

157 WEST SPRINGFIELD ST / BOSTON

EBENEZER BAPTIST CHURCH DEVELOPMENT

SELDC ADVISORY HEARING

JULY 05, 2022

RODE

DEVELOPER

Anton Cela

of Ebenezer Development

ARCHITECT

RODE Architects

Eric Robinson, Principal in Charge

Mike Dellefave, PA/PM

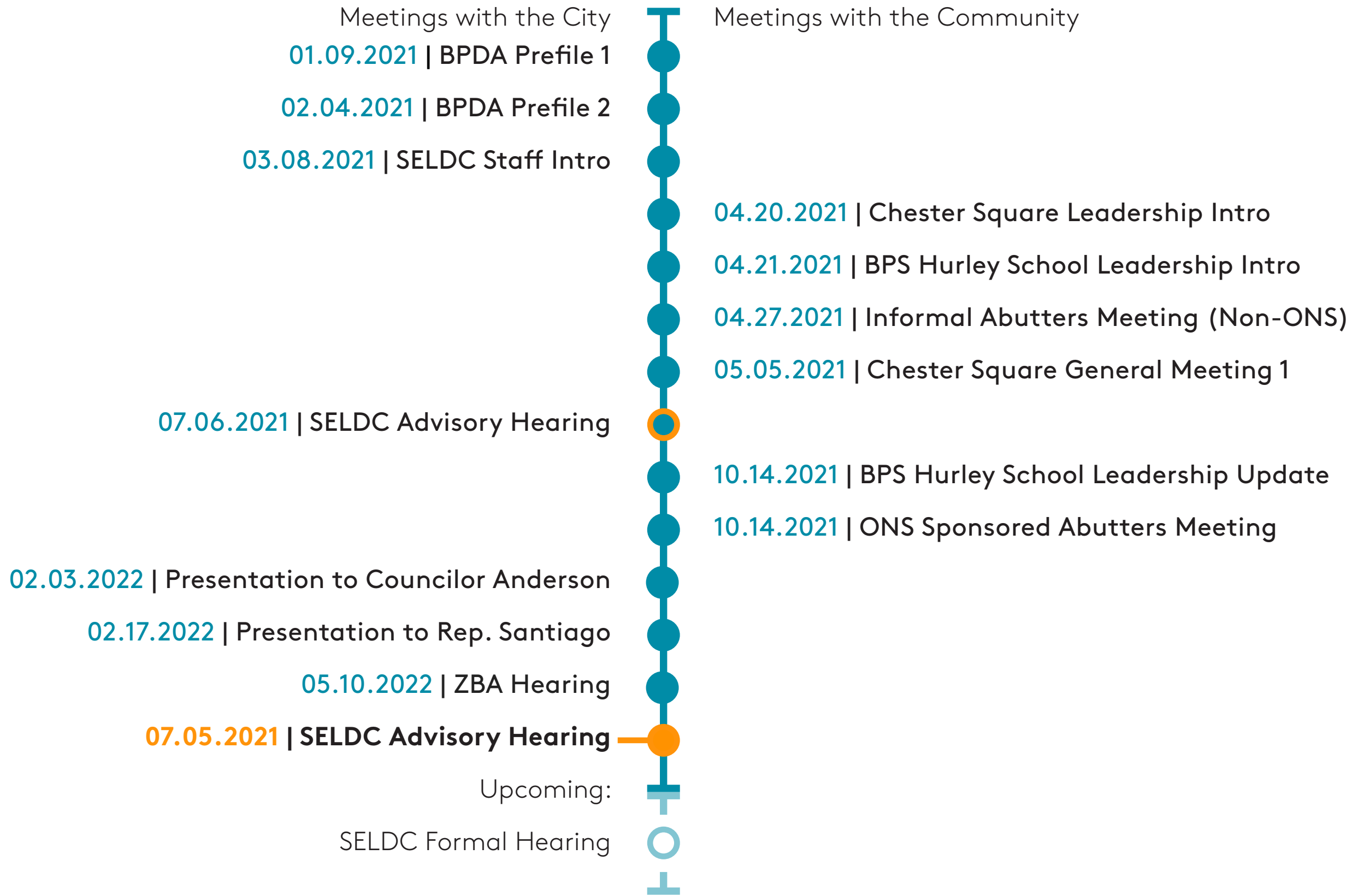
Katya Stassen, Project Designer

LEGAL

George Morancy

of Adams & Morancy Law





General Comments from the Commission

- / Appreciate the approach to restoration
- / Asked to study typical South End gardens - should have curbs and railings
- / Appreciate that we want to use Ward Way for accessible route and entry
- / Felt that the design intent and the roof forms are successful
- / Would support more height in exchange for greater setbacks
- / Clarification of Ward Way ownership needed
- / Requested more existing conditions photos
- / Did not like the wood cladding on the addition because its tonal quality clashes with the brick
- / Want to see the addition as clearly separate from the existing
- / A material with more contrast to existing and some precedent of use in the South End would be preferable
- / Recommend looking at metals like copper
- / Recommend adding depth to the addition's facade, reference South End retail storefronts





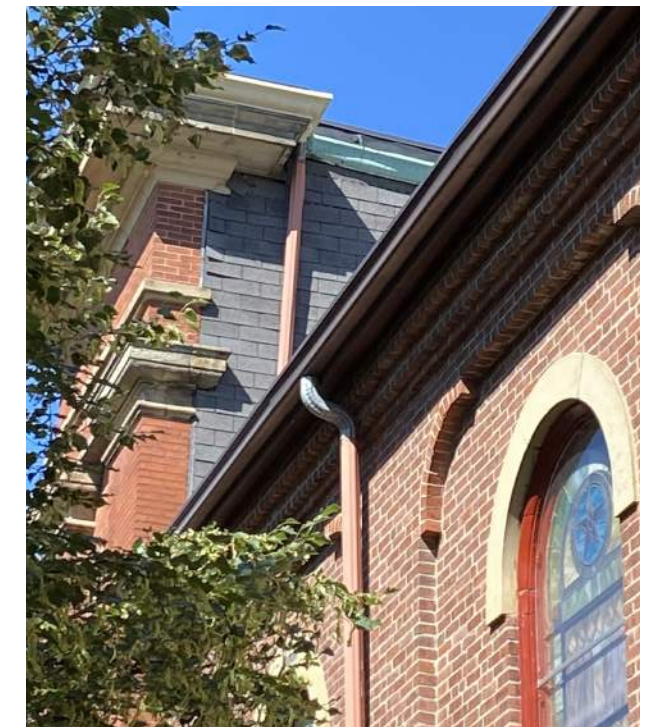
Looking North on W. Springfield



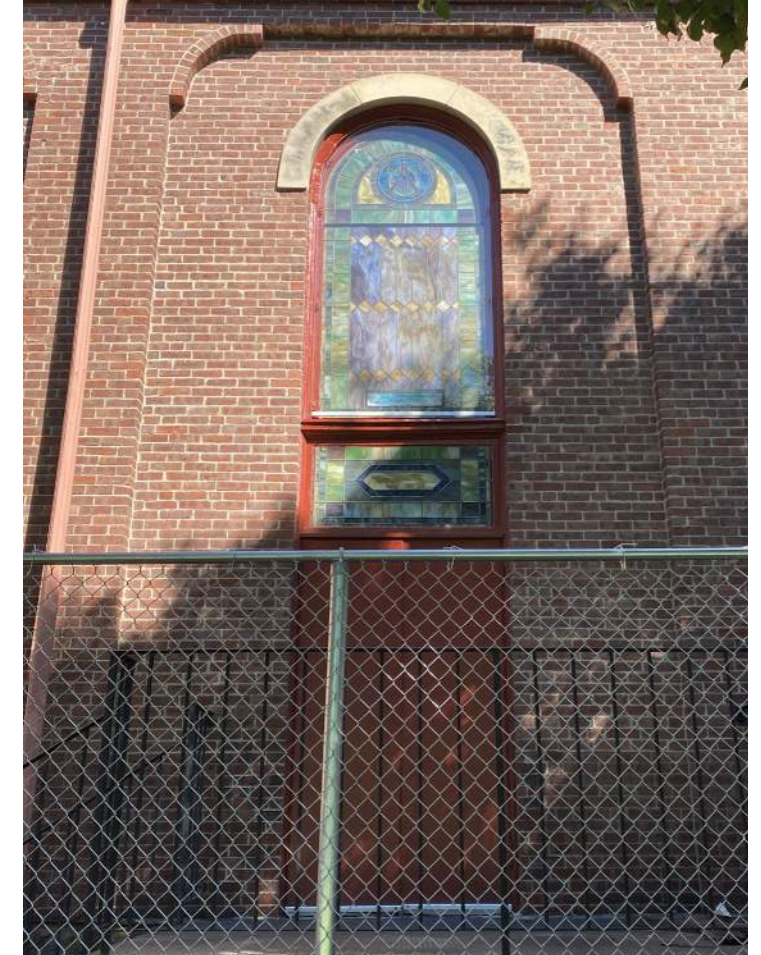
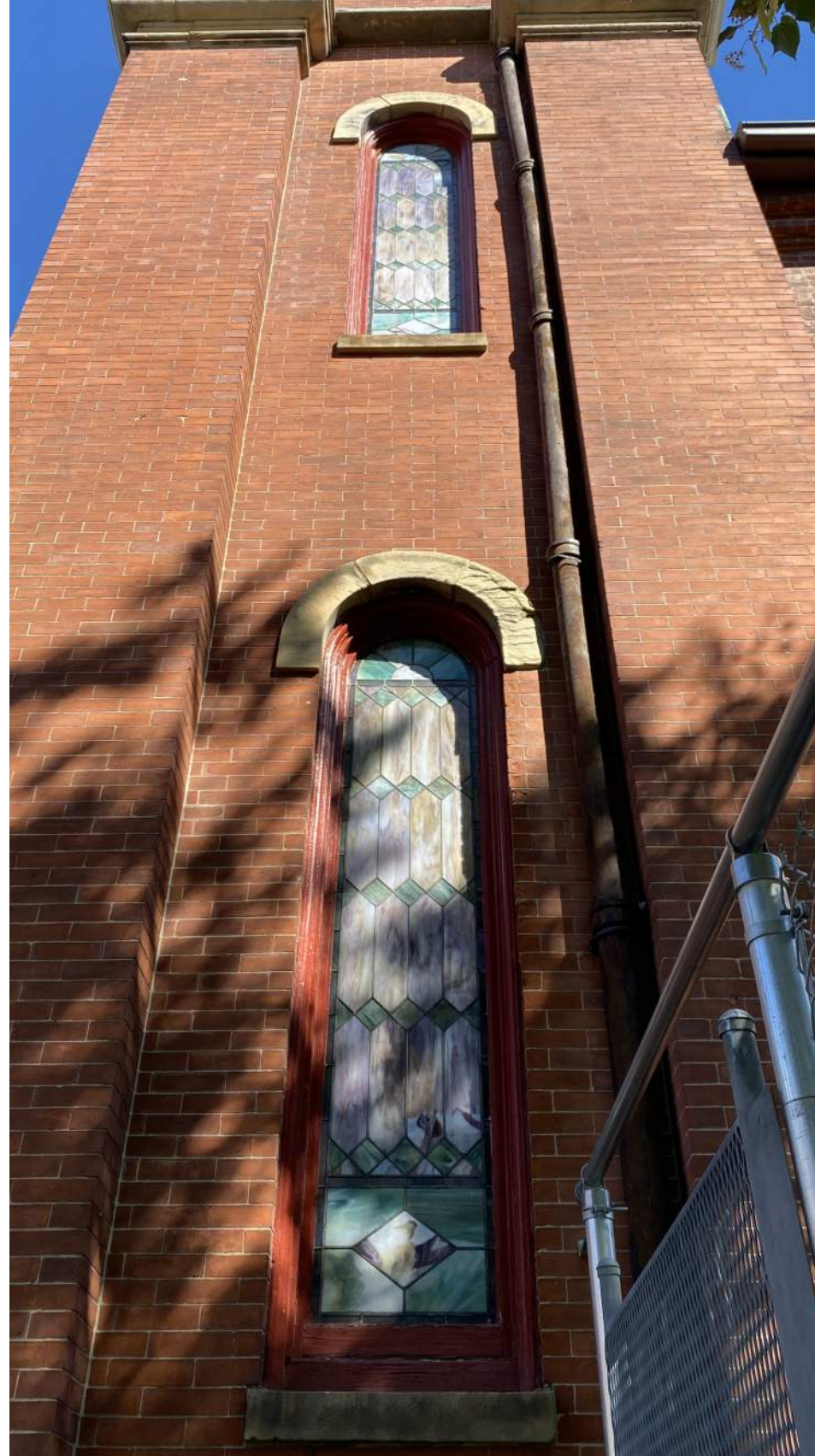
Looking West on Worcester

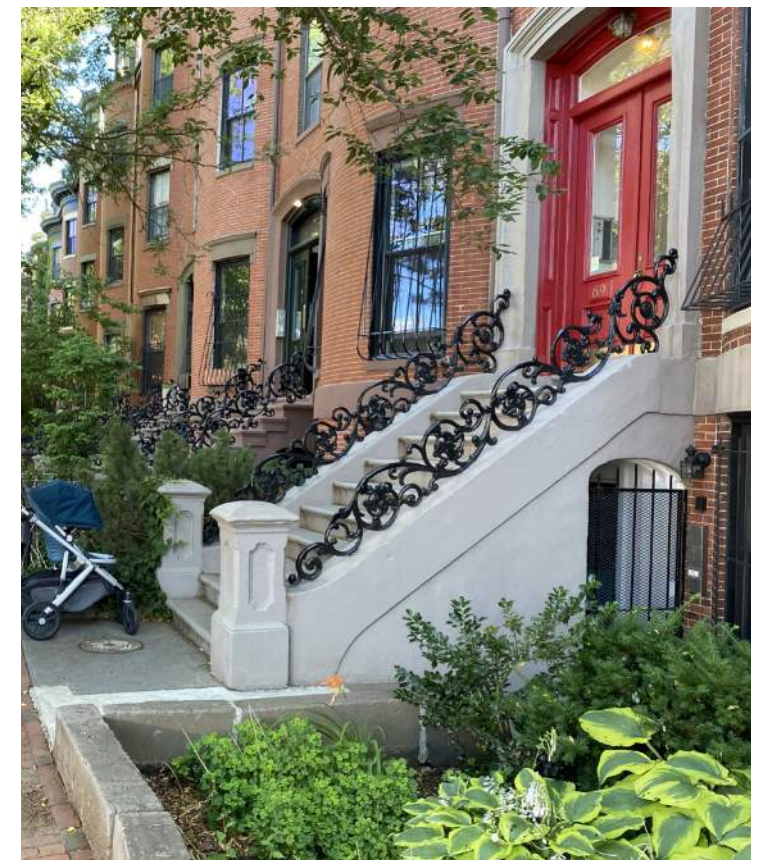


Looking South on W. Springfield









SOUTH END CHURCH CONVERSIONS



201 W Brookline St



730 Tremont St

SOUTH END BUILDING ADDITIONS



30 Union Park - Penny Savings Bank

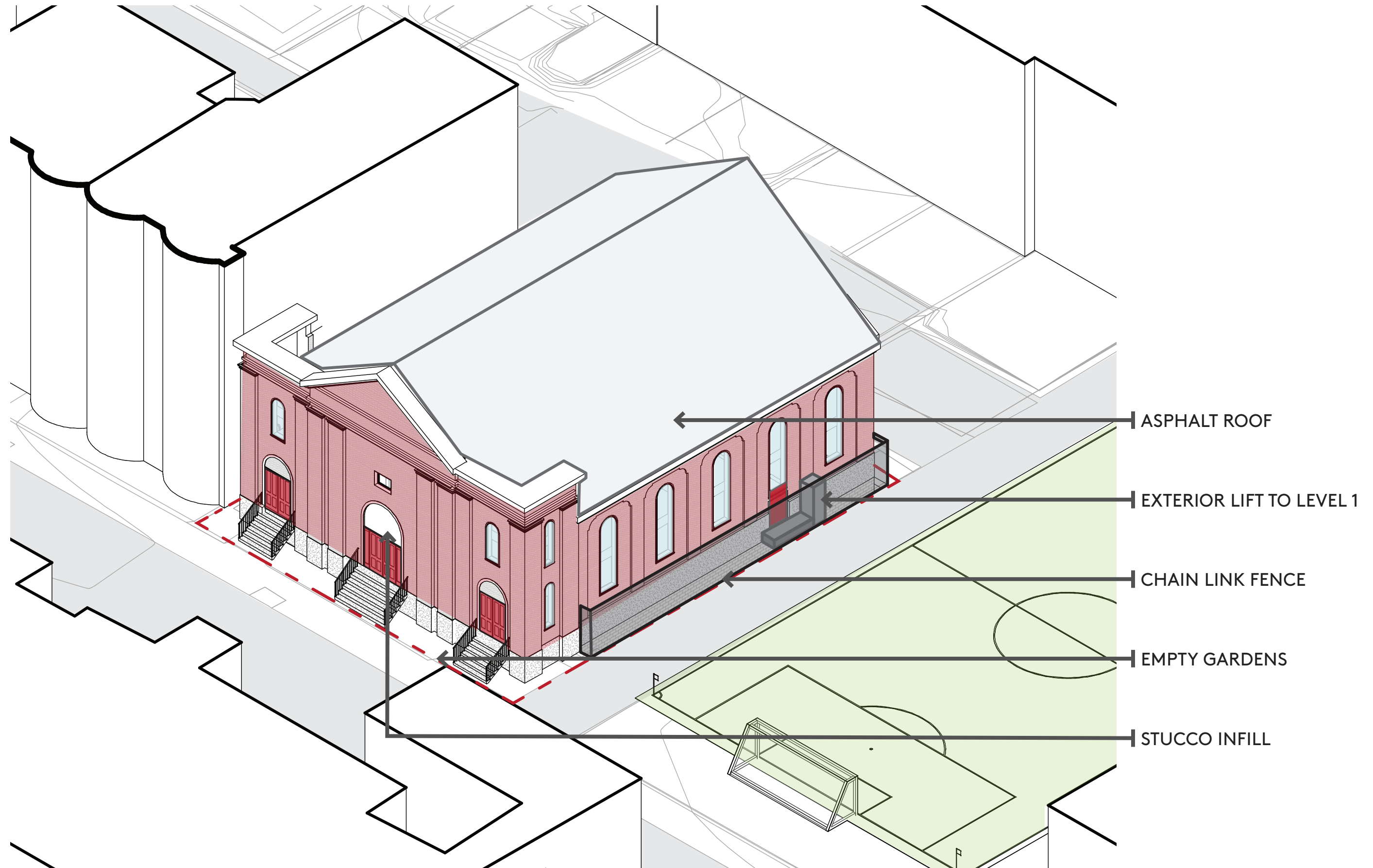


659 Mass Ave - Rembrandt Inc.





PART I | RENOVATION & RESTORATION



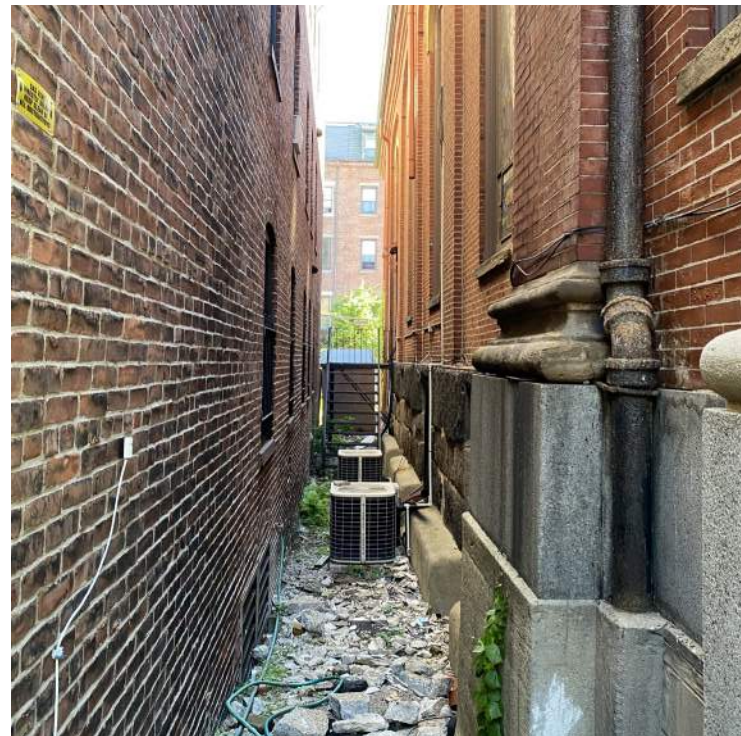
EMPTY GARDENS



STUCCO INFILL



EXTERIOR LIFT TO LEVEL 1



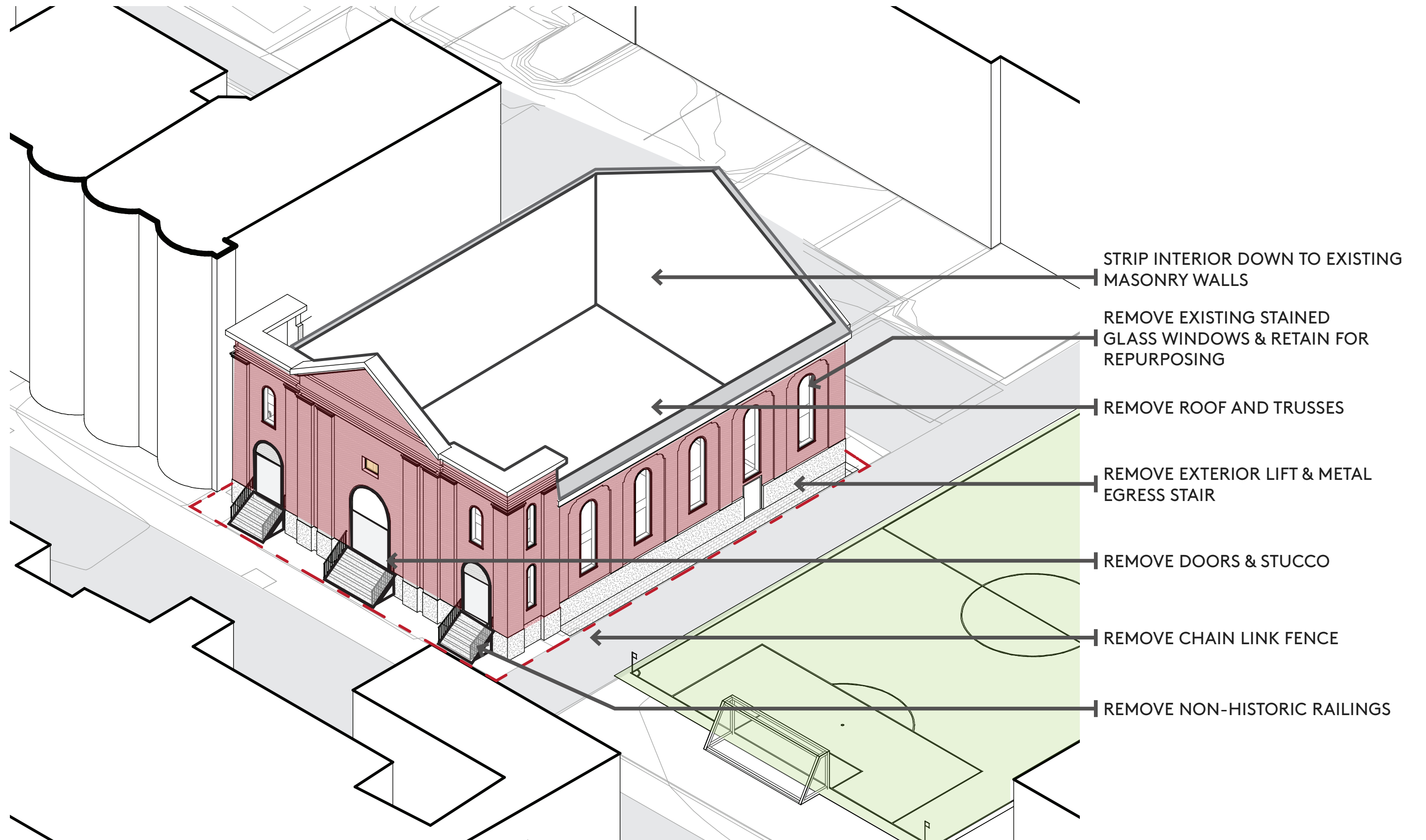
ALLEY CONDITION

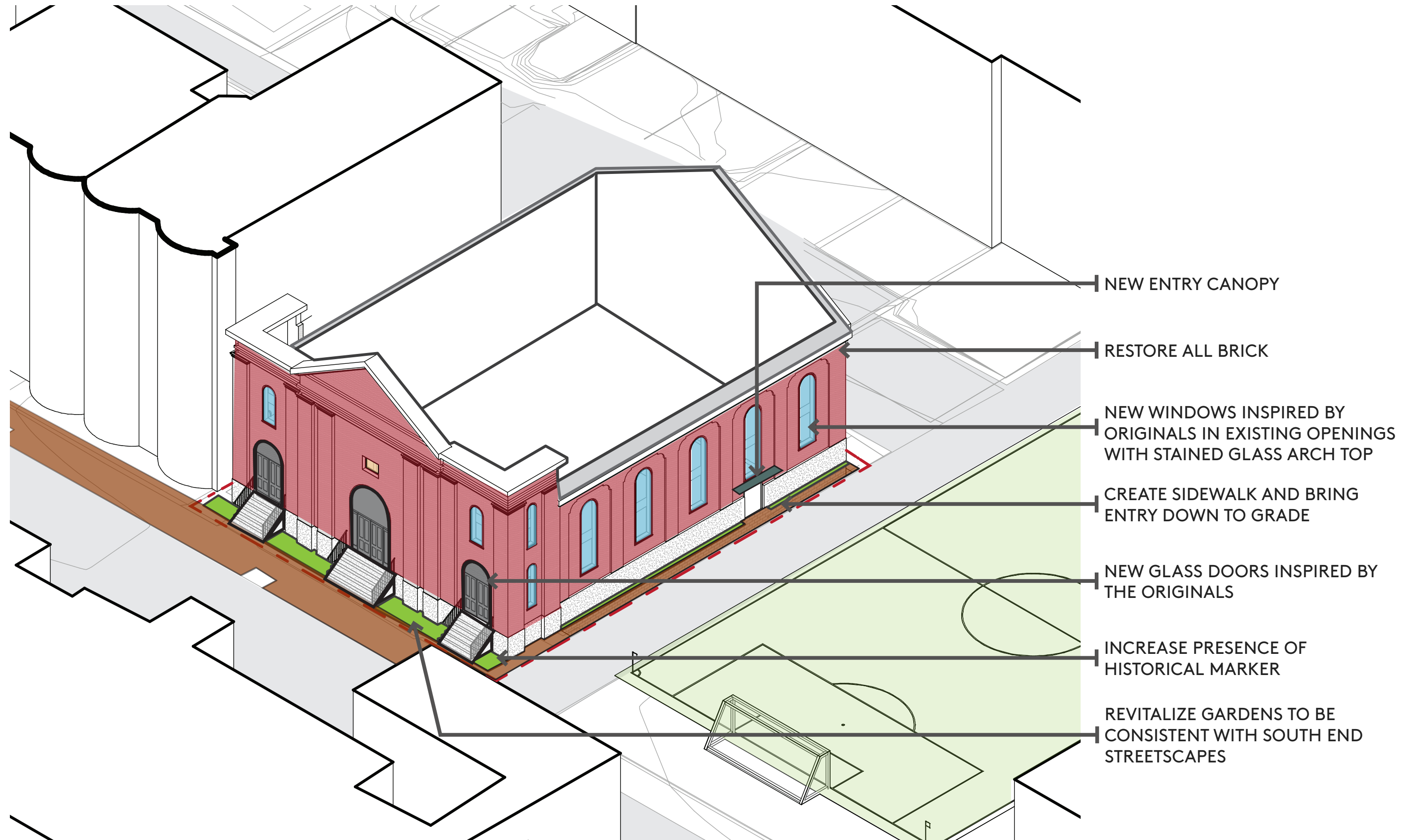


REAR CONDITION



CHAIN LINK FENCE







Arched stained glass at top of windows restored on both sides

Stained glass on front facade to be restored

New operable window needed for rescue opening

Stained glass on lower front corner to be restored



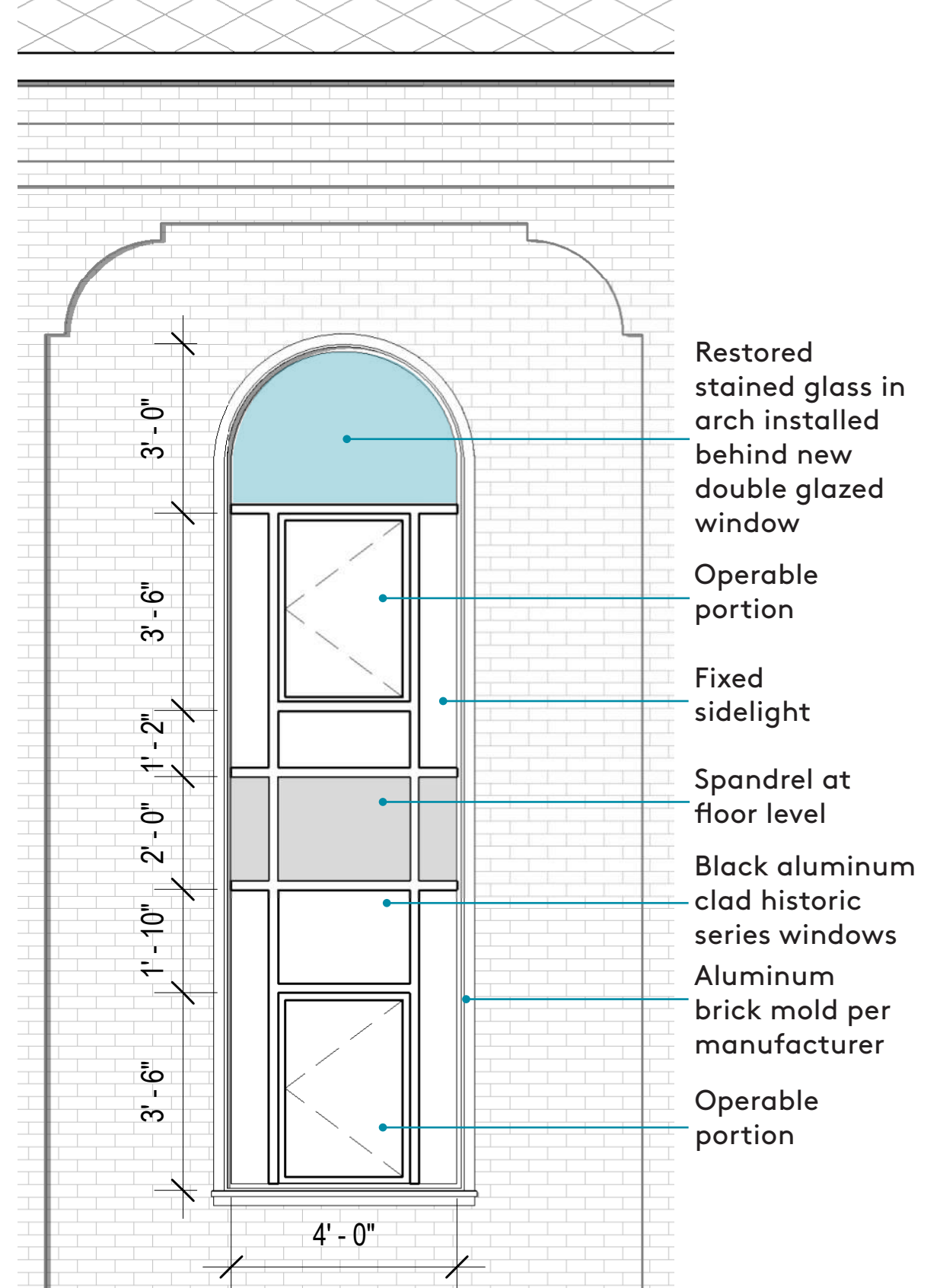
EXISTING PHOTO



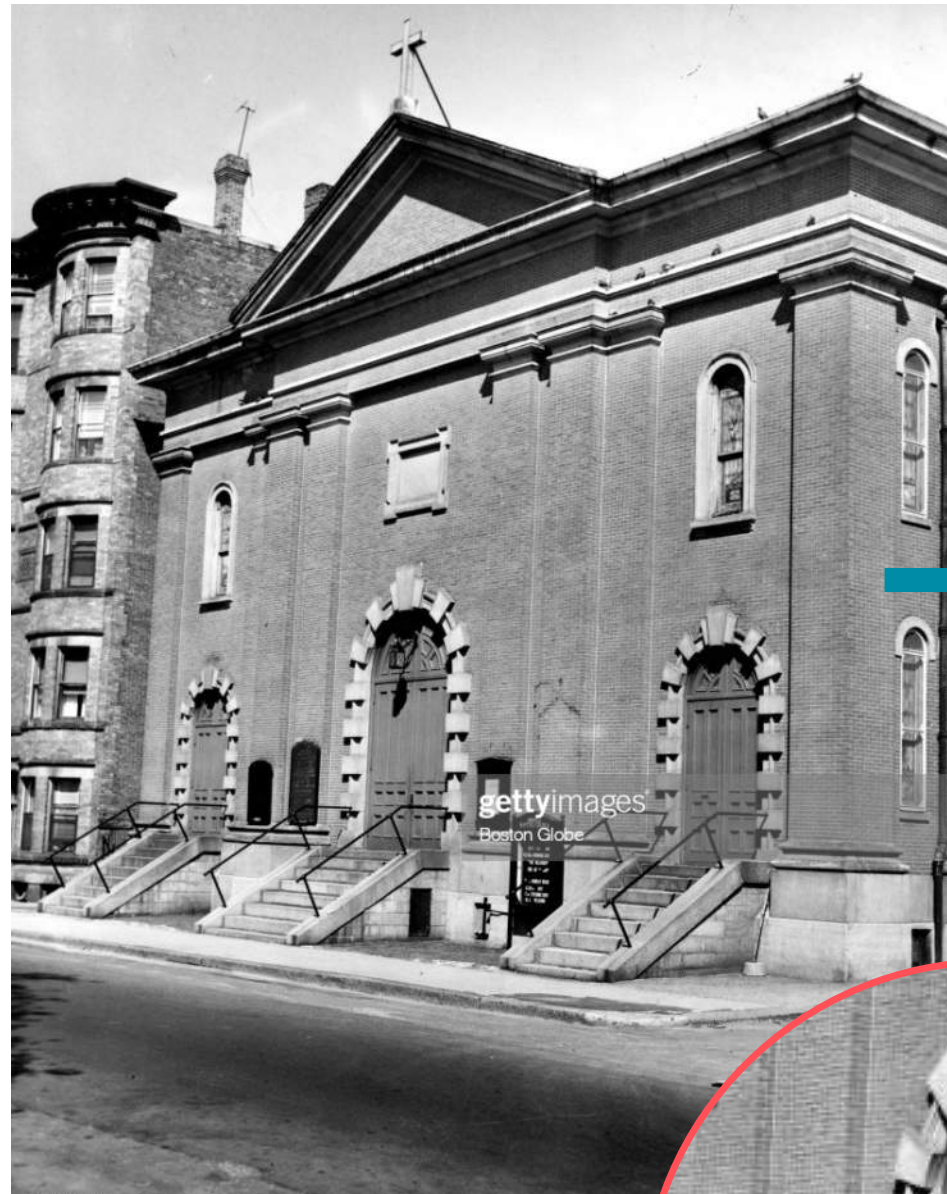
DIGITAL RENDERING



DESIGN DRAWING



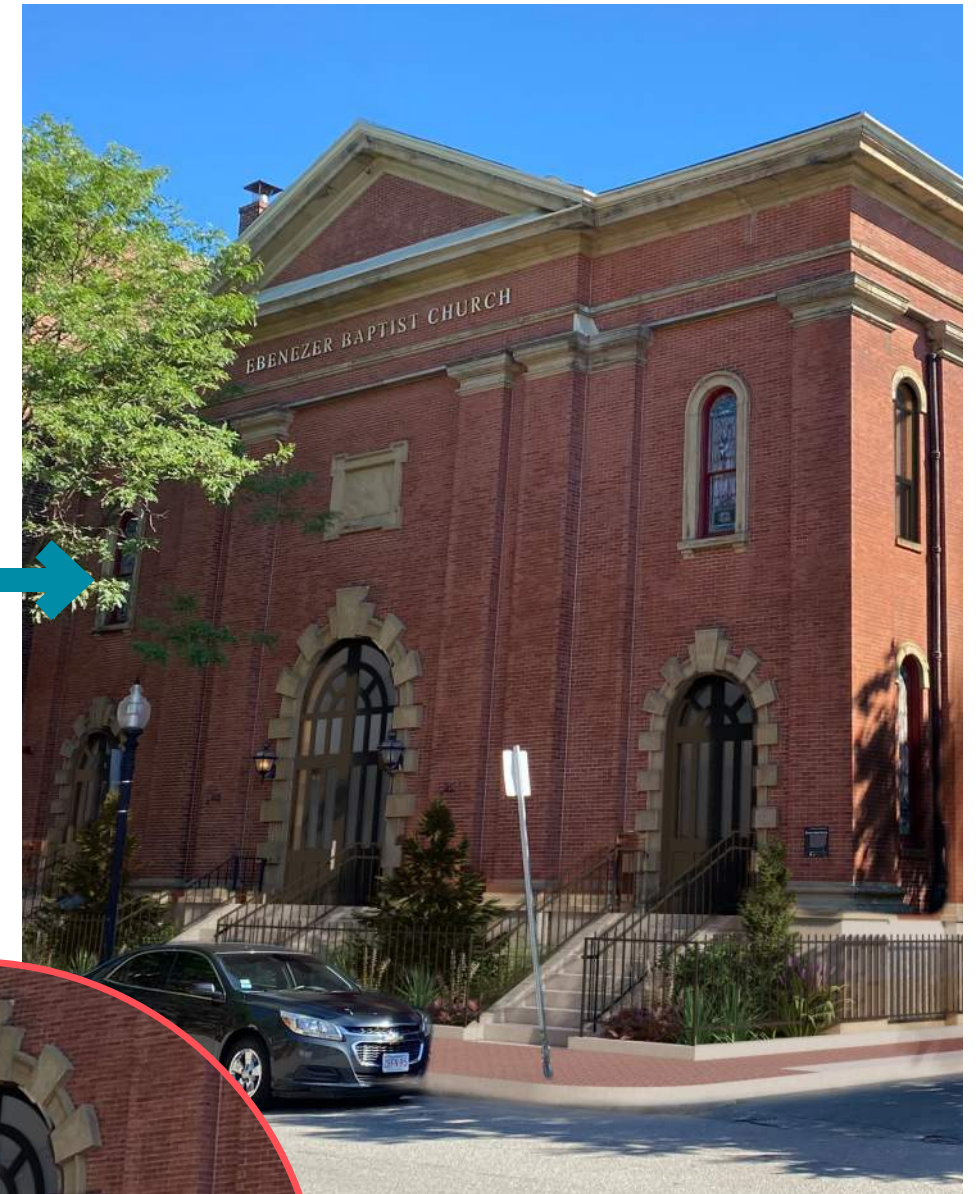
HISTORIC CONDITION



CURRENT CONDITION



PROPOSED CONDITION



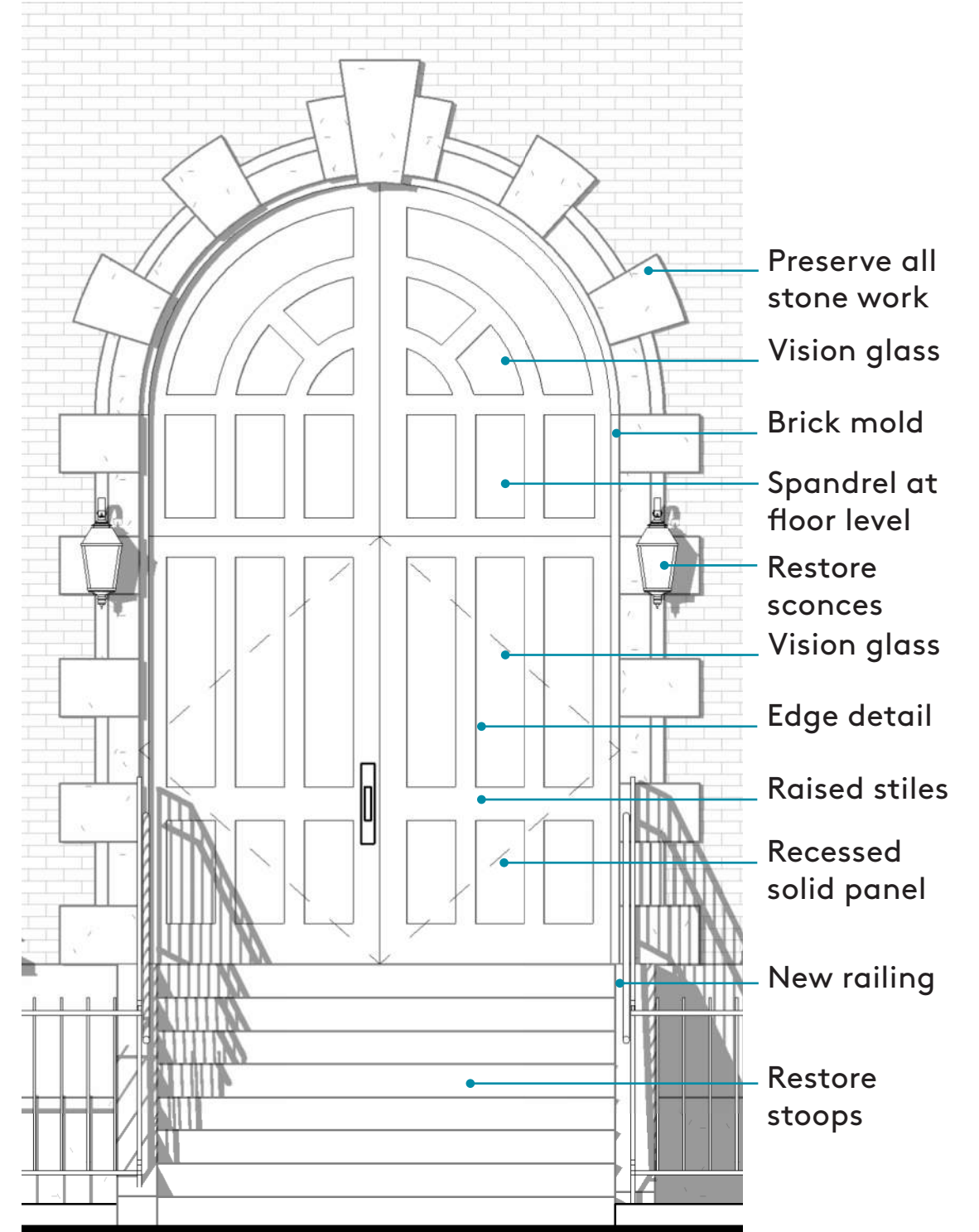
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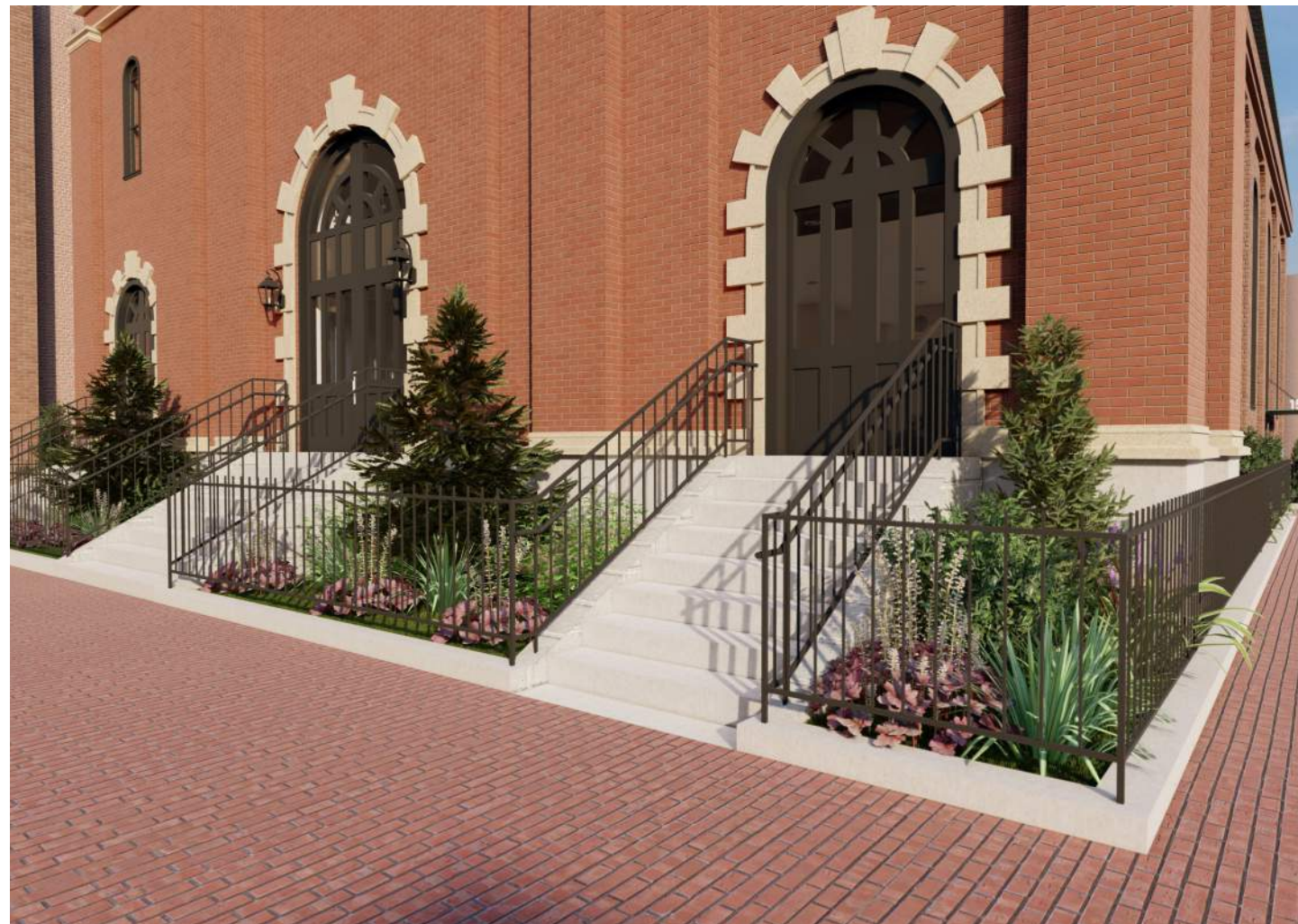


DIGITAL RENDERING



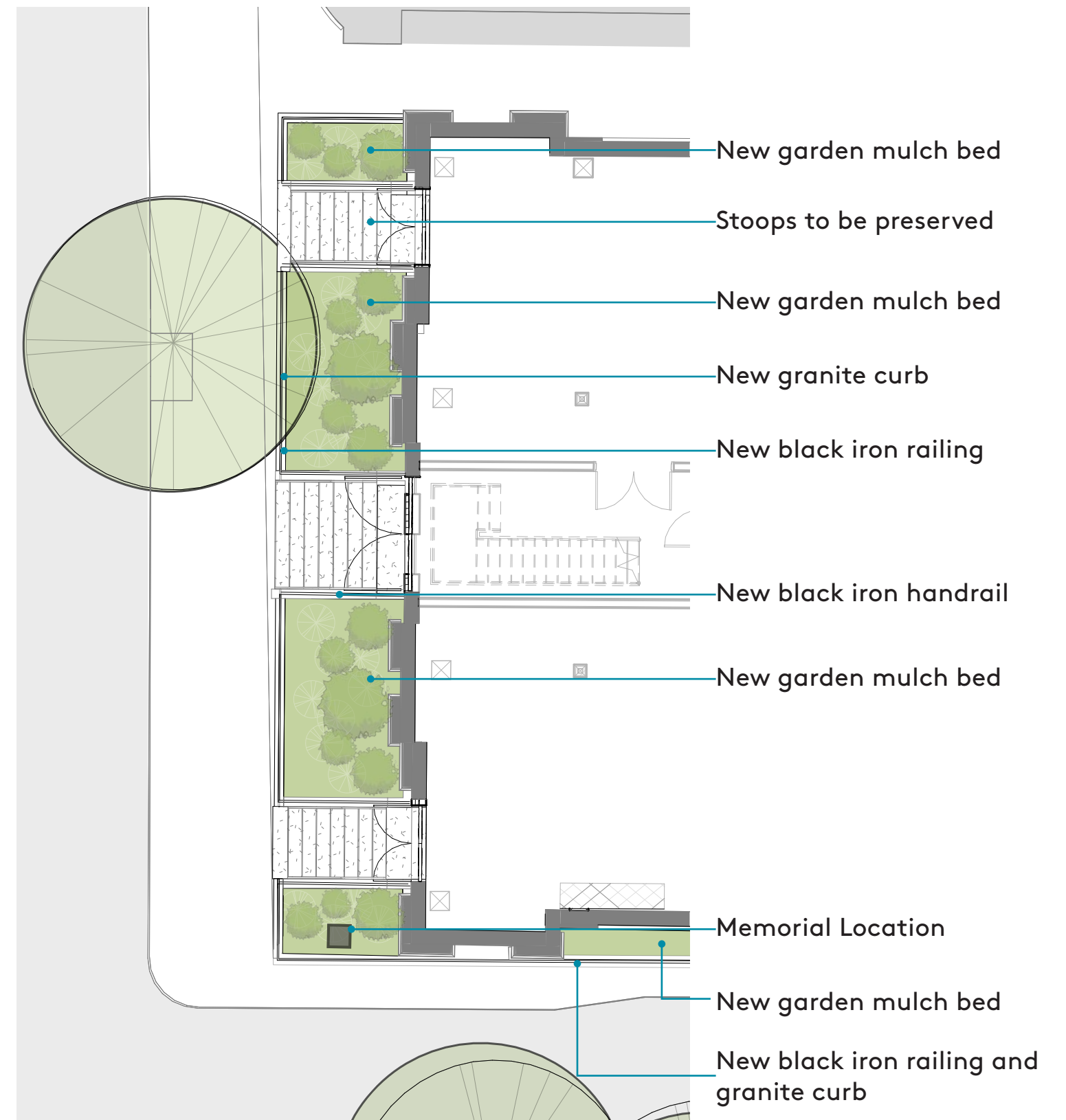
DESIGN DRAWING





Rendering of Proposed Gardens

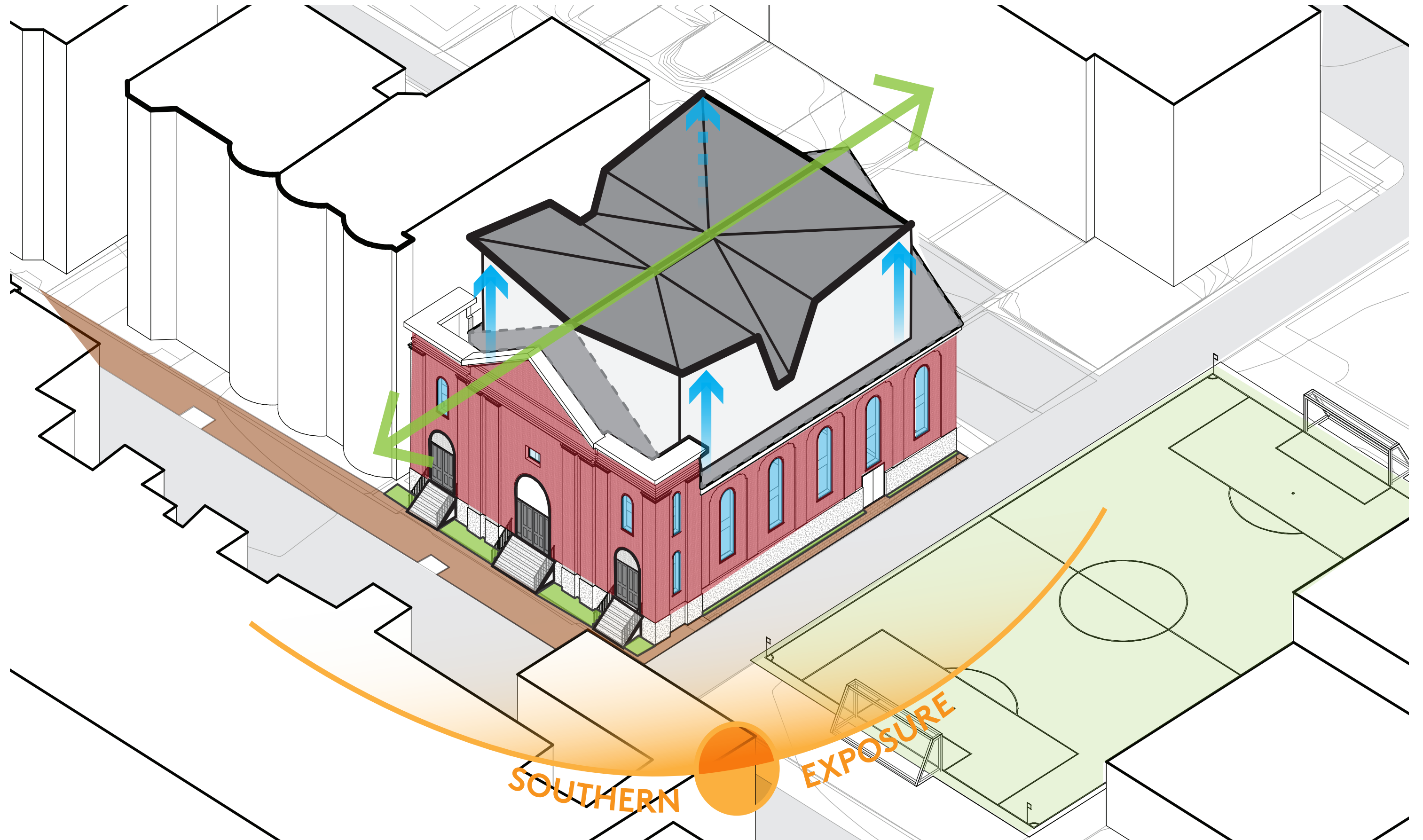
Stone of Help - Memorial to the history of the Ebenezer



Proposed Site Plan



PART II | ROOF ADDITION



PREVIOUS

- . 18,500 Gross Square Feet towards F.A.R.
- . F.A.R. = 2.5
- . Height = 4 stories / 52'-0"
- . 10 Total Condo Units
 - . (6) 1+ Bedroom Flat, 650 gsf
 - . (3) 3 Bedroom Duplex, 1,875 gsf
 - . (1) 3 Bedroom Triplex, 2,300 gsf

- . Parking = 8 Spaces
- . Parking Ratio = .8
- . Bike parking in garage = 11
- . Open Space = 1,667 sf

PROPOSED

- . 16,600 Gross Square Feet towards F.A.R.
- . F.A.R. = 2.3
- . Height = 4 stories / 49'-3"
- . 9 Total Condo Units
 - . (1) 1 Bedroom Flat, 650 gsf
 - . (2) 1+ Bedroom Flat, 650-750 gsf
 - . (2) 2+ Bedroom Flat, 1,370 sf
 - . (3) 3 Bedroom Duplex, 1,750 sf
 - . (1) 3 Bedroom Triplex, 2,289 sf

- . Parking = 9 Spaces
- . Parking Ratio = 1
- . Bike parking in garage = 11
- . Open Space = 2,110 sf

PREVIOUS HEARING



CURRENT PROPOSAL



PREVIOUS HEARING



CURRENT PROPOSAL



PREVIOUS HEARING



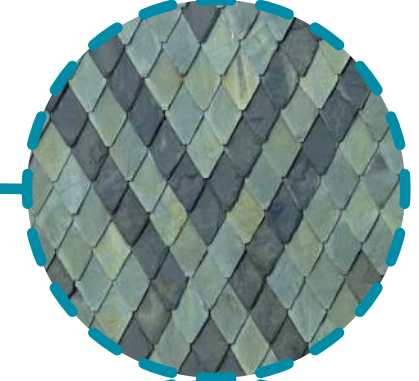
CURRENT PROPOSAL



CURRENT PROPOSAL



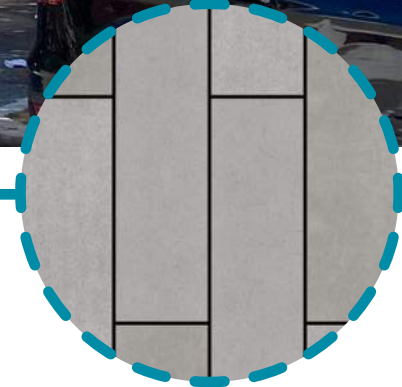
Green slate tiles



Diamond metal tiles



Restore doors
Manufactured by Marvin Historic
or Diamond Window & Doors



Cementitious planks



Black metal trim







Thank you

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RODE