



**INQUILINOS  
BORICUAS EN  
ACCIÓN**

**STUDIO ENÉE architects**  
annum

**SELDC DESIGN UPDATE**

**MULTIPURPOSE  
COMMUNITY ARTS CENTER**



# SELDC COMMENTS FROM 03/01/2022 MEETING

## 1. REQUEST FOR REVIEW OF WINDOW PROPORTIONS TO EMPHASIZE VERTICALITY

A: DESIGN TEAM HAS REVIEWED AND MODIFIED WINDOW PROPORTIONS TO MAKE THEM MORE VERTICAL. THIS INCLUDES BPDA COMMENTS TO SECOND FLOOR WINDOWS ON WEST NEWTON STREET.

## 2. WEST NEWTON FACADE REQUEST FOR INCREASE IN HEIGHT OF GRANITE BASE WALL & SOUTH FACADE CHANGES

A: DESIGN TEAM HAS INCREASED HEIGHT OF GRANITE BASE WALL FROM 18" TO APPX. 30". ADDITIONAL COORDINATION WITH BPDA AND PARKS ON THE O'DAY PARK HAS OCCURRED. THIS INCLUDES SIDEWALKS AND ENTRANCE ON WEST NEWTON STREET AND DOOR REVISIONS AND RESILIENCY ON THE PARK SIDE.

## 3. EXPLORE BRICK SELECTION ALTERNATIVE TO GREY BRICK SHOWN AT 03/01/2022

A: DESIGN TEAM AND CLIENT HAVE REVIEWED BRICK OPTIONS TO BE REVIEWED ON SITE. DESIGN TEAM IS RECOMMENDING A NEW OPTION; BELDEN BRICK ENDICOTT DARK IRON SPOT.

## 4. REQUEST FOR MORE ARTICULATION OF PENTHOUSE ABOVE ROOFDECK & ON STREET SIDE

A: DESIGN TEAM HAS UPDATED DEVELOPMENT.

## 5. REQUEST FOR DEVELOPMENT OF BUILDING HISTORY PRESENTATION IN LOWER LOBBY

A: DESIGN TEAM HAS PROPOSED INTERIOR PANEL

# 1. WEST NEWTON STREET AND SOUTH FACADE REVISIONS

A: THE DESIGN TEAM REDUCED THE AMOUNT OF TERRACOTTA VERTICALS IN FRONT OF THE SECOND LEVEL WINDOWS IN RESPONSE TO BPDA COMMENTS OF ENLARGING WINDOWS AT SECOND FLOOR. THIS INCLUDES MAKING PROPORTION OF WINDOWS MORE VERTICAL PER SELDC REQUEST.











03/01/2022 ELEVATION



03/03/2023 ELEVATION





← **TREMONT STREET**

**WEST NEWTON STREET**

**NEWLAND STREET** →

**SITE FACING**



← **TREMONT STREET**

**WEST NEWTON STREET**

**NEWLAND STREET** →





← **TREMONT STREET**

**WEST NEWTON STREET**

**NEWLAND STREET** →

**SITE FACING**



← **TREMONT STREET**

**WEST NEWTON STREET**

**NEWLAND STREET** →

















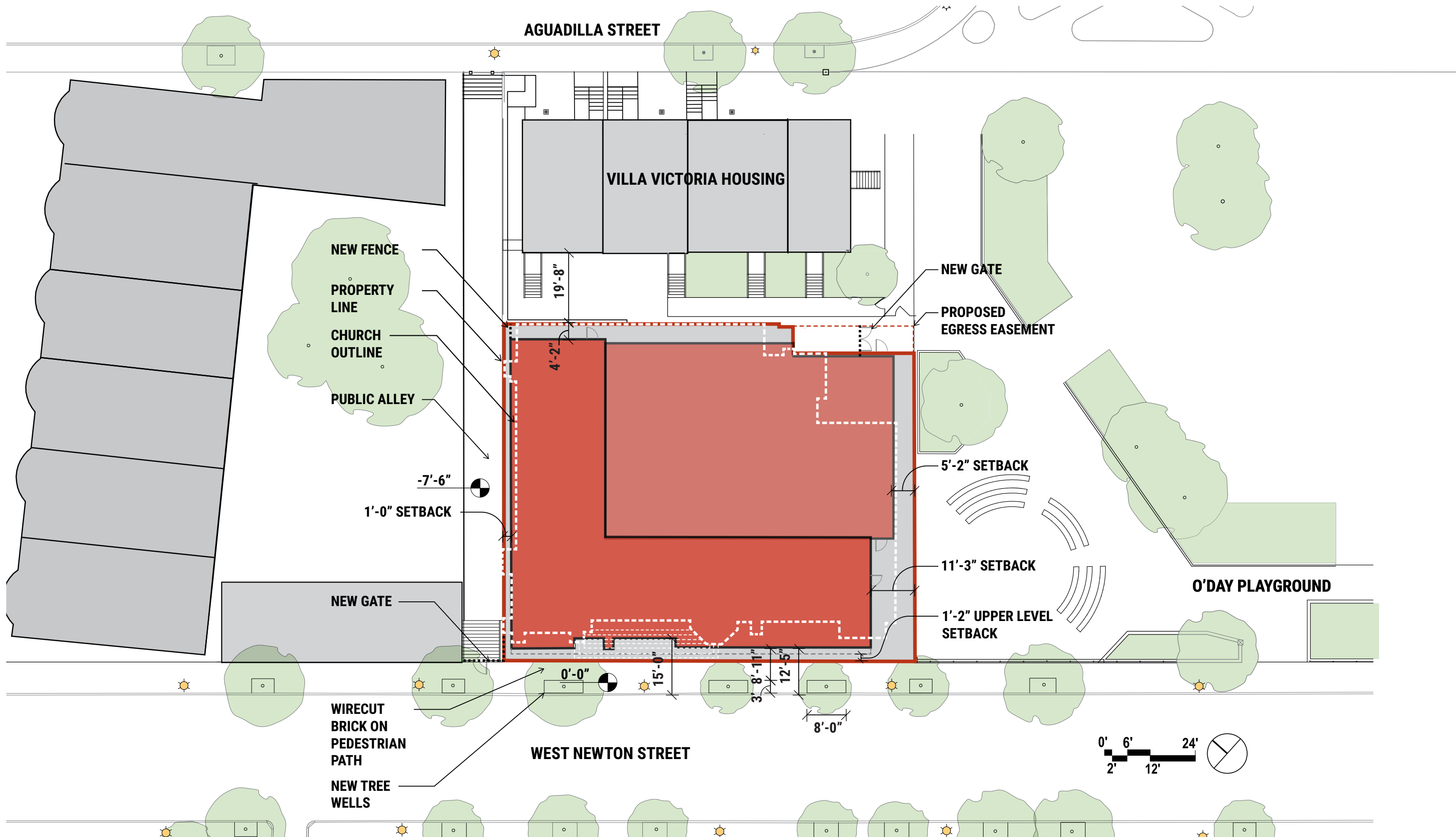




## 2. REVISION OF GRANITE BASE/SIDEWALK/PARK

- THE DESIGN TEAM RAISED GRANITE BASE FROM 18" TO 30" IN RESPONSE TO SELDC AND PER COORDINATION WITH PARK AND RESILIENCY.
- PER BPDA, REDUCED WIDTH OF GRANITE PAVERS TO PROVIDE AN 8FT CLEAR PEDESTRIAN ZONE AND REDUCED WIDTH OF THE SIDEWALK PAVER STRIP FROM 1'-6" TO 1'-0". UPDATED RENDERINGS TO INCORPORATE EXISTING TREES, LIGHT POSTS AND REQUIRED BIKE PARKING
- THE DESIGN TEAM ADJUSTED LOCATION OF FRONT DOOR TOWARDS THE NORTH TO PROVIDE SLOPED WALKWAY AND INCREASED FIRST FLOOR ELEVATION FROM 17'-6" TO 18'-1" IN COORDINATION WITH PARKS DEPARTMENT AND FOR RESILIENCY.
- REVIEWED RELATIONSHIP OF MULTIPURPOSE ROOM DOOR LOCATION AND EXISTING TREE. PARKS REDUCED PLANTER BY 4 FEET TO REDUCE DOOR CONFLICT. THIS INCLUDES PROVIDING A MULTIPURPOSE ROOM SLIDING DOOR IN LIEU OF BIFOLD DOOR.





11/04/2022 SITE PLAN WITH CHURCH OVERLAY & SETBACKS







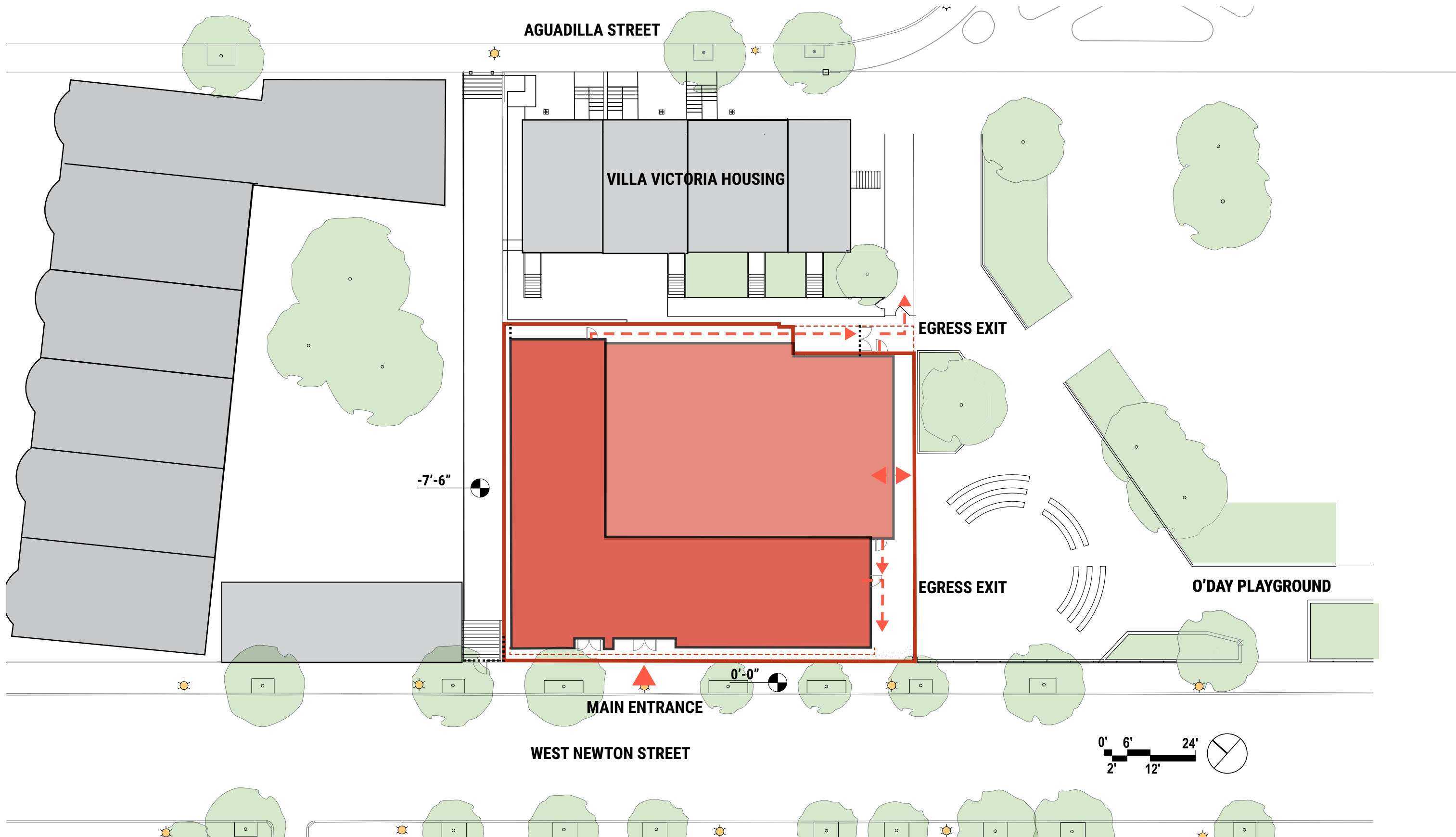




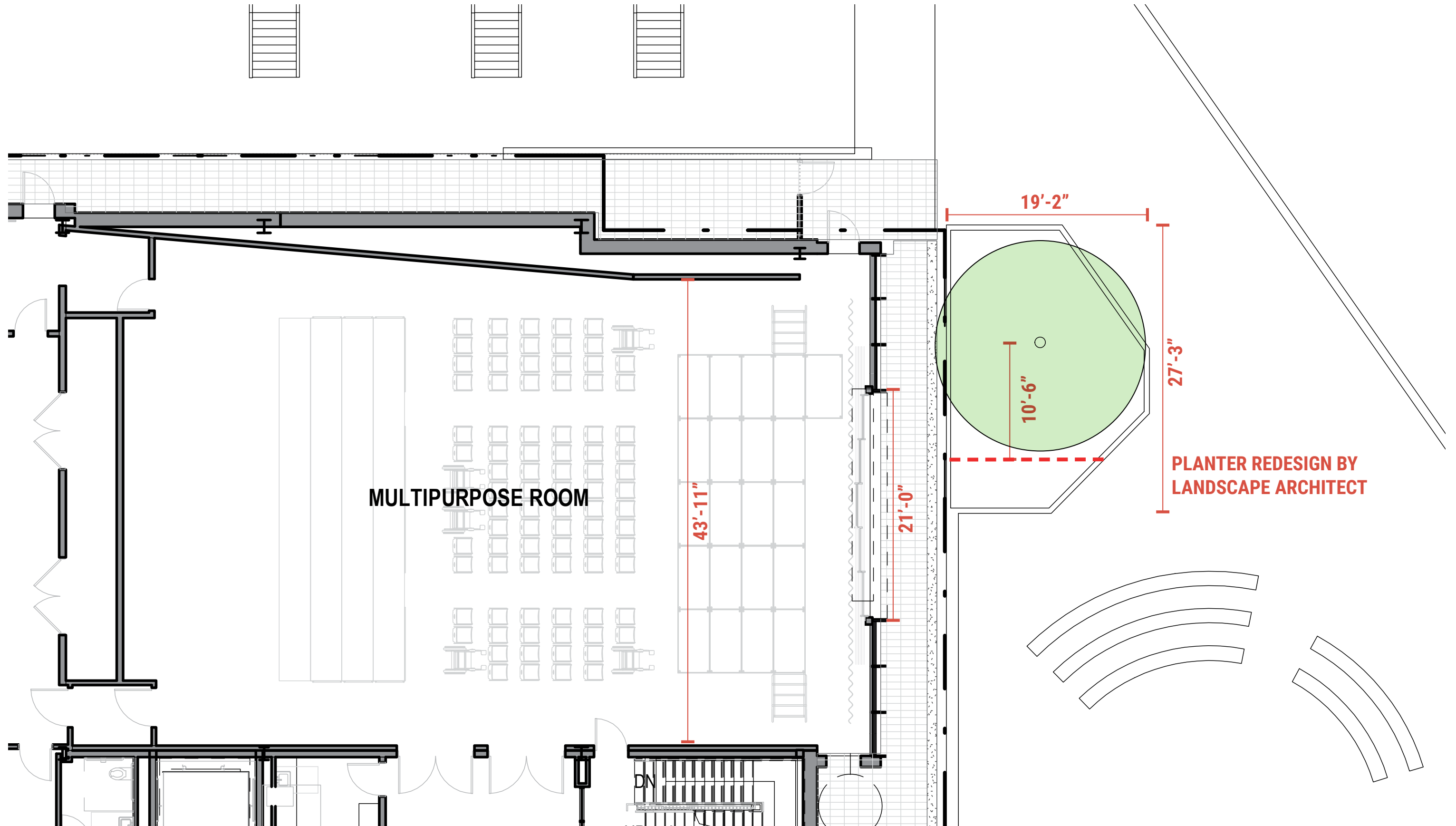






















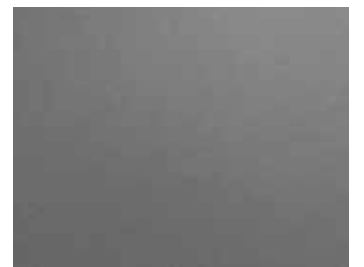




SINGLE TRACK, GLASS FOLDING DOOR



MULTI-TRACK, GLASS SLIDING DOOR



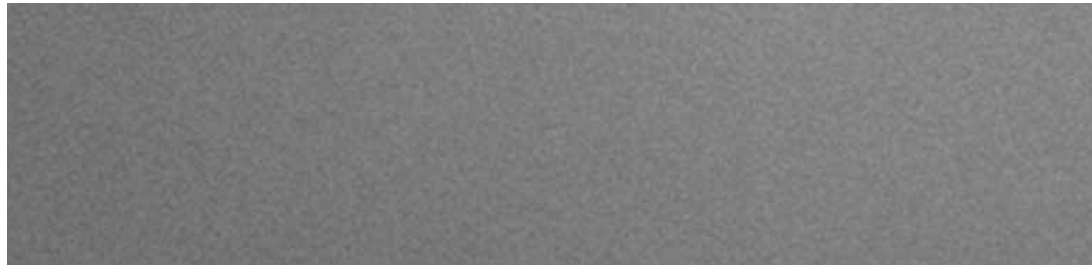
GREY METAL



# 3. MATERIAL PALETTE AND BRICK REVISION

DESIGN TEAM AND CLIENT HAVE REVIEWED BRICK OPTIONS TO BE REVIEWED ON SITE. DESIGN TEAM IS RECOMMENDING A NEW OPTION; BELDEN BRICK ENDICOTT DARK IRON SPOT.





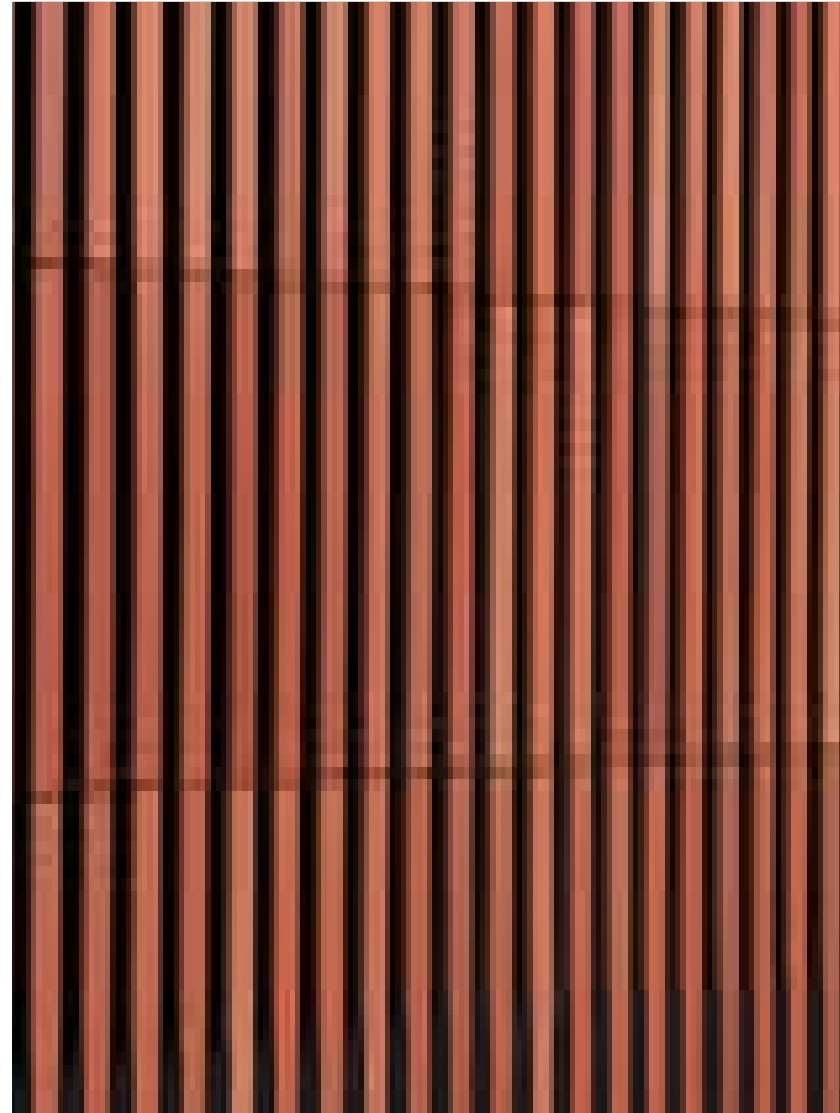
GREY METAL



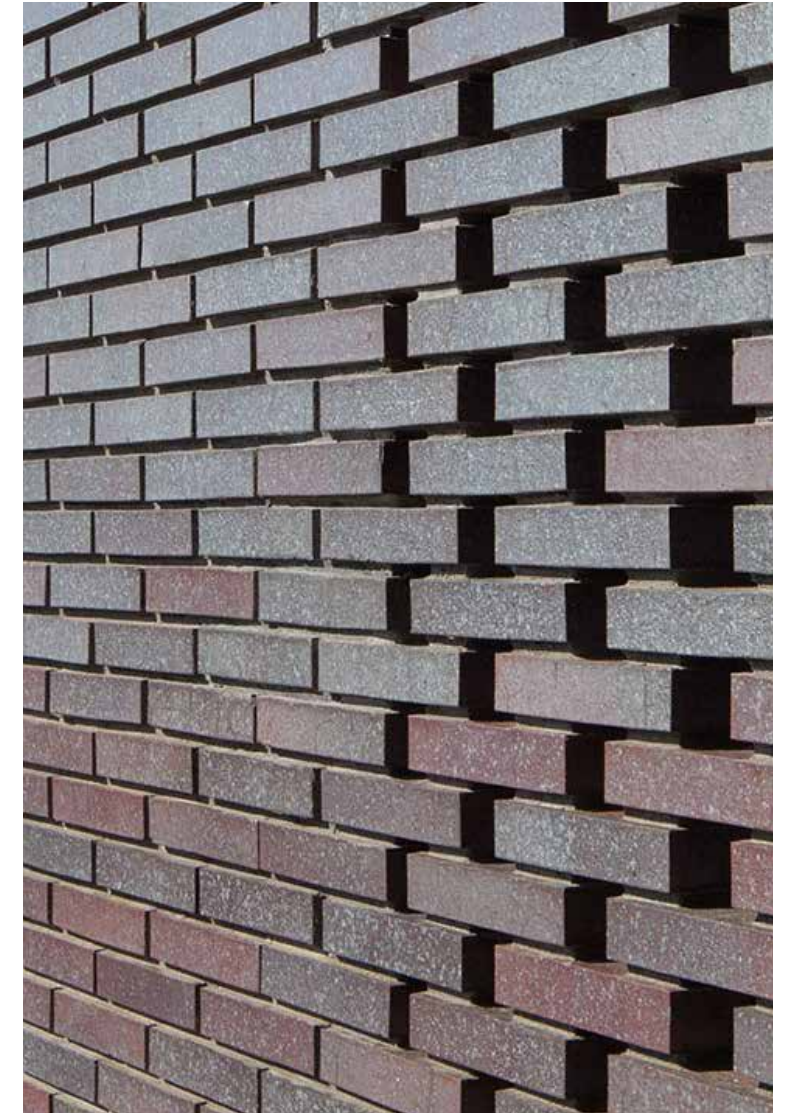
FORMED PROFILE METAL PANEL SYSTEM



GRANITE

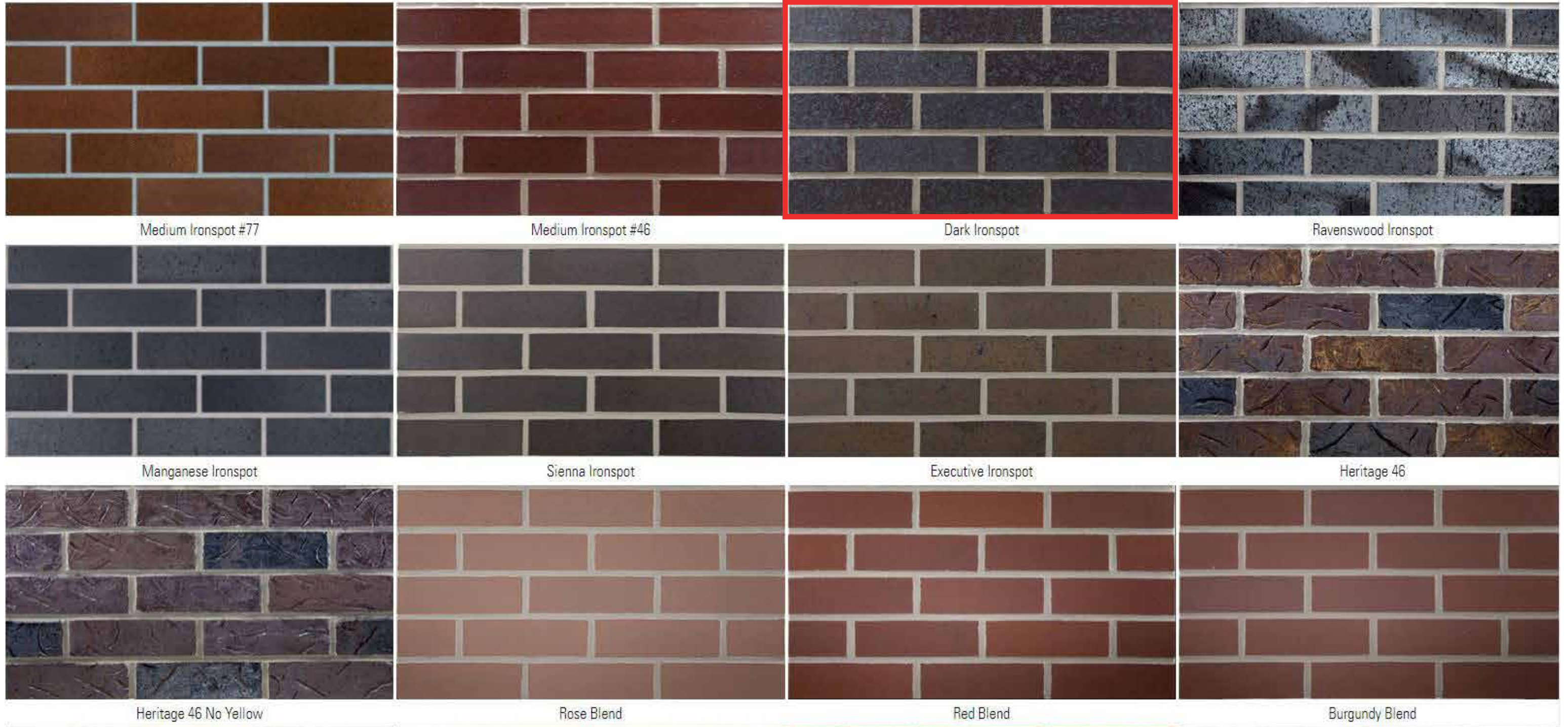


TERRA COTTA  
TYPICAL SPACING



DARK IRONSPOT BRICK





Medium Ironspot #77

Medium Ironspot #46

Dark Ironspot

Ravenswood Ironspot

Manganese Ironspot

Sienna Ironspot

Executive Ironspot

Heritage 46

Heritage 46 No Yellow

Rose Blend

Red Blend

Burgundy Blend













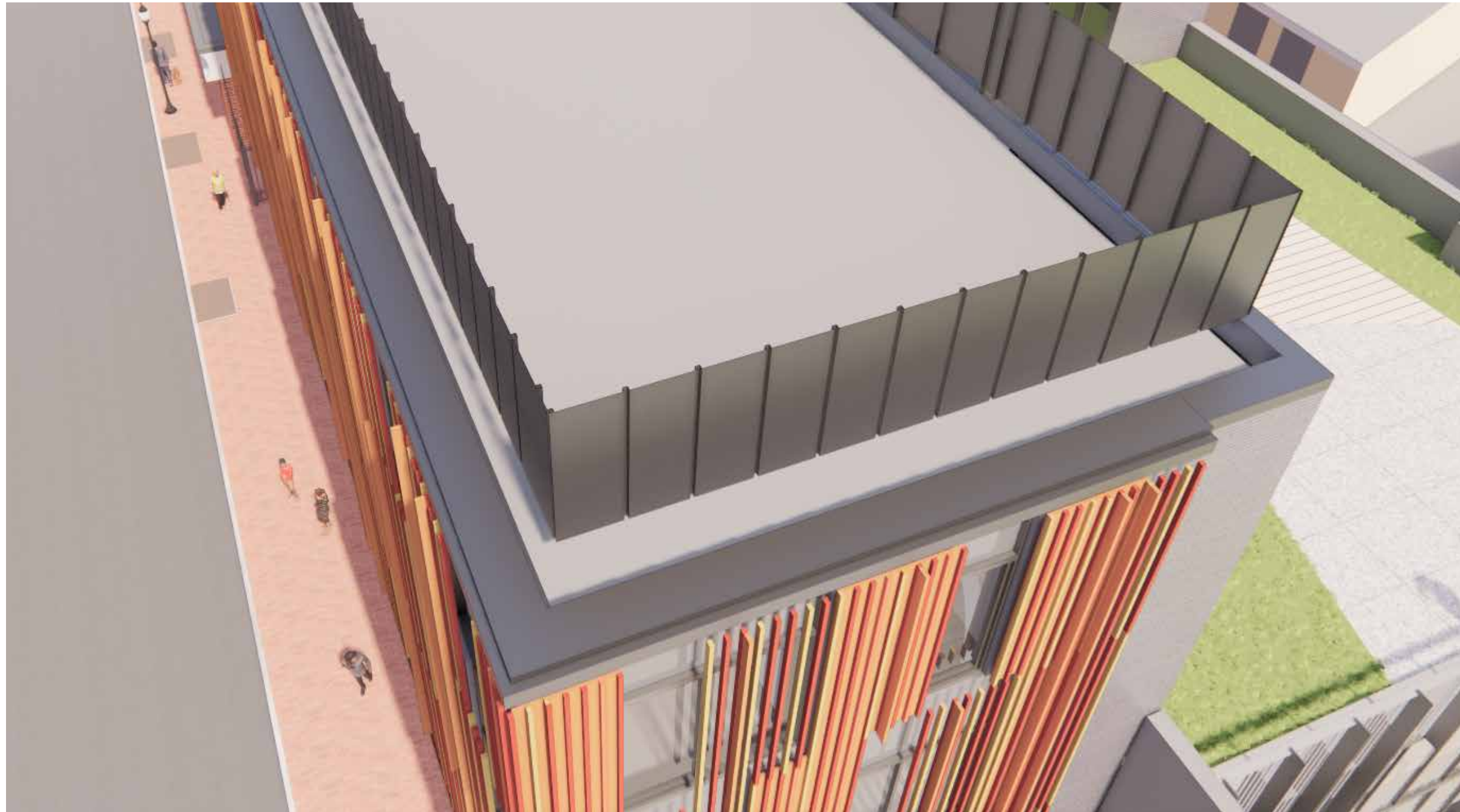




## 4. FURTHER DEVELOPMENT OF ROOF SCREEN/CORNICE

- INCREASED CORNICE HEIGHT (6" TO 1'-0")
- INCREASED DEPTH OF REVEAL UNDER CORNICE (TO 10")
- PER SELDC MEETING IN 03/01/2022, THE ROOF SCREEN LOCATION WAS SET BACK ON WEST NEWTON STREET (TO 5'-0")
- CORNICE DEVELOPMENT



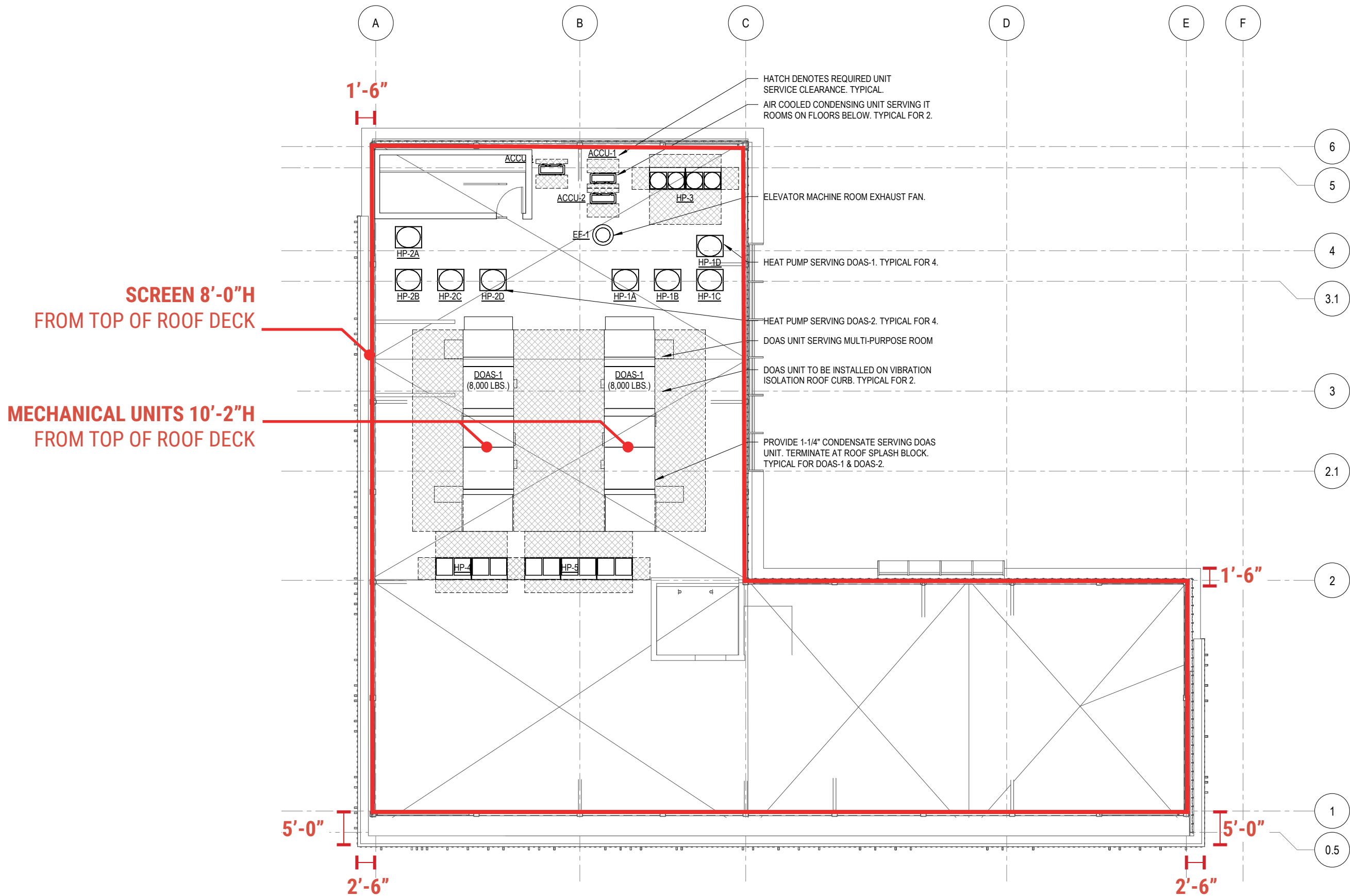






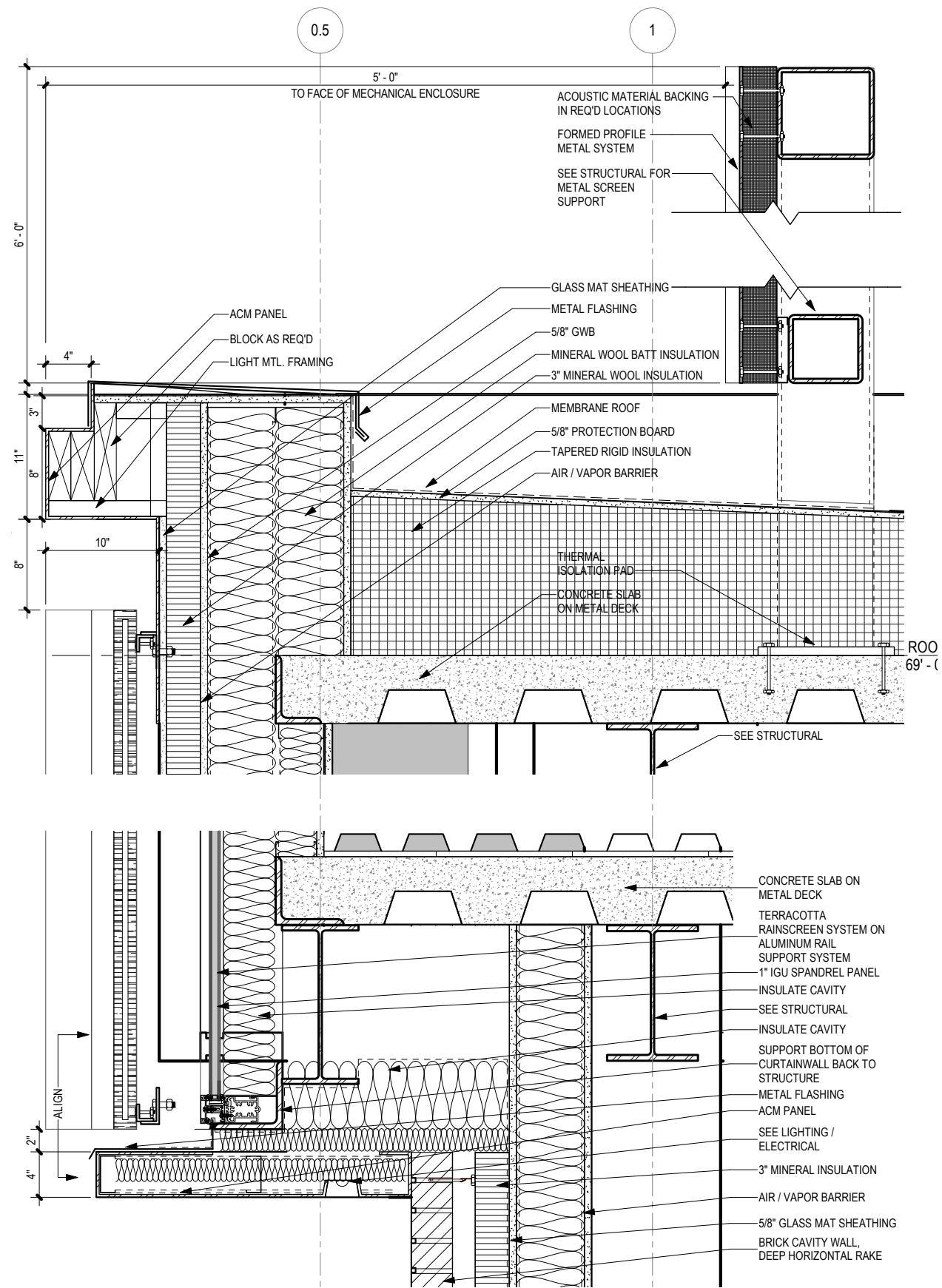
**PROPOSED SETBACK AND PENTHOUSE SYSTEM WITH REVISED CORNICE**



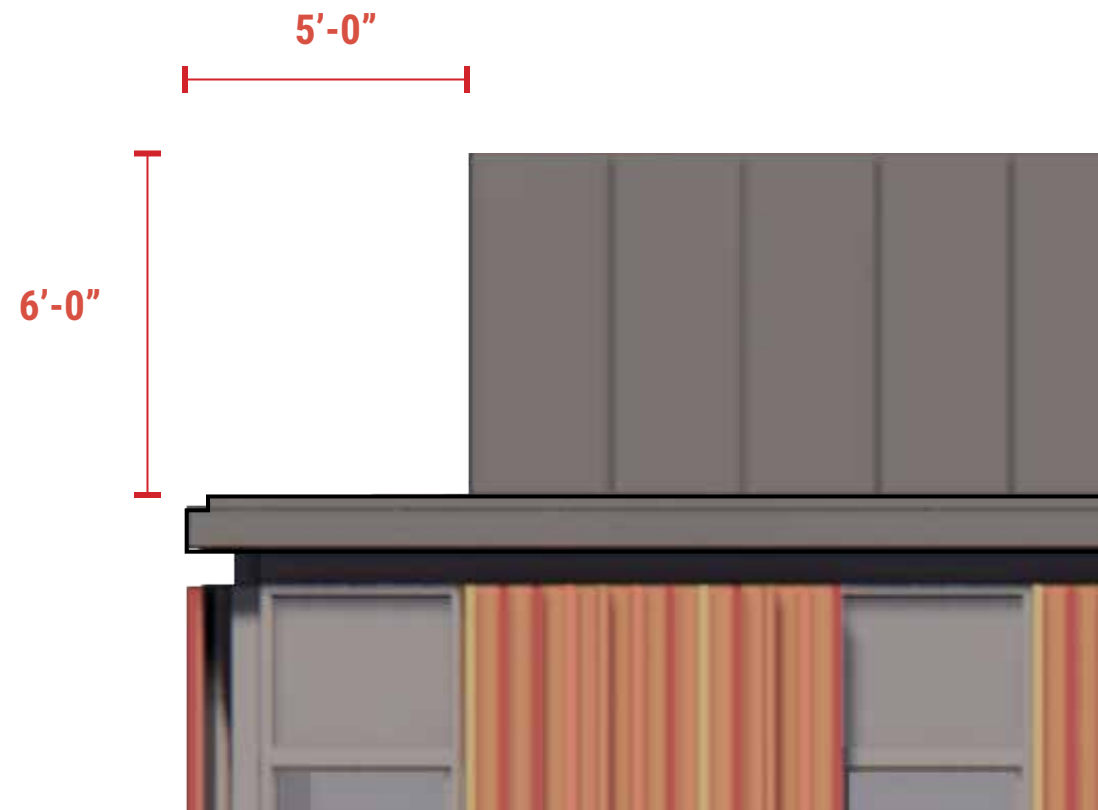


**ROOF PLAN WITH MECHANICAL UNITS**

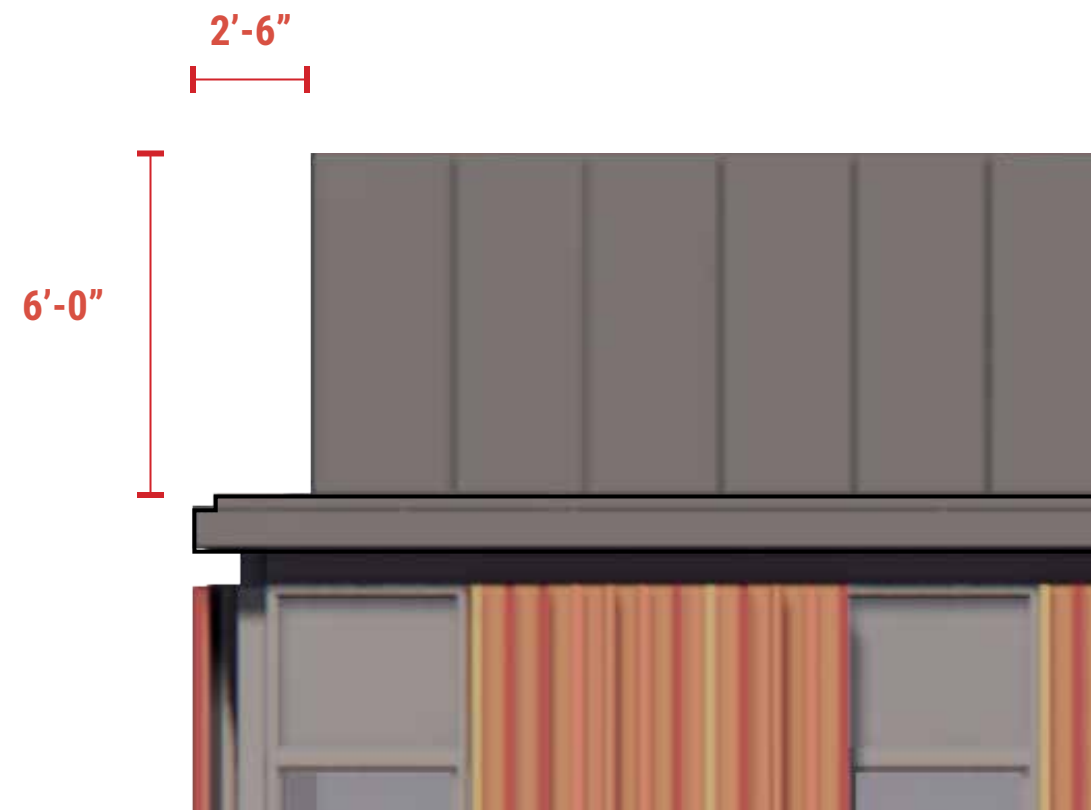




**ROOF SCREEN AND CORNICE DETAILS (IN DEVELOPMENT)**



PROPOSED SETBACK AT WEST  
NEWTON STREET



PROPOSED SETBACK AT NORTH,  
SOUTH, & EAST ELEVATIONS













# 5. ADDED LOCATION FOR INTERPRETIVE INFORMATION

A: LOCATED IN LOWER LOBBY (INTERIOR)

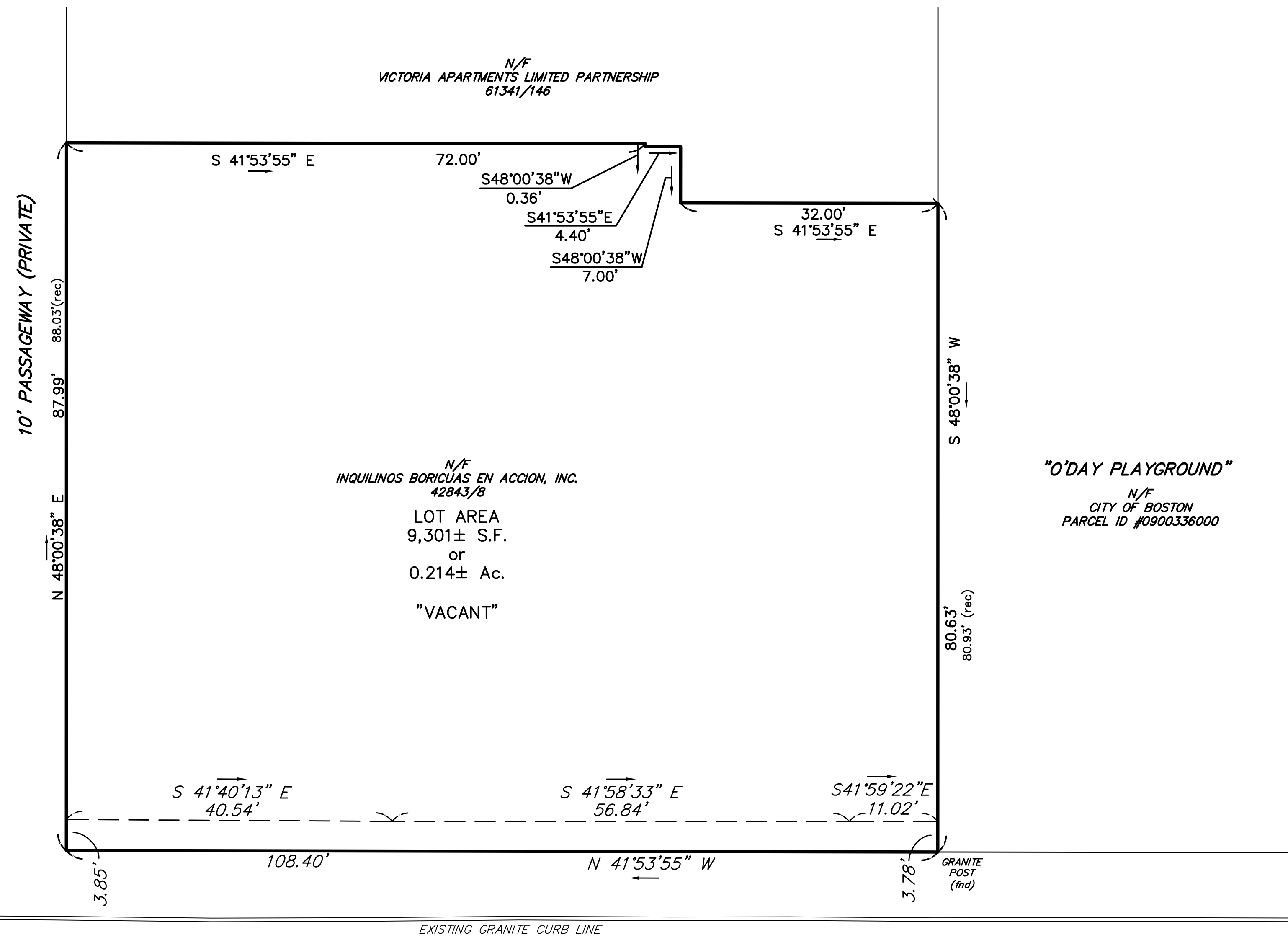
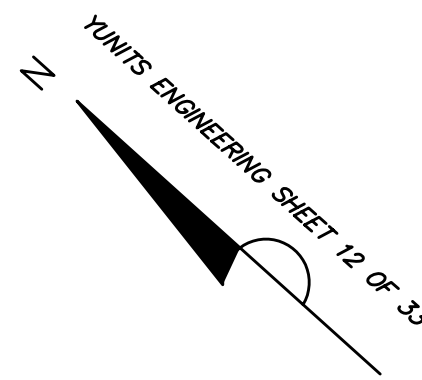
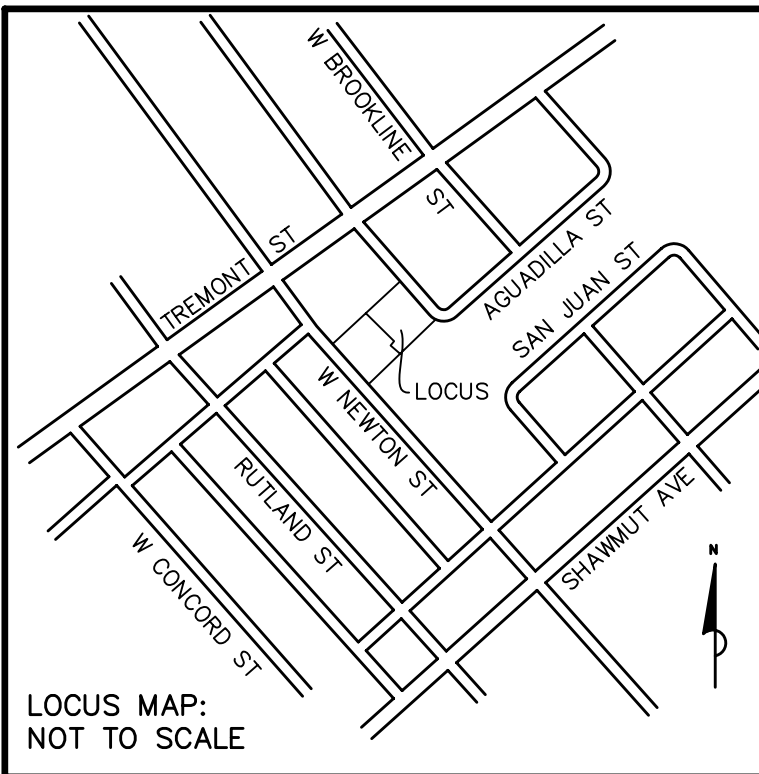


LOWER LEVEL - SUPPORT PROGRAMS





GRAPHIC WALL



**WEST NEWTON STREET**  
(PUBLIC - 50' WIDE)

**Boundary Description Pedestrian Easement**  
A certain parcel of land located in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, situated on the northeasterly sideline of West Newton Street, and is more particularly bounded and described as follows:

Beginning at a point on the northeasterly sideline of West Newton Street said point being the most northwesterly corner of the easement; thence running

N 41°53'55" W 108.40' by the northeasterly sideline of West Newton Street to a point; thence turning and running

N 48°00'38" E 3.85' to a point; thence turning and running

S 41°40'13" E 40.54' to a point; thence turning and running

S 41°58'33" E 56.84' to a point; thence turning and running

S 41°59'22" E 1.02' to a point; thence turning and running

S 48°00'38" W 3.78' to the POINT OF BEGINNING.

Containing 406 square feet or 0.009 acres, more or less.

I HEREBY CERTIFY THAT:

- THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

*(Signature)* 4/18/23  
MICHAEL PUSTIZZI, PLS No. 46505 DATE

PLAN SHOWING AN AREA OF PEDESTRIAN EASEMENT ALONG THE NORTHEASTERLY SIDELINE OF WEST NEWTON STREET BETWEEN A PASSAGEWAY AND O'DAY PLAYGROUND.

FOR REGISTRY USE ONLY

PUBLIC IMPROVEMENT COMMISSION

CHIEF ENGINEER

APPROVED

COMMISSIONER OF PUBLIC WORKS

CHECKED FOR GENERAL DESIGN AND CONFORMITY TO CITY STANDARDS

PUBLIC WORKS DEPARTMENT

PREPARED BY: **PLS** Precision Land Surveying, Inc.  
32 Turnpike Road  
Southborough, Massachusetts 01772  
TELE NO: (508) 460-1789 FAX NO: (508) 970-0096  
476306EP1.DWG

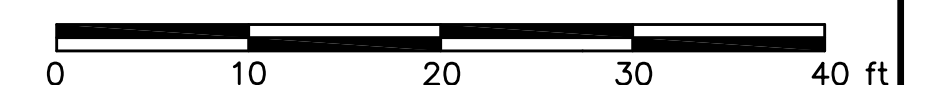
DESIGNED BY: OFY  
DRAWN BY: DJT  
CHECKED BY: MAP  
NITSCH FILE: 14522EIG.DWG  
NITSCH PROJECT: 14522

CITY OF BOSTON PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION  
PEDESTRIAN EASEMENT PLAN

85 WEST NEWTON STREET  
**WEST NEWTON STREET**

PUBLIC WAY  
SOUTH END

SCALE: 1" = 10'




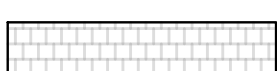


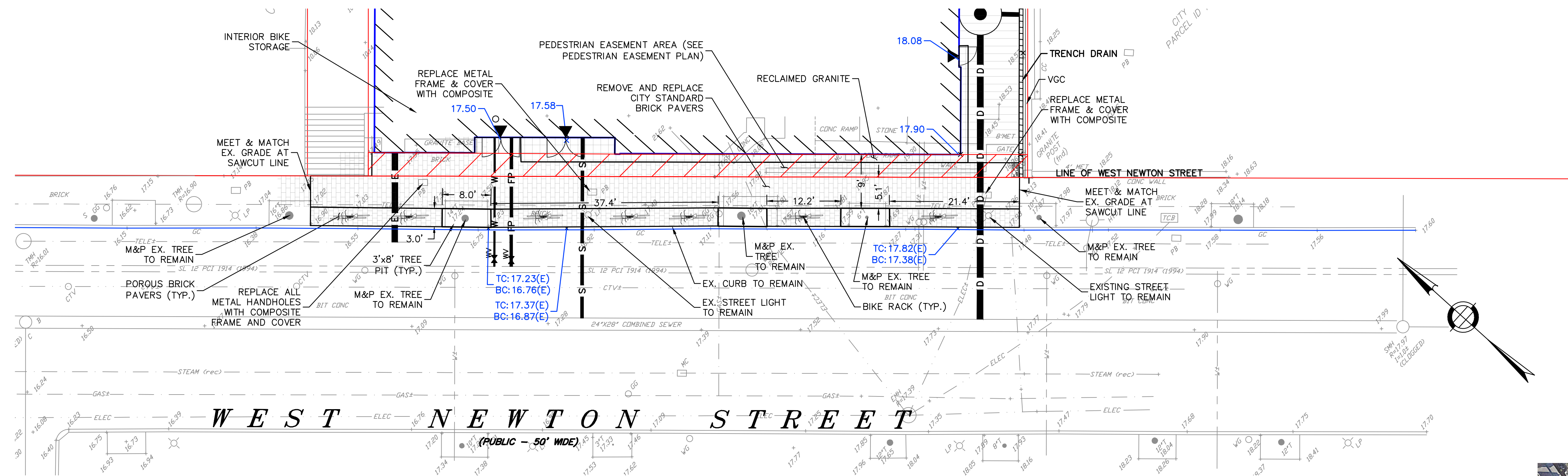
DIVISION ENGINEER

APRIL, 2023

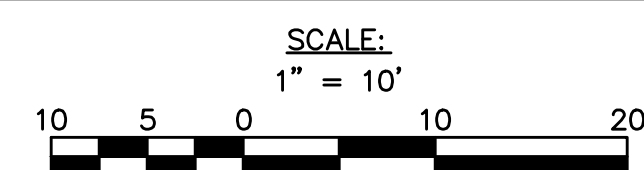


**LEGEND**

-  EXISTING CURB LINE
-  PROPERTY LINE
-  CITY OF BOSTON STANDARD BRICK PAVERS
-  POROUS BRICK PAVERS
- M&P MAINTAIN & PROTECT
- TYP. TYPICAL
- EX. EXISTING
- X XX.XX SPOT ELEVATION
- X TCXX.XX TOP OF CURB ELEVATION
- BCXX.XX BOTTOM OF CURB ELEVATION



**WEST NEWTON STREET PLAN VIEW**



**LOCUS PLAN**  
NOT TO SCALE  
SOURCE: GOOGLE EARTH

SHEET 1 OF 2

FOR REGISTRY USE ONLY

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

CHELSEA R. CHRISTENSON, P.E.  
MASSACHUSETTS REG. NO. 46260  
REGISTERED PROFESSIONAL ENGINEER

PUBLIC IMPROVEMENT COMMISSION

CHIEF ENGINEER

APPROVED

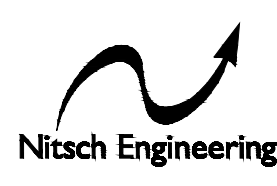
COMMISSIONER OF PUBLIC WORKS

CHECKED FOR GENERAL DESIGN AND CONFORMITY TO CITY STANDARDS

PUBLIC WORKS DEPARTMENT

PLAN SHOWING APPROXIMATELY 118 FEET OF SPECIFIC REPAIRS TO THE FURNISHING ZONE OF THE EXISTING WEST NEWTON STREET SIDEWALK. SPECIFIC REPAIRS INCLUDE POROUS BRICK PAVERS, CITY OF BOSTON STANDARD BRICK PAVERS, BIKE RACKS AND THE MAINTENANCE & PROTECTION OF EXISTING STREET TREES

**PREPARED BY:**

 **www.nitsch-engineering.com**  
2 Center Plaza, Suite 430  
Boston, MA 02108  
T: (617) 338-0063  
F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

DESIGNED BY: OFY  
DRAWN BY: OFY  
CHECKED BY: CRS  
NITSCH FILE: 14522PIC.DWG  
NITSCH PROJECT: 14522

CITY OF BOSTON PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION  
SPECIFIC REPAIRS PLAN AND DETAILS

85 WEST NEWTON STREET  
**WEST NEWTON STREET**

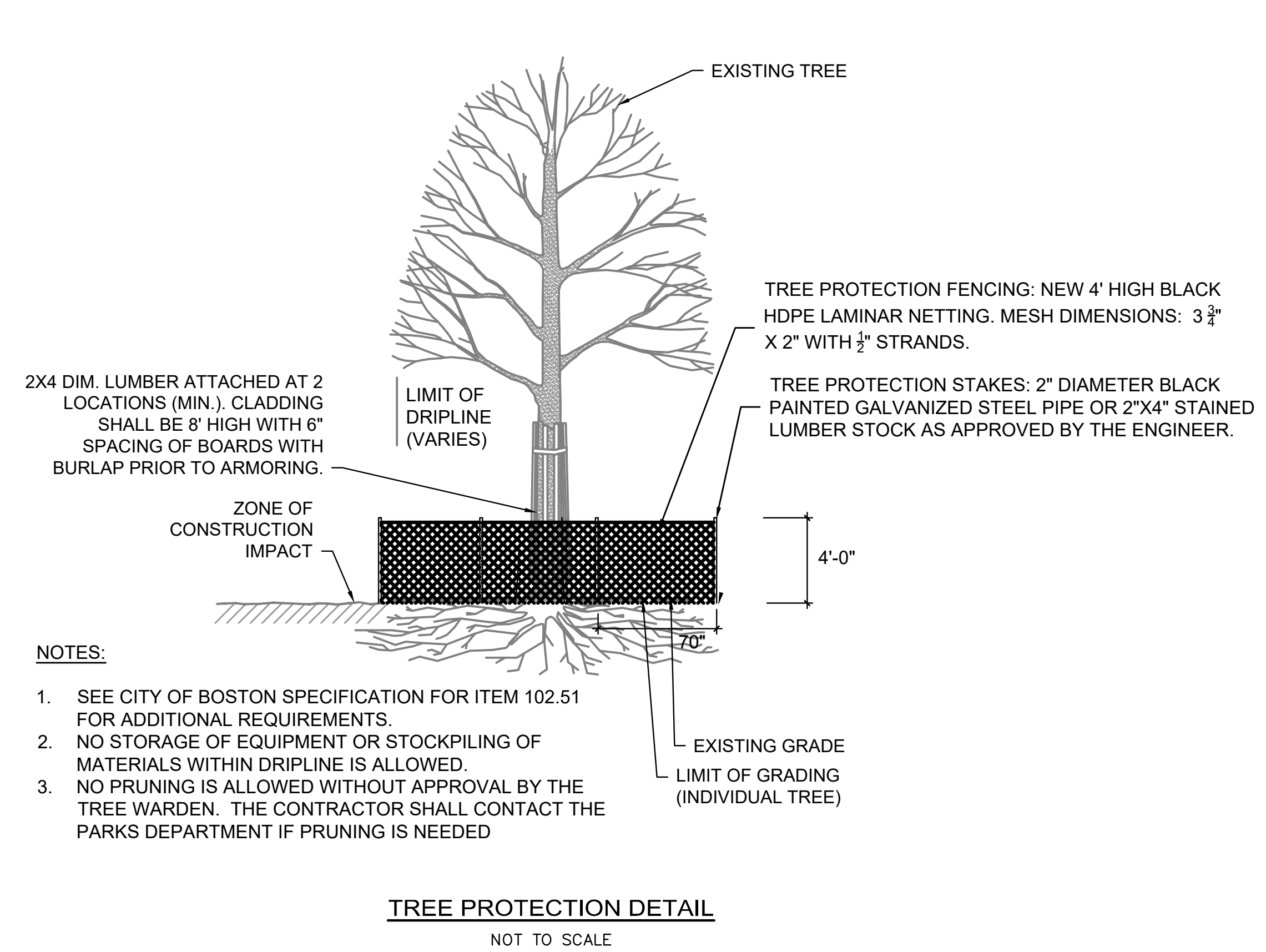
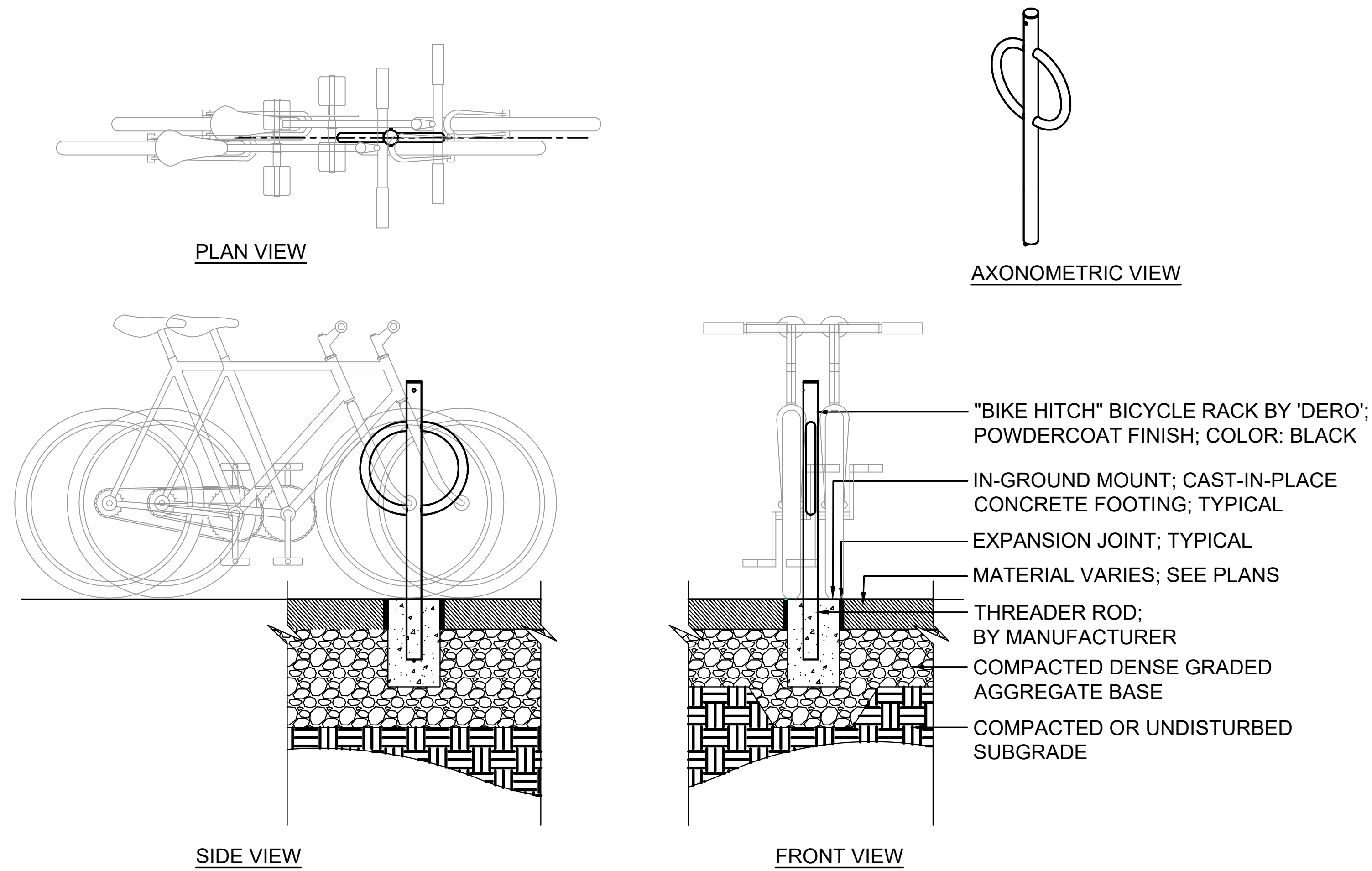
PUBLIC WAY  
SOUTH END

SCALE: 1" = 10'

DIVISION ENGINEER

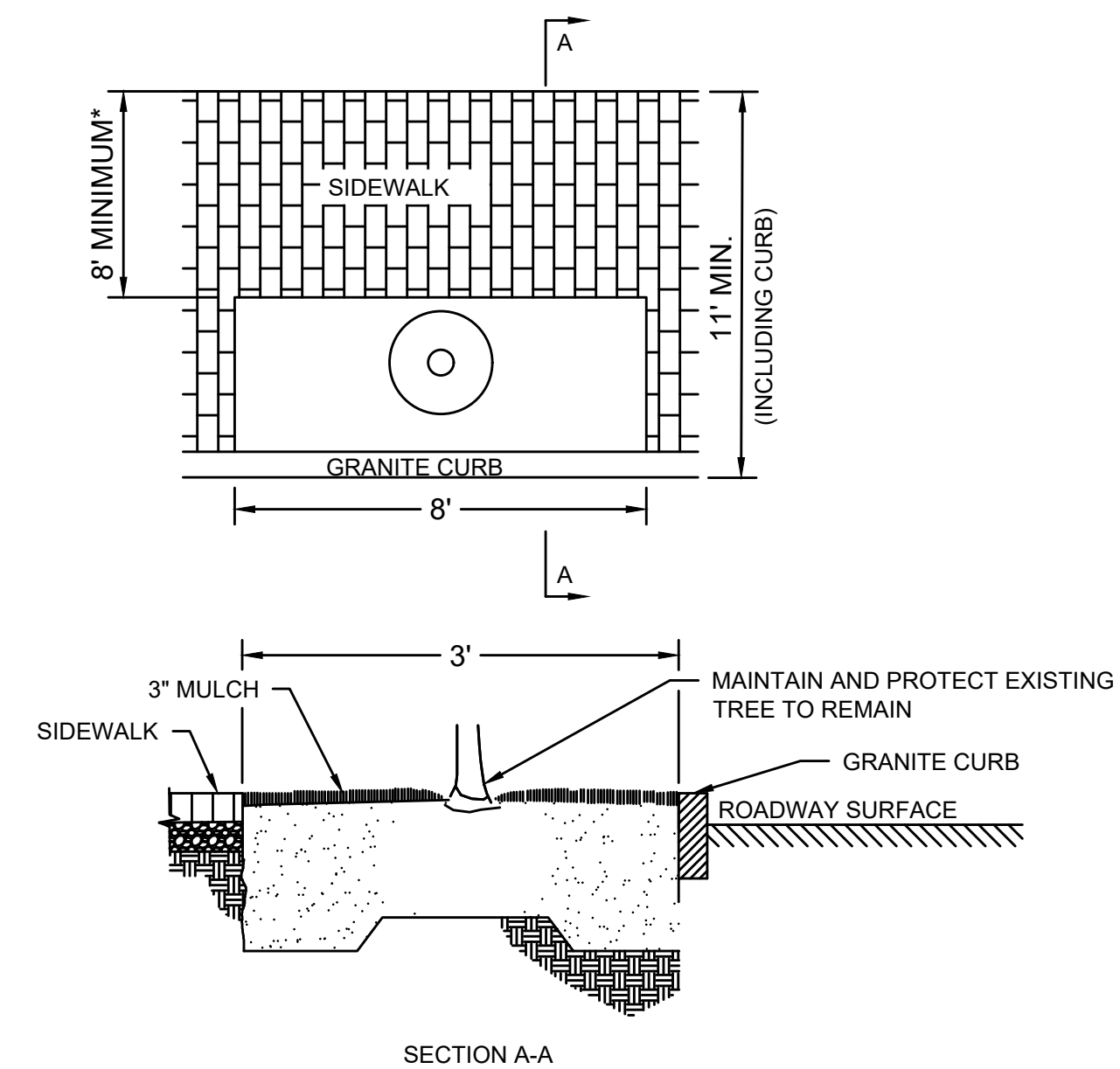
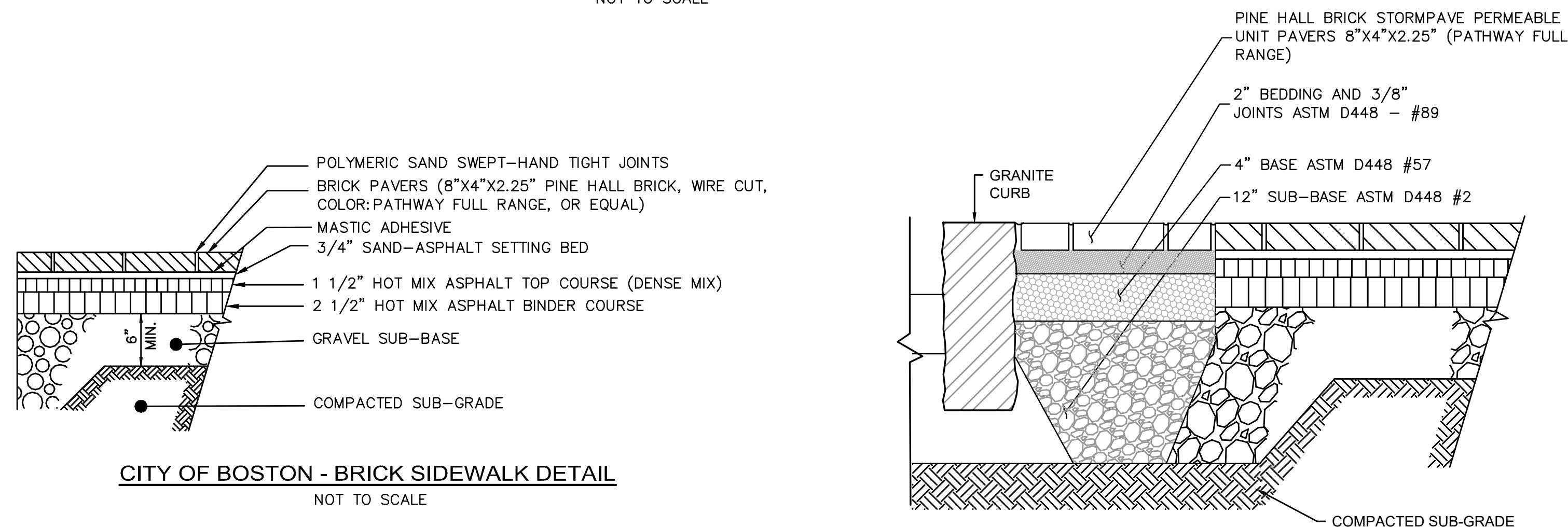
APRIL, 2023





- NOTES:**
- INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - SEE SITE PLANS FOR LOCATION.

**BICYCLE RACK DETAIL**  
NOT TO SCALE



**TREE PIT DETAIL**  
NOT TO SCALE

FOR REGISTRY USE ONLY

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

CHELSEA R. CHRISTENSON, P.E.  
MASSACHUSETTS REG. NO. 46260  
REGISTERED PROFESSIONAL ENGINEER

PUBLIC IMPROVEMENT COMMISSION  
CHIEF ENGINEER

APPROVED  
COMMISSIONER OF PUBLIC WORKS

CHECKED FOR GENERAL DESIGN AND CONFORMITY TO CITY STANDARDS  
PUBLIC WORKS DEPARTMENT

**PREPARED BY:**  
www.nitsch.com  
2 Center Plaza, Suite 430  
Boston, MA 02108  
T: (617) 338-0063  
F: (617) 338-6472

**DESIGNED BY:** OFY  
**DRAWN BY:** OFY  
**CHECKED BY:** CRS  
**NITSCH FILE:** 14522PIC.DWG  
**NITSCH PROJECT:** 14522

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

SHEET 2 OF 2

CITY OF BOSTON PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION  
DETAILS

85 WEST NEWTON STREET  
WEST NEWTON STREET

PUBLIC WAY  
SOUTH END

SCALE: NOT TO SCALE

DIVISION ENGINEER

APRIL, 2023