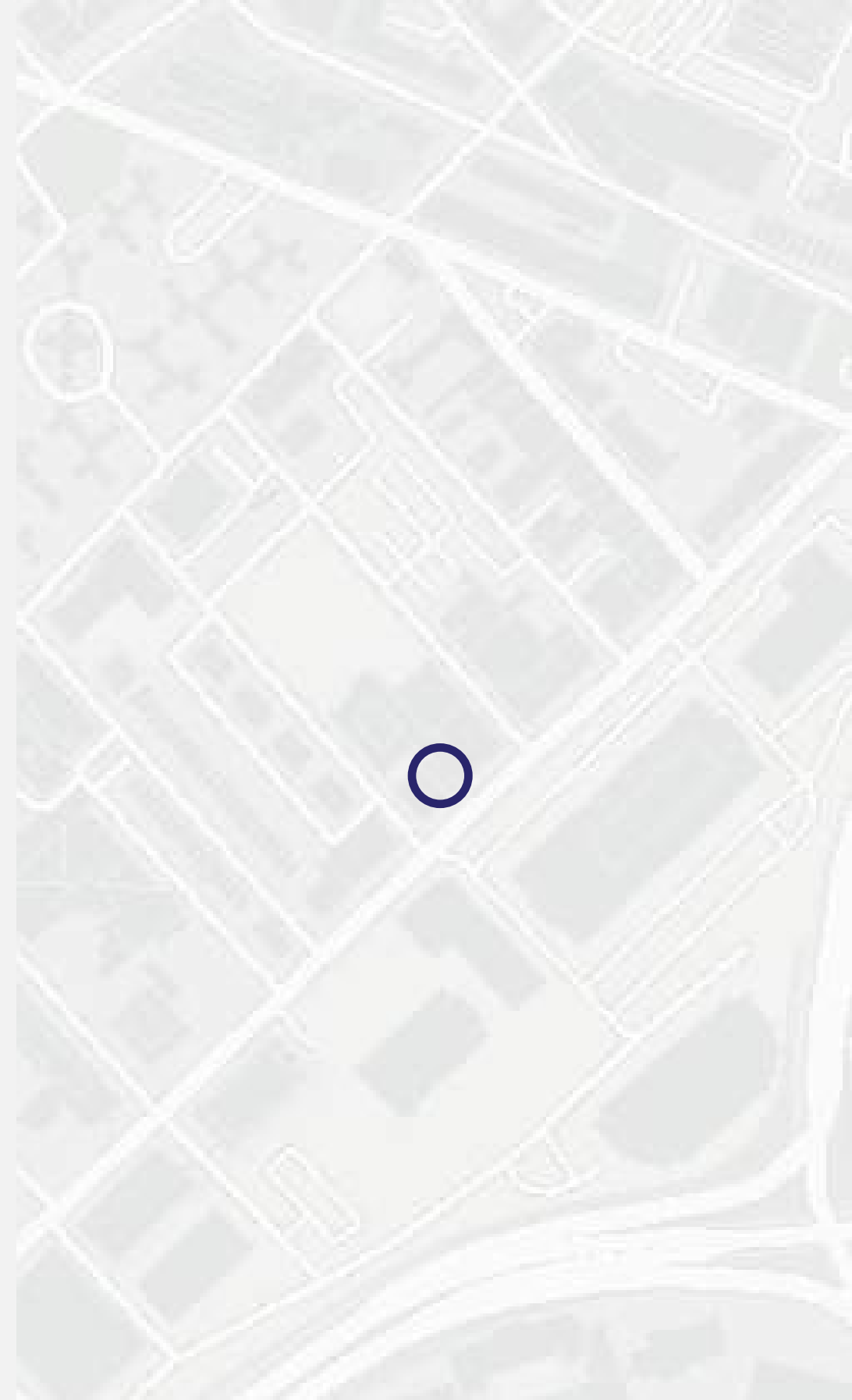


CITY REALTY

SOUTH END LANDMARKS COMMISSION

# 587 ALBANY STREET

BOSTON, MA 02118



**EMBARC**



JANUARY 02, 2024

# Project Overview



## PROJECT ADDRESS

- 587 ALBANY STREET, BOSTON MA 02118

## PROJECT DESCRIPTION

- NEW CONSTRUCTION OF A SIX (6) STORY BUILDING WITH SIX (6) CONDOMINIUM UNITS. THE PROJECT WILL PRESERVE THE EXISTING EXTERIOR ALBANY STREET FACADE.

## ZONING DISTRICT

- SOUTH END NEIGHBORHOOD
- ECONOMIC DEVELOPMENT AREA (EDA SOUTH)

## HISTORIC DISTRICT

- SOUTH END LANDMARKS COMMISSION

## LOT SIZE

- 1,834 SF

## DIMENSIONAL INFO

- GROSS SF: 10,445 SF
- FAR: 5.17
- HEIGHT: 66'-6"



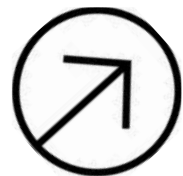
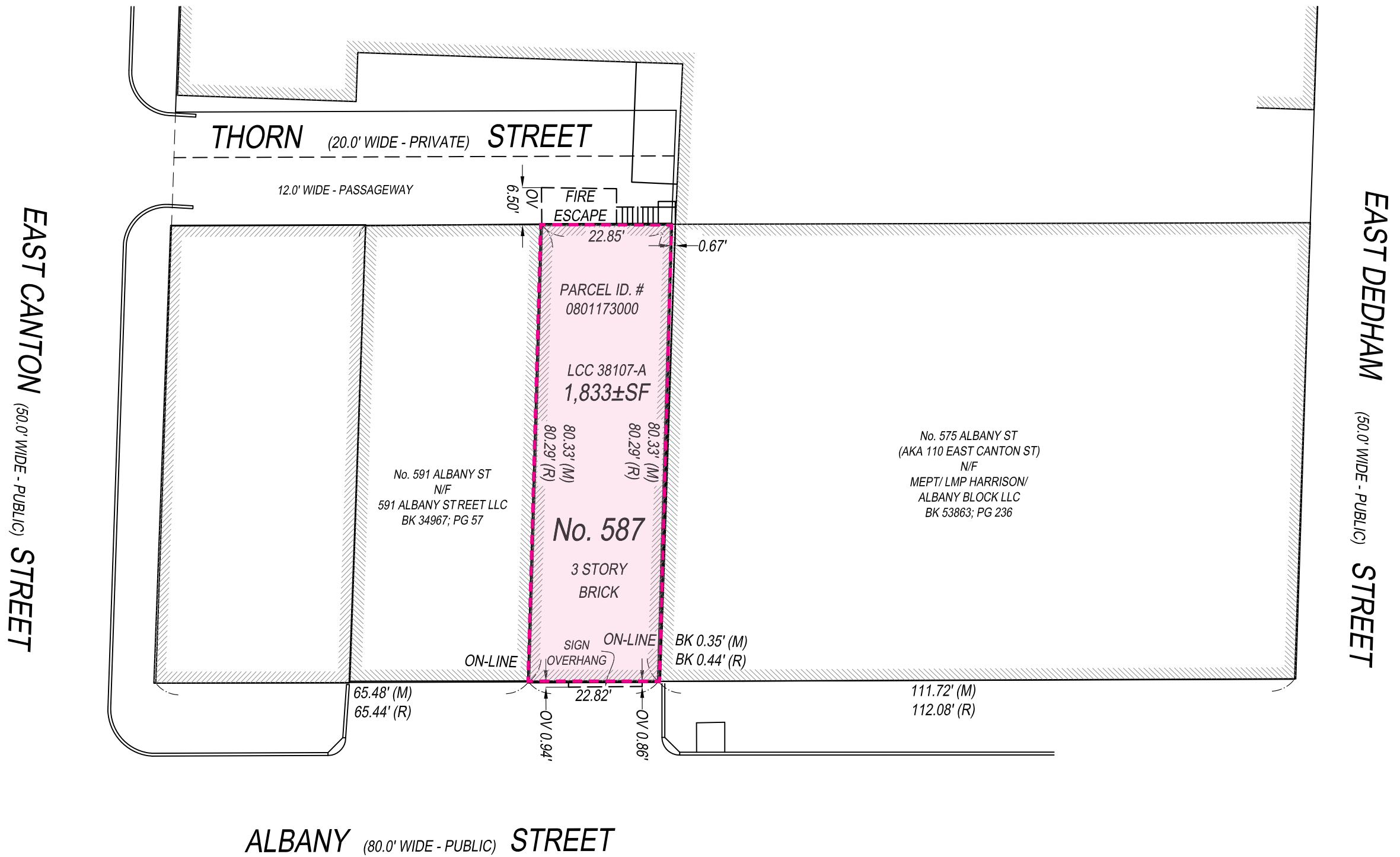


SITE

INTERSTATE I-93







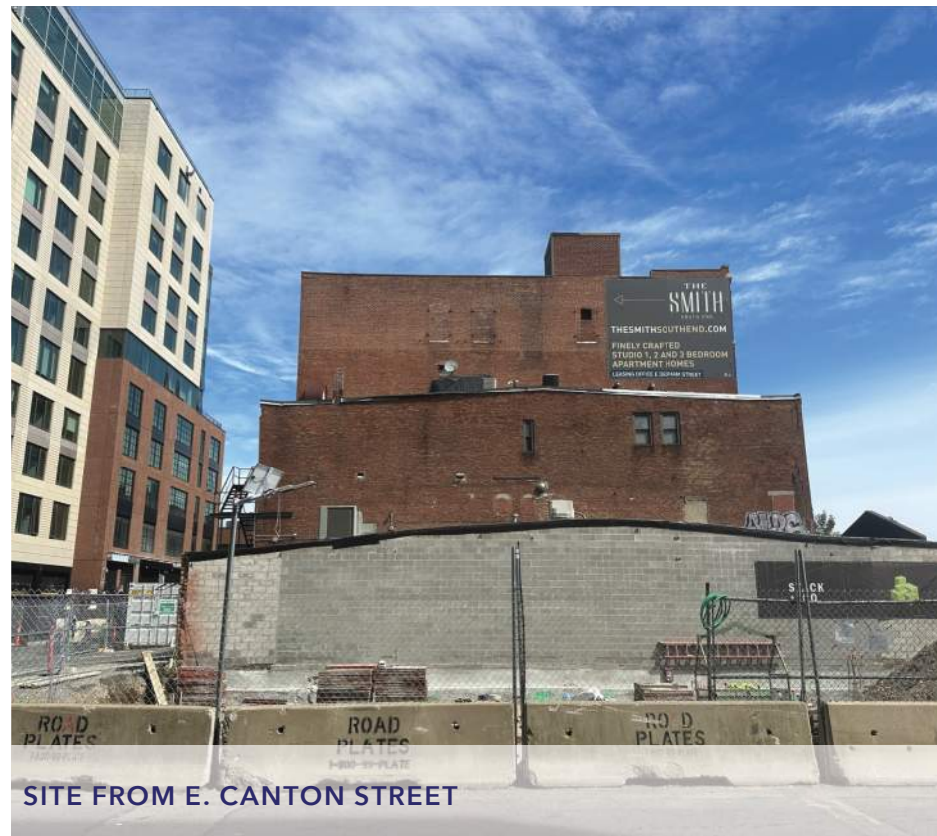




SITE FROM ALBANY STREET



SITE FROM E. CANTON STREET



SITE FROM E. CANTON STREET



SITE FROM THORN STREET









## EXISTING ALBANY FACADE DETAIL





MASONRY SETTLEMENT DAMAGE AT CORNICE



DIFFERENTIAL SETTLEMENT DAMAGE TO MASONRY



DIFFERENTIAL SETTLEMENT DAMAGE TO MASONRY



MASONRY DEGRADATION AT EXISTING ENTRY



VERTICAL CRACKING AT LEFT PARTY WALL



MASONRY DEGRADATION AT REAR OF BUILDING

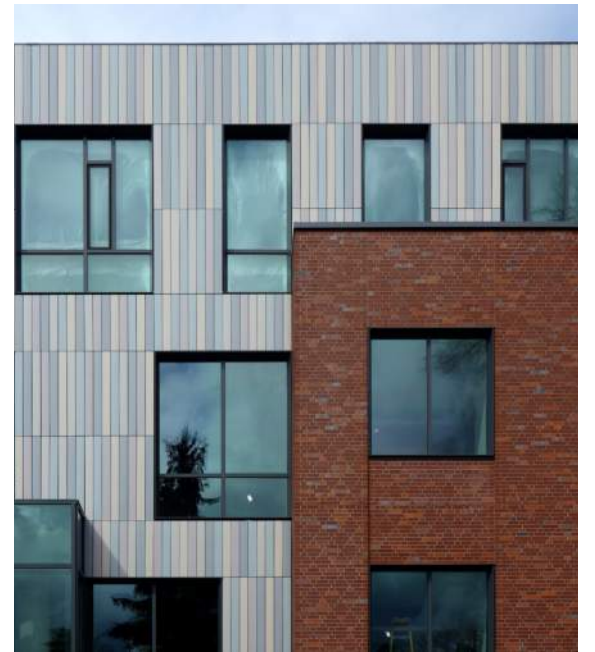




RENBRANDT BUILDING - 659 MASSACHUSETTS AVE.



691 MASSACHUSETTS AVE.



MATERIAL PRECEDENT - TERRACOTTA



FP3 CONDOS - 346 CONGRESS ST.



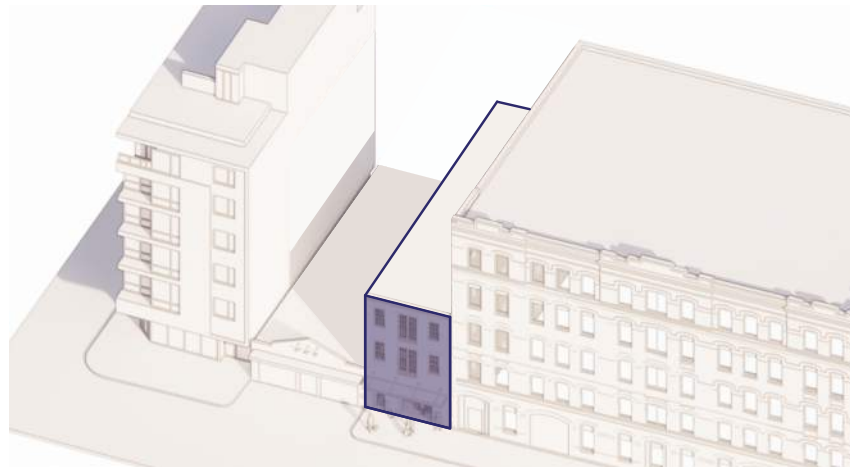
MATERIAL PRECEDENT - TERRACOTTA



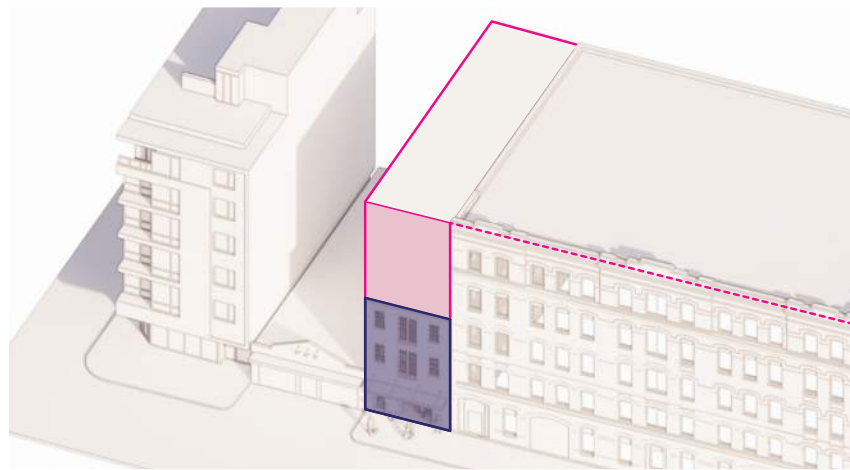


Graphics from 5/15/2022 595 Albany Landmarks Commission Design Review Presentation

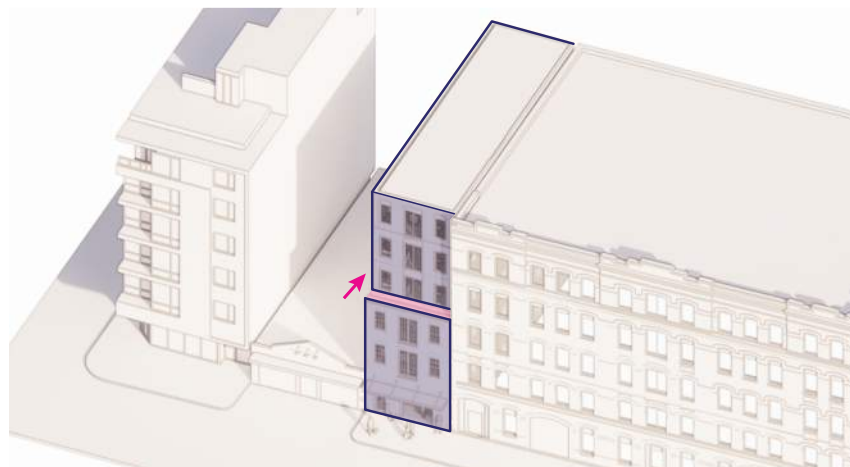




1. MODIFY EXISTING



2. ADD NEW STORIES, NOT TO EXCEED CONTEXT



3. STEP BACK TO DEFER TO EXISTING



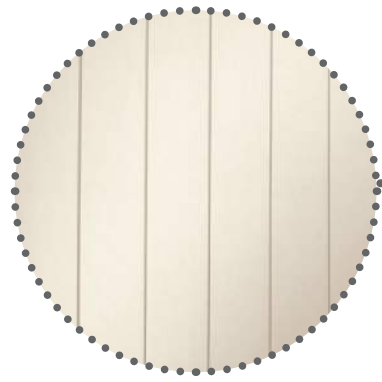




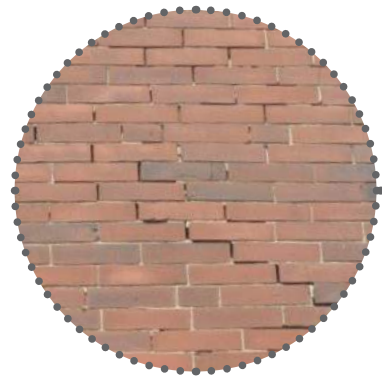
## ALBANY STREET PERSPECTIVE



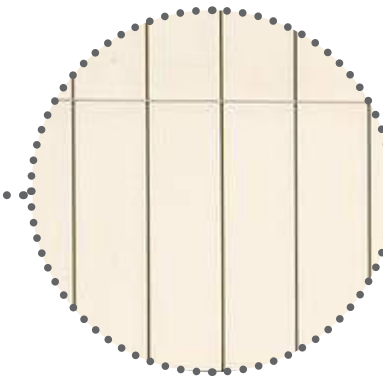
CEMENT BOARD



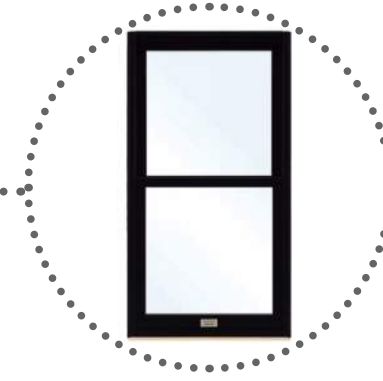
EXISTING BRICK



TERRACOTTA PANELS



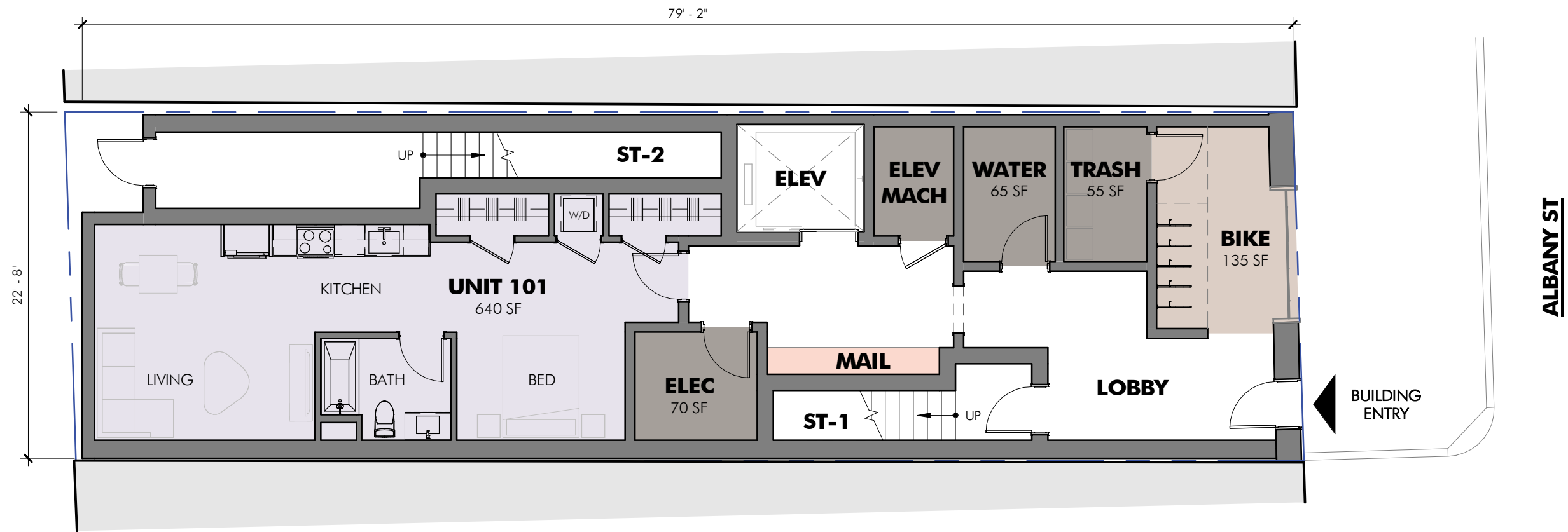
ALUMINUM CLAD WOOD WINDOWS



ACM METAL PANEL CANOPY



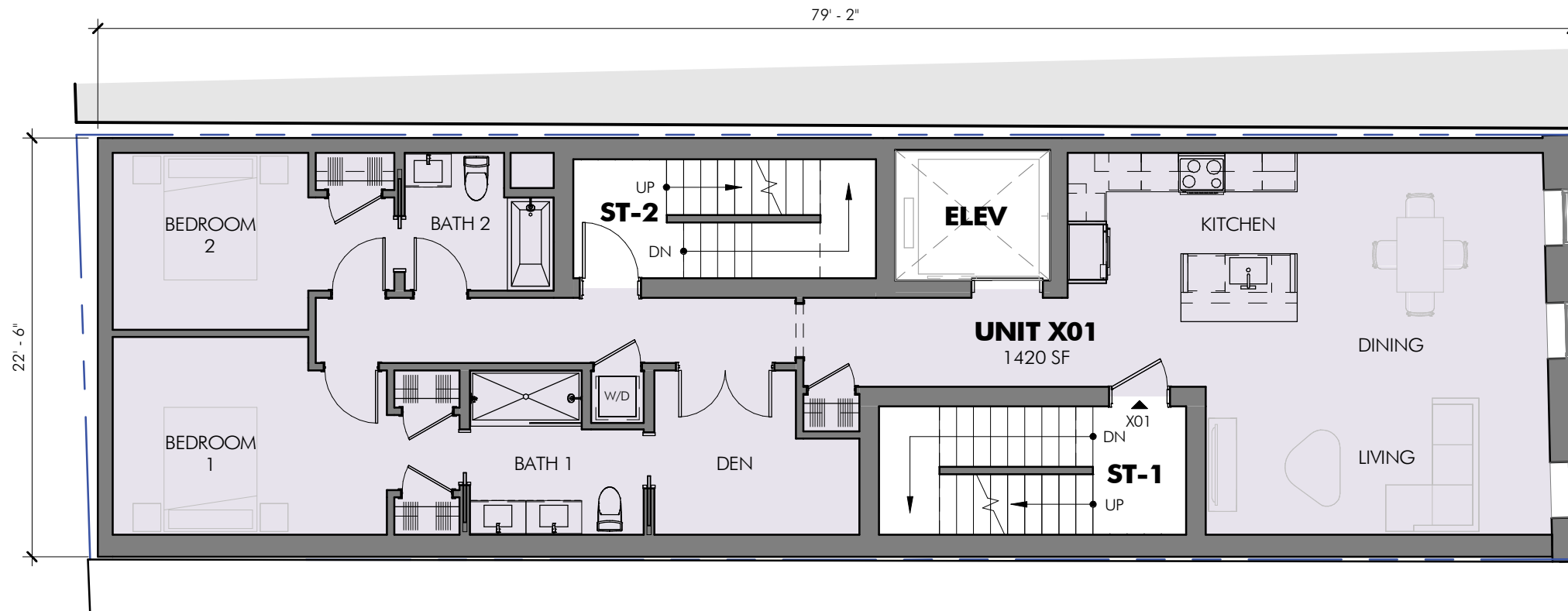




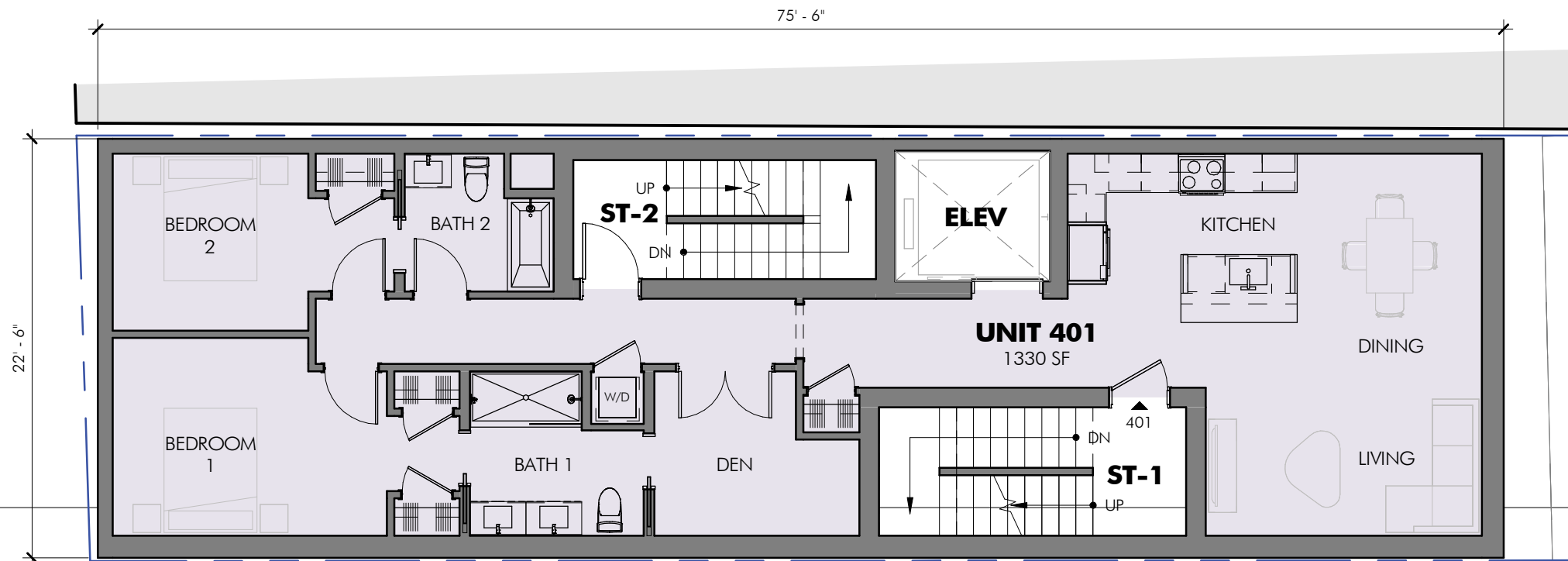
GROUND FLOOR PLAN







SECOND + THIRD FLOOR PLAN



TYPICAL UPPER FLOOR PLAN

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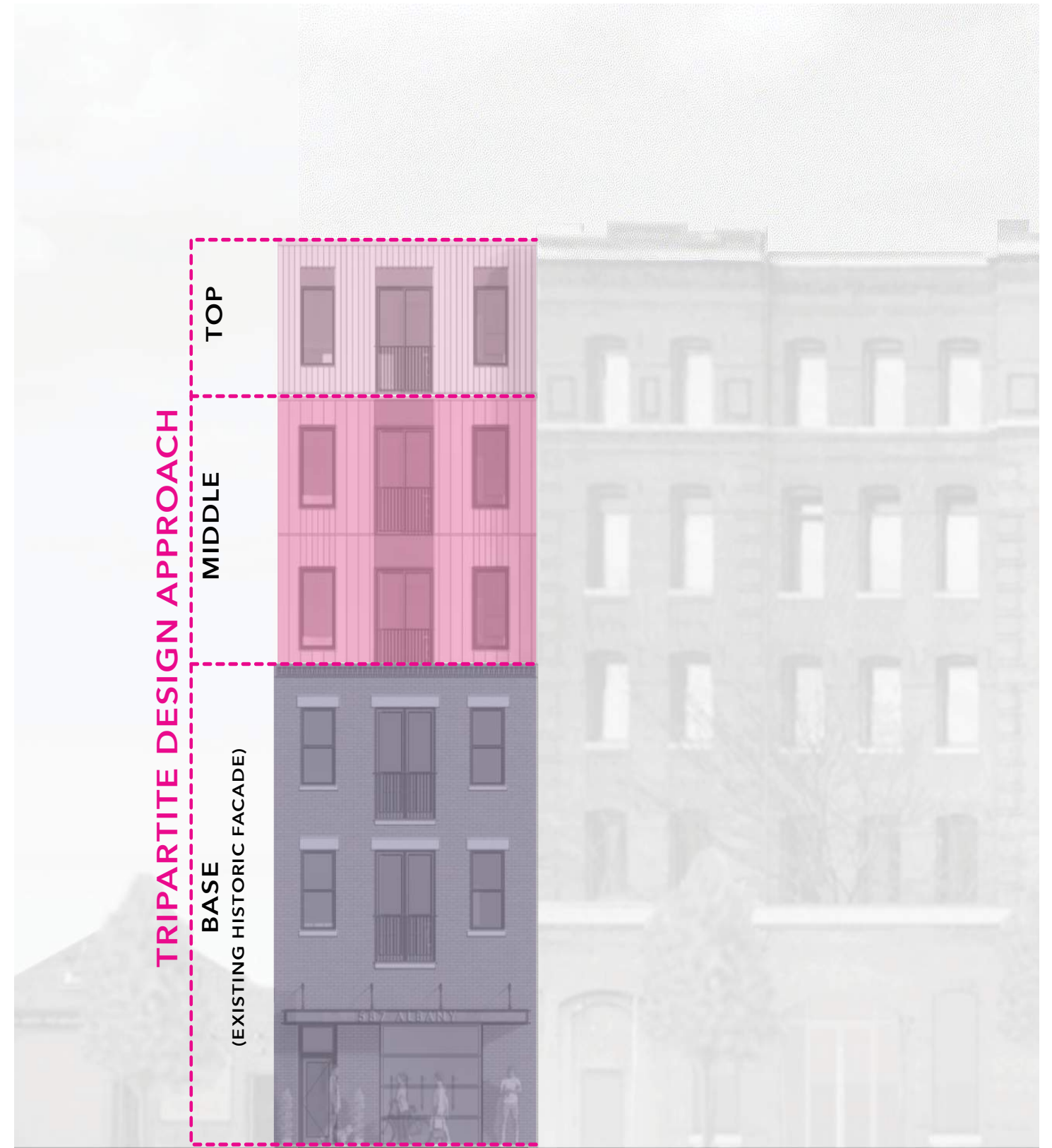






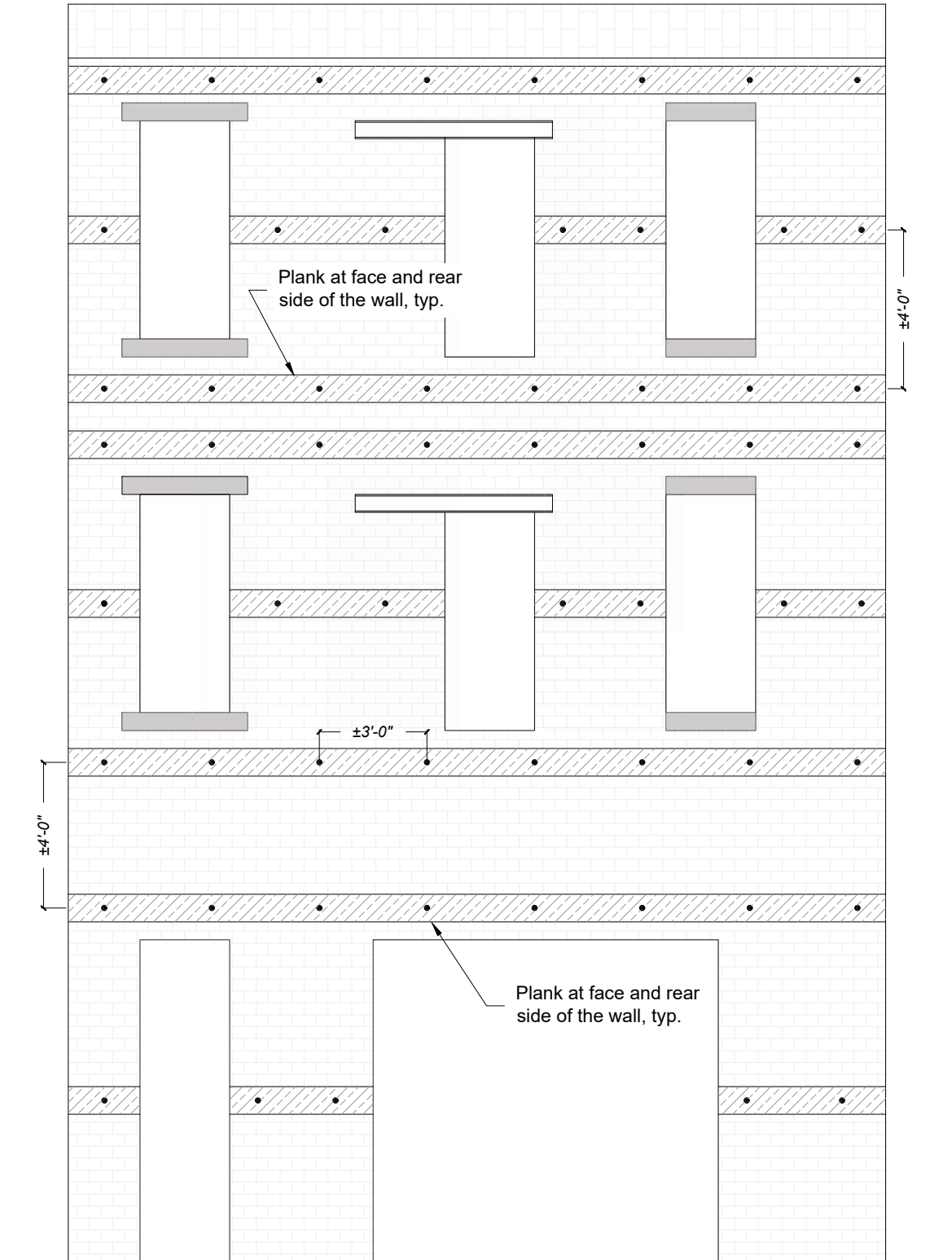


PROPOSED ELEVATION

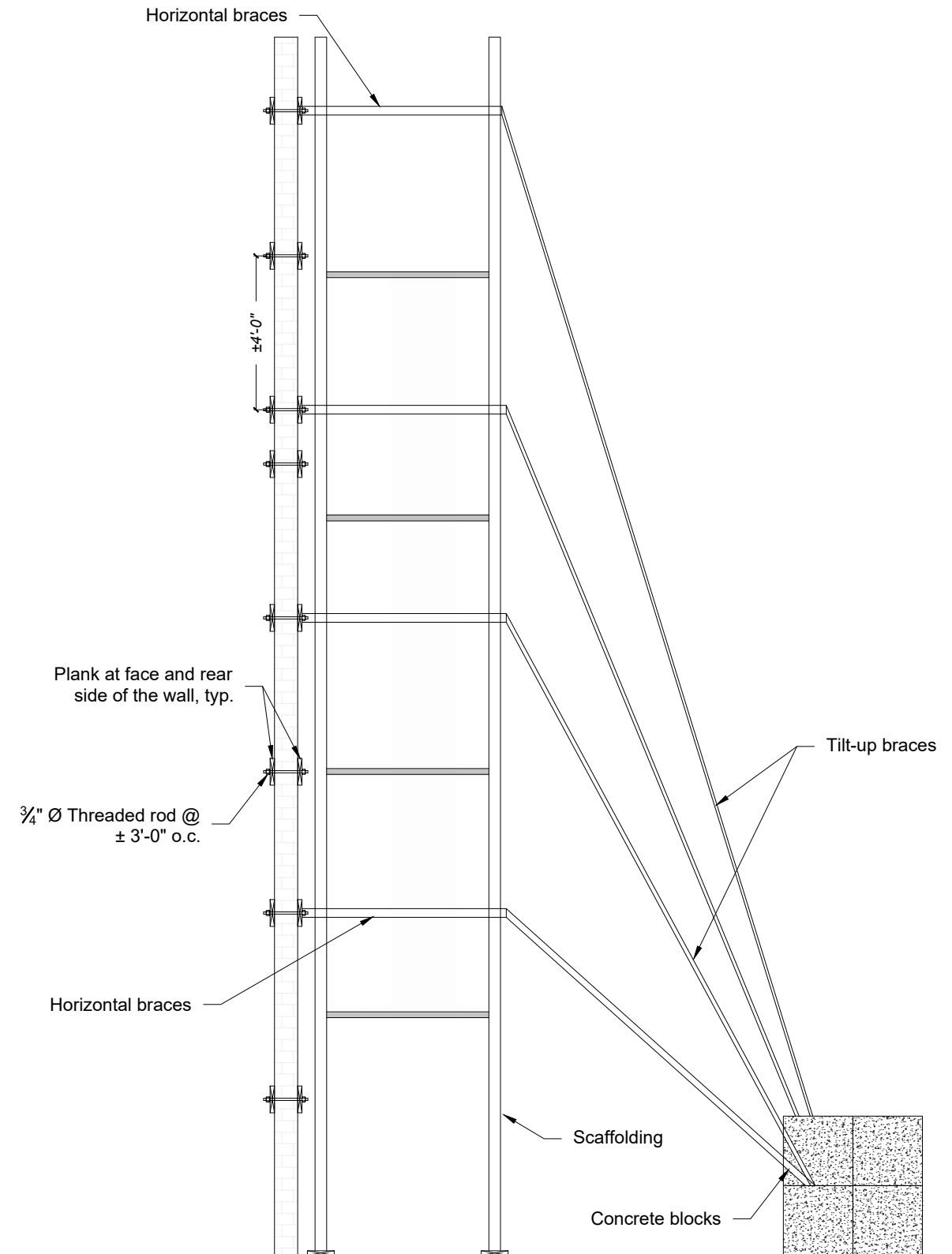


DIAGRAM





ELEVATION

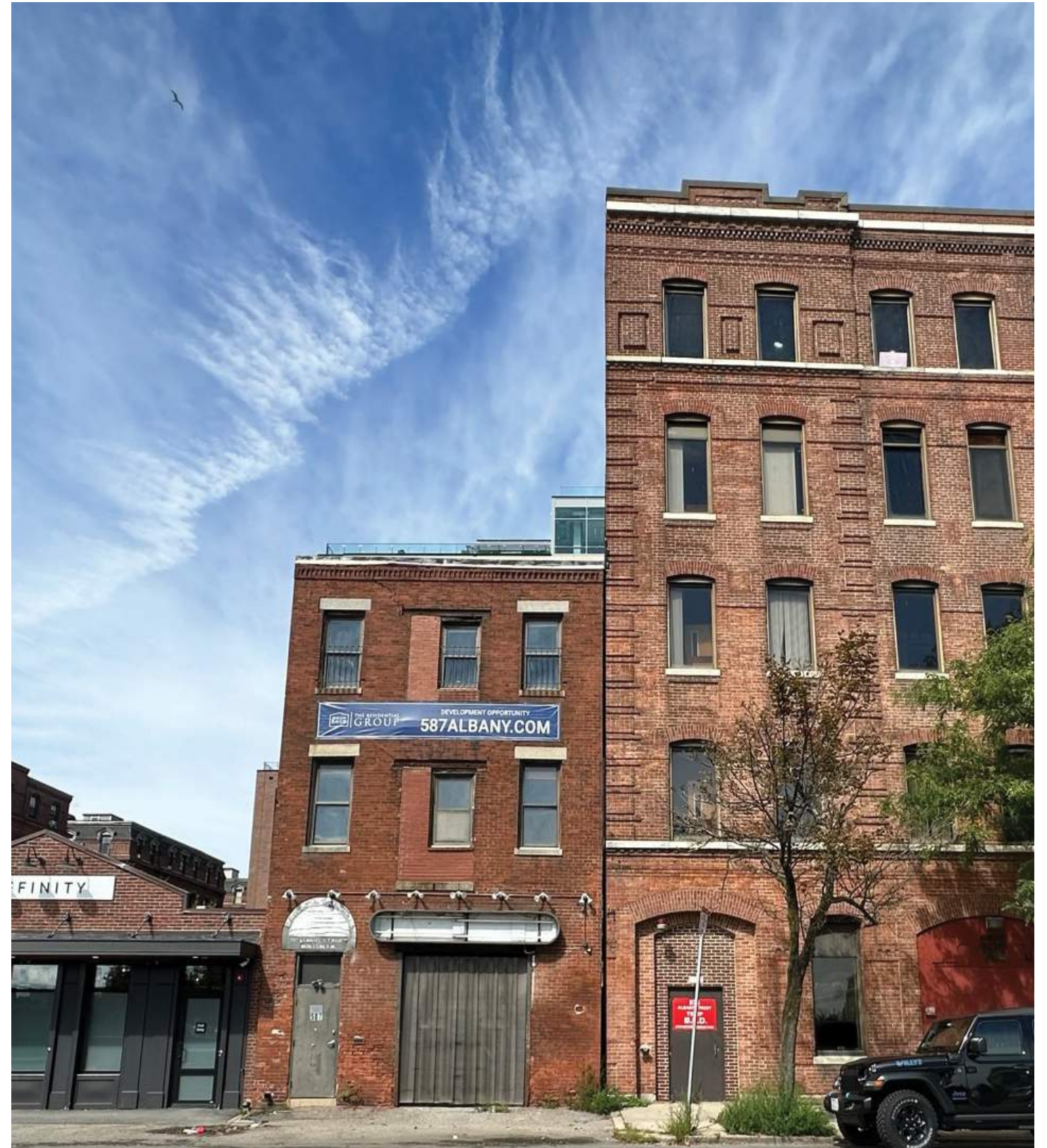


SECTION





PROPOSED ELEVATION



EXISTING ELEVATION





EMBARC



THANK YOU

ACK  
CO.

ROAD  
PLATES  
1-800-99-PLATE

ROAD  
PLATES  
1-800-99-PLATE

rebel

NOW

LOW ZONE  
NO PARKING  
SNOW  
EMERGENCY