

# SEAPORT SQUARE - 350 SUMMER

NOVEMBER 2019 / SEAPORT DISTRICT BOSTON



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## WHAT WE HEARD:

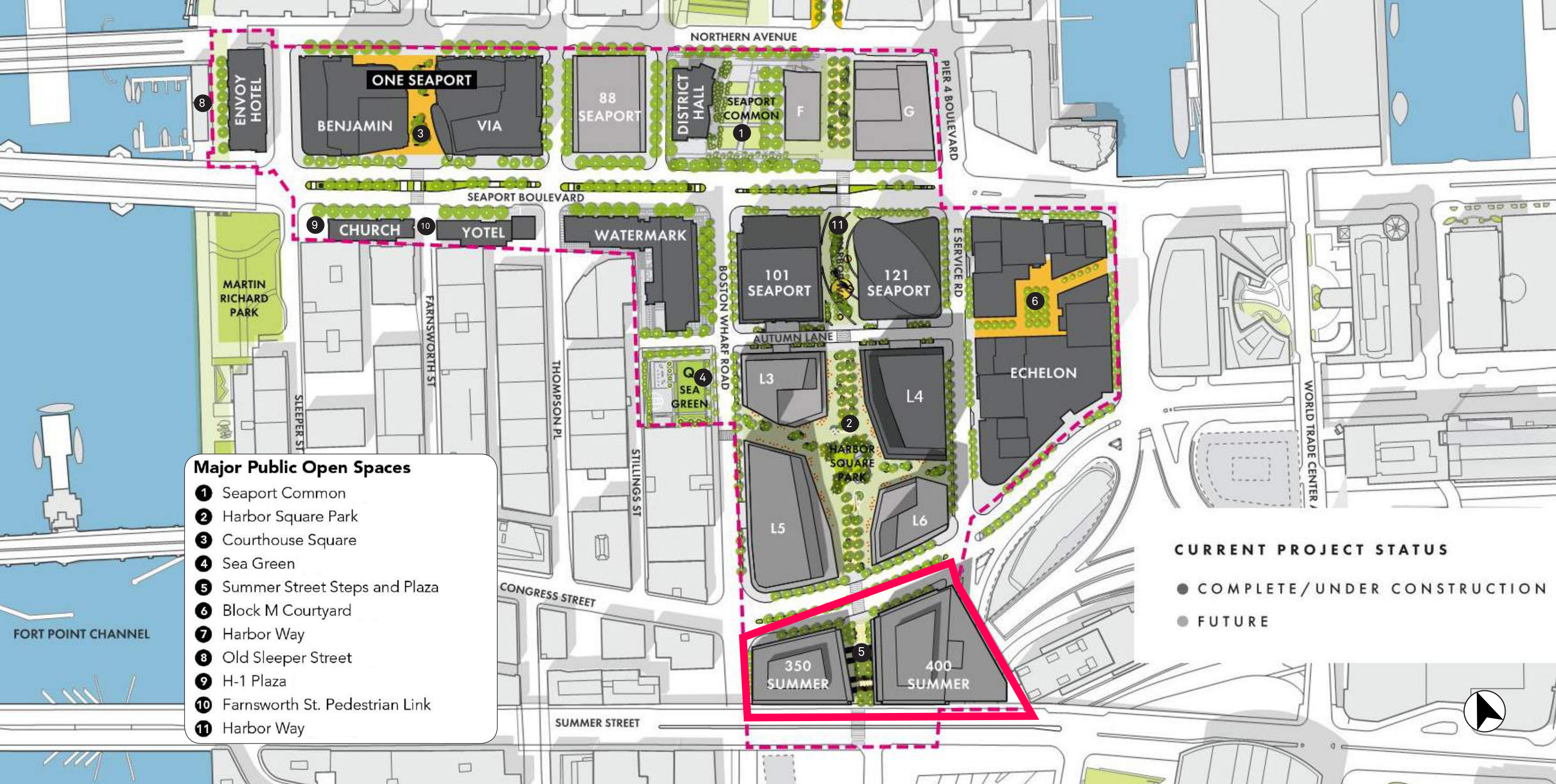
- Building is too similar to 400 Summer Street
- Architecture seems like the “easy road” and not as thoughtful as 400 Summer
- Building feels too dark
- Enhance articulation at entries and storefronts



## RESPONSES:

- Evolution of 350 and 400 Summer Street design
- Role of “The Cut” and response to 400 Summer
- Studied brick and metal options
- Building feels too dark; lighten building and add diversity
- Enhance entry design and storefront depth





**Major Public Open Spaces**

- 1 Seaport Common
- 2 Harbor Square Park
- 3 Courthouse Square
- 4 Sea Green
- 5 Summer Street Steps and Plaza
- 6 Block M Courtyard
- 7 Harbor Way
- 8 Old Sleeper Street
- 9 H-1 Plaza
- 10 Farnsworth St. Pedestrian Link
- 11 Harbor Way

**CURRENT PROJECT STATUS**

- COMPLETE/UNDER CONSTRUCTION
- FUTURE

WEST SERVICE ROAD +0'

CONGRESS STREET +0'

350

400  
(APPROVED)

SUMMER STREET +24'



# CONCEPT STUDIES: The Evolution of a Sketch



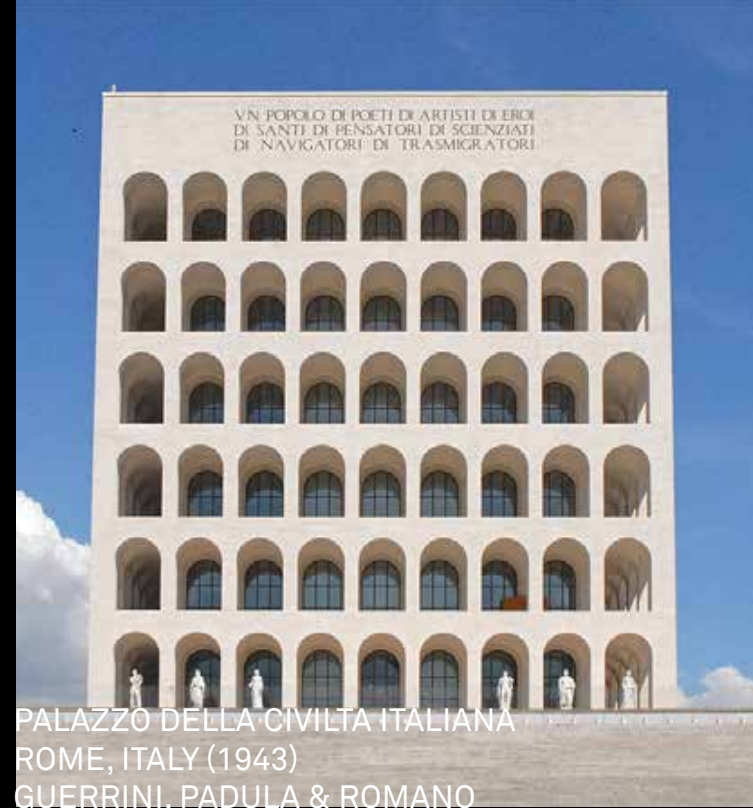
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RIGA APARTMENTS  
RIGA, LATVIA (2015)  
JAUNROMANS UN ABELE ARHITEKTU



PALAZZO DELLA CIVILTÀ ITALIANA  
ROME, ITALY (1943)  
GUERRINI, PADULA & ROMANO



311 SUMMER STREET  
BOSTON, MA (1904)  
DWINNELL & WRIGHT CO.



DRAGERWERK BUILDING  
LUBECK, GERMANY (2015)  
MAX DUDLER ARCHITECTS



332 CONGRESS STREET  
BOSTON, MA (1891)  
M. STAFFORD - B.W.CO.



WELLINGTON SEARS WAREHOUSE  
BOSTON, MA (1898)  
W.S.CO. ARCHITECTS

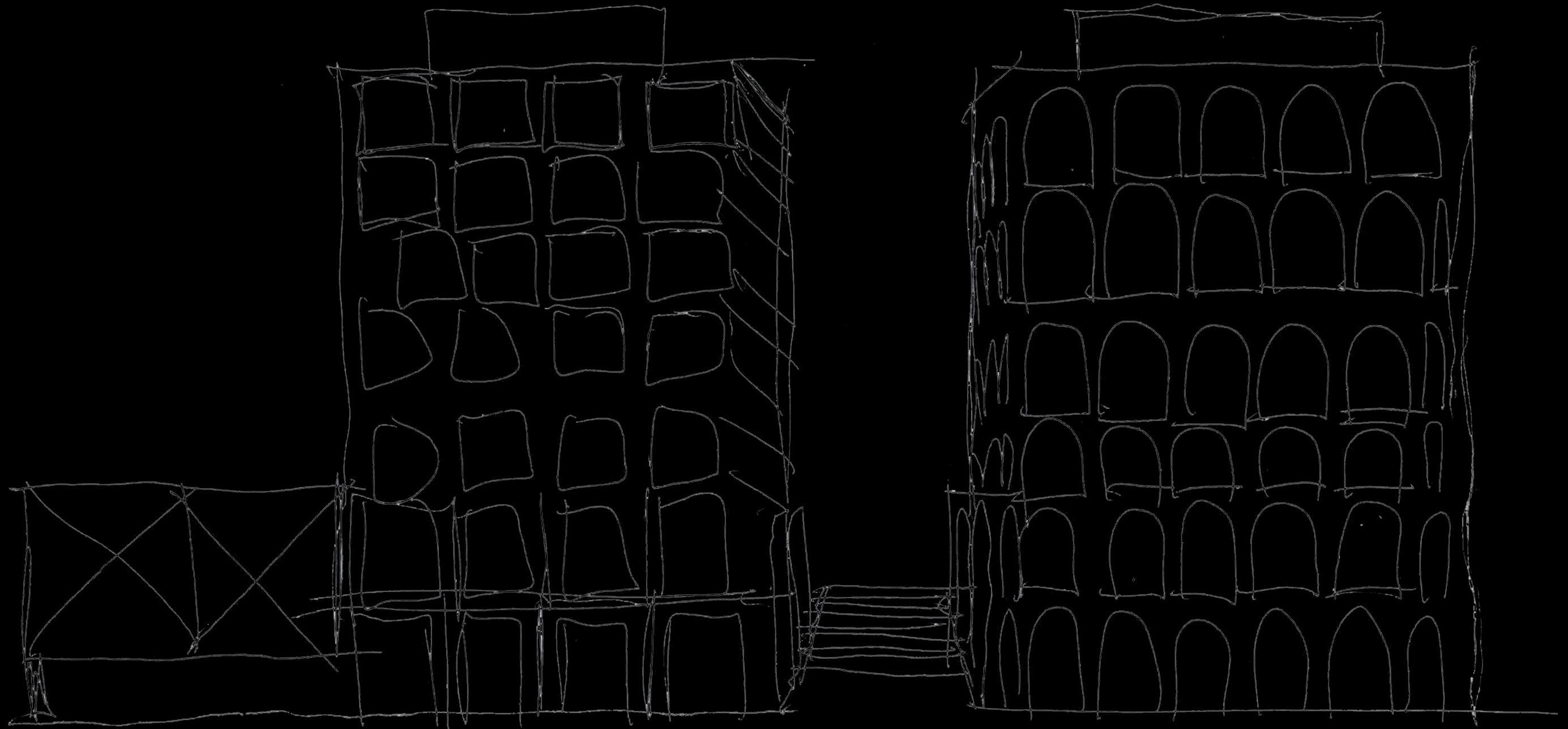


CENTER FOR MEDIA, MITTWEIDA  
ZURICH, GERMANY (2008)  
BUMILLER ARCHITEKTEN



JATOPA COMPLEX  
AMSTERDAM, NE (2008)  
KENK ARCHITECTEN









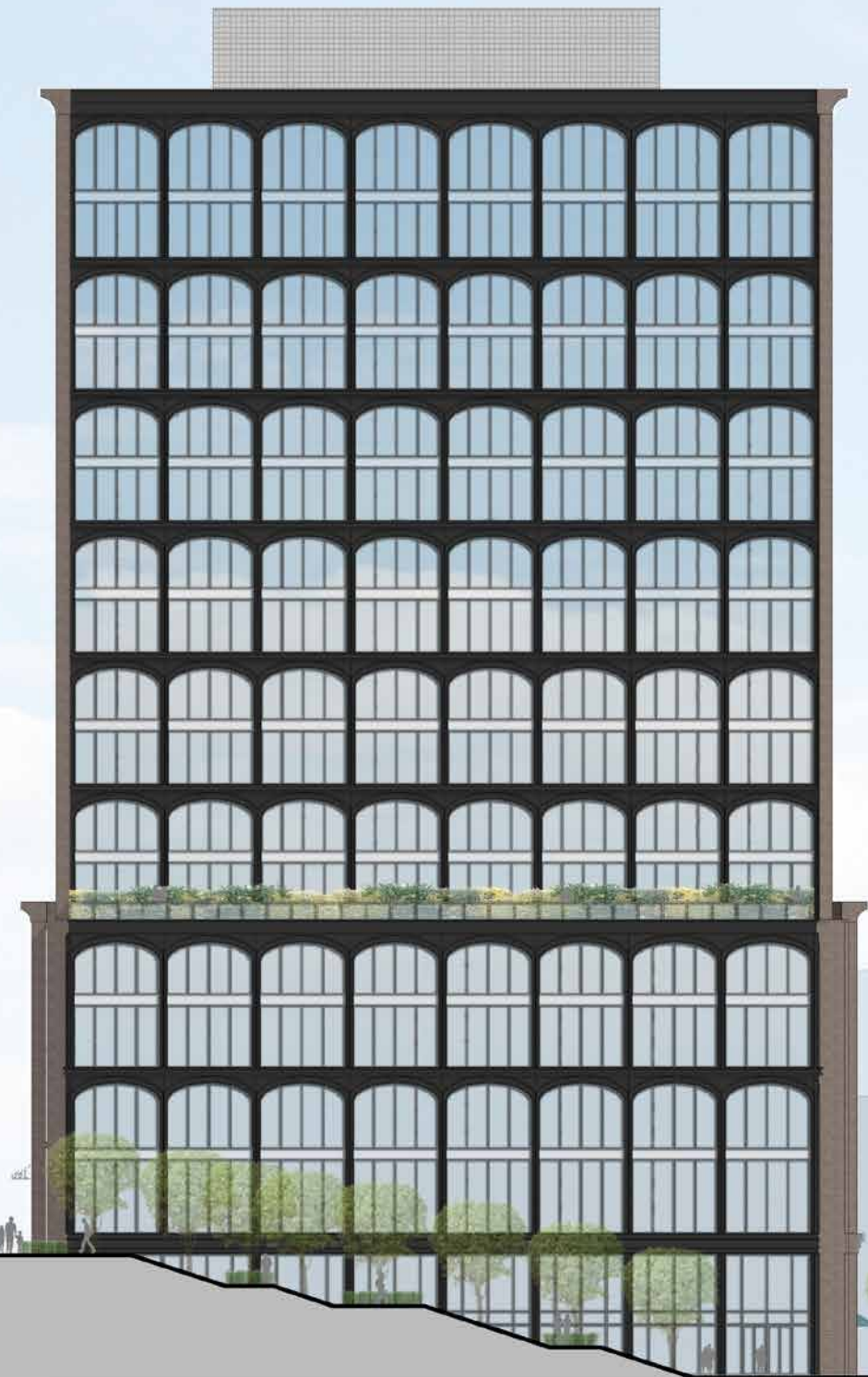
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CONGRESS STREET ELEVATION







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ELEVATION PERSPECTIVE



**CONGRESS STREET LOOKING SOUTHWEST**



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SUMMER STEPS CLOSE-UP



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# FACADE STUDIES: Brick Color Schemes



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MID GREY





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MID GREY 400 & LIGHT GREY 350



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LIGHT GREY 400 & DARK GREY 350



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LIGHT GREY 400 & DARK GREY 350



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LIGHT GREY 400 & MID GREY 350



FORTY FIVE TEN  
DALLAS, TEXAS (2016)  
DROESE RANEY ARCHITECTS



CORNER HOUSE  
LONDON, ENGLAND (2015)  
DSDHA



THE INTERLOCK  
LONDON, ENGLAND (2019)  
HGG ARCHITECTS



AMERICAN RADIATOR BUILDING  
NEW YORK, NEW YORK (1924)  
HOOD & FOUILHOUX

# FACADE STUDIES: Metal Color Schemes



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**DARK GREY METAL 400 & DARK GREY METAL 350**



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**DARK GREY METAL 400 & MID GREY METAL 350**





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**DARK GREY METAL 400 & LIGHT GREY METAL 350**



**DARK GREY METAL 400 & DARK GREY METAL 350**





**DARK GREY METAL 400 & LIGHT GREY METAL 350**

# PROPOSED DESIGN: Renderings & Details



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SUMMER STREET FACADE - DARK GREY LOBBY GESTURE



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SUMMER STREET FACADE - LIGHT GREY LOBBY GESTURE







CONGRESS STREET FACADE - DARK GREY LOBBY GESTURE



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ROW 34

CONGRESS ST

CONGRESS ST

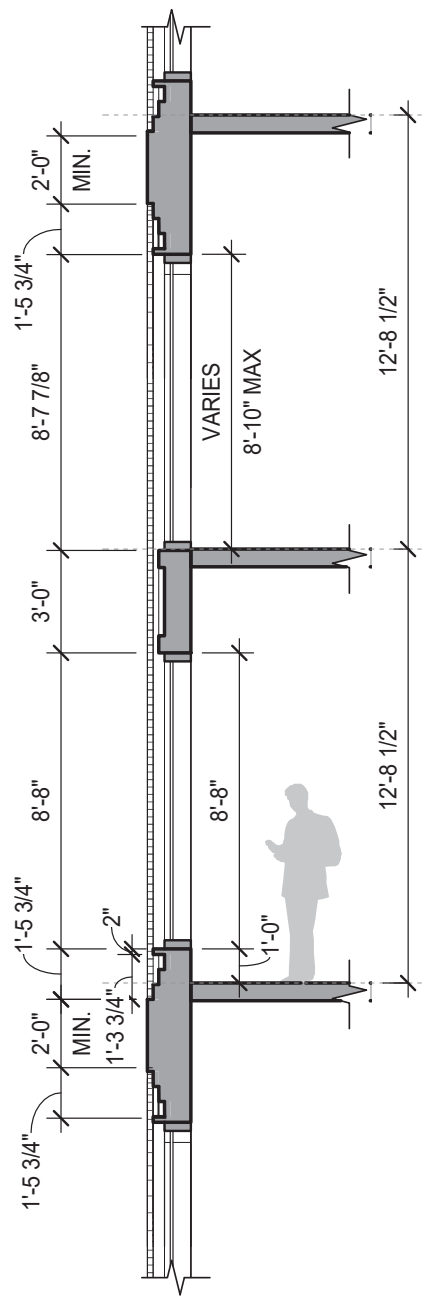
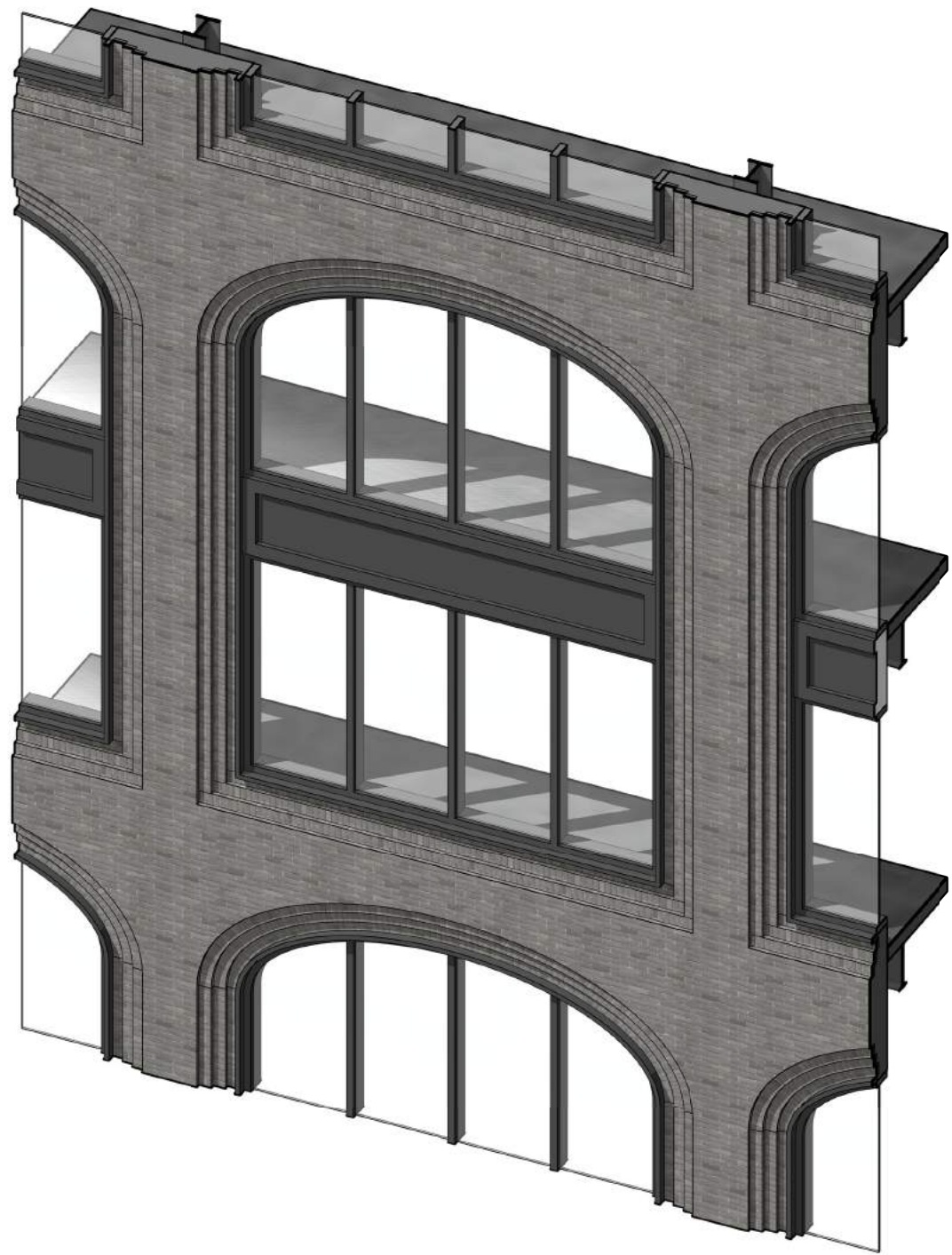
ROW 34











N - 16TH FLOOR  
EL: 229'-0"

12'-8 1/2"  
58 BRICK COURSES

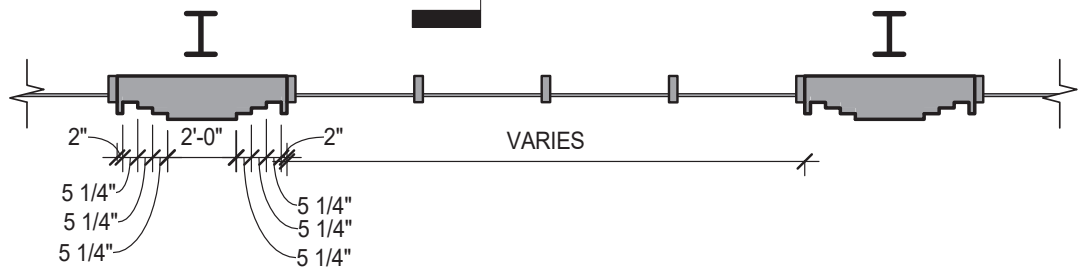
BRICK PANEL JOINT

N - 15TH FLOOR  
EL: 216'-3 1/2"

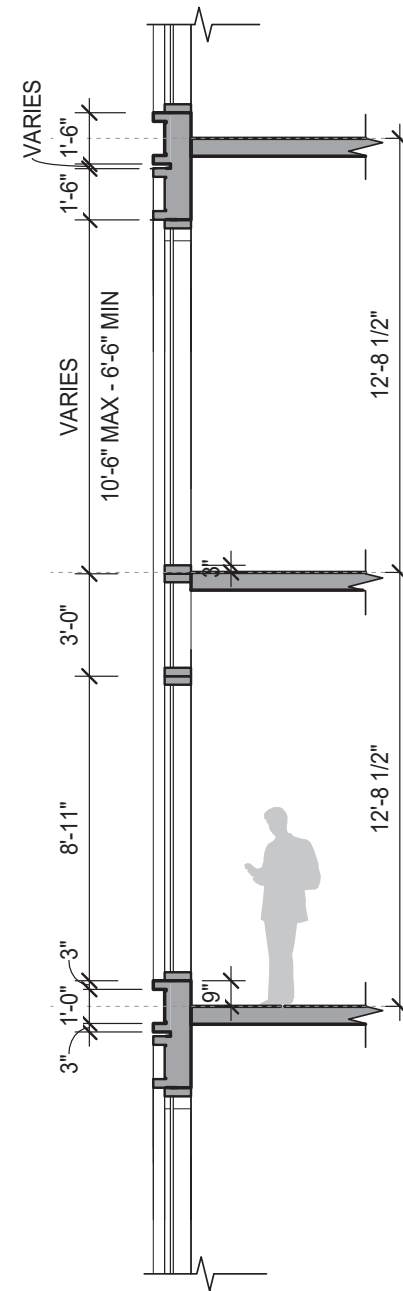
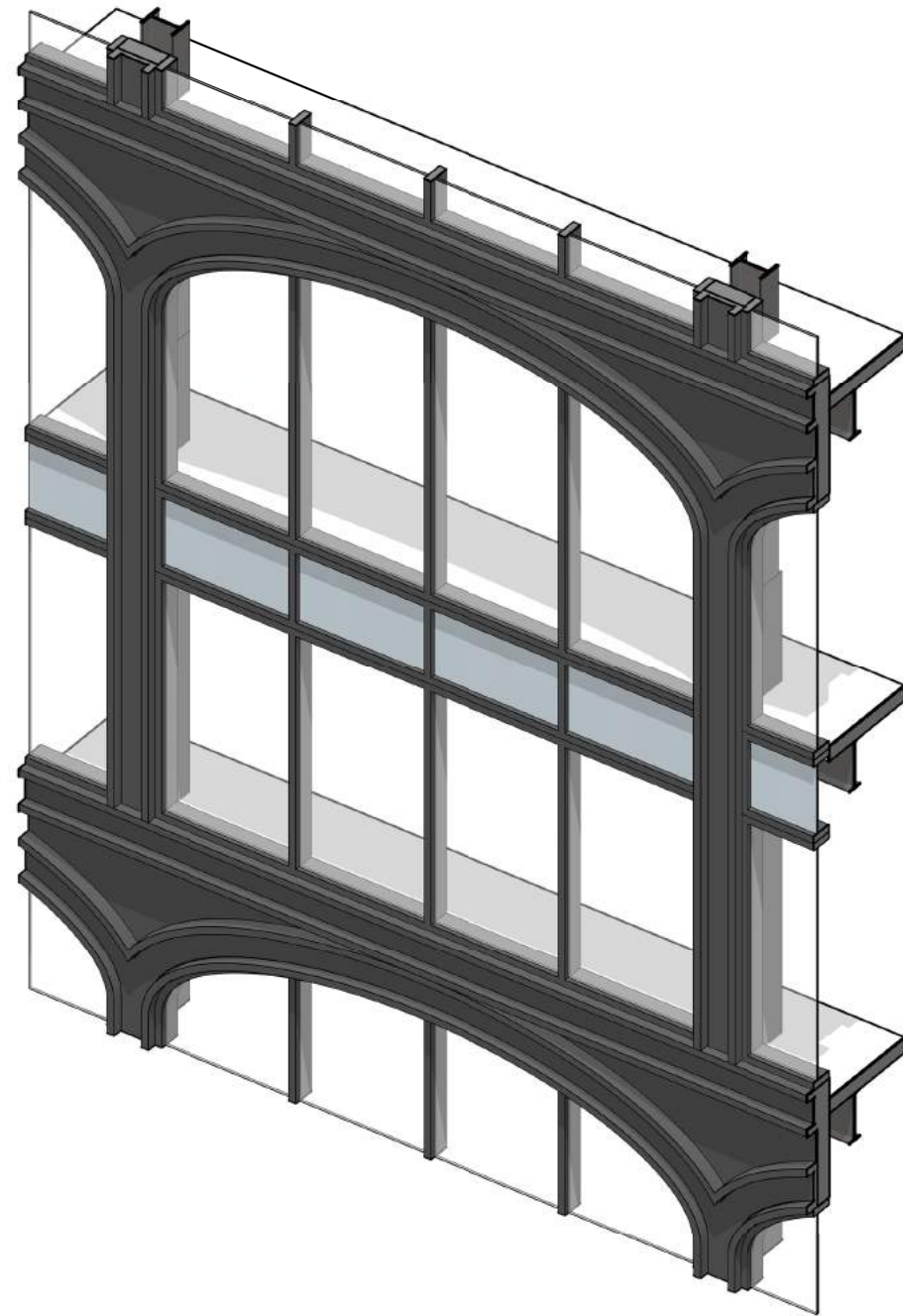
12'-8 1/2"  
58 BRICK COURSES

BRICK PANEL JOINT

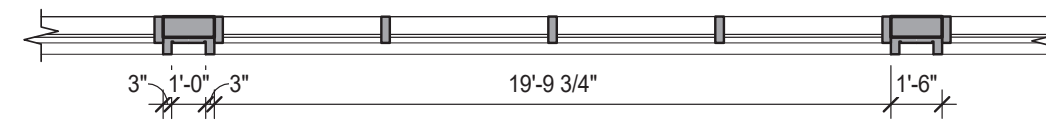
N - 14TH FLOOR  
EL: 203'-7"

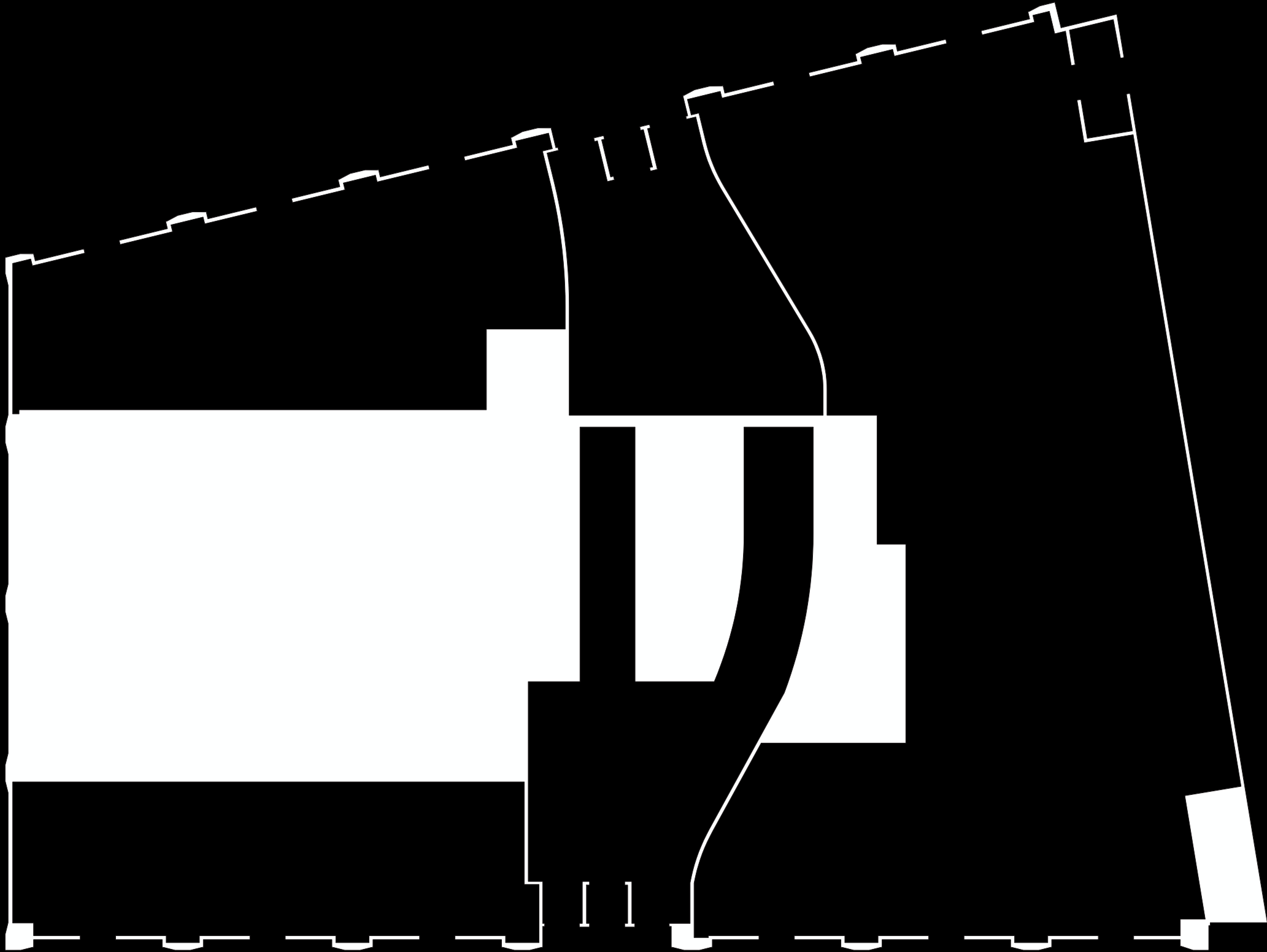




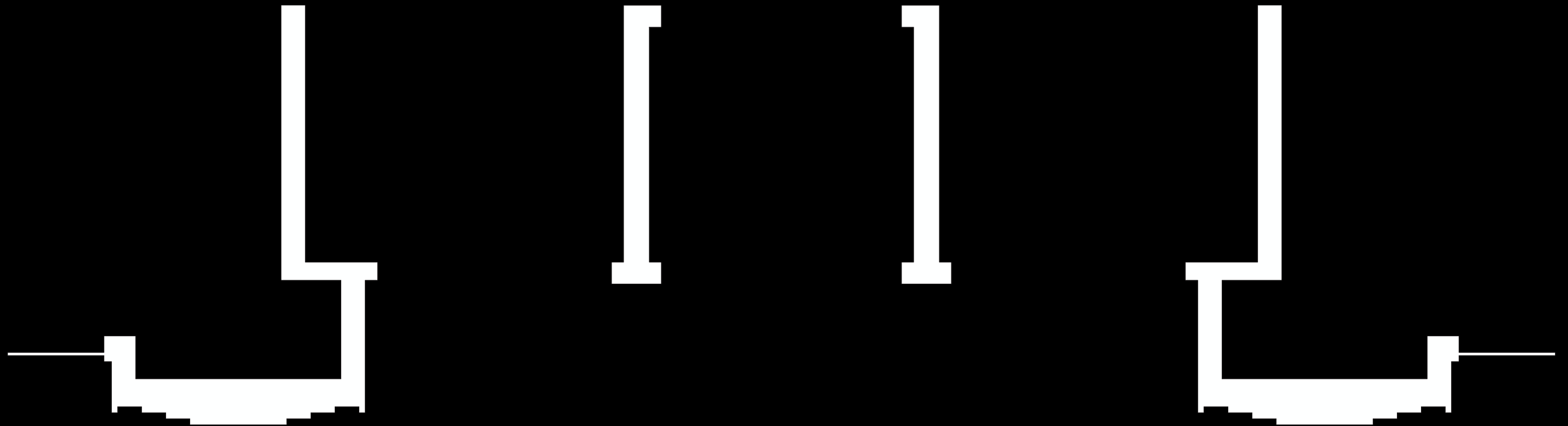


N - 16TH FLOOR  
 EL: 229'-0"  
 12'-8 1/2"  
 DARK GRAY PRE-FINISHED ALUMINUM CURTAIN WALL GLAZING UNIT  
 N - 15TH FLOOR  
 EL: 216'-3 1/2"  
 SPANDREL GLASS PANEL  
 12'-8 1/2"  
 PRE-FINISHED FORMED METAL COLUMN COVER WITH C-CHANNEL PROFILE  
 N - 14TH FLOOR  
 EL: 203'-7"  
 PRE-FINISHED FORMED METAL SLAB COVER

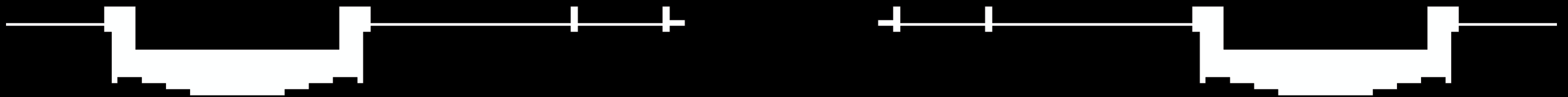




**STREETSCAPE AND ARTICULATION**



LOBBY ENTRANCE  
STROEFRONT ENTRANCE



ENTRY ARTICULATION



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**'THE CUT':**  
Articulating the In-Between



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**METAL SLICE ARTICULATION - IDENTICAL**



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METAL SLICE ARTICULATION - SPECIFIC



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714 ARCH STREET  
PHILADELPHIA, PENNSYLVANIA (1895)  
LIT BROTHERS



MCLAUTHLIN BUILDING  
BOSTON, MASSACHUSETTS (1864)  
MCLAUTHLIN ELEVATOR COMPANY



137 WOOSTER  
NEW YORK, NEW YORK (2021)  
MORRIS ADJMI ARCHITECTS



CARREAU DU TEMPLE  
PARIS, FRANCE (2014)  
STUDIO MILOU

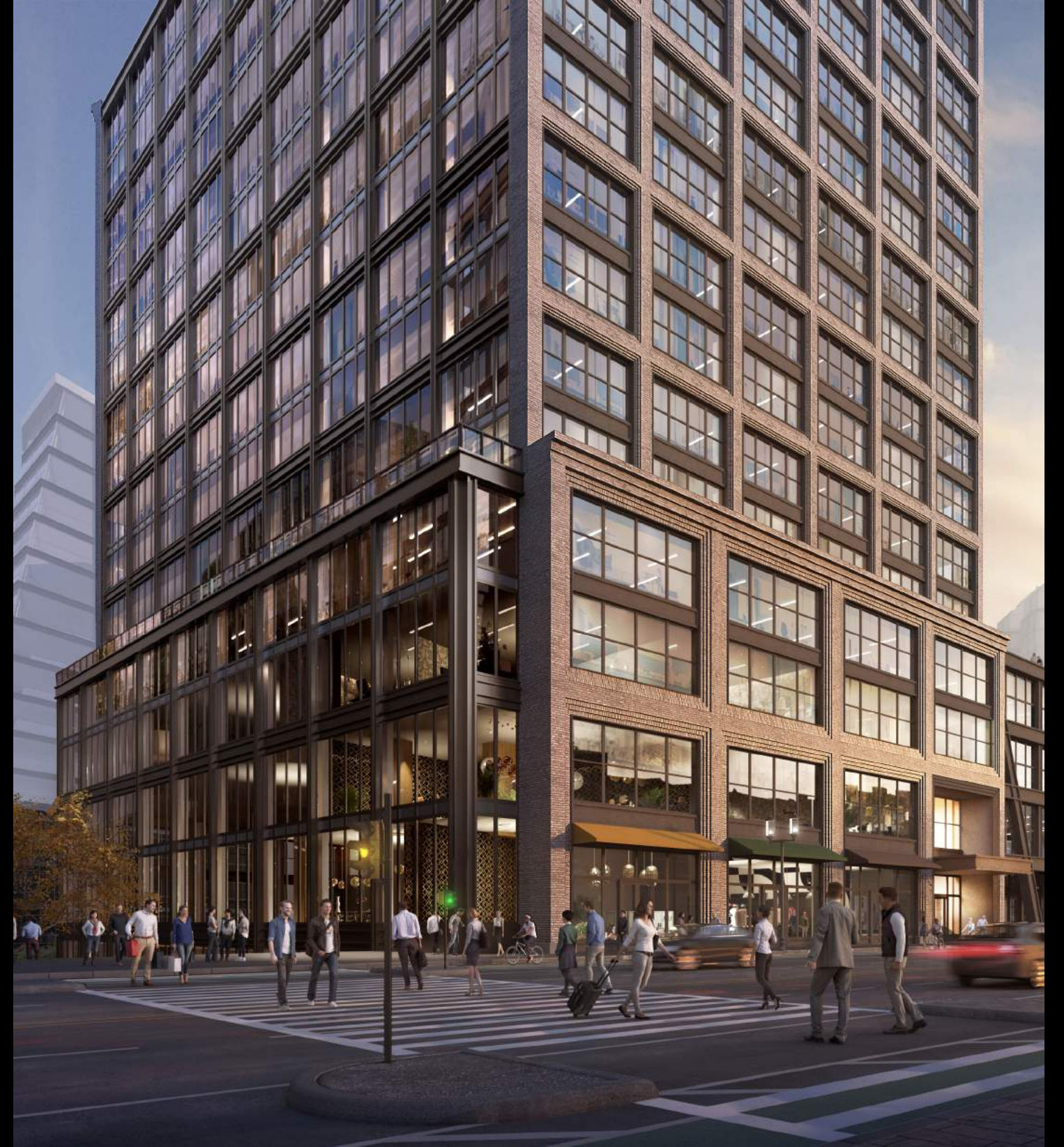
## METAL ARCH PRECEDENTS



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SUMMER STAIRS MEZZANINE

SUMMER STREET PLAZA  
DAY TO DAY - WINTER



BOSTON HARBOR

WINTRY SUMMER STAIRS LOOKING DOWN HARBOR WAY



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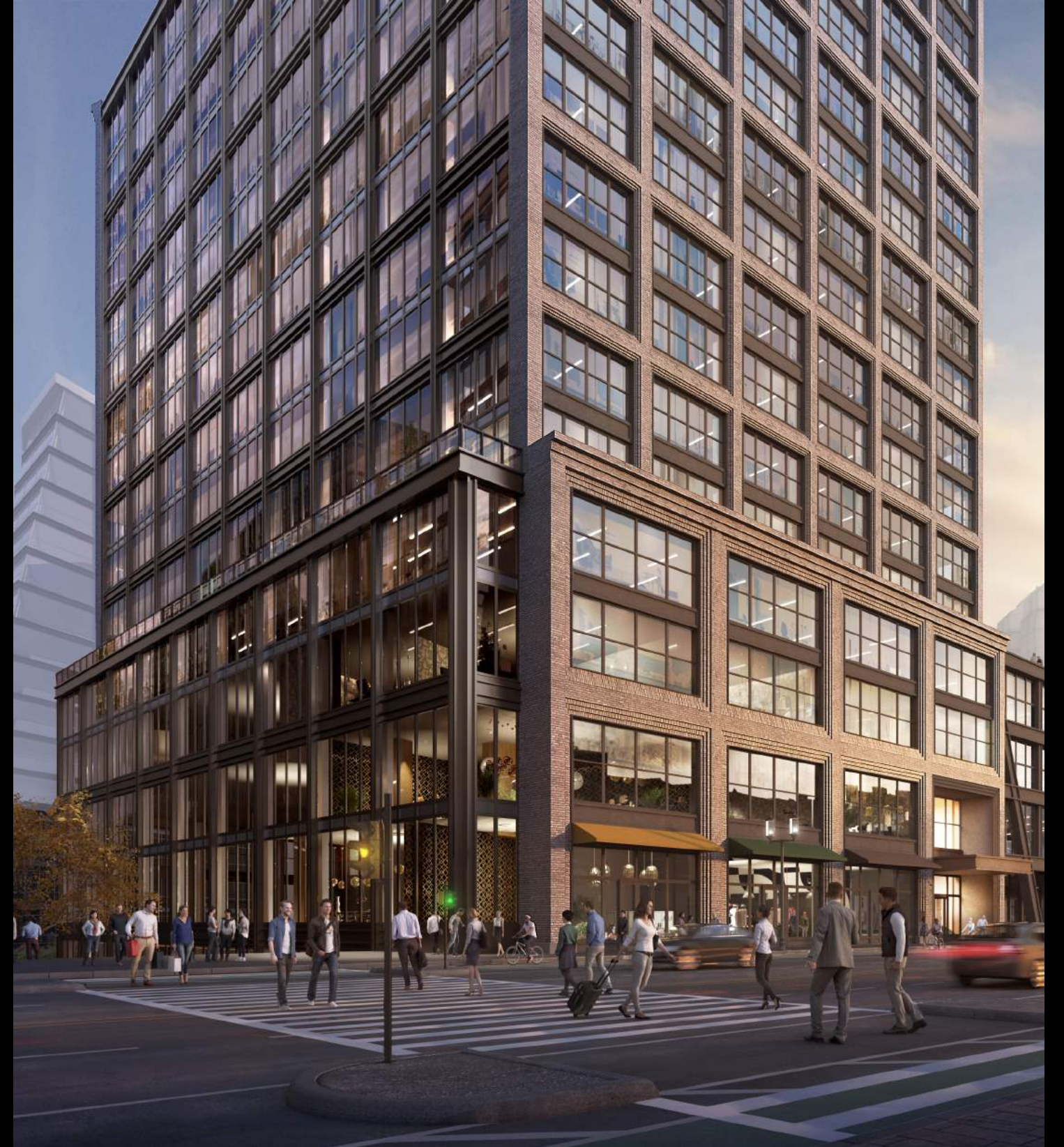
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**350 vs 400:**  
Comparing Parcels N & P











**CONGRESS STREET ELEVATION**



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SUMMER STREET ELEVATION







400



350





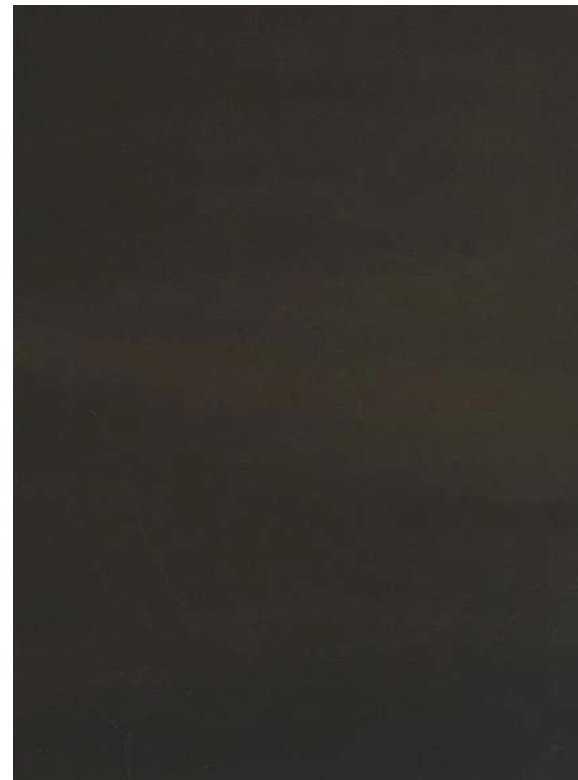
**SAMPLE**



**SWATH**



**400**



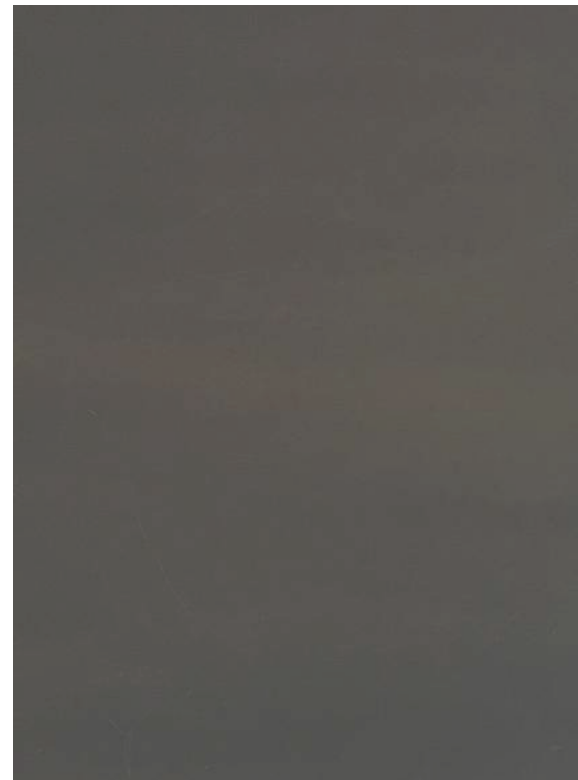
**STOREFRONT  
METAL**



**350**



**400**



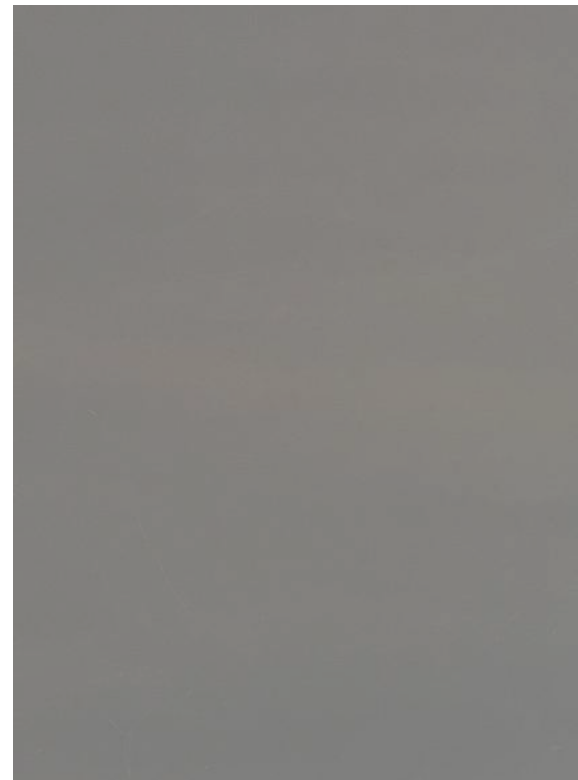
**STOREFRONT  
METAL**



**350**



**400**



**STOREFRONT  
METAL**



**350**

## SUMMARY:

- Explore lighter metal on 350
- Consult with BPDA Urban Design staff on brick selection
- Enhance articulation of lobbies through recesses and canopies to mark public gestures



Thank you



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