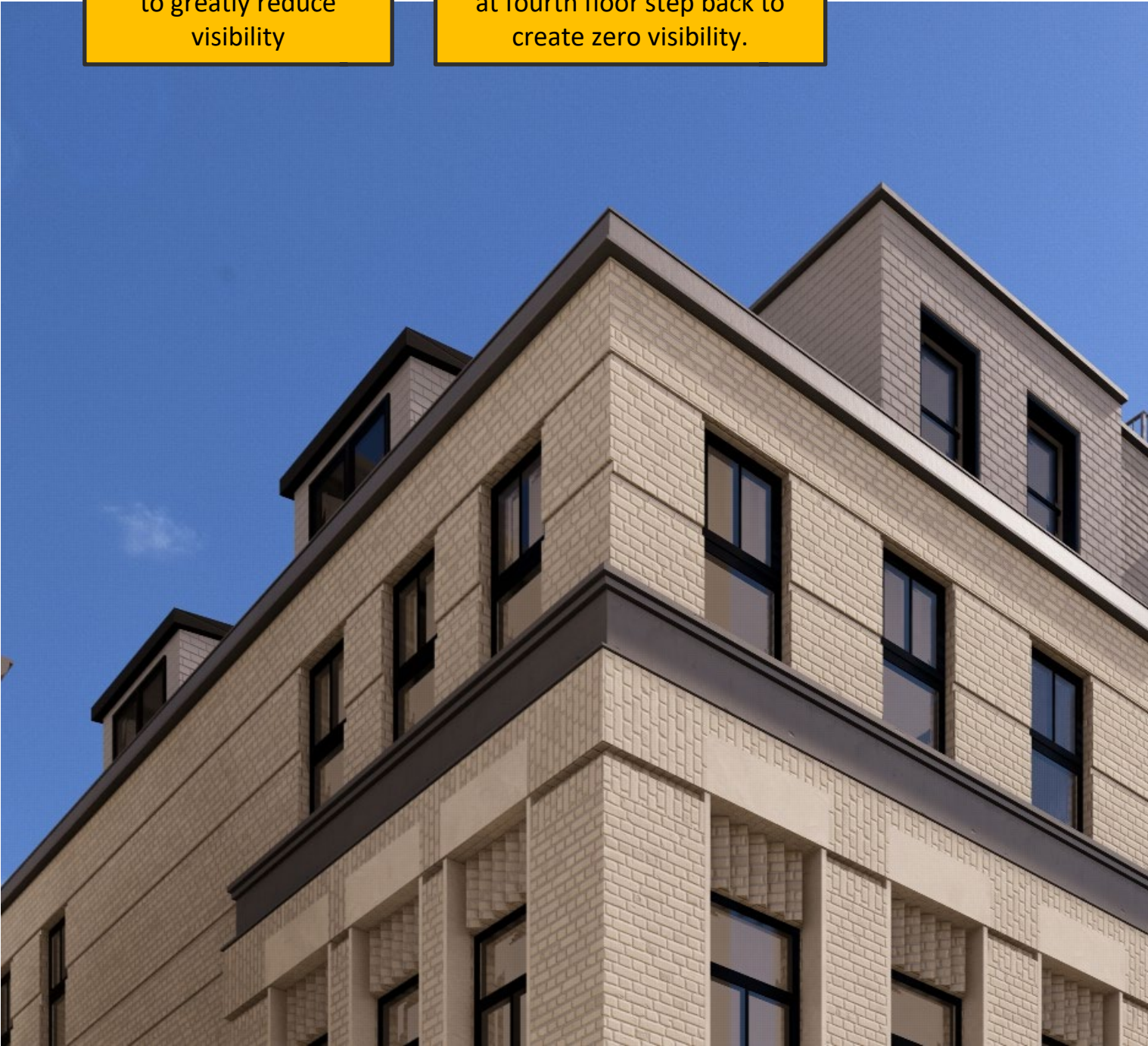


Chabad Center New Construction

View of Massing Setback and introduction of hip roof and dormers

Revised position of the elevator and vestibule to greatly reduce visibility

Revised fourth massing and roof to a hip roof with dormer at fourth floor step back to create zero visibility.



Proposed Design (July 19, 2024)



Previous Design (April 4, 2024)

Chabad Center New Construction

View along Wigglesworth Street

Revised position of the elevator and vestibule to greatly reduce visibility

Revised fourth massing and roof to a hip roof with dormer at fourth floor step back to create zero visibility.

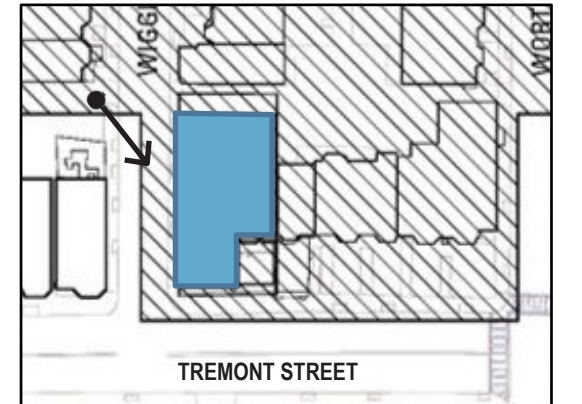


Proposed Design (July 19, 2024)



Previous Design (April 4, 2024)

KEY PLAN



Chabad Center New Construction

View along Wigglesworth Street (Looking South)

Proposed Design (July 19, 2024)

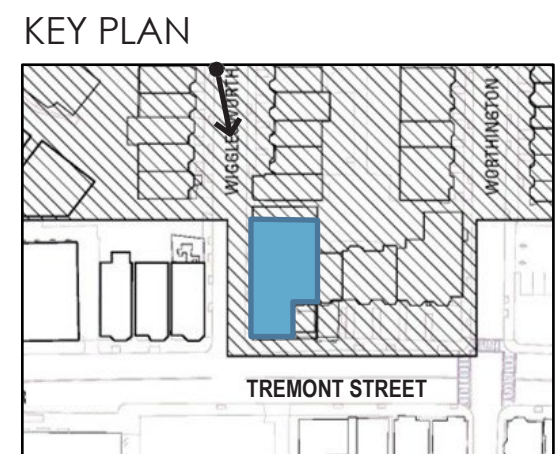


Repositioned elevator to reduce degree of visibility.

Revised fourth roof to a hip roof with dormer to reduce visibility at fourth floor step back

Articulated third floor masonry to reduce scale and reinforce window bays and grouping at 2nd and first floor.

Articulated 2nd floor cornice to reinforce masonry bay rhythm and proportion



Chabad Center New Construction

View along Wigglesworth Street (Looking South) Previous Design (April 4, 2024)



KEY PLAN



CHABAD CENTER FOR MISSION HILL
1617-1615 Tremont Street

July 19, 2024

Chabad Center New Construction

View along Wigglesworth Street (Looking South)



Previous Design (April 4, 2024)



Proposed Design (July 19, 2024)

KEY PLAN

