

SEAPORT SQUARE - 350 SUMMER

NOVEMBER 2019 / SEAPORT DISTRICT BOSTON



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

WHAT WE HEARD:

- Building is too similar to 400 Summer Street
- Explore different expressions/evolution of architecture?
- Architecture seems like the “easy road” and not as thoughtful as 400 Summer
- Building should reflect complexity and richness of surroundings



RESPONSES:

- Evolution of 350 and 400 Summer Street design
- Role of “The Cut” and response to 400 Summer
- Proposed design in context – imagery and model



Table of Contents

CONTEXT & LOCATION

WEST SERVICE ROAD: Existing Connections & Adjacency

CONCEPT STUDIES: The Evolution of a Sketch

FACADE STUDIES: Window Variations
Brick Color Schemes

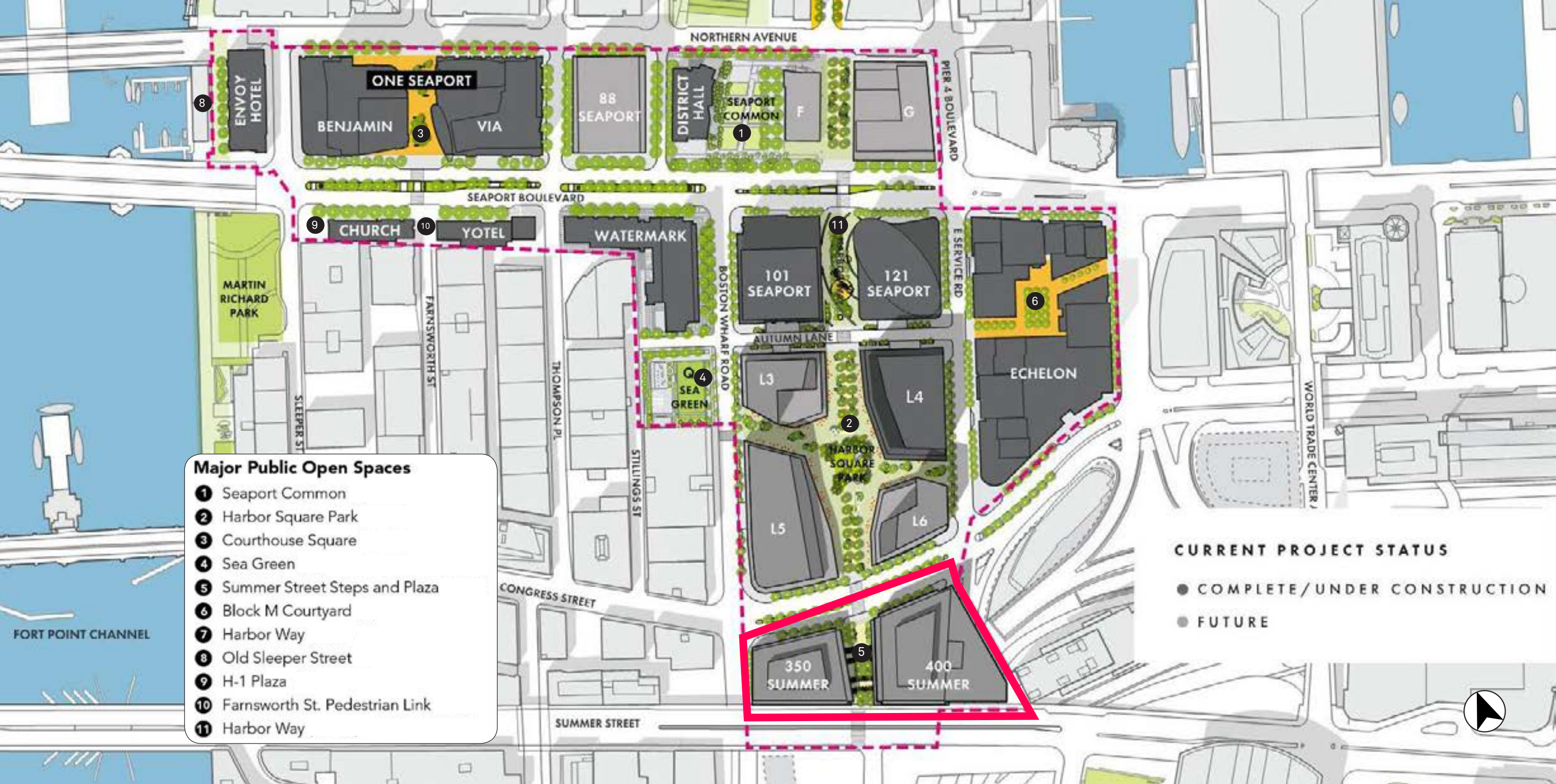
PROPOSED DESIGN: Renderings & Details

THE “CUT”: Articulating the In-Between

350 vs 400: Comparing Parcels N & P

IN CONTEXT: Views of 350 in the Neighborhood





WEST SERVICE ROAD +0'

CONGRESS STREET +0'

350

400
(APPROVED)

SUMMER STREET +24'



WEST SERVICE ROAD:
Existing Conditions & Adjacency

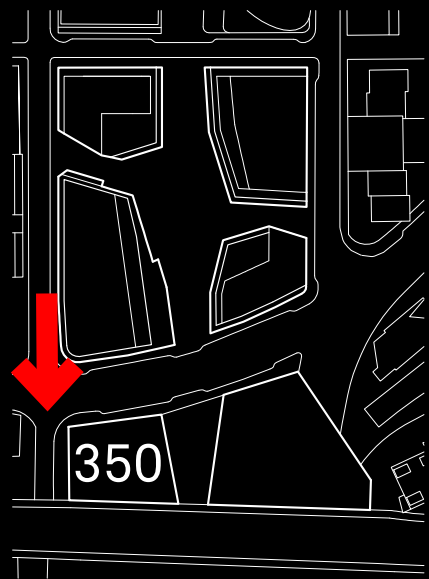


Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT







WEST SERVICE ROAD - LOOKING NORTH



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT



350 GROUND FLOOR PLAN



CONCEPT STUDIES: The Evolution of a Sketch



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT



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

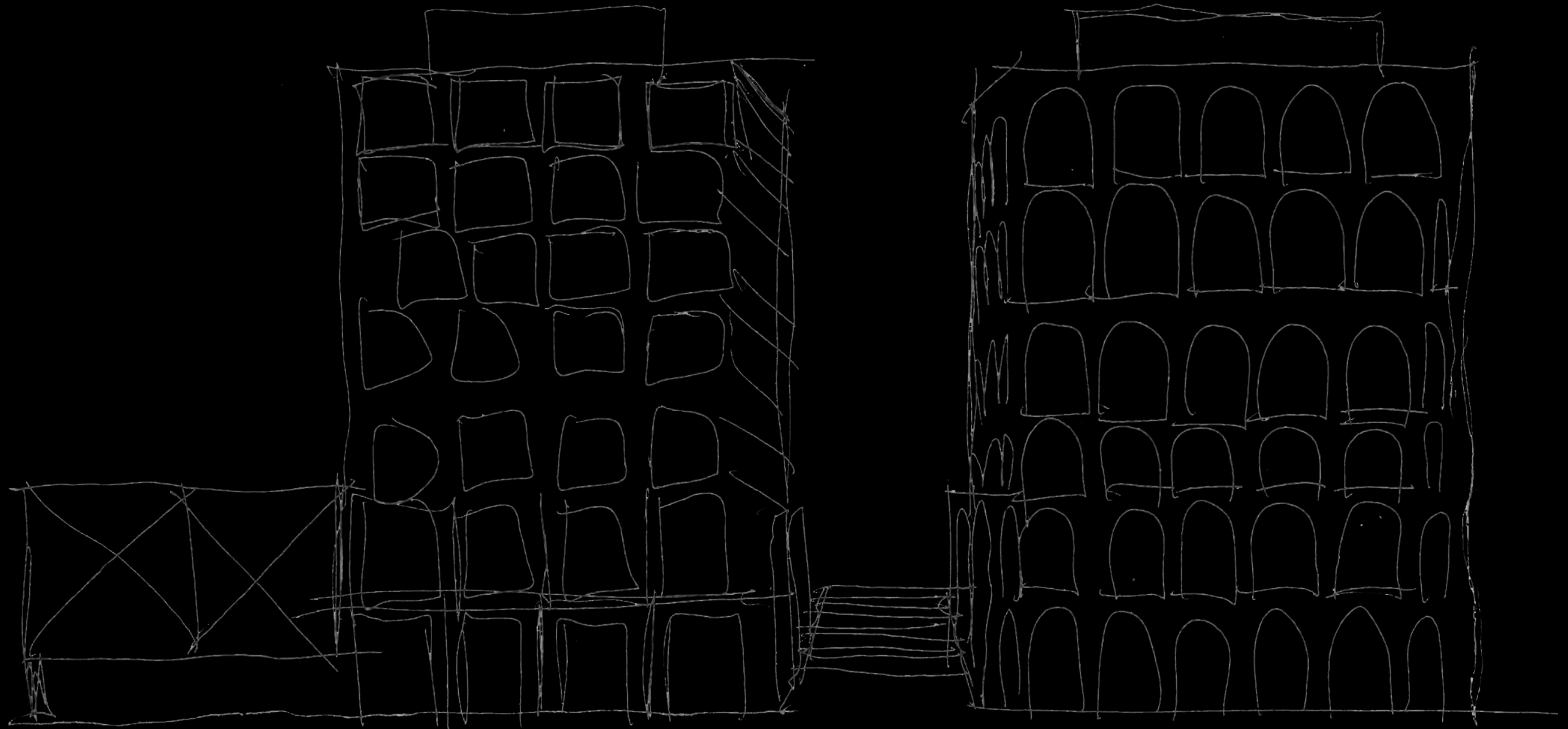


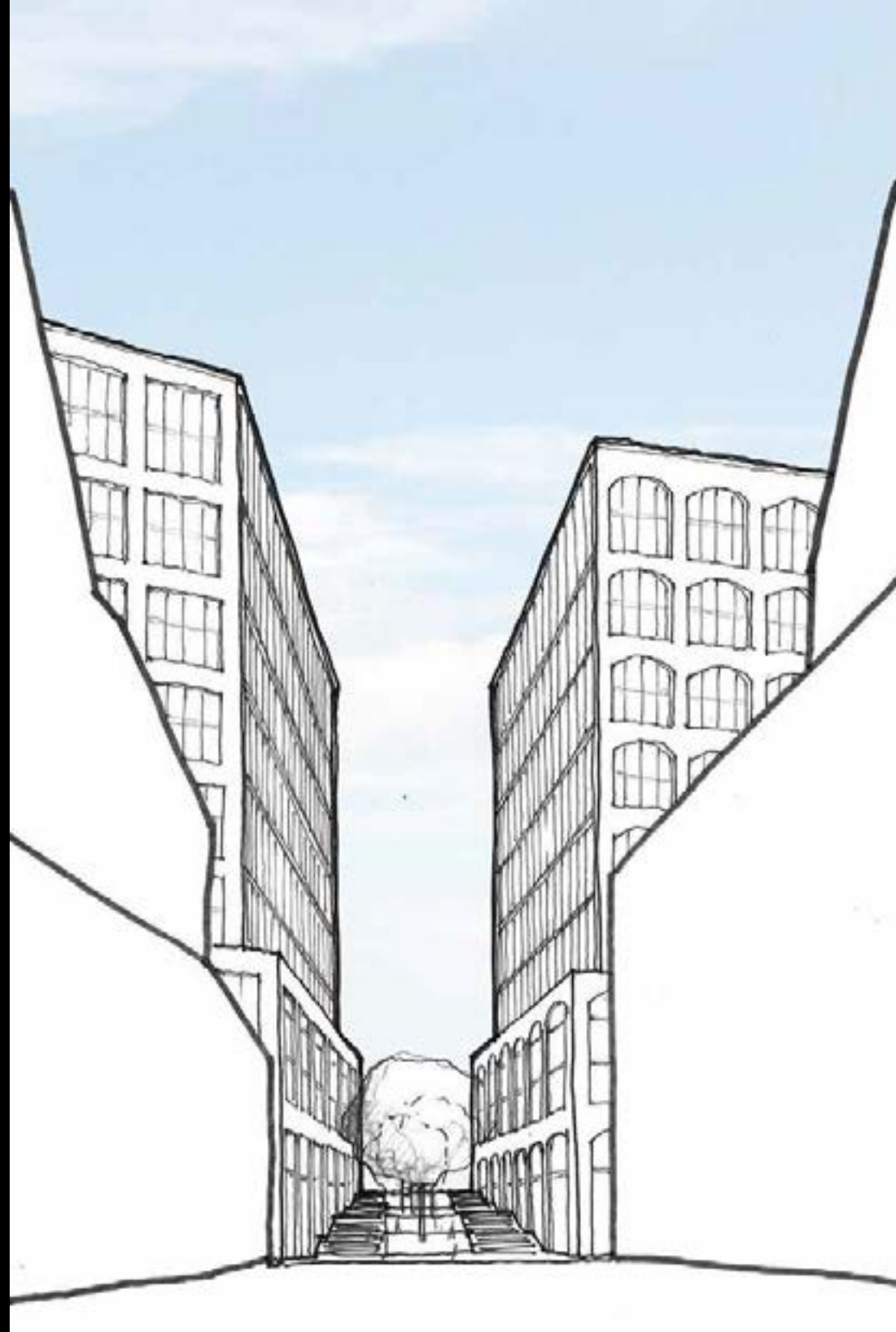
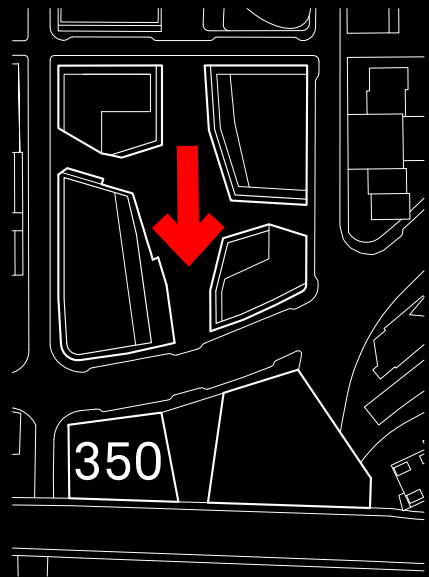
CENTER FOR MEDIA, MITTWEIDA
ZURICH, GERMANY (2008)
BUMILLER ARCHITEKTEN



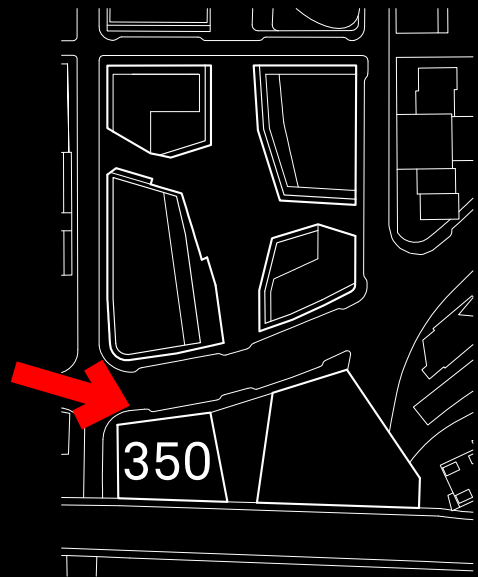
JATOPA COMPLEX
AMSTERDAM, NE (2008)
KENK ARCHITECTEN



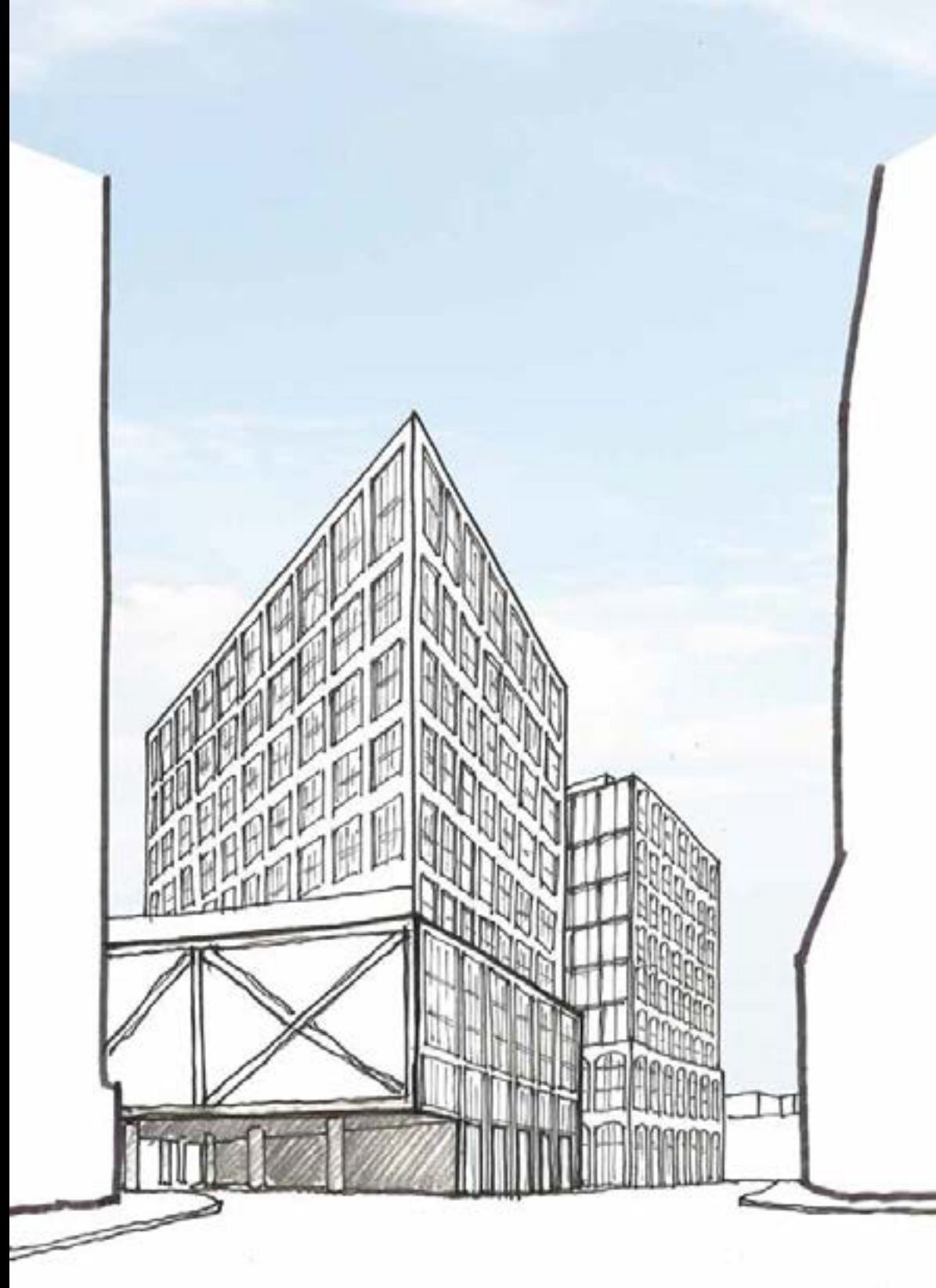
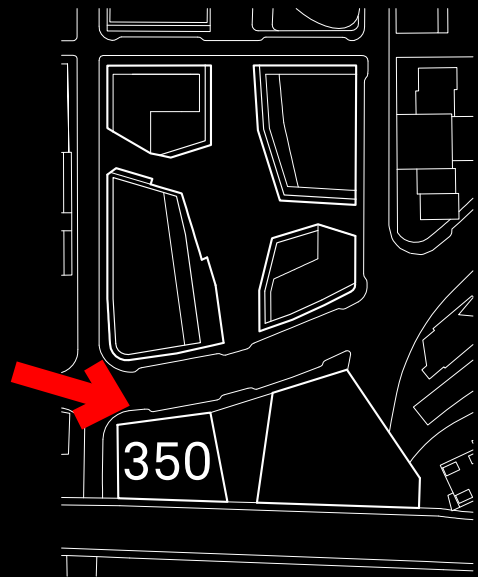




HARBOR WAY LOOKING SOUTH



CONGRESS STREET LOOKING WEST





Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

CONGRESS STREET ELEVATION



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

SUMMER STREET ELEVATION

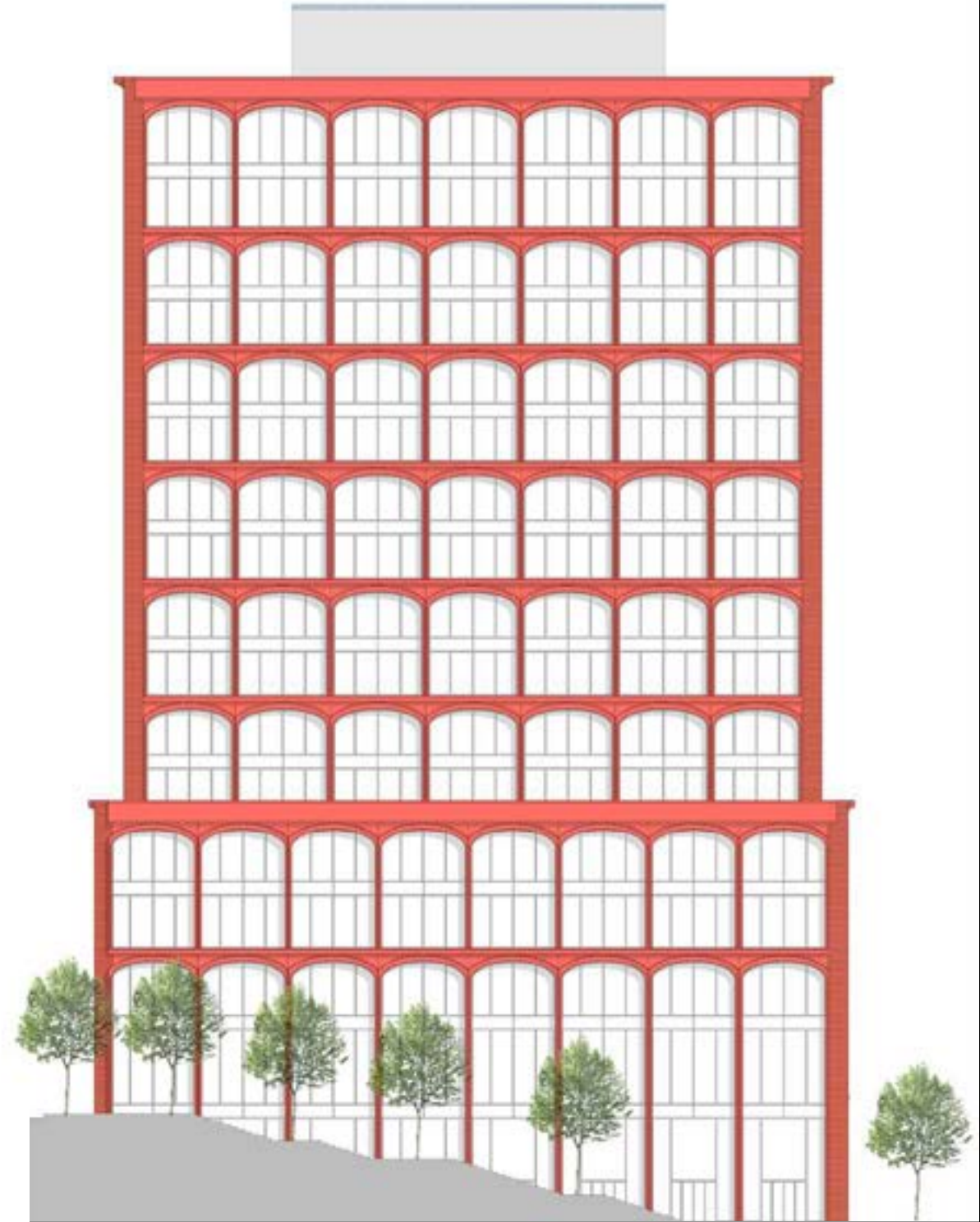
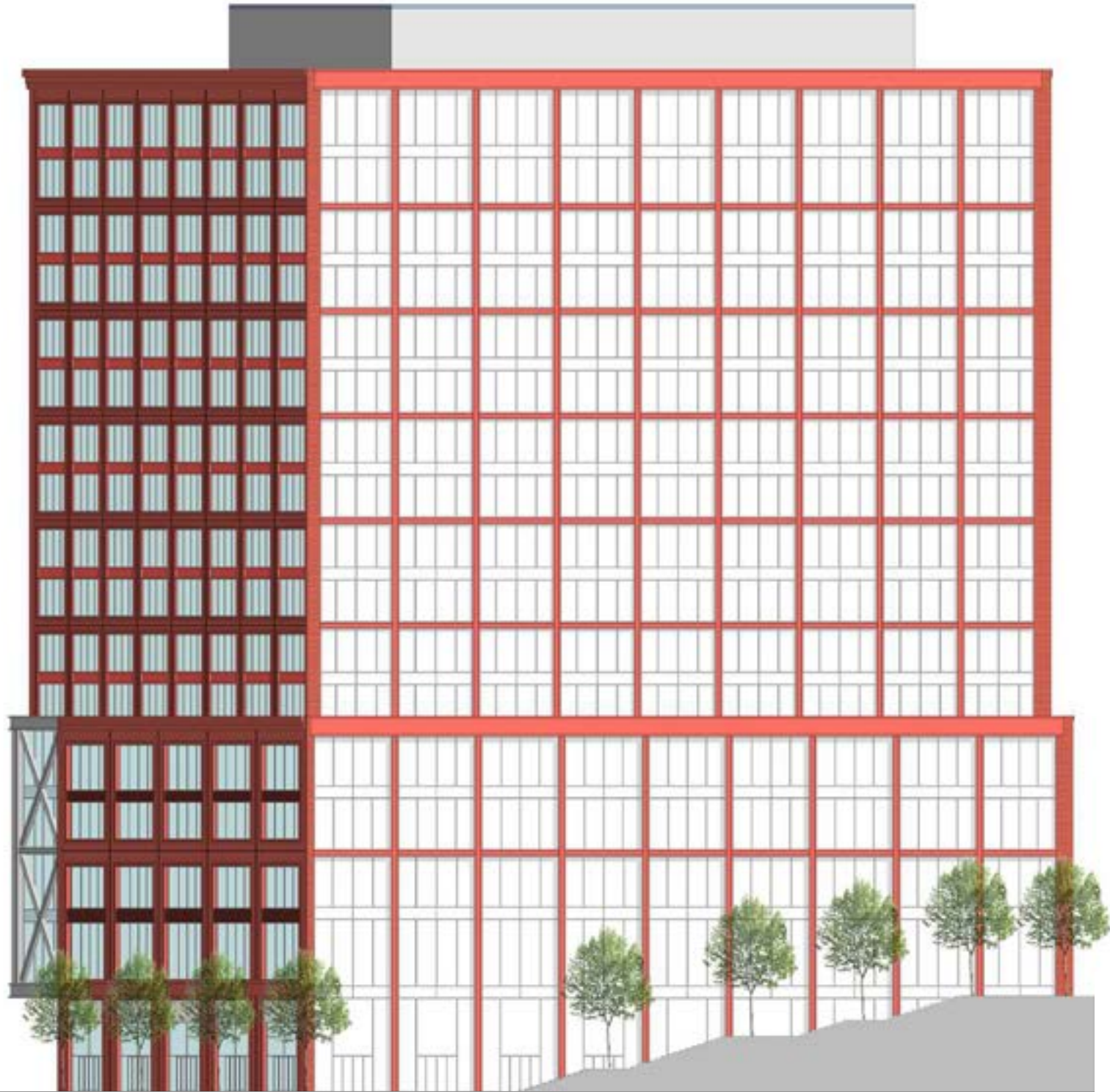


Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

WEST ELEVATION



SUMMER STEPS ELEVATIONS



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT





Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

SUMMER STREET ELEVATION



SUMMER STEPS ELEVATIONS



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

ELEVATION PERSPECTIVE



CONGRESS STREET LOOKING SOUTHWEST



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

FACADE STUDIES: Window Variations



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

PLAIN WINDOWS



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

CHICAGO-STYLE WINDOWS



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

INDUSTRIAL WINDOWS



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

PLAIN ON 400 & INDUSTRIAL ON 350



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

INDUSTRIAL ON 400 & PLAIN ON 350

FACADE STUDIES: Brick Color Schemes



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

MID GREY



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

MID GREY 400 & LIGHT GREY 350



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

DARK GREY 400 & LIGHT GREY 350



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

LIGHT GREY 400 & DARK GREY 350

PROPOSED DESIGN: Renderings & Details



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT



SUMMER STREET (LOOKING WEST)

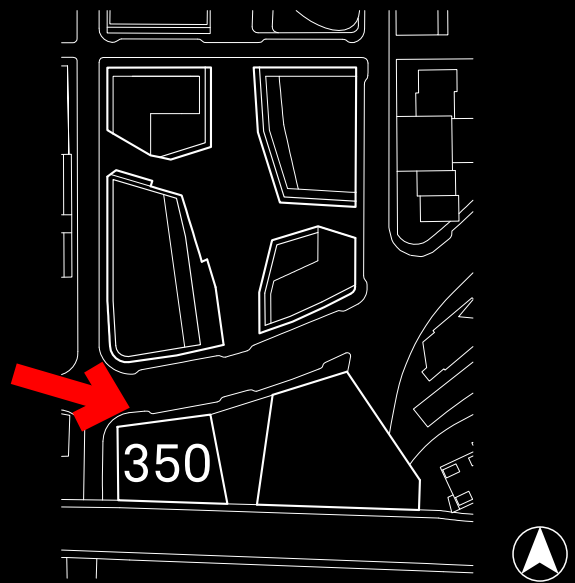


Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

SUMMER STREET FACADE



CONGRESS STREET (LOOKING EAST)



Morris Adjmi Architects
www.ma.com



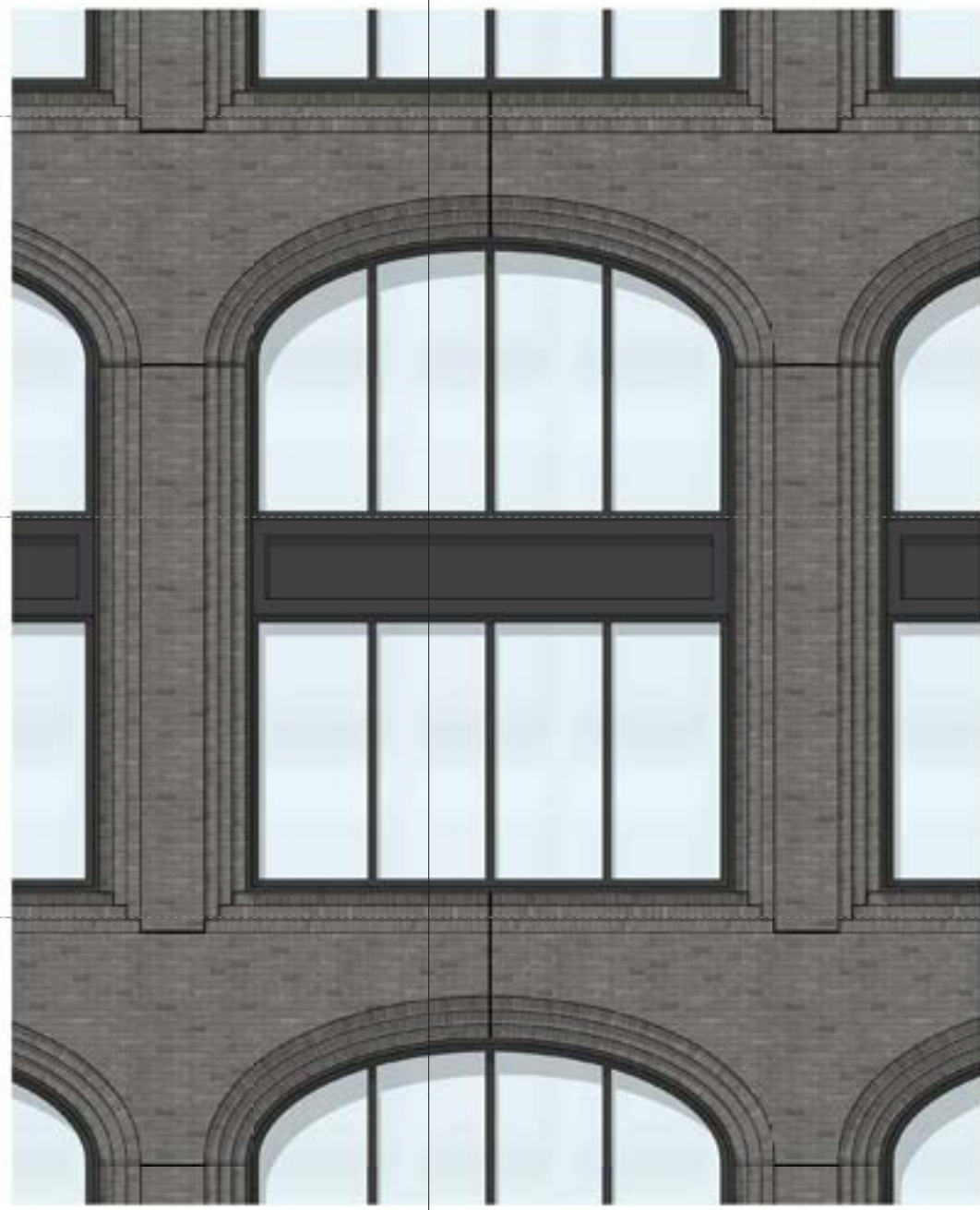
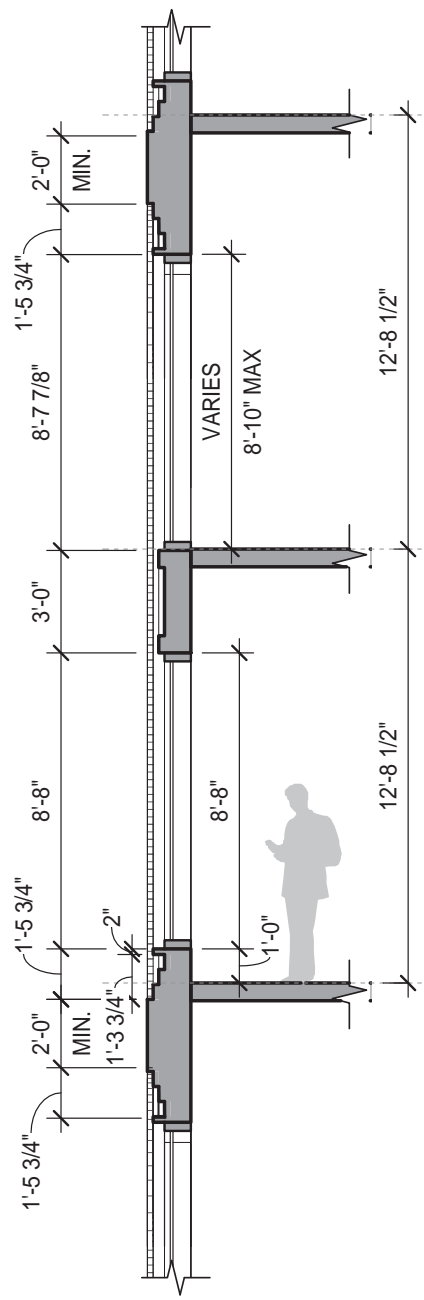
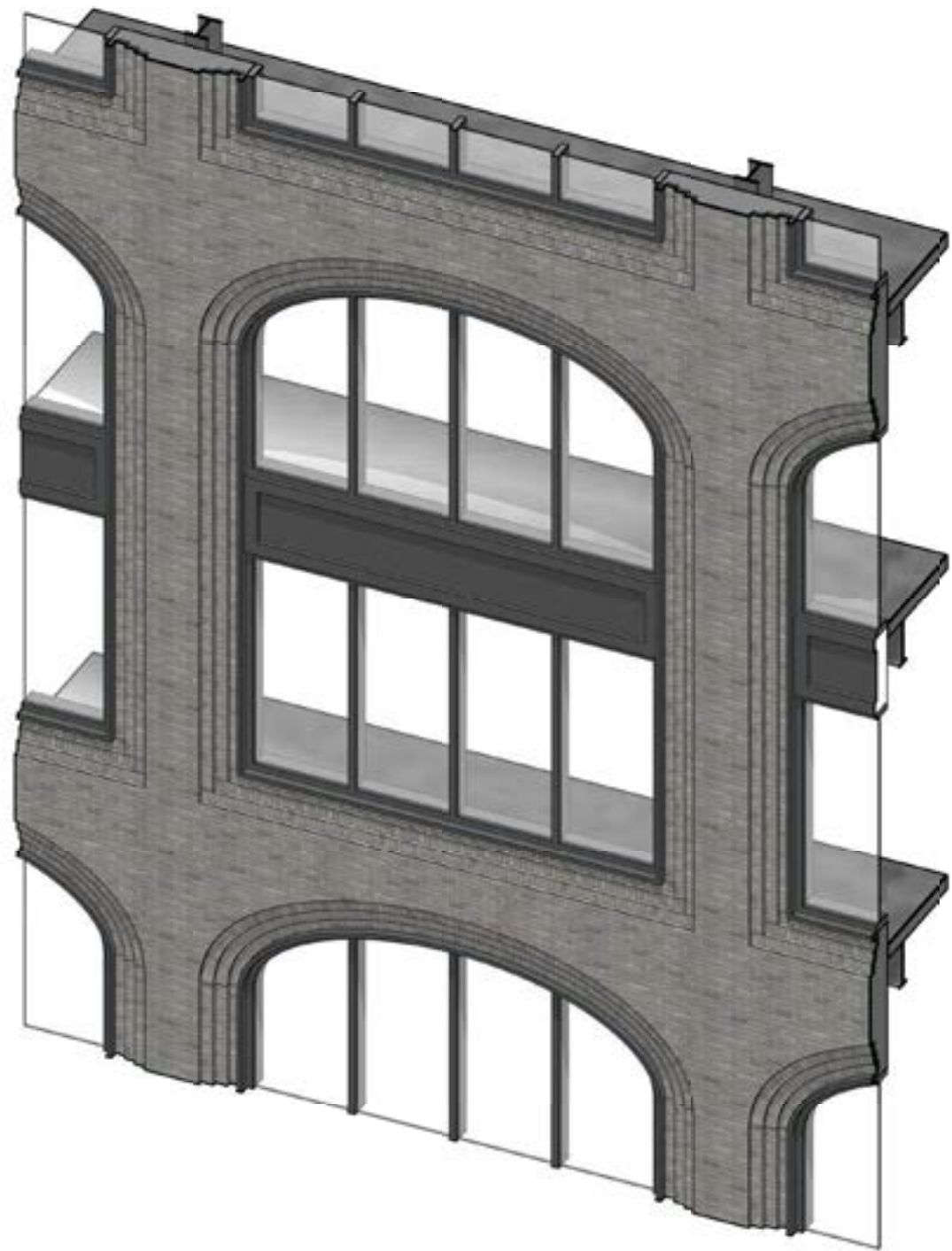
Stantec WSDEVELOPMENT



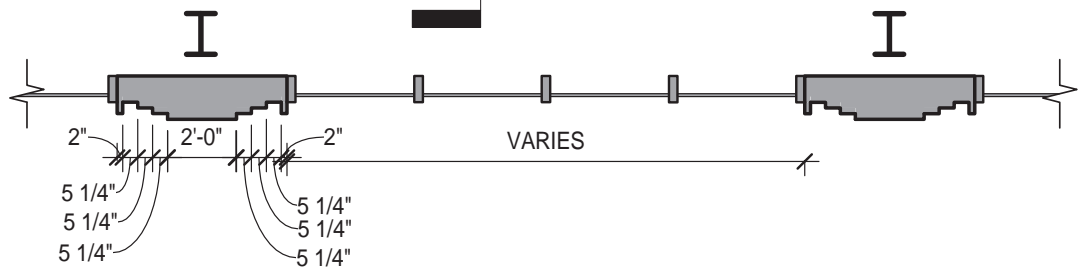


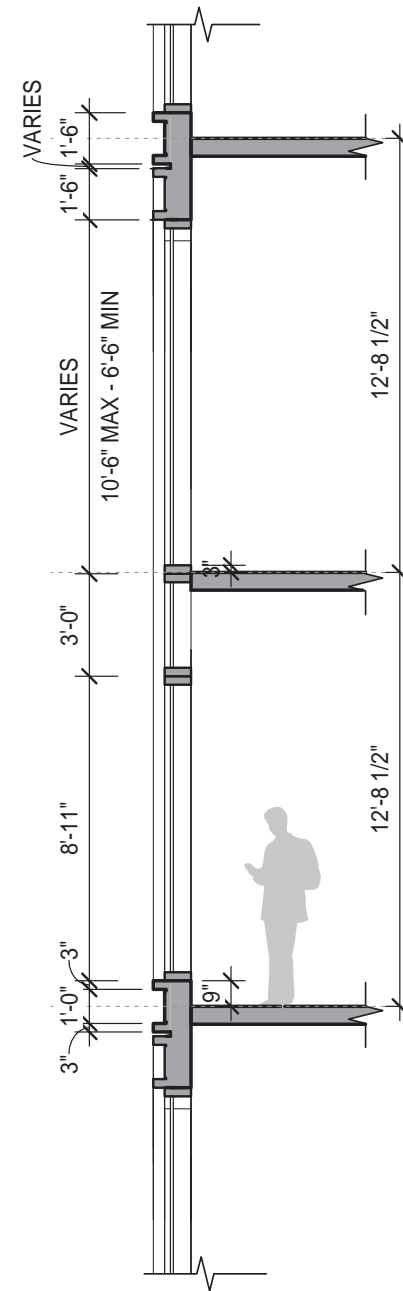
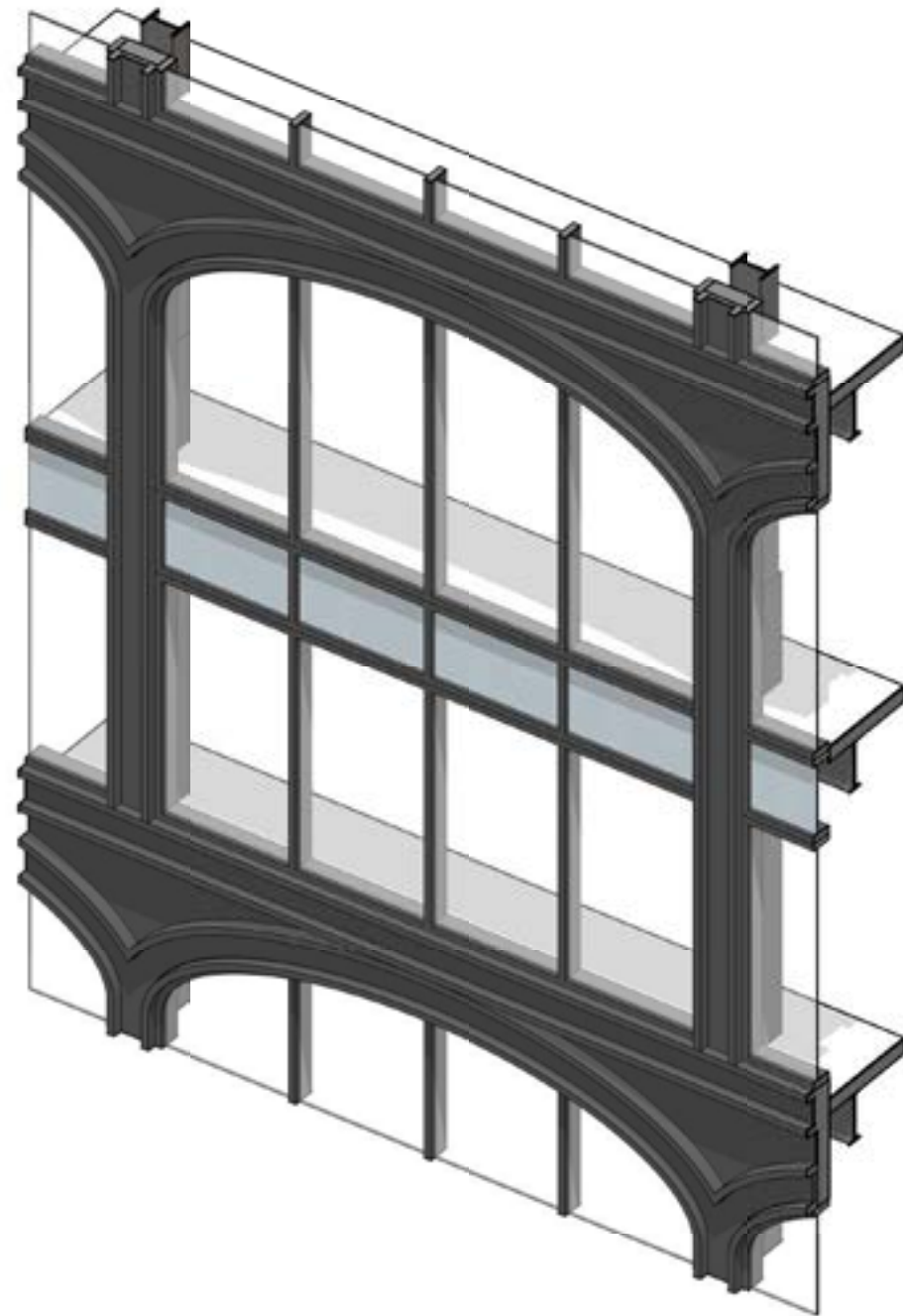




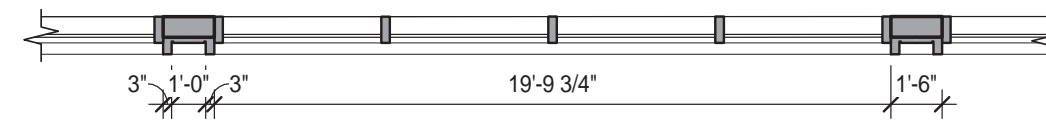


N - 16TH FLOOR
 EL: 229'-0"
 12'-8 1/2"
 58 BRICK COURSES
 N - 15TH FLOOR
 EL: 216'-3 1/2"
 12'-8 1/2"
 58 BRICK COURSES
 N - 14TH FLOOR
 EL: 203'-7"





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



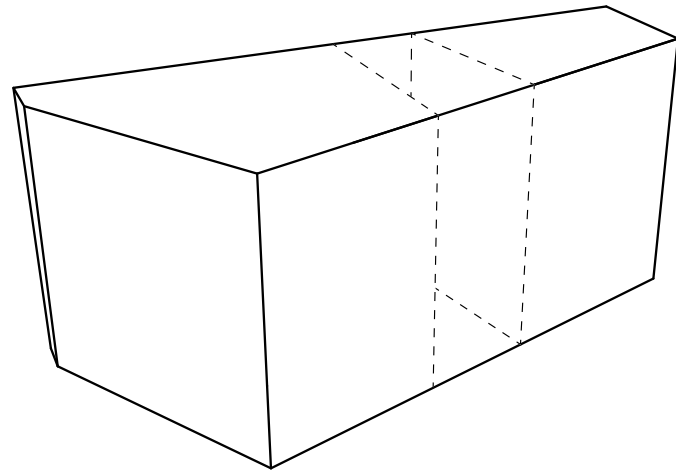
'THE CUT':
Articulating the In-Between



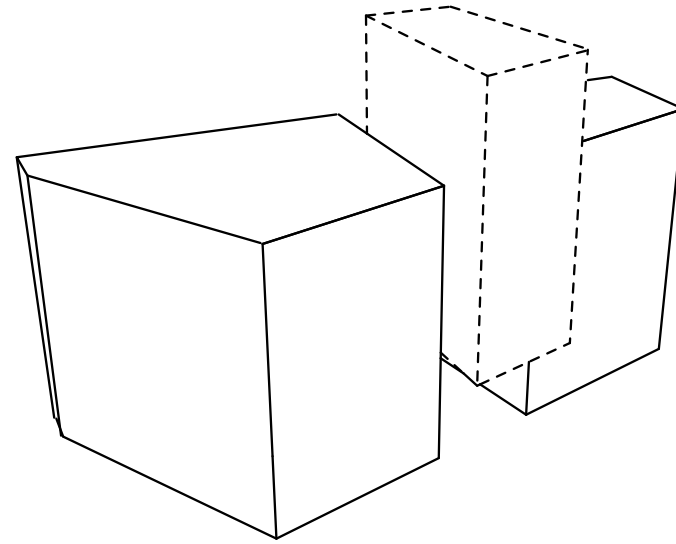
Morris Adjmi Architects
www.ma.com



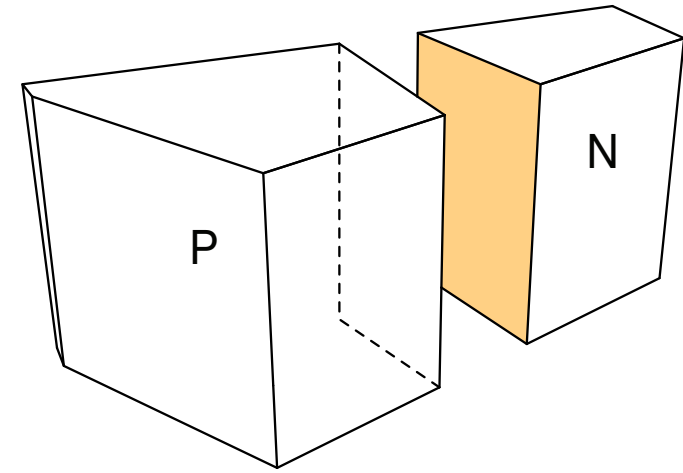
Stantec WSDEVELOPMENT



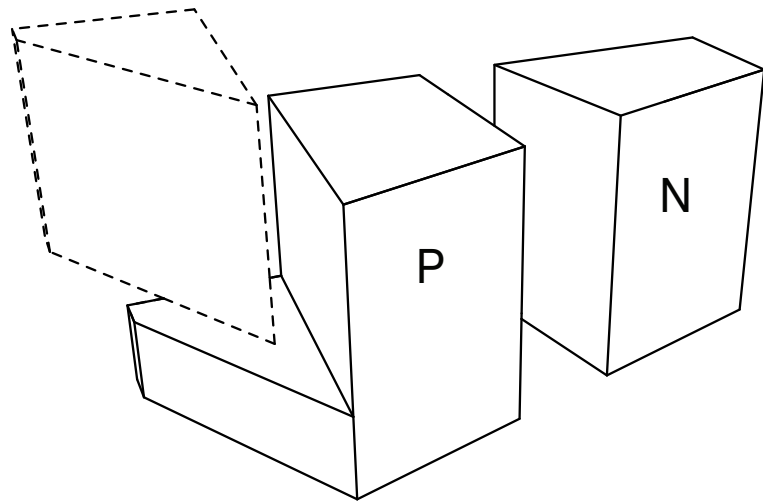
ORIGINAL BLOCK



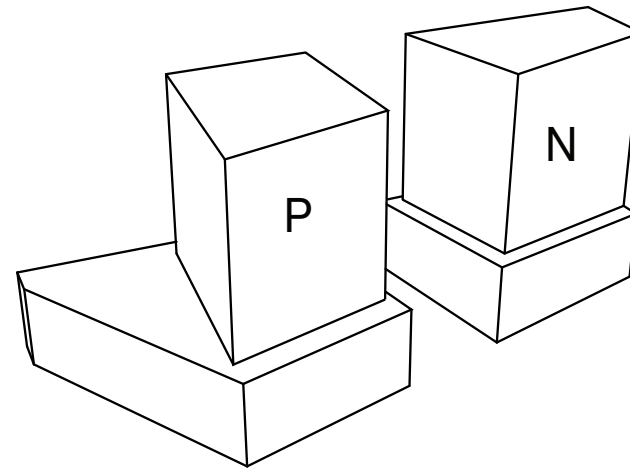
SUBDIVISION THROUGH SUBTRACTION



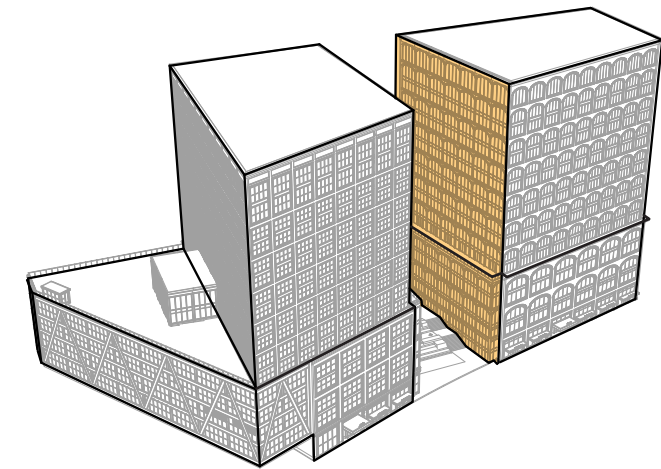
EXPOSURE OF 'THE CUT'



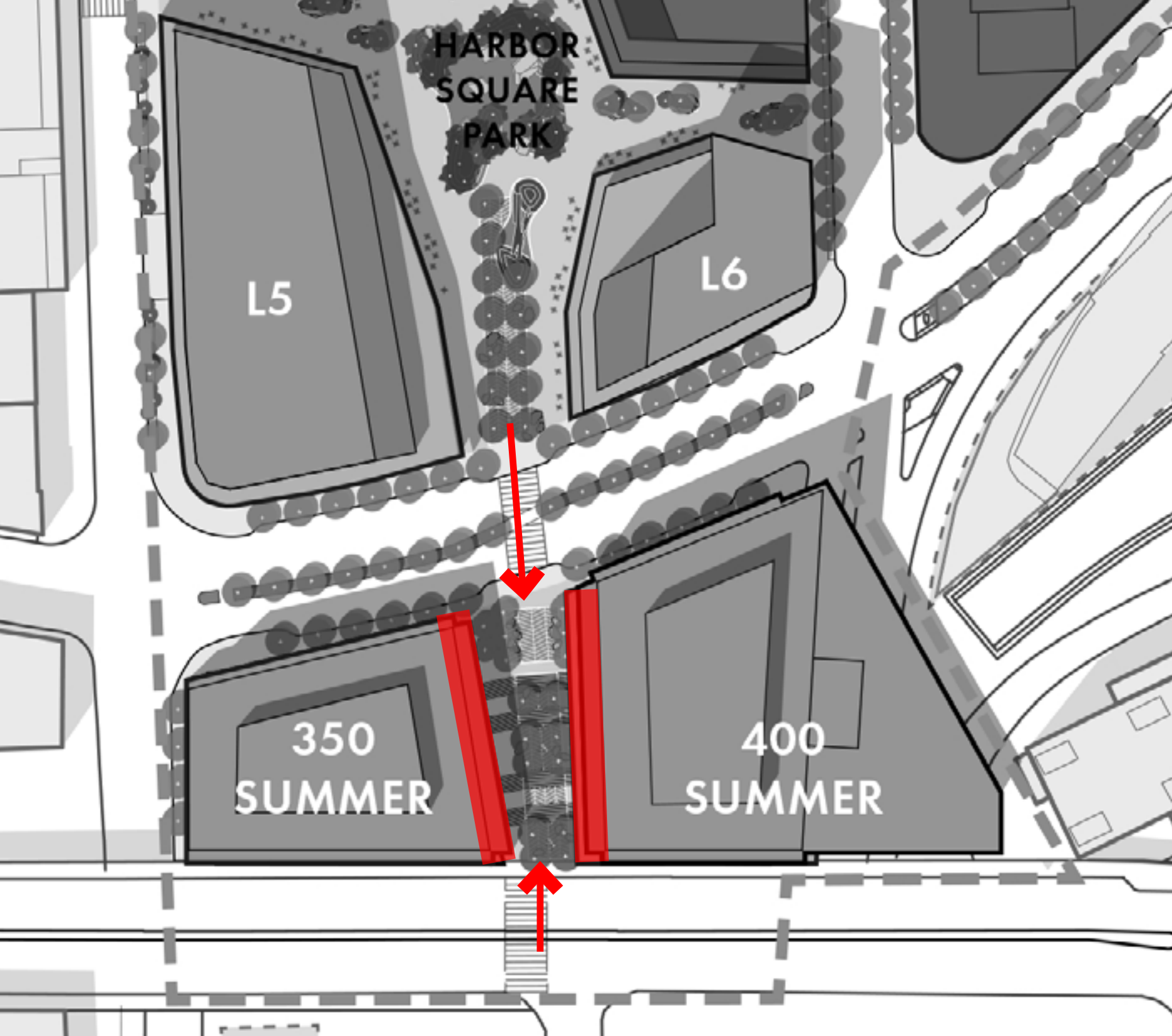
REDUCTION OF APPROVED MASSING ENVELOPE



INTRODUCTION OF SETBACKS



FACADE ARTICULATION



ARTICULATION OF 'THE CUT'



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT



METAL SLICE ARTICULATION - IDENTICAL



METAL SLICE ARTICULATION -SPECIFIC





Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

SUMMER STAIRS MEZZANINE

SUMMER STREET PLAZA
DAY TO DAY - WINTER



BOSTON HARBOR

WINTRY SUMMER STAIRS LOOKING DOWN HARBOR WAY



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

350 vs 400:
Comparing Parcels N & P









CONGRESS STREET ELEVATION

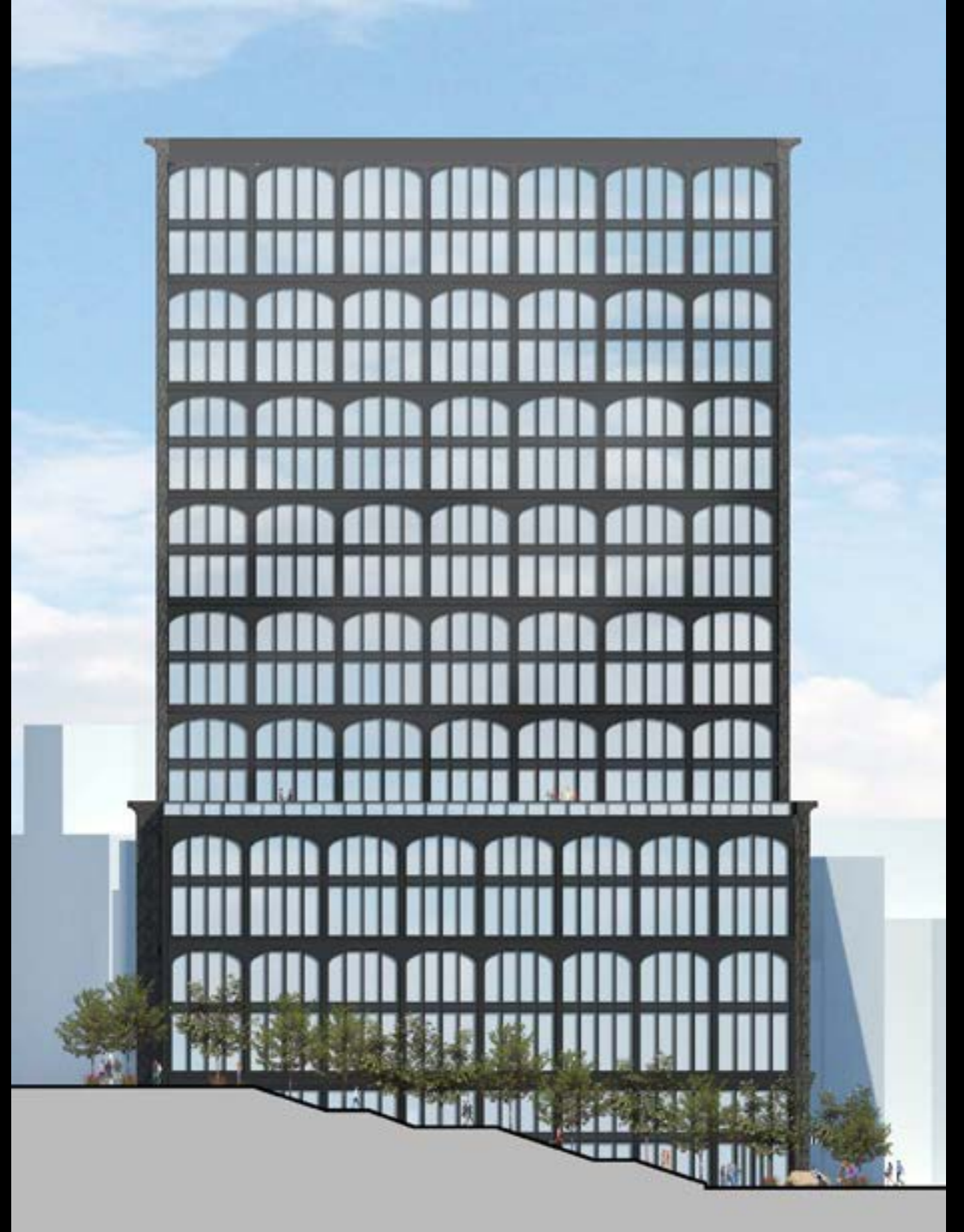


Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

SUMMER STREET ELEVATION





400

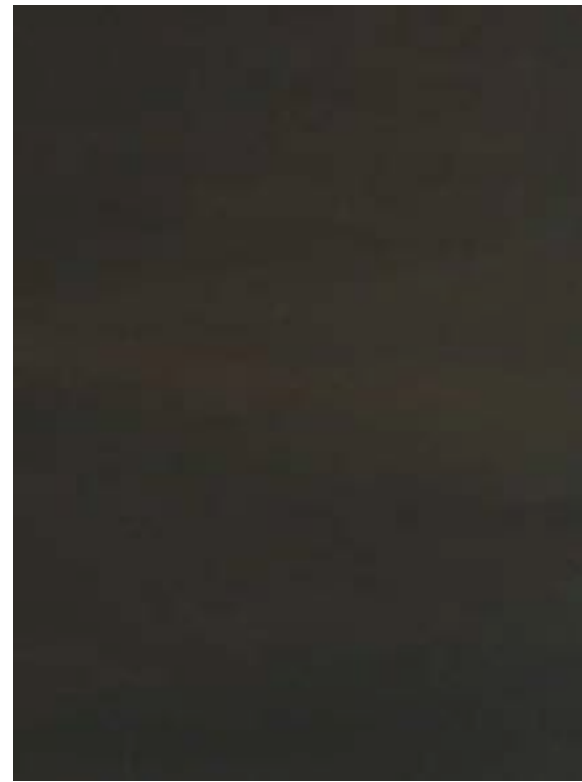


350





400



STOREFRONT
METAL



350

IN CONTEXT:
Views of 350 in the Neighborhood



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT

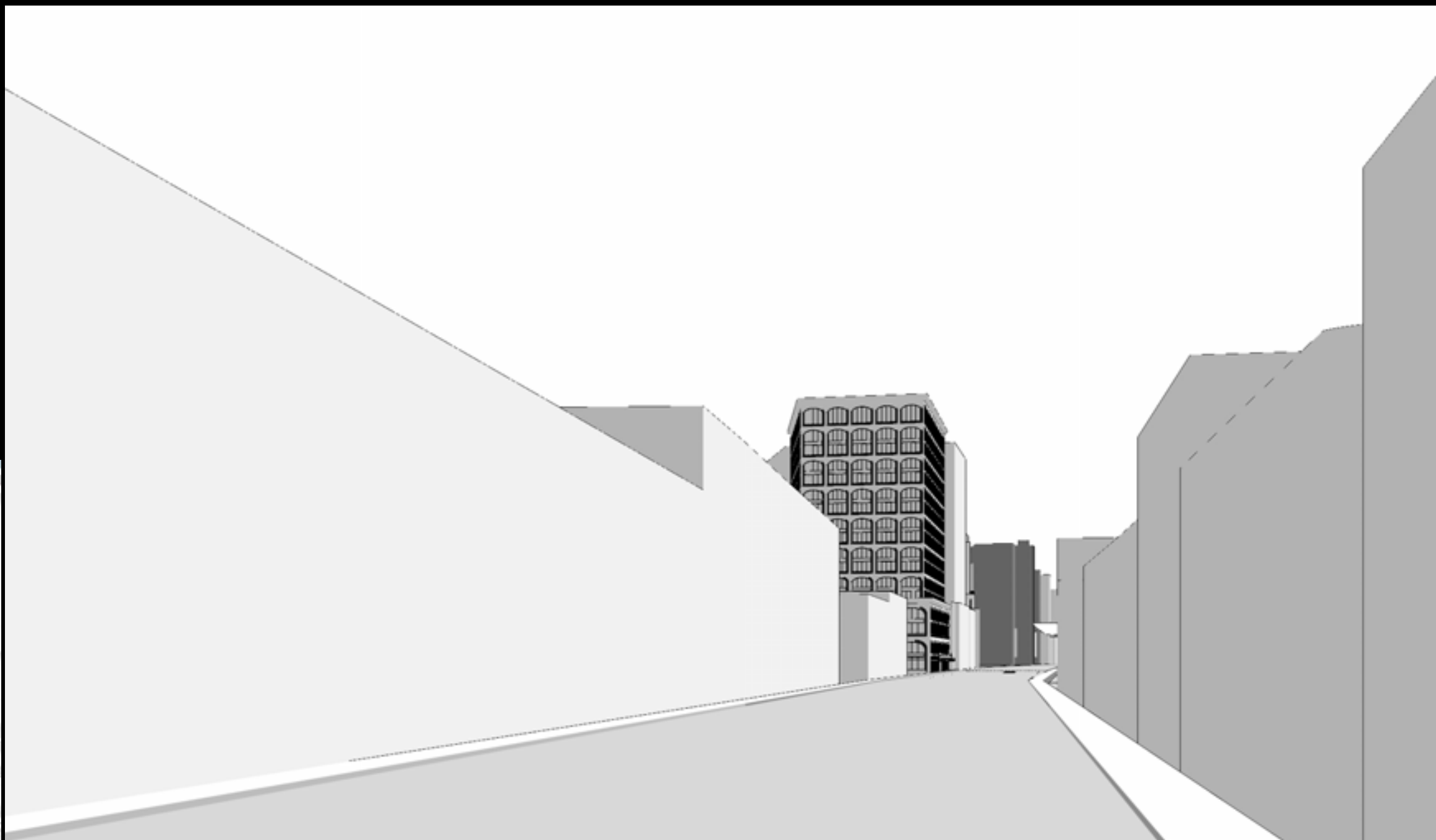


Morris Adjmi Architects
www.ma.com

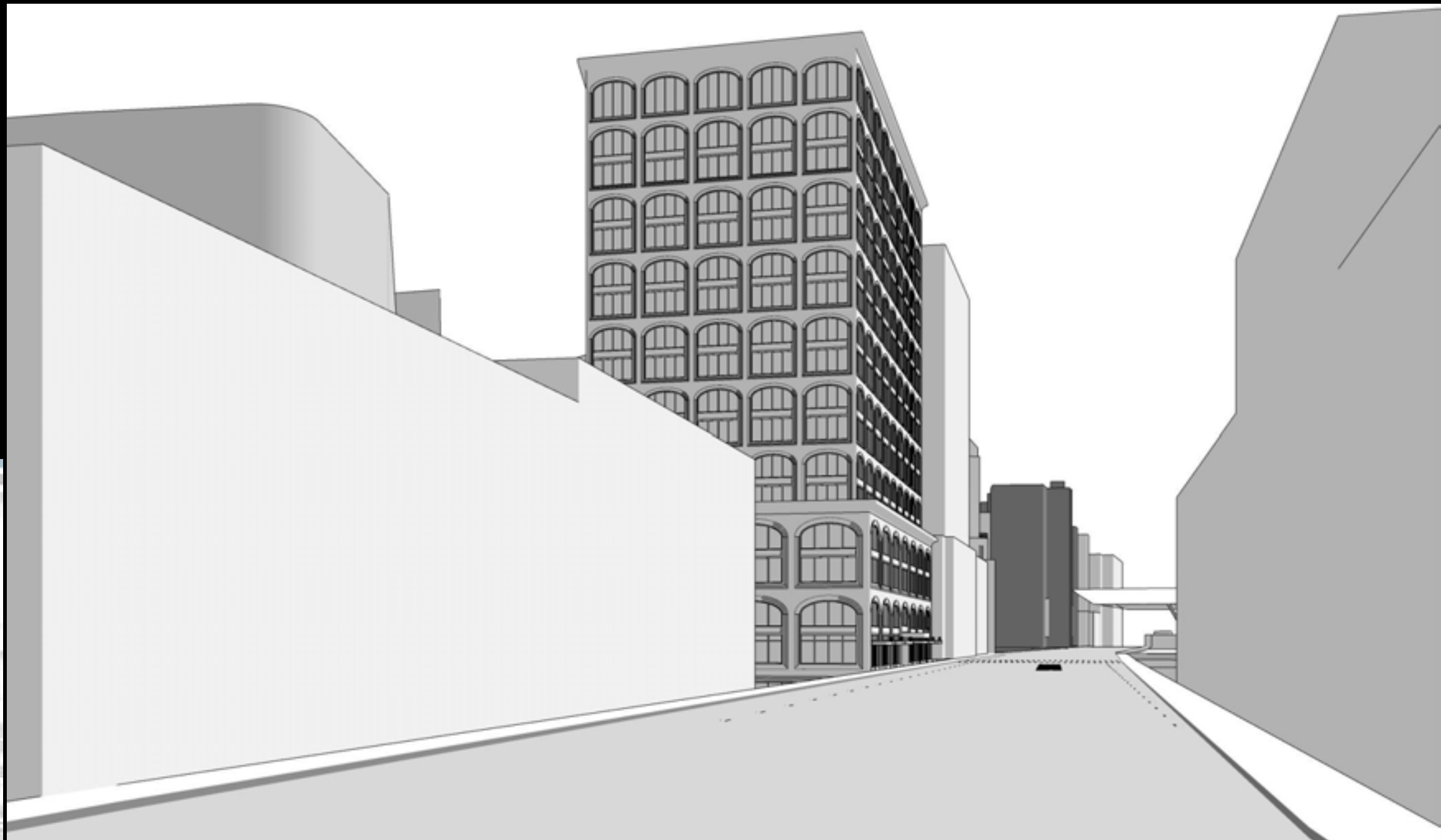


Stantec WSDEVELOPMENT

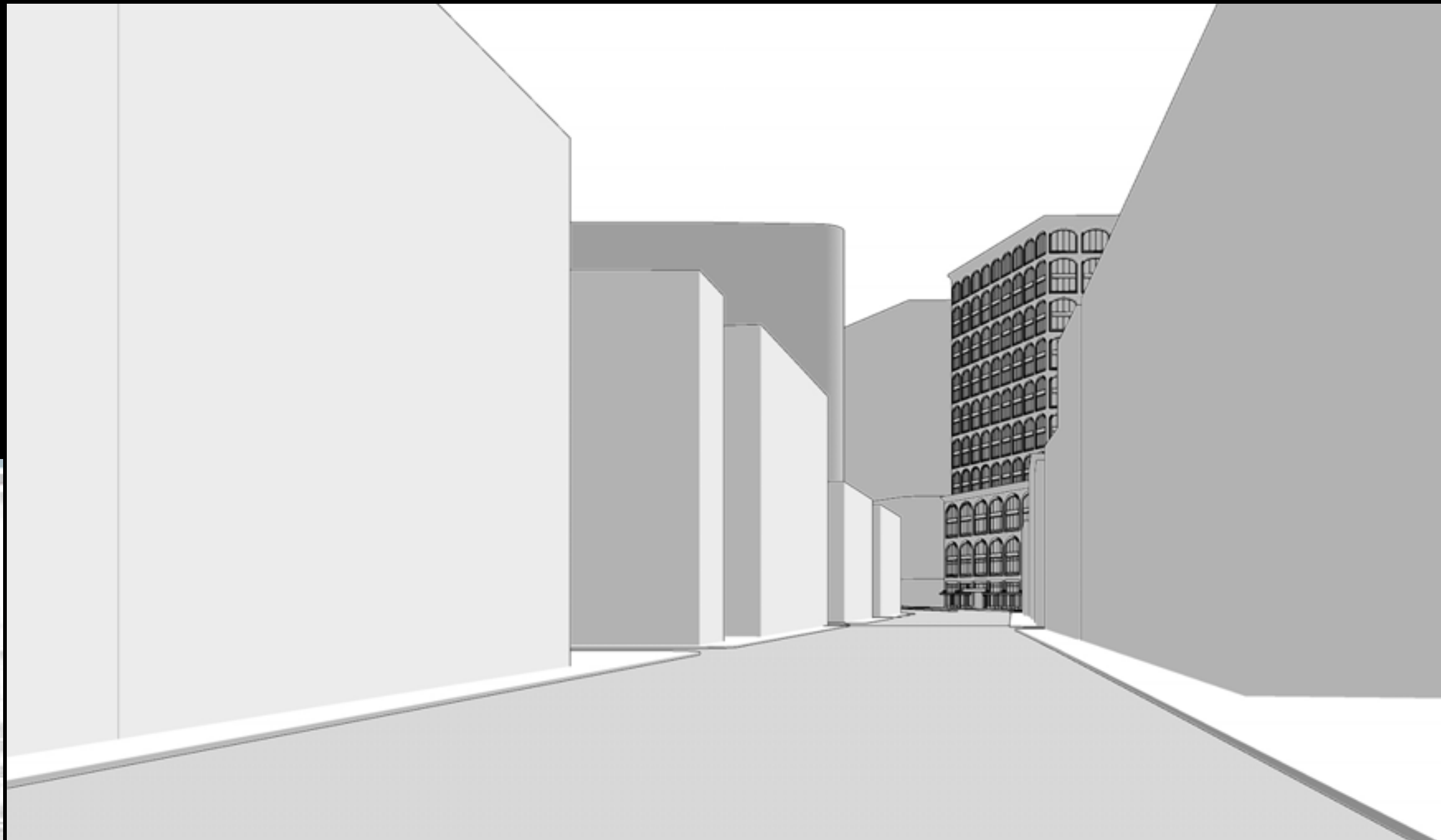
DISTRICT CONTEXT VIEW SPECTRUM





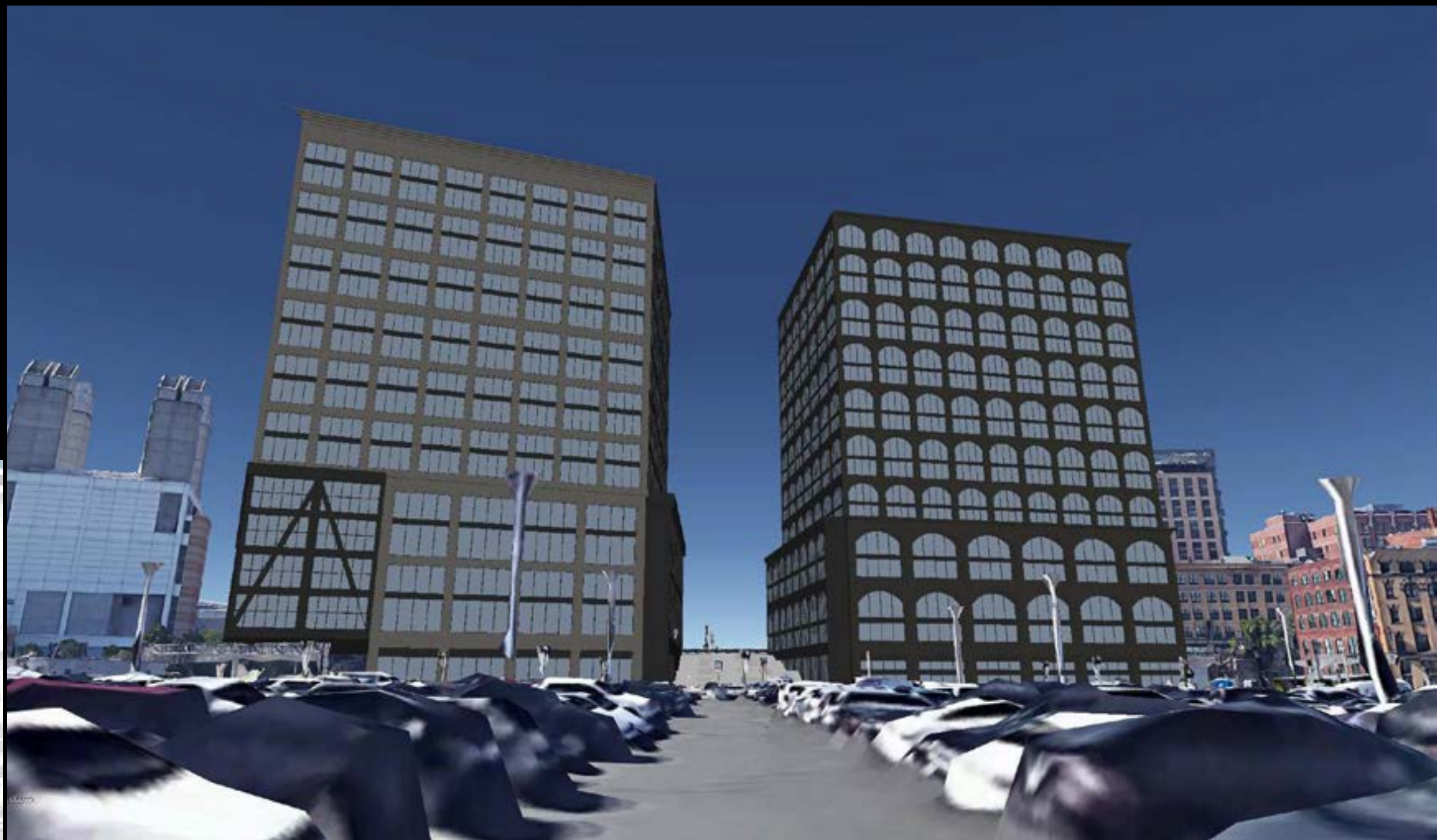


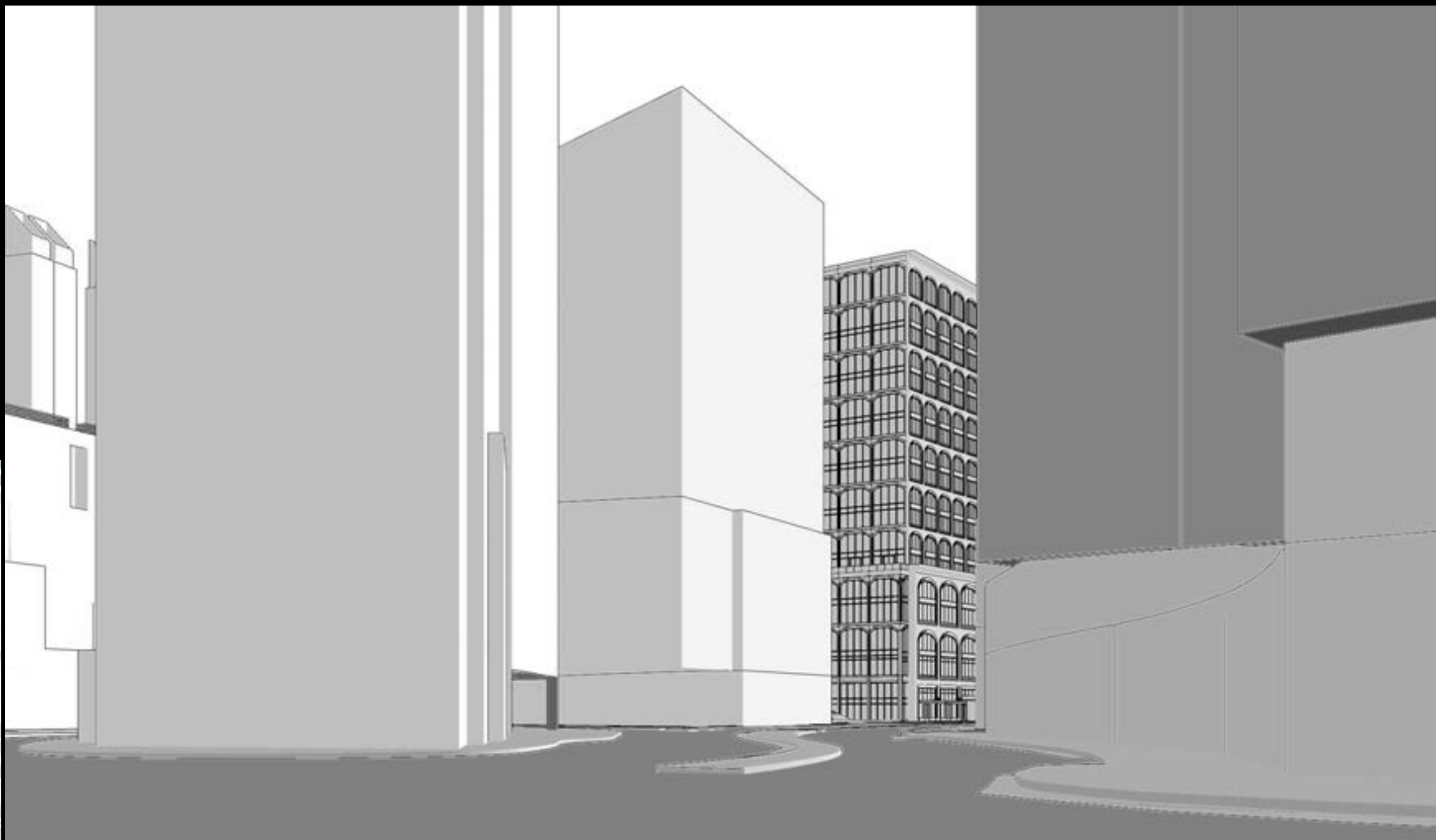




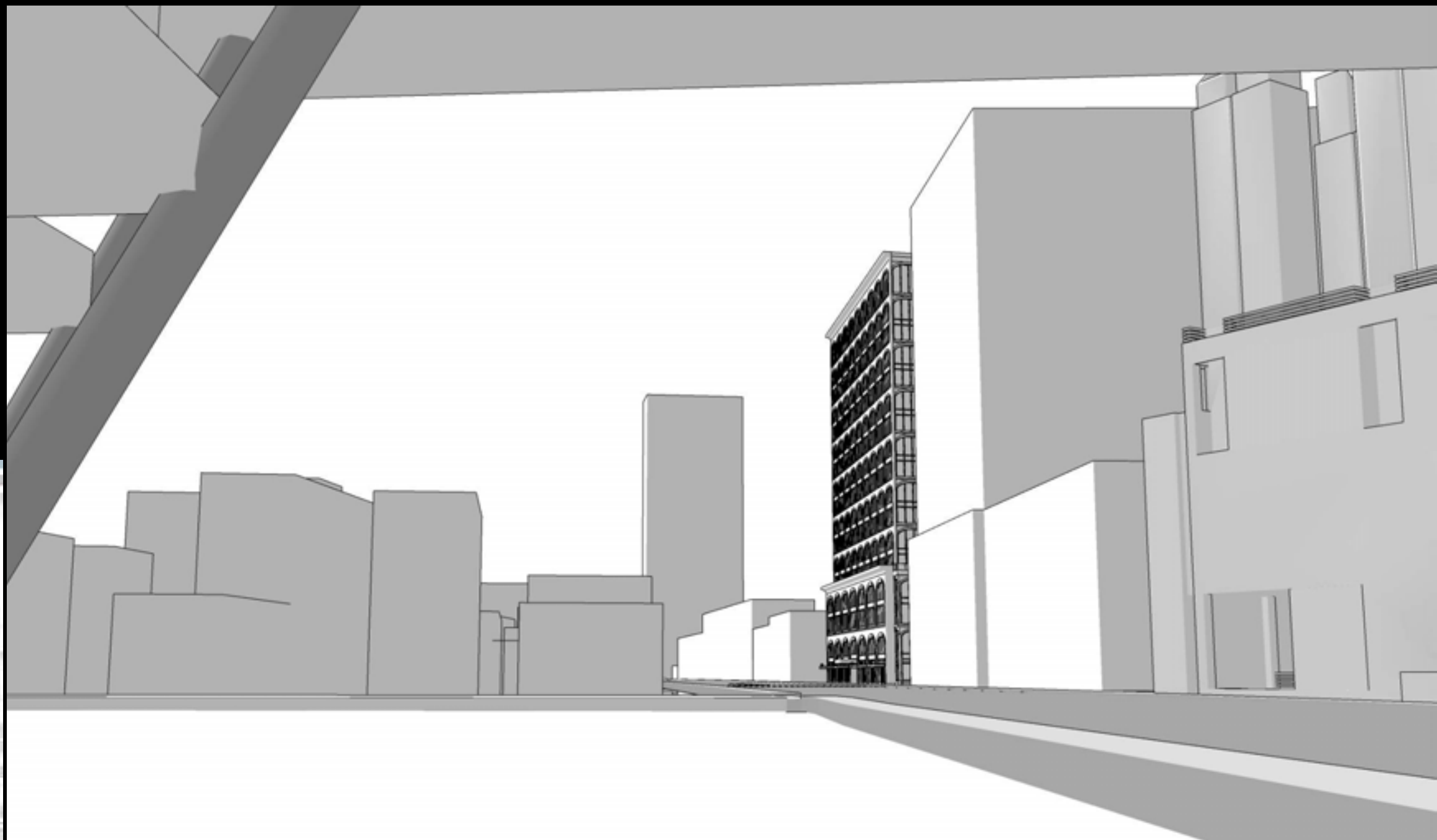














Thank you



Morris Adjmi Architects
www.ma.com



Stantec WSDEVELOPMENT