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## **KEMS Corp. and Finegold Alexander Architects begin construction of La Victoire**

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Boston, MA According to Finegold Alexander Architects, construction is underway for La Victoire at 25 Isabella St., an adaptive reuse project in the Bay Village neighborhood. Developed by KEMS Corp., the project gives new life into the former Our Lady of Victories Church, transforming the building into an all-electric 18-unit residential development.

La Victoire preserves and restores the historic facade of the original 1891 church, its masonry exterior standing as a testament to the neighborhood and building's architectural heritage, with a contemporary infill set back from Isabella St. This seven-story insertion of high-end condominium units includes two affordable units, and was designed with complementary materials and sleek profiles, including triangular bays inspired by the arched windows of the original nave. Finegold Alexander's new interventions were designed with significant neighborhood review and input, and the integrity of the neighborhood fabric while creating spaces for modern living with today's technologies.

"A unique aspect to this project is that no two units are alike. Some are very contemporary while others will have beautifully replicated windows with gothic tracery. We are excited to watch these units come to life," said Josephine Penta, senior associate and project manager at Finegold Alexander for La Victoire.

One of the guiding principles of Finegold Alexander's design for La Victoire was to achieve a highly

sustainable project. The building will be all-electric, using air source heat pumps for heating and cooling, and has an envelope designed to exceed energy code requirements, reinforcing its commitment to green building practices. An automated parking system will allow all parking spaces to be EV ready, and bicycle spaces are available to residents in a dedicated parking area.

Finegold Alexander's expertise in sustainable design and historic preservation allows the firm to confidently lead this challenging project.

"La Victoire embodies our commitment to a sustainable future - preserving history while embracing new energy technologies in line with the city of Boston's climate goals," said Rebecca Berry, president & director of sustainability at Finegold Alexander. "This adaptive reuse project is a testament to our dedication to creating spaces that harmonize the past, present, and future."

The firm specializes in seamlessly blending contemporary functionality with the preservation of historic building fabric and features. Finegold Alexander boasts an impressive portfolio of adaptive reuse projects, including church conversion projects The Lucas in the South End, 2 Clarendon and 260 High Park located in Toronto, ON, which is currently in construction.

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