



# INQUILINOS BORICUAS EN ACCIÓN

STUDIO ENÉE architects

AnnBehaArchitects

## MULTIPURPOSE COMMUNITY ARTS CENTER



# SELDC COMMENTS FROM 11/09/21 MEETING

- WINDOW AND UPPER LEVEL PROPORTIONS
- CORNER WINDOW LOCATION
- WEST NEWTON STREET CORNICE
- FACADE ABOVE THE ROOF DECK
- CLARIFY ENTRANCE AND SIGNAGE
- RETAIN EXISTING GATE AT ALLEY
- TERRACOTTA, BRICK AND OTHER MATERIALS
- INTERIOR HISTORIC WINDOWS

# WINDOW AND UPPER LEVEL PROPORTIONS

## REVIEWED UPPER LEVEL WINDOW DIMENSIONS

- DECREASED UPPER LEVEL WINDOW DIMENSIONS (17'- 6" TO 10'- 6")
- REVISED FACADE TO ACCOMODATE NEW WINDOW DIMENSIONS
- RAISED BOTTOM EDGE OF TERRACOTTA AT FIRST FLOOR (10' TO 12'- 0")
- REDUCED PARAPET HEIGHT (28" TO 20")
- FLOOR ELEVATIONS WERE NOT ALTERED



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**PREVIOUS 11.09.21 WINDOW CADENCE W NEWTON ELEVATION**

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# PREVIOUS 11.09.21 WINDOW CADENCE W NEWTON ELEVATION



# PROPOSED WINDOW CADENCE W NEWTON ELEVATION



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## **PROPOSED WINDOW CADENCE W NEWTON ELEVATION**

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**PREVIOUS 11.09.21 STREETScape** SCHEMATIC DESIGN





## PROPOSED STREETScape DESIGN DEVELOPMENT



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← TREMONT STREET

WEST NEWTON STREET



← TREMONT STREET

WEST NEWTON STREET

**PREVIOUS 11.09.21 STREETScape** SCHEMATIC DESIGN



← TREMONT STREET

WEST NEWTON STREET



← TREMONT STREET

WEST NEWTON STREET

**PROPOSED STREETScape** SCHEMATIC DESIGN



← TREMONT STREET

WEST NEWTON STREET

NEWLAND STREET →

SITE FACING



← TREMONT STREET

WEST NEWTON STREET

NEWLAND STREET →

**PREVIOUS 11.09.21 STREETScape** SCHEMATIC DESIGN



← TREMONT STREET

WEST NEWTON STREET

NEWLAND STREET →

SITE FACING



← TREMONT STREET

WEST NEWTON STREET

NEWLAND STREET →

# CORNER WINDOW LOCATION

REVIEWED CONDITION OF CORNER WINDOWS AT W. NEWTON AND ALLEY

- STUDIED REMOVAL OF 3RD LEVEL CORNER WINDOW AT W. NEWTON AND ALLEY
- STUDIED CORNER WINDOWS AT 2ND AND 4TH LEVEL



**PREVIOUS 11.09.21 VIEW FROM TREMONT STREET**



**PREVIOUS 11.09.21 VIEW WITHOUT TREES, FROM TREMONT STREET**







## PROPOSED VIEW WITHOUT TREES, FROM TREMONT STREET



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# WEST NEWTON STREET CORNICE

## REVIEWED PROPORTIONS OF PENTHOUSE AND CORNICE

- INCREASED CORNICE THICKNESS (6" TO 11") WITH FURTHER ARTICULATION
- INCREASED DEPTH OF REVEAL UNDER CORNICE (12" TO 16")
- INCREASED TERRACOTTA BOTTOM SHELF (2" TO 4")
- PROPOSED OPTION 1: INCREASED STREET PRESENCE OF PENTHOUSE BY MOVING IT FORWARD
- PROPOSED OPTION 2: ORIGINAL PENTHOUSE LOCATION WITH REVISED CORNICE

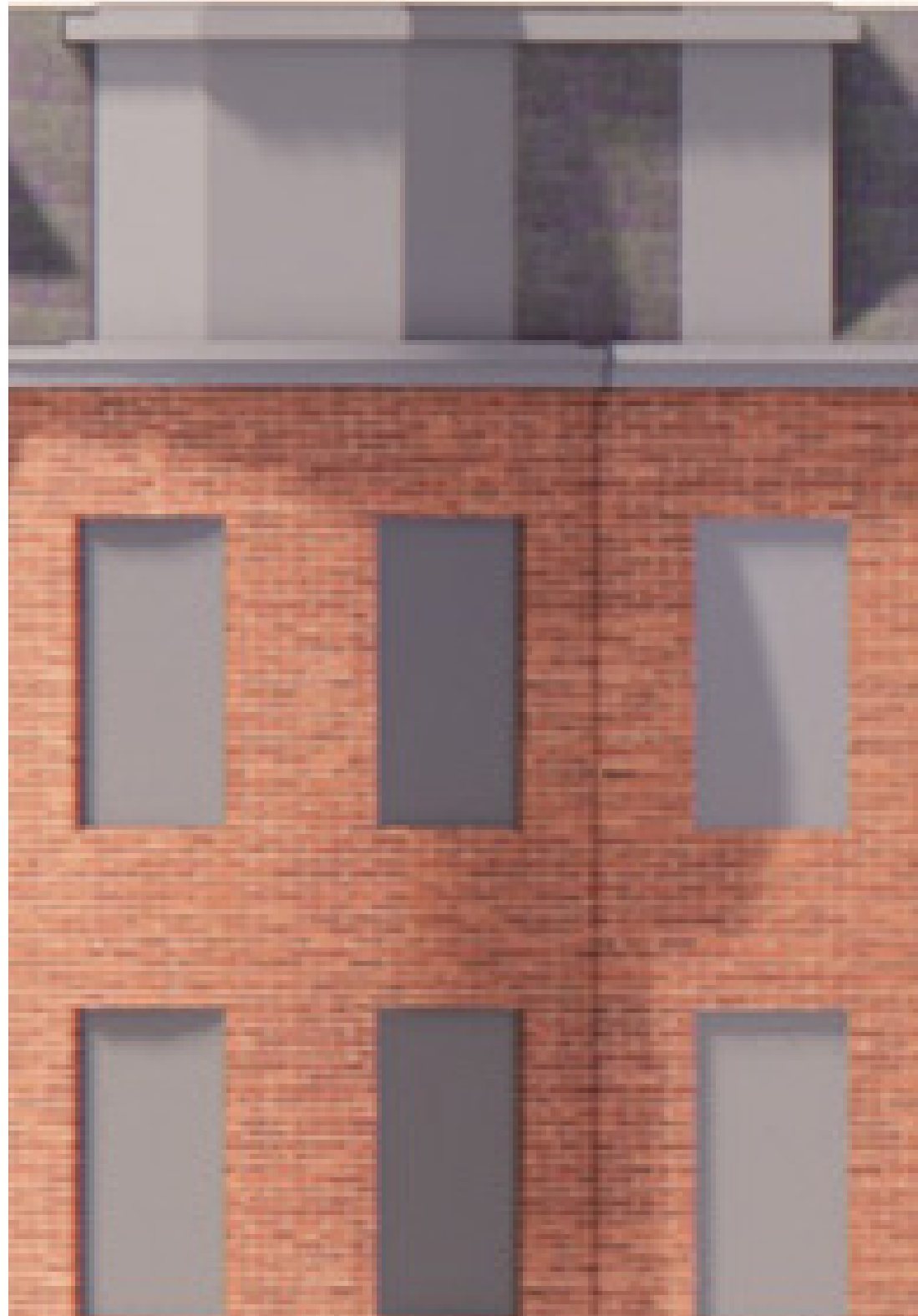


## PREVIOUS 11.09.21 PENTHOUSE, WINDOW AND CORNICE



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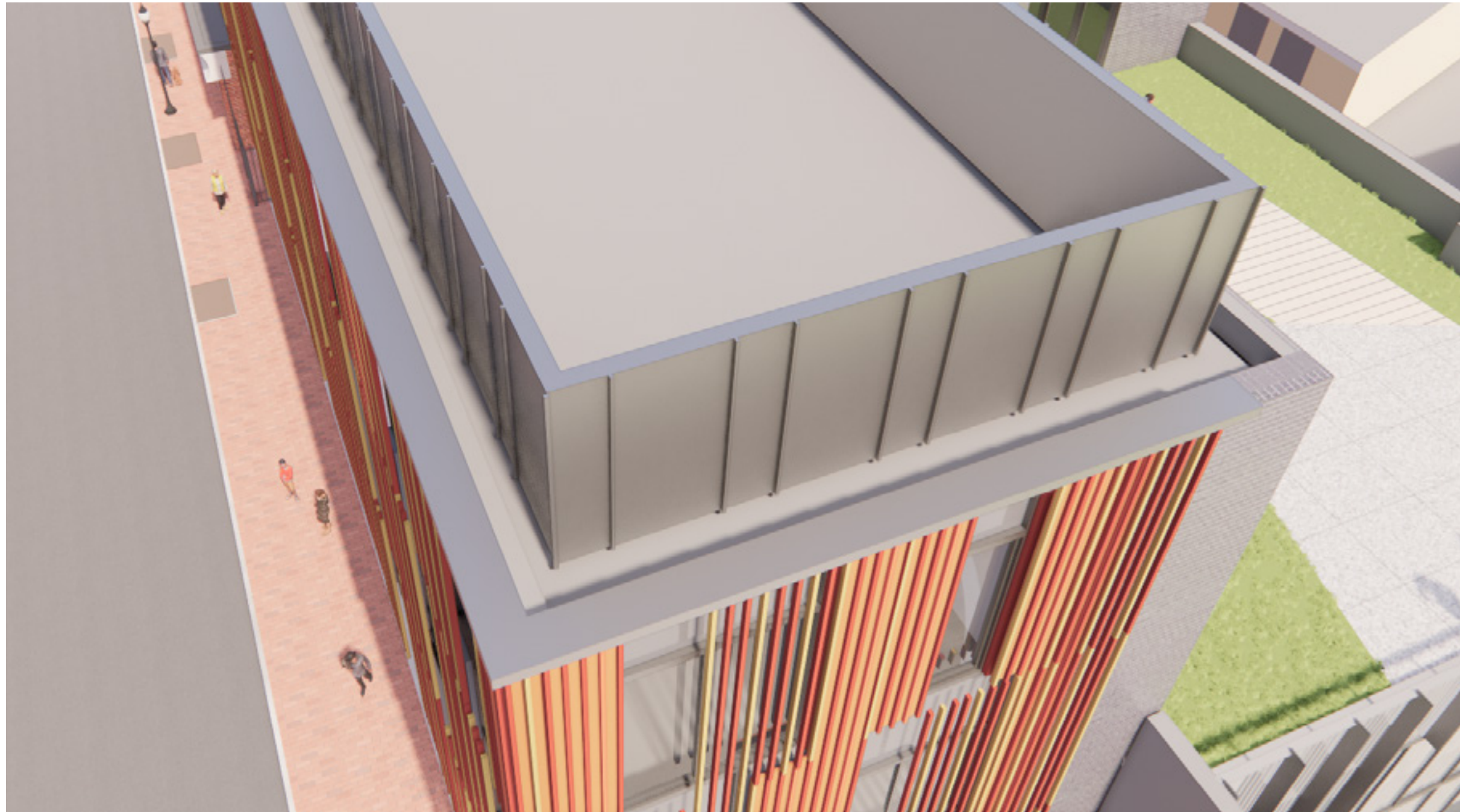


## PROPOSED OPTION 1, WINDOW AND CORNICE



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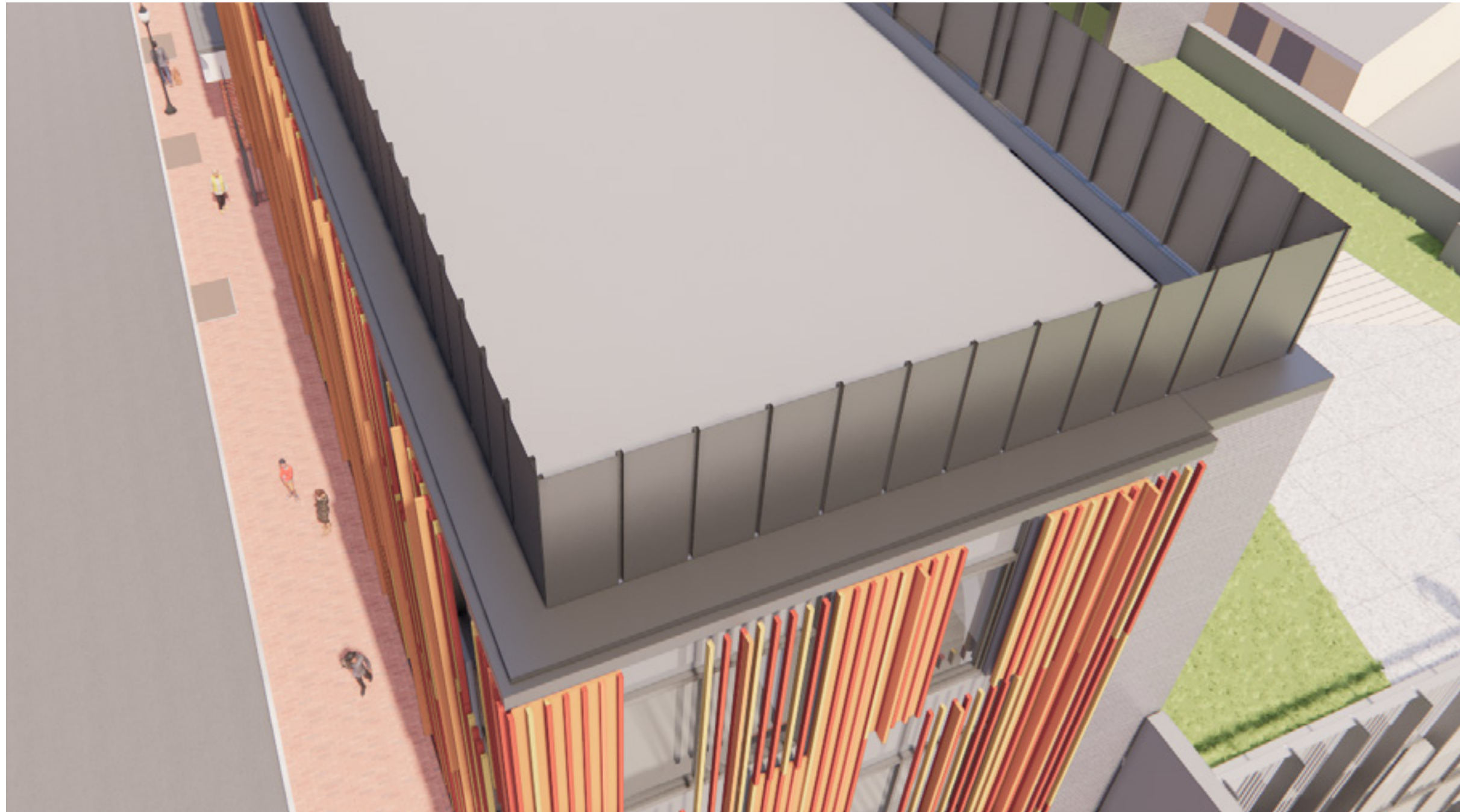
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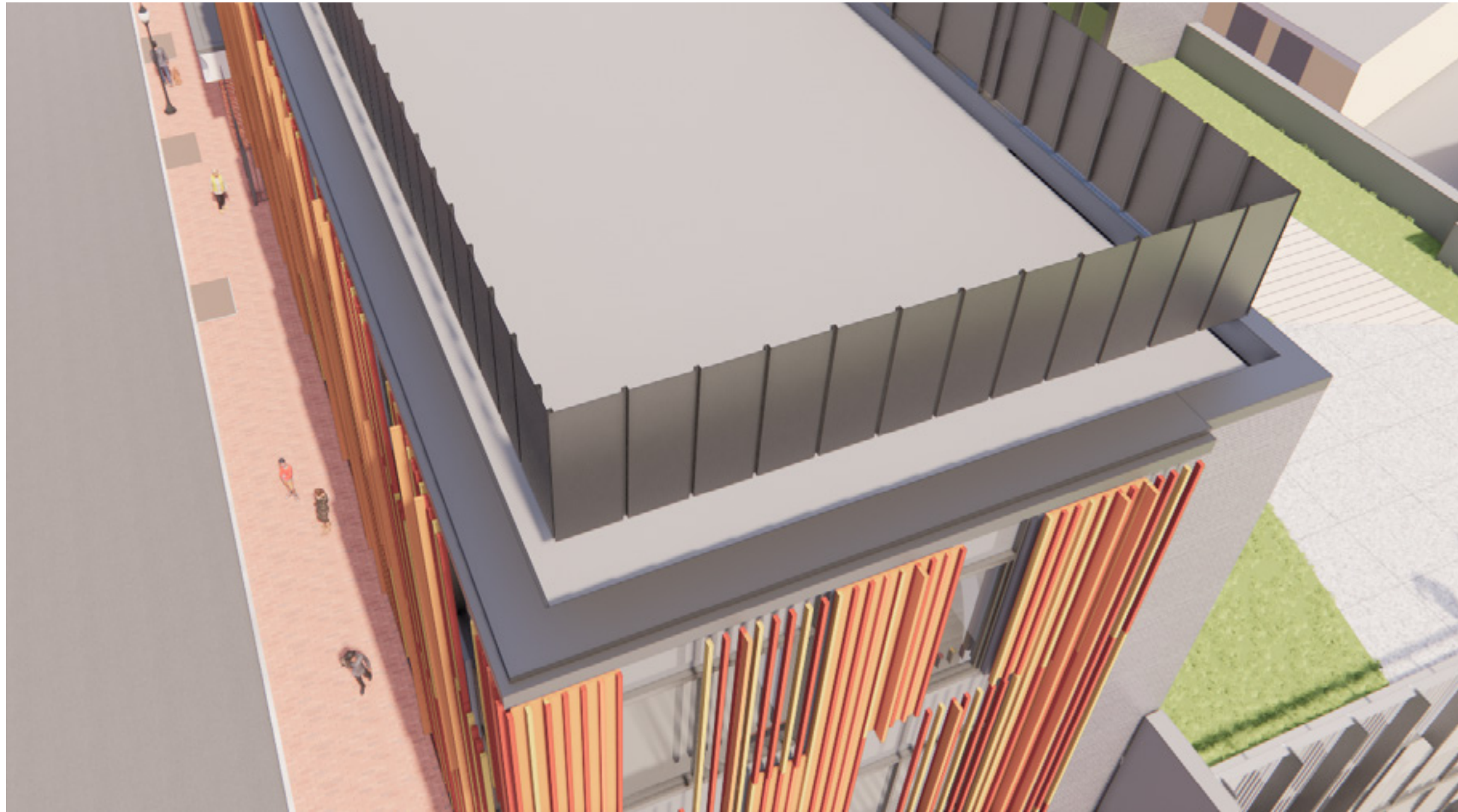


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## **PREVIOUS 11.09.21 PENTHOUSE AND CORNICE**

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## **PROPOSED OPTION 2 AND CORNICE**

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## PROPOSED OPTION 1 VIEW WITHOUT TREES, FROM TREMONT STREET



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## PROPOSED OPTION 2 VIEW WITHOUT TREES, FROM TREMONT STREET



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## PROPOSED OPTION 1 VIEW WITHOUT TREES, W NEWTON STREET



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## PROPOSED OPTION 2 VIEW WITHOUT TREES, W NEWTON STREET



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## PROPOSED OPTION 1, TOWARDS TREMONT STREET



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## PROPOSED OPTION 2, TOWARDS TREMONT STREET



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**EXISTING SOUTH-FACING ELEVATION**

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# FACADE ABOVE THE ROOF DECK

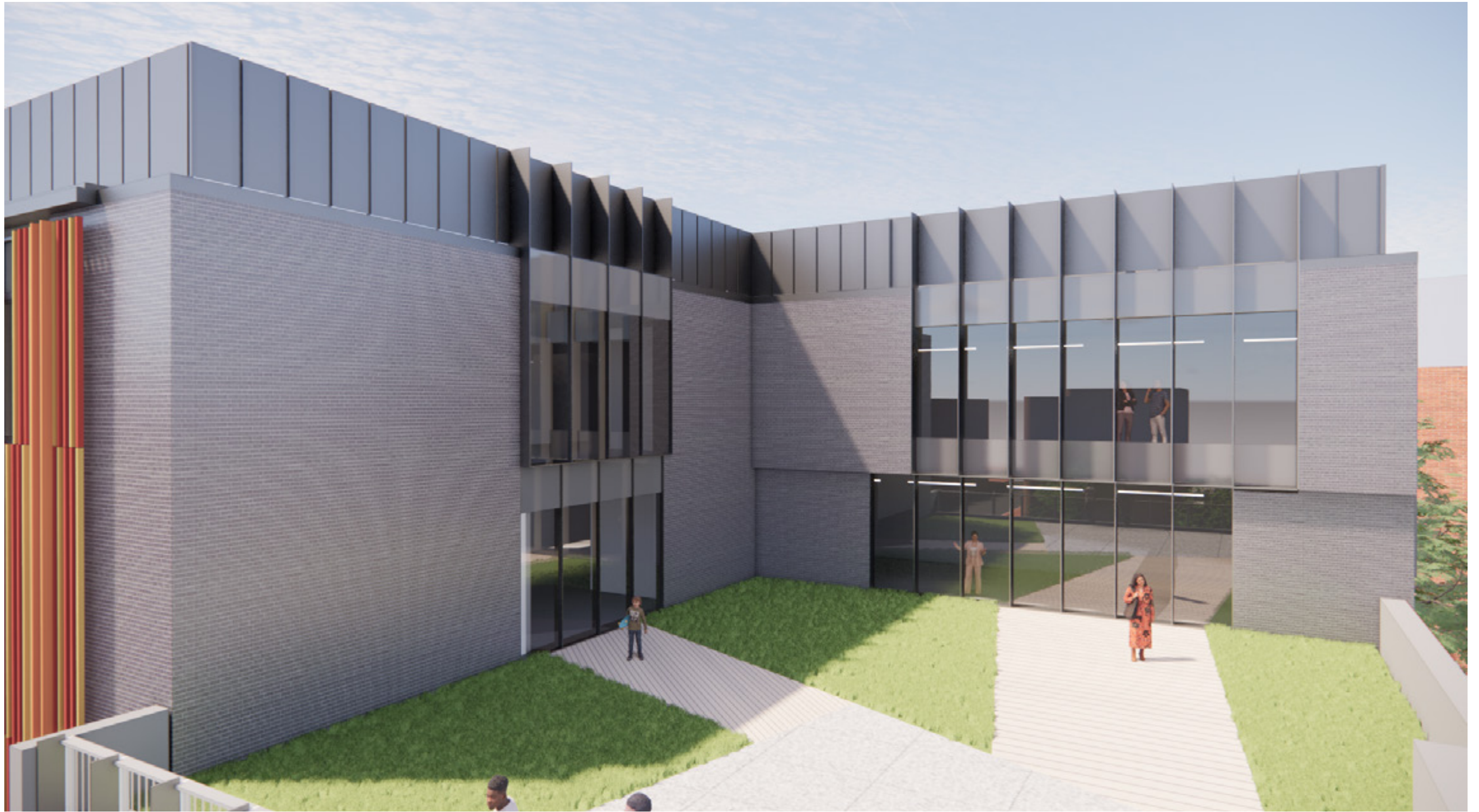
PROVIDE DEVELOPMENT OF FACADE

- ARTICULATED WINDOWS WITH SIMILAR DETAILING AS MULTIPURPOSE ROOM
- RELATIONSHIP OF FACADE TO BUILDING PENTHOUSE
- FURTHER ARTICULATION OF BRICK

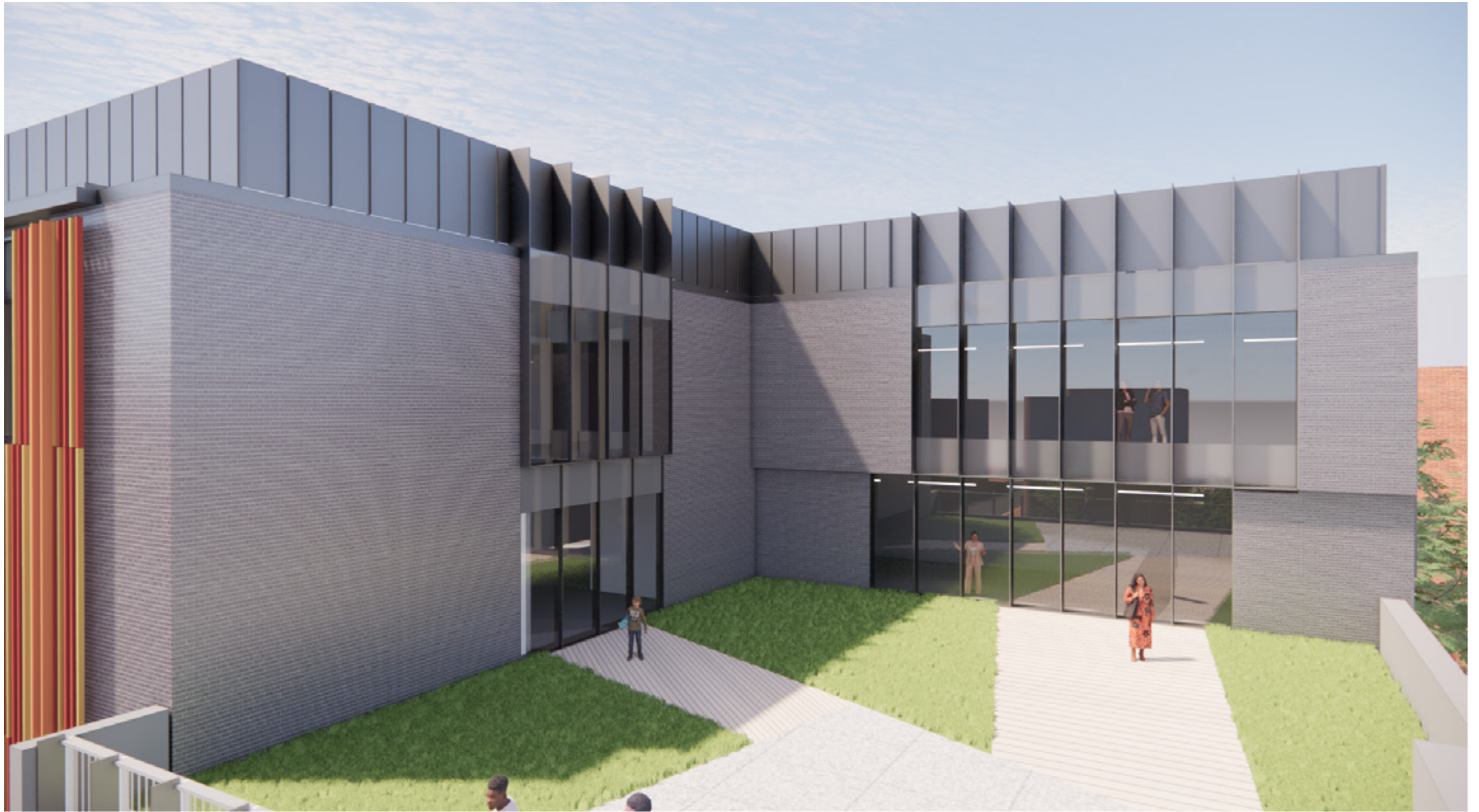


















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## PROPOSED OPTION 1 VIEW FROM PLAYGROUND

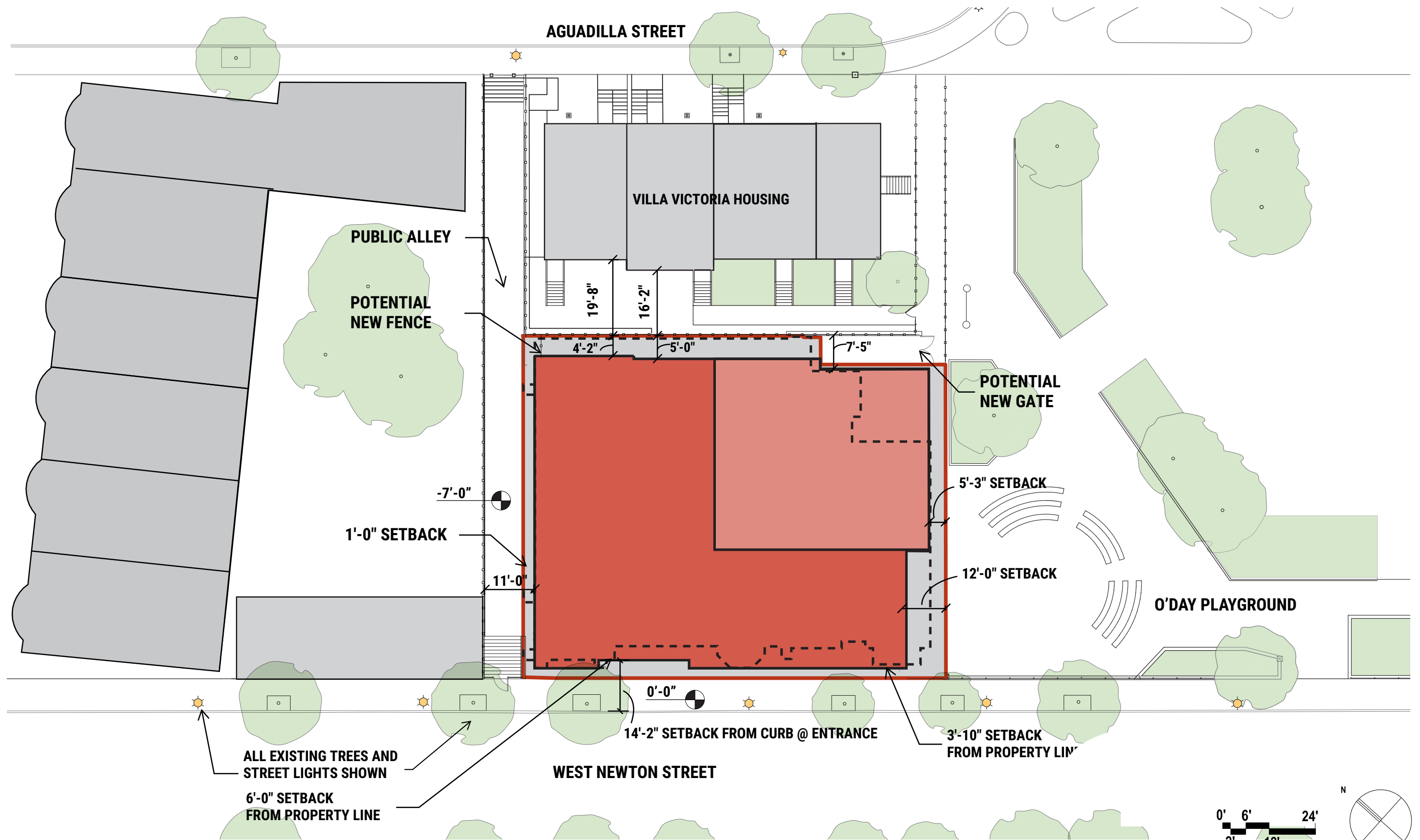
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# CLARIFY ENTRANCE AND SIGNAGE

## DEVELOPMENT OF BUILDING APPROACH AND SIGNAGE

- INCORPORATION OF BPDA COMPLETE STREETS SETBACK
- DEVELOPMENT OF ENTRANCE SETBACK
- RETAINED EXISTING ALLEY GATE IN ENTRANCE DESIGN
- DEVELOPMENT OF SIGNAGE



# SITE SETBACKS SCHEMATIC DESIGN AND CHURCH OVERLAY







**PREVIOUS 11.09.21 VIEW, W NEWTON STREET**



## PROPOSED VIEW WITH SIGNAGE, W NEWTON STREET



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**PREVIOUS 11.09.21 VIEW WITHOUT TREES, W NEWTON STREET**

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**PROPOSED VIEW WITHOUT TREES AND WITH SIGNAGE, W NEWTON STREET**





## PROPOSED VIEW WITH SIGNAGE, W NEWTON STREET



**PROPOSED VIEW WITH SIGNAGE AND WITHOUT TREES, W NEWTON STREET**



**PROPOSED VIEW WITH SIGNAGE AND WITHOUT TREES, W NEWTON STREET**





## PROPOSED VIEW AT DUSK, BUILDING ENTRANCE



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**PREVIOUS 11.09.21 VIEW, TOWARDS TREMONT STREET**



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## PROPOSED VIEW WITH SIGNAGE, TOWARDS TREMONT STREET



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# INTERIOR HISTORIC WINDOWS

INCORPORATE HISTORIC WINDOWS IN BUILDING INTERIOR

- PROPOSED MOUNTED GLASS ON LOWER LOBBY



# TERRACOTTA, BRICK AND OTHER MATERIALS

## DEVELOPMENT OF SIZE AND COLOR OF EXTERIOR MATERIALS

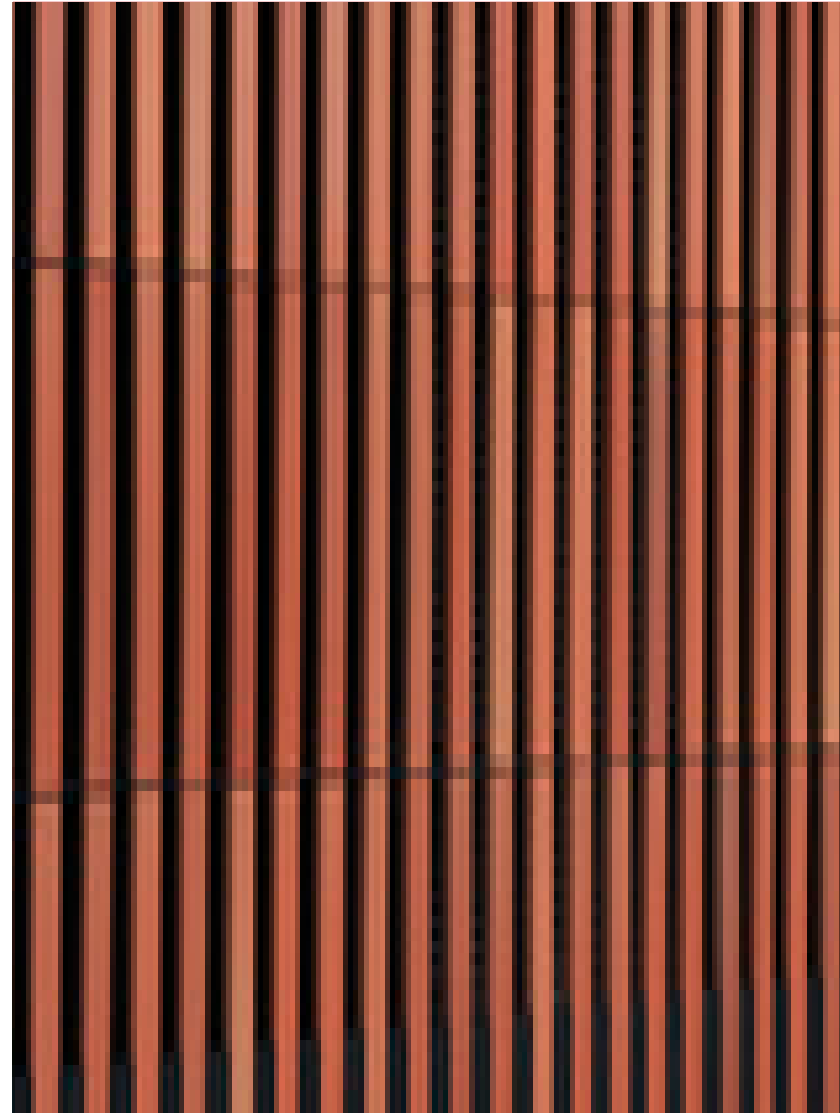
- REVIEWED COLOR AND DETAILING OPTIONS WITH MANUFACTURERS
- AS DESIGN PROGRESSES, DESIGN TEAM WILL REVIEW ON SITE WITH SELDC



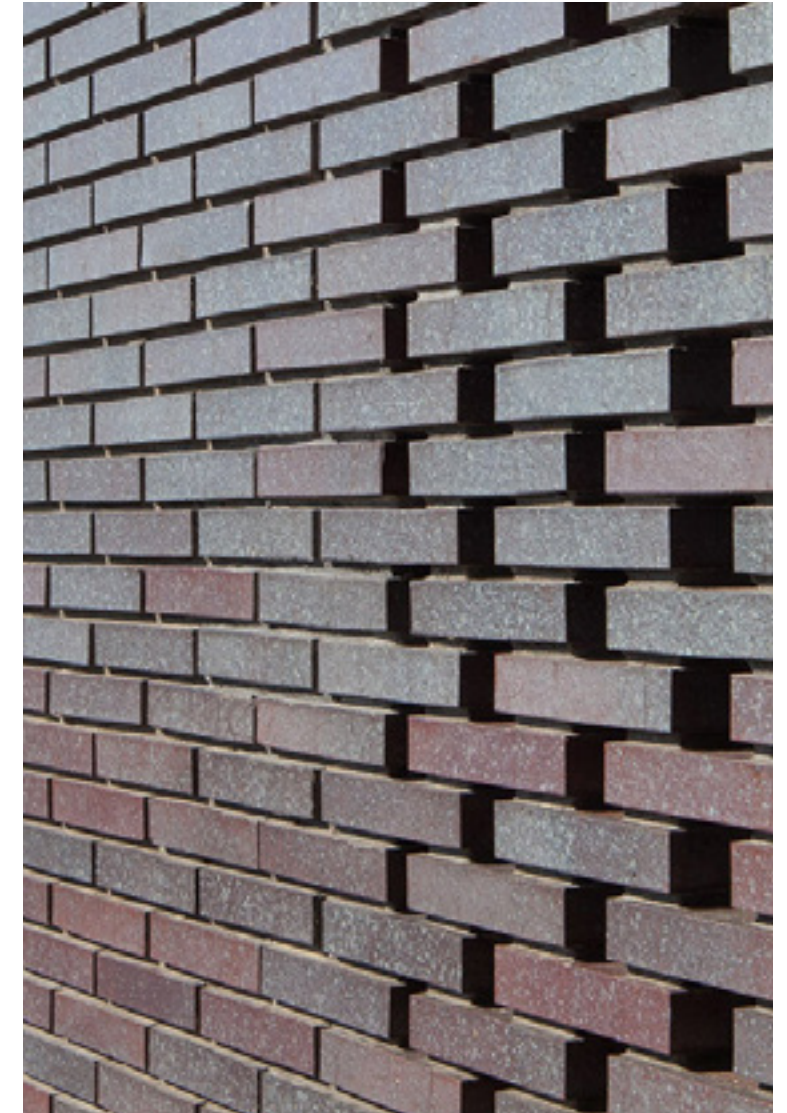
GREY METAL



GRANITE



TERRA COTTA  
TYPICAL SIZES

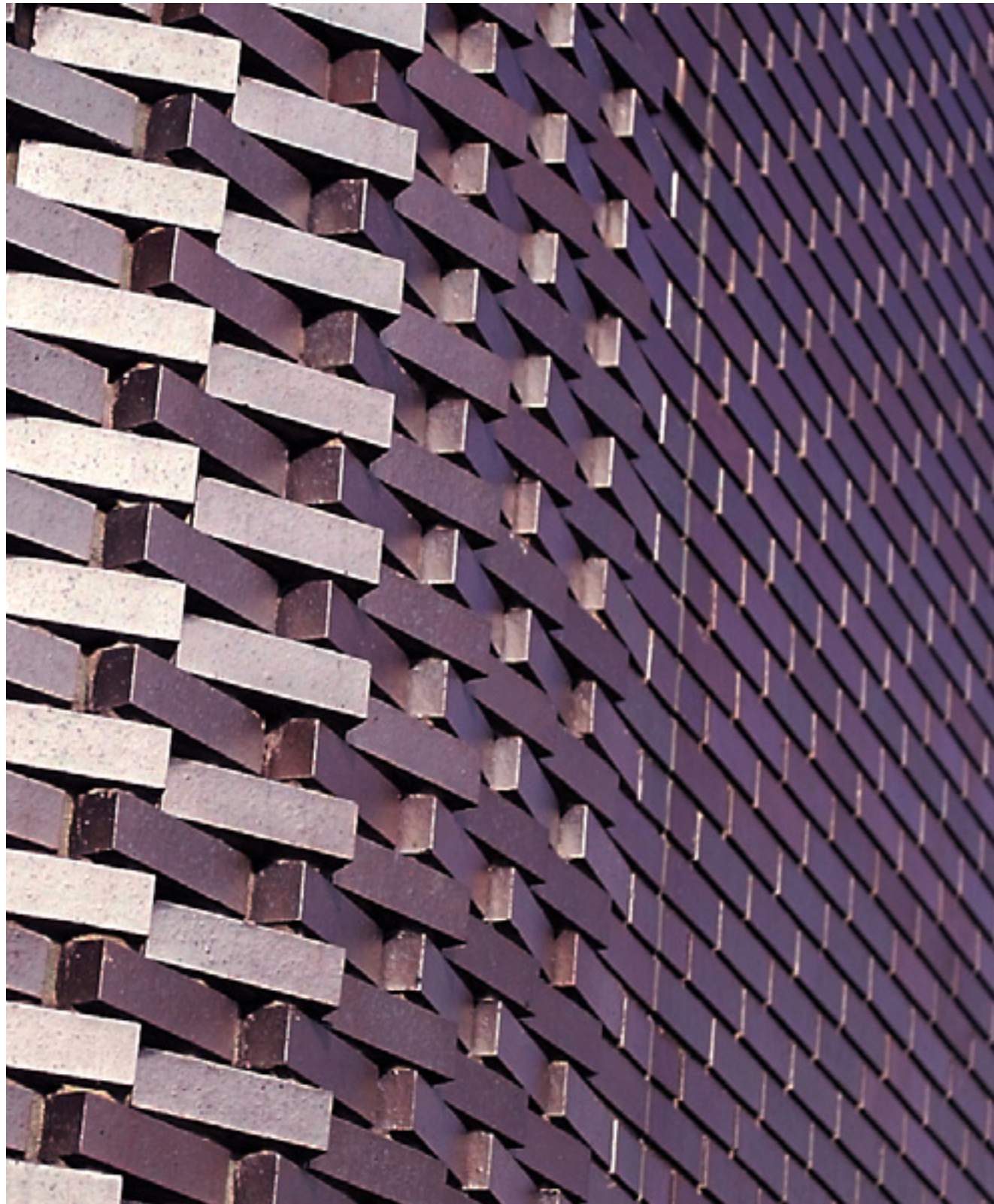


BRICK



ENDICOTT BRICK - MANGANESE IRONSPOT





ENDICOTT BRICK - DARK IRONSPOT

