

## **BOSTON LANDMARKS COMMISSION**

### **MISSION HILL TRIANGLE ARCHITECTURAL CONSERVATION DISTRICT**

#### **PROJECT DATA**

#### **THE BICYCLE BUILDING**

**Location: 134-140 Smith St Mission Hill MA 02120**

**Mission Hill Triangle Architectural Conservation District**

**Proposed Project: 4 stories addition to existing one story building. Change of use to include 12 Studios units, amenity space and coffee shop in accordance with COB Compact Living Policy.**

- **Option A: Vertical brick facade and stucco**
- **Option B: Stucco with Cement panels**

**Original permit application LF440/1898 to build issued on April 1898 for “Storage of old Timber” 20’ front; 20’ rear and 15’ depth Structure**

**Architect listed as owner: Michael Niland**

**Second permit application LF64/1927 to build issued on January 1927 for “4 stores” 75’ front; 75’ rear; 26.5’depth**

**Architect listed as B. W. Fink**

**Plans from COB Archives included with exhibits.**

**Third permit application LF337/1961 issued on May 1961 for a change of use to include Tavern and one store.**



Longwood Medical Area

Department of Global Health and...

FXB Harvard School of Public Health

Harvard TH Chan School of Public Health

Stephen J. DeCamp

Perfect Cents Financial Services

The Baldwin at Longwood Medical...

Richard E. Griffin Academic Center MCPHS

134-140 SMITH ST

The Squealing Pig

THE "ESTHER"

Papa's Pizza Company  
Pizza • \$

St Alpi

22 Smith & Sai

95 Saint

Worthington St

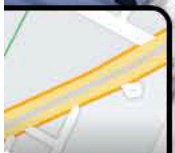
Wigglesworth St

Huntington Ave

Worthington St

Worthington St

Smith St















ONE WAY

DO NOT ENTER

SMITH ST  
WORTHINGTON ST

WOOD FIRE  
LOV







# Compact Living Proposed Project Checklist

<b>Concept description</b>													
How does this project meet the aspirations of the Compact Living Guidelines? Why is this an important addition to the neighborhood?	Proposed 3 story addition to an existing one story commercial building, 134-140 Smith St (The Bicycle Building ) includes 11 compact units, 8 studios and 3 one bedroom units with over 2,000 sf amenity/service areas or 182 sf/unit. Functional interior layout within 270 feet from the green line Brigham Circle station. All criteria for the Compact Living program are met or exceeded, including IDP requirements. Lower rent costs for small families, graduated students and professionals in the Mission Hill/Boston Longwood Medical and Academic Area, well known for high rent and fewer affordable options.												
<input checked="" type="checkbox"/> Attach a list or spreadsheet that details unit types, sizes, and total unit count.													
<b>Unit interior plans</b>													
<input checked="" type="checkbox"/> Provide at least one typical upper-floor plan. If every level varies substantially in program and architecturally, then include all upper-level plans.													
<i>Floor plans should note each unit's square footage and include furniture layouts if furniture is to be provided.</i> <i>Include ceiling height and window opening size on plans.</i>													
<b>Shared space layout and management plan</b>													
What is the intended program of the shared space(s)?	Common roof terrace 1,462 sf, fully accessible with outdoor kitchen and seating area On site coffee shop with outdoor seating, 611 sf lobby area with meeting space, TV reading area and HC bathroom, bicycle storage room for 11 bicycles, food and package delivery area, interior-separated trash/recycle room. Basement area with laundry facilities and 11 individual storage rooms.												
What is the plan for managing (cleaning, programming, maintaining) the shared space(s)?	Cleaning and maintenance staff for the coffee shop will provide and coordinate these services in conjunction with property manager to all common areas in the residential section of the building.												
<input checked="" type="checkbox"/> Attach floor plans that show the program, design, square footage, and dimensions of shared space(s).													
<table border="1"> <thead> <tr> <th colspan="2">Building Size</th> <th>Required Shared Space</th> </tr> </thead> <tbody> <tr> <td>10-14</td> <td>Units</td> <td>Some shared space desirable; evaluated case-by-case</td> </tr> <tr> <td>15-29</td> <td>Units</td> <td>40 Square Feet per Unit Minimum</td> </tr> <tr> <td>30 or More</td> <td>Units</td> <td>+ 20 Square Feet per each additional Unit over 29</td> </tr> </tbody> </table>	Building Size		Required Shared Space	10-14	Units	Some shared space desirable; evaluated case-by-case	15-29	Units	40 Square Feet per Unit Minimum	30 or More	Units	+ 20 Square Feet per each additional Unit over 29	
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30 or More	Units	+ 20 Square Feet per each additional Unit over 29											



## Walking distance to transit analysis

- Provide walking-distance analysis from proposed project's front door to nearest transit station.

*Parking maximums are tied to a development's walking distance from a transit station, defined as an MBTA Subway stop (Blue, Green, Orange, and Red lines and Mattapan trolley), or a Silver Line stop. TDM point requirements correspond to the number of parking spaces in each proposed project. Proposed projects with 10-14 units are responsible for fulfilling 4 TDM points. All others are as follows.*

Walking Distance from Transit Stop	Maximum Parking Per Unit Guidelines
Within 0.25 miles	0.25 parking spaces per unit
Between 0.25 and 0.5 miles	0.5 parking spaces per unit
Beyond 0.5 miles	0.75 parking spaces per unit

Number of Parking Spaces	TDM Points Required
0 parking spaces	4 points
1-5 parking spaces	10 points
6-10 parking spaces	11 points
11-15 parking spaces	12 points
16-20 parking spaces	13 points
Each additional 10 parking spaces (rounded up)	1 points

## Transportation Demand Management (TDM) plan

How far, in miles, is the nearest transit station, defined as an MBTA Subway stop (Blue, Green, Orange, and Red lines and Mattapan trolley), or a Silver Line stop?	Brigham Circle, Green Line Station is 0.051 miles (270 feet) from proposed project at 134-140 Smith St Mission Hill MA 02120	
How many parking spaces will be provided?	Off street parking will not be provided	
What measures will be used to achieve the required TDM points?	<b>Point Value</b>	<b>Measure</b>
	2	B1 Additional bicycle parking
	1	B4 Bicycle Repair Station
	1	T2 Subsidized Public Transit for residents
	2 4	I1-Real-time Transportation Information display L3 Delivery Supportive Amenities
1 2	I2-Tailored Transportation Marketing Services L2 Personal/family assistance storage	



# THE BICYCLE BUILDING

## 3 STORY RESIDENTIAL ADDITION TO EXISTING 1 STORY COMMERCIAL

### DIMENSIONAL REQUIREMENT, ARTICLE 59 ( TABLE E ) :

	LOT AREA, MIN FOR DWELL. UNIT(S) SPECIFIED (SQ FT)	ADDITIONAL LOT AREA FOR EACH ADDIT'L DWELL. UNIT (SQ FT)	LOT WIDTH MINIMUM (Feet)	LOT FRONTAGE MINIMUM (Feet)	FLOOR AREA RATIO MAXIMUM	BUILDING HEIGHT MAXIMUM (Feet / Stories) (2)	MINIMUM USABLE OPEN SPACE DWELLING UNIT (SQ FT) (3)	FRONT YARD MIN DEPTH (Feet) (4)	SIDE YARD MIN WIDTH (Feet) (5)	REAR YARD SETBACK (Feet)	REAR YARD MAX OCCUPANCY BY ACCESSORY BUILDINGS ( % )
REQUIRED	1,400 FOR UP TO 2 UNITS	700 / UNIT 6,300 (TOTAL)	15	15	1	35 / 3	200 / UNIT 2,200	5	-	25	25 %
EXISTING	2,113	713	80 26.17	80 26.17	0.96	12 / 1	0	0	-	0	N/A
PROPOSED	1,400	713	80 26.17 * (A)	80 26.17 *	3.68	48'-7" / 4	1,462	0 (A)	-	0	N/A

(A) CORNER LOT  
(B) SECTION 59 / 38.1 CONFORMITY WITH EXISTING BUILDING ALIGNMENT.

\* EXISTING CONDITION NO CHANGE



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68 HARVARD ST  
BROOKLINE MA 02445

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THE BICYCLE BUILDING - NEW ADDITION  
134-140 SMITH STREET BOSTON, MA

DRAWING INDEX	GENERAL NOTES	GENERAL LEGEND	ZONING CODE SUMMARY																																					
<p><b>ARCHITECTURAL</b></p> <p>T0.0 COVER SHEET P0.0 SITE PLAN P0.1 EXISTING CONDITION SITE PHOTOS P0.2 EXISTING SITE CONTEXT P0.3 UNITS TYPE TABLE</p> <p>A0.0 EXISTING PLOT PLAN A0.1 EXISTING FLOOR PLANS</p> <p>A1.0 PROPOSED FLOOR PLANS A1.1 PROPOSED BASEMENT AND FIRST FLOOR PLANS A1.2 EXISTING ELEVATIONS WITH ADJACENT BUILDINGS A1.3 PROPOSED FRONT, LEFT AND RIGHT SIDE ELEVATIONS A1.4 PROPOSED ELEVATIONS WITH ADJACENT BUILDING VIEW FROM THE PUBLIC WAT</p>	<p>A. CONSTRUCT IN STRICT COMPLIANCE OF 9TH EDITION OF MASSACHUSETTS BUILDING CODE AND ALL APPLICABLE REGULATING AGENCIES.</p> <p>B. CONTRACTOR TO VERIFY ALL ACCESSIBLE COMPONENTS WITH THE 521 CMR ARCHITECTURAL BOARD HANDBOOK.</p> <p>C. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.</p> <p>D. ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.</p> <p>E. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.</p> <p>F. IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION OR CLARIFICATION.</p> <p>G. AT ALL TIMES DURING CONSTRUCTION AND/OR ALTERATIONS, ALL REQUIRED EXIT AND ESCAPE FACILITIES SHALL BE CONTINUOUSLY MAINTAINED. IN THE EVENT ANY REQUIRED EXIST MUST BE CLOSED OR TEMPORARILY ABANDONED, PROVIDE OTHER MEASURES AND/OR MEANS WHICH WILL PROVIDE EQUIVALENT SAFETY.</p> <p>H. DESIGNATED AREAS OF NEW CONNECTIONS AND/OR ALTERATIONS SHALL BE CLEAN AND FREE OF ANY DEBRIS AT THE END OF EACH DAY. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEMOLISHED MATERIALS FROM THE OWNER'S PROPERTY.</p> <p>I. CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS, PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS. AVOID OVER-LOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.</p> <p>J. ALL OPENINGS IN WALLS AND SLABS REMAINING AFTER DEMOLITION WORK HAS BEEN COMPLETED SHALL BE FILLED WITH CONSTRUCTION IDENTICAL TO ADJOINING SURFACES.</p> <p>K. MATCH AND PATCH INDICATES THAT EXISTING FINISH SHALL BE REPAIRED TO MATCH ADJACENT FINISH.</p> <p>L. WHERE EXISTING CONSTRUCTION IS INDICATED TO BE REPLACED, IT IS THE INTENT TO REMOVE THE EXISTING CONSTRUCTION IN ITS ENTIRETY AND REPLACE IT WITH NEW CONSTRUCTION.</p> <p>M. WHERE PIPES, DUCTS, AND PANEL BOXES OCCUR, PARTITIONS SHALL BE OF SUCH THICKNESS TO ACCOMMODATE PIPES AND DUCTS.</p> <p>N. ALL EXISTING MECHANICAL, ELECTRICAL WORK IN EXISTING PARTITIONS, FLOOR, OR CEILINGS THAT INTERFERE WITH THE WORK SHALL BE RELOCATED, ADJUSTED OR REPLACED TO SUIT NEW CONDITIONS.</p> <p>O. WHERE ALTERATIONS OCCUR OR NEW AND OLD WORK JOIN OR MECHANICAL AND ELECTRICAL CONNECTIONS ARE SHOWN IN EXISTING CEILINGS OR WALLS THE IMMEDIATE ADJACENT SURFACES SHALL BE CUT, REMOVED, PATCHED, REPAIRED OR REFINISHED AND LEFT IN AS GOOD CONDITION AS EXISTED PRIOR TO THE START OF THE WORK.</p> <p>P. RATED PARTITIONS SHALL BE CONTINUOUS ABOVE CEILING SO AS TO PROVIDE A POSITIVE SMOKE AND/OR FIRE BARRIER. BOTH SIDES OF THE STUD PARTITIONS ABOVE THE CEILING SHALL BE FINISHED EXCEPT FOR DECORATIVE FINISHES.</p> <p>Q. MAINTAIN WALL FIRE RESISTANT RATING WHERE ITEMS SUCH AS FIRE EXTINGUISHER, FIRE ALARM PANEL BOXES, ETC. ARE BUILT INTO WALLS.</p> <p>R. ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS PER 1991 UBC SEC. 2406.</p> <p>S. ALL MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND REQUIREMENTS.</p> <p>T. ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND FIRE PROTECTION ENGINEERING BY OTHERS.</p>	<p>DEMOLISH WALL</p> <p>EXISTING WALL</p> <p>NEW CMU / MASONRY WALL</p> <p>NEW CONCRETE WALL</p> <p>NEW WALL</p> <p>EXISTING DOOR</p> <p>NEW DOOR</p> <p>S SMOKE DETECTOR (PHOTOELECTRIC IF INSTALLED WITHIN 20 FEET FROM KITCHEN OR BATHROOM)</p> <p>CS CARBON MONOXIDE/SMOKE DETECTOR COMBINATION (PHOTOELECTRIC IF INSTALLED WITHIN 20 FEET FROM KITCHEN OR BATHROOM)</p> <p>H HEAT DETECTOR</p> <p>FAN EXHAUST FAN</p>	<p>2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.</p> <p>3. The minimum usable open space requirement is applicable only to Residential Uses and Dormitory and Fraternity Uses. For any lot that exceeds the minimum lot area specified in this Table E, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table E, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table E for the lot. All ground level open space used to satisfy the minimum usable open space requirements specified in this Table E must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table E, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 59-38 (Application of Dimensional Requirements). In the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.</p> <p>4. See Section 59-38.1, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.</p> <p>5. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.</p>																																					
<p><b>VICINITY MAP</b></p>		<p><b>GRAPHIC SYMBOL</b></p> <p>XX CEILING HEIGHT SYMBOL</p> <p>REVISION NUMBER</p> <p>A COLUMN REFERENCE GRID</p> <p>BUILDING AND WALL SECTION, AND SECTION DETAIL, REFERENCE DRAWING NUMBER</p> <p>DETAIL REFERENCE DRAWING NUMBER</p> <p>EXTERIOR ELEVATION KEY</p> <p>INTERIOR ELEVATION KEY</p> <p>WALL PARTITION TAG</p> <p>DOOR TAG</p> <p>WINDOW TAG</p> <p>DOTTED LINE, HIDDEN OR CONSTRUCTION ABOVE, BEYOND</p> <p>BREAK LINE</p> <p>1 1/2" DIMENSION LINE</p>	<p><b>ZONING CODE SUMMARY</b></p> <p>LOCATION: 134-140 SMITH STREET BOSTON, MA 02115</p> <p>ZONING DISTRICT: MISSION HILL DISTRICT</p> <p>SUB-DISTRICT: TYPE: RH (RESIDENTIAL)</p> <p><b>ASSESSOR'S REPORT:</b></p> <p>PARCEL ID: 1000107000</p> <p>PROPERTY TYPE: COMMERCIAL</p> <p>LOT SIZE: 2,113 SQ FT</p> <p>LIVING AREA: 2,025 SQ FT</p> <p>CLASSIFICATION CODE: 0329 ( COMMERCIAL PROPERTY / BAR / TAVERN / PUB )</p> <p><b>ZONING RH</b> <b>USE:</b> MULTIFAMILY DWELLING ALLOWED ( TABLE A )</p> <p><b>VIOLATION:</b></p> <ul style="list-style-type: none"> <li>- LOT AREA FOR ADDITIONAL DWELLING UNIT INSUFFICIENT</li> <li>- FAR EXCESSIVE</li> <li>- BUILDING HEIGHT EXCESSIVE</li> <li>- REAR YARD INSUFFICIENT</li> <li>- PARKING INSUFFICIENT (OFF STREET PARKING 1.0 / UNIT REQUIRED : 11 PROVIDED : 0</li> </ul>																																					
<p><b>MASSACHUSETTE ENERGY CODE SUMMARY</b></p> <table border="1"> <thead> <tr> <th>CLIMATE ZONE 5 REQUIREMENTS</th> <th>REQUIRE</th> </tr> </thead> <tbody> <tr> <td>FENESTRATION U-FACTOR</td> <td>0.32</td> </tr> <tr> <td>SKYLIGHT U-FACTOR</td> <td>0.55</td> </tr> <tr> <td>GLAZED FENESTRATION SHGC</td> <td>NR</td> </tr> <tr> <td>CEILING OR ROOF R-VALUE</td> <td>49</td> </tr> <tr> <td>WOOD FRAME WALL R-VALUE</td> <td>20 OR 13+5</td> </tr> <tr> <td>MASS WALL R-VALUE</td> <td>13/17</td> </tr> <tr> <td>FLOOR R-VALUE</td> <td>30</td> </tr> <tr> <td>BASEMENT WALL R-VALUE</td> <td>15/19</td> </tr> <tr> <td>SLAB R-VALUE</td> <td>10, 4FT</td> </tr> <tr> <td>CRAWL SPACE WALL R-VALUE</td> <td>15/19</td> </tr> </tbody> </table>	CLIMATE ZONE 5 REQUIREMENTS	REQUIRE	FENESTRATION U-FACTOR	0.32	SKYLIGHT U-FACTOR	0.55	GLAZED FENESTRATION SHGC	NR	CEILING OR ROOF R-VALUE	49	WOOD FRAME WALL R-VALUE	20 OR 13+5	MASS WALL R-VALUE	13/17	FLOOR R-VALUE	30	BASEMENT WALL R-VALUE	15/19	SLAB R-VALUE	10, 4FT	CRAWL SPACE WALL R-VALUE	15/19			<p><b>CONSTRUCTION SET</b></p> <p>PROJECT NUMBER: HS22.005</p> <p>DRAWN BY: TH</p> <p>CHECKED BY: TH</p> <p>ISSUED: MARCH 12, 2022</p> <p>REVISION SCHEDULE:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>DRAWING TITLE:</p> <p><b>COVER SHEET</b></p> <p>SHEET:</p> <p><b>T.0</b></p>	NO.	DESCRIPTION	DATE												
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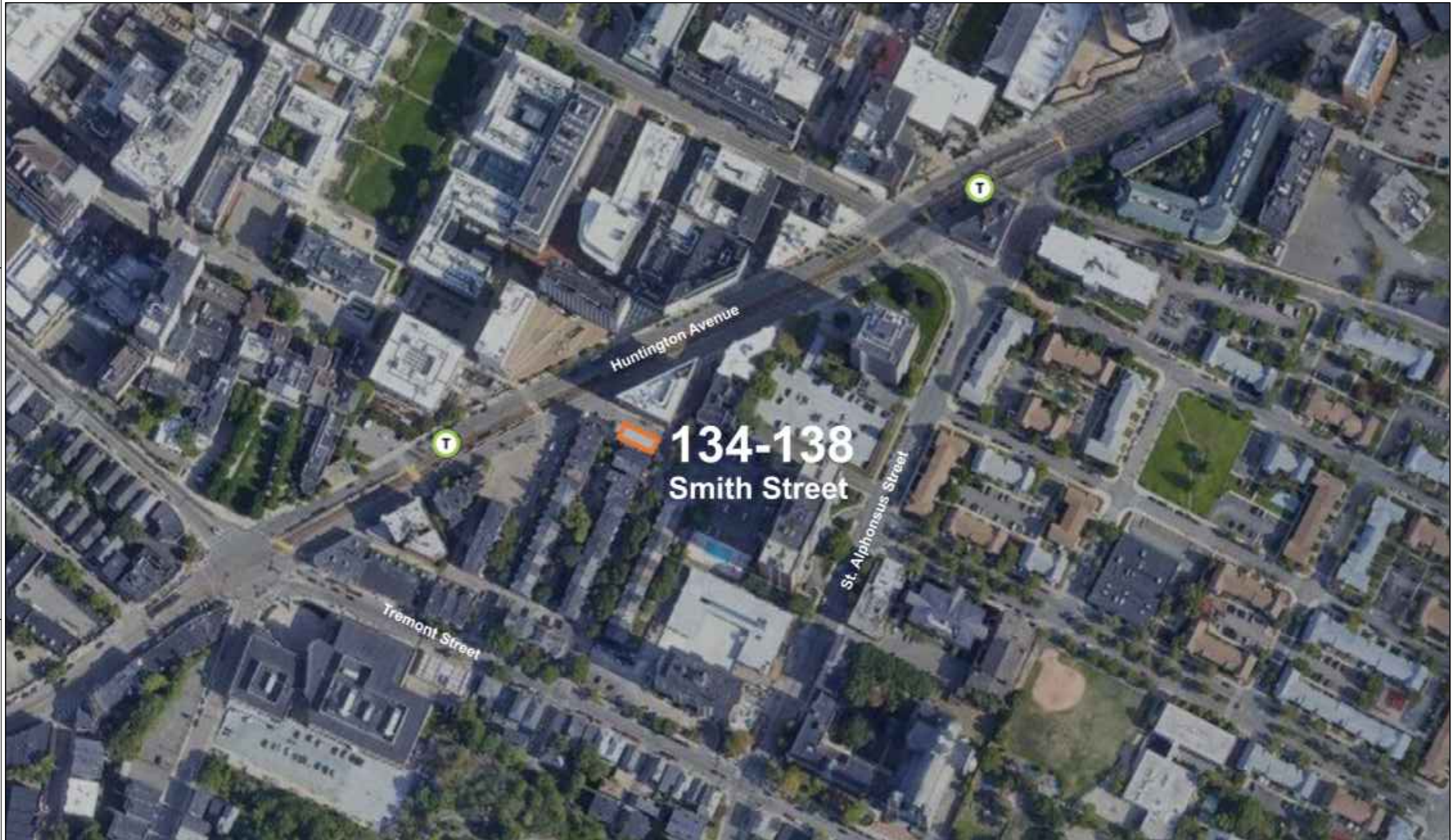




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134-140 SMITH STREET BOSTON, MA

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REVISION SCHEDULE:	

DRAWING TITLE:

SITE PLAN

SHEET:

**P0.0**

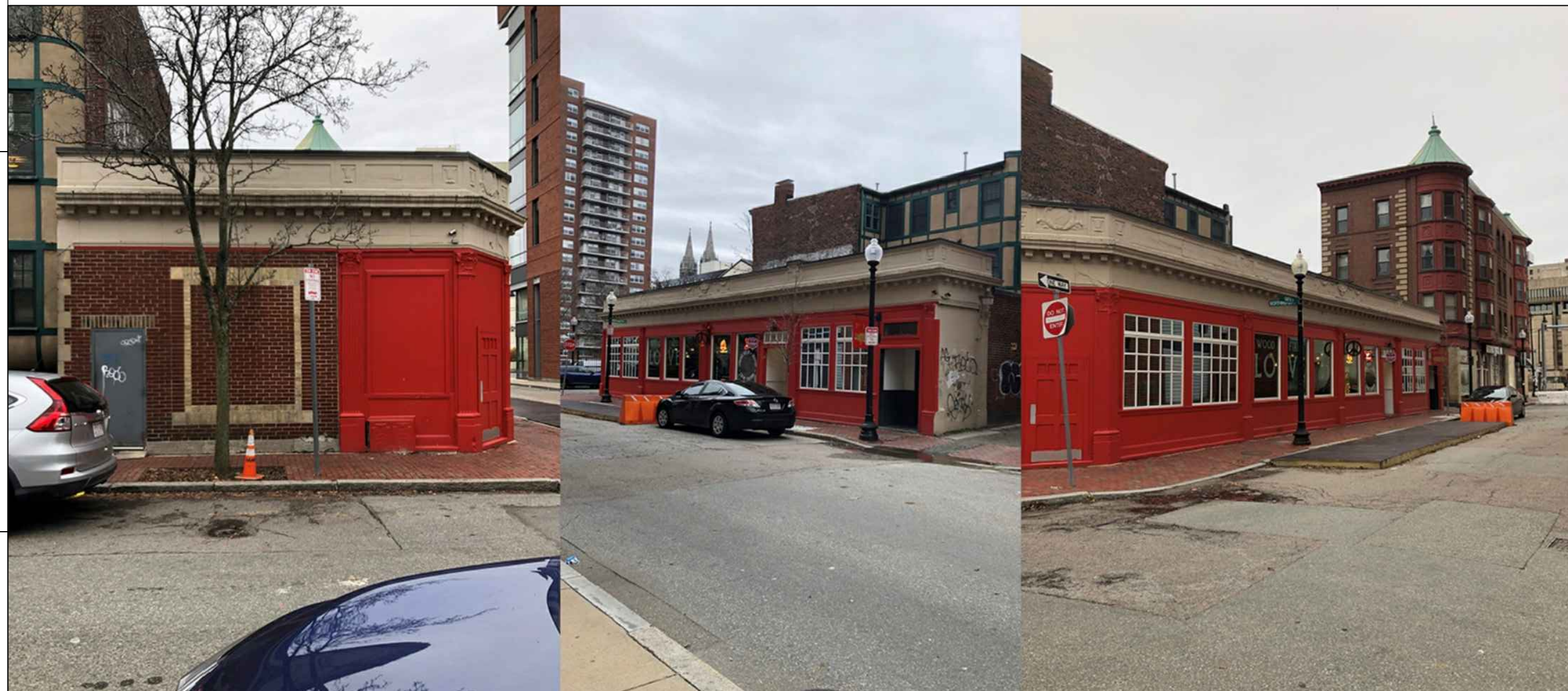




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REVISION SCHEDULE:


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SITE PHOTOS  
EXISTING CONDITION

SHEET:

**P0.1**



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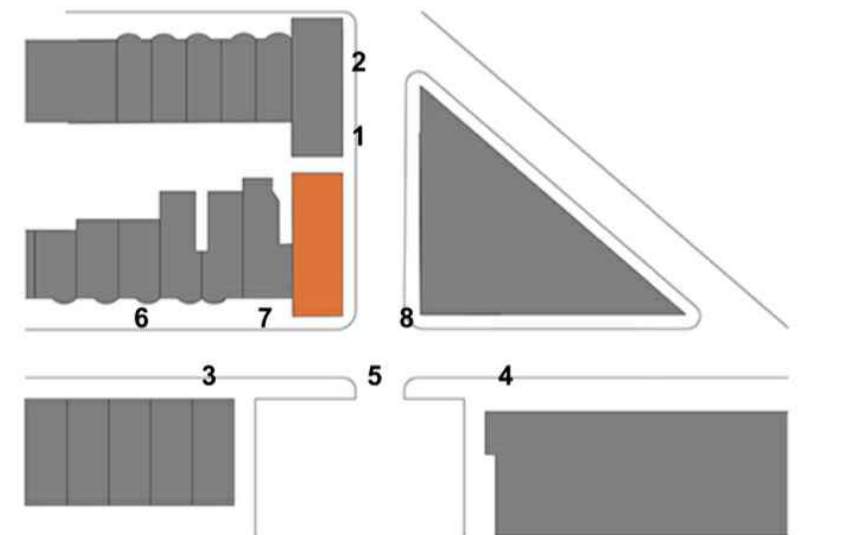
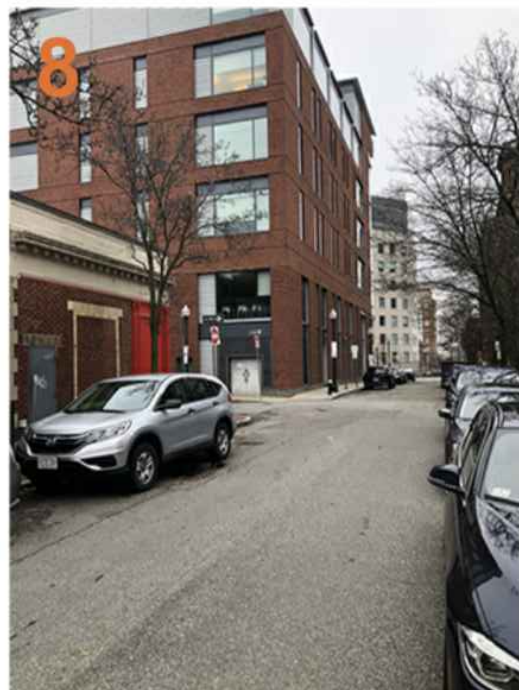
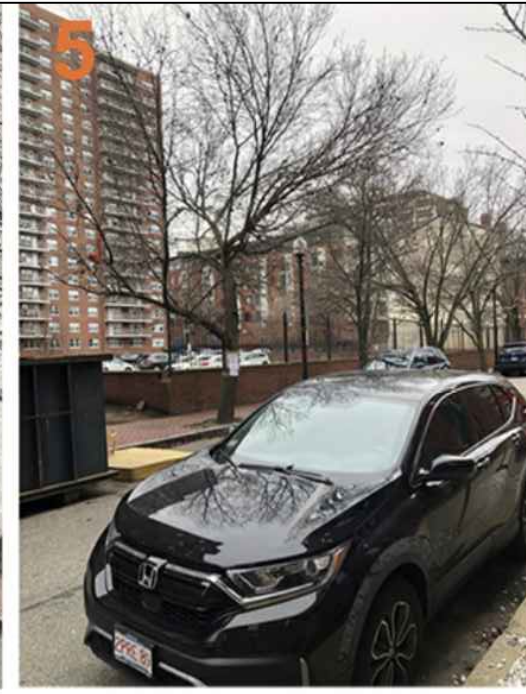
REVISION SCHEDULE:


DRAWING TITLE:

EXISTING  
SITE CONTEXT

SHEET:

**P0.2**



7



## UNIT TYPES:

### 12 UNITS (STUDIO)

**1 AFFORDABLE UNIT**  
**BICYCLE STORAGE AND REPAIR**  
**12 STORAGE ROOMS**  
**LAUNDRY ROOM**  
**INDOOR UTILITY AND TRASH**  
**PACKAGE DELIVERY AREA**  
**AMENITY SPACE**  
**COFFEE SHOP**  
**COMMON ROOF DECK**  
**LAUNDRY FACILITIES**

## PROJECT SUMMARY:

**FOUR STORY RESIDENTIAL ADDITION TO**  
**EXISTING 1 STORY COMMERCIAL.**

**12 - Dwelling Units with Coffee Shop**  
**4 Stories Building with Roof Deck**  
**Inclusive of 1 affordable unit.**

UNIT	TYPE	LOCATION	AVERAGE SQ FT
0	MECHANICAL ROOM SPRINKLERS ROOM LAUNDRY ROOM STORAGE ROOMS BIKE REPAIR	BASEMENT	53.07 SQ FT 77.64 SQ FT 102.48 34.78 ( x 11) 286.96
0	COFFEE SHOP AMENITY SPACE TRASH ROOM BIKE ROOM	FIRST FLOOR	572.71 SQ FT 611.33 SQ FT 39.81 SQ FT 66.86 SQ FT
1	STUDIO	SECOND FLOOR	360 SQ FT
2	STUDIO	SECOND FLOOR	350 SQ FT
3	STUDIO	SECOND FLOOR	340 SQ FT
4	STUDIO	THIRD FLOOR	360 SQ FT
5	STUDIO	THIRD FLOOR	350 SQ FT
6	STUDIO	THIRD FLOOR	340 SQ FT
7	STUDIO	FOURTH FLOOR	360 SQ FT
8	STUDIO	FOURTH FLOOR	350 SQ FT
9	STUDIO	FOURTH FLOOR	340 SQ FT
10	STUDIO	FIFTH FLOOR	360 SQ FT
11	STUDIO	FIFTH FLOOR	350 SQ FT
12	STUDIO	FIFTH FLOOR	340 SQ FT
0	ROOFDECK	ROOFTOP	1,209 SQ FT



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 ISSUED: MARCH 12, 2022

REVISION SCHEDULE:	

DRAWING TITLE:

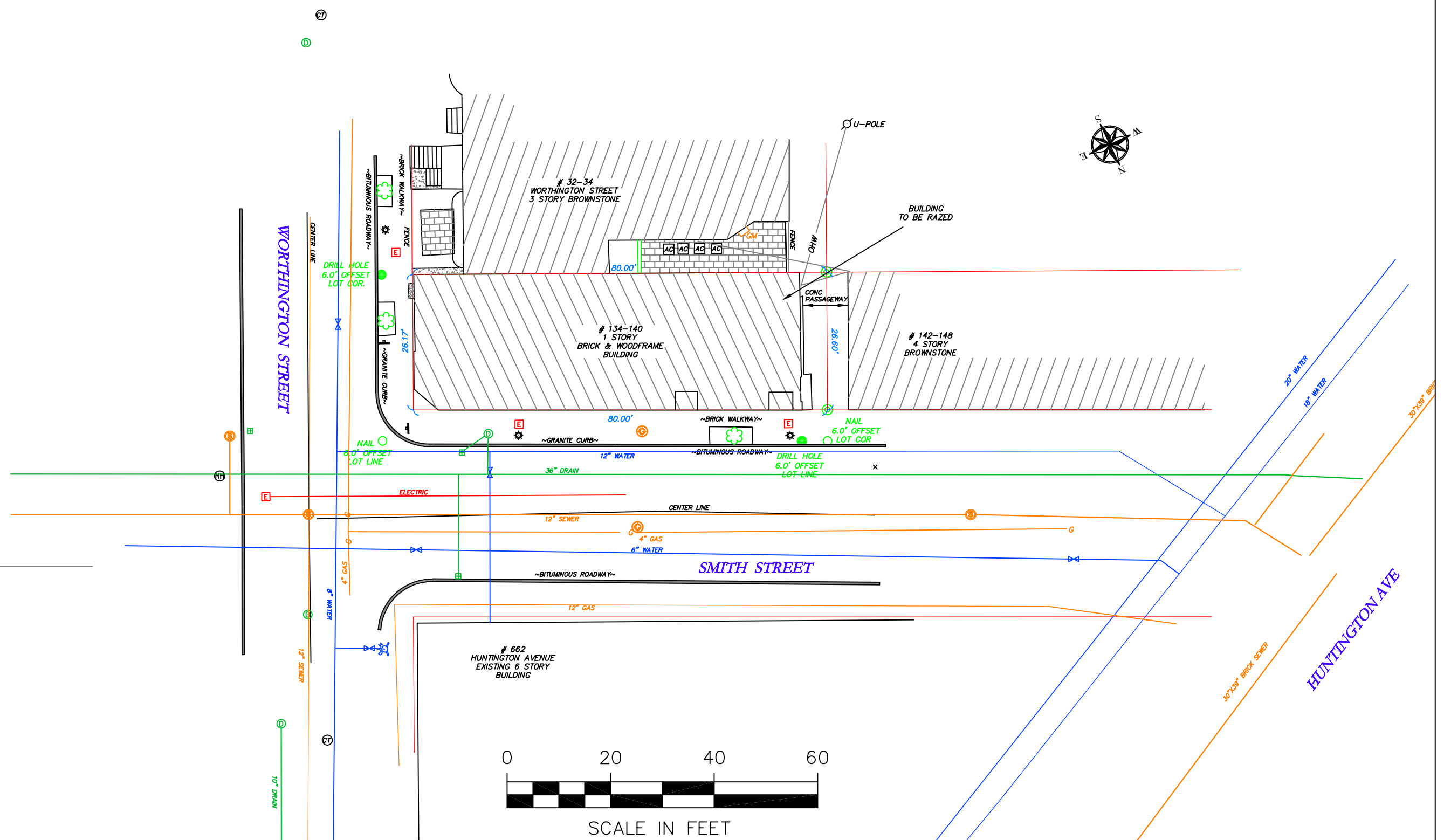
PROGRAM

SHEET:

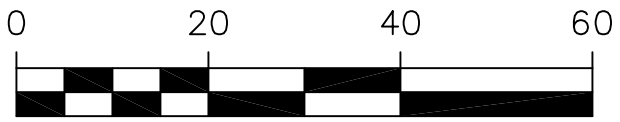
**P0.3**



- LEGEND**
- = CATCH BASIN
  - = DRAIN MAN HOLE
  - = SEWER MAN HOLE
  - = FIRE HYDRANT
  - = GAS METER
  - = ELECTRIC HANDHOLE
  - = GAS SHUT OFF
  - = CABLE TV
  - = WATER SHUT OFF
  - = WATER GATE
  - = LIGHT POLE
  - = SIGN
  - = OVERHEAD WIRES
  - = DRILL HOLE - SET
  - = NAIL - SET
  - = SPIKE - SET



NOTES:  
 LOT AREA = 2,113 S.F.  
 FIRST FLOOR ELEV.= 47.7'  
 UTILITIES LOCATED PER PLAN BY  
 DAYLOR CONSULTING GROUP  
 10 FORBES ROAD BRAINTREE, MA  
 12/7/07



SCALE IN FEET

Dennis O'Brien P.L.S.

**D. O'BRIEN**  
 LAND SURVEYING  
 31 HAYWARD STREET UNIT 3-G, EST 1996  
 FRANKLIN, MA 02038 508-541-0048

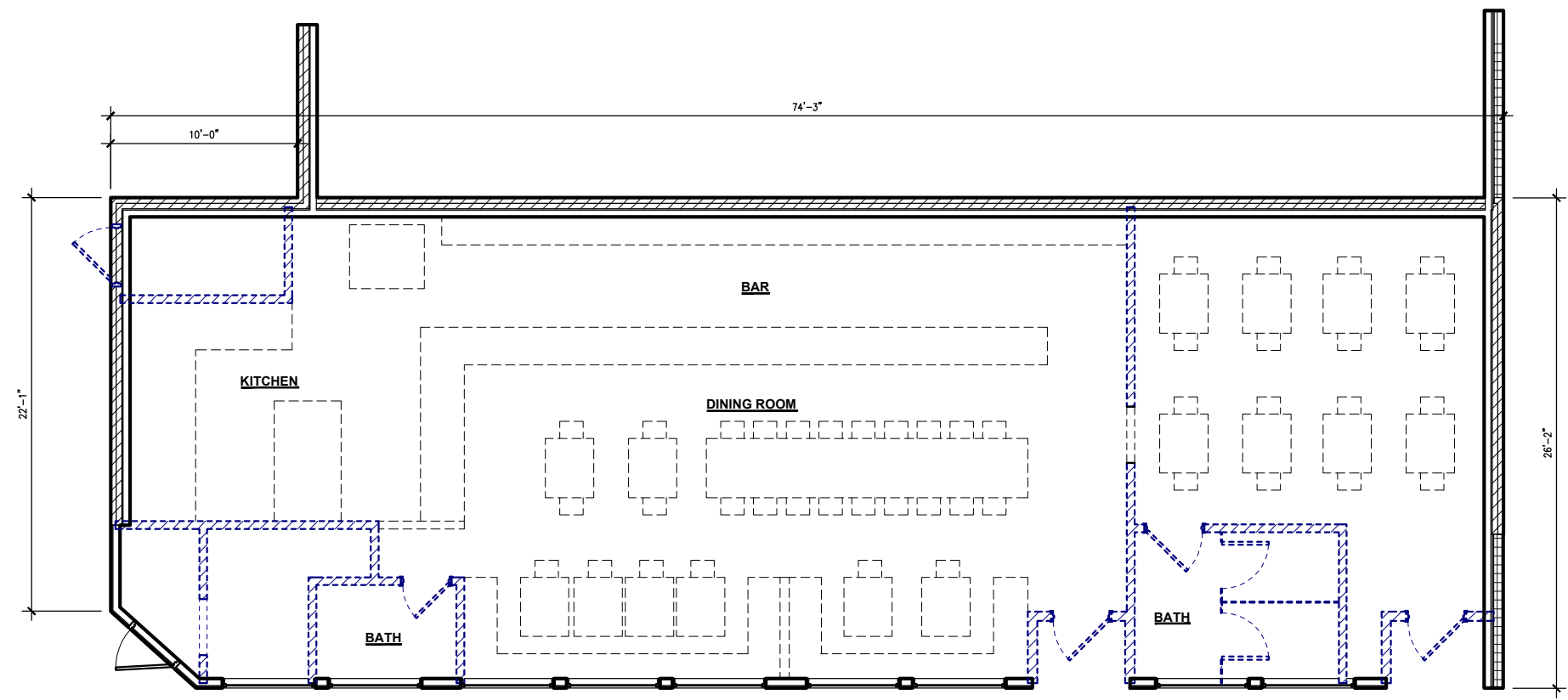
PLAN SHOWING EXISTING CONDITIONS  
 134-138 SMITH STREET - ROXBURY  
 BOSTON, MA SUFFOLK COUNTY

SCALE: 1:20	DATE: 1/2/2018	REVISED: ---	DRAWN BY: ---	CHECKED BY: D.O.
----------------	-------------------	-----------------	------------------	---------------------

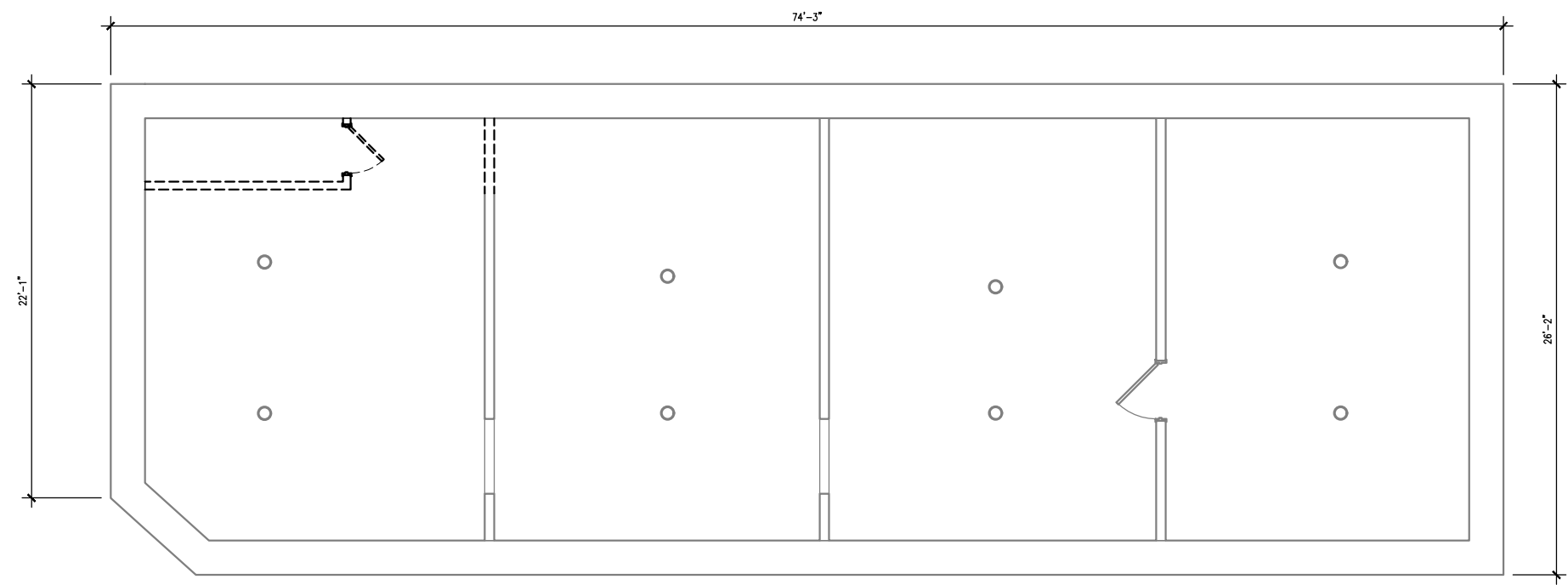


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**THE BICYCLE BUILDING - NEW ADDITION**  
134-140 SMITH STREET BOSTON, MA



**0 EXISTING FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**0 EXISTING BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**CONSTRUCTION SET**

PROJECT NUMBER: HS22.005  
DRAWN BY: TH  
CHECKED BY: TH  
ISSUED: NOVEMBER 17, 2021

REVISION SCHEDULE:

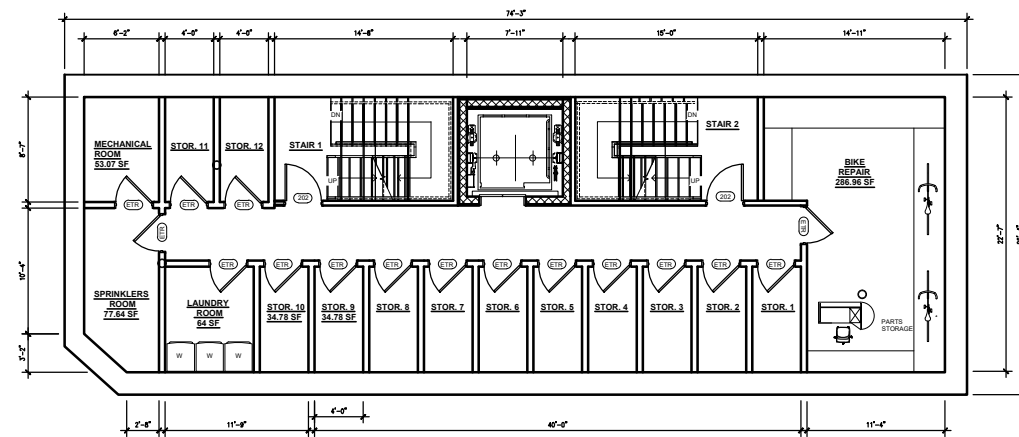
NO.	DESCRIPTION	DATE

DRAWING TITLE:  
**PROPOSED  
BASEMENT AND  
FIRST FLOOR PLAN**

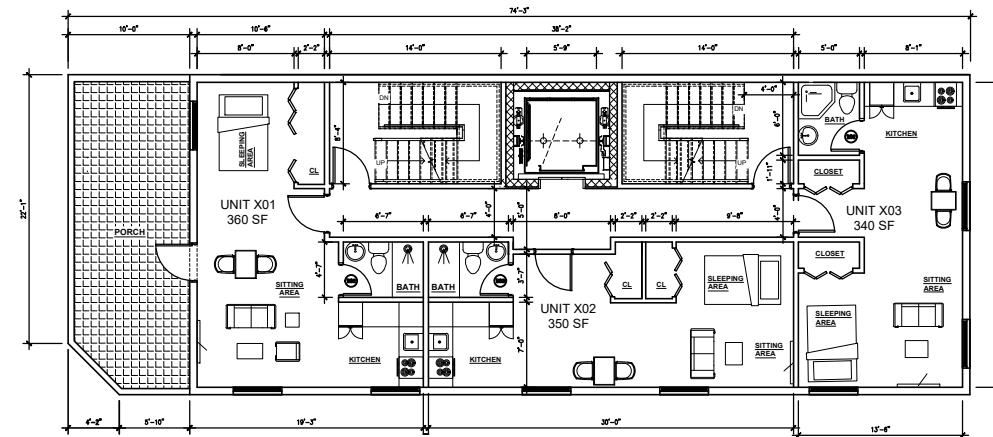
SHEET:  
**A1.0**



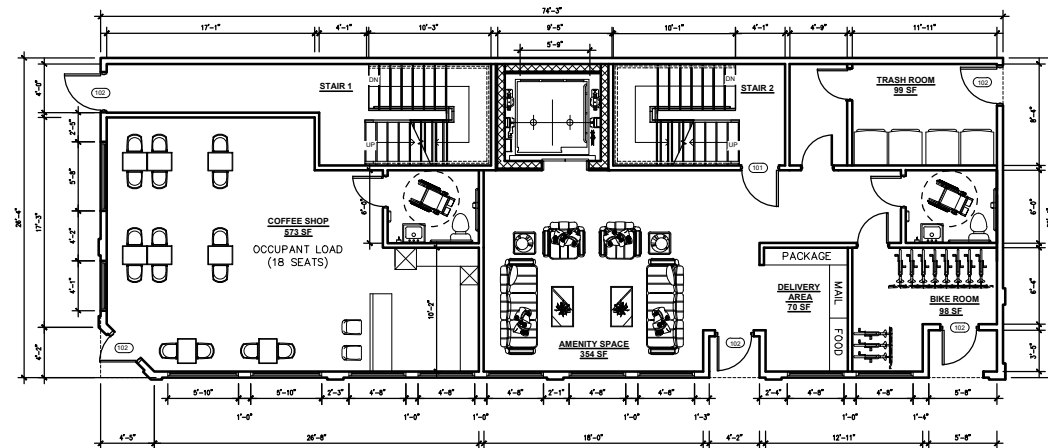
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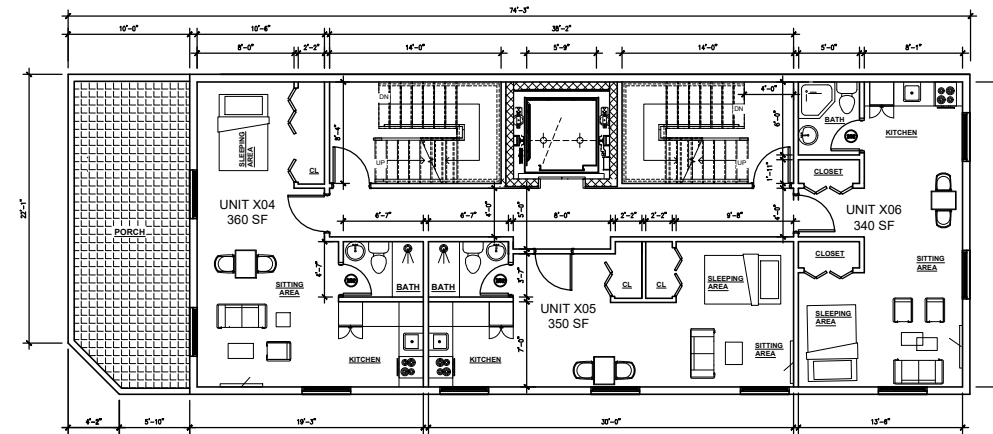
1 PROPOSED BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



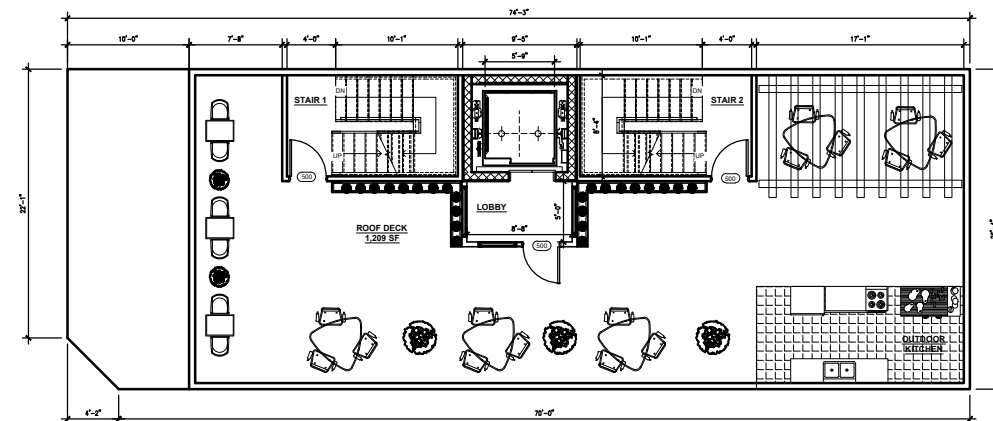
3 PROPOSED SECOND & FOURTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



4 PROPOSED THIRD & FIFTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



5 PROPOSED ROOFTOP PLAN  
SCALE: 1/8" = 1'-0"

**THE BICYCLE BUILDING - NEW ADDITION**  
134-140 SMITH STREET BOSTON, MA

**CONSTRUCTION SET**

PROJECT NUMBER: HS22.005  
DRAWN BY: TH  
CHECKED BY: TH  
ISSUED: MAY 12, 2022

REVISION SCHEDULE:

NO.	DESCRIPTION	DATE

DRAWING TITLE:

PROPOSED FLOOR PLANS

SHEET:





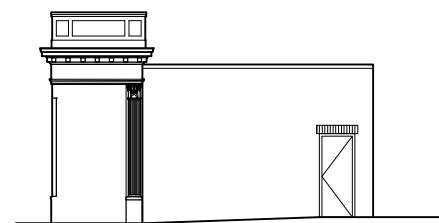
CONSTRUCTION CONSULTING SERVICES

68 HARVARD ST  
BROOKLINE MA 02445

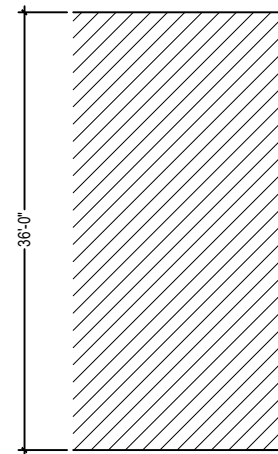
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**THE BICYCLE BUILDING - NEW ADDITION**

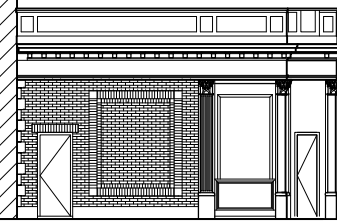
134-140 SMITH STREET BOSTON, MA



EXISTING  
RIGHT SIDE  
BUILDING

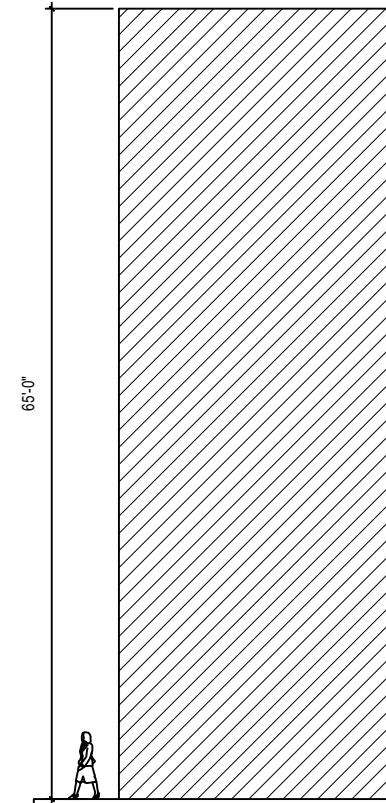


ADJACENT  
BUILDING

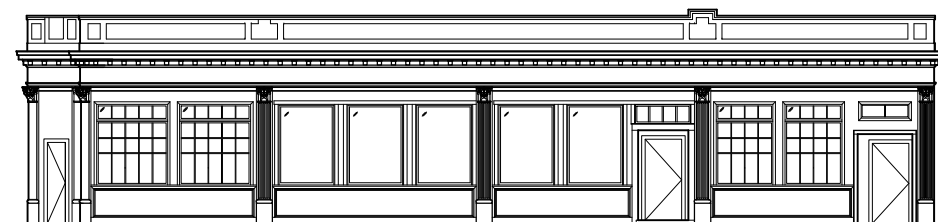


EXISTING  
LEFT SIDE  
BUILDING

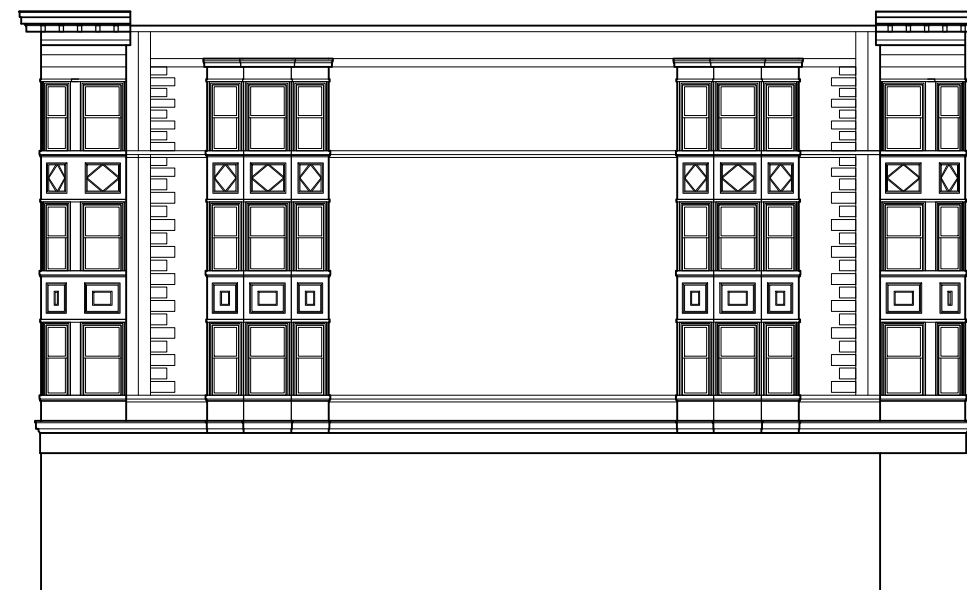
SMITH  
STREET



ADJACENT  
BUILDING



EXISTING  
FRONT BUILDING



ADJACENT  
BUILDING

**CONSTRUCTION SET**

PROJECT NUMBER: HS22.005  
DRAWN BY: TH  
CHECKED BY: TH  
ISSUED: MAY 12, 2022

REVISION SCHEDULE:	

DRAWING TITLE:  
**EXISTING ELEVATIONS WITH  
ADJACENT BUILDINGS.**

SHEET:

**A1.2**



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**THE BICYCLE BUILDING - NEW ADDITION**  
134-140 SMITH STREET BOSTON, MA

**CONSTRUCTION SET**

PROJECT NUMBER: HS22.005  
DRAWN BY: TH  
CHECKED BY: TH  
ISSUED: MAY 12, 2022

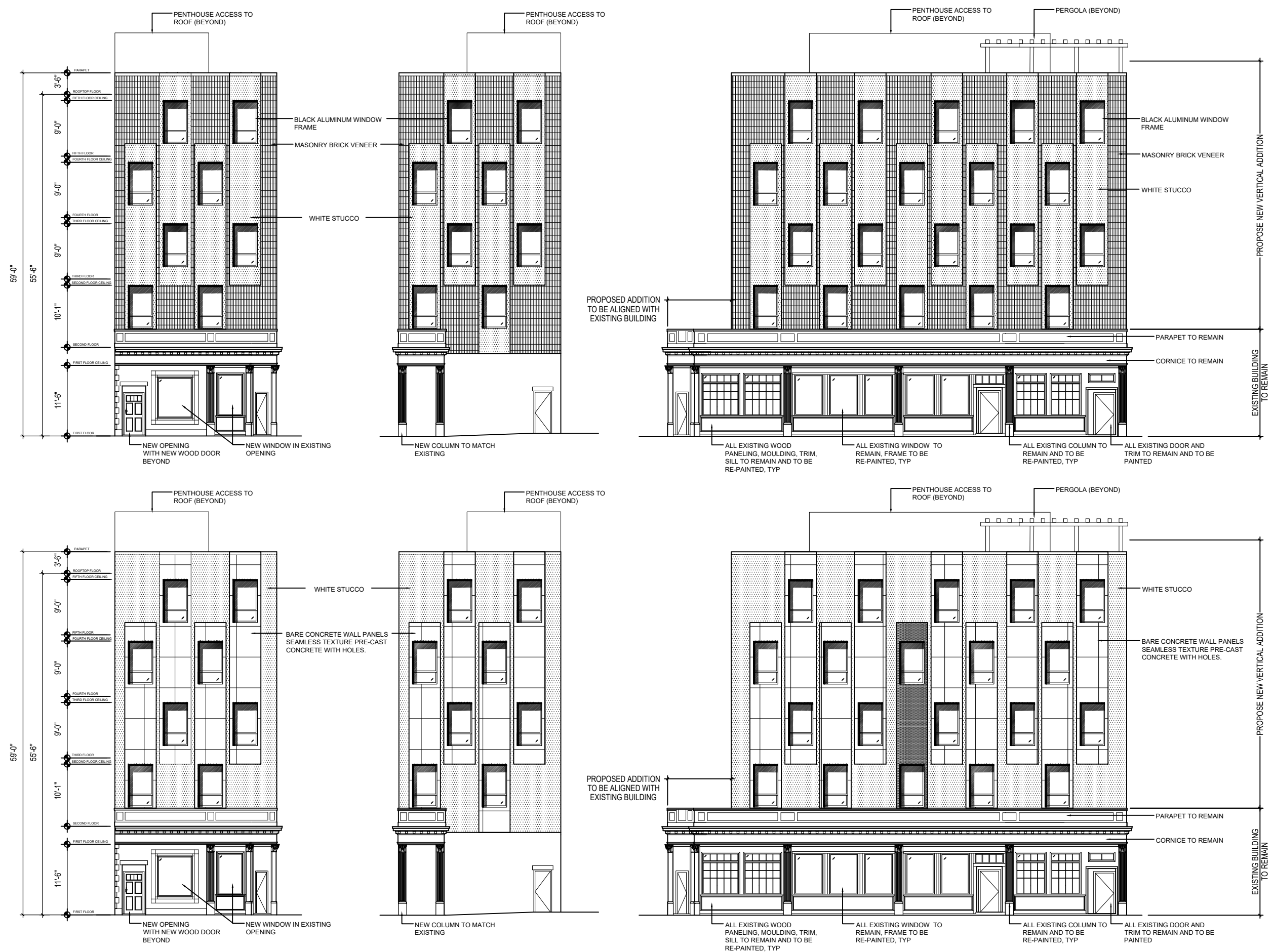
REVISION SCHEDULE:

NO.	DESCRIPTION	DATE

DRAWING TITLE:

**PROPOSED FRONT, LEFT  
RIGHT SIDE ELEVATIONS**

SHEET:







CONSTRUCTION CONSULTING SERVICES

68 HARVARD ST  
BROOKLINE MA 02445

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**THE BICYCLE BUILDING - NEW ADDITION**  
134-140 SMITH STREET BOSTON, MA

**CONSTRUCTION SET**

PROJECT NUMBER: HS22.005  
DRAWN BY: TH  
CHECKED BY: TH  
ISSUED: MAY 12, 2022

REVISION SCHEDULE:	

DRAWING TITLE:

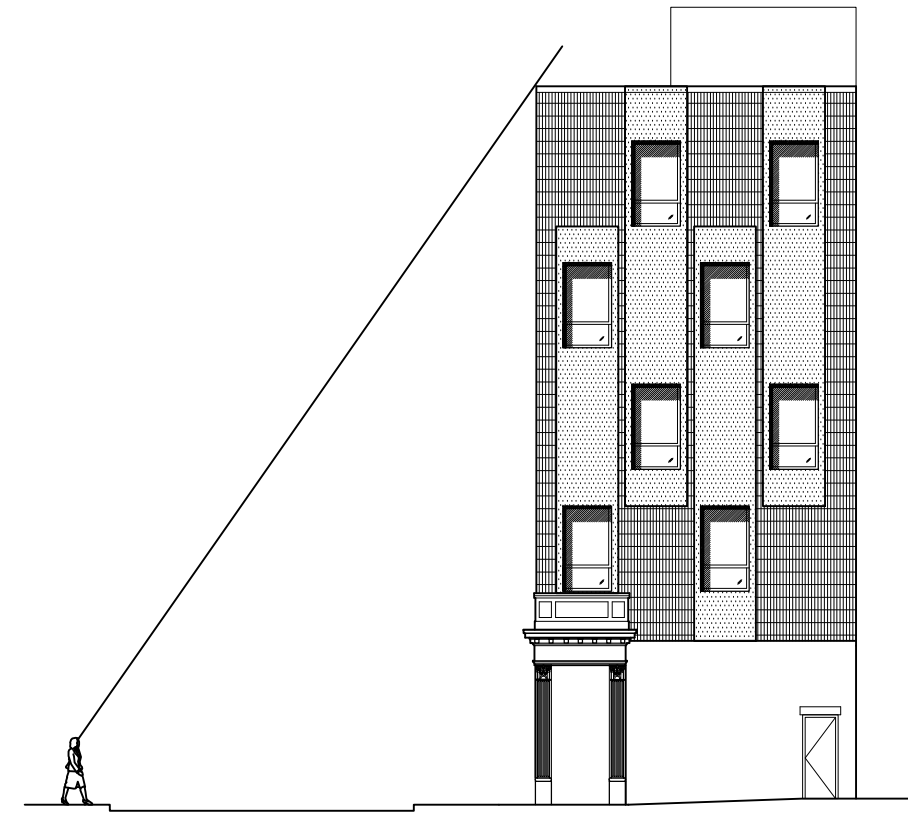
**PROPOSED ELEVATIONS  
WITH ADJACENT BUILDING  
VIEW FROM THE PUBLIC WAY**

SHEET:

**A1.4**



SMITH STREET



WORTHINGTON STREET



ADJACENT BUILDING

SMITH STREET

ADJACENT BUILDING













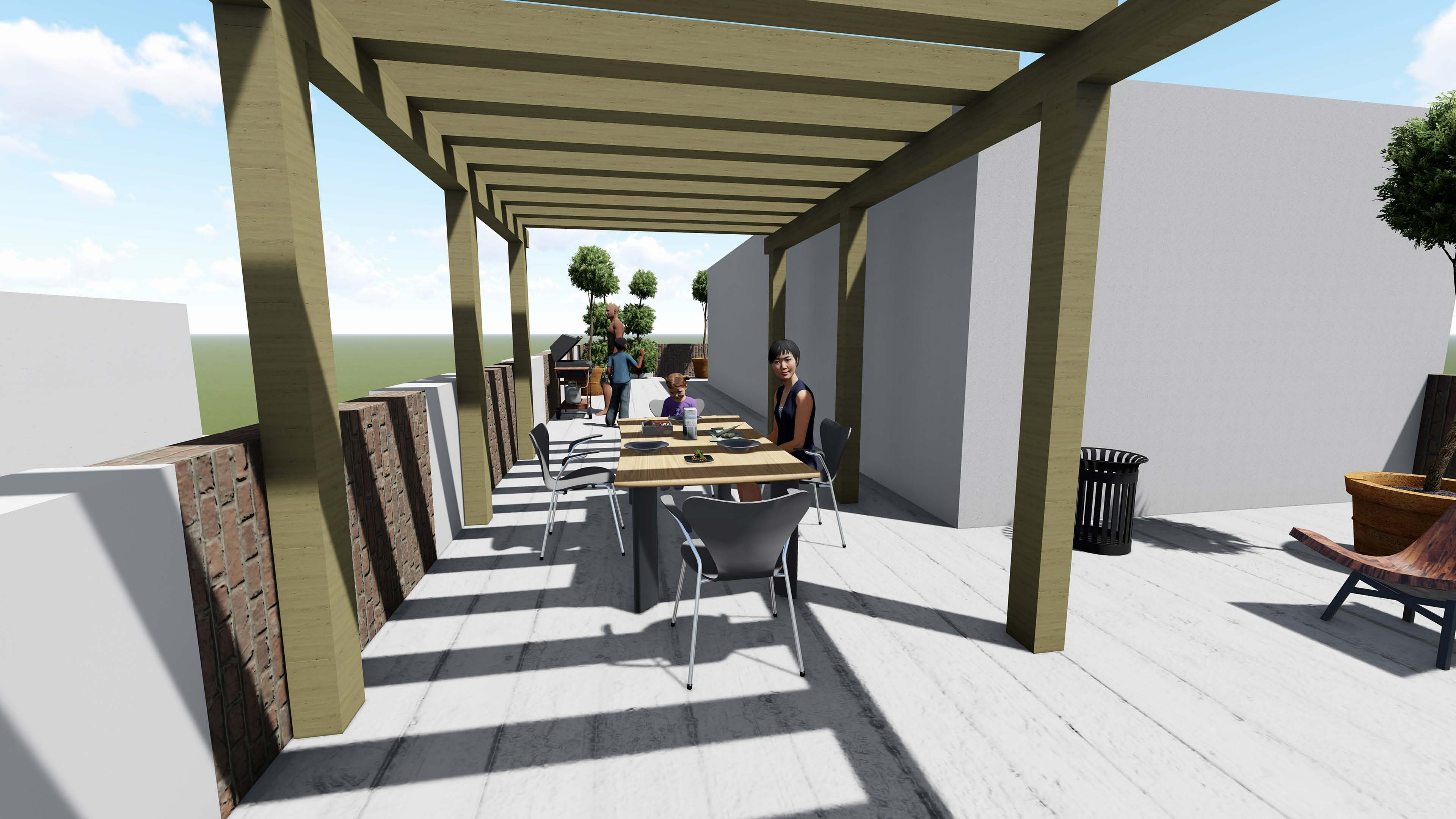
























DO NOT  
ENTER













Department of Health Policy and Management

ATUL GAWANDE

Countway Library

Boston Healthcare Fellowship

Richard E. Griffin Academic Center MCPHS

Papa's Pizza Company

134 Smith Street

1 min  
270 ft

Huntington Ave

Brigham Circle

Stanhope Garage

Mission Vector

Huntington Ave

Nails Spa By Time

Ginger Exchange - Mission Hill Roxbury  
Sushi · \$\$

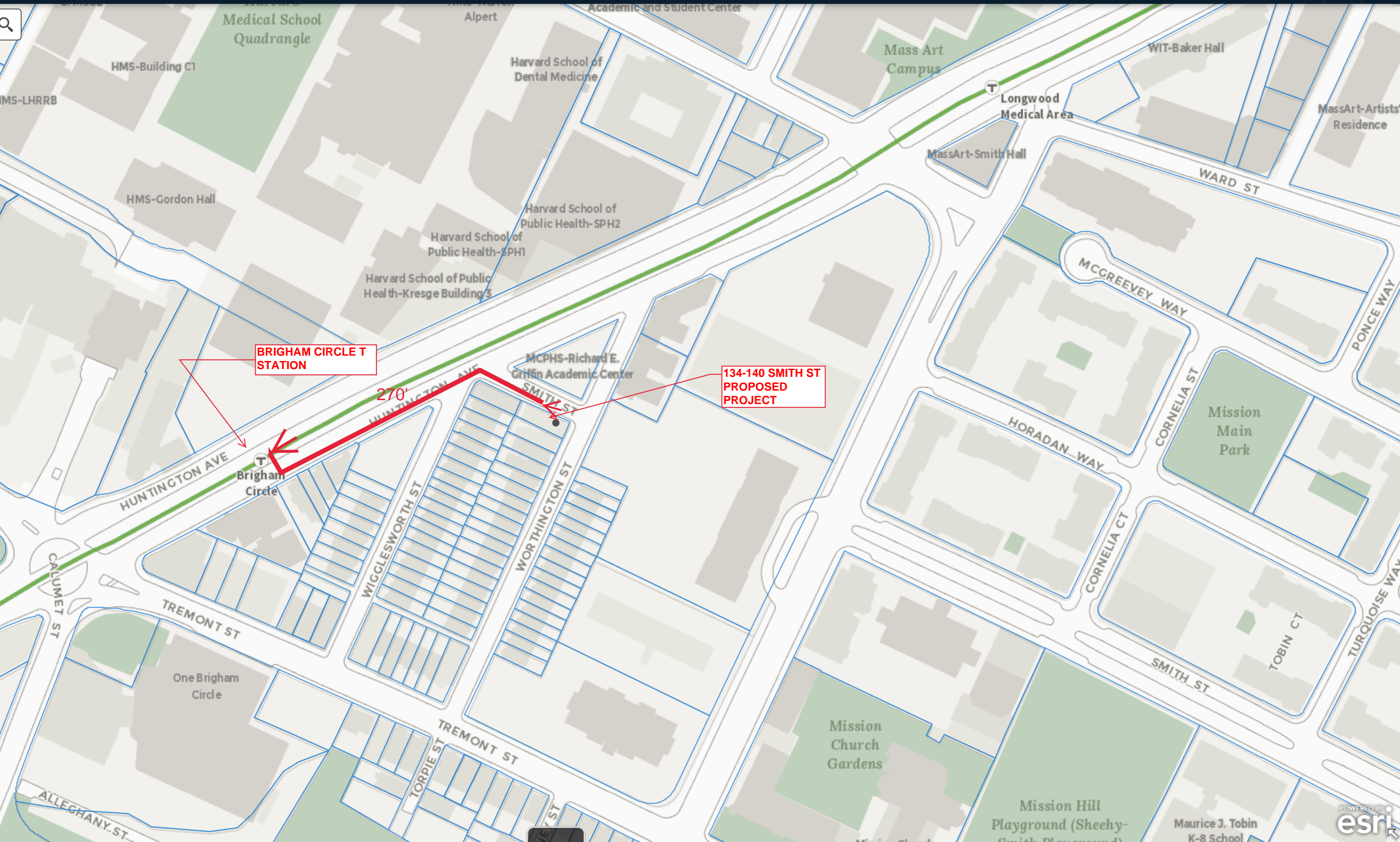
Dunkin'

7-Eleven  
Convenience store

Layers

Google





**BRIGHAM CIRCLE T STATION**

270'

**134-140 SMITH ST PROPOSED PROJECT**



RECEIVED

Each building on separate Application Blank.

Plans must be submitted with this Application.

Write legibly. OWNERSHIP and detail must be complete. No. 440

# Application for Permit to Build.

(3d CLASS BUILDING.)

Boston, April 18<sup>th</sup> 1898.

TO THE

BUILDING COMMISSIONER:

The undersigned hereby applies for a permit to build, according to the following specifications:—

1. If in a block, how many buildings will be erected? One
2. Material of building is? Wood
3. Owner of building is? Michael Ireland Address 57 Northway st
4. Architect " " " " " " " " " " " "
5. Builder " " " " " " " " " " " "
6. Location " " Smith st W Ward 19
7. Nearest street? Northington street
8. Purpose of building is? Storage of old lumber
9. If a dwelling, for how many families? ✓
10. Is there to be a store in lower story? ✓
11. Size of lot, No. of feet front, Under; No. of feet rear, ✓; No. of feet deep, ✓
12. Size of building, No. of feet front, 20; No. of feet rear, 20; No. of feet deep, 15
13. No. of stories, front 1; rear, 1
14. No. of feet in height from the level of the ground to the highest part of the roof? 10
15. Does the proposed structure stand within 18 inches of the lines of adjoining premises? no distance, ✓  
If so, what is the thickness of the wall to be built? ✓
16. Distance from surrounding buildings, front st feet; side st feet; side 100 feet; rear 75 feet.
17. Distance back from line of street is? back
18. What is the height of nearest building? 7.0 What is nearest building used for? dwellng
19. Will the building be erected on solid or filled land? solid
20. Will the foundation be laid on earth, rock, or piles? Earth
21. If on piles, No. of rows? ✓ distance on centres? \_\_\_\_\_ length of \_\_\_\_\_
22. Diameter, top of? ✓ diameter, bottom of? \_\_\_\_\_
23. Size of posts? 4" x 4"
24. " girts? ✓
25. " floor timbers? 1st floor none, 2d ✓, 3d ✓, 4th \_\_\_\_\_
- O. C. " " " " " " " " " " " "
- Span " " " " " " " " " " " "
26. Braces, how put in? long
27. Building, how framed? North End Lumber Ed
28. What is the material of foundation? stone thickness of \_\_\_\_\_ Will the foundation be laid with half cement mortar? yes
29. Underpinning, material of none height of \_\_\_\_\_
30. Will the roof be flat, pitch, mansard, or hip? flat Material of roofing Comp
31. Will the building be heated by steam, furnaces, stoves or grates? no Will the flues be lined? ✓
32. Will the building conform to the requirements of the law? yes
33. No. of brick walls? ✓ and where placed? ✓
34. Probable cost above land? 25.00

Plans submitted \_\_\_\_\_ Received by \_\_\_\_\_

Show location by diagram on back of this form, giving relative distances from adjoining buildings.

[SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE.]  
[ADDRESS.] Michael Ireland  
57 Northway Street

**NOTICE.** To obtain permission to occupy the street or sidewalk during construction, present your permit to build at office of Superintendent of Streets, 28 Court Square.  
Service upon adjoining owners must be filed with Building Commissioner before permit is granted.



No. 4411 17 1898.

APPLICATION FOR PERMIT TO BUILD.

(3d CLASS BUILDING.)

LOCATION 170 South St. WD. 19

in Northampton St  
Condition.

PERMIT GRANTED.

April 23 1898.

Referred to Inspector.

Referred

BOSTON, April 21 1898.

Approved. [Signature]  
Inspector.

Permit filled out by [Signature]

Permit numbered 1476

[Signature] April 30, 1898

Memoranda.

APPROVAL OF PLANS.

Approved,

APR 20 1898

Supervisor of Plans.

[Signature]

DATES WHEN EXAMINED.

NOTICE. Inspector must verify and correct location, the corrections being made with red ink.

FINAL REPORT RENDERED

189



134-140 Smith

# SYNOPSIS.

Location Cog Smith + Worthington St., Roxbury Ward 10  
 Name of owner is Irish Baker Shipper Harrison Address, 16 Middleton St. Dor  
 Name of mechanic is? Baker & Harrison " 16 Middleton St. Dor  
 Name of architect is? B. W. Fink " 492 Harvard St. Dor  
 Material of building? Brick, Cast Stone & Wood  
 Building to be occupied for? Stores No. of Stores? 4  
 How many families? Not any  
 How near the line of the street? On line Width of street? 70  
 Will the building be erected on solid or filled land? Solid If in block, how many?  
 Size of lot, No. of feet front? 80'; feet rear? 80'; feet deep? 26.5'  
 Size of building, No. of feet front? 75' No. of feet rear? 75' No. of feet deep? 26.5'  
 No. of stories in height, above basement? 1; No. of feet in height from sidewalk to highest point of roof? 17'  
 Material of foundation? Rubble masonry If concrete, submit specifications.  
 Will foundation be laid on earth, rock or piles? Earth  
 Piles cut off at what grade? Grade of basement?  
 External walls, { thickness? { 1st, 12" 2d, 3d, 4th, 5th, 6th, 7th, 8th,  
 Party walls, { 1st, 2d, 3d, 4th, 5th, 6th, 7th, 8th,  
 Are the walls solid or vaulted? Solid Material? Brick  
 What will be the materials of front? Cast Stone  
 Will the roof be flat, pitch, mansard or hip? Flat Material of roofing? tan & gravel  
 What will be the material of cornice? Cast Stone  
 What will be means of access to roof? Ladder  
 Are there any hoistways or elevators? No How protected?  
 Are stairways enclosed? How?

Estimated Cost,

\$ 7000

Signature of owner or authorized representative.

B. W. Fink

License No. 405

Class B-C

Address,

492 Harvard St. Dorchester

Signature, Irish Baker

Address, 622 Morton St.

1-20-25



No. 62 JAN 1927

LOCATION

34-40 Smith St  
Ward 10

REFERRED TO INSPECTOR

Jan 7, 1927

To the Building Commissioner:

I have examined the premises and find same as herein described.

Inspector

FINAL REPORT

8/20/27 192

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? Doc. No. of 19

Violation removed 19

Inspector

PERMIT GRANTED

JAN 27 1927 192

DATES WHEN EXAMINED

VISITS	DATE	HOOR	REMARKS
1			
2			
3			
4			
5			
6			
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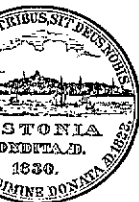


Location, ownership and detail must be correct, complete and legible.

Separate application required for every building.

Plans must be filed with this application.

Wd. 10  
# 134-140  
Smith 10  
T. J. H.  
Street Numbering Inspector.



# Application for Permit to Build.

(SECOND CLASS BUILDING)



To THE

BUILDING COMMISSIONER:

The undersigned hereby applies for a permit to build, according to the following specifications:

134-140

Location Cor. Smith St. & W. Worthington St., Roxbury Ward 10

Name of owner is? Dr. R. Baker & Philip Harrison Address, 10 Middleton St. Dorchester

Name of mechanic is? Dr. R. Baker & Philip Harrison " 14 Middleton St. Dorchester

Name of architect is? B. W. Fink " 492 Harvard St. Dorchester

Material of building? Brick, Cast Stone & Wood

Building to be occupied for? Stores No. of Stores? 4

How many families? Not many

How near the line of the street? on line Width of street? 40

Will the building be erected on solid or filled land? Solid If in block, how many? .....

Size of lot, No. of feet front? 30; No. of feet rear? 30; No. of feet deep? 26.5

Size of building, No. of feet front? 35; No. of feet rear? 7.5; No. of feet deep? 26.5

Distance from lot lines, front? on line; right side? 5'0"; left side? on line; rear? on line

No. of stories in height, above basement? 1; No. of feet in height from sidewalk to highest point of roof? 17'0"

Material of foundation? Rubble Masonry If concrete, submit specifications.

Will foundation be laid on earth, rock, or piles? earth Area of lot covered 93 %

Length of piles? .....

Number of rows? .....

Diameter top? .....

Capped with stone or concrete? .....

Piles cut off at what grade? .....

External walls } thickness? { 1st, 12" 2d, ..... 3d, ..... 4th, ..... 5th, ..... 6th, ..... 7th, ..... 8th and up .....

Party walls, } thickness? { 1st, ..... 2d, ..... 3d, ..... 4th, ..... 5th, ..... 6th, ..... 7th, ..... 8th and up .....

Are the walls solid or vaulted? Solid Material? Brick

What will be the materials of front? Cast Stone

Will the roof be flat, pitch, mansard or hip? Flat Material of roofing? tar & gravel

What will be the material of cornice? Cast stone

What will be means of access to roof? ladder

Are there any hoistways or elevators? no How protected? .....

How is building heated? Furnace Thickness of shell of fue? .....

Means of extinguishing fire? .....

Stairways enclosed in brick walls? .....

Is there a sewer in the street opposite this location? yes

### If the building is to be occupied as a Tenement House, give the following particulars:

Height of cellar? .....

Height of first story, ..... second, ..... third, ..... fourth, ..... fifth, ..... sixth, ..... seventh, ..... eighth, .....

Height of basement? .....

Is the cellar or the basement to be occupied for habitation? .....

If there is a building already erected on the front or rear of lot, give height? .....

State how many ways of egress are to be provided, .....

Nature of egress? .....

Will the building comply with the requirements of statutes? yes

Estimated Cost, \$... 2000 .....

Signature of owner or authorized representative, B. W. Fink

Address, 492 Harvard St, Dorchester

License No. 405 Class B+C

Signature, Dr. R. Baker

Address, 622 Morton St, Dorchester

My license expires Jan 30, 1927

Building Commissioner shall be kept on the work and exhibited on demand to any Building Inspector of the City of Boston.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.



No. 62

1927  
MAY 14 1927  
RECEIVED

APPLICATION FOR

Permit to Build 2d Class Building.

Location,

No. 134-140 Smith St

Ward 10

CONDITIONS.  
1.80

Permit granted.  
JAN 21 1927

192

Permit filled out by

Plan number

File number

P34

Fee Paid

7

EXAMINATION OF PLANS.

Approved JAN 18 1927

Superior of Plans.

J. E. Barkley

Not Approved

JAN 14 1927

Chief of Plan Div.

JAN 1927

Finmeran

JAN 1927

Finmeran

Plats required under steel  
beams  
cellar ceiling to be placed  
Stairways checked.  
Saddles under gusset  
beams from steel ceiling  
Back of floor to be 8" thick  
Section thru front wall  
from top to bottom. Long  
distails of lintels to allow  
in head supported.  
wall to be bonded 14" x 8"

EXAMINATION OF PLANS.

SWORN AFFIDAVIT.

The material facts set forth in this application and on accompanying plans are true.

Name B. W. Frank

Address 492 Howard St.

City or Town Dorchester.

Commonwealth of Massachusetts.

Suffolk, SS. JAN 1 1927

Subscribed and sworn to before me,

Joseph C. Rain

Notary of the Peace  
Suffolk County

My commission expires May 27, 1927

RESERVED FOR ZONING DIVISION.

BUILDING DEPARTMENT  
ZONING

APPROVED

JAN 9 1927

John J. Downey  
Superior of Construction, Zoning





ROBERT E. YORK  
BUILDING COMMISSIONER  
THOMAS L. FLYNN  
DEPUTY BUILDING COMMISSIONER  
FRANK J. COUGHLIN  
EXECUTIVE SECRETARY

CITY OF BOSTON  
BUILDING DEPARTMENT

OFFICE OF THE BUILDING COMMISSIONER

Ninth Floor, City Hall Annex

BOSTON 8, MASSACHUSETTS

April 4, 1961

Mr. James Travers  
126 Conant Street  
Roxbury, Mass.

Re: Application # 337 Dated 3/23/61  
Location 134-140 Smith Street - Ward 10  
Purpose Resash store front. Remove several exterior  
partitions.

Dear Sir:

Your application cited above is hereby refused as same would be in violation of Chapter 479, Acts of 1938, amended to wit:

Section 203-a. Buildings hereafter erected in the first or second fire zone, shall be of Type I, Type II, Type III or Type IV. The proposed construction is Type VI in the second fire zone.

Section 1402-d. Architectural surfaces, trimmings or the like of wood covered with metal or other incombustible material may be applied to the exterior of buildings. The proposed wood construction is not covered.

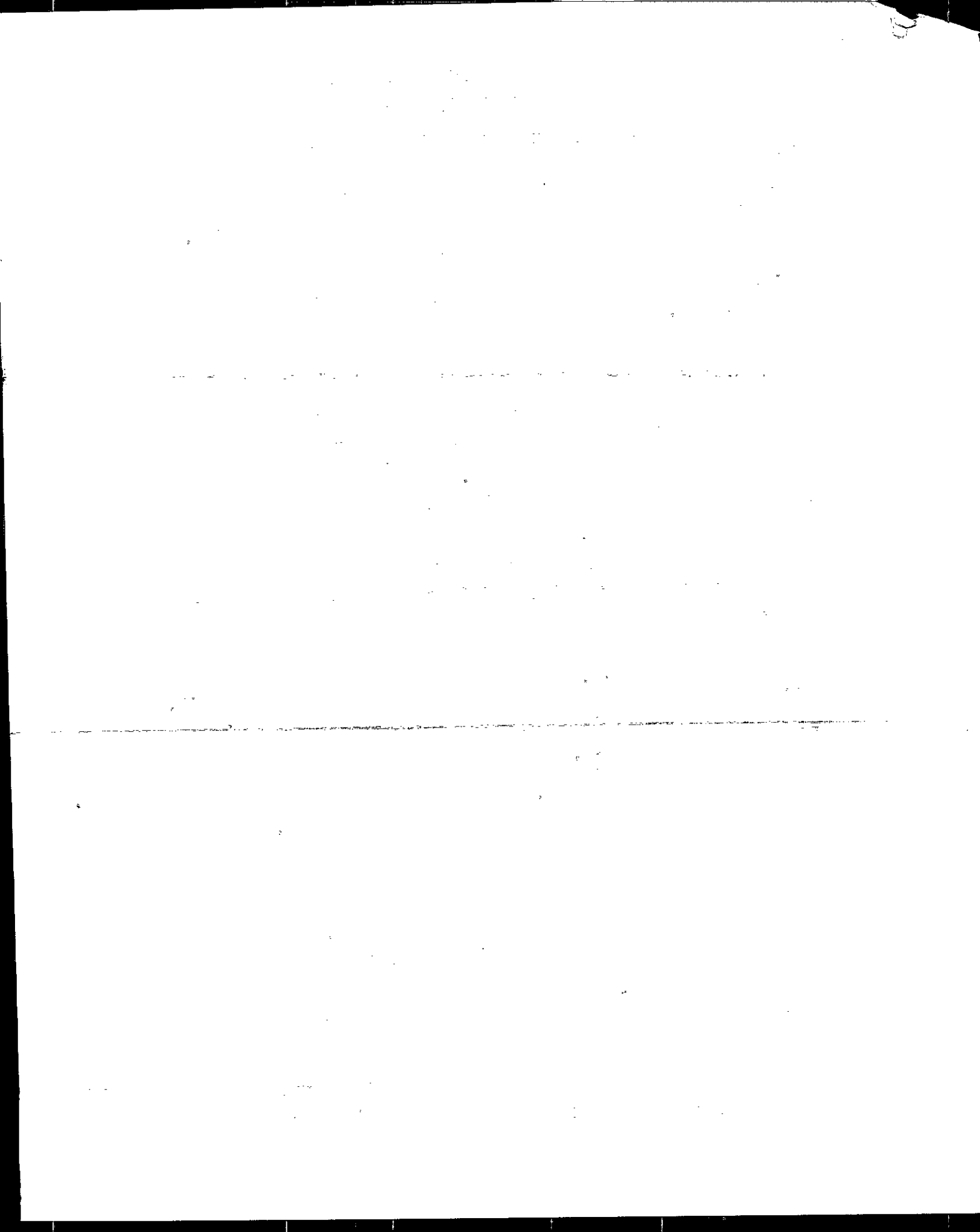
Very truly yours,

*R. E. York*  
Building Commissioner

TLF:mm1

Refusal of a permit may be appealed to the Board of Appeal within ninety days.  
Chapter 479, Acts of 1938, Section 118, and Chapter 488, Acts of 1924, Section 19.









APPLICANT MUST USE INK OR TYPEWRITER IN FILLING IN THIS APPLICATION.

CITY OF BOSTON

Certified Street Numbers  
134-140  
Smith St  
Street Numbering Inspector.

APPLICATION TO THE BUILDING COMMISSIONER FOR PERMIT FOR ALTERATIONS OR REPAIRS 3/23/61

Description of Present Building

Location, 134-140 Smith St. District, Rox Ward, 10  
 Name of owner is? James G. Jones Address, 126 Concord St. Rox  
 Name of architect or engineer is? Myer Jans 294 Wood St. W. Rox Lic. No. 39  
 Material of building is? Brick Style of roof? flat Construction of roof? Asph.  
 Size of building, feet front? 75'-0"; feet rear? 75'-0"; feet deep? 27'-0"; No. of stories? 1  
 Size of L, feet long?.....; feet wide?.....; feet high?.....; No. of stories?.....; roof?.....  
 No. of feet in height from sidewalk to highest point of roof? 14'-1" Material of foundation? Conc  
 Thickness of external walls? 12" Party walls?..... Physical value of building?.....  
 What was the building last used for? 4 Stores (Retail)  
 Front stairs? no Back stairs? yes Fire escape? no Con. balconies? no Any other? no  
 Is building equipped with automatic sprinkler system? no  
 Type of construction? FO Group occupancy? F-I Number of Employees? 2  
 Building to be occupied for Tavern + 1 store after alteration

IF EXTENDED ON ANY SIDE.

Description of extension

Size of extension, No. of feet long?.....; No. of feet wide?.....; No. of feet high above sidewalk?.....  
 No. of stories high?.....; style of roof?.....; material of roofing?.....  
 Of what material will the extension be built?..... Foundation?.....  
 If of brick, what will be the thickness of external walls?..... inches; and party walls..... inches  
 How will the extension be occupied?..... How connected with main building?.....  
 Distance from lot lines:—Front?.....; right side?.....; left side?.....; rear?.....  
 Area of lot covered after extension.....% Type of Construction.....

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.

Res. est. Store front  
Remove several exterior partitions.  
Provide one at e/cy

Date, Mar 21, 1961 Estimated cost, \$ 5000<sup>00</sup>

The facts set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

James G. Jones  
(Signature of Owner or Authorized Agent) (Address) 126 Concord St. Rox

Myer Jans  
(Signature of Licensed Builder) (Name of Contractor)

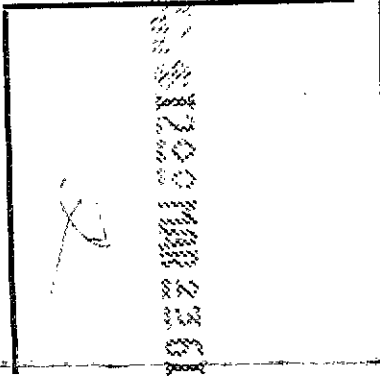
(Address) 65 Carter St. Malden (Address).....

Lic. No. 923 Class B4C  
My license expires July 22, 1961

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.



No. 337



APPLICATION FOR  
Permit for Alterations or Repairs

Location

No. 134-140 S. Smith Street,

Ward 10

CONDITIONS

1-80  
for an exhibit

MAR 23 1961

Permit granted

MAY 2 1961

Permit filled out by P-236  
File number

Fee Paid

EXAMINATION OF PLANS

APPROVED MAY 1 1961

Approved 196

Thomas J. McManus  
Supervisor of Plans

Deputy Building Commissioner

4/4/61

Not approved  
Violation Chapter 479  
Acts of 1958, 1960, 1961

Section 208-a

Buildings hereafter erected in the first or second fire zone shall be of Type I, Type II, Type III or Type IV. The proposed construction is Type VI in the second fire zone.

Section 1402-d

Architectural surfaces, trimmings or the like of wood covered with metal or other non-combustible material may be applied to the exterior of buildings. The proposed wood construction is not covered.

NOT APPROVED APR 4 1961

Letter of refusal sent 4-4-61 mil

Examined

APR 27 1961

By J. P. Sullivan

EXAMINATION OF PLANS

ZONING

IN BOARD OF APPEAL

Refusal annulled. Permit ordered granted.

Doc. # 1778

April 13, 1961

All applications for new buildings and all applications increasing the area of buildings, must be accompanied by a survey of the lot signed by a qualified surveyor, or a true survey in accordance with last filing at Registry of Deeds, giving Deed number, Reference Book number and Page number.

Plot plan must show:-

- Area of lot in square feet.
- Area of building in square feet.
- Percentage of area of lot covered.

BUILDING DEPARTMENT  
CITY OF BOSTON  
ZONING DIVISION  
APPROVED

MAR 30 1961 11 80A

J. P. Sullivan  
ZONING ADMINISTRATOR

CITY OF BOSTON  
BUILDING DEPT.

EXAMINED

FIRE PRO ENGR.

EGRESS INSPECTOR'S REPORT

This building is provided with satisfactory exits.





134 }  
140 } Smith St

BLD'G. DEPT.

PLAN NO.

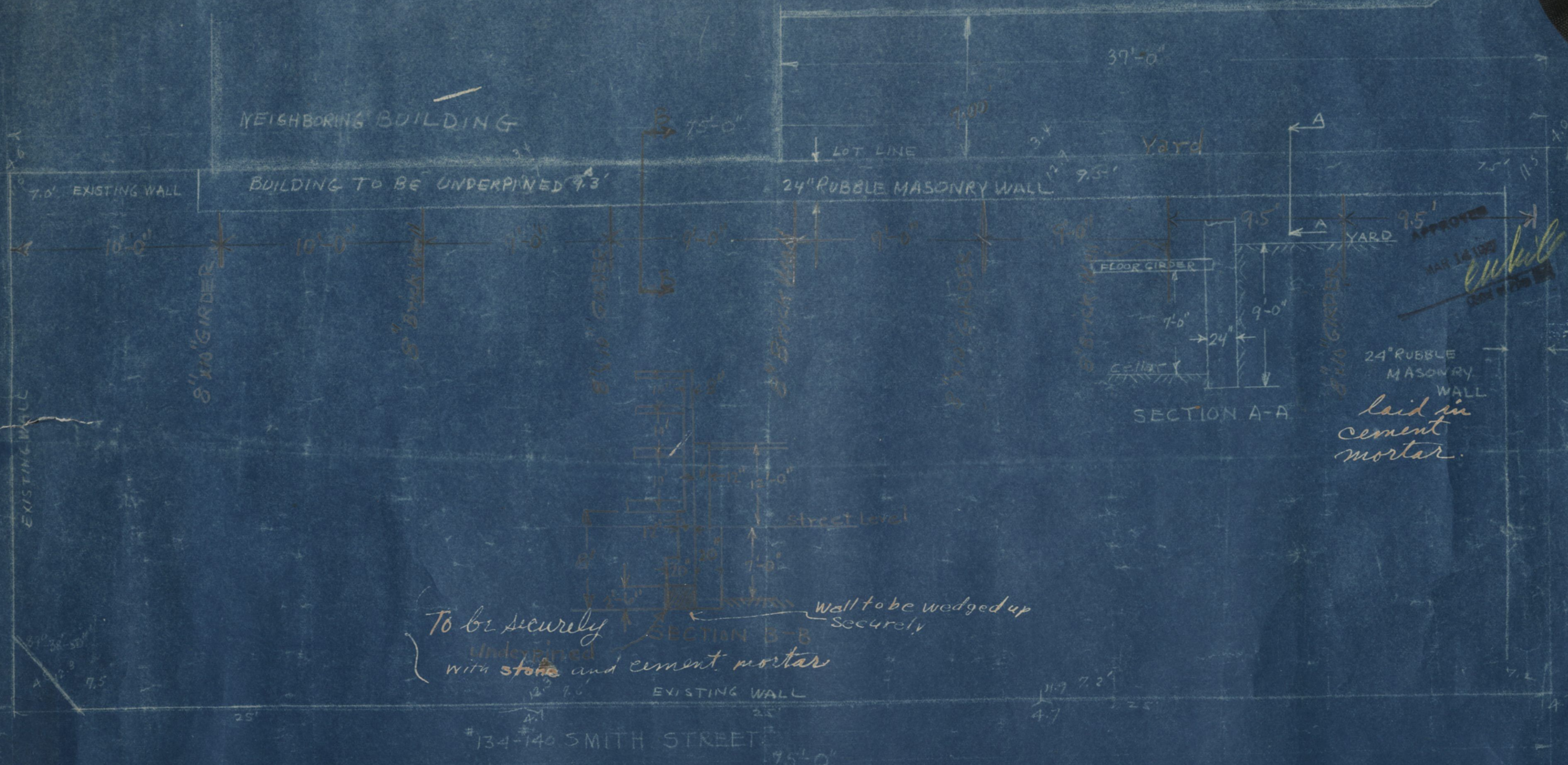
62-27

Details

p. 34



WORTHINGTON ST



To be securely underpinned with stone and cement mortar

Wall to be wedged up securely

24" RUBBLE MASONRY WALL laid in cement mortar.

APPROVED  
*Hubert*  
 MAY 16 1910

PLAN SHOWING REVISED WALLS ON ALLEY & YARD LINES  
 SCALE 1/4"=1'-0"  
 B.W. FINK, ARCHITECT.

Alley Sub



## MISSION HILL TRIANGLE DISTRICT DATA SHEET

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Hunt Ave., 702	1888	Besarick, J.H.	Bousquet & Pepin	Geiger, Albert
Hunt Ave., 704	1888	Besarick, J.H.	Bousquet & Pepin	Geiger, Albert
Hunt Ave., 706 (Helvetia)	c. 1884/5		Geiger, A. & Schlesinger, S.	
Smith St./ Worthington (Travers Tavern)	(contemporary intrusion)			
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Tremont St., 1617	(contemporary intrusion)			
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Worthington, 14-24	1872		Cox, George D.	Cox, George D.
Worthington, 26-28	1891	Halstrom, C.	Connolly, B.J.	Connolly, B.J.
Worthington, 30-32	1892	Holmes, Wm.	Mulligan&Gorham	Grinham, Patrick
Worthington, 34	1892(?)			



# **Mission Hill Triangle Architectural Conservation District Boston Landmarks Commission Study Report (1985)**

## **II . DESCRIPTION OF PROPOSED DISTRICT**

The proposed Mission Hill Triangle Architectural Conservation District is a small, triangular shaped, visually and geographically cohesive, four-block area of predominantly brick residential row houses built during a two-decade period from 1872 to 1892. One built later was constructed in 1912. Three contemporary structures, built since the 1950's, are also included in the district. These are considered intrusions.

Of the 74 buildings in the proposed district, 71 are original to the area. Sixty nine remain residential while two have commercial ground floors. The buildings range in height from two to four stories, with the great majority being two (54) or three (13) stories. The buildings are of brick construction, some with brownstone (49), sandstone (6) or marble (6) facing.

The majority of structures (58) were built for single family use. Of these, 54 are two story, while 4 are three stories. Built for multiple family use were 10 three story buildings; a four story apartment building designed to house six families; and a four story hotel.

Most of the residential row houses were built on small lots ranging in size from 1,330 to 3,077 square feet (or .03 to .07 acres). They are generally uniformly set back from the public sidewalk approximately ten feet which allows for a small yard area in front. A short walkway leads to a short flight of stone steps to an oftentimes arched entryway, friendly and inviting by its close proximity to the street. The majority of yards today are planted or landscaped and are enclosed by a short iron fence or hedge. Shade trees line concrete sidewalks. Generally, blocks vary in height from two to three stories.

The one family, two-story row houses mark the initial development of the blocks (1872). Huntington Avenue was cut through the area in 1882, spurring construction (1888-1892) of the three-story, multiple family dwellings at the end of Worthington and Wigglesworth Streets and the four single family houses on Huntington Avenue•• The four-story hotel and apartment buildings were constructed in 1884 and 1912 respectively. Facade materials vary within and between blocks from sandstone to brownstone to marble to red brick. Rooflines are either flat or mansard. A picturesque exception is 698-704 Huntington Avenue where pitched roofs alternate with cone-like roofs which feature crowning finials and rest on polygonal dormers.







The Mission Hill Triangle district is significant as a substantially intact, well-maintained Boston neighborhood of late 19th century urban row housing which portrays a distinct period in the history of the city's Mission Hill district. Architecturally, the buildings here provide good examples of the way in which the fashionable residential styles and building types favored by the upper classes were adapted on a more modest scale for the use of the middle and lower middle class. As the early structures within the district date from 1872, they are manifestations of single-family row housing influenced by Boston's Back Bay and South End residences. Represented in the district are masonry townhouses with decorative elements derived from the Second Empire, Neo Grec, Queen Anne, Panel Brick and Renaissance Revival styles. Construction materials are brick, brownstone, sandstone, and marble. Single-family 1870s dwellings predominate, but the district includes one block of four single-family row houses of 1888 and a few three-family brick rows

from the 1890s. In addition to the row houses, the **district contains the "Helvetia" (706-708 Huntington Ave., 1884-1885)**, a distinctive apartment hotel and the **"Esther" (682 Huntington Ave./142-148 Smith St.)**, a Georgian Revival apartment structure with first floor commercial use.

### **Architects Represented in the District**

**John H. Besarick (b. 1844)**, who designed the notable red brick Queen Anne style row at 698-704 Huntington Ave. (1888), was born in New York and received his architectural training during an eight year period in the office of Samuel J.F. Thayer, and worked in the offices of the nationally prominent architects Richard M. Hunt and McKim, Mead and White. After 1869, Besarick maintained his own practice at 32 Pemberton Square and later on Bedford Street, continuing until 1920.

Working in a variety of styles, Besarick designed a number of townhouses in the Back Bay, as well as the Congregational Church on Moreland St. (1880s), St. John's Theological Seminary in Brighton (1883-4), the Hotel Eliot (Roxbury Highlands, 1876; now demolished); Pilgrim Hall (732-734 E. Broadway, South Boston, 1890), a Queen Anne/Romanesque brick commercial building; and 141-157 South St./114-118 Beach St. (1885; Richardsonian Romanesque commercial building). Besarick designed a number of buildings in the Moreland Street Historic District (listed in the National Register), including six distinctive brick row groups (30-38 Moreland St., 48-52 Moreland St., 33-43 Moreland St., 236-248 Warren St., and 250-254 Warren St.) and two frame houses (19-21

Alaska, 85-87 Moreland). These works feature a variety of architectural styles, including Queen Anne, Romanesque, Stick Style, and Colonial Revival modes. For 236-248 Warren St., Besarick worked with builders Bousquet and Pepin, who also constructed 698-704 Huntington Ave. Other Boston buildings by Besarick include the Church of the Sacred Heart



of Jesus (East Boston; 1874), and Swedenborgian Church (Church of God in Christ), Regent St. at St. James and Warren Streets; 1873-5.

**John T. Broadhurst**, designer of rows at 1-11 Wigglesworth and 2-12 Worthington Streets was practicing architecture from an office in the Cox Building (also developed by George D. Cox) at Eliot Square in 1871 and 1872, and 1873 from 18 Pemberton Square.

**J. Lawrence Berry** (d. 1931), designer of the commercial/apartment building at 682 Huntington Ave./142-148 Smith St. (1912), conducted an architectural practice with Frank L. Harlow in 1900, and during the years 1913-1917 with Harry E. Davidson. Berry was also associated with the firm of Allen and Collins, 75 Newbury St. in the years 1905-1911. He "reconstructed " the 1877 Parish House Chapel of St. James Church in Roxbury and designed the 1908 addition to the Parish House.

**C.A. Halstrom** was architect of the Queen Anne style three-family row at 31-35 Wigglesworth Street (1891). Halstrom conducted a Boston architectural practice during the years 1885-1899. He designed a series of multiple-family wood and brick dwellings (some with first floor stores), largely in Roxbury and Charlestown.

**Architect William Holmes**, designer of 30-32 Worthington (1892; brick Queen Anne 3-family row houses), was responsible for frame and brick 1,2, and 3-family dwellings in Roxbury, Dorchester, and Jamaica Plain, and brick multi-family apartments in Roxbury. Holmes (1855-1898) immigrated to the United States from Ireland. From 1878-1882, city directories list him as a carpenter, and from 1883-1897 as an architect. In 1892 Holmes' business address was at 252 Columbus Ave. From 1893 to his death in 1898, Holmes lived at 34 Worthington St. Other buildings nearby designed by Holmes include 160 Longwood Ave. (1892), 641 and 643-645 Huntington Ave. (1888). His obituary in the Boston Transcript of April 16, 1898 noted, "Some of the finest business block, many churches as well as a number of palatial residences in and about Boston, bear witness to his taste and skill in his profession."



## VIII . STANDARDS AND CRITERIA

### 8 . 2 GENERAL STANDARDS FOR PROPERTIES IN DISTRICTS DESIGNATED BY the Boston Landmarks Commission

The intent of the Standards and Criteria is to preserve the existing qualities that brought about the designation of the district.

As intended by the statute, a wide variety of districts are eligible for designation, and an equally wide range exists in the latitude allowed for change. **Some districts of truly exceptional architectural and/or historical value that are designated as Landmark Districts will permit only minor modifications, while for some other areas, designated as Architectural Conservation Districts, the Commission encourages changes and additions with a contemporary approach, consistent with existing features.**

In all cases, the design approach to a proposed change in a district should begin with an understanding of the fact that the overall character of a district is greater than the sum of its parts, and that a pattern exists within a district, which is made up of each building, each landscape element and each detail. It is the aggregate character which is most important.

Additions and new construction should not disrupt the essential form and integrity of an individual building or of the district. The size, scale, color, material and character of this work should be compatible with the character of the existing buildings and their environment. The design should be contemporary and not imitative of an earlier style or period of architecture.

In the design of alterations, which may have a less significant impact than additions or new construction, one should, whenever possible, retain or repair existing materials and features, rather than remove and replace them.



## K. NEW CONSTRUCTION

All new construction is subject to District Commission review and approval. Plans submitted for approval must be consistent with or complimentary to the historical and architectural character and appearance of the neighborhood. Particular attention will be paid to scale, materials, set backs, and rhythm of the street facade(s). Design should not be imitative of a style earlier to that which is prevalent in the district.

0 .

## COMMERCIAL PROPERTIES

1. COMMERCIAL PROPERTIES CONSTRUCTED AFTER THE MAIN PERIOD OF THE DISTRICT'S SIGNIFICANCE.

These few properties include 1617 Tremont, 690 Huntington Ave. at the intersection of Wigglesworth, 134-140 Smith Street. Because of their later construction date and non-conformity in use and architectural character to the remainder of the district, these will not be subject to the same standards and criteria as the residential properties.

Changes and alterations, except for demolition and new construction, to these structures will be reviewed only in the following:

height-cannot exceed the top roofline of the abutting structures within the district

land coverage and set back-must conform to those established by the abutting structures within the District.

overall materials-should harmonize with the materials of the abutting structures within the district and should relate to those of the existing structure being changed or altered.

massing-must conform to that established by the abutting structures within-the district.



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