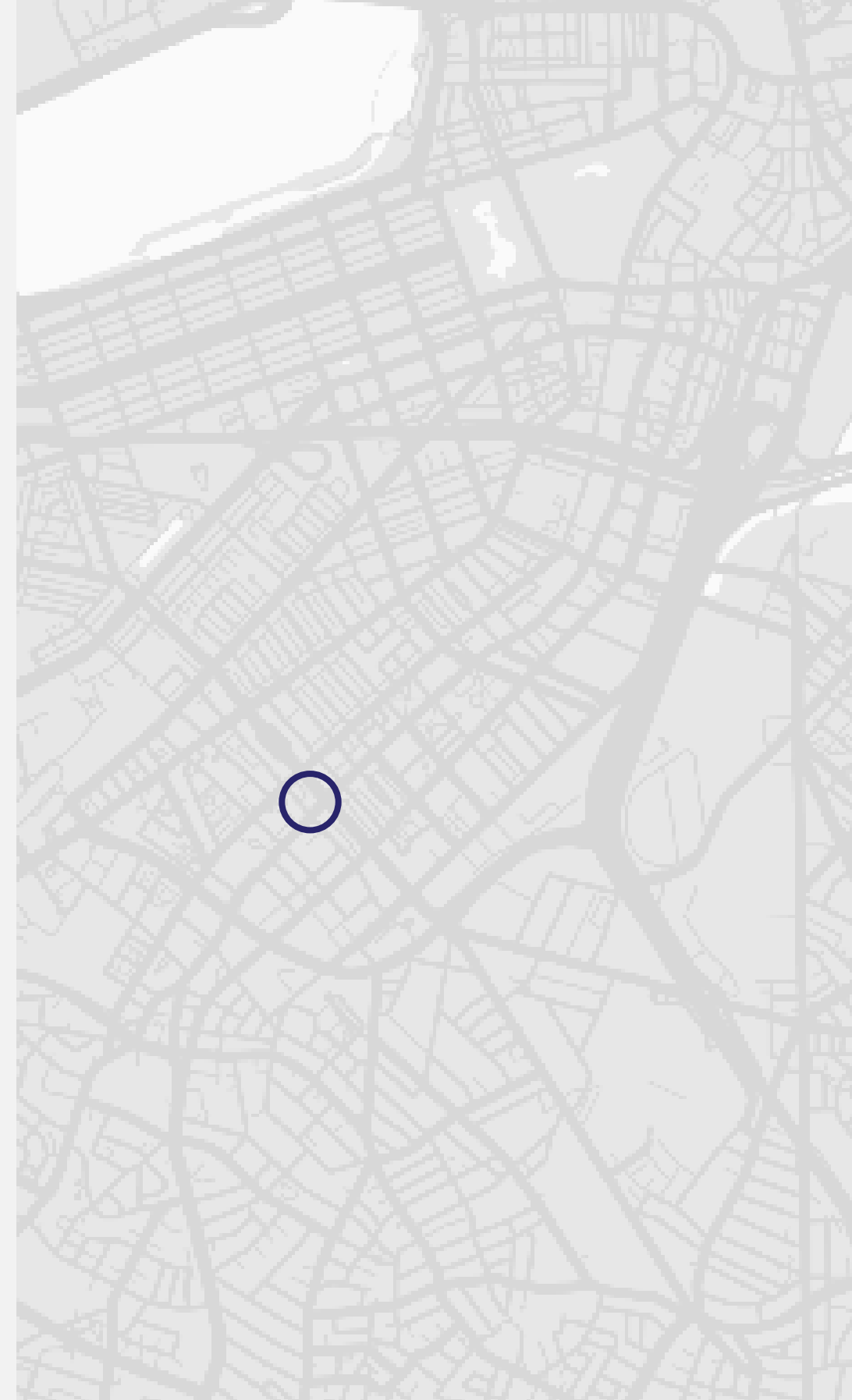


ALEXANDRA PARTNERS, LLC

ADVISORY SELDC PRESENTATION

1759-1769 WASHINGTON ST

BOSTON MA



EMBARC

MARCH 4, 2025

Project Team

DEVELOPER

ALEXANDRA PARTNERS, LLC

ARCHITECT

EMBARC

ZONING ATTORNEY

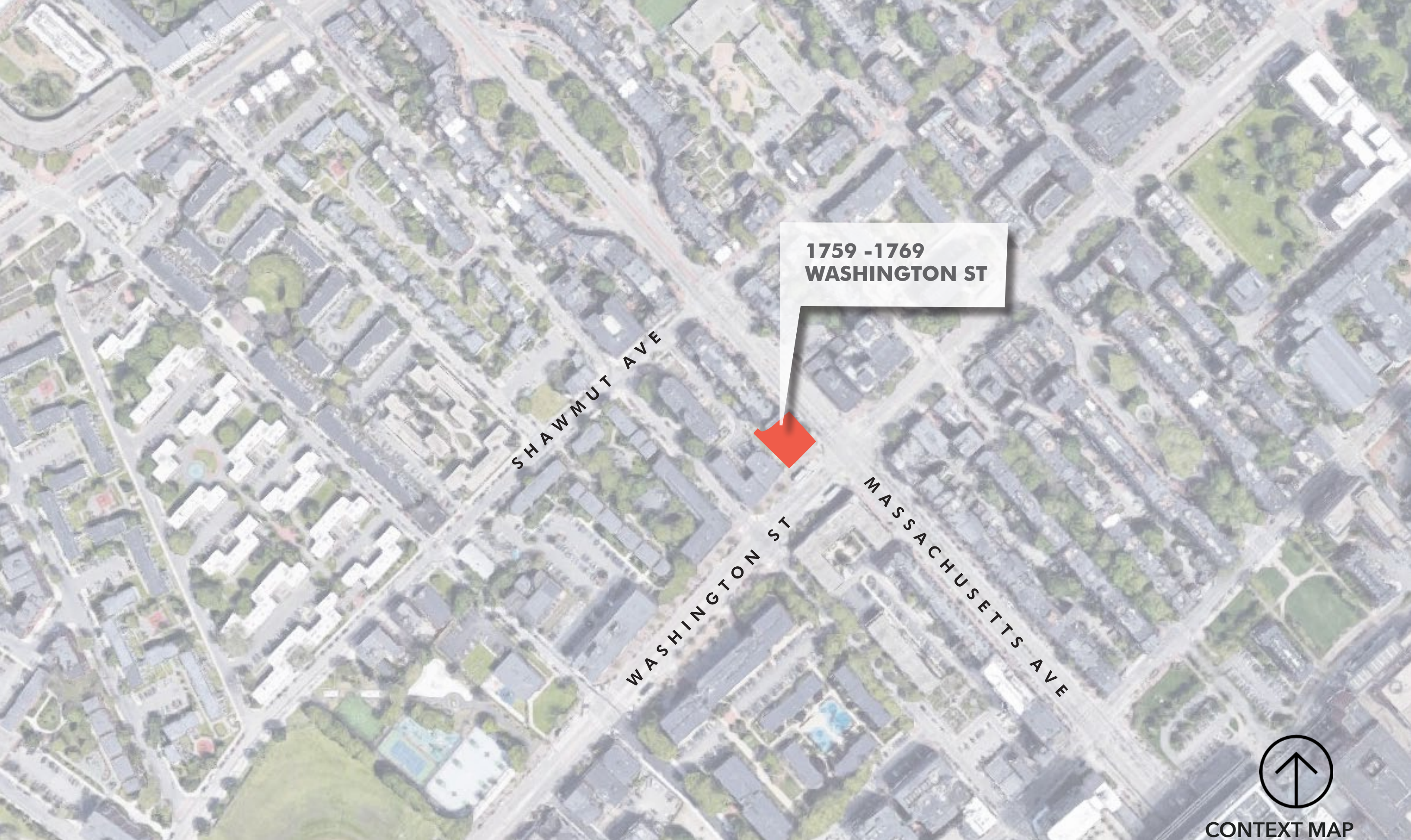
LACASSE LAW, LLC

RESTORATION CONSULTANT

**BUILDING CONSERVATION
ASSOCIATES, INC.**

HISTORIC TAX CREDIT CONSULTANT

PAL, INC



**1759 -1769
WASHINGTON ST**

SHAWMUT AVE

WASHINGTON ST

MASSACHUSETTS AVE



CONTEXT MAP

Prior Approvals + Milestones

JULY 25, 2018

- LETTER OF INTENT (LOI)

NOVEMBER 30, 2018

- PROJECT NOTIFICATION FORM (PNF)

MARCH 5, 2019

- BCDC APPROVAL

MARCH 14, 2019

- BPDA BOARD APPROVED

AUGUST 13, 2019

ZONING BOARD OF APPEAL APPROVAL

OCTOBER 29, 2019

- SOUTH END LANDMARKS APPROVAL

DECEMBER 4, 2019

- SCOPING DETERMINATION WAIVING FURTHER REVIEW

JULY 15, 2021

- PROJECT NOTIFICATION FORM (PNF)

OCTOBER 14, 2021

- BPDA APPROVAL

JULY 12, 2022

- ZONING BOARD OF APPEAL APPROVAL

DECEMBER 6, 2022

- SOUTH END LANDMARKS APPROVAL

MARCH 29, 2024

- NOTICE OF PROJECT CHANGE (NPC)

MAY 16, 2024

- BPDA BOARD APPROVED

JULY 30, 2024

- ZONING BOARD OF APPEAL APPROVAL EXTENSION

SEPTEMBER 24, 2024

- ZONING BOARD OF APPEAL BOARD FINAL ARBITER APPROVAL

NOVEMBER 6, 2024

- SOUTH END LANDMARKS APPROVAL EXTENSION

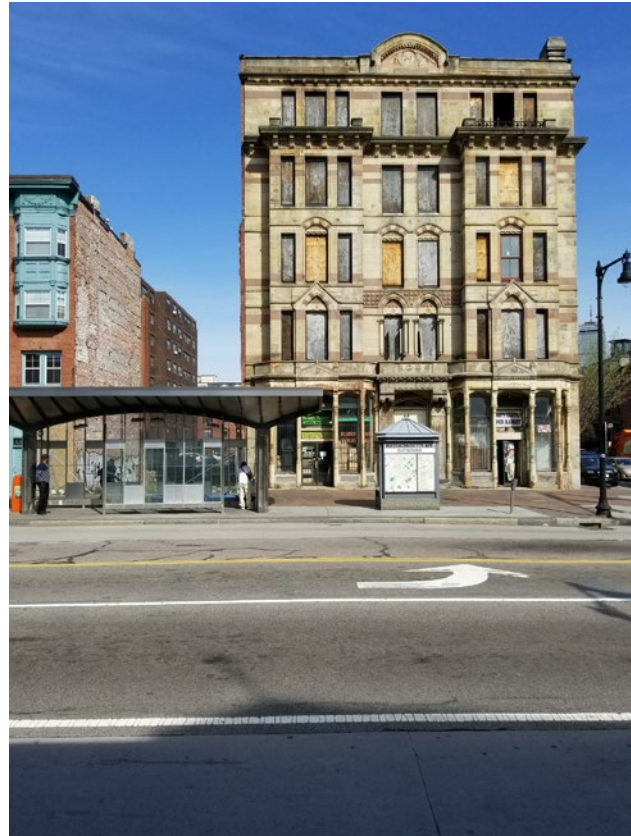
Building Design



Comparison Chart

	PREVIOUSLY APPROVED	CURRENT PROPOSAL
USE	HOTEL	HOTEL
HEIGHT	169'-6" - 13 STORIES	69'-10" - 5 STORIES {EXISTING}
BUILDING MASSING		REMOVAL OF TOWER {KEEP ADJACENT ADDITION LEVELS 1-5}
COUNT/DOOR	150 ROOMS	68 ROOMS
RETAIL/RESTAURANT	GROUND FLOOR RESTAURANT/ ROOFTOP LOUNGE	GROUND FLOOR RESTAURANT AND CAFE
PARKING	0	0
AMENITY AREA	- FITNESS ROOM - BIKE ROOM - BIKE COUNT COMPLIANT WITH BTD GUIDELINES	- FITNESS ROOM - BIKE ROOM - BIKE COUNT COMPLIANT WITH BTD GUIDELINES

Existing Conditions



SOUTH ELEVATION



VIEW OF SOUTHEAST CORNER



WEST ELEVATION FROM WASHINGTON STREET



VIEW OF NORTHEAST CORNER



EAST ELEVATION



HOTEL ENTRY STEPS AT SOUTH ELEVATION



CAST IRON STAIRS WITH PRISM LIGHTS

Existing Conditions



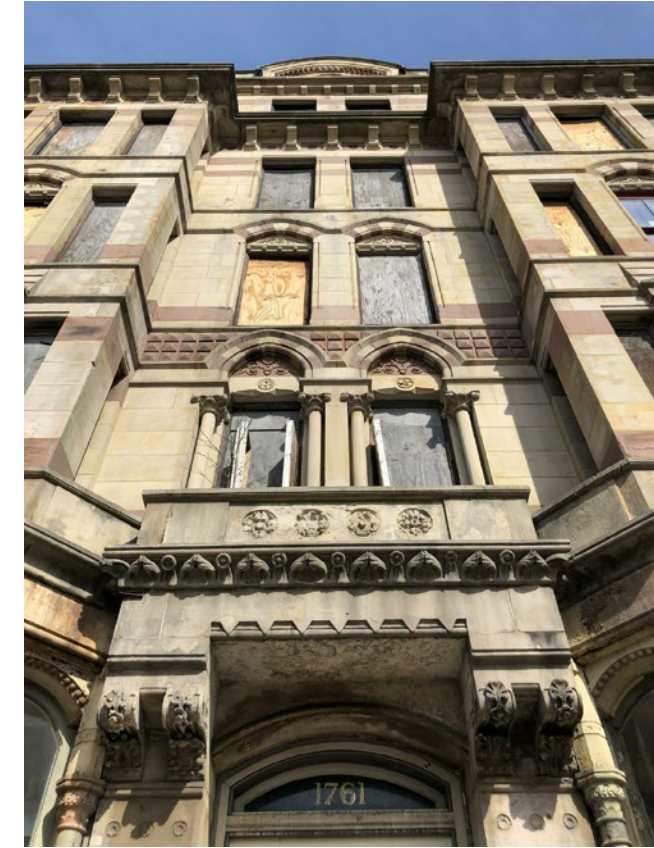
CAST IRON STOREFRONT AT SOUTH ELEVATION



BOTTOM OF CAST IRON STOREFRONT



VIEW OF WEST BAY AT SOUTH ELEVATION



VIEW OF CENTER BAY AT SOUTH ELEVATION



DETAIL AT TOP OF CAST IRON STOREFRONT



DETAIL OF STONE ABOVE ORIGINAL HOTEL ENTRANCE



CLOSE UP OF GABLE AND CORNICE AT SOUTH ELEVATION

Existing Conditions



EAST ELEVATION LOOKING UP AT CHIMNEY AND SOUTH ORIEL



TOP OF NORTH ORIEL AT EAST ELEVATION



STOREFRONT AND OPENINGS AT EAST ELEVATION



NON-ORIGINAL DOOR AND INFILL AT EAST ELEVATION



CHIMNEY AND SOUTH ORIEL CORNICE AT EAST ELEVATION



GRANITE BASE AND INFILLED BASEMENT WINDOWS AT EAST ELEVATION



DETAIL AT STOREFRONT



CLOSE-UP OF CAST IRON STAIR

Existing Conditions



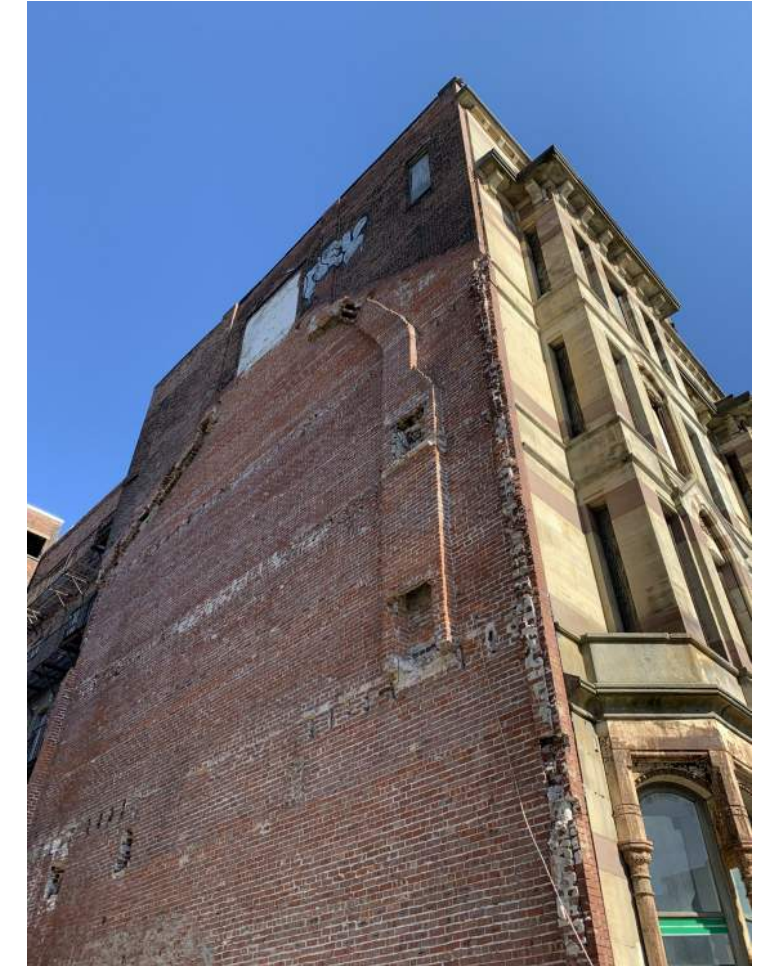
TOP OF NORTH ELEVATION



BOTTOM OF NORTH ELEVATION



WEST ELEVATION FROM COMET PLACE

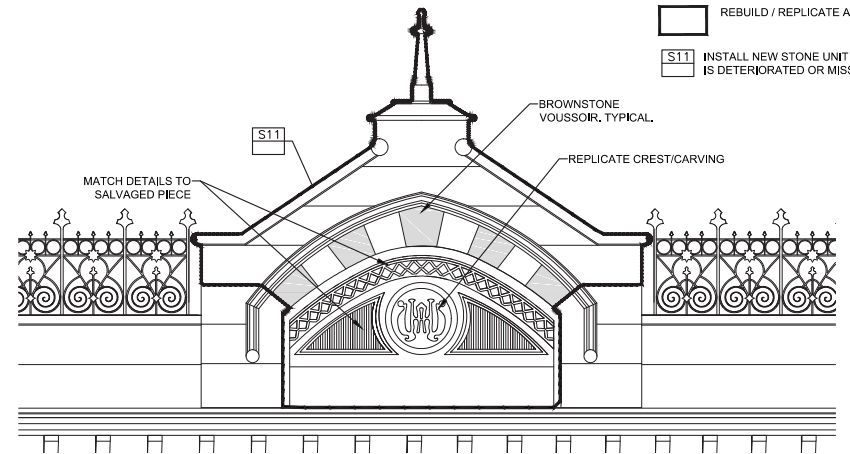


WEST ELEVATION FROM WASHINGTON STREET

Existing Conditions + Building Restoration

RESTORATION SCOPE

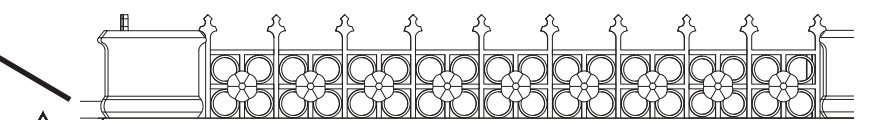
- CLEAN STONE 100%
- REPOINT STONE 100%
- STONE DUTCHMAN REPAIRS
- RECONSTRUCT LOST PEDIMENT DETAILS
- REPLICATE ROOF CRESTING
- RESTORE CAST IRON STOREFRONTS
- RESTORE AND REPLICATE CAST IRON BALCONY RAIL
- REPLICATE MASS AVE SHEET METAL WINDOW BAYS
- REINSTATE PRISM LIGHT STAIRS AT WASHINGTON ST AND MASS AVE ENTRANCES
- REINSTATE WINDOW FENESTRATION PATTERN
- REPLICATE HISTORIC DOOR DESIGN



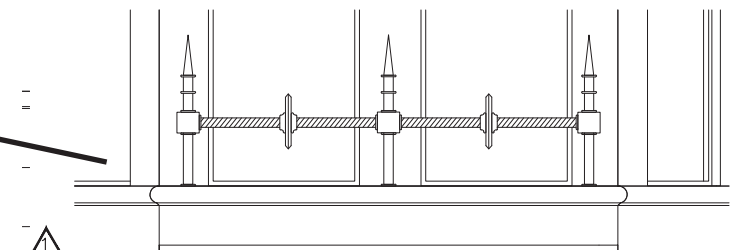
1 RECONSTRUCTED / REPLICATED PEDIMENT
1/4" = 1'-0"



2 DETAIL OF TYPICAL NEW ROOF CRESTING AND FINIAL
3/8" = 1'-0"



3 DETAIL OF BALCONY CAST IRON RAIL TO BE REPLICATED
1/2" = 1'-0"



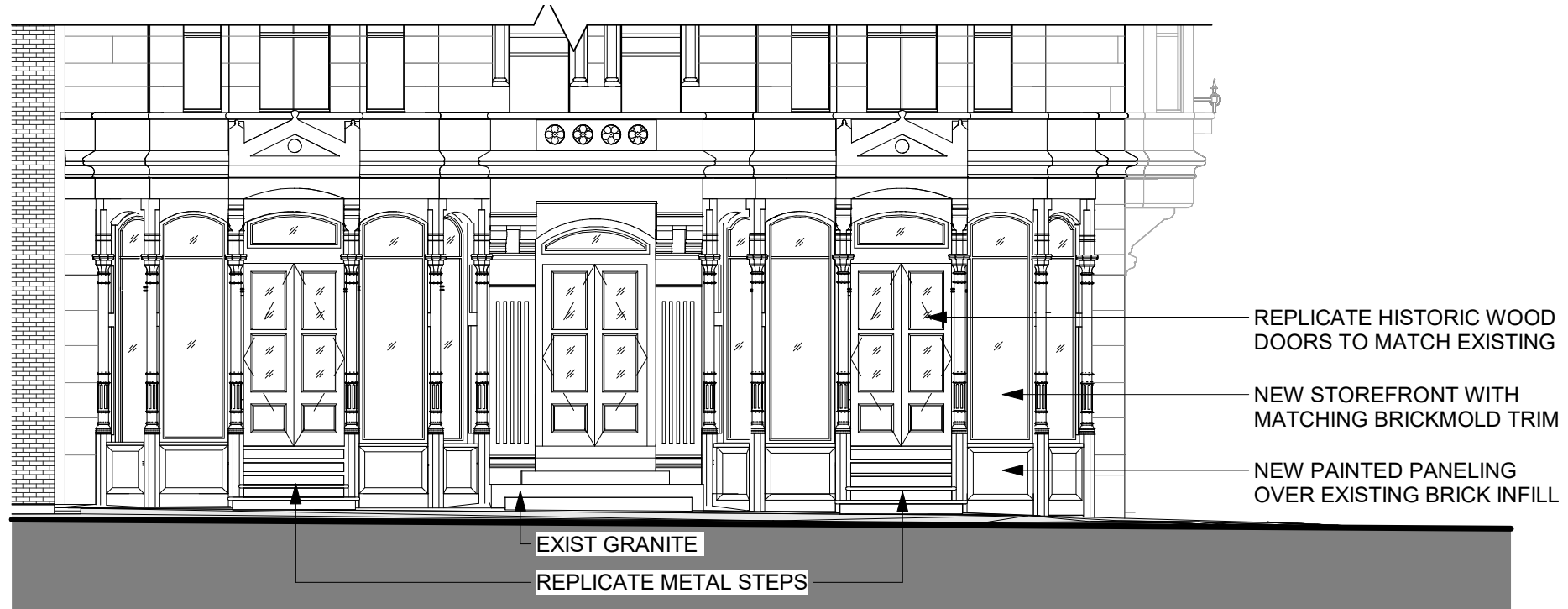
4 DETAIL OF HISTORIC CAST IRON RAIL TO BE REPLICATED
1/2" = 1'-0"



ORIGINAL DOORS AT REAR



BRICK INFILL BEHIND PANEL

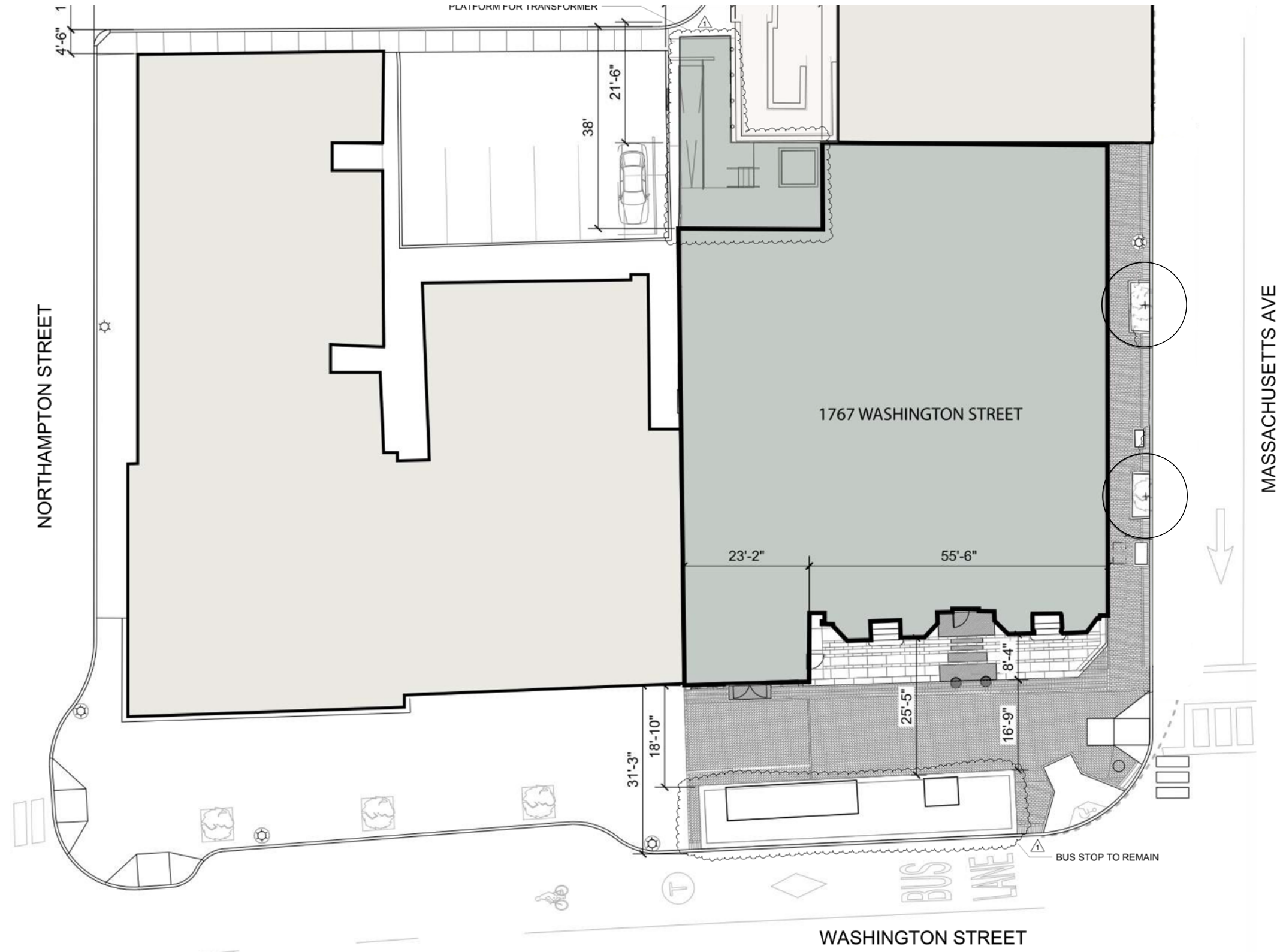


SOUTH (WASHINGTON ST) ELEVATION

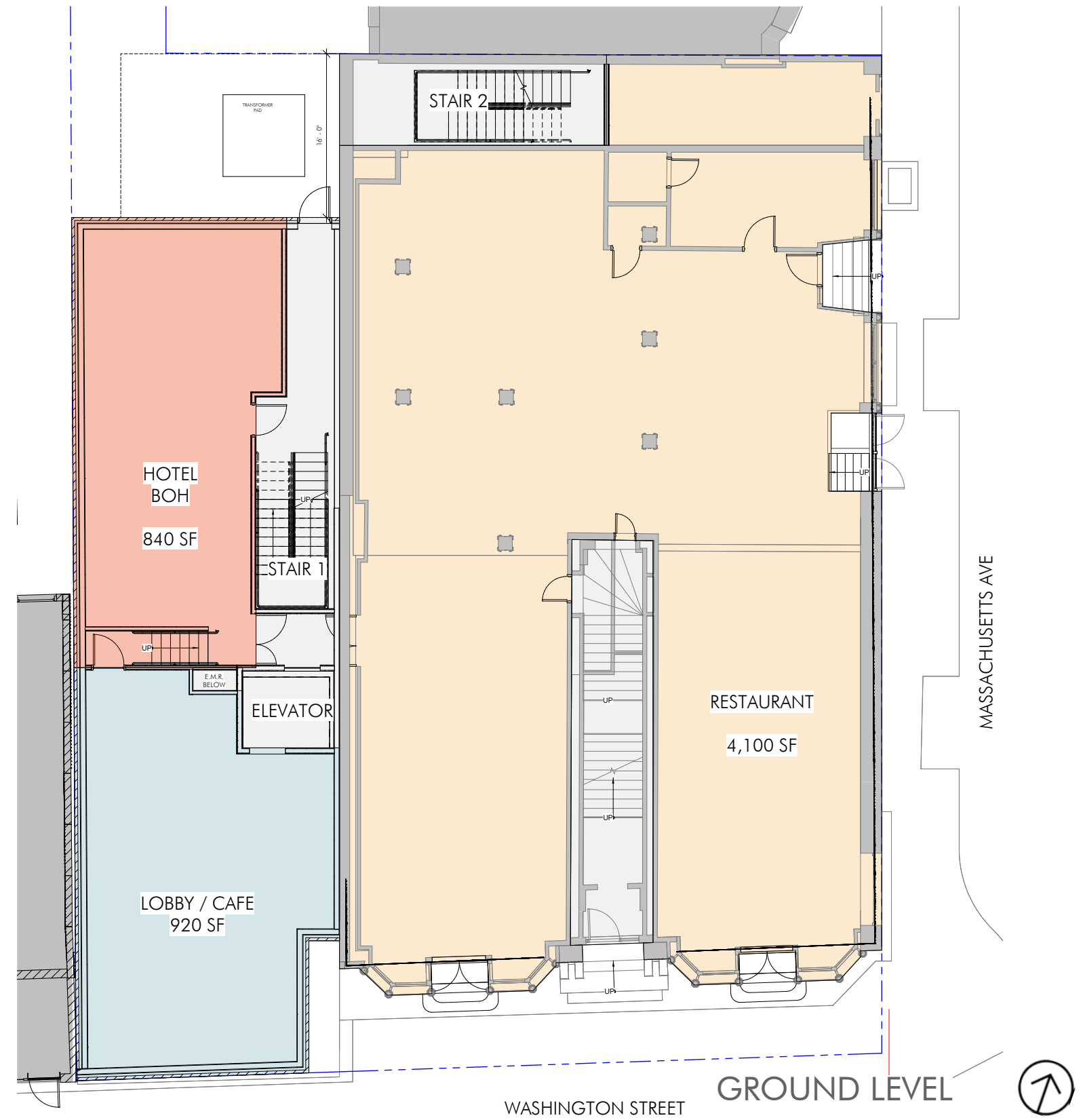
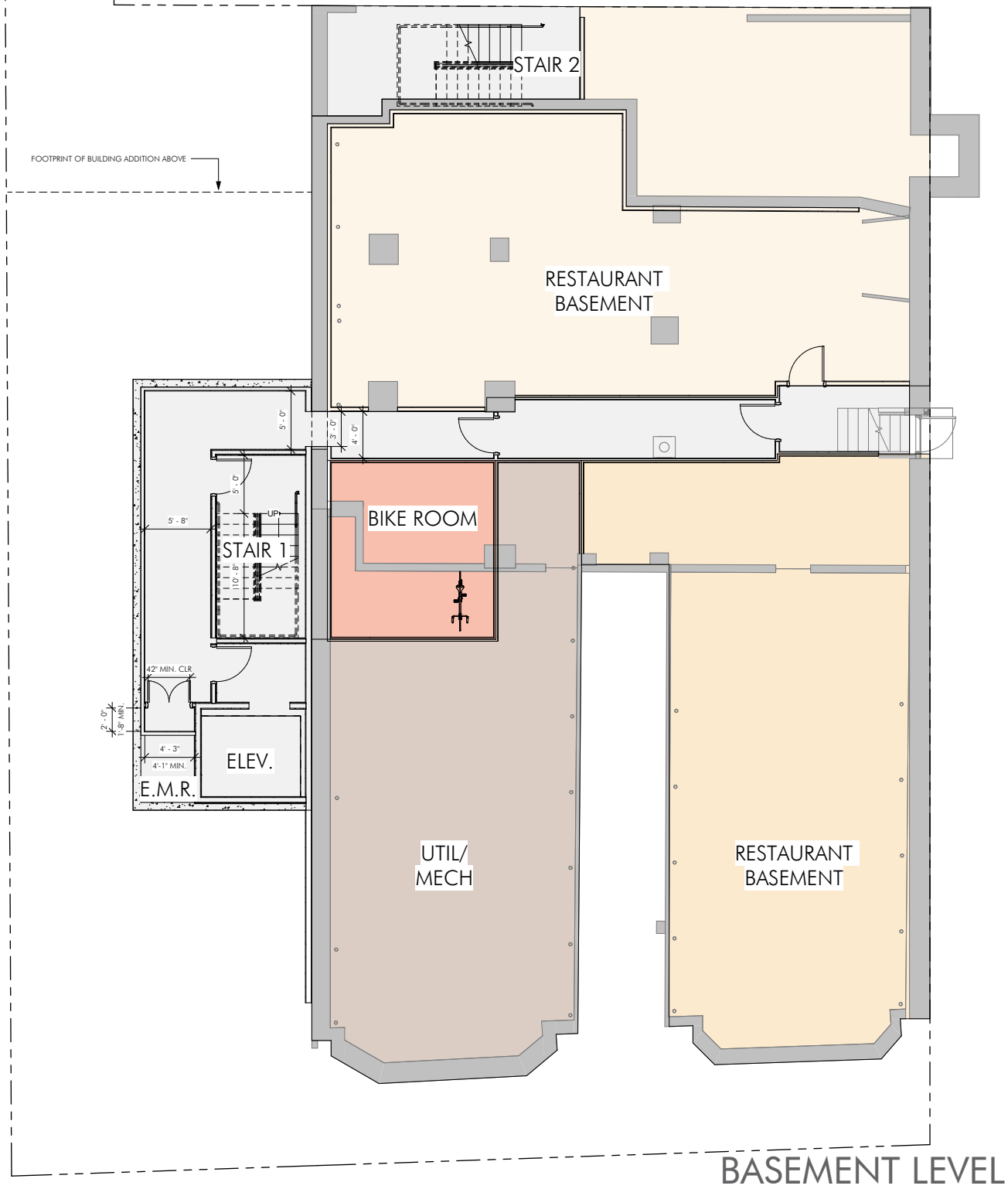


EAST (MASS AVE) ELEVATION

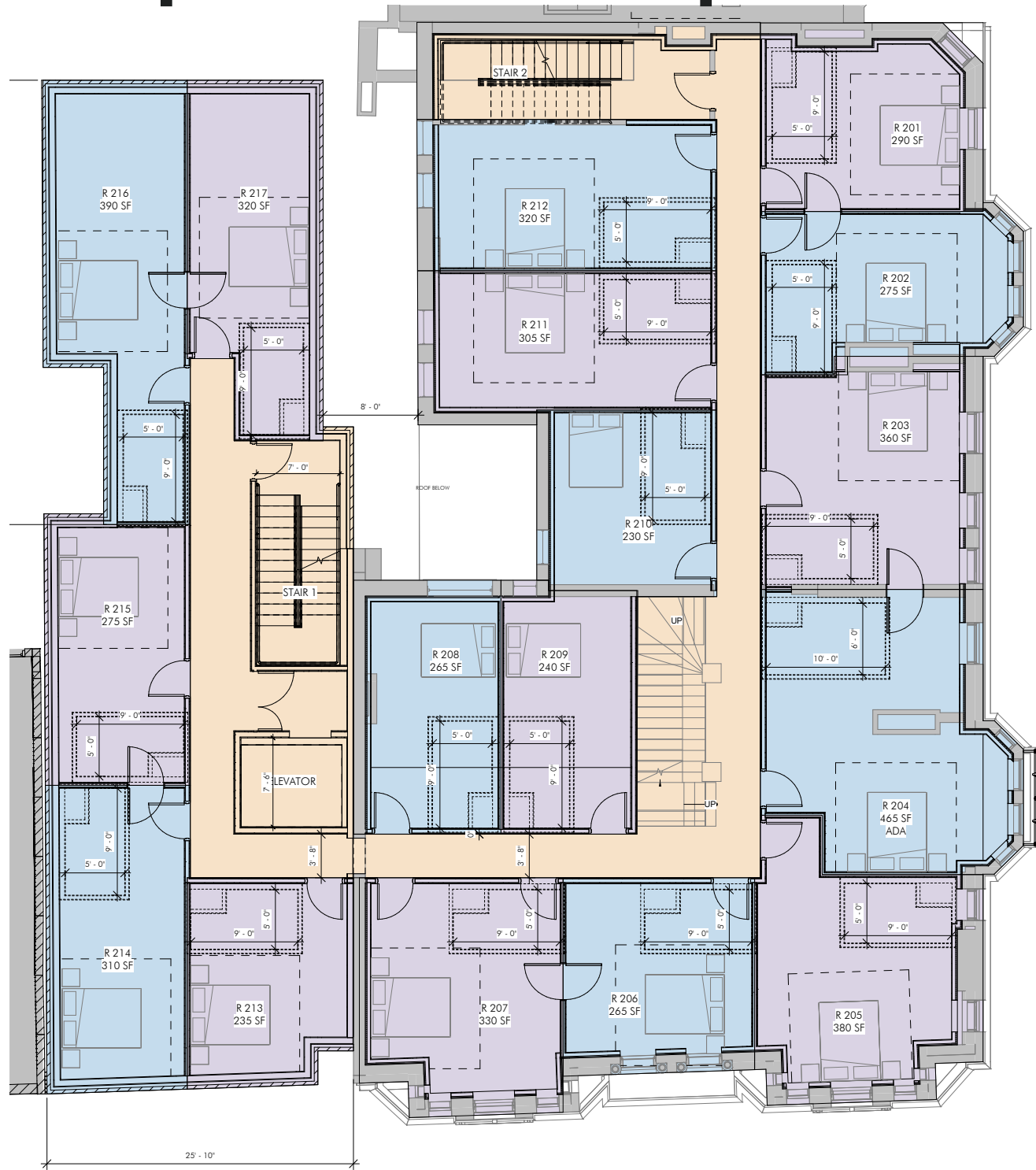
Site Plan



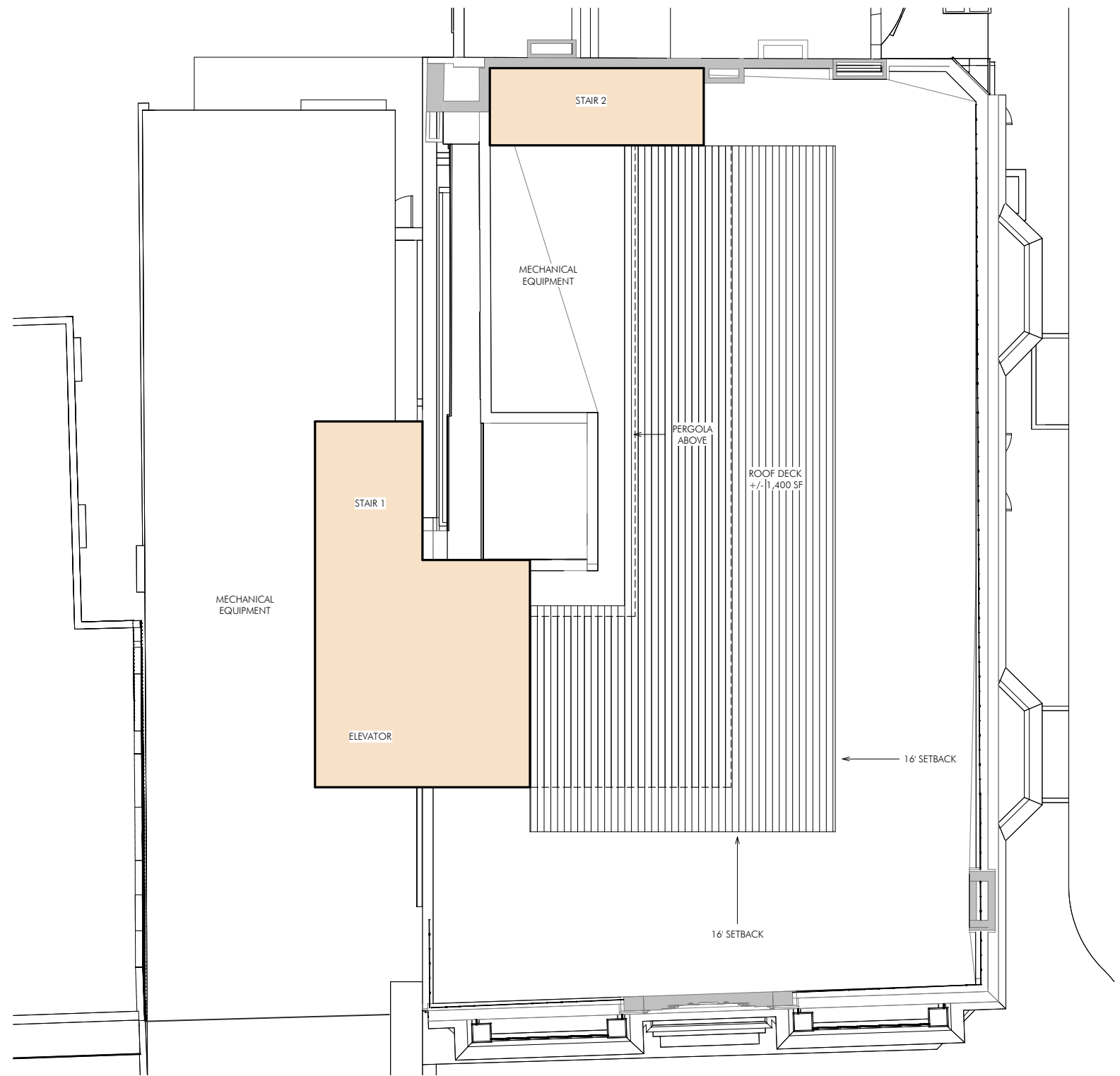
Proposed Floorplans



Proposed Floorplans



TYP HOTEL LEVEL



ROOF PLAN



Design Intent

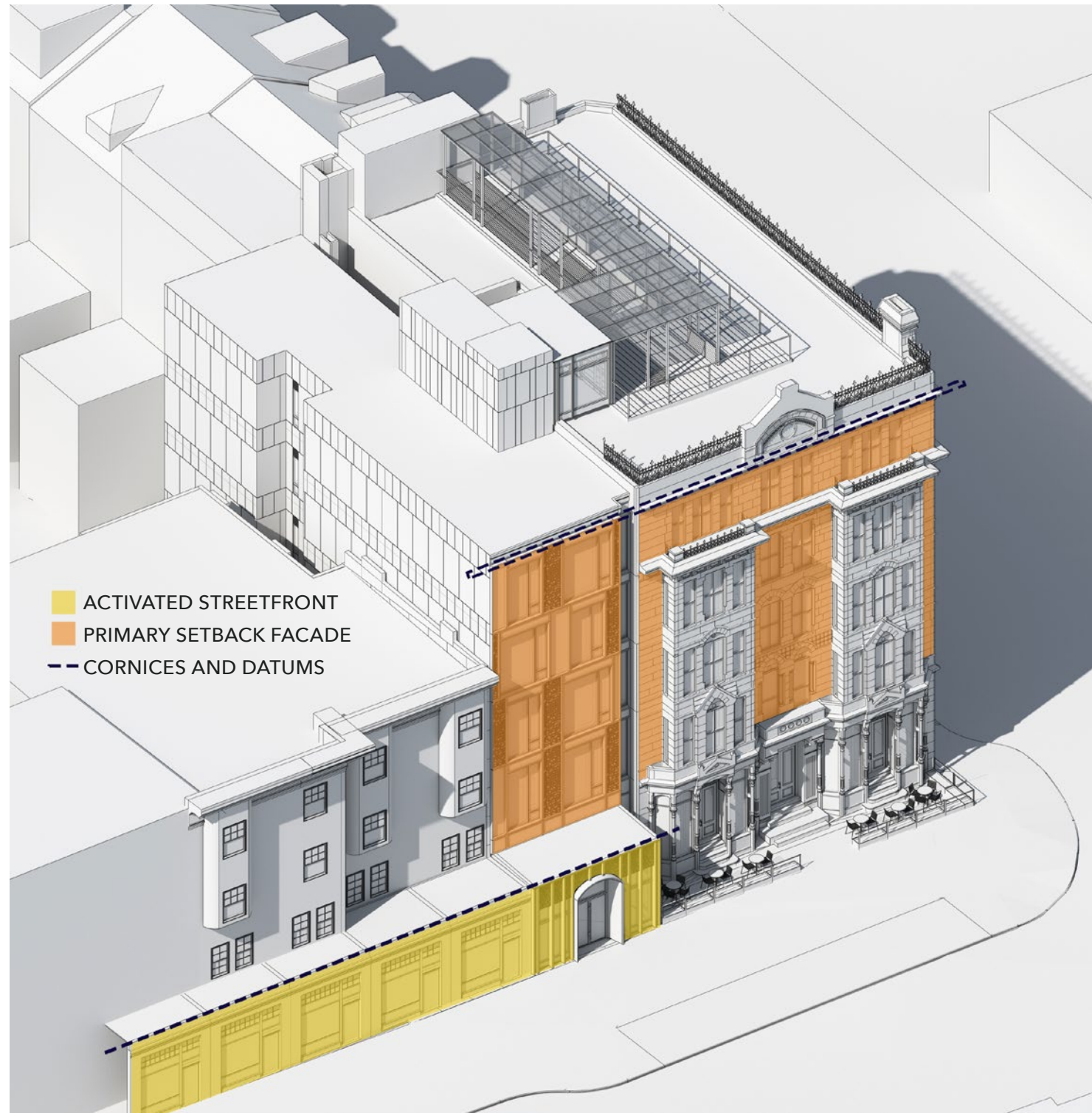
A BUILDING THAT ELEGANTLY FITS INTO SOUTH END LANDMARKS DISTRICT

- AVOID CREATING IMITATIVE AND FALSE SENSE OF HISTORIC ELEMENTS
- RESPECT HISTORIC NATURE OF THE NEIGHBORHOOD

A DESIGN THAT EMPHASIZES THE EXISTING ALEXANDRA

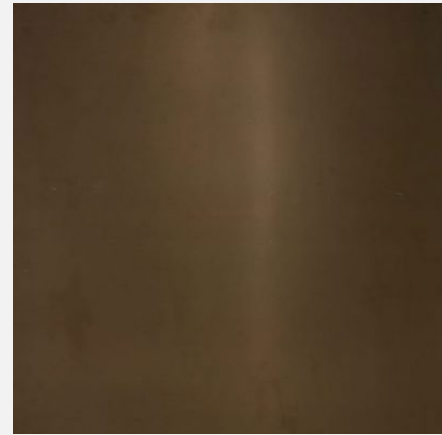
- HISTORIC RESTORATION OF THE EXISTING ALEXANDRA BUILDING
- MATERIAL/COLOR PALETTE THAT GIVES EMPHASIS TO ALEXANDRA
- DETAILS THAT COMPLEMENT CRAFT OF ALEXANDRA

Facade Strategies

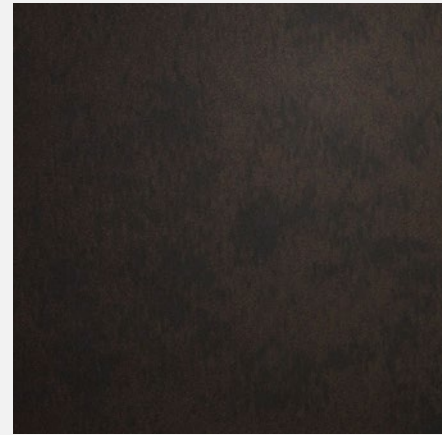


Building Design

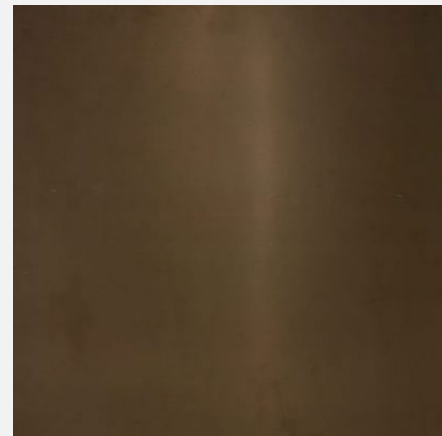




RICH DARK BRONZE
ANODIZED ALUMINUM
PROFILES/PANELS



MUTED DARK BRONZE
ANODIZED ALUMINUM
LASER CUT SCREEN



RICH DARK BRONZE
ANODIZED ALUMINUM
PROFILES/PANELS





THANK YOU

