

Construo Development
275 Main street
Boston Ma, 02125

4-6 E Springfield Proposal

- 1) Project timeline**
- 2) Summary Of revisions**
- 3) Original Proposed Elevation**
- 4) Existing conditions**
- 5) Sedlc Proposal**

Project History/ timeline

March 15 2024 Proposal for 5 Story building was presented before civic association WSANA. Overall feedback was positive, with some concerns with massing.

March 27th 2024- Proposal was presented to neighborhood group. Overall feedback was positive that building was behind renovated.

April 2 2024: The proposed project was presented in an advisory review capacity before South end district landmarks commission. Overall feedback was not positive. The overall feedback

was that the proposed building was too far of a change from the original building, which is very old building with historic detail. The original use of the building was horse stalls so the building has unique historic attributes to the south end & boston.

April 2024: Architect & team works diligently to find less obtrusive additions that did not alter from the original building as well.

May 1 2024: Developer & architect met sedlc staff for questions & assistance in helping to find a more suitable proposal.

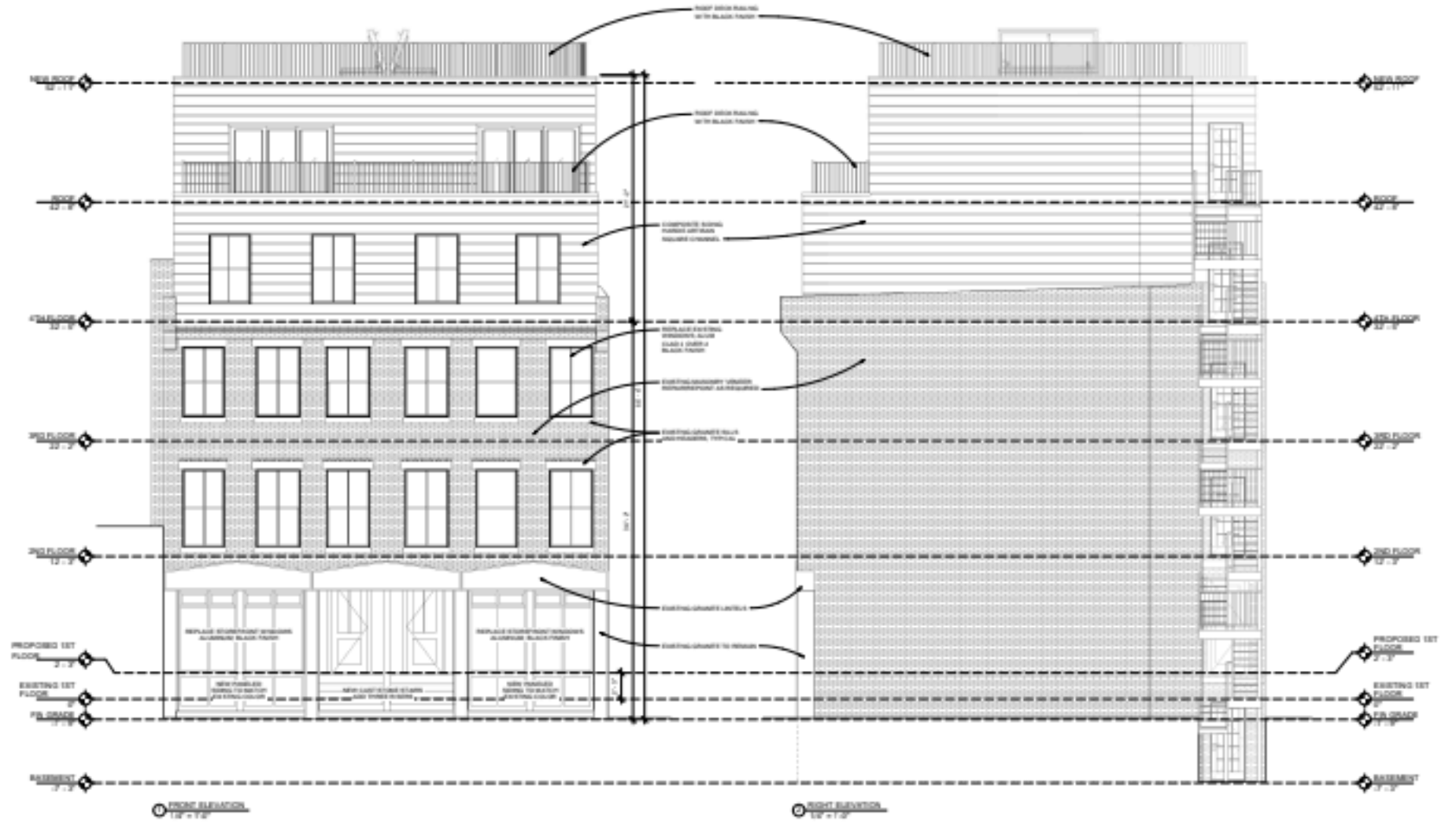
May 2024 New plans Finalized removing additional story & reducing the proposal from over 2,000 sq ft addition to roughly 500 Sq ft extension of the 4th story. The extension of living space on the 4th floor is set back from the street to reduce the and reduce the exposure of the 4th story from street view.

July 2024- Revised Plans approved by ZBA

September 2024: Here before you in hopes of approval of the revised proposal.

2) Summary of Revisions:

- Exterior Material Changed to brick to match & blend with existing building
- Front deck removed from 4th story
- 5th story Removed
- 4th story extension reduced by 400 Sq ft
- 4th story set back from street







6

1
2
4

2HXV 22

PLA E 16







ARCHITECT: STUDIOS 47 ARCHITECTS, INC.

ARCHITECT: STUDIOS 47 ARCHITECTS, INC.



1 FRONT ELEVATION
1/4" = 1'-0"

ARCHITECTURAL DESCRIPTION X see continuation sheet
Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Built in 1875-1876, 4-6 East Springfield Street was evidently constructed to serve as a stable, its first floor later adapted for reuse as commercial space. As a stable, it is a rare extant example of this building type in the South End. Constructed of red brick with rock faced granite trim, this L-shaped building rises three stories from a granite block and rubble stone basement to a flat roof. Its first floor exhibits three broad openings which are enframed by a system of rock faced granite trimmed posts and pedimented lintels which are covered with boards. The six-bay second and third floors exhibit windows that are covered with boards and accented with simple rock-faced granite sill and lintel bars. Culminating in a cornice composed of angled header bricks, this cornice is corbelled out a few inches at either end of the main facade.

HISTORICAL NARRATIVE X see continuation sheet
Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Built in 1875 from designs provided by the important mid-19th century architect Nathaniel J. Bradlee, 4-6 East Springfield Street was evidently built as a stable and later adapted for reuse as commercial space during the early 20th century. This building provides evidence of a reversal of fortune for the Washington Street corridor, and indeed the South End, after the financial panic of 1873. The Pre-1870 glory years of luxurious row houses and hotels bordering Washington Street were followed by conversions from single family row houses to boarding houses. It is doubtful that a stable would have been built close proximity to row houses prior to 1873. 4-6 East Springfield Street provides physical evidence of this corridor's less genteel character after 1873 - as a stable is a relatively rare South End building type. Bradlee bought this building's land from Charles B. Wilson of Boston in December, 1875. Built by Thomas Whidden for "mechanical" purposes, Bradlee may have provided this building's utilitarian design.

DESIGN INTENT

THE STANDARDS AND CRITERIA FOR THE SOUTH END LANDMARK DISTRICT EMPHASIZE THE PRESERVATION OF ORIGINAL ARCHITECTURAL ELEMENTS. THE PROPOSED DESIGN INTENT IS TO PRESERVE THE EXISTING DESIGN OF THE ORIGINAL THREE STORY STREET FACADE BY REPAIRING OR REPLACING DETERIORATED MATERIALS IN KIND. THE DESIGN INTENT OF THE PROPOSED ADDITION IS TO CARRY THE ORIGINAL ITALIANATE STYLE AND CHARACTER TO THE 4TH FLOOR BY REPLICATING THE MASONRY VENEER AND CORBELED CORNICE

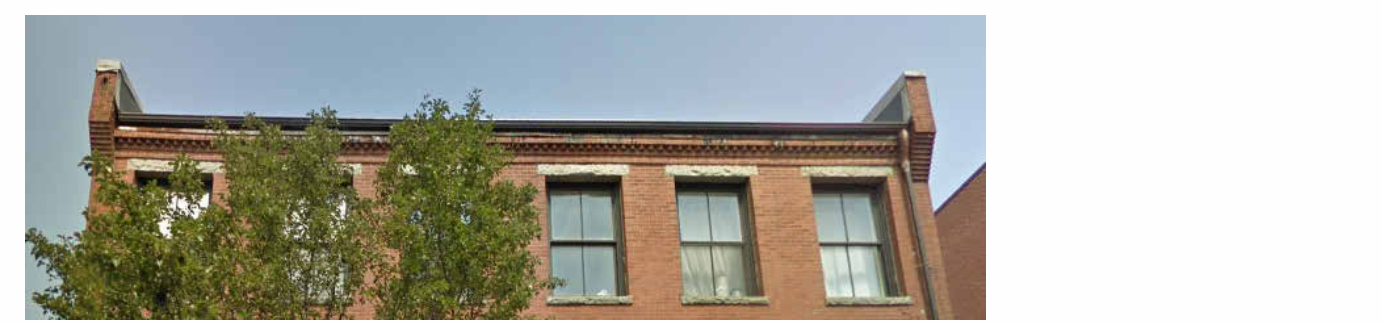
BUILDING ENTRANCE: HISTORICAL DATA INDICATES THAT THE ORIGINAL STABLE DOORS WERE SUBSEQUENTLY CONVERTED TO A STOREFRONT WINDOW SYSTEM WITH THE TWO LEFT BAYS AS ENTRIES TO A "NEW" BUSINESS FUNCTION. THIS WILL BE RESTORED BY REMOVING THE EXISTING THIRD ENTRANCE.



WINDOWS: HISTORICAL PHOTOS HINT THAT THE TWO CENTER WINDOWS WERE ORIGINALLY OPENINGS TO HOIST MATERIAL TO WHAT WAS LIEKLEY A 2ND STORY HAY LOFT. THESE OPENINGS WERE SUBSEQUENTLY CONVERTED TO WINDOWS AND EVENTUALLY TO WINDOWS THAT BETTER ADDRESSED THE ITALIANATE STYLE. THIS "ITALIAN BALCONY" APPEARANCE WILL BE PRESERVED IN THE PROPOSED DESIGN BY PRESERVING THE DETAIL AND COLOR OF THE EXISTING CONDITION



EXTERIOR WALLS: THE MASONRY VENEER OF THE NEIGHBORHOOD IS A TYPICAL SMOOTH BOSTON RED BRICK. THE MASONRY OF E. SPRINGFIELD STREET WAS STUDIED AND INFORMED THE MATERIAL CHOICE PROPOSED: BELDON BRICK 470-470 BY SPALDING BRICK. **LINTELS AND SILLS:** WILL REPLICATE THE EXISTING GRANITE. **WINDOWS:** WOOD CLAD BLACK EXTERIOR 2 OVER 2 DOUBLE HUNG. WINDOW BRAND WILL BE HARVEY. **CORNICE, FRIEZE AND DENTILS:** THE EXISTING WILL BE REPAIRED AND REPOINTED. THE PROPOSED CORNICE AT THE 4TH FLOOR ADDITION WILL REPLICATE THE EXISTING CONDITION AT THE 3RD FLOOR.



018M B - BUILDING No. 11/14/83
155 Massachusetts Historical Commission
0 Morrisey Boulevard
ston. Massachusetts 02125

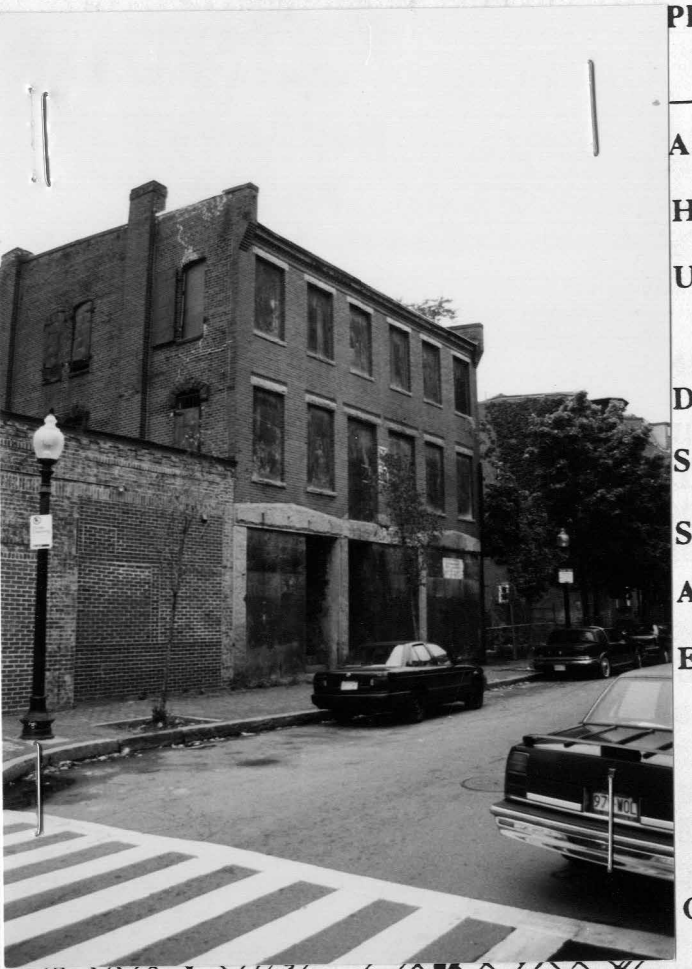
Assessor number [] USGS Quad Boston-South AREA(S) [] FORM Number BOS.13054
13054

Town Boston
Place (neighborhood or village) South End
Address 4-6 East Springfield Street
Historic Name Bradlee Stable
Use: Present Vacant
Original Commercial
Date of Construction 1875-1876
Source Suffolk Co. Deed Boston Bldg. Permit-12/4/ 1875
Style/Form Italianate/ L-shaped
Architect/Builder N. J. Bradley/Thomas Whidden
Exterior Material
Foundation Block granite and rubble stone
Wall brick w/ rock faced granite trim
Roof Flat-tar and gravel
Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Very intact-windows currently covered with boards and brick infill.

Condition Fair
Moved yes no
Acreage Less than one acre
Setting Situated just to the east of East Springfield St's intersection with Washington Street, on north side of East Springfield Street. To the west is a low, one story early 20th century commercial building. To the east is an alley followed by a row of red brick bowfront row houses.

Recorded by Edward W. Gordon
Organization Boston Landmarks Comm.
Date Recorded: 1/31/98



ARCHITECT
Studios 47 architects, inc
517 Boston post rd
suite #30
sudbury, ma 01776
p: 508.500.4730
www.studios47.com

PROJECT:
Springfield St Residences
4-6 E. Springfield
Boston, MA 02118

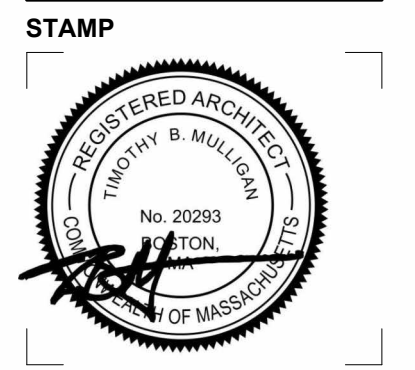
CLIENT:
River Front Realty
275 Main St
Boston, MA 02129

PROJECT TEAM:

REVISIONS:
1

DRAWING TITLE:

EXTERIOR ELEVATIONS



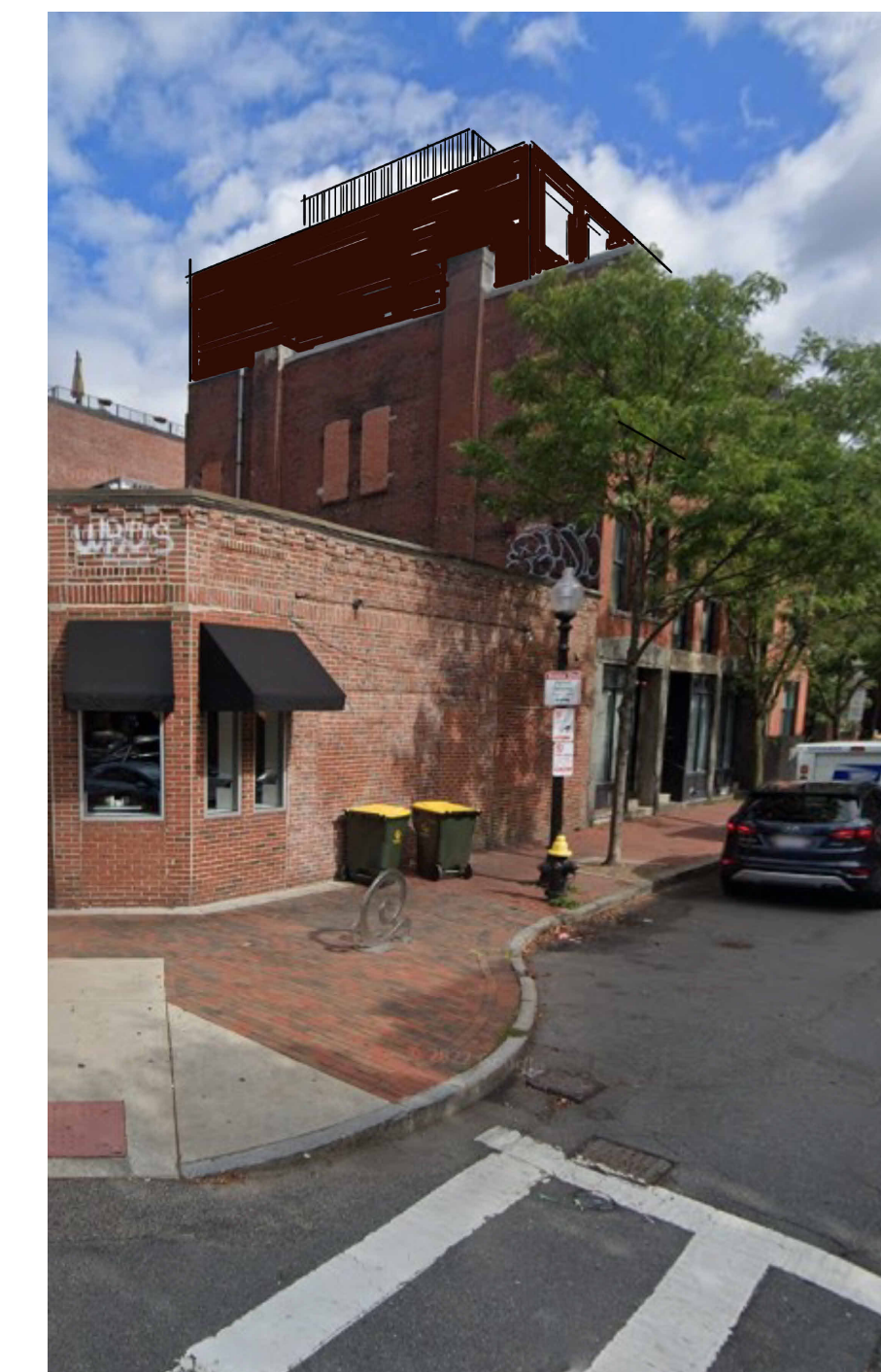
August 9, 2024
DATE OF ISSUE
DESIGN REVIEW
DOCUMENT PHASE
1/4" = 1'-0"
SCALE
2321.00
PROJECT #

DRAWING NUMBER:

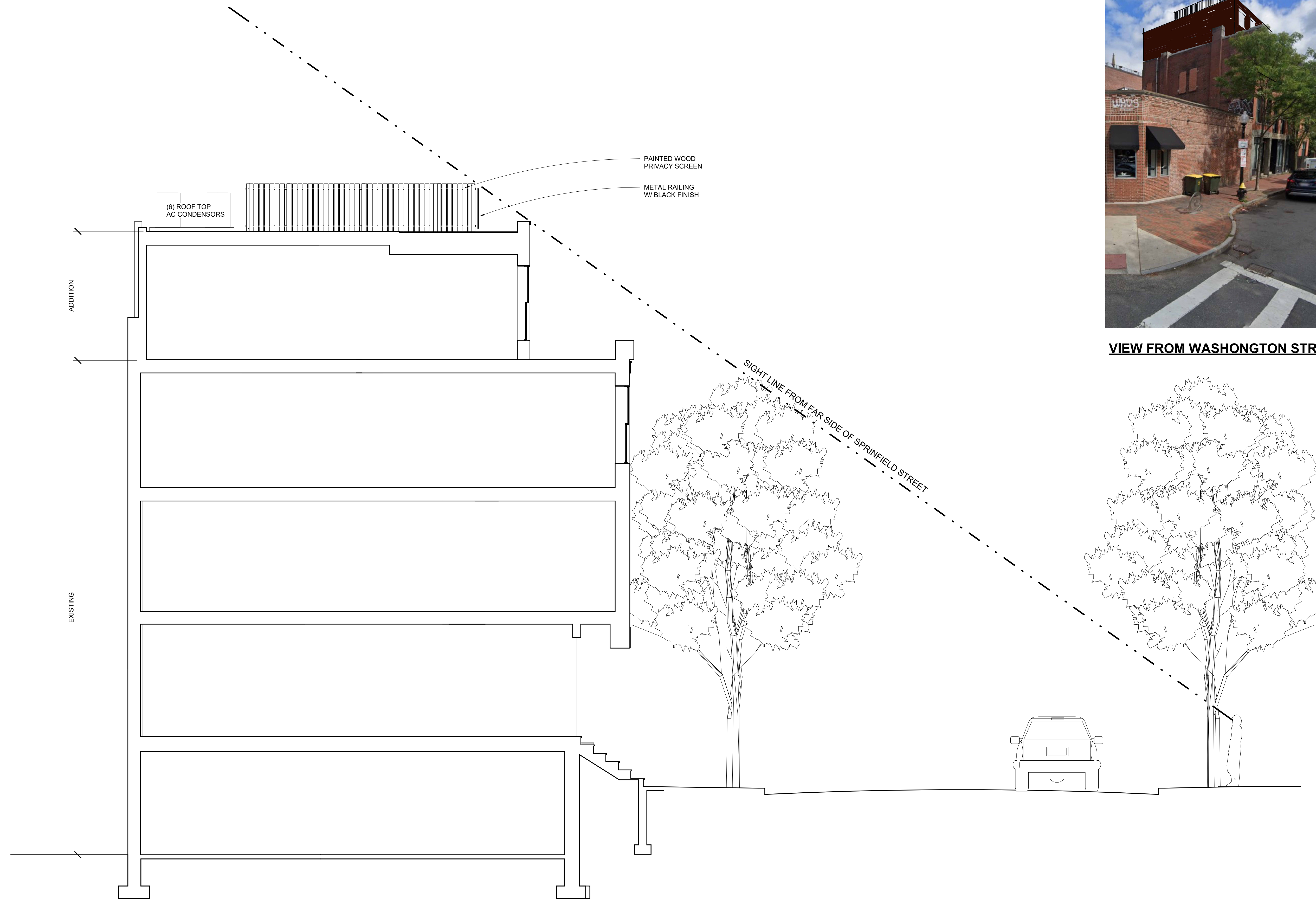
Springfield Street Residences

4-6 E. Springfield Street, Boston, MA 02118

A200



VIEW FROM WASHINGTON STREET



① SITE SECTION
 1/4" = 1'-0"

Springfield Street Residences

4-6 E. Springfield Street, Boston, MA 02118

REVISIONS:

DRAWING TITLE:

**SITE
 SECTION &
 STREET VIEW**

STAMP



August 9, 2024

DATE OF ISSUE

DESIGN REVIEW

DOCUMENT PHASE

1/4" = 1'-0"

SCALE

2321.00

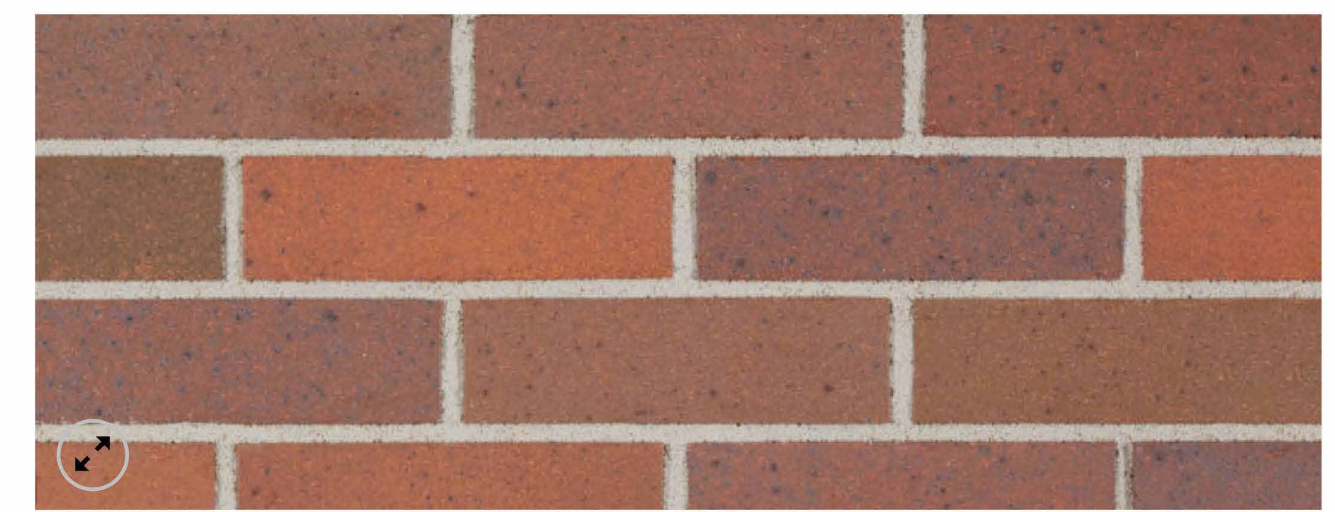
PROJECT #

DRAWING NUMBER:

A202



GRANITE LINTELS & SILLS - SPLIT STONE "LOMPOC"



BRICK VENEER - BELDEN DARK 470-470

MASONRY

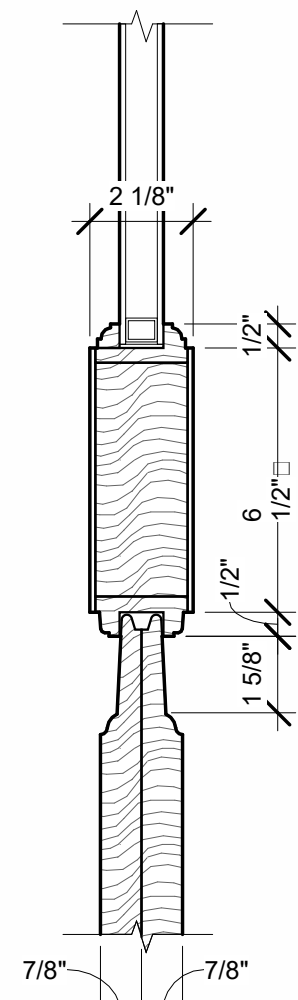


DOORS, WINDOWS & TRIM: 2120-20

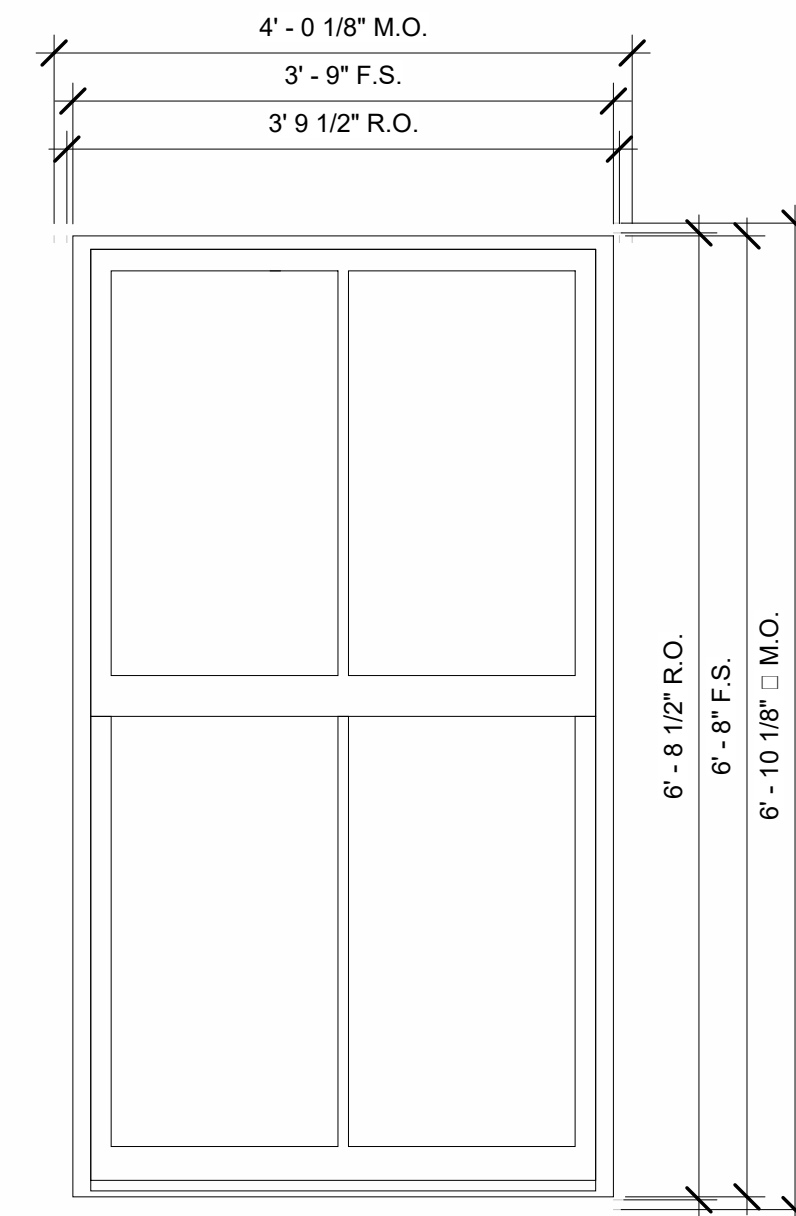


CONCRETE: HC-69

PAINT BENJAMIN MOORE

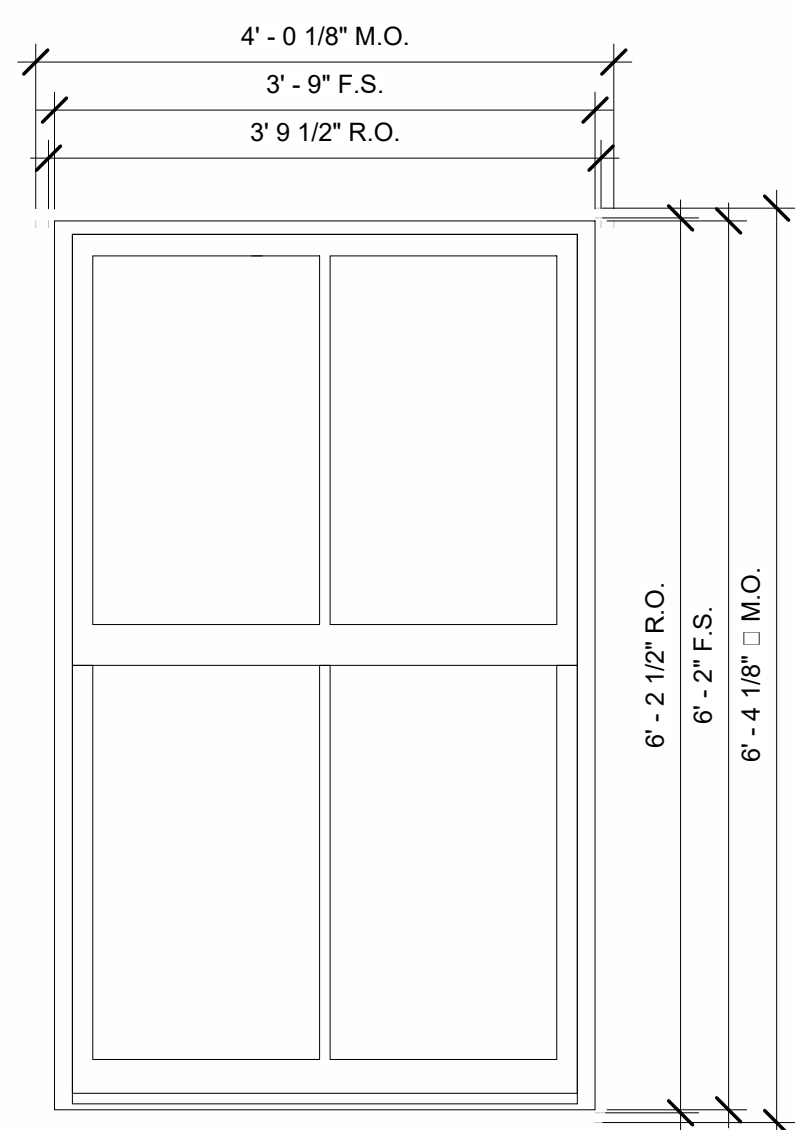


DOOR DETAIL
 3" = 1'-0"



XV20i TruComfort
Variable Speed Air Conditioner
AC COMPRESSOR

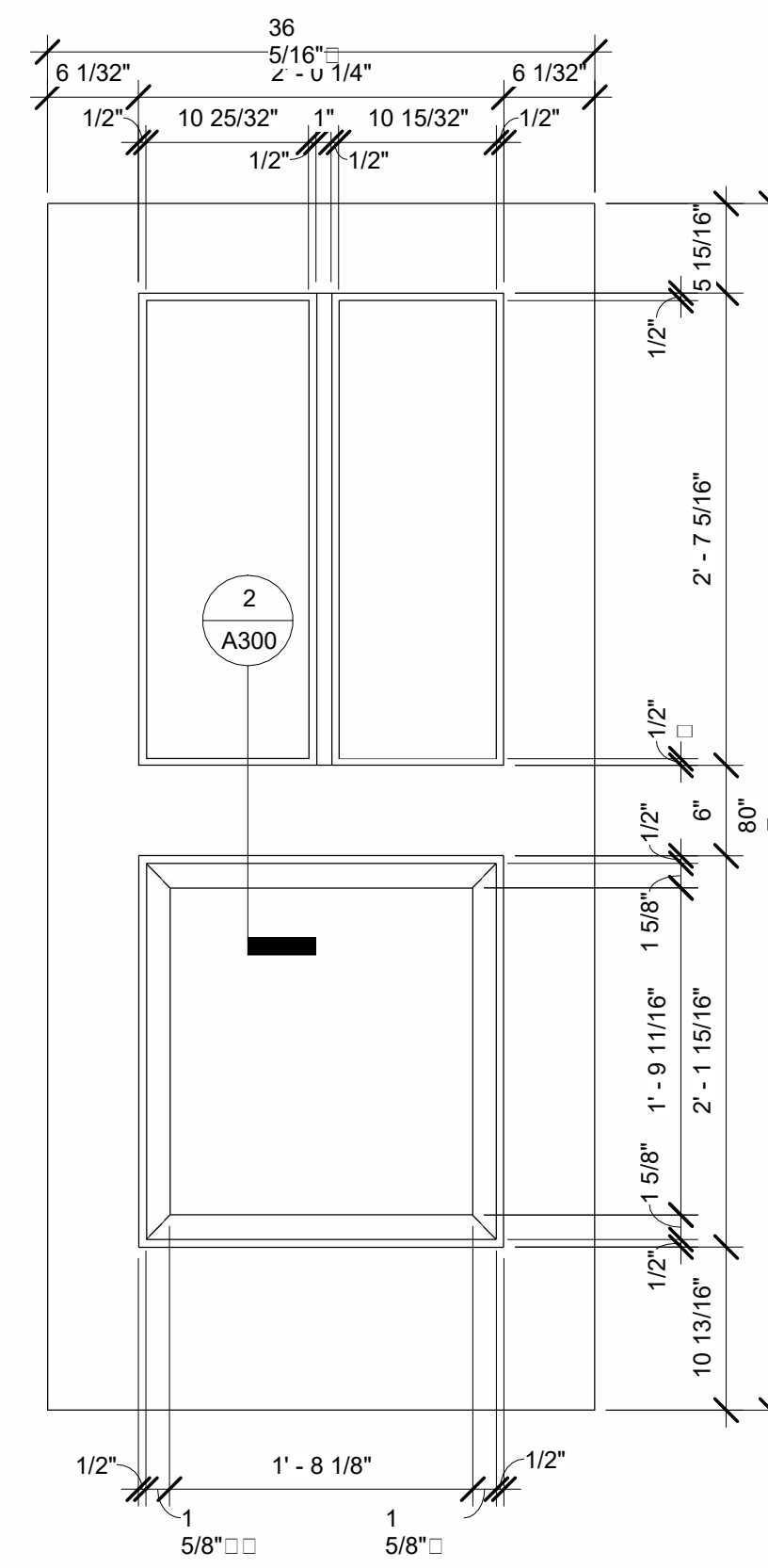
QTY: 4
 MARK UNIT: A
 PRODUCT LINE: ULTIMATE WOOD CLAD
 UNIT DESCRIPTION: DOUBLE HUNG
 MASONRY OPENING: 82 1/8" X 48 1/8"
 ROUGH OPENING: 80 1/2" X 45 1/2"
 FRAME SIZE: 80" X 45"
 EXTERIOR FINISH: BLACK
 SPECIES: PINE
 UNIT TYPE: DOUBLE HUNG
 CALL NUMBER: UWDH-4036
 GLASS INFORMATION: IG, CLEAR, BLACK
 HARDWARE TYPE: SASH LOCK
 LIFT TYPE: NO FINGER PULL
 PERFORMANCE OPTIONS: NONE
 SCREEN TYPE: EXTRUDED ALUMINUM HALF SCREEN
 HARDWARE COLOR: BLACK
 SCREEN SURROUND COLOR: STONE WHITE
 SCREEN MESH TYPE: BRIGHT VIEW MESH
 JAMB DEPTH: 4 9/16"
 INTERIOR TRIM: NONE
 EXTERIOR CASING: NONE
 SUBSILL TYPE: NONE



NOTE:
 SUBMIT SAMPLES OF
 EXTERIOR FINISH MATERIALS
 FOR ON SITE REVIEW PRIOR
 TO INSTALLATION

QTY: 12
 MARK UNIT: B
 PRODUCT LINE: ULTIMATE WOOD CLAD
 UNIT DESCRIPTION: DOUBLE HUNG
 MASONRY OPENING: 78 1/8" X 48 1/8"
 ROUGH OPENING: 74 1/2" X 45 1/2"
 FRAME SIZE: 74" X 45"
 EXTERIOR FINISH: BLACK
 SPECIES: PINE
 UNIT TYPE: DOUBLE HUNG
 CALL NUMBER: UWDH-4034
 GLASS INFORMATION: IG, CLEAR, BLACK
 HARDWARE TYPE: SASH LOCK
 LIFT TYPE: NO FINGER PULL
 PERFORMANCE OPTIONS: NONE
 SCREEN TYPE: EXTRUDED ALUMINUM HALF SCREEN
 HARDWARE COLOR: BLACK
 SCREEN SURROUND COLOR: STONE WHITE
 SCREEN MESH TYPE: BRIGHT VIEW MESH
 JAMB DEPTH: 4 9/16"
 INTERIOR TRIM: NONE
 EXTERIOR CASING: NONE
 SUBSILL TYPE: NONE

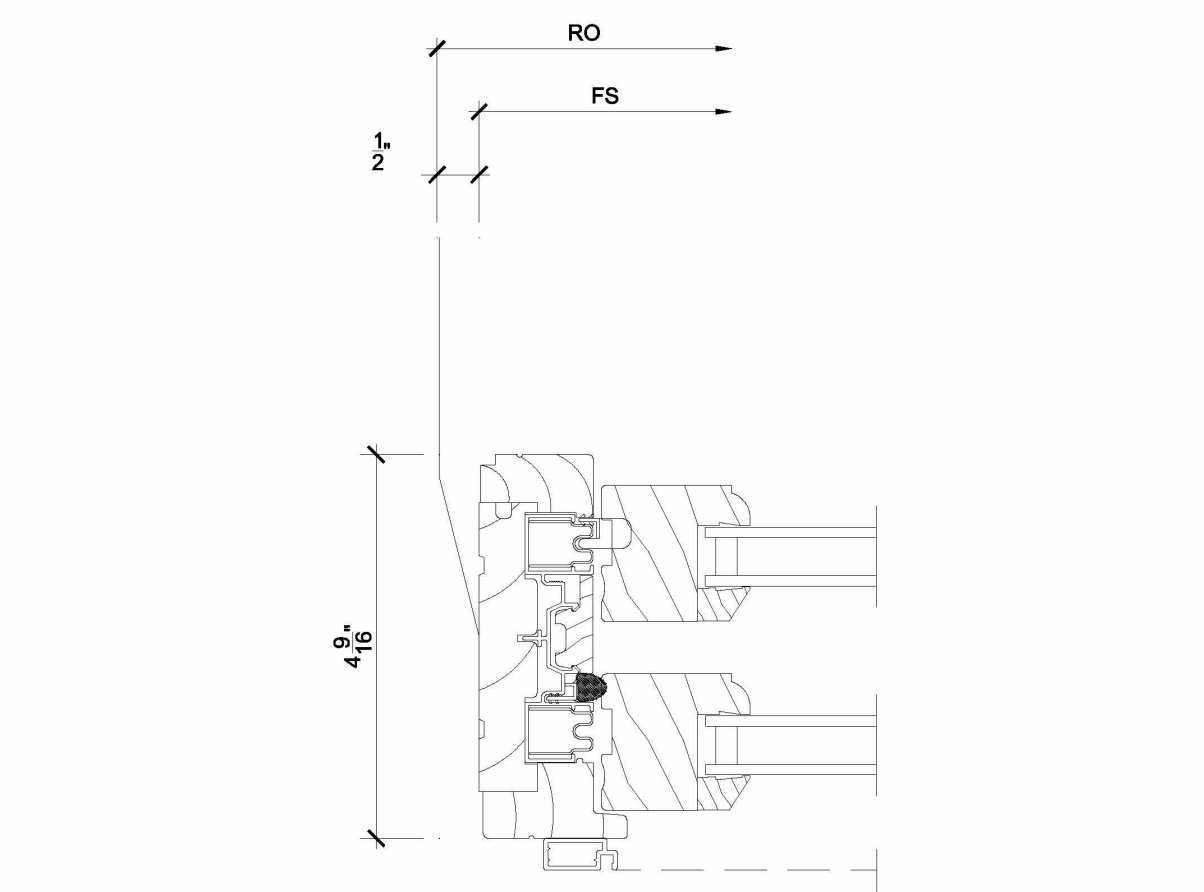
WINDOW TYPES
 3/4" = 1'-0"



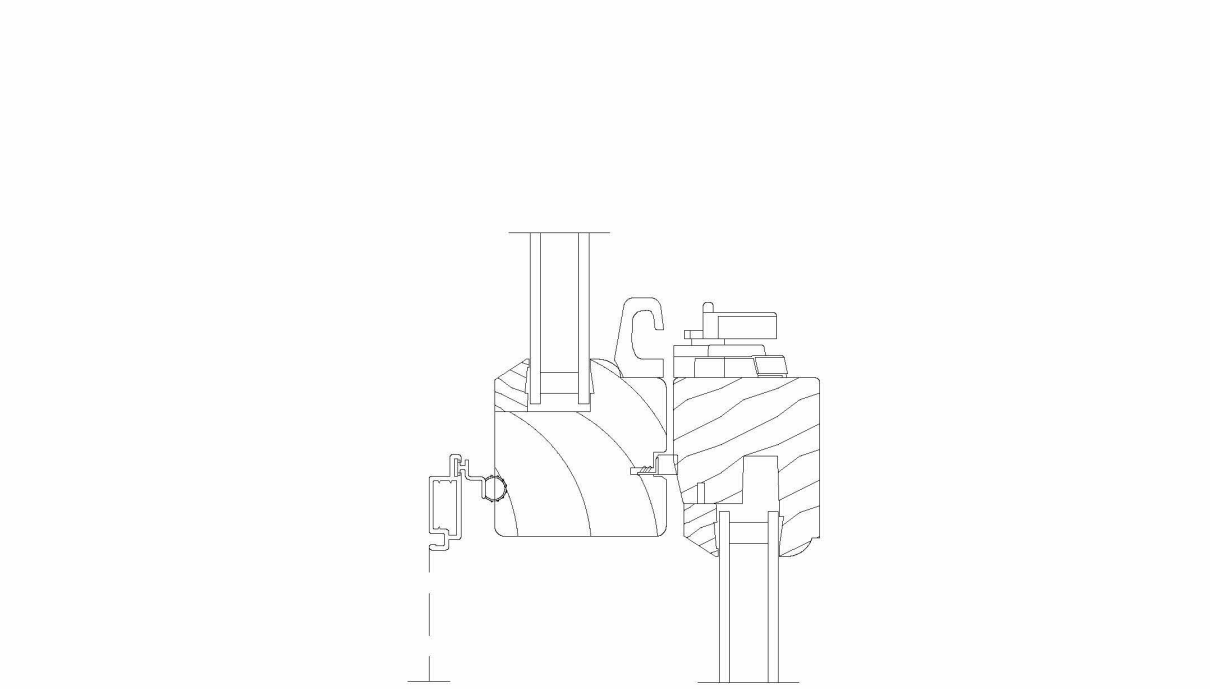
DOOR ELEVATION
 1" = 1'-0"

Head
 SCALE: 6" = 1'-0"

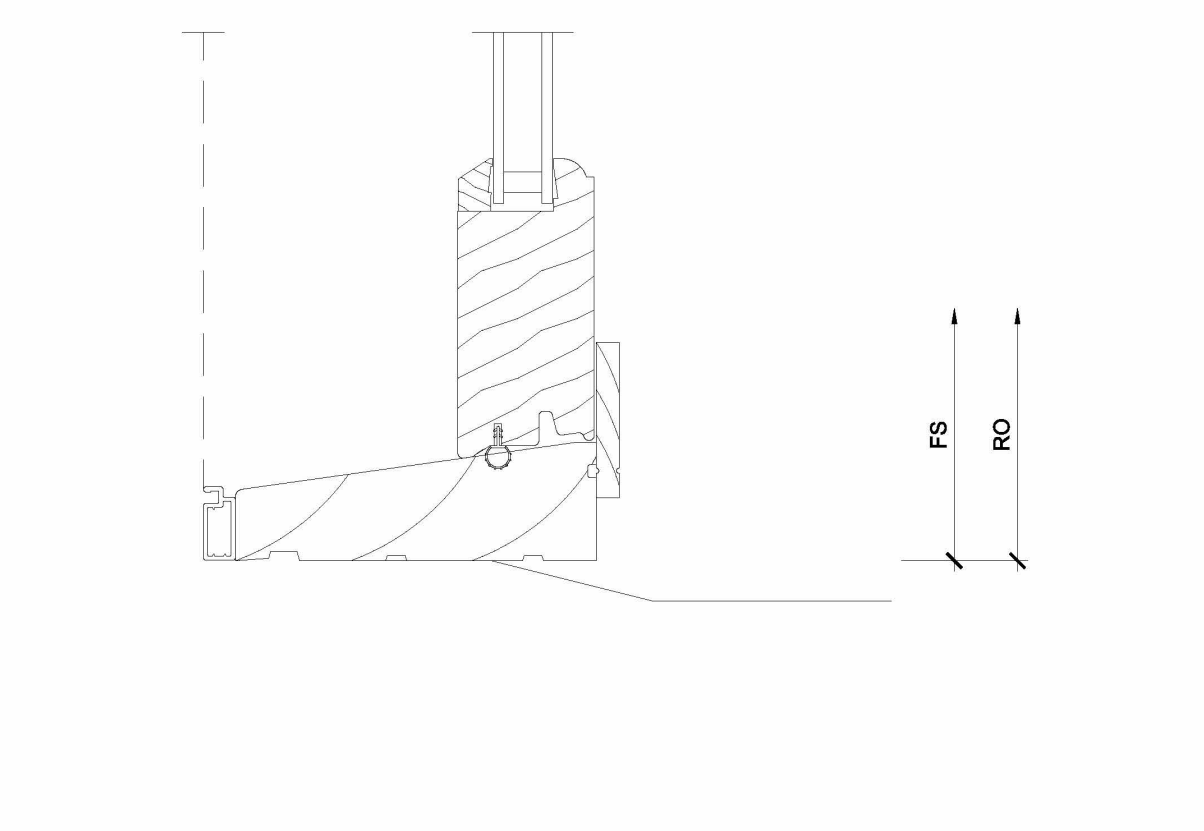
Divided Lite
 SCALE: 6" = 1'-0"



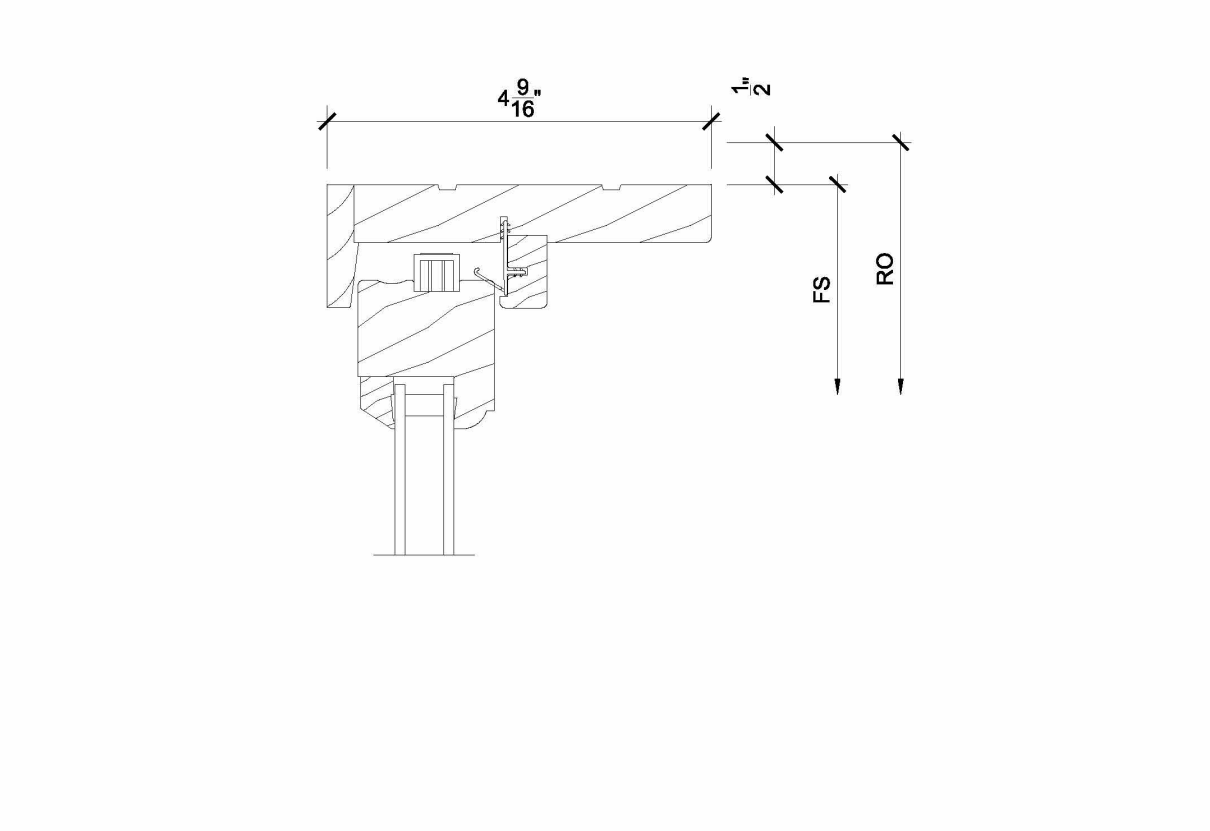
Jamb
 SCALE: 6" = 1'-0"



Checkrail
 SCALE: 6" = 1'-0"



Sill
 SCALE: 6" = 1'-0"



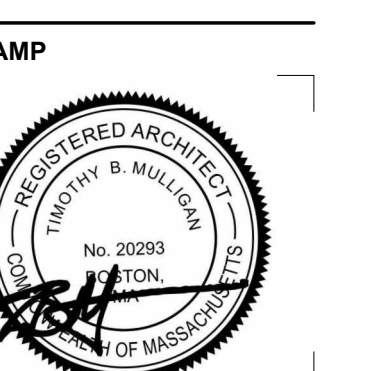
Head
 SCALE: 6" = 1'-0"

Springfield Street Residences

4-6 E. Springfield Street, Boston, MA 02118

REVISIONS:

DRAWING TITLE:
MATERIALS

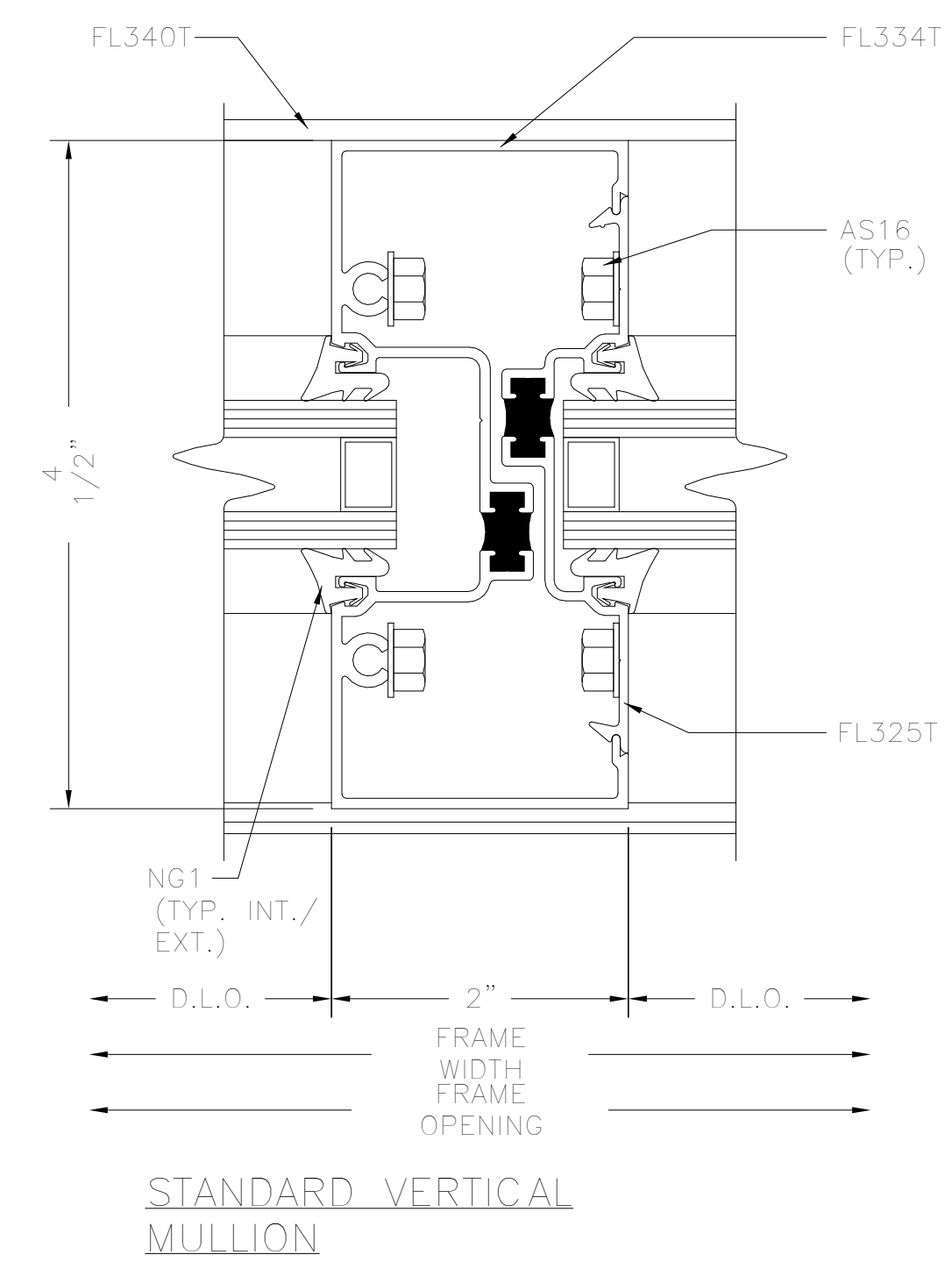
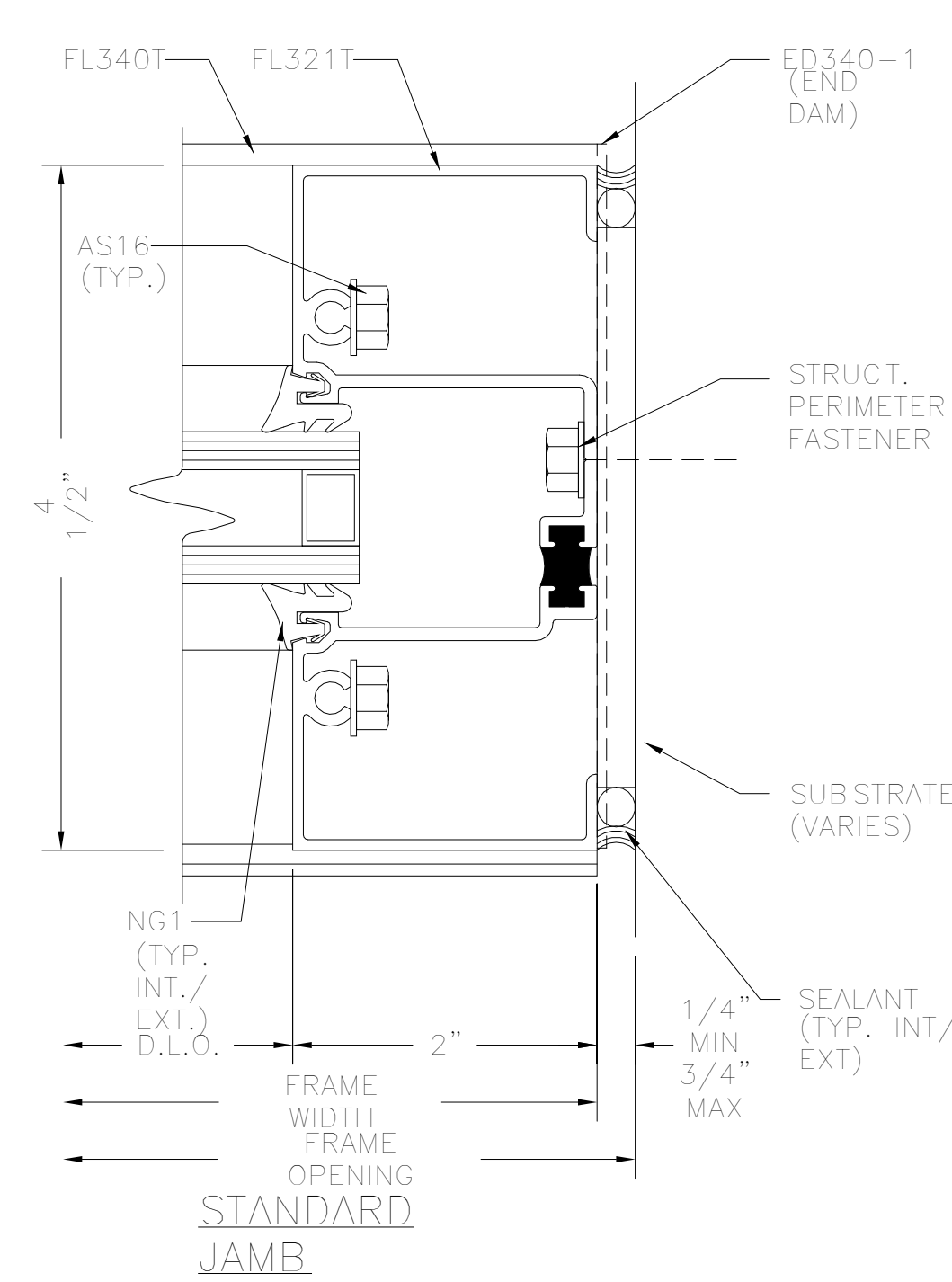
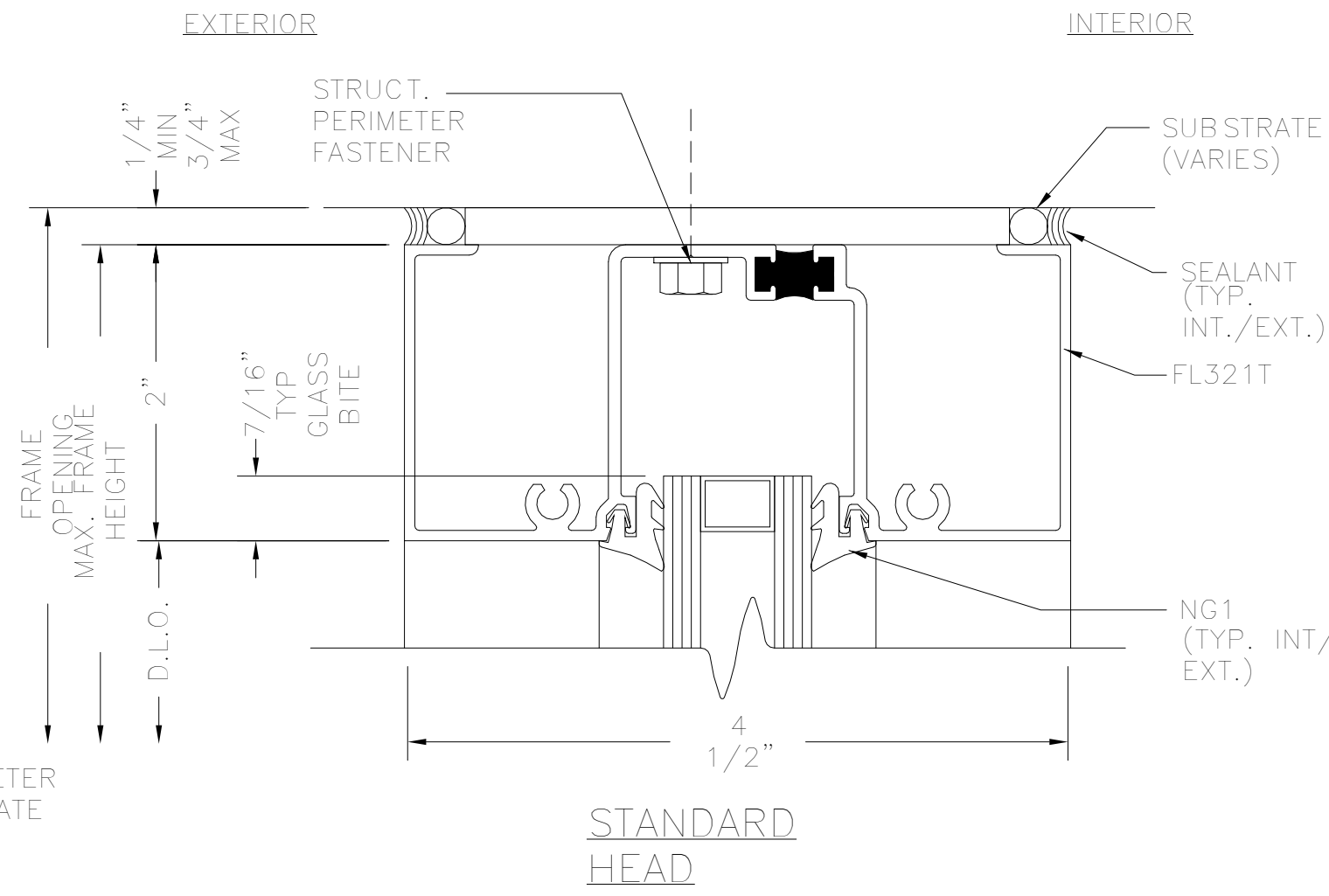
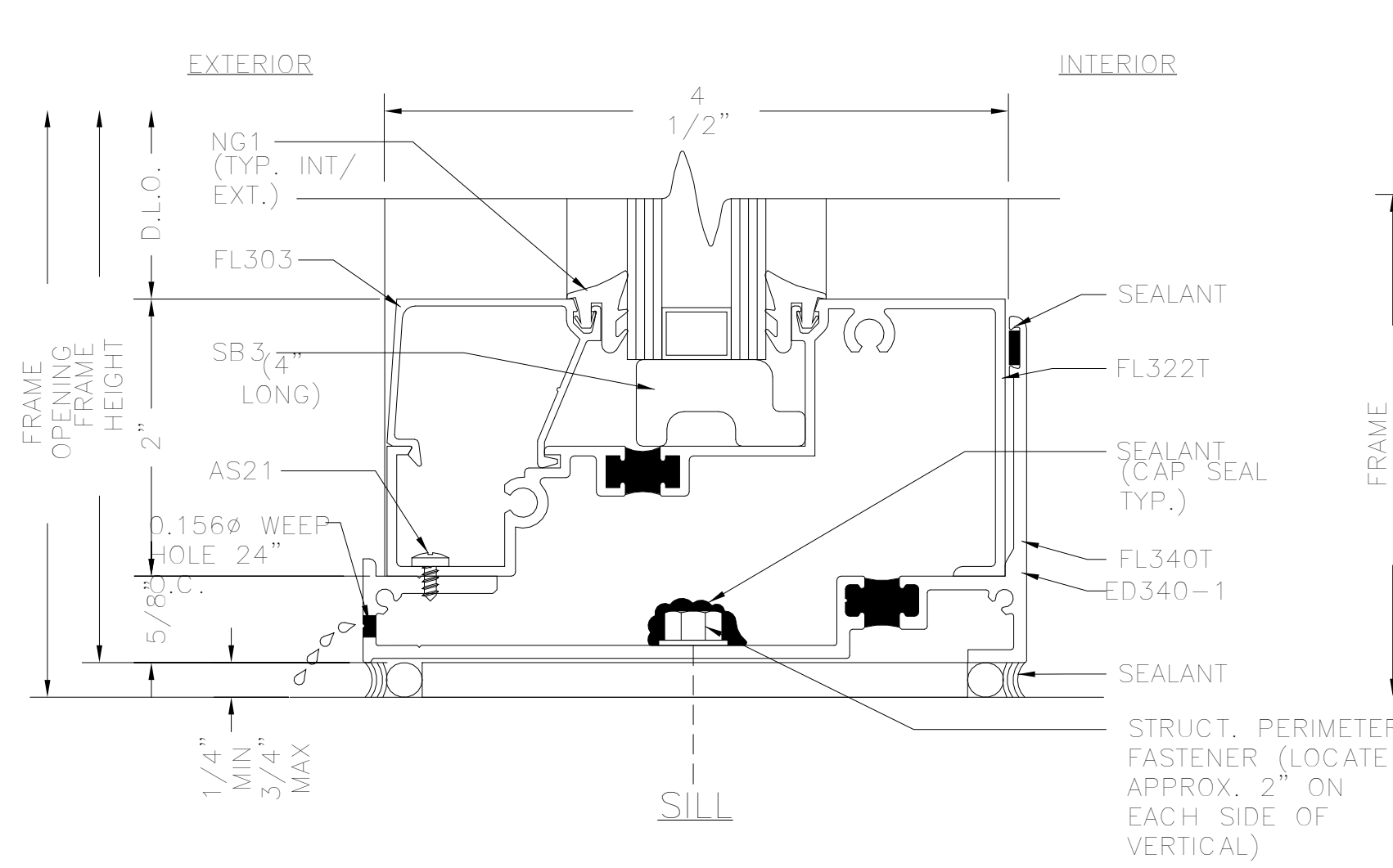


August 9, 2024
 DATE OF ISSUE
 DESIGN REVIEW
 DOCUMENT PHASE
 As Indicated
 SCALE
 2321.00
 PROJECT #

DRAWING NUMBER:

A300

ARCHITECT: STUDIOS471 ARCHITECTS, INC.



STORE FRONT DETAILS
3/4" = 1'-0"

ARCHITECT
Studios471
studios471 architects, inc
517 Boston Post Rd
Suite #30
Sudbury, MA 01776
p: 508.500.4730
www.s47a.com

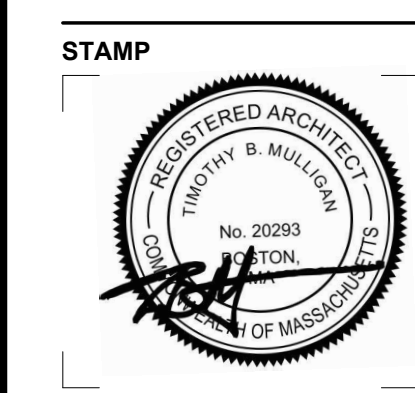
PROJECT:
Springfield St Residences
4-6 E. Springfield
Boston, MA 02118

CLIENT:
River Front Realty
275 Main St
Boston, MA 02129

PROJECT TEAM:

REVISIONS:
△

DRAWING TITLE:
MATERIALS - STOREFRONT



August 9, 2024
DATE OF ISSUE
DESIGN REVIEW
DOCUMENT PHASE
3/4" = 1'-0"
SCALE
2321.00
PROJECT #

DRAWING NUMBER:

A301

Thermal Storefront GLAZING SYSTEM

Performance

- **ASTM E330 - Structural**
Design Pressure +35/-35 PSF
- **ASTM E331 - Water**
15 PSF
- **ASTM E283 - Air**
@ 6.24 PSF < 0.060 cfm/ft²
- **AAMA 1503 - Thermal**
U-Factor .40
CRF 57

Front Line FL300T 2" x 4 1/2"
Thermally Broken Storefront System takes the superior performance of the FL300 System to the next level.

Utilizing a tested and time-proven polyurethane thermal barrier, FL300T provides the expected performance of a thermally broken system.

FINISHES

- Architectural Class I and Class II Anodized finishes are available in stock colors.
- Architectural Powder Coat, the "green" choice, conforming to AAMA 2604 and AAMA 2605 are available in stock and custom match colors.

FL300T

THERMAL STOREFRONT SYSTEM • 1"

Thermal Storefront GLAZING SYSTEM

FL300T

THERMAL STOREFRONT SYSTEM • 1"

FEATURES

- 2" x 4 1/2" Profile for 1" glazing infill
- Top load EPDM gaskets
- Full complement of system designed parts and accessories
- Full height sub-sill
- Heavy wall mullion option without steel reinforcing
- Hydraulic CoraPunch or drill jig fabrication options
- Screw-spline joinery using #14 x 1" hex-head screws
- Deep pocket perimeter sections allow for:
 - Direct anchor attachment to substrate
 - Use of 1/4" diameter hex-head anchor bolts to substrate
- Deep pocket perimeter sections eliminate:
 - Drilling access holes
 - Blind caulk seals
- Variable glazing options

HEAD

HORIZONTAL

SILL

JAMB

ALTERNATE JAMB

VERTICAL

3010 Rice Mine Road • Tuscaloosa, AL 35406
1.800.772.7737 • Fax 1.800.443.6261 • www.coralind.com

NOTE:
SUBMIT SAMPLES OF
EXTERIOR FINISH MATERIALS
FOR ON SITE REVIEW PRIOR
TO INSTALLATION



Springfield Street Residences

4-6 E. Springfield Street, Boston, MA 02118

ARCHITECT: STUDIOS471 ARCHITECTS, INC.