

715 725 Tremont Street | 115 Worcester Street

March 3, 2020



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January 7, 2020 South End Landmarks Comments

- South End Landmarks jurisdiction included the front facade only
- The project would be treated as a Category A project due to its direct proximity to the adjacent building on Worcester Street
- The accessible sidewalk and planting strip should be deleted and instead have the direct entries flush with the sidewalk
- The design is too monolithic
- There is too much mass for the street
- The roof line should be broken to a greater extent
- Accent lines taken from the adjacent building should be carried across our facade in some way
- The mechanical penthouse above the roof is “un-approvable”
- Study the proportions of bays, proportions of windows
- Study the articulation of window openings, and the hierarchy of windows
- Keep the street wall alignment
- No “Juliette” balconies
- We were asked to review older Sanborn maps showing history of the site
- We were referred to 424 Mass Ave as a good example of South End new construction
- It was recommended that we return for another advisory meeting



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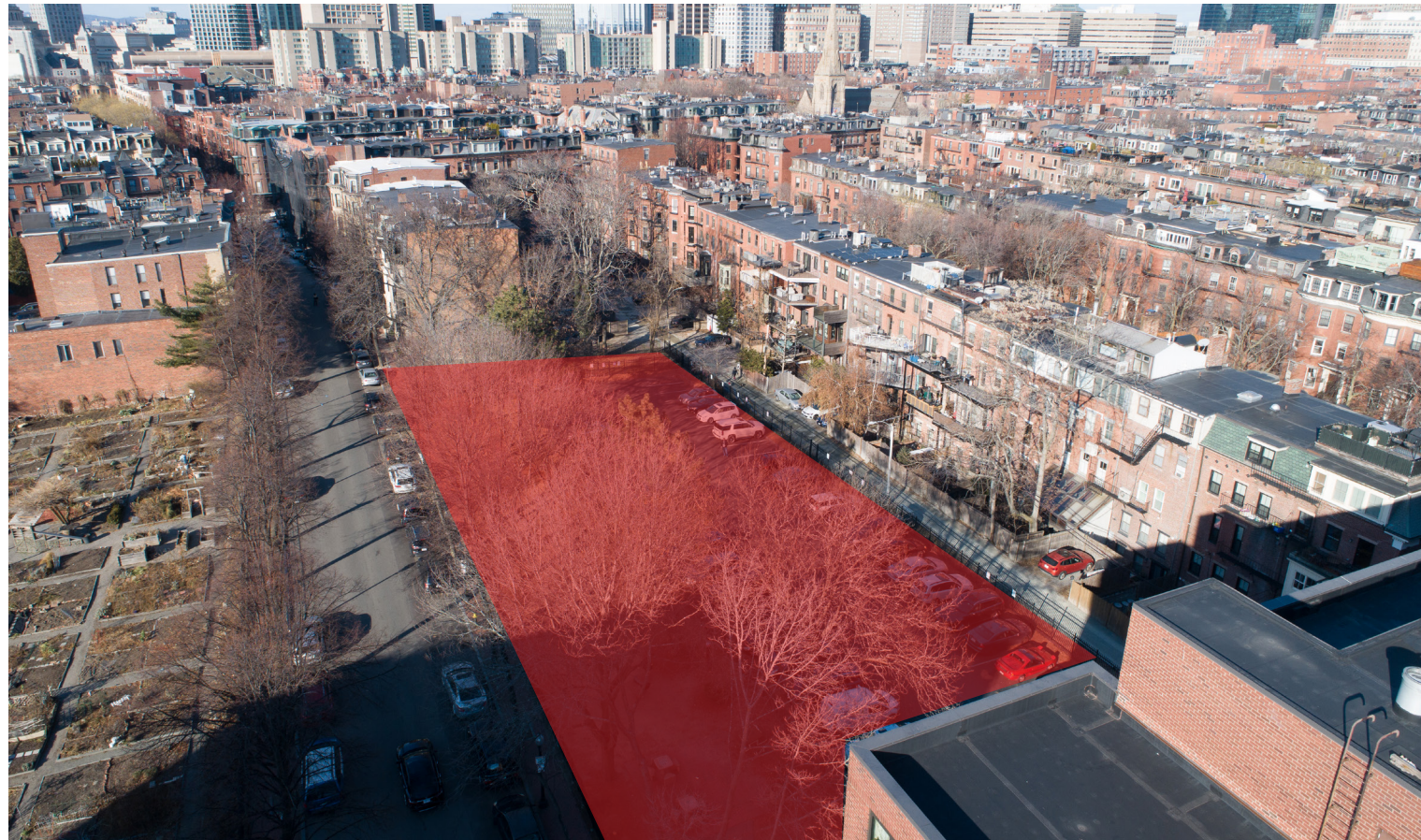
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Existing Conditions




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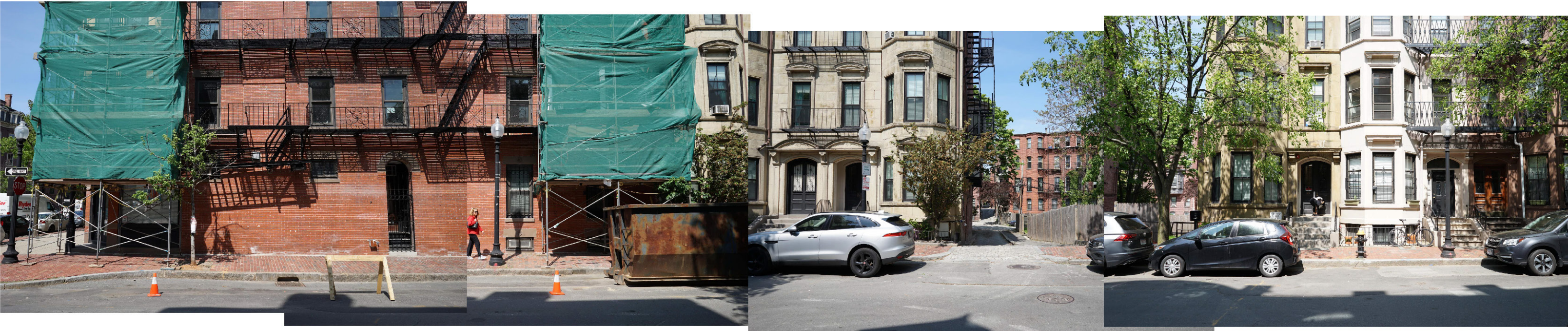
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Existing Site Photos



Tremont Street →



← Columbus Avenue



Tremont Street ←

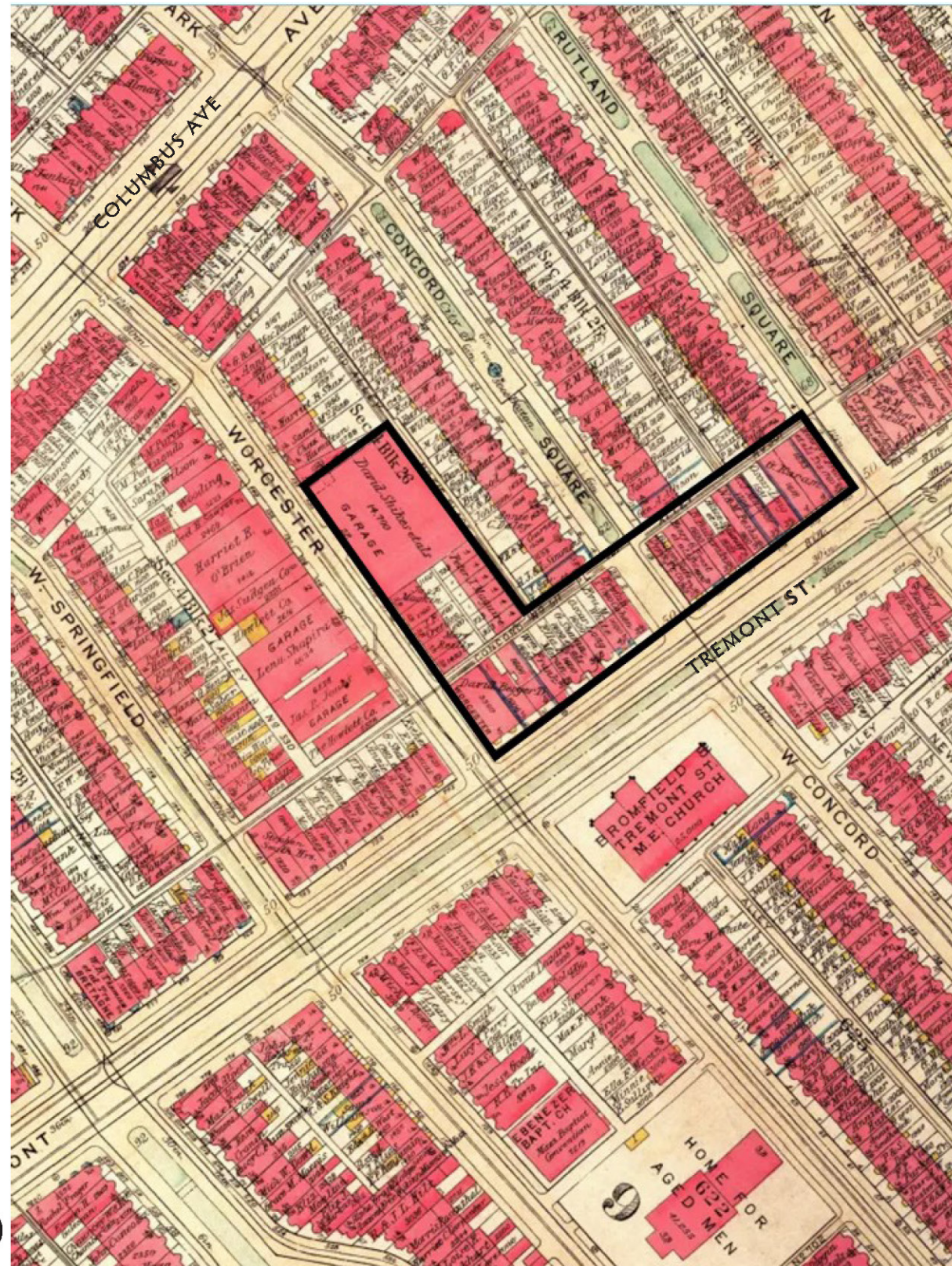


→ Columbus Avenue

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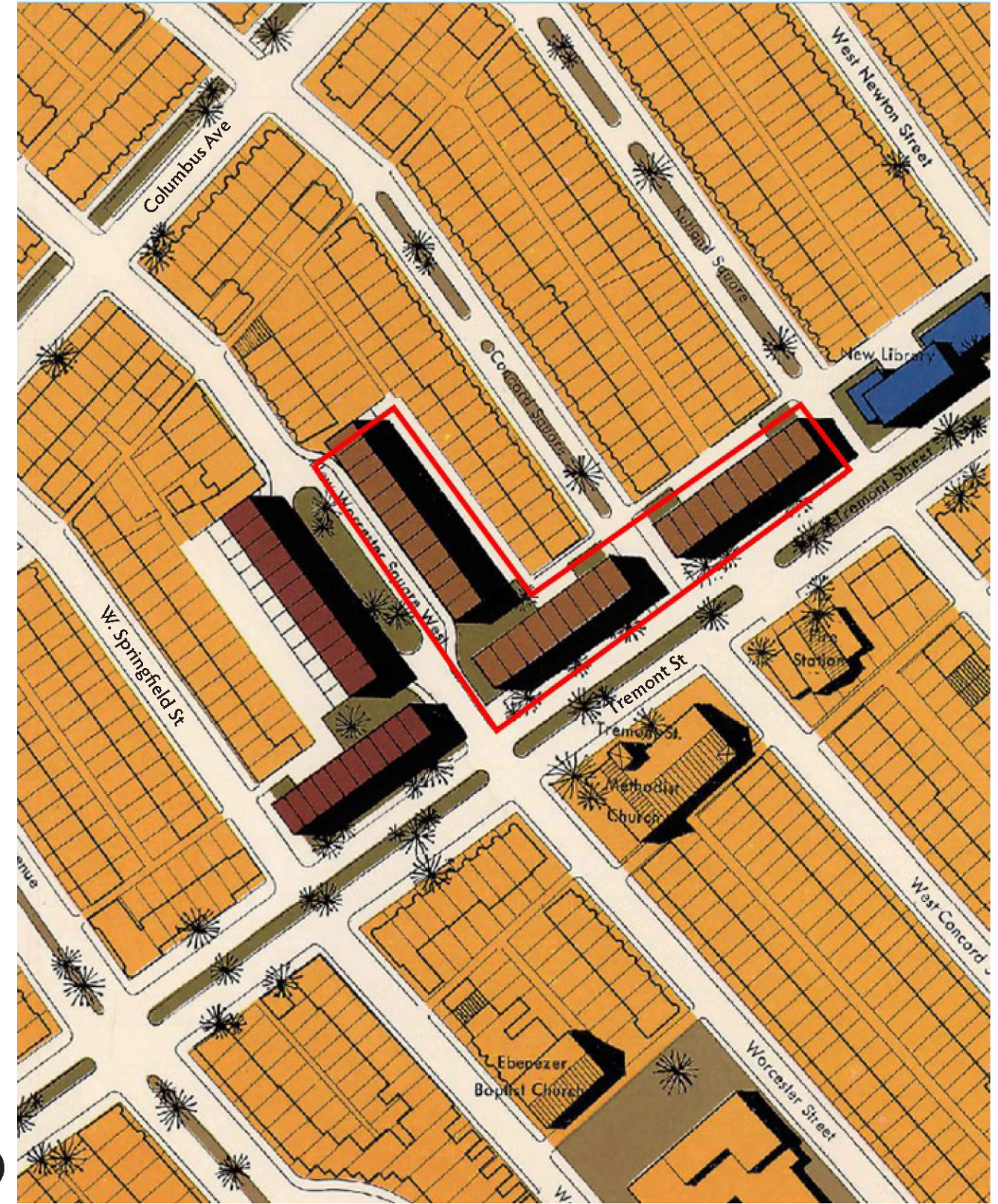
Existing Site Photos



Source: Boston Bromley Atlas, 1928.
<https://www.mapjunction.com/>

Previous Conditions (1928)

 Project Site



Source: Boston South End Illustrative Site Plan, 1965.
<https://www.mapjunction.com/>

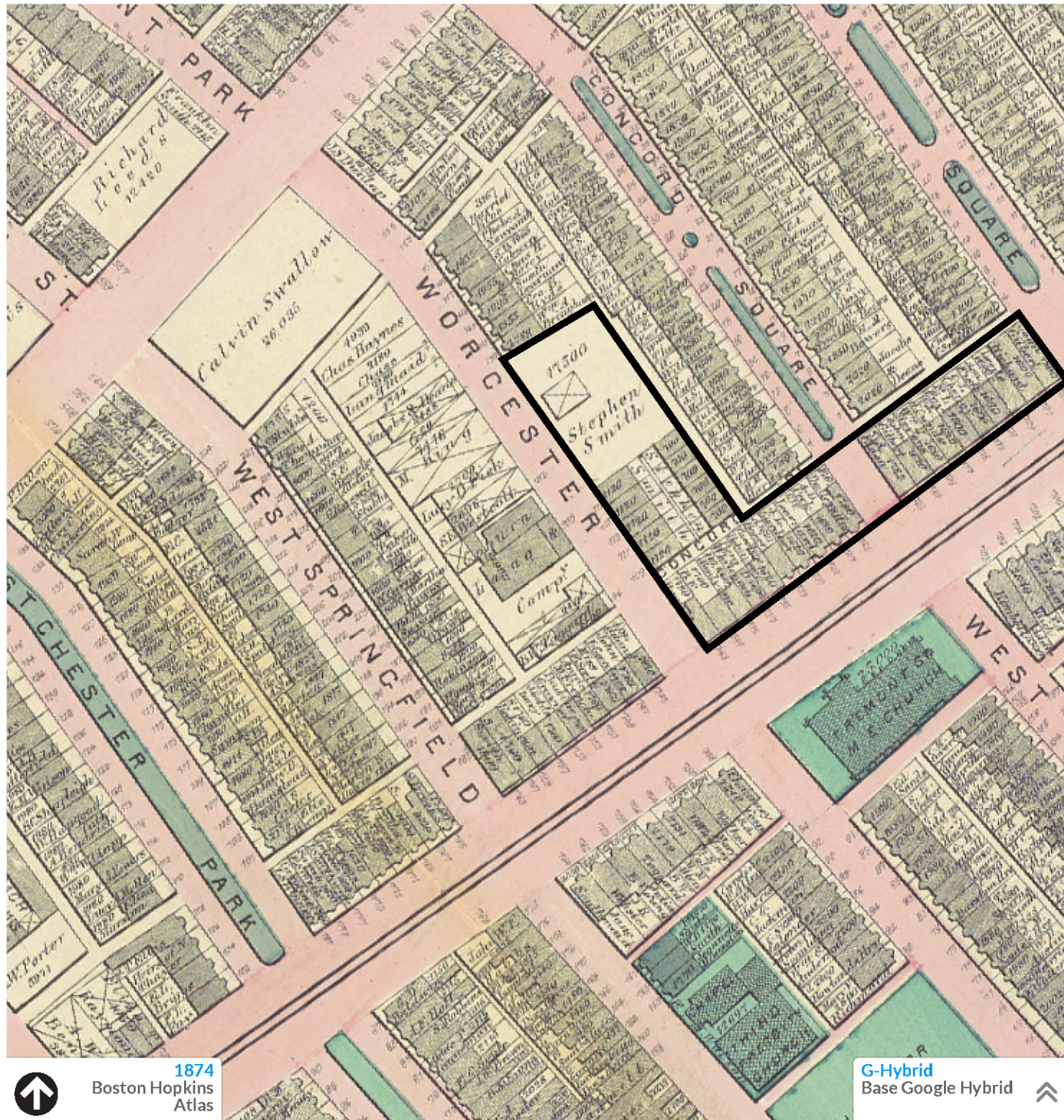
South End Illustrative Plan (1965)

 Project Site

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Historic Site Maps

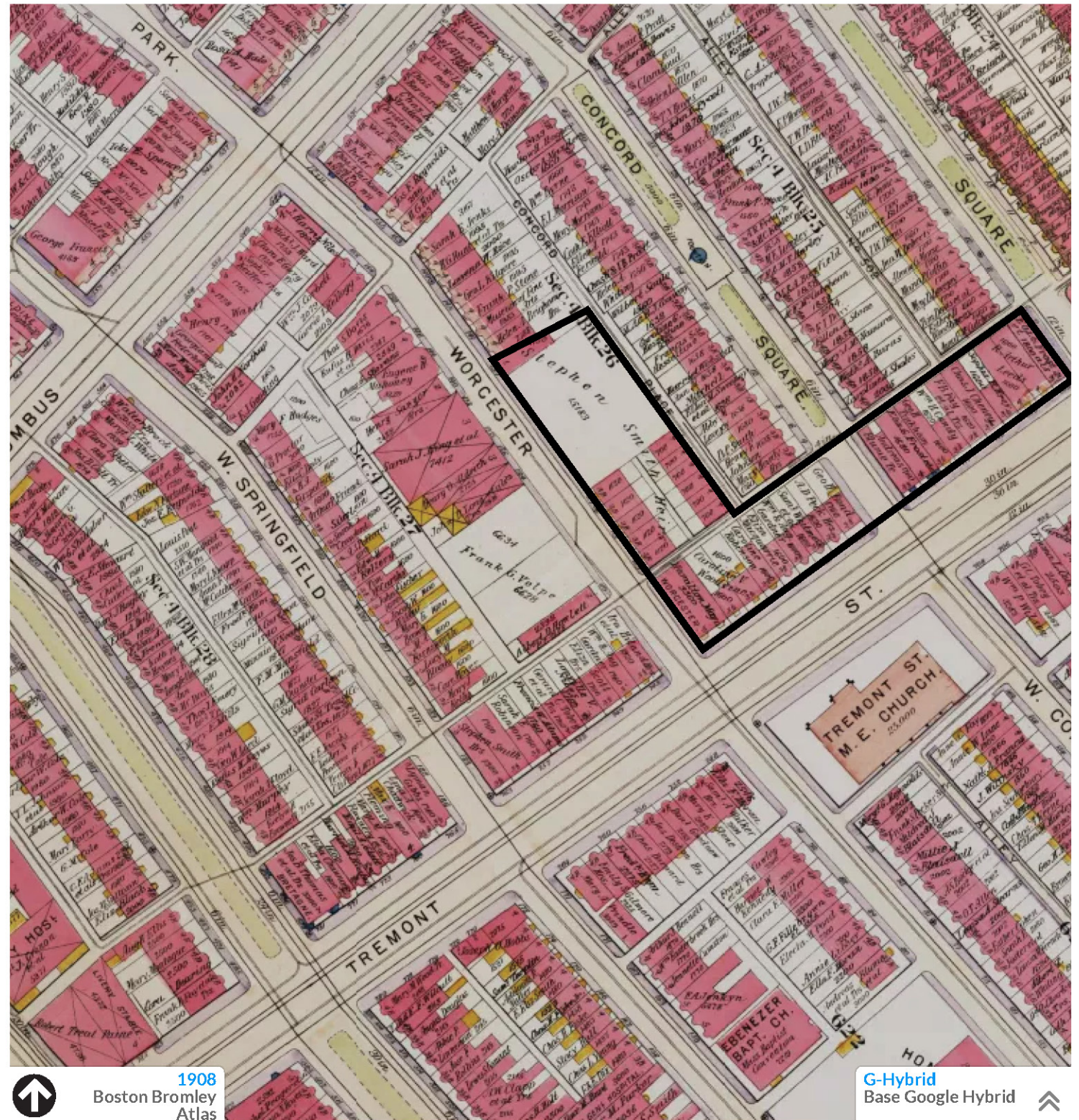


1874
Boston Hopkins
Atlas

G-Hybrid
Base Google Hybrid

Project Site

Previous Conditions (1874)



1908
Boston Bromley
Atlas

G-Hybrid
Base Google Hybrid

Project Site

Previous Conditions (1908)

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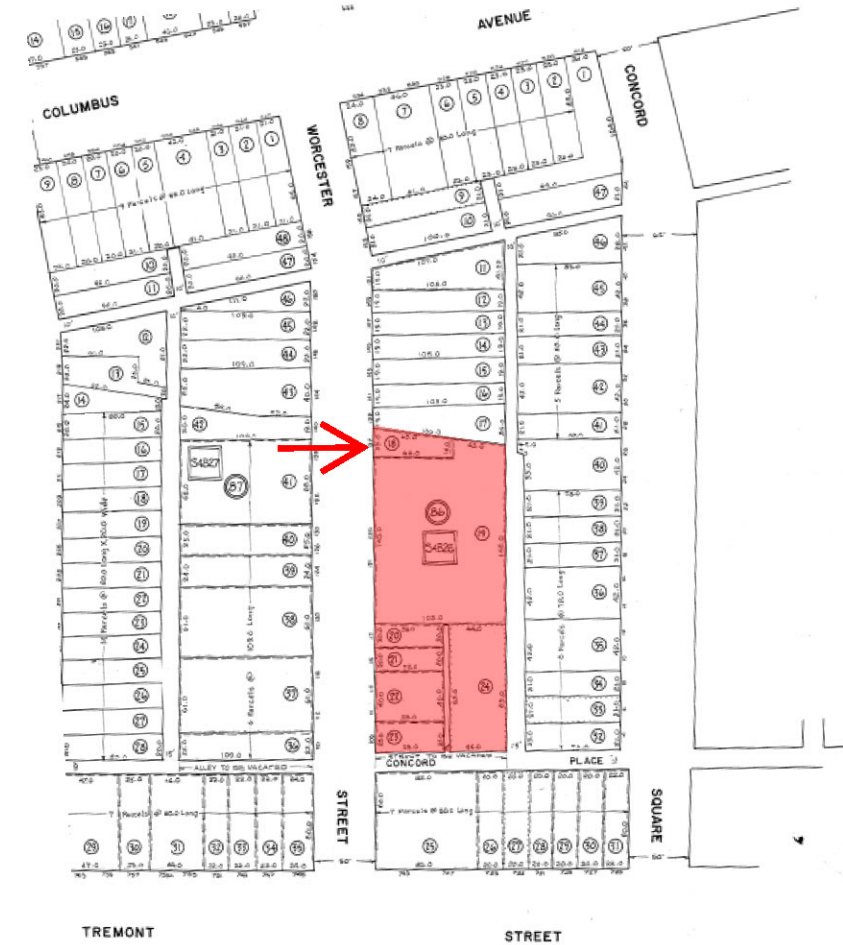
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Historic Site Maps





Source: BPDA Archives (3.21.1968)



Source: BPDA Archives (3.21.1968)



Source: BPDA Archives (11.28.1967)



Design precedent - 691 Massachusetts Avenue is an example of a contemporary interpretation of traditional design elements.



Design precedent - 691 Massachusetts Avenue is an example of a contemporary interpretation of traditional design elements.



Design precedent - 7 East Springfield Street is an example of a contemporary interpretation of traditional design elements.





August 2015

- 5 stories +/- 59'
- Building set back +/- 35' from Worcester Street with green space in front



July 2017

- 6 stories +/- 70'
- Building set back +/- 35' from Worcester Street with green space in front



March 2019

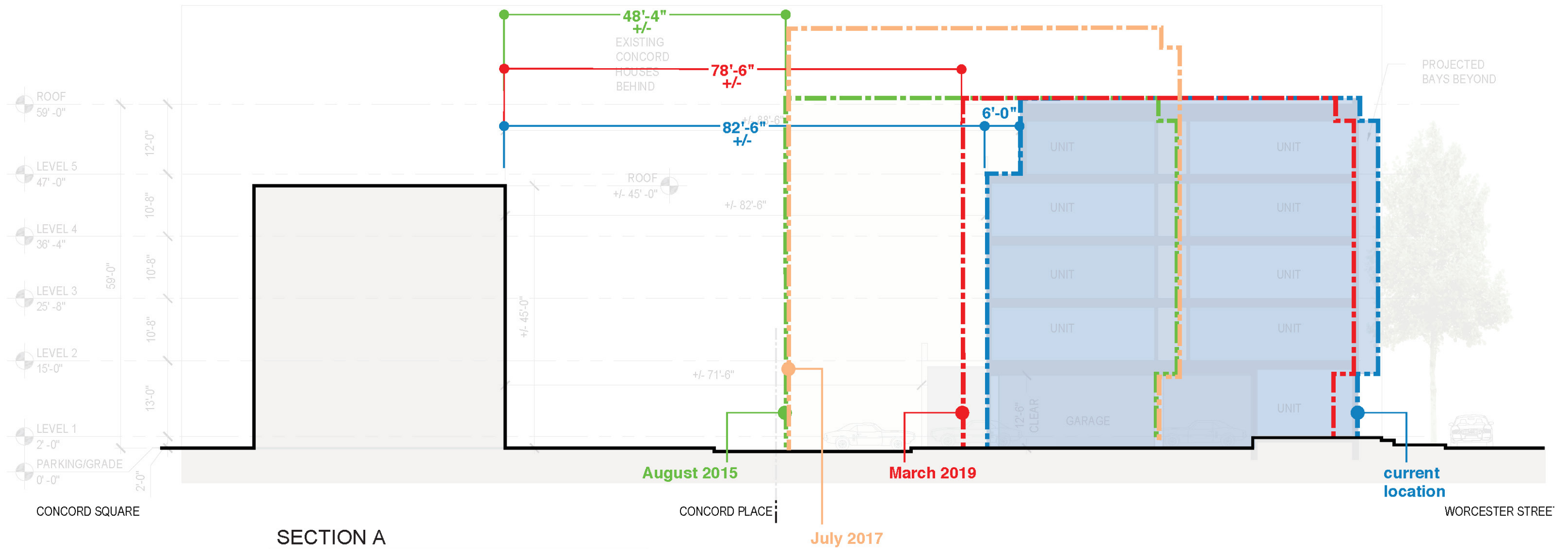
- 5 stories +/- 59'
- Building pushed +/- 30' toward Worcester Street

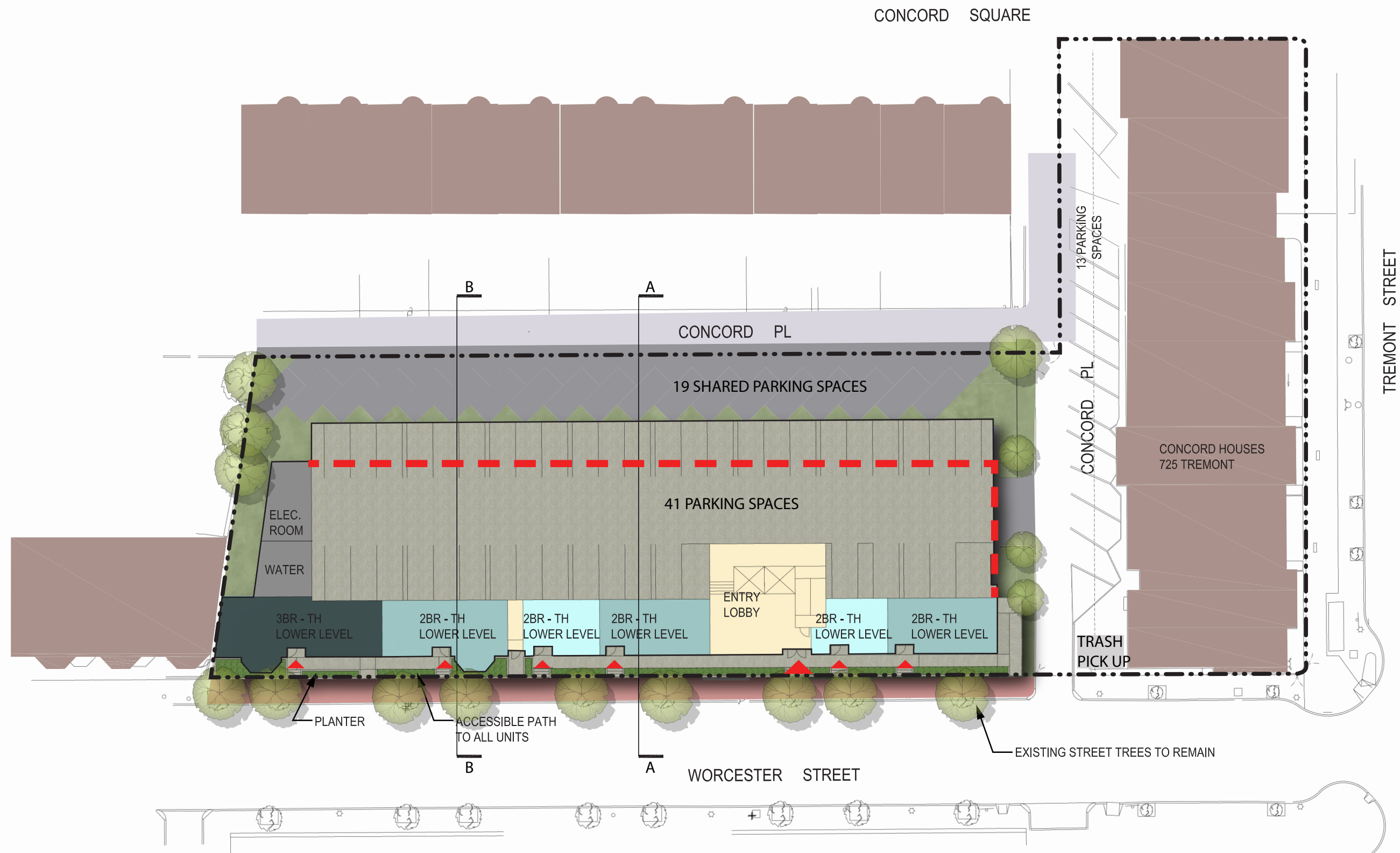


June 2019

- 5 stories +/- 59'
- Building pushed +/- 4' toward Worcester Street
- Fifth floor pulled +/- 6' toward Worcester Street with decks







boston planning & development agency **Zoning Viewer**

0402600000

Zoning SubDistrict	OS-RC
Subdistrict Type	Recreation Open Space
Overlays	Urban Renewal Groundwater Conservation Restricted Parking
Map No.	1P
Article	64 (Table) (Appendix)
Others	
Parking Freeze Zone	Boston Proper Zone
Land Disposition Agreements (LDAs)	
Urban Renewal Area	South End
Urban Renewal Parcel	RC-4, RC-5
LDA documents	
Climate Resiliency	
Sea Level Rise - Base Flood Elevation	18 ft

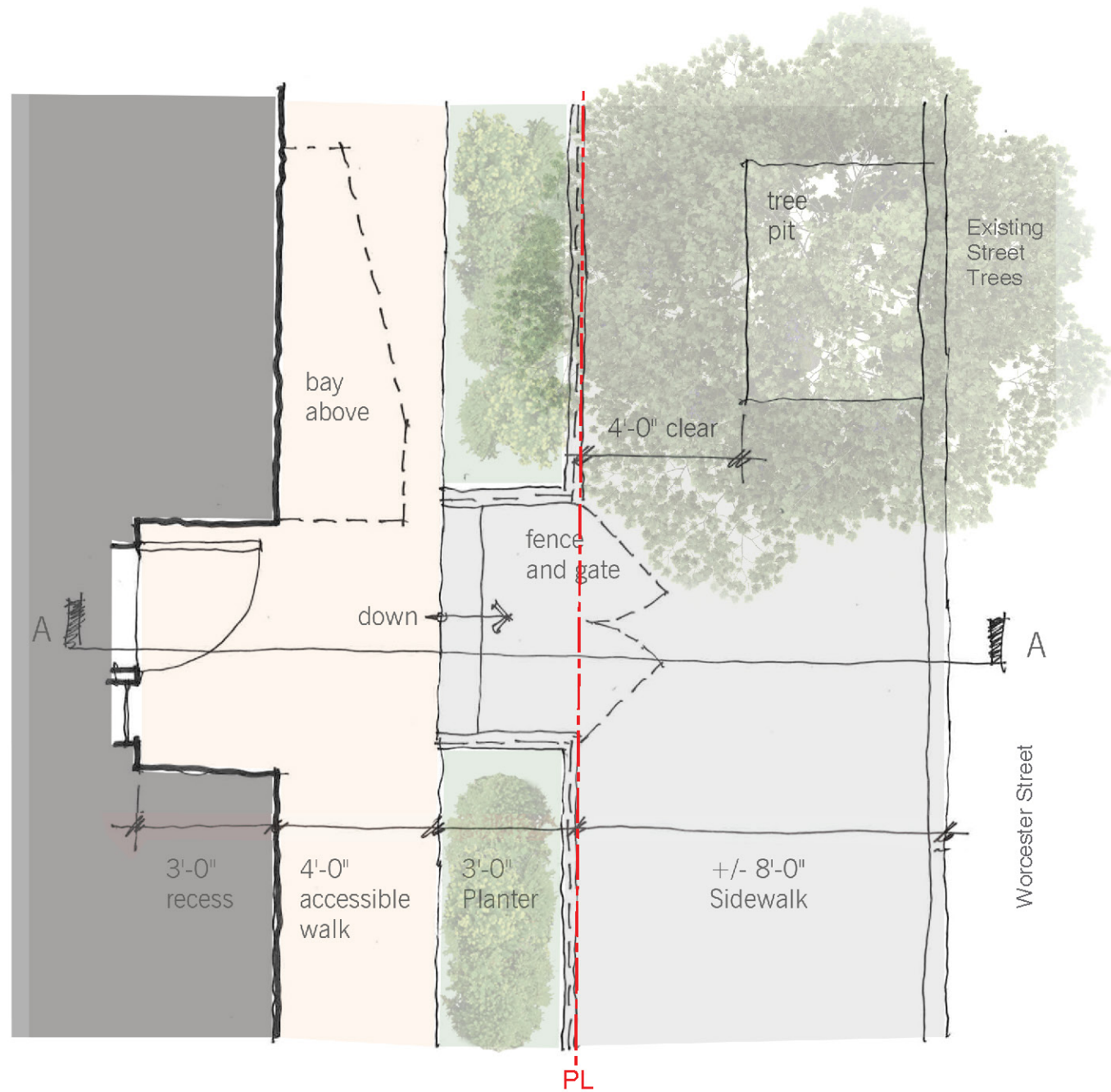
Esri Community Maps Contributors, City of Boston, MassGIS, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, META/NASA, USGS, EPA

BPDA Climate Resiliency

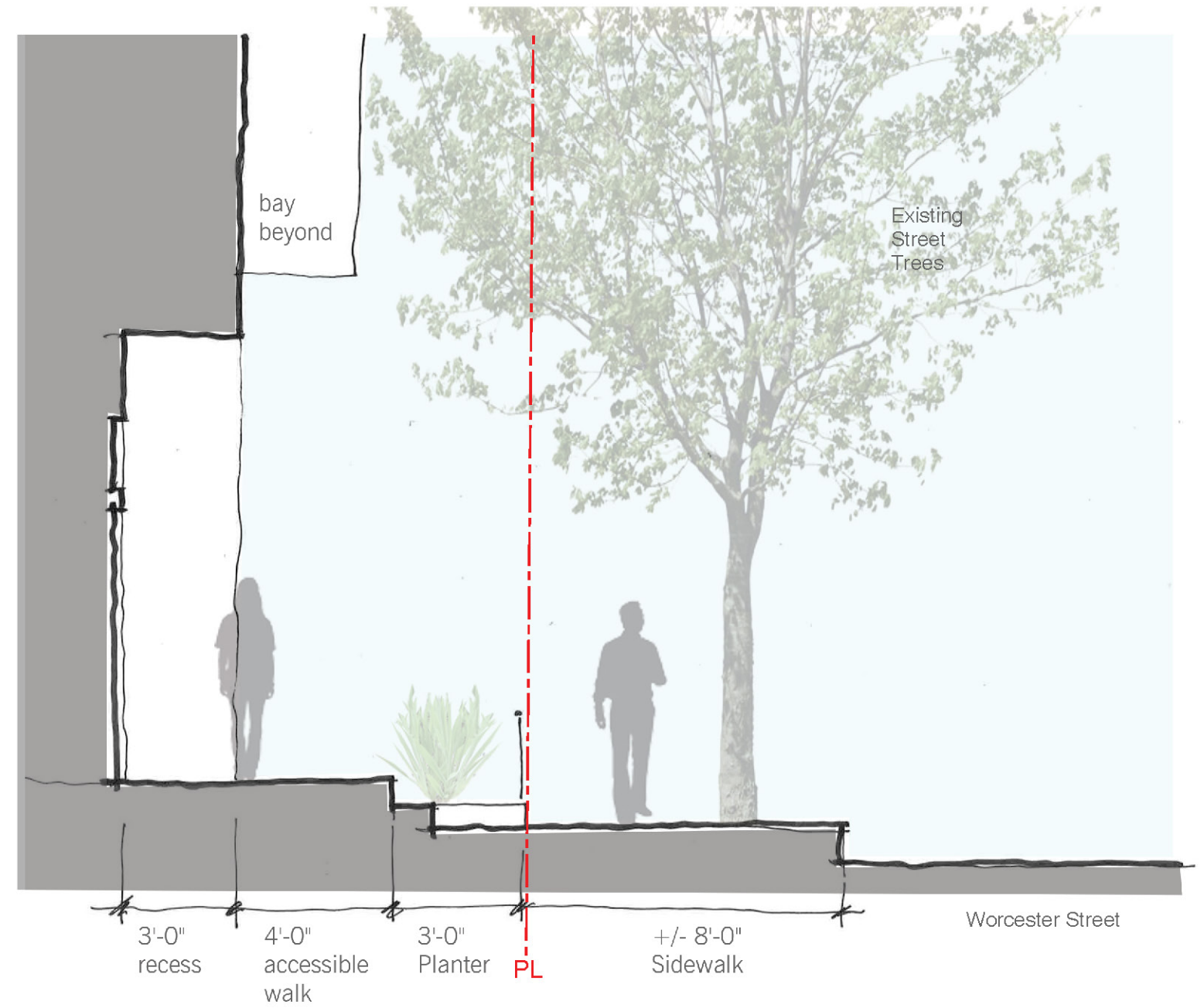
Base Flood Elevation = **18.0'**
 Design Elevation = 18.0 + 2.0 = **20.0'**

Existing grades vary from 18.9' to 16.7'

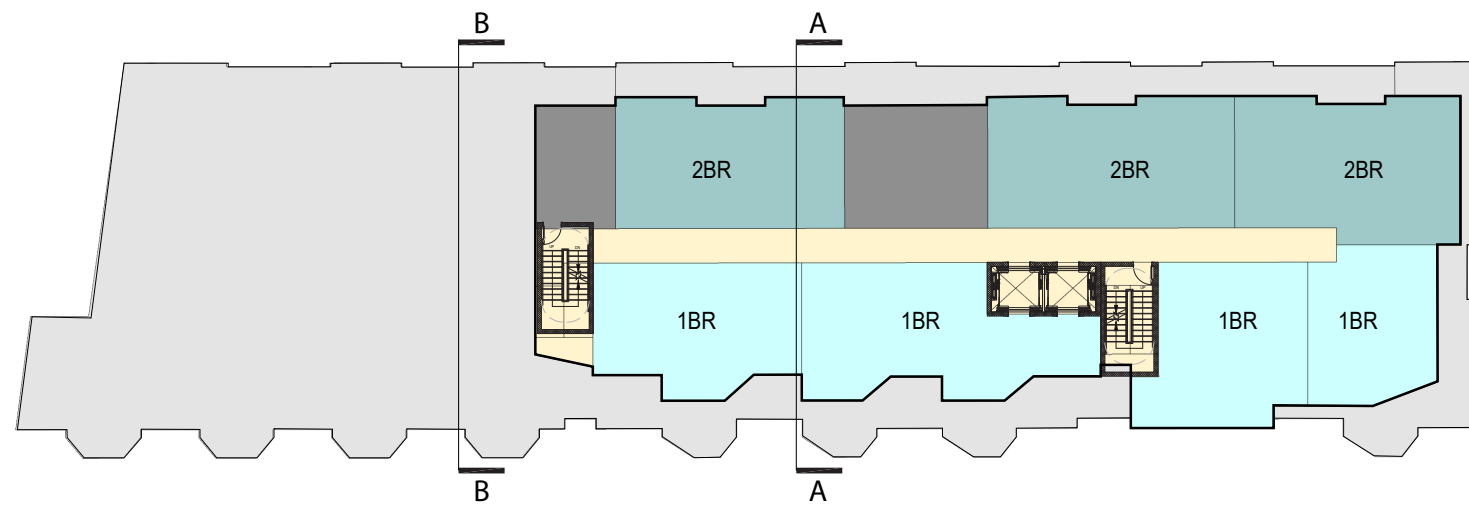
Ground floor is required to be 1.1' to 3.3' above grade



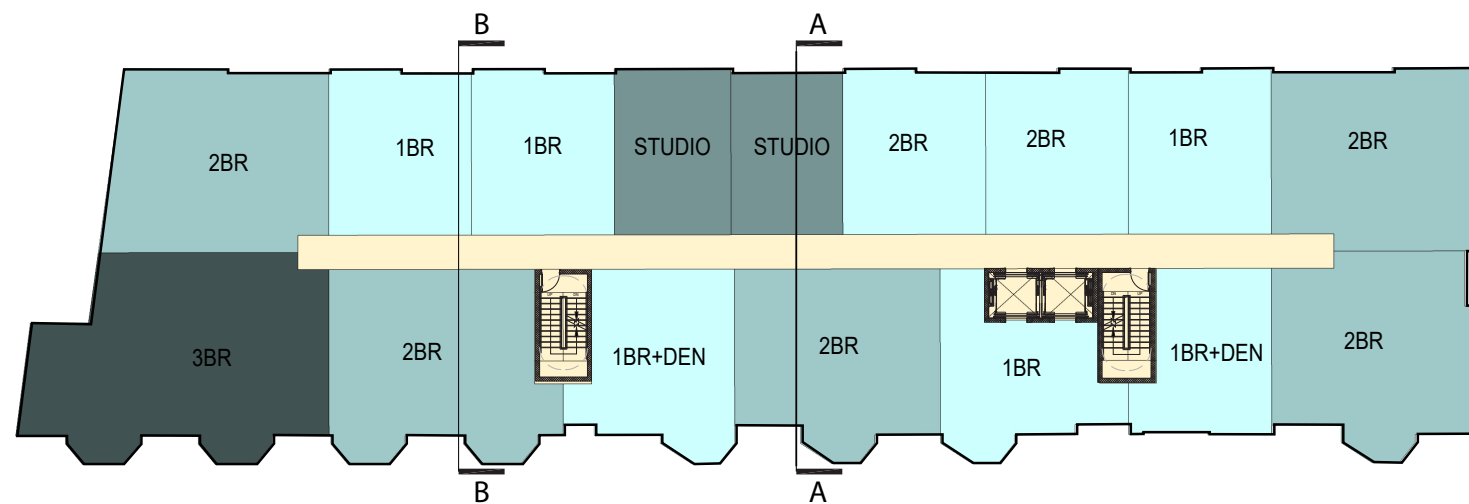
PLAN DETAIL AT UNIT ENTRY



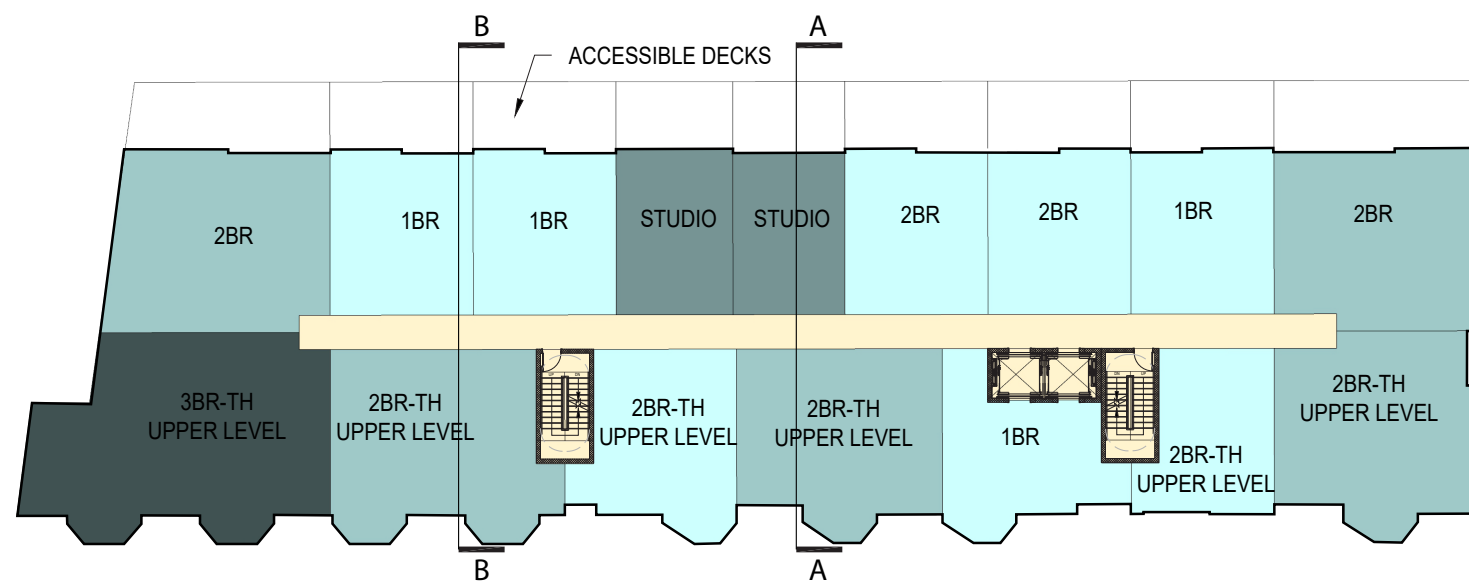
SECTION A-A AT UNIT ENTRY



Fifth Floor Plan

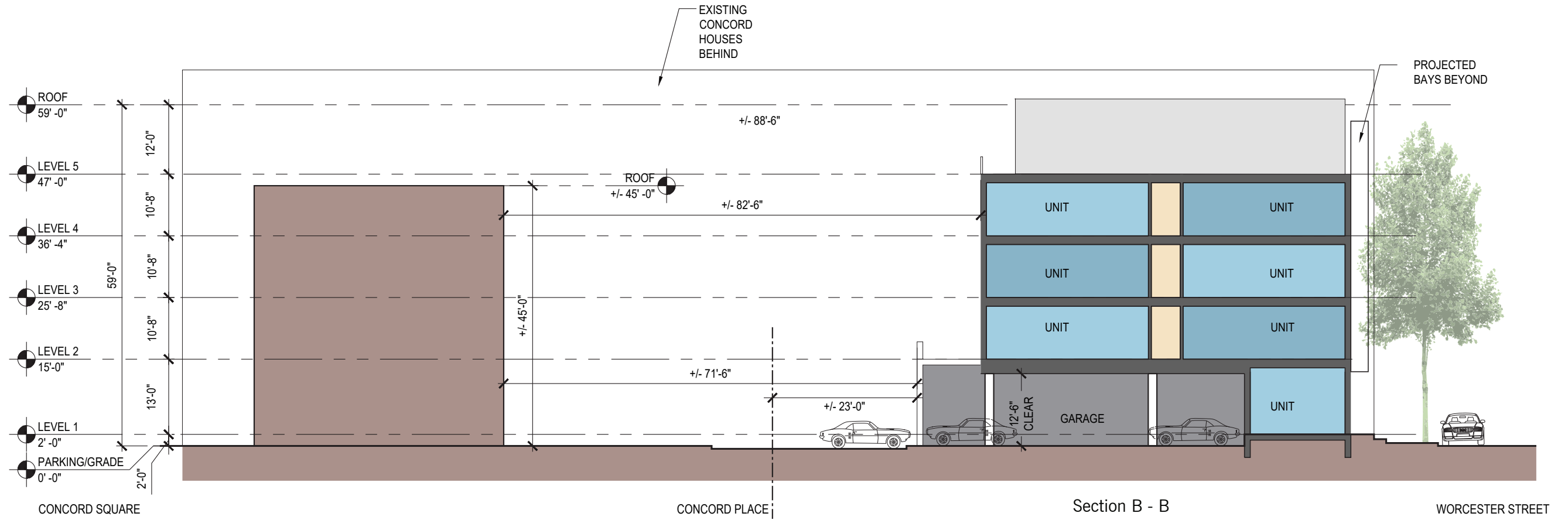
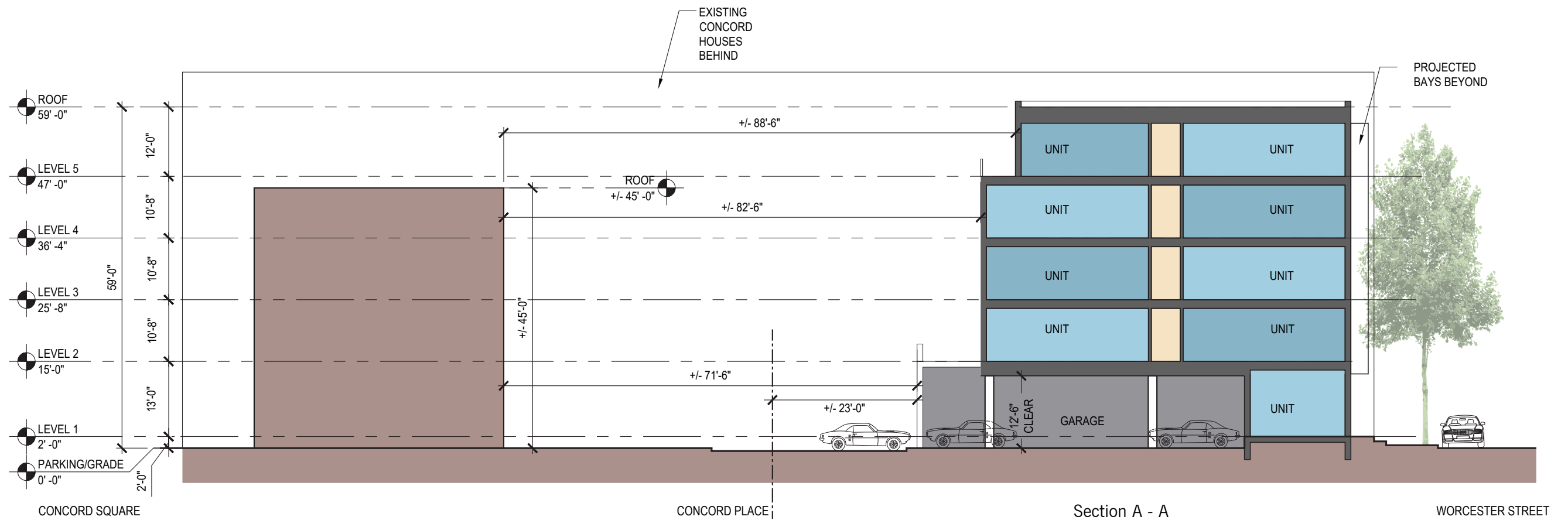


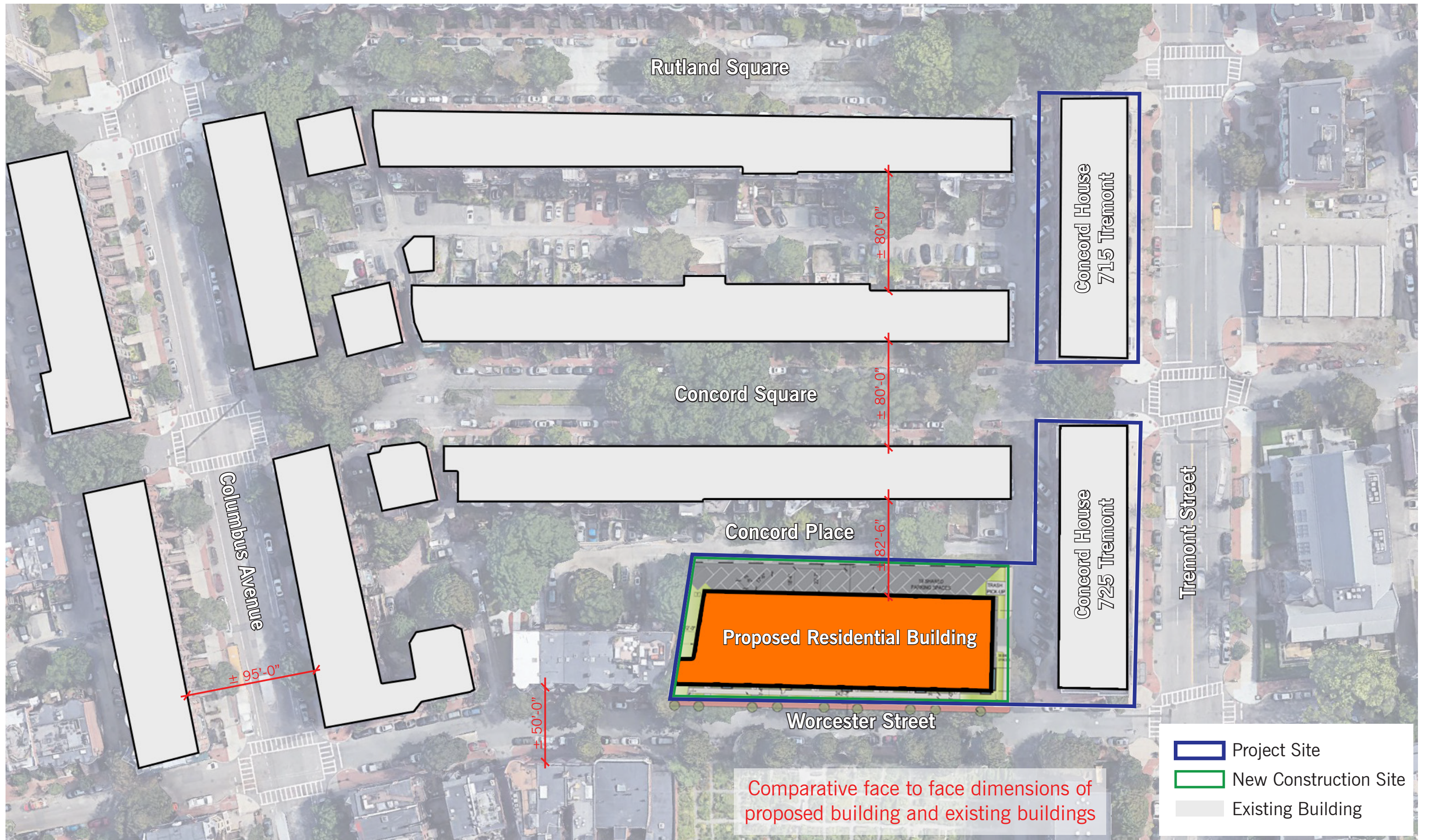
Third - Fourth Floor Plan



Second Floor Plan

Floor Plans





Comparative face to face dimensions of proposed building and existing buildings

- Project Site
- New Construction Site
- Existing Building



West Elevation (139 Worcester Street)



South Elevation (Worcester Street)



East Elevation (Concord Place)



North Elevation (Concord Place)



South Elevation



North Elevation



West Elevation (139 Worcester Street)



South Elevation (Worcester Street)



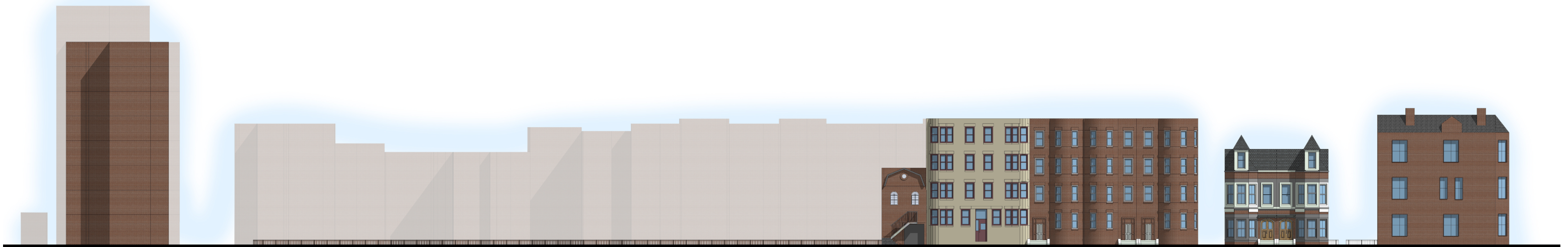
East Elevation (Concord Place)



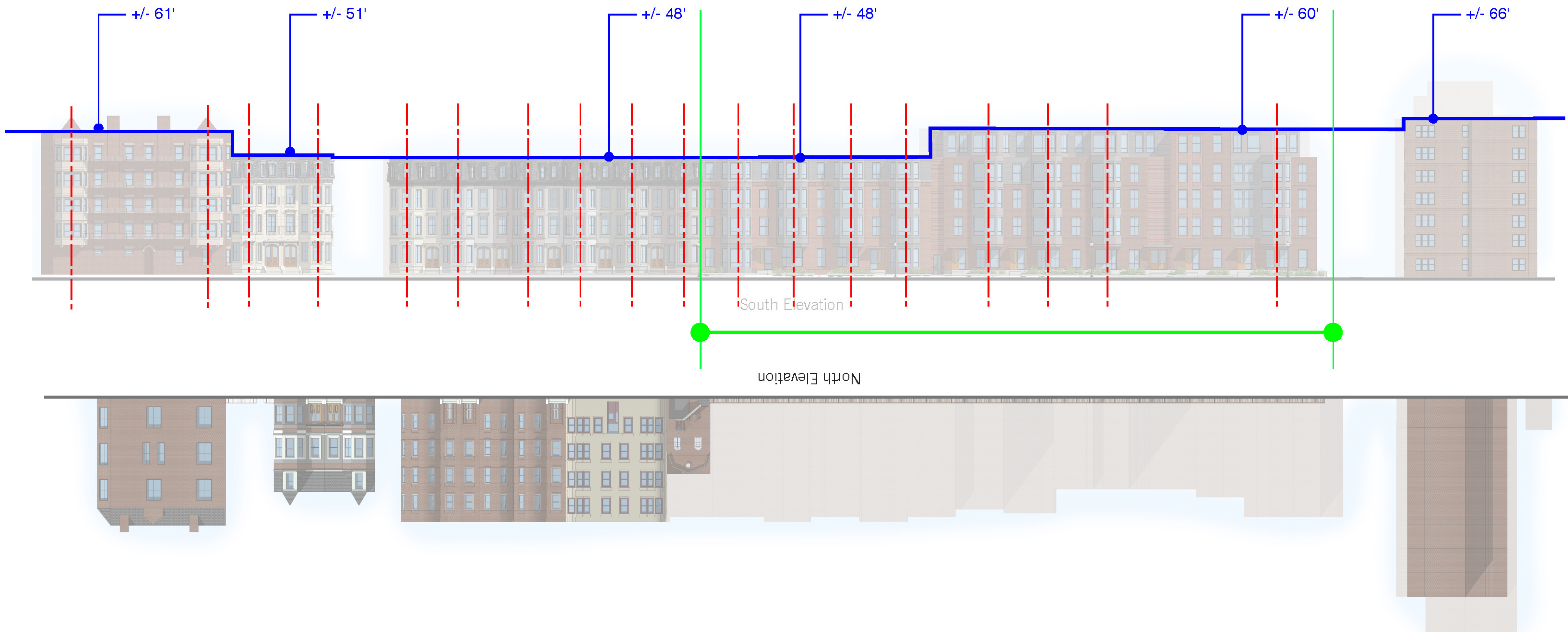
North Elevation (Concord Place)



South Elevation



North Elevation





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Rendered Perspective | Previous Design


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