

**HARBOR ONE BANK
64 BROAD ST
BOSTON, MA
APRIL 23, 2019**



DRAWING LIST

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- X2.0 NEIGHBOR PHOTOGRAPHS**
- X2.1 EXISTING PHOTOGRAPHS**
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**CORDTSEN
DESIGN
ARCHITECTURE**

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689



**BOSTON LANDMARKS
COMMISSION SUBMISSION**



1 CONTEXT IMAGE

REVISIONS:

DESCRIPTION:
 CONTEXT IMAGE

SCALE: As Noted

DATE: April 23, 2019

HARBOR ONE
 64 Broad Street
 Boston, Massachusetts

X1.0

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① 72 BROAD ST



② 20 CUSTOM HOUSE ST



③ 64 BROAD ST

REVISIONS:

DESCRIPTION:
 NEIGHBOR PHOTOGRAPHS

SCALE: As Noted

DATE: April 23, 2019

HARBOR ONE
 64 Broad Street
 Boston, Massachusetts

X2.0

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1 SOUTHEAST ELEVATION



2 EAST ELEVATION

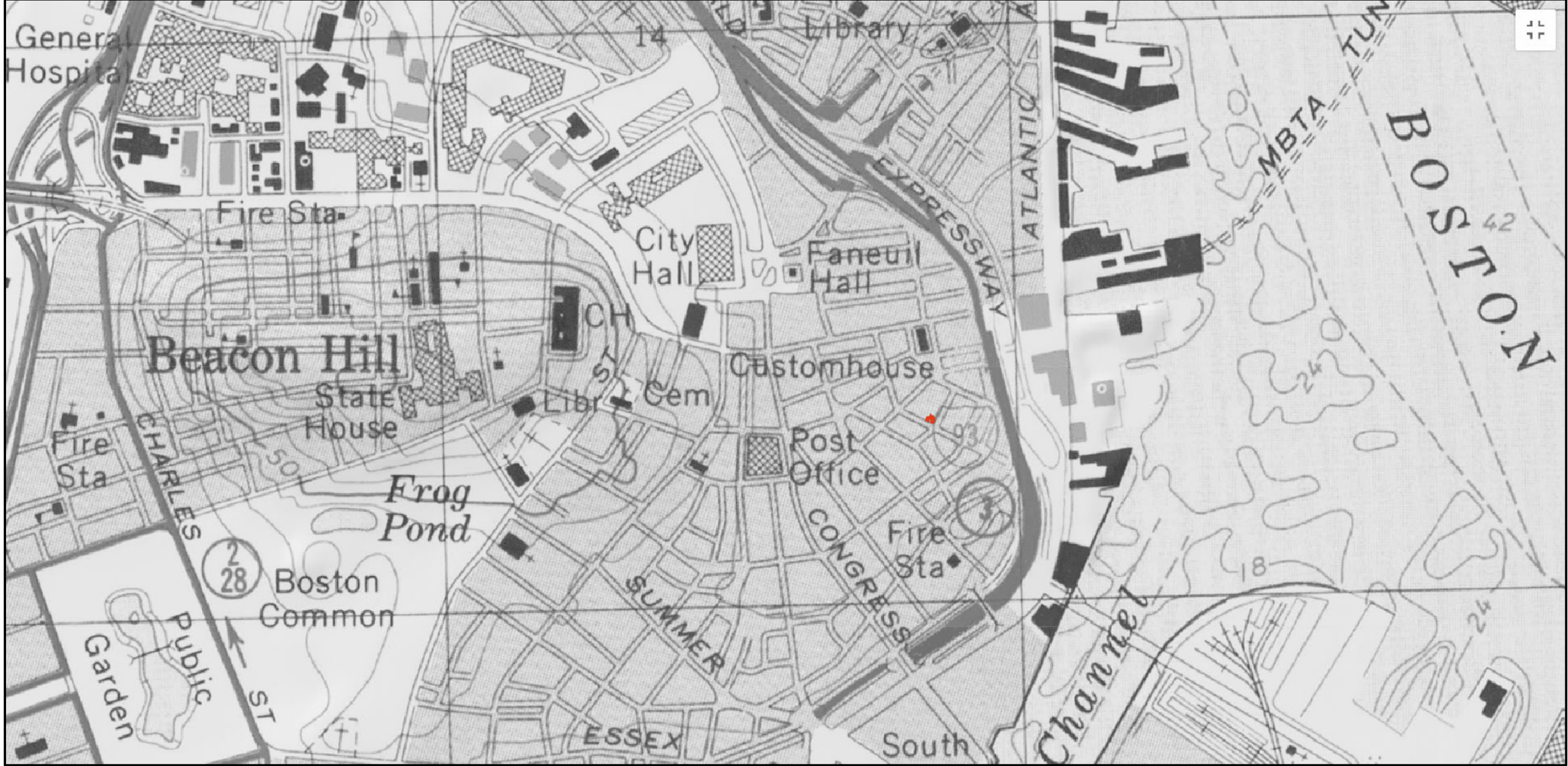
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REVISIONS:
 DESCRIPTION:
 NEIGHBOR PHOTOGRAPHS

SCALE: As Noted
 DATE: April 23, 2019

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1 USGS MAP

REVISIONS:

DESCRIPTION: USGS MAP

SCALE: As Noted

DATE: April 23, 2019

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 Boston, Massachusetts

A0.0

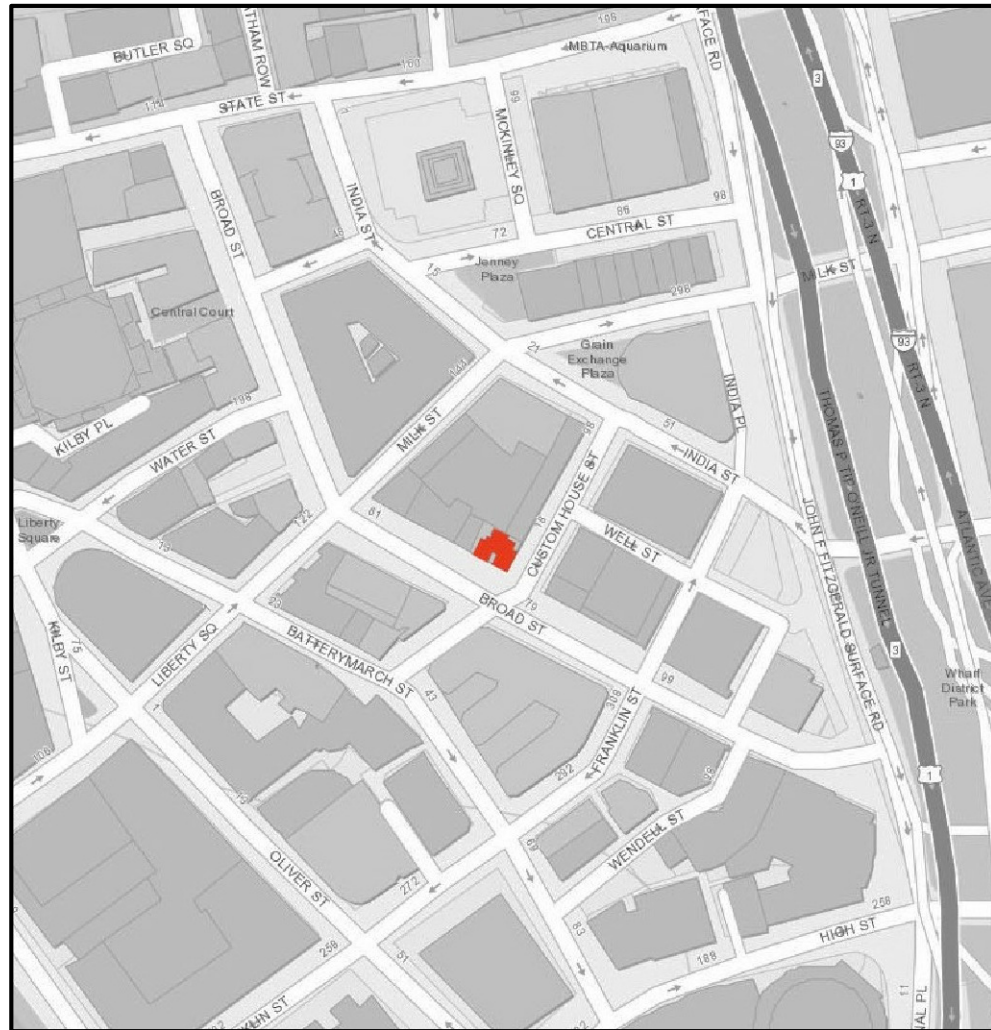
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BOSTON ZONING

ZONING DISTRICT: GOVERNMENT CENTER/MARKETS
ZONING SUBDISTRICT: CUSTOM HOUSE MEDIUM DENSITY AREA
SUBDISTRICT TYPE: MEDIUM DENSITY AREA
OVERLAYS: GREENWAY OVERLAY DISTRICT
RESTRICTED PARKING OVERLAY DISTRICT

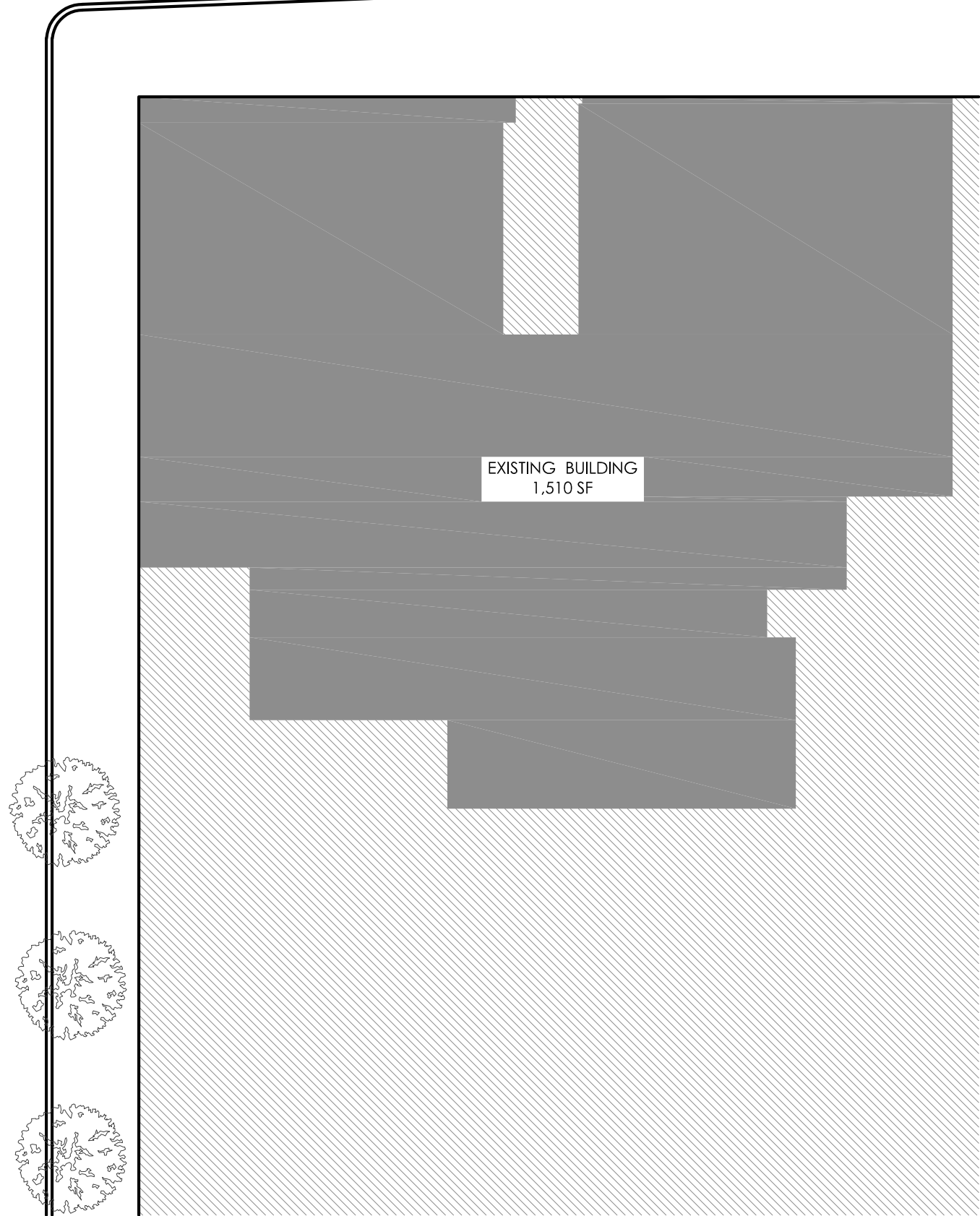
SUBDISTRICT HEIGHT, MAXIMUM ALLOWED: 125'-0"
SUBDISTRICT HEIGHT, PROPOSED: NO CHANGE
SUBDISTRICT FAR, MAXIMUM ALLOWED: 8
SUBDISTRICT FAR, PROPOSED: NO CHANGE

ALLOWED USE: BANK PER BROAD STREET GROUND LEVEL USE
CONDITIONAL USE: BANK PER GREENWAY OVERLAY DISTRICT



CUSTOM HOUSE ST

BROAD ST



SITE PLAN
SCALE: 1/8" = 1'-0"

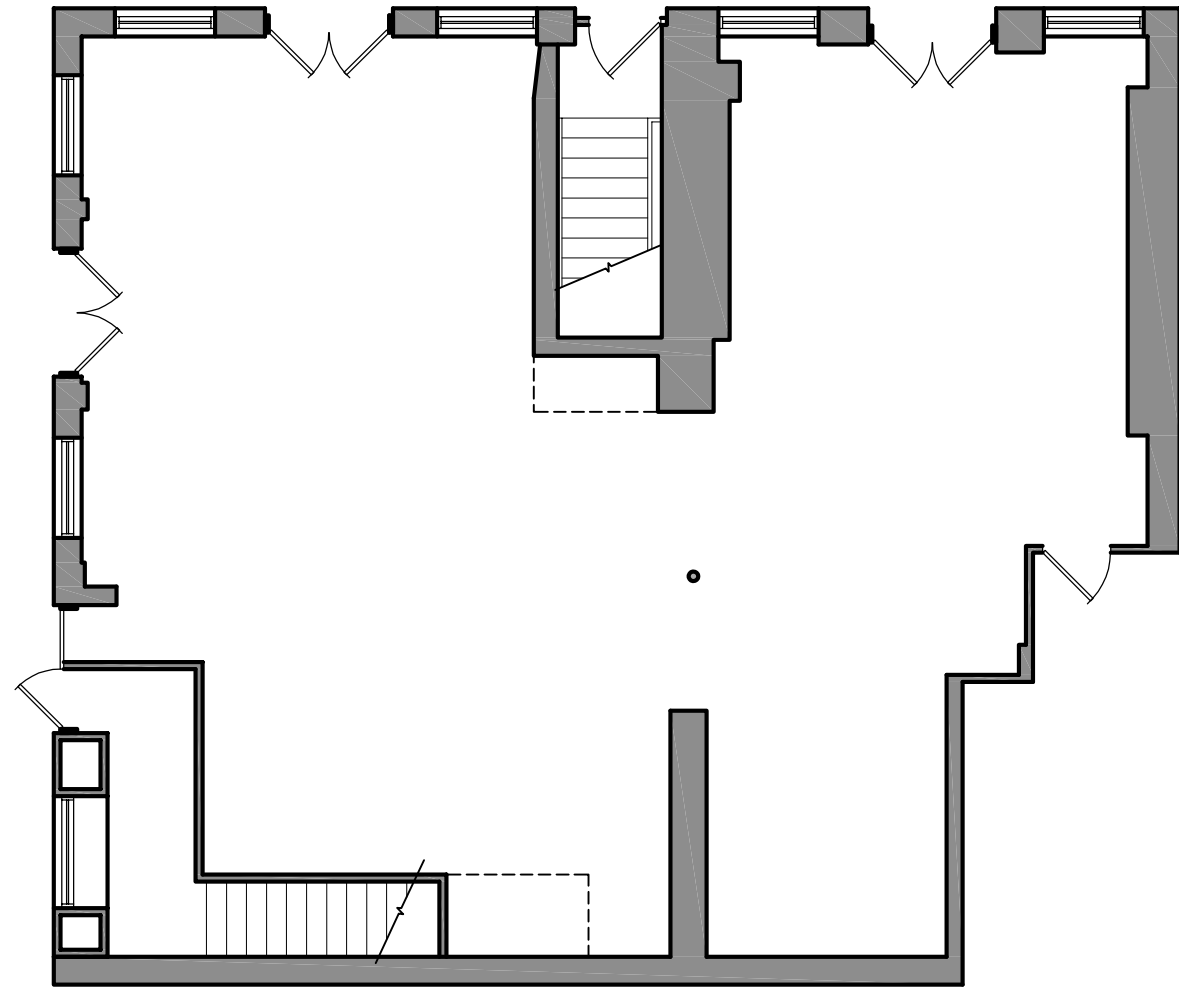
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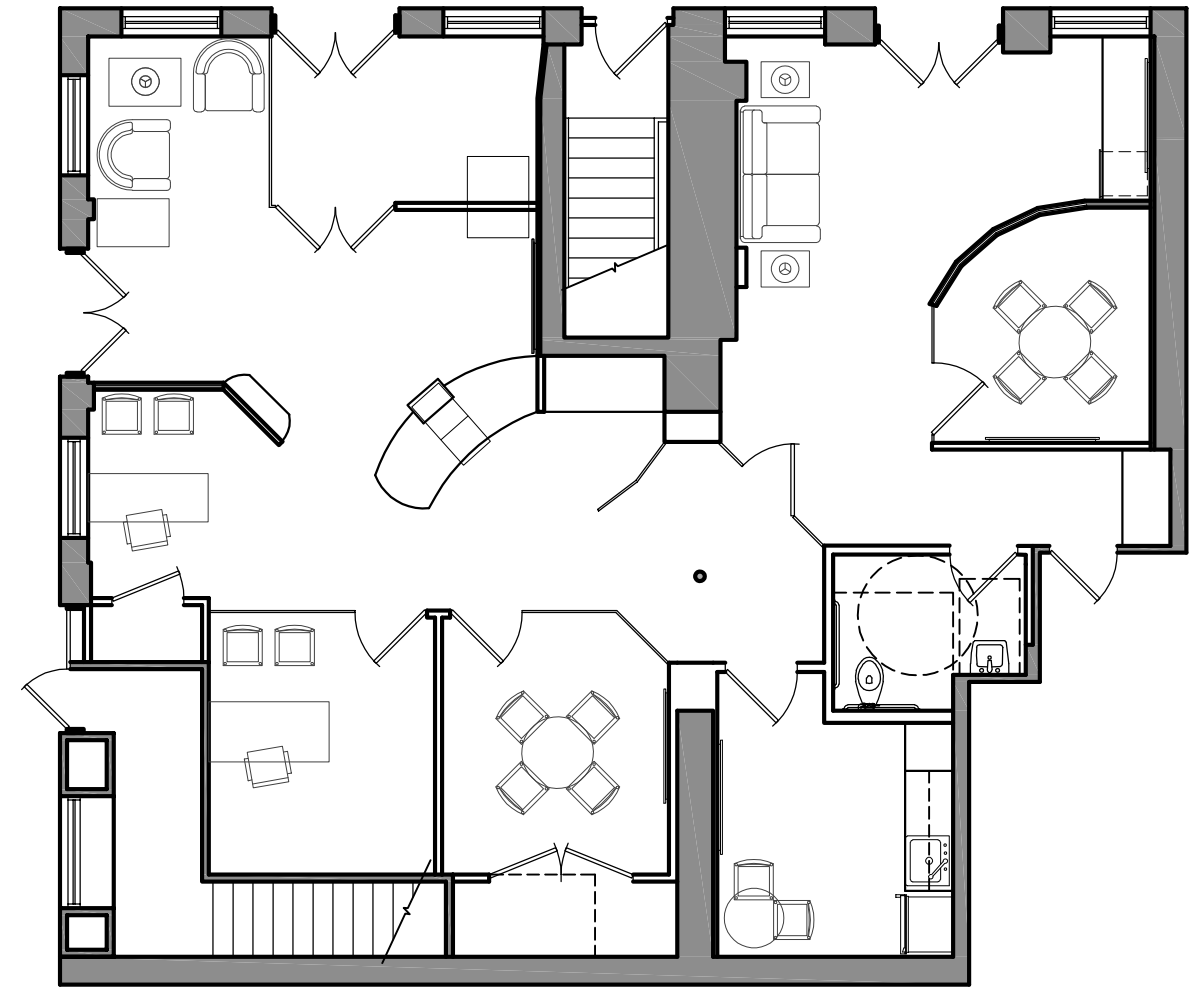
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CordisenDesign.com
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REVISIONS:	
DESCRIPTION:	SITE PLAN
SCALE:	As Noted
DATE:	April 23, 2019

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1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

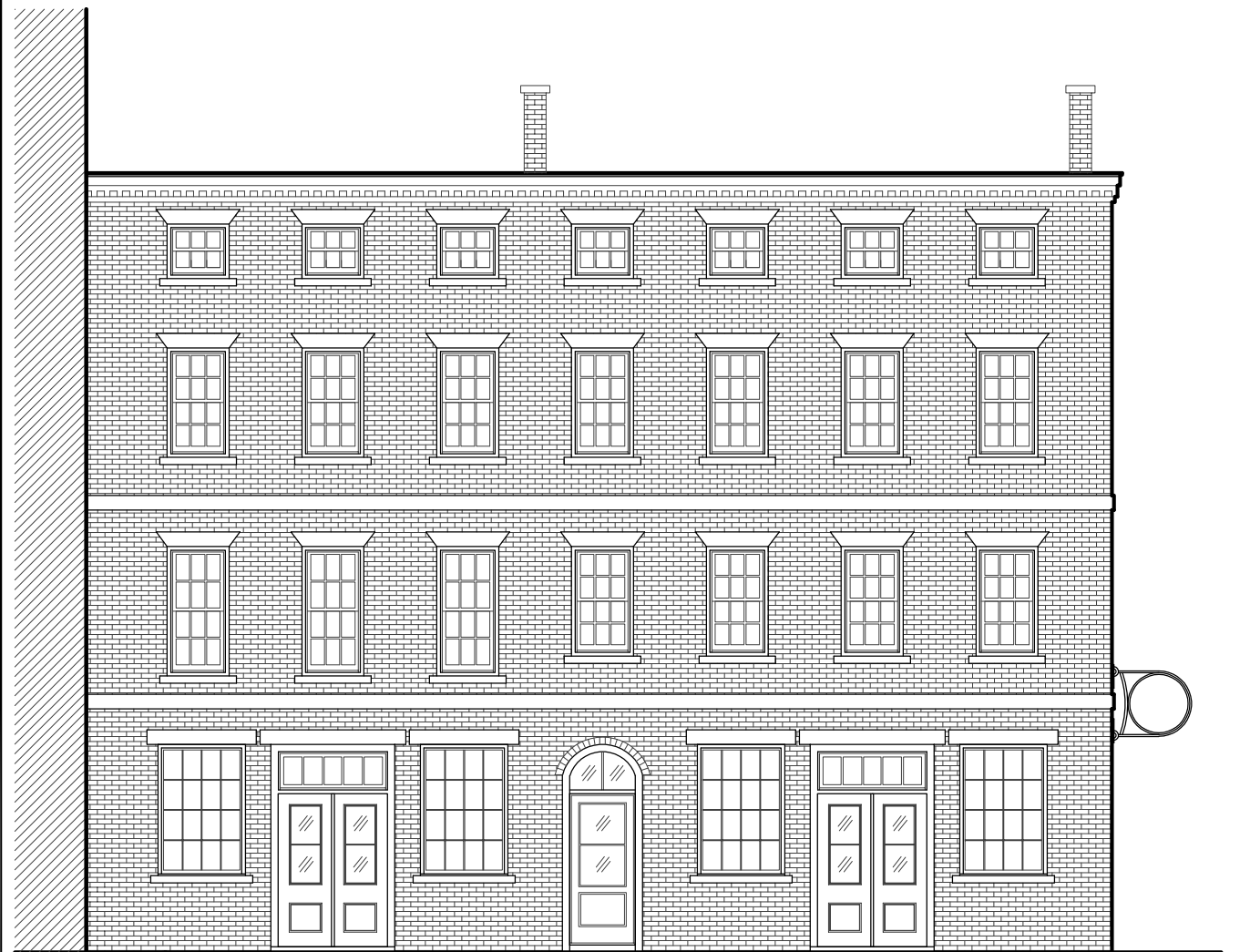
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REVISIONS:

DESCRIPTION:	FLOOR PLANS
SCALE:	As Noted
DATE:	April 23, 2019

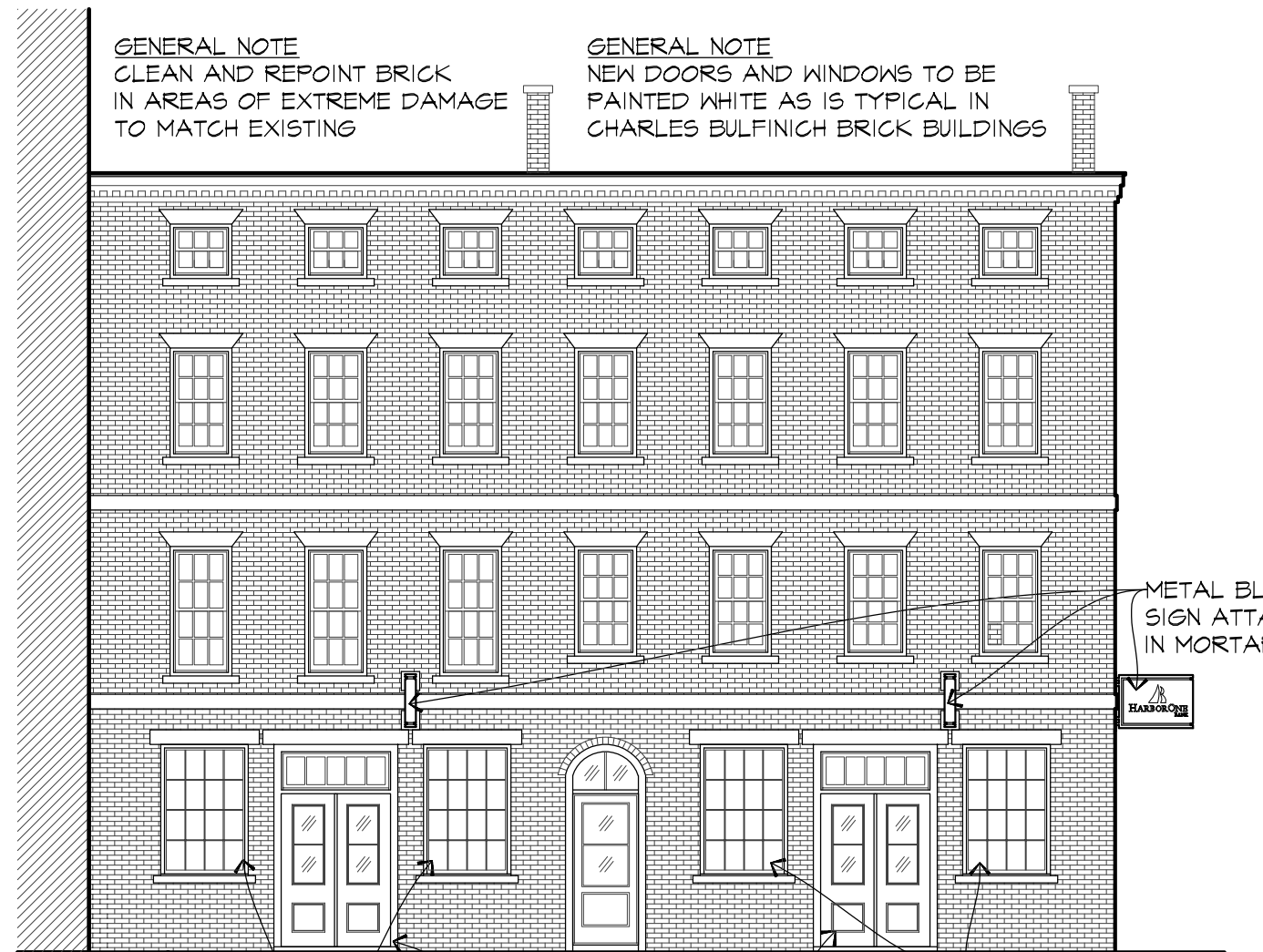
HARBOR ONE
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A1.0



GENERAL NOTE
 CLEAN AND REPOINT BRICK
 IN AREAS OF EXTREME DAMAGE
 TO MATCH EXISTING

GENERAL NOTE
 NEW DOORS AND WINDOWS TO BE
 PAINTED WHITE AS IS TYPICAL IN
 CHARLES BULFINCH BRICK BUILDINGS



NEW WOOD WINDOWS
 AND SILLS TO MATCH
 EXISTING IN EXISTING
 LOCATION

NEW WOOD DOOR
 TO MATCH EXISTING
 IN EXISTING OPENING

NEW WOOD WINDOWS
 AND SILLS TO MATCH
 EXISTING IN EXISTING
 LOCATION

METAL BLADE
 SIGN ATTACHED
 IN MORTAR JOINTS



1 EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

2 PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

REVISIONS:

DESCRIPTION:
 EXTERIOR ELEVATIONS

SCALE: As Noted

DATE: April 23, 2019

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 Boston, Massachusetts

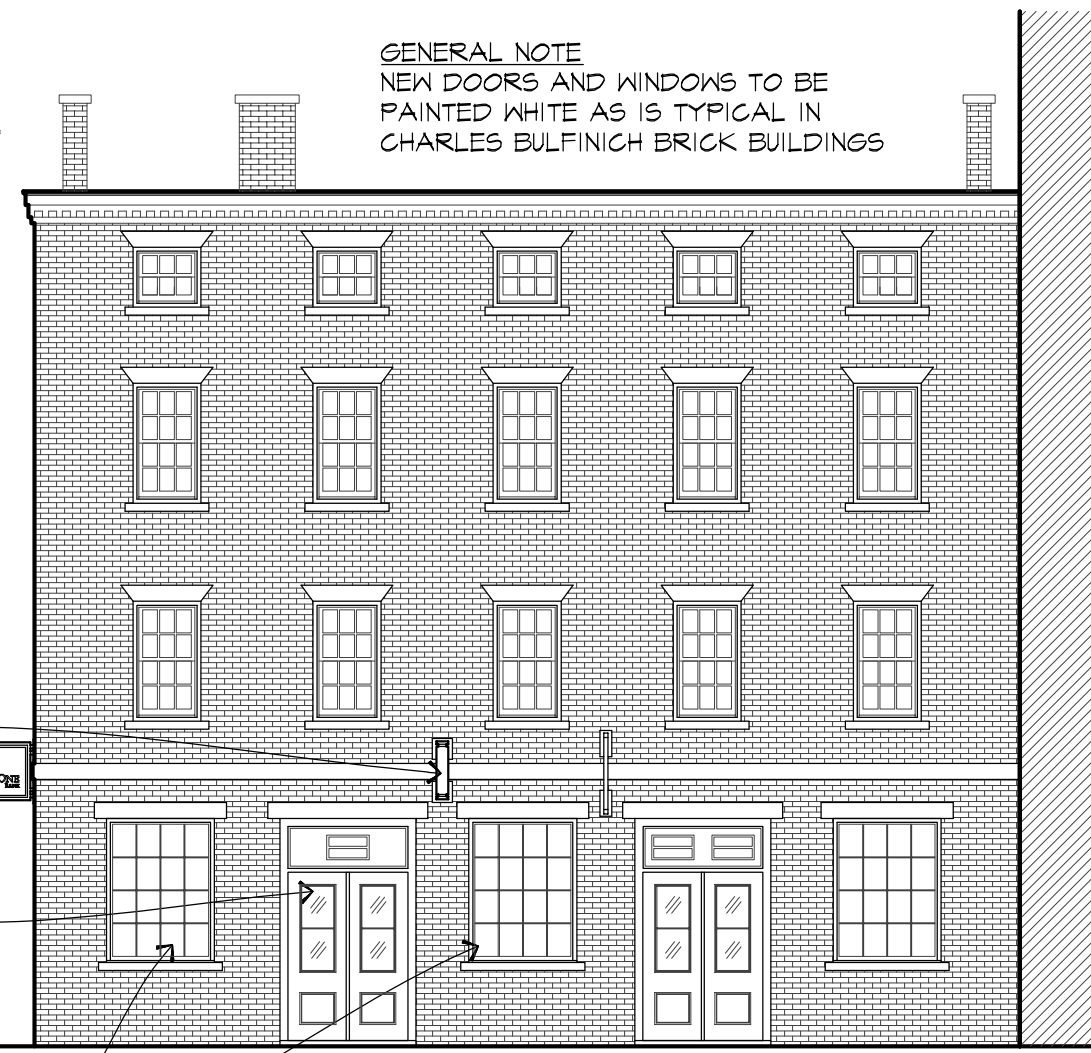
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1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTE
CLEAN AND REPOINT
BRICK IN AREAS OF
EXTREME DAMAGE TO
MATCH EXISTING



GENERAL NOTE
NEW DOORS AND WINDOWS TO BE
PAINTED WHITE AS IS TYPICAL IN
CHARLES BULFINCH BRICK BUILDINGS

METAL BLADE
SIGN ATTACHED
IN MORTAR JOINTS

NEW WOOD DOOR
TO MATCH EXISTING
IN EXISTING OPENING

NEW WOOD WINDOWS
AND SILLS TO MATCH
EXISTING IN EXISTING
LOCATION

2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

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REVISIONS:

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DESCRIPTION:	EXTERIOR ELEVATIONS
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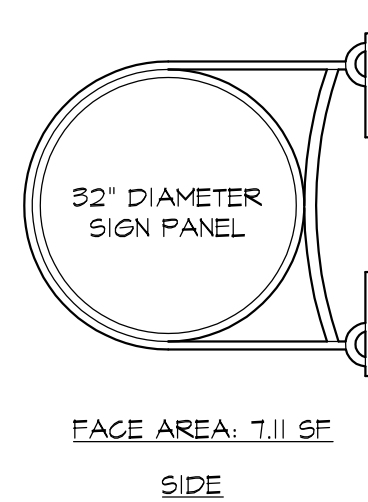
① BUILDING PERSPECTIVE



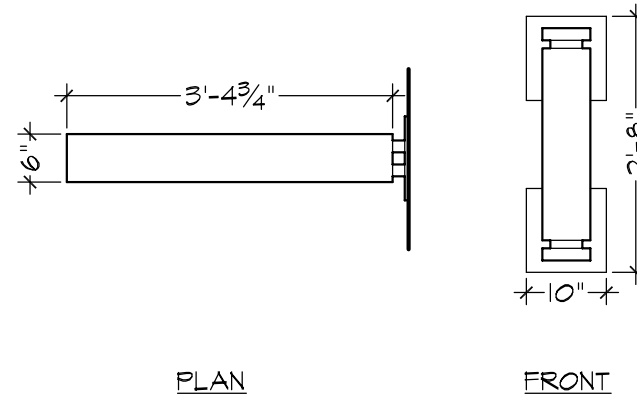
1 EXTERIOR WALL- BRICK & MORTAR DAMAGE



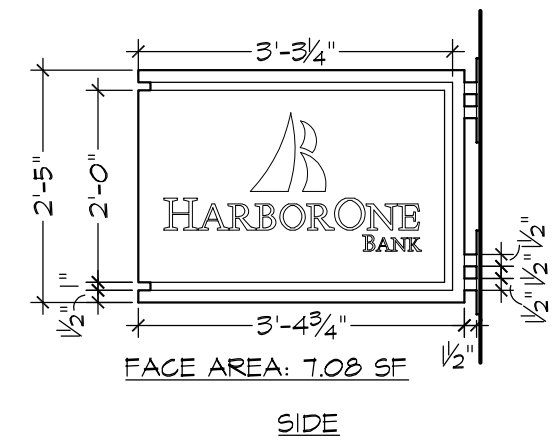
2 EXISTING SIGN



SCALE: 1/2" = 1'-0"



3 PROPOSED BLADE SIGN



SCALE: 1/2" = 1'-0"

REVISIONS:

DESCRIPTION:	SIGN DETAILS
SCALE:	As Noted
DATE:	April 23, 2019

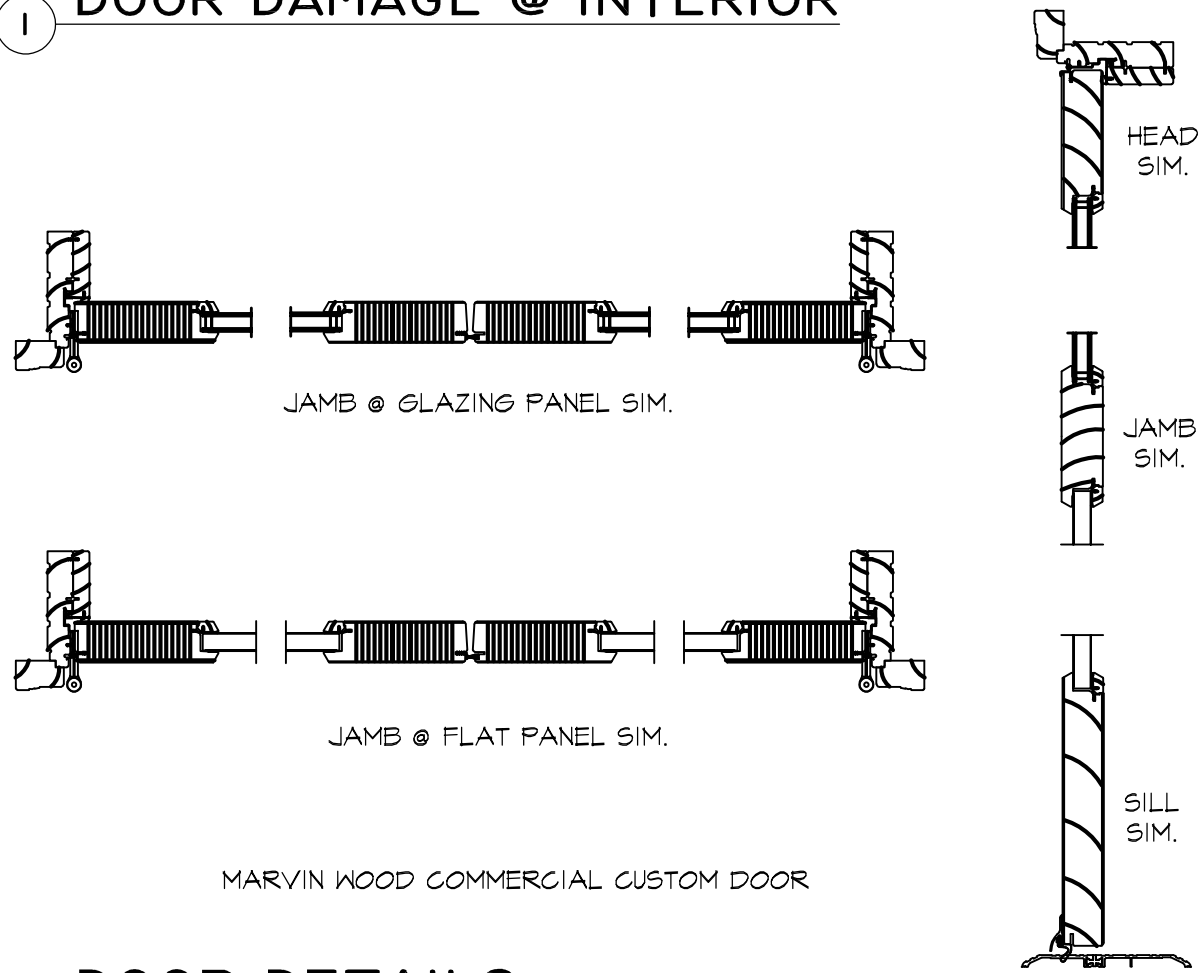
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1 DOOR DAMAGE @ INTERIOR

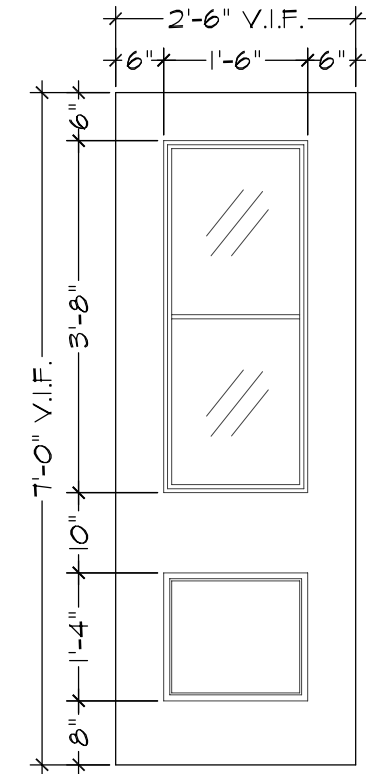


2 DOOR DAMAGE @ EXTERIOR



3 DOOR DETAILS

SCALE: 1 1/2" = 1'-0"



4 DOOR ELEVATION

SCALE: 1/2" = 1'-0"

MARVIN WOOD COMMERCIAL CUSTOM DOOR

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REVISIONS:

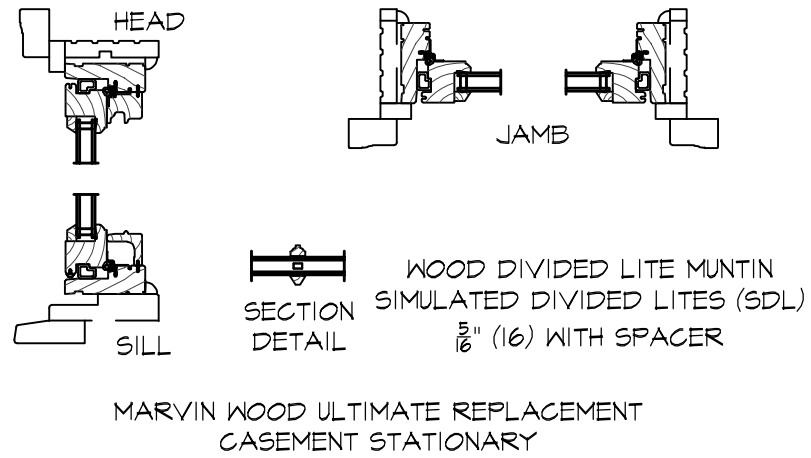
DESCRIPTION:	DOOR DETAILS
SCALE:	As Noted
DATE:	April 23, 2019



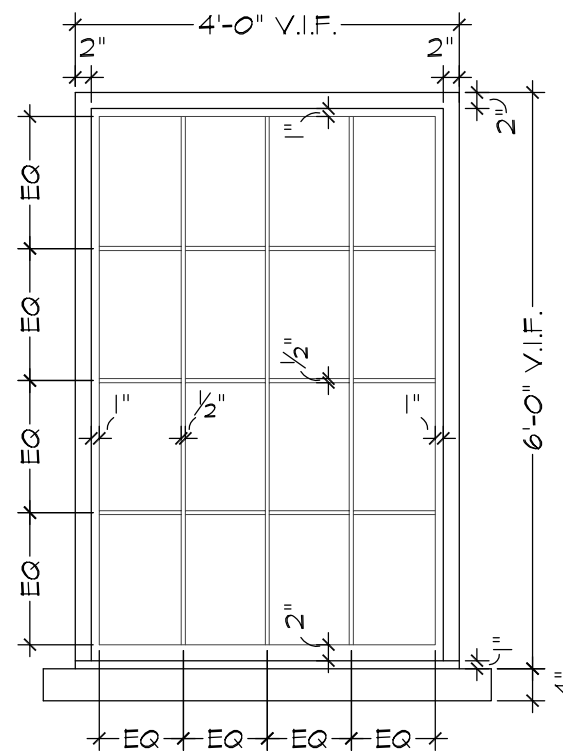
1 WINDOW SILL DAMAGE



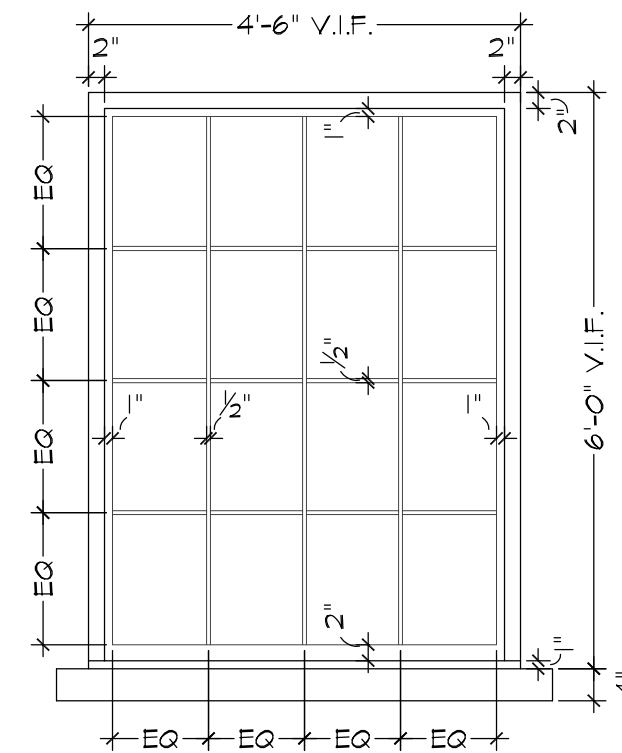
3 WINDOW SILL DAMAGE



2 WINDOW DETAILS
SCALE: 1 1/2" = 1'-0"



4 WINDOW ELEVATION
SCALE: 1/2" = 1'-0"



5 WINDOW ELEVATION
SCALE: 1/2" = 1'-0"

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REVISIONS:

DESCRIPTION:	WINDOW DETAILS
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1 BUILDING PERSPECTIVE

REVISIONS:

DESCRIPTION:
 BUILDING PERSPECTIVE-ALT

SCALE: As Noted

DATE: April 23, 2019

HARBOR ONE
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 Boston, Massachusetts

A2.6