



BRADFORD STREET CONTEXT



BRADFORD STREET FACADE



PETERS PARK FACADE



BRADFORD STREET CONTEXT



PETERS PARK HISTORIC ACTON STREET



PARKING AREA FACADE (HISTORIC WILKES STREET)

R01

EDLUND RESIDENCE  
35-37 Bradford Street  
Boston, MA 02118

REFERENCE IMAGES  
EXISTING HOUSE AND CONTEXT

SCALE: NONE

12 JANUARY 2026  
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REVISIONS:





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

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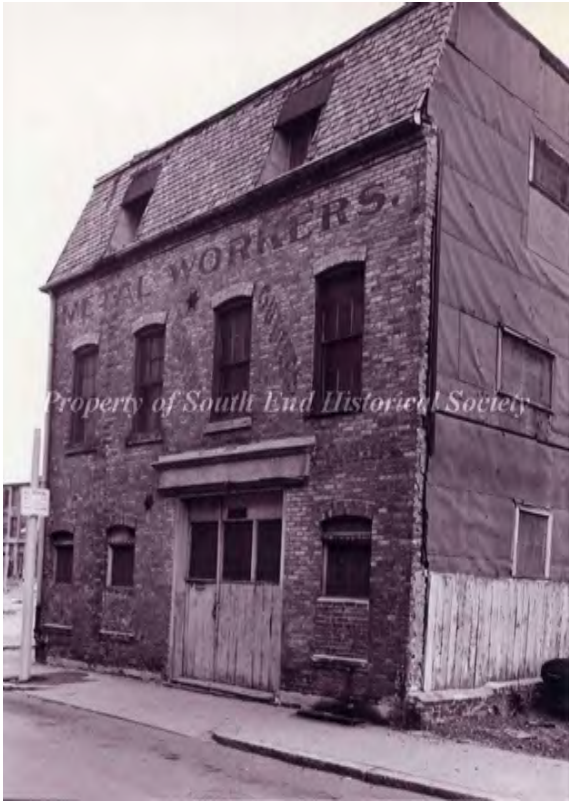
SCALE: NONE

REVISIONS:





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

SCALE: NONE

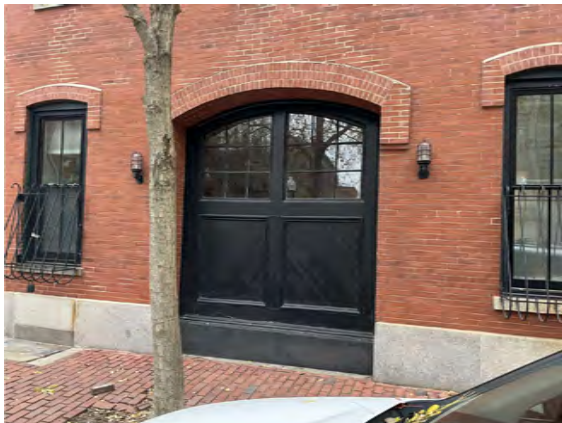
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REVISIONS:

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HISTORICAL CONTEXT - SOUTH END CARRIAGE HOUSES & LARGE OPENINGS



R04

EDLUND RESIDENCE  
35-37 Bradford Street  
Boston, MA 02118

REFERENCE IMAGES  
CARRIAGE HOUSES & LARGE OPENINGS

SCALE: NONE

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

R05

EDLUND RESIDENCE  
35-37 Bradford Street  
Boston, MA 02118

REFERENCE IMAGES  
CURRENT CONTEXT

SCALE: NONE

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REVISIONS:





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

R06

EDLUND RESIDENCE  
35-37 Bradford Street  
Boston, MA 02118

REFERENCE IMAGES  
CURRENT CONTEXT

SCALE: NONE

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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



WASHINGTON AT EAST SPRINGFIELD ST



MOTTE STREET NEAR HARRISON AVE

R07

EDLUND RESIDENCE  
35-37 Bradford Street  
Boston, MA 02118

REFERENCE IMAGES  
CURRENT CONTEXT

SCALE: NONE

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TREMONT STREET



SAMUEL MAY HOUSE (LEFT) WASHINGTON ST      AMASA DAVIS HOUSE (RIGHT)



1234 WASHINGTON ST



WASHINGTON ST

R08

EDLUND RESIDENCE  
35-37 Bradford Street  
Boston, MA 02118



1275 WASHINGTON ST CORNER OF WELLS PLACE RENAMED WILKES ST

REFERENCE IMAGES  
CURRENT CONTEXT



WASHINGTON ST

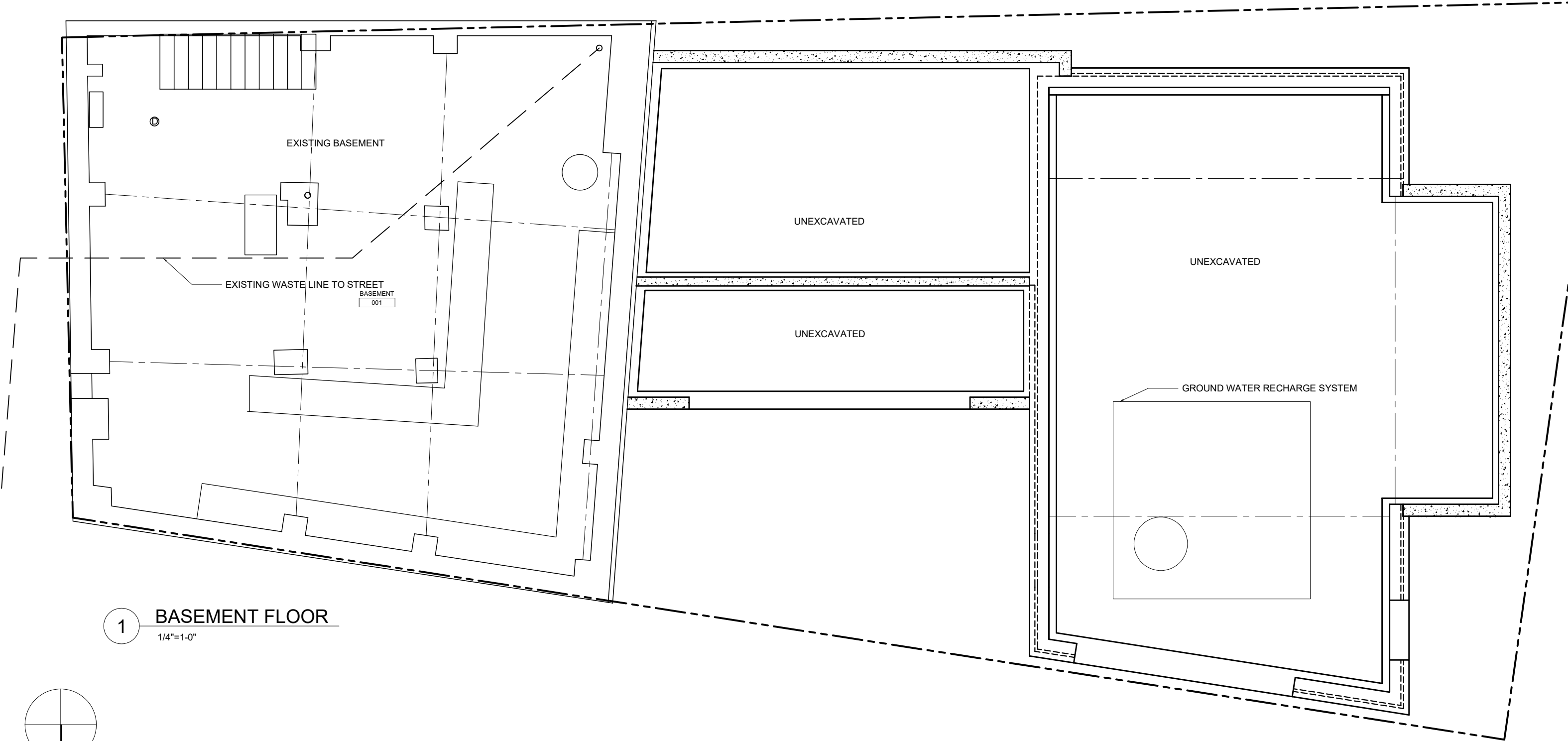
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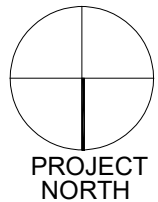
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1 BASEMENT FLOOR  
1/4"=1'-0"



L01

EDLUND RESIDENCE  
35-37 Bradford Street  
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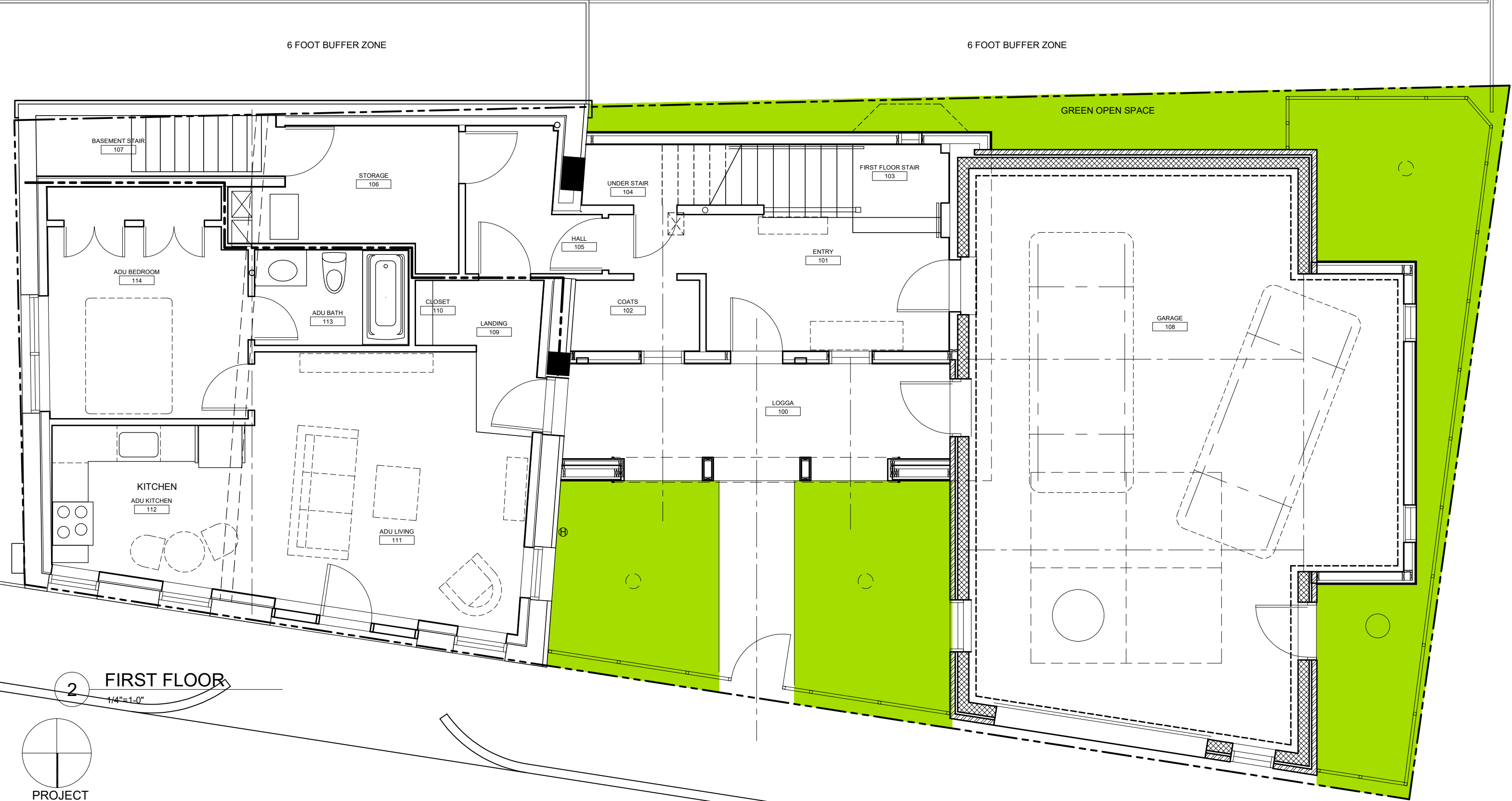
BASEMENT FLOOR

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

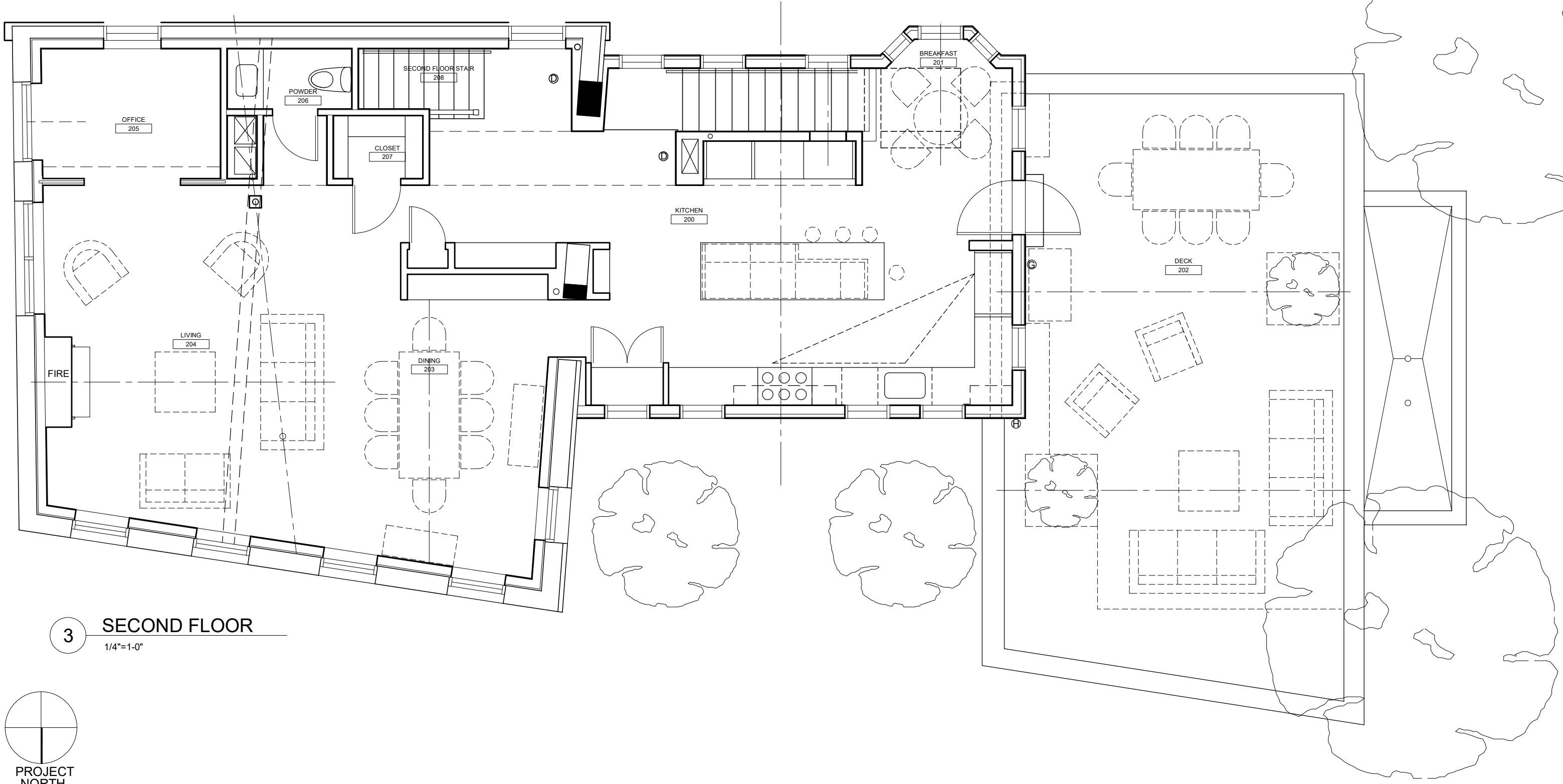
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REVISIONS:

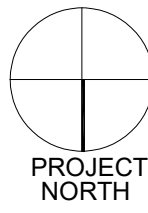








3 SECOND FLOOR  
1/4"=1'-0"



L03

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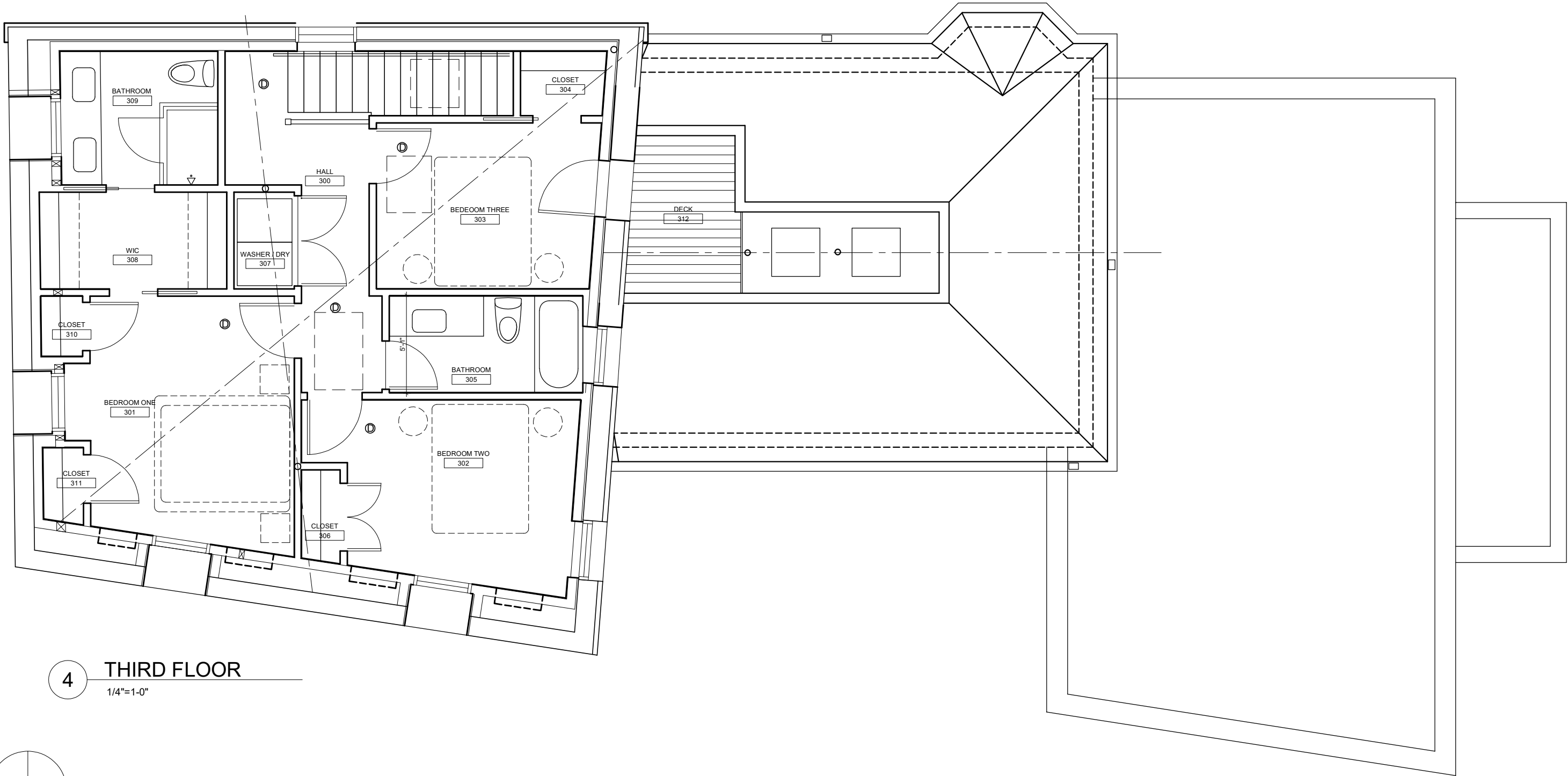
SECOND FLOOR

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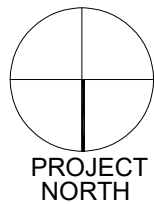
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4 THIRD FLOOR  
1/4"=1'-0"



L04

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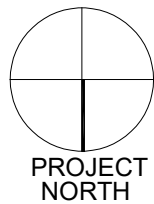
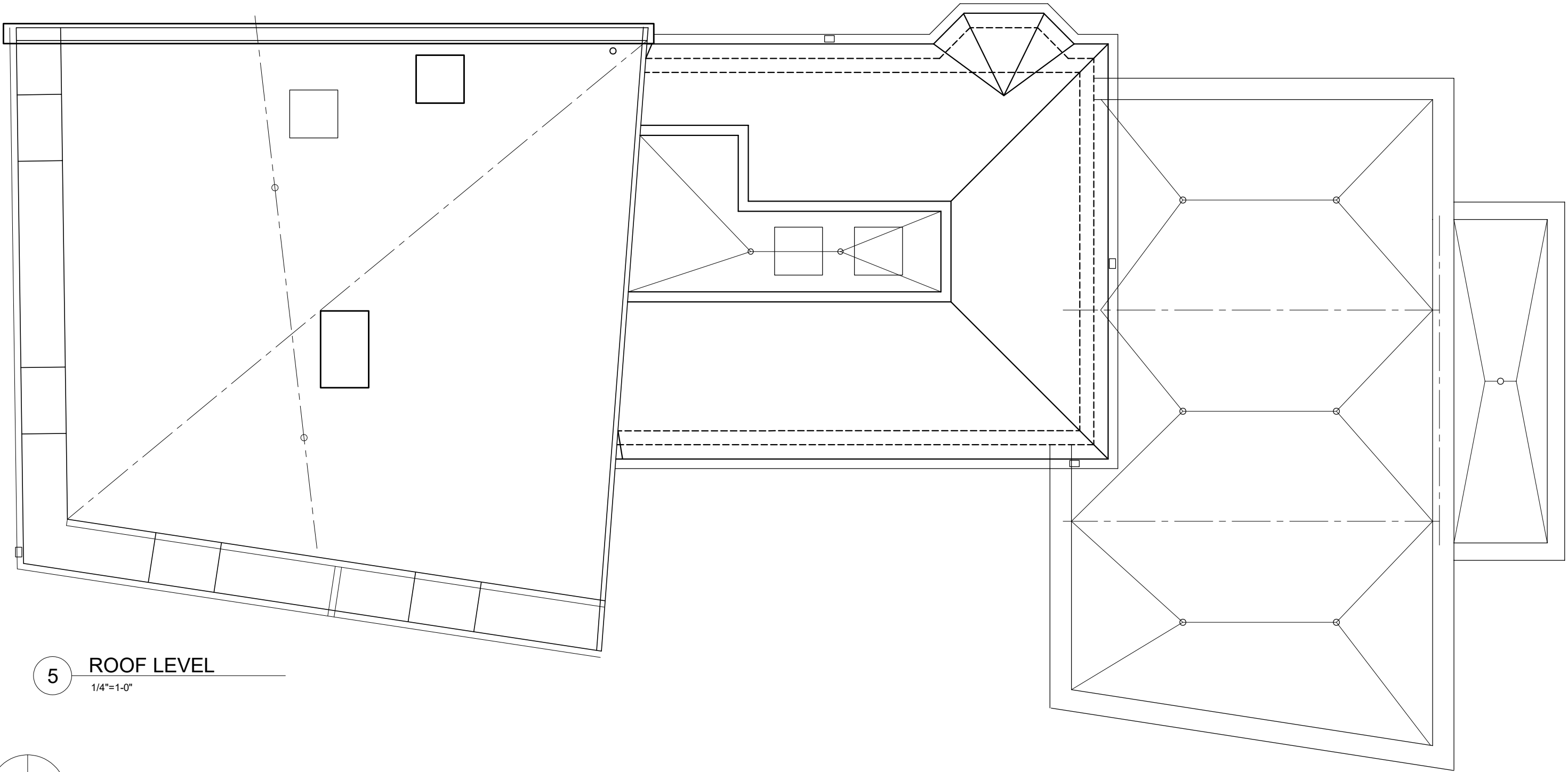
THIRD FLOOR

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

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PROJECT  
NORTH

L05

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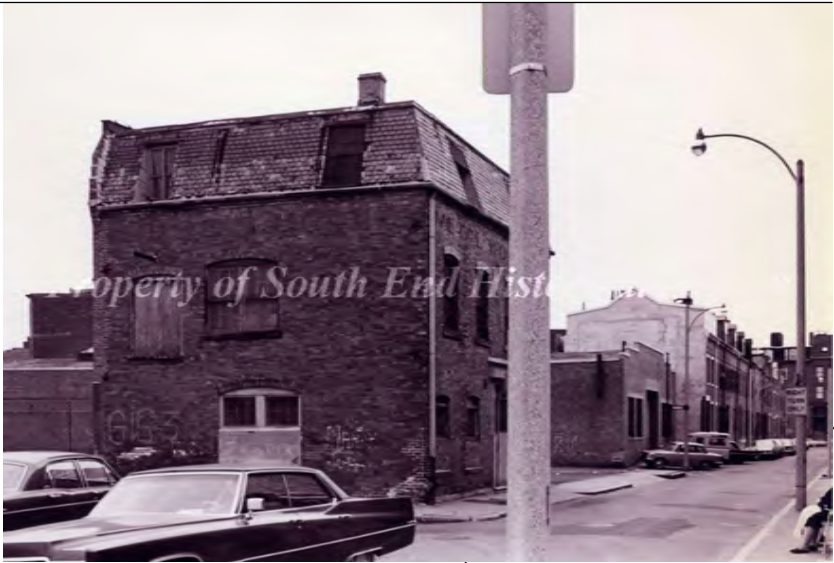
ROOF LEVEL

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

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REVISIONS:





L06

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WEST ELEVATION (BRADFORD STREET)

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

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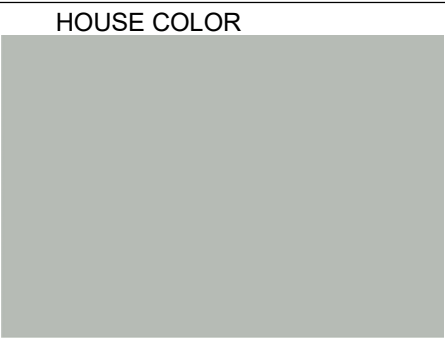
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BLACK WINDOW / DOORS



HOUSE COLOR



TRIM COLOR



BRICK SAMPLE

EXHAUST DUCT,  
REPLACE WITH  
COPPER CAP

EXIST CAP FLASHING  
TO REMAIN

PITCH MAY NEED  
ADJUSTMENT TO MISS  
WINDOW, CONFIRM  
WITH ARCH ON SITE

WOOD EAVE DETAILS  
WITH ALUMINUM K  
TYPE GUTTER

EXISTING BRICK  
FACADE IN BACK  
GROUND, SEE  
REPOINTING SPEC

CORBELED BRICK  
DETAILS

MASONRY GARAGE  
STRUCTURE, TO  
REPLICATE HISTORIC  
BRICK

SOLDIER COURSE  
HEADER

LIGHT FIXTURE  
CLAPBOARD  
SIDING  
PROVIDE SECURITY  
GRILLS AT F2 TYPE,  
SEE DETAILS

3.5" CORNER BOARDS

1X8 POLY-ASH TRIM  
TOP, 1X6 BOTTOM

POLY-ASH BOARD END  
CAP TO WALL, SEE  
DETAILS

EXISTING MASONRY,  
SEE REPOINTING SPEC

CLAPBOARD SIDING AT  
VERTICAL PROJECTION

ASPHALT SHINGLE  
ROOF

COPPER BAY ROOF

BAY WINDOW  
STRUCTURE

FAUX WINDOW IN  
MASONRY WITH  
SOLDIER AND ROW  
LOCK COURSES



2 SOUTH ELEVATION (PARKING AREA)  
1/4"=1'-0"

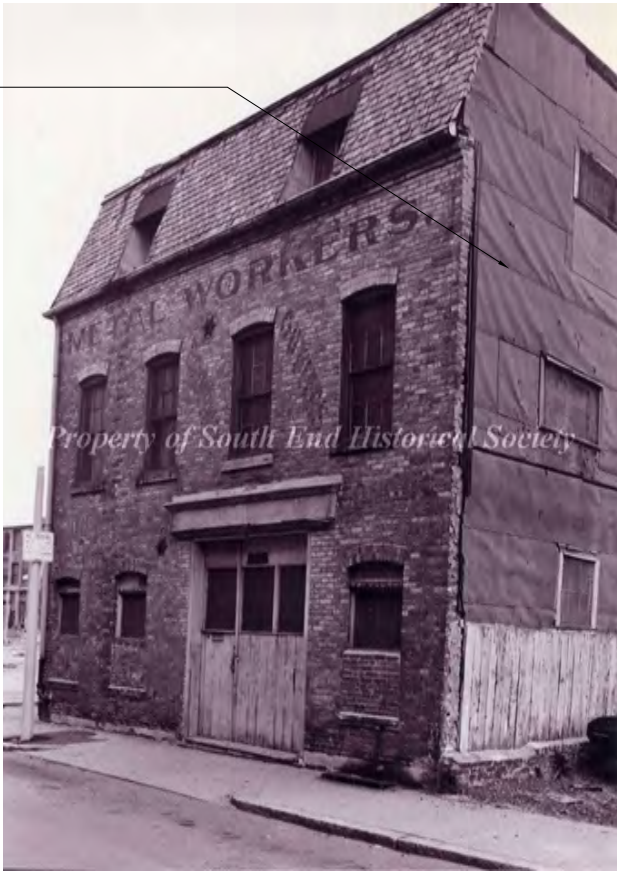


SAMUEL MAY HOUSE ON WASHINGTON STREET

SIDE FACADE IS NOT ORIGINAL,  
RECONSTRUCTED IN 1970s



COLORS FOR WOOD HOUSE



35 BRADFORD APPROX 1972

L07

EDLUND RESIDENCE  
35-37 Bradford Street  
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SOUTH ELEVATION PARKING AREA

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

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L08

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EAST ELEVATION (PETERS PARK)

1 EAST ELEVATION (PETERS PARK)

1/4"=1'-0" (WASHINGTON STREET & DOG PARK)  
CONC BOARD SIDING  
AND CASING TO

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LANDMARKS SUBMISSION

REVISIONS:

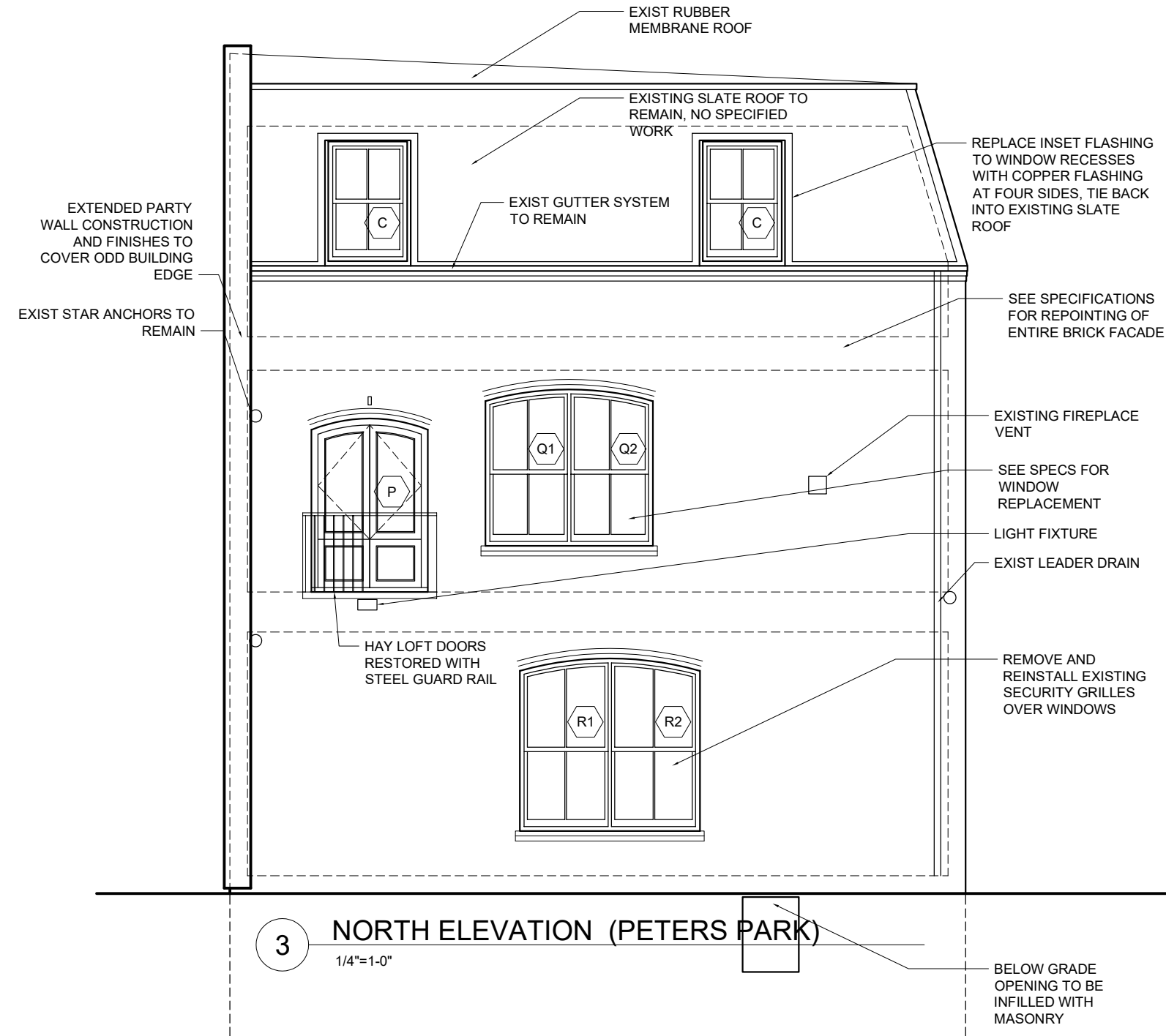
SCALE: 3/16"=1'-0"



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L09

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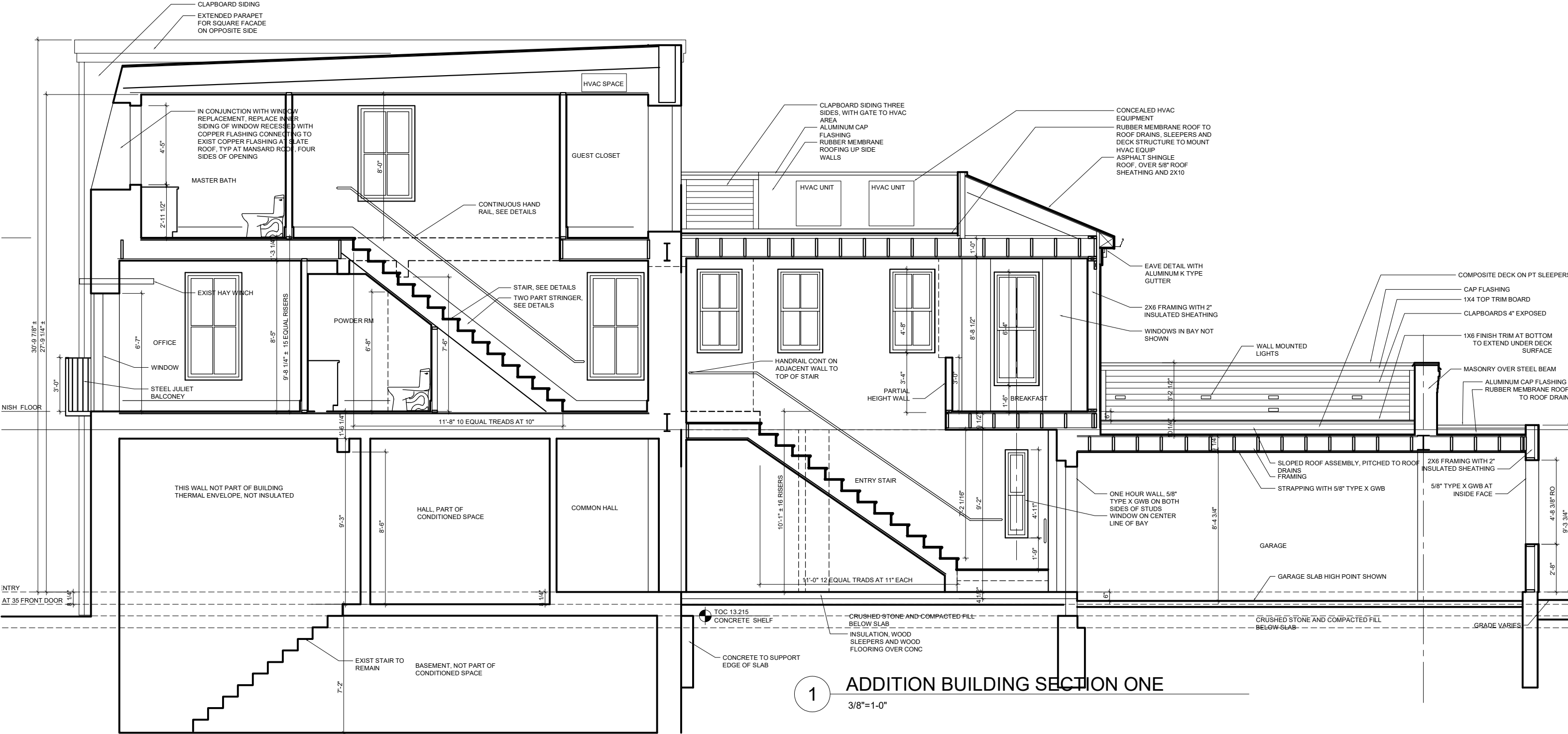
NORTH ELEVATION

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

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L10

EDLUND RESIDENCE  
35-37 Bradford Street  
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BUILDING SECTION ONE

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

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P03

EDLUND RESIDENCE  
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RENDERING BACK  
PARK SIDE

SCALE: NONE

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REVISIONS:

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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  
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RENDERING FRONT  
BRADFORD STREET

SCALE: NONE

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L11

EDLUND RESIDENCE  
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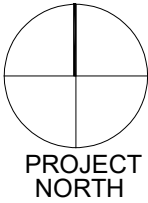
BUILDING ELEVATIONS IN CONTEXT

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

12 JANUARY 2026  
LANDMARKS SUBMISSION

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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.

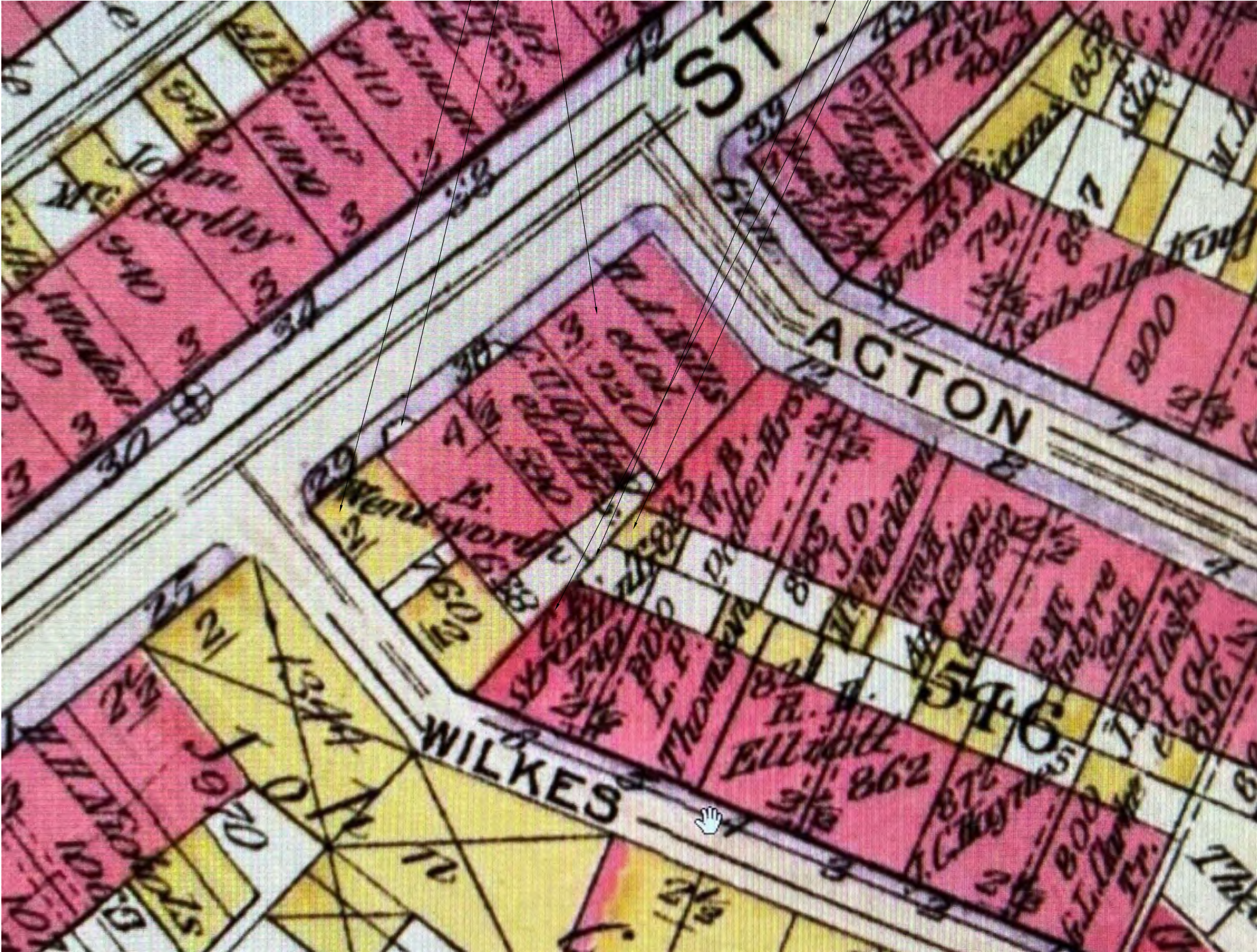
HISTORIC WOODEN STRUCTURES AT  
PROPERTY LINES, ZERO LOT LINE

HISTORIC BAY WINDOWS  
OVERHANGING THE STREET

35-37 BRADFORD ST EXISTING

SMALL OPEN SPACE AT PROPER LINE

HISTORIC STRUCTURES - ZERO LOT  
LINE



S01

EDLUND RESIDENCE  
35-37 Bradford Street  
Boston, MA 02118

BROMLEY ATLAS 1902  
SOUTH END DISTRICT TABLE D

SCALE: NONE

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.

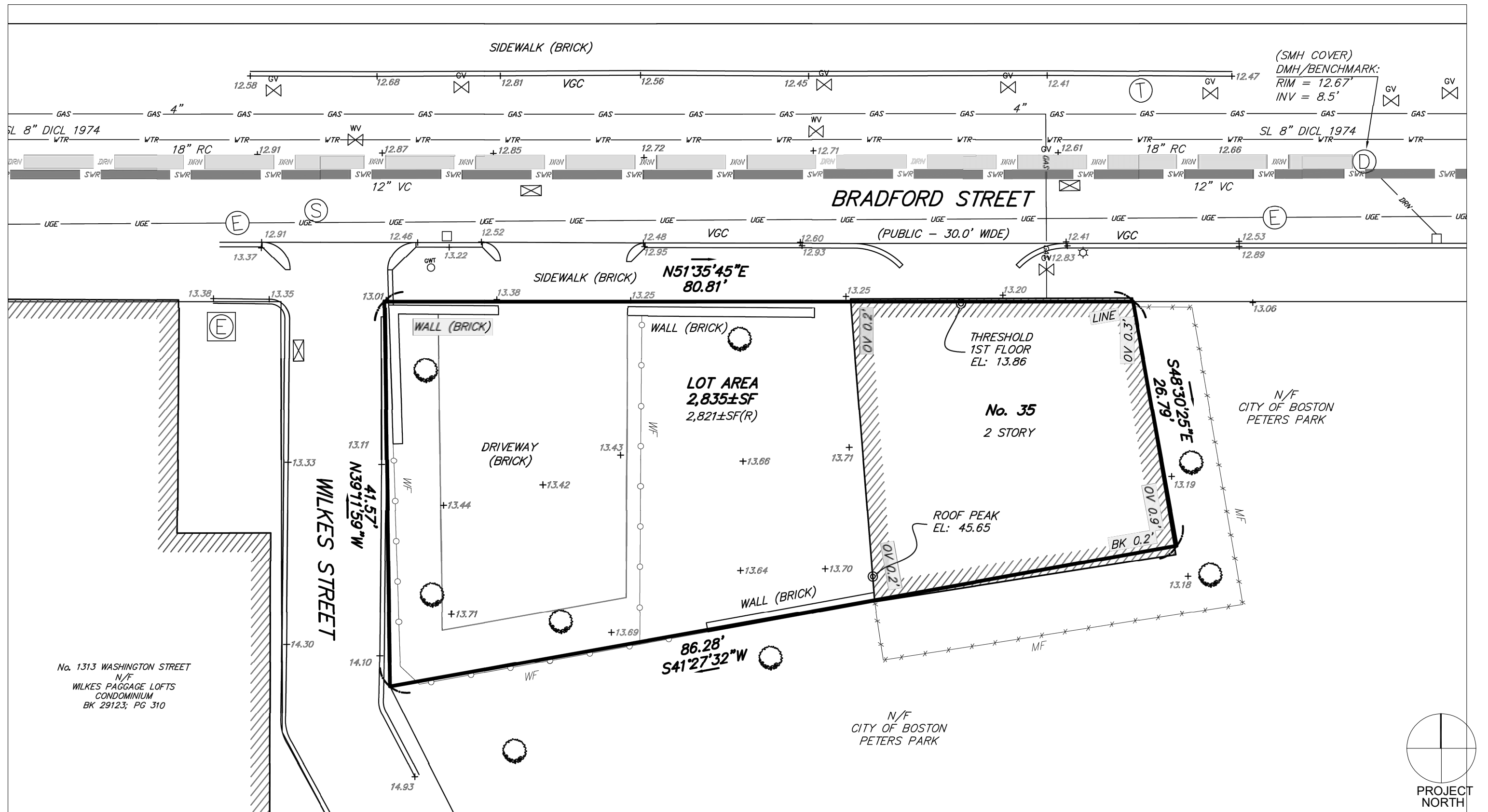
TABLE D - South End Neighborhood District - Residential Subdistricts Dimensional Regulations

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 Ratio Maximum	Building Height Maximum		Usable Open Space <sup>b</sup> 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 <sup>a</sup>												
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

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S02

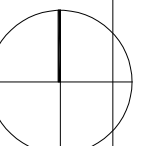
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35-37 Bradford Street  
Boston, MA 02118

## EXISTING SURVEY

SCALE: 1" = 10'

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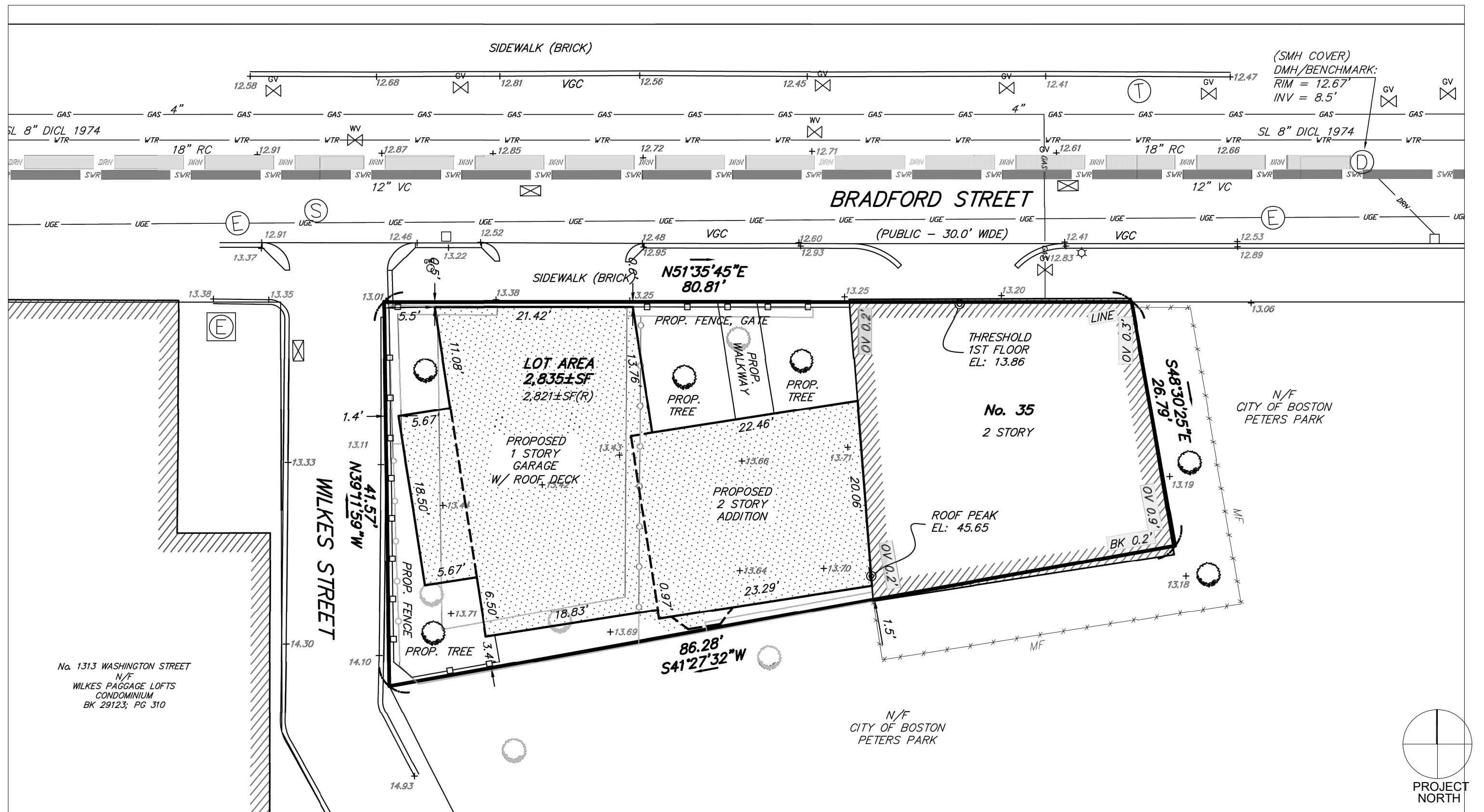
PROJECT  
NORTH



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S03

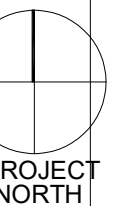
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Boston, MA 02118

## PROPOSED SURVEY

SCALE: 1" = 10'

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