



BOSTON LANDMARKS COMMISSION HEARING
PROPOSED EXTERIOR IMPROVEMENTS
CULTIVAR RESTAURANT | AMES BOSTON HOTEL
1 COURT STREET, BOSTON, MA

13 SEPTEMBER 2016



BOSTON LANDMARKS COMMISSION APPLICATION
1 COURT STREET, BOSTON, MASSACHUSETTS
CULTIVAR RESTAURANT
13 SEPTEMBER 2016

OWNER: AMES INVESTOR, LLC
OPERATOR: CULTIVAR



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OVERVIEW

BUILT IN 1887-1889
ARCHITECT: SHEPLEY, RUTAN AND COOLIDGE
CONSTRUCTION: NORCROSS BROTHERS
STYLE: ROMANESQUE REVIVAL
NATIONAL REGISTER OF HISTORIC PLACES (1974)
TALLEST MASONRY SKYSCRAPER WHEN COMPLETE
15 FLOORS REACHING 196 FEET TALL
CITY OF BOSTON LANDMARK (1993) (IMAGE A)

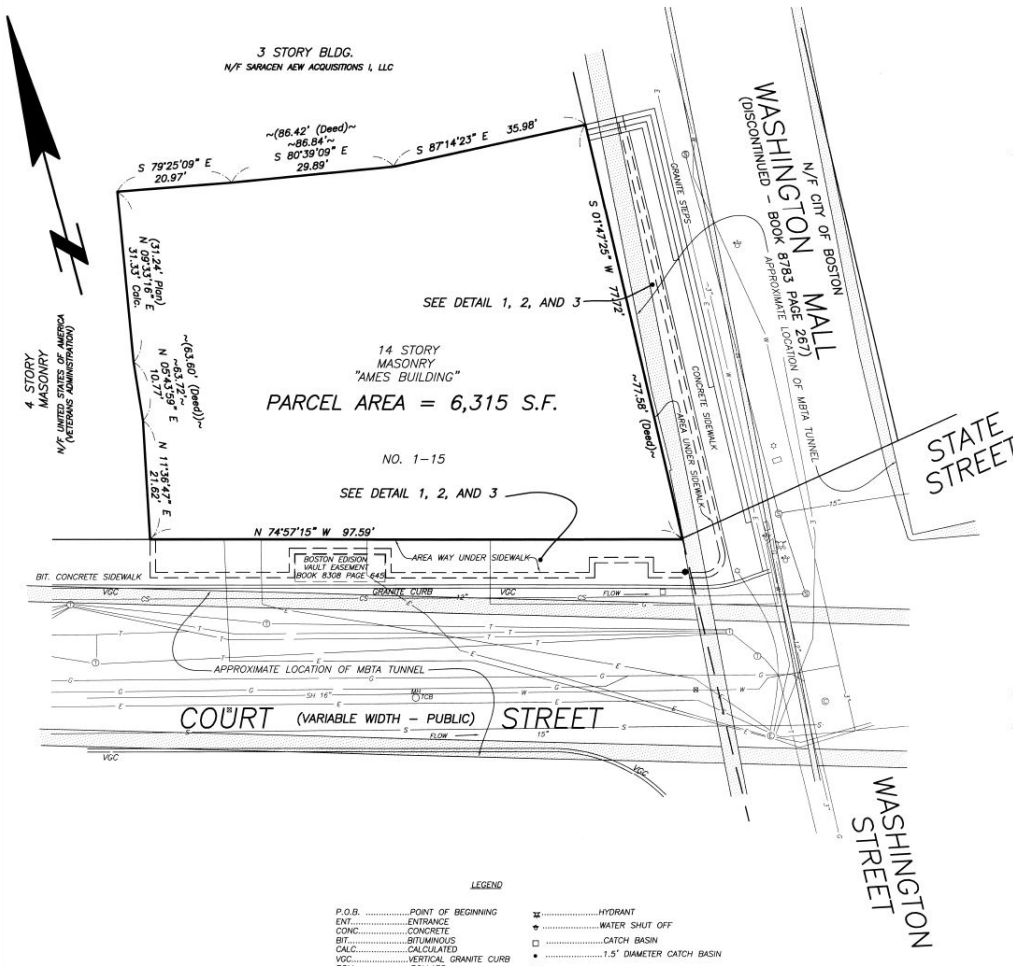
LOCATION

CULTIVAR RESTAURANT
1 COURT STREET
BOSTON, MASSACHUSETTS



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EXISTING CONDITIONS



VIEW FROM COURT STREET/WASHINGTON STREET INTERSECTION

LAND TITLE SURVEY
 FELDMAN PROFESSIONAL LAND SURVEYORS
 DECEMBER 21, 2004



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THEN



EAST ELEVATION

NOW

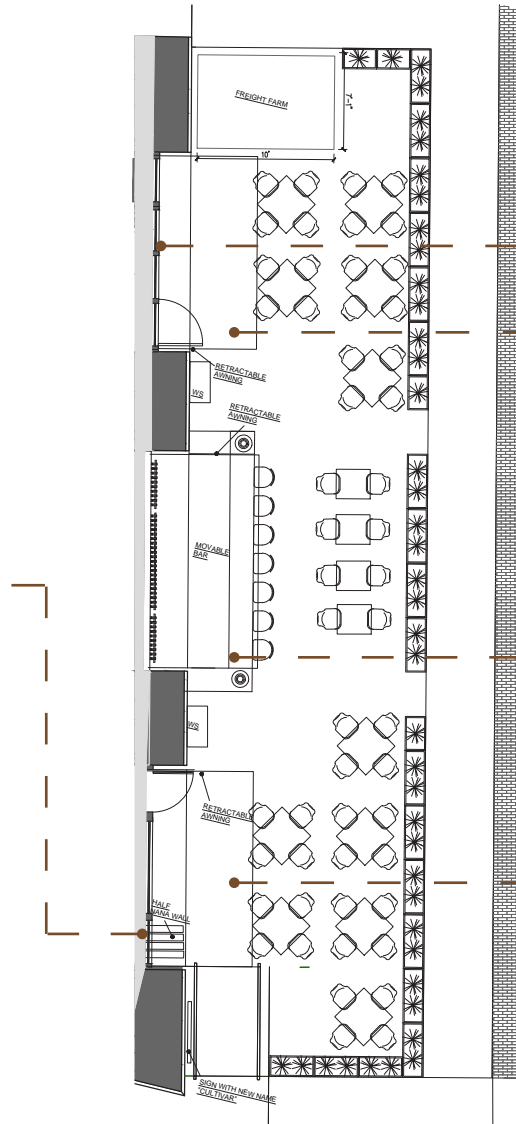


PATIO PERSPECTIVE





HALF-HEIGHT NANAWALL



NEW DOORS AND FIXED WINDOWS



NEW RETRACTABLE AWNING ABOVE

WASHINGTON MALL PATIO: PROPOSED IMPROVEMENTS

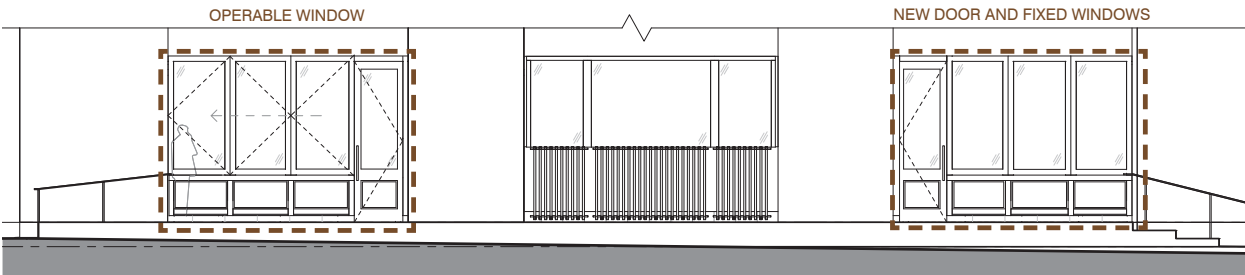


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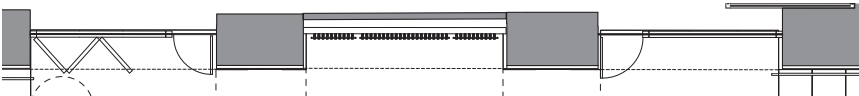
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EXISTING ELEVATION



PROPOSED ELEVATION: IMPROVEMENTS CIRCLED



PLAN VIEW: OPERABLE WINDOW CONFIGURATION

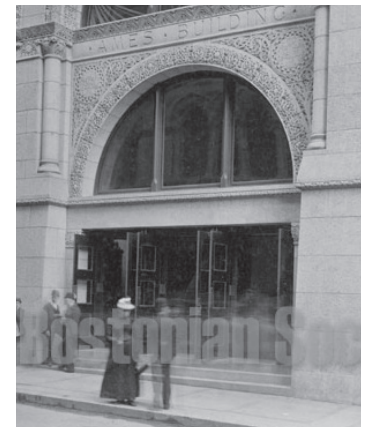
PROPOSED IMPROVEMENTS: HALF HEIGHT BIFOLD WINDOW



NEW WOOD FRAME AT OPERABLE AND FIXED WINDOWS - PAINT TO MATCH EXISTING



SIMILAR HALF HEIGHT NANAWALL SYSTEM

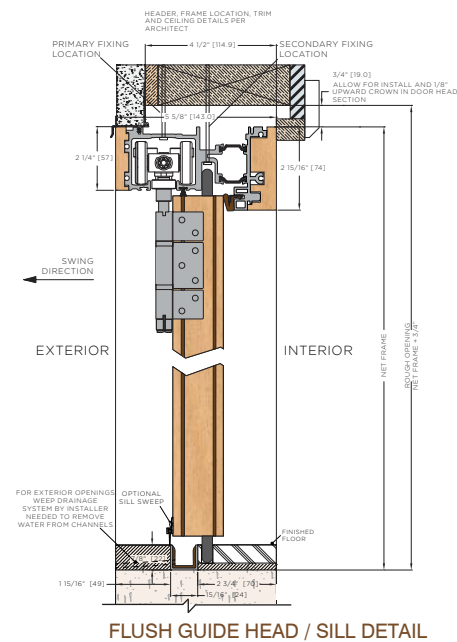
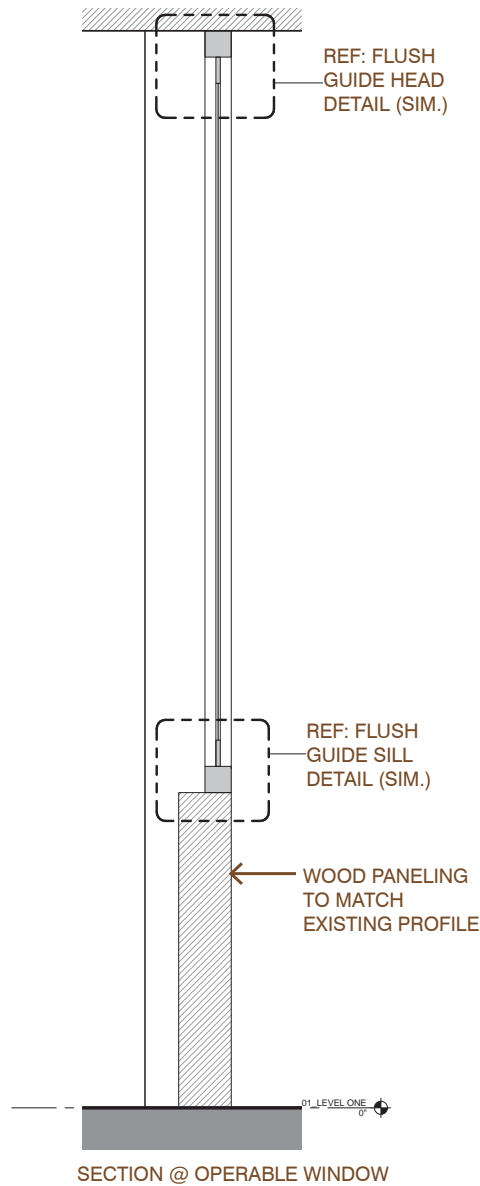


HISTORIC PRECEDENT: DOORS AT MAIN ENTRY CIRCA 1890 (IMAGE B)



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PROPOSED IMPROVEMENTS: BIFOLD WINDOW



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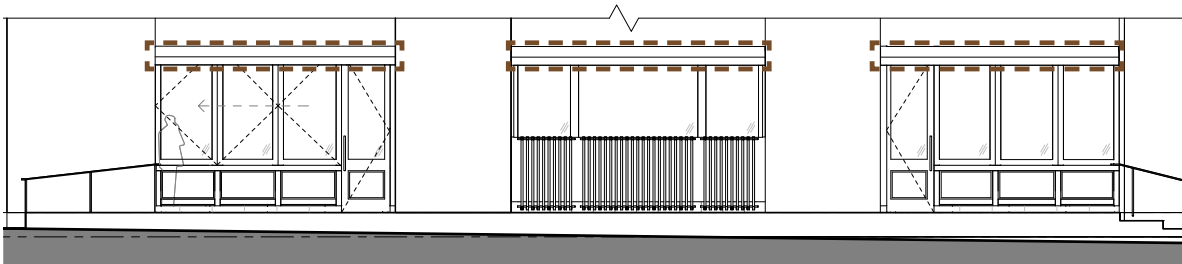
13 SEPTEMBER 2016



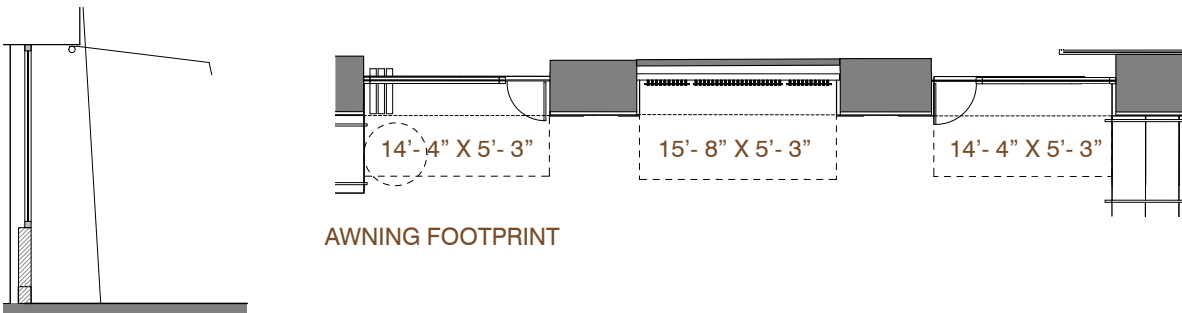
EXISTING ELEVATION



LOW-PROFILE, RETRACTABLE AWNING



PROPOSED ELEVATION: IMPROVEMENTS CIRCLED



AWNING FOOTPRINT

TYPICAL SECTION AT AWNING



HISTORIC PRECEDENT:
 SHADING DEVICES SHOWN ON AMES
 BUILDING CIRCA 1895 (IMAGE C)

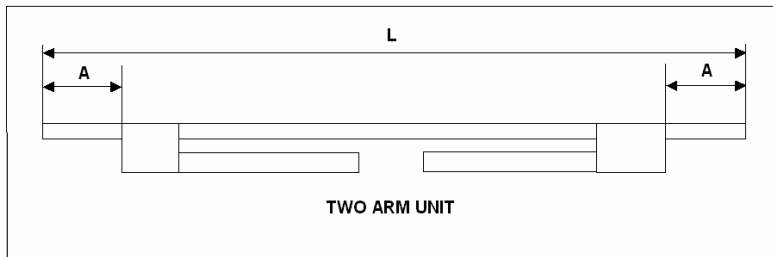
PROPOSED IMPROVEMENTS: RETRACTABLE AWNING



PROPOSED AWNING | OPTION 1: SUNBRELLA FABRIC COLOR TO BE BLACK AND WHITE VERTICAL STRIPES. THE NAME OF THE RESTAURANT WILL NOT BE ON FRONT OF AWNINGS.



PROPOSED AWNING | OPTION 2: SUNBRELLA FABRIC COLOR TO BE A SOLID NAVY. THE NAME OF THE RESTAURANT WILL NOT BE ON FRONT OF AWNINGS.



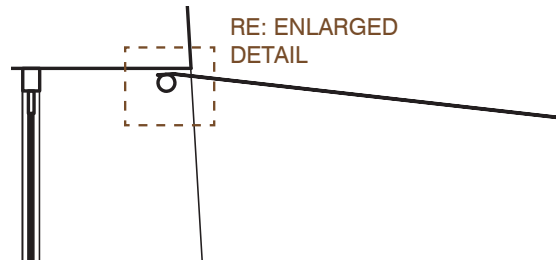
ARM PLACEMENT: TWO ARM UNIT

L = 14'-4", A = 15"

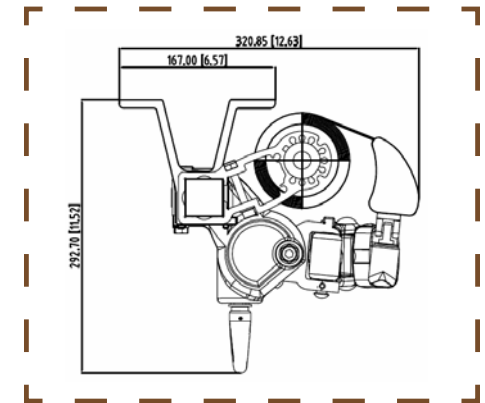
L = 15'-8", A = 17"

L = 14'-4", A = 15"

NOTE: ATTACHMENTS TO STONE LINTEL ARE TO BE MINIMIZED AS MUCH AS POSSIBLE. FASTENERS TO BE LOCATED IN JOINTS IF POSSIBLE.



SECTION @ AWNING



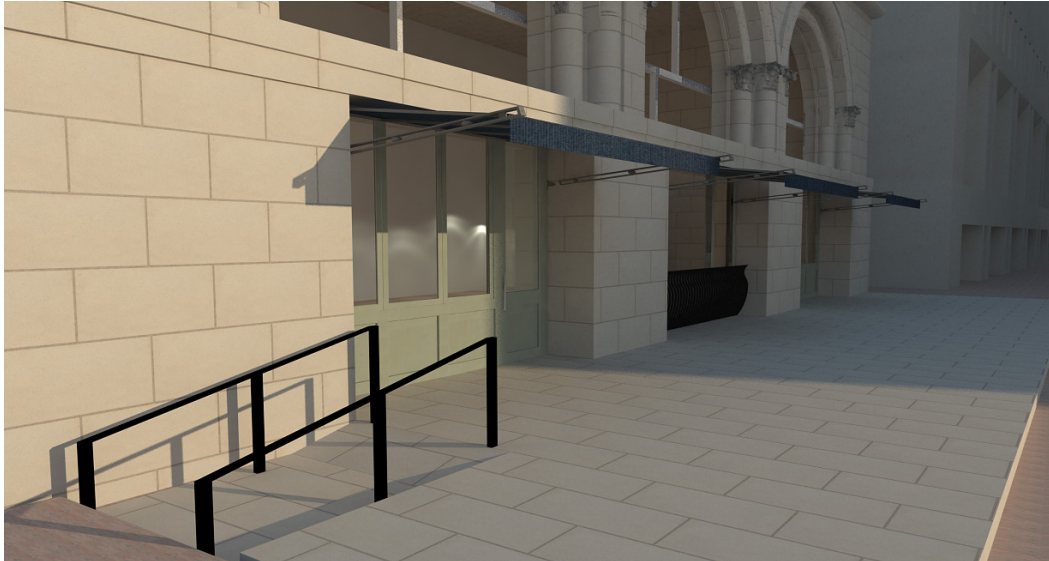
TYPICAL DETAIL @ SOFFIT MOUNT BRACKET

PROPOSED IMPROVEMENTS: RETRACTABLE AWNING



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SUMMARY

PROPOSED IMPROVEMENTS AT THE AMES HOTEL BOSTON

OPERABLE WINDOW

INCREASE CONNECTION TO THE OUTDOORS WHILE
MAINTAINING EXISTING AESTHETIC

NEW DOOR AND FIXED WINDOWS

UPDATE TO CREATE UNIFORM EXTERIOR APPEARANCE
WHILE MAINTAINING EXISTING AESTHETIC

AWNINGS

PROVIDE PROTECTION FROM THE ELEMENTS AND
IMPROVE SENSE OF HUMAN SCALE AT THE GROUND
FLOOR

PHOTO CREDITS:

(IMAGE A)

Slated for renovation... Photo Gallery (The Boston Globe). <http://www.boston.com/realestate/gallery/BostonTowers/>. Boston.com - Real Estate. 18 February 2016

(IMAGE B)

Ames Building at 1 Court Street, ca. 1890. 1890. VW0001/- #001336. *The Bostonian Society*, Boston, MA. Photograph Collection. <http://rfi.bostonhistory.org/boston/full/002477.jpg>. 18 February 2016

(IMAGE C)

View of Boston, ca. 1895. 1895. VW0001/- #002477. *The Bostonian Society*, Boston, MA. Photograph Collection. <http://rfi.bostonhistory.org/boston/full/002477.jpg>. 18 February 2016