

May 17, 2019

**VIA HAND DELIVERY**

Mr. Nicholas Armata  
Senior Preservation Planner  
Boston Landmarks Commission  
1 City Hall Square #709  
Boston, MA 02201

Re: 720 Harrison Avenue - SELDC Design Approval Application

Dear Mr. Armata:

MEPT Doctor's Office Building Owner LLC (the "Applicant") is undertaking a separation of the utilities serving 720 Harrison Avenue and an adjacent property, which requires the construction of a free-standing emergency generator on site (the "Project"). The Project will also include erecting a fence and landscaping that will shield the generator from public view. The Project, which will comply with all applicable zoning regulations, requires Design Approval by the South End Landmarks District Commission since it is located within the Harrison/Albany Protection Area and will incorporate landscape work and other exterior alterations.

Enclosed, please find the following materials regarding the Applicant's application for Design Approval:

1. Completed Application Form signed by the Applicant;
2. Project narrative, including existing conditions photographs, renderings of the Project, Mechanical Site Plan and Landscape Plan; and
3. \$100 check for the Major Alterations fee.

May 17, 2019  
Page 2

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We respectfully request that the SELDC review and approve the Project administratively. Please let us know if you need any further information.

Sincerely,



Paul D. Momnie  
Attorney for the Applicant

PDM/MMS

Enclosure

DOCUMENT INCLUDES VISIBLY FINERS, CHEMICAL REACTIVE PROPERTIES, FEATURES & FOR, HOLOGRAM AND DETECTION AREA REVEALS A LOCK WHEN TESTED

**GOULSTON & STORRS**  
A PROFESSIONAL CORPORATION  
PARALEGAL ACCOUNT  
400 Atlantic Avenue  
Boston, MA 02110-3333



5-7017/2110

21797

DATE 05/17/2019

Shield

PAY TO THE ORDER OF

City Of Boston  
one hundred and 7/100

\$ 100.00 -  
DOLLARS

Security Features Included. Details on back.

NOT VALID FOR AMOUNTS OVER \$1000.00  
VOID AFTER 90 DAYS



CITIZENS BANK  
MASSACHUSETTS

FOR

SEDC Application (17352.0002)

Bradley  
AUTHORIZED SIGNATURE

⑈0021797⑈ ⑆211070175⑆ 1137421662⑈

ESHC TIME WATERMARK PAPER - HOLD TO LIGHT TO VIEW

HEAT SENSITIVE BIRD IMAGE DISAPPEARS WITH HEAT



<b>APPLICATION</b> CERTIFICATE of APPROPRIATENESS-or- DESIGN APPROVAL-or-EXEMPTION	<b>For Office Use Only</b>
Deliver or mail to: Environment Department Boston City Hall, Rm 709 Boston, MA 02201	APPLICATION # _____ RECEIVED _____ FEE _____ HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 720 Harrison Avenue, Boston, MA 02118  
NAME of BUSINESS/PROPERTY Doctor's Office Building

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT MEPT Doctor's Building Owner LLC

CONTACT NAME Philip Down RELATIONSHIP TO PROPERTY VP at Owner  
MAILING ADDRESS Bentall Kennedy (U.S.) LP, One Federal Street, 25th Floor, Boston, MA ZIP 02110  
PHONE 617-357-6401 EMAIL pdown@BentallKennedy.com

PROPERTY OWNER MEPT Doctor's Building Owner LLC CONTACT NAME Same as above  
MAILING ADDRESS Same as above ZIP \_\_\_\_\_  
PHONE Same as above EMAIL Same as above

(Landscape)  
ARCHITECT Halvorson Design Partnership, Inc. CONTACT NAME Bryan Jereb  
MAILING ADDRESS 25 Kingston Street 5th Floor, Boston, MA ZIP 02111  
PHONE 617-536-0380 Ext. 3045 EMAIL \_\_\_\_\_

CONTRACTOR EMCOR Services Northeast, Inc. CONTACT NAME Paul Feeney  
MAILING ADDRESS 80 Hawes Way, Stoughton, MA ZIP 02072  
PHONE 781-573-1709 EMAIL pfeeney@emcor.net

### III. DESCRIPTION OF PROPOSED WORK

**A BRIEF OUTLINE OF THE PROPOSED WORK MUST BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL NOT BE ACCEPTED.** This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Additional pages may be attached, if necessary, to provide more detailed information.

MEPT Doctor's Building Owner LLC seeks to construct an emergency power generator (the "Project") on a portion of the property located at 720 Harrison Avenue, in the South End neighborhood, fronting on Harrison Avenue (the "Property"). The Project is necessary to separate certain utility services for the improvements at the Property from those on an adjacent property, which properties are now under separate ownership. The Project will comprise the erection of an approximately 12.5-foot high emergency generator, which will be screened from view by a wood slatted fence and certain landscaping. The generator will also require affixing an approximately 37.5-foot high exhaust stack to the parking garage.

The Owner respectfully requests that the South End Landmark District Commission staff administratively approve the Project, and that the SELDC ratify such administrative approval at its next monthly meeting.

Please see the attached narrative for further detail.

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: \$700,000 \_\_\_\_\_

IV. DULY AUTHORIZED SIGNATURES (both required)

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT See attached signature page \_\_\_\_\_ OWNER\* See attached signature page \_\_\_\_\_

\*(If building is a condominium or cooperative, the chairman must sign.)

PRINT See attached signature page \_\_\_\_\_ PRINT See attached signature page \_\_\_\_\_

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

**UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED**

**THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION.**

The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

- COMPLETED APPLICATION FORM
- APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions)
- DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. **Applications that only note “see attached” will not be accepted.**)
- PHOTOS OF EXISTING CONDITIONS
- DRAWINGS AND SPECIFICATIONS AS REQUIRED (See “documentation requirements” in instructions)

**APPLICANT:**

**MEPT Doctor's Building Owner LLC,  
a Delaware limited liability company**

By:   
Name: Philip Down  
Title: Authorized Signatory  
Date: Vice President

**OWNER:**

**MEPT Doctor's Building Owner LLC,  
a Delaware limited liability company**

By:   
Name: Philip Down  
Title: Authorized Signatory  
Date: Vice President

May 17, 2019

## **SELDC Application for Design Approval – 720 Harrison Avenue**

### **I. Introduction**

MEPT Doctor's Building Owner LLC (the "Owner") seeks to construct an emergency power generator (the "Project") on a portion of the property located at 720 Harrison Avenue, in the South End neighborhood of Boston, Massachusetts, fronting on Harrison Avenue (the "Property").

Located on the Property is a 12-story concrete office building with an adjoining 4-story parking garage (the "Doctor's Office Building"). The Project is necessary to separate certain utility services for the Doctor's Office Building from those on an adjacent property, which is now under separate ownership.

As more particularly described below and as shown on the Site Plan attached hereto as **Exhibit A** (the "Site Plan"), the Project Site is located in the lightly landscaped area between the parking garage and the sidewalk for Harrison Avenue. The Project will comprise the erection of an approximately 12.5-foot high emergency generator, which will be screened from view by a wood slatted fence and certain landscaping. The generator will also require affixing an approximately 37.5-foot high exhaust stack to the parking garage.

The Owner respectfully requests that the South End Landmark District Commission (the "SELDC") staff administratively approve the Project, and that the SELDC ratify such administrative approval at its next monthly meeting.

### **II. Landmarked Status of the Property/Applicability of Administrative Review**

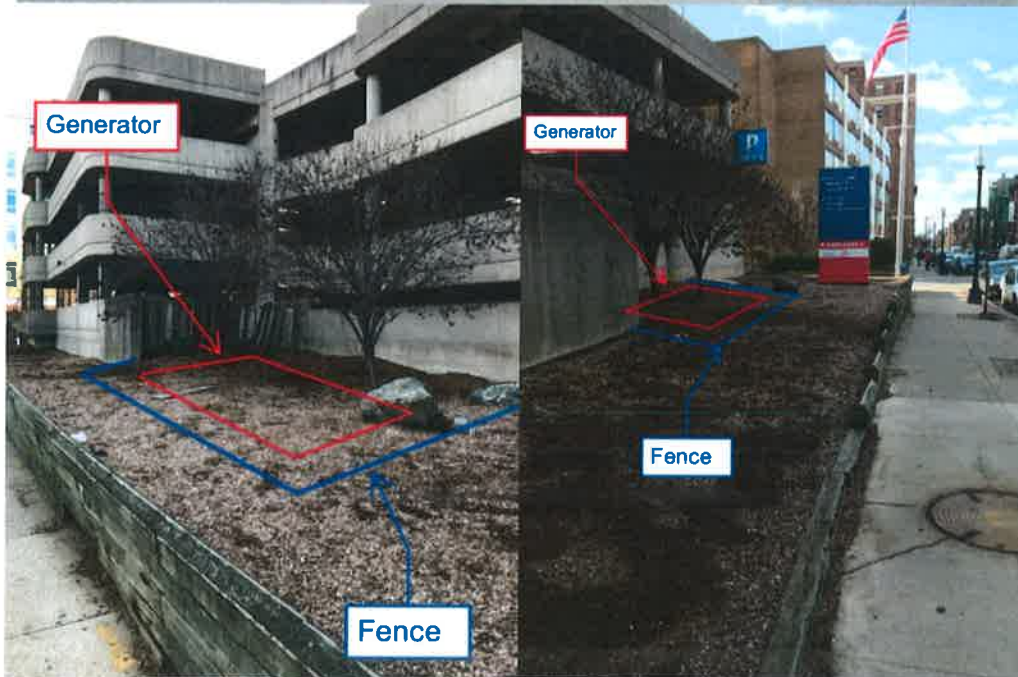
The Property is subject to SELDC review because it is located in the South End Harrison/Albany Protection Area (the "Protection Area"), which was created along with the South End Landmark District (the "Landmark District") in 1983. The goal of the Protection Area is to protect the views, light and air circulation in the Landmark District. Accordingly, certain design features of buildings in the Protection Area, including land coverage, height and landscaping, are governed by Protection Area Standards and Criteria (the "Standards and Criteria") intended to protect views into the Landmark District.

The SELDC has delegated the approval of certain work items "involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance" to be administratively reviewed and approved at the staff level. The Proposed Project meets this requirement because it will have a minor impact which will be adequately mitigated by screening and landscaping described below. As such, the Proposed Project may be administratively approved by the SELDC staff.



### III. Existing Conditions

The Project Site currently comprises a lightly landscaped area between the sidewalk and the parking structure located at the corner of Harrison Avenue and Sharon Street. There are two small trees on the site. The existing site conditions, and the proposed location of the Project are shown below.





#### **IV. Project Description and Impacts 720 Harrison Avenue**

As noted above, the Project contemplates the construction of an emergency power generator in the lightly landscaped area between the parking structure and the sidewalk at 720 Harrison Avenue. The proposed location of the generator is tucked back as close to the parking garage as is feasible. The generator will be shielded from public view by a wood fence, an example of which is depicted below, and by the landscaping features depicted on the Landscaping Plan attached hereto as **Exhibit B** (the “Landscaping Plan”). The Project will result in approximately seven trees and ten shrubs on the site.



#### **V. Zoning**

The Project does not involve changes in square footage, height of structures, enclosed space, legal use of occupancy, rooftop construction, etc., and therefore no zoning relief is required.

#### **VI. Compliance with Standards and Criteria**

The Standards and Criteria set out five requirements for projects in the Protection Area. The Project meets all applicable criteria.

1. *Demolition requires the SELDC's prior approval.* This requirement is not applicable, because the generator will be built in open space and will not require demolition.

2. *Land Coverage – setbacks may not exceed 10 feet from the sidewalk line without SELDC approval, unless the setback is consistent with adjacent setbacks or the site is adequately landscaped.* The Project meets this requirement because the generator and screening will be set back approximately 5 feet from the sidewalk. Further, the site will be adequately landscaped, as shown on the attached Landscaping Plan.
3. *Height of Structures – for allowable heights, see Boston Zoning Code Article 64, South End Neighborhood District.* Maximum building height at the Property is 70 feet. The majority of the Project will be less than be approximately 12.5 feet high, with only the required exhaust stack affixed to the parking garage extending up to approximately of 37.5 feet.
4. *Topography – no major changes in topography are allowed within the Protection Area.* The Project meets this requirement because the generator will be built on the site as currently graded, and will not change the site's topography.
5. *Landscape – landscaping may not obstruct views into the Landmark District from any public way in the Protection Area.* The Project meets this requirement because the landscaping will not obstruct views from any public way into the Landmark District. The Project is located between Harrison Avenue, a public way, and a parking structure also located in the Protection Area, and will only obstruct views of the parking structure. Further, the new landscaping shielding the parking structure will enhance the view from Harrison Avenue.

## **VII. Conclusion**

In conclusion, the Owner proposes to construct an emergency power generator in the lightly landscaped area between the parking structure and the sidewalk at 720 Harrison Avenue. The Project qualifies for administrative review by the SELDC staff, meets all applicable requirements in the Standards and Criteria, and will not affect views into the adjacent Landmark District. Accordingly, the Owner respectfully requests that the SELDC staff administratively approve the Project, and that the SELDC ratify such administrative approval at its next monthly meeting.

**EXHIBIT A**

MECHANICAL SITE PLAN

Harrison Ave

Preston Family Building

Doctors Office Building

Parking Garage

H Building

**MECHANICAL PIPING KEYNOTES**

**BASE BID:**

- DEMOLISH SECTION OF EXISTING CHWS/R PIPING BACK TO H-BUILDING AND CAP INSIDE H-BUILDING. PIPING BELOW DOB OVERHANG SHALL BE CAPPED & ABANDONED IN PLACE. MC SHALL MEET WITH OWNER AND NEIGHBOR (DCAM) TO COORDINATE SHUTDOWN AND WORK WITHIN H-BUILDING. EC TO DISCONNECT HEAT TRACE FOR ALL PIPING (INCLUDING ABANDONED PIPING) AND MAKE SAFE. MC TO PATCH H-BUILDING LOUVER PENETRATIONS WITH ALUMINUM SHEETMETAL, PAINTED AND CONFORMED TO SHAPE OF LOUVER BLADES TO MATCH EXISTING LOUVER.
- DEMOLISH ALL PIPING PENETRATING DOB 3RD FLOOR SLAB AND CAP BELOW SLAB. GC TO IN FILL EXISTING SLAB PENETRATIONS. REMAINING PIPING BELOW OVERHANG, THROUGH GARAGE AND UNDERGROUND SHALL BE ABANDONED IN PLACE.

**BID ALTERNATE #1**

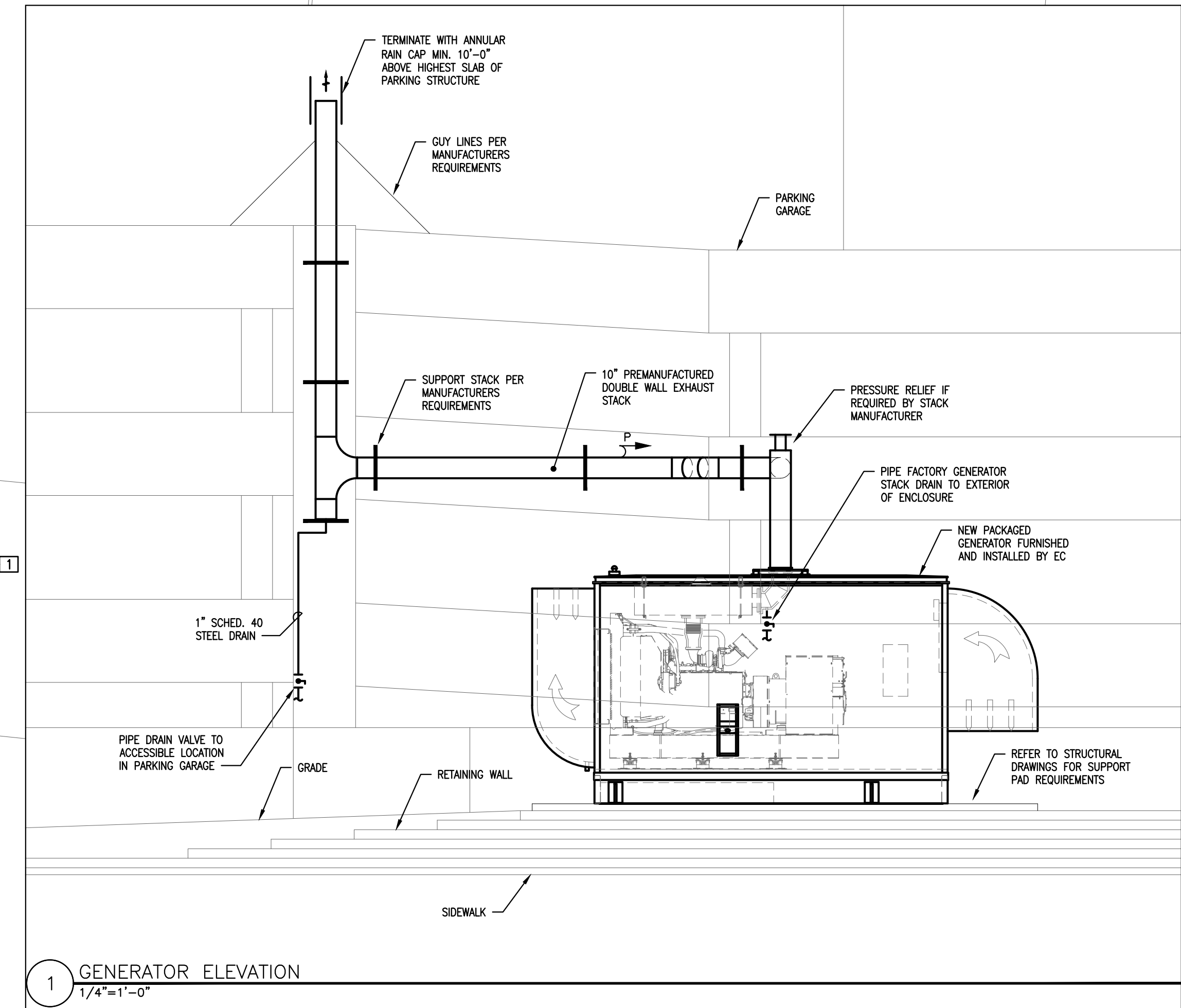
- EXISTING PIPING TO BE DEMOLISHED PER BASE BID. HOWEVER, CONTRACTOR SHALL RETURN TO SITE AT A LATER DATE TO COMPLETE SPECIFIED SCOPE OF WORK ONCE THE PRESTON BUILDING IS DISCONNECTED.
- DEMOLISH ALL PIPING PENETRATING DOB 3RD FLOOR SLAB AND RECONNECT EXISTING PIPING & INSULATE TO TEMPORARILY FEED PRESTON BUILDING. GC TO IN FILL EXISTING SLAB PENETRATIONS. ONCE PRESTON HAS BEEN DISCONNECTED, REMAINING PIPING BELOW OVERHANG, THROUGH GARAGE AND UNDERGROUND SHALL BE ABANDONED IN PLACE.

**BID ALTERNATE #2**

- IN ADDITION TO BASE BID SCOPE, PROVIDE DEMOLITION OF ALL REMAINING PIPING BELOW OVERHANG AND THROUGH GARAGE SHALL BE DEMOLISHED. UNDERGROUND PIPING SHALL BE CAPPED AT ENTRANCE TO GARAGE AND ABANDONED IN PLACE. GC TO IN FILL ANY PENETRATIONS.

**MECHANICAL GENERATOR KEYNOTES**

- GENERATOR SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. MC TO ASSIST AS REQUIRED, PROVIDING COORDINATION WITH SITEWORK, STRUCTURAL PAD, ROOFING, A/C INTEGRATION, ETC. MC SHALL BE RESPONSIBLE FOR FIELD INSTALLATION OF ALL SHIPPED LOOSE MECHANICAL COMPONENTS, INCLUDING BUT NOT LIMITED TO FUEL OIL VENTS, DRAINS EXTENDING TO THE EXTERIOR OF THE ENCLOSURE, INSTALLATION OF INTAKE AND EXHAUST HOODS, INSTALLATION OF FINAL FUEL OIL CONNECTION IN FILL BOX ETC. MC SHALL ASSIST A/C CONTRACTOR WITH INTEGRATION OF SPECIFIED POINTS FOR MONITORING. MC TO ASSIST WITH FUEL OIL SYSTEM STARTUP. COORDINATE FINAL SCOPE WITH EC BASED ON GENERATOR CARRIED IN BID.
- MC SHALL PROVIDE NEW 10" DOUBLE WALL EXHAUST STACK EXTENDING 10' ABOVE TOP LEVEL OF PARKING GARAGE. SUPPORT PER STACK MANUFACTURER'S REQUIREMENTS. REFER TO SPECIFICATION FOR SEISMIC REQUIREMENTS. PROVIDE RELIEF IF REQUIRED BY MANUFACTURER. PROVIDE VALVED DRIP AT BOTTOM OF STACK. TERMINATE STACK WITH ANNULAR RAIN CAP, REFER TO DETAIL.
- GENERATOR IS SPECIFIED TO BE FURNISHED TO ALLOW SUPPORT FROM ROOF STRUCTURE WITH ATTACHMENT POINTS FOR STACK SUPPORTS BY MC.



EACH BLOCK REPRESENTS ONE FOOT IN THE SCALE INDICATED

DATE	DESCRIPTION	REV.

**ESJ**  
Engineered Solutions, Inc.  
6 Union Street, Natick, MA 01760  
T: (508) 647-2000 F: (508) 652-1936  
www.engineersolutions.com

MECHANICAL SITE PLAN

CLIENT: DOCTOR'S OFFICE BUILDING  
720 HARRISON AVE.  
BOSTON, MA 02118

PROJECT: CHILLER PLANT, GENERATOR & ELECTRICAL SERVICE PROJECT

BID DOCUMENTS

SCALE: 3/32"=1'-0"

DATE: 12/8/2018

DRAWN BY: CMD

REVIEWED BY: JC

JOB NUMBER: 2018154

DRAWING NO.

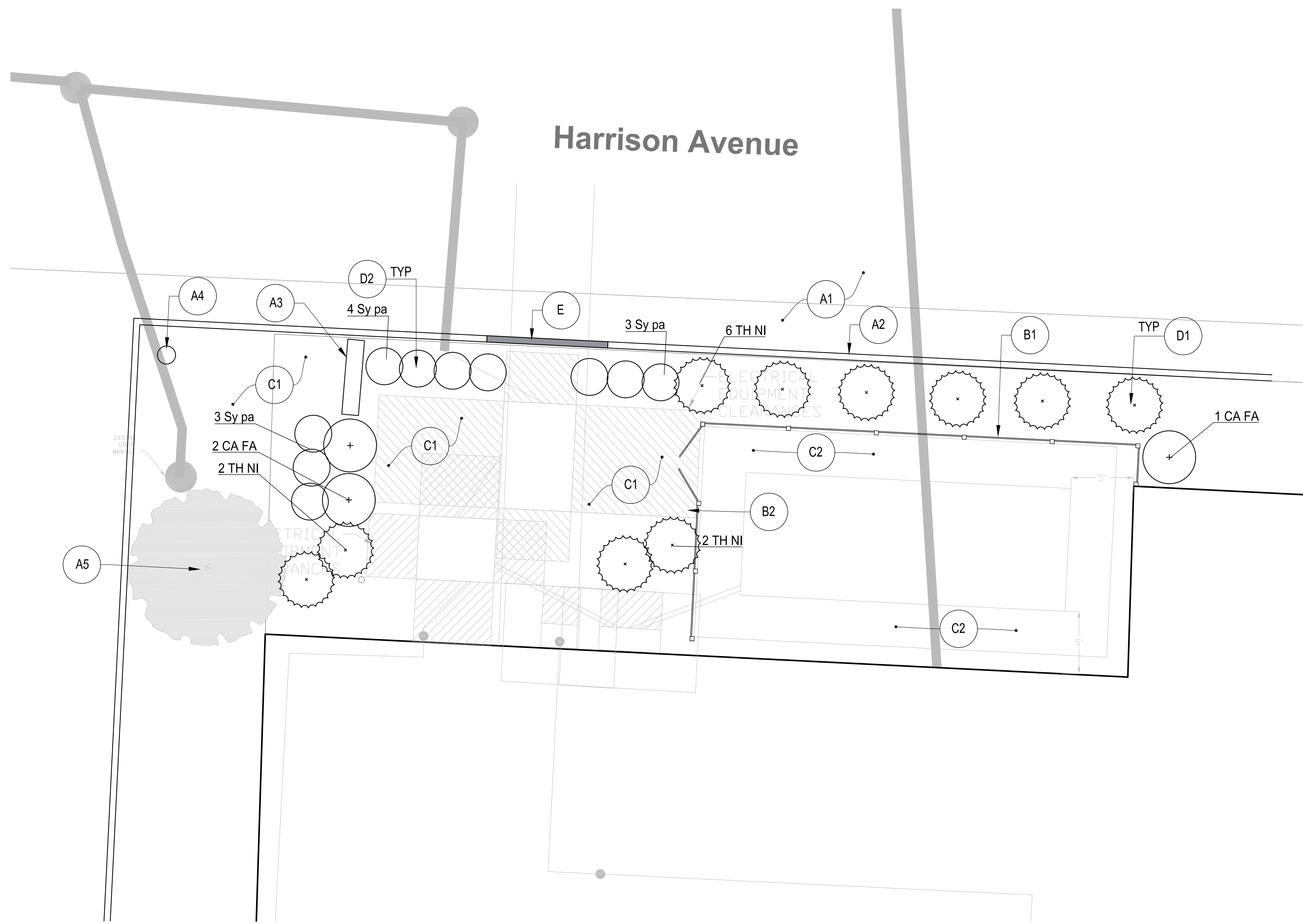
M2.3

**EXHIBIT B**

LANDSCAPING PLAN



EACH BLOCK REPRESENTS ONE FOOT IN THE SCALE INDICATED



### MATERIALS LEGEND

SYM.	DESCRIPTION
A1	EXISTING CONCRETE SIDEWALK TO REMAIN
A2	EXISTING RETAINING WALL TO REMAIN
A3	EXISTING SIGN TO REMAIN
A4	EXISTING FLAGPOLE TO REMAIN
A5	EXISTING TREE TO REMAIN
B1	CEDAR FENCE - WALPOLE WOODWORKERS: 8'H CHESAPEAKE FENCE, SIMPLE POST TOP CAPS (NON ORNAMENTAL) TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT. FURNISH AND INSTALL WITH ALL FASTENERS AS REQUIRED BY MANUFACTURER. PROVIDE SHOP DRAWINGS.
B2	CEDAR FENCE GATE - WALPOLE WOODWORKERS: 8'H CHESAPEAKE FENCE W/ 8'H, 6" WIDE DOUBLE GATE. FURNISH AND INSTALL WITH ALL FASTENERS, HINGES AND LOCKING MECHANISMS AS REQUIRED BY MANUFACTURER. PROVIDE SHOP DRAWINGS.
C1	MULCH BED
C2	CRUSHED STONE SURFACING
D1	1 TREE PLANTING
D2	2 SHRUB PLANTING
E	REPAIR EXISTING TIMBER RETAINING WALL TO EXTENTS SHOWN

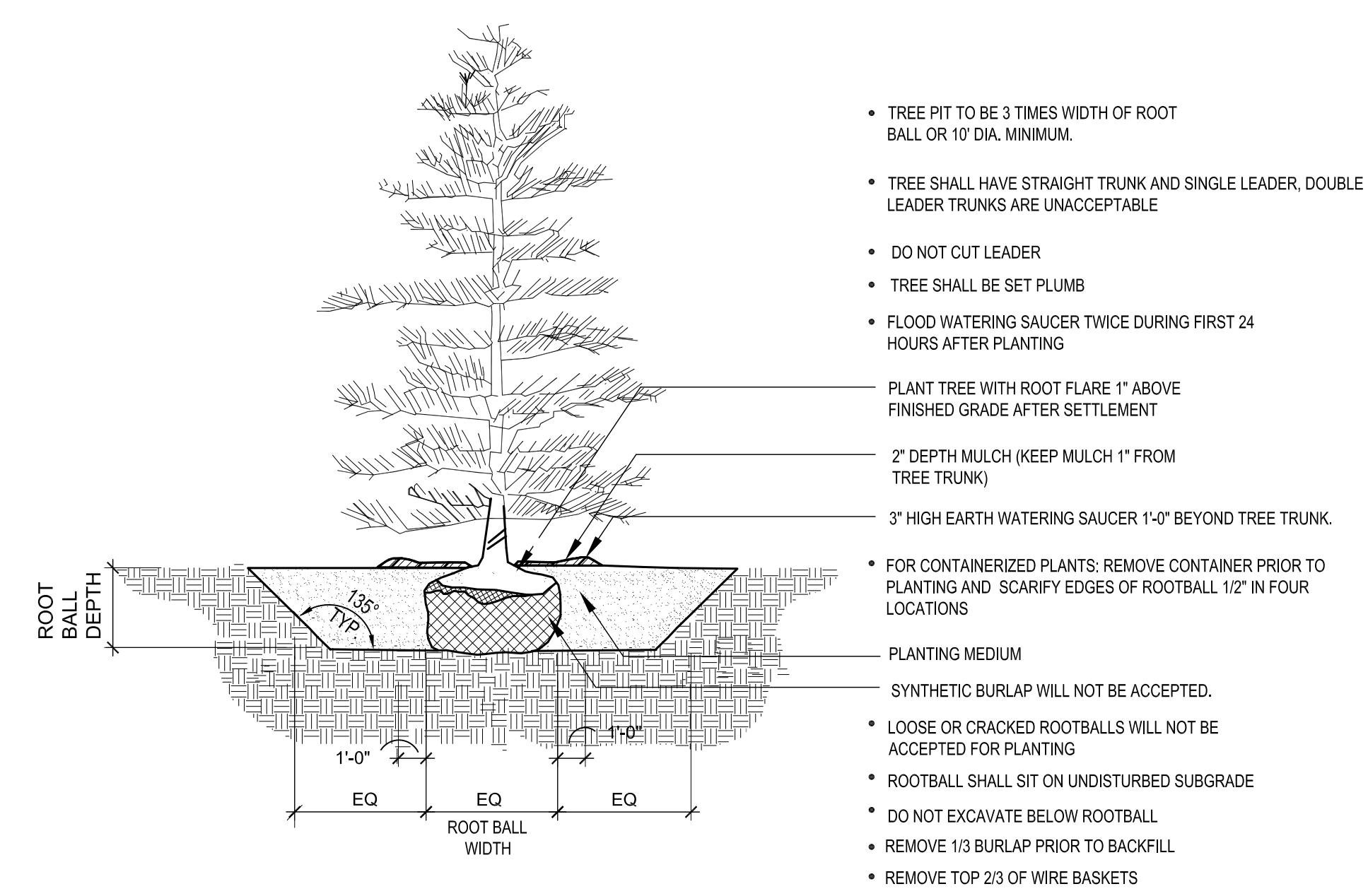
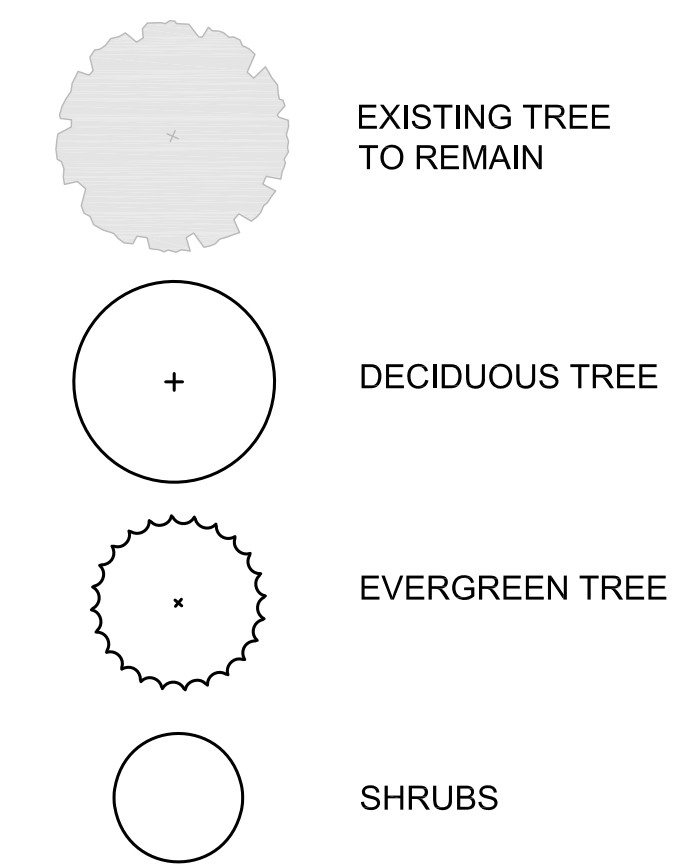
- ### PLANTING NOTES
- LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.
  - PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
  - NO SUBSTITUTIONS OF PLANT SPECIES WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
  - SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF AND FRUIT, COLOR AND TIME OF BLOOM, AS APPROVED OF BY LANDSCAPE ARCHITECT.
  - LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICT TO LANDSCAPE ARCHITECT.
  - PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM ALL PLANTING AREAS.
  - NO PLANTING TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
  - ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS. FINAL LOCATIONS OF ALL PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  - INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE.
  - PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.
  - WATER PLANTS THOROUGHLY AFTER INSTALLATION. A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
  - REPAIR DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK

**SITE PLAN**  
SCALE: 1/4" = 1'-0"

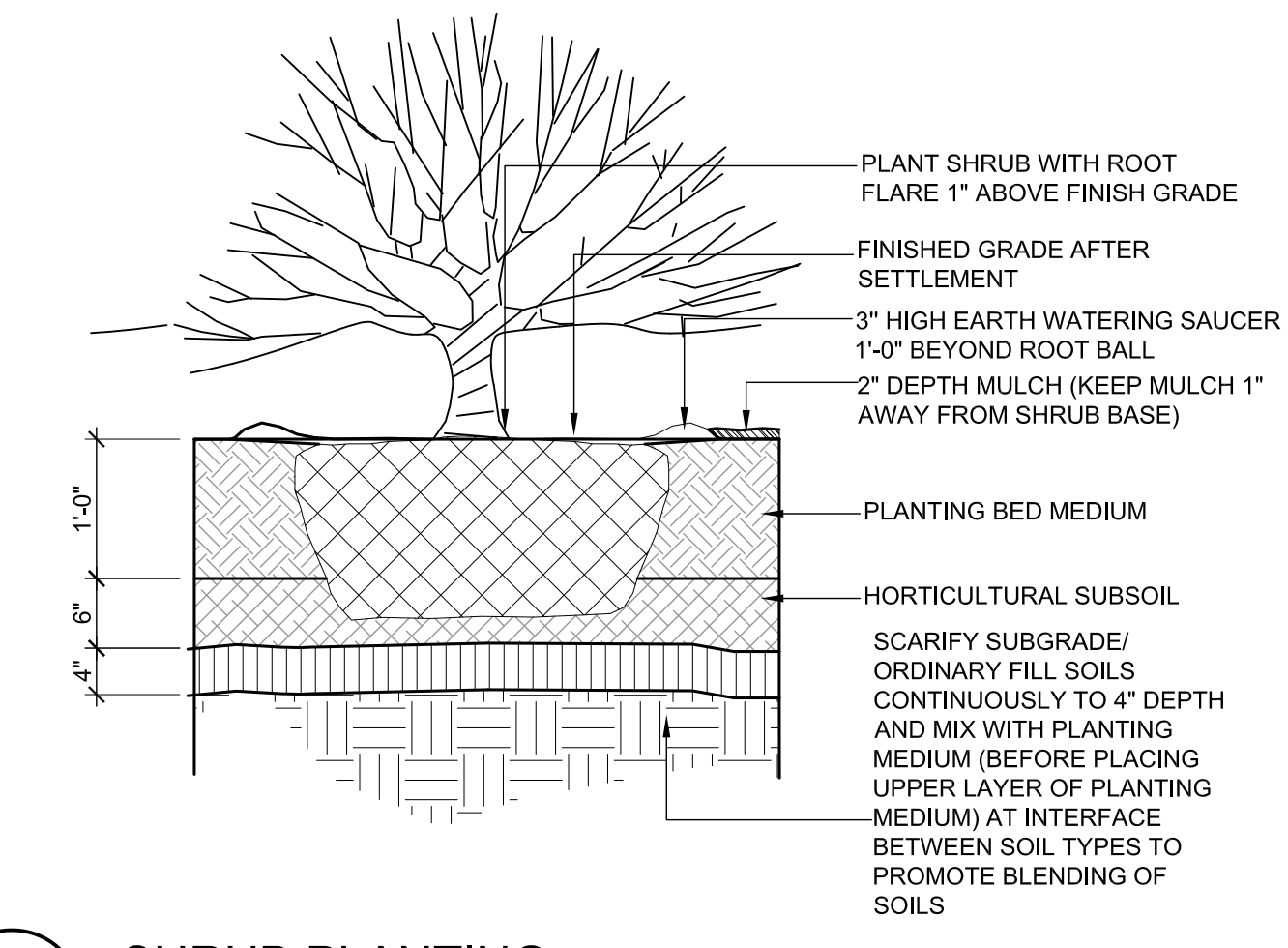
**PLANTING SCHEDULE**

QNTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
10	TH NI	<i>Thuja occidentalis 'Nigra'</i>	American Arborvitae	10-12'	B&B; matched
3	CA FA	<i>Carpinus betulus 'Fastigiata'</i>	Pyramidal European Hornbeam	2.5-3" Cal.	B&B; matched
10	Sy pa	<i>Syringa meyeri 'Palibin'</i>	Palibin Lilac	3.5 - 4'	B&B; matched

**PLANTING LEGEND**



**1 TREE PLANTING**  
Not to Scale



**2 SHRUB PLANTING**  
SCALE: 3/4" = 1'-0"

DOCTOR'S OFFICE BUILDING  
OFFICE BUILDING  
SITE PLAN

CLIENT: DOCTOR'S OFFICE BUILDING  
720 HARRISON AVE.  
BOSTON, MA 02118  
PROJECT: CHILLER PLANT, GENERATOR & ELECTRICAL SERVICE PROJECT



**CONSTRUCTION SET**  
SCALE: 1/8" = 1'-0"  
DATE: 4/30/2019  
DRAWN BY: BDJ  
REVIEWED BY: BDJ  
JOB NUMBER: 2018154  
DRAWING NO.

**L1.0**