

CHABAD CENTER FOR MISSION HILL

1615-1617 Tremont Street

Mission Hill Triangle

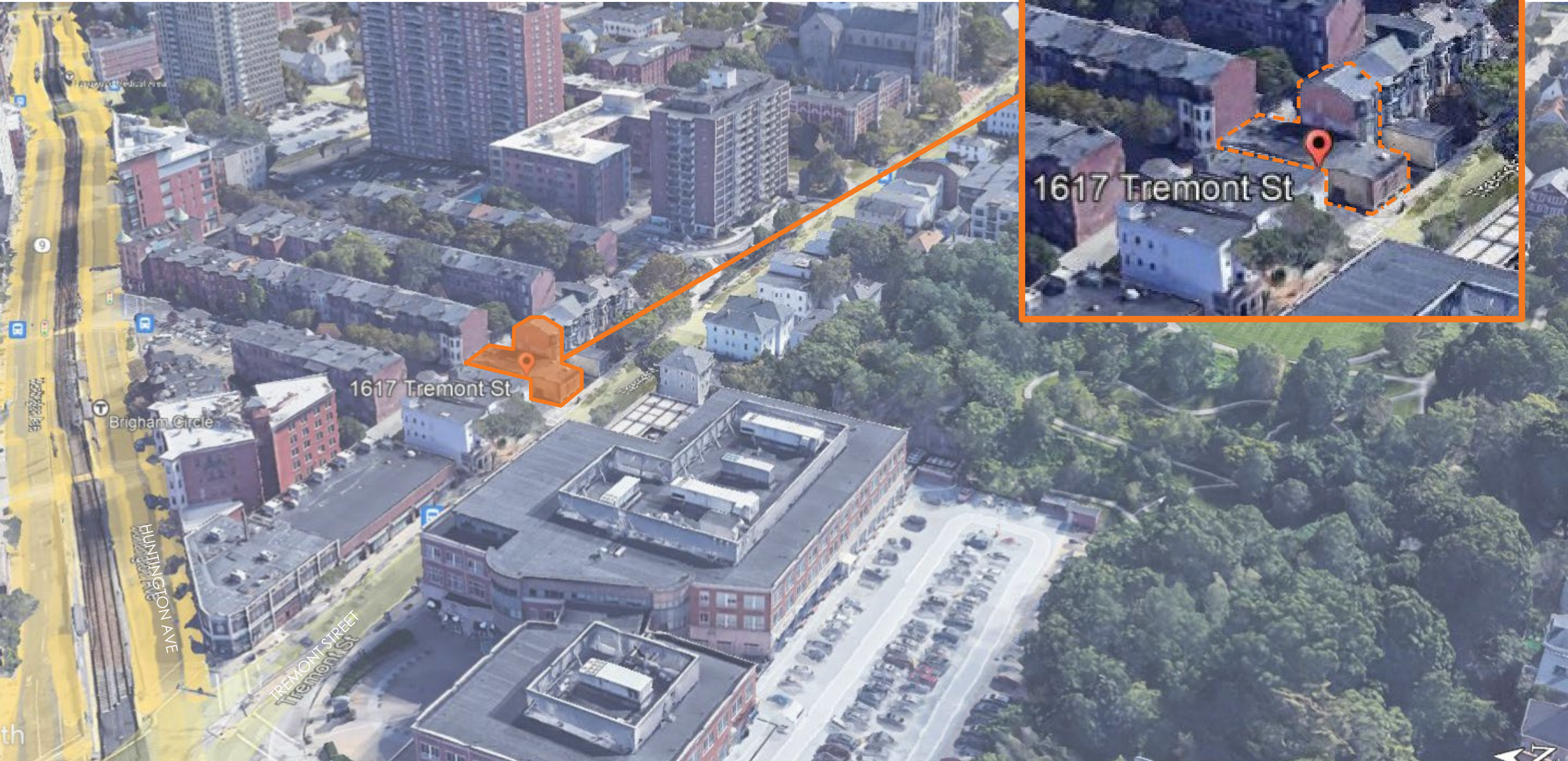
Architectural Conservation District Commission

Advisory Review Application

July 13, 2023

Project Site

Google earth axon



5,079 SF of combined land at intersection of Tremont and Wigglesworth Street in Mission Hill's Brigham Circle area

Site Property



Tremont Edge

Site Property



Wigglesworth Edge

Site

Tremont Street



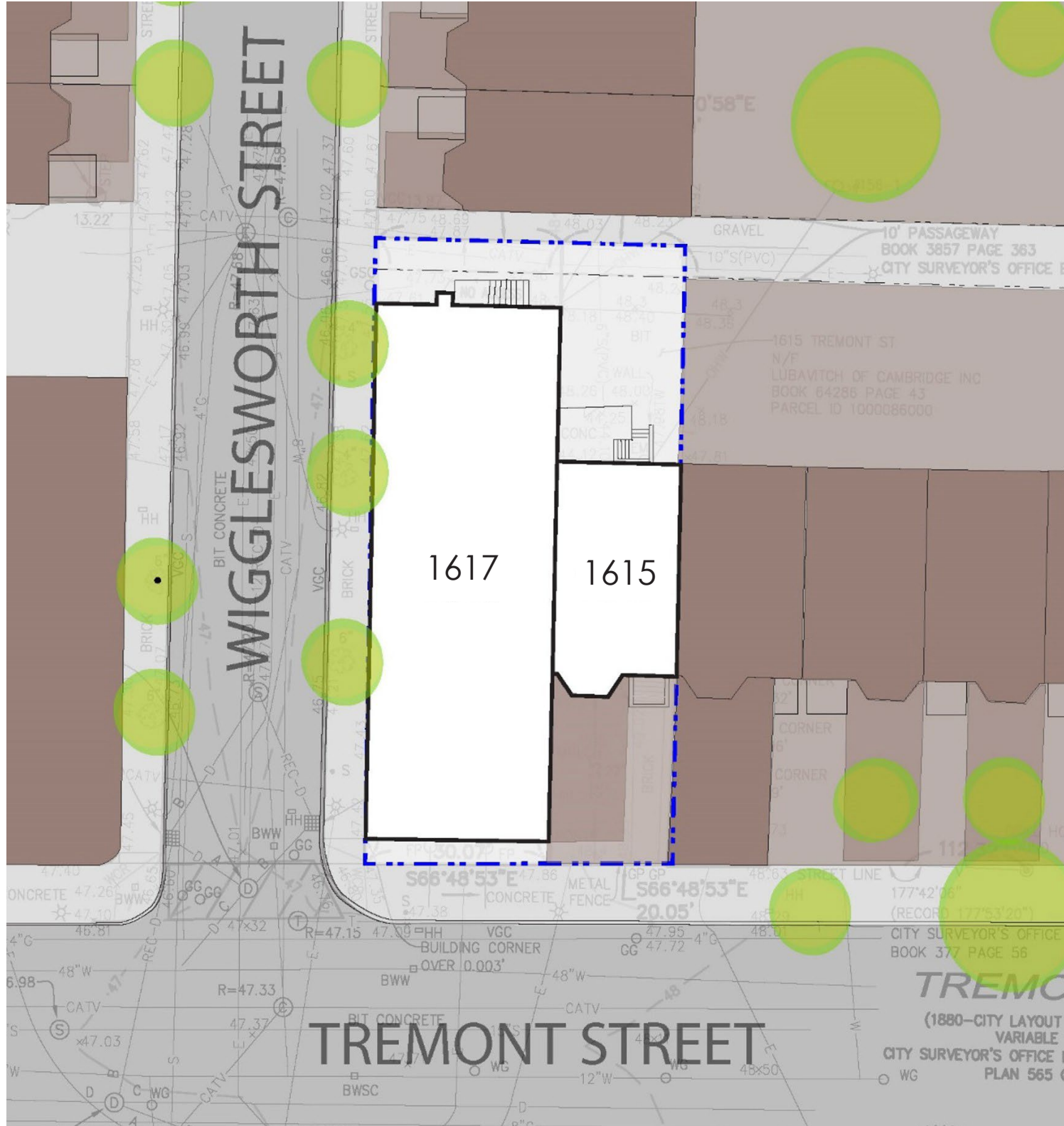
Looking East



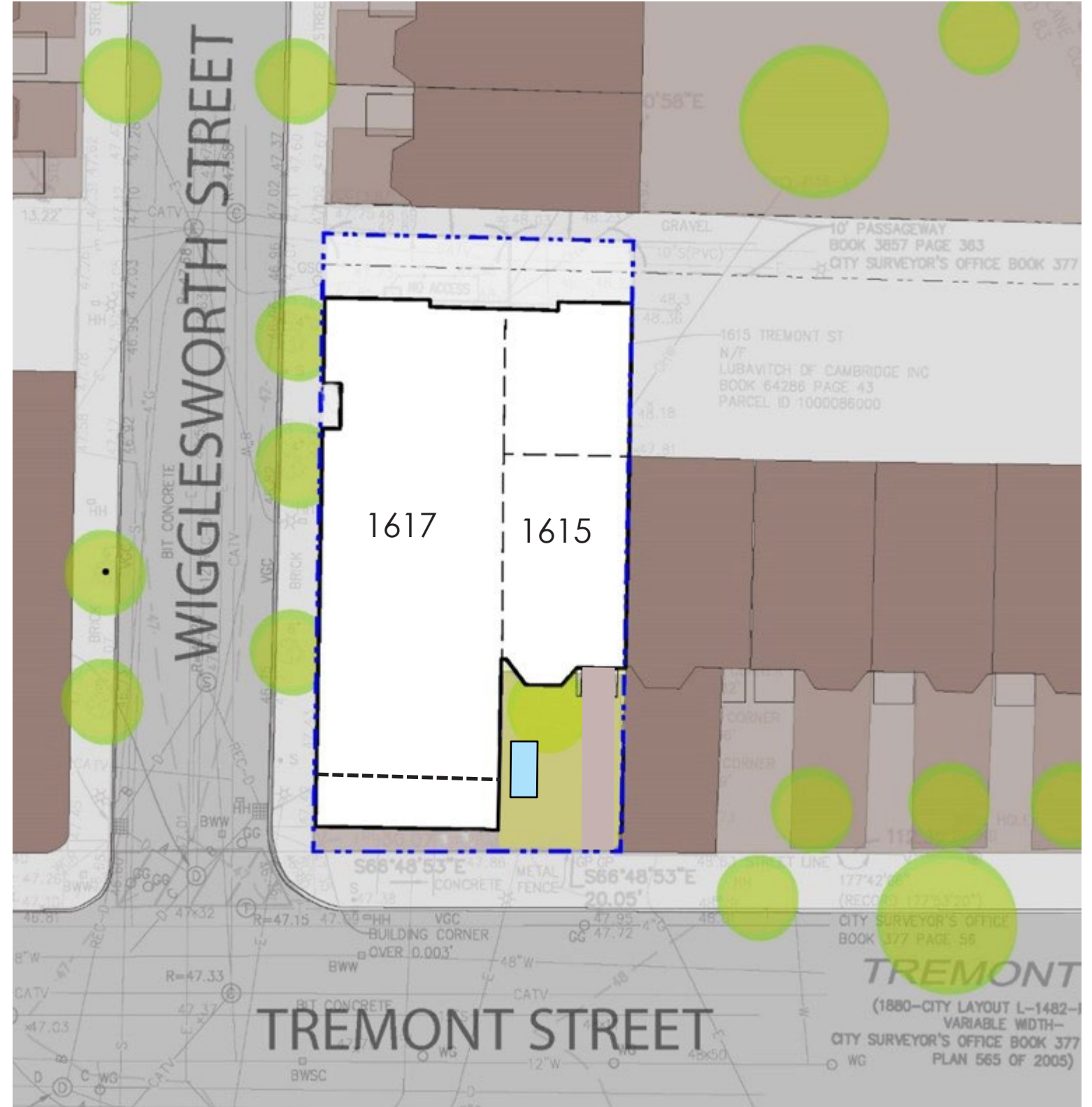
Looking West

Site

Existing Site Plan



Proposed Site Plan



Chabad Center new construction

Tremont Elevation



Chabad Center new construction

Tremont Elevation



Chabad Center new construction

Wigglesworth Elevation



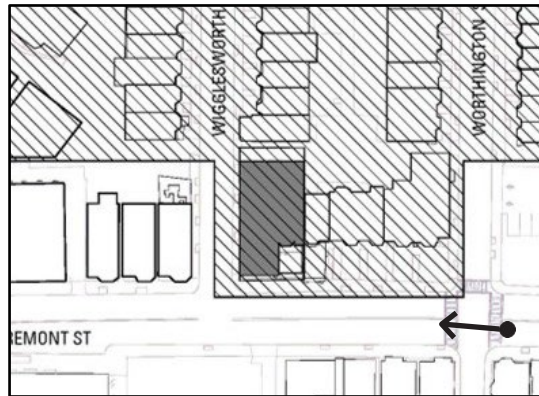
Chabad Center new construction

Wigglesworth Elevation



Chabad Center new construction

View from Worthington & Tremont intersection (looking west) - PROPOSED

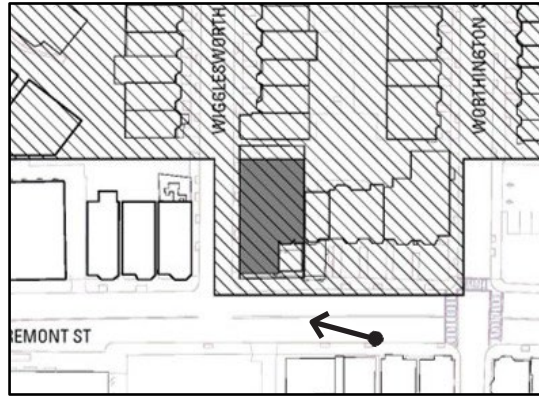


KEY PLAN



Chabad Center new construction

View along Tremont (looking west) - PROPOSED

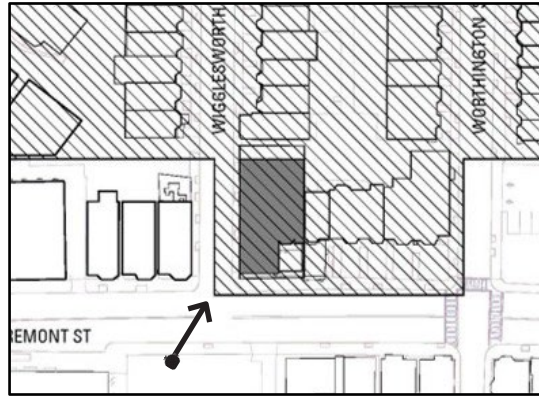


KEY PLAN



Chabad Center new construction

View along Tremont Street (looking north) - PROPOSED

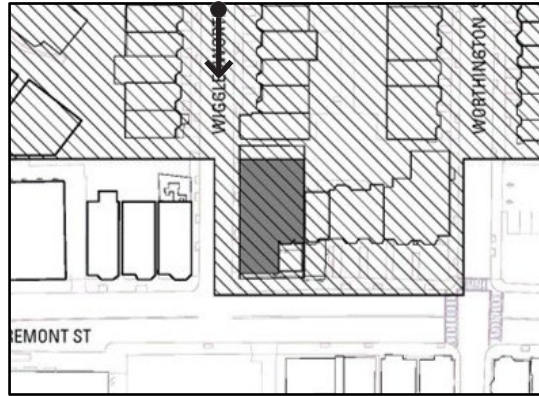


KEY PLAN



Chabad Center new construction

View along Wigglesworth Street (looking south) - PROPOSED

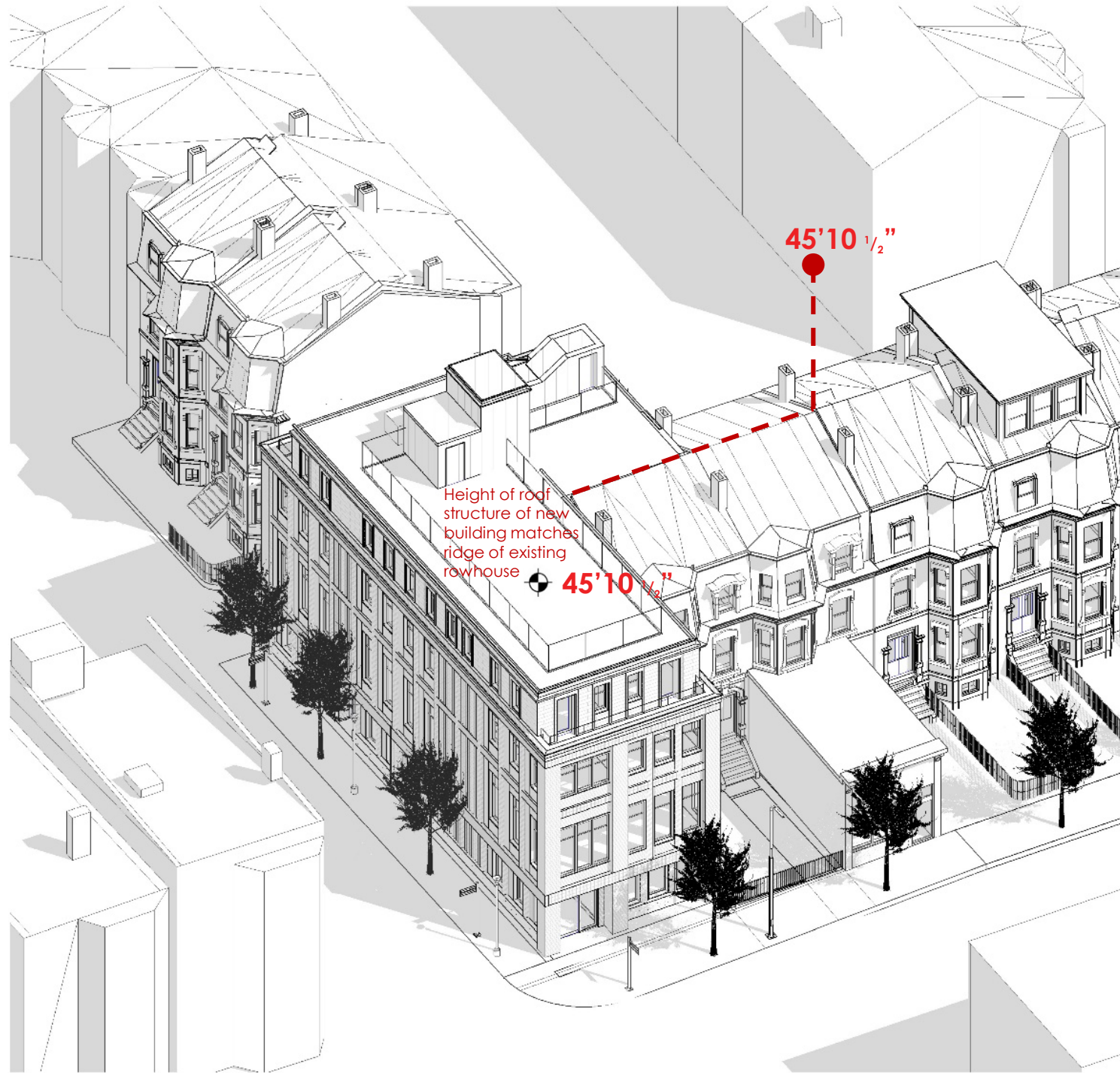


KEY PLAN



Chabad Center new construction

SW Axon



PROPOSED



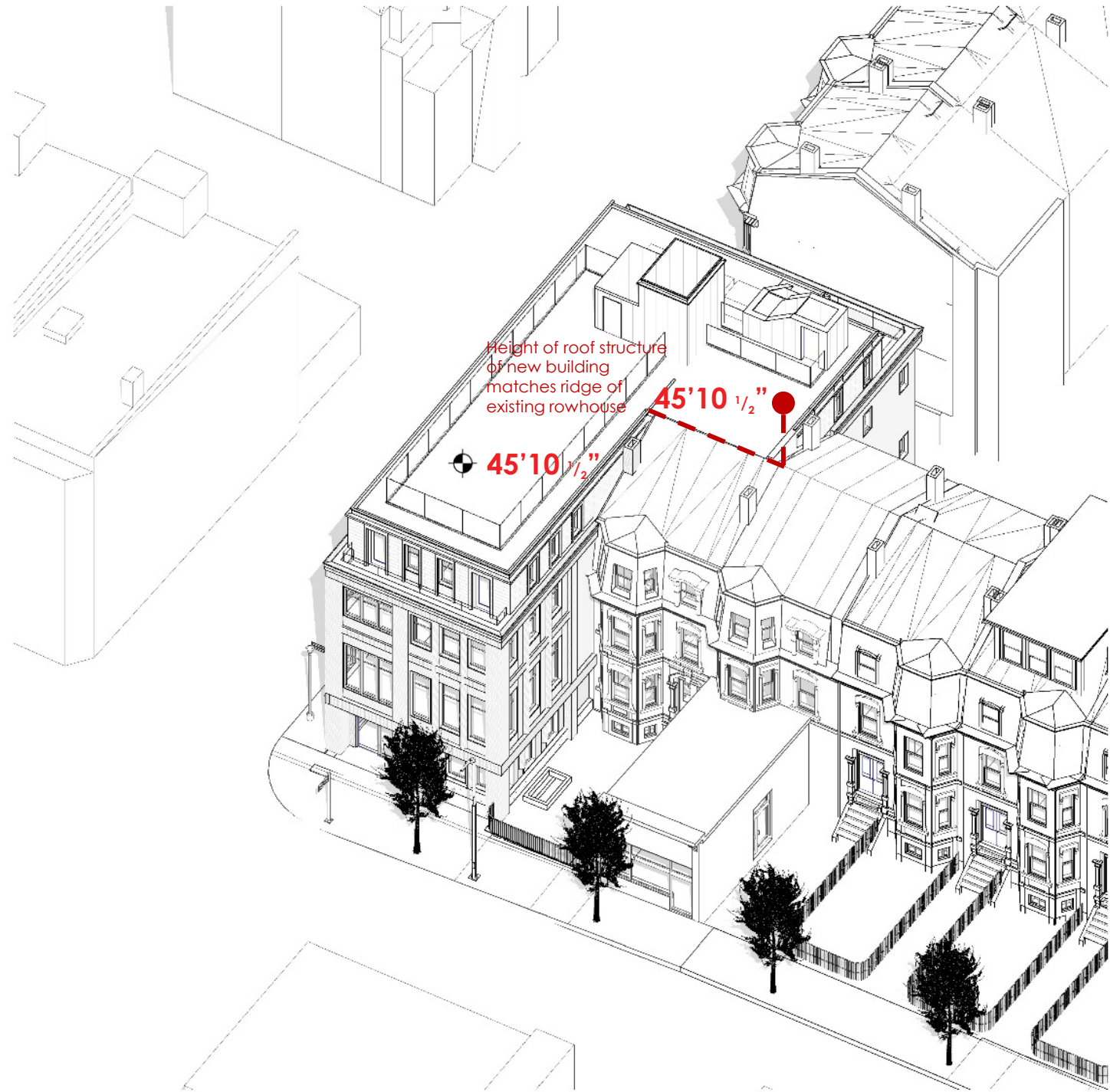
Street View - Wigglesworth



Street View - Tremont

Chabad Center new construction

SE Axon



PROPOSED



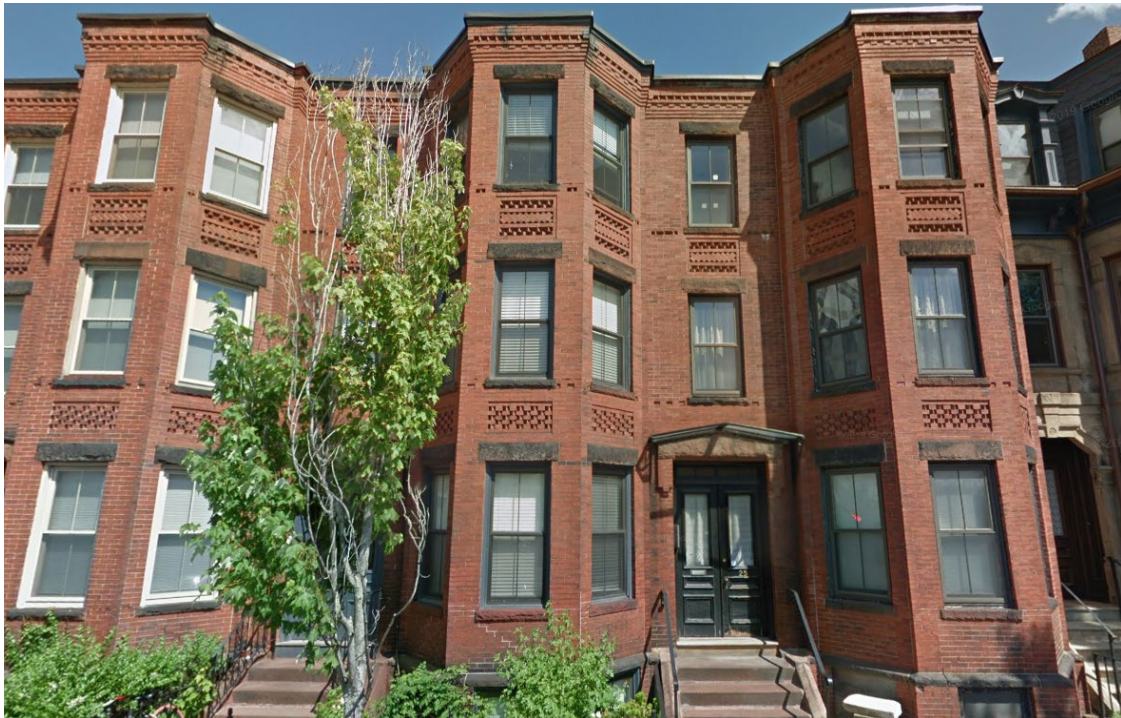
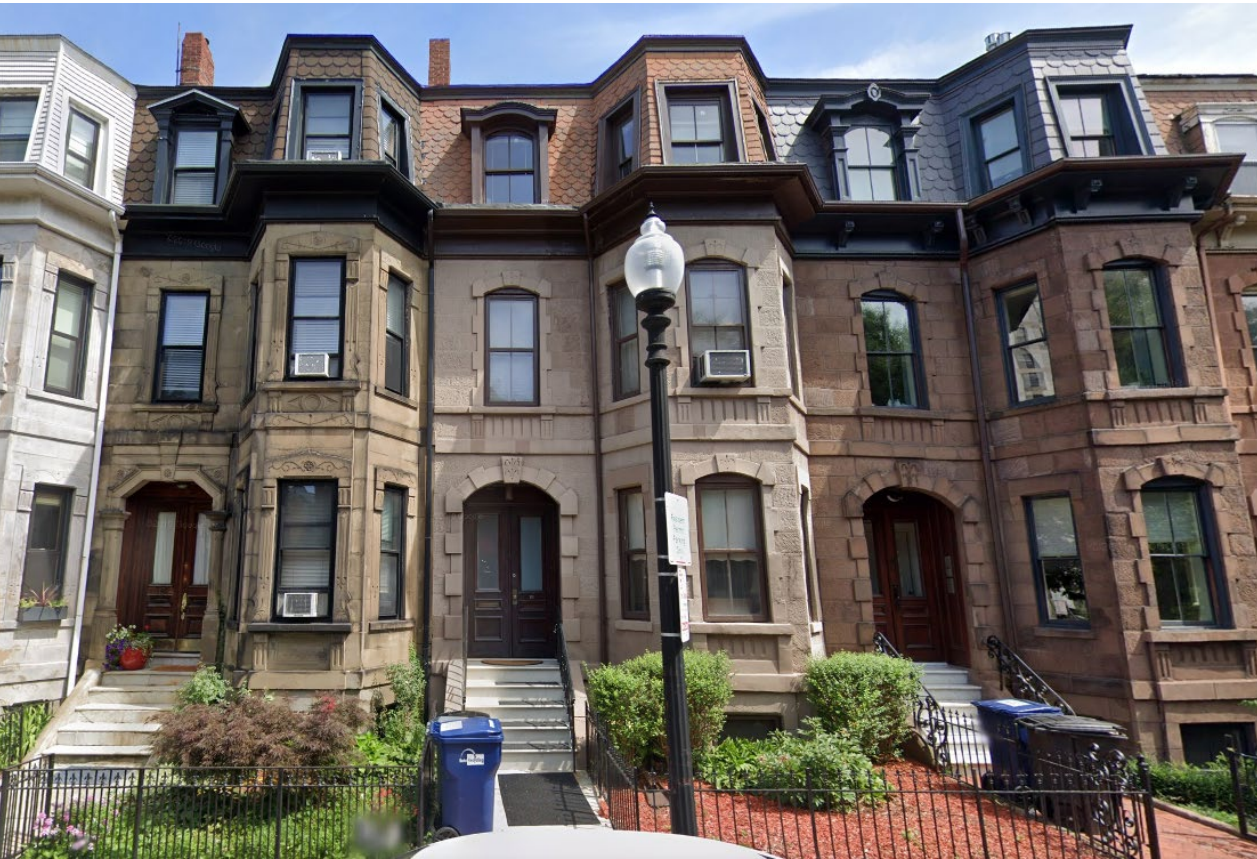
Street View - Wigglesworth



Street View - Tremont

Chabad Center – Neighborhood Context

Wigglesworth Street, Worthington Street, Huntington Avenue



Chabad Center new construction

Materials



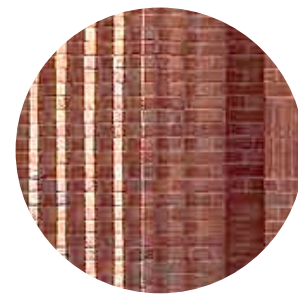
METAL
• Headhouse Cladding



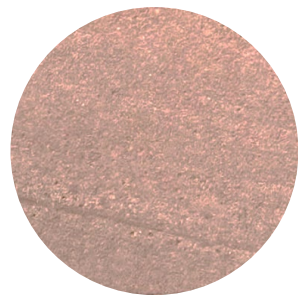
SLATE
• 4th Fl Cladding



GLASS
• Windows and
Guardrails



BRICK
• Exterior Walls
Ground, 1st and 2nd



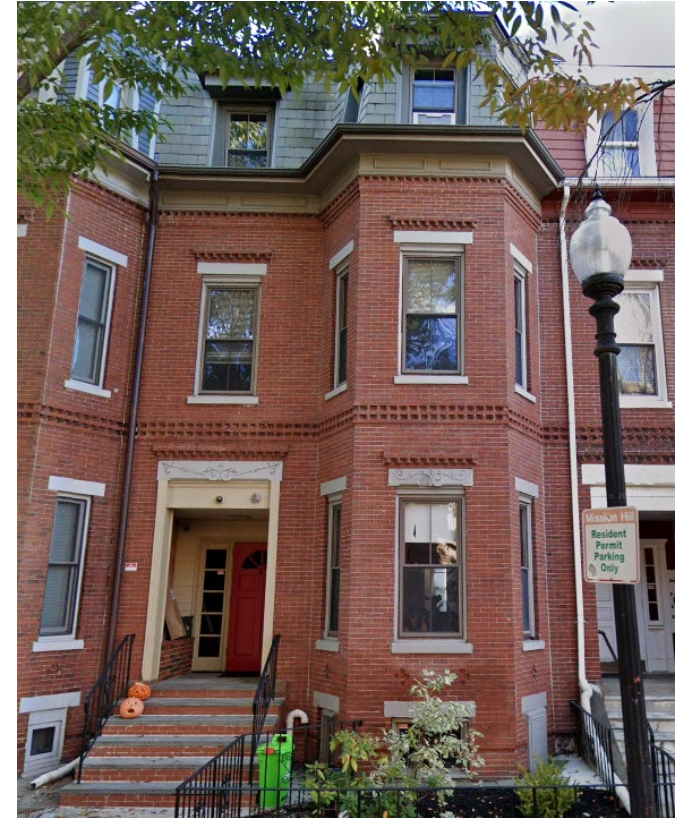
STONE
• Base / Water table



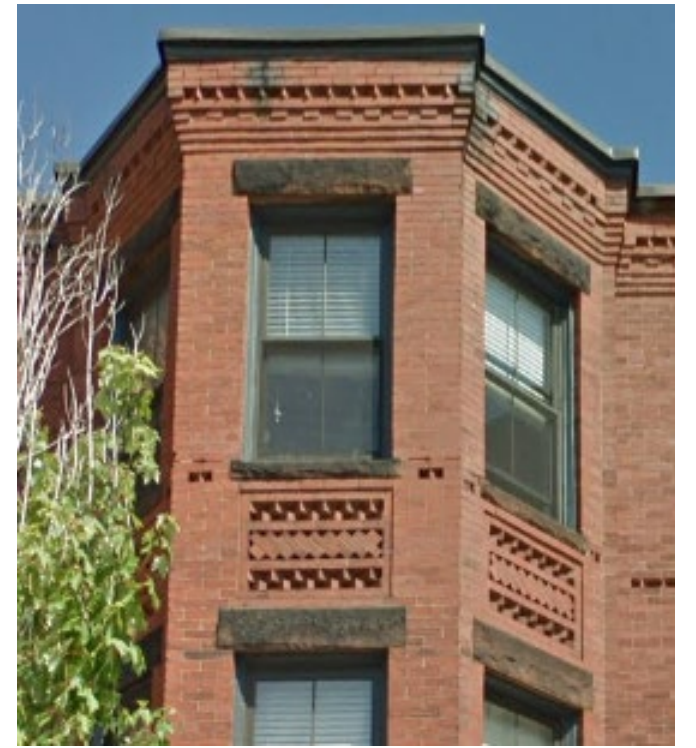
South Elevation Tremont Street



West Elevation Wigglesworth Street



Wigglesworth Materials Precedent



Brick Detail Precedent Wigglesworth

Chabad Center – Neighborhood Context

Tremont Street



Tremont Street Materials Precedent



Stone Detail Precedent 1607 Tremont Street

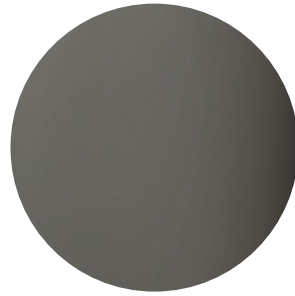
Chabad Center – 1615 Tremont Street Row House

Materials



SLATE

- Mansard
- Match existing as needed for repairs



PAINTED TRIM –

- Mansard Windows
 - Cornice
- Similar hue and value to slate, final color TBD



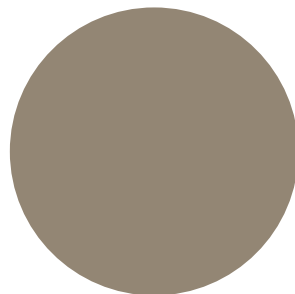
PAINTED WALL SURFACE

- Parlor Level
 - Second Floor
- Contrast to window surround/stone. Final color TBD



STONE SURROUND

- Verify condition of original stone
- Restore original stone finish



PAINTED WALL SURFACE

- Lower Level
- Match stone window surrounds, Final color TBD



1615 Tremont St



1607 Tremont St Precedent

1615 Tremont Street Repair Work

Windows and Doors

- Window Sash
- Sills and Lintels
- Outer Vestibule Door
- Ornamentation

The approach to the row house façade will consist of a combination of restoration, reconstruction, and change depending on the existing condition of the building component or feature.

Restoration

- An existing feature presumed original and in good condition, will be restored in place. Restoration may include repainting, paint removal, minor repairs and patching.

Reconstruction

- An existing feature in poor condition will be removed and replaced or reconstructed. Reconstruction or replacement shall match the style and/or material of the original feature.

Change

- An existing feature in poor condition and not original will be changed. A new material or component shall match the style and/or material of the original.

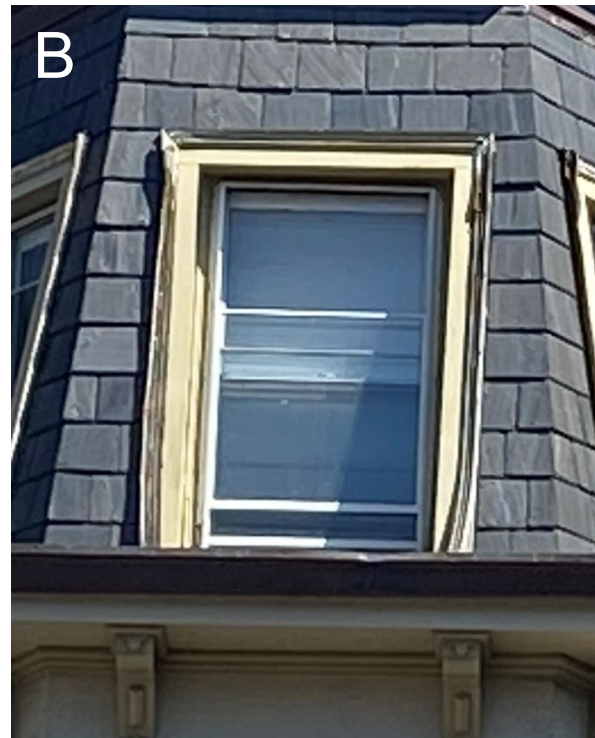
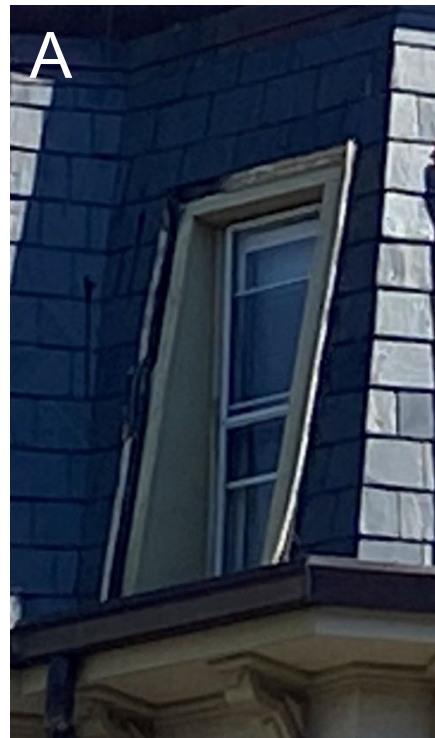
The interior of the row house has almost no remaining historic integrity as stair and plan arrangement have been radically altered in the past.



1615 Tremont Street Repair Work

Photo Documentation and Repair

| No. | Feature | Current Condition | Treatment |
|----------|------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------|
| 1 | Windows Mansard Windows | Exterior | Exterior |
| | Window Sash | Poor condition | Reconstruct to match historic double hung two over two windows |
| | Sill | Poor condition | Reconstruction |
| | Lintel | | |
| | Window surrounds | Poor condition | A,B,C to be reconstructed |
| | | | D to be reconstructed based on historic design to incorporate the decorative molding and medallion |

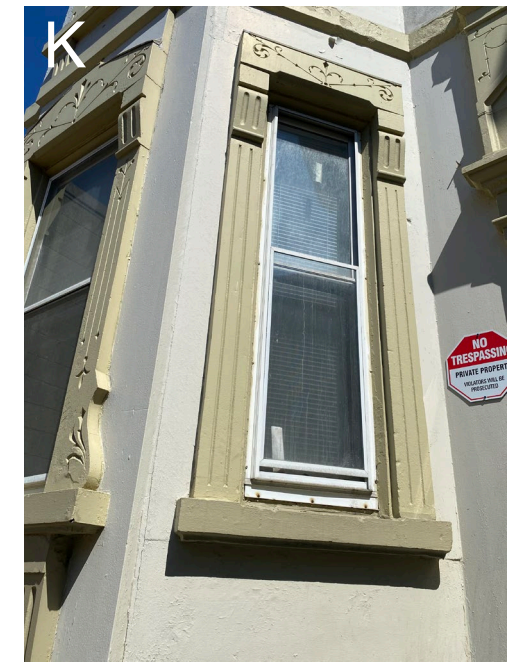
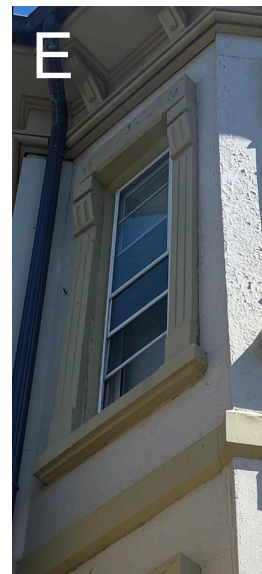


Mansard Level Windows

1615 Tremont Street Repair Work

Photo Documentation and Repair

| No. | Feature | Current Condition | Treatment |
|----------|----------------------------------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 1 | Windows Second Floor and Parlor Windows | Exterior | Exterior |
| | Window Sash | Poor condition | Reconstruct all. F, H, J match historic double hung two over two windows |
| | Sill | Poor condition | Reconstruction |
| | Lintel | | |
| | Window surrounds | Finish appears to be in sound condition | Remove flashing over F, G, H, J, K and replace if needed. Strip stucco/paint and leave sandstone exposed on all. |



Second Floor Windows

Parlor Level Windows

1615 Tremont Street Repair Work

Photo Documentation and Repair

| No. | Feature | Current Condition | Treatment |
|----------|-------------------------------------------|-------------------|-----------------|
| 1 | Windows Basement Windows | Exterior | Exterior |
| | Window Sash | Poor condition | Replace |
| | Sill | Poor condition | Replace |
| | Lintel | | |



Basement Level Windows

1615 Tremont Street Repair Work

Photo Documentation and Repair

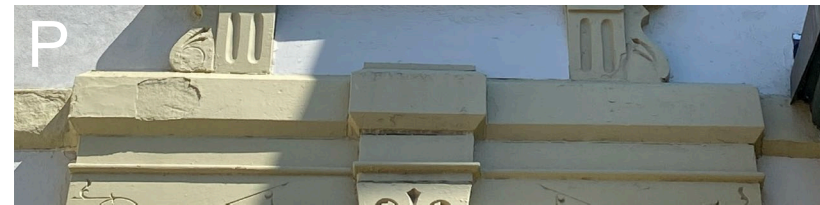
| No. | Feature | Current Condition | Treatment |
|----------|---------------------|--------------------------------------------|-------------------------------------------------|
| 2 | Door | Exterior | Exterior |
| | Paneling | Hardwood with metal kick plates | Door can be retained with all hardware replaced |
| | Transom | | |
| | Vestibule Sidewalls | One side plastered; one side exposed brick | |



1615 Tremont Street Repair Work

Photo Documentation and Repair

| No. | Feature | Current Condition | Treatment |
|-----|----------------------------------|-------------------|------------------------------------------------------------------------------------------------------|
| 3 | Stucco over stone trim on facade | good condition | Stucco/paint to be stripped and left as exposed stone if exploratory work reveals suitable condition |



1615 Tremont Street Repair Work

Stoop and Front Stair

- Stringer
- Riser
- Tread
- Railing



1615 Tremont Street Repair Work

Photo Documentation and Repair

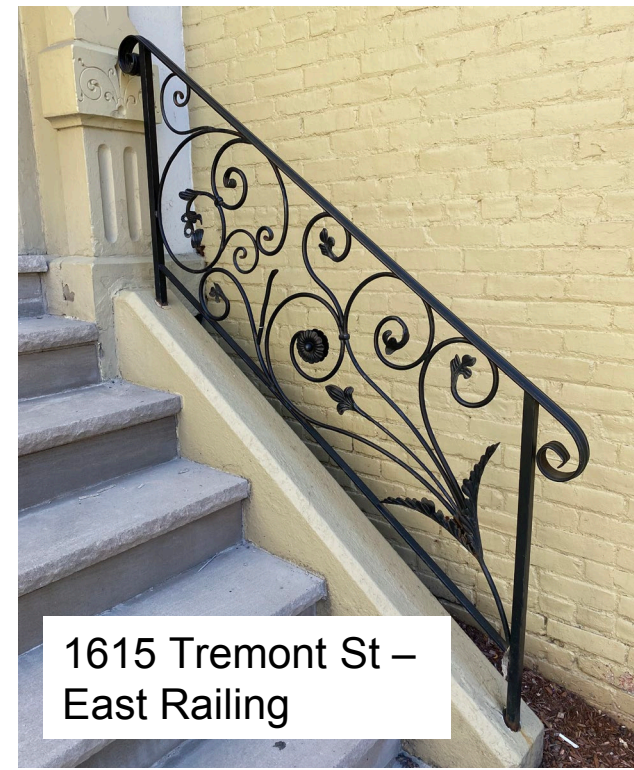
| No. | Feature | Current Condition | Treatment |
|-----|----------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Stringer | Possibly original sound condition | Exploratory work to reveal stringer material. If stone in good condition, leave exposed. If not, repaint, color TBD |
| 2 | Riser | Stone replacement (not original) Limestone sound condition | Remove and reinstall |
| 3 | Tread | Limestone sound condition | Remove and reinstall |
| 4 | Railing | Recent steel, insecure Ornamental design out of character | Remove and replace with period appropriate balustrade/handrail Relocate from stringer to treads and separate from ornamental door surround |



1615 Tremont St – Front Stair



1615 Tremont St –
West Railing



1615 Tremont St –
East Railing



1615 Tremont St –
Riser and Tread

1615 Tremont Street Repair Work

Roofs, Dormers, Vertical Additions

- Mansard Roof
- Chimney



1615 Tremont Street Repair Work

Photo Documentation and Repair

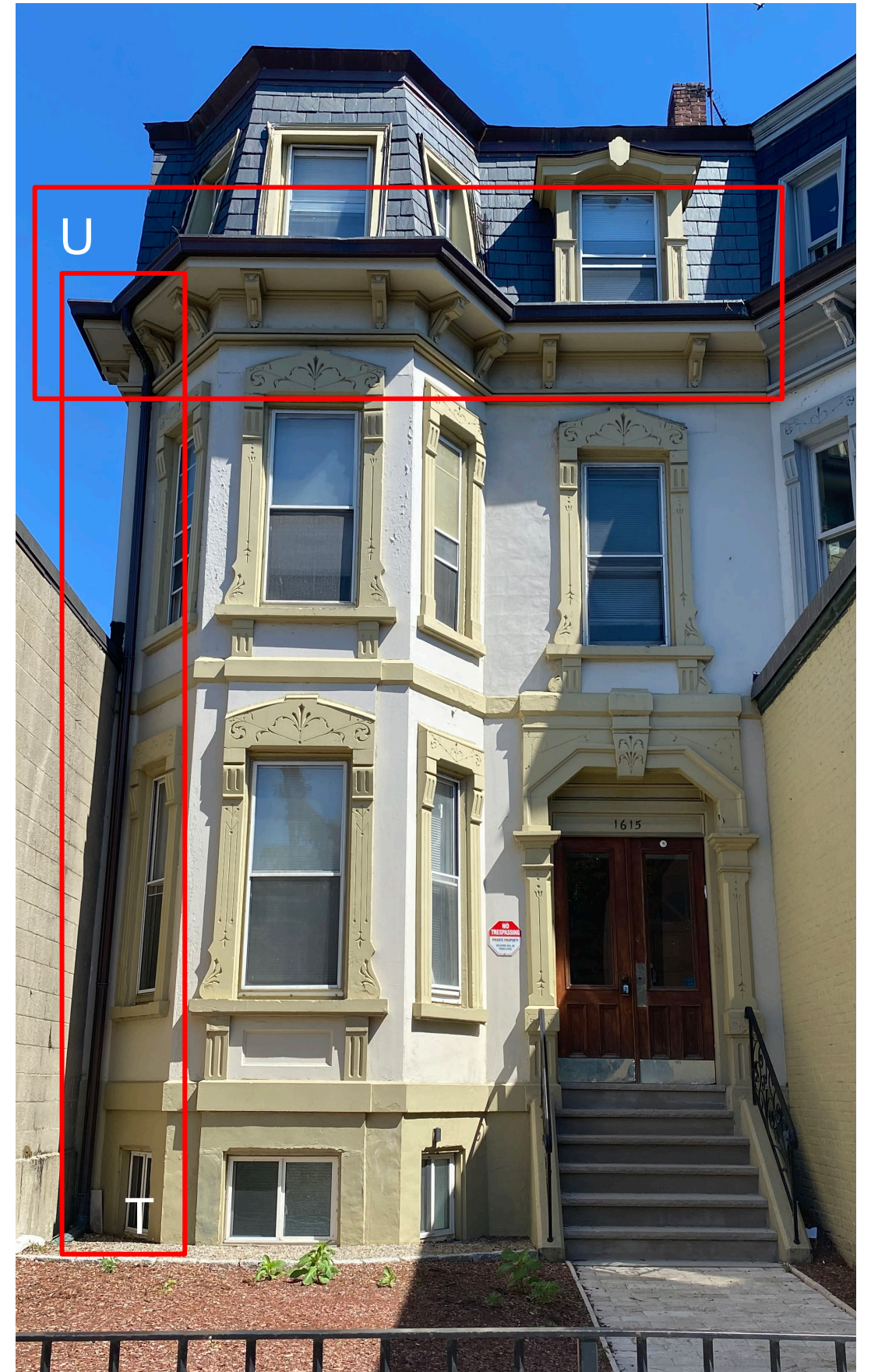
| No | Feature | Current Condition | Treatment |
|----|---------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mansard Roof | | |
| | Exterior | Slate appears to be in good condition Eave copper in poor condition | To be assumed that some damage will occur during demolition and new construction – reuse salvaged slate shingles or replace slate to match Replace copper trim with wood moldings |
| | Interior | Boarded and plastered on the inside | |
| 2 | Chimney | Poor condition | Rear chimney to be demolished; front chimney to be repaired |
| 3 | Gable Roof | To be evaluated | Front roof replacement as required to match existing |



1615 Tremont Street Repair Work

Other Façade Elements

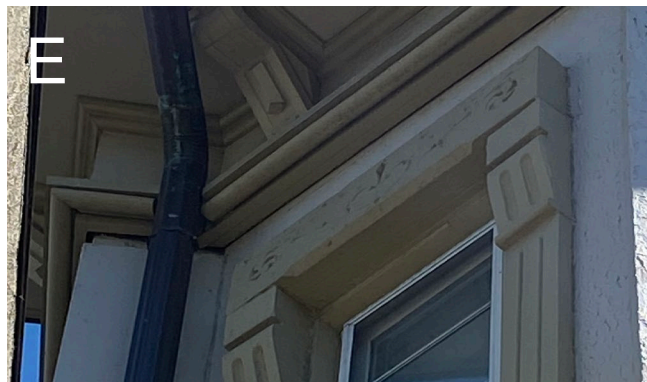
- Cornices
- Gutters and Flashing
- Downspout



1615 Tremont Street Repair Work

Photo Documentation and Repair

| No. | Feature | Current Condition | Treatment |
|-----|----------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| U | Cornice | Decent condition Woodwork intact | Remove return at new construction |
| T | Gutter and Flashing | Poor condition Water problem above parlor and second floor window surrounds to be investigated | Change gutter profile – similar to adjacent rowhouse Existing flashing over window surrounds to be removed and sealed |
| T | Downspout | Poor condition | Change profile |



Second Floor

1615 Tremont Street Repair Work

Front Yard and Walkway

1. Front Fence
2. Front Walkway Materials
3. Front Yard



1615 Tremont Street Repair Work

Photo Documentation and Repair

| No. | Feature | Current Condition | Treatment |
|----------|-------------------------------|-------------------------------------------------------|---------------------------------------|
| V | Front Fence & Gate | | |
| | 1.1 | Recent Steel Insecure Out of historic character | Remove fence gate and replace in kind |
| | 1.2 | Recent Steel Insecure Out of historic character | Remove fence and replace in kind |



1615 Tremont St – Front Fence & Gate 1.1



1615 Tremont St – Front Fence 1.2

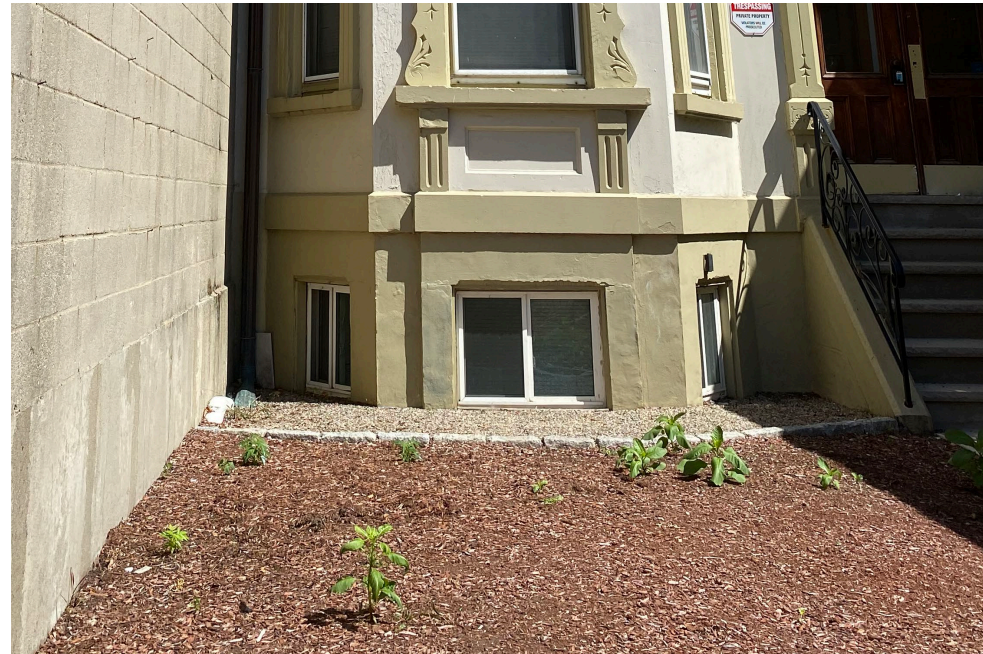
1615 Tremont Street Repair Work

Photo Documentation and Repair

| No. | Feature | Current Condition | Treatment |
|-----|----------------------|------------------------------------------------------------------|--------------------------------------|
| 2 | Front Walkway | Stone is poor condition Stone spalling due to freeze and thaw | Install new walkway pavers |
| 3 | Front Yard | Recent Addition – mulch and gravel | Install new green landscape planting |



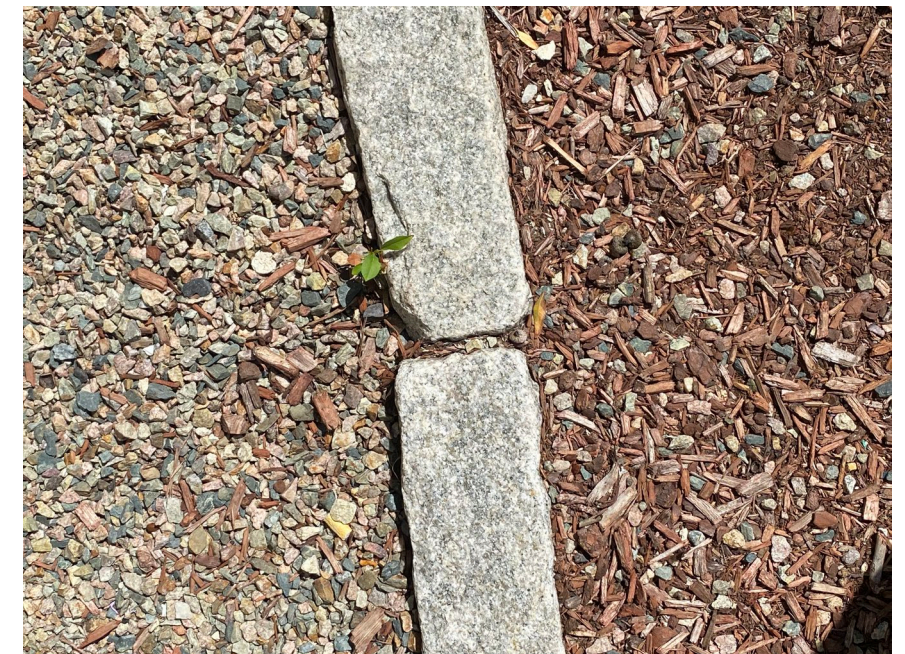
1615 Tremont St – Front Walkway



1615 Tremont St – Front Yard



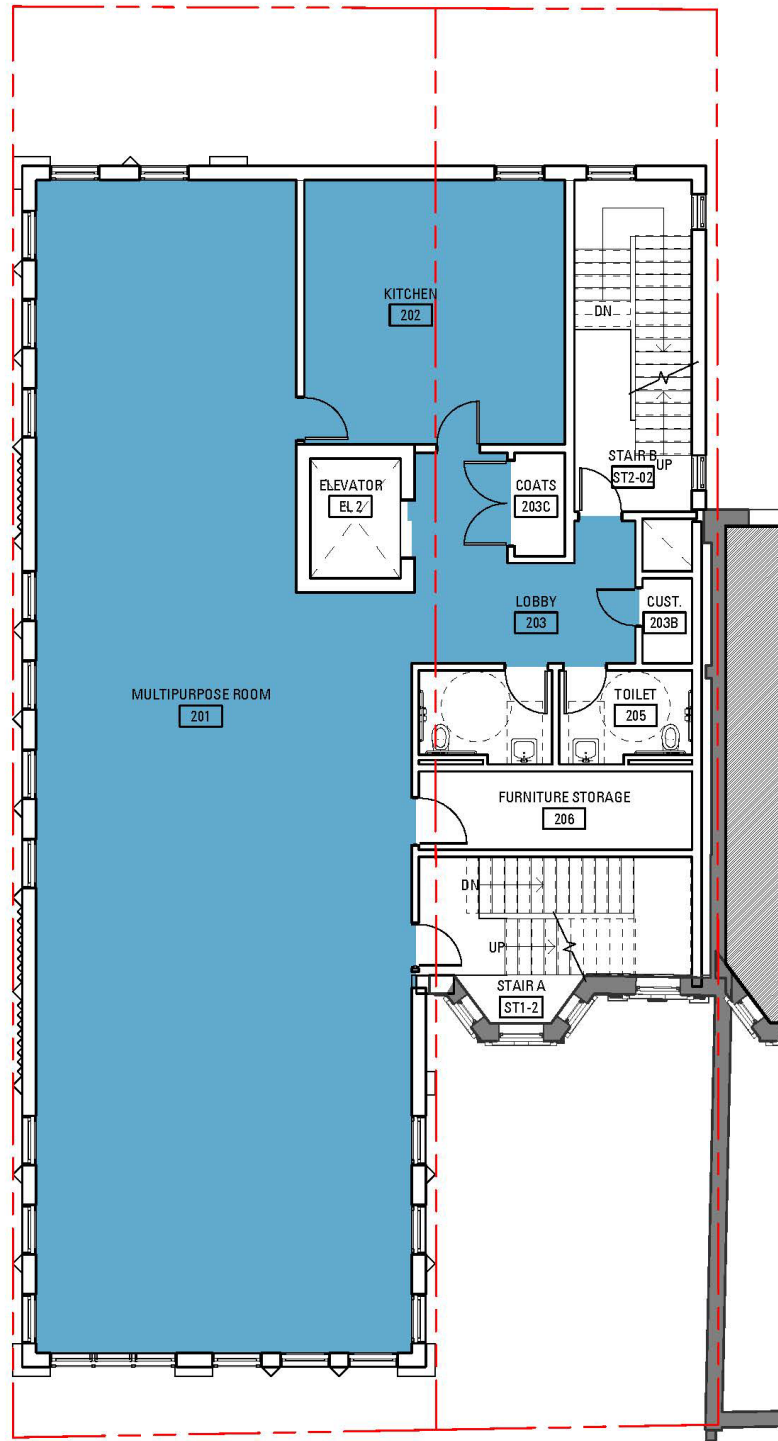
1615 Tremont St – Yard Materials



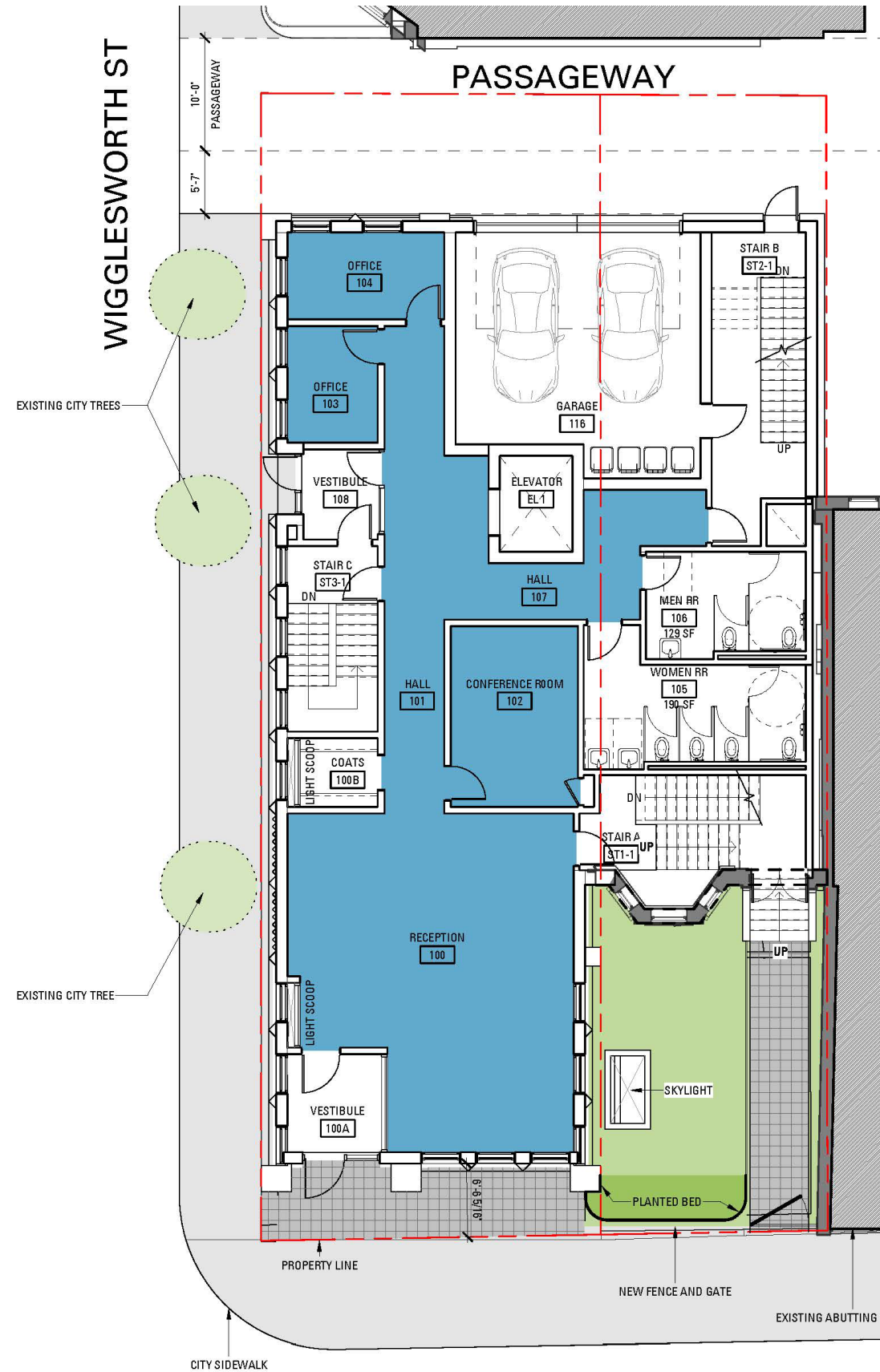
1615 Tremont St – Yard Materials

Chabad Center new construction Plans

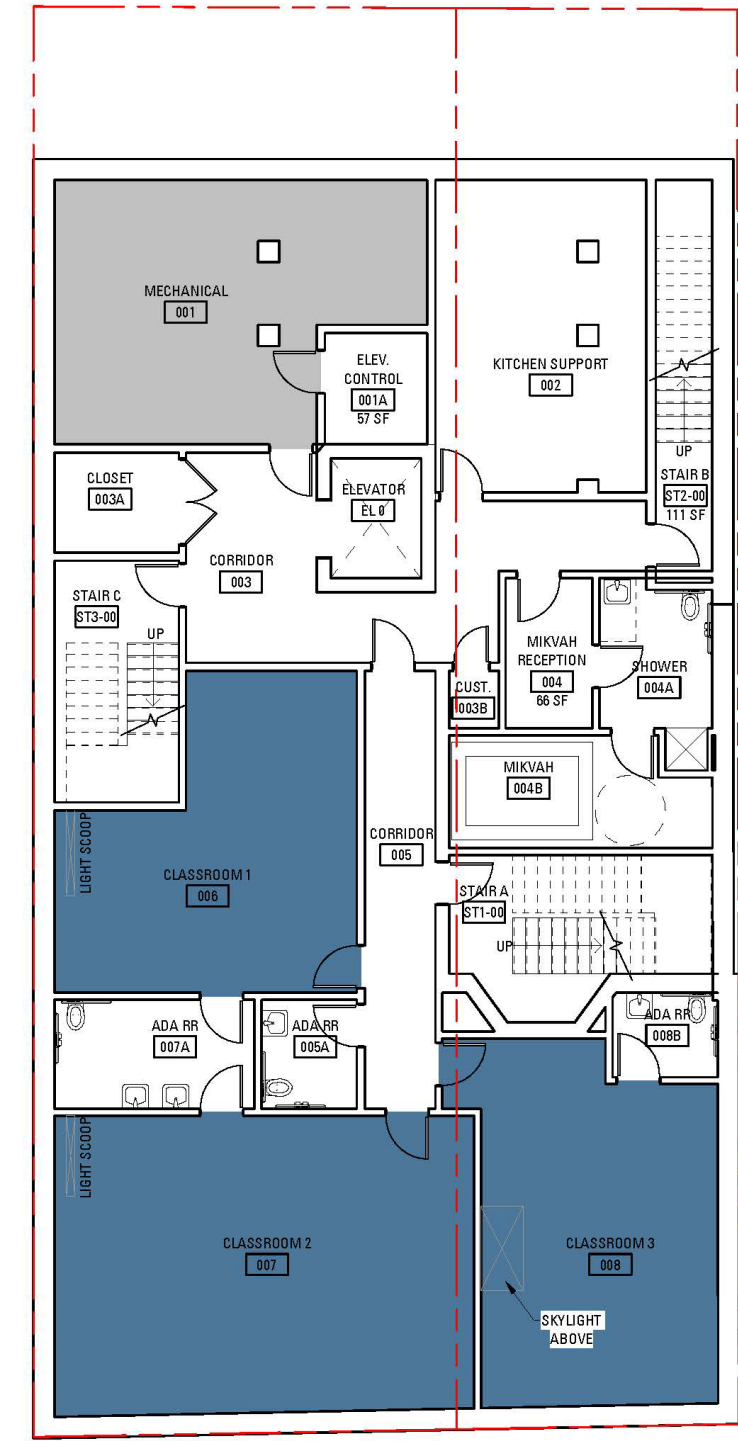
Educational/ Daycare
 Community



Second floor plan



Ground floor plan



Basement plan

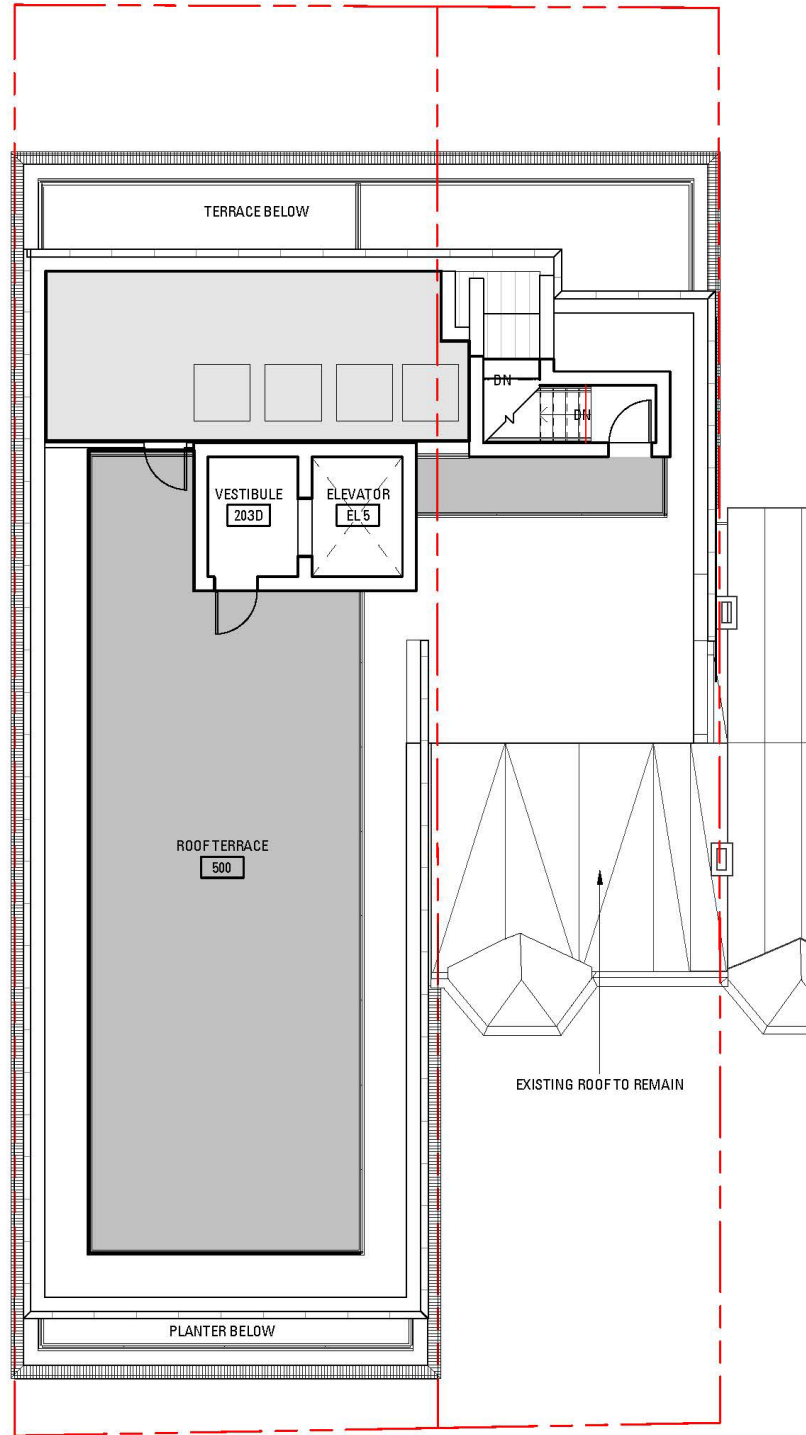
scale NTS

Chabad Center new construction

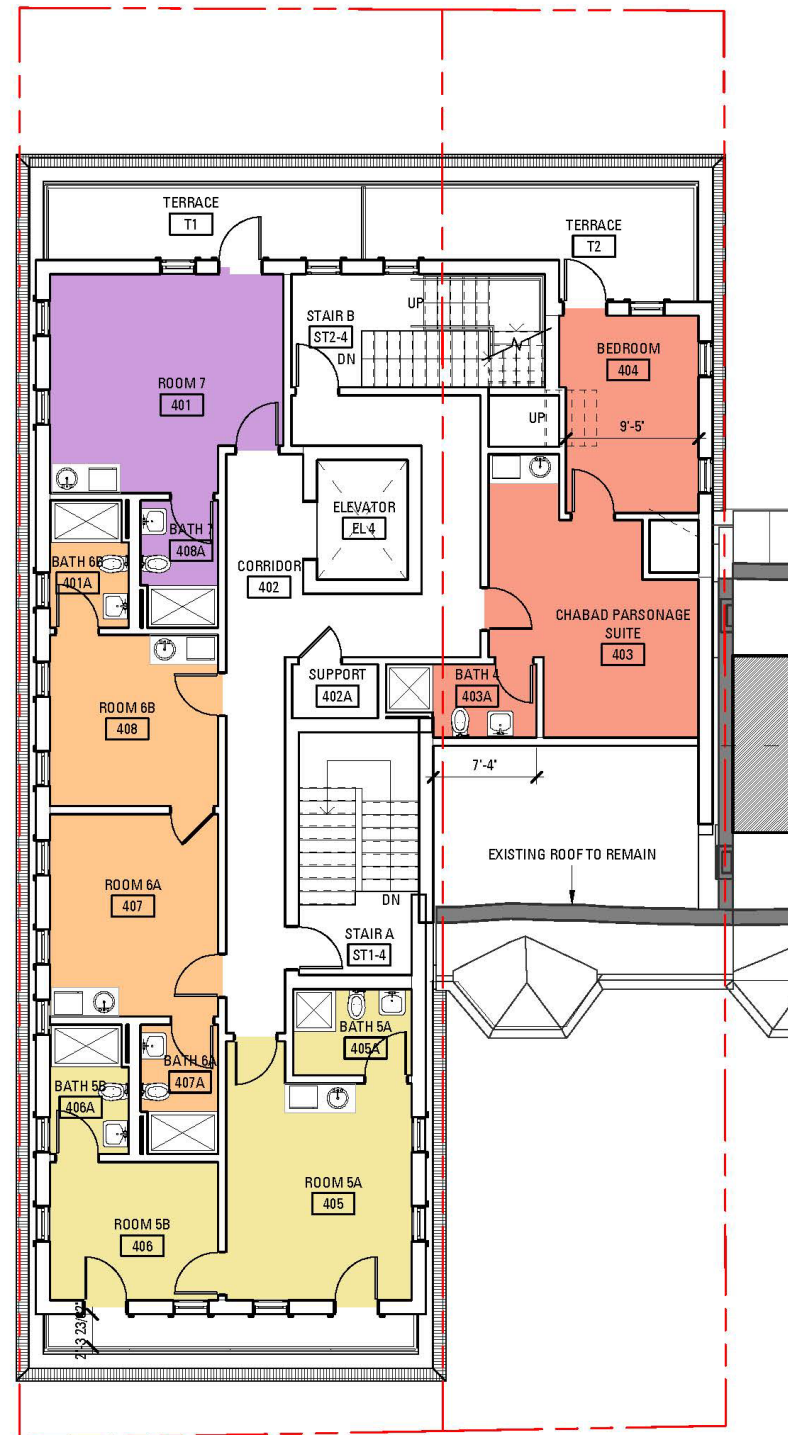
Plans

- 2 bed, 2 bath with living room
- 2 bed, 2 bath

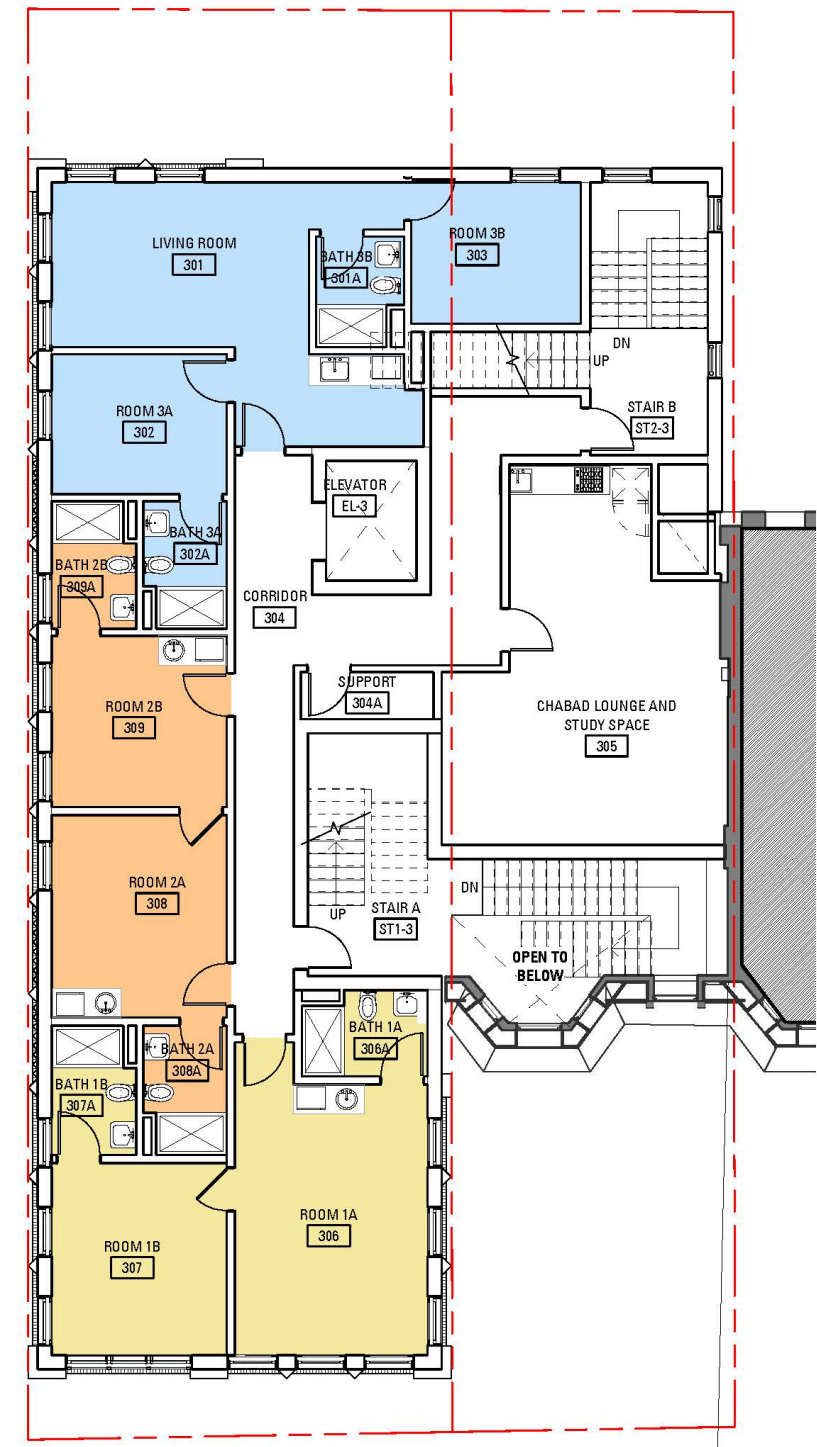
- 1 bed, 1 bath with connecting door
- 1 bed, 1 bath
- Chabad Parsonage Suite



Roof plan




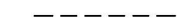
Fourth floor plan



Third floor plan



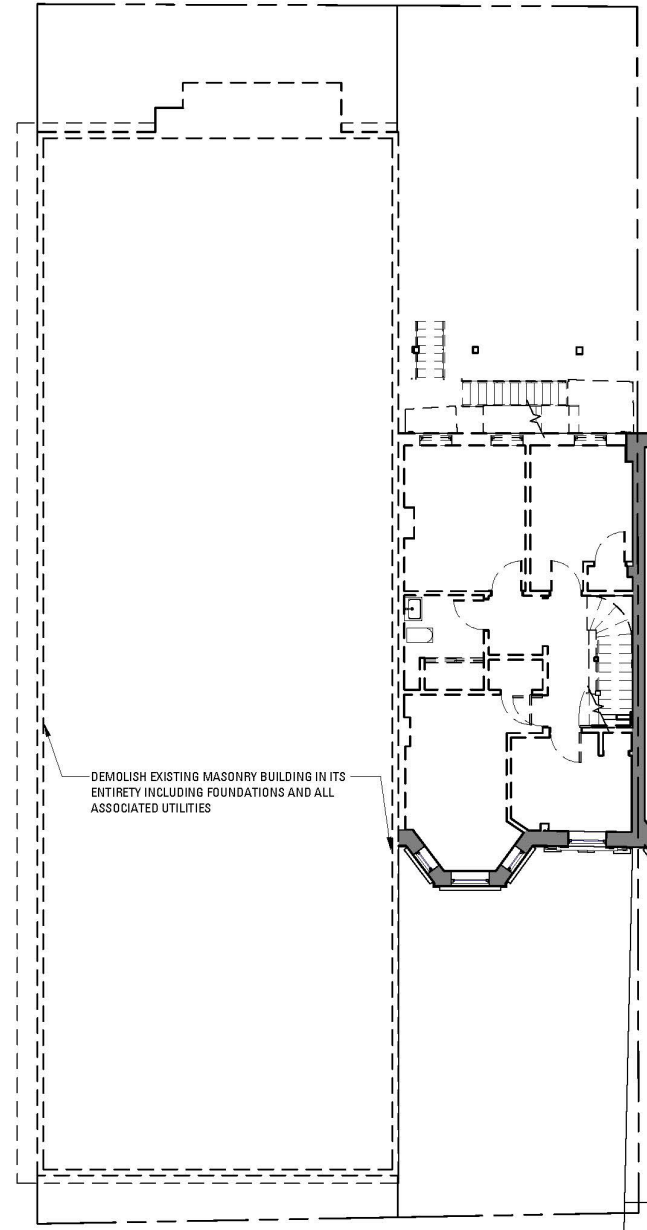
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-  EXISTING TO BE REMOVED

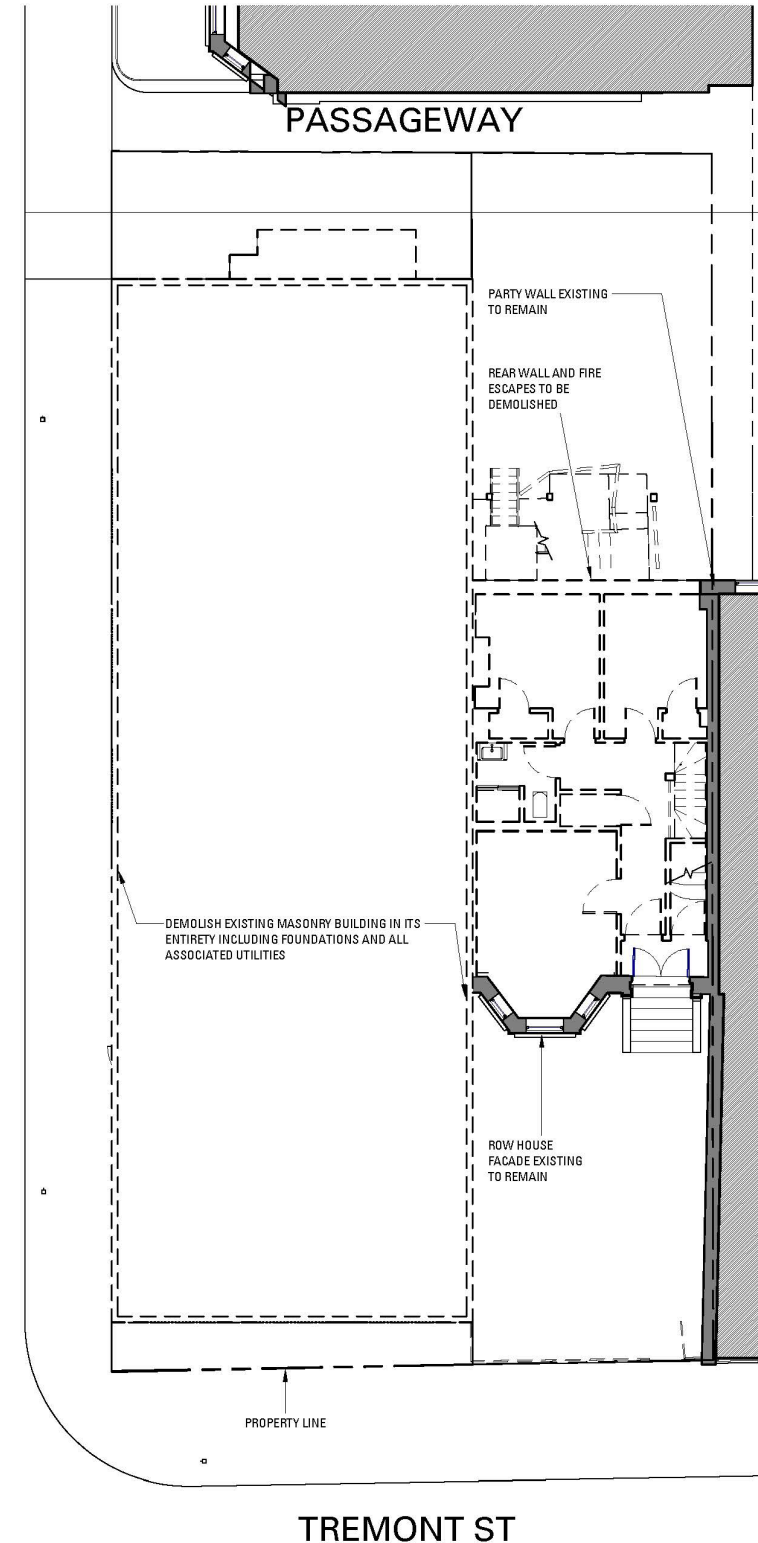
Bruner/Cott

ARCHITECTS

225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com



2 SECOND FLOOR - DEMOLITION
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR - DEMOLITION
SCALE: 1/8" = 1'-0"

| Rev | Date | Remarks |
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Date: February 22, 2022
Scale: As indicated
Project Number:
Drawn By:
Author:

**MISSION HILL
CHABAD**

1615 - 1617 Tremont Street
Boston, MA 02120


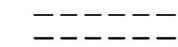


DEMOLITION PLAN

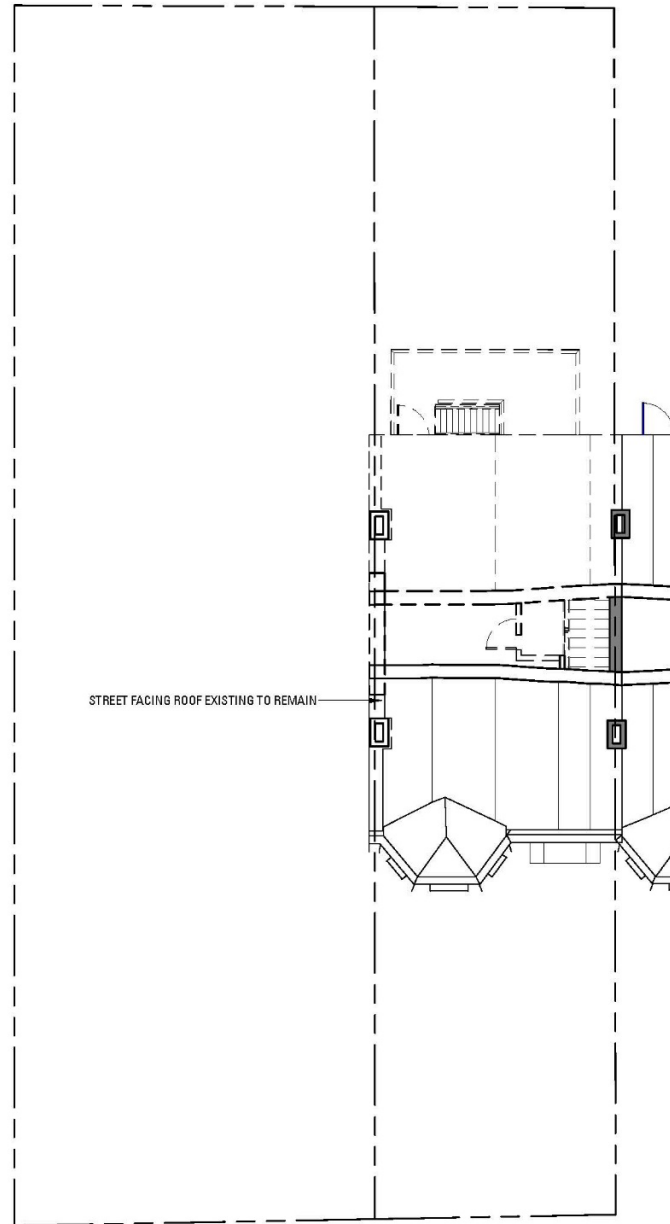


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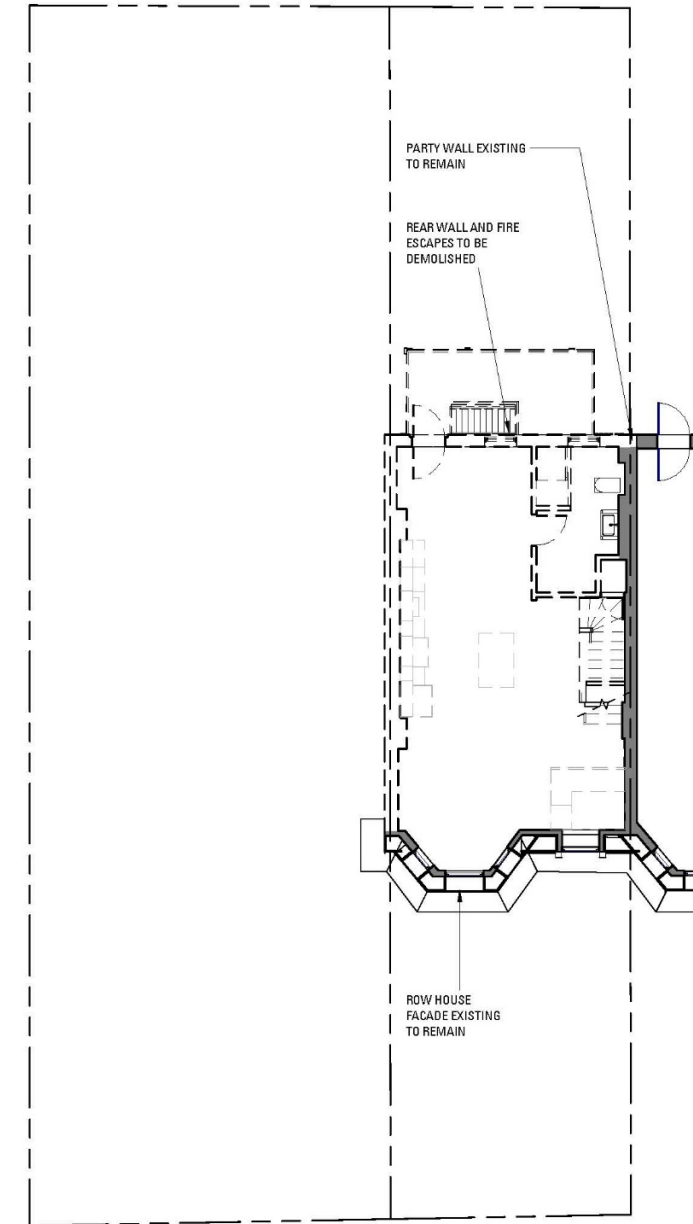
DEMOLITION KEY

-  EXISTING TO REMAIN
-  EXISTING TO BE REMOVED

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 225 Friend St., Suite 701
 Boston, MA 02114
 617.492.8400
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2 FOURTH FLOOR - DEMOLITION
 SCALE: 1/8" = 1'-0"



1 THIRD FLOOR - DEMOLITION
 SCALE: 1/8" = 1'-0"

| Rev | Date | Remarks |
|-----|------|---------|
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Date: February 22, 2022
 Scale: As indicated
 Project Number: _____
 Drawn By: _____ Author: _____

**MISSION HILL
 CHABAD**

1615 - 1617 Tremont Street
 Boston, MA 02120



DEMOLITION PLAN



AD-101

IF THIS SHEET IS NOT 22" x 34", IT HAS BEEN REDUCED OR ENLARGED.

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| Rev | Date | Remarks |
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| Rev | Date | Remarks |
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Date February 22, 2022

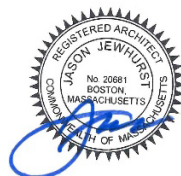
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Project Number

Drawn By Author

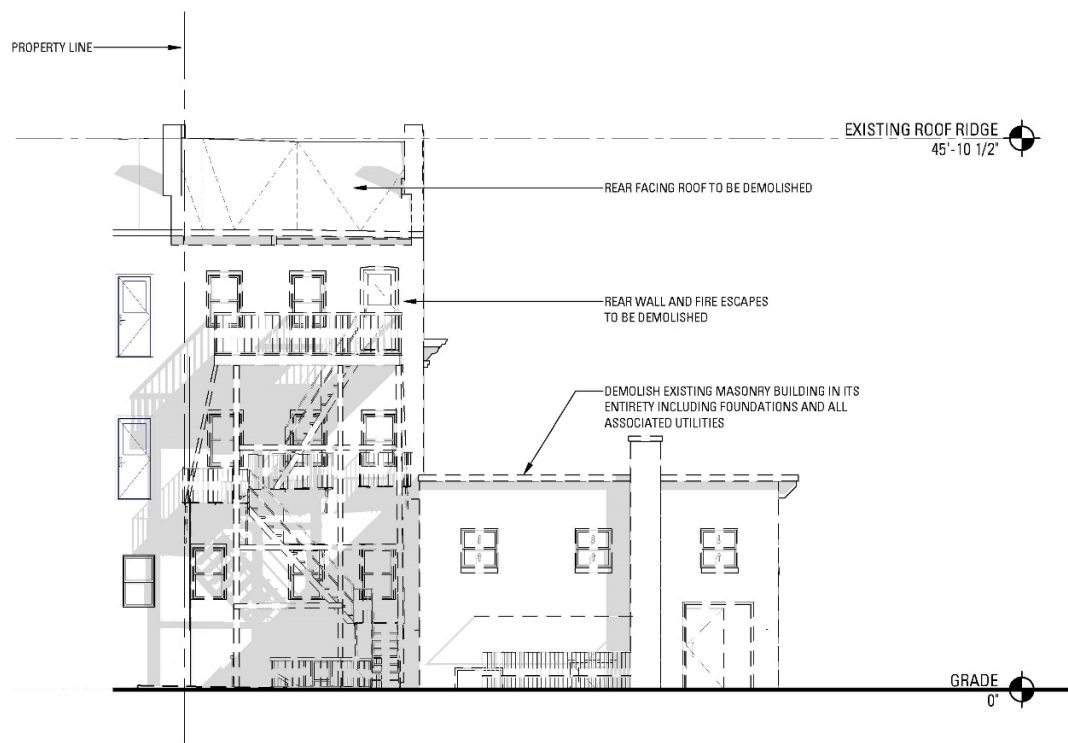
MISSION HILL CHABAD

1615 - 1617 Tremont Street
Boston, MA 02120

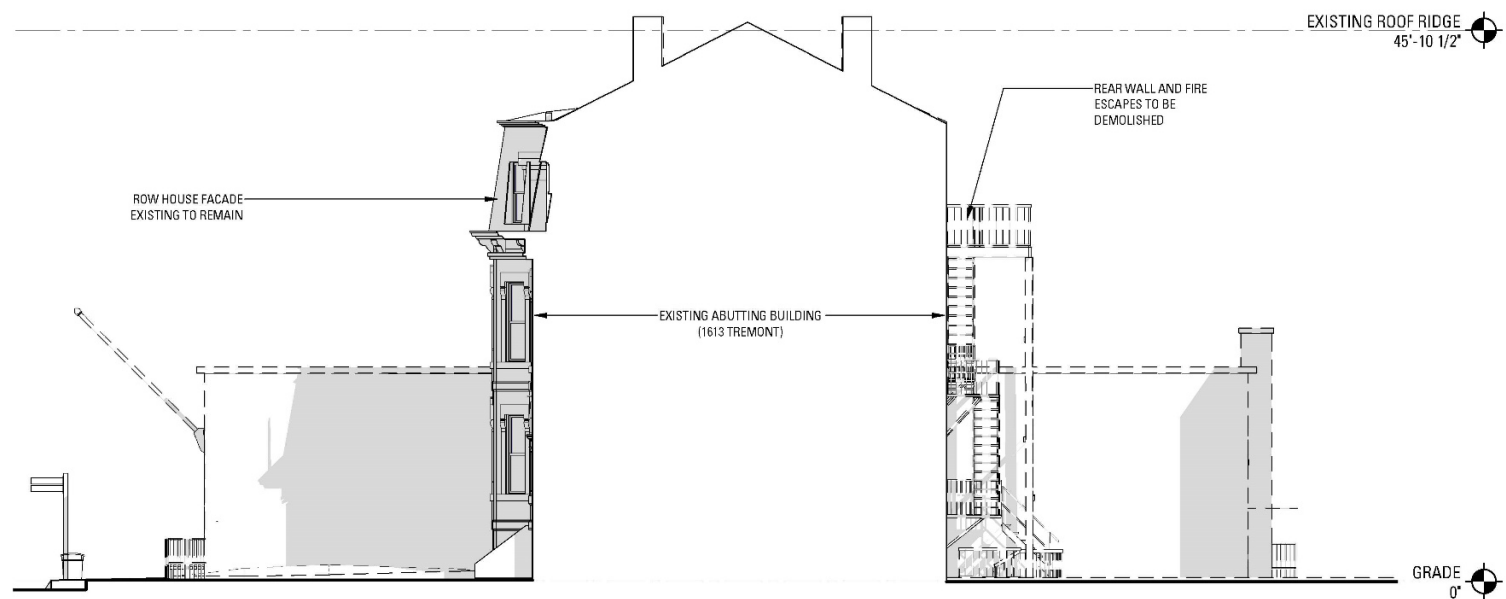


DEMOLITION ELEVATION

AD-300



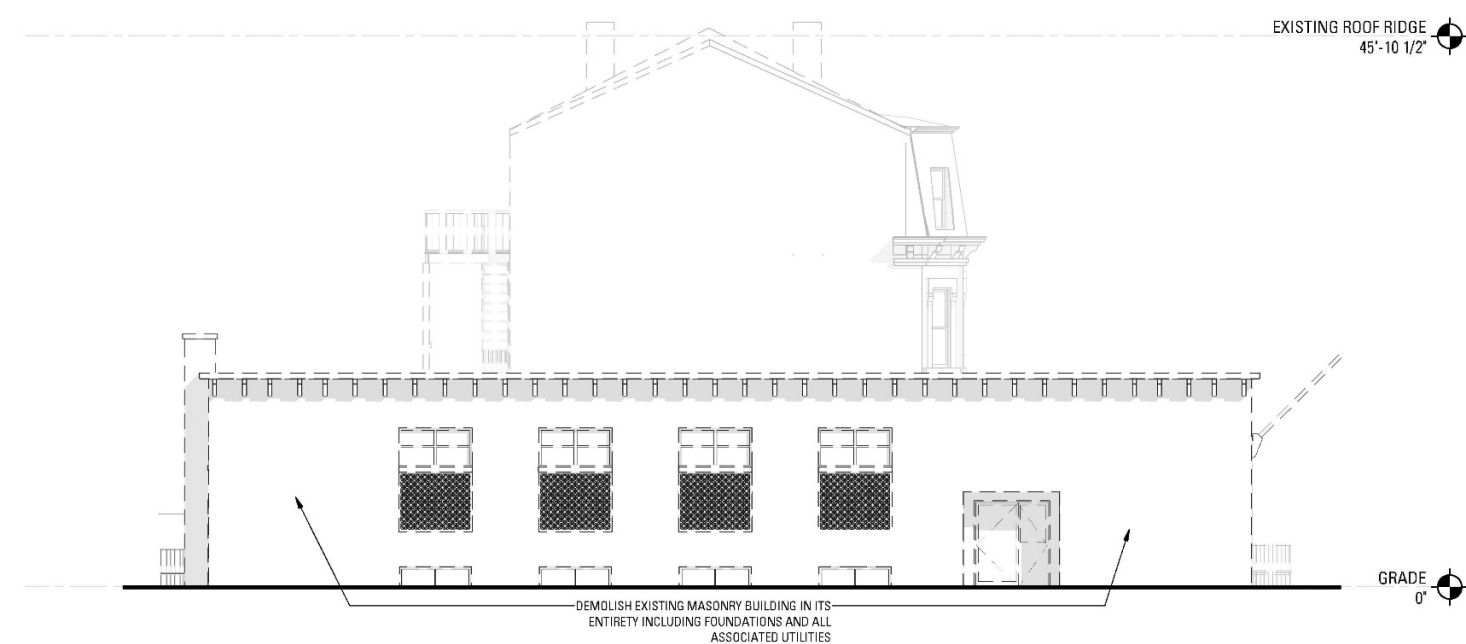
2 NORTH ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"

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