

157 WEST SPRINGFIELD ST / BOSTON

EBENEZER BAPTIST CHURCH

SELDC ADVISORY HEARING

JULY 06, 2021

RODE

DEVELOPER

Anton Cela

of Ebenezer Development

ARCHITECT

RODE Architects

Eric Robinson, Principal in Charge

Mike Dellefave, PA/PM

Katya Stassen, Project Designer

LEGAL

George Morancy

of Adams & Morancy Law

COMMUNITY OUTREACH

Kate Kelly

of Malbay Consulting

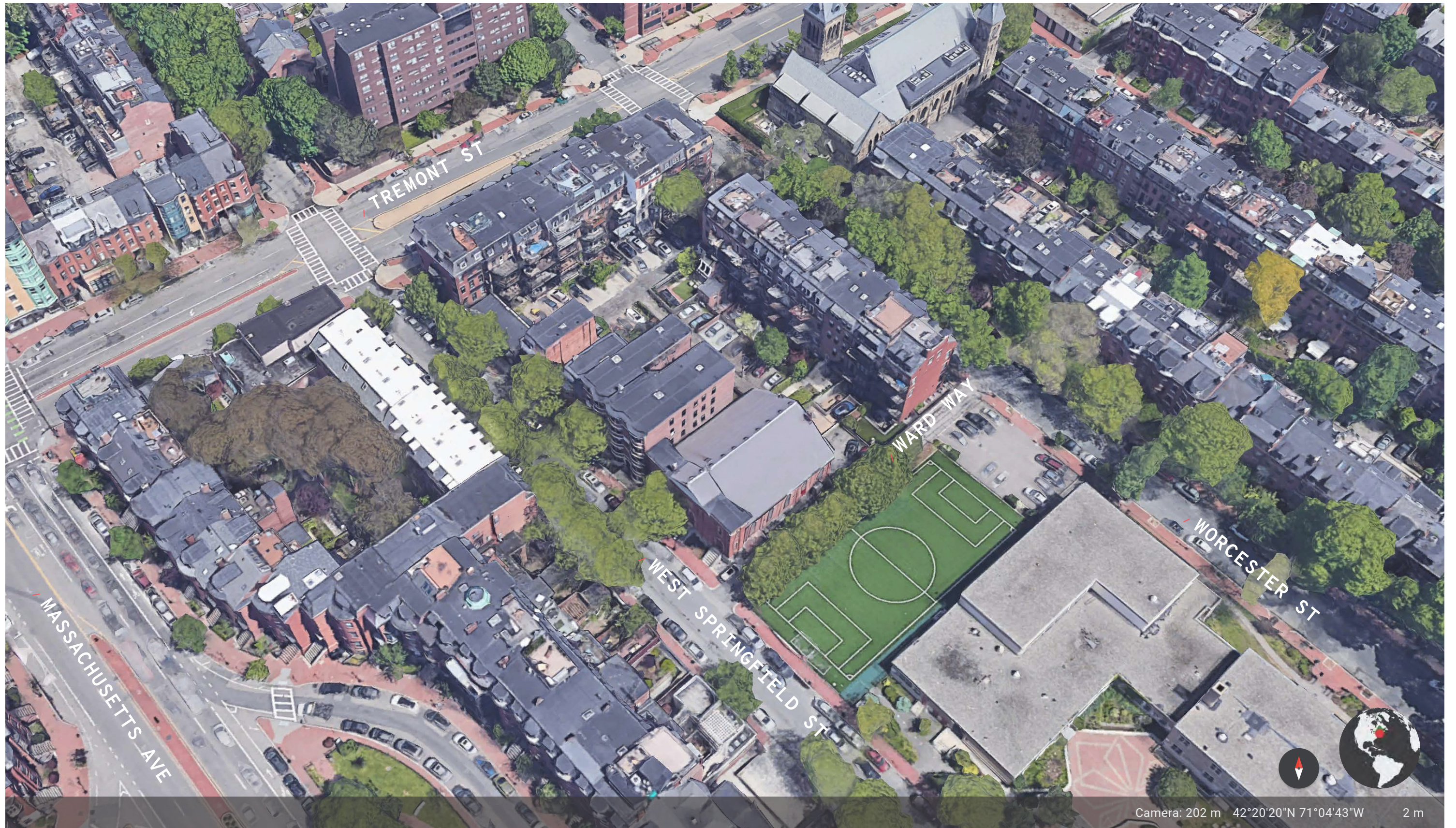


DATE	AGENCY / COMMUNITY GROUP
01.09.2021	BPDA - Prefile 1
02.04.2021	BPDA - Prefile 2
03.08.2021	SELDC - Intro
04.20.2021	Chester Square Leadership Intro
04.21.2021	BPS Hurley School Leadership Intro
04.27.2021	Informal Abutters Meeting (Non-ONS)
05.05.2021	Chester Square General Meeting - 1
07.06.2021	SELDC - Advisory Hearing

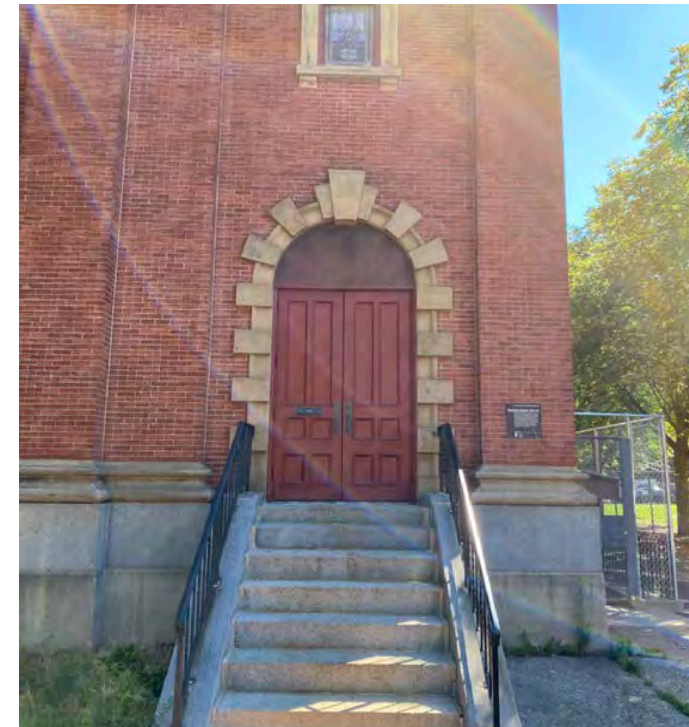
UPCOMING

- Landmarks
 - SELDC - Formal Hearing - 1
 - SELDC - Formal Hearing - 2 (Vote)

- Community
 - Chester Square General Meeting - 2 (Vote)
 - Formal Abutters Meeting - ONS Sponsered
 - ZBA - Hearing







Address 155 157 W SPRINGFIELD ST, 02118

Owner EBENEZER BAPTIST CH

Assessor's Report

Property Viewer

Zoning

Zoning District South End Neighborhood

Zoning SubDistrict MFR

Subdistrict Type

Multifamily Residential

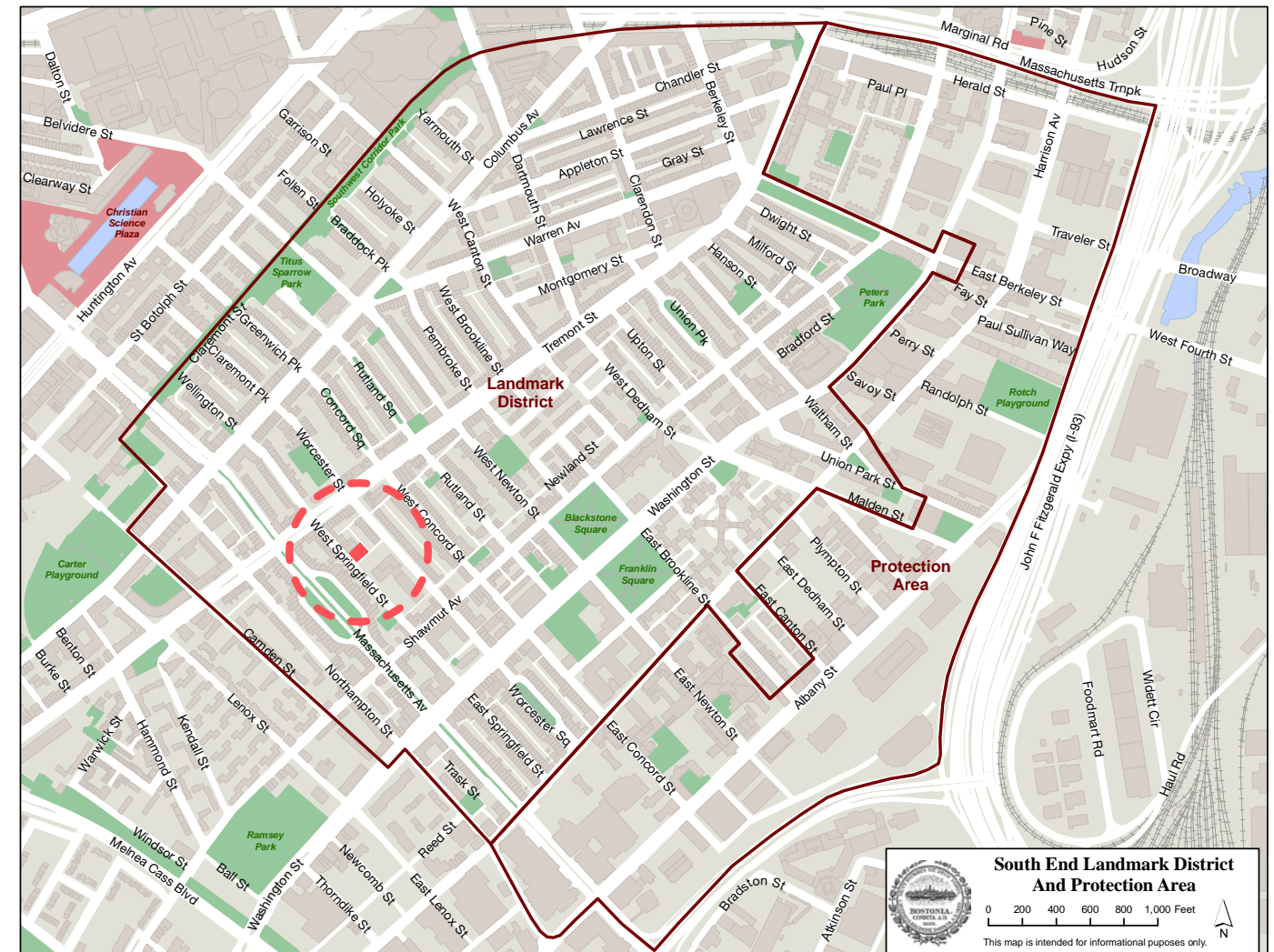
ARTICLE #64 SOUTH END NEIGHBORHOOD = MFR										
ACTION	LOT AREA	MIN. LOT WIDTH (ft)	MIN. FRONTAGE (ft)	MAX. FLOOR AREA RATIO (F.A.R.)	MAX. BUILDING HEIGHT (ft)	USABLE OPEN SPACE PER DWELLING (sf/unit)	MIN. FRONT YARD (ft)	MIN. REAR YARD (ft)	MIN. SIDE YARD (ft)	PARKING REQUIREMENT (TABLE F)
REQUIRED	7,219 SF	NONE	NONE	F.A.R. = 2.0 14,438 GSF ALLOWED	70'-0"	200 SF / UNIT 200 SF x 9 UNITS: 1,800 SF REQUIRED	STREET ALIGNMENT	20'-0"	NONE --- NONE	0.7 / UNIT 9 X 0.7 = 6.3 (7) 7 SPACES REQ.
EXISTING	7,219 SF	NONE	NONE	F.A.R. = 1.72 12,464 GSF EXISTING	48'-0"	461	STREET ALIGNMENT	3'-0"	3'-0" = N --- 2'-2" = S	NONE
PROPOSED	NO CHANGE	NO CHANGE	NO CHANGE	F.A.R. = 2.6 18,500 GSF <small>(1)</small>	52'-0"	1,667 SF PROVIDED <small>(1)</small>	NO CHANGE	NO CHANGE	3'-0" = N --- 2'-2" = S <small>(2)</small>	8 - SPACES

1. Footnote 1: **BOLD TEXT INDICATES VARIANCE LIKELY REQUIRED**

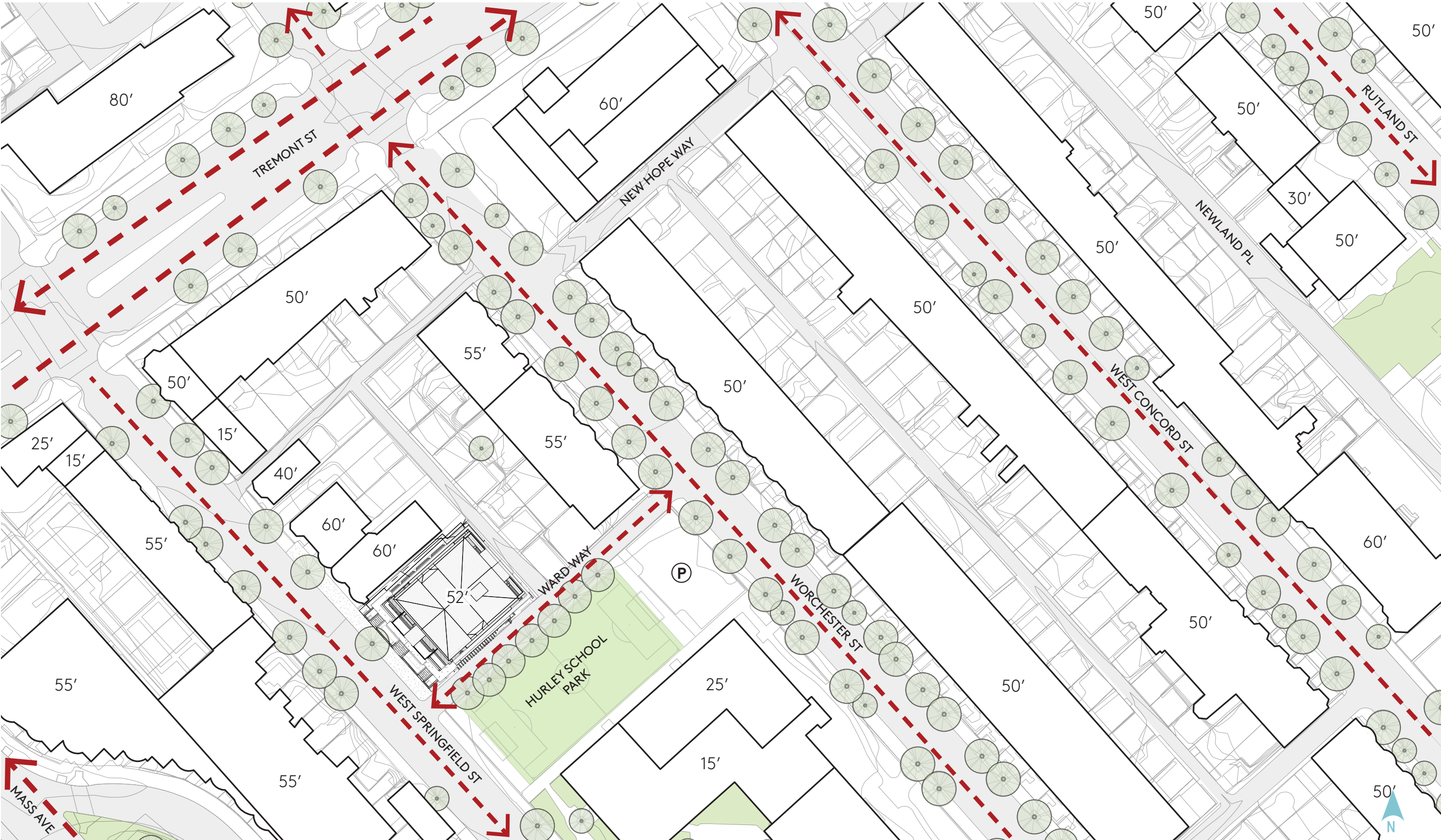
2. Footnote 2: **EXISTING NON-COMPLIANT**

OVERLAY DISTRICTS:

1. SOUTH END LANDMARKS DISTRICT.
2. GROUND WATER CONSERVATION.
3. PARKING FREEZE.
4. SEA LEVEL RISE = BASE 18'-0"







SOUTH END CHURCH CONVERSIONS



201 W Brookline St



730 Tremont St

SOUTH END BUILDING ADDITIONS



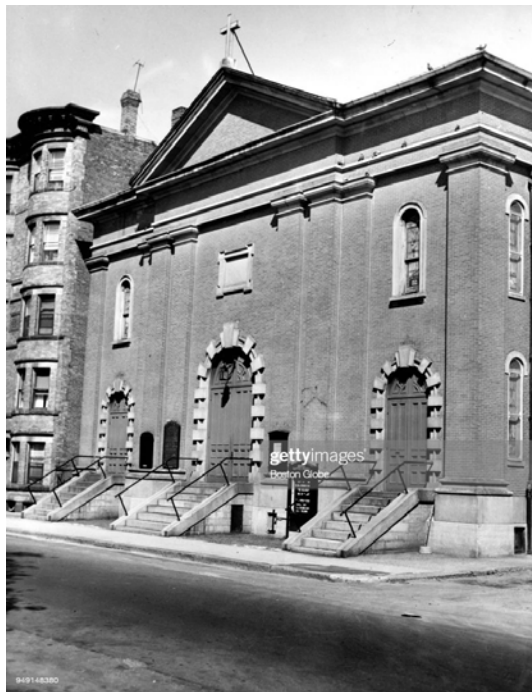
30 Union Park - Penny Savings Bank



659 Mass Ave - Rembrandt Inc.

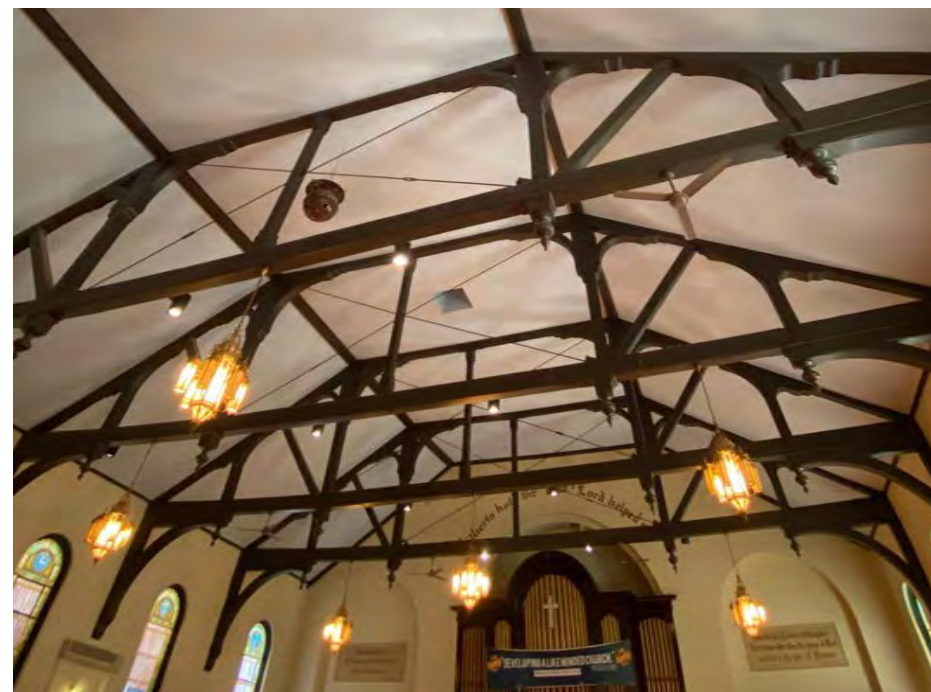
HISTORY + SIGNIFICANT STATUS

- / Designed by architect N.J. Bradlee in 1860, originally as the third Presbyterian church.
- / Ebenezer Baptist church was founded by former slaves after the civil war, in 1871
- / First inhabited the Ebenezer Baptist church in 1887.
- / Worshiped for over 130 years.
- / Site of civil rights rallies in the 1950's
- / Designated as a black heritage site.
- / Sited with-in the south end landmarks district.



DE-CONSECRATION + LEGACY

- / De-consecration set to take place in 2021
- / Ebenezer Baptist church will remove all sacred items.
- / The church will retain all stained glass windows and pipe organ.
- / Hand carved wood trusses will also be removed and retained for future use in the organization's next space.
- / Complete brick structure and ornament to remain and be restored.

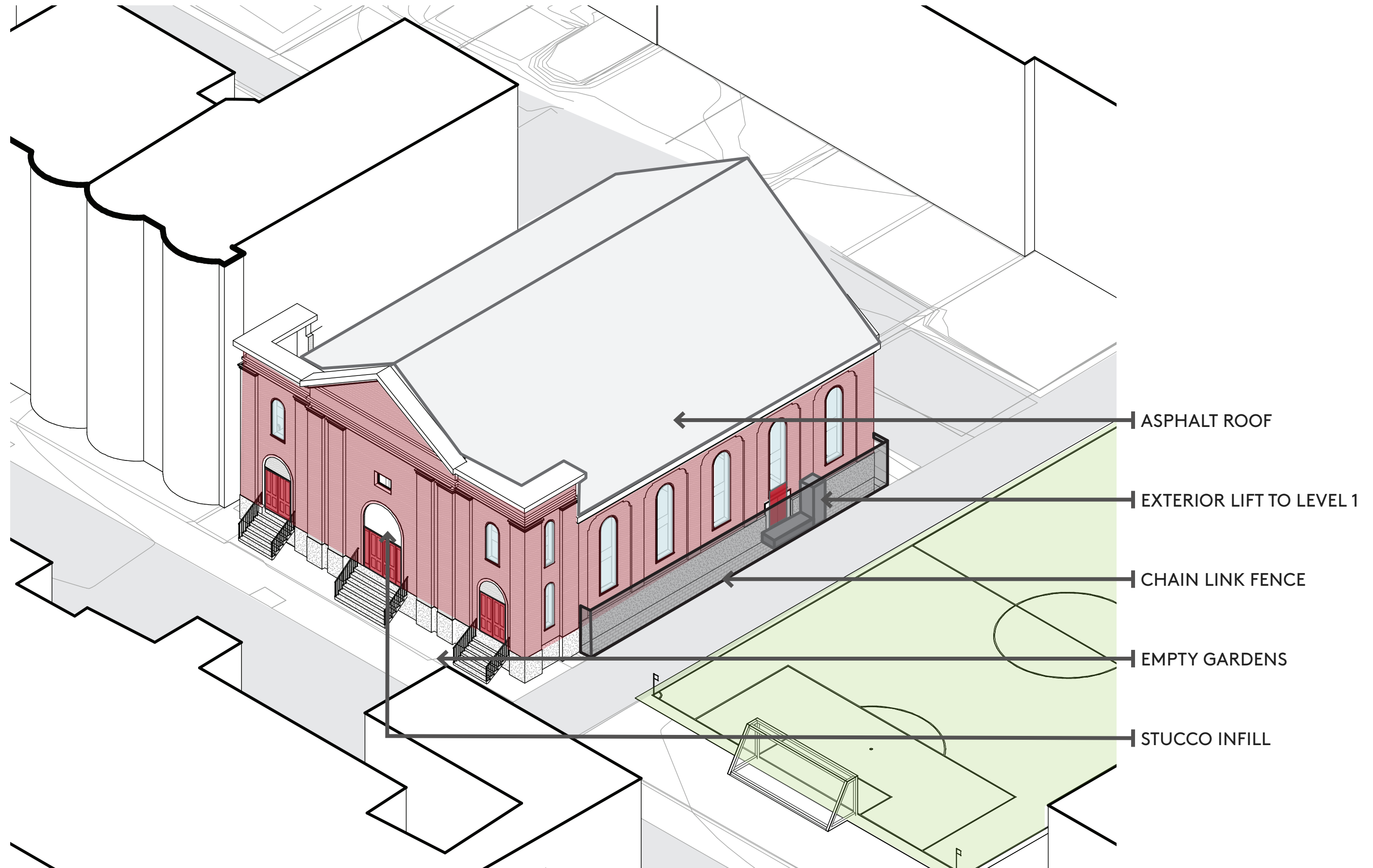


DESIGN APPROACH

- / Aim to deliver an architectural intervention that will be contemporary yet respectful to the existing structure.
- / Achieve this through complementary contrast
- / Obey existing structural rhythm, and simplicity of original
- / Evoke timelessness through simply form and materiality.
- / This is moment in time, of a structure that will carry on for the next 130 years.



PART I | RENOVATION & RESTORATION



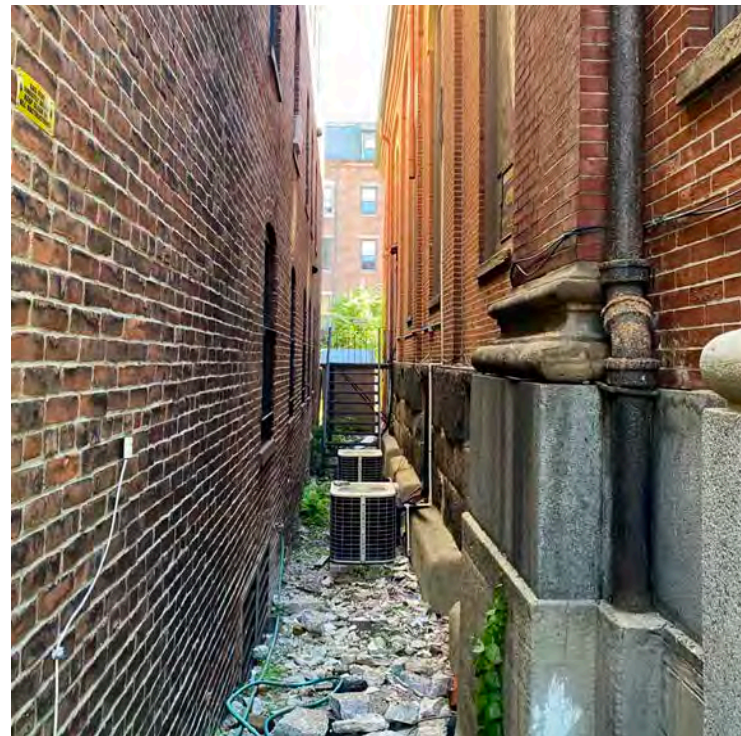
EMPTY GARDENS



STUCCO INFILL



EXTERIOR LIFT TO LEVEL 1



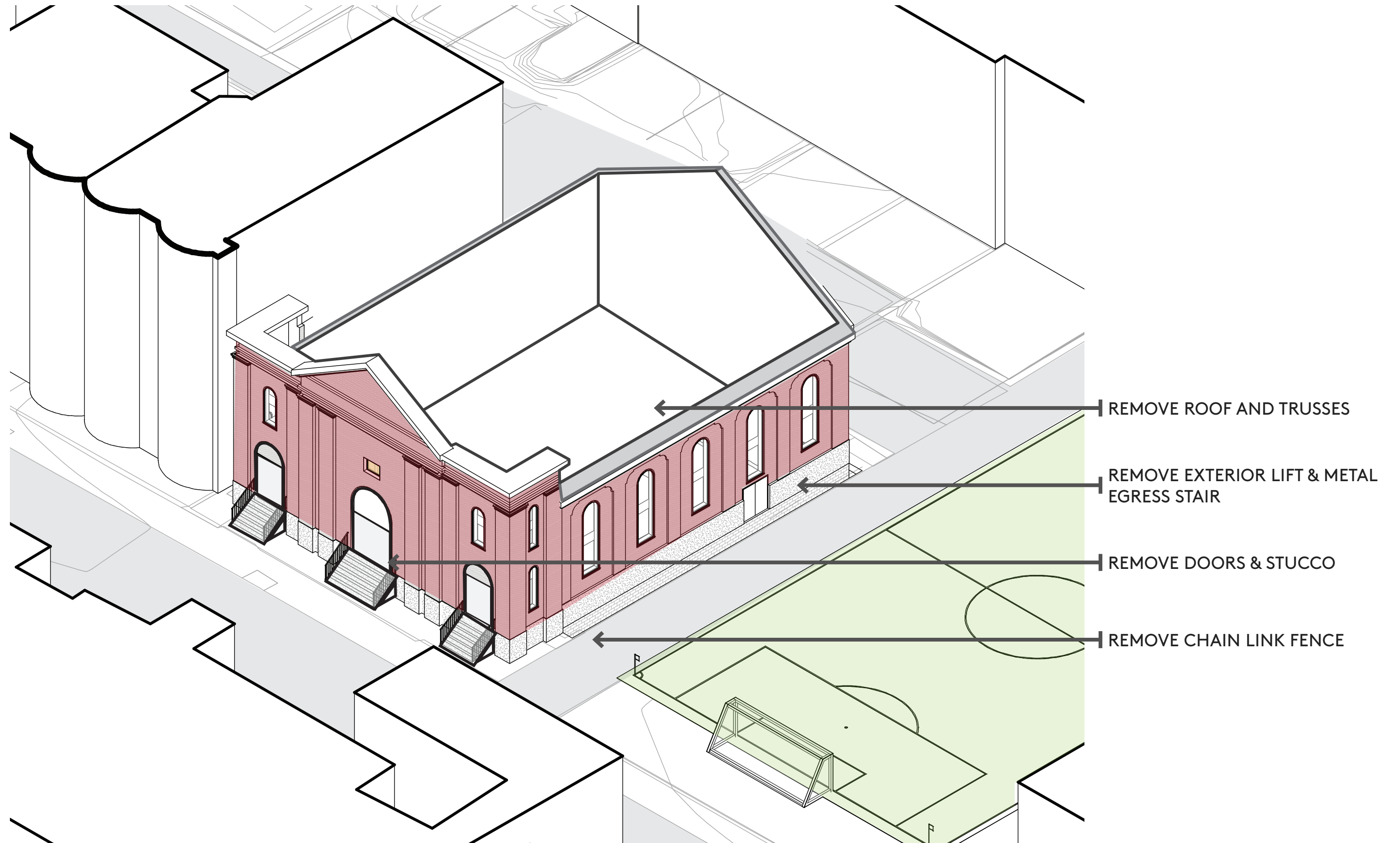
ALLEY CONDITION

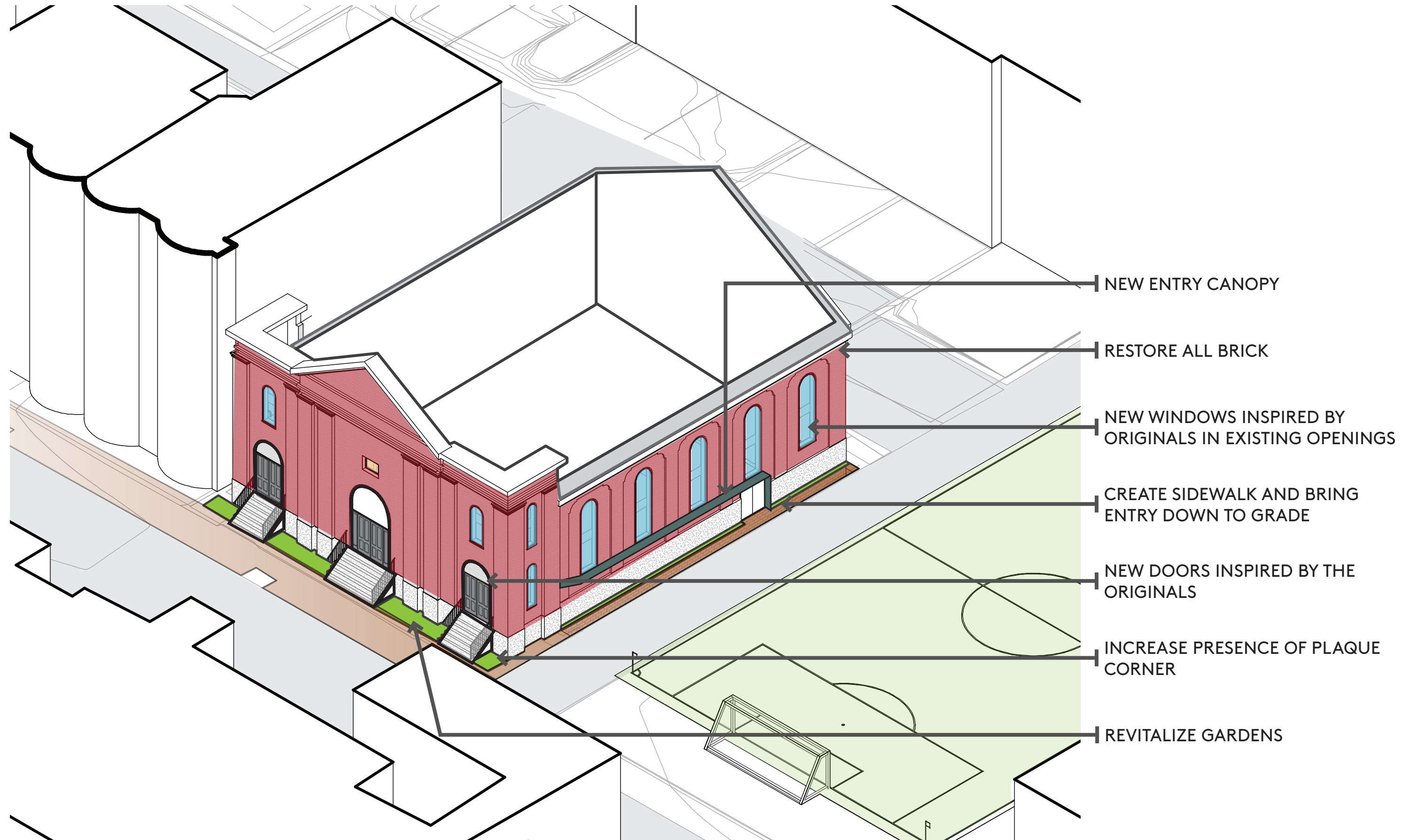


REAR CONDITION

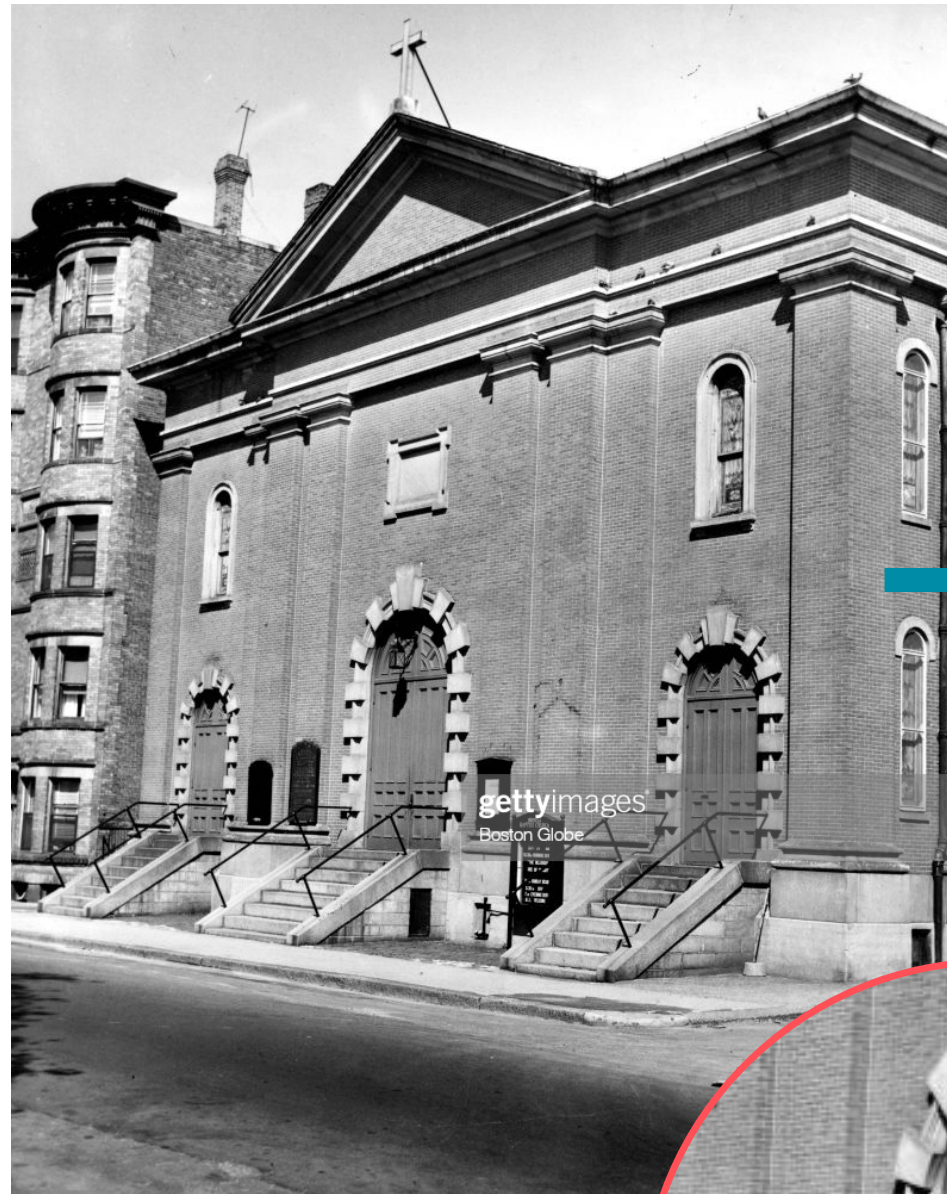


CHAIN LINK FENCE





HISTORIC CONDITION



CURRENT CONDITION



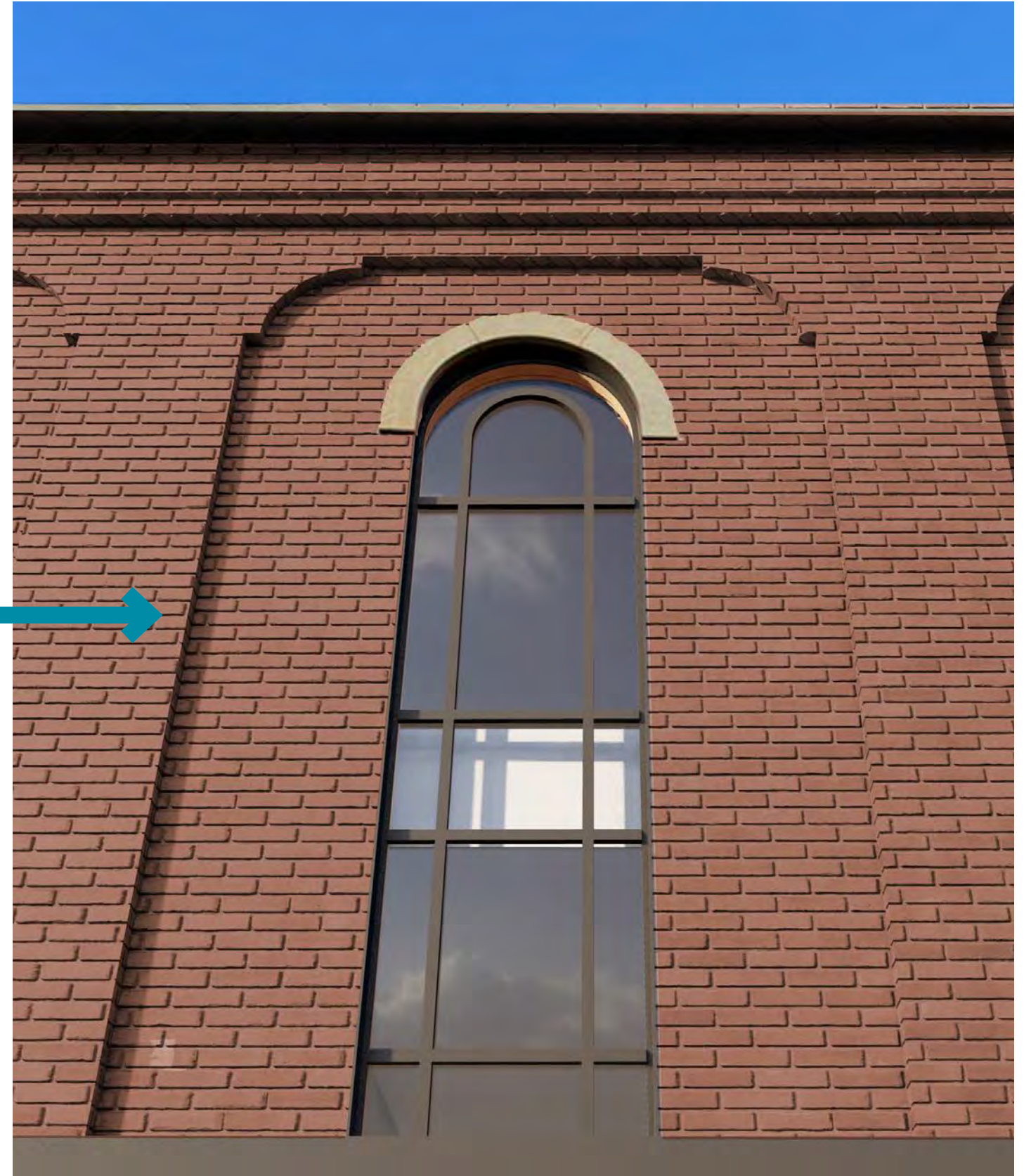
PROPOSED CONDITION



EXISTING PHOTO

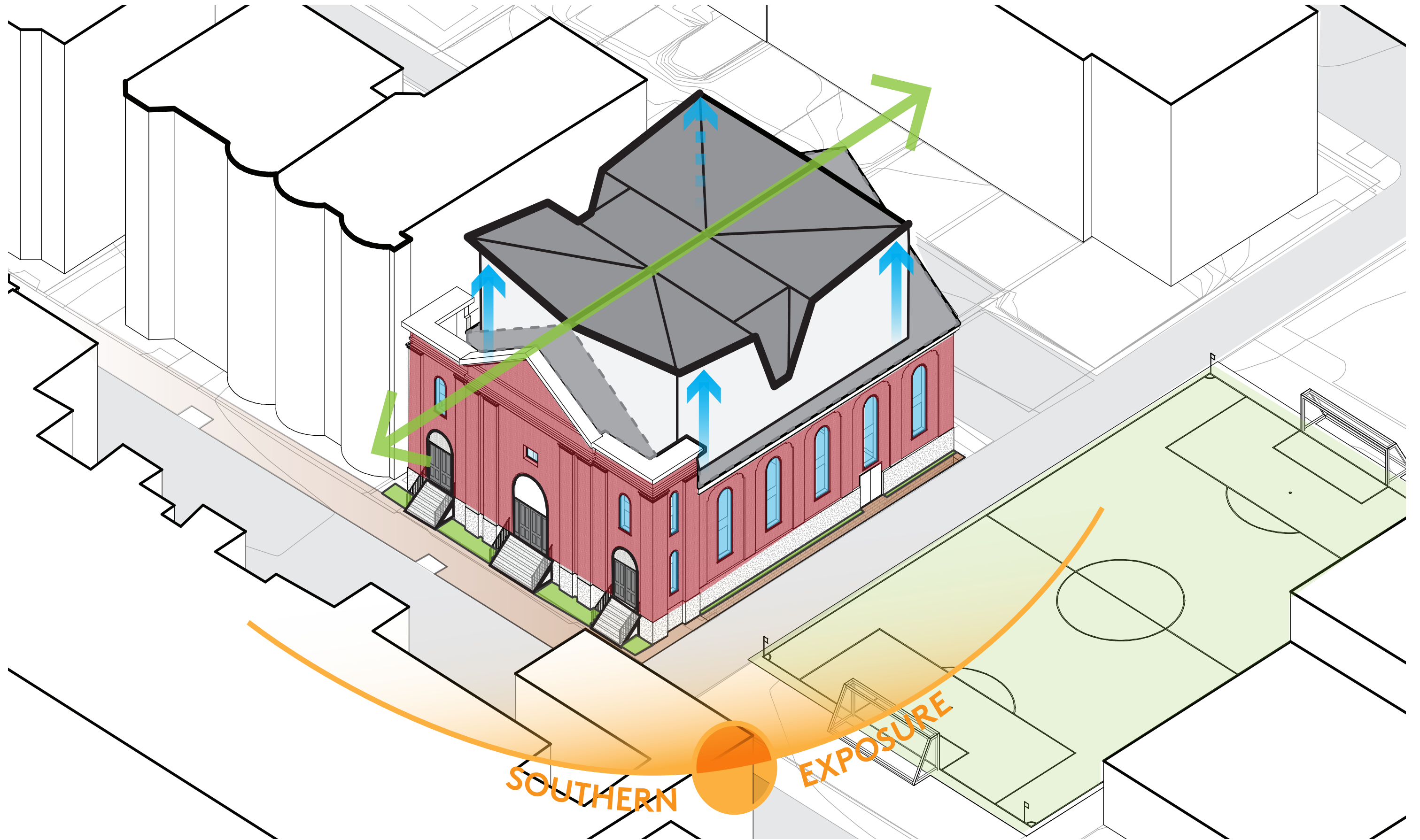


DIGITAL RENDERING

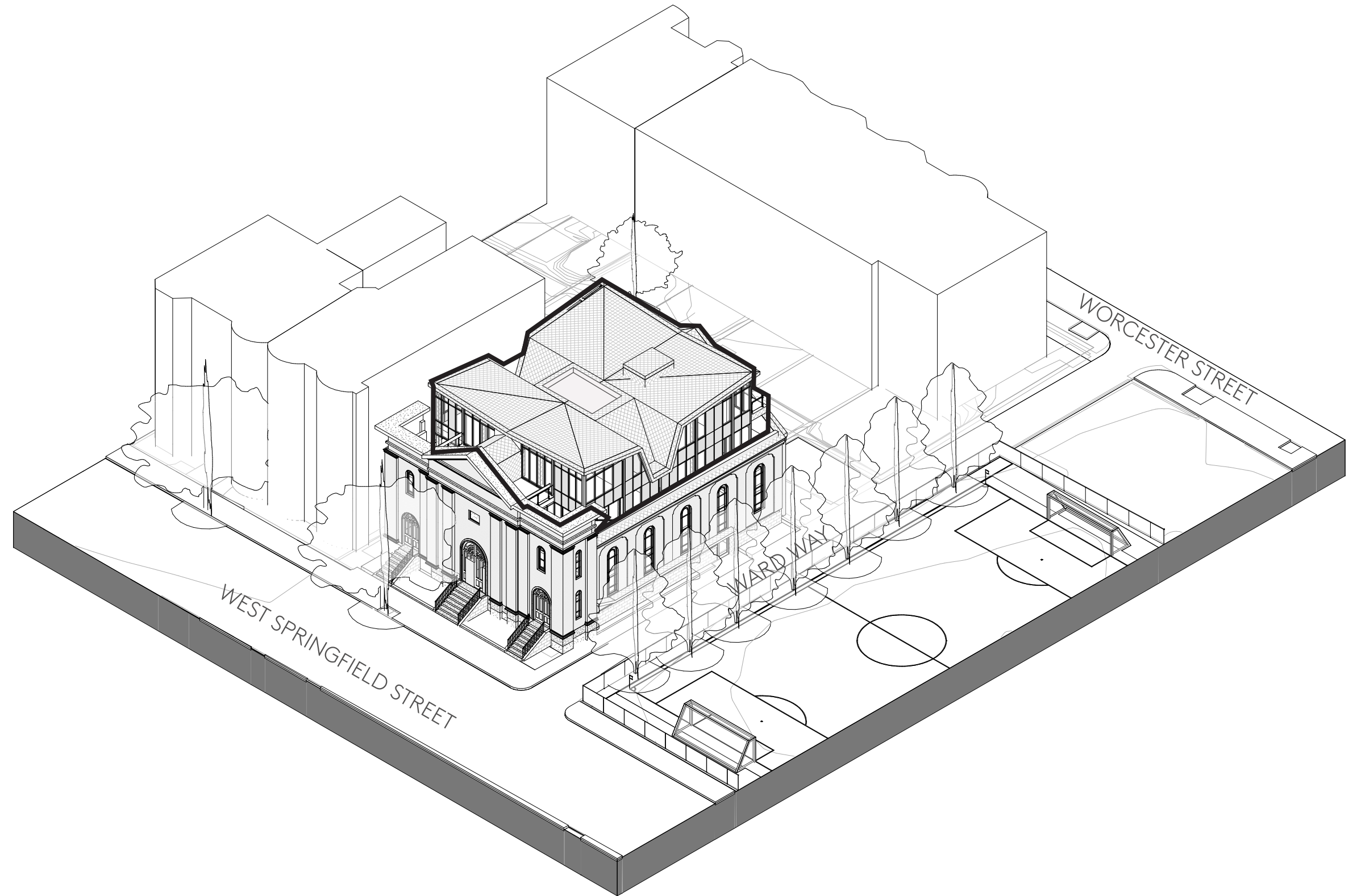




PART II | ROOF ADDITION



- 18,500 gsf – Towards F.A.R
- F.A.R. = 2.5
- Height = 4 Stories / 52'-0"
- Parking = 8 Spaces
- Parking Ratio = .8
- Bike Parking = 11 spaces
- Amenity = 740 GSF
- 10 Total Units
- (6) 1+ Bedroom Flat @ 650 avg gsf
- (3) 3 Bedroom Duplex @ 1,875 avg gsf
- (1) 3 Bedroom Triplex @ 2,300 avg gsf
- Mechanical equipment in recessed pit on roof











Restore existing brickwork

Restore doors

Wood planks

Green slate tiles



Thank you

617 422 0090
INFO@RODEARCHITECTS.COM

RODE