



BRADFORD STREET CONTEXT



BRADFORD STREET FAÇADE



PETERS PARK FAÇADE



BRADFORD STREET CONTEXT



PETERS PARK HISTORIC ACTON STREET



PARKING AREA FAÇADE (HISTORIC WILKES STREET)

R01

EDLUND RESIDENCE
35-37 Bradford Street
Boston, MA 02118

REFERENCE IMAGES
EXISTING HOUSE AND CONTEXT

12 JANUARY 2026
LANDMARKS SUBMISSION

REVISIONS:

SCALE: NONE



FORMER WILKES STREET



WILKES PASSAGE AT BRADFORD STREET



SIDE OF WILKES PASSAGE AND PETERS PARK



PETERS PARK LOOKING AT 35 BRADFORD

R02

EDLUND RESIDENCE
35-37 Bradford Street
Boston, MA 02118



AT 35 LOOKING DOWN BRADFORD TO SOUTH

REFERENCE IMAGES
MORE CONTEXT



BRADFORD STREET LOOKING NORTH TO 35

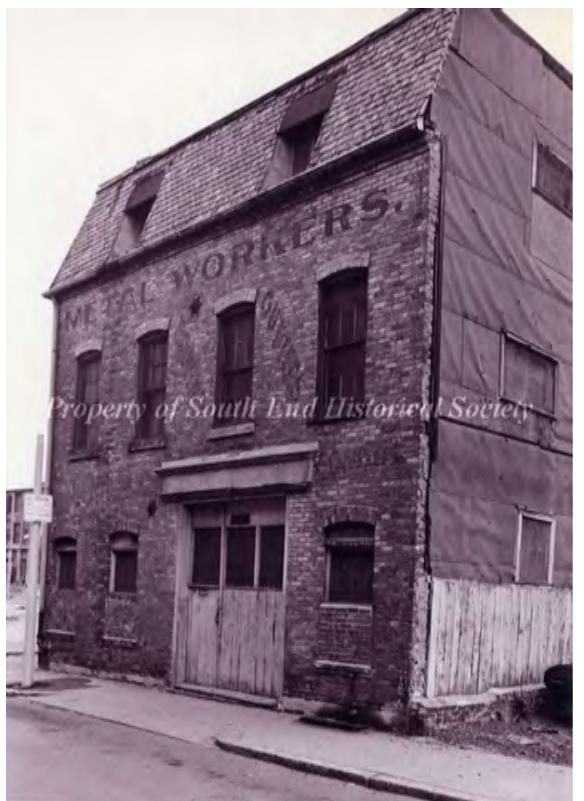
12 JANUARY 2026
LANDMARKS SUBMISSION

REVISIONS:

SCALE: NONE



NEIGHBORHOOD CONTEXT PHOTOS FROM SOUTH END HISTORICAL



SITE SPECIFIC HISTORICAL CONTEXT

R03

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35-37 Bradford Street
Boston, MA 02118

REFERENCE IMAGES
FROM SOUTH END HISTORIC ARCHIVES

12 JANUARY 2026
LANDMARKS SUBMISSION

SCALE: NONE

REVISIONS:



HISTORICAL CONTEXT - SOUTH END CARRIAGE HOUSES & LARGE OPENINGS



R04

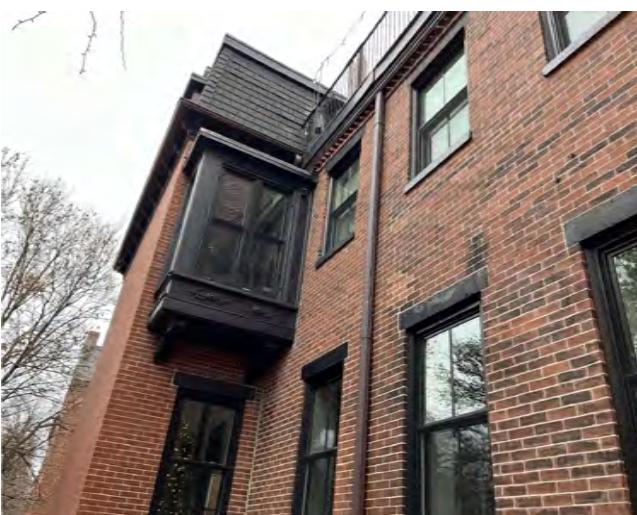
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Boston, MA 02118

REFERENCE IMAGES
CARRIAGE HOUSES & LARGE OPENINGS

12 JANUARY 2026
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SCALE: NONE
REVISIONS:

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CURRENT CONTEXT - USE OF WOOD IN HOUSING, ALTERNATE MATERIALS & UNIQUE TRANSITIONS

R05

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Boston, MA 02118

REFERENCE IMAGES
CURRENT CONTEXT

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CURRENT CONTEXT - NEW OR MODERN USES AND CONFIGURATIONS OF MASS, VOLUME, SHAPE, MIXED MATERIALS

R06

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Boston, MA 02118

REFERENCE IMAGES
CURRENT CONTEXT

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SCALE: NONE
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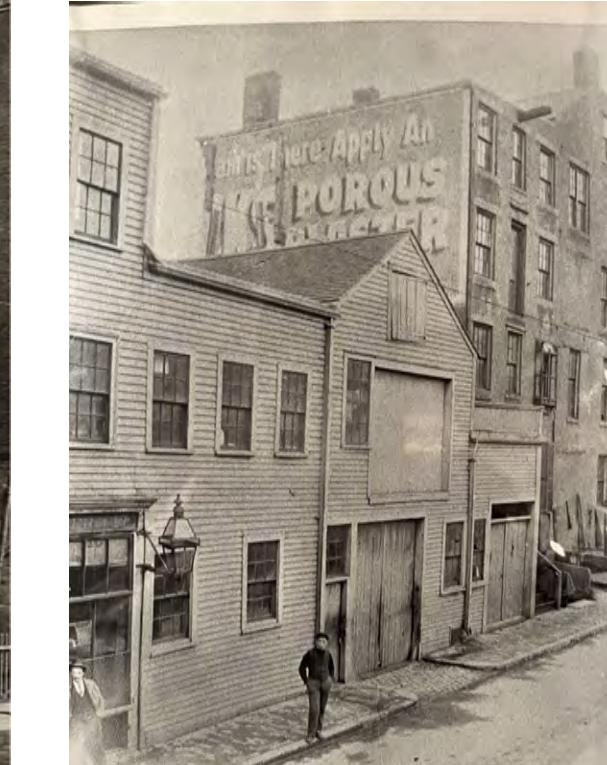
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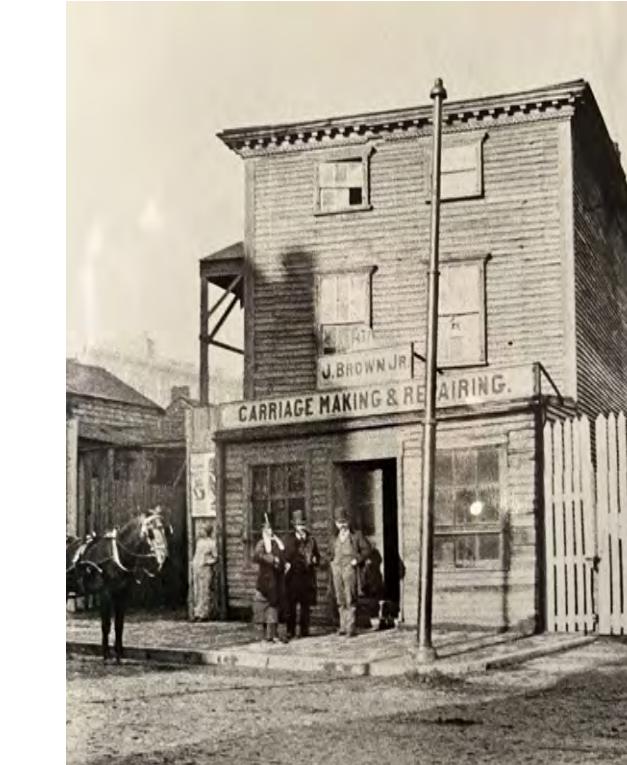
DOVER STREET



419 SHAWMUT AVE



MOTTE STREET NEAR HARRISON AVE



CORNER OF DOVER AND WASHINGTON ST



SHAWMUT AVE SEEN FROM COMPTON ST

R07

EDLUND RESIDENCE
35-37 Bradford Street
Boston, MA 02118



REFERENCE IMAGES
CURRENT CONTEXT



WASHINGTON AT EAST SPRINGFIELD ST

SCALE: NONE	12 JANUARY 2026 LANDMARKS SUBMISSION
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MOTTE STREET NEAR HARRISON AVE



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TREMONT STREET



SAMUEL MAY HOUSE (LEFT) WASHINGTON ST

AMASA DAVIS HOUSE (RIGHT)



1234 WASHINGTON ST



WASHINGTON ST

R08

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35-37 Bradford Street
Boston, MA 02118



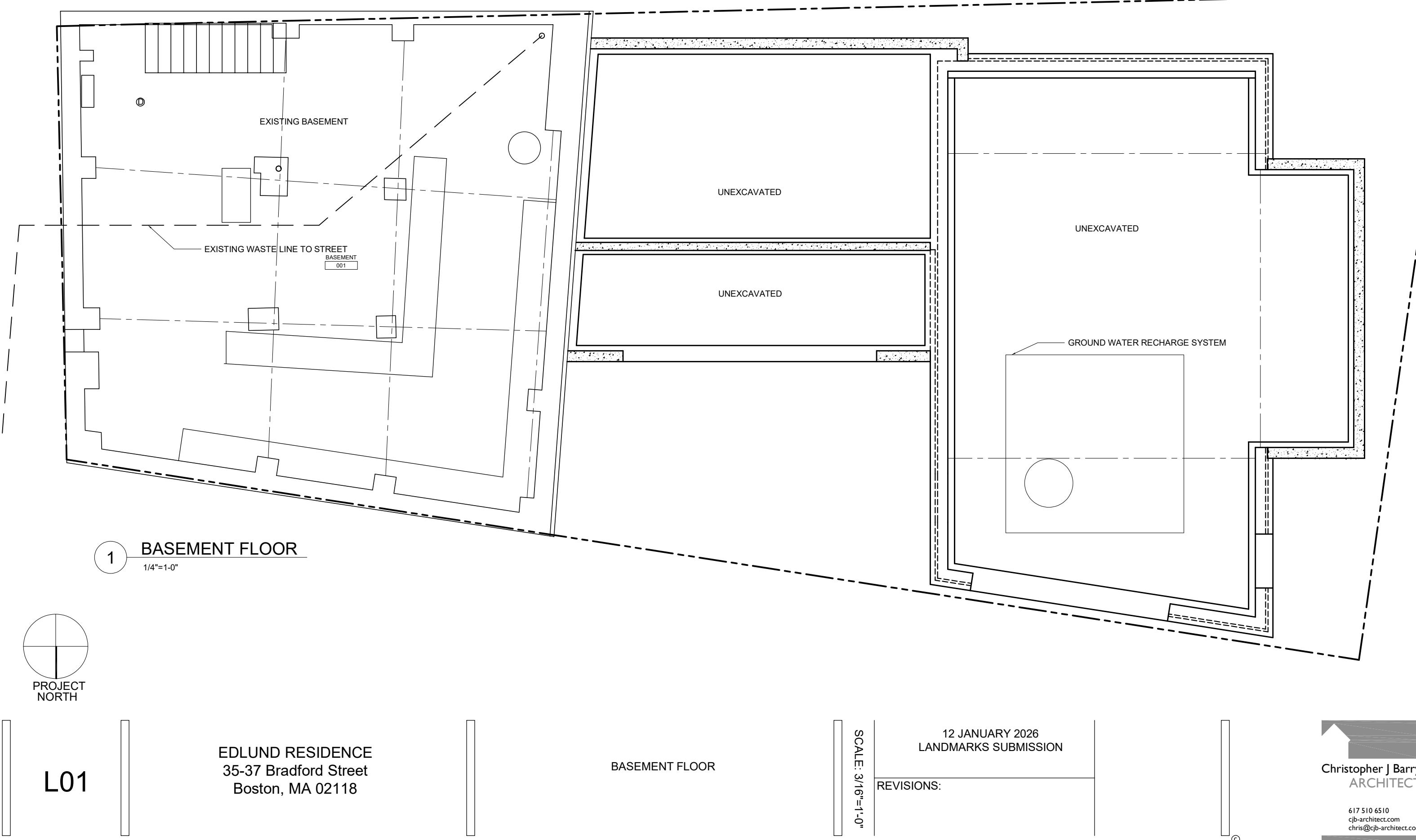
1275 WASHINGTON ST CORNER OF WELLS PLACE RENAMED WILKES ST

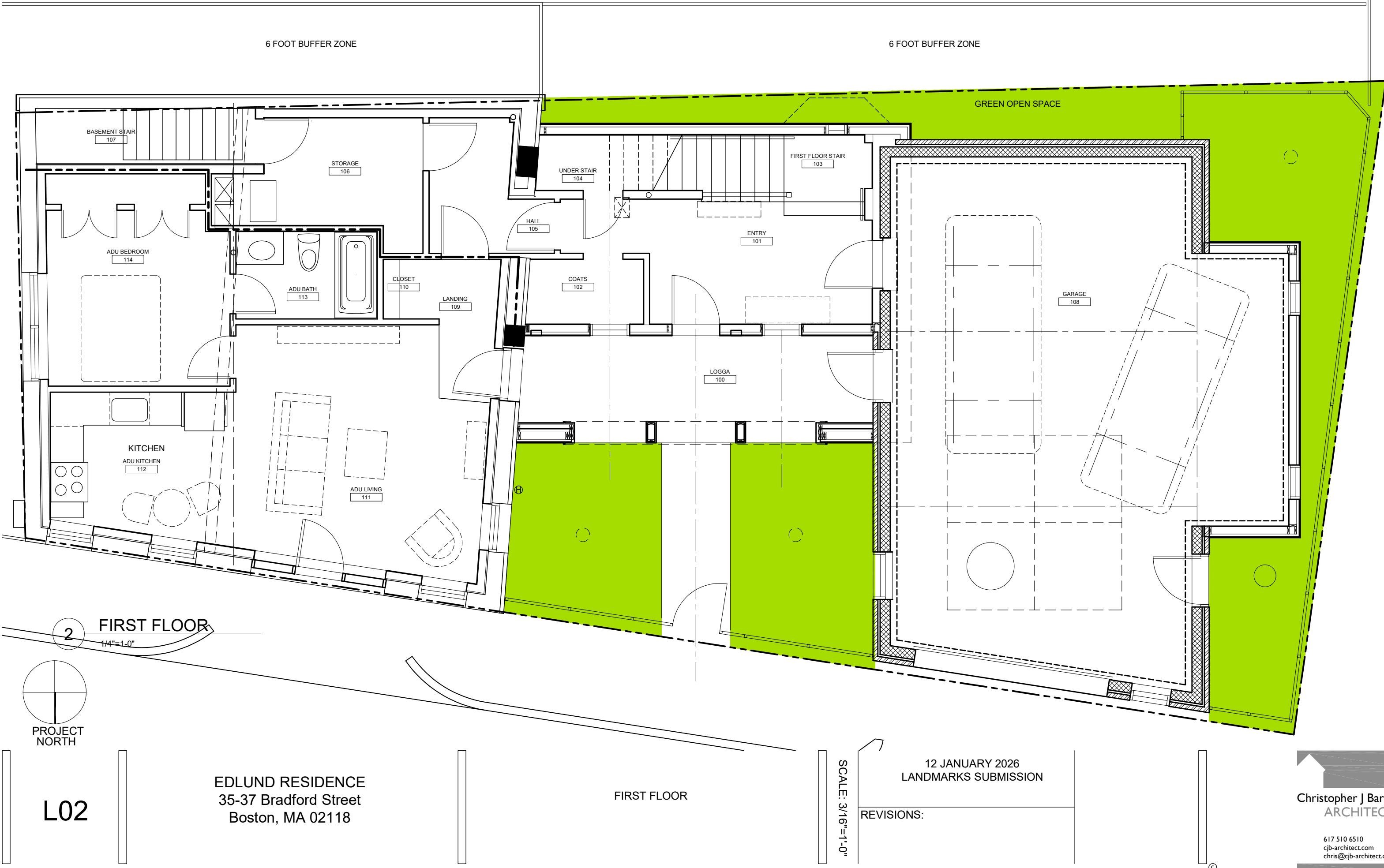
REFERENCE IMAGES
CURRENT CONTEXT

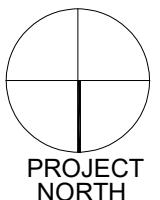
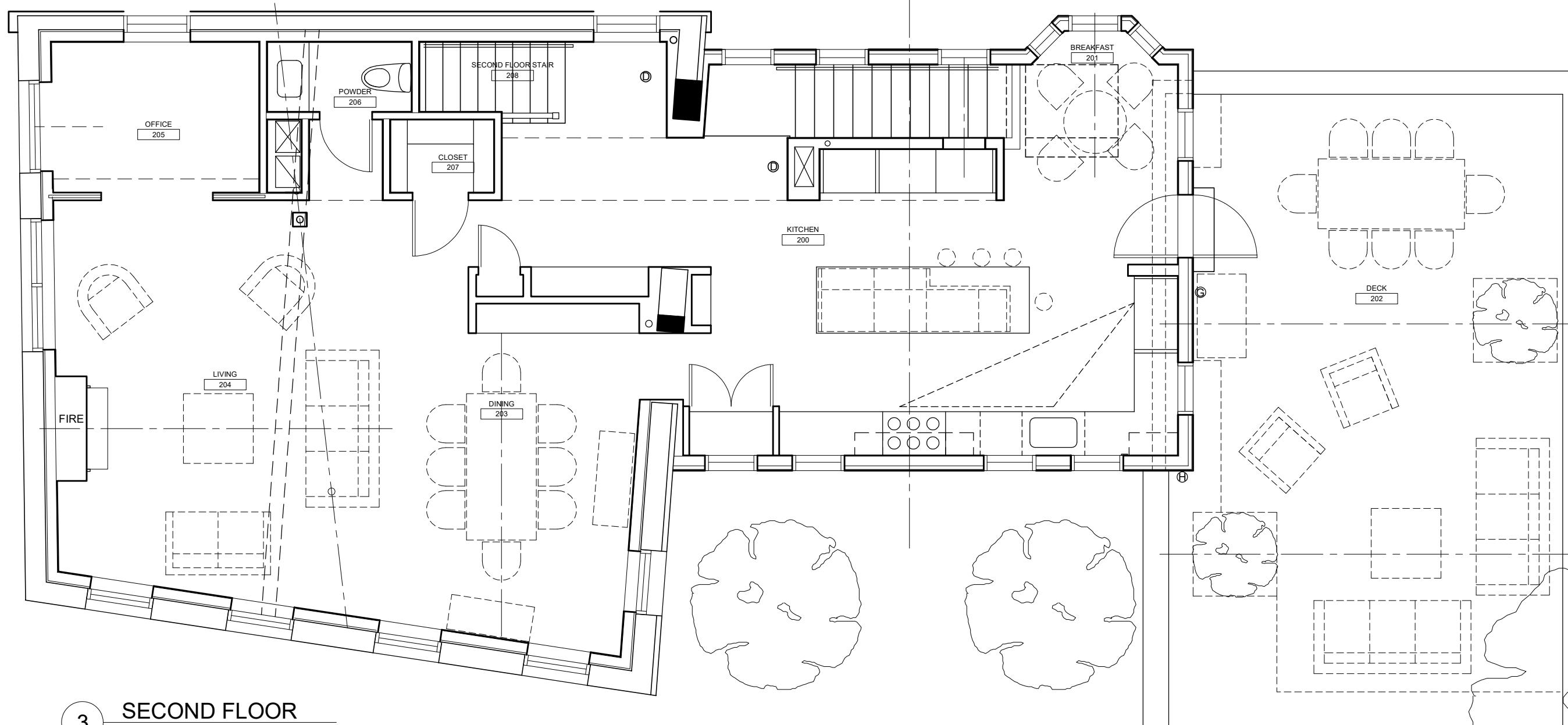


WASHINGTON ST

12 JANUARY 2026
LANDMARKS SUBMISSION
REVISIONS:
SCALE: NONE







L03

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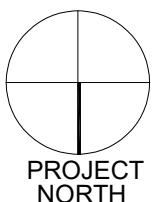
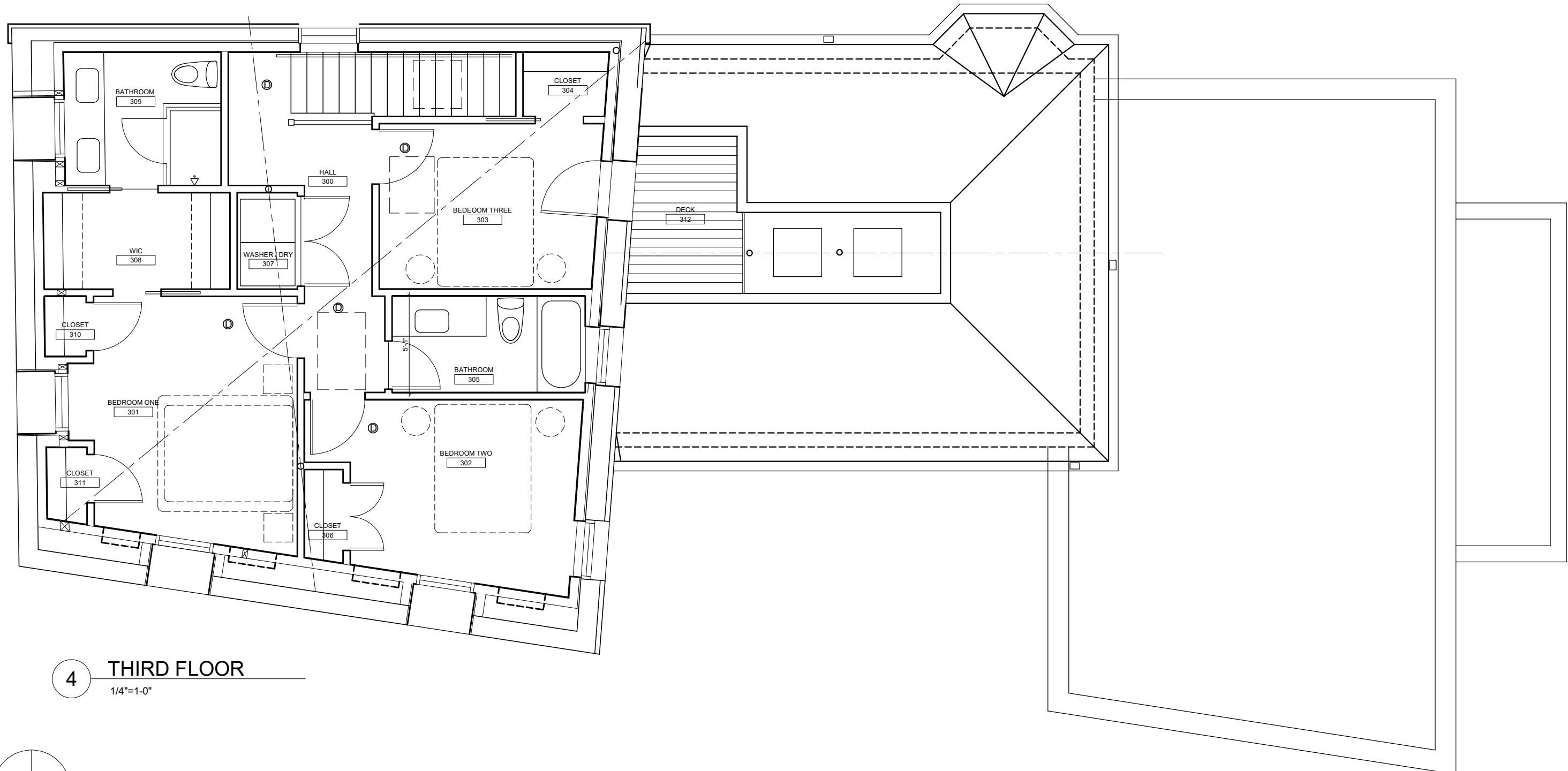
SECOND FLOOR

SCALE: 3/16"=1'-0"

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L04

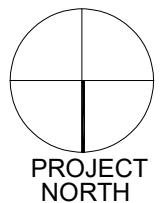
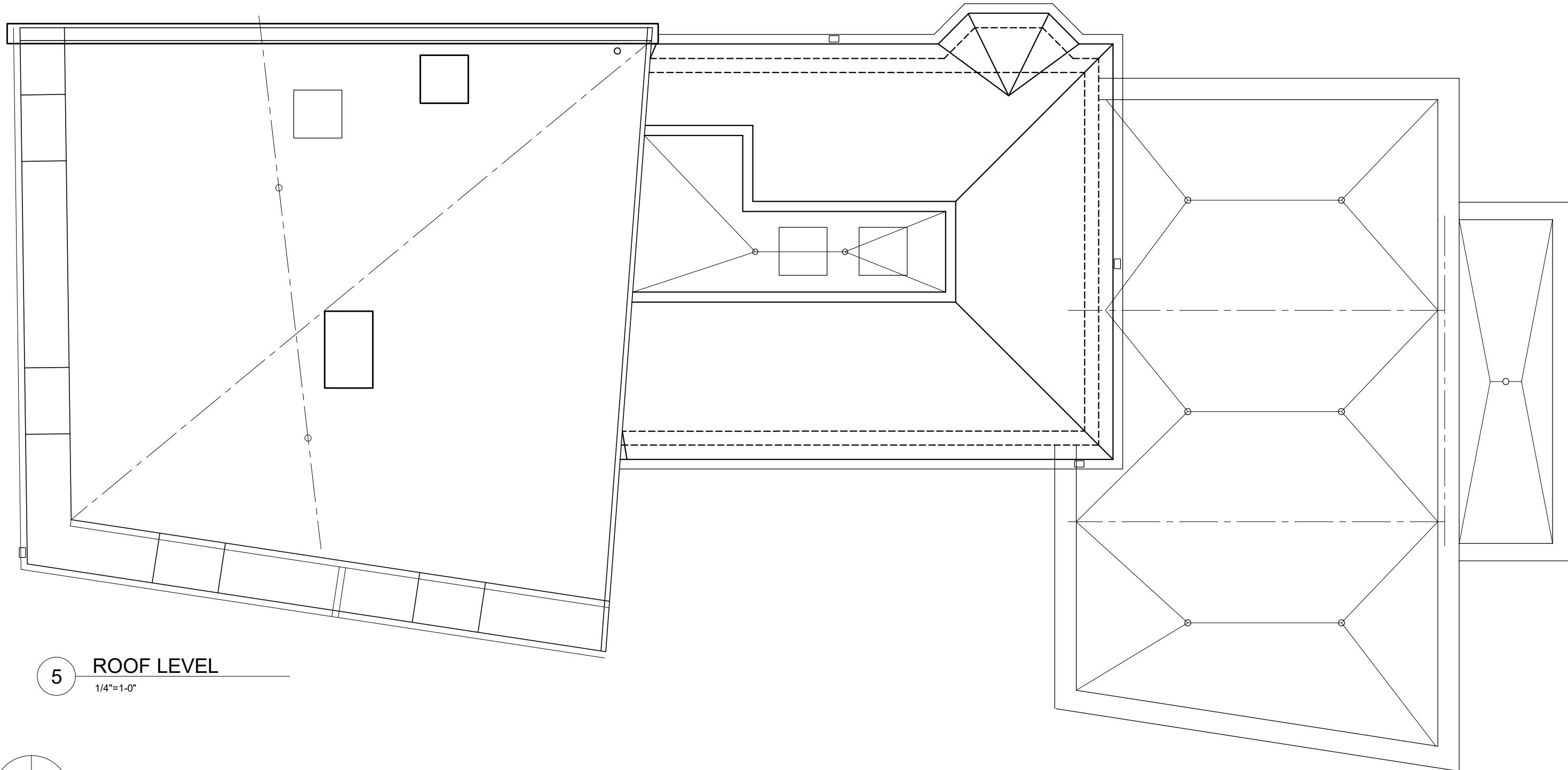
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Boston, MA 02118

THIRD FLOOR

SCALE: 3/16"=1'-0"

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REVISIONS:



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EDLUND RESIDENCE
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ROOF LEVEL

SCALE: 3/16"=1'-0"

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1

WEST ELEVATION (BRADFORD STREET)

1/4"=1'-0"

L06

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35-37 Bradford Street
Boston, MA 02118

WEST ELEVATION (BRADFORD STREET)

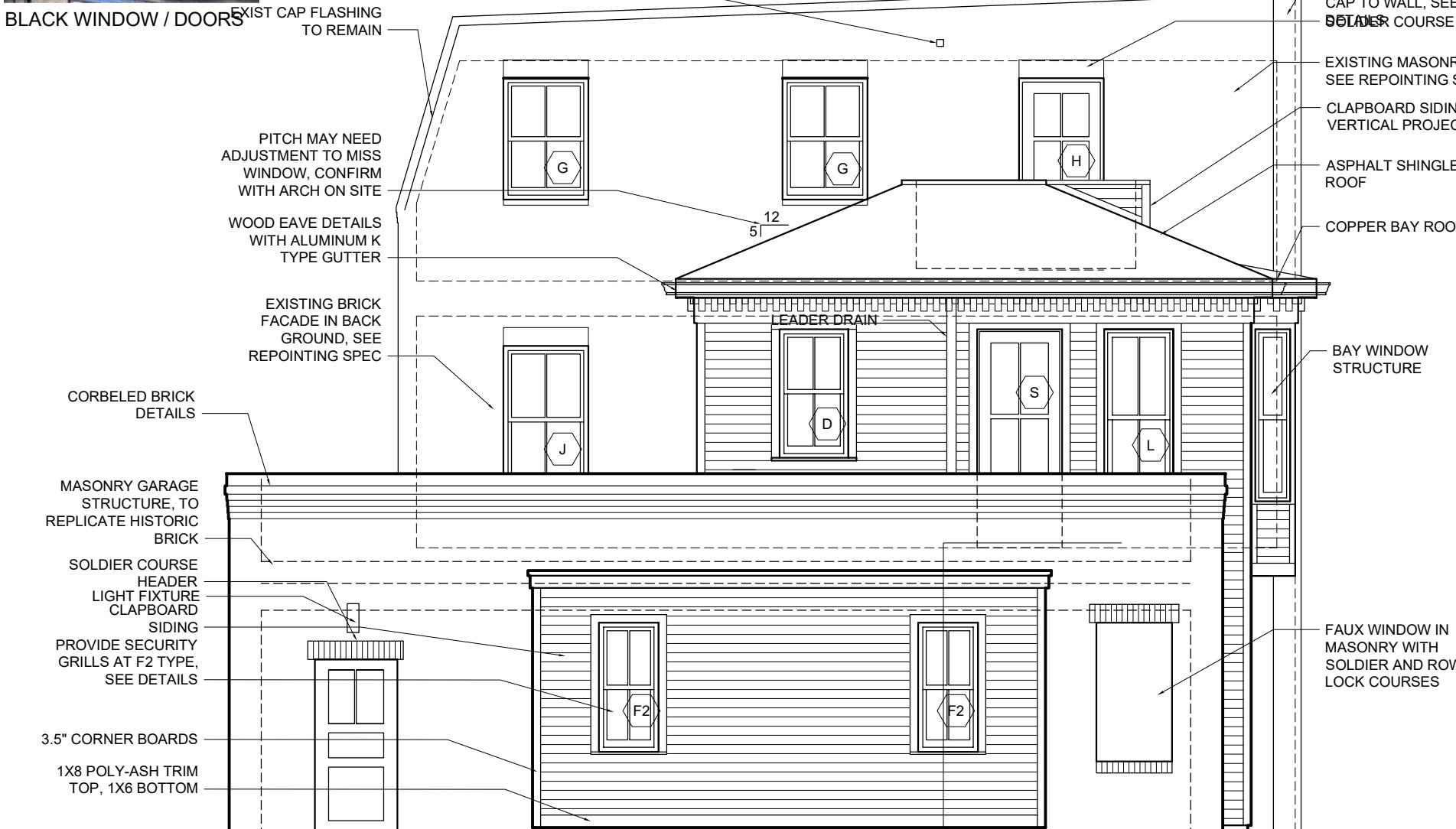
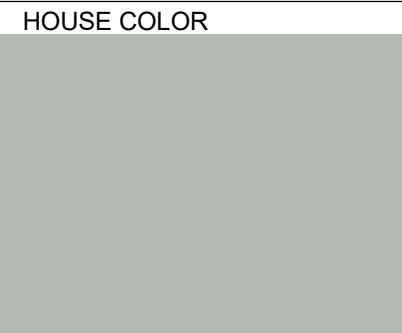
SCALE: 3/16"=1'-0"

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L07

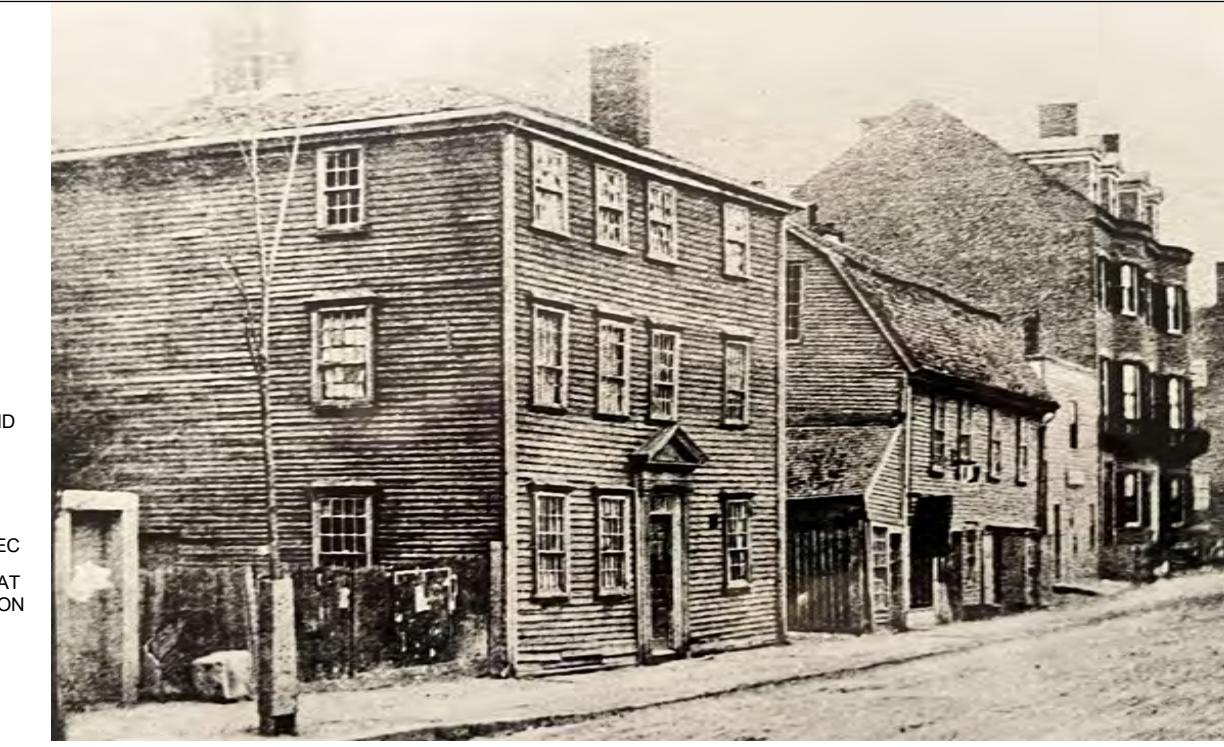
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Boston, MA 02118

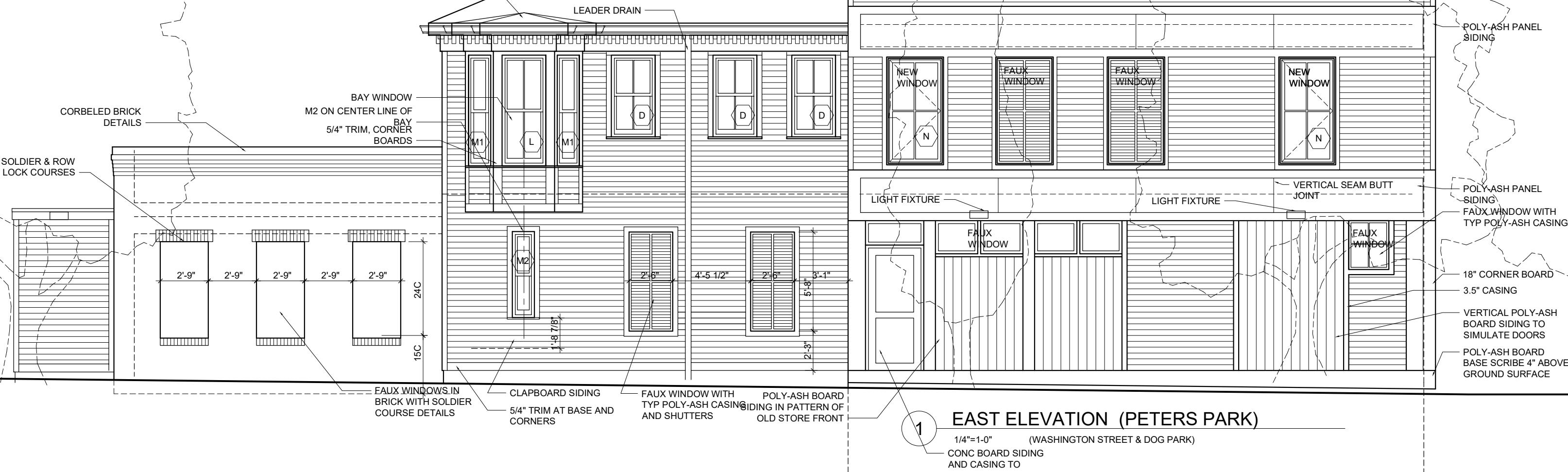
SOUTH ELEVATION PARKING AREA

SCALE: 3/16"=1'-0"

12 JANUARY 2026
LANDMARKS SUBMISSION

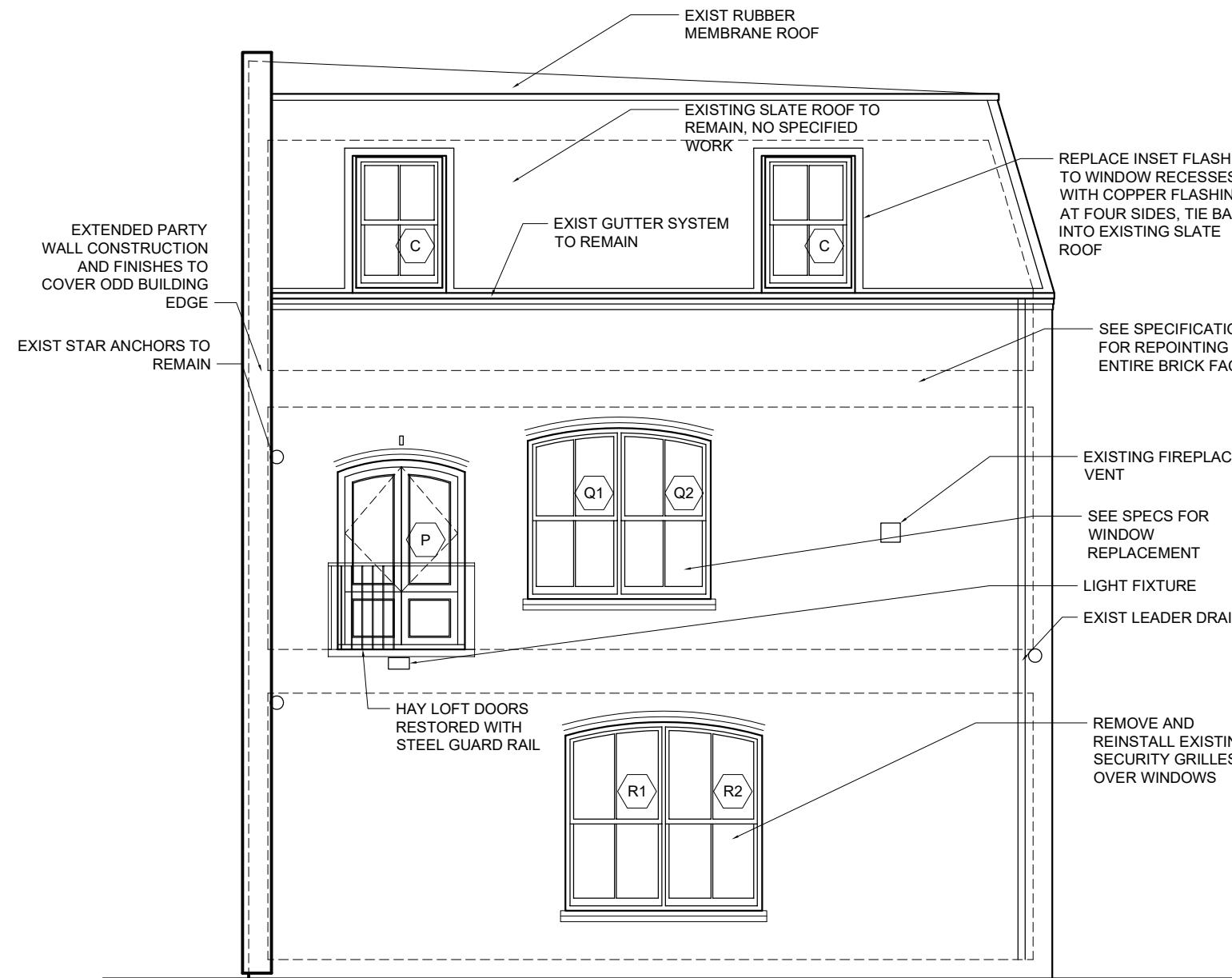
REVISIONS:





L08

EAST ELEVATION (PETERS PARK)



L09

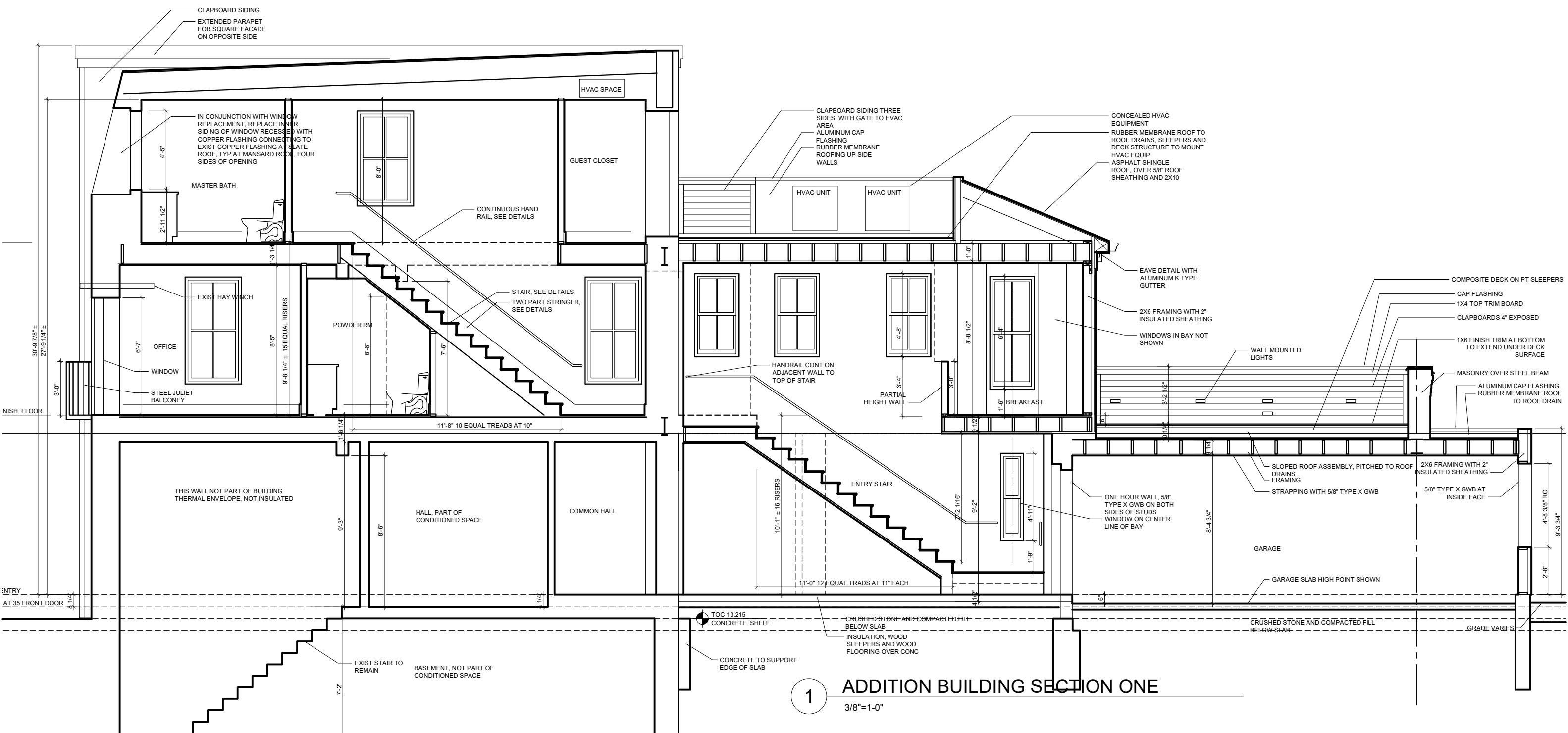
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Boston, MA 02118

NORTH ELEVATION

SCALE: 3/16"=1'-0"

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LANDMARKS SUBMISSION

REVISIONS:



L10

EDLUND RESIDENCE
35-37 Bradford Street
Boston, MA 02118

BUILDING SECTION O

SCALE: 3/16	12 JANUARY 2026 LANDMARKS SUBMISSION
	REVISIONS:



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P03

EDLUND RESIDENCE
35-37 Bradford Street
Boston, MA 02118

RENDERING BACK
PARK SIDE

12 JANUARY 2026
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SCALE: NONE
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P02

EDLUND RESIDENCE
35-37 Bradford Street
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RENDERING BACK
PARK SIDE

SCALE: NONE

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P01

EDLUND RESIDENCE
35-37 Bradford Street
Boston, MA 02118

RENDERING FRONT
BRADFORD STREET

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L11

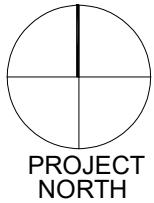
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35-37 Bradford Street
Boston, MA 02118

BUILDING ELEVATIONS IN CONTEXT

12 JANUARY 2026
LANDMARKS SUBMISSION
REVISIONS:
SCALE: 1/16" = 1'-0"

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BROMLEY ATLAS APPROXIMATELY 1902
SHOWING HISTORIC OPEN SPACES, ZERO
LOT LINE SETBACKS, ROW HOUSES AND
BAY WINDOWS THAT ONCE EXISTED AS A
PART OF THE URBAN FABRIC.

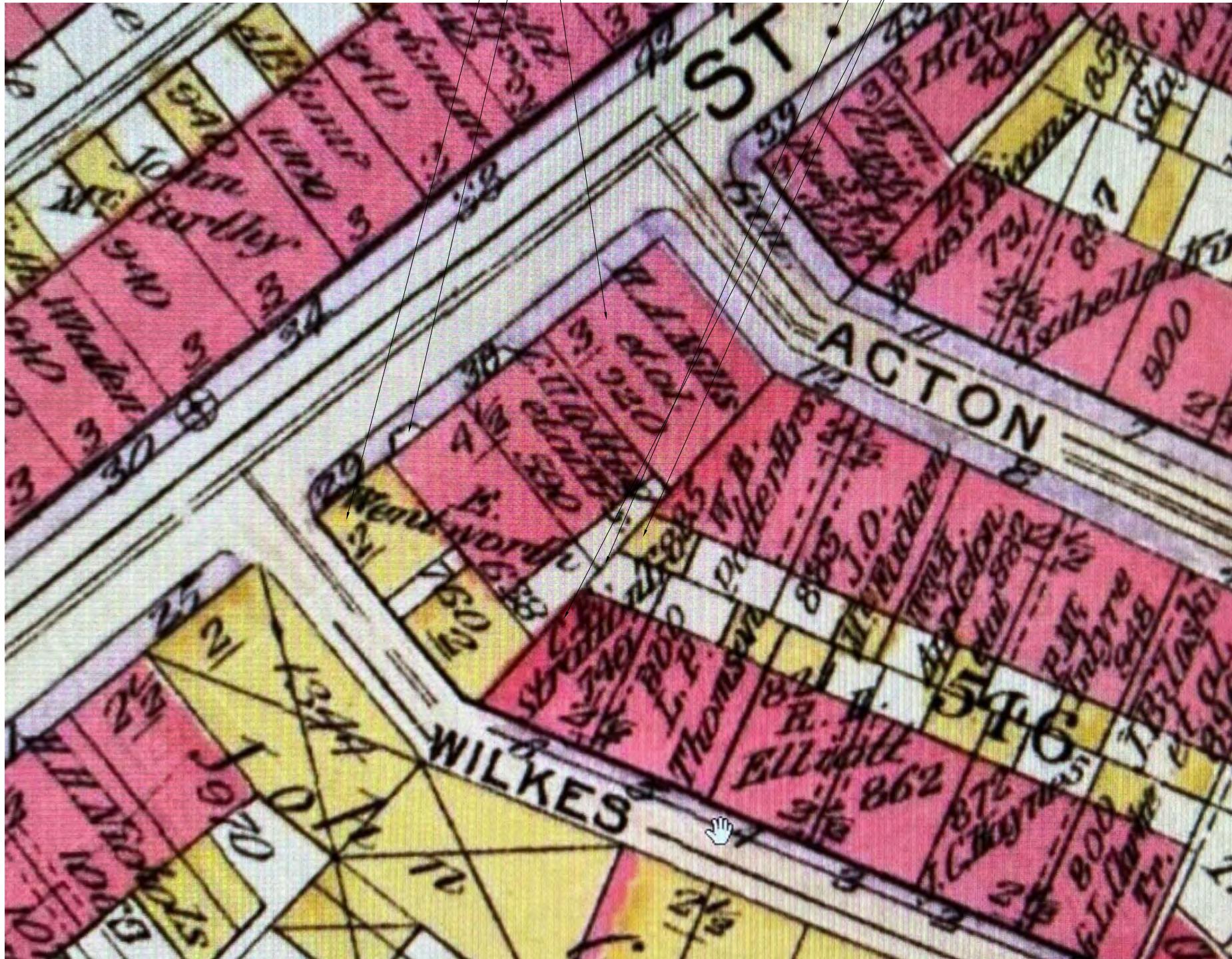
HISTORIC WOODEN STRUCTURES AT
PROPERTY LINES, ZERO LOT LINE

HISTORIC BAY WINDOWS
OVERHANGING THE STREET

35-37 BRADFORD ST EXISTING

SMALL OPEN SPACE AT PROPER LINE

HISTORIC STRUCTURES - ZERO LOT
LINE



ZONING REVIEW:

35-37 Bradford Street sits on what was once a corner lot bordered by Bradford Street, Wilkes Street (now Wilkes pedestrian passage) and Acton Street now part of Peters Park. Exposed today, two exterior walls of the existing structure were once party walls with zero lot line set backs. The front borders directly on Bradford Street with no set back. Consistent with row housing, the current lot has no side yard(s) as it was and is a corner lot. As evidence from the historic Bromley maps (provide here), being adjoined row houses at two corners, there were no back yards other than passages. The current design of the lot adjoining Peters Park contains within our property a passage way consistent with the history of the site. Today, with our proposed passage way and Peters Park we are providing the original intent of a passage way and thus meet the intent of the applicable zoning.

Lot area, no minium - our lot is 2835 sf

Lot area for additional dwelling in none

Lot width has no minimum

Lot frontage has no minimum

FAR allowable is 2.0, the lot area is 2835sf or 5670 allowable sf.

FAR proposed is 1.28 with 3642 square feet of living space excluding the garage per Gross Floor Area definition exception 1a. With the garage the enclosed space is 4476 sf for an FAR of 1.57.

Existing building height is 31 feet - allowable is 70 feet

Proposed addition height is 24 feet - allowable is 70 feet

Usable open space provided is 613sf - minimum required is 200sf

Front yard required is zero or note c (conformity with existing building alignment) We are providing a front yard for a portion of the site and conforming to the adjacent building alignment.

Side yard is zero

Rear yard, we do not believe we have a rear yard condition as party walls existed in most cases. There was a passage way which we are providing on our property and in conjunction with Peters Park, we have full access or the intent of a passage way.

Given these facts, we do not believe we have a zoning issue.

LANDMARKS:

We have been to Landmark twice for advisory hearing. The design is based on the committees feed back. To date, they are on board with the design pending official review.

TABLE D - South End Neighborhood District - Residential Subdistricts Dimensional Regulations

Subdistrict	Lot area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Maximum	Building Height Maximum	Usable Open Space ^b Minimum Sq. Ft. Per Dwelling Unit	Front Yard Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
MFR and MFR/LS ^a											
Row House Building or Town House Building	none	none	none	none	2.0	-	70 200	(c)	none	20	25
Any Other Dwelling or use	none	none	none	none	2.0	-	70 200	(c)	none	20	25

S01

EDLUND RESIDENCE
35-37 Bradford Street
Boston, MA 02118

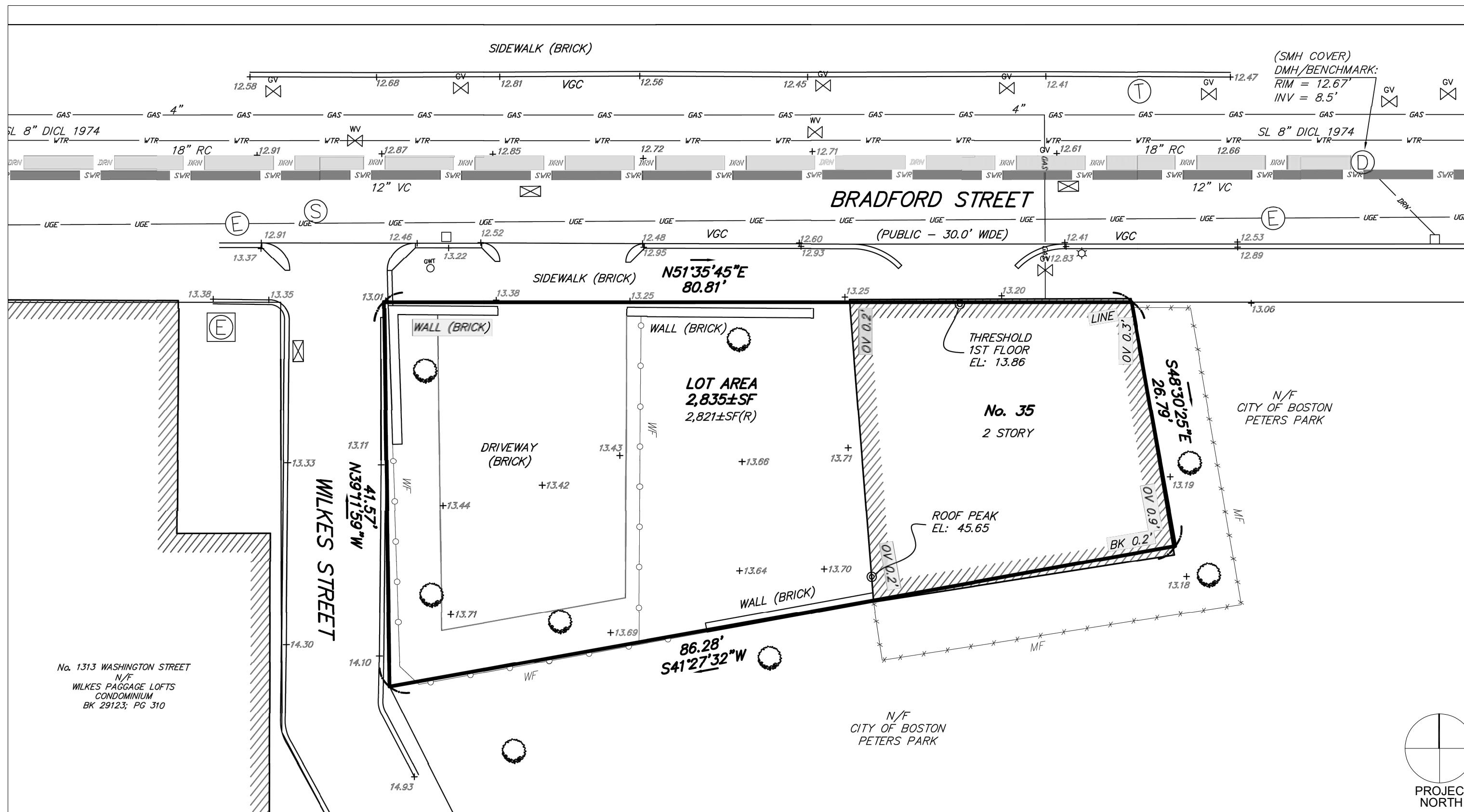
BROMLEY ATLAS 1902
SOUTH END DISTRICT TABLE D

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S02

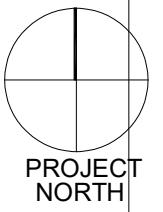
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EXISTING SURVEY

111

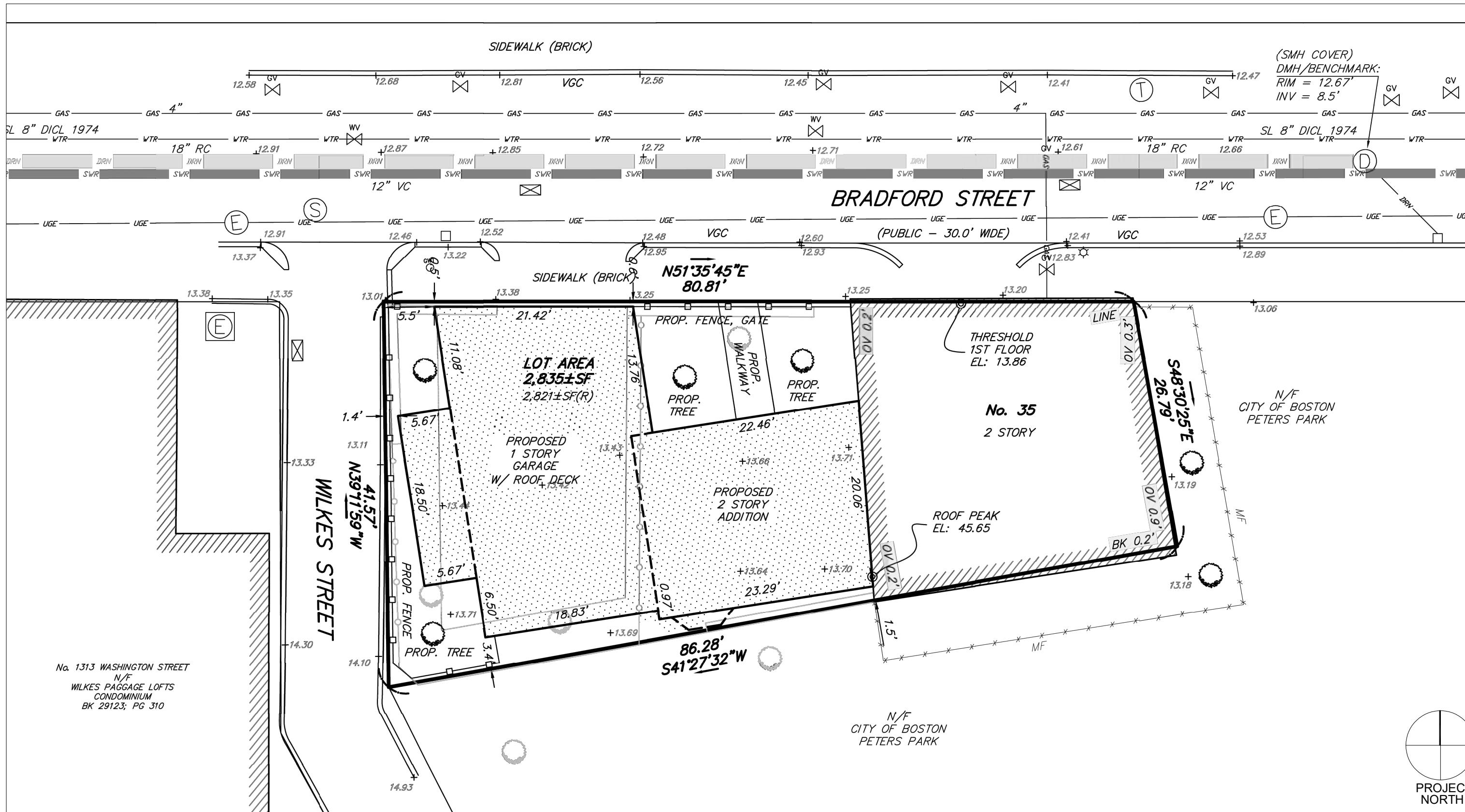
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S03

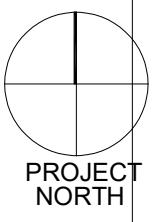
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Boston, MA 02118

PROPOSED SURVEY

12 JANUARY 2026
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111

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