

South End Landmark District Commission
Application 19.659SE
73 Rutland Street, Ward 9

Michael Gauthier
Owner, Unit 5

Application 19.659SE

Key points

- 73 Rutland Street had a serious fire on September 13, 2016, completely destroying both the owner's roof deck and apartment. Boston Fire Department concluded that fire began on abutting roof
- Serious structural issues delayed reconstruction significantly; we ask the Commission to consider the difficult and lengthy construction process and the disaster that forced owner's evacuation when making deliberations on this application
- Owner seeks to rebuild pre-existing roof deck with same materials, elevation and dimensions as original roof deck, including black metal railing
- Application for permit ALT 19516 submitted to ISD on February 20, 2018
- Petition BOA-823589 was approved on November 6, 2018

Application 19.659SE

Approval by BOA for Roof Structure and FAR

- Deck: Variance granted by BOA on November 6, 2018 (Art. 64 Sec. 34)
 - Does not alter, relocate or enlarge prior roof deck in any manner
 - Less than one foot above highest point in the roof
 - Total height of building with deck doesn't exceed maximum height allowed
 - Access by roof hatch of required height; deck set back at least 5 feet from front and rear edges of the roof
- FAR: Variance granted by BOA on November 6, 2018 (Art. 64 Sec. 9)
 - Does not alter profile or configuration of roof in any manner
 - Not visible from a public way
 - "...in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare."
- Support from Mayor's Office of Neighborhood Services and the City Councilor Ed Flynn; no opposition voiced or filed to date
- Every effort will be made to build the deck platform and railing to the minimum height required by Code to minimize view from public way
- Anxious to hear feedback and work with the Commission to bring the project to completion

73 RUTLAND ST
PRE-EXISTING
ROOF DECK



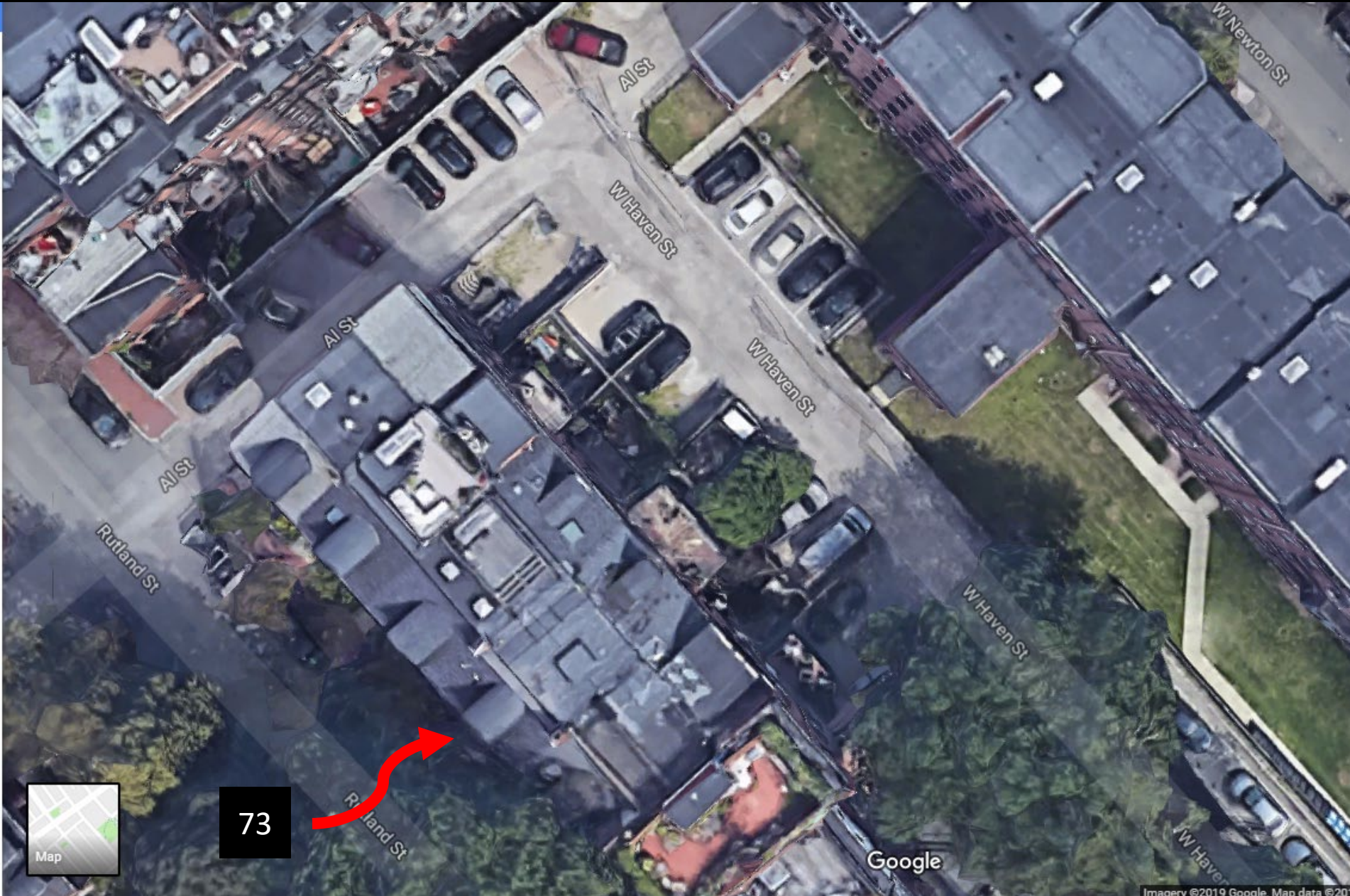
SOURCE:
Google Earth
[accessed 2/23/2018.]

73 RUTLAND ST - PRE-EXISTING CONDITION (REAR VIEW)

Picture taken September 8, 2014



73 RUTLAND ST CURRENT CONDITION



73

73 RUTLAND MOCKUP (PICTURE TAKEN 11/23/2018)



73 RUTLAND ST PLOT PLAN

NOTE:

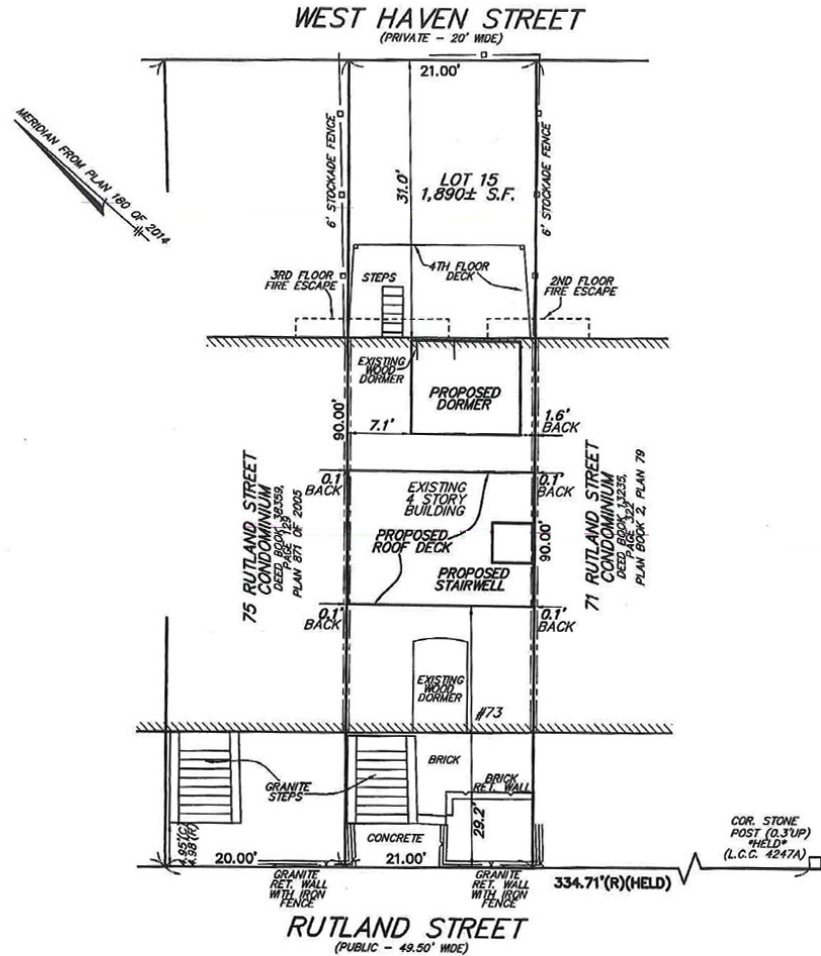
THIS PLAN IS NOT TO BE CONSIDERED AN ALTA/ACSM LAND TITLE SURVEY, NOR IS IT TO BE USED FOR RETRACEMENT OF PROPERTY LINES.

ASSESSORS:

PARCEL ID #900462000

REFERENCES:

DEED BOOK 10576, PAGE 266
PLAN BOOK 2, PLAN 79



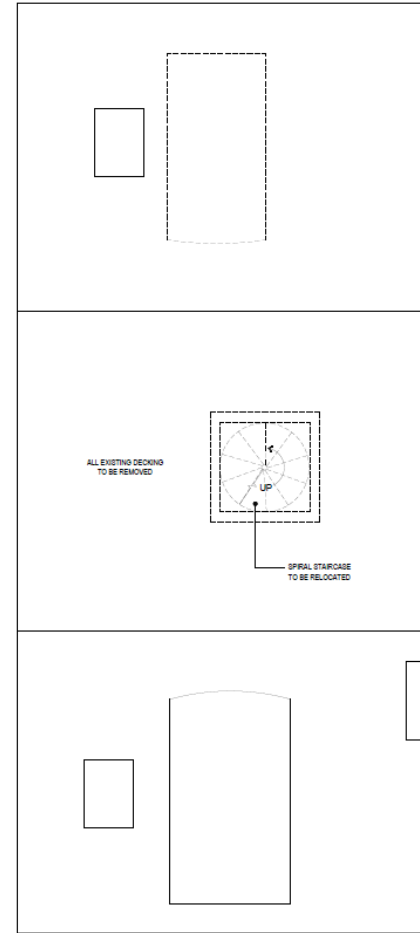
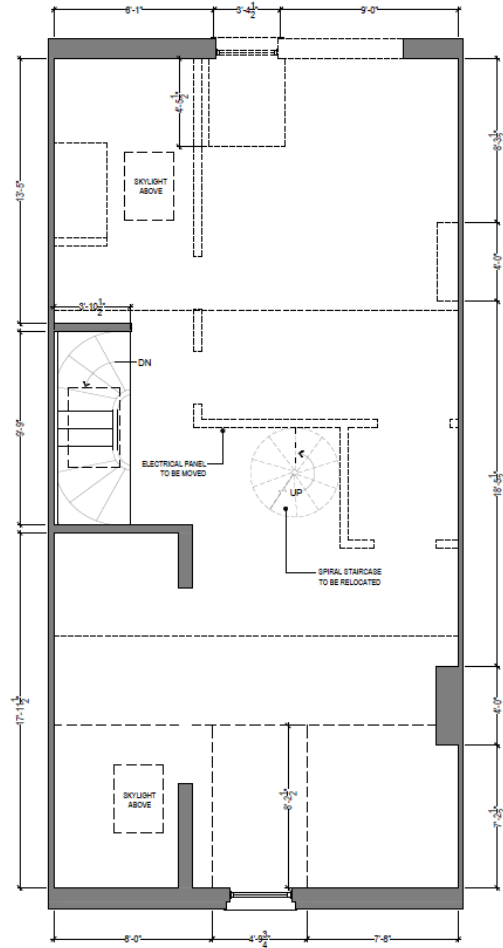
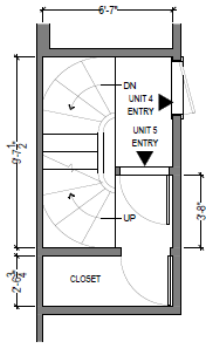
I CERTIFY THAT THE DWELLING SHOWN HEREON IS LOCATED ON THE GROUND AS SHOWN.



Michael Gauthier
9/1/17
PROFESSIONAL LAND SURVEYOR

<p>PROPOSED PLOT PLAN OF LAND 73 RUTLAND STREET, BOSTON, MA PREPARED FOR: MICHAEL GAUTHIER</p> <p>HANCOCK Survey Associates, Inc. 185 CENTRE STREET, DANVERS, MA, 01923 VOICE (978) 777-3050, FAX (978) 774-7816</p> <p style="text-align: right;">SCALE: 1" = 10'</p>		<p>CHK. BY: JMS</p> <p>DATE: 7/31/17</p> <p>JOB NO. 20686</p>
<p><small>PL 1041 30 Projects/199800 - Circular - Boston 12/95, 2000pp.dwg, Aug 01, 2017 - 1:12 pm</small></p>		

73 RUTLAND ST – PRE-EXISTING ROOF & FLOORPLANS



STUDIO DRAW
 1745 Washington Street
 Boston, Massachusetts 02118
 www.studio-draw.com

OWNER
 Michael Gauthier
 73 Rutland Street - Unit 5
 Boston, MA 02115

ARCHITECT
 Aaron J. Warner Design Studio LLC
 d/b/a Studio DRAW
 1745 Washington Street
 Boston, Massachusetts 02118
 617-247-1493

CONTRACTOR
 Cobblestone Group Inc.
 25 Massachusetts Ave
 Boston, Massachusetts 02115

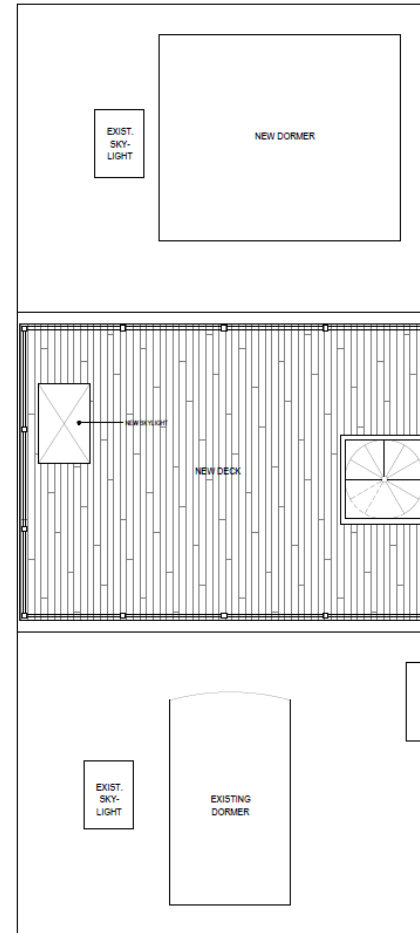
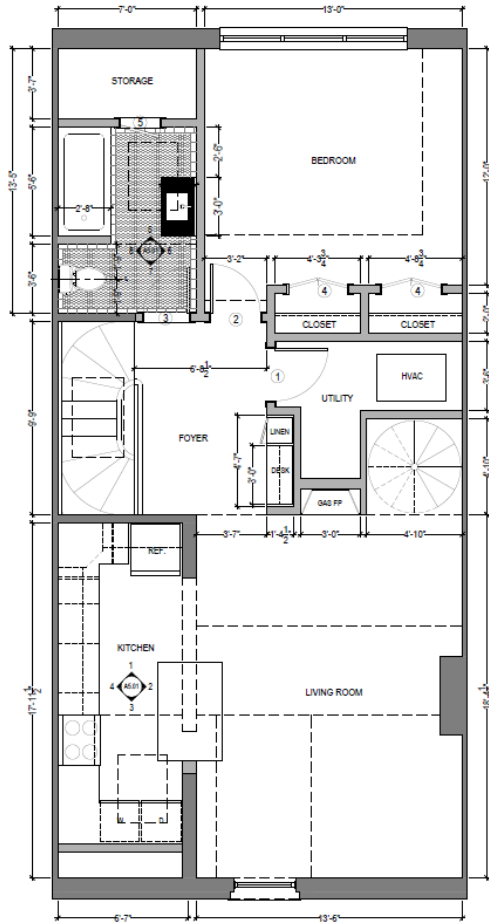
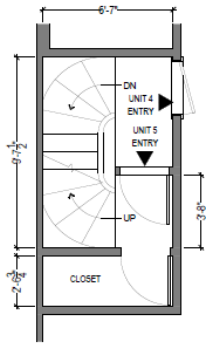
73 RUTLAND STREET - UNIT 5
 BOSTON, MASSACHUSETTS



DEMOLITION PLAN

PROGRESS SET

73 RUTLAND ST – PROPOSED ROOF PLANS & FLOOR PLAN



STUDIO DRAW
1514 Washington Street
Boston, Massachusetts 02118
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Boston, MA 02115

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CONTRACTOR
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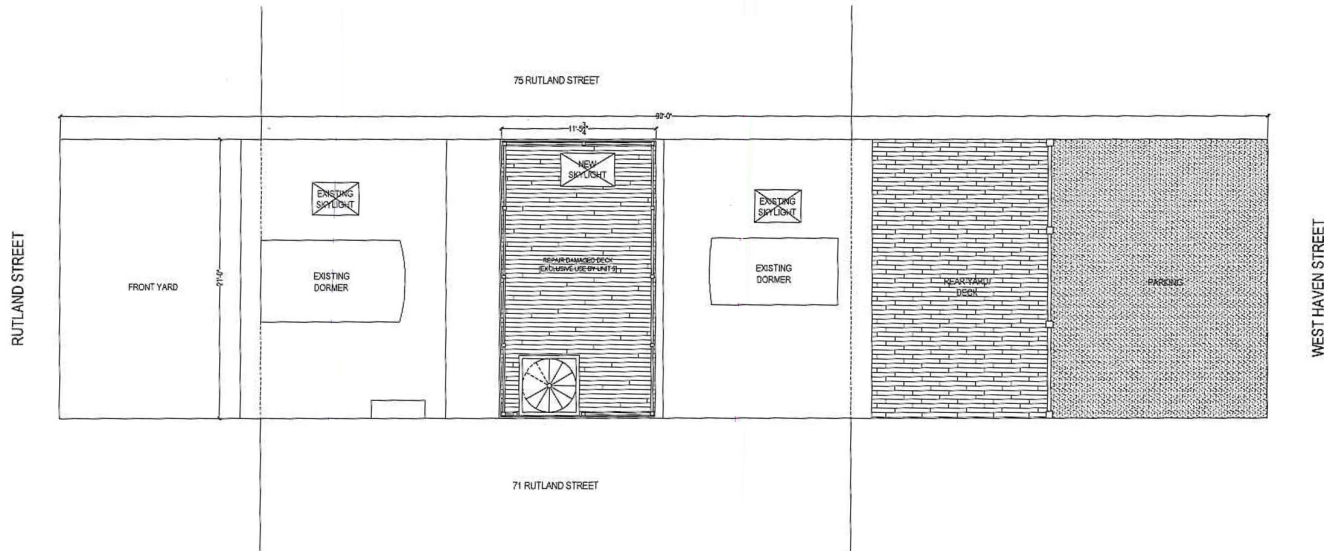
73 RUTLAND STREET - UNIT 5
BOSTON, MASSACHUSETTS



FLOOR PLAN + ROOF PLAN

PROGRESS SET

73 RUTLAND ST – SITE PLAN



studio **DRAW**

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Boston, Massachusetts 02118
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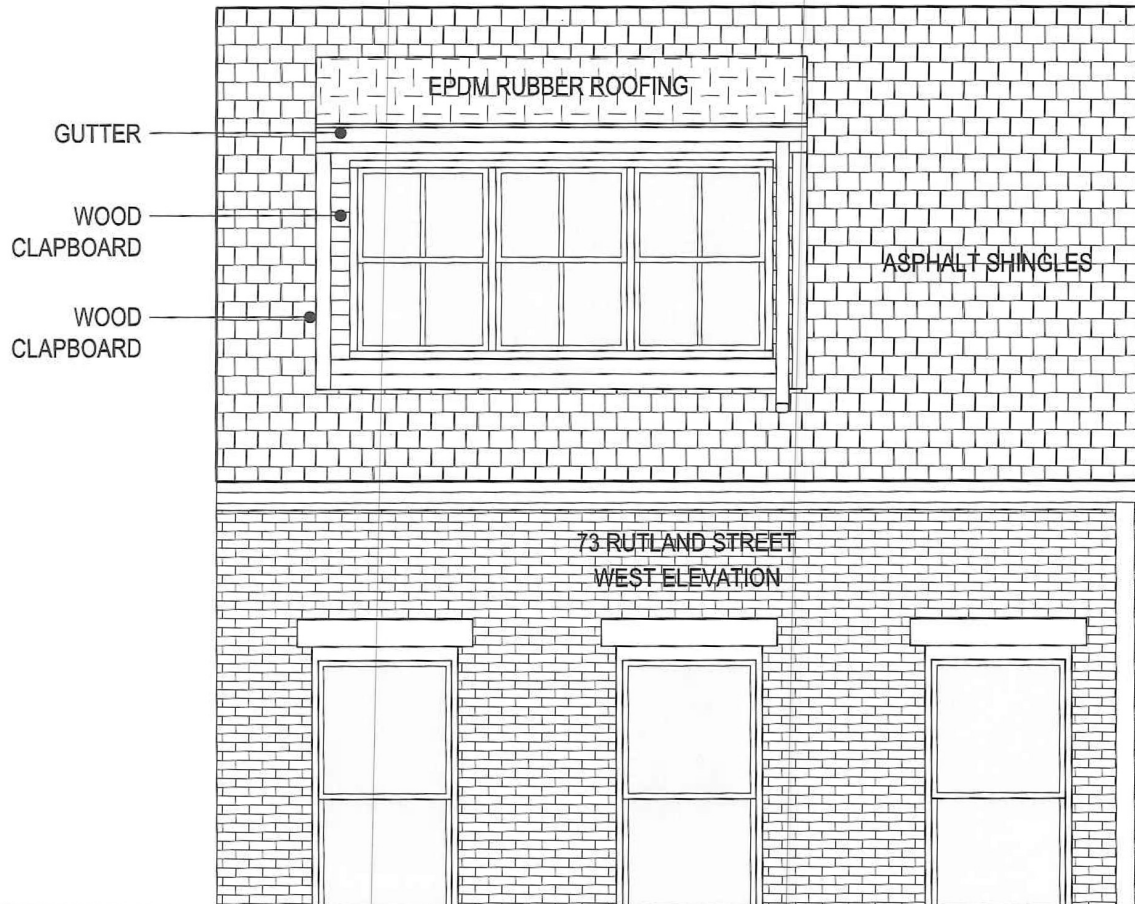
73 RUTLAND STREET - UNIT 5
BOSTON, MASSACHUSETTS



SITE PLAN

PERMIT SET

73 RUTLAND ST – DORMER ELEVATION



73 RUTLAND STREET - UNIT 5
BOSTON, MASSACHUSETTS

DORMER ELEVATION

73 RUTLAND ST – FULL REAR ELEVATION

