



DYER BROWN

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332 Congress Facade Design

July 8, 2021

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PREPARED BY

Dyer Brown
One Winthrop Square
Boston, MA 02110



AGENDA

01 THE SITE

Congress Street - Fort Point
332 Congress
Neighboring Facades & Ground Floor Entrances
Existing Building Conditions

02 HISTORIC 332

Building Photos
1989 Facade Modifications
Current Conditions
Proposed Elevation Updates

03 SHAPE & FORM

Existing and Proposed Elevations
Design Inspiration - Rectilinear Extrusion
Extrusion Detail & Materiality
Material Precedents

04 SIGNAGE

Existing Signage
New Signage
Neighborhood Signage Precedents

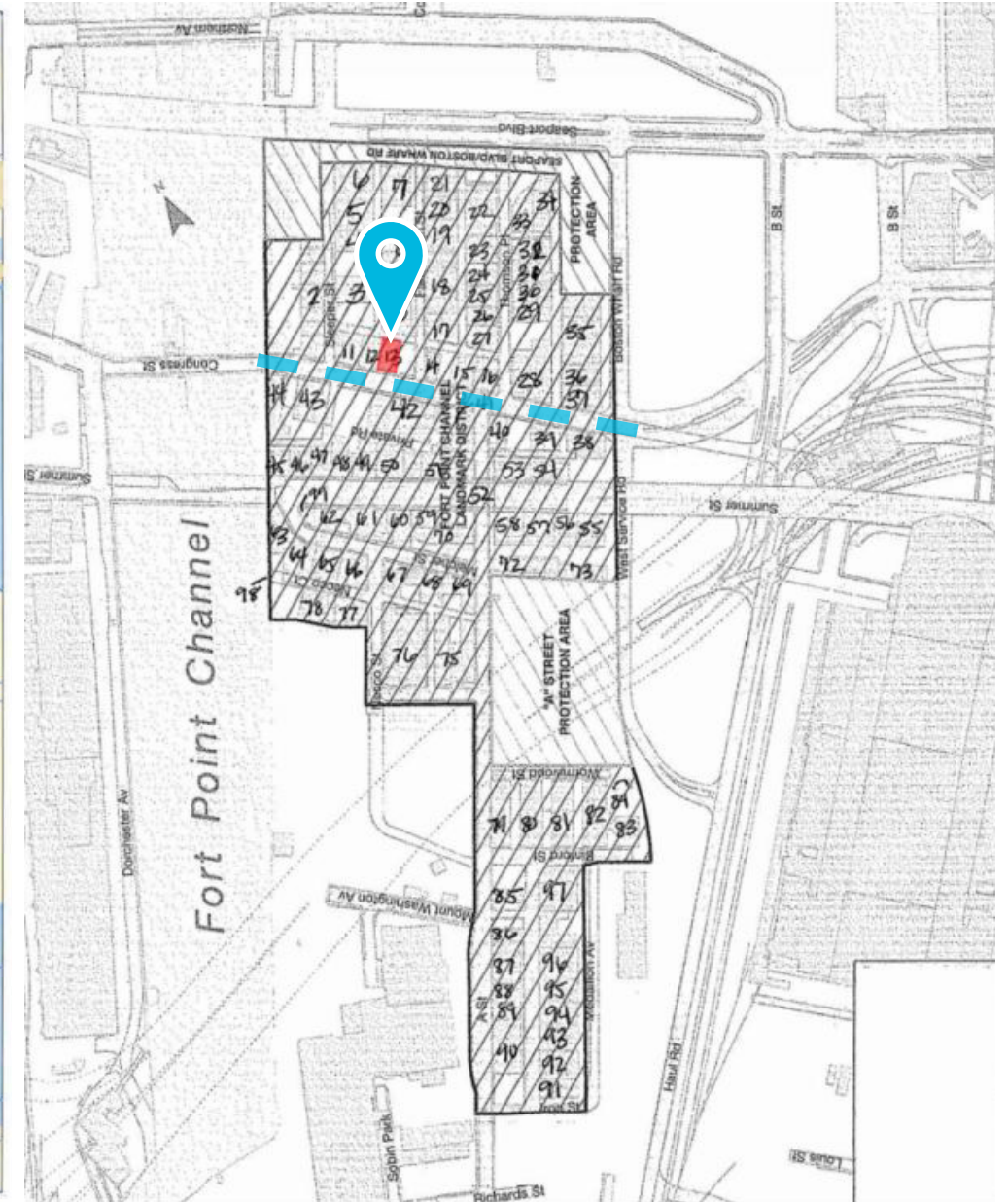
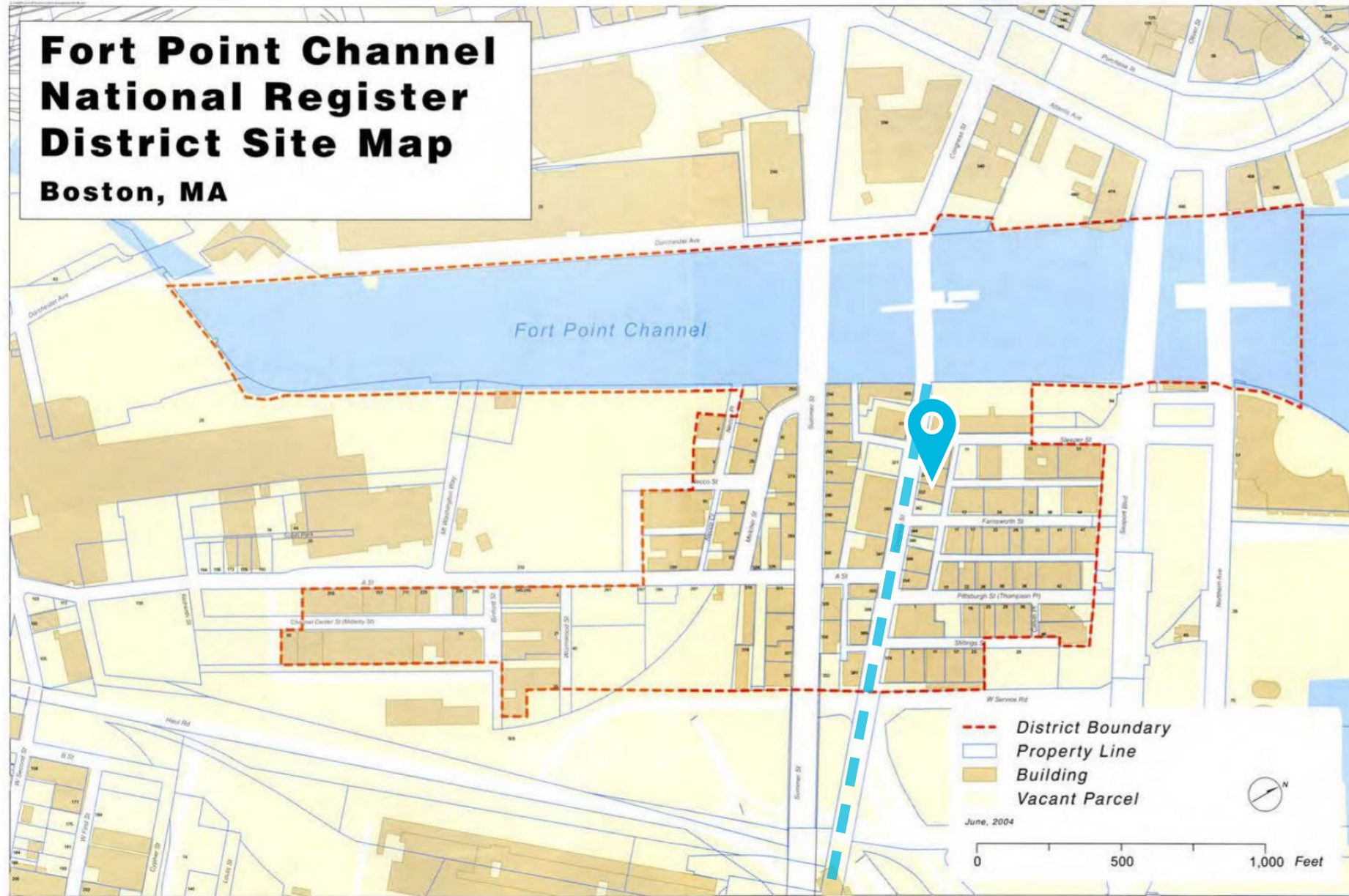
05 LIGHTING

Precedent Lighting
Existing Lighting
Proposed Lighting Concepts



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SECTION 01
—
THE SITE

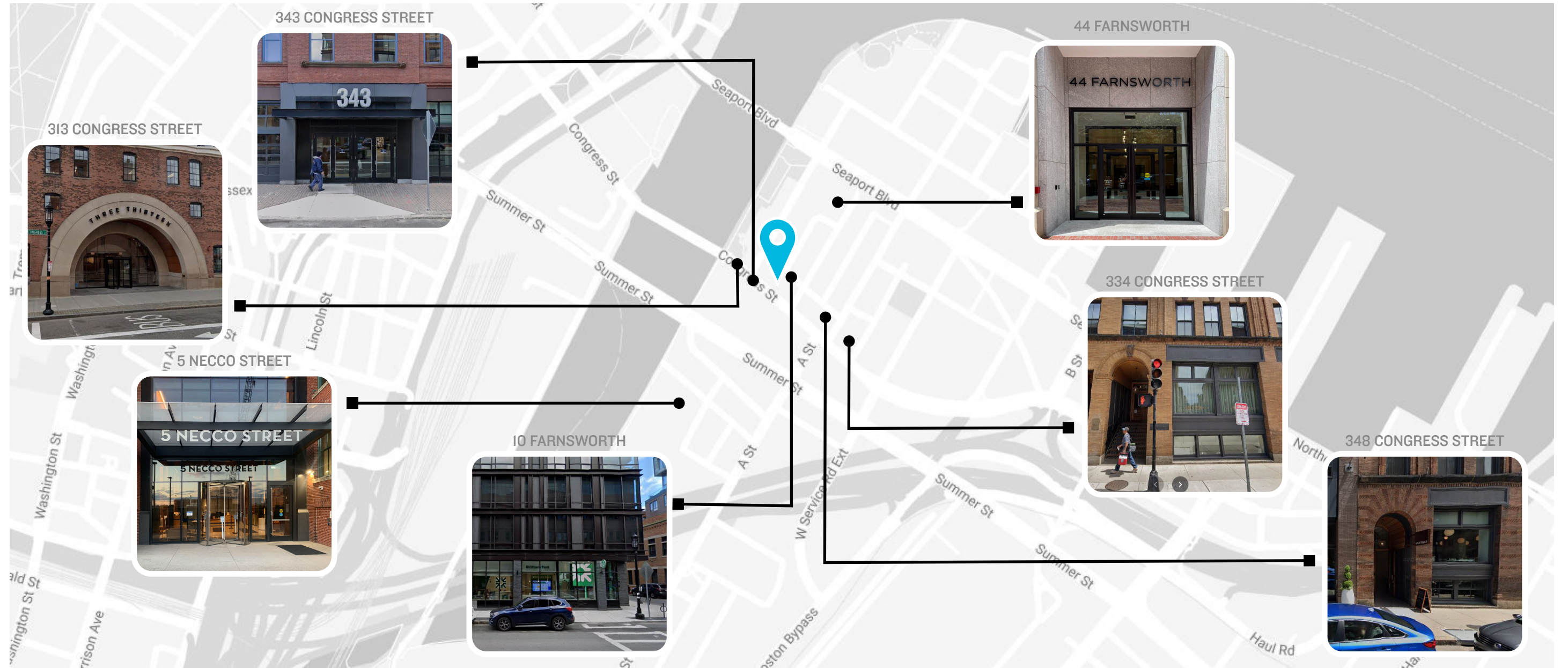


THE SITE: CONGRESS STREET - FORT POINT



Design Brief: Strengthen the building identity and bring more visibility to the lobby entrance. Relocate tenant signage to de-emphasize the Bank of America lobby. Provide new entry and enhanced visibility to future ground floor restaurant tenant, and address signage to help identify the building from the sidewalk. Upgrading the storefront at the ground level will give this historic building a modern flare, keeping in mind the neighborhood context and architectural language that is already present on Congress Street and throughout the Fort Point Channel district.

THE SITE: 332 CONGRESS



THE SITE: NEIGHBORING FACADES & GROUND FLOOR ENTRANCES



THE SITE: EXISTING BUILDING CONDITIONS

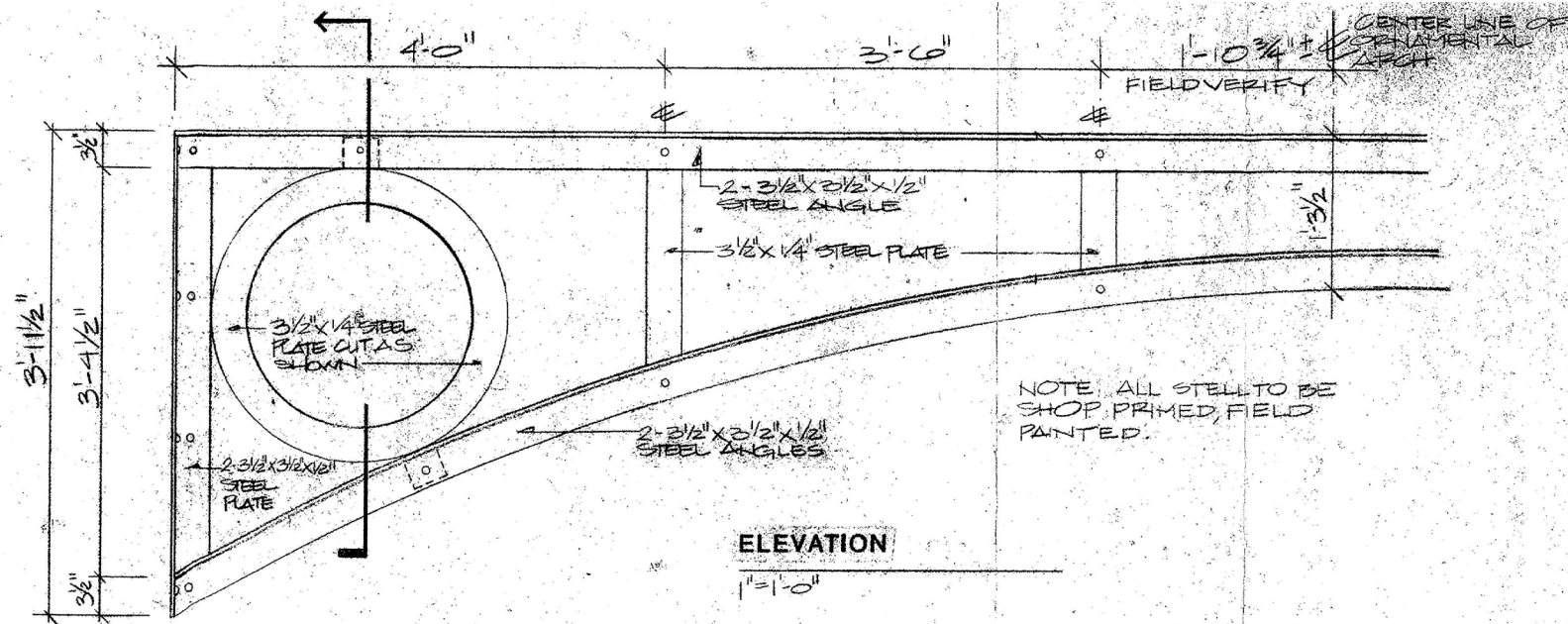


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SECTION 02
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HISTORIC 332

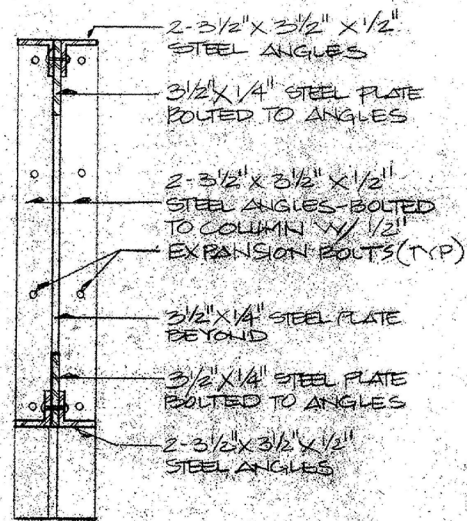


HISTORIC 332: BUILDING PHOTOS



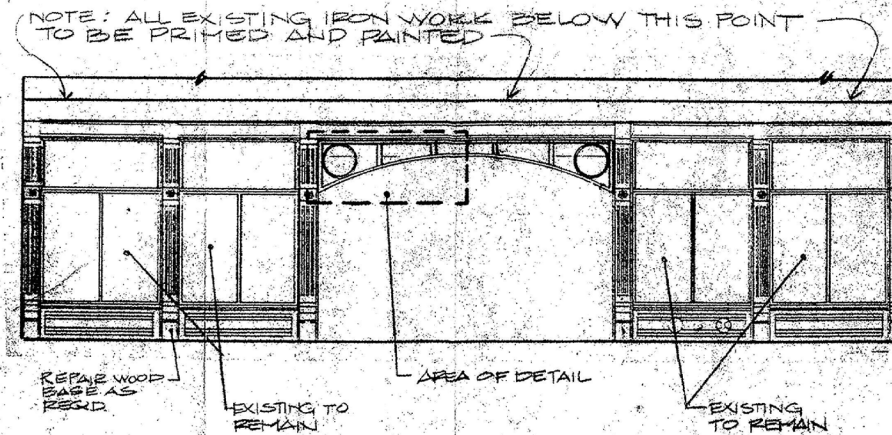
ELEVATION

1"=1'-0"



SECTION

1"=1'-0"



PARTIAL CONGRESS ST. ELEVATION

NO SCALE

NOTE:
 NEW AND EXISTING METALWORK AS INDICATED TO BE PRIMED & PAINTED W/ MATTHEK'S ACRYLIC POLYURETHANE FINISH SYSTEM, APPLIED IN ACCORDANCE W/ MANUFACTURER'S WRITTEN SPECIFICATIONS.
 MATTHEK PAINT CO.: (312) 537-9200



John Catlin & Associates/Architects, Inc.
 12 Farnsworth Street, Boston, MA 02210
 (617) 350-3035

Project Title

LOBBY RENOVATION

332 CONGRESS ST
 BOSTON, MASSACHUSETTS

Sheet Title

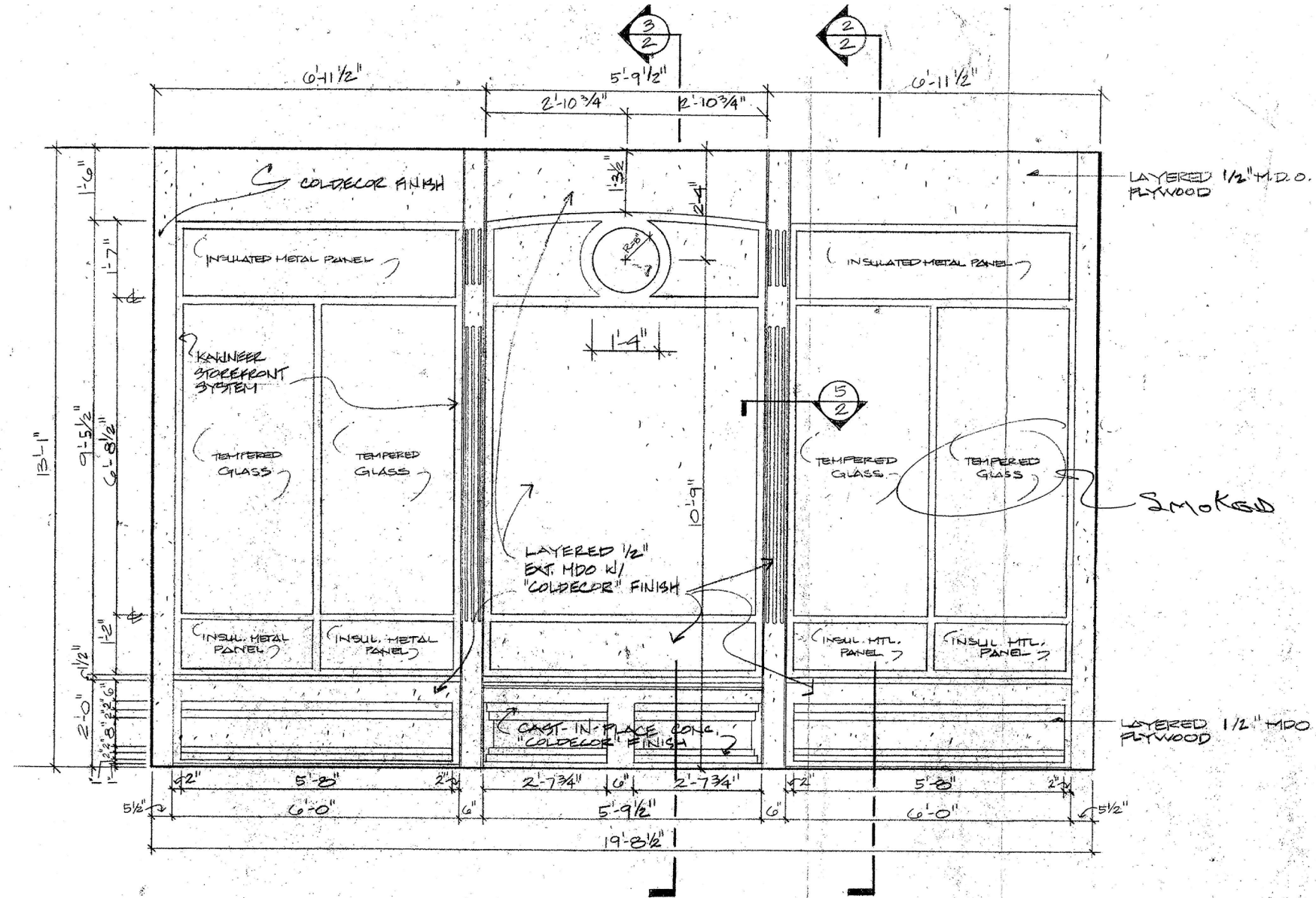
SECTIONS
 ELEVATIONS
 DETAILS

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

Print No. 216

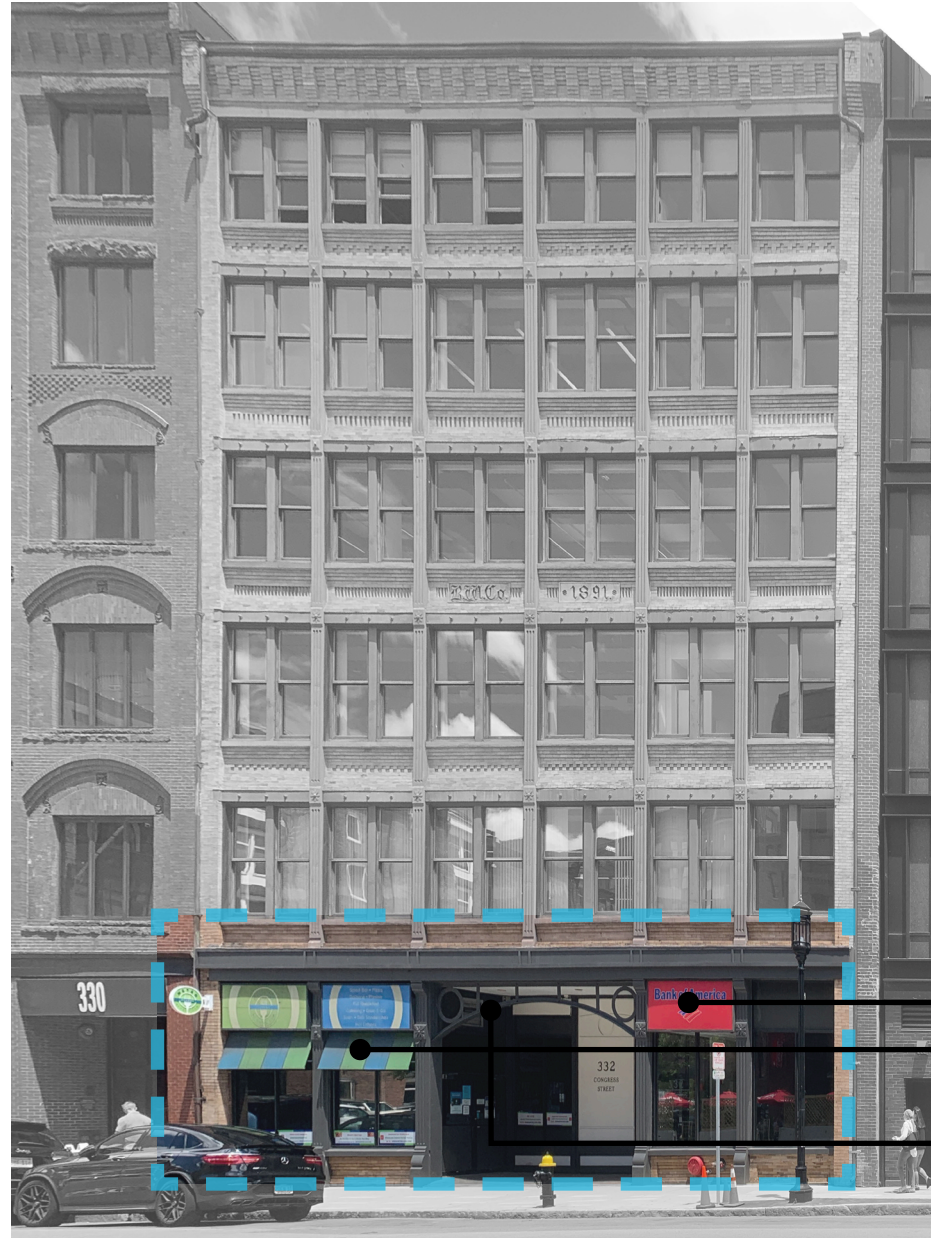
HISTORIC 332: 1989 FACADE MODIFICATIONS



HISTORIC 332: 1989 FACADE MODIFICATIONS



HISTORIC 332: CURRENT CONDITIONS



REMOVE EXISTING BACKLIT TENANT SIGNAGE

REMOVE EXISTING CAFE AWNING

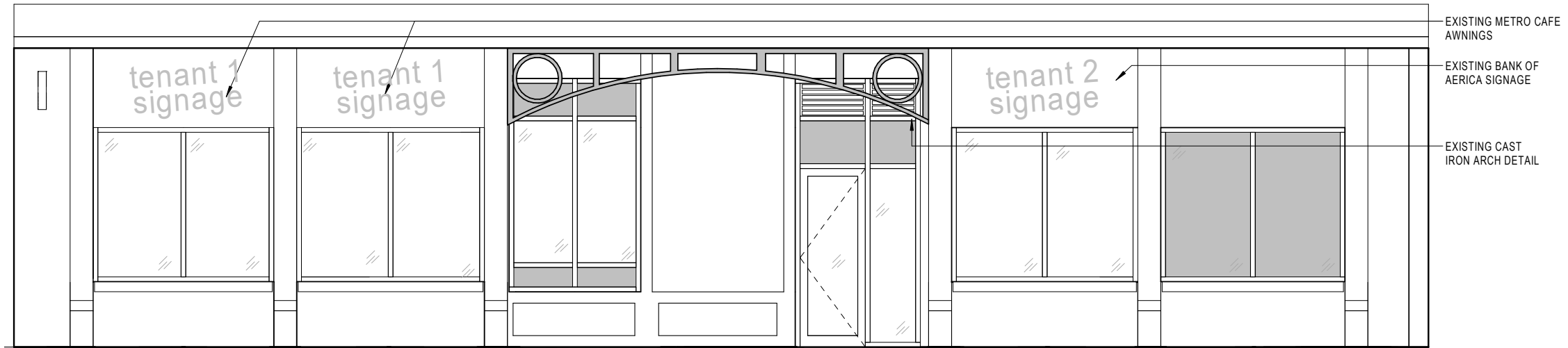
REMOVE EXISTING CAST IRON ARCH

HISTORIC 332: PROPOSED ELEVATION UPDATES

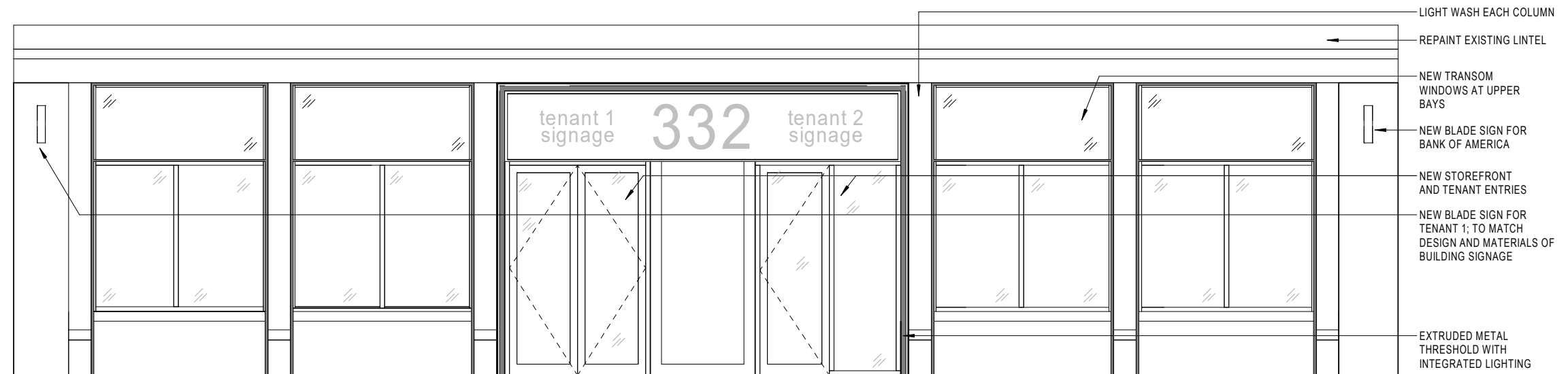


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SECTION 03
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SHAPE & FORM



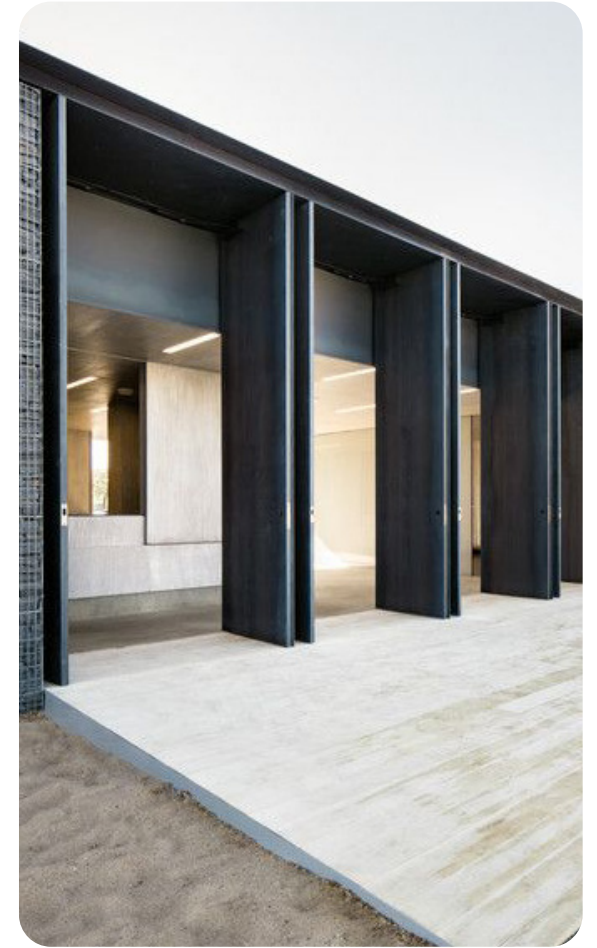
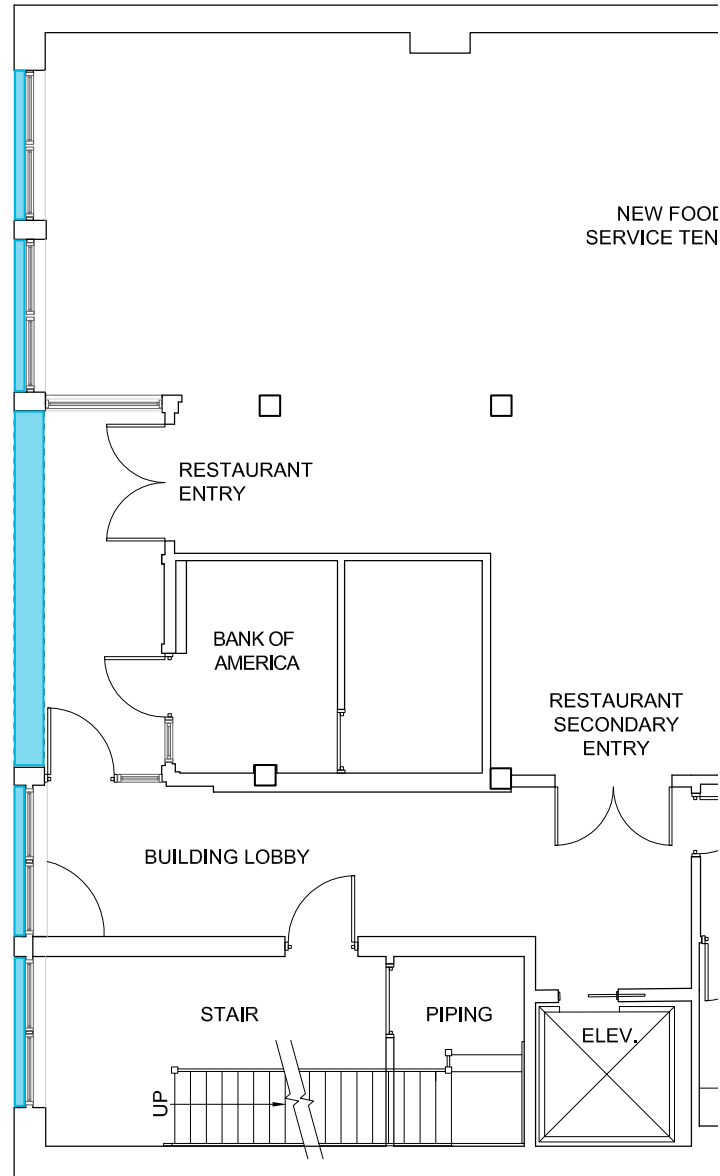
CONGRESS STREET ELEVATION - EXISTING



CONGRESS STREET ELEVATION - PROPOSED

SHAPE & FORM: EXISTING & PROPOSED ELEVATIONS

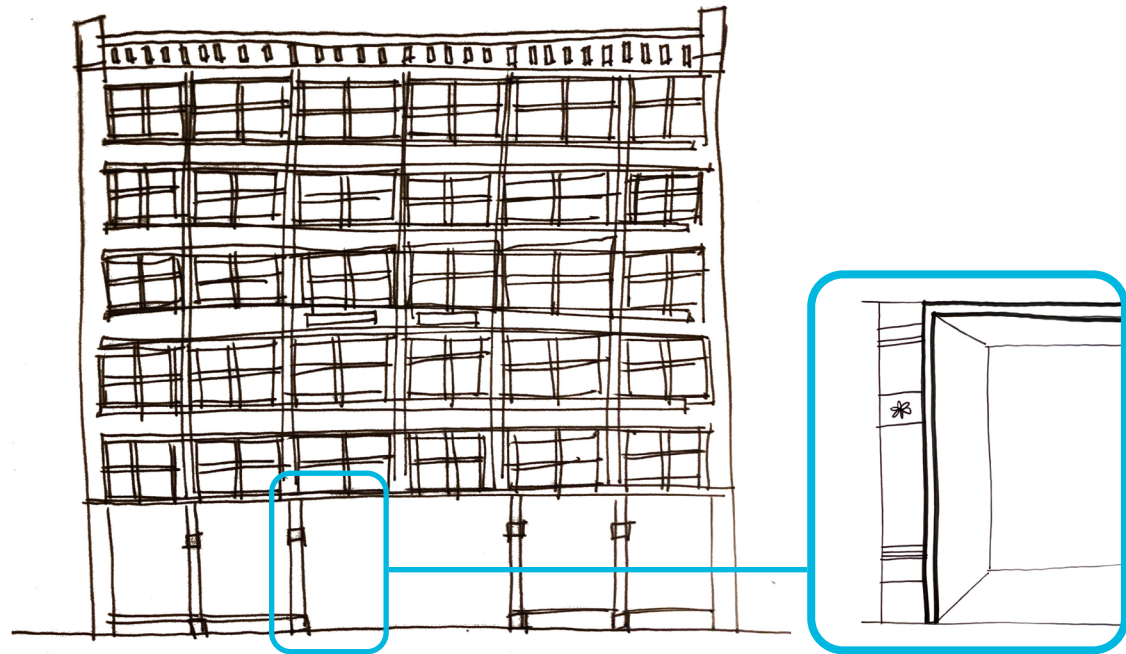
CONGRESS STREET



SHAPE & FORM: DESIGN INSPIRATION- RECTILINEAR EXTRUSION

RECTILINEAR EXTRUSION

- MODERNIZE THE FACADE BY EMPHASIZING THE EXISTING STRUCTURAL COLUMNS
- CLEAN LINES WITH A FOCUS ON THE INHERENT GRID OF THE EXISTING BUILDING
- ADDS A MODERN ELEMENT TO HIGHLIGHT A NEW TENANT ENTRY

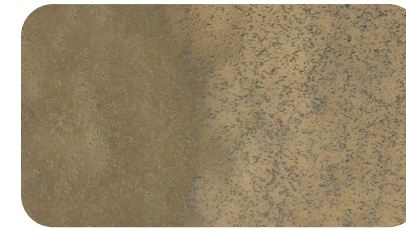


MATERIALITY

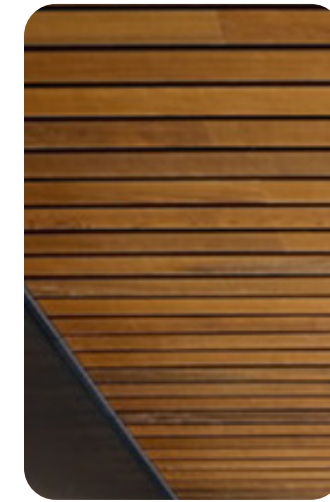
BY CREATING A SUBTLE REVEAL IN THE EXTRUDED ENTRYWAY, AMBIENT LIGHTING AT THE FACADE WILL FRAME THE ENTRANCE, UTILIZING HOT PRESSED METAL IN A BRASS FINISH OR EXTRUDED CAST IRON. THIS SAME METAL WILL BE ON THE EXTRUSIONS SURROUNDING THE LIGHT BOXES TO CREATE A COHESIVE FACADE TREATMENT.



BREAK METAL/PAINTED STEEL



HOT PRESSED PATINAED BRASS

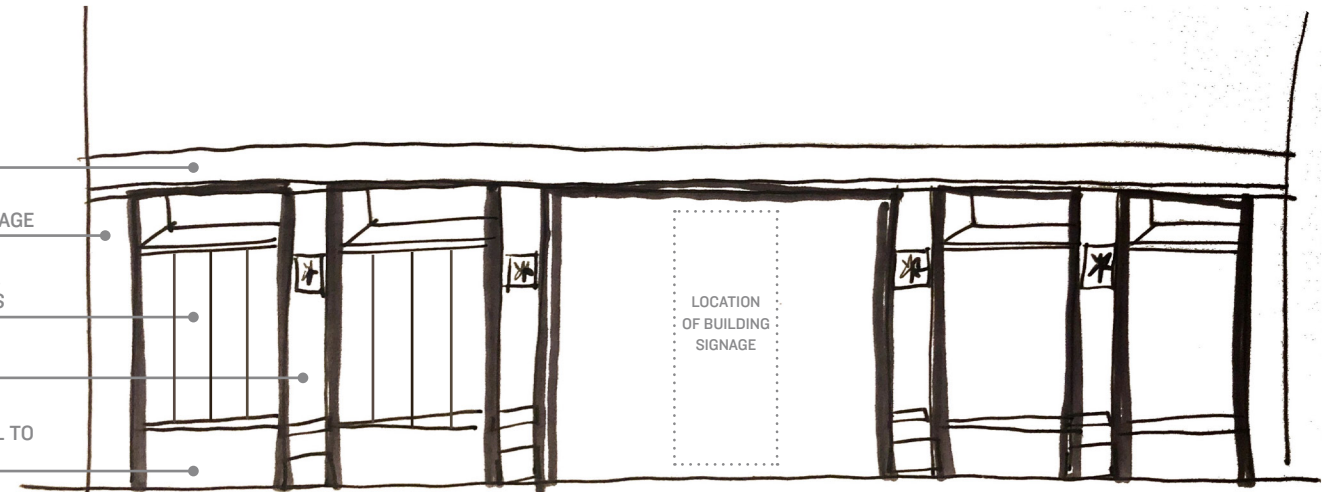


WOOD CEILING SOFFIT

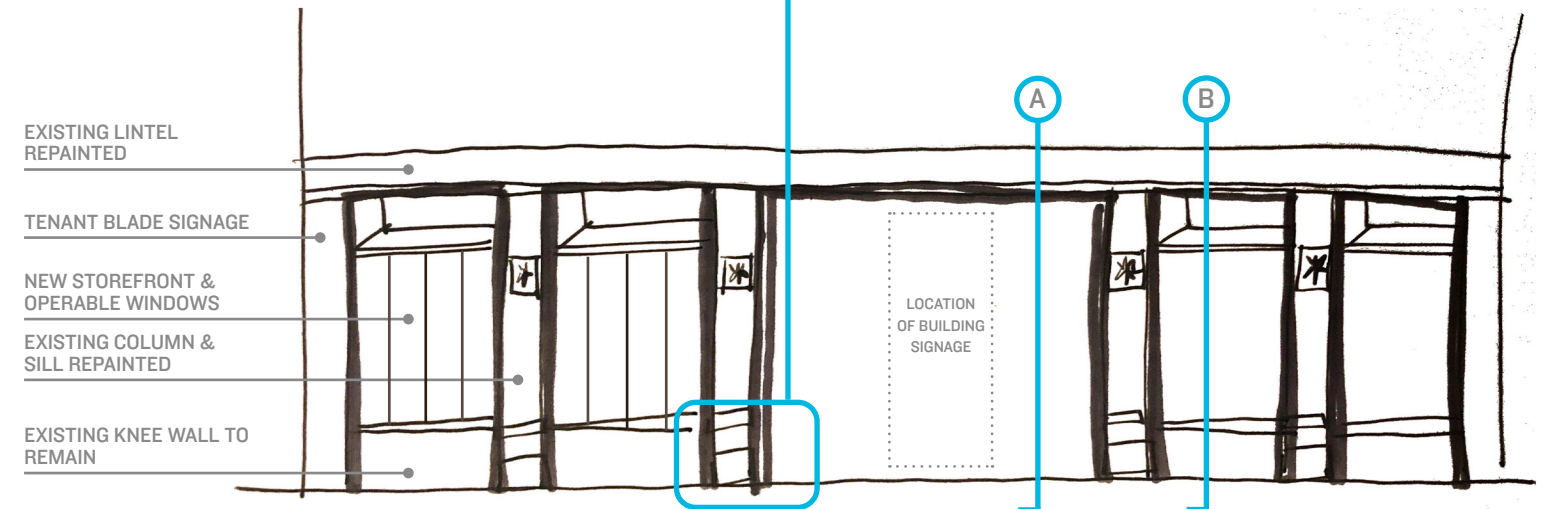
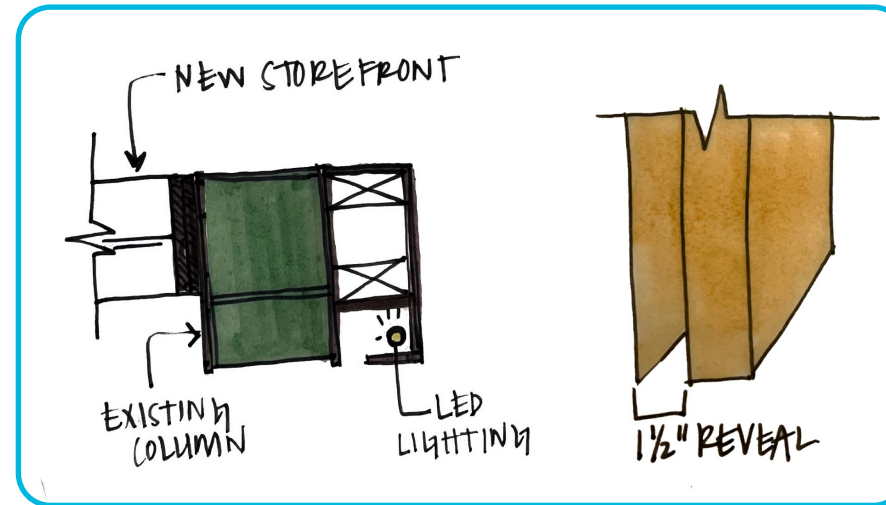
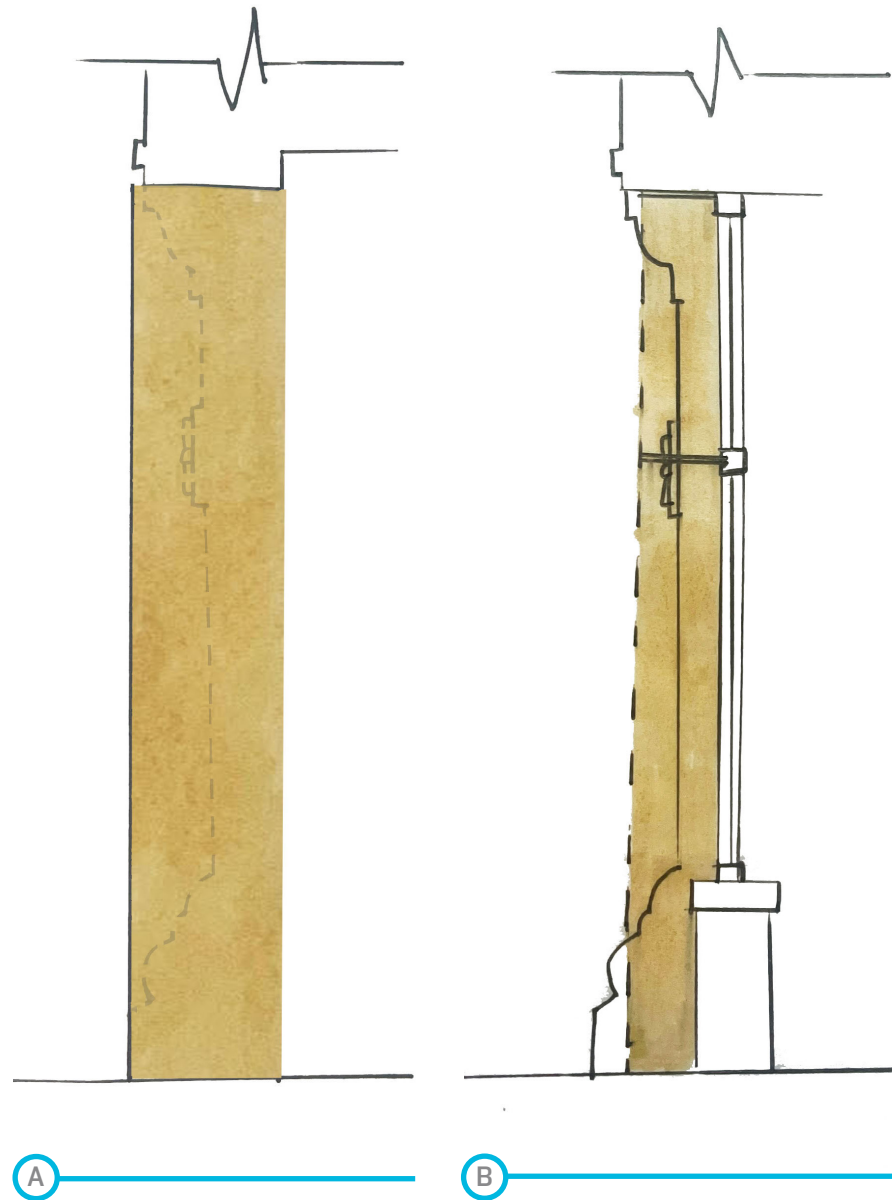


GFRG CAST PANEL

- EXISTING LINTEL REPAINTED
- TENANT BLADE SIGNAGE
- NEW STOREFRONT & OPERABLE WINDOWS
- EXISTING COLUMN & SILL REPAINTED
- EXISTING KNEE WALL TO REMAIN



SHAPE & FORM: EXTRUSION DETAIL & MATERIALITY



- EXISTING LINTEL REPAINTED
- TENANT BLADE SIGNAGE
- NEW STOREFRONT & OPERABLE WINDOWS
- EXISTING COLUMN & SILL REPAINTED
- EXISTING KNEE WALL TO REMAIN

SHAPE & FORM: EXTRUSION DETAIL & MATERIALITY



SHAPE & FORM: MATERIAL PRECEDENT



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SECTION 04
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SIGNAGE



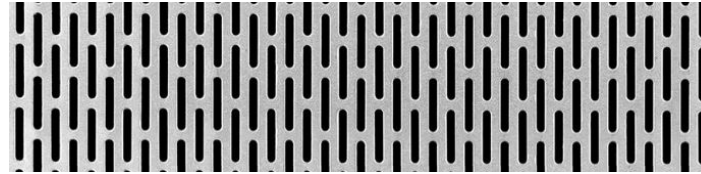
SIGNAGE: NEIGHBORHOOD SIGNAGE PRECEDENT



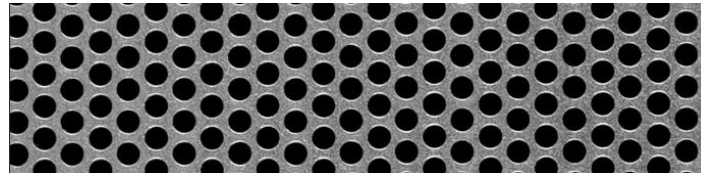
SIGNAGE: EXISTING SIGNAGE



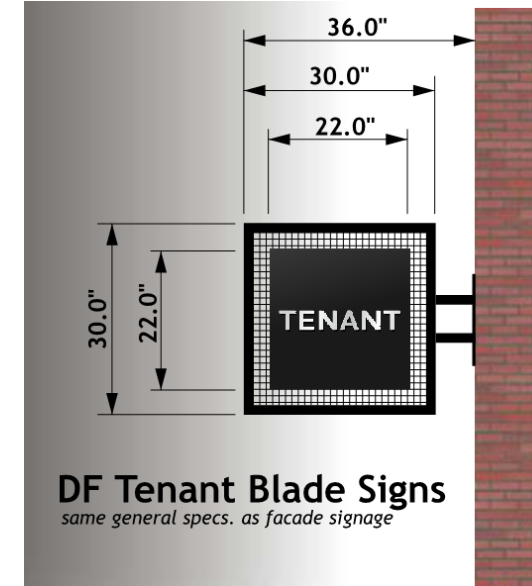
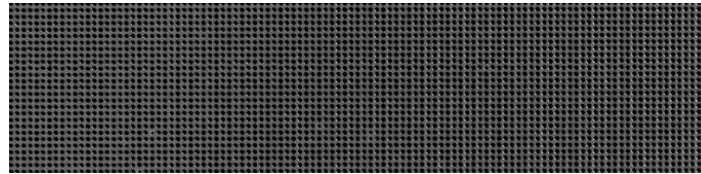
MCNICHOLAS METAL: ITEM I79R003238



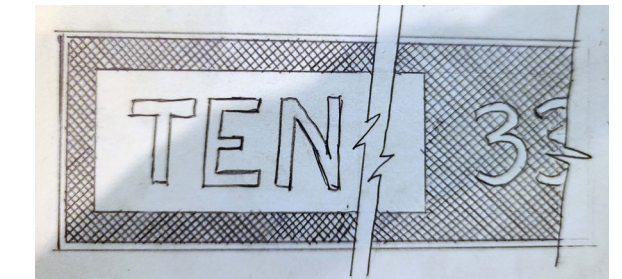
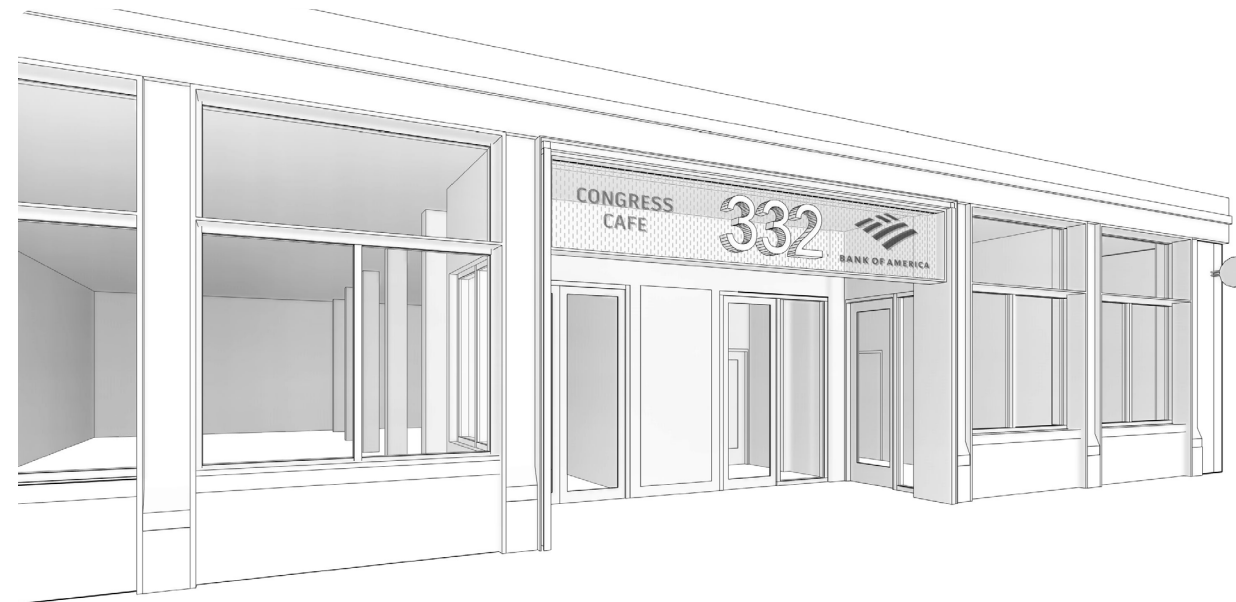
MCNICHOLAS METAL: ITEM I73I145041



MCNICHOLAS METAL: ITEM I627502631



BLADE SIGNAGE - A NEW BLADE SIGN STANDARD WILL BE INTRODUCED, CONSISTENT WITH THE ARCHITECTURAL MATERIALS PALETTE AND OVERALL BUILDING SIGNAGE. A FINE MESH PANEL INSET WITHIN A SIMPLE BLACK SQUARE FRAME WILL HOUSE THE TENANT SIGNAGE WHICH CAN EASILY BE UPDATED IN THE FUTURE WHILE MAINTAINING THE SAME AESTHETIC OF THE OVERALL BUILDING SIGNAGE STANDARD



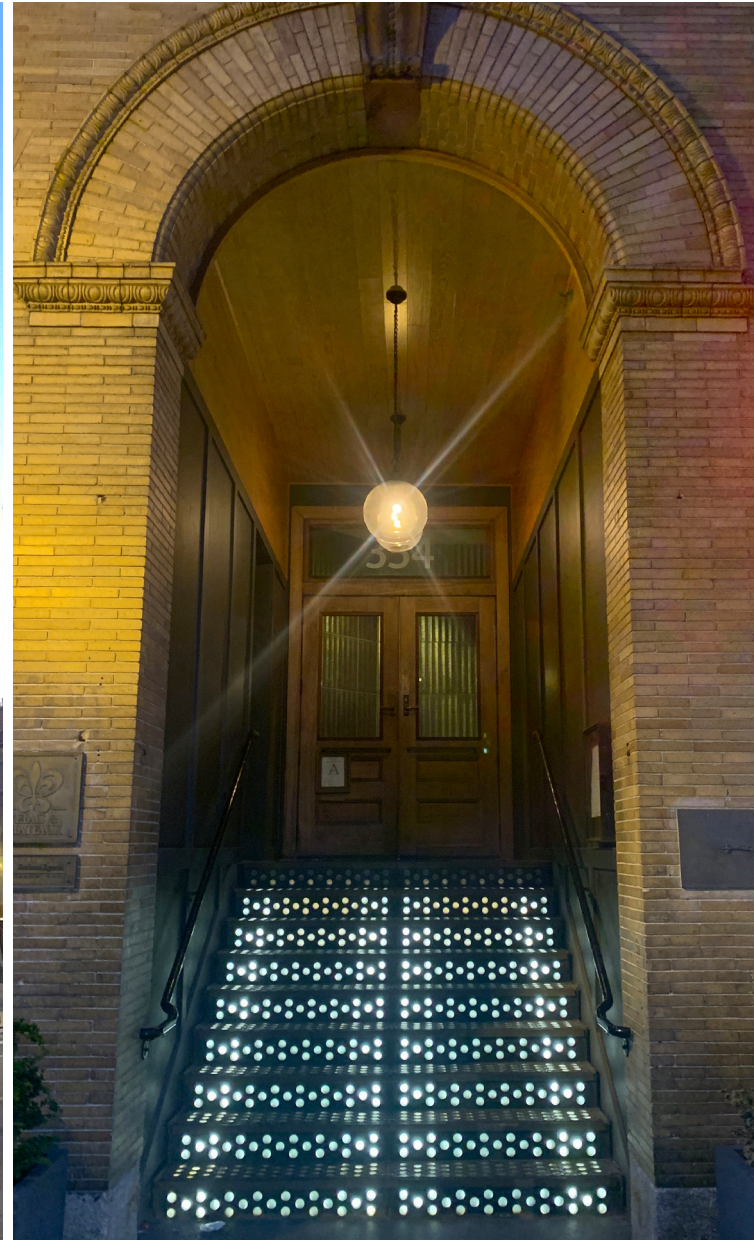
BUILDING SIGNAGE - A NEW SIGNAGE BAND WILL BE CREATED AT THE STREETFRONT PLANE, USING THE SAME DATUM LINES AS THE NEW TRANSOM WINDOWS (MATCHING EXISTING). THIS NEW BAND WILL HOUSE THE BUILDING ADDRESS SIGNAGE, CENTERED BETWEEN TWO TENANT SIGNS ON THE SAME BACKDROP.

SIGNAGE: NEW SIGNAGE



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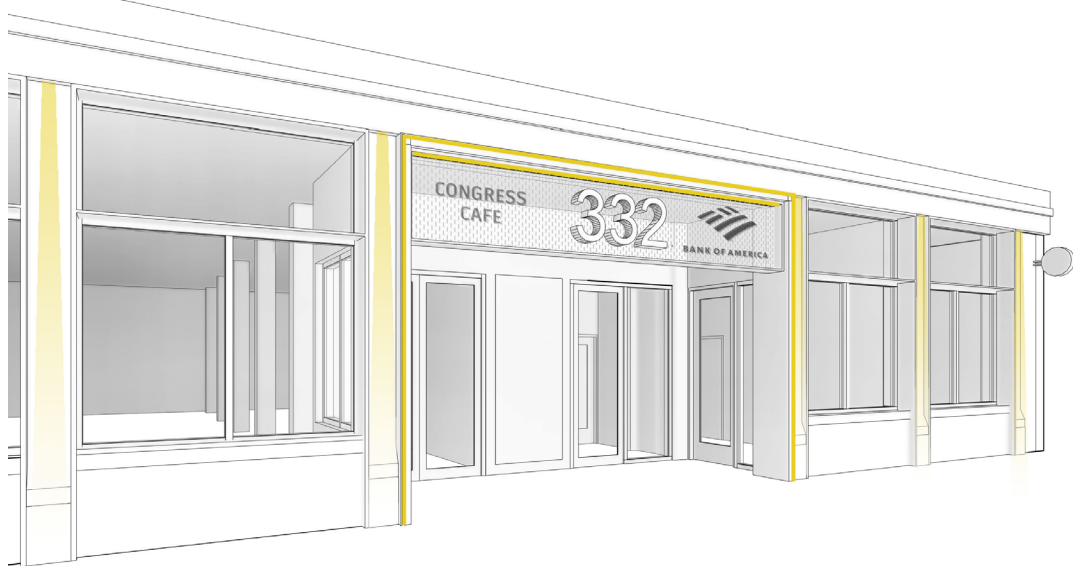
SECTION 04
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LIGHTING



LIGHTING: PRECEDENT LIGHTING



LIGHTING: EXISTING LIGHTING



CONGRESS STREET: PROPOSED LIGHTING CONCEPTS

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