

CHABAD CENTER FOR MISSION HILL

1615-1617 Tremont Street

Mission Hill Triangle

Architectural Conservation District Commission

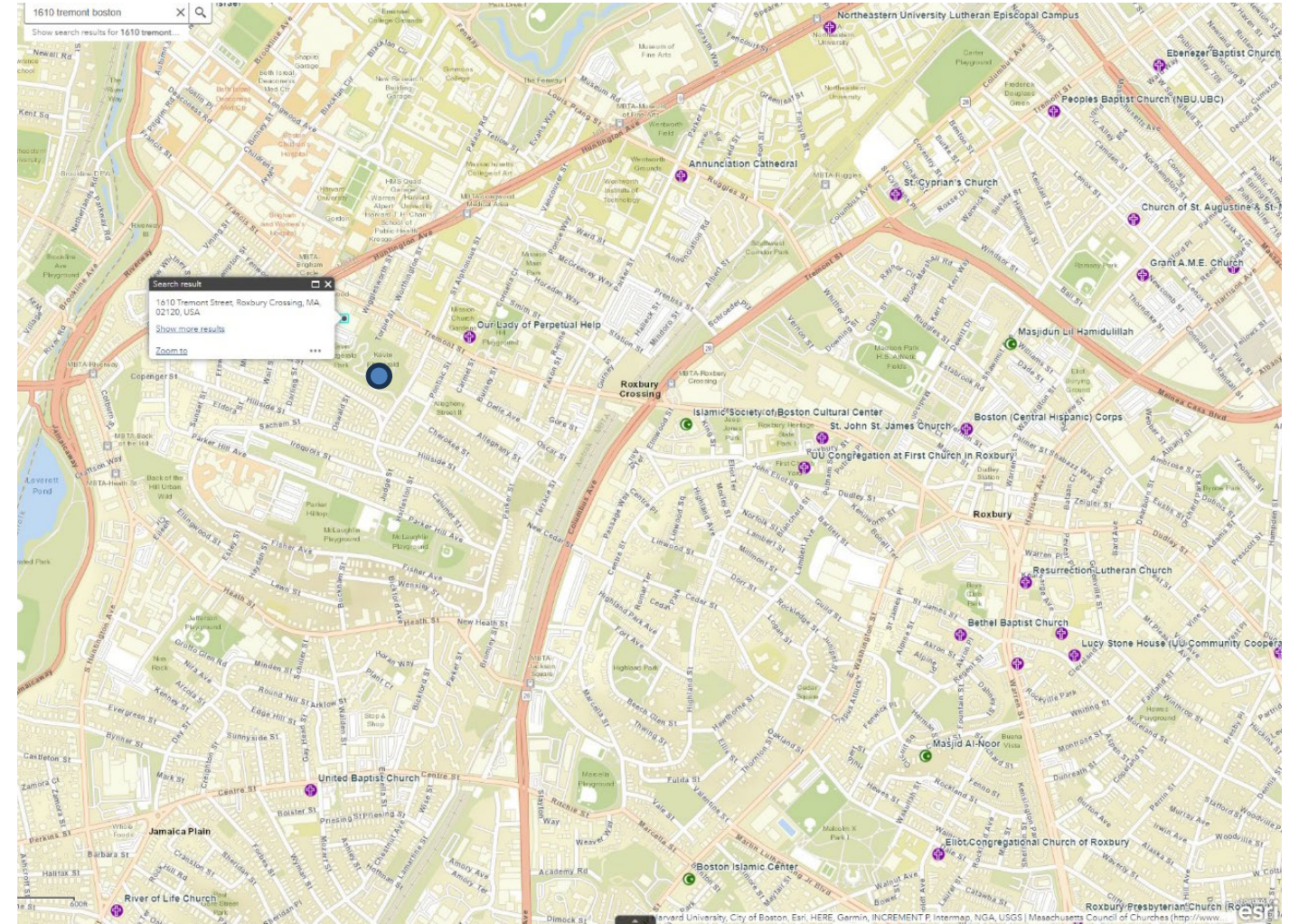
Design Review Application

February 14, 2024

Chabad Center for Mission Hill

Introduction

- Rabbi Zarchi
- Contributing Uses
- Community Based Programs
- Community where all visitors are welcome, regardless of background or affiliation.
- Provides, educational, cultural, social, and recreational programs for all members and constituents.
- A center for prayer and study, our visitors gain a deeper understanding and appreciation of Jewish faith, culture and heritage.



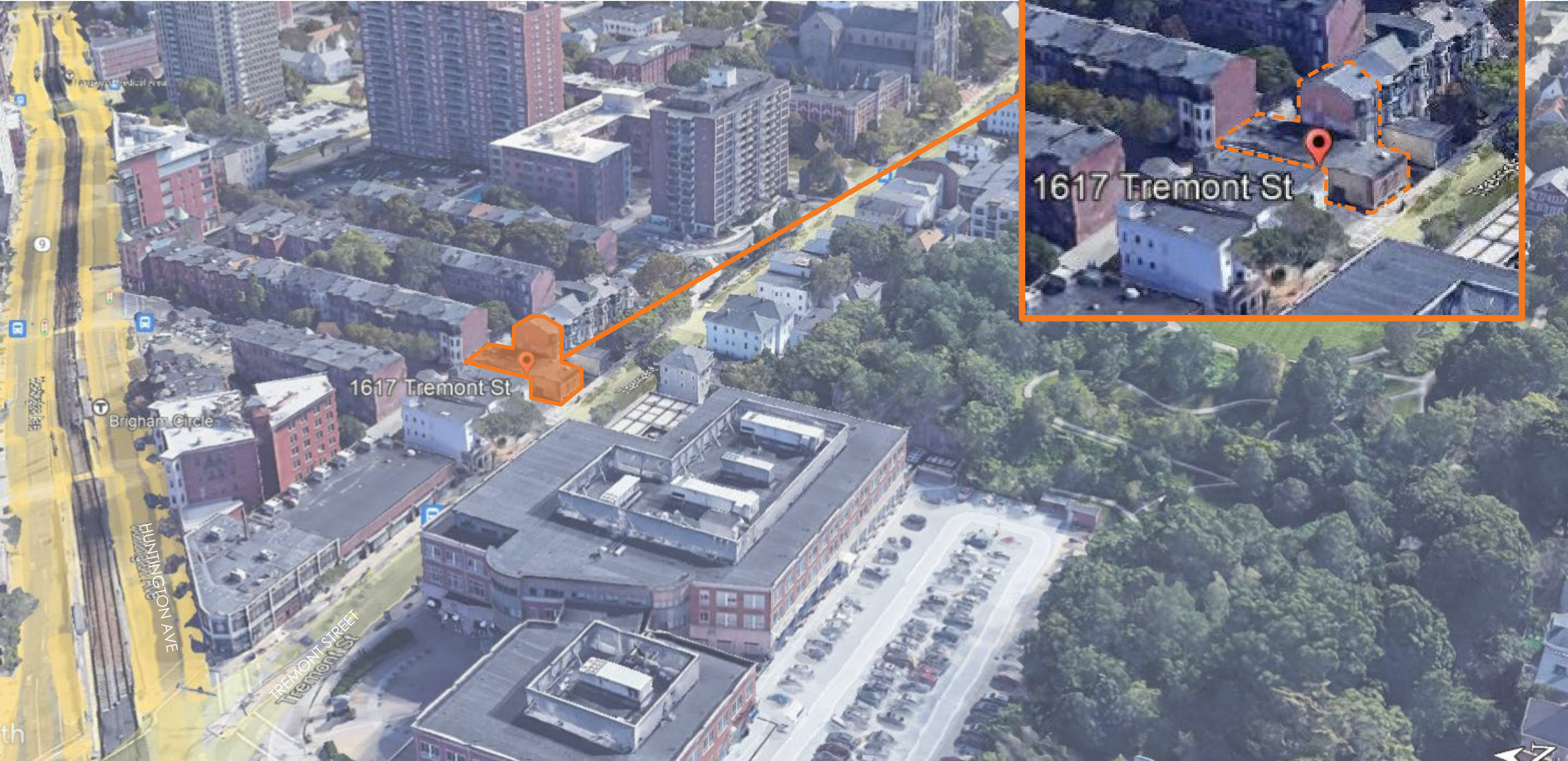
Area Houses of Worship

“Each individual has the capacity to build communities and endow them with life, so that every community member becomes a source of inspiration”.

Chabad at Mission Hill is an everlasting tribute to The Lubavitcher Rebbe, Rabbi Menachem M. Schneerson, of blessed memory, whose vision, leadership, and love is a beacon of light for all humanity

Project Site

Google earth axon



Site Property



Tremont Edge

Site Property



Wigglesworth Edge

Mission Hill Triangle Architectural Conservation District

Advisory Review Summary

August 3, 2023

Commissioner Review Summary and Comments:

- Note a concern about the new building height and massing, and more generally noted that the proposed building seems “non-conforming when compared to other buildings”.
- Request design modifications to “reflect a better harmony between the two buildings so that its introduction into such a small, mainly residential district is less jarring.”
- Request more information regarding the design on the alley side.
- Requested rendered views without trees.



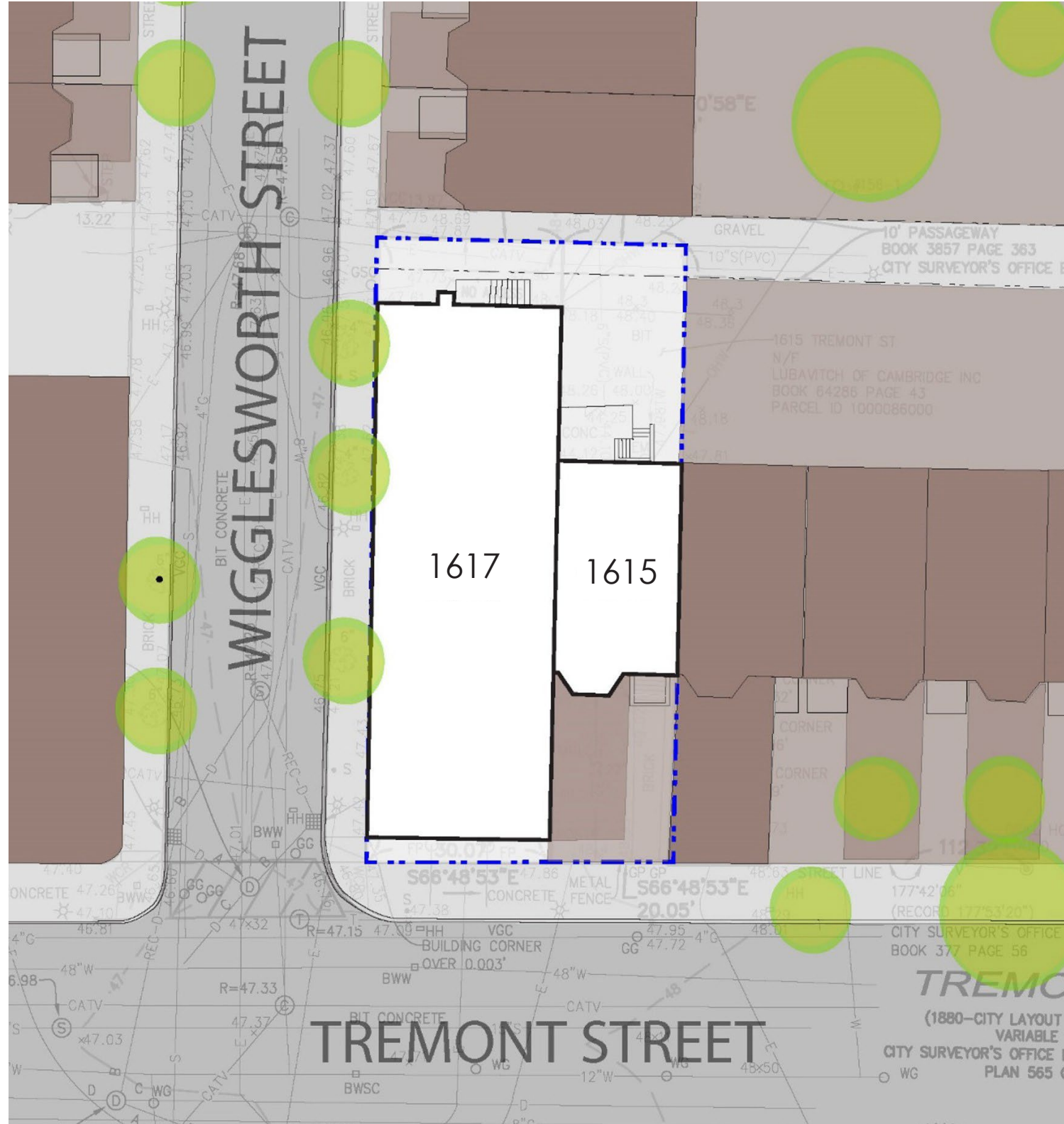
Proposed Design: February 14, 2024



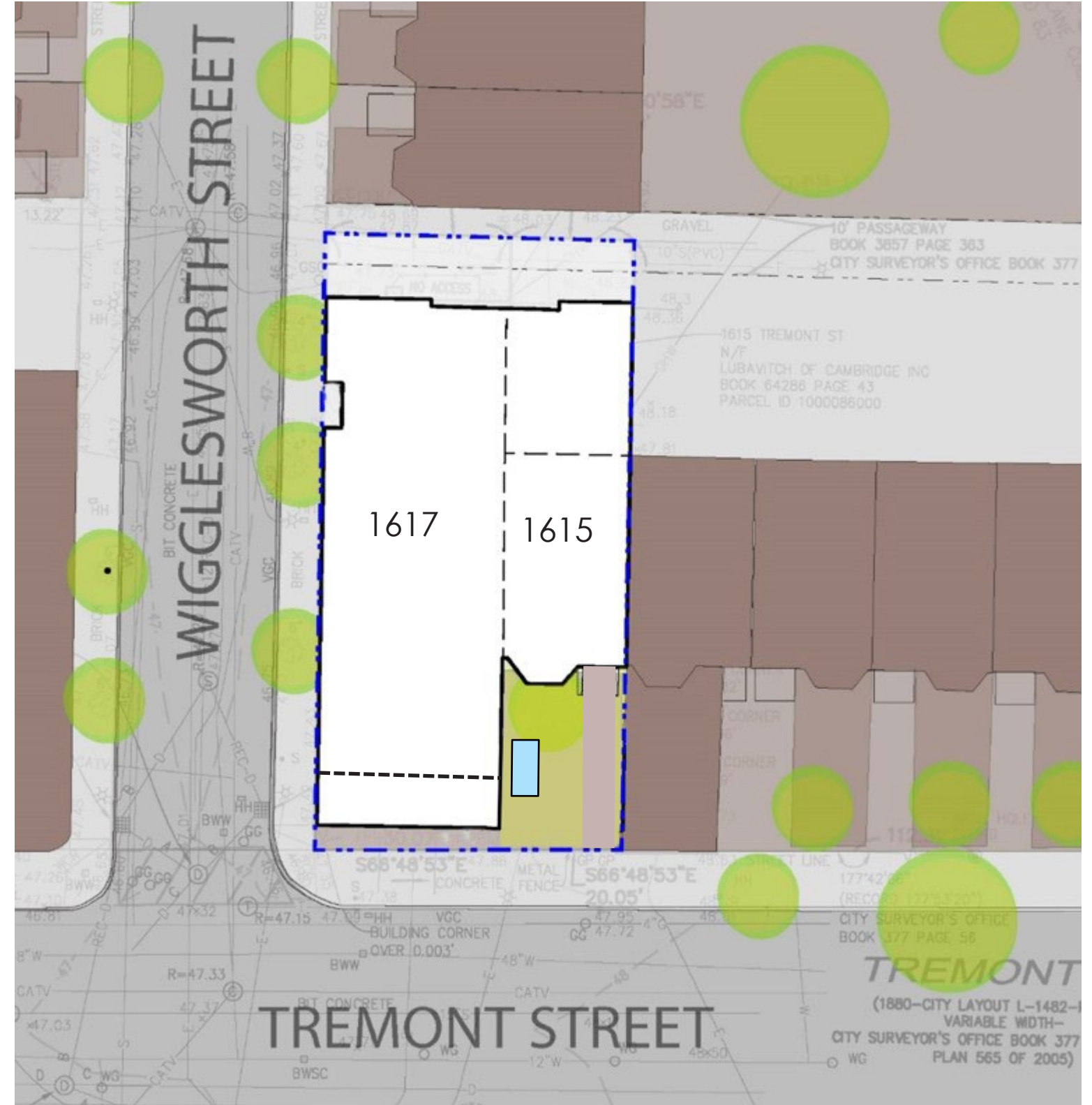
Proposed Design: July 13, 2023

Site

Existing Site Plan



Proposed Site Plan



Mission Hill Triangle Architectural Conservation District

Architectural Guidelines

Notes on Application of Architectural Guidelines:

- 1617 Commercial property guided by Section “K – New Construction” and “L - Demolition”
- Section “O – Commercial Properties” identifies 1617 Tremont Street specifically, and indicates changes and alterations, “except for demolition and new construction ...”
- The proposal for 1617 meets the exception for demolition and new construction, so the Guidelines point to Sections K and L

Guideline Text Applicable to 1617 Tremont Street:

O. COMMERCIAL PROPERTIES

Commercial Properties Constructed After The Main Period Of The District’s Significance

These few properties include 1617 Tremont Street, 134–140 Smith Street, and 690 Huntington Avenue, at the corner of Wigglesworth Street. Because of the later construction dates, and non-conformity in use and architectural character to the remainder of the district, these will not be subject to the same standards and criteria as the district’s residential properties.

Changes and alterations, **except for demolition and new construction**, to these structures will be reviewed only in the following:

Height: Cannot exceed the top roofline of the abutting structures within the district.

Land Coverage and Setback: Must conform to those established by the abutting structures within the district.

Overall Materials: Should harmonize with the materials of the abutting structures within the district and should relate to those of the existing structure being changed or altered.

Massing: Must conform to that established by the abutting structures within the district.

Storefronts Previously Constructed as Additions to Façades and Side Elevations

Changes to these additions will be reviewed. If removal of these additions, in whole or in part, is desired, the repair to the adjacent wall should be in harmony with the remainder of the row.

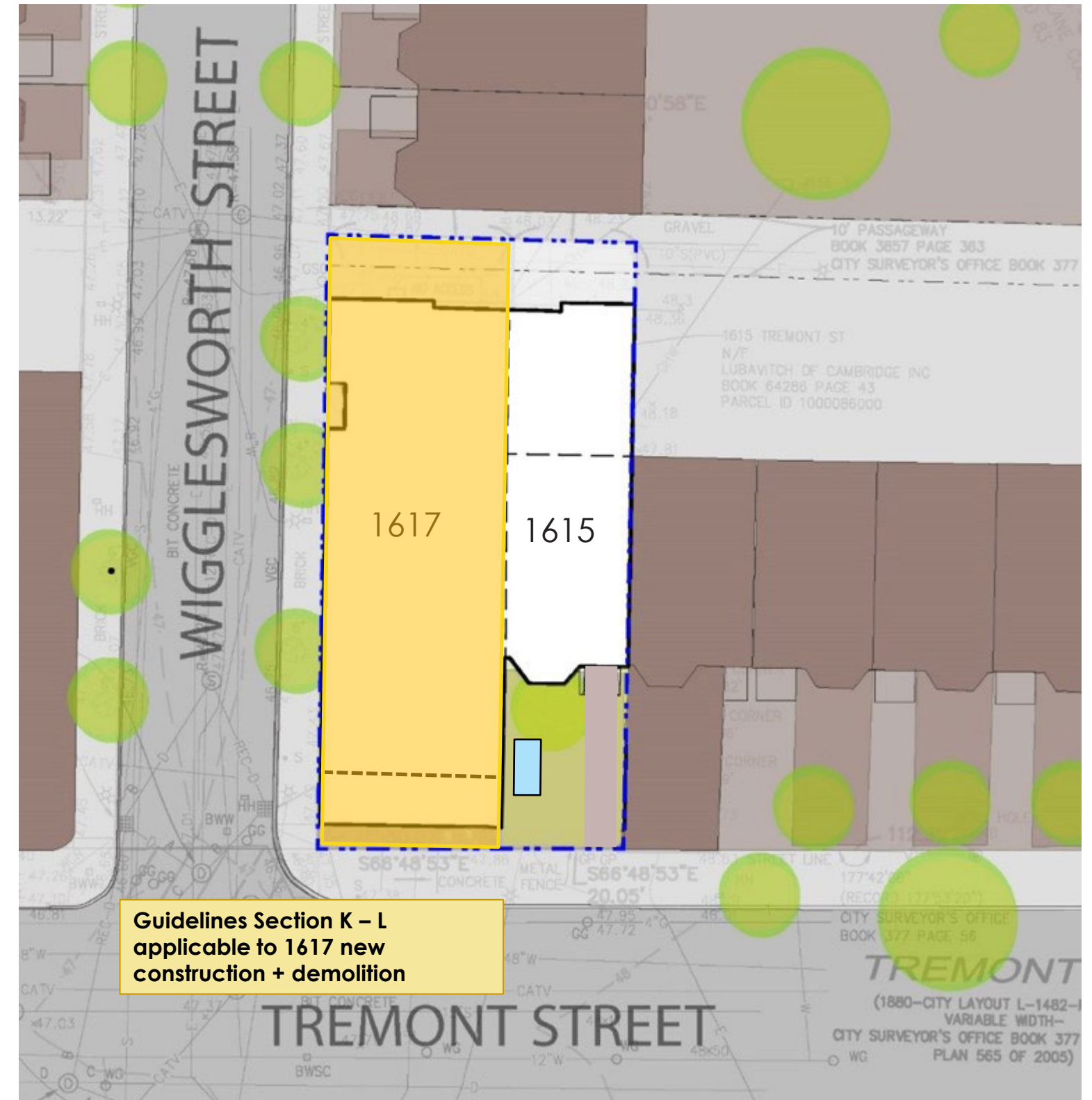
K. NEW CONSTRUCTION

All new construction is subject to Commission review and approval. Plans submitted for approval must be consistent with, or complementary to, the historical and architectural character and appearance of the neighborhood. Particular attention will be given to scale, materials, set backs, and rhythm of the façade. Design should not be imitative of a style earlier to that which is prevalent in the district.

L. DEMOLITION

All plans for demolition of any existing building or portion of a building, visible from a public way, will be subject to District Commission review and approval.

Proposed Site Plan



Mission Hill Triangle Architectural Conservation District

Architectural Guidelines

Notes on Application of Architectural Guidelines:

- 1615 Row House property guided by Section “B through J”
- Sections “B – J” outline guidance on standards and criteria for exterior elements or architectural features identified in each Section.

Guideline Text Applicable to 1615 Tremont St. Row House:

B. WINDOWS AND DOORS

C. STOOPS AND FRONT STAIRS

D. FRONT PORCHES

E. ROOFS, DORMERS, VERTICAL ADDITIONS

The original form and slope, if any, of the roof will be retained. Significant characteristics of this district are the intact cornice, mansard, and flat roof lines within units of rowhouses.

Rooftop additions visible from public ways are virtually non-existent within the district; continuation of this precedent is important. Whenever possible, existing dormers seen from a public way should be retained. Replacement of dormers should approximate the shape and placement of the original. Materials will be consistent with the original in design. Ornamental dormer trim should be retained.

Any vertical additions (penthouses, railings, solar panels, mechanical equipment) that can be seen from a public way within the district are not appropriate and will not be approved. In buildings with a pitched roof, additions may occur behind the ridge line of the roof if the vertical addition does not interrupt the roofline as seen from the front of the building. Size and placement of satellite-dish antennas will require review.

Original slate roofs visible from a public way should be retained. Replacement should be of slate, slate substitute, or dark asphalt shingles.

F. OTHER FAÇADE ELEMENTS

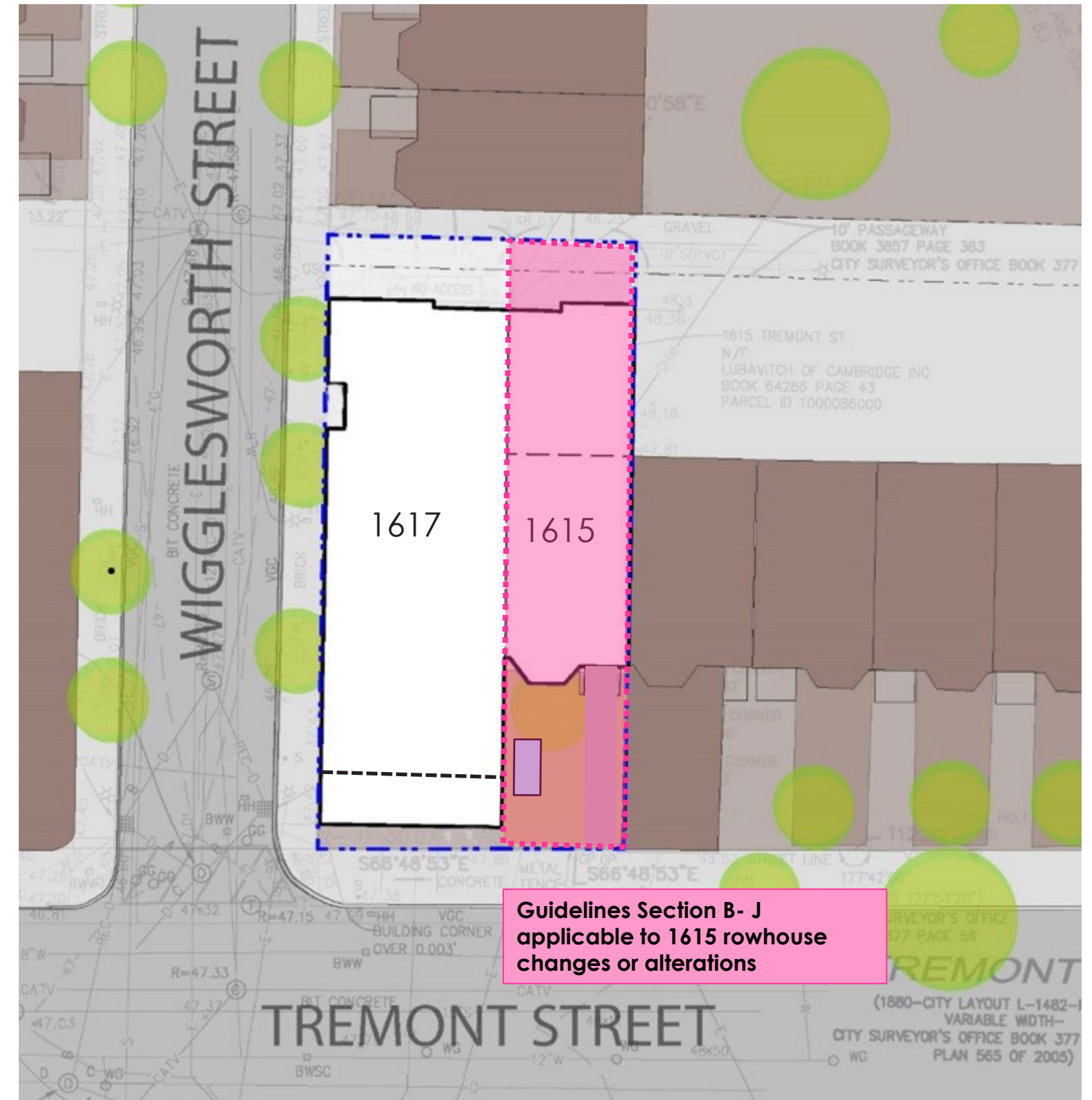
G. EXTERIOR PAINT

H. MASONRY

I. FRONT YARDS AND WALKWAYS

J. PUBLIC AREAS

Proposed Site Plan



Mission Hill Triangle Architectural Conservation District

Architectural Guidelines

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Chabad Center - Demolition

Existing Alley



KEY PLAN

ARCHITECTURAL GUIDELINES SPECIFIC STANDARDS & CRITERIA

A. GENERAL

The intent of these standards & criteria is to preserve the physical features, historical and architectural character, and residential nature of the Triangle area.

The dominant historical and architectural features of the district are the late 19th-century masonry rowhouse units. Houses within these units appear relatively uniform in size, materials, setback, and style, with the individuality of the unit being subordinate to the harmony of the street.

These standards and criteria are intended to guide the inevitable changes to the exteriors of buildings and physical features within the district, in order to ensure that changes are sensitive to the architectural character of the district, and to prevent intrusions. There is no requirement to do work that is not initiated by the owner of the property.

The most important feature of the buildings is the façades (including roofs) that face the public streets and avenues, and therefore these are subject to review. Sidewalls visible from within the district are also under review.

Any proposed changes or alterations to the elements mentioned above will be reviewed unless specifically exempted; preference will be given to alterations that maintain, preserve, or restore according to the standards and criteria for elements identified in the following sections.

DESIGN REVIEW PROCESS

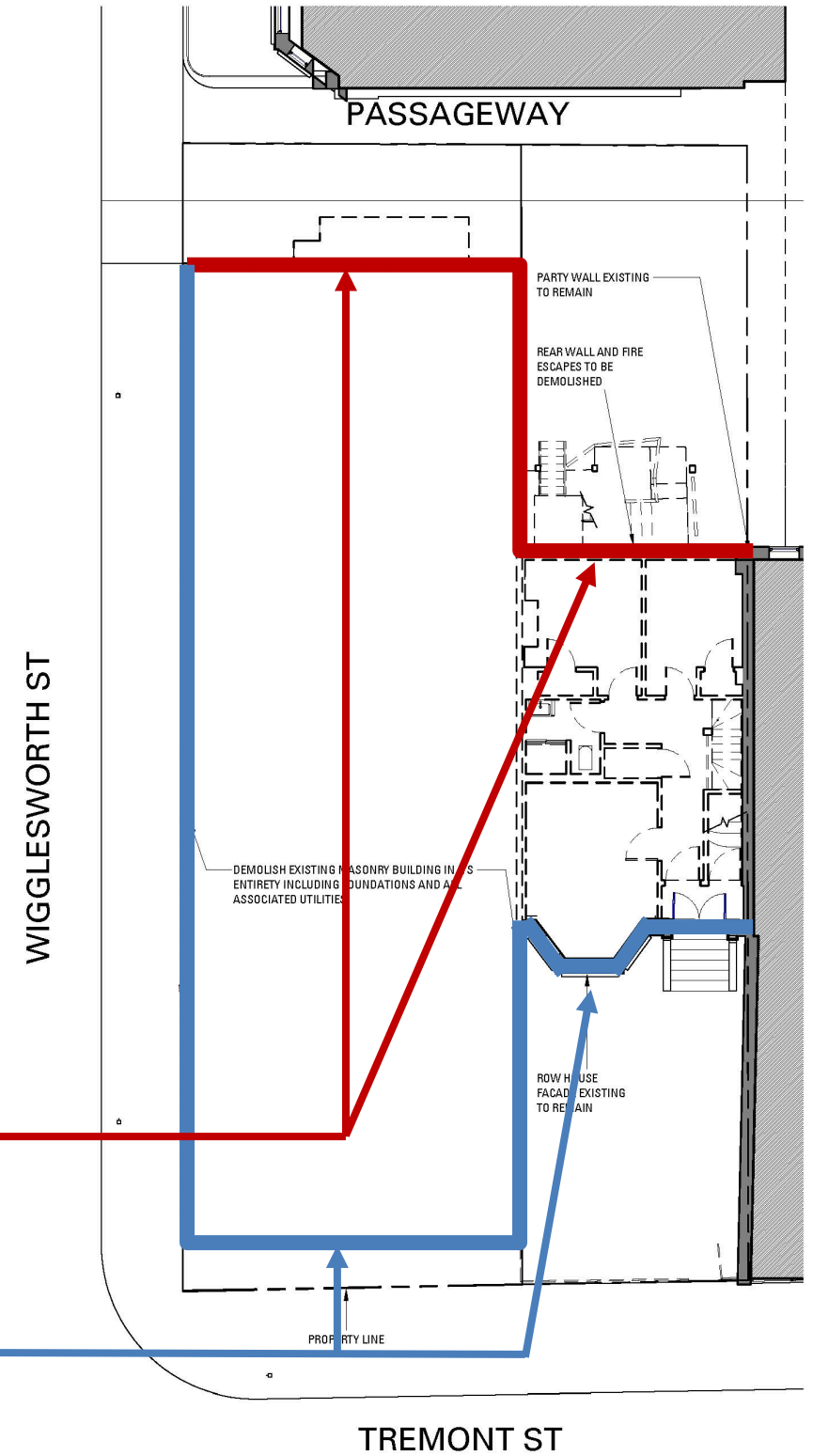
All exterior work proposed on front elevations, side elevations, or on rooftops that is (or will be) visible from any public way requires the review of the MHTACDC - the exception is work at rear elevations. You must submit a Design Approval Application to the Commission and it must be approved by the Commission before beginning any work subject to Commission review.

Rear elevations and rear yards not subject to review per Section A.

Facades that face public streets (Tremont and Wigglesworth) are subject to review per Section A.



EXISTING ALLEY



DEMOLITION PLAN

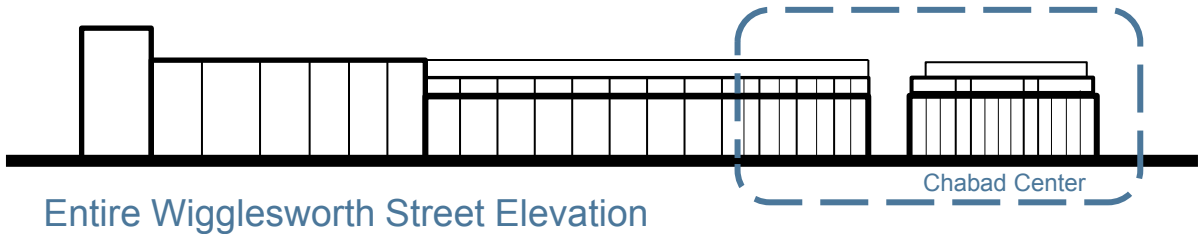
Chabad Center New Construction – Proposed Design (July 13, 2023)

Wigglesworth Elevation



Chabad Center New Construction – Proposed Design (February 14, 2024)

Wigglesworth Elevation



Chabad Center New Construction

Street Views

Guideline Text Applicable to 1617 Tremont Street:

K. NEW CONSTRUCTION

All new construction is subject to Commission review and approval. Plans submitted for approval must be consistent with, or complementary to, the historical and architectural character and appearance of the neighborhood. Particular attention will be given to scale, materials, set backs, and rhythm of the façade. Design should not be imitative of a style earlier to that which is prevalent in the district.

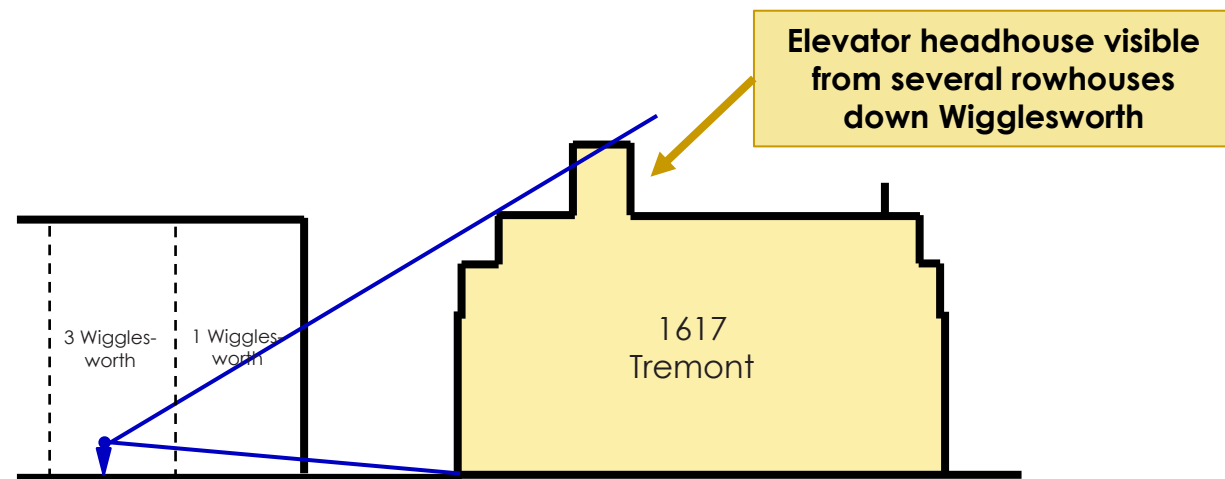
Guidelines Section K does not stipulate visibility requirement over new construction.



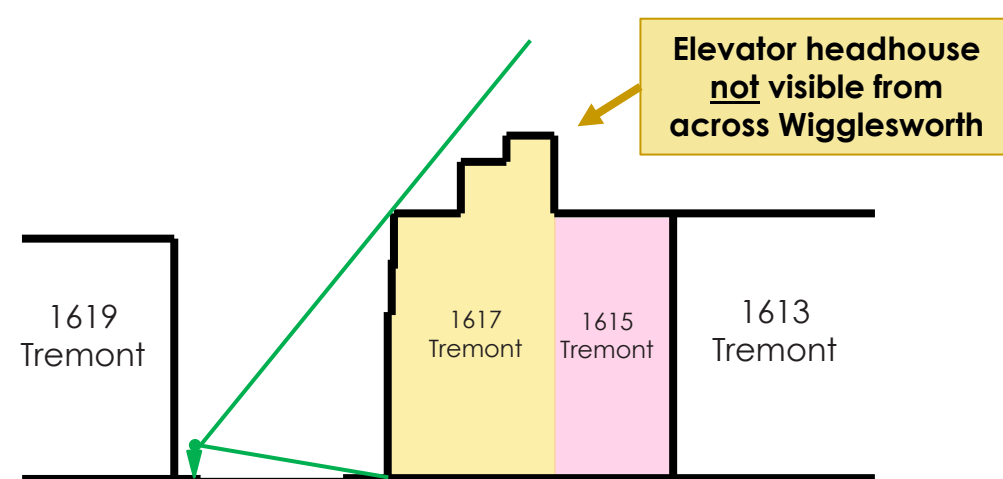
Street View – Standing on sidewalk down Wigglesworth



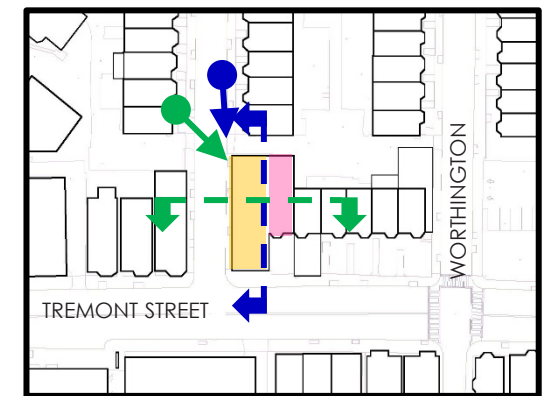
Street View – Standing Across Wigglesworth, Looking East



LINE OF SIGHT FROM: Alley



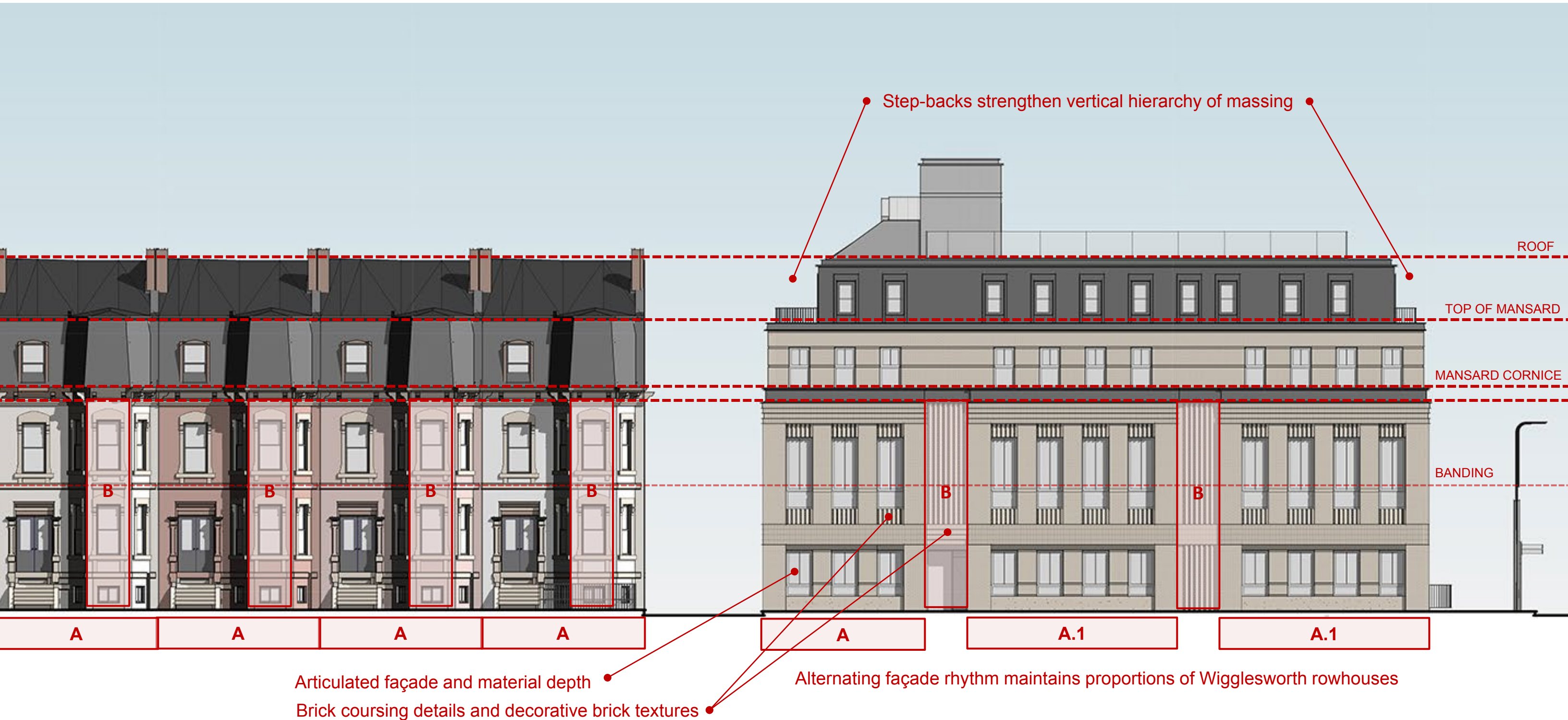
LINE OF SITE FROM: Across Wigglesworth



Key Plan

Chabad Center New Construction – Proposed Design (February 14, 2024)

Wigglesworth Elevation



Chabad Center New Construction – Proposed Design (July 13, 2023)

Tremont Elevation



Chabad Center New Construction – Proposed Design (February 14, 2024)

Tremont Elevation

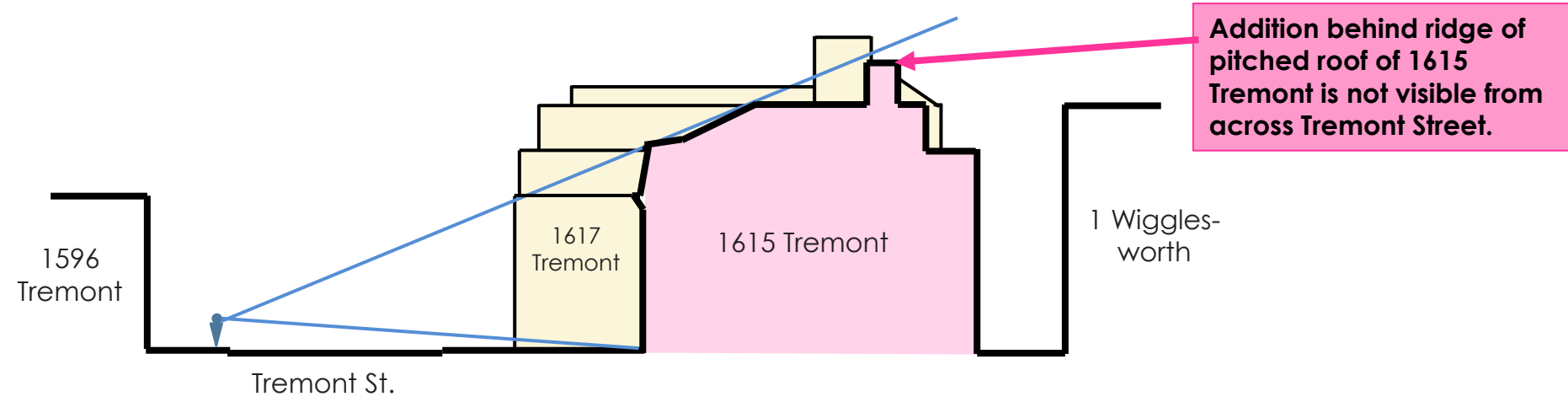
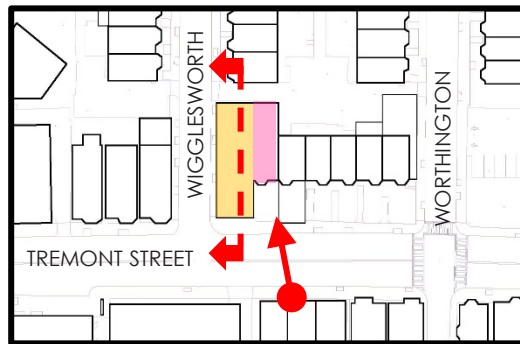
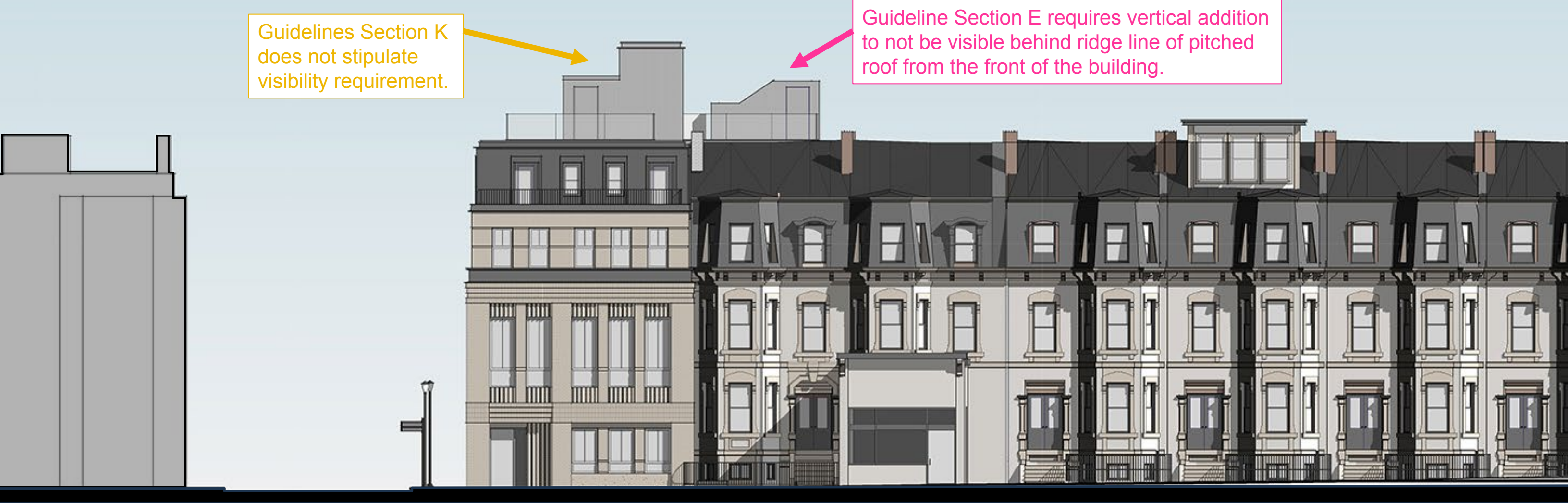


Chabad Center New Construction – Proposed Design (February 14, 2024)

Tremont Elevation

Guidelines Section K does not stipulate visibility requirement.

Guideline Section E requires vertical addition to not be visible behind ridge line of pitched roof from the front of the building.



LINE OF SITE VIEW FROM: Tremont Street

Chabad Center New Construction

Street Views

Guideline Text Applicable to 1615 Tremont St. Row House:

B. WINDOWS AND DOORS

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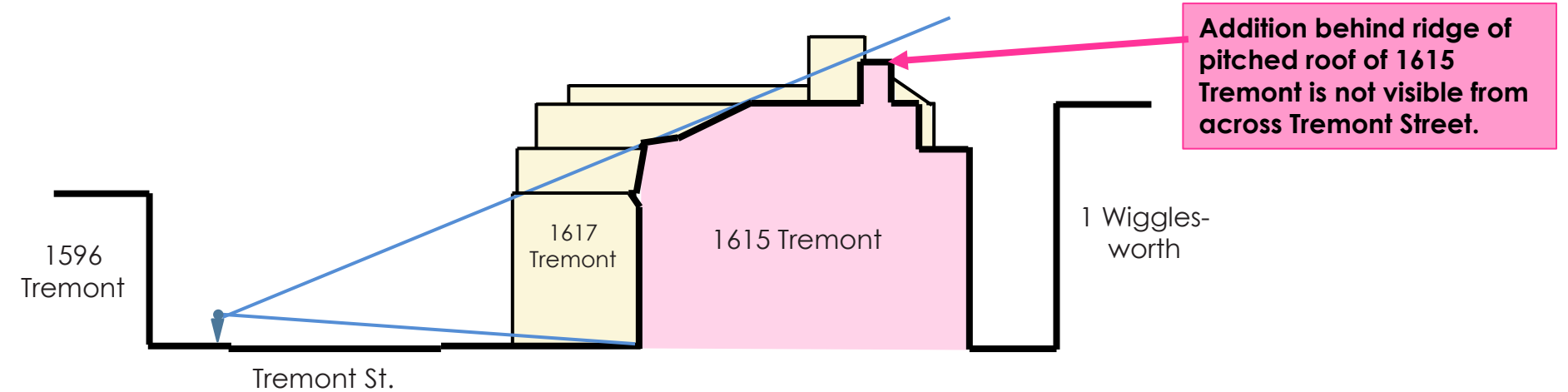
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Original slate roofs visible from a public way should be retained. Replacement should be of slate, slate substitute, or dark asphalt shingles.



Street View – Standing Across Tremont, Looking North



LINE OF SITE VIEW FROM: Tremont Street

Chabad Center New Construction – Proposed Design (February 14, 2024)

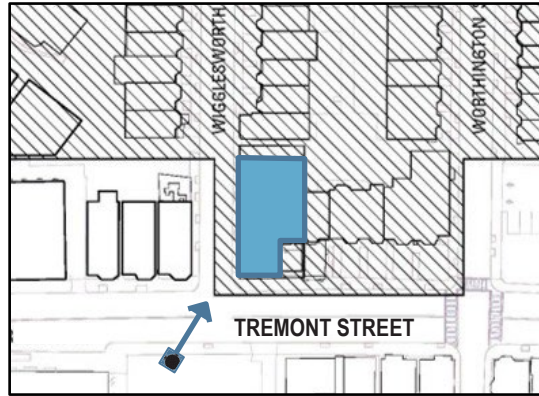
Tremont Elevation



Entry

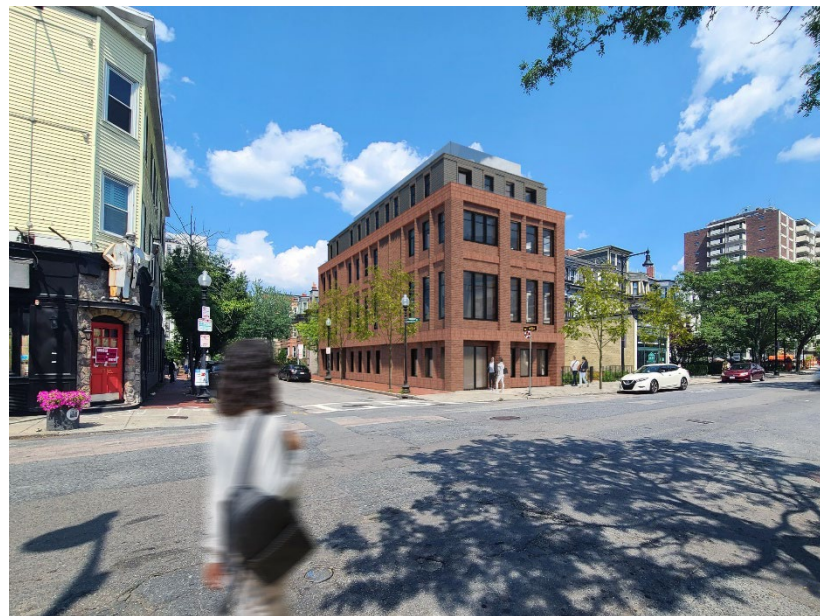
Chabad Center New Construction – Proposed Design (February 14, 2023)

View along Tremont Street (looking north)



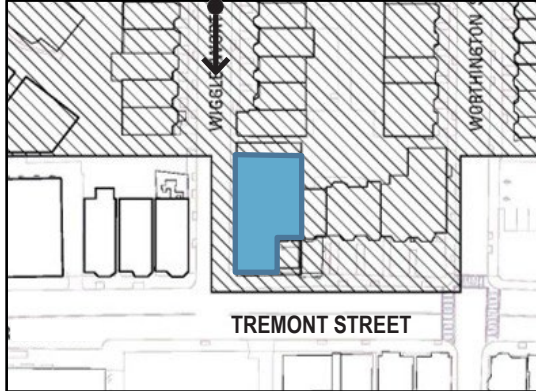
KEY PLAN

EXISTING STREET VIEW



Chabad Center New Construction – Proposed Design (February 14, 2024)

View along Wigglesworth Street (looking south)



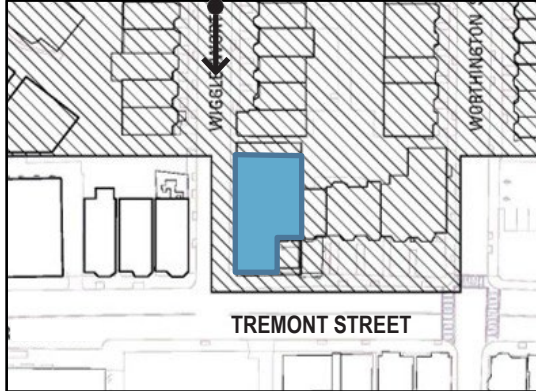
KEY PLAN

PREVIOUS



Chabad Center New Construction – Proposed Design (February 14, 2024)

View along Wigglesworth Street (looking south)



KEY PLAN

PREVIOUS



Chabad Center New Construction – Proposed Design (February 14, 2024)

View along Tremont (looking west) - PROPOSED



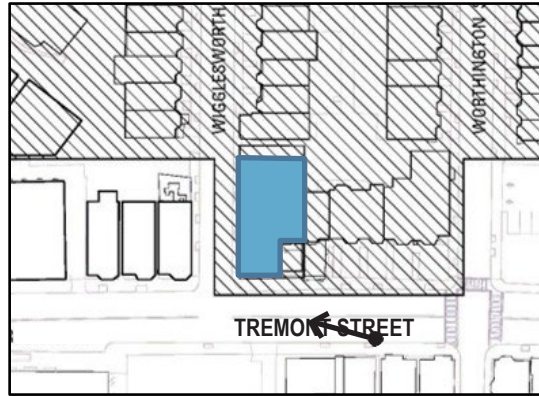
KEY PLAN

PREVIOUS



Chabad Center New Construction – Proposed Design (February 14, 2024)

View along Tremont (looking west) - PROPOSED



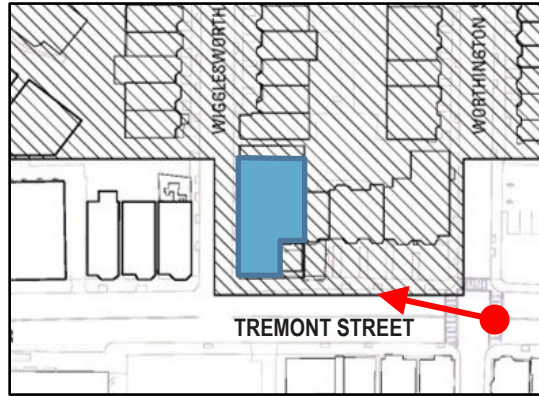
KEY PLAN

PREVIOUS



Chabad Center New Construction – Proposed Design (February 14, 2024)

View from Worthington & Tremont intersection (looking west)



KEY PLAN

Previous Design (July 13, 2023)



Facades

Neighborhood Architectural Character



Façade Walls – Rhythm, Materials, Scale

- **Base**
 - simple construction, few or no decorative elements
- **Body**
 - conventional brick or stone façade walls
 - stone trim or brick detail at floor line
 - decorative stone or brick detail at window surrounds
 - decorative stone detailing
 - highly textured decorative brick work
- **Top**
 - mansard roof with dormer windows
 - follows alternating bays and flat wall
 - projecting cornice separates body from top at mansard

Windows – Scale, Rhythm

- **Proportions and Hierarchy**
 - scale: tall and narrow window proportions
 - parlor and 2nd floor most important
 - tallest at parlor level, most detail at trim
 - 2nd floor windows smaller, similar detail at trim
 - mansard or basement smallest windows, least detail at trim
- **Rhythm and Placement**
 - alternating bay windows and single windows
 - windows in mansard follow alternating rhythm of bays
 - single windows at mansard projecting dormer with pediment
 - windows at mansard bay recessed

Chabad Center – Neighborhood Context

Tremont Street (North), Wigglesworth Street (East), Worthington Street (West), Huntington Avenue



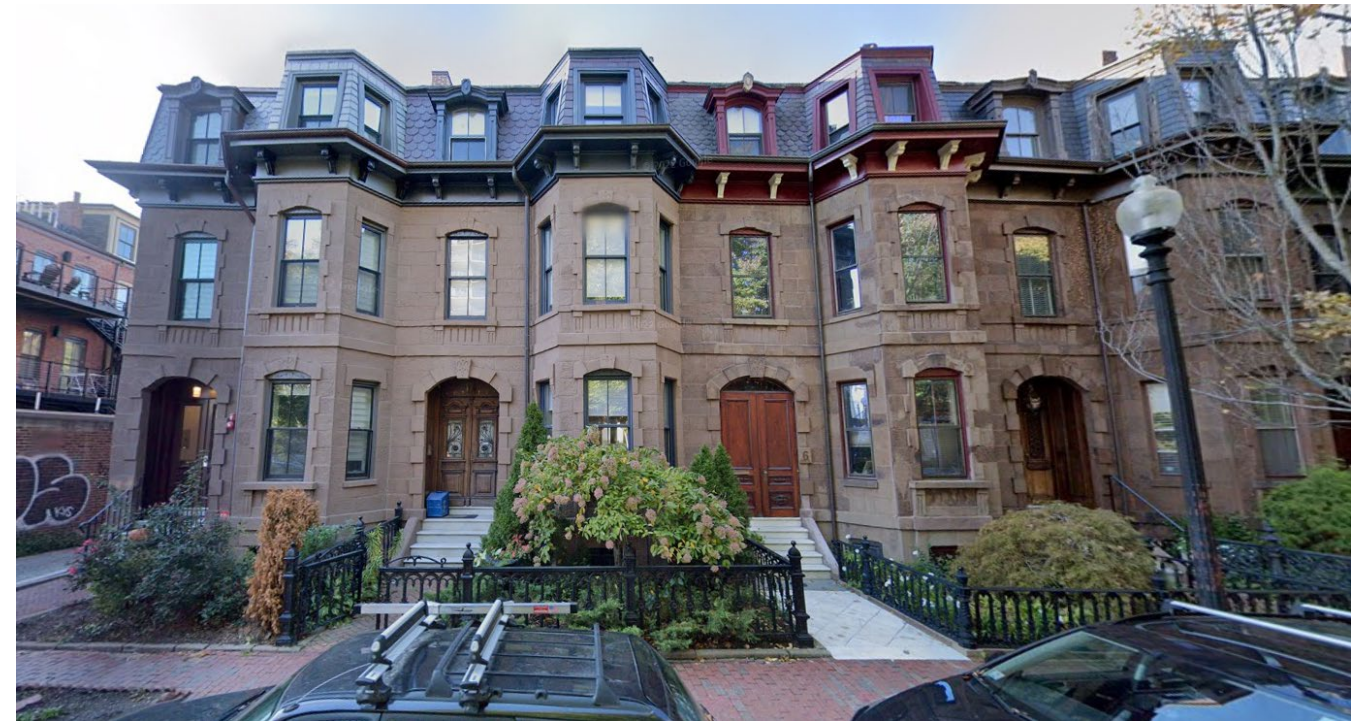
3 - 11 Wigglesworth



9 - 15 Wigglesworth



1615 – 1605 Tremont



2 - 8 Worthington

Chabad Center - New Construction

Materials



METAL
• Headhouse Cladding



SLATE
• 4th Floor Cladding



GLASS
• Windows and Guardrails



BRICK
• Exterior Walls
1st, 2nd and 3rd Floor



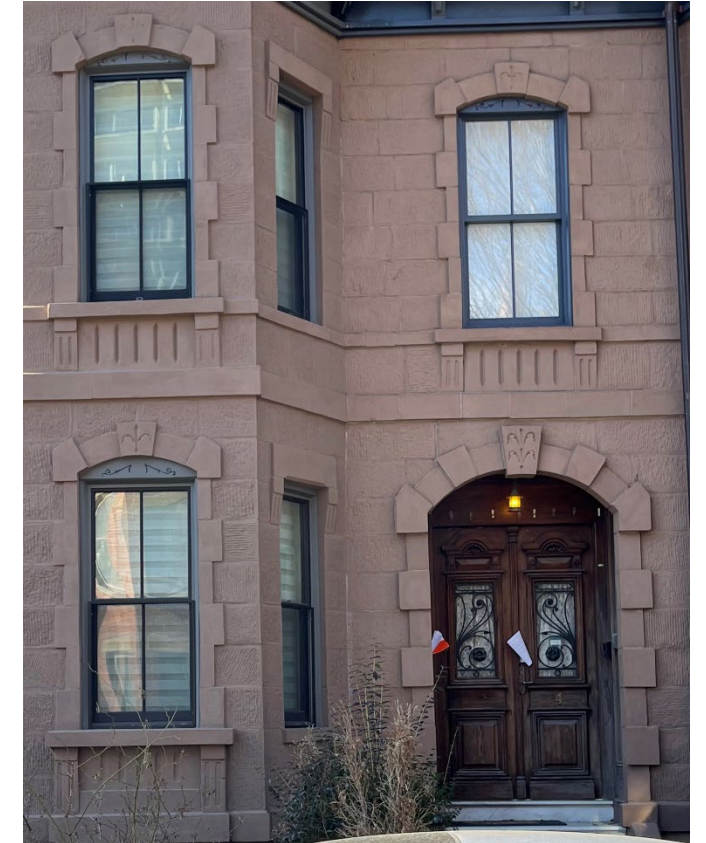
STONE
• Base / Water Table



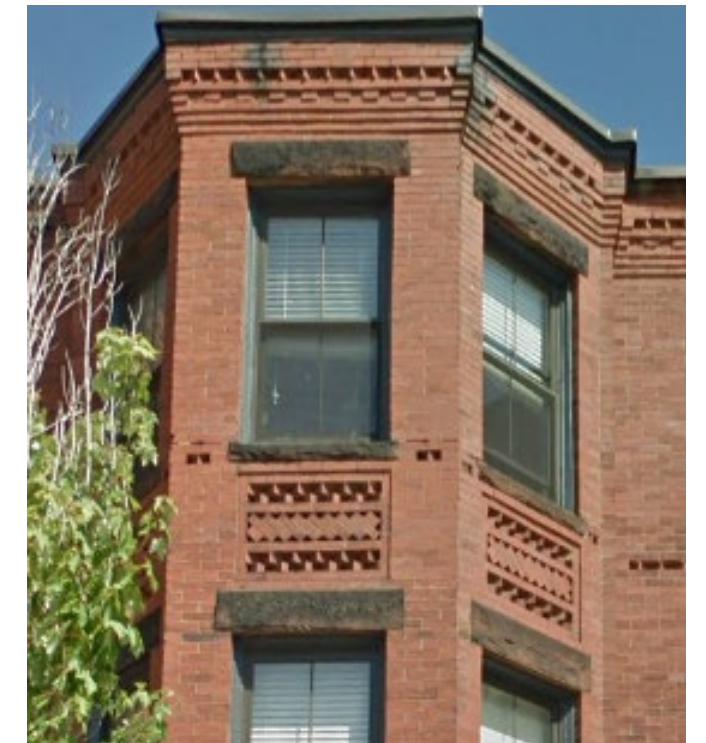
On Tremont Street, looking down Wigglesworth



On Wigglesworth Street, looking towards Tremont



Stone Detail and Ornamentation



Brick Detail and Ornamentation

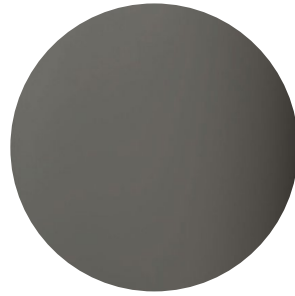
Chabad Center – 1615 Tremont Street Row House

Materials



SLATE

- Mansard
- Match existing as needed for repairs



PAINTED TRIM –

- Mansard Windows
 - Cornice
- Similar hue and value to slate, final color TBD



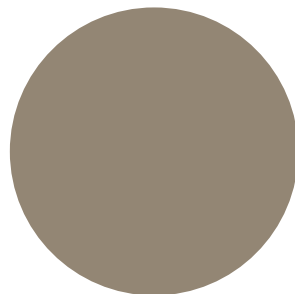
PAINTED WALL SURFACE

- Parlor Level
 - Second Floor
- Contrast to window surround/stone. Final color TBD



STONE SURROUND

- Verify condition of original stone
- Restore original stone finish



PAINTED WALL SURFACE

- Lower Level
- Match stone window surrounds, Final color TBD



1615 Tremont St



1607 Tremont St Precedent



Tremont Street Materials Precedent

1615 Tremont Street Repair Work

Guidelines Section A: General

The approach to the row house façade will consist of a combination of restoration, reconstruction, and change depending on the existing condition of the building component or feature.

Restoration

- An existing feature presumed original and in good condition, will be restored in place. Restoration may include repainting, paint removal, minor repairs and patching.

Reconstruction

- An existing feature in poor condition will be removed and replaced or reconstructed. Reconstruction or replacement shall match the style and/or material of the original feature.

Change

- An existing feature in poor condition and not original will be changed. A new material or component shall match the style and/or material of the original.

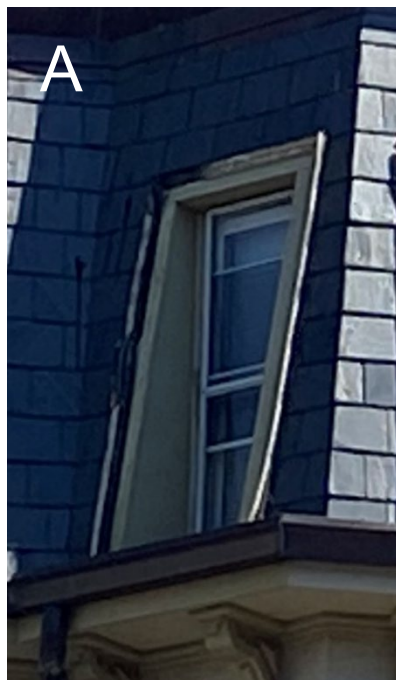
The interior of the row house has almost no remaining historic integrity as stair and plan arrangement have been radically altered in the past.



1615 Tremont Street Repair Work

Guidelines Section B: Windows and Doors

No.	Feature	Current Condition	Treatment
1	Windows Mansard Windows	Exterior	Exterior
	Window Sash	Poor condition	Reconstruct to match historic double hung two over two windows
	Sill	Poor condition	Reconstruction
	Lintel		
	Window surrounds	Poor condition	A,B,C to be reconstructed
			D to be reconstructed based on historic design to incorporate the decorative molding and medallion

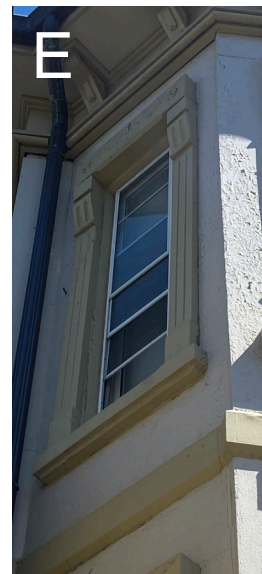


Mansard Level Windows

1615 Tremont Street Repair Work

Guidelines Section B: Windows and Doors

No.	Feature	Current Condition	Treatment
1	Windows Second Floor and Parlor Windows	Exterior	Exterior
	Window Sash	Poor condition	Reconstruct all. F, H, J match historic double hung two over two windows
	Sill	Poor condition	Reconstruction
	Lintel		
	Window surrounds	Finish appears to be in sound condition	Remove flashing over F, G, H, J, K and replace if needed. Strip stucco/paint and leave sandstone exposed on all.



Second Floor Windows

Parlor Level Windows

1615 Tremont Street Repair Work

Guidelines Section B: Windows and Doors

No.	Feature	Current Condition	Treatment
1	Windows Basement Windows	Exterior	Exterior
	Window Sash	Poor condition	Replace
	Sill	Poor condition	Replace
	Lintel		



Basement Level Windows

1615 Tremont Street Repair Work

Guidelines Section B: Windows and Doors

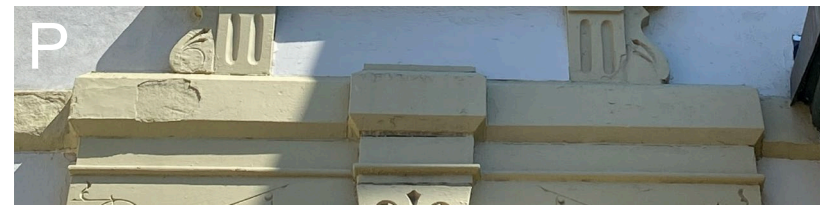
No.	Feature	Current Condition	Treatment
2	Door	Exterior	Exterior
	Paneling	Hardwood with metal kick plates	Door can be retained with all hardware replaced
	Transom		
	Vestibule Sidewalls	One side plastered; one side exposed brick	



1615 Tremont Street Repair Work

Guidelines Section B: Windows and Doors

No.	Feature	Current Condition	Treatment
3	Ornamentation: Stucco over stone trim on facade	good condition	Stucco/paint to be stripped and left as exposed stone if exploratory work reveals suitable condition



1615 Tremont Street Repair Work

Guidelines Section C: Stoops and Front Stairs; Section D: Front Porches

No.	Feature	Current Condition	Treatment
1	Stringer	Possibly original sound condition	Exploratory work to reveal stringer material. If stone in good condition, leave exposed. If not, repaint, color TBD
2	Riser	Stone replacement (not original) Limestone sound condition	Remove and reinstall
3	Tread	Limestone sound condition	Remove and reinstall
4	Railing	Recent steel, insecure Ornamental design out of character	Remove and replace with period appropriate balustrade/handrail Relocate from stringer to treads and separate from ornamental door surround



1615 Tremont St – Front Stair



1615 Tremont St – West Railing



1615 Tremont St – East Railing



1615 Tremont St – Riser and Tread

1615 Tremont Street Repair Work

Guidelines Section E: Roofs, Dormers, Vertical Additions

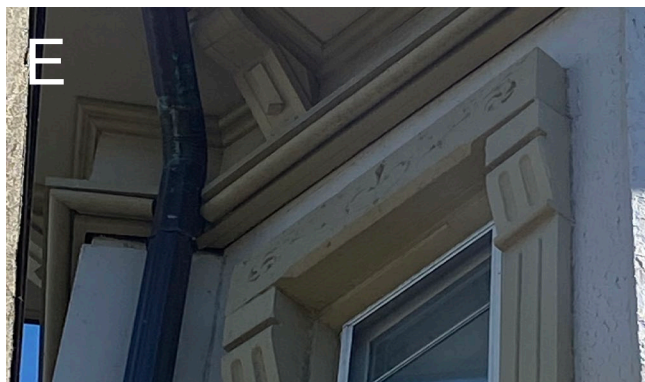
No	Feature	Current Condition	Treatment
1	Mansard Roof		
	Exterior	Slate appears to be in good condition Eave copper in poor condition	To be assumed that some damage will occur during demolition and new construction – reuse salvaged slate shingles or replace slate to match Replace copper trim with wood moldings
	Interior	Boarded and plastered on the inside	
2	Chimney	Poor condition	Rear chimney to be demolished; front chimney to be repaired
3	Gable Roof	To be evaluated	Front roof replacement as required to match existing



1615 Tremont Street Repair Work

Guidelines Section F: Other Façade Elements

No.	Feature	Current Condition	Treatment
U	Cornice	Decent condition Woodwork intact	Remove return at new construction
T	Gutter and Flashing	Poor condition Water problem above parlor and second floor window surrounds to be investigated	Change gutter profile – similar to adjacent rowhouse Existing flashing over window surrounds to be removed and sealed
T	Downspout	Poor condition	Change profile



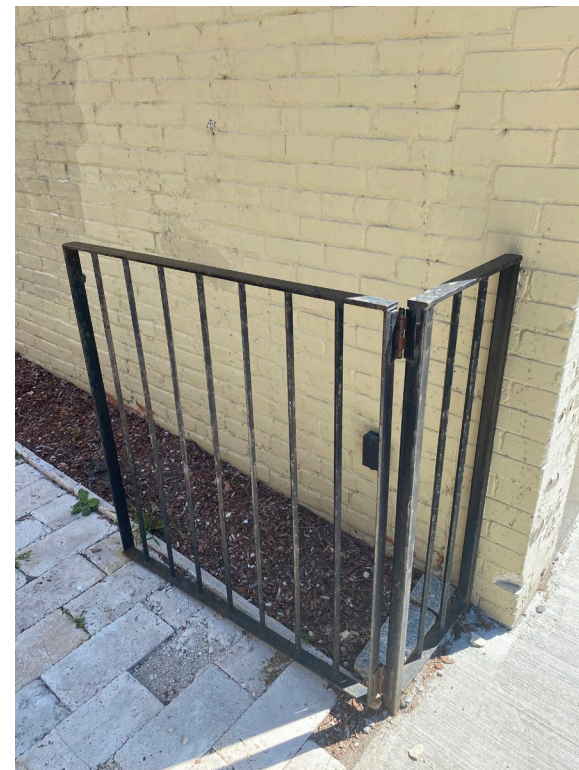
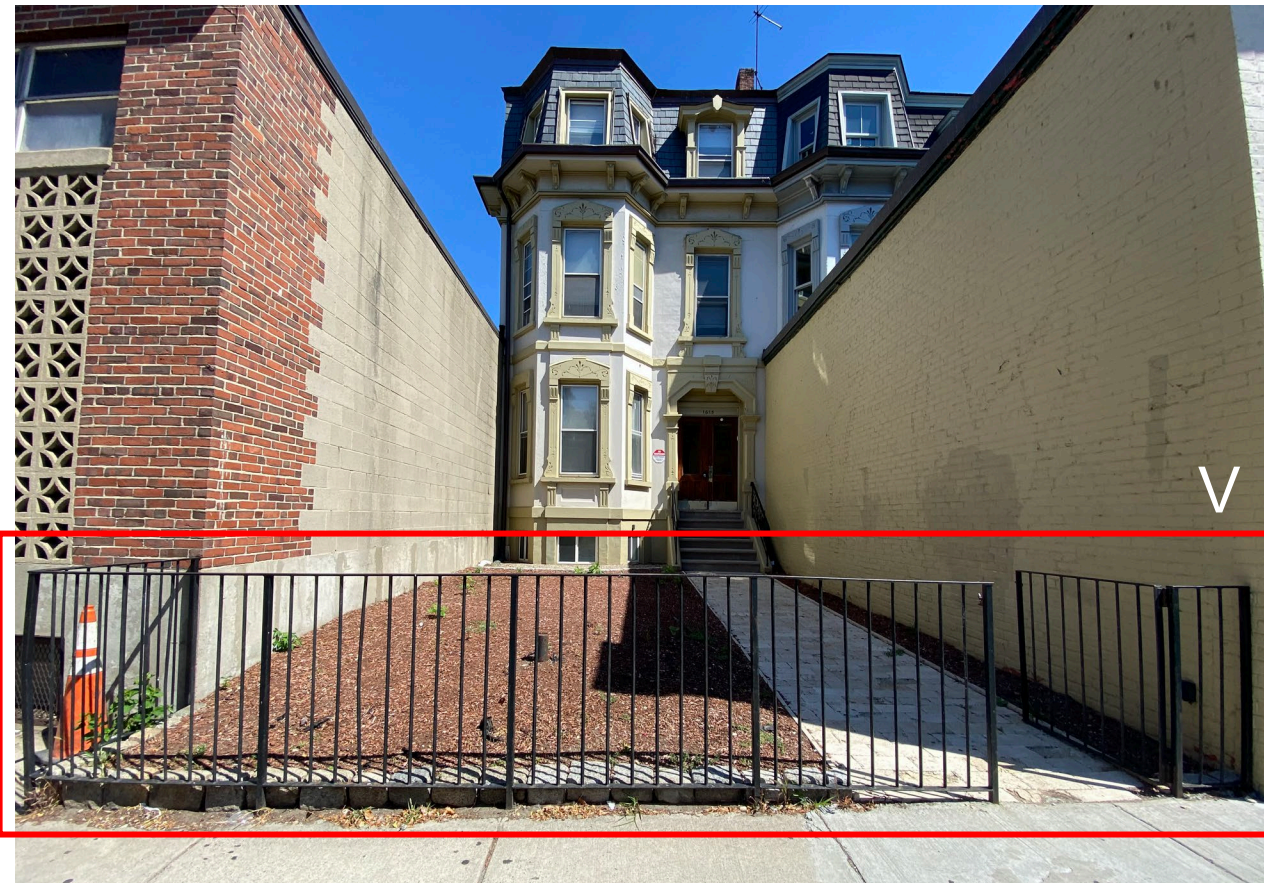
Second Floor



1615 Tremont Street Repair Work

Guidelines Section I: Front Yard and Walkway

No.	Feature	Current Condition	Treatment
V	Front Fence & Gate		
	1.1	Recent Steel Insecure Out of historic character	Remove fence gate and replace in kind
	1.2	Recent Steel Insecure Out of historic character	Remove fence and replace in kind



1615 Tremont St – Front Fence & Gate 1.1



1615 Tremont St – Front Fence 1.2

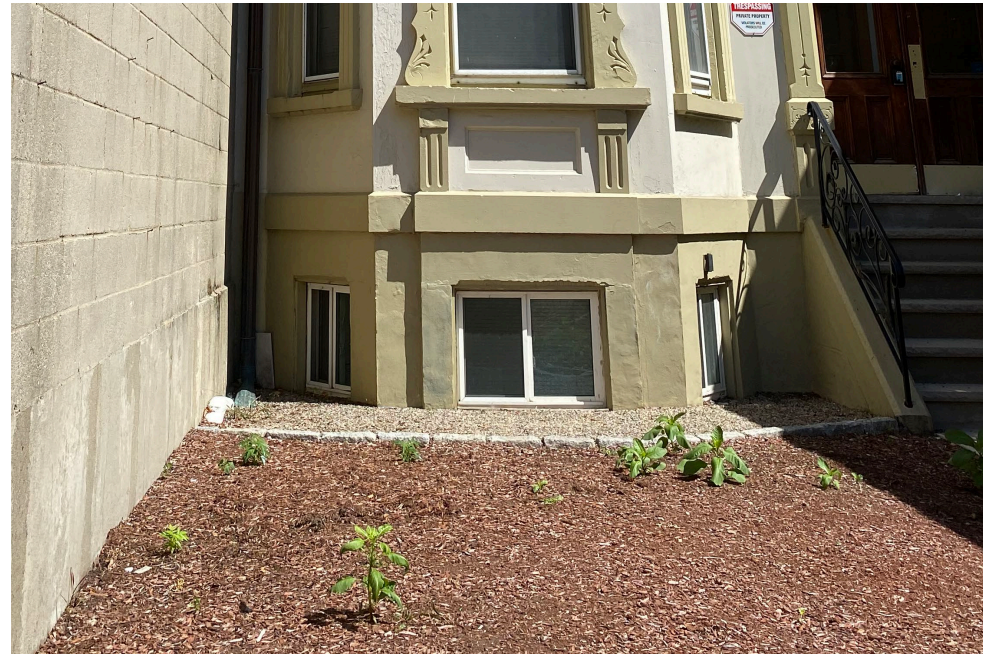
1615 Tremont Street Repair Work

Guidelines Section I: Front Yard and Walkway

No.	Feature	Current Condition	Treatment
2	Front Walkway	Stone is poor condition Stone spalling due to freeze and thaw	Install new walkway pavers
3	Front Yard	Recent Addition – mulch and gravel	Install new green landscape planting



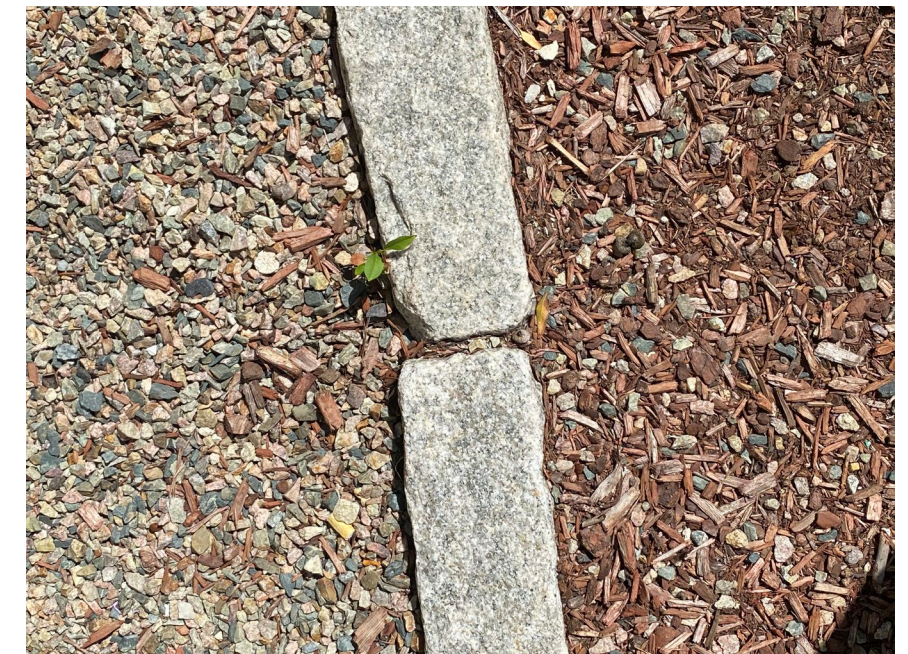
1615 Tremont St – Front Walkway



1615 Tremont St – Front Yard



1615 Tremont St – Yard Materials



1615 Tremont St – Yard Materials

Chabad Center for Mission Hill

Summary – Mission Hill Triangle Architectural Conservation District

- New Construction at 1617 Tremont Street is complementary to the architectural character, rhythm, and appearance of the neighborhood, and consistent with the Mission Hill Triangle Architectural Conservation District Guidelines.
- Particular care was taken to design the new building to reflect the scale, rhythm, setbacks and materials of the neighborhood and district.
- Changes or alterations to 1615 Tremont Street meet the MHTCD Guidelines and intention to preserve the physical features and existing architectural character of the row house.
- The Mission Hill Triangle Conservation District includes 4 story buildings, primarily at corner sites, in addition to the two and three story rowhouses prominent in the District.



1615 Tremont St



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