

# The Learning Project

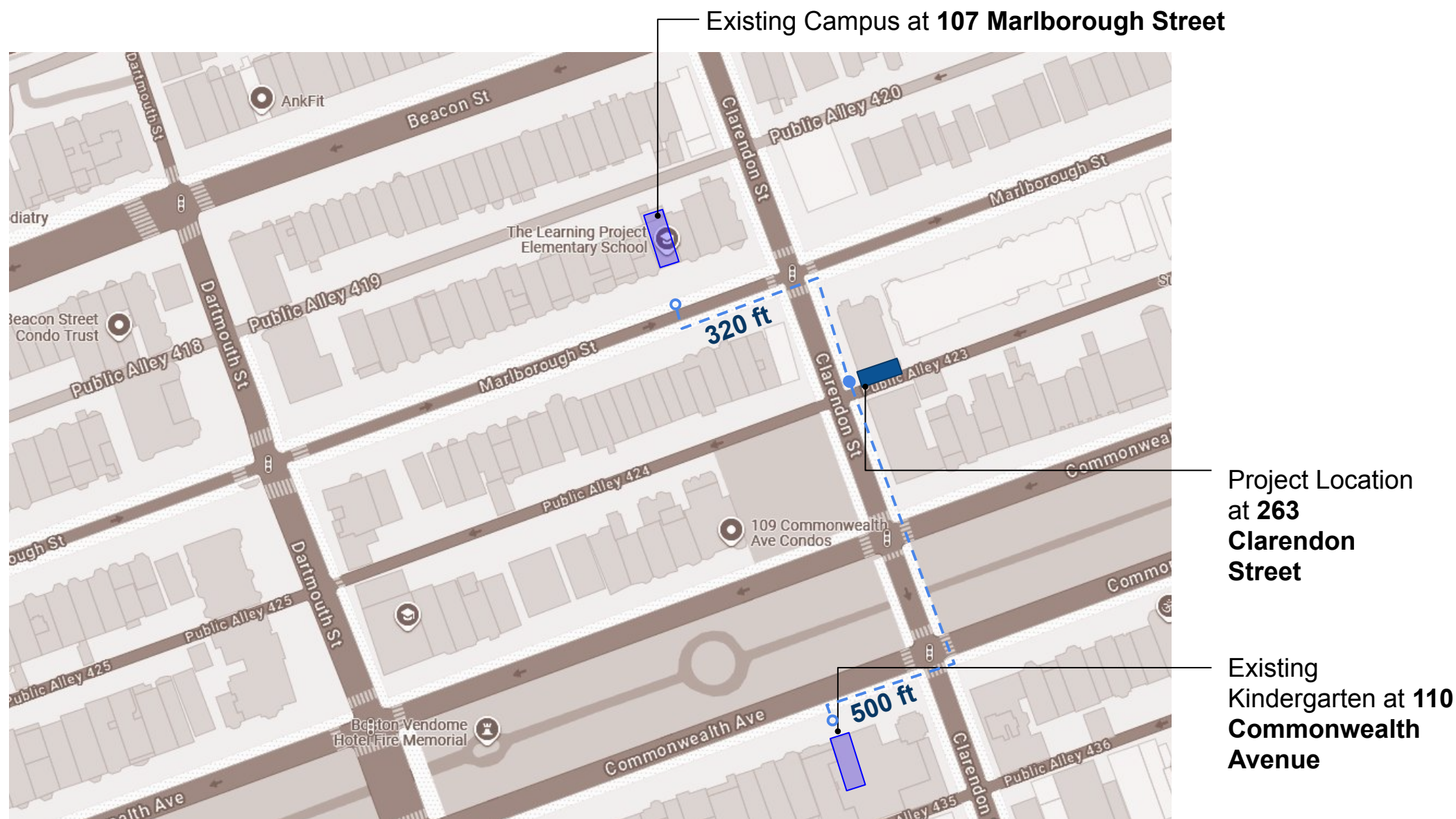
*Proposed Expansion at  
263 Clarendon Street*  
Design Concept Overview  
December 16, 2024





# The Learning Project

**The Learning Project** is an independent elementary school that has operated in the Back Bay since 1973. Grades 1-6 are located at **107 Marlborough Street**, and Kindergarten is located beneath First Baptist Church at **110 Commonwealth Ave**. The school is pursuing a design study to convert **263 Clarendon Street** into expansion space for its elementary school use.

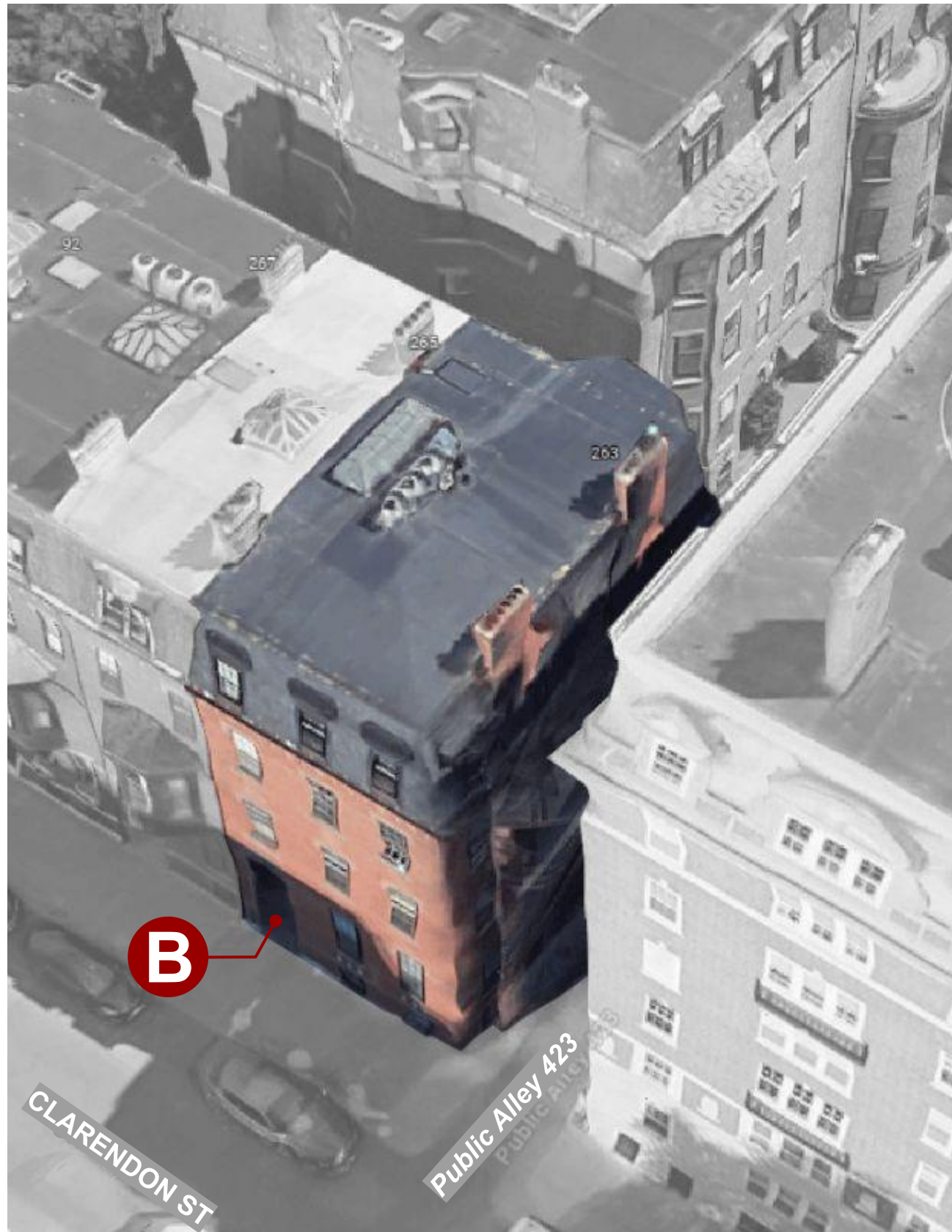


Existing Conditions at 263 Clarendon Street

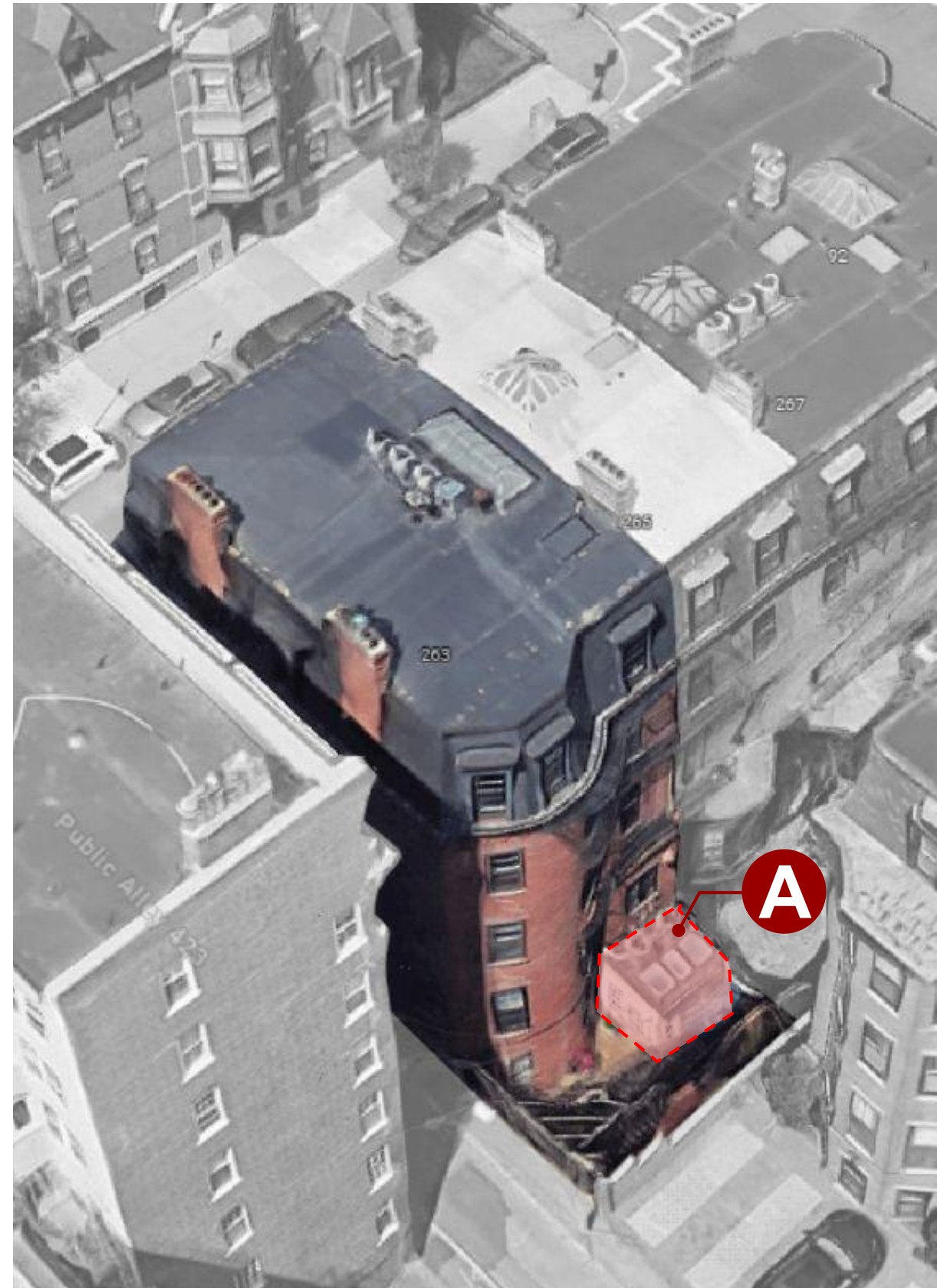




# Existing Conditions - 263 Clarendon



Front View



Rear View

Existing exterior features to be altered:

- A.** 1-story rear addition to be demolished
- B.** Interior front stoop to be rebuilt with accessible entry

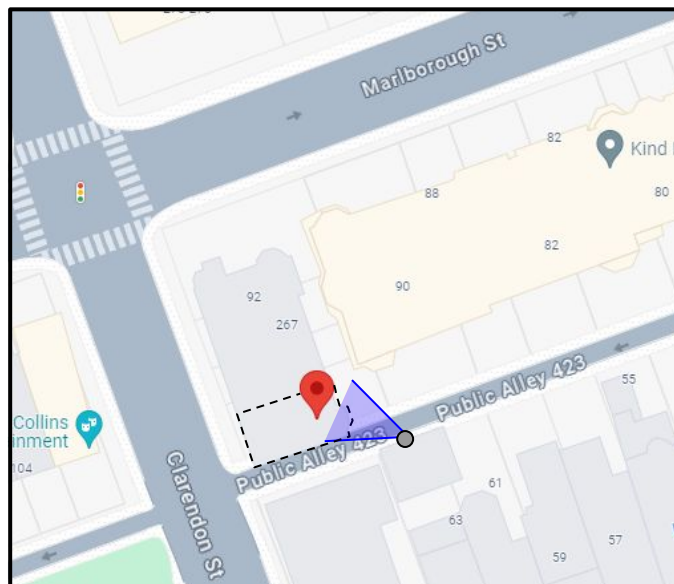


# Existing Conditions - 263 Clarendon



Interconnected fire escape with 265 Clarendon

View from Public Alley 423



263 Clarendon requires upgrades to become an elementary school, which is a commercial building use. The intended use will require upgrades to meet **life safety** and **accessibility** requirements.

## Accessibility - MAAB (521 CMR)

- An **elevator** must serve each level
- Accessible **restrooms** must be provided, at least 1 per floor

## Building Codes (780 CMR, 248 CMR)

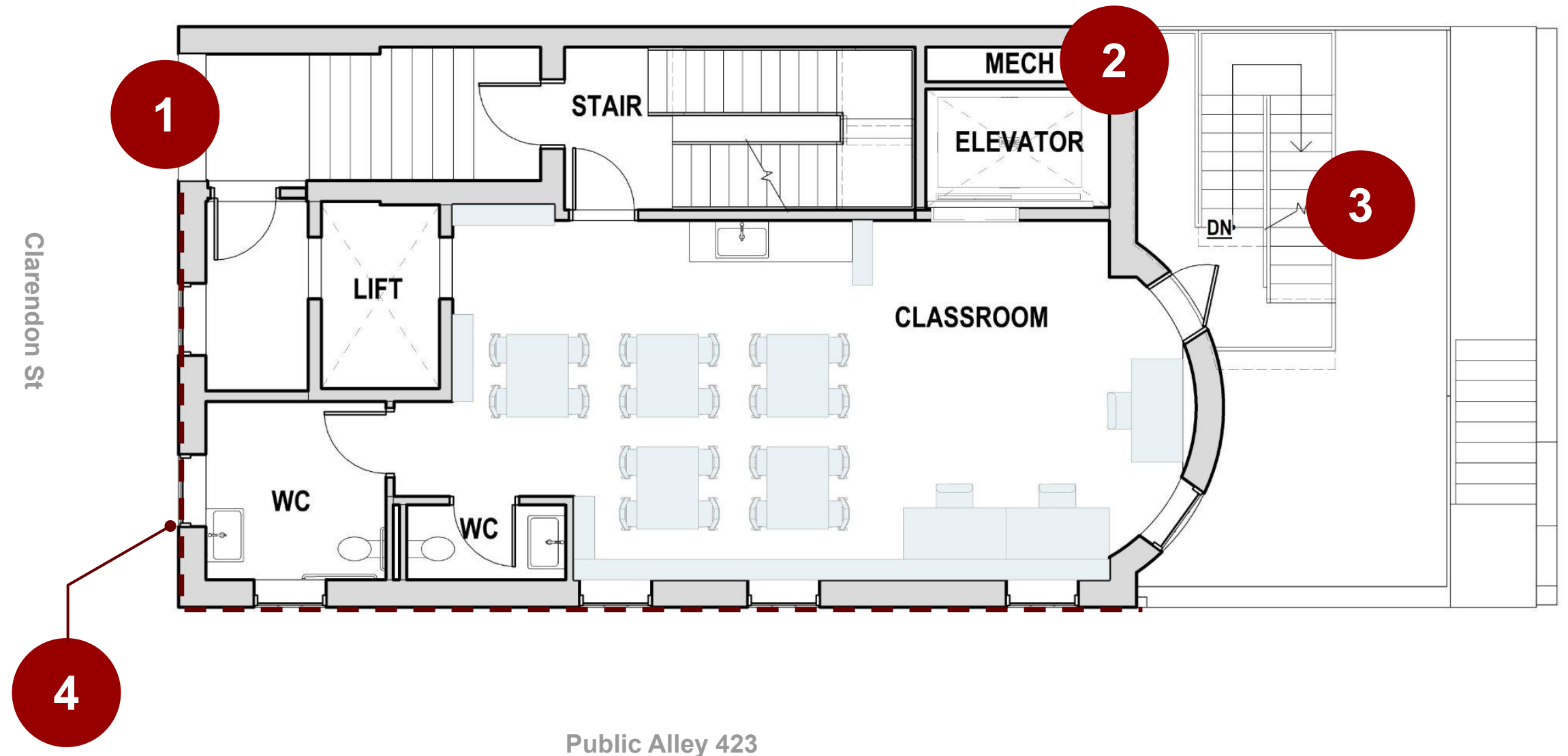
- At least 7 **restrooms** are required due to educational use
  - Separate restrooms must be provided for Faculty and Students
- Two means of **egress** are required (*IBC 1006.3.4(2)*)
- Stairs must be 36" wide and have uniform tread depth



# Proposal

## Impacts to the Building

1. Provide an **accessible entry** with minimal impact to front facade.
2. Provide access to all levels by **adding an elevator**
3. Provide a **second means of egress** with an exterior stair
4. No changes to primary facades





# Proposed Renovation

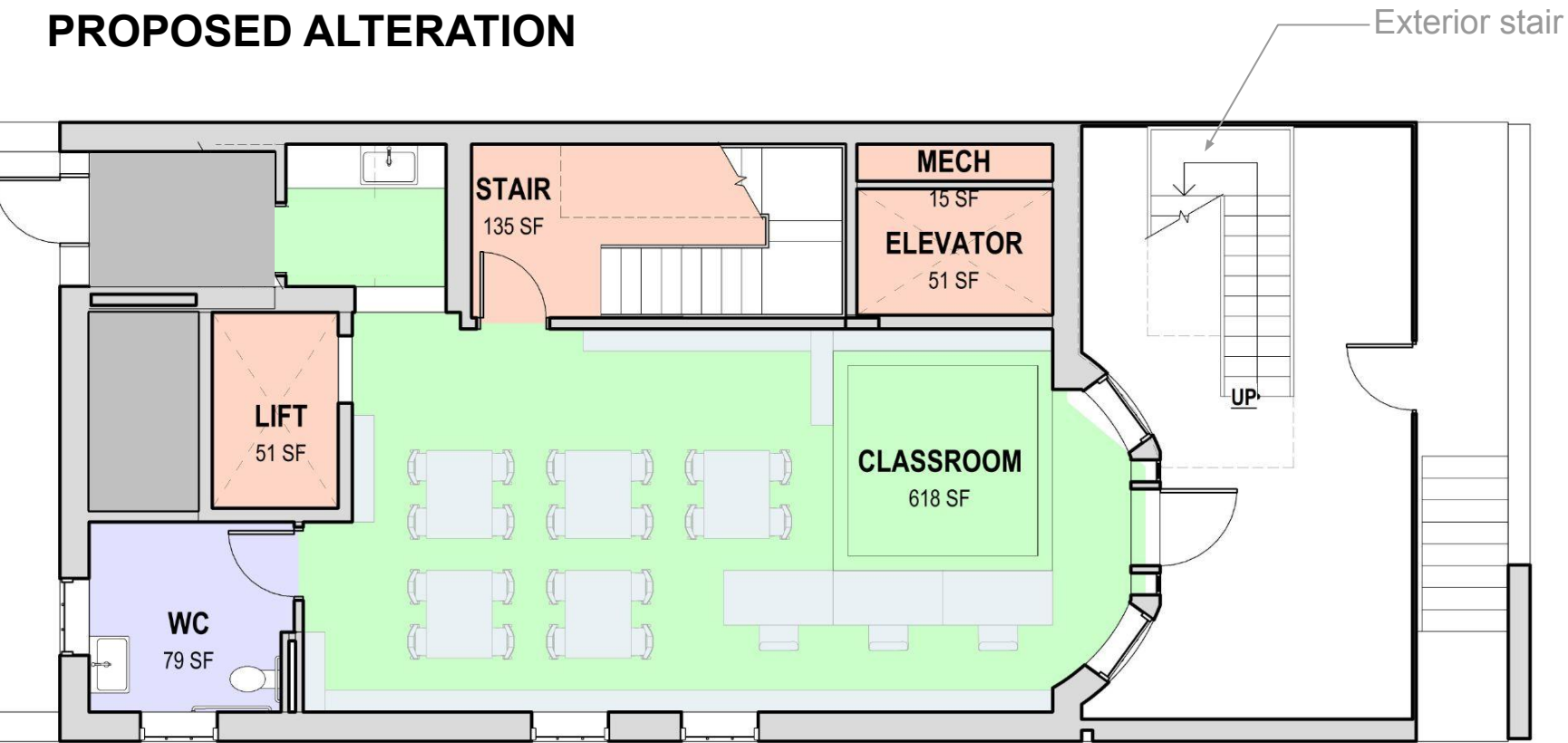
263 Clarendon



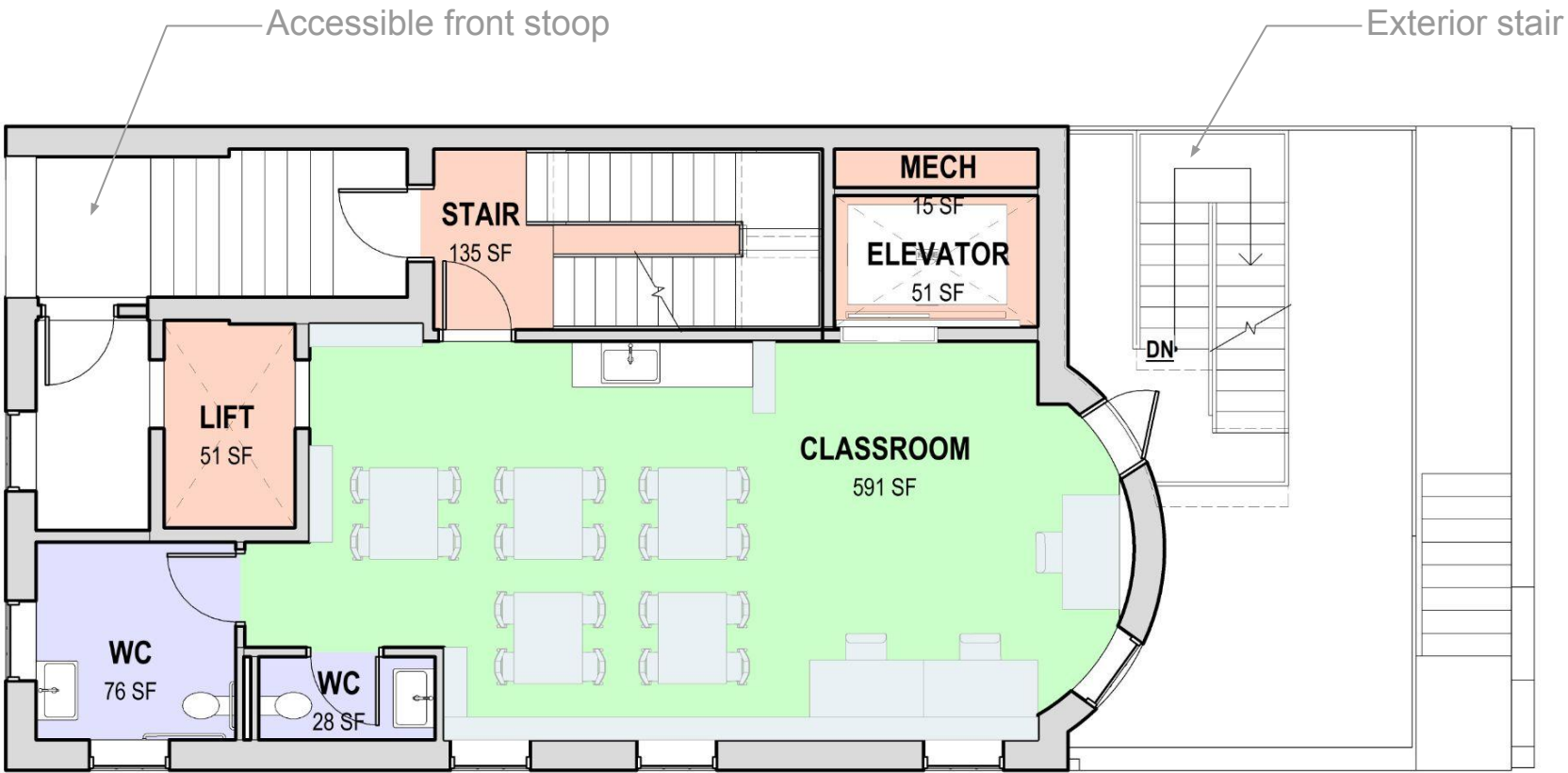
# Proposed Project Plan

Lower Level & Level 1

## PROPOSED ALTERATION



Lower Level - Classroom



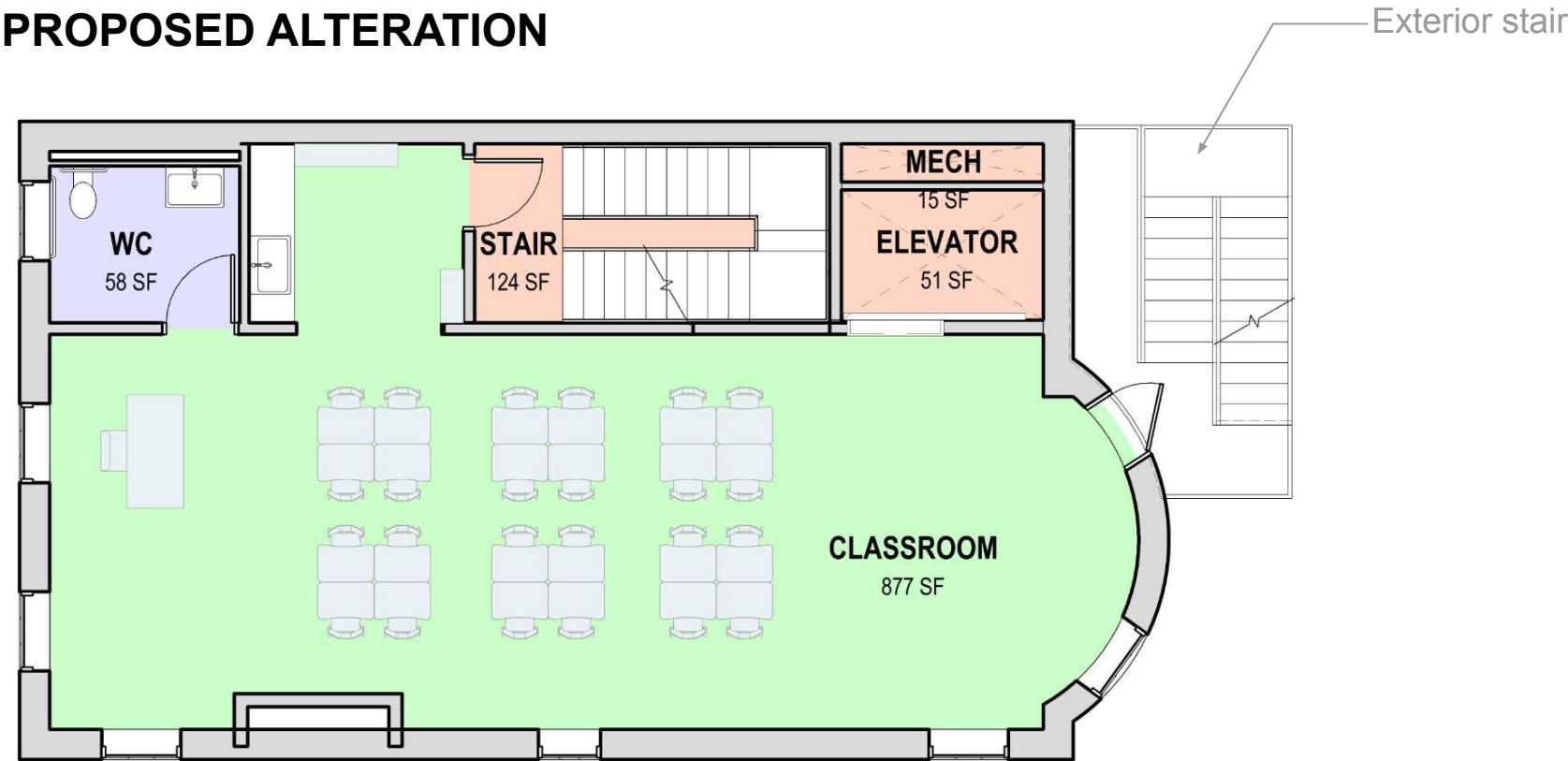
Level 01 - Classroom



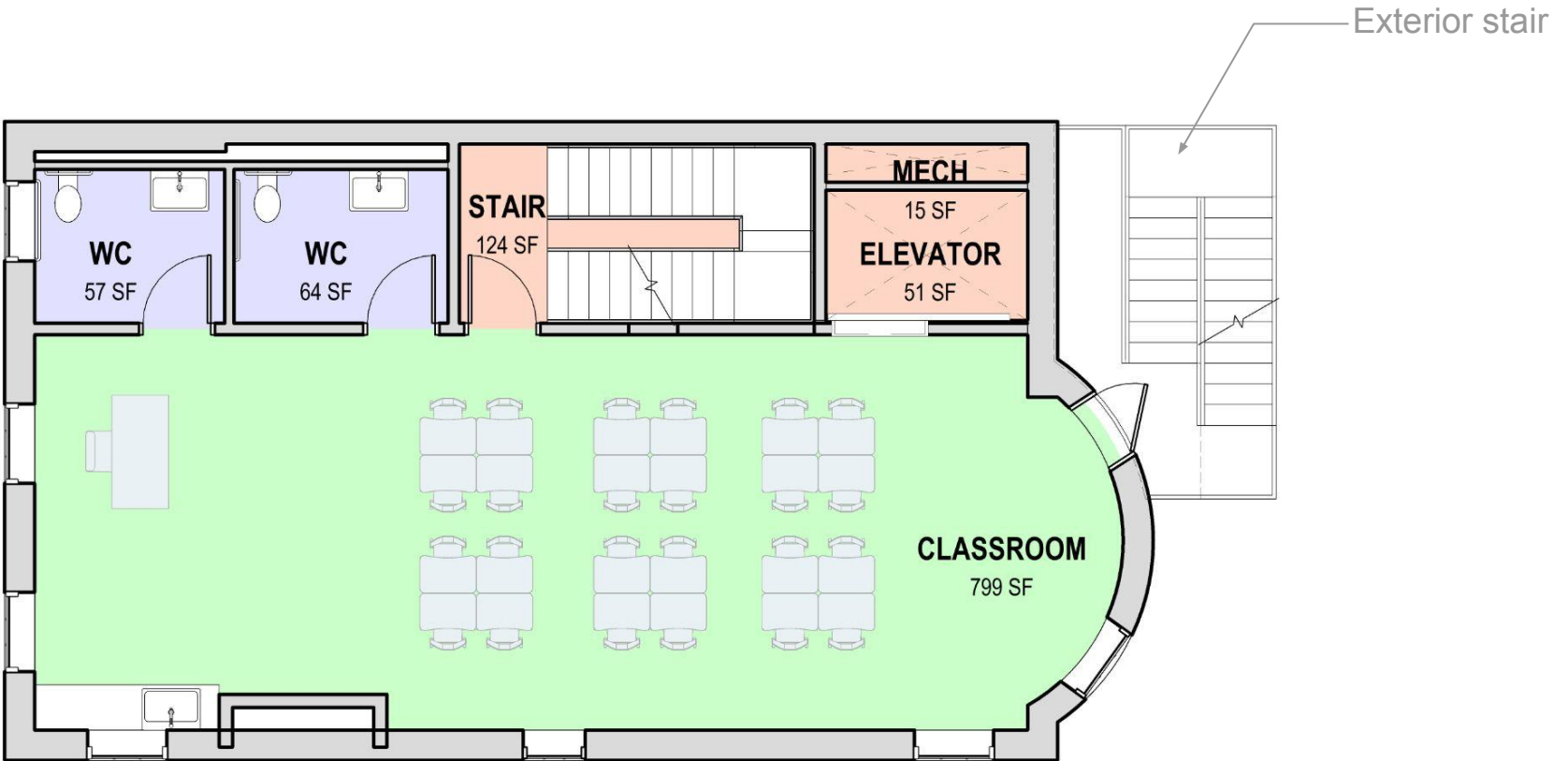
# Proposed Project Plan

Levels 2 & 3

## PROPOSED ALTERATION



Level 02- Classroom



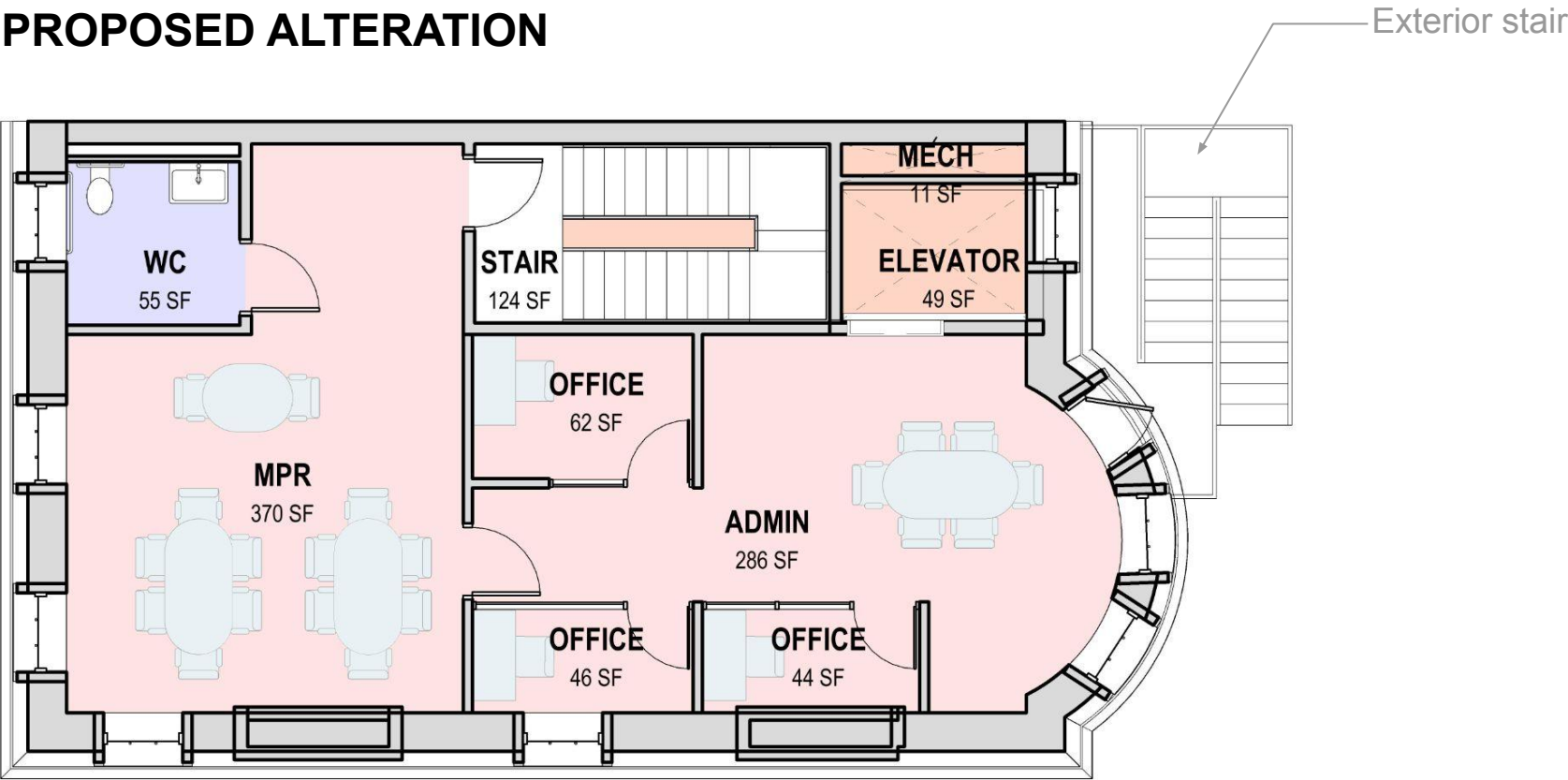
Level 03 - Classroom



# Proposed Project Plan

Level 4

## PROPOSED ALTERATION

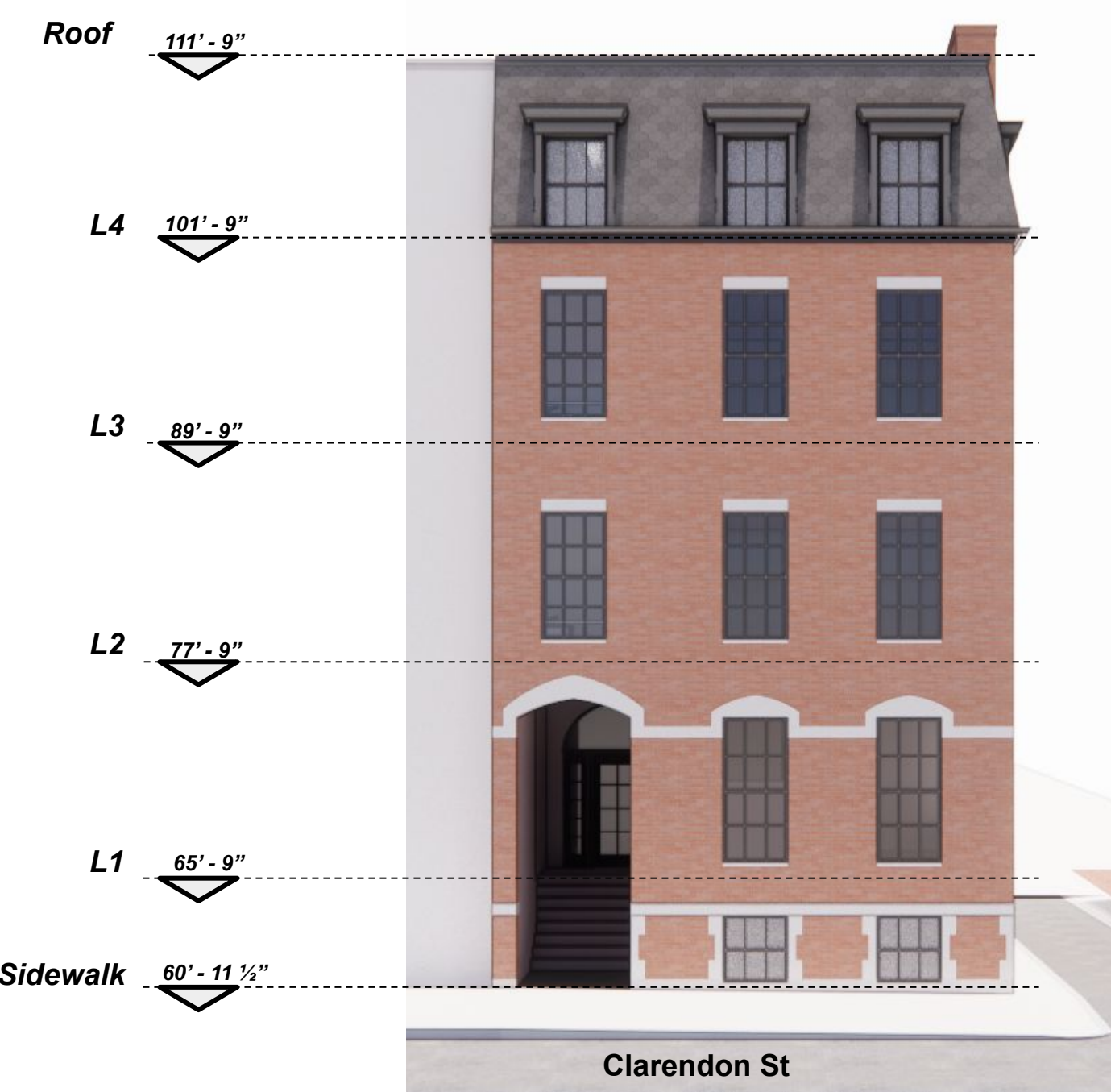


Level 04- Administration



# Proposed Project Elevations

## Exterior Views



Front Elevation



Side Elevation



# Proposed Project Elevations and Views

## Exterior Views



Perspective



Side Elevation



# Existing vs Proposed

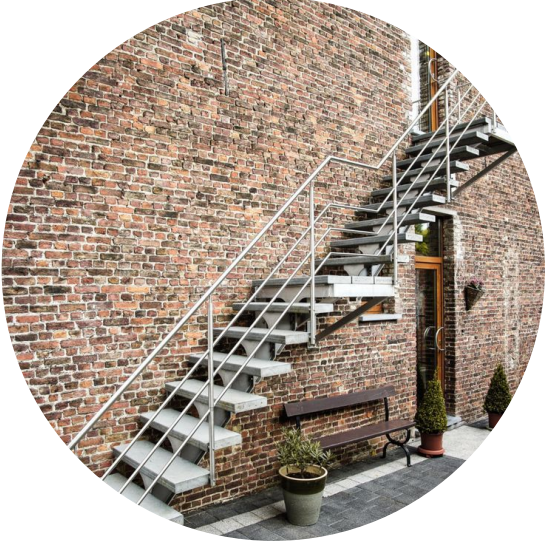
Rear Perspective



Existing



Proposed - Exterior stair



*Design intent is to provide light-touch fire stair*



# Exterior Stair Precedents



63 Public Alley 423



300 Public Alley 443



286 Public Alley 443

## Residential district examples



335 Public Alley 429



30 Fairfield St.



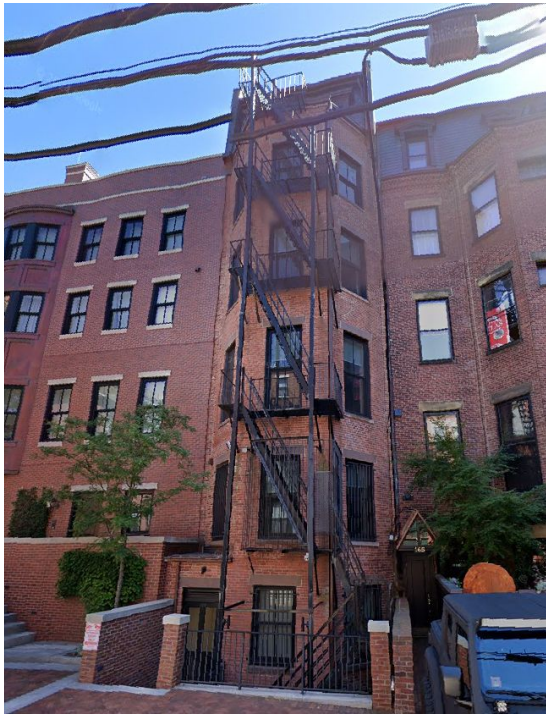
222 Public Alley 433



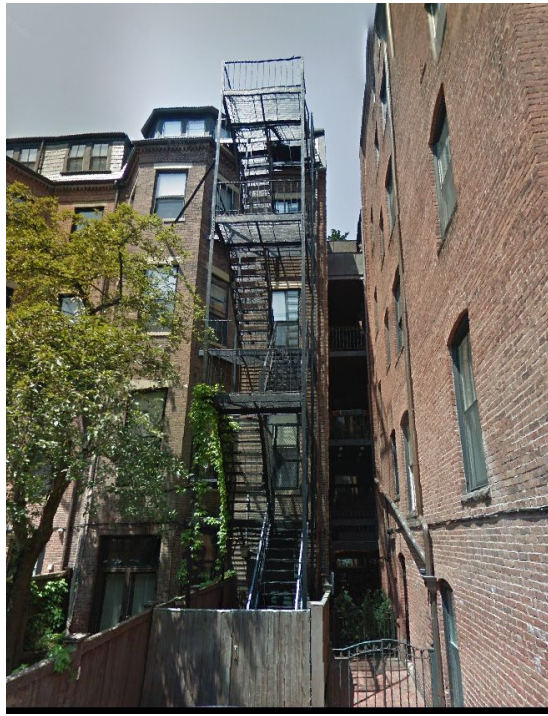
78 Public Alley 436



296 Public Alley 427



161 Public Alley 425



140 Public Alley 424



# School Precedents in Back Bay

Kingsley Montessori School



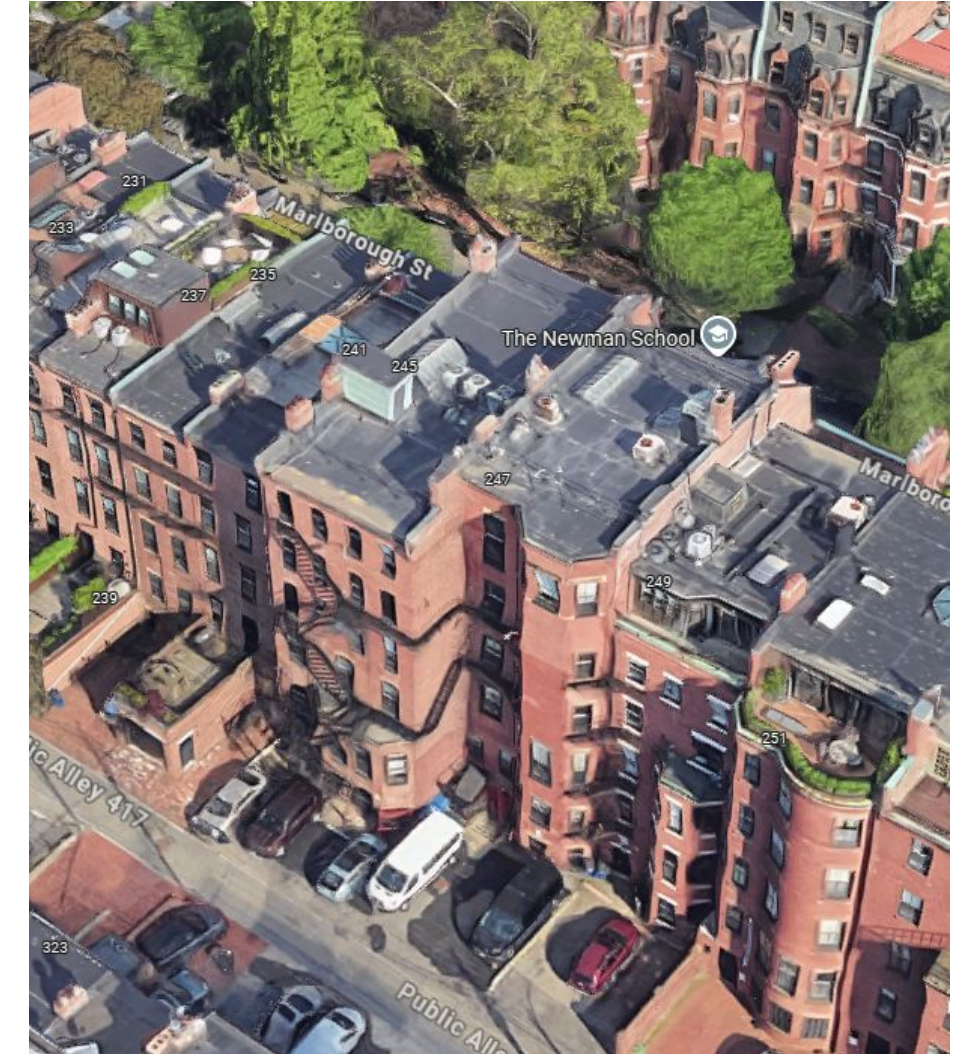
Exterior Stair on 30 Fairfield Street  
*likely added in the 1960's when this property was used as a school*

Previously Miss Guild and Miss Evans School



Exterior Stair on 29 Fairfield Street  
*Likely added in the 1910's when this property was used as a school*

Newman School



Exterior Stair on 245 Marlborough Street  
*Likely added in the 1934 when this property was converted to a school*

These sites are all Analogous to 263 Clarendon:

- School Use
- Residential Zoning (H-3-65)
- Residential District of BBAC



# Entry Lift Precedents



300 Berkeley St  
Interior lift and recessed entry



New recessed stoop

5' 0" Landing



New recessed door

New lift entry



Lift Interior



