



LIFE SCIENCES
REAL ESTATE



Bergmeyer

51 Sleeper Street Lobby Repositioning

Landmarks and Historic Districts Presentation
06.22.2022

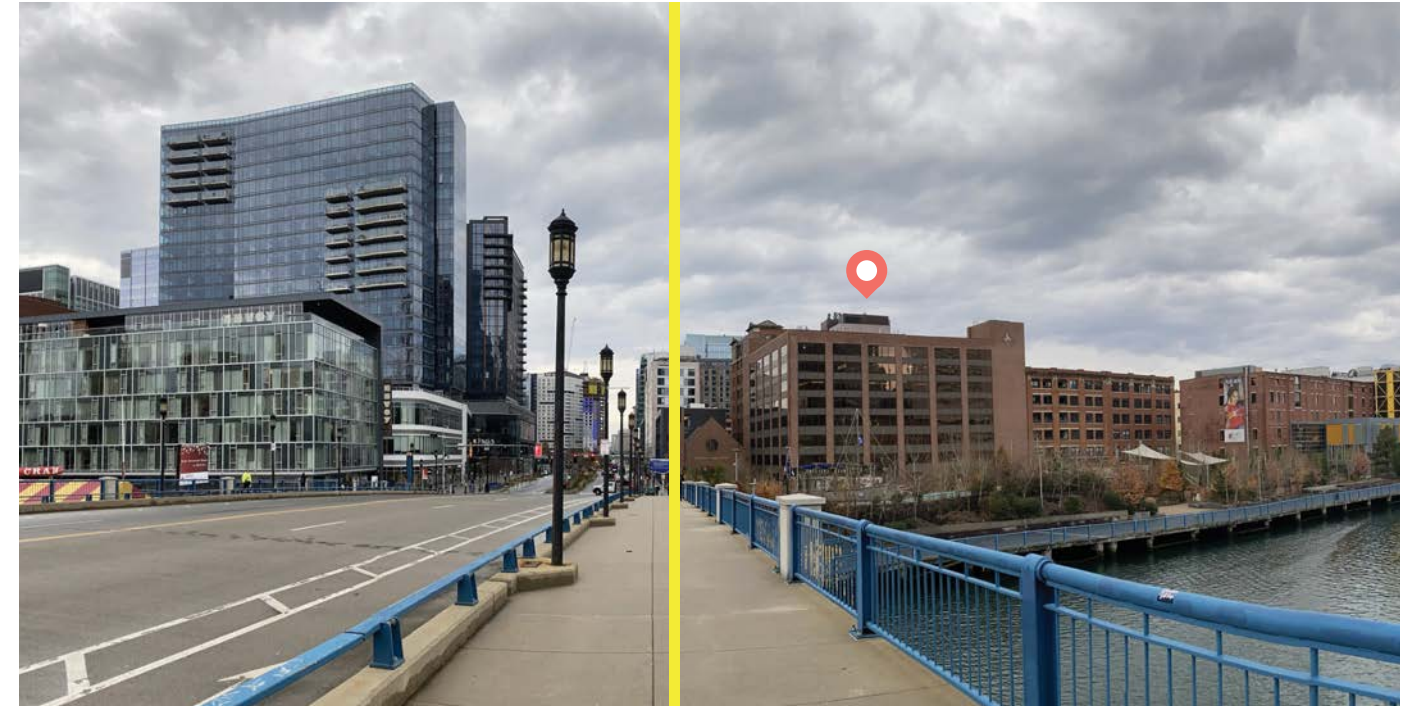
BOS

51 Sleeper St.
6th Floor
Boston, MA 02210
617.542.1025

LA

800 South Figueroa St.
Suite 1080
Los Angeles, CA 90017
213.337.1090

Project Overview



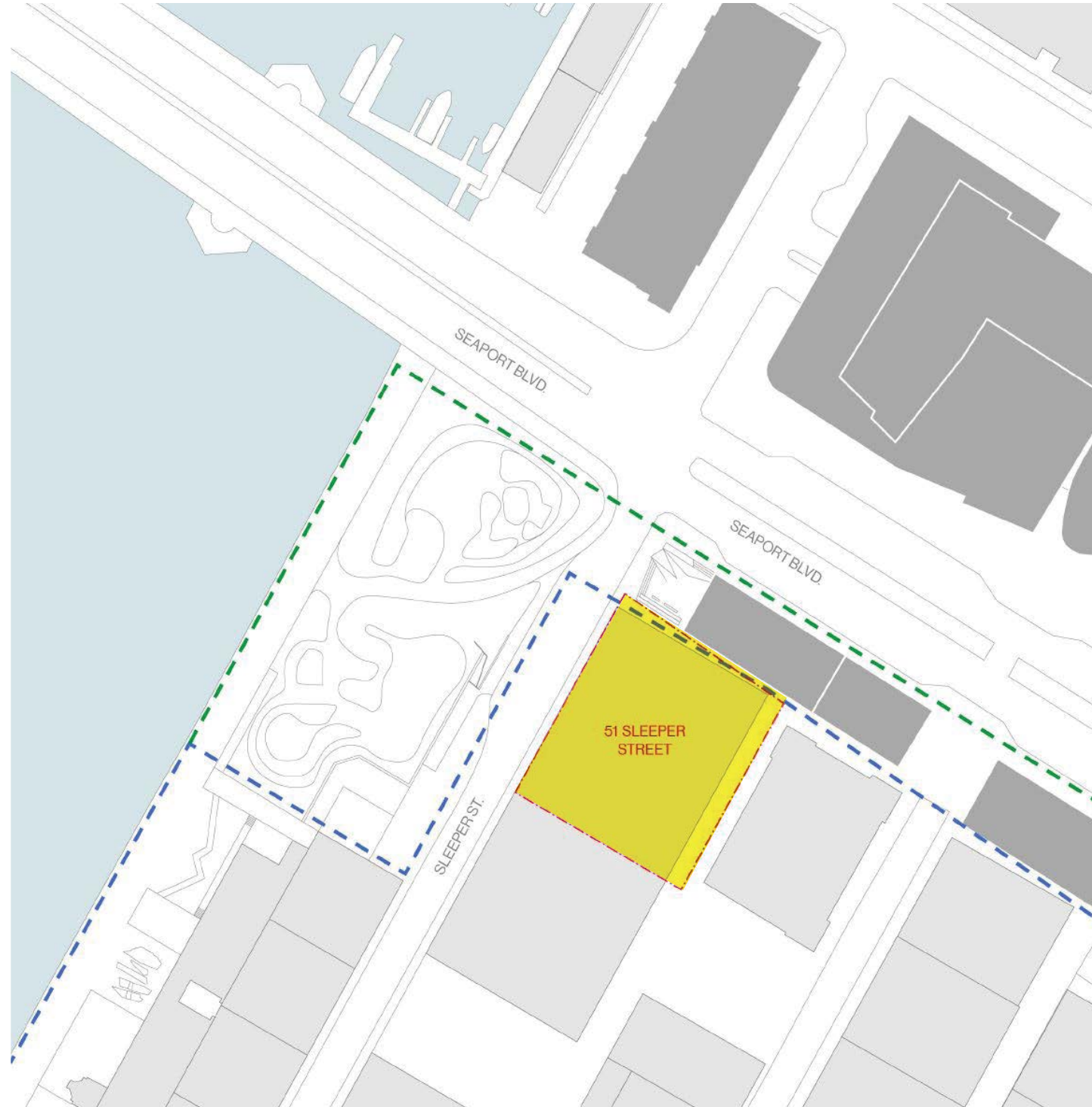
the intersection of old & new

Project Overview

District-level Context

- Located at the edge of the Fort Point Channel Landmark District
- Has the potential to serve as a gateway to the Landmark District and the Seaport District, bridging the old and the new

-  Historic Buildings
-  New Development
-  Boundary of Fort Point Channel Historic District
-  Boundary of Seaport Blvd / Boston Wharf Rd Protection Area

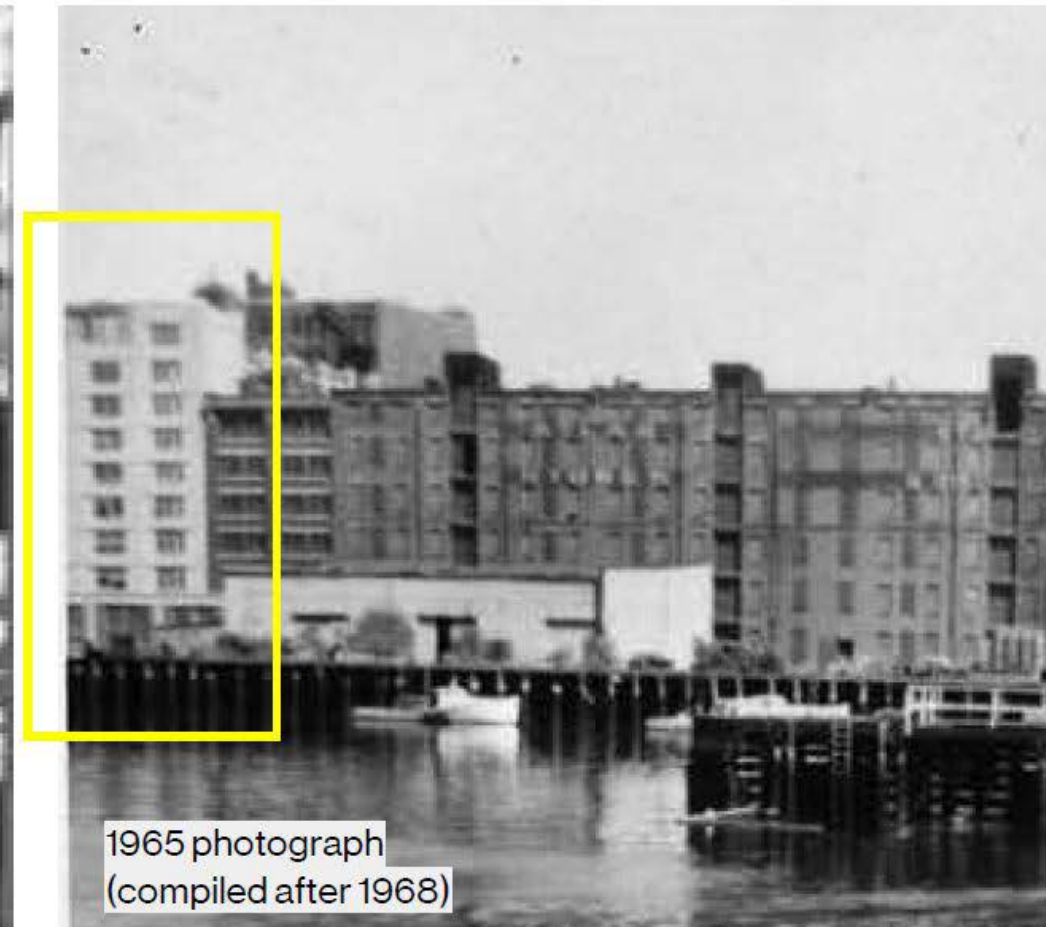


History

- Built for United Shoe Machinery Co in 1929
- Stripped to superstructure and re-clad in 1982
- Original exterior shown in photos below



~1930 photograph



1965 photograph
(compiled after 1968)

Current Condition

1982 Renovation

- Key historic feature is building grid system, re clad in 1982; verticality is a newly prominent feature of the historic asset

SYNOPSIS
CITY OF BOSTON

Location: 51 Sleeper Street, District: Downtown Crossing, Address: 245 Summer St., Section: 100
 Name of owner: Stone & Webster Engineering Corp., Address: 245 Summer St., Section: 100
 Name of architect or engineer: Stone & Webster Engineering Corp., Address: 245 Summer St., Section: 100
 Material of building: Concrete, Style of roof: Flat, Construction of roof: F, S, C
 Size of building, feet front: 120, feet rear: 120, feet deep: 78, No. of stories: 8
 No. of feet in height from sidewalk to highest point of roof: 90, Material of foundation: Concrete
 Thickness of exterior walls: 20", Party walls: Party walls

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)
 Office-Machinery Warehouse 306/334 1978

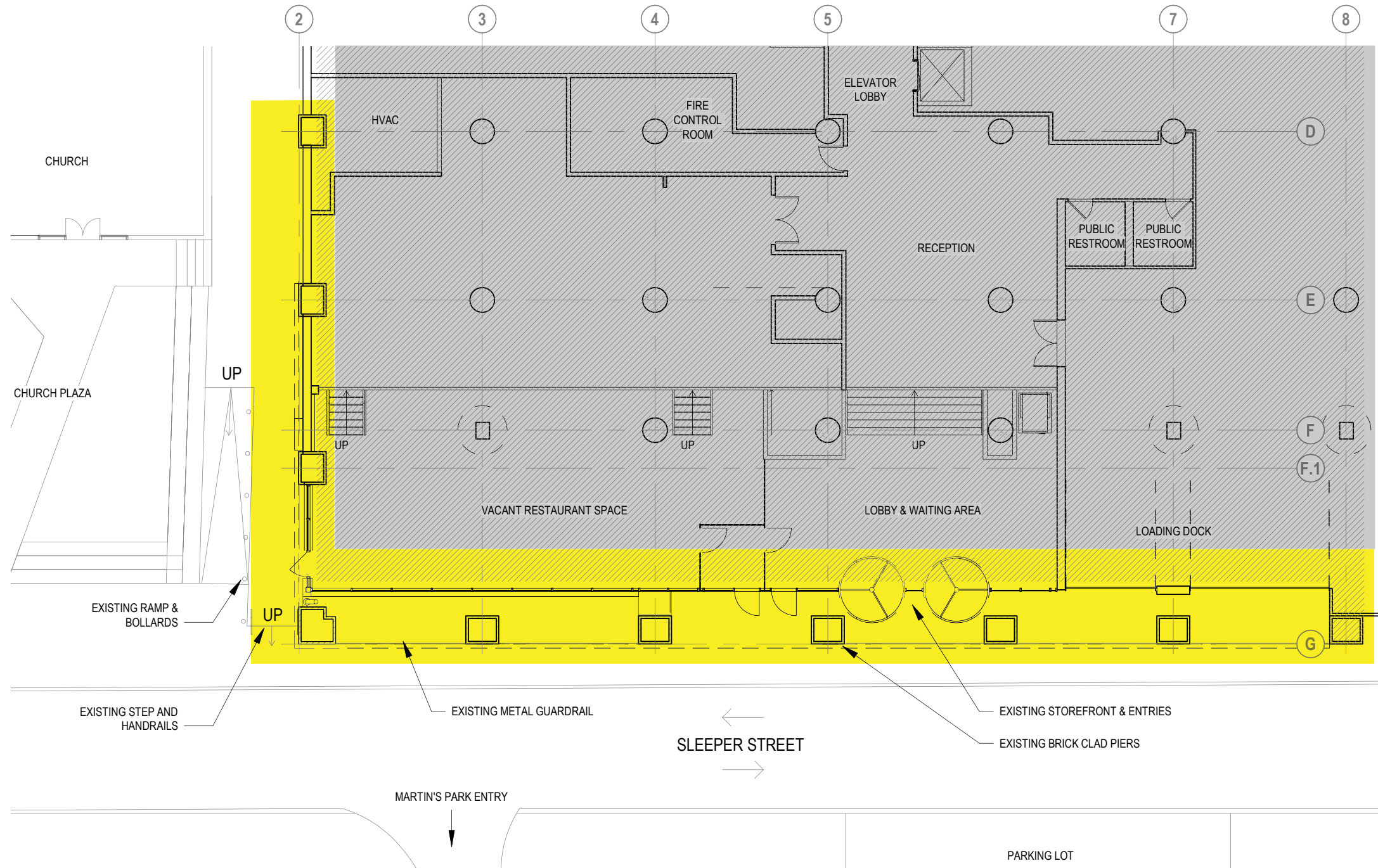
IF EXTENDED ON ANY SIDE OR VERTICALLY:
 Size of extension, No. of feet long: No. of feet wide: No. of feet high above sidewalk:
 No. of stories high: No. of feet above sidewalk: material of roof: Foundation:
 Of what material will the extension be built? How will the extension be occupied? Type of Construction:

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
 (ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)
 Strip to superstructure, totally refurbish, change windows.
 Renovation of building

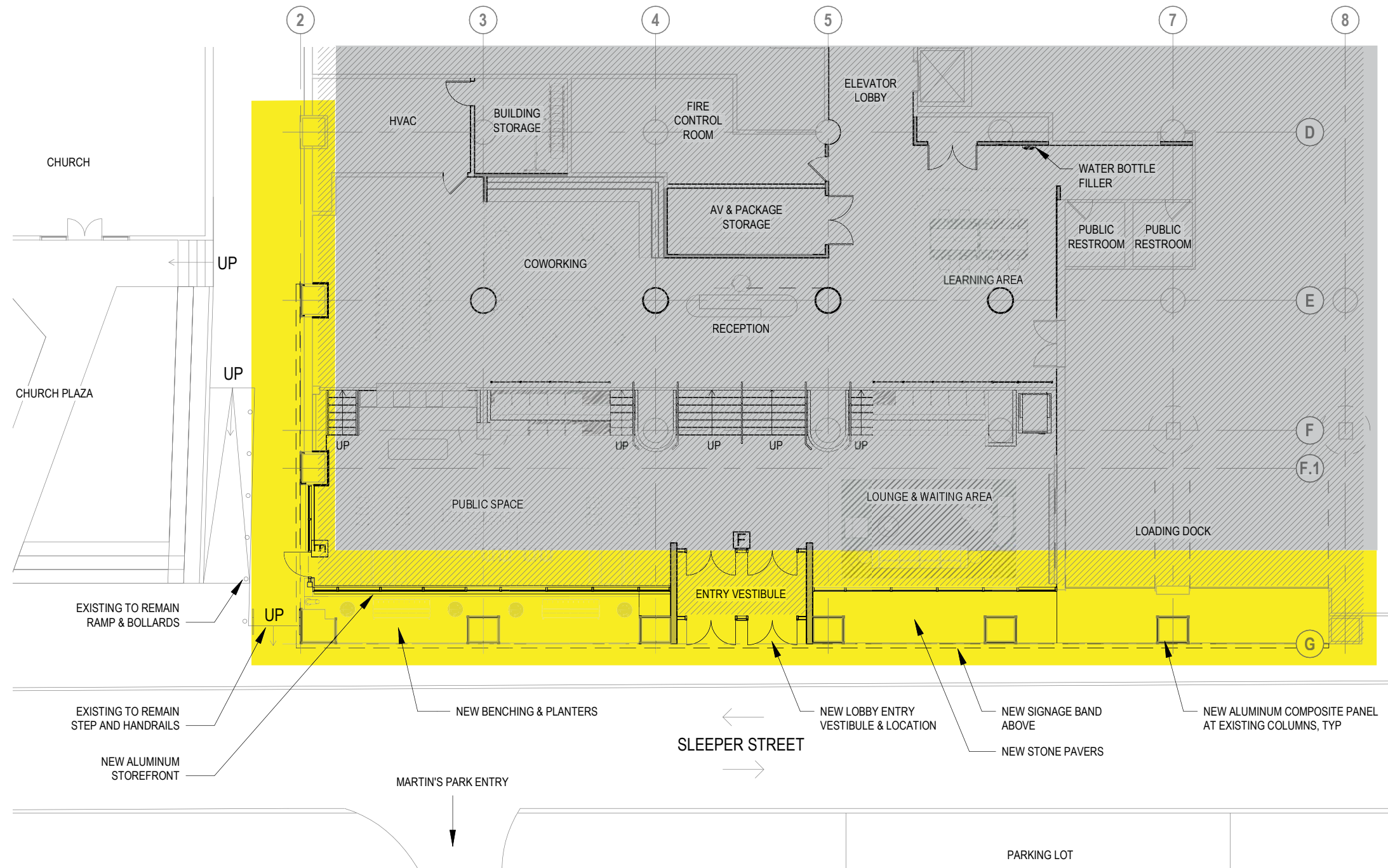
Date: July 26, 1982 Estimated cost: \$1,500,000.00
 The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.
 Signature of Owner: E. U. Brown, Esq., V. F. For Stone & Webster Engineering Corp. (Address): 245 Summer Street, Boston, Mass.
 Signature of Licensed Builder: Samuel J. Scott, Stone & Webster Engineering Corp. (Address): 245 Summer Street, Boston, Mass. 02107
 License No. 334 Class ABC Building (Name of Contractor) (Address): 245 Summer Street, Boston, Mass. 02107
 My license expires July 6, 1983



Existing Floor Plan



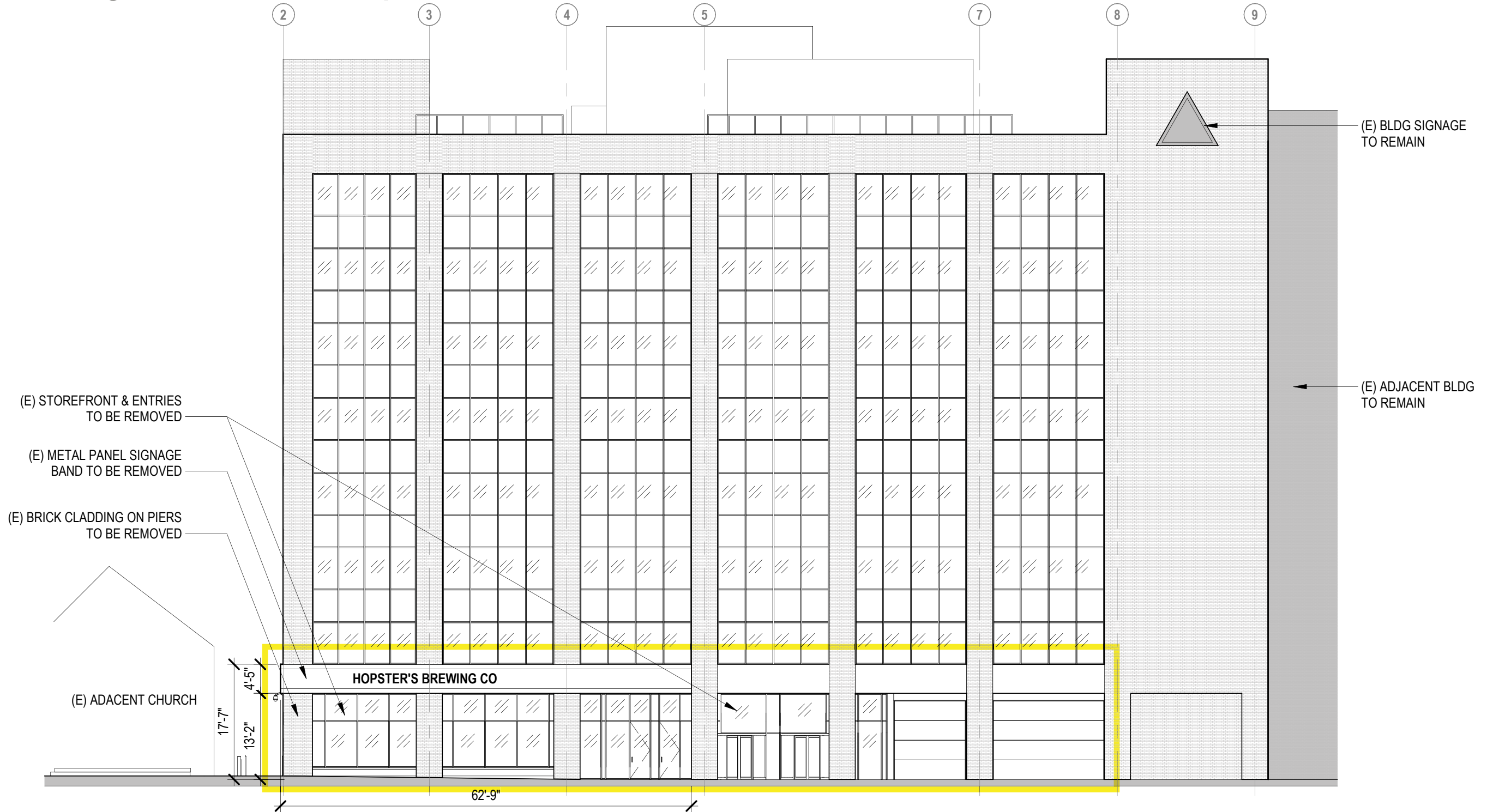
Proposed Floor Plan



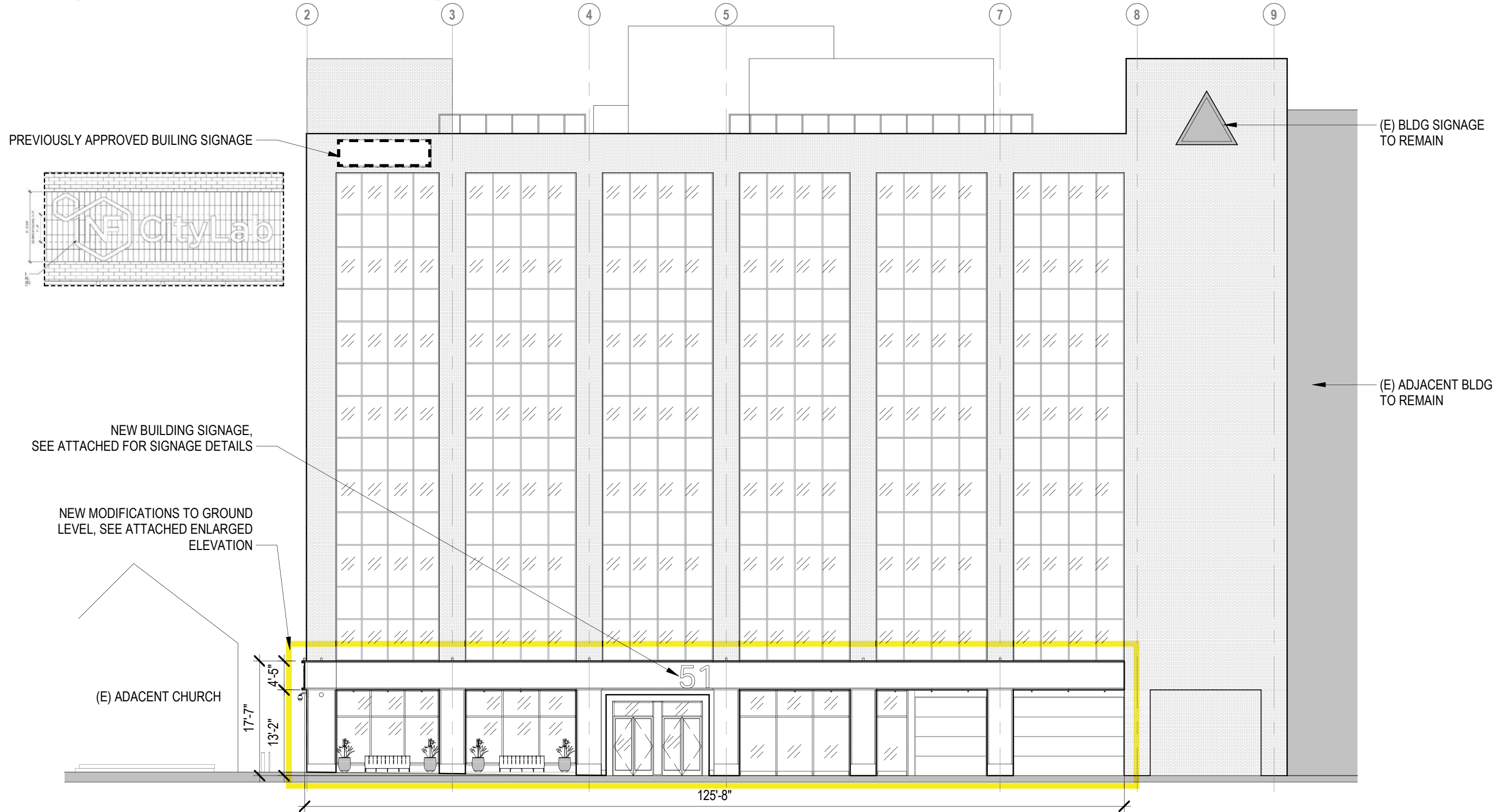
Proposed Interior Public Lobby



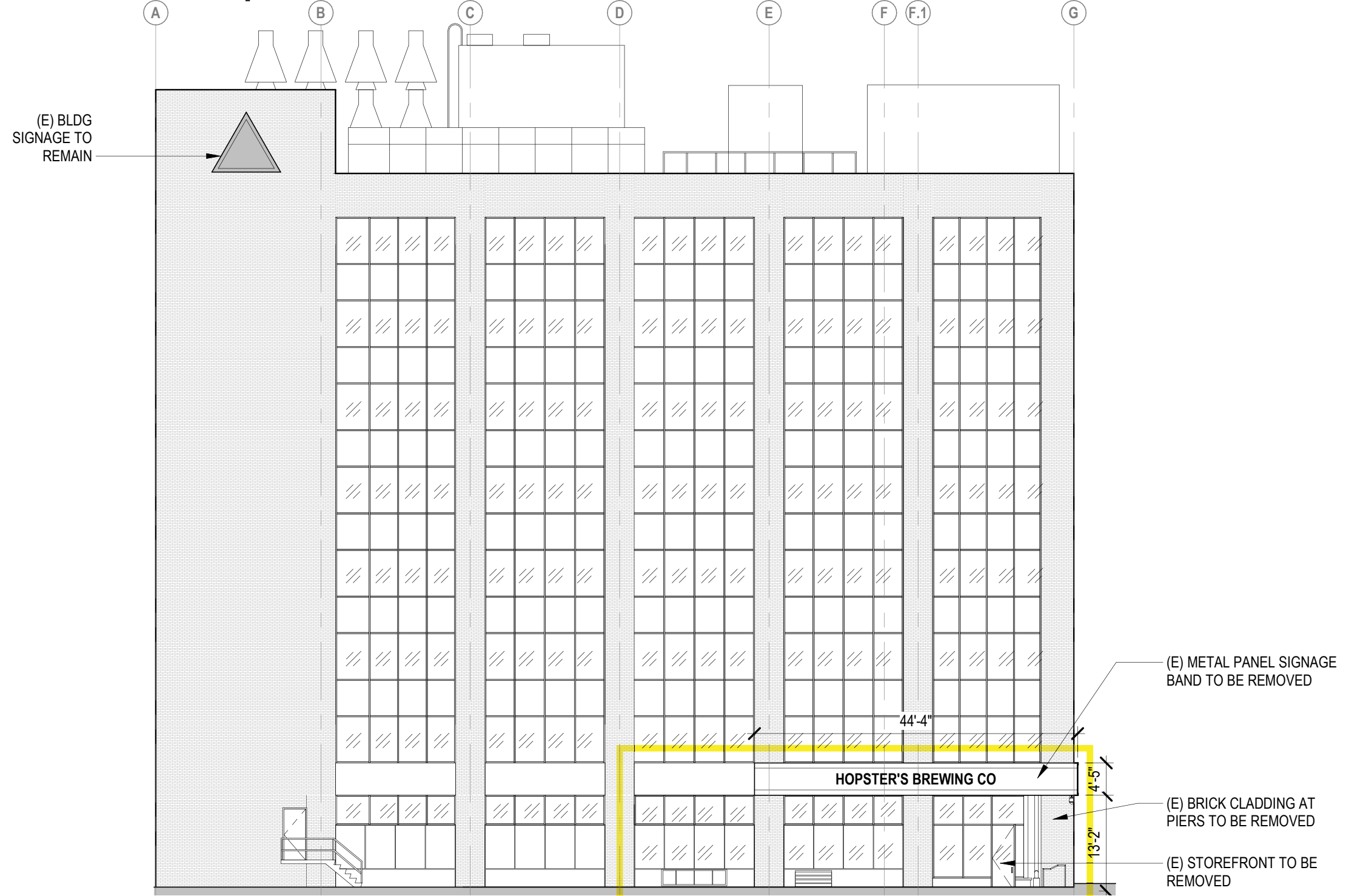
Existing Elevation - Sleeper Street



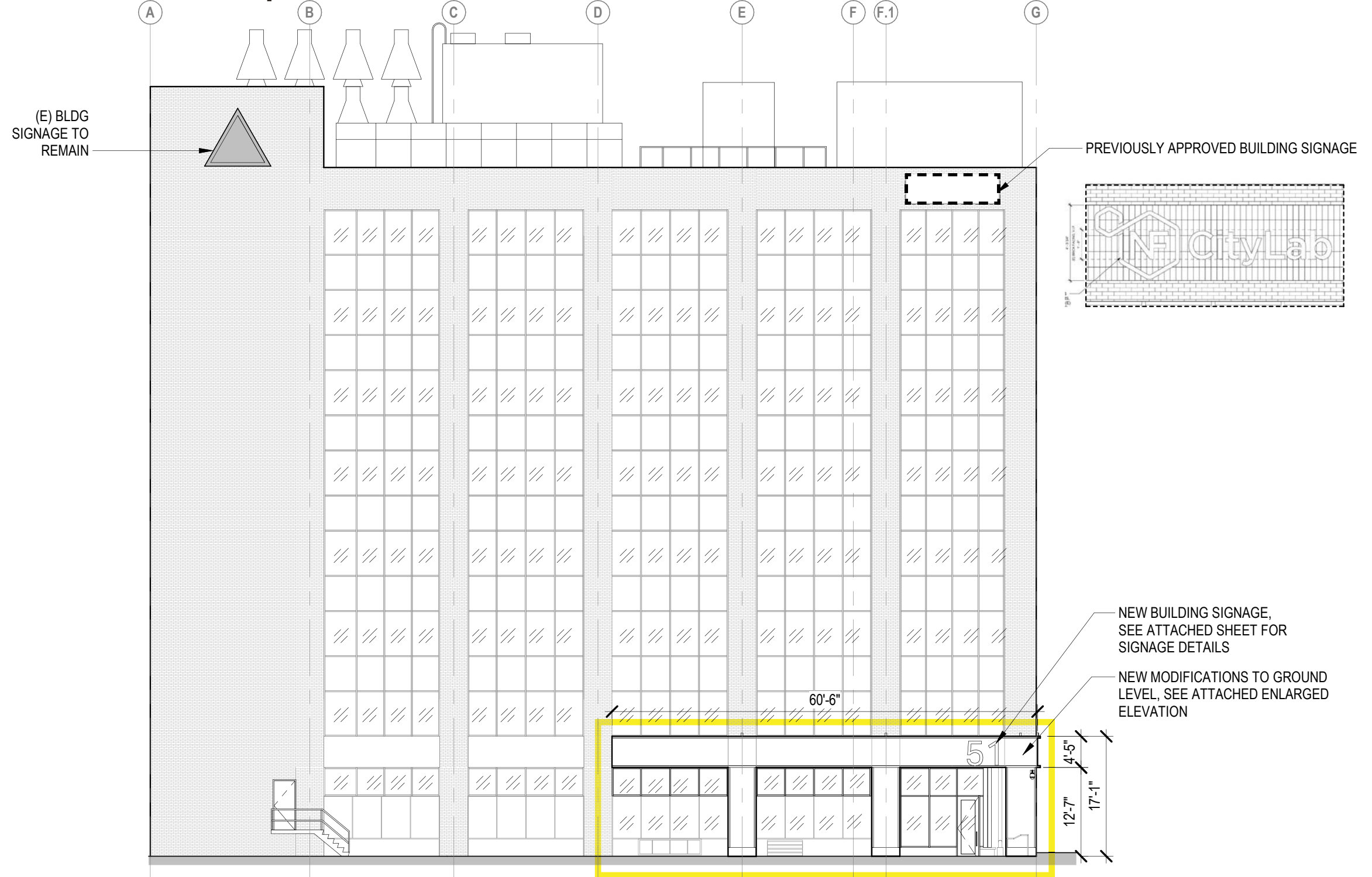
Proposed Elevation - Sleeper Street



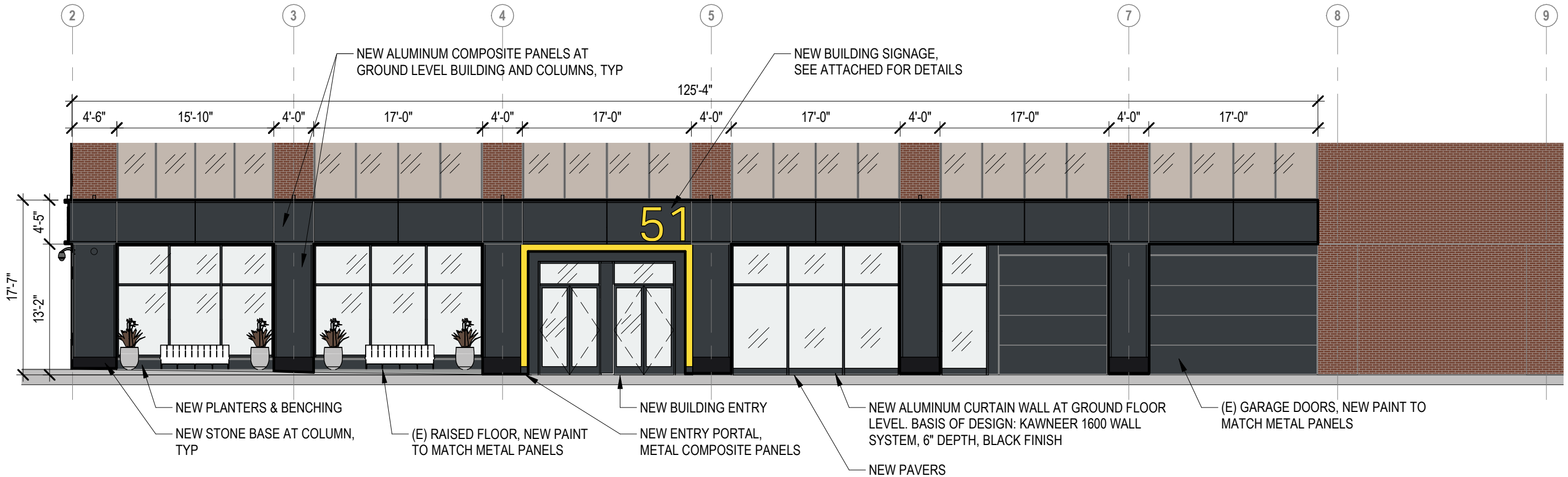
Existing Elevation - Seaport Blvd.



Proposed Elevation - Seaport Blvd.



Proposed Enlarged Elevation - Sleeper Street



Metal Signage & Portal Finish:
RAL Color: 1018



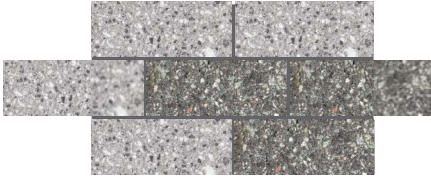
Metal Composite Panels:
Alpolic - Black Anodized Aluminum



Paint Finish:
Benjamin Moore - Soot 2129

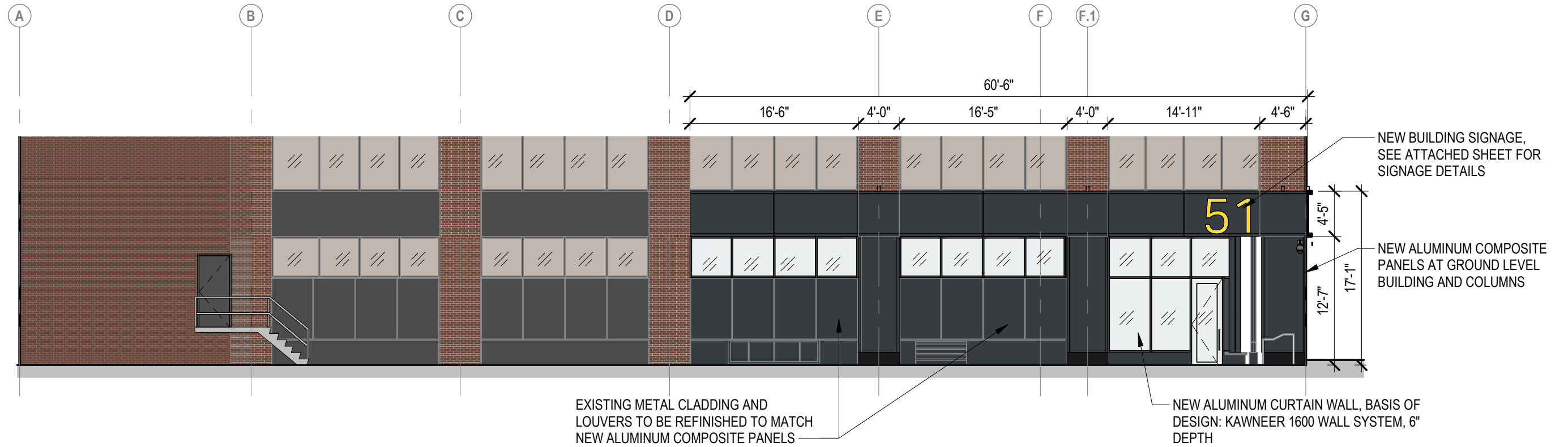


Stone Base:
Coldspring - Black Granite,
Polish Finish



Pavers:
Hanover - Prest Pavers On-Grade

Proposed Enlarged Elevation - Seaport Blvd.



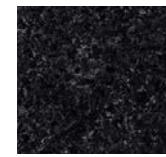
Metal Signage & Portal Finish:
RAL Color: 1018



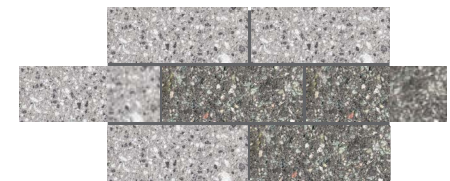
Metal Composite Panels:
Alpolic - Black Anodized Aluminum



Paint Finish:
Benjamin Moore - Soot 2129



Stone Base:
Coldspring - Black Granite
Polish Finish



Pavers:
Hanover - Prest Pavers On-Grade

01. Building Entry

Existing

- Entry to building obscured on Sleeper Street
- Restaurant tenant signage is the dominate feature at ground level
- No building identity



01. Building Entry

Proposed

- Building entry moves one column bay over closer to Seaport Boulevard to help support interior lobby functions
- Building owner's brand color is added at entry portal to distinguish main building's entry on street and attract visitor's to the building
- Exterior signage is clearly visible from Sleeper Street & Seaport Blvd
- Aesthetic is a historical nod to the industrial Fort Point past, taking cues from the existing metal cladding above and maintaining the building composition and structural integrity





02. Storefront

Existing

- Existing curtain wall has reflective tinted glazing that makes the building lobby hidden from street level and uninviting to the public & guests



02. Storefront

Proposed

- New curtain wall system to include insulated glazing with a high visible light transmittance to make lobby visible from the street and more welcoming to the public
- Basis of design: Kawneer 1600 system, 6" depth and Vitra Glazing Solarban 60 with Low Iron Glass



03. Site Work

Existing

- Metal railings below restaurant signage and concrete platform



03. Site Work

Proposed

- Remove existing metal rails to allow public access to benching outside of building from sidewalk
- Refinish existing platform with concrete topper to match adjacent sidewalk



03. Site Work

Existing

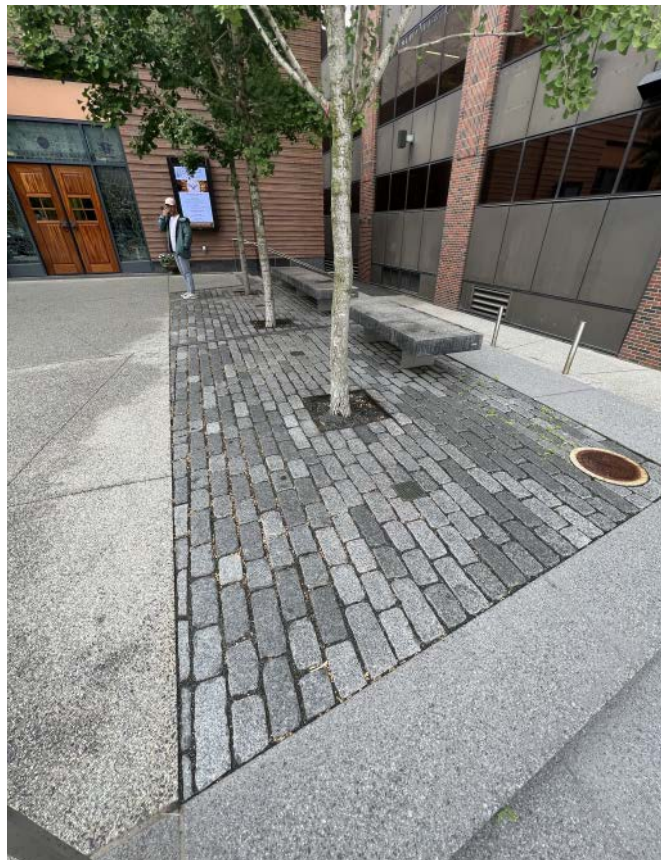
- Existing brick pavers between column bays, worn & deteriorating



03. Site Work

Proposed

New pavers that have a similar aesthetic to the pavers at the adjacent church courtyard around the corner



04. Signage

Existing

- Restaurant signage is the dominant building signage feature
- Building signage is small and not noticeable mounted to the brick columns below



04. Signage

Proposed

- Illuminated metal signage, facing both Sleeper Street and Seaport Boulevard



Sleeper Street



Seaport Blvd.

04. Signage

Proposed

- Illuminated metal signage, proposing 2 different options

Option 1



- Yellow metal front & sides, back lit



Night install

Option 2



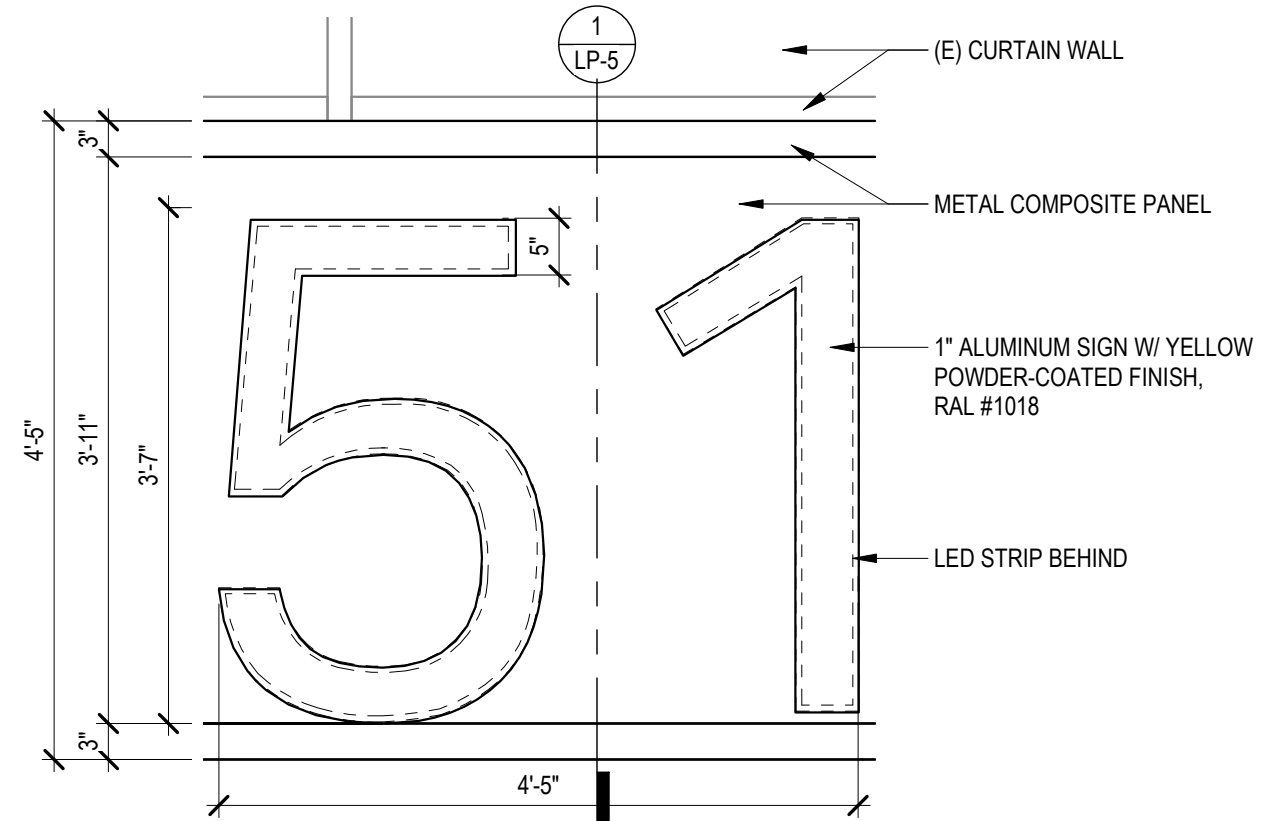
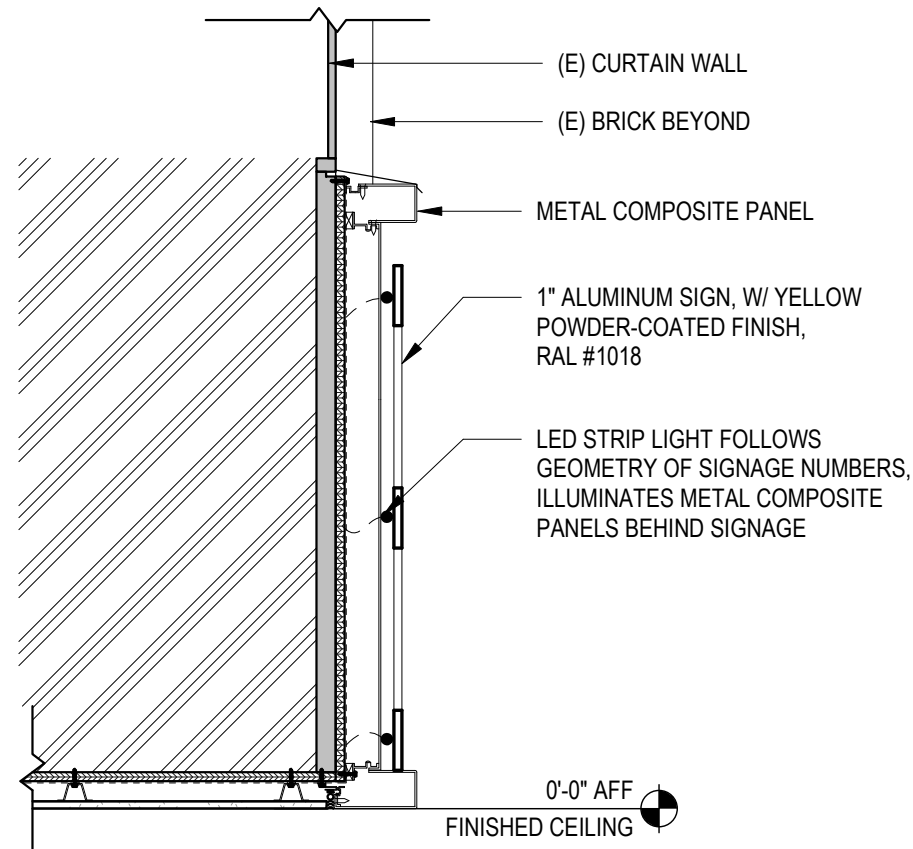
- Yellow metal side with illuminated LED front panel
- LED face to be yellow at night, and read white during the day
- Option to change to any color for events, holidays, or special occasions



Night install

04. Signage

Option 1

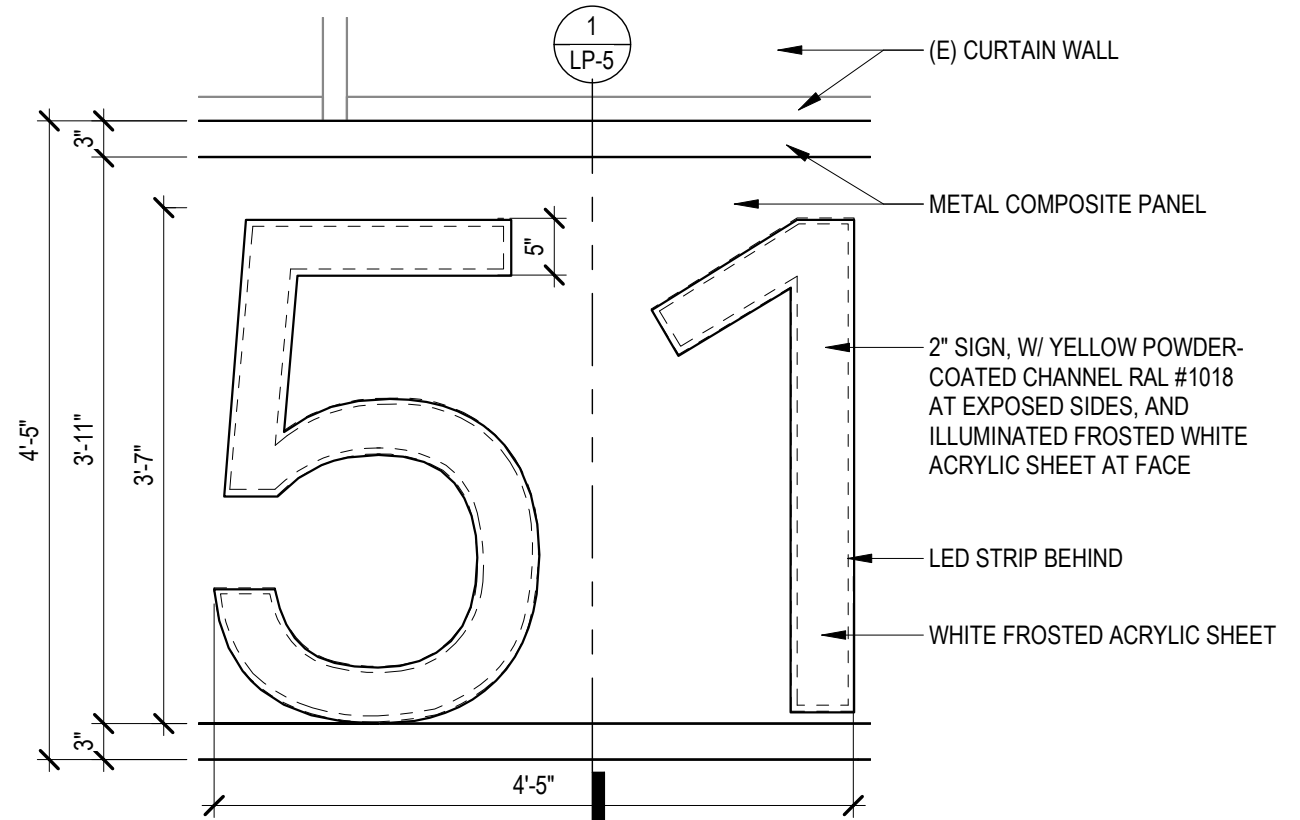
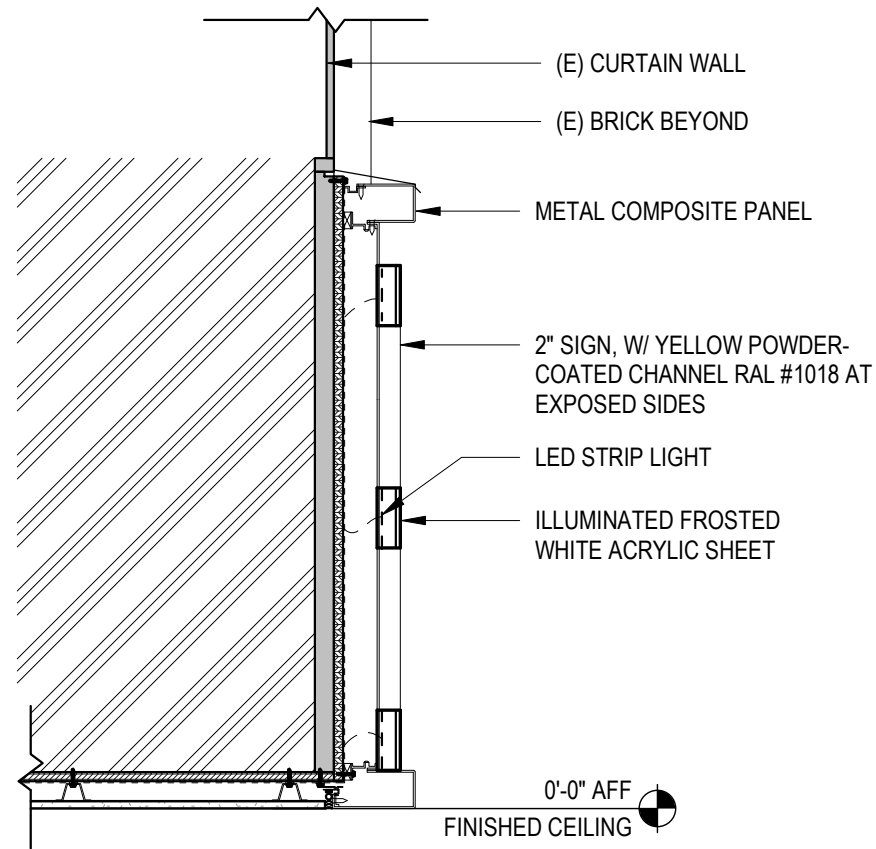


1 SECTION DETAIL AT SIGNAGE - OPTION 1
3/4" = 1'-0"

2 ELEVATION - EXTERIOR SIGNAGE - OPTION 1
3/4" = 1'-0"

04. Signage

Option 2



1 SECTION DETAIL AT SIGNAGE - OPTION 2
3/4" = 1'-0"

2 ELEVATION - EXTERIOR SIGNAGE - OPTION 2
3/4" = 1'-0"

04. Signage - Alternative Address Number





Bergmeyer | Nan Fung Life Sciences Real Estate | Landmarks & Historic Districts Presentation | June 22, 2022



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Thank You.

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