

531 Massachusetts Avenue



Map

Images

— Street View ● Photo Sphere

Click highlighted areas to see images

Mt. Calvary
Baptist Church

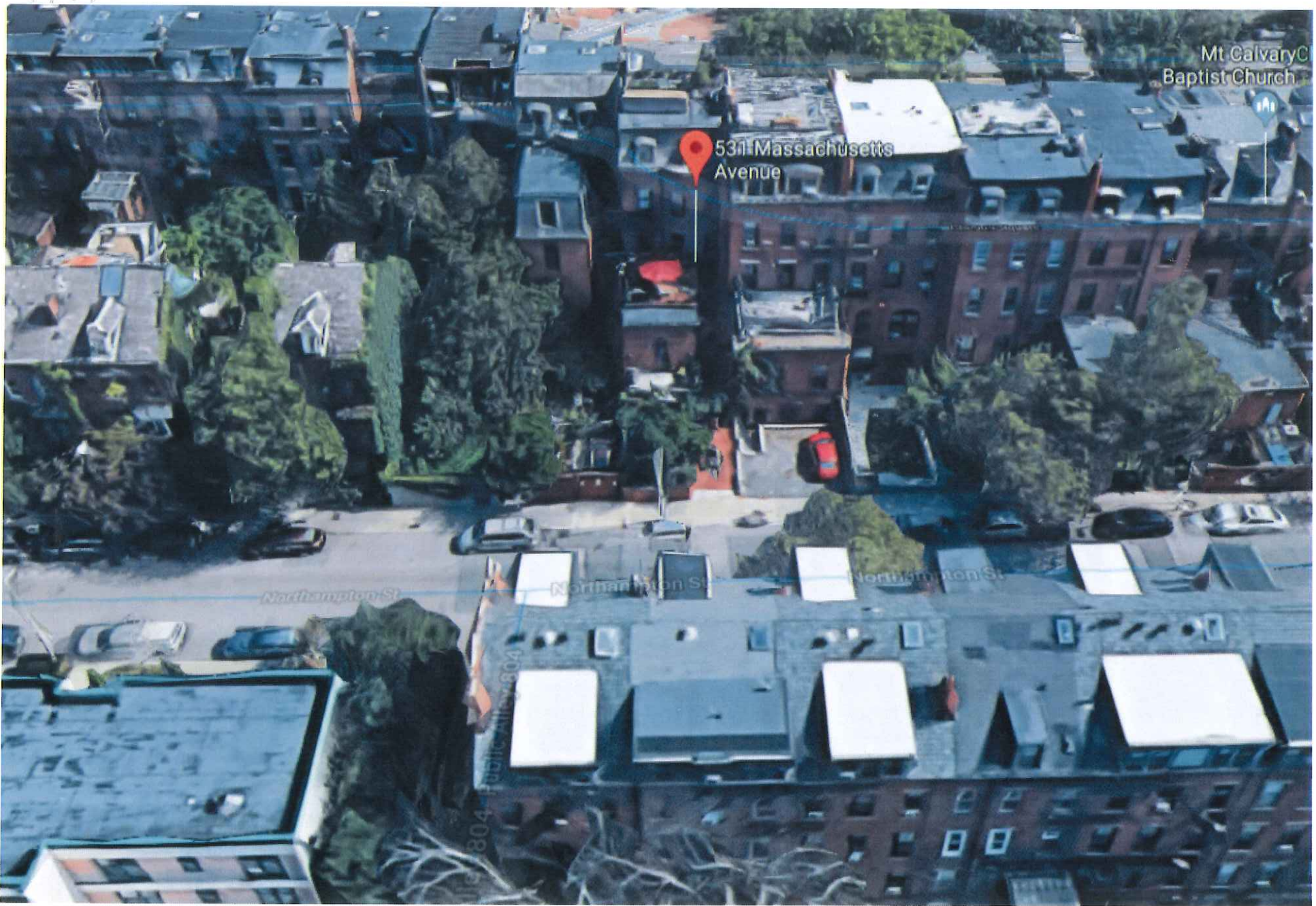
5311 Massachusetts
Avenue

Northampton St

Northampton St

Northampton St

804
Public Affairs 804









531 |



531
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Google

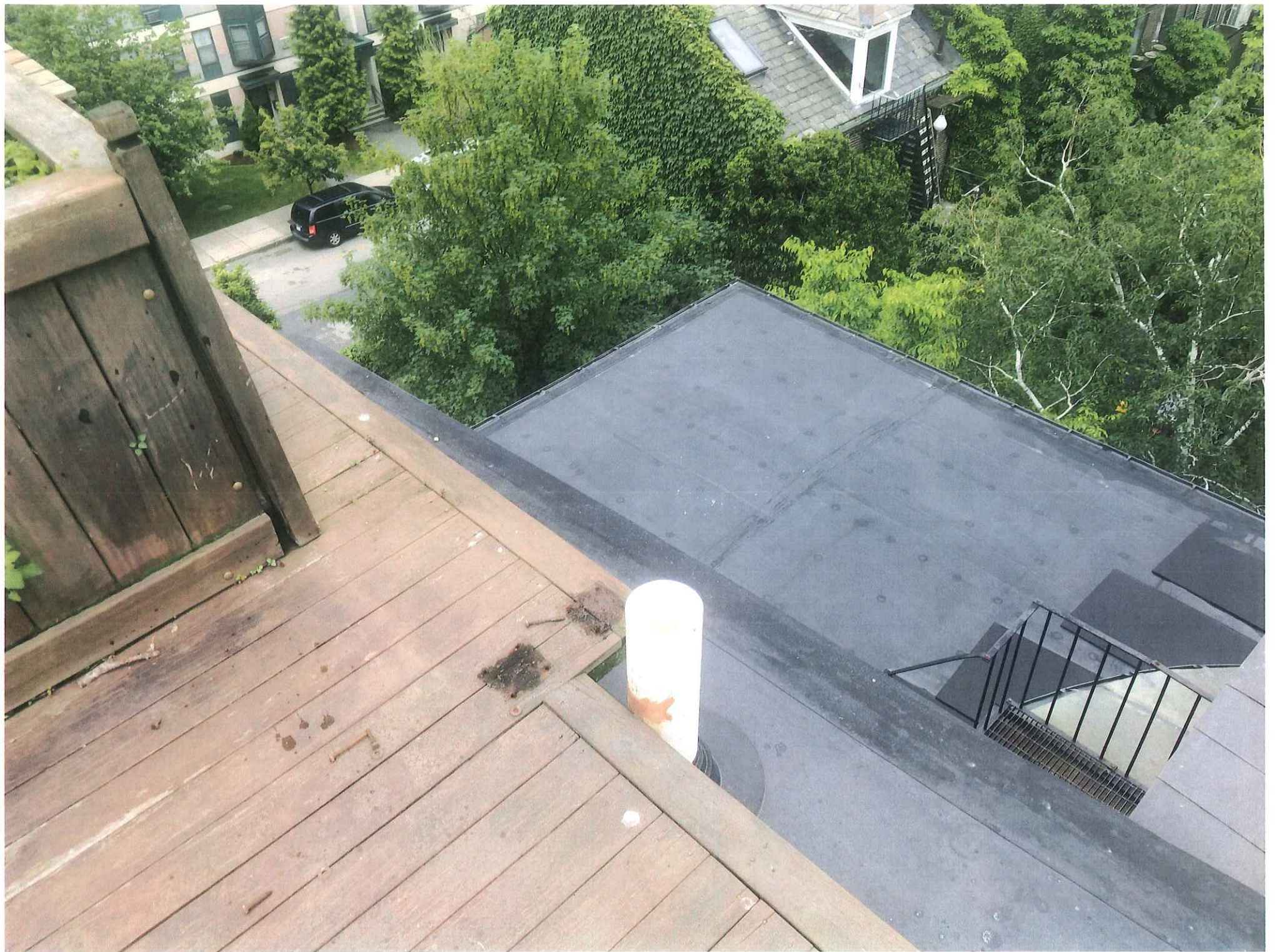


531
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Northampton view



mass Ave View





CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

December 9, 2005

SOUTH END LANDMARK DISTRICT COMMISSION

Katrina Edlund
537 Massachusetts Avenue, #1
Boston, MA 02118

NOTICE OF DECISION
Application 06.331SE
531 MASSACHUSETTS AVENUE

CERTIFICATE OF DESIGN APPROVAL

Dear Ms. Edlund:

At a public hearing held at Boston City Hall on November 1, 2005 the South End Landmark District Commission reviewed your application to install a roof deck with metal railings at 531 Massachusetts Avenue. To assess the visibility of the proposed deck railings, the commission appointed a subcommittee (commissioners Moneyhun and Freeman) to visit the site on November 10 to examine a mockup of the railings, however scheduling conflicts and inclement weather resulted in the postponement of the site visit until yesterday.

The subcommittee found that the building's location on Chester Square contributes to long sight lines to the roof. The mockup showed that the proposed location for the front railing, at the roof ridge, would result in railings that do not meet the minimal visibility standard in the district. Shifting the railing back several feet, however, reduced visibility a great deal. The front railing was approved 20'9" behind the front roof edge, as shown in plans dated 10.18.05. The deck structure may start at the roof ridge, as proposed, since it will not be visible from the street. Understanding that a higher degree of visibility is typically allowed at the rear, the subcommittee determined that it would allow a five-foot set back from the rear edge. The railings shall be made of thin-gauge metal and shall have a simple, unadorned design, similar to a fire balcony railing.

These determinations are based solely upon the information submitted to the staff with the application and presented before the commission. If statutory reviews by other authorities conflict with this decision, those actions may affect the status of this certificate. This certificate is valid for two years from the date of issue. The applicant is required to notify the commission of any changes to this proposal, and failure to do so may affect the status of this certificate. The commission reserves the right to require remedial action to bring work into compliance with commission standards if any work occurring without a Certificate of Design Approval results in significant change in the appearance of the building or if work does not meet the noted specifications of a Certificate of Design Approval and is not in compliance with district standards and criteria and commission policy. Please bring a copy of this certificate with you when filing for permits from the Inspectional Services Department (1010 Massachusetts Avenue). Photographs of the completed project should be submitted to the commission office to confirm compliance with the terms of this certificate. Please contact staff (undersigned) at (617) 635-3850 should you have any questions.

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INSPECTIONAL SERVICES DEPARTMENT
PERMIT YR WD

2452069

Sincerely,


Alexa Pinard
Preservation Planner

cc: Gary Moneyhun, Commission Chair

CITY OF BOSTON
K. MORIN

Vote on Application 06.166SE

Motion by FREEMAN Second by AMODEO

AFFIRMATIVE: Moneyhun, Amodeo, Freeman, Camp NEGATIVE: (None)

D. Bryan Glascock, Director

PRINTED ON RECYCLED PAPER

Thomas M. Menino, Mayor

