

# 144 WORCESTER STREET



# 1. ROOF ADDITION

Proposed project is a private roof top addition to a 4-story building in South End totaling 575 sq.ft and would serve as additional living space for the unit below and access to the proposed private roof deck. Proposed roof deck to comply with all setback requirements to ensure minimal visibility is achieved. Proposed addition will comply with Zoning Ordinance's height requirements and be 3' higher than existing enclosed fire escape. Addition would also serve to hide elevator overrun that terminates at the floor below. Proposed addition to be contemporary and not clash with existing building architectural language.

Proposed project to meet approval criteria as outlined in South End Landmarks District Design Guidelines; placement of addition to minimize visibility, minimize visible mass, use of non-reflective dark materials and conformance to State Building Code Requirements.

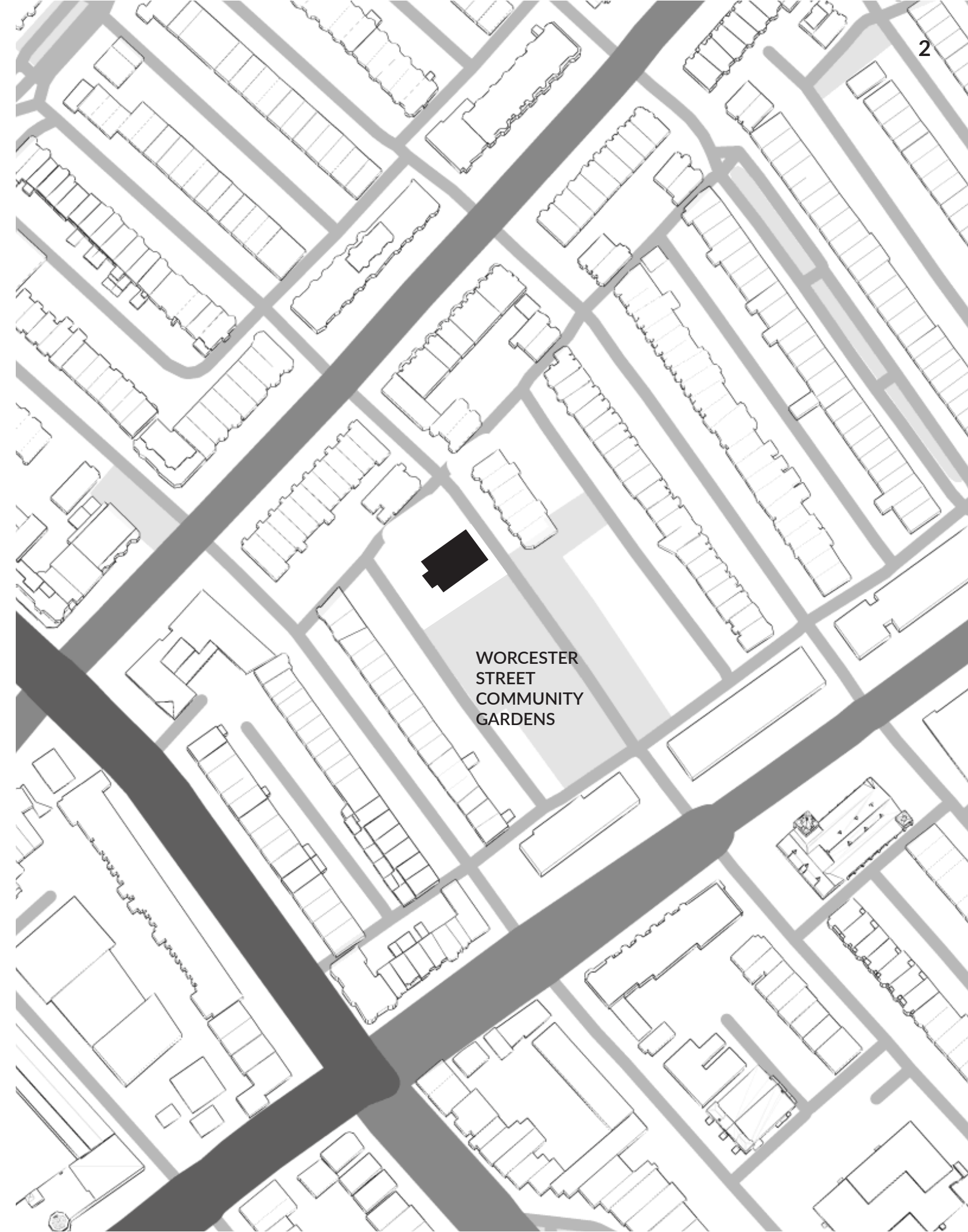
# 2. RESTORE ARCHED TRANSOMS

*RAISE ROOF  
SOUTH FACADE PARAPET*

Since discovery of infill bricks at top floor arched transoms, project proposes to restore said arched transoms in effort to preserve the original architecture. Current building roof framing was determined to have been lowered from original configuration and currently blocks arched transoms. To restore, project proposes to raise roof to allow for restoration of arched transoms. No parapet exists along building south side as it follows existing roof framing height. To allow for raising of roof, project proposes continuing height of front facade (east) parapet to side facade (south). This proposal also alleviates shrinking ceiling height at top floor as project proposed a new roof that will conform to building codes and will therefore be significantly deeper framing than existing 2x8 roof framing.

# 3. '2 OVER 2' WINDOWS

Current windows, aluminum '1 over 1', are unoriginal to the building and project proposes to replace with historically accurate wood windows. Based on comments from the commission, determination was made that since we now know the building was built in 1897, the historically appropriate windows of this era would be '2 over 2'. Project proposes '2 over 2' windows to replace current aluminum '1 over 1' windows.



## ***FROM/SINCE LAST HEARING:***

### **ARE COMMUNITY GARDENS CONSIDERED A PUBLIC WAY?**

COMMUNITY GARDEN IS NOT A PUBLIC WAY AND VISIBILITY FROM SUCH SHOULD NOT BE CONSIDERED.

### **COMMISSION ASKED PROJECT TEAM TO PROVIDE MOCK-UP.**

PROJECT TEAM BUILT MOCK-UP AND LANDMARKS STAFF REVIEWED ON SITE.

*RE: WINDOWS*

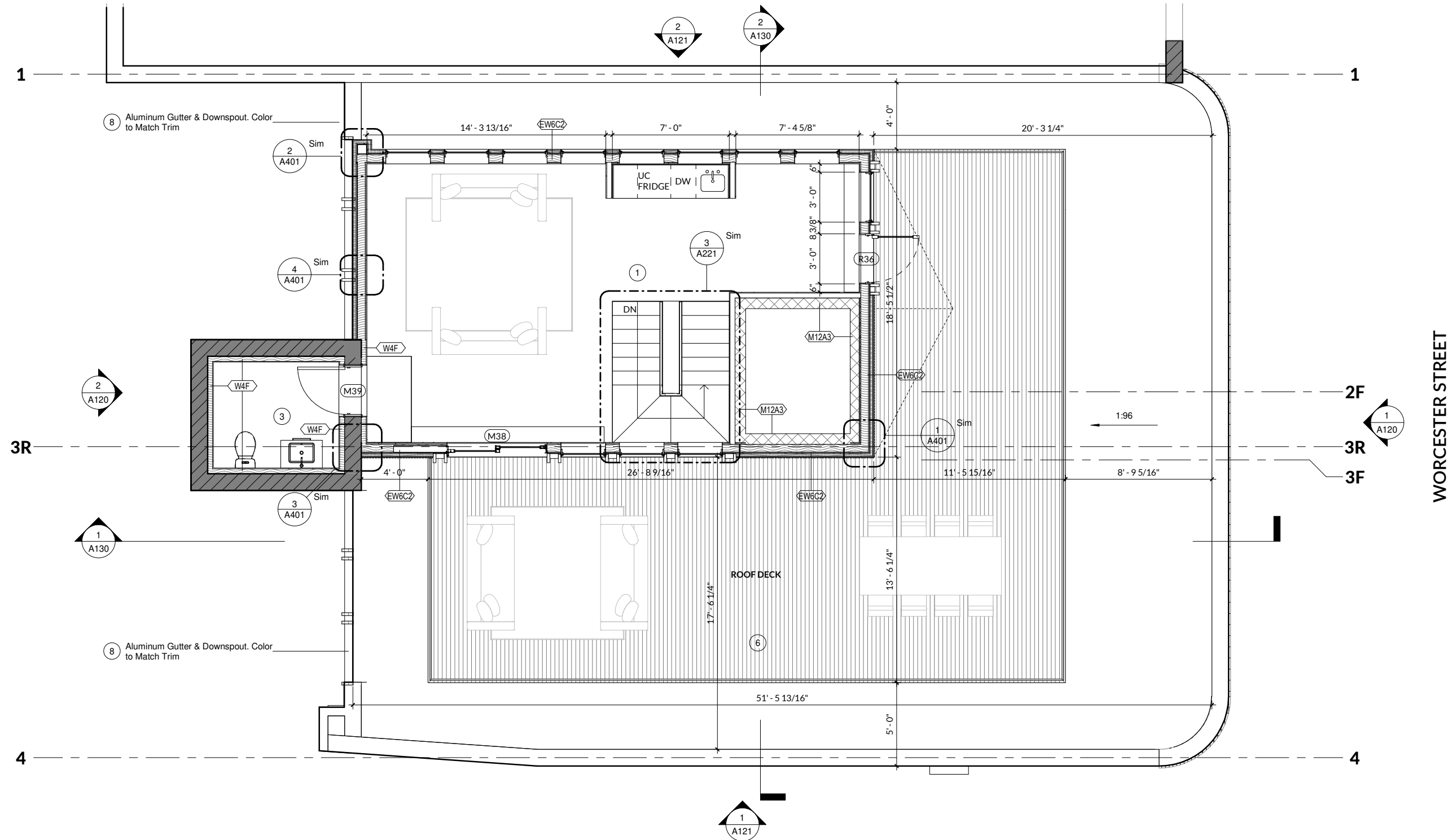
### **COMMISSION DISCUSSED USING THE PERIOD OF CONSTRUCTION TO DETERMINE THE HISTORICAL APPROPRIATENESS OF THE '2 OVER 2' WINDOW CONFIGURATION.**

CONFIRMATION WAS MADE THAT THE BUILDING WAS BUILT IN 1897 AND FALLS WITHIN THE ERA, AS DISCUSSED, THAT JUSTIFIES THE APPROPRIATENESS OF '2 OVER 2' WINDOWS.

### **PROJECT TEAM DISCOVERED EVIDENCE OF BRICK INFILL AT ARCHED TRANSOMS AND PROPOSES TO RESTORE.**

SQUARE FOOTAGE

Net Usable	358 sq.ft.
Circulation/Stairs	65 sq.ft.
Elevator Overrun	72 sq.ft.



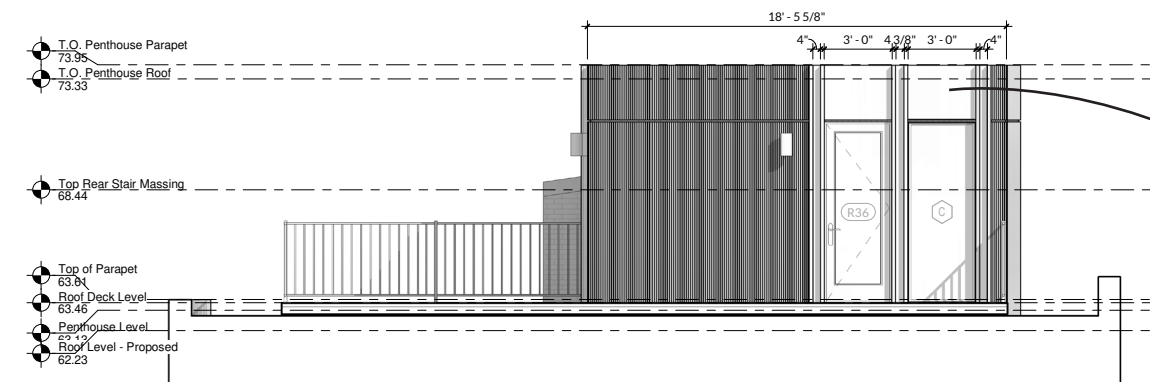
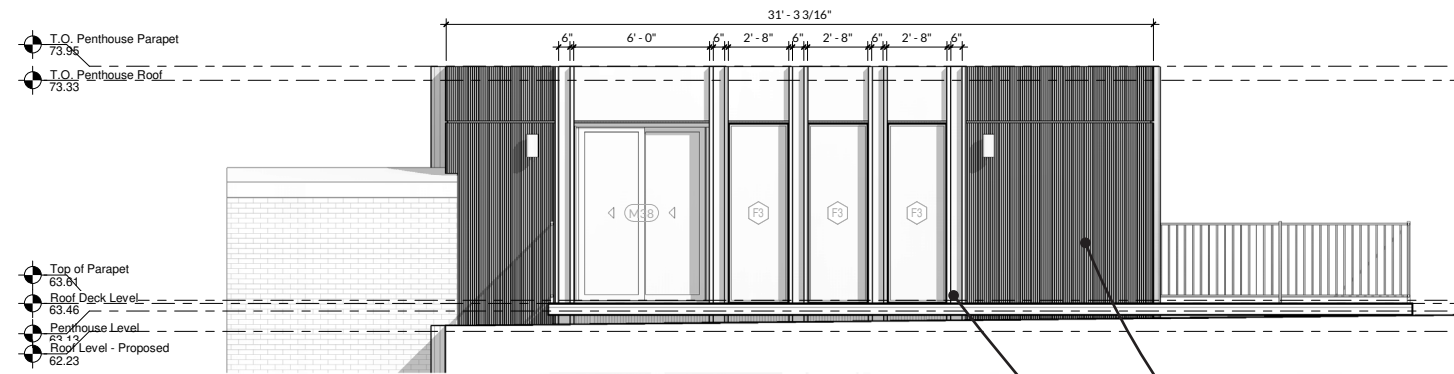
Addition is positioned back and away from south elevation to minimize visibility.  
Deck will be composite decking or wood deck tiles with black metal picket railing 3'6" off of deck.  
See additional details on the following pages.

144 WORCESTER STREET





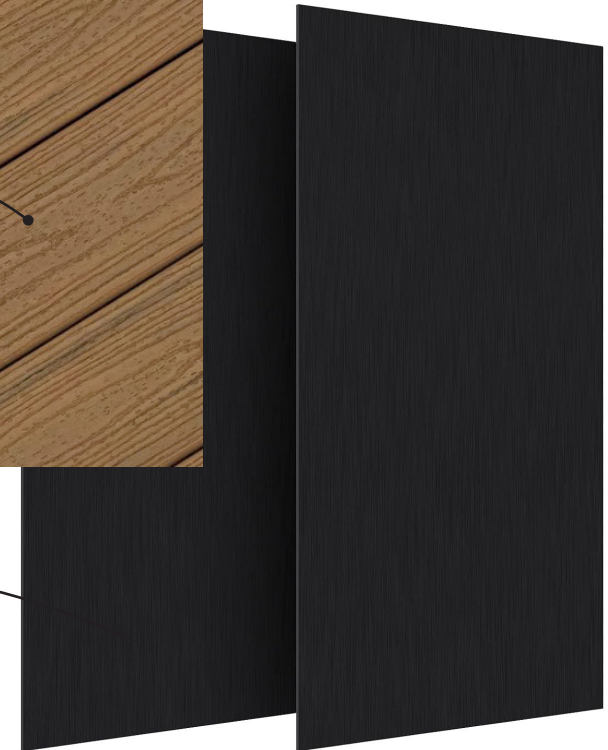




RIBBED FIBER-CEMENT PANEL  
CHARCOAL/GRAY



FINS  
WOOD/COMPOSITE WOOD



ALUMINUM BREAK METAL  
MATTE BLACK

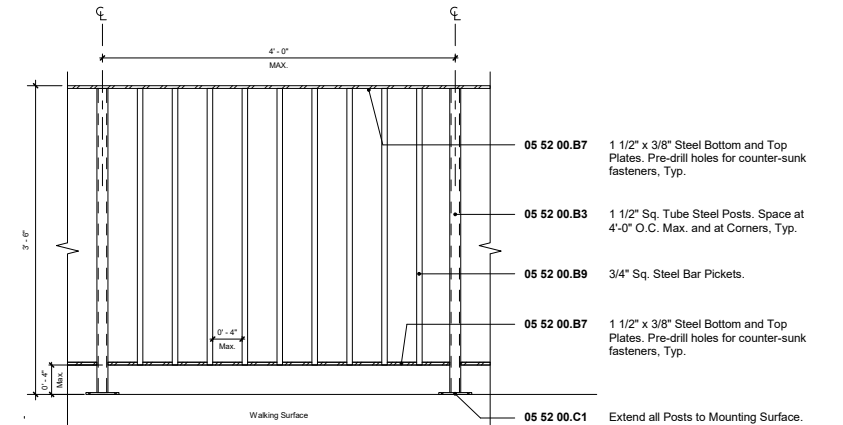




EXISTING



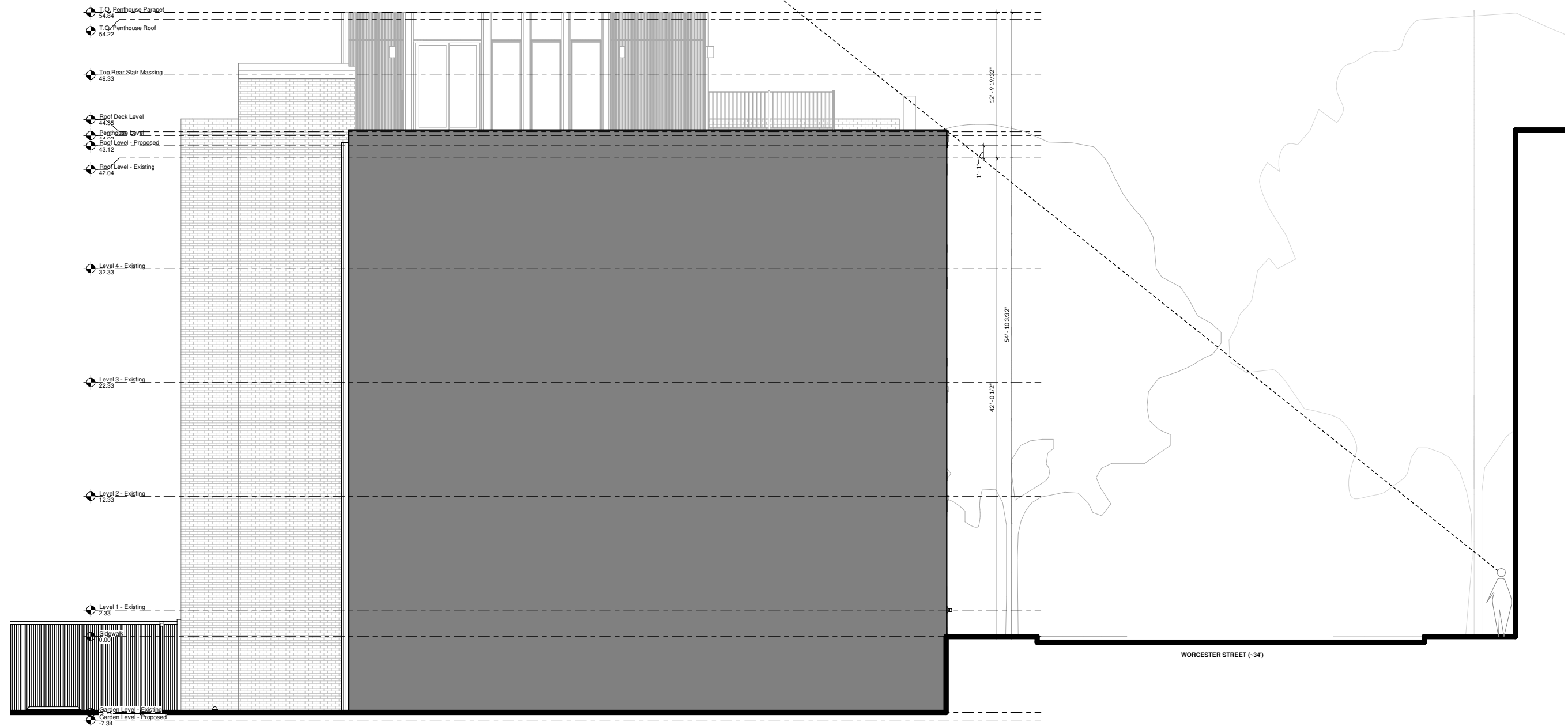
PROPOSED



**RAILING NOTES:**

1. Grind all welds smooth
2. Powder coat all steel components black
3. Center layout and spread pattern to fit between post locations

- 05 52 00.B7 1 1/2" x 3/8" Steel Bottom and Top Plates. Pre-drill holes for counter-sunk fasteners, Typ.
- 05 52 00.B3 1 1/2" Sq. Tube Steel Posts. Space at 4'-0" O.C. Max. and at Corners, Typ.
- 05 52 00.B9 3/4" Sq. Steel Bar Pickets.
- 05 52 00.B7 1 1/2" x 3/8" Steel Bottom and Top Plates. Pre-drill holes for counter-sunk fasteners, Typ.
- 05 52 00.C1 Extend all Posts to Mounting Surface. Provide 1/4" Thick Steel Base Plates with pre-drilled holes for counter-sunk fasteners

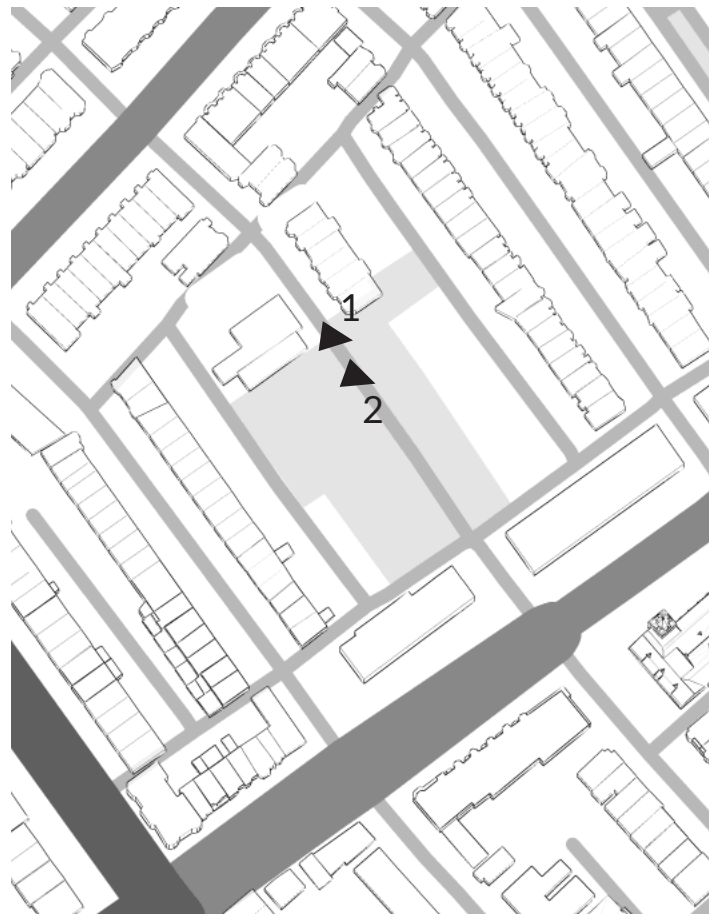




**1**  
NOT VISIBLE



**2**  
PARTIALLY VISIBLE  
Visibility on Worcester Street starts around 100 feet away from building during the winter seasons.

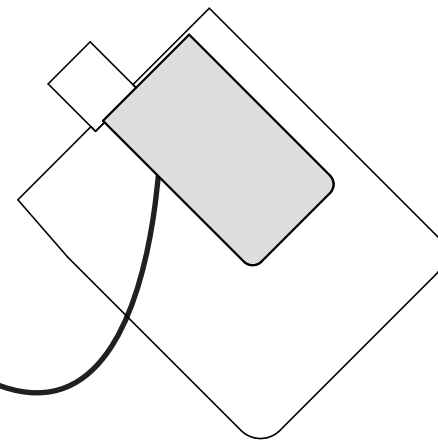




FACING WEST

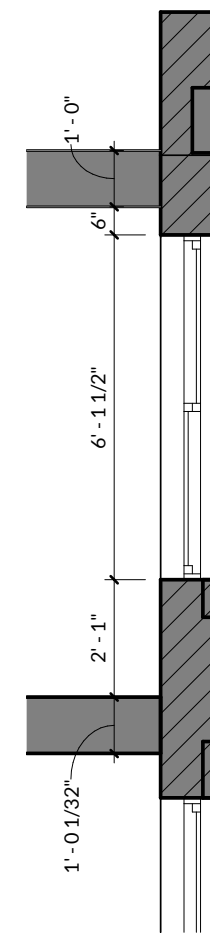
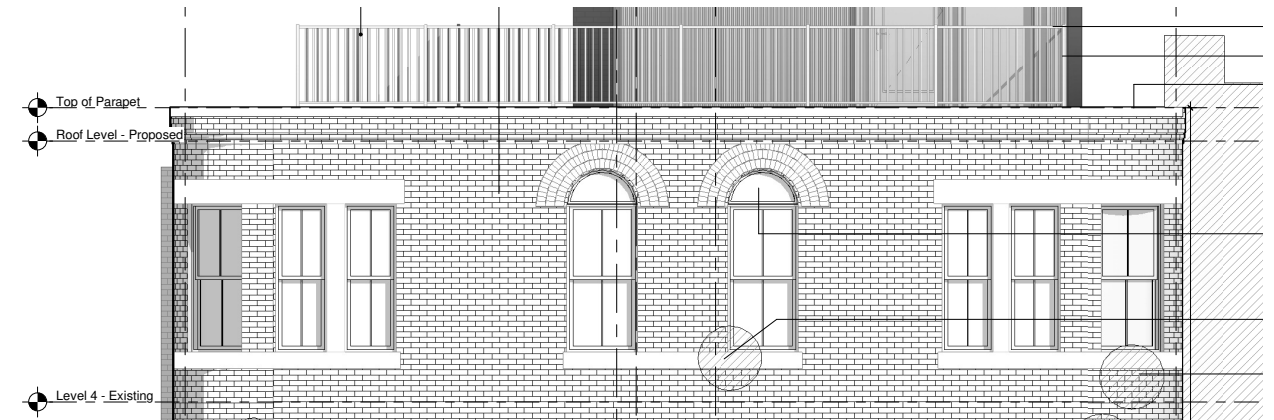


FACING EAST

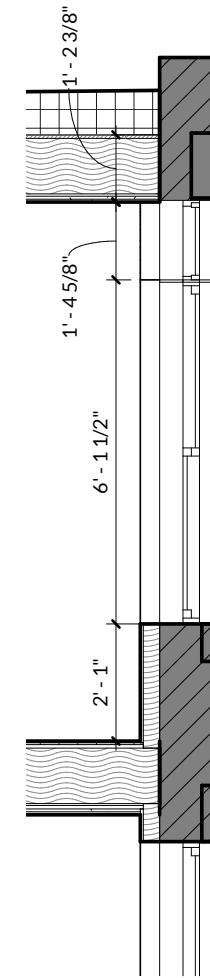


**27%**  
OF  
FOOTPRINT

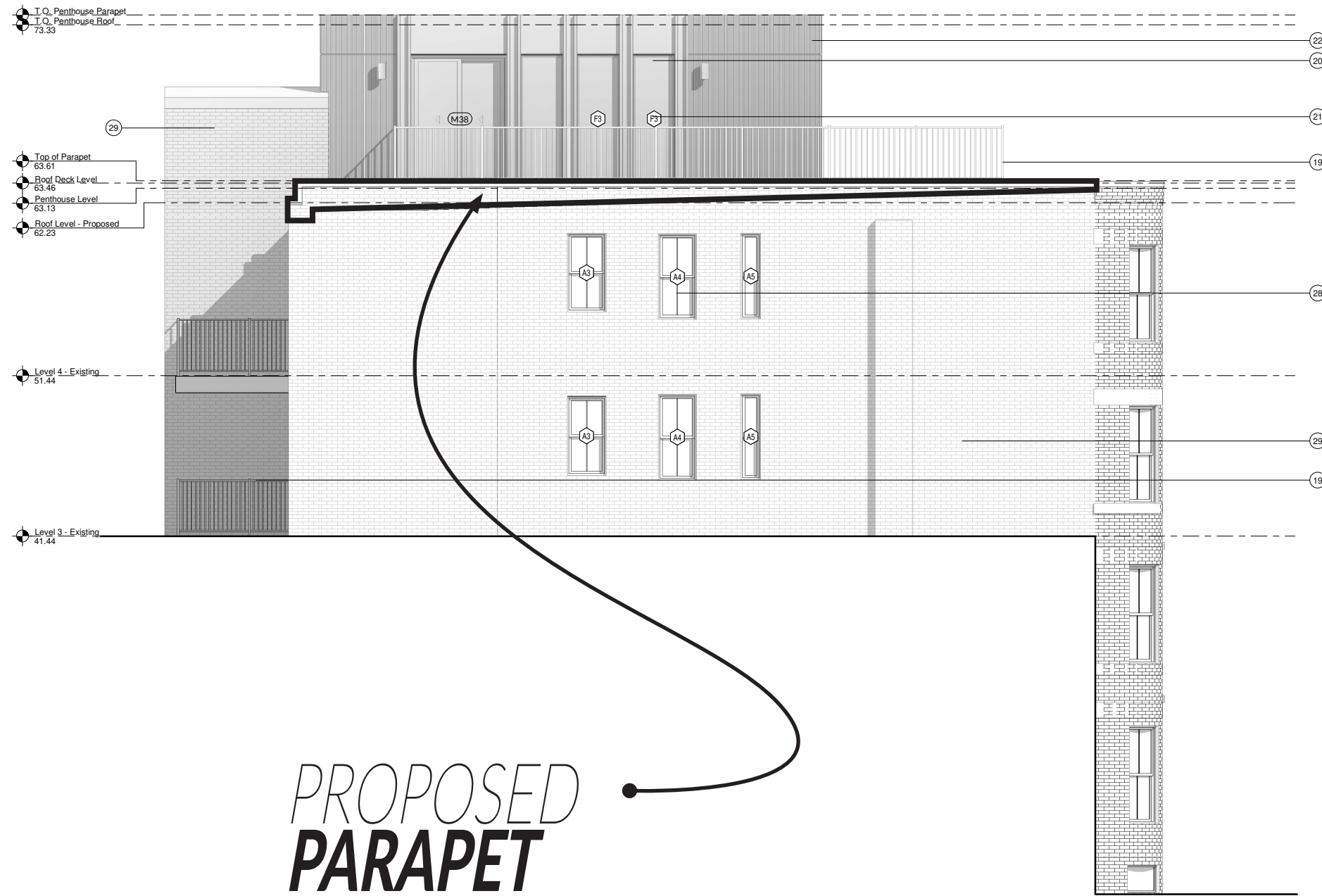
# INFILL @ ARCH TRANSOMS



EXISTING



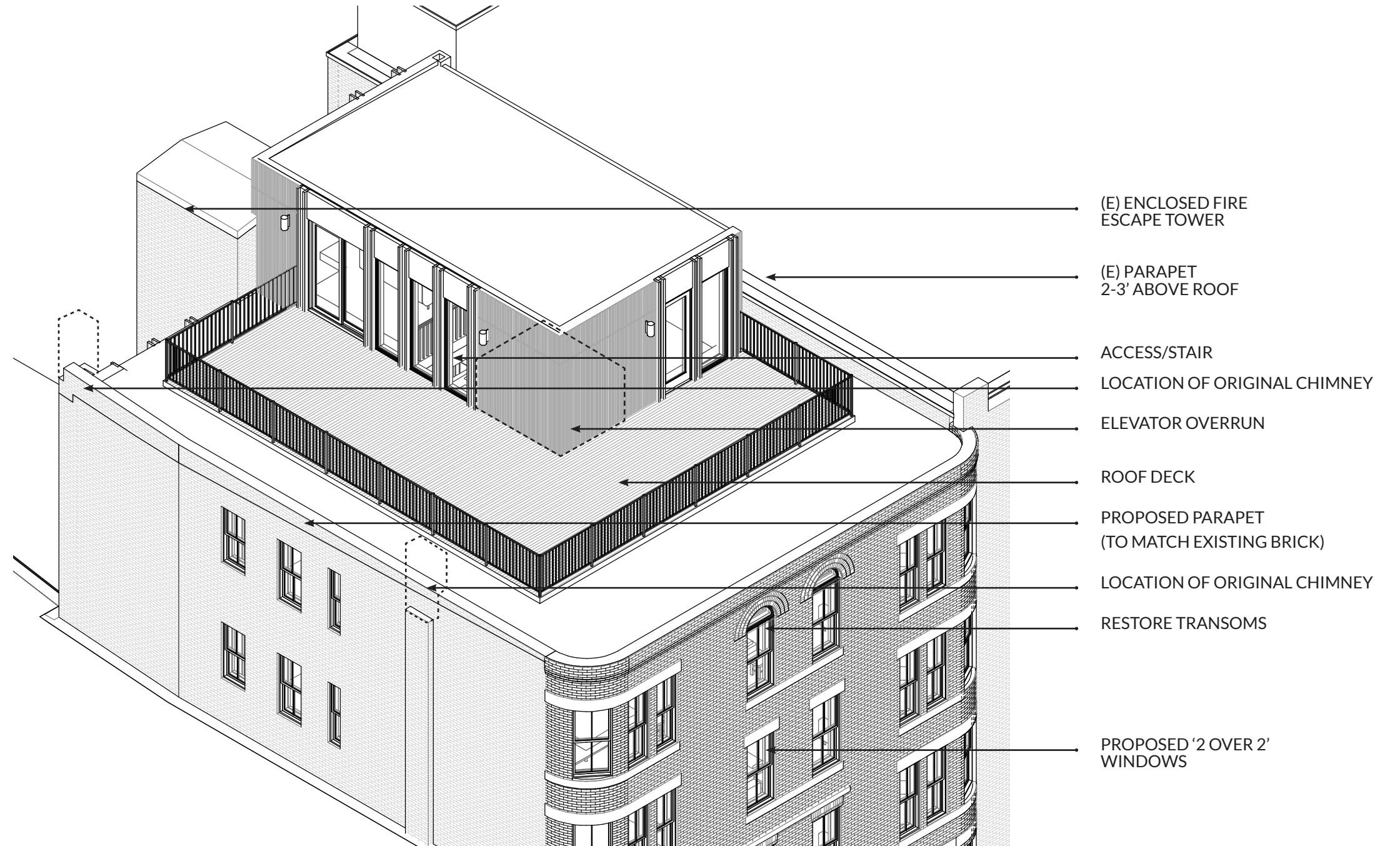
PROPOSED



No existing parapet on South elevation. (Community Garden facing facade)



Existing parapet on North side party wall. (2-3' above roof)





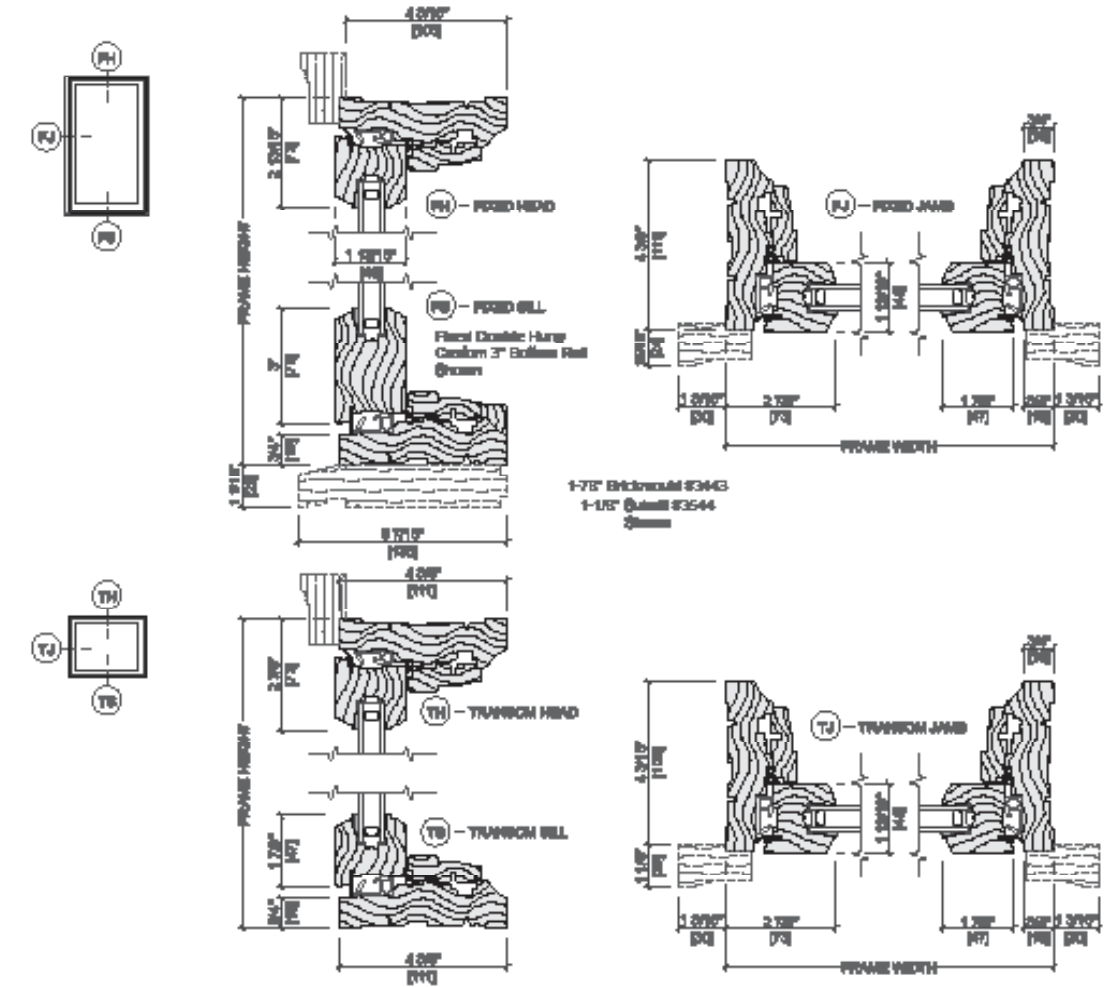
**WINDOWS**

- EXISTING ALUMINUM REPLACEMENT WINDOWS TO BE REPLACED W/ HISTORICALLY ACCURATE WOOD DOUBLE HUNG WINDOW, "2 OVER 2" PELLA ARCHITECT SERIES TRADITIONAL
- EXISTING MISMATCHING STORM WINDOWS TO BE REMOVED
- EXISTING WOOD BRICKMOLD PROFILE TO BE REPLACED TO MATCH EXISTING

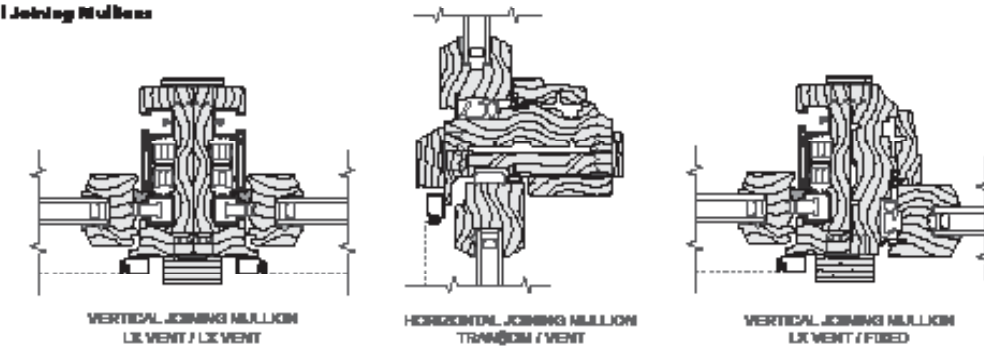


**Architect Series® Traditional Hung Window**

**Unit Sections - Wood Exterior Putty Glaze Exterior Profile**



**Typical Joining Mullions**



Scale: 1/4" = 1'-0"

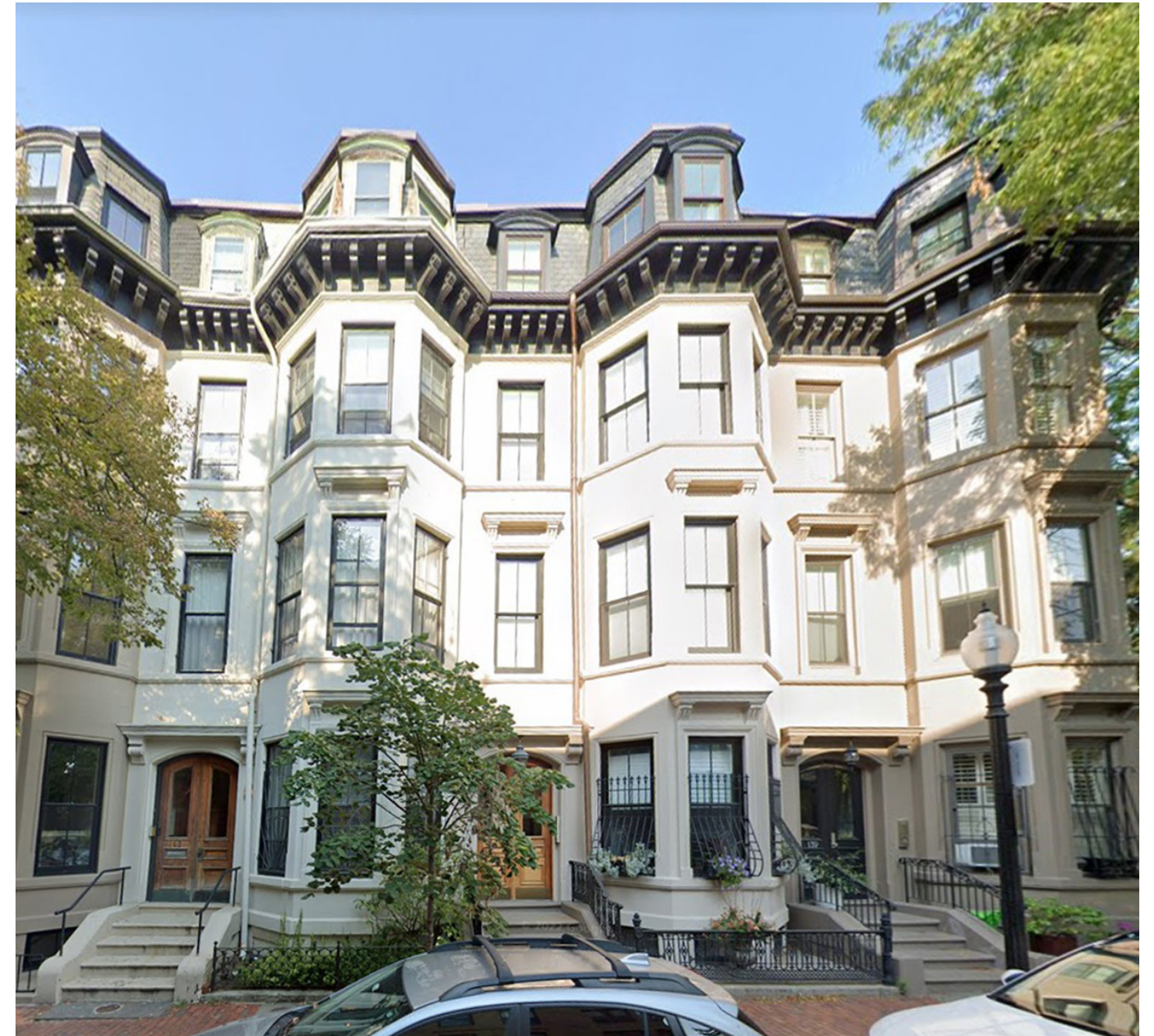
All dimensions are approximate.

See Construction Section for window installation and window operation.

Pella 2020 Architectural Design Manual | Division 06 - Openings | Windows and Doors | www.pella.com

DN-40





**149 THROUGH 139 WORCESTER STREET**  
 '2OVER 2' PRECEDENT IN CONTEXT ACROSS THE STREET