41 BERKELEY STREET

SOUTH END LANDMARKS DISTRICT COMMITTEE

NOVEMBER 03, 2026



Team Introduction

CONTINUUM
DEVELOPMENT COMPANY

cbt

Goulston & Storrs

Epsilon
ASSOCIATES INC.

McNAMARA · SALVIA
STRUCTURAL ENGINEERS

HOWARD STEIN HUDSON

What We Heard

- *Study alternate Arch expressions for ground floor bays.*
- *Refine the articulation of the soffit at the passage into the courtyard.*
- *Consider balcony depth.*
- *Develop a Signage and Lighting Master Plan for the project.*

GROUND FLOOR
EXPRESSION STUDY

Previously Reviewed

View from E Berkeley Street / Community Garden



Advanced - Preferred

View from E Berkeley Street / Community Garden



Alternate

View from E Berkeley Street / Community Garden



Materiality

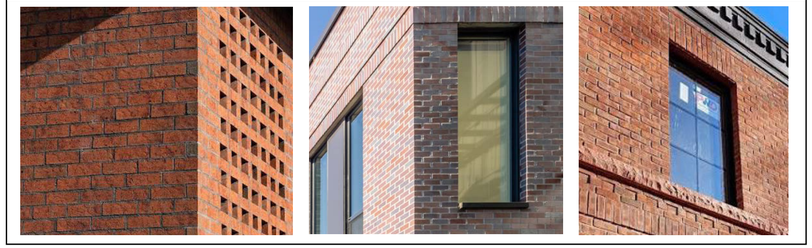
Light toned rooftop cladding



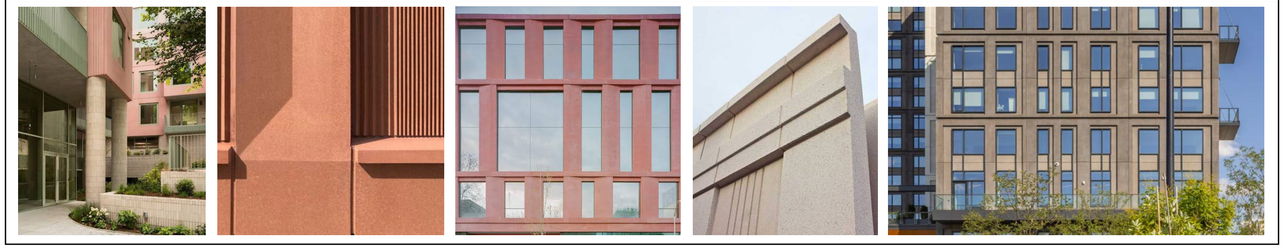




Brick



Warm toned precast with lighter upper stories



SOFFIT EXPRESSION

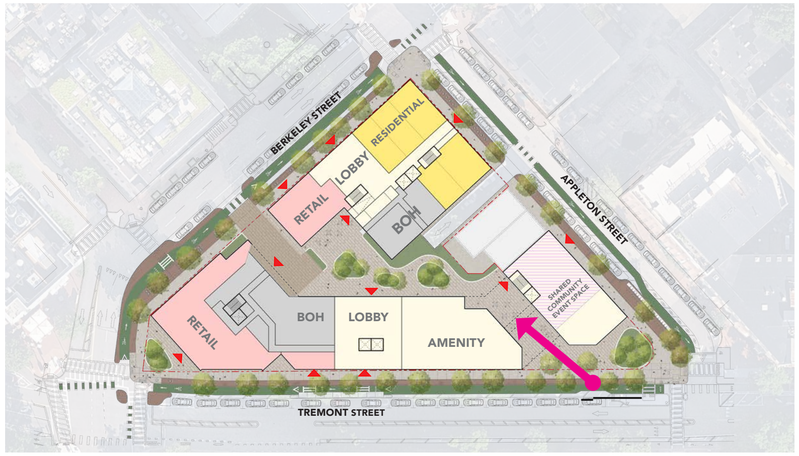
Soffit Expression

View into courtyard from Tremont Street

2022



Key Plan



2026



SIGNAGE

Potential Signage Zone





BALCONY DIMENSION

Balconies

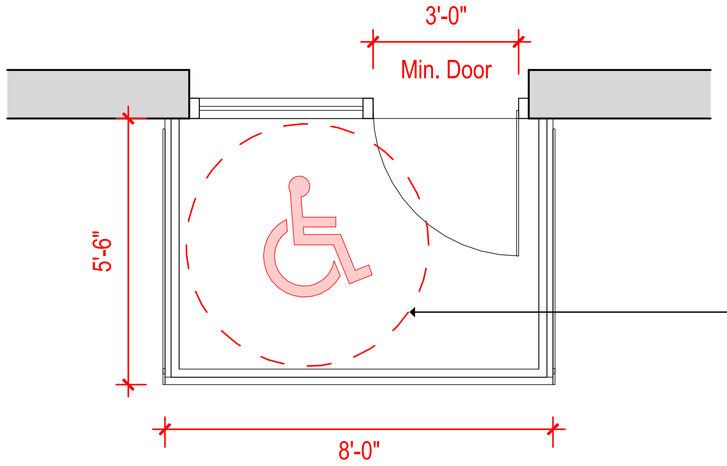
Dimension Study





Inset terrace (typ.)

Projecting balconies



Minimum Turning Radius Required Per CMR 521

APPLETON STOREFRONT UPDATE

Appleton Storefront Update

View from Appleton Street

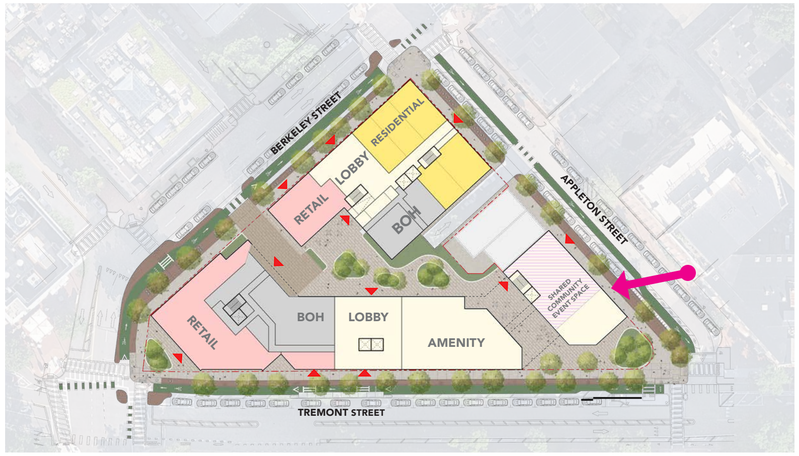
2022



2026



Key Plan



THANK YOU

