

*415 NEWBURY STREET
BBAC ADVISORY REVIEW
AUGUST 9TH, 2023*

SITE CONTEXT





NEIGHBORHOOD PLAN



415 Newbury Street

August 9, 2023



SIDEWALK IMPROVEMENTS - GROUND FLOOR PLAN

Observations on Newbury Street

Tripartite Architecture: A method of visually organizing the facade of the building by dividing it up into three sections, similar to a Classical column.

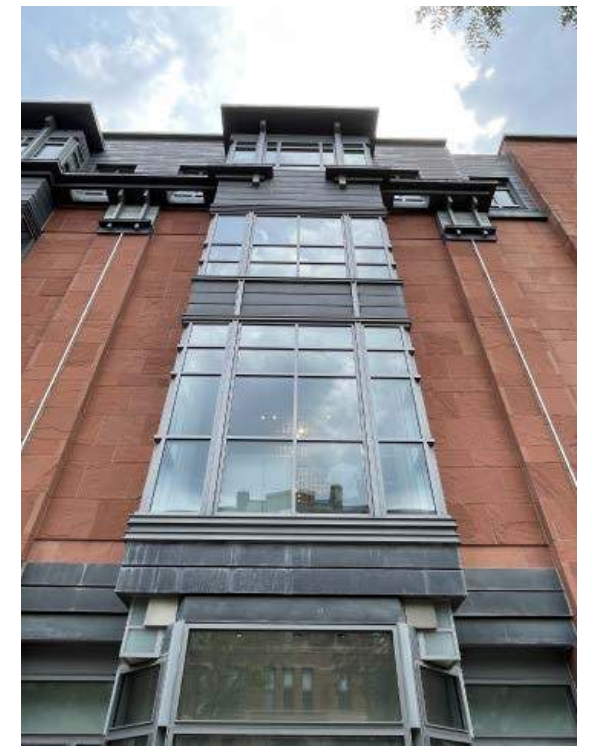
Distinct building tops changing both in materiality and/or geometry.

Bay Windows and projections create a sense of hierarchy, dimensionality and rhythm.

Brick "positioning" is used to activate masonry facades, add detail and create interest along large fields of brick



NEWBURY STREET ARCHITECTURAL DESIGN PRECEDENTS



NEWBURY STREET ARCHITECTURAL DESIGN PRECEDENTS

ARCHITECTURAL DESIGN ADVANCEMENTS
TRIPARTI ARCHITECTURAL ORGANIZATION

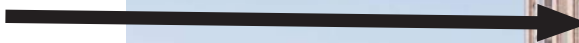
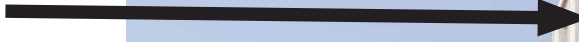


TRIPARTI PRECEDENT

BUILDING TOP
(CAPITAL)

MIDDLE

BASE



PROPOSED TRIPARTI ORGANIZATION

ARCHITECTURAL DESIGN ADVANCEMENTS

BAY WINDOW ELEMENTS



BAY WINDOW EXAMPLE

BAY WINDOWS



PROPOSED BAY WINDOWS

ARCHITECTURAL DESIGN ADVANCEMENTS

MASONRY DETAILS



MASONRY DETAILING PRECEDENT

ANGULAR MASONRY COURSING



PROPOSED MASONRY DETAILING



11-STORY BUILDING PERSPECTIVE



SOUTH FACADE



SOUTH FACADE



WEST FACADE BAY WINDOWS



11-STORY BUILDING CAPITAL



415 Newbury Street

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3-STORY SOUTH FACADE



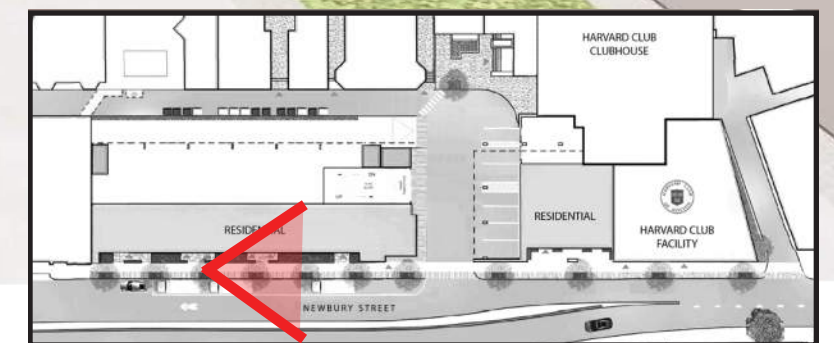
3-STORY BUILDING SOUTHEAST CORNER



3-STORY BUILDING SOUTH FACADE

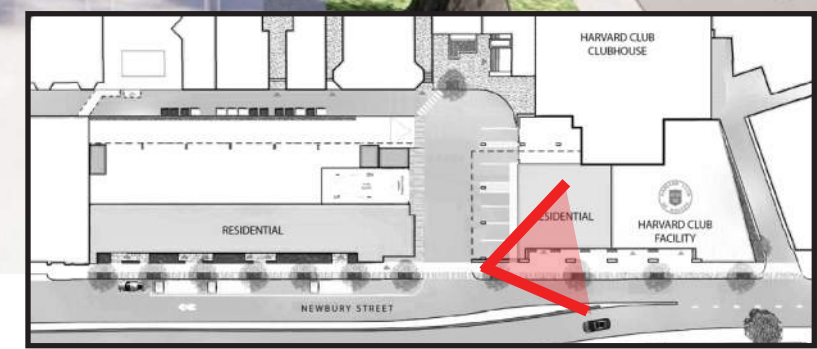


SIDEWALK PERSPECTIVE





VIEW AT ALLEY ENTRY



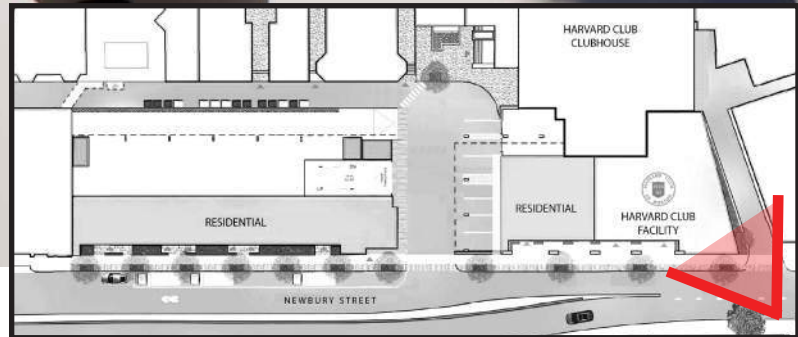
11-STORY BUILDING PARKING SCREEN



11-STORY BUILDING RESIDENTIAL ENTRY



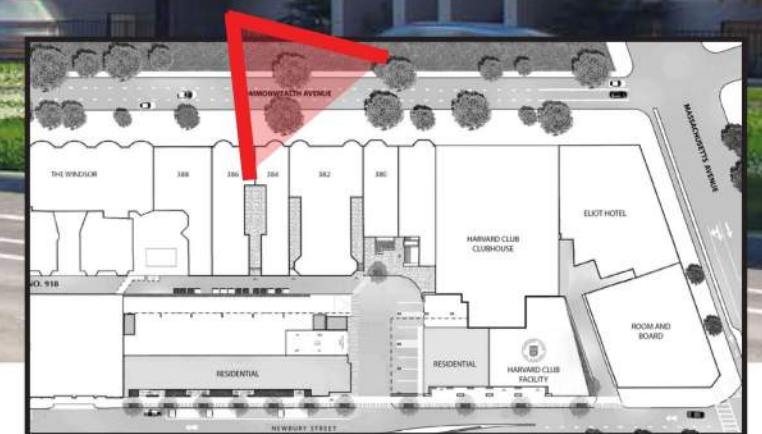
HARVARD CLUB ENTRY ON NEWBURY STREET

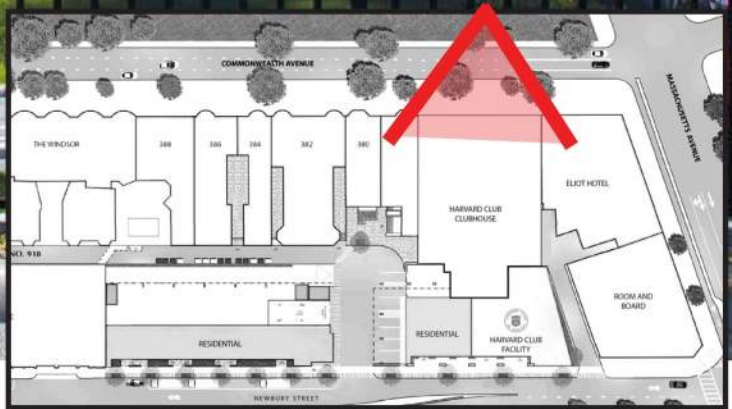


POCKET SCULPTURE GARDEN - ART OPPORTUNITY



VIEW FROM COMMONWEALTH AVE





VIEW FROM COMMONWEALTH AVE



VIEW FROM COMMONWEALTH AVE



VIEW FROM NEWBURY STREET





SOUTH ELEVATION



415 Newbury Street

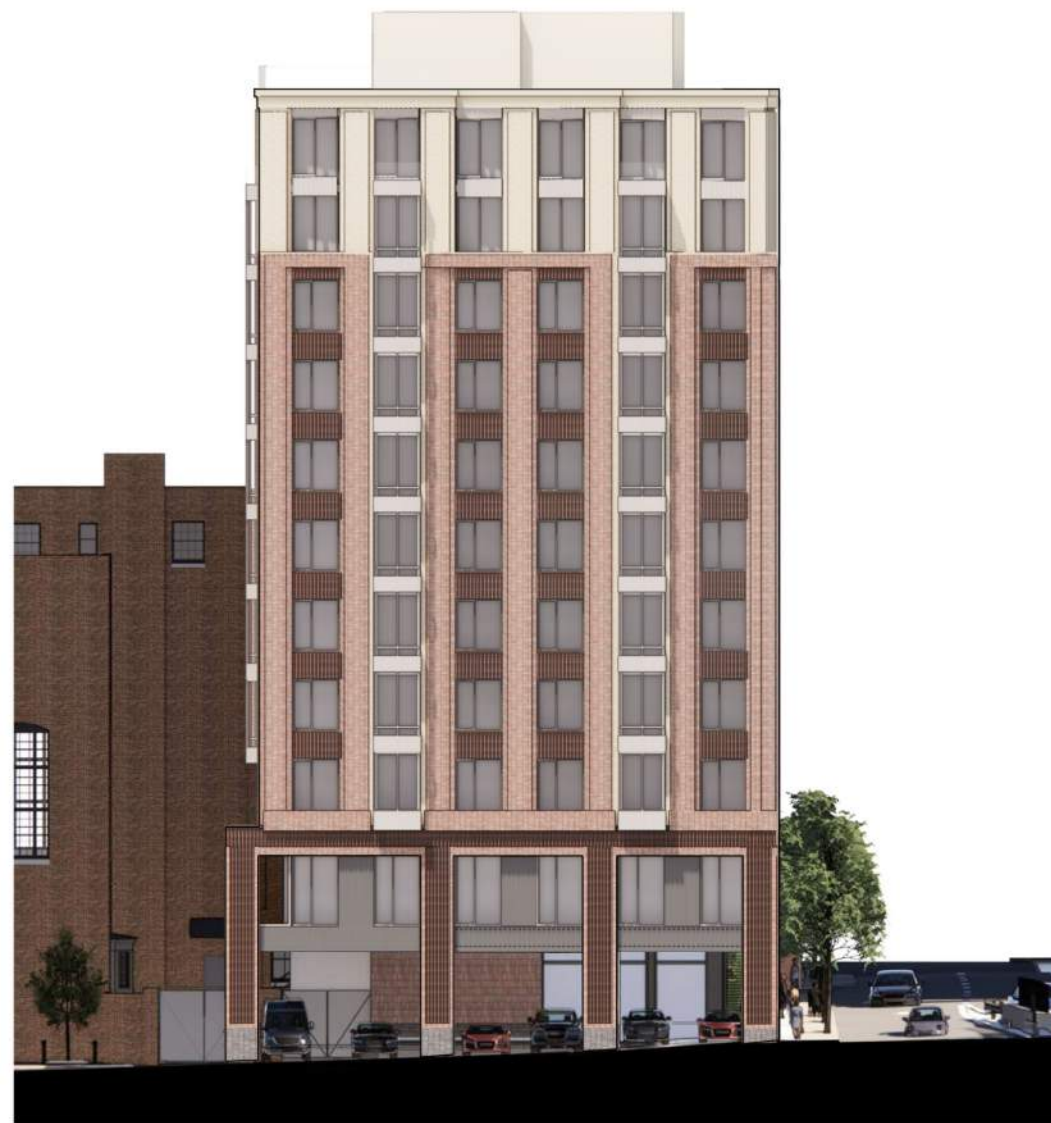
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NORTH ELEVATION



EAST ELEVATION

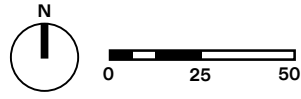


WEST ELEVATION

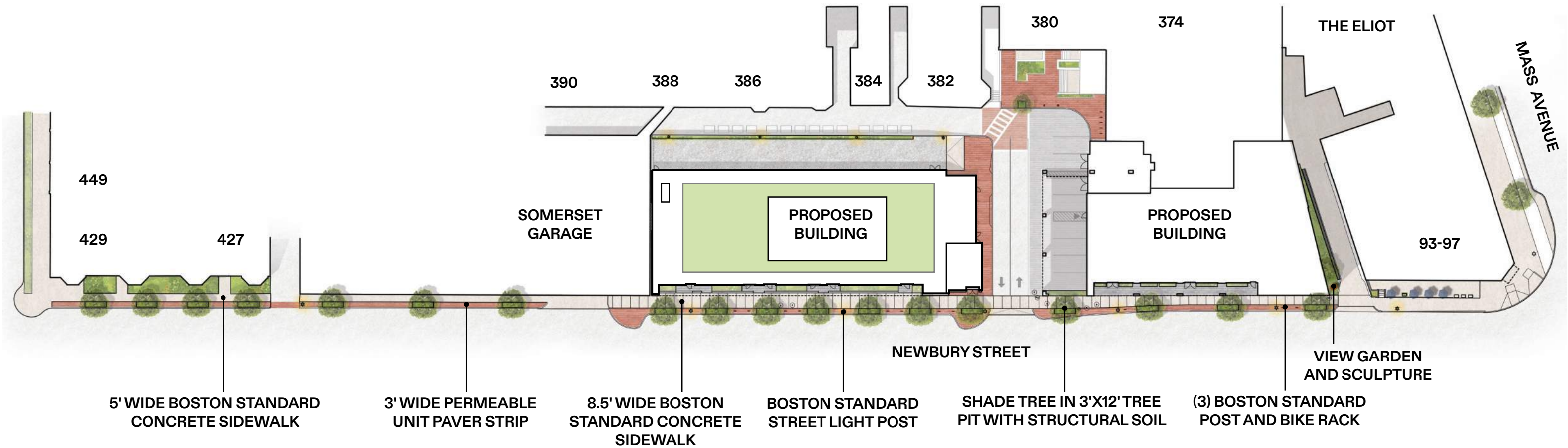


EAST ELEVATION

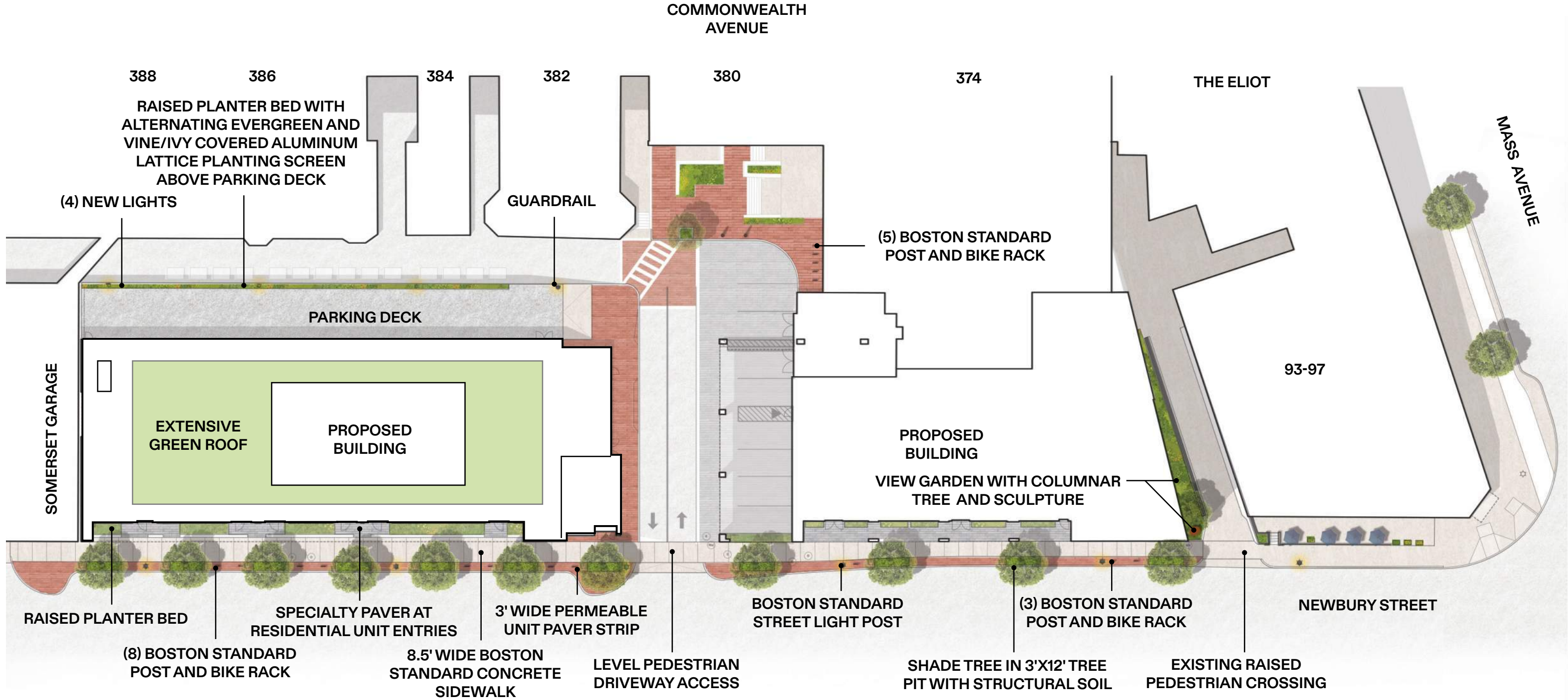
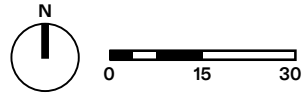
Streetscape Plan



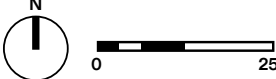
COMMONWEALTH AVENUE



Site Plan



Residential Street Planting Elevation



STREETSCAPE ELEVATION



STREETSCAPE ENLARGEMENT



SHADE TREE:
KATSURA

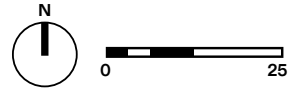


RESIDENTIAL PLANTERS:
HYDRANGEA, VINCA, HOSTA, FERNS, LAUREL, ETC.

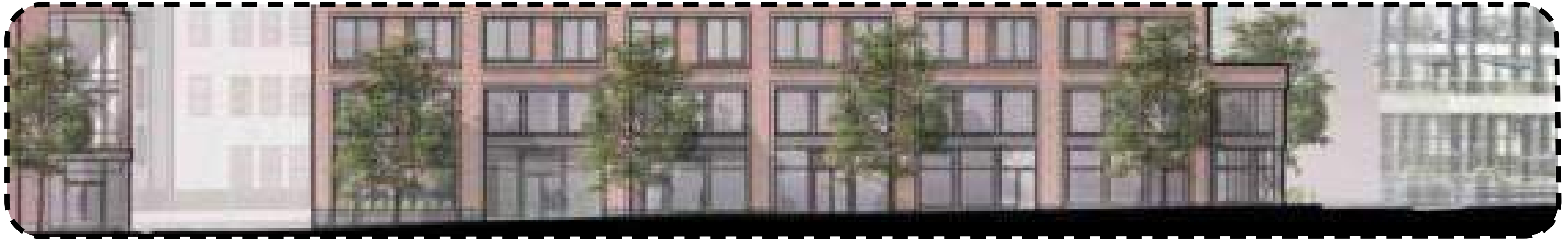


CopleyWolff

Harvard Club Street Planting Elevation



STREETSCAPE ELEVATION



STREETSCAPE ENLARGEMENT



LATTICE SCREEN:
WISTERIA, TRUMPET VINE



SHADE TREE:
ELM



VIEW GARDEN:
GINKGO AND LIRIOPE



CopleyWolff

Video

TRINITY
FINANCIAL

cbt

