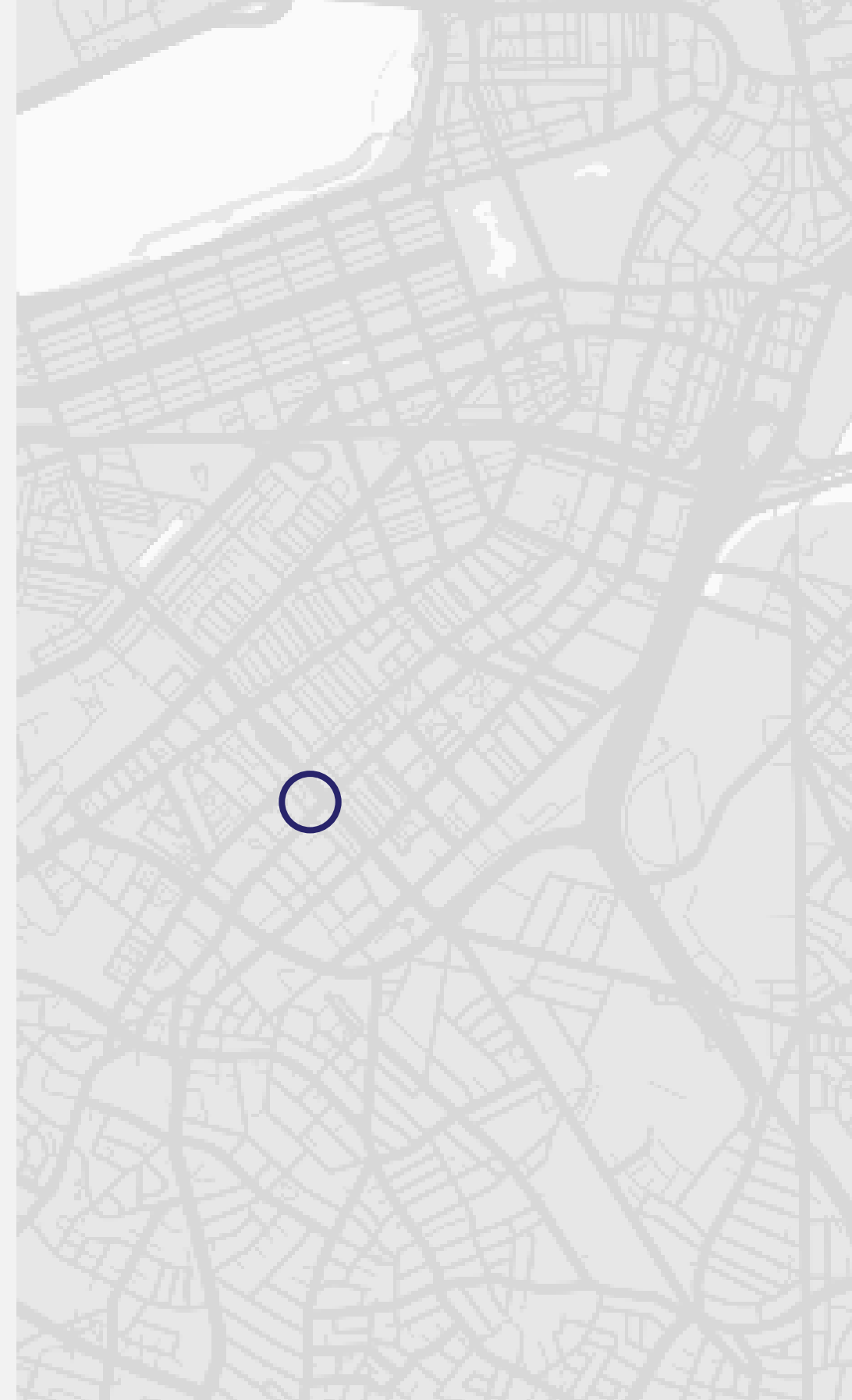


THE ALEXANDRA PARTNERS LLC
SELDG SUBMISSION

THE ALEXANDRA HOTEL 1767-1769 WASHINGTON ST

BOSTON MA



EMBARC

APRIL 14, 2025

DEVELOPER

THE ALEXANDRA PARTNERS LLC

ARCHITECT

EMBARC

ZONING ATTORNEY

LACASSE LAW, LLC

RESTORATION CONSULTANT

**BUILDING CONSERVATION
ASSOCIATES, INC.**

HISTORIC TAX CREDIT CONSULTANT

PAL, INC

Context Map

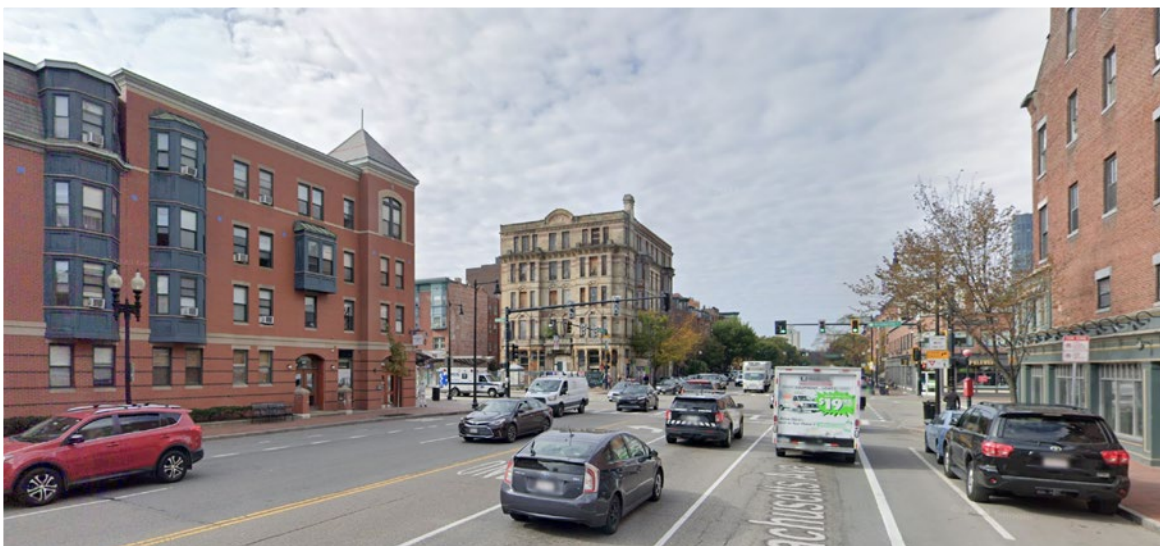
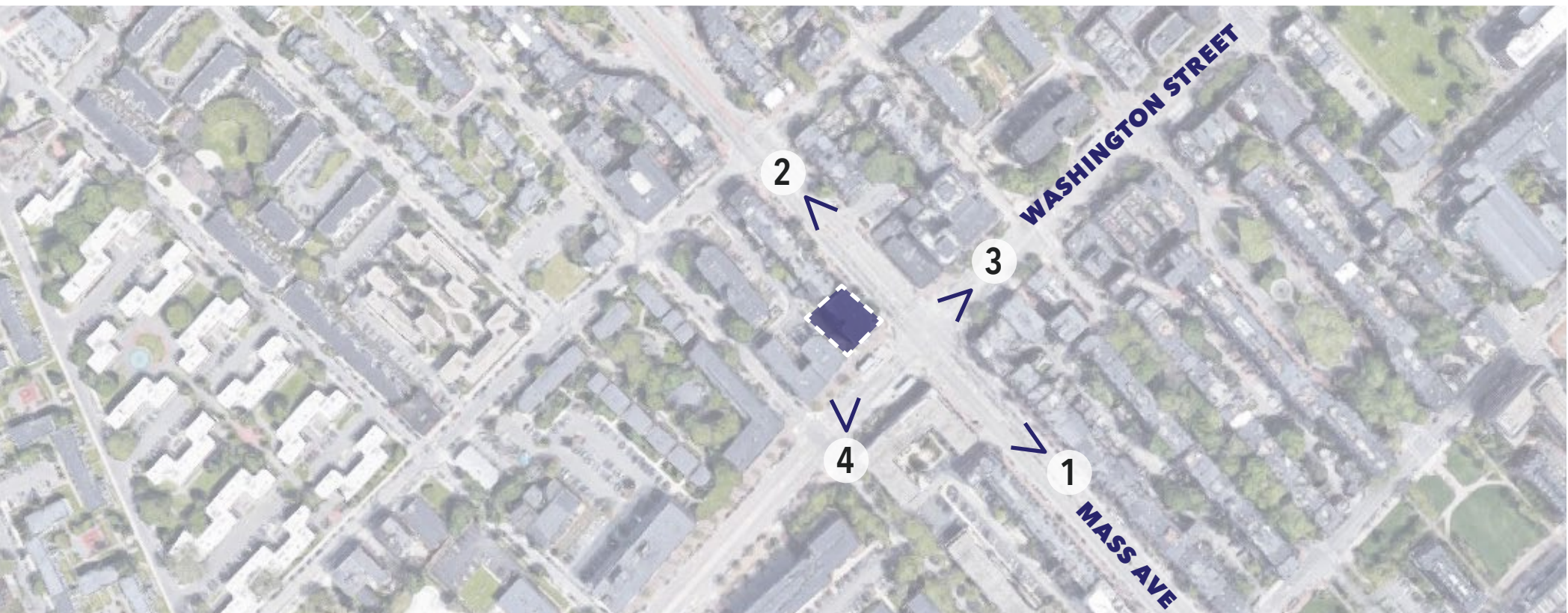


CONTEXT MAP

Site Aerial



Site Perspectives



1- SITE VIEW NORTH ON MASS AVE



2- SITE VIEW SOUTH ON MASS AVE



3- SITE VIEW WEST ON WASHINGTON ST



4- SITE VIEW EAST WASHINGTON ST

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/ ROOFTOP DECK

PARKING

0

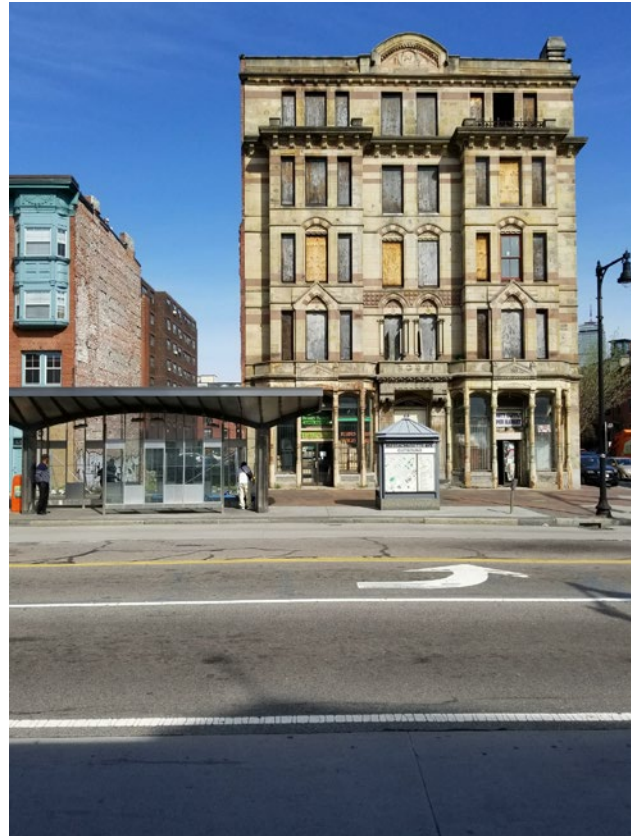
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AMENITY AREA

- FITNESS ROOM
- BIKE ROOM - BIKE COUNT
COMPLIANT WITH BTD GUIDELINES

- FITNESS ROOM
- BIKE ROOM - BIKE COUNT
COMPLIANT WITH BTD GUIDELINES

Existing Conditions Photos



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 Photos



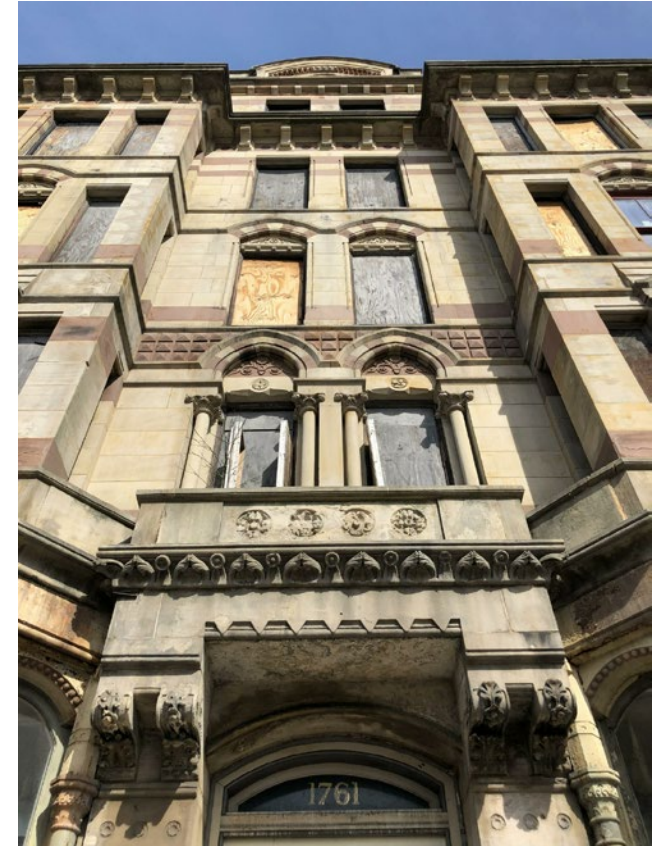
CAST IRON STOREFRONT AT SOUTH ELEVATION



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 Photos



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

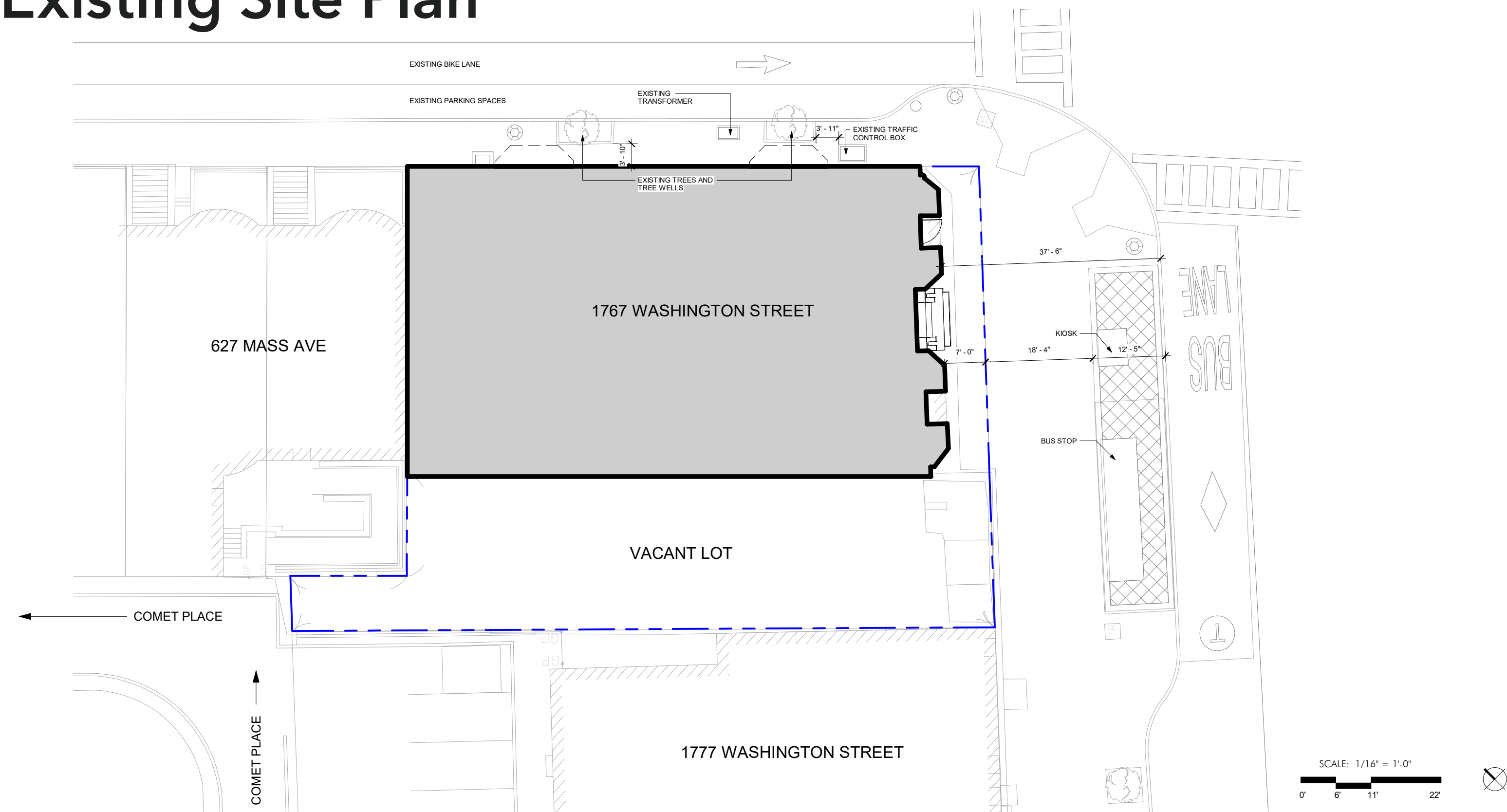


DETAIL AT STOREFRONT

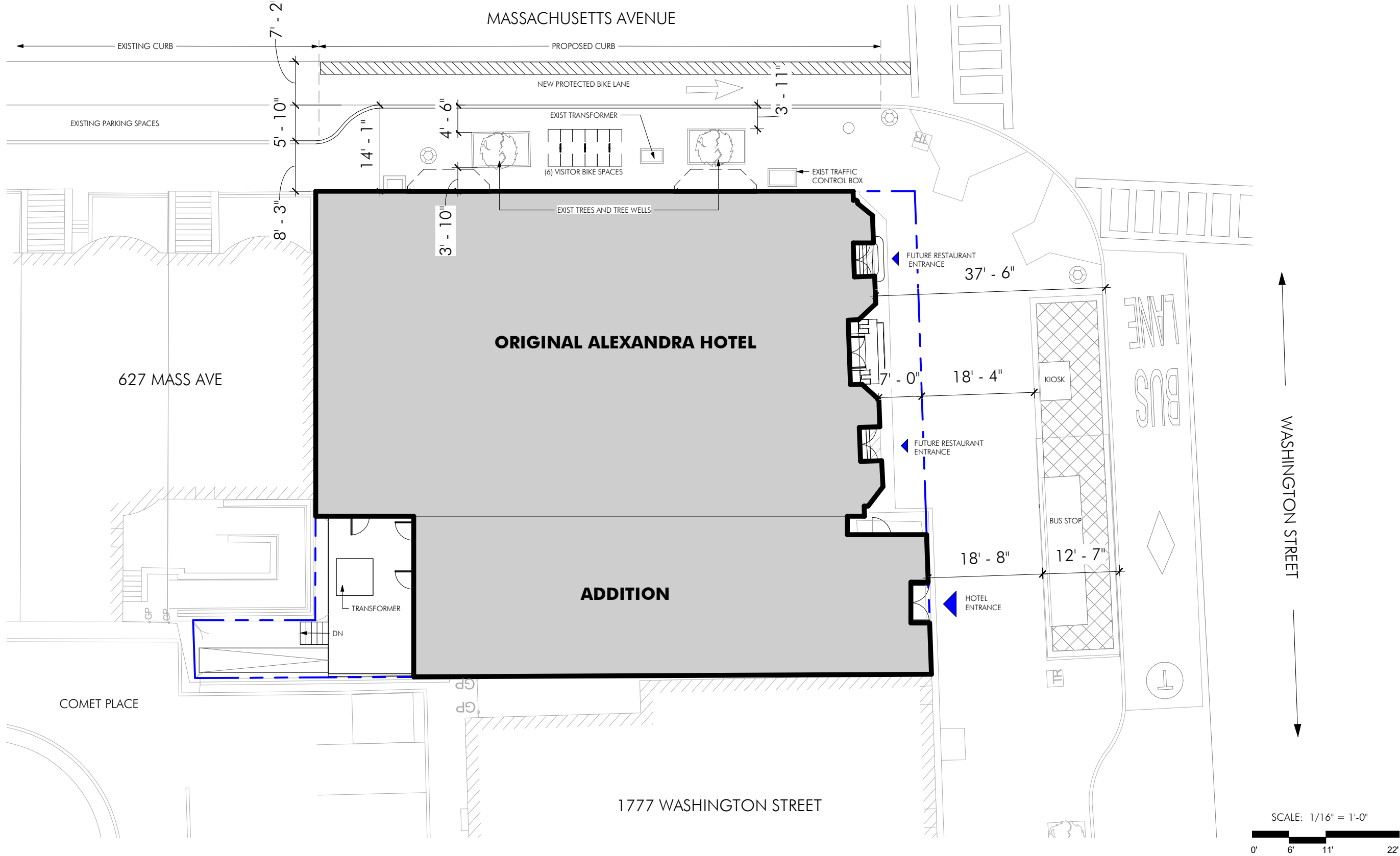


CLOSE-UP OF CAST IRON STAIR

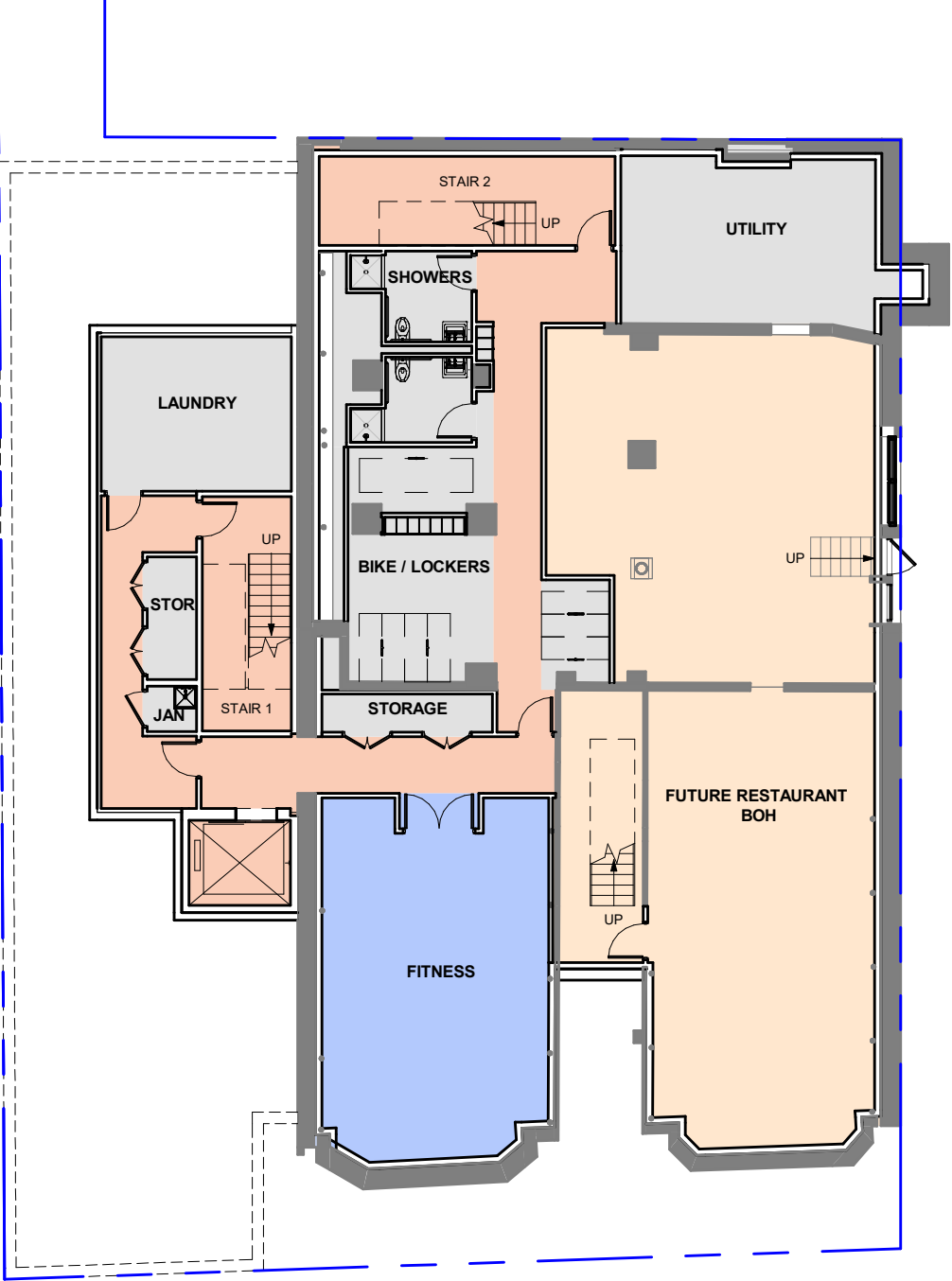
Existing Site Plan



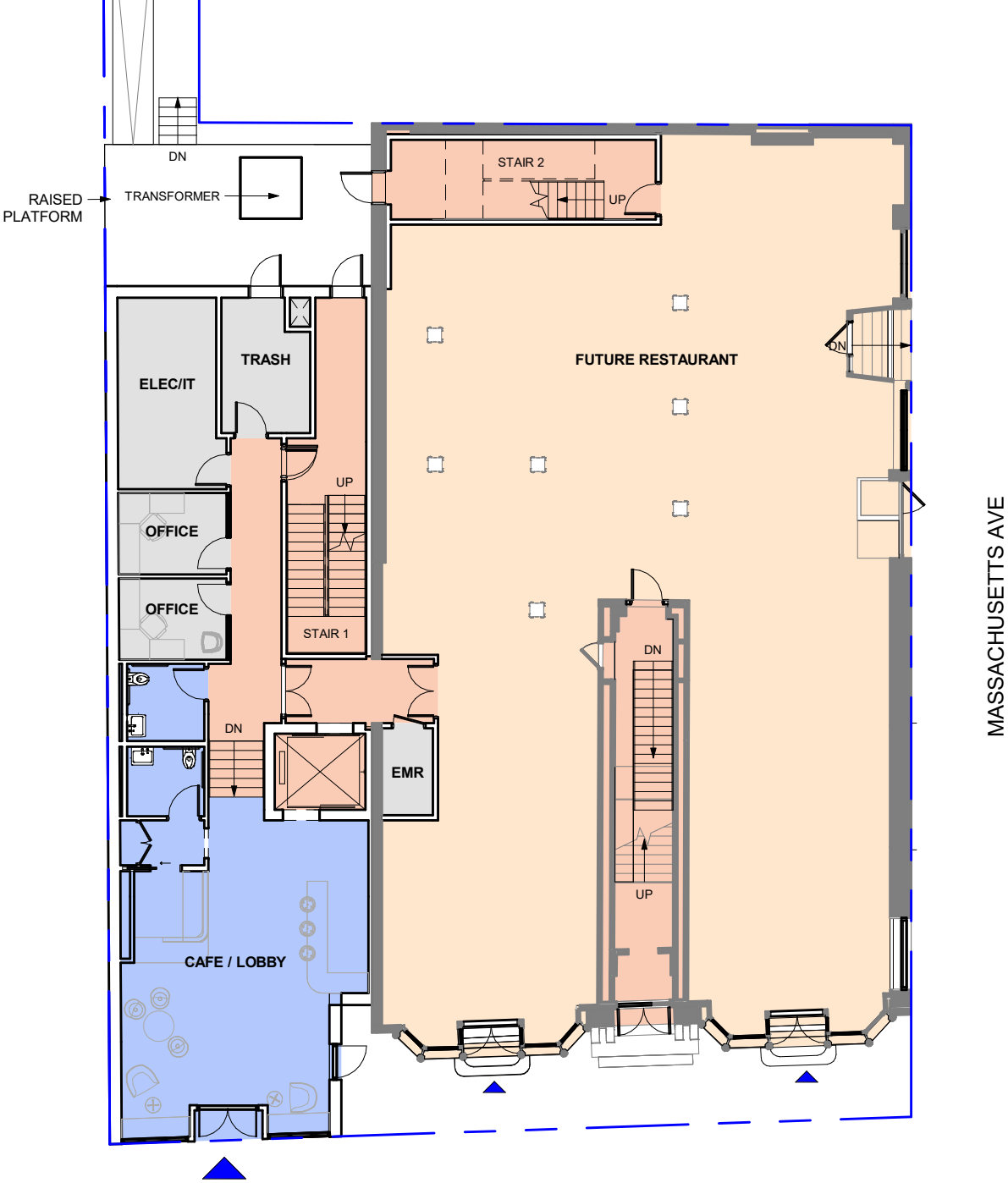
Proposed Site Plan



Proposed Floor plans



BASEMENT LEVEL



GROUND LEVEL

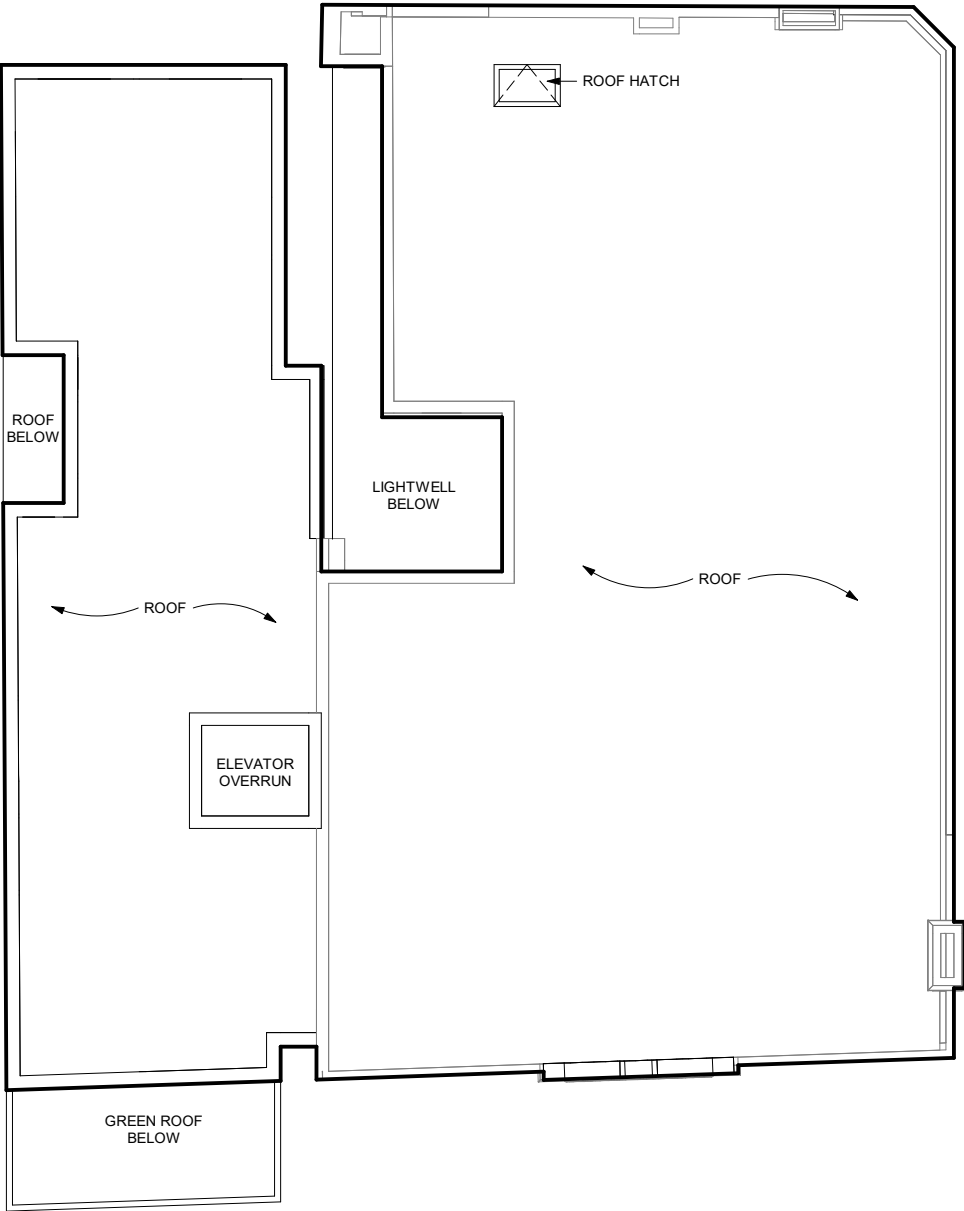
SCALE: 1/16" = 1'-0"
0' 4' 8' 16'



Proposed Floor plans



TYP HOTEL LEVEL



ROOF PLAN

SCALE: 1/16" = 1'-0"
0' 4' 8' 16'



Design Intent

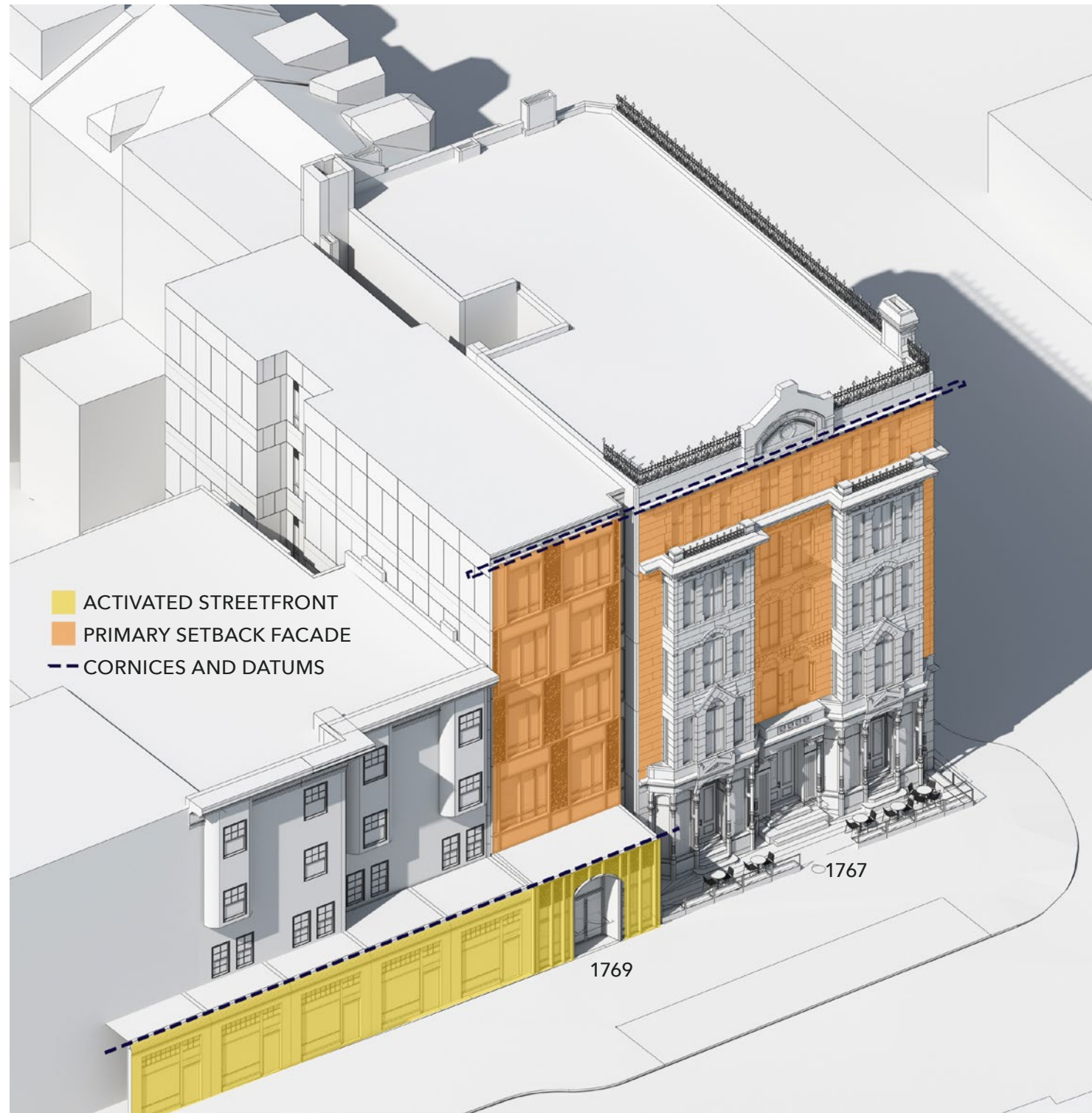
A BUILDING THAT ELEGANTLY FITS INTO SOUTH END LANDMARKS DISTRICT

- 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

Massing Strategies



SELDC Category A Criteria

SOUTH END LANDMARKS DISTRICT CATEGORIZES THIS DEVELOPMENT AS A **CATEGORY A** NEW CONSTRUCTION. THIS IS DEFINED AS “ANY VACANT PARCEL OR COLLECTION OF PARCELS THAT SHARE A PARTY WALL WITH AN EXISTING STRUCTURE”. BELOW ARE SOME OF THE REQUIREMENTS OF WHICH THE DEVELOPMENT CONFORMS TO.

HEIGHTS: THE MAXIMUM HEIGHT OF ANY NEW CONSTRUCTION SHALL BE SEVENTY FEET. THE NEW BUILDING SHALL HAVE THE SAME HEIGHT AND CORNICE LINE AS ADJACENT EXISTING BUILDINGS. IN THE EVENT OF TWO SUCH ABUTTERS, IT SHALL CONFORM TO ONE OF THEM.

SETBACK: A NEW BUILDING IN CATEGORY A SHALL HAVE THE SAME SETBACK AS ADJACENT BUILDINGS HAVING COMMON PROPERTY LINES. IN THE EVENT OF TWO SUCH ABUTTERS, IT SHALL CONFORM TO ONE OF THEM, OR IT MAY STEP TO MATCH BOTH OF THEM.

DESIGN FEATURES: A NEW BUILDING SHALL MATCH ITS ABUTTERS AT COMMON PROPERTY LINES IN GENERAL CONFORMATION OF ROOF AND CORNICE; DETAILS MAY BE SIMPLIFIED. WINDOW OPENINGS SHALL APPROXIMATE THE NUMBER, SIZE AND POSITIONING OF ABUTTERS. ENTRANCE DOORWAY SHALL BE APPROXIMATE SIZE PROPORTION AND POSITION.

LOT COVERAGE: A NEW BUILDING SHALL OCCUPY THE FULL WIDTH OF ITS PRIMARY FRONTAGE, AT THE PROPERTY OR SETBACK LINE.

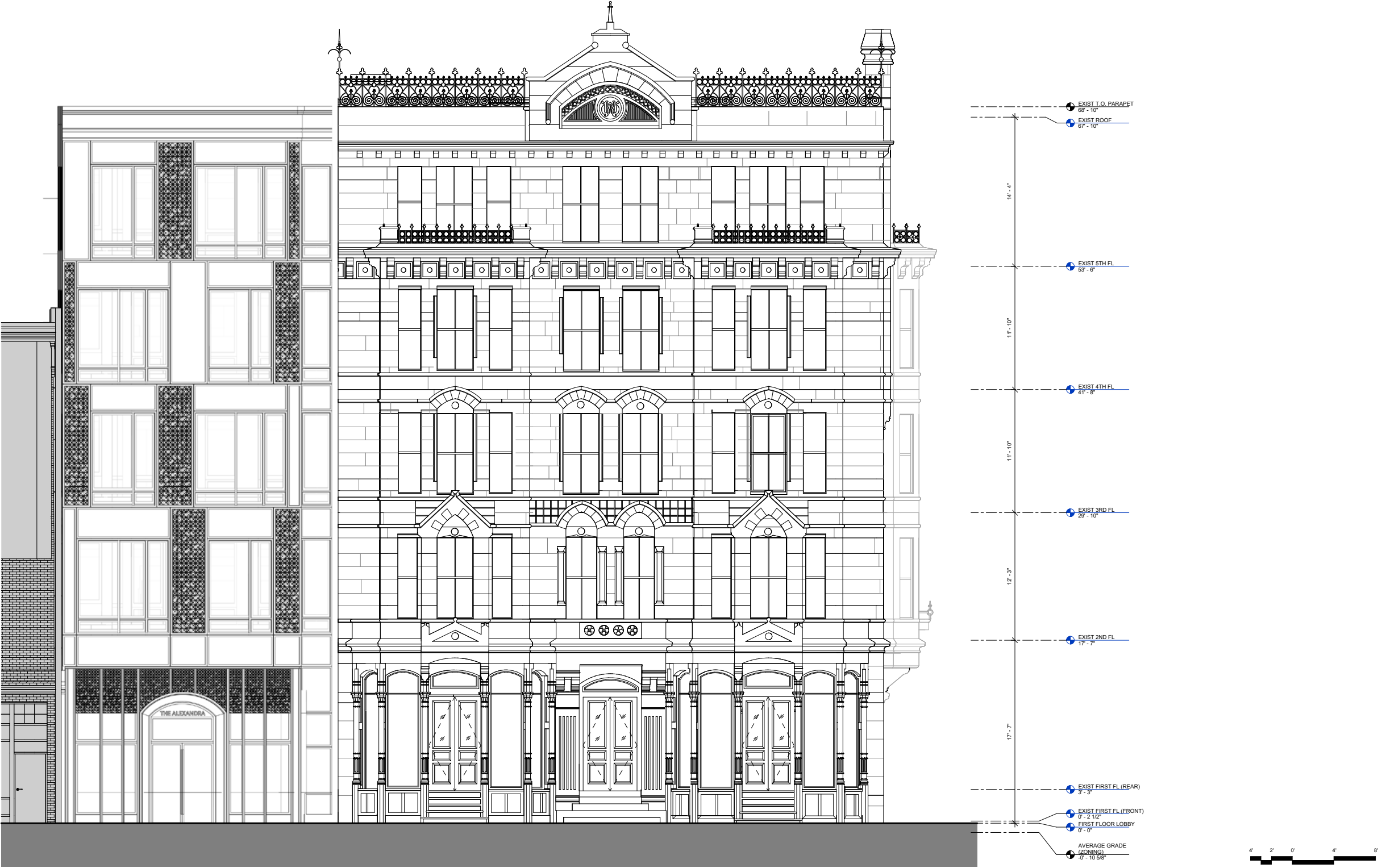


What We Heard

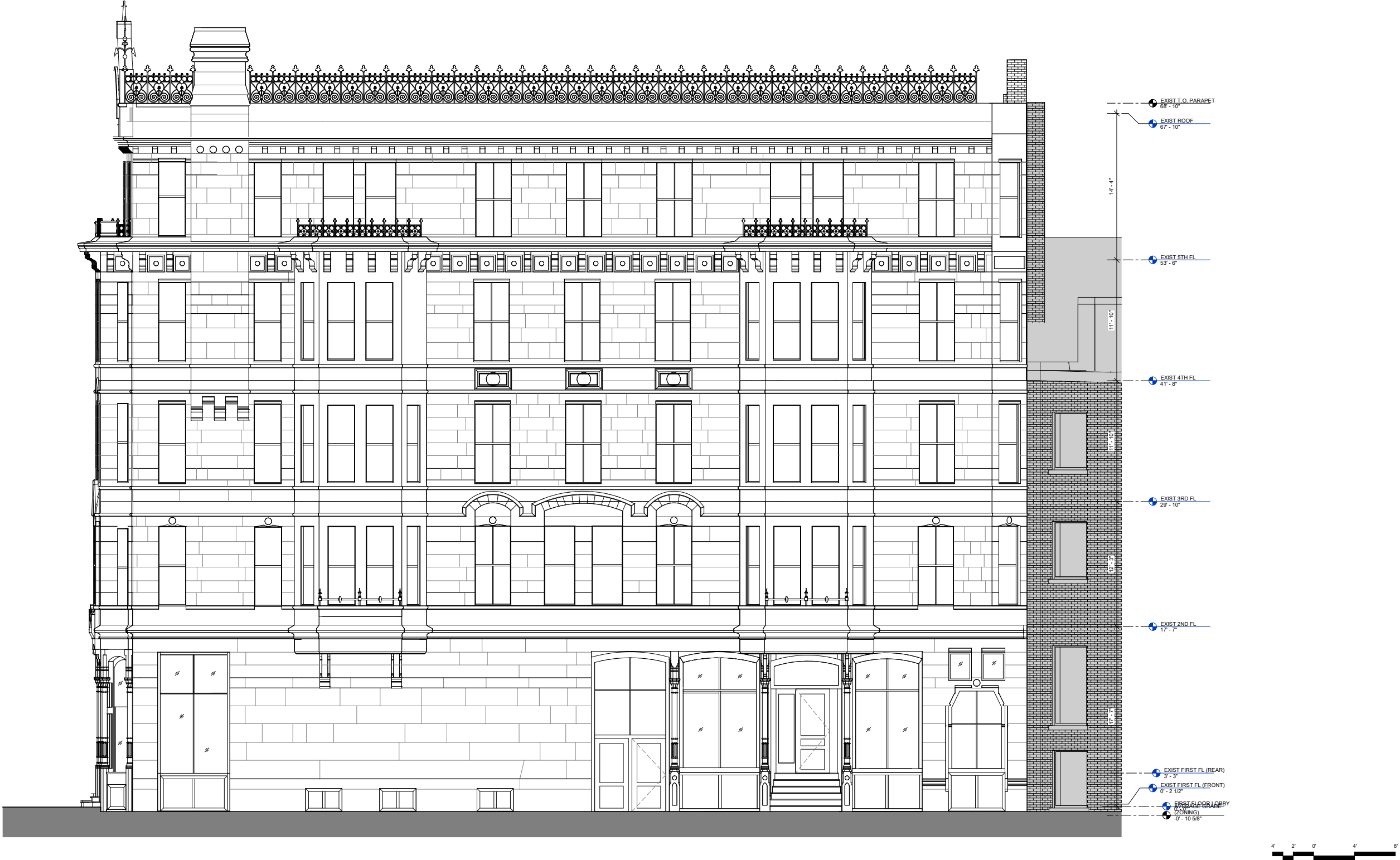
- 1:** ADJUSTED HEIGHT TO MATCH THE ALEXANDRA. THE CORNICE PROFILE HAS BEEN ENLARGED AND THE REVEALS ARE ALTERED TO ALIGN WITH THE ALEXANDRA CORNICE.
- 2:** EXISTING WINDOW SILL DATUMS NOW ALIGN WITH THE MULLIONS AT ALL PROPOSED WINDOWS
- 3:** EXISTING WINDOW HEADER DATUMS NOW ALIGN WITH ALL PROPOSED WINDOWS
- 4:** PROPOSED WINDOW PROPORTIONS HAVE BEEN TIGHTENED AND MADE MORE SLENDER TO BETTER REFLECT THE NEIGHBORHOOD CONDITIONS AND EXISTING ALEXANDRA WINDOWS
- 5:** INSIDE FACADE FOR THE LOBBY ENTRY MASSING NOW CARRIES THE SAME LANGUAGE AS THE WASHINGTON ST FACADE, IMPROVING THE CONTINUITY BETWEEN THE HOTEL ENTRY AND RESTAURANT ENTRIES.



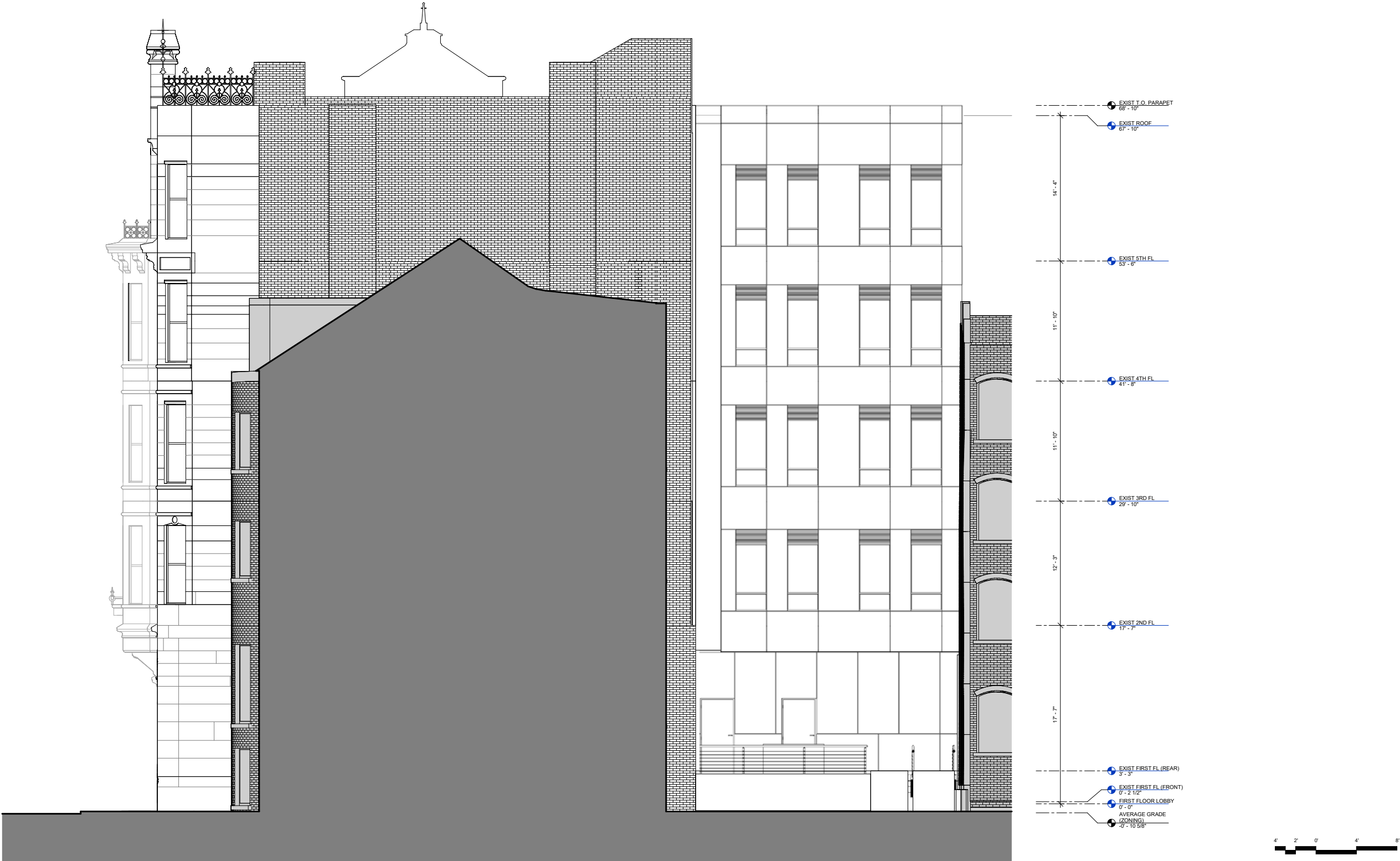
South Elevation



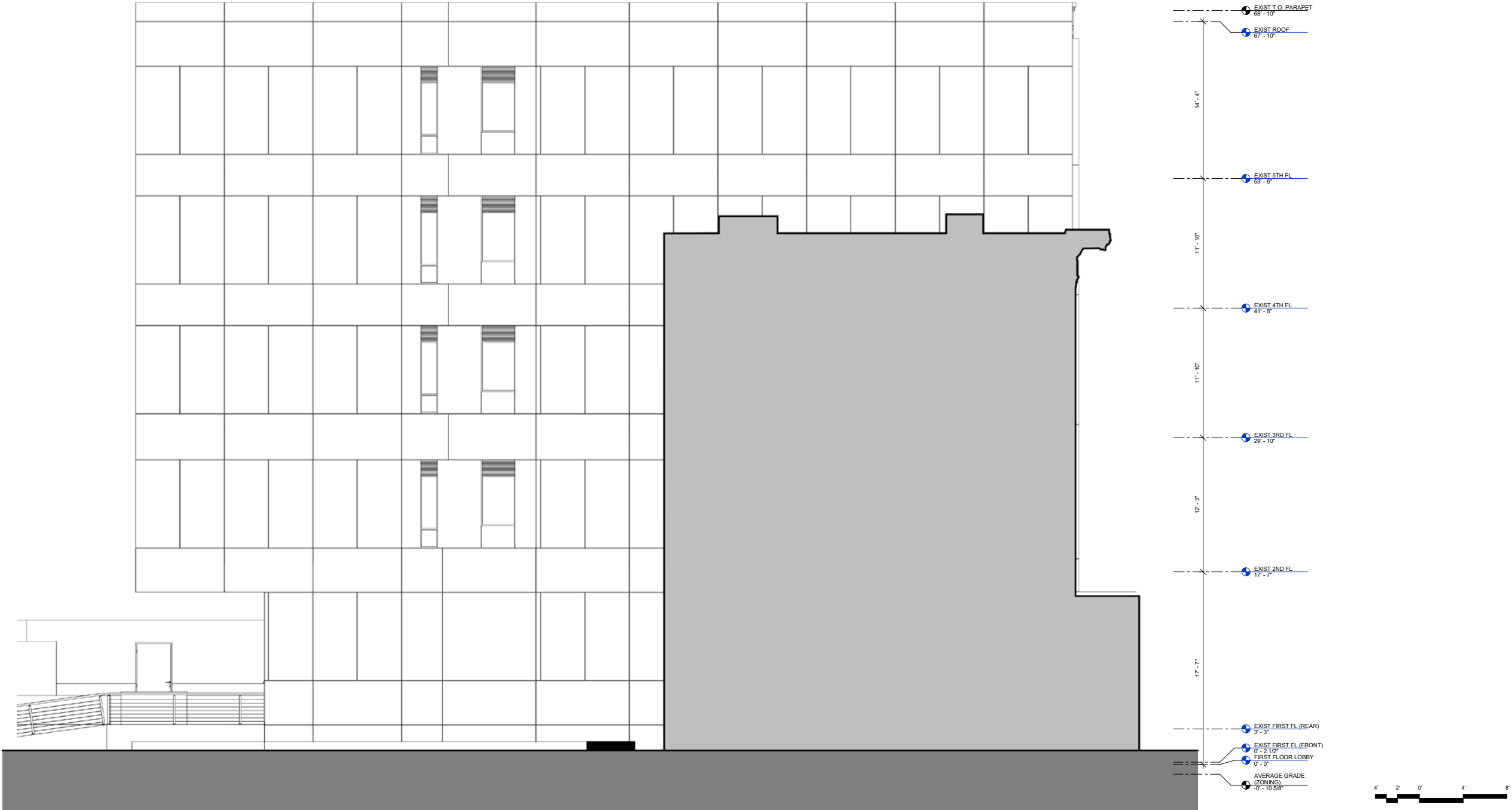
East Elevation



North Elevation



West Elevation



SIGNAGE



MAIN SIGNAGE

RESTAURANT
SIGNAGE

BACKLIT LETTER SIGNAGE



WINDOW SIGNAGE



FACADE LIGHTING PLAN (PREVIOUSLY APPROVED)



WET LOCATION LED FIXTURE MOUNTED
BEHIND WROUGHT IRON RAILING FOR
UPLIGHTING
MFR: LUMINI
PRODUCT: KENDO M WET LOCATION



ACCENT UPLIGHT
AT TOP OF
TYMPANUM
MFR: BK LIGHTING
PRODUCT: MINI MICRO
FLOOD LIGHT
*CUSTOM PAINTED TO
MATCH BUILDING



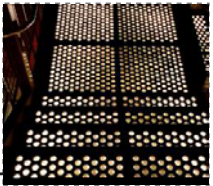
UPLIGHT AT TYMPANUM
MFR: LUMENPULSE
PRODUCT: LUMENFACADE
*CUSTOM PAINTED TO MATCH BUILDING



UPLIGHT AT UPPER CORNICE
MFR: LUMENPULSE
PRODUCT: LUMENFACADE
*CUSTOM PAINTED TO MATCH BUILDING



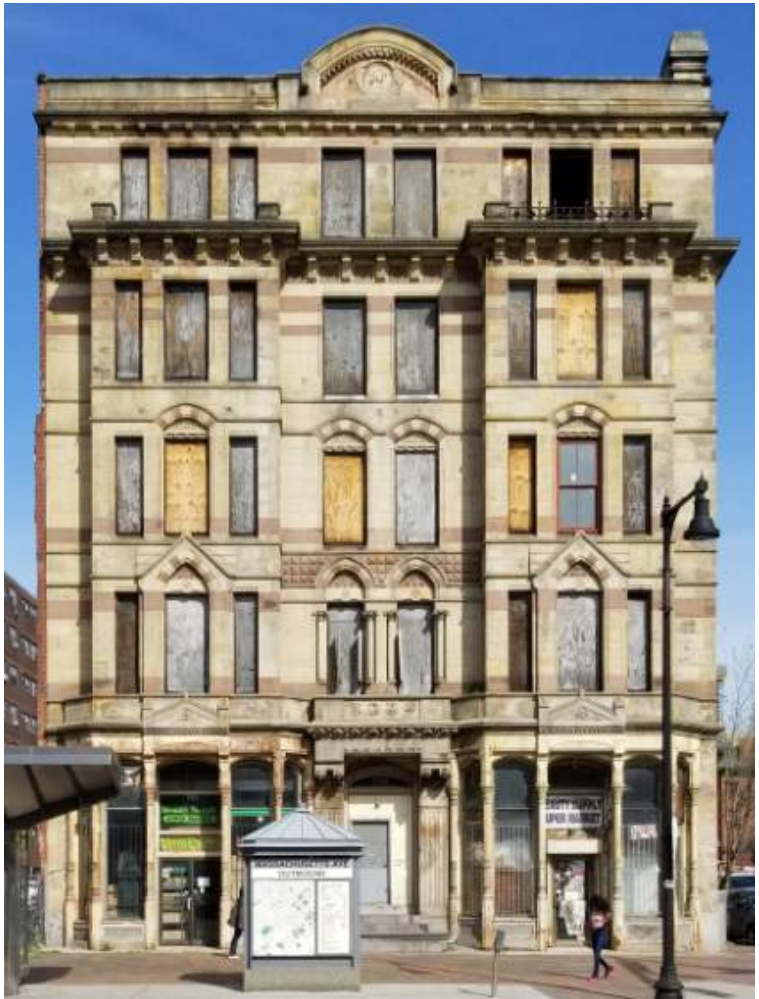
UPLIGHT AT BUILDING FACADE
MFR: ECOSENSE
PRODUCT: RISE F170
*CUSTOM PAINTED TO MATCH
BUILDING



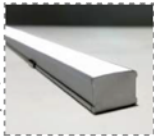
CAST IRON STAIR LIT FROM
BELOW WITH STRIP LED LIGHT
FIXTURES



MFR: HE WILLIAMS
PRODUCT: 75 LED



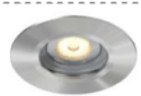
FACADE LIGHTING PLAN (PREVIOUSLY APPROVED)



WET LOCATION LED FIXTURE MOUNTED
BEHIND WROUGHT IRON RAILING FOR
UPLIGHTING
MFR: LUMINI
PRODUCT: KENDO M WET LOCATION



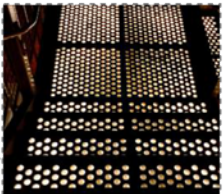
UPLIGHT AT UPPER CORNICE
MFR: LUMENPULSE
PRODUCT: LUMENFACADE
*CUSTOM PAINTED TO MATCH BUILDING



DOWNLIGHT AT ENTRY
MFR: MP LIGHTING
PRODUCT: L03 S6



UPLIGHT AT BUILDING
FACADE
MFR: ECOSENSE
PRODUCT: RISE F170
*CUSTOM PAINTED TO
MATCH BUILDING



CAST IRON STAIR LIT FROM
BELOW WITH STRIP LED LIGHT
FIXTURES





RICH DARK BRONZE
ANODIZED ALUMINUM
PROFILES/PANELS



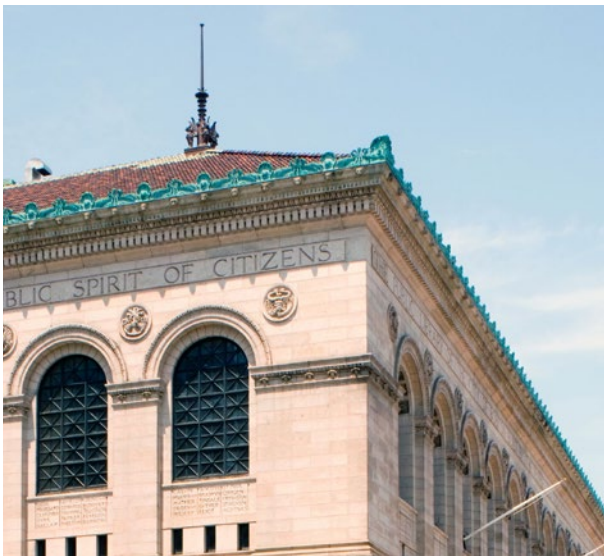
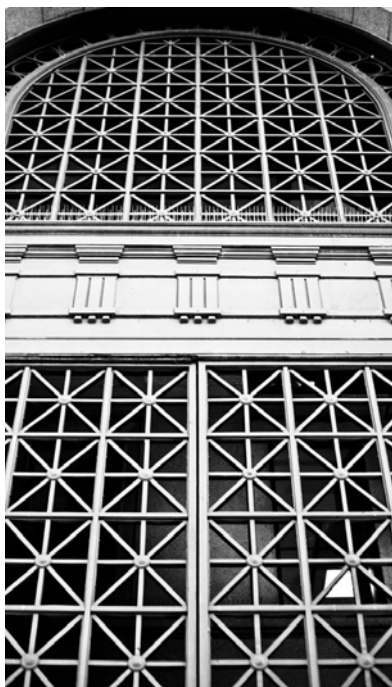
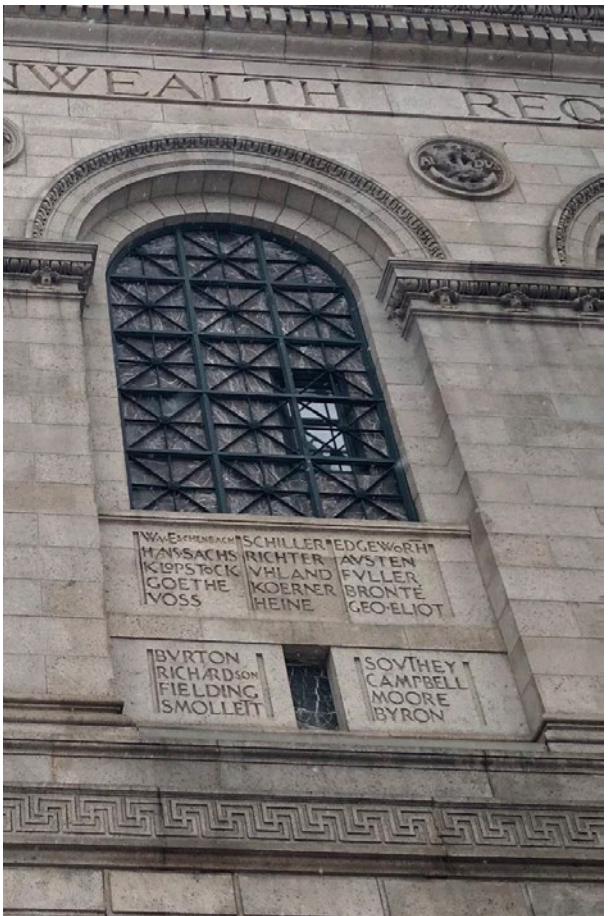
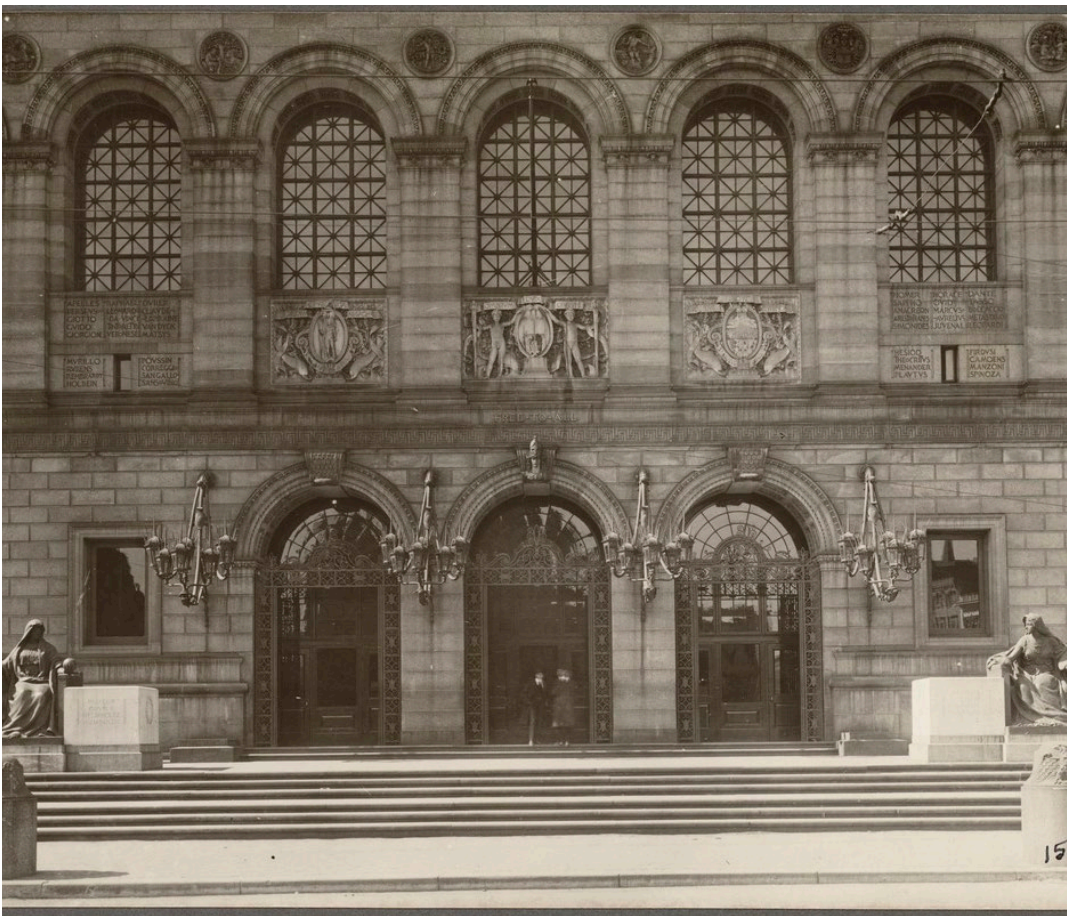
MUTED DARK BRONZE
ANODIZED ALUMINUM
LASER CUT SCREEN



RICH DARK BRONZE
ANODIZED ALUMINUM
PROFILES/PANELS



Filigreee Precedents





Corner of Washington St and Mass AVE



Hotel and Restaurant Entry

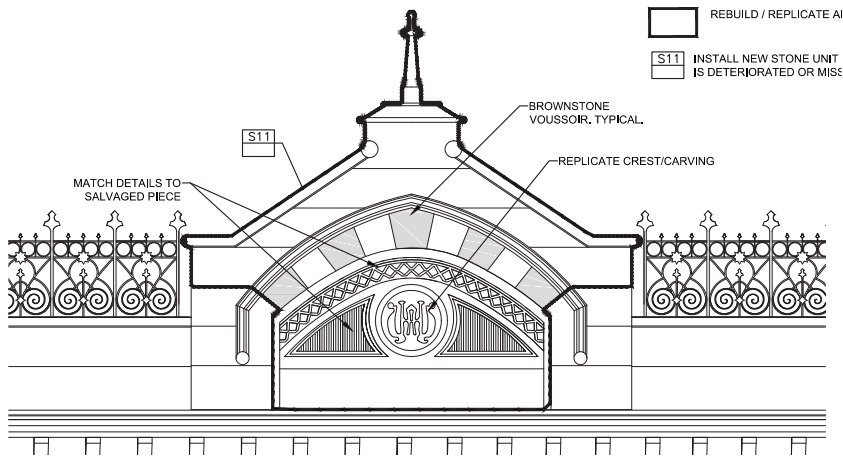
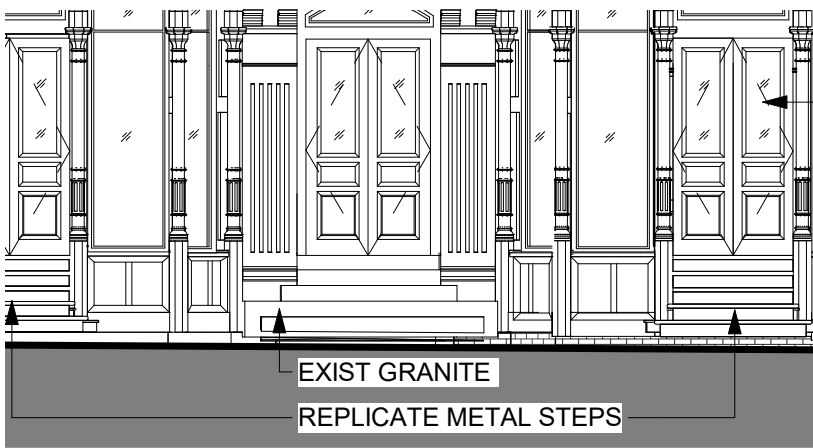


View from Comet Place

Existing Conditions + Building Restoration

RESTORATION SCOPE

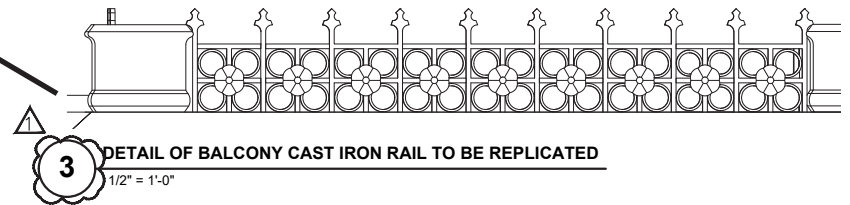
- CLEAN STONE 100%
- REPOINT STONE 100%
- STONE DUTCHMAN REPAIRS
- RECONSTRUCT LOST PEDIMENT DETAILS
- REPLICATE ROOF CRESTING
- RESTORE CAST IRON STOREFRONTS
- RESTORE AND REPLICATE CAST IRON BALCONY RAIL
- REPLICATE MASS AVE SHEET METAL WINDOW BAYS
- REINSTATE PRISM LIGHT STAIRS AT WASHINGTON ST AND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



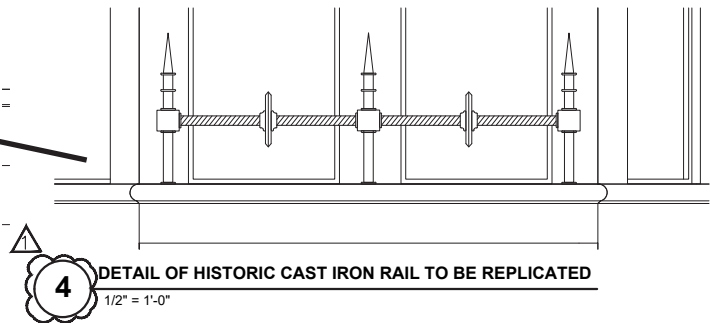
1 RECONSTRUCTED / REPLICATED PEDIMENT
1/4" = 1'-0"



2



3



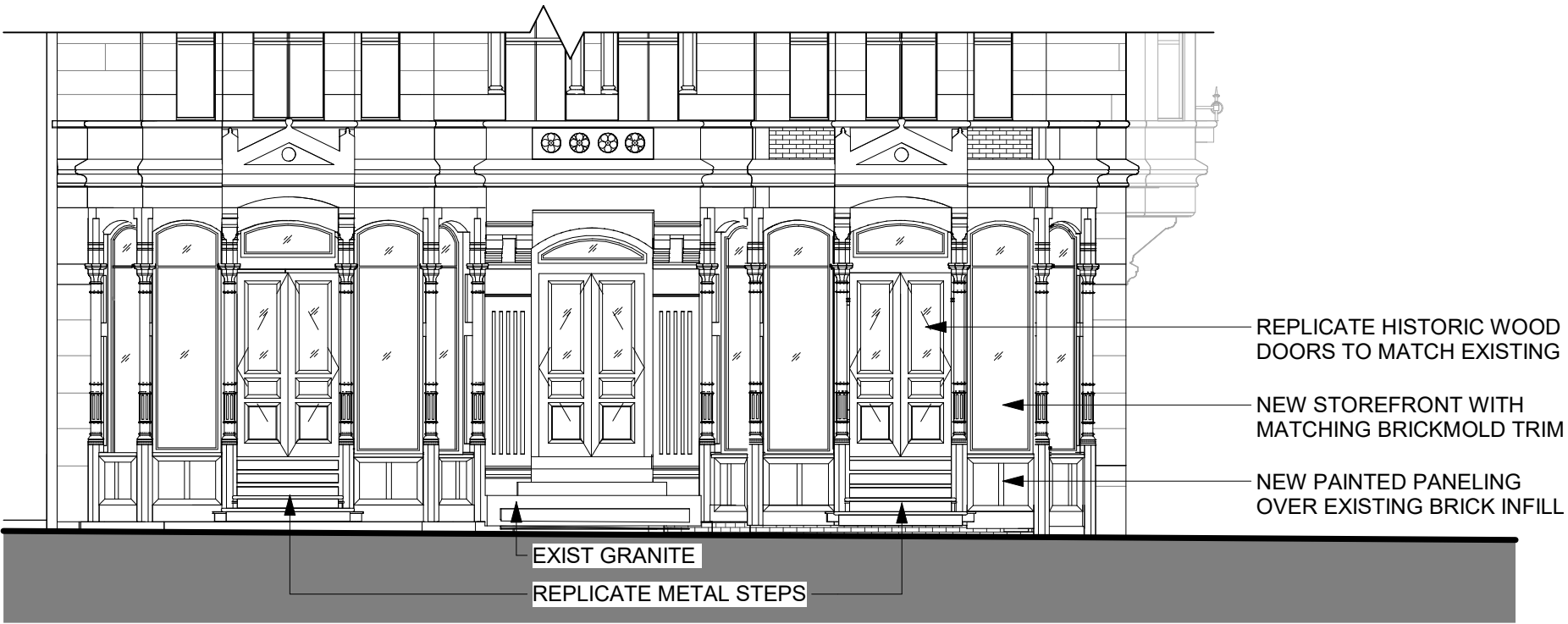
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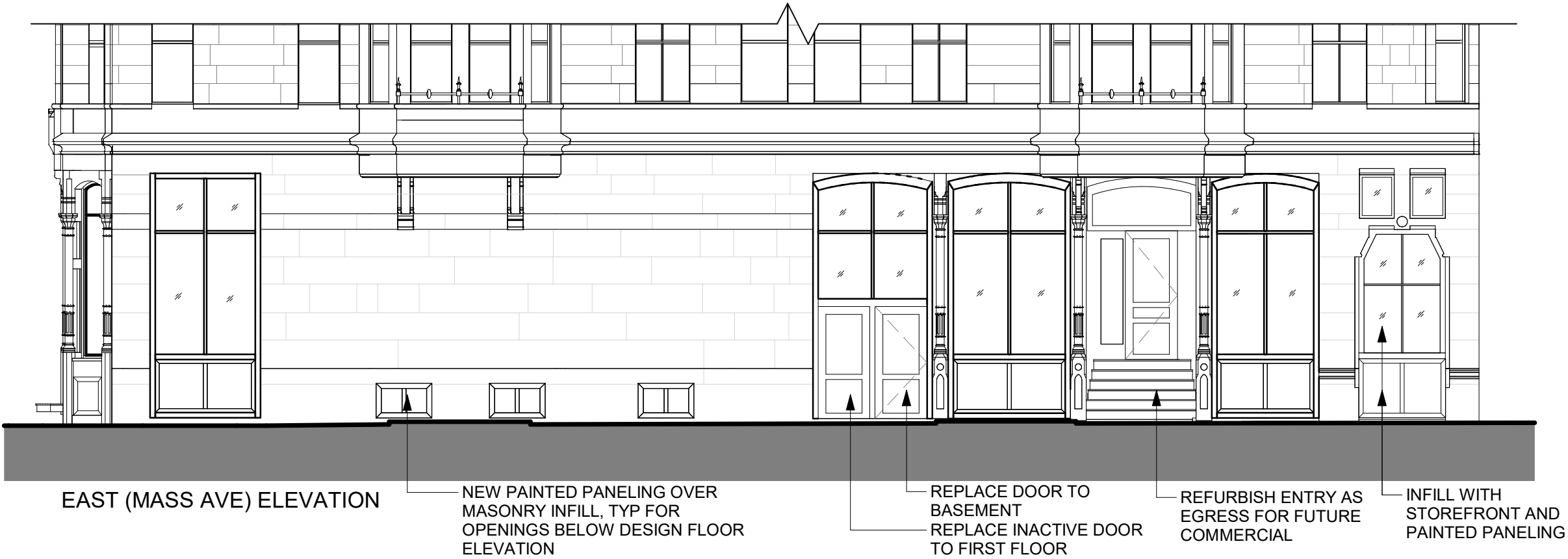
ORIGINAL DOORS



BRICK INFILL BEHIND PANEL



SOUTH (WASHINGTON ST) ELEVATION



EAST (MASS AVE) ELEVATION

THANK YOU

