# 566 COLUMBUS AVE., BOSTON South End Landmark district commission

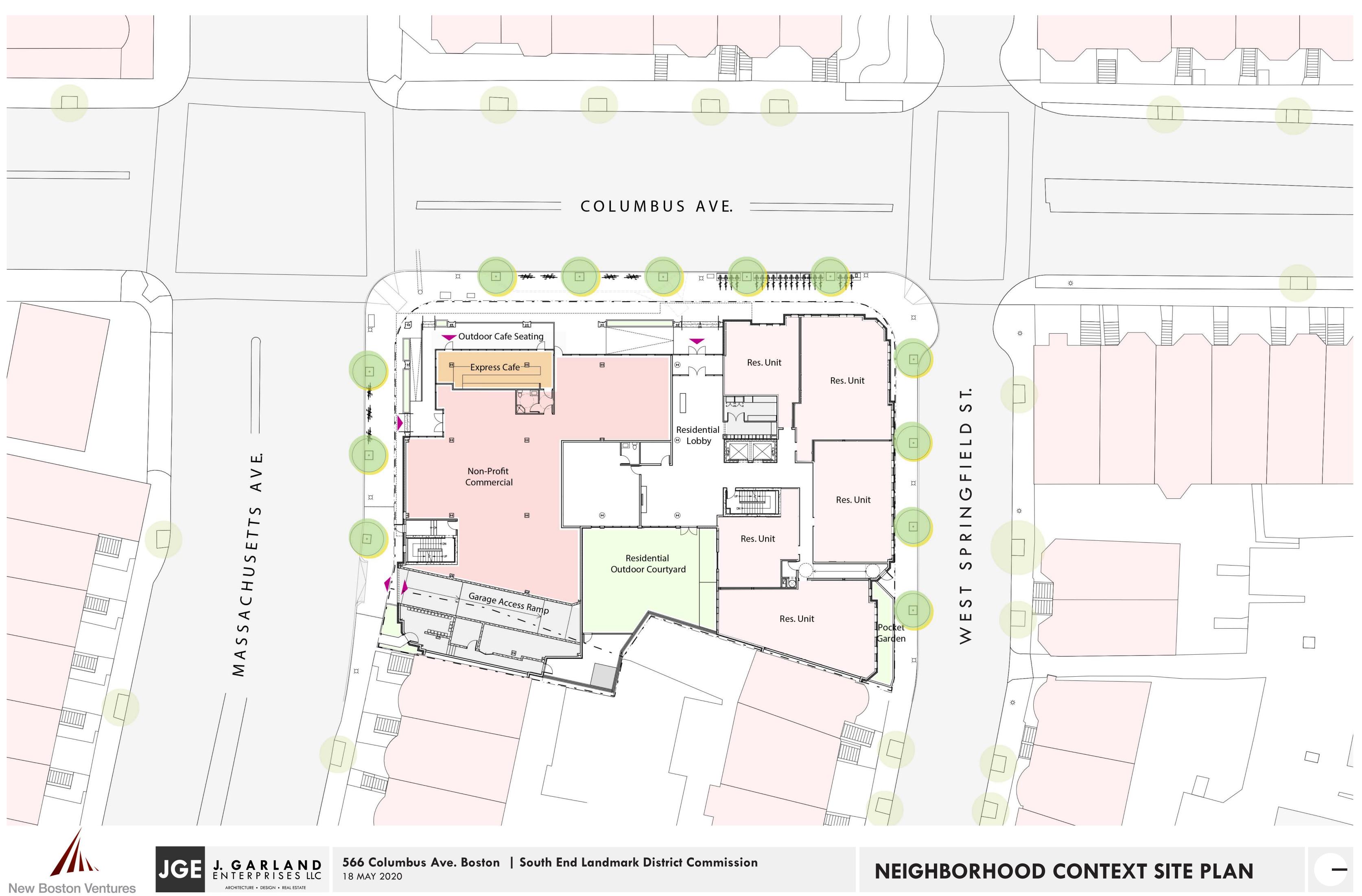
18 MAY 2020







**566 Columbus Ave. Boston** | South End Landmark District Commission 18 MAY 2020



ARCHITECTURE • DESIGN • REAL ESTATE









### **COLUMBUS & MASSACHUSETTS AVENUE**











### **CURRENT DAY CONTEXT**











### **EXISTING CONDITIONS**









### **1. HISTORICAL REFERENCES** 2. BEFORE & AFTER (JAN. $7^{TH}$ HEARING TO TODAY) 3. **PROPOSED DESIGN** 4. COMPOSITION, DETAILING & MATERIALITY

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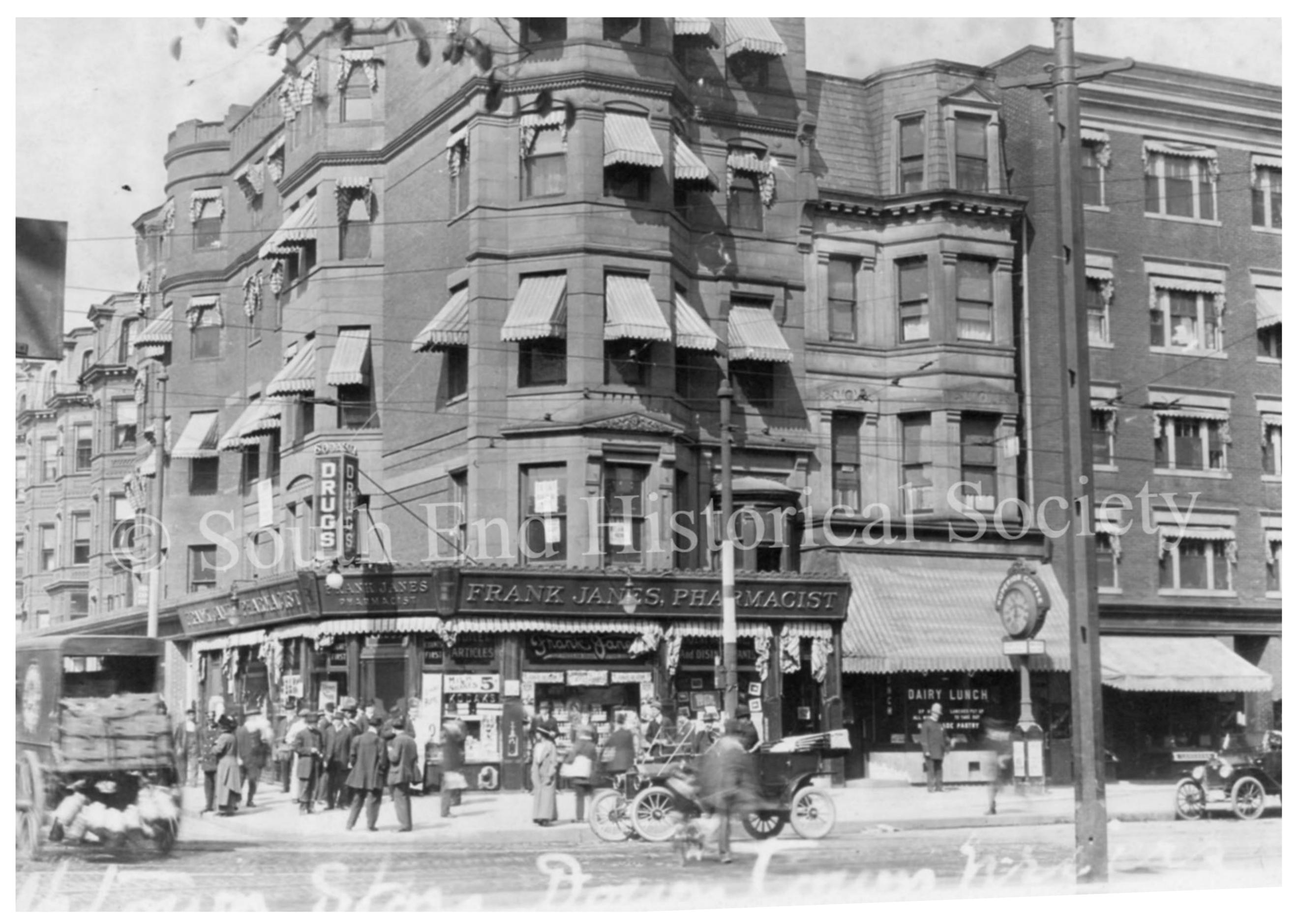


566 Columbus @ Massachusetts Avenue





### **COLUMBUS AVE. HISTORICAL REFERENCES**

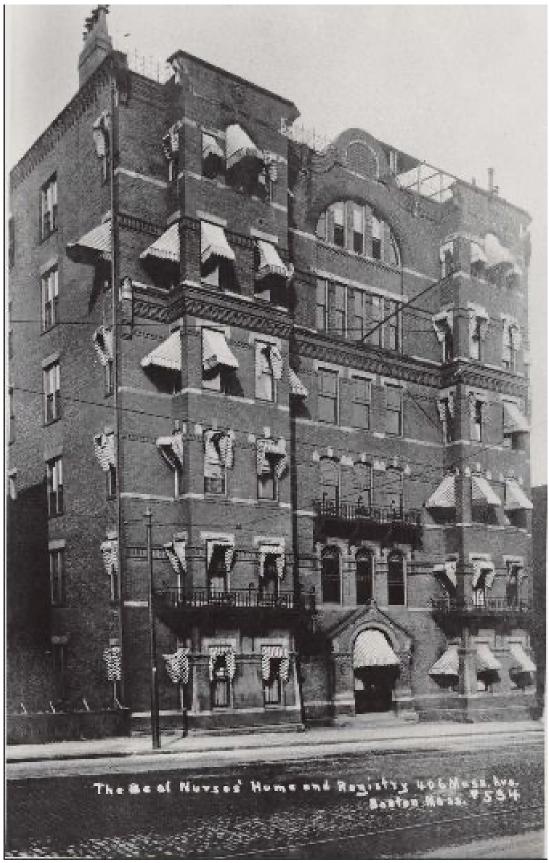


434 Massachusetts @ Columbus Avenue





### **COLUMBUS AVE. HISTORICAL REFERENCES**



406 Massachusetts Avenue



434 Massachusetts @ Columbus Avenue (1913)



524-560 Columbus @ West Springfield St.





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566 Columbus @ Massachusetts Avenue

### **COLUMBUS AVE. HISTORICAL REFERENCES**

451-493 Massachusetts Ave.





1723 Washington @ West Springfield St. (1895)

**Chevron on Tremont**\_518 Tremont St.





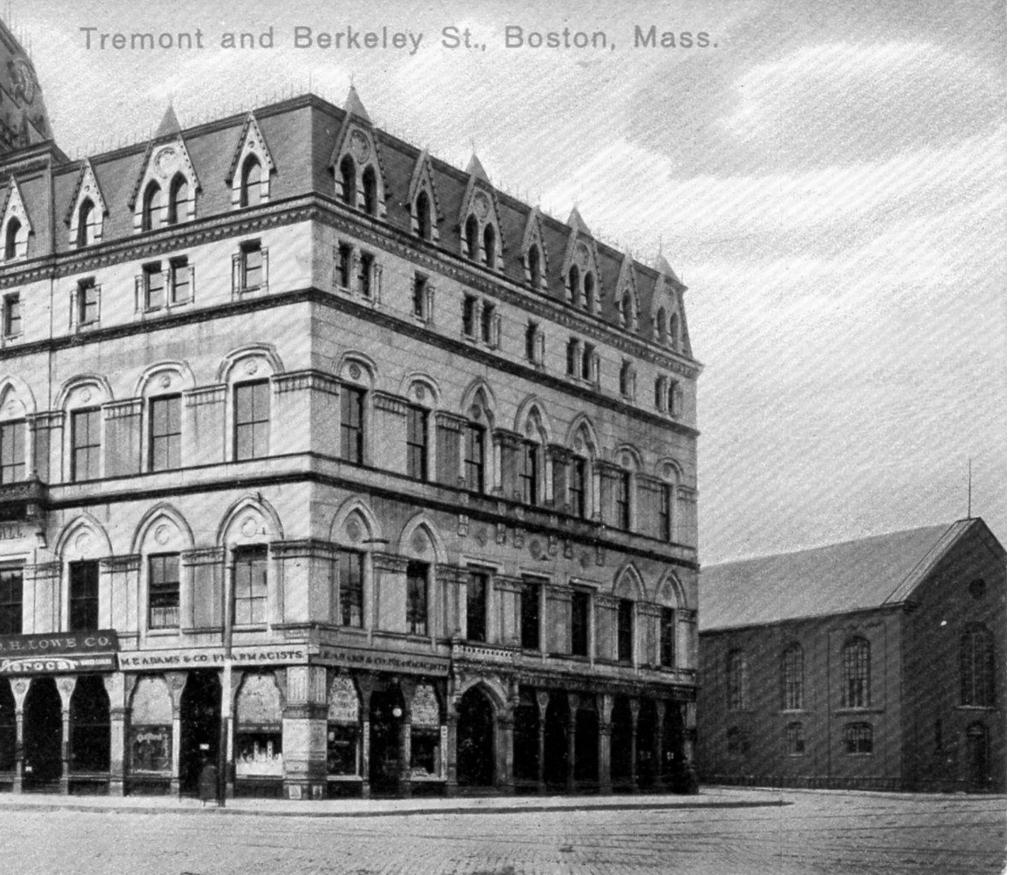
The St. Cloud Tremont @ Union Park (French Flats)

**Odd Fellows Hall\_** Tremont & Berkeley St.





**The St. Cloud** (1900)



### **SOUTH END "FRENCH FLATS" ARCHITECTURE**



Berwick Hotel, Hotel Flower, Hotel Plaza, 419 Columbus @ Holyoke St.







**Hotel Commonwealth\_** 1697-1701 Washington @ W. Springfield St.

"On Washington Street, where Washington Manor (elderly housing) is now located once stood the elegant Commonwealth Hotel. Built in 1869-70, it was a six-story, French Second Empire style hotel. By the turn of the 20th century, it was renamed the Langham Hotel. Badly damaged by several fires, the building was ultimately demolished in 1971."

South End Historical Society



566 Columbus @ Massachusetts Avenue



Berwick Hotel, Hotel Flower, Hotel Plaza, 419 Columbus @ Holyoke St. **Hotel Commonwealth\_** 1697-1701 Washington @ W. Springfield St. **Odd Fellows Hall\_** Tremont & Berkeley St.





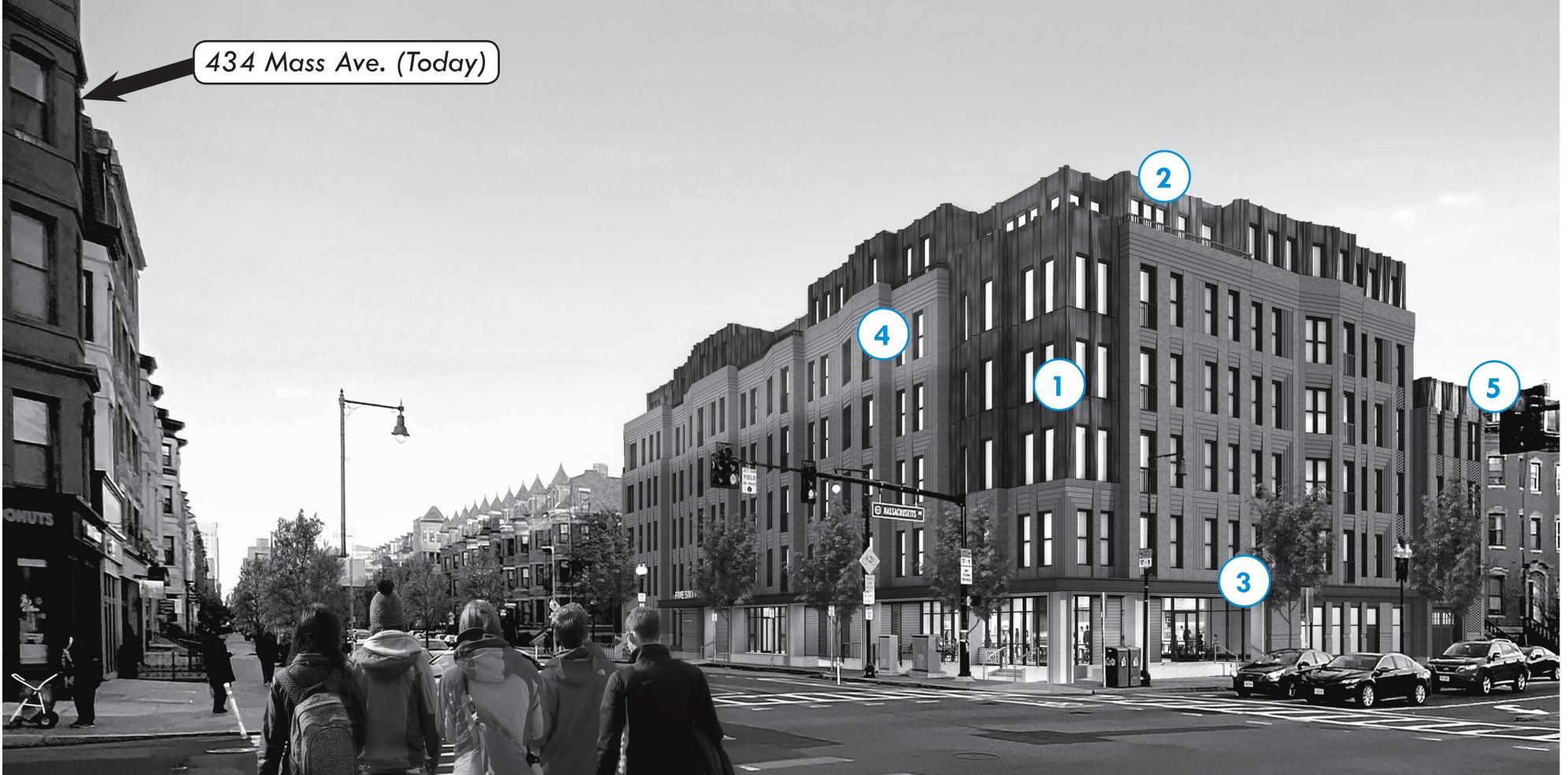
**Proposed Design** 



406 Massachusetts Avenue



434 Massachusetts @ Columbus Avenue (1913)



**Proposed Design**\_ 566 Columbus @ Massachusetts Avenue





- 2.
- 3.
- 4.
- 5.



**The St. Cloud**\_ Union Park and Tremont



Hierarchical architectural expression at bookended corner buildings in scale, detail, composition and materiality Crenellated and/or sculpted roof elements Strong horizontal banding between base and upper floors Subtle modulation in street wall to break down massing Corner buildings felt monumental and held a bookending presence as relates to adjacent in-line buildings

### scale.massing.formal expression



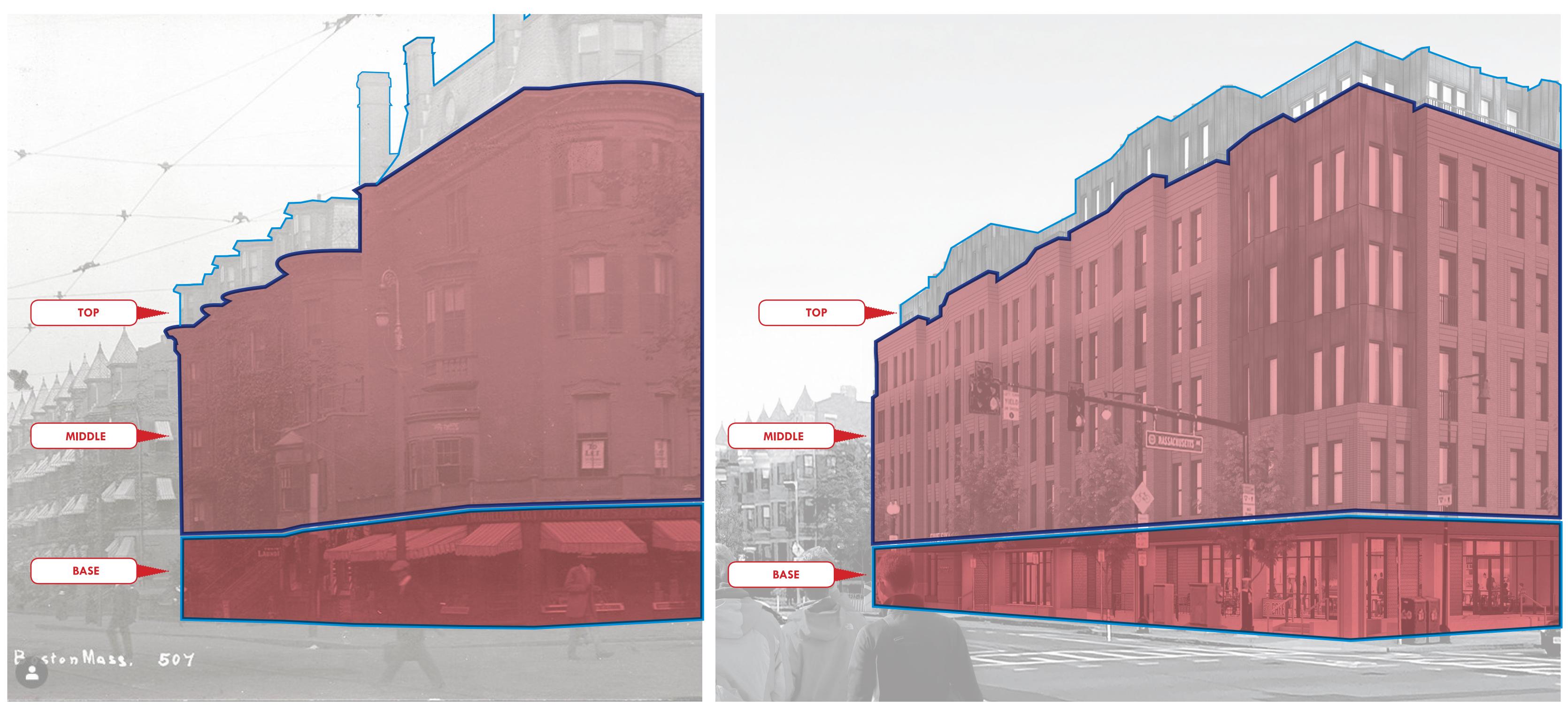
566 Columbus @ Massachusetts Avenue





566 Columbus @ Massachusetts Avenue

**Proposed Design** 



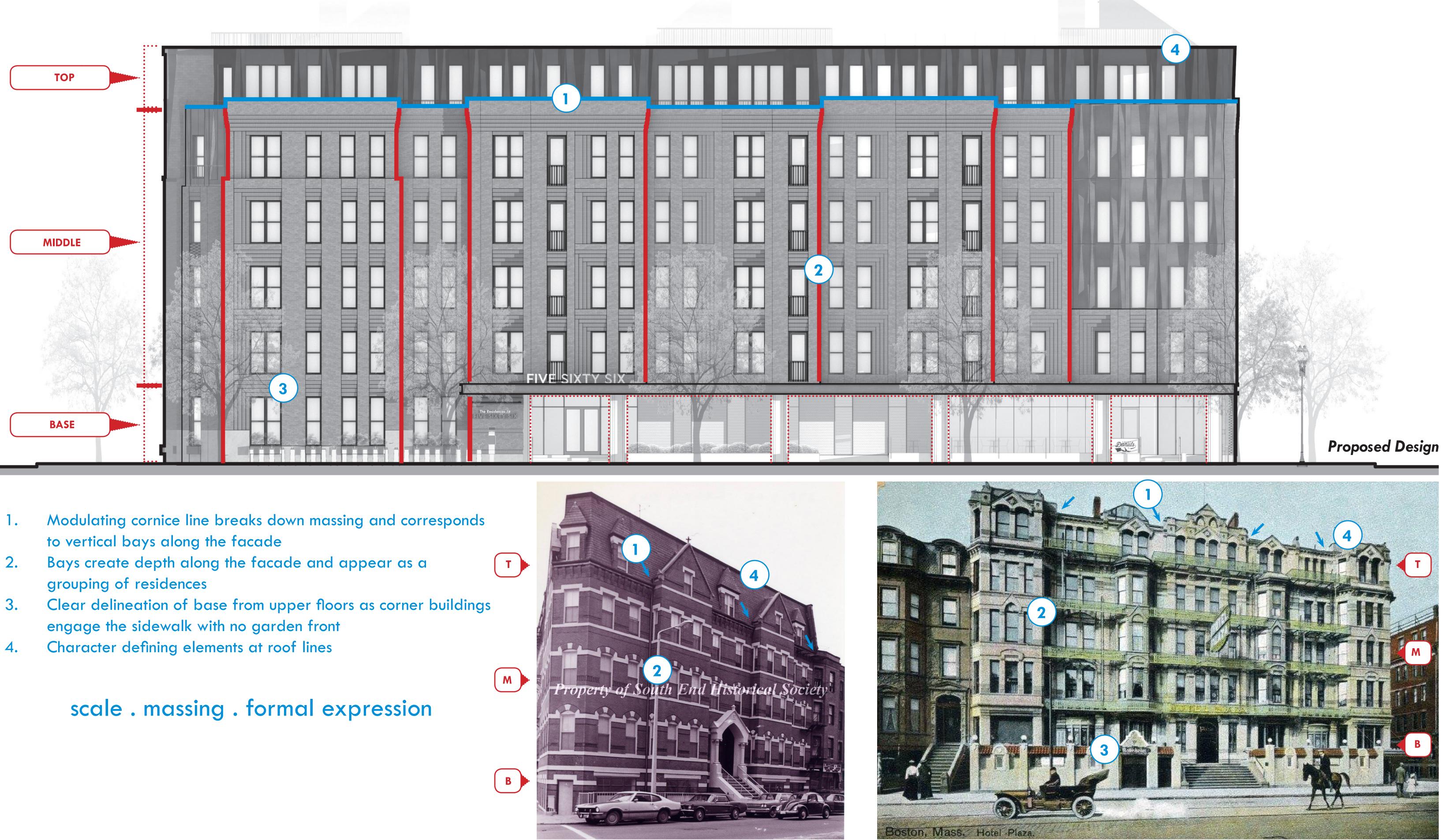
566 Columbus @ Massachusetts Avenue





566 Columbus @ Massachusetts Avenue

**Proposed Design** 

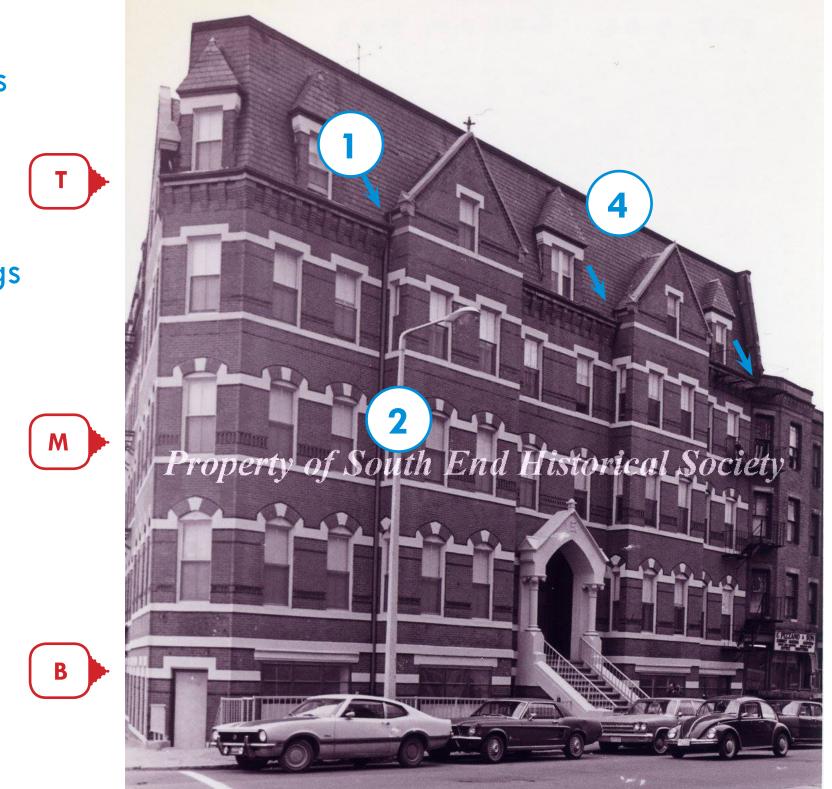


**GARLAND** ERPRISES LLC

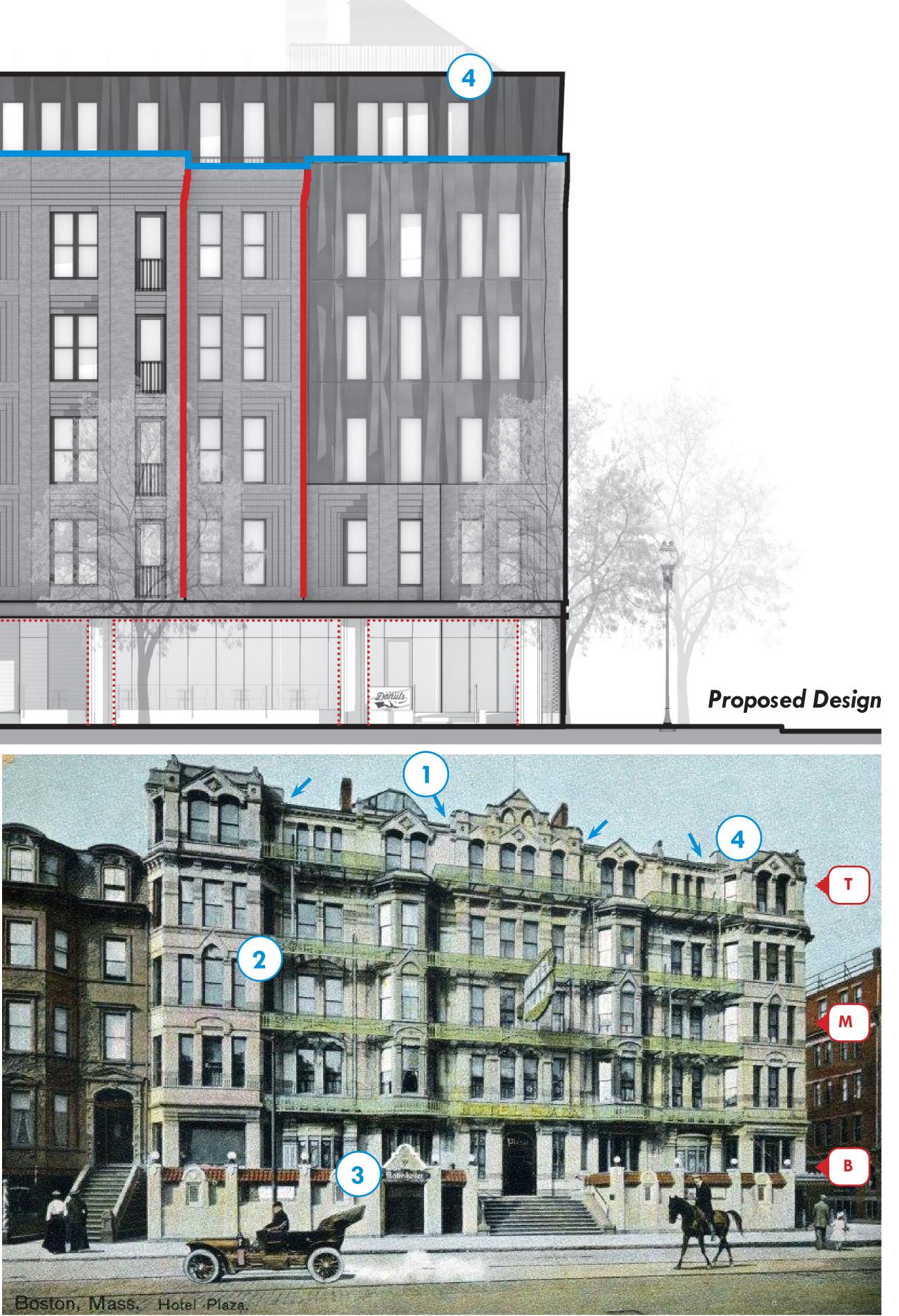






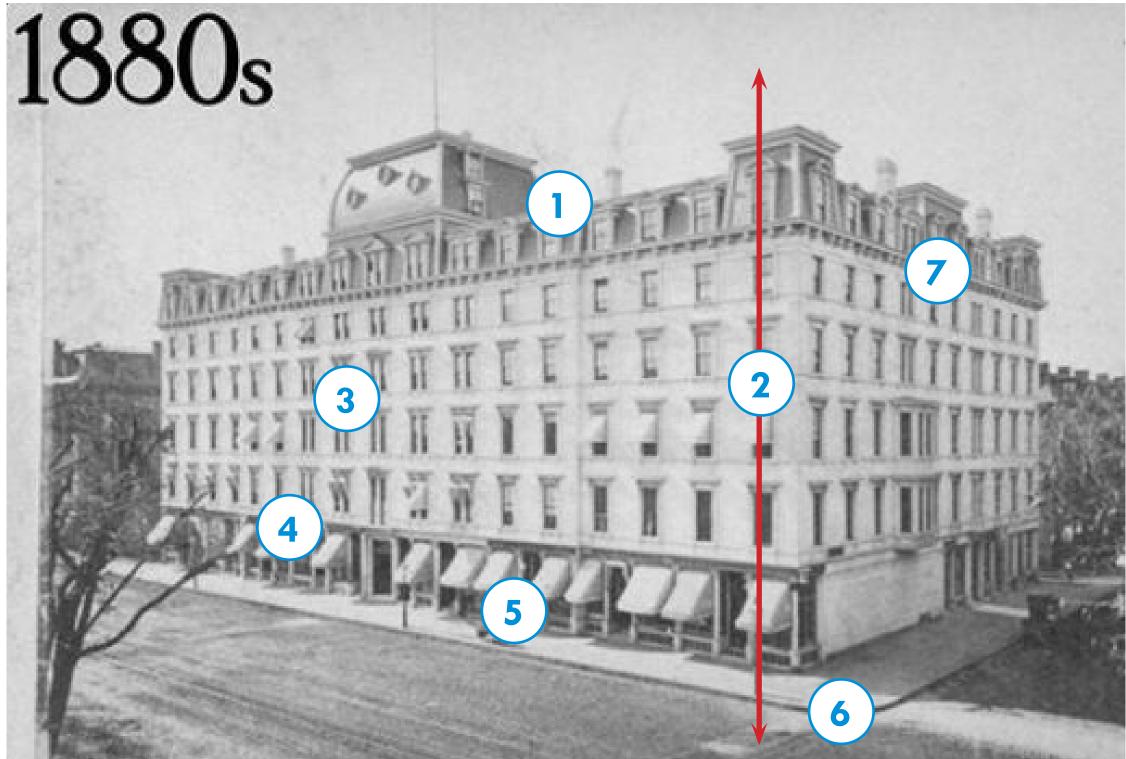


Abermarle Hotel (1884) 278 & 282 Columbus Ave.



Berwick Hotel, Hotel Flower, Hotel Plaza, 419 Columbus @ Holyoke Street





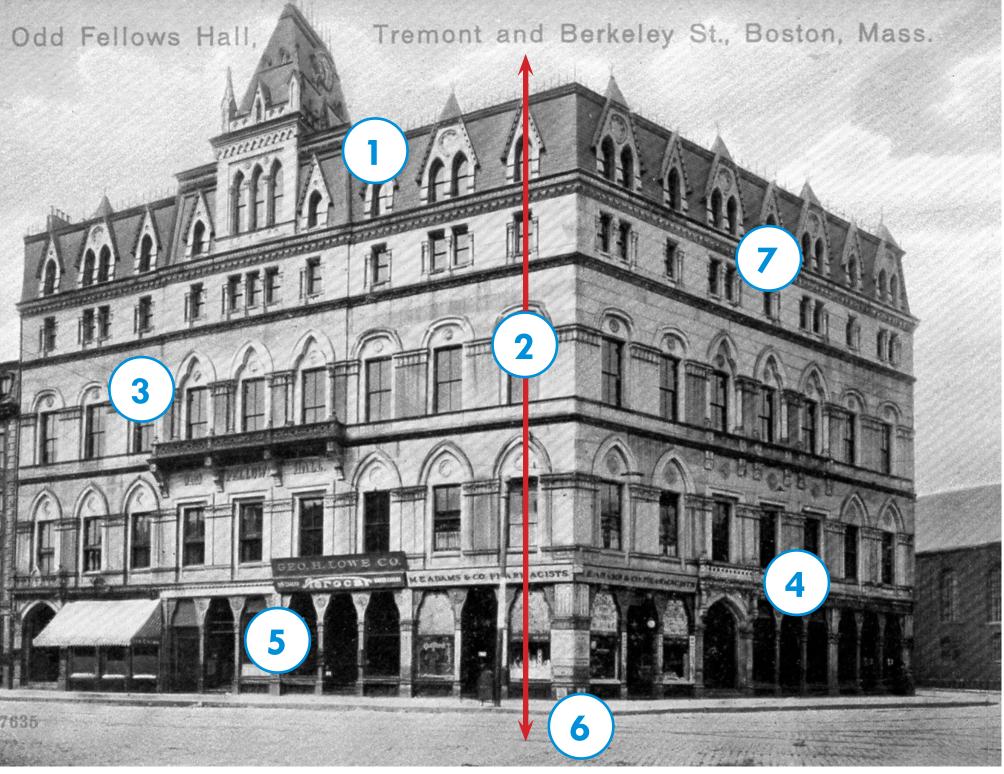
**Hotel Commonwealth\_** 1697-1701 Washington @ W. Springfield St.



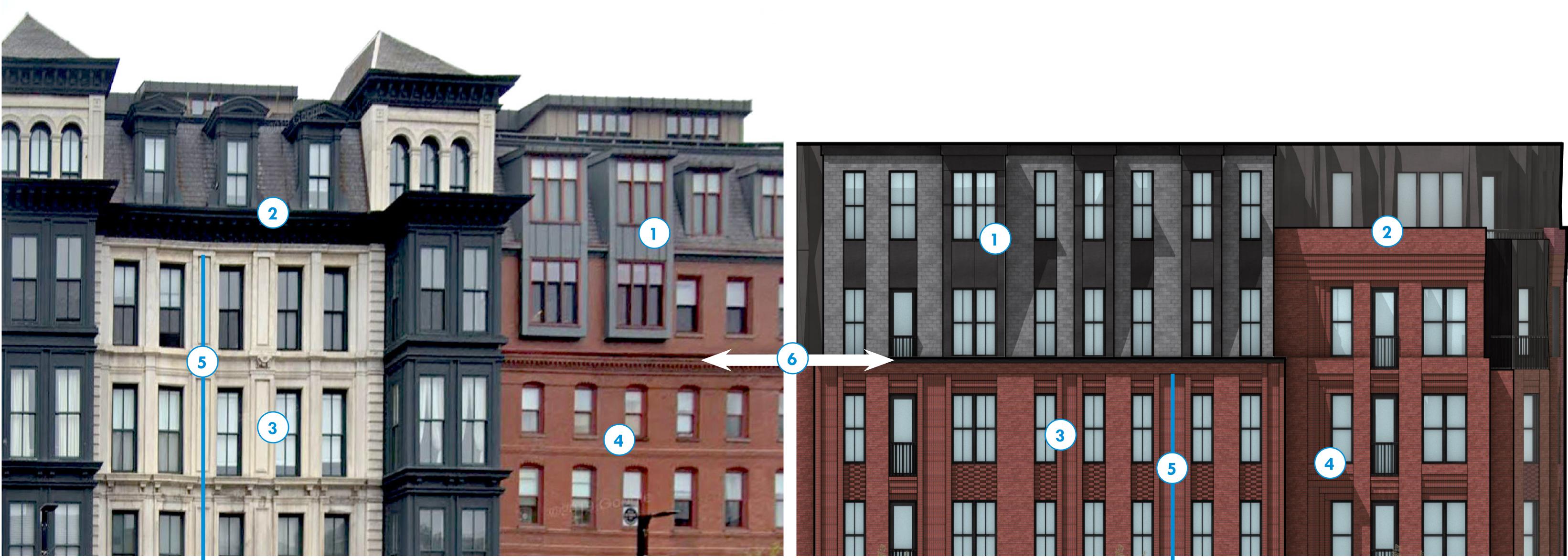


- Top floors articulated by a change in material and formal architectural expression
- Graduated window openings, detail and ornament 2.
- 3. Regular rhythm of openings, horizontal and vertical grains
- Strong horizontal banding between base and upper floors 4.
- Colonnade like elements used to "ground" the building and 5. frame entry and street level activation spaces
- Corner buildings felt monumental and came out the back 0. of sidewalks
- Use of cornice to transition change in material and composition 7.

### scale . massing . formal expression



**Odd Fellows Hall\_** Tremont & Berkeley St.



**The St. Cloud\_** Union Park 🕴 Tremont





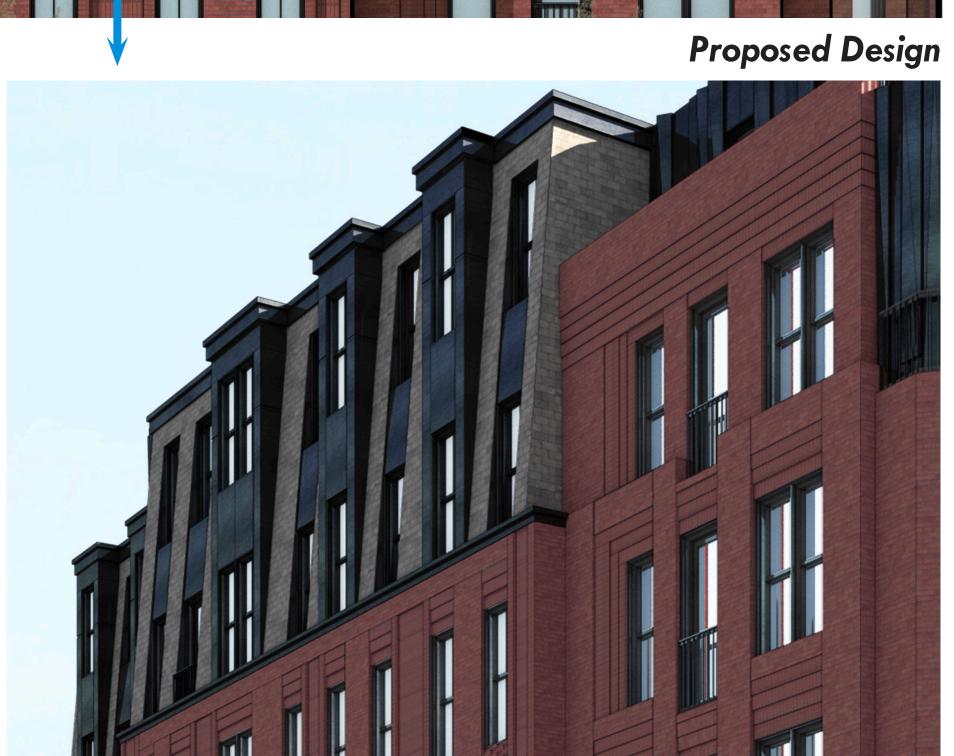




Mansard roof and vertically oriented dormers, slender proportions Use of cornice to transition change in material and composition Vertically oriented double-hung windows (2 over 2 muntin grille pattern) 1 over 1 double-hung windows on adjacent facade Rhythm of vertical pilasters between windows, varying widths Strong datum established between 2-story dormers and lower facade

### materiality . detailing . composition

### **SOUTH END "FRENCH FLATS" ARCHITECTURE**



### • BUILDING HEIGHTS

- LOT COVERAGE AND PRIMARY FRONTAGE
- BUILDING MATERIALS

  - Cornices of brick masonry

  - Visible mansard roofs, similar in appearance to slate
- DESIGN FEATURES

  - of existing buildings in the District;
  - a. oriel and dormer windows
  - b. mansard roofs
  - c. cornices
  - d. exterior steps
  - e. decorative ironwork, railings
  - f. recessed doorways
  - g. entrance canopies





South End Landmarks Standards and Criteria | Category A, New Construction

• Brick Masonry (similar in color and texture to the majority of adjacent buildings) • Full depth granite steps along the Mass Ave. and Columbus Ave. public realm entrance conditions • Lintels and sills (along West Springfield) matching appearance and character of adjacent rowhouses

• Windows: exterior aluminum-clad in appropriate colors and finishes • Metals: subdued and darker in color similar to the majority of adjacent buildings

• Window openings resemble the appearance and dimensional proportion of abutting buildings • The following character defining elements are used and approximate the materials and proportions

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### **STANDARDS & CRITERIA CONFORMITY**









### **1. HISTORICAL REFERENCES** 2. BEFORE & AFTER (JAN. $7^{TH}$ HEARING TO TODAY) 3. PROPOSED DESIGN 4. COMPOSITION, DETAILING & MATERIALITY

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## **DESIGN REFINEMENTS BASED ON LANDMARKS AND BDPA JOINT DESIGN REVIEWS AND COMMUNITY INPUT:**

- WINDOW DETAILING
- COMPOSITIONAL MODULATION ALONG THE FACADE
- EDGE TRANSITIONS WITH ABUTTUTING BUILDINGS
- FACADE MATERIALITY AND COLOR
- TREATMENT OF ATTIC STORY / METAL DETAILING
- METAL CORNER ELEMENT, COMPOSITION AND DETAIL
- CHARACTER DEFINING ELEMENTS;
  - steel pickets/railings
  - brick masonry
  - metal
  - cornices
  - oriel windows
  - proportions & locations of openings

RANGE OF ARTICULATION IN PUNCHED OPENINGS UP/DOWN THE FACADE

HIERARCHY: VERTICAL AND HORIZONTAL BANDS/BRICK DETAILING

STONE VENEER CLADDING AND GROUND LEVEL BASE CONDITIONS

**COLUMBUS & MASS. AVE.** 





(MAY 5, 2020 LANDMARKS DESIGN REVIEW)







18 MAY 2020



### COLUMBUS & MASS. AVE.



**BEFORE** (JANUARY 7, 2020 LANDMARKS DESIGN REVIEW)







· Picket railings appear more exposed at attic story

- Two-story / one-story metal datum conflicts continuous cornice line
- Two-tone fiber cement cladding material requires further study for District compatibility
- Metal cladding between windows appears inconsistent
- Juliet balconies extend beyond the building facade with randomized arrangement
- Metal clad detailing and proportions require further study and careful articulation
- Window types appear monolithic and inconsistent with the District. Openings, require further study and careful articulation
- Ground level entry conditions, delineation of commercial vs. residential, materiality and integration with public realm/streetscape all require further study

Steel picket rail heights are substantially reduced and are consistent with the Architecture of the District

- Corbelled brick cornice establishes a consistent datum, creates a clear delineation between brick and metal cladding, and subdivides the massing into "townhouse-like" proportions consistent with the Architecture of the District
- Anodized dark-bronze metal cladding defines the prominence of the corner and is carefully detailed with a nod toward the sense of depth, shadow, and sculpted "folds" and "pleats" consistent with the Architecture of the District
- Steel picket rails are captured within masonry openings and designed to be consistent with the Architecture of the District
- Red brick masonry cladding, detailing and articulation is designed to be consistent with the Architecture of the District
- Aluminum clad double-hung windows are designed to be consistent with the Architecture of the District, in color, frame profile and proportion
- Expressed steel beam detail establishes a strong base-to-middle transition, and defines and unifies the canopy/soffit entry conditions consistent with the Architecture of the District
- Natural stone column enclosures create a steady rhythm along the streetscape and frame openings for entry and public realm gathering consistent with the Architecture of the District

### **COLUMBUS AVE. (BEFORE & AFTER)**











## **DESIGN REFINEMENTS BASED ON LANDMARKS AND BDPA JOINT DESIGN REVIEWS AND COMMUNITY INPUT:**

- WINDOW DETAILING
- COMPOSITIONAL MODULATION ALONG THE FACADE
- EDGE TRANSITIONS WITH ABUTTUTING BUILDINGS
- FACADE MATERIALITY AND COLOR
- TREATMENT OF ATTIC STORY / METAL DETAILING
- METAL CORNER ELEMENT, COMPOSITION AND DETAIL
- CHARACTER DEFINING ELEMENTS;
  - steel pickets/railings
  - brick masonry
  - metal
  - cornices
  - oriel windows
  - proportions & locations of openings

**MASSACHUSETTS AVE.** 

RANGE OF ARTICULATION IN PUNCHED OPENINGS UP/DOWN THE FACADE

• HIERARCHY: VERTICAL AND HORIZONTAL BANDS/BRICK DETAILING

STONE VENEER CLADDING AND GROUND LEVEL BASE CONDITIONS















### **MASSACHUSETTS AVE.**



**BEFORE** (JANUARY 7, 2020 LANDMARKS DESIGN REVIEW)



CURRENT

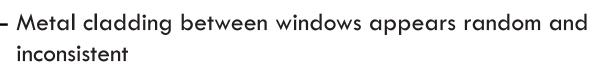




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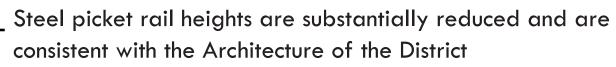
### Picket railings appear more exposed at attic story

Two-tone fiber cement cladding material requires further study for District compatibility



Juliet balconies extend beyond the building facade with randomized arrangement

- . Metal clad detailing and proportions require further study and careful articulation
- Window types appear monolithic and inconsistent with the District. Openings, require further study and careful articulation
- Ground level entry conditions, delineation of commercial vs. residential, materiality and integration with public realm/streetscape all require further study
- Garage door design and materiality appear inconsistent with the District



- Corbelled brick cornice establishes a consistent datum, creates a clear delineation between brick and metal cladding, and subdivides the massing into "townhouse-like" proportions consistent with the Architecture of the District
- Anodized dark-bronze metal cladding defines the prominence of the corner and is carefully detailed with a nod toward the sense of depth, shadow, and sculpted "folds" and "pleats" consistent with the Architecture of the District
- Steel picket rails are captured within masonry openings and designed to be consistent with the Architecture of the District
- Red brick masonry cladding, detailing and articulation is designed to be consistent with the Architecture of the District
- Aluminum clad double-hung windows are designed to be consistent with the Architecture of the District, in color, frame profile and proportion
- Carriage style garage door detailing and articulation consistent with the Architecture of the District
- Granite base dimensions and proportions consistent with the Architecture of the District

### MASSACHUSETTS AVE. (BEFORE & AFTER)









### DESIGN REFINEMENTS BASED ON LANDMARKS AND **BDPA JOINT DESIGN REVIEWS AND COMMUNITY INPUT:**

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- EDGE TRANSITIONS WITH ABUTTUTING BUILDINGS
- FACADE MATERIALITY AND COLOR
- TREATMENT OF ATTIC STORY / METAL DETAILING
- METAL CORNER ELEMENT, COMPOSITION AND DETAIL
- CHARACTER DEFINING ELEMENTS;
  - steel pickets/railings
  - brick masonry
  - metal
  - cornices
  - oriel windows
  - proportions & locations of openings

WEST SPRINGFIELD ST.

RANGE OF ARTICULATION IN PUNCHED OPENINGS UP/DOWN THE FACADE

• HIERARCHY: VERTICAL AND HORIZONTAL BANDS/BRICK DETAILING

STONE VENEER CLADDING AND GROUND LEVEL BASE CONDITIONS











### WEST SPRINGFIELD ST.



BEFORE ( JANUARY 7, 2020 LANDMARKS DESIGN REVIEW)



CURRENT





18 MAY 2020

	<ul> <li>Transition in relation to flat-front rowhouses along</li> <li>W. Springfield requires further study</li> </ul>
	- Picket railings appear more exposed at attic story
	Two-story / one-story metal datum conflicts continuous cornice line
	<ul> <li>Metal cladding between windows appears random and inconsistent</li> </ul>
	Juliet balconies extend beyond the building facade with randomized arrangement
	<ul> <li>Metal clad detailing and proportions require further study and careful articulation</li> </ul>
	- Window types appear monolithic and inconsistent with the District. Openings, require further study and careful articulation
	- Two-tone fiber cement cladding material requires further study for District compatibility

Slate-look mansard and integral dormers establish a clear datum —— that correlates with the W. Springfield rowhouses, proportion and detailing is consistent with the Architecture of the District
Corbelled brick cornice establishes a consistent datum, creates a clear delineation between brick and metal cladding, and subdivides the massing into "townhouse-like" proportions consistent with the Architecture of the District
Shift in brick masonry composition, detail and scale creates a breakdown in the massing and gradually transitions to the garden-front rowhouses along W. Springfield St. A typical bookended condition consistent with the Architecture of the District
Steel picket rails are captured within masonry openings and designed to be consistent with the Architecture of the District
 Aluminum clad double-hung windows are designed to be consistent with the Architecture of the District, in color, frame profile and proportion
— Red brick masonry cladding, detailing and articulation is designed to be consistent with the Architecture of the District
— Garden with ornamental rail consistent with the Architecture of the District
Granite base dimensions and proportions consistent with the Architecture of the District

### WEST SPRINGFIELD ST. (BEFORE & AFTER)







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4. COMPOSITION, DETAILING & MATERIALITY

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### **COLUMBUS & MASSACHUSETTS AVENUE**









COLUMBUS & MASS AVE.









### **COLUMBUS AVE. (BUILDING) ELEVATION**









MASSACHUSETTS AVE.









### MASS. AVENUE (BUILDING) ELEVATION









### **COLUMBUS & WEST SPRINGFIELD**









WEST SPRINGFIELD ST.









## **COLUMBUS AVENUE**









## W. SPRINGFIELD (BUILDING) ELEVATION







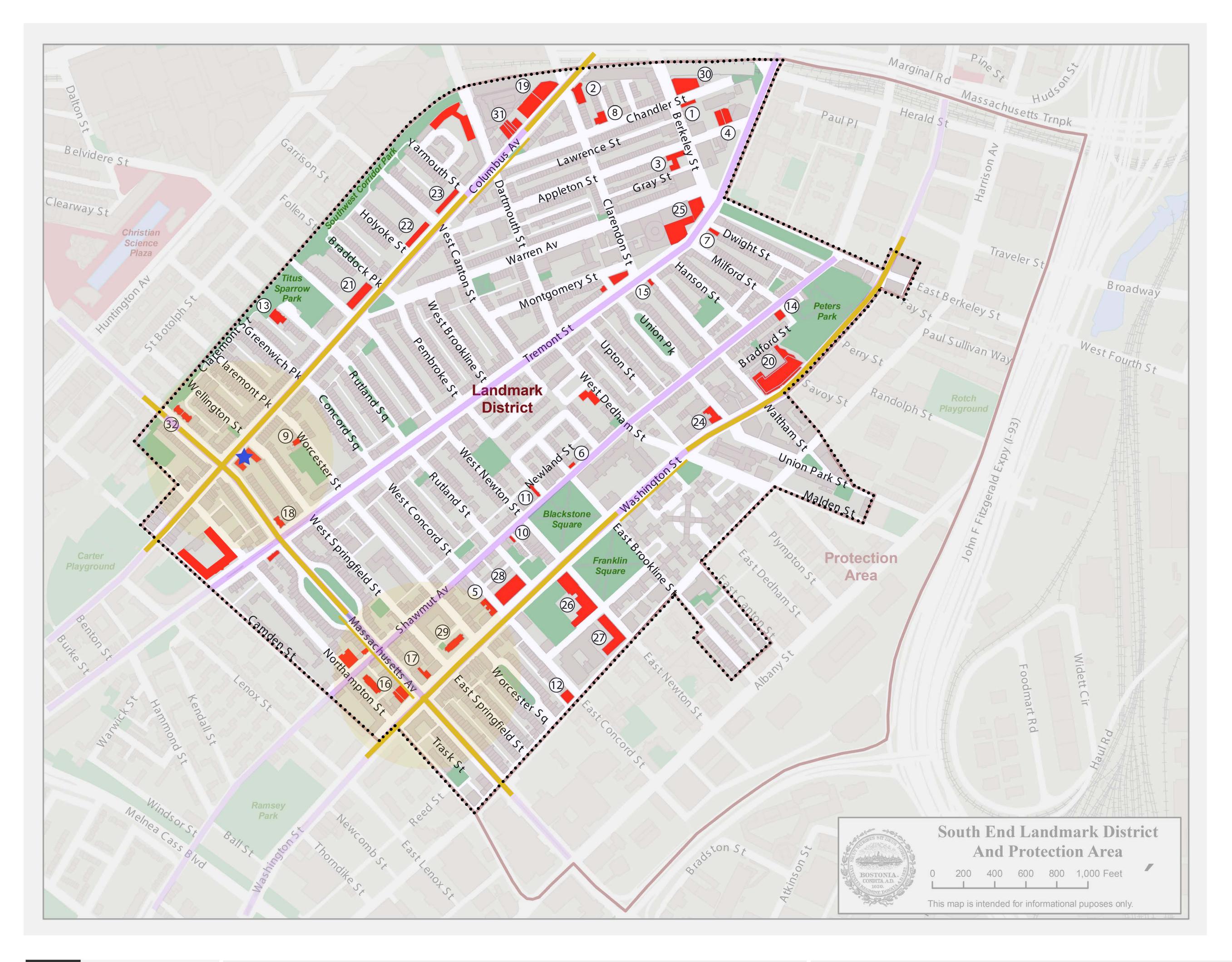
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## W. SPRINGFIELD (BUILDING) ELEVATION









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# **SOUTH END LANDMARKS DISTRICT**



Yarmouth @ Columbus Avenue





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W. Brookline @ Washington Street

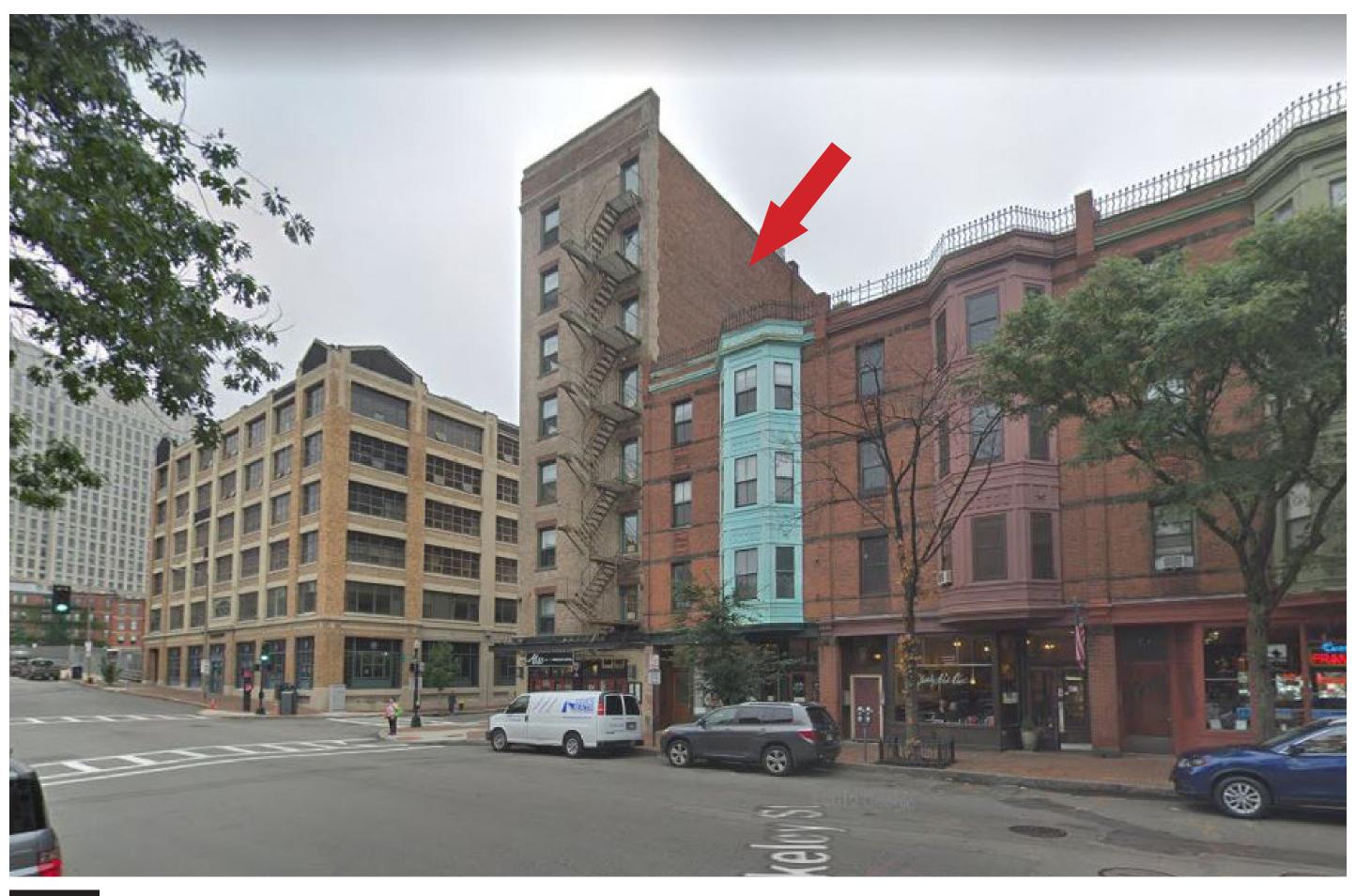


566 Columbus @ West Springfield St.



1-33 Wellington St.

**Proposed Design** 



1

26 Chandler at Berkeley St. (8 Stories)





75 Clarendon St. (6 Stories)







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**Proposed Building** 



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3
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40 Berkeley St. at Appleton St. (8 Stories)



3 Appleton St. (6 Stories)



4





18 MAY 2020



**Proposed Building** 



5

1639 Washington St. at W. Concord St. (6 Stories)





405 Shawmut at W. Brookline St. (6 Stories)

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**Proposed Building** 



7

516 Tremont at Dwight St.



8

79 Chandler at Cazenove St.



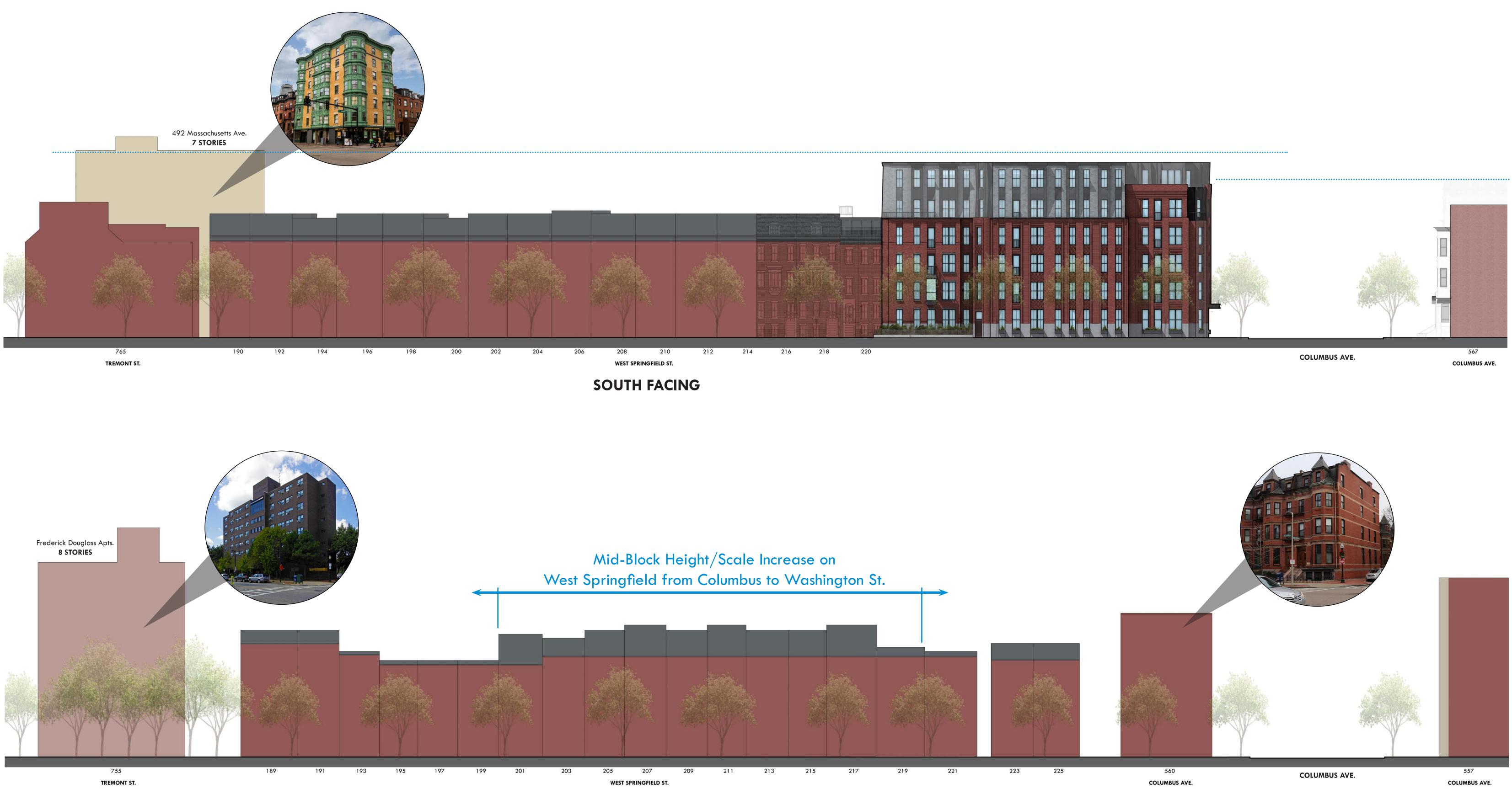


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**New Boston Ventures** 



**Proposed Building** 









NORTH FACING **Opposite Side of the Street** 

## WEST SPRINGFIELD ST. ELEVATIONS







### WEST SPRINGFIELD ST. DATUM ALIGNMENT



**Hotel Commonwealth\_** 1697-1701 Washington @ W. Springfield St.





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**Proposed Building** 







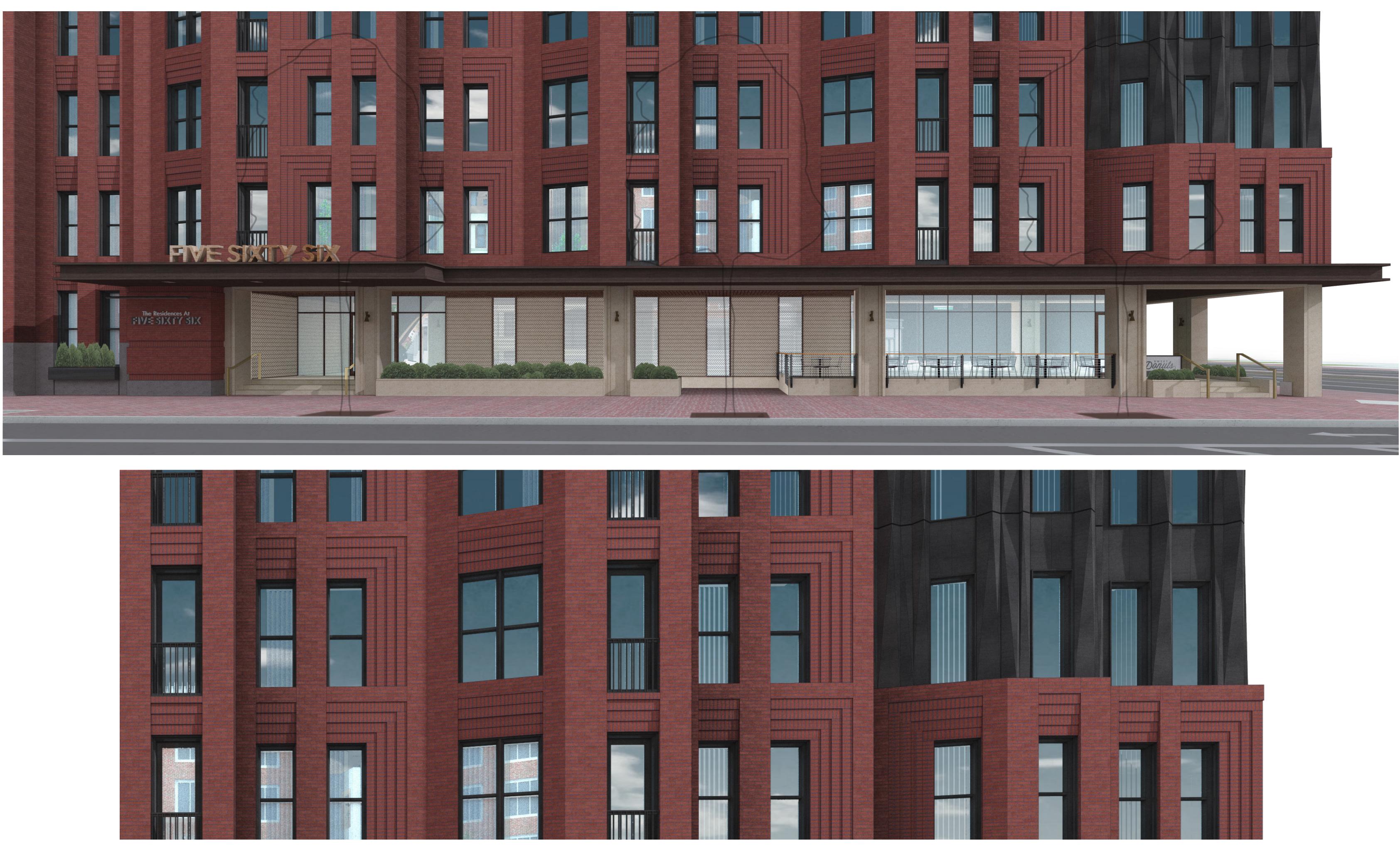


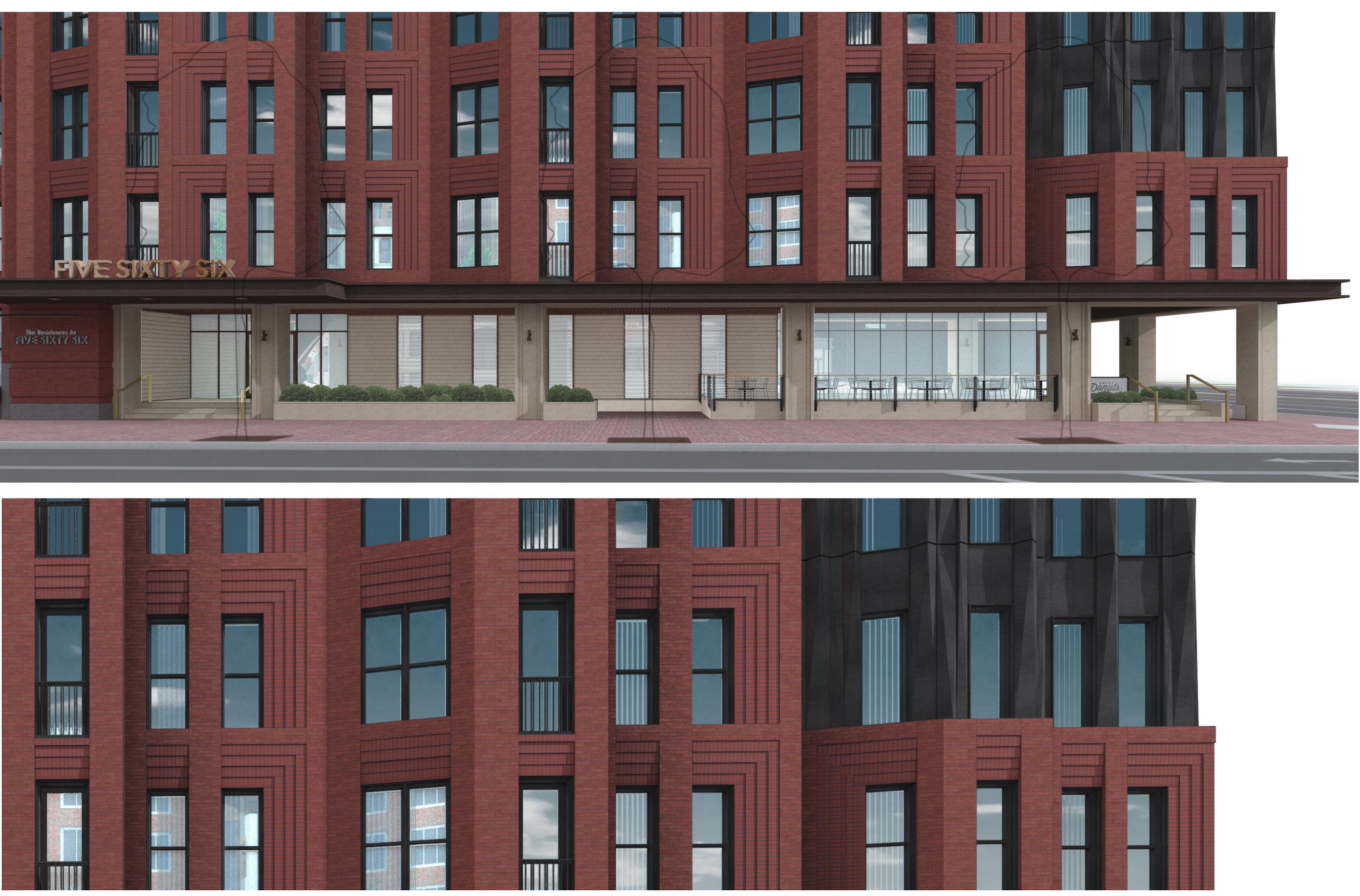
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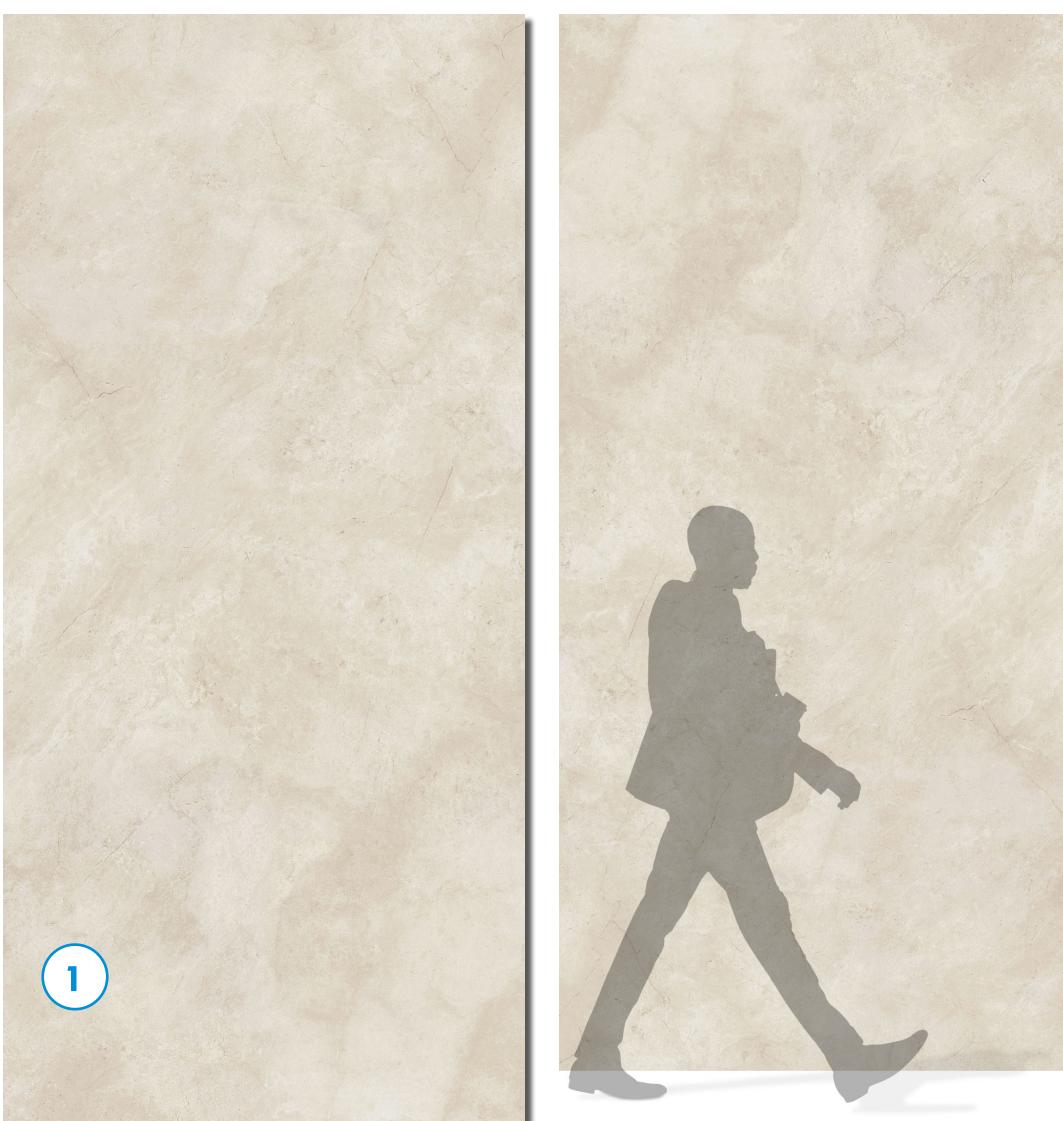








## COLUMBUS & MASS AVE. (FRAMED ENTRY)













Ornamental metalwork panels and storefront glazing ceramic frit system

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## **GROUND LEVEL MATERIALITY & CRAFT**









COLUMBUS & MASS AVE. (FRAMED ENTRY)









## COLUMBUS & MASS AVE. (FRAMED ENTRY)

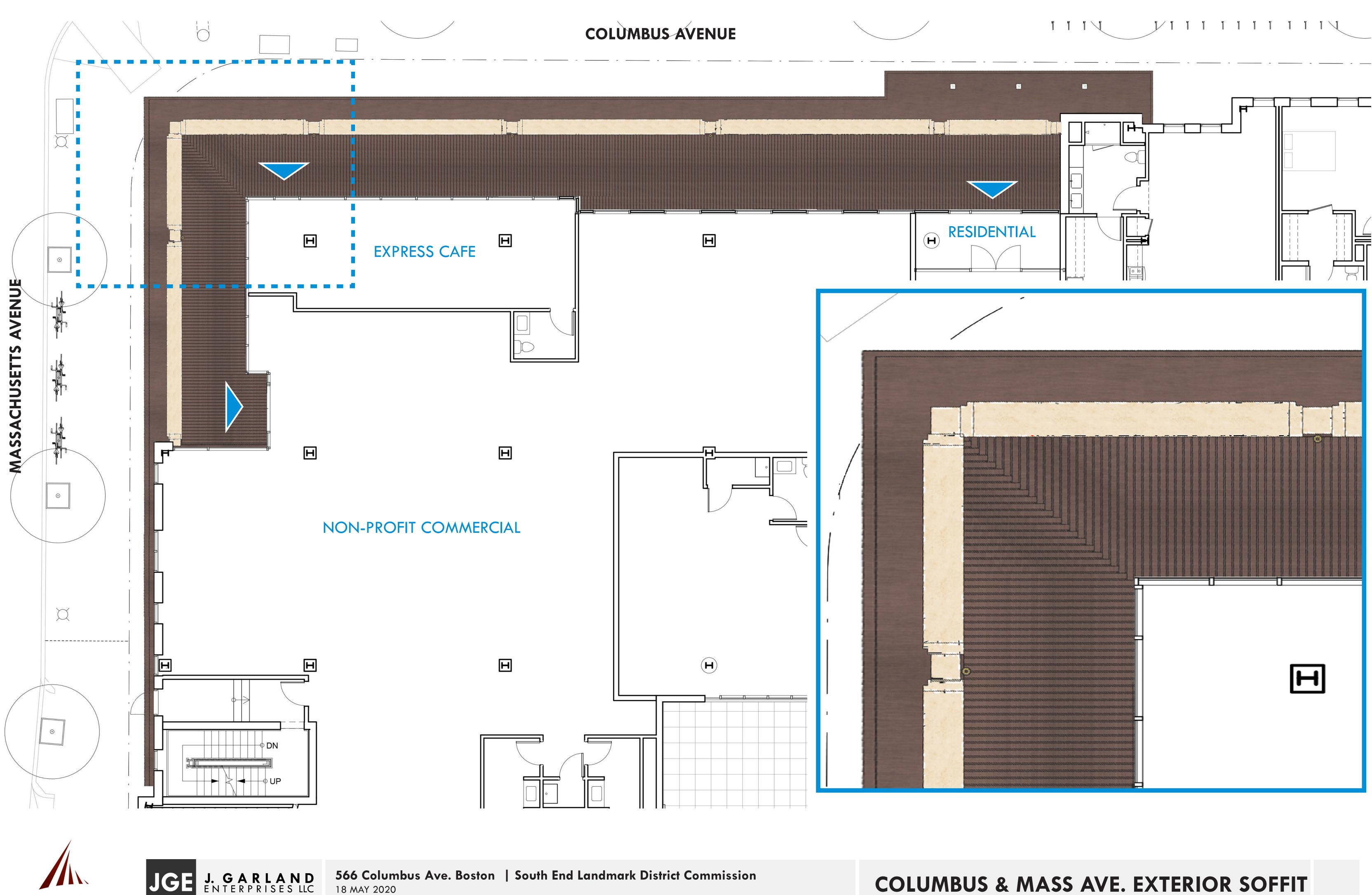








## **CANOPIES & SOFFITS**



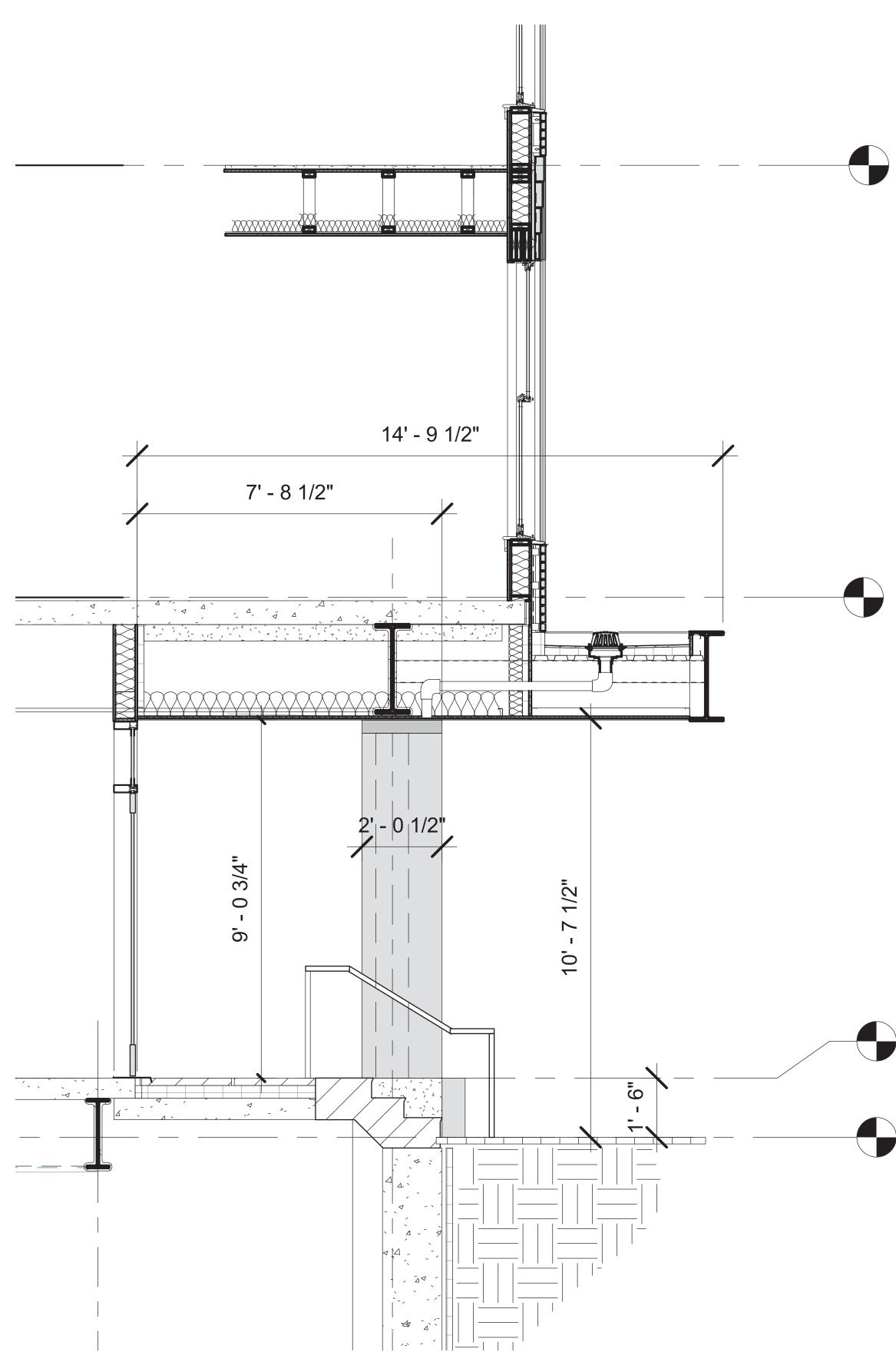
**New Boston Ventures** 

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### **COLUMBUS & MASS AVE. EXTERIOR SOFFIT**









# THIRD FLOOR 43' - 1 1/4"

# SECOND FLOOR 32' - 2"

FIRST FLOOR 20' - 0"

SITE 18' - 6"



### **RESIDENTIAL ENTRY CANOPY/SOFFIT**









COLUMBUS & MASS AVE. (FRAMED ENTRY)









COLUMBUS & MASS AVE. (FRAMED ENTRY)



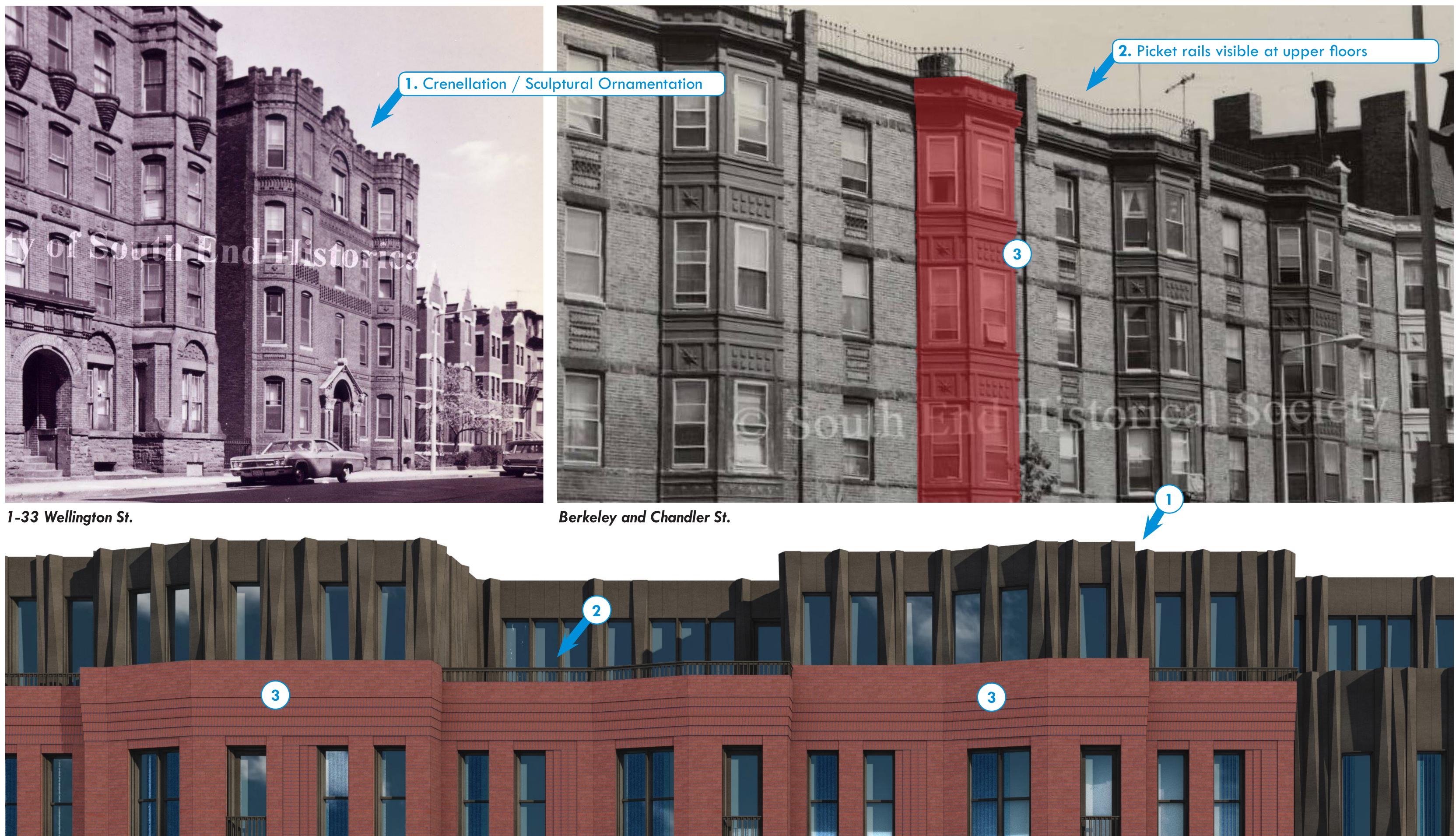


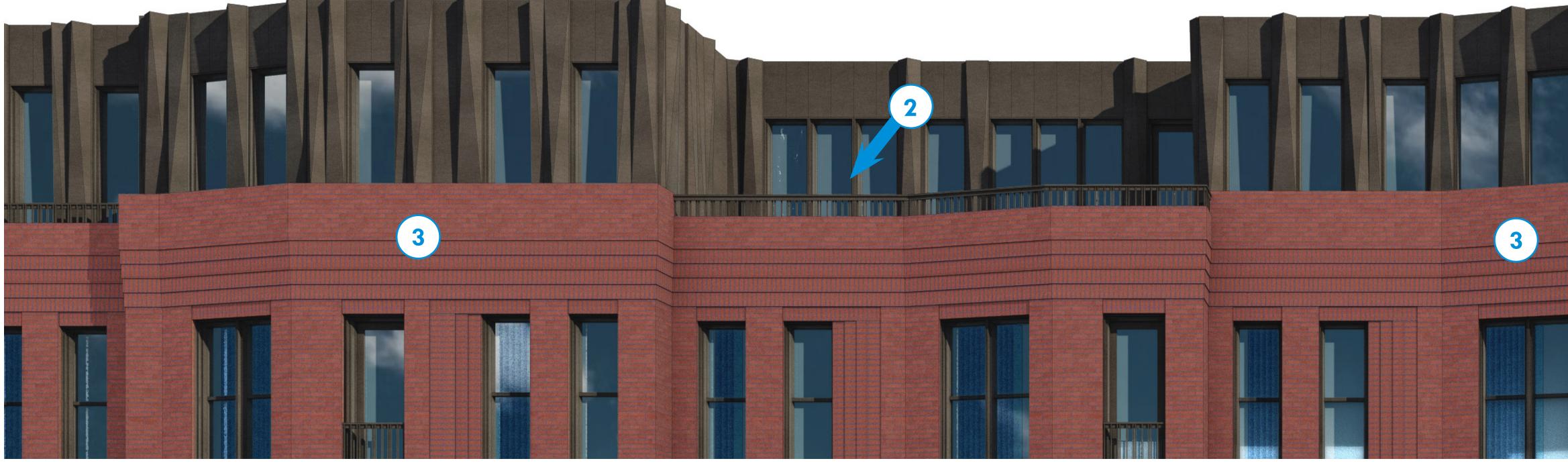




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**GARAGE DOOR** 











**Proposed Design** 

## **SOUTH END HISTORICAL REFERENCES**









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### **BREAKDOWN OF MASSING INTO BAYS**

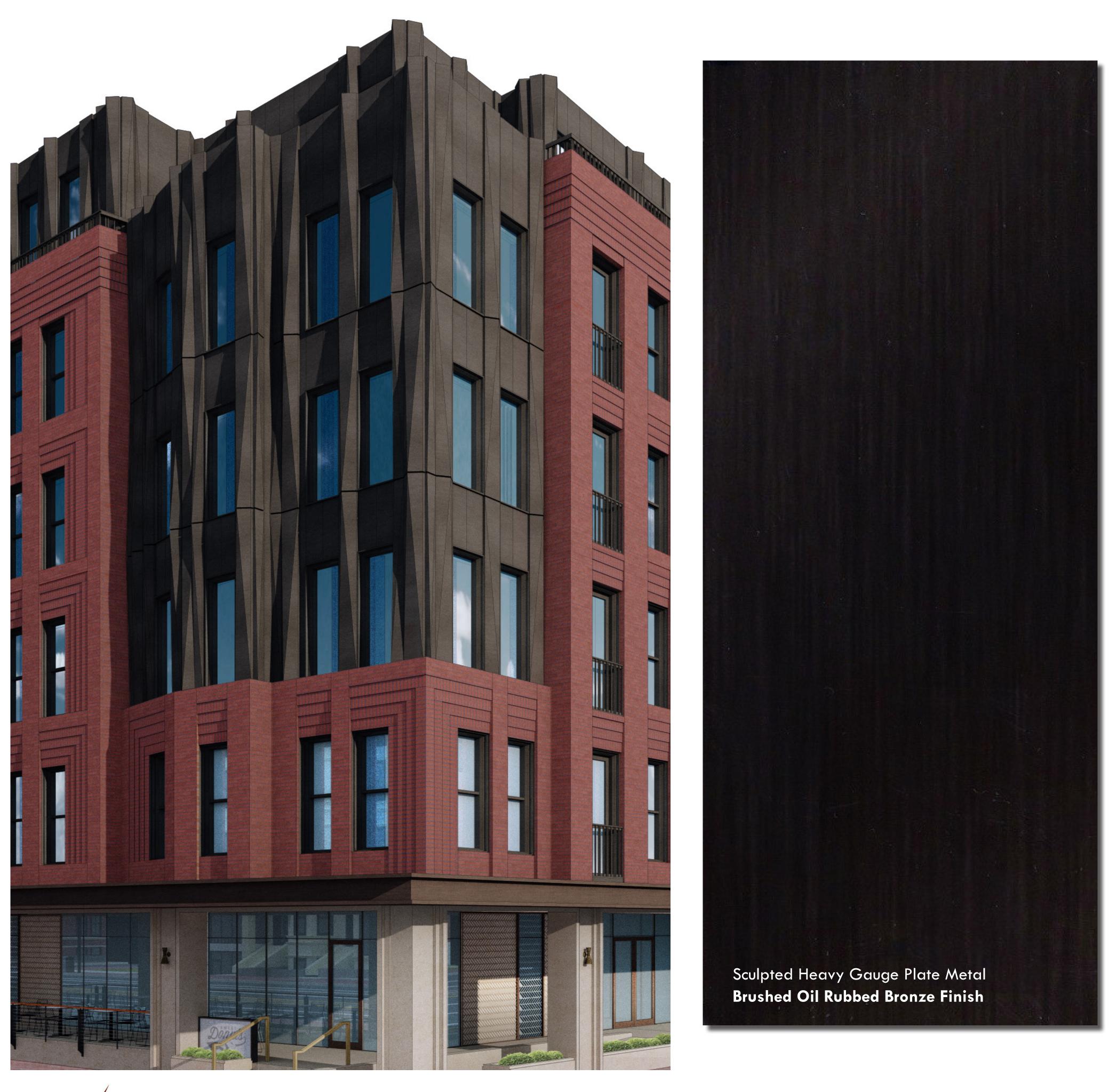








## **BRICK TO MULTI-STORY METAL CORNERS**

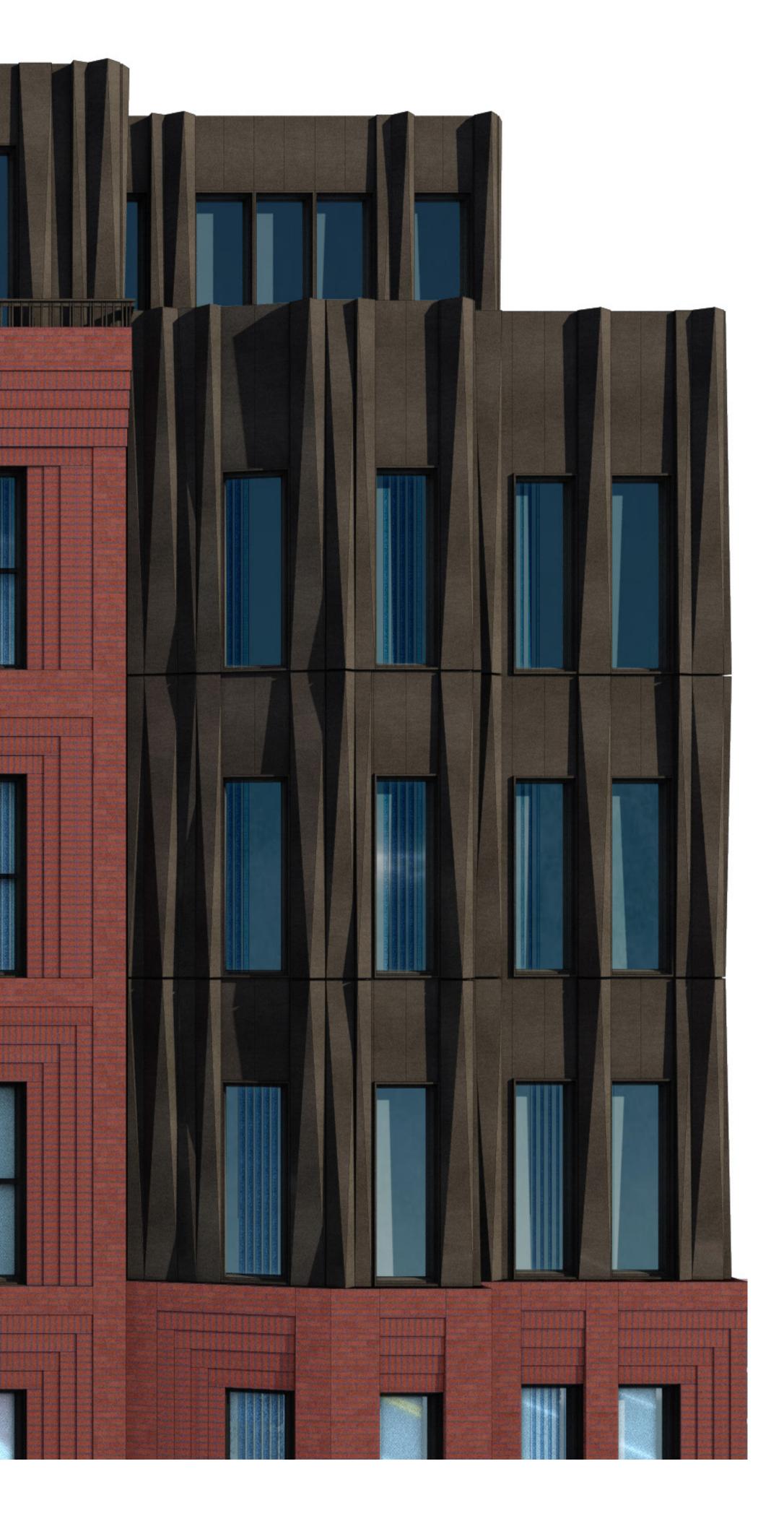


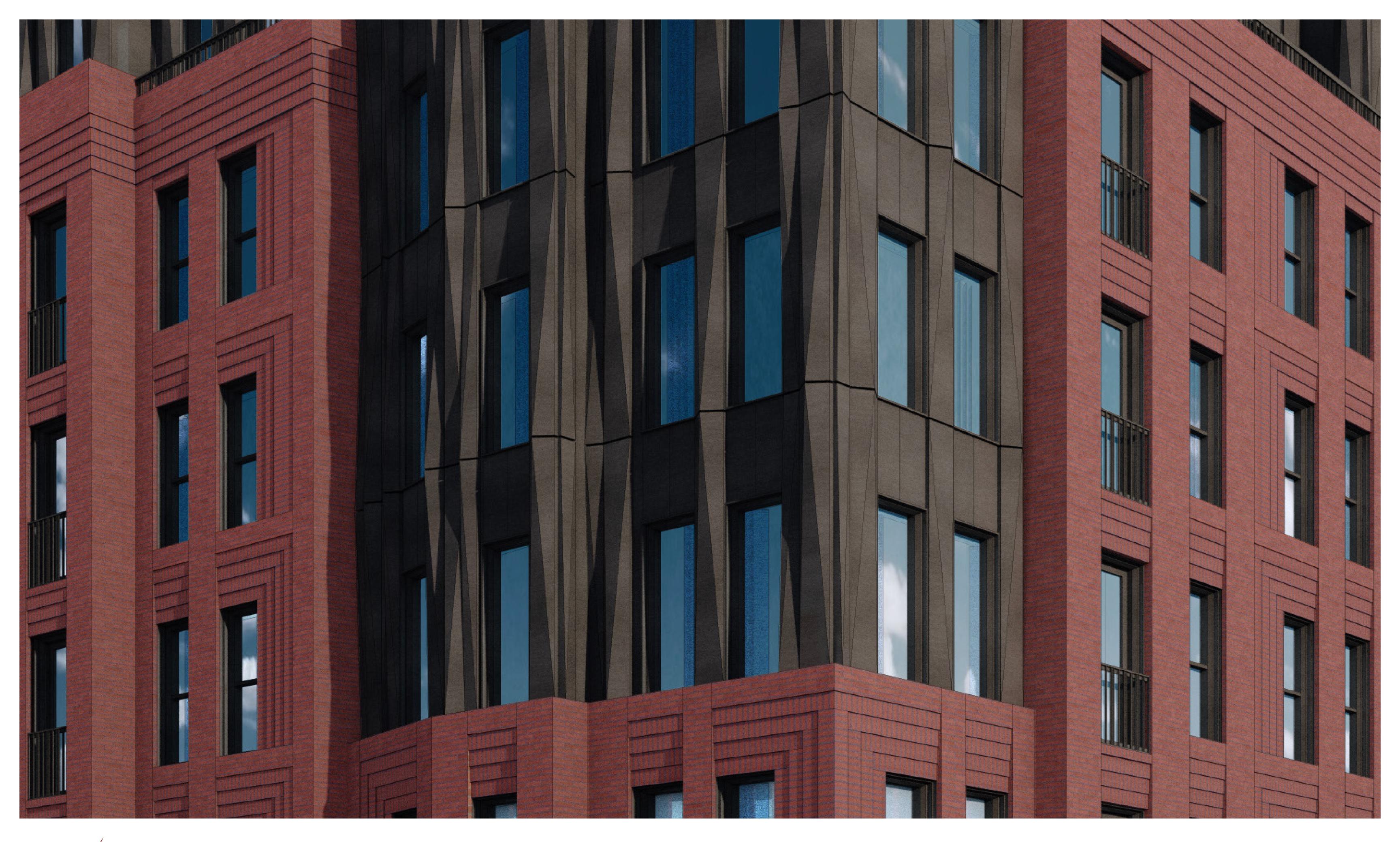






## **METAL COMPOSITION: FOLDS & PLEATS**







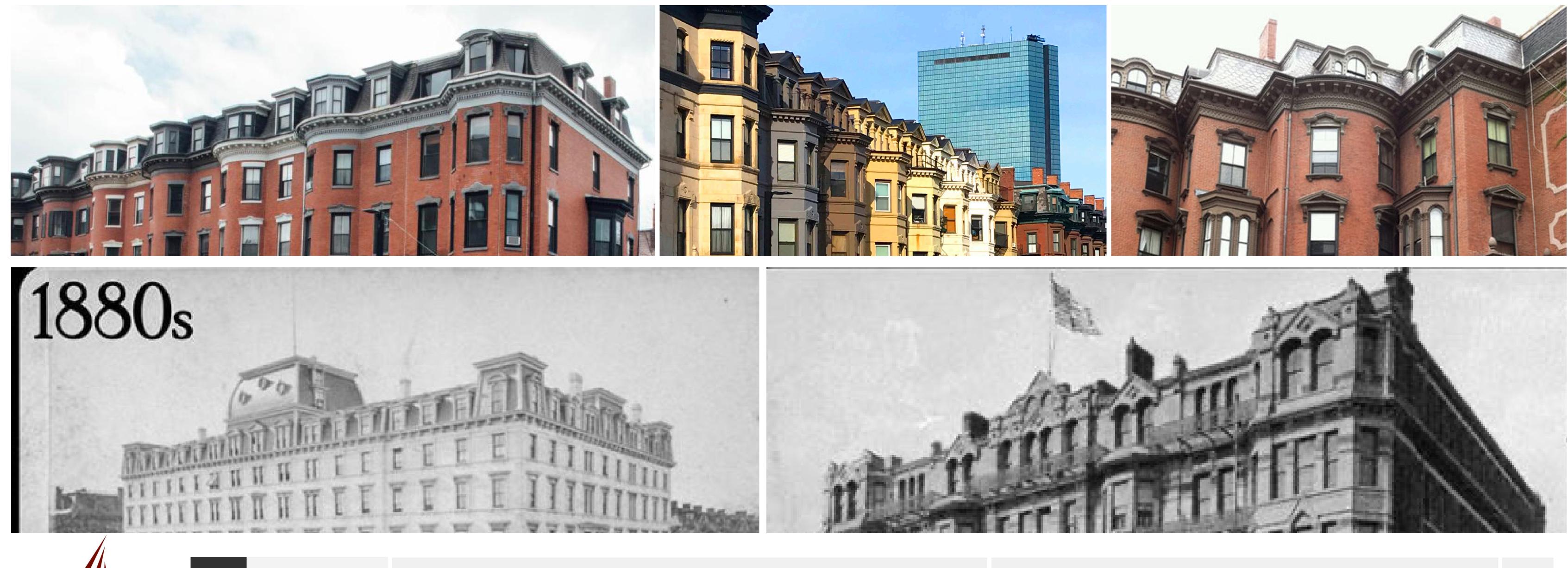




## **METAL COMPOSITION: FOLDS & PLEATS**













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## **CRENELATED ROOF / ATTIC STORY ELEMENTS**



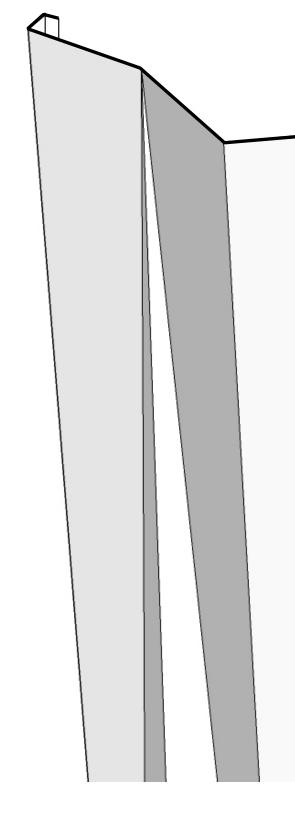




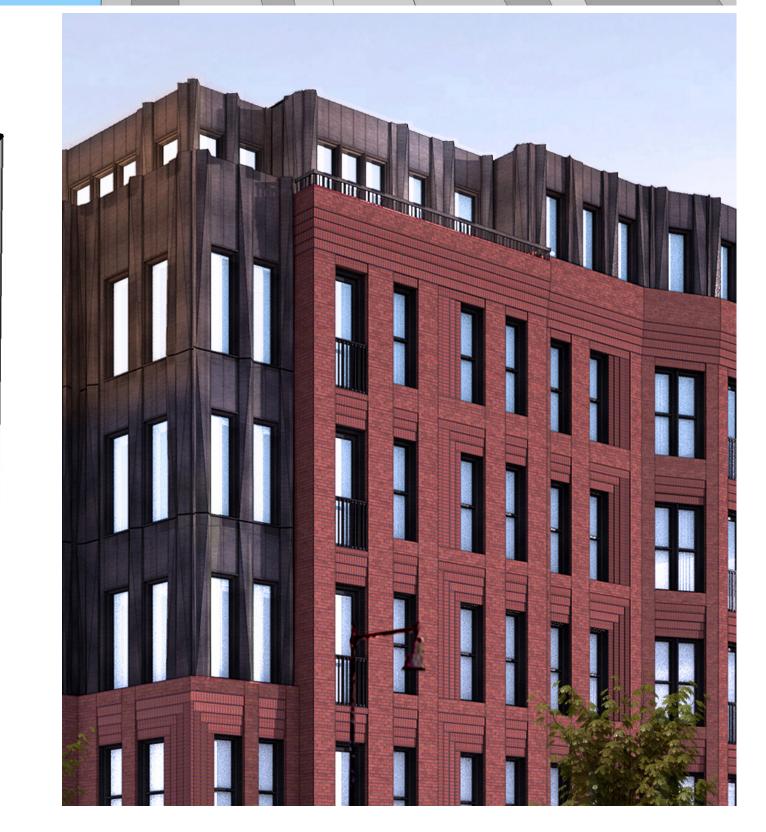


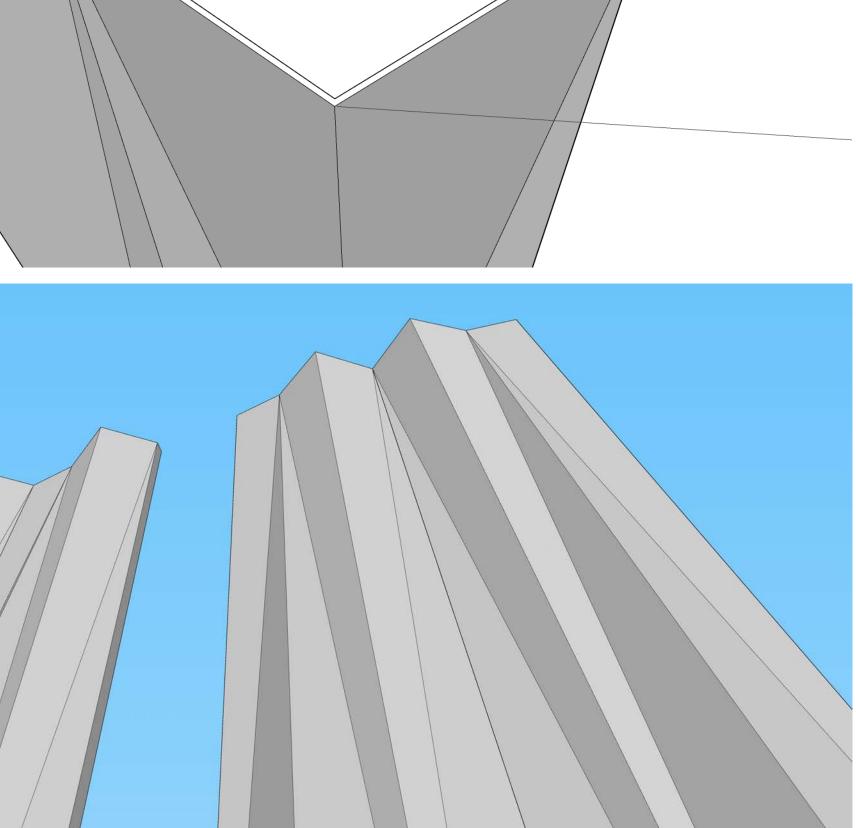


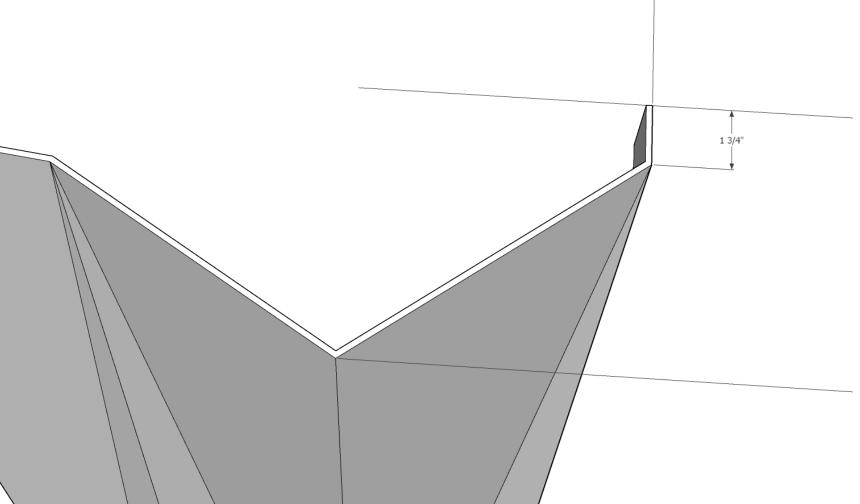


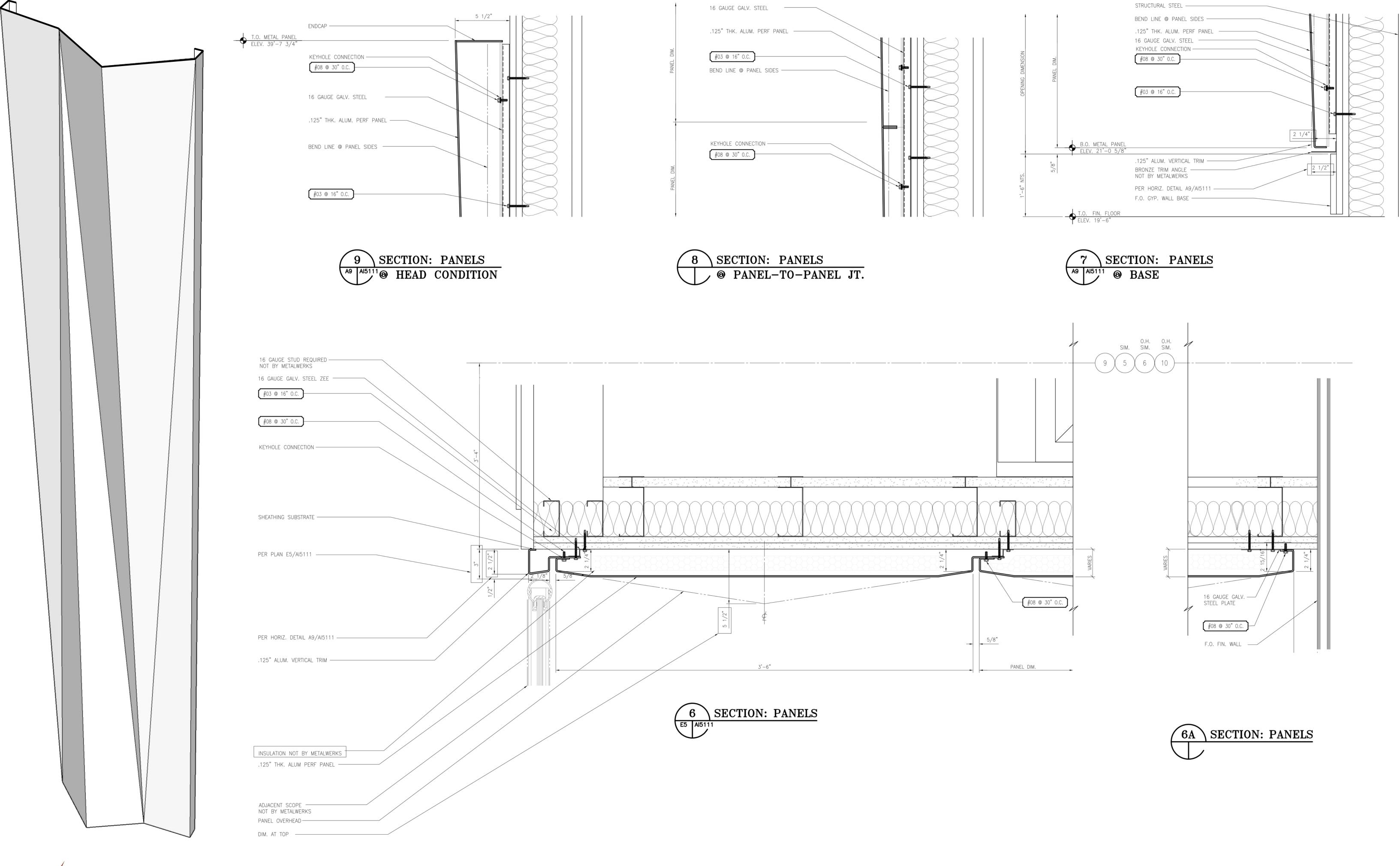


## **CRENELATED ROOF / ATTIC STORY ELEMENTS**









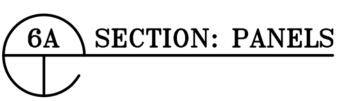


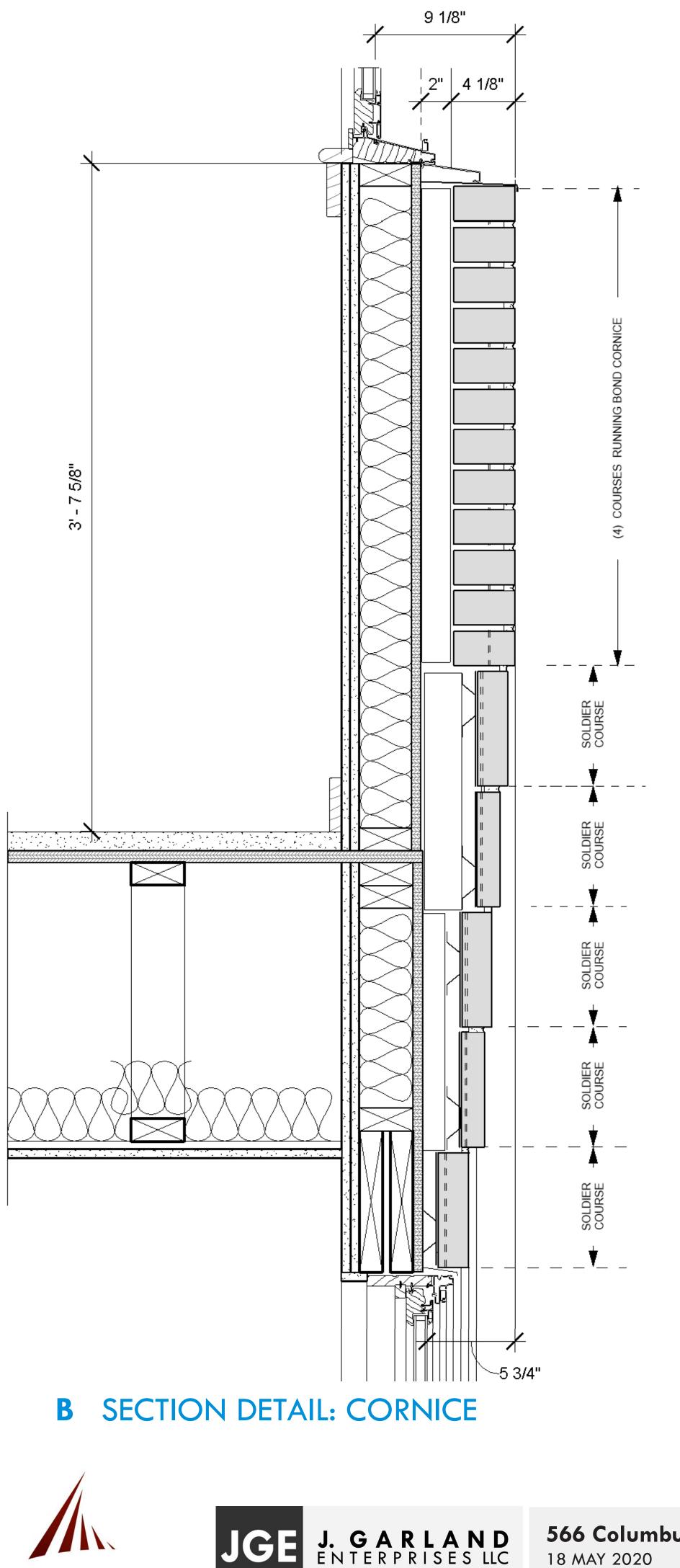




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## **CRENELATED ROOF / ATTIC STORY ELEMENTS**





**New Boston Ventures** 

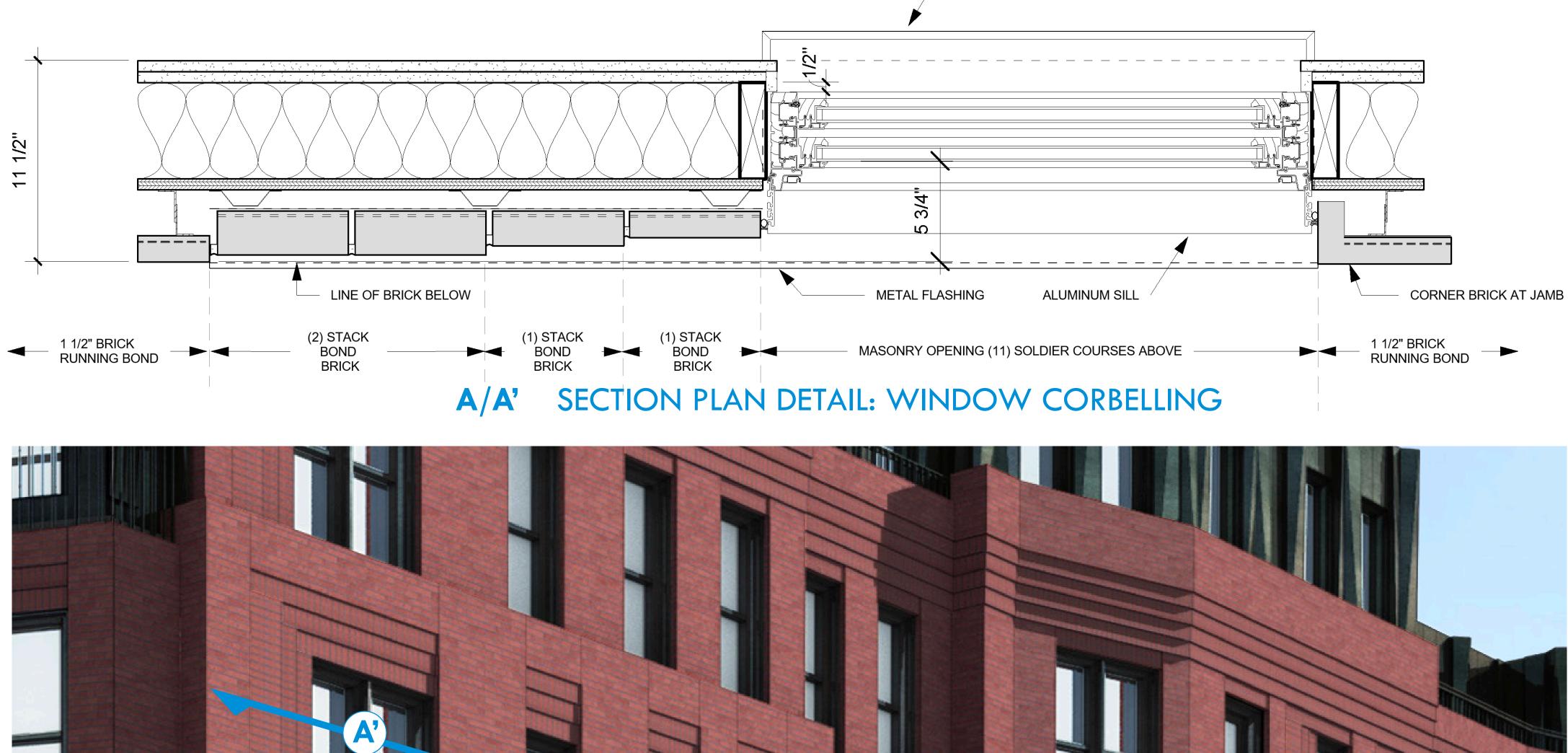
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## **BRICK CORBELLED CORNICE DETAILING**





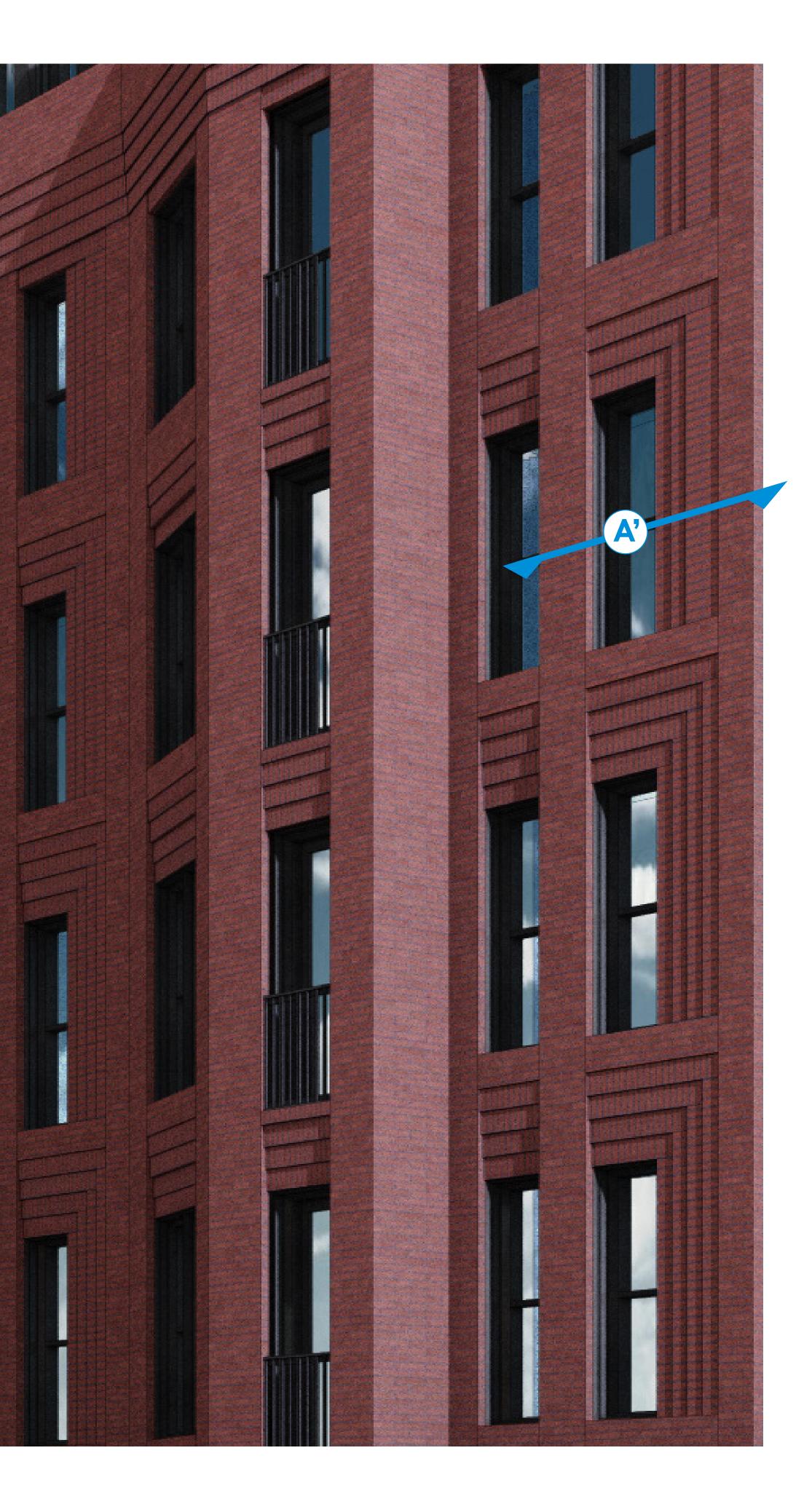


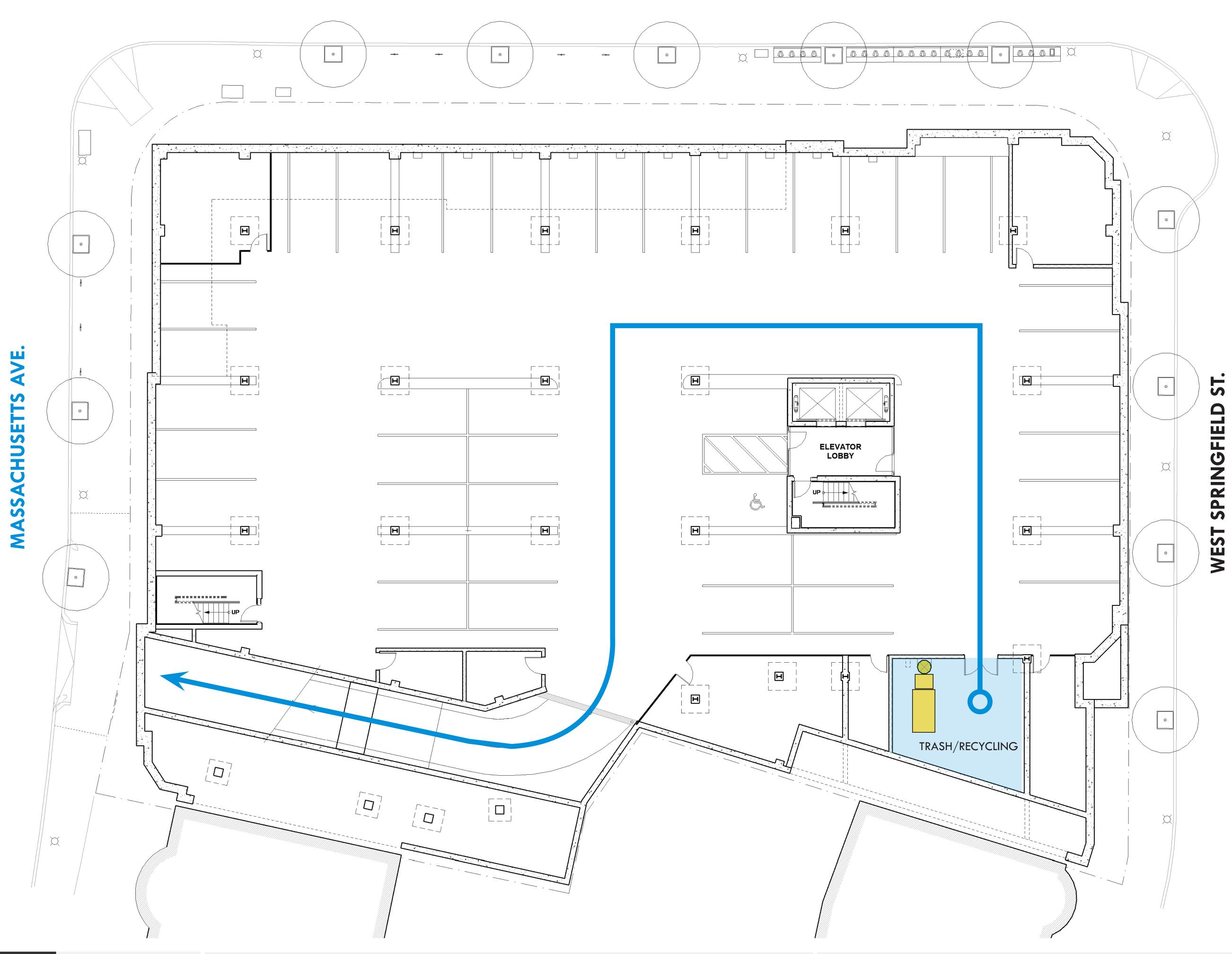




PAINTED WOOD SILL BELOW

WINDOW DETAILING









COLUMBUS AVE.



### TRASH/RECYCLING SYSTEM









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# **COLUMBUS & MASSACHUSETTS AVENUE**

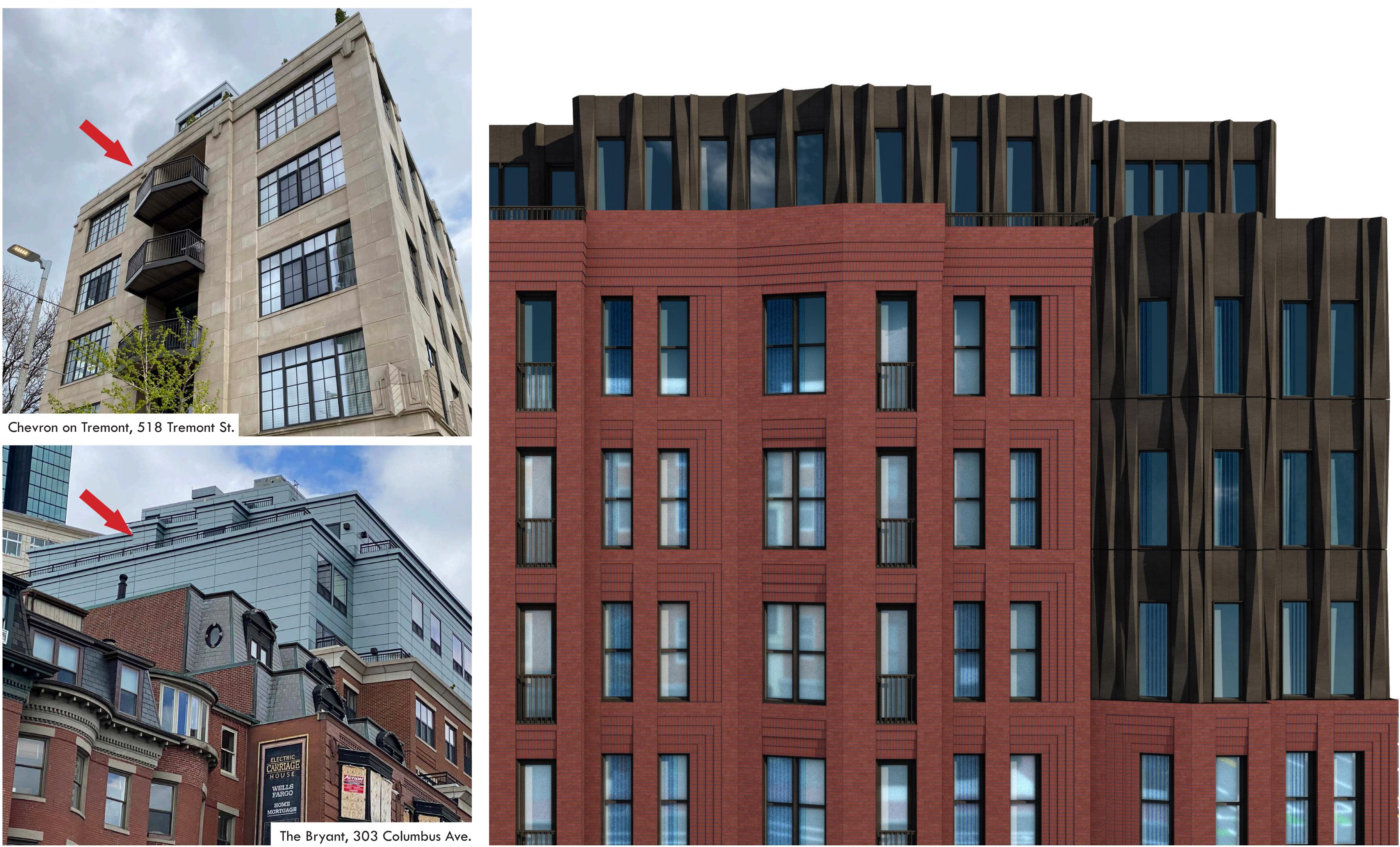






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# APPENDIX



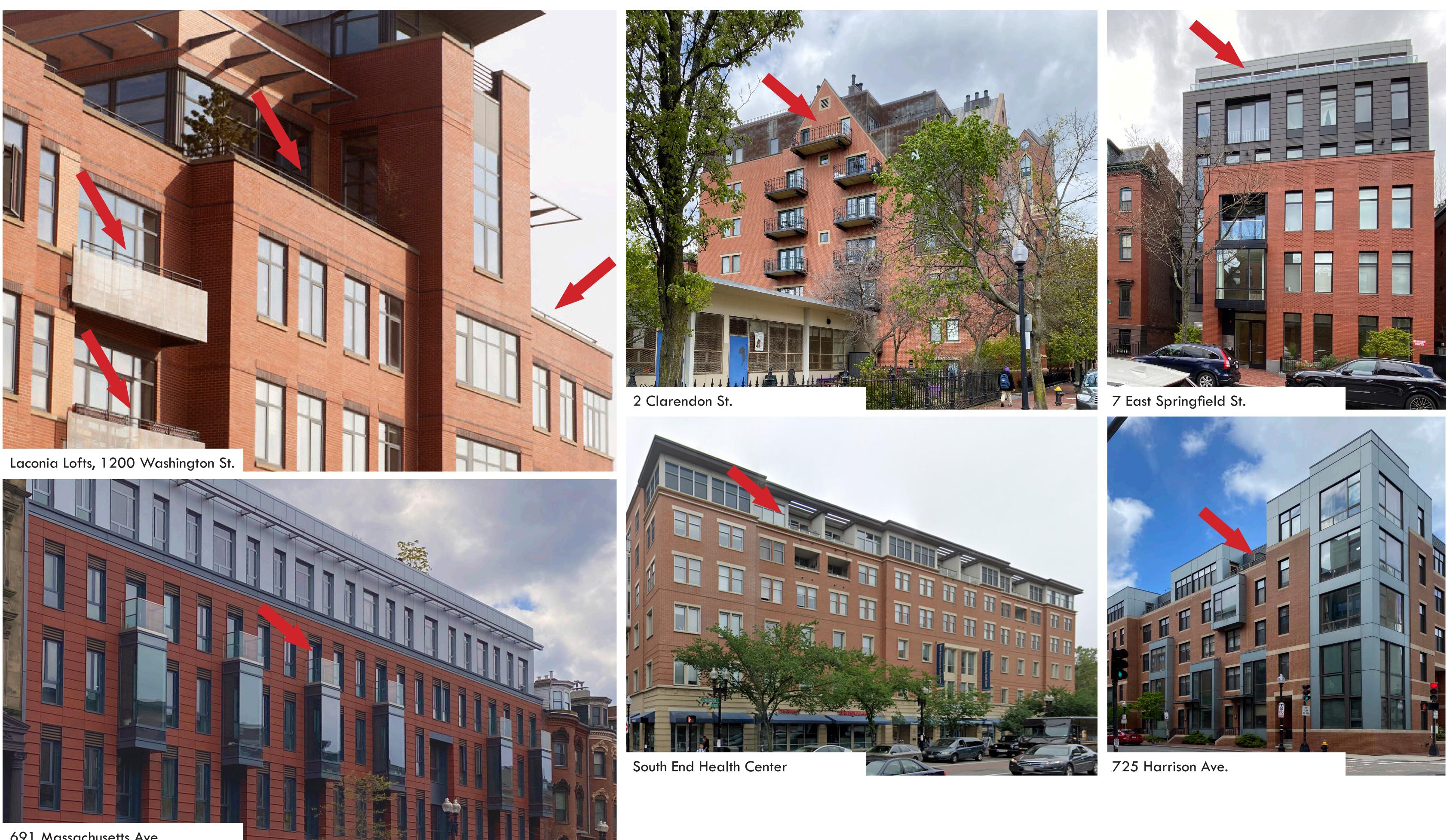






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**DECORATIVE IRONWORK RAILINGS** 



691 Massachusetts Ave.





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# **DECORATIVE IRONWORK RAILINGS**

# South End Landmarks Design Review Comments | January 7, 2020

- Articulate window openings, take care in detailing
- group of residences

- is positive







The "book-ending" treatment of the corner parcel is appropriate – historically buildings at the corners felt monumental

• Façade appears monolithic (flat), the façade should express modulation to break down the massing and read more as a

Establish a hierarchical language between the vertical and horizontal bands

Historic photographs of what existed on the site and in the area prior to the Tubman House would be helpful – Should this building be more anchored to precedent buildings?

Study the range of articulation around openings which typically appears more pronounced at entrances and parlor levels and becomes gradually less pronounced toward the upper floors

Consider how this building acknowledges character defining elements consistent of the South End Landmark District; including but not limited to; steel pickets, iron work detailing, brick, metal, oriels, bays

Examine the transitions with abutting buildings – acknowledge established datums of existing/adjacent buildings

Garage door, detailing and visual aesthetic is important

Metal corner composition, detailing and visual aesthetic is important

Look to simplify and add clarity to the overarching moves

Establishing the massing with two different materials is positive

Appropriate not to have garden fronts at the corner, Mass and Columbus but the incorporation along W. Springfield

Recommend a joint working session with Landmarks & BPDA as a next step

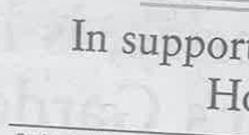
566 Columbus Ave. Boston | South End Landmark District Commission

# LANDMARKS DESIGN REVIEW COMMENTS

# GUEST OP-ED

# In supporting United South End Settlements, We're Honoring Harriet Tubman's Legacy

By Joyce King, retired educator, 89-yearold South End resident



ton Ventures because of the firm's need USES to still be here, offering The move of the Harriet Tub- history of working with the com- a place for children of all backman House is difficult; I under- munity and giving back and the grounds to learn, to laugh, and to stand that very well because I was unique and generous community born in the South End and never benefits it's proposing. grow up happy, healthy and conlived any place else. Thankfully, New Boston Ventures respond- cessful. We need USES to also conwe are not losing the Harriet Tub- ed to USES's request for proposman House or the programs that als as a community partner and care of our children, helping them carry her leg-acy. That's because has demonstrated its commitment achieve their goals. United South End Settlements has through its actions. It has assist-Ave. - the building that cur-rently spaces that are close by, helped Rutland Street, as USES expands houses the Harriet Tubman House, with relocation and buildout costs, programs that support children consolidating and adding to pro- and will be providing rental sub- and families in our community. grams at its Rutland Street location sidies. It is also giving USES space It is with the community in mind in the new building - at street that USES is now positioning In its 127-year history of serv- level - so it can continue to have itself to continue to be one of the ing as a central South End presence while evolv-ing with the communi-engagement at this vibrant location ing as a central South End presence engagement at this vibrant location ing as a community need ty, USES finds itself facing a central in the neighborhood. The project is to remember that Harriet Tubquestion: does it preserve a build- committed to preserving and pro- man wasn't about a specific locaing or an institution? It has chosen tecting what it can, including the tion, she was about helping others the latter, ensuring generations of mural on the building by Jameel wherever she could. USES is doing the same. Let's not let location USES has outlined a very clear cloud our judgement. In uniting While the sale of 566 Columbus and exciting path forward, using to-gether to support USES, we are Avenue is essential for the preser- proceeds from the sale wisely and honoring Harriet Tubman's legavation of USES and the legacy of thoughtfully to ensure that its cy while answering the question: service it embodies, USES did not doors remain open to contin-ue what's more important, preserving offering services to the commu- a building or an institution?







18 MAY 2020

Councilor Josh Zakim

3.4

# GUEST OP-ED

# In supporting United South End Settlements, We're Honoring Harriet Tubman's Legacy By Joyce King, retired educator, 89-year- sell to the highest bidder. It select- nity. One-third of children in the

ed South End developer New Bos- South End live in poverty, so we

The Boston Sun reserves the right to edit letters for space and clarity. We regret that we cannot publish unsigned letters. Please include your street and telephone number with your submission. We publish columns, viewpoints and letters to the editor as a forum for readers to express their opinions and to encourage debate. Please note that the opinions expressed are not necessarily those of The Boston Sun.

## 566 Columbus Ave. Boston | South End Landmark District Commission

# **SUPPORTING OP-ED BY JOYCE KING**

a building or an institution?

the same. Let's not let location cloud our judgement. In uniting to-gether to support USES, we are honoring Harriet Tubman's legacy while answering the question: what's more important, preserving

man House will now take place at Rutland Street, as USES expands programs that support children and families in our community. It is with the community in mind that USES is now positioning itself to continue to be one of the

most valuable assets in the South

End. We as a community need

man wasn't about a specific loca-

tion, she was about helping others

wherever she could. USES is doing

remember that Harriet Tub-

The experiences that many of us have had at the Harriet Tubcombined to create a distinctly new building.

Avenue and strongly urge the Board's app

Respectfully Submitted,

Jim Alexander, FAIA

257 Northampton St.

Boston 02118







18 MAY 2020

# In closing, as evidenced in the visuals, the proposed exterior design exhibits a consistent level of subtle yet distinct detail and craftsmanship that can be appreciated both up close and further away. The use of vertical masonry openings, double hung windows, an articulated "attic" story, and a predominantly brick exterior - are all design features consistent with South End architecture but are

# For these reasons I again would like to express my support for the proposed architectural design and development at 566 Columbus

oroval.	
	April 23, 2020
	Boston Landmarks Commission
	South End Landmark District Commission [SELDC]
	I City Hall Square, RM. 709 Environment Dept.
	Boston MA 02201
	Dear Commissioners,
	As a local resident and architect, I am writing to express my strong support for the architectural design of the residential multifamily and non-profit commercial development gauge of the architectural design of the
	residential multifamily and non-profit commercial development proposed at 566 Columbus Avenue. Based of material made publicly available via the SELDC's website—it is clear to an it is clear to be a set of the
	material made publicly available via the SELDC's website—it is clear to me that the building design and overal scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemplify key urban design companyers to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the neighborhood and exemple to be a scale of the
	scale of the neighborhood and exemplify key urban design components described in the SELD Standards and overa building.
	The building as designed works well to anchor the corner of Massachusetts and Columbus Avenues while tran appropriately scaled carefully residential expression along Work Spring Robbins Avenues while tran
	appropriately scaled carefully residential expression along West Springfield St. In support of my position a few below in more detail:
	Scale & Massing
	My understanding is the buildings height, massing and dimensional setbacks are in compliance with underlying and therefore do not warrant relief from the zoning board of appeal. Several to compliance with underlying
	and therefore do not warrant relief from the zoning board of appeal. Separate from that, the proposed treatmeters in which historic encoded with the proposed treatmeters and building alignment reflect the way in which historic encoded with the proposed treatmeters and building alignment reflect the way in which historic encoded with the proposed treatmeters and building alignment reflect the way in which historic encoded with the proposed treatmeters and building alignment reflect the way in which historic encoded with the proposed treatmeters and building alignment reflect the way in which historic encoded with the proposed treatmeters and building alignment reflect the way in which historic encoded with the proposed treatmeters and the proposed treatmeters a
	frontage and building alignment reflect the way in which historic corner buildings in the District were positione with respect to pedestrian sidewalks, sight lines and clearances within the public realm.
	Varying Architectural Expression
	The proposed exterior facade depicts a clear dolingeting of a factor
	that the architectural expression and compositional arrangement of windows and masonry detailing is more vis lower floors and gradually lessens toward the upper floors—consistent with the second second second second second
	lower floors and gradually lessens toward the upper floors—consistent with the traditional hierarchy found in 1 Architecture.
	Materiality & Style
	The use of traditional red brick on the building's façade capped by an articulated attic story—ring true as eleme South End architecture. As shown these elements appear neither events are shown the second story.
	South End architecture. As shown these elements appear neither overly ornate nor jarringly contemporary. I was
	how the developer and its design team made reference to District precedents from the mid to late 19 <sup>th</sup> Century major structures of increased size and significance at the corpers of main structure of increased size and significance at the corpers of main structure.
	major structures of increased size and significance at the corners of main streets which then intersect with side team has clearly paid close attention to how the building transitions from the bid
	Springfield corner and again as it continues along Wants for the Mass/Columbus corner to the Columbus
	undulating street wall and a defined "attic" roof element on the incorporation of appropriately scaled ma
	design further complements and acknowledges the residential scale of West Springfield St. and creates a booken end of the block.
	end of the block.
	In closing, as evidenced in the visuals, the proposed exterior design exhibits a consistent level of subtle yet disting craftsmanship that can be appreciated both up close and further away. The use of
	craftsmanship that can be appreciated both up close and further away. The use of vertical masonry openings, dout an articulated "attic" story, and a predominantly brick exterior — are all design fact.
	an articulated "attic" story, and a predominantly brick exterior – are all design features consistent with South End combined to create a distinctly new building.
	For these reasons Lagain would like to express my summer for the
	For these reasons I again would like to express my support for the proposed architectural design and developmen Avenue and strongly urge the Board's approval.
	Respectfully Submitted,
	Jim Alexander, FAIA
	257 Northampton St.

Boston 02118

new mixed-use n the graphic design I massing reflect both the Criteria for a Category /

sitioning to an points are highlighted

z zoning for the District ent of streetscape ed as anchoring elements

e District. It appears sually robust toward the 19th Century Victorian

nts characteristic of as also pleased to see in the placement of streets. The design umbus/West isonry openings, an s shift in scale and ided condition at the

ct detail and uble hung windows, architecture but are

nt at 566 Columbus

# **SUPPORT LETTER: JIM ALEXANDER, FAIA**

# projects throughout the Northeast states.

I have reviewed the drawings and other materials prepared by highly competent professionals for this project. This site, as you well know, is currently occupied by the Harriet Tubman House, an organization that has a long and illustrious history of serving this community. They see the necessity of selling this building. The developer has proposed a new residential building in its stead. The current building, as you also know, was built in the early 1970's. It is a three story building, in a modernist style. The proposed building I believe to be fully compatible with the South End. When the design provisions of the South End Landmarks District were set out, it was the intention of the formulators of the guidelines that new construction have some leeway in terms of architectural language, as long as the building in general met other fundamental urban design notions: general building height and massing, set-backs, and use of materials, to name a few.

From my review of the proposed project, I do believe that this building is altogether compatible with the general characteristics of the South End as well as with the spirit of the design guidelines for the district.

I respectfully encourage the Commission to give the project its approval.

Respectfully,

Fernando J. Domenech Jr.





18 MAY 2020

I write this letter in support of New Boston Venture's proposal for 566 Columbus Avenue. I have been resident of the South End for the past forty years. Back in 1983, I was a member of the original commission that wrote the report recommending that the South End be designated as a landmarks district. Furthermore, I am a practicing architect with over forty years of experience, having designed many

April 26, 2020

South End Landmarks Commission Boston City Hall Boston, MA 02201

Subject: 566 Columbus Avenue Project

I write this letter in support of New Boston Venture's proposal for 566 Columbus Avenue. I have been resident of the South End for the past forty years. Back in 1983, I was a member of the original commission that wrote the report recommending that the South End be designated as a landmarks district. Furthermore, I am a practicing architect with over forty years of experience, having designed many projects throughout the Northeast states.

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Respectfully



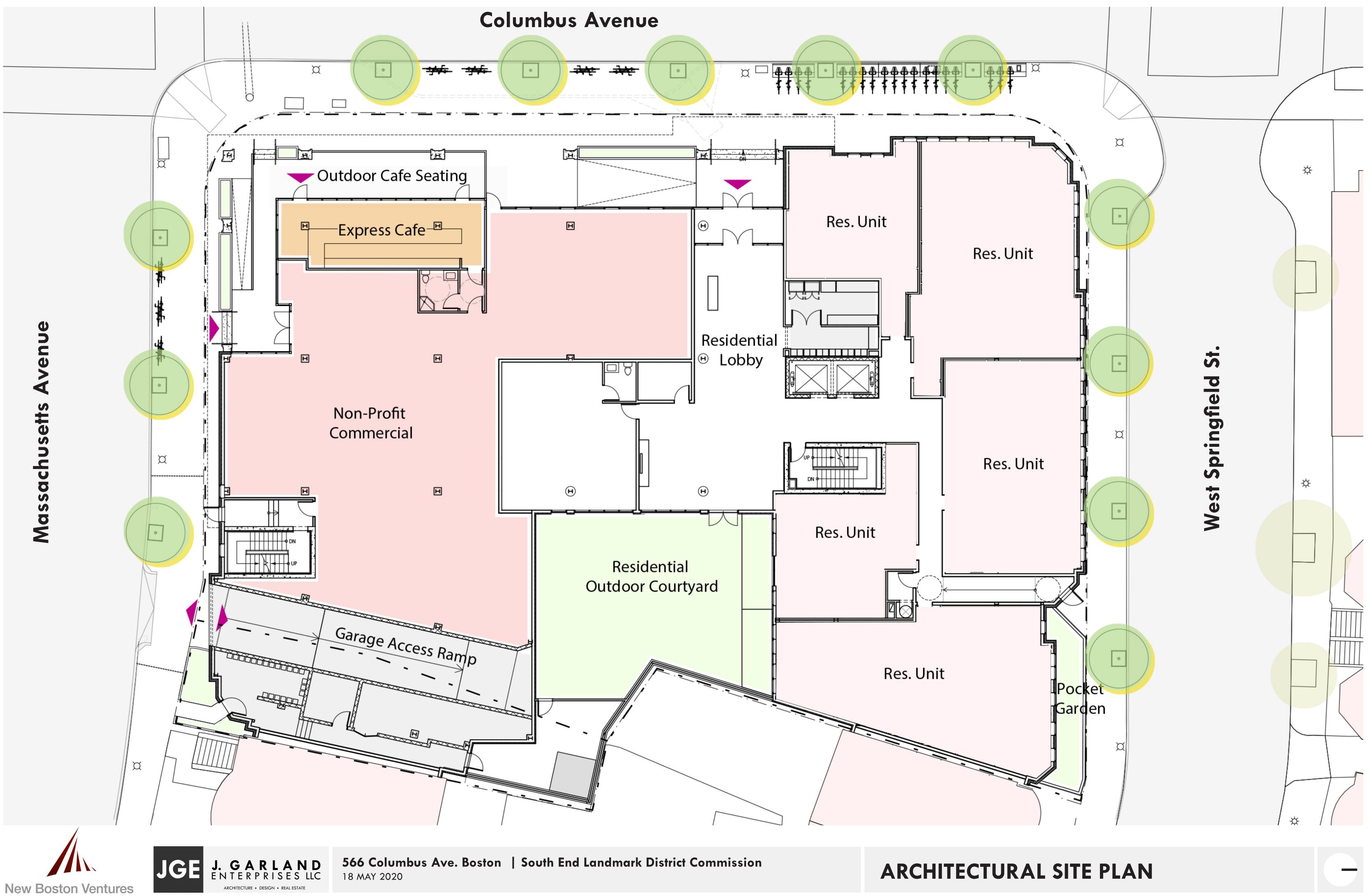
Fernando J. Domenech J

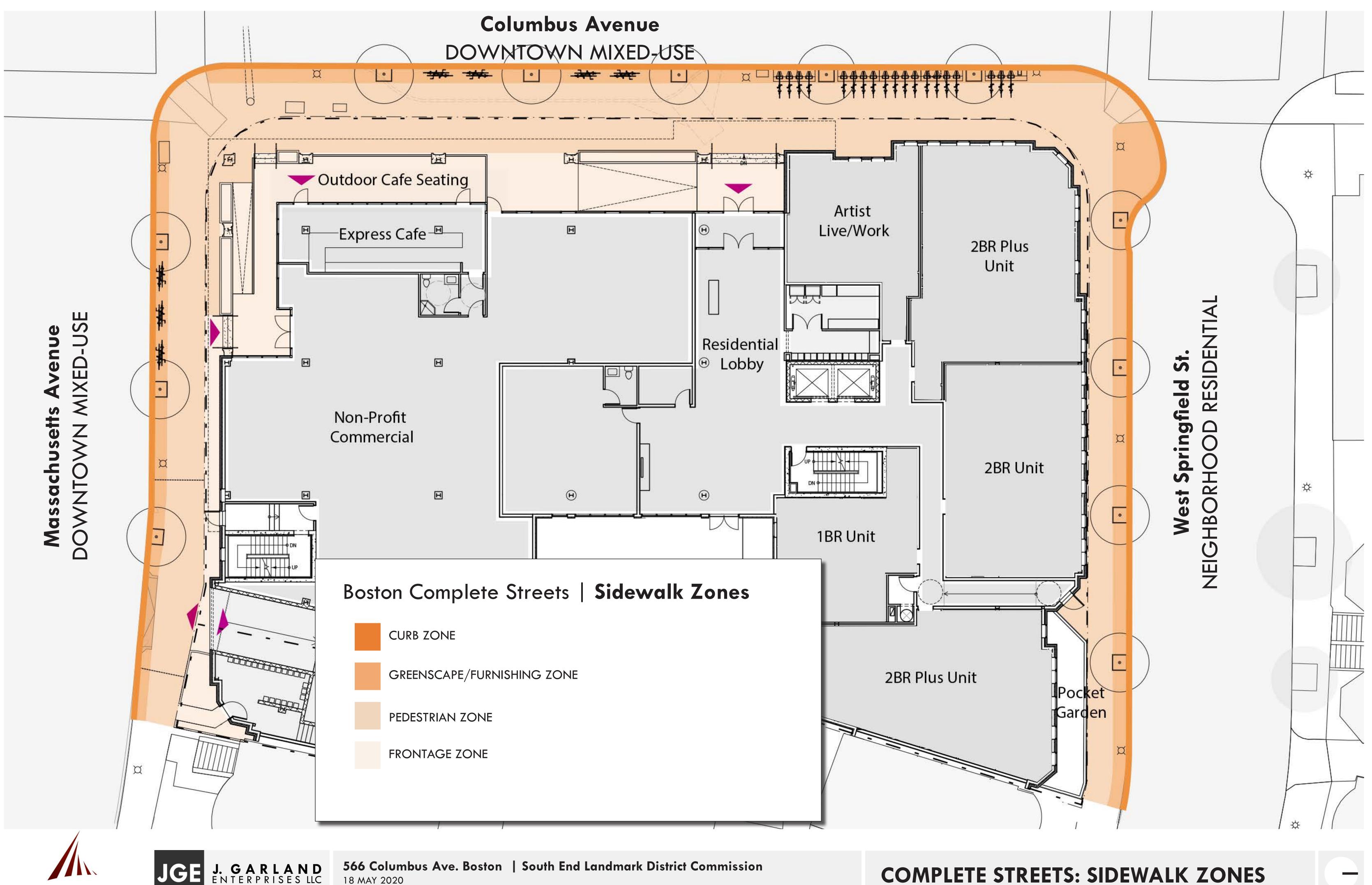
Fernando J. Domenech Jr. 161 Warren Avenue Boston, MA 02116

Dear Members of the South End Landmarks Commission:

I respectfully encourage the Commission to give the project its approval.

# **SUPPORT LETTER: FERNANDO DOMENECH**



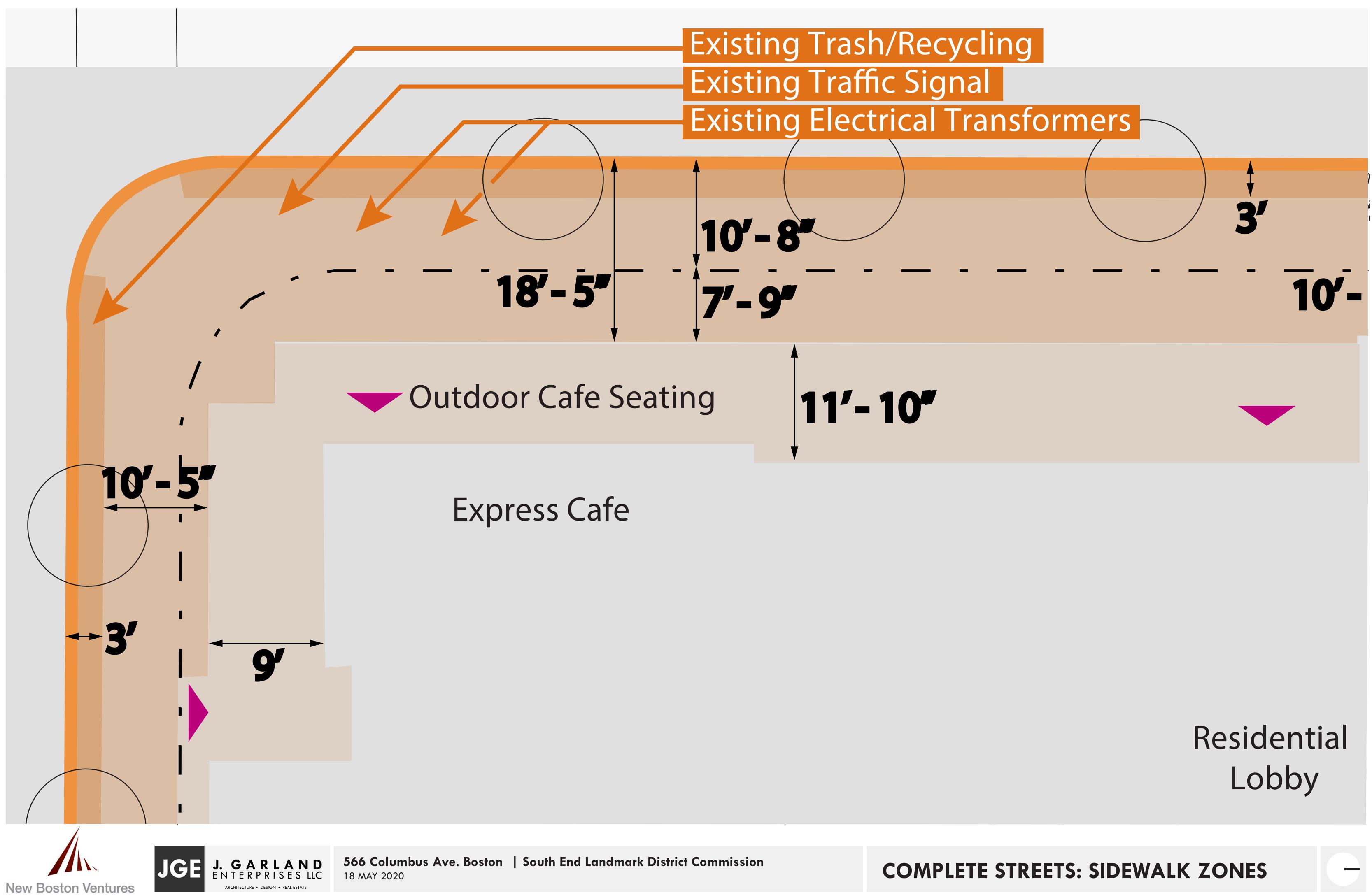


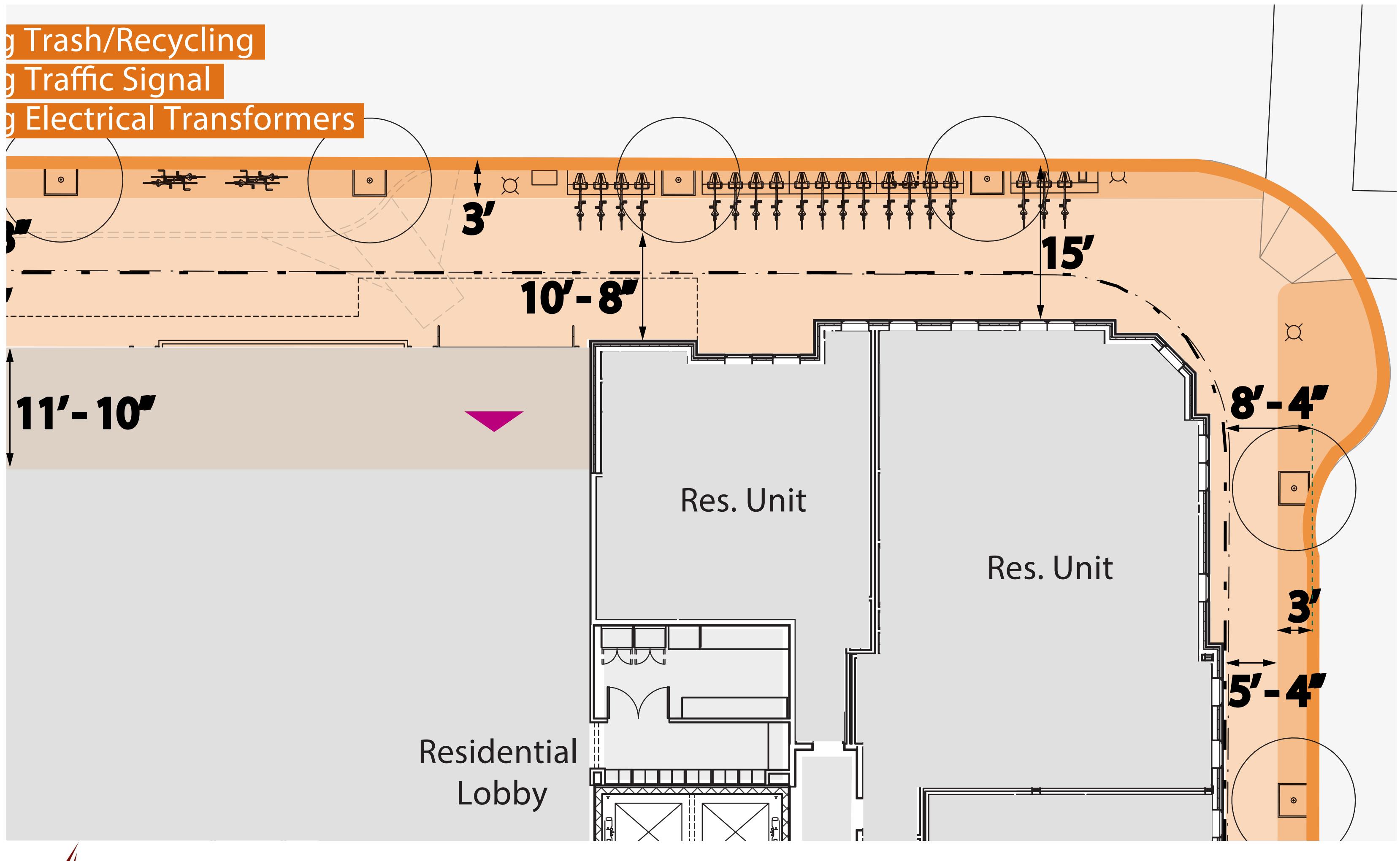
**New Boston Ventures** 

ARCHITECTURE • DESIGN • REAL ESTATE

18 MAY 2020

# **COMPLETE STREETS: SIDEWALK ZONES**





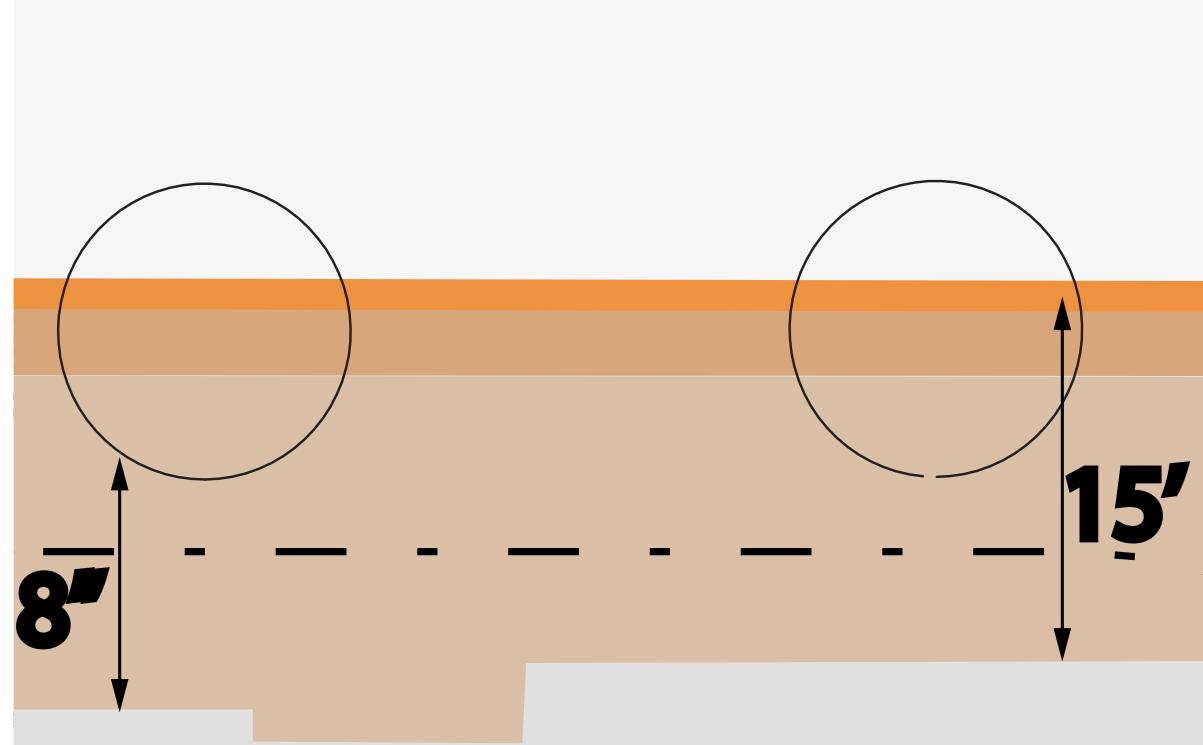






566 Columbus Ave. Boston | South End Landmark District Commission

# **COMPLETE STREETS: SIDEWALK ZONES**



# Res. Unit

Res. Unit







18 MAY 2020

# **Preferred and Minimum Widths for Sidewalk Zones**

The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.



Street Type	Frontage			
	Preferred			
Downtown Commercial	2'			
Downtown Mixed-Use	2'			
Neighborhood Main	2'			
Neighborhood Connector	2'			
Neighborhood Residential	2'			
Industrial Street	2'			
Shared Street	2'			
Parkway	N/A			
Boulevard	2'			

## Notes

\* 5' is the preferred minimum width of the Pedestrian Zone in the City of Boston. The Americans with Disabilities Act (ADA) minimum 4' wide Pedestrian Zone can be applied using engineering judgement when retrofitting 7' wide existing sidewalks where widening is not feasible.

## Frontage Zone

## **Pedestrian Zone**

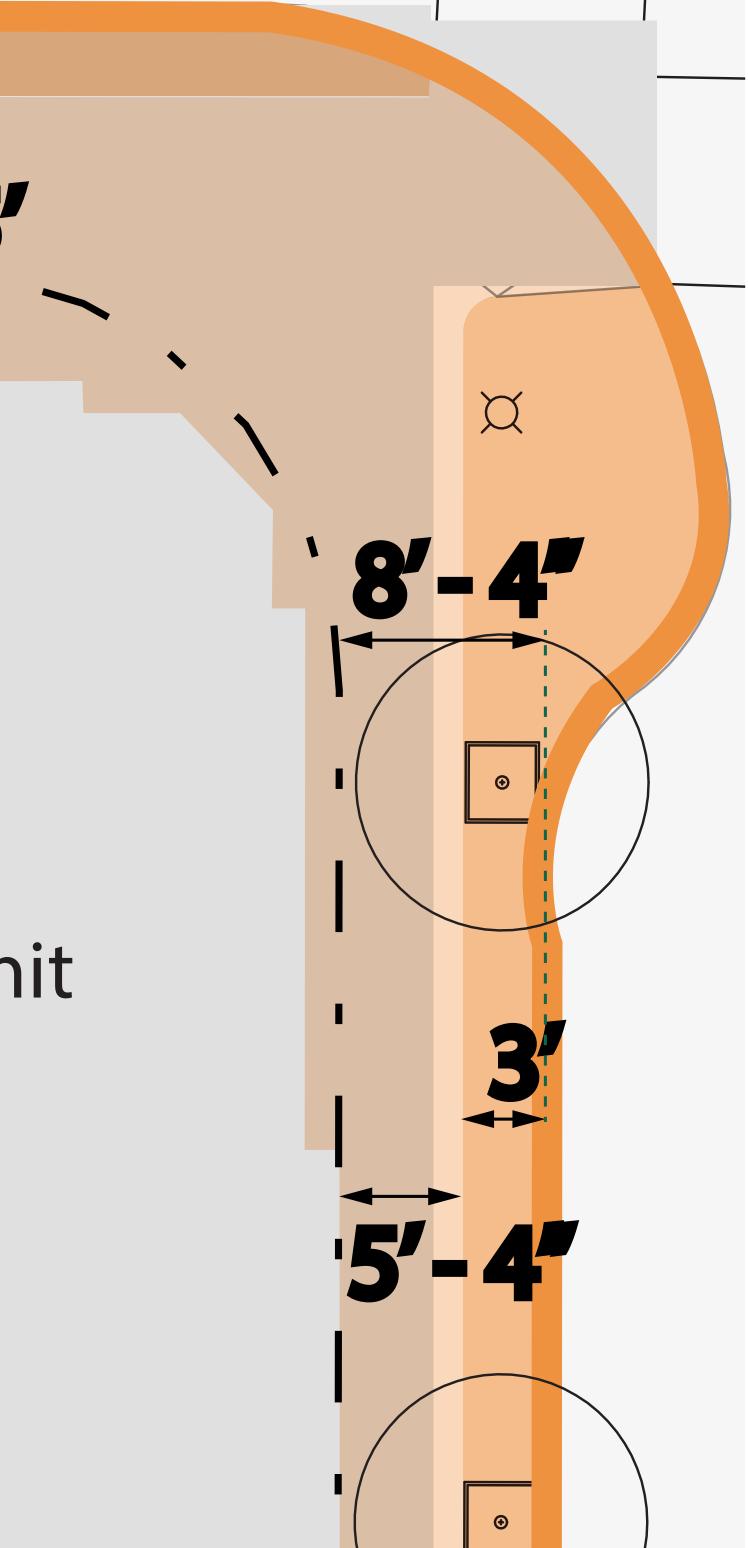
minimum 4' Pedestrian Zone (plus 5'of width every 200') may be applied.

## **Greenscape/Furnishing Zone**

## Curb Zone

the Greenscape/Furnishing Zone.

BOSTON TRANSPORTATION DEPARTMENT



# **COMPLETE STREETS: SIDEWALK ZONES**

je Zone	Pedestrian Zone*			scape/ ng Zone	Curb Zone	Total W	/idth	
Minimum	Preferred	Minimum	Preferred	Minimum		Preferred N	/linimum	
0'	12'	8'	6'	1'-6"	6"	20'-6"	10'	

0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
0'	8'	5' (4')*	5'	1'-6"	6"	15'-6"	7'
0'	5'	5' (4')*	4'	1'-6"	6"	11'-6"	7'
0'	5'	5' (4')*	4'	1'-6"	6"	11'-6"	7'
0'	Varies	5' (4')*	N/A	N/A	N/A	Varies	Varies
N/A	6'	5'	10'	5'	6"	16'-6"	10'-6"
0'	6'	5'	10'	5'	6"	18'-6"	11'-6"

Where buildings are located against the back of the sidewalk and constrained situations do not provide width for the Frontage Zone, the effective width of the Pedestrian Zone is reduced by 1', as pedestrians will shy from the building edge. The preferred width of the Frontage Zone to accommodate sidewalk cafés is 6'.

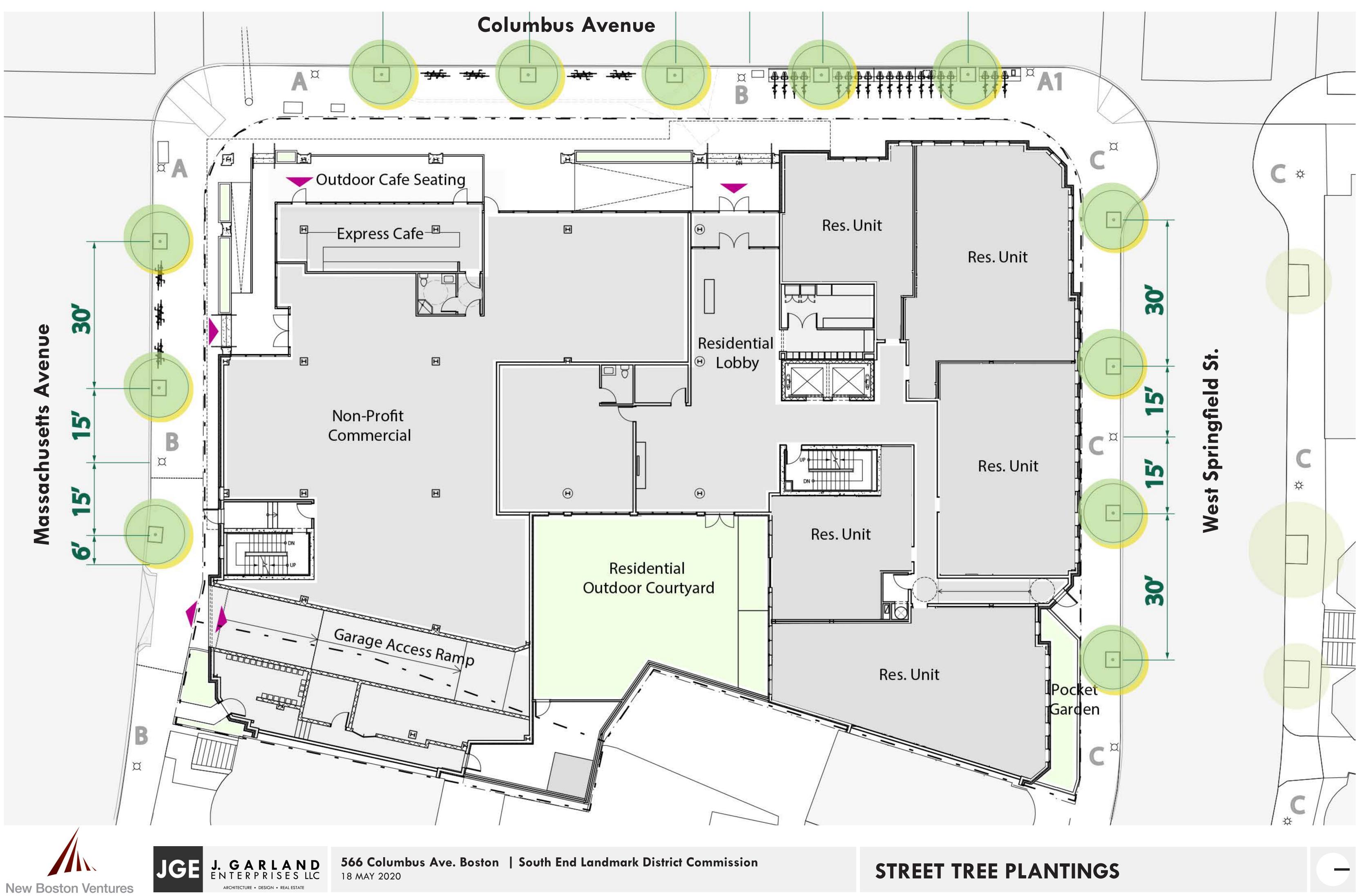
Based on engineering judgment in consultation with PWD and the Mayor's Commission for Person's with Disabilities, the ADA

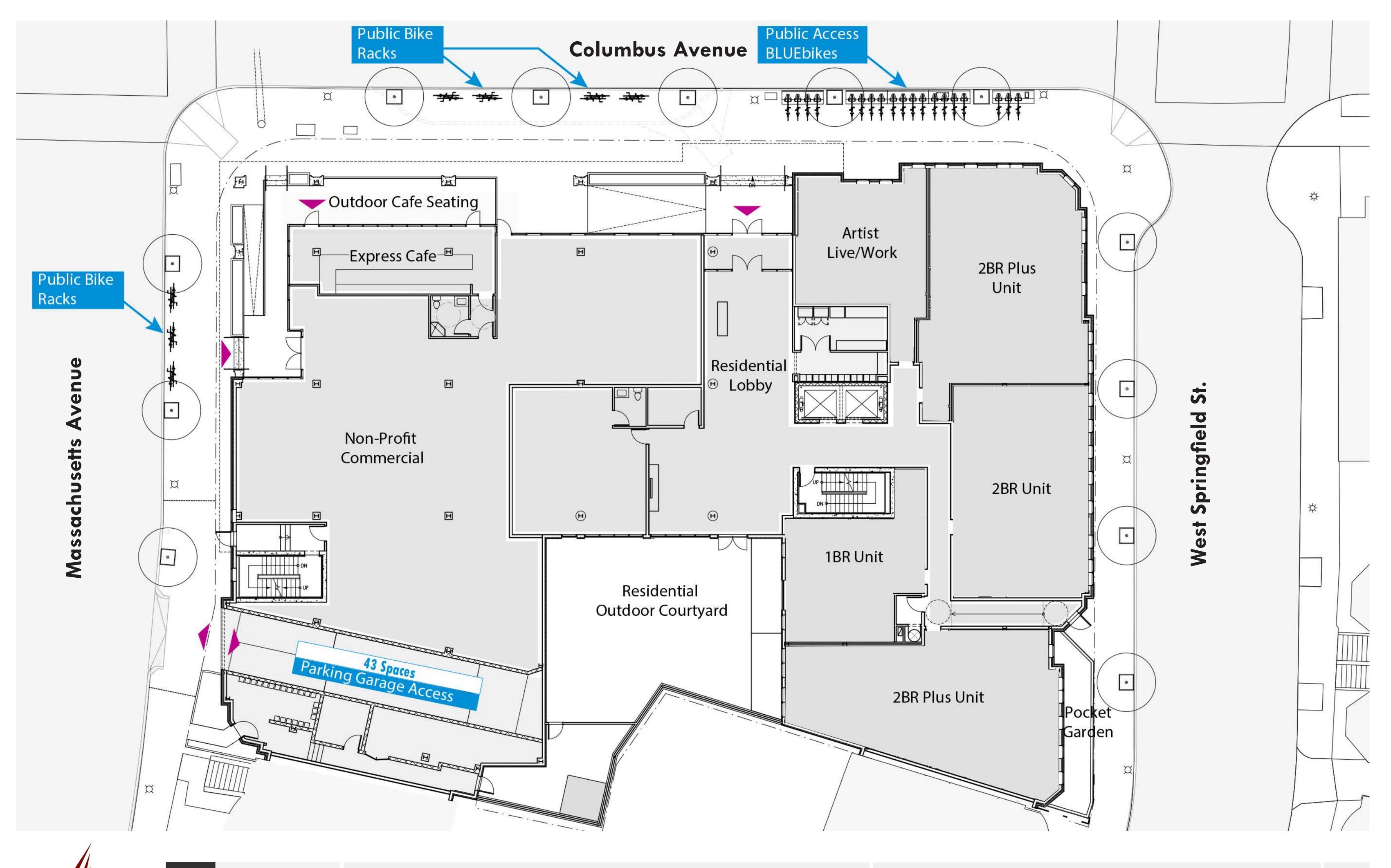
► The minimum width of the Greenscape/Furnishing Zone necessary to support standard street tree installation is 2'-6". ► Utilities, street trees, and other sidewalk furnishings should be set back from curb face a minimum of 18".

► Although the typical width of the Curb Zone is 6", widths may vary; additional width beyond 6" should be calculated as a part of

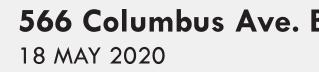
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BOSTON COMPLETE STREETS GUIDELINES 23









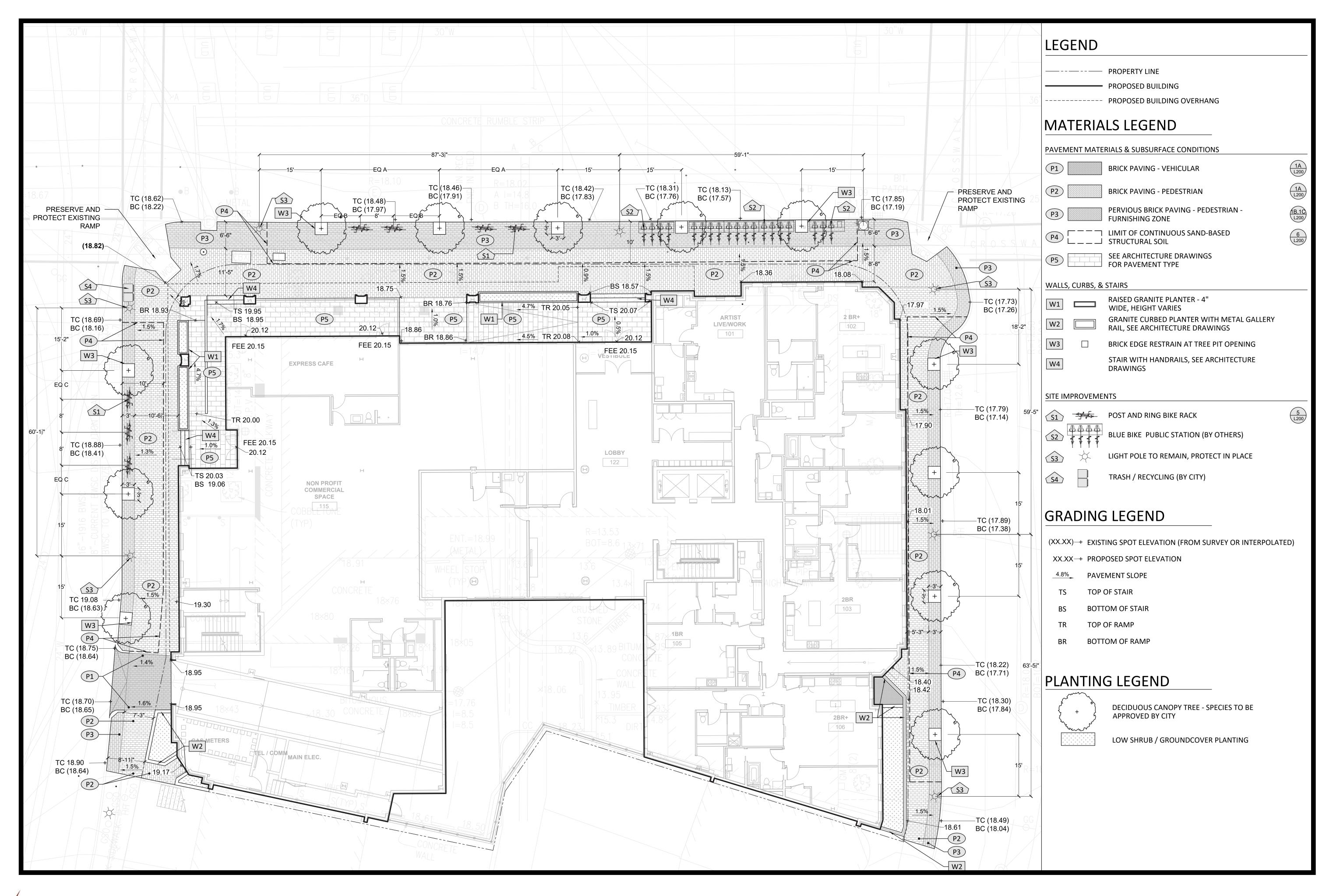
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# PUBLIC ACCESS BIKES / GARAGE ENTRY







J. GARLAND ENTERPRISES LLC

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## 566 Columbus Ave. Boston | South End Landmark District Commission

# **NEIGHBORHOOD CONTEXT SITE PLAN**









**566 Columbus Ave. Boston** | South End Landmark District Commission

# COLUMBUS & MASS AVE.



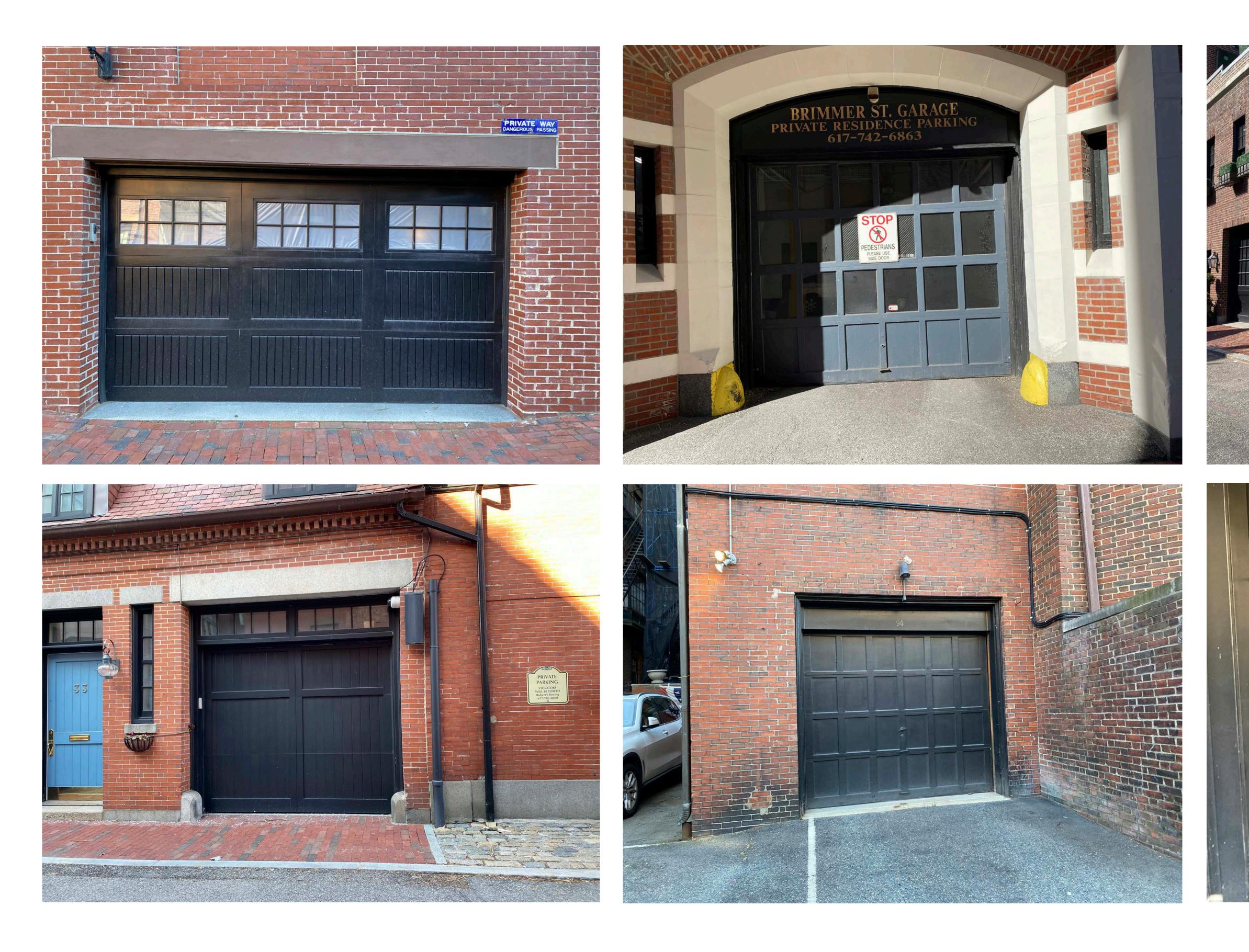






# 566 Columbus Ave. Boston | South End Landmark District Commission

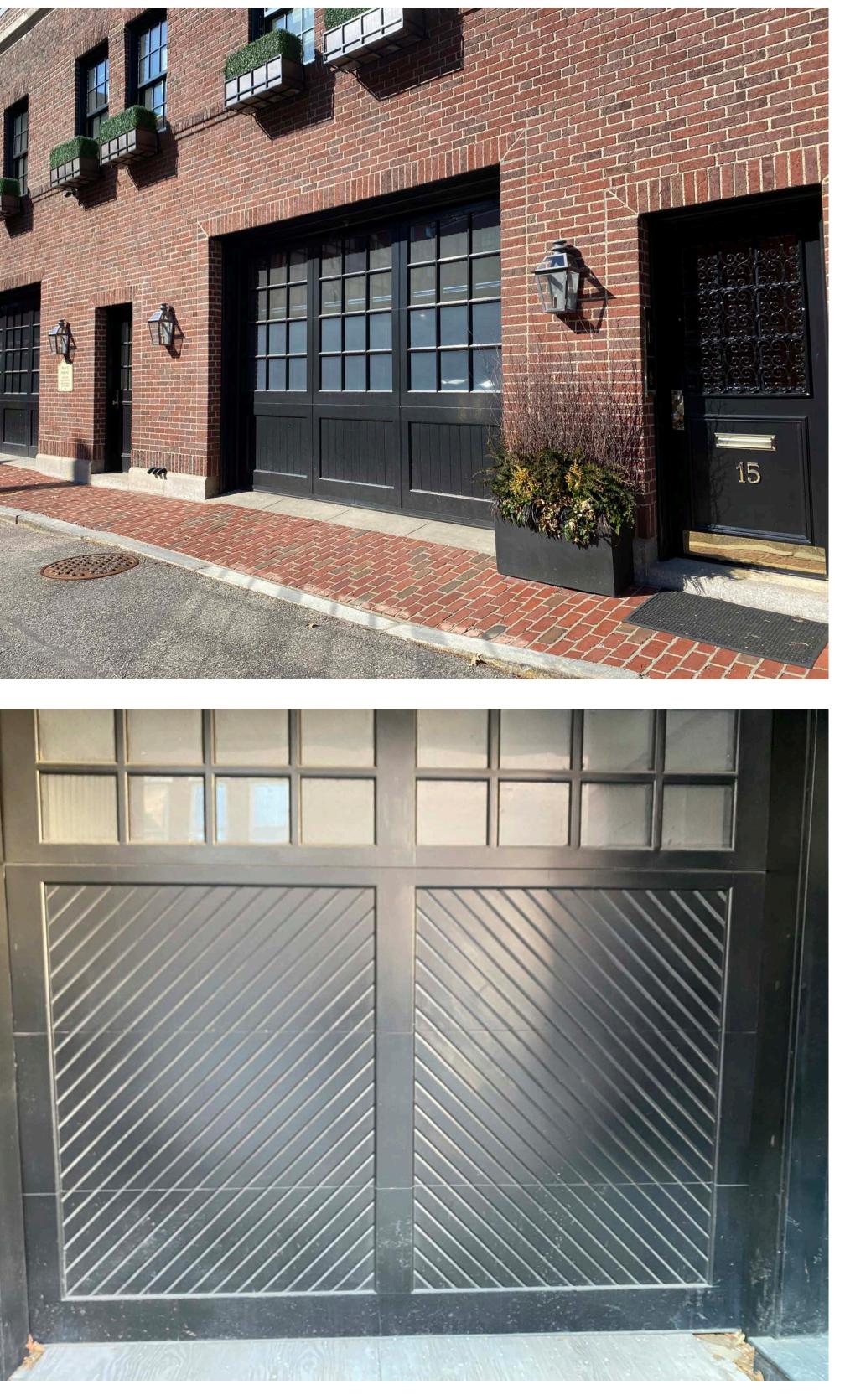
# **COLUMBUS & WEST SPRINGFIELD**











# **GARAGE DOOR FRONTS**