

# Roof Deck Addition

5 Rutland Square

April 27, 2020

## Drawing List

- T100 Cover Sheet
- EX100 Existing Roof Plan
- A100 Proposed Roof Plan
- A101 Proposed Roof Updates
- A200 Building Section
- A300 Existing & Proposed Front Elevation
- A301 Existing & Proposed Rear Elevation
- A600 Roof Deck Rendering
- Rooftop Deck Railing Mock Up Photos
- Precedent Properties



Site Plan

### Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

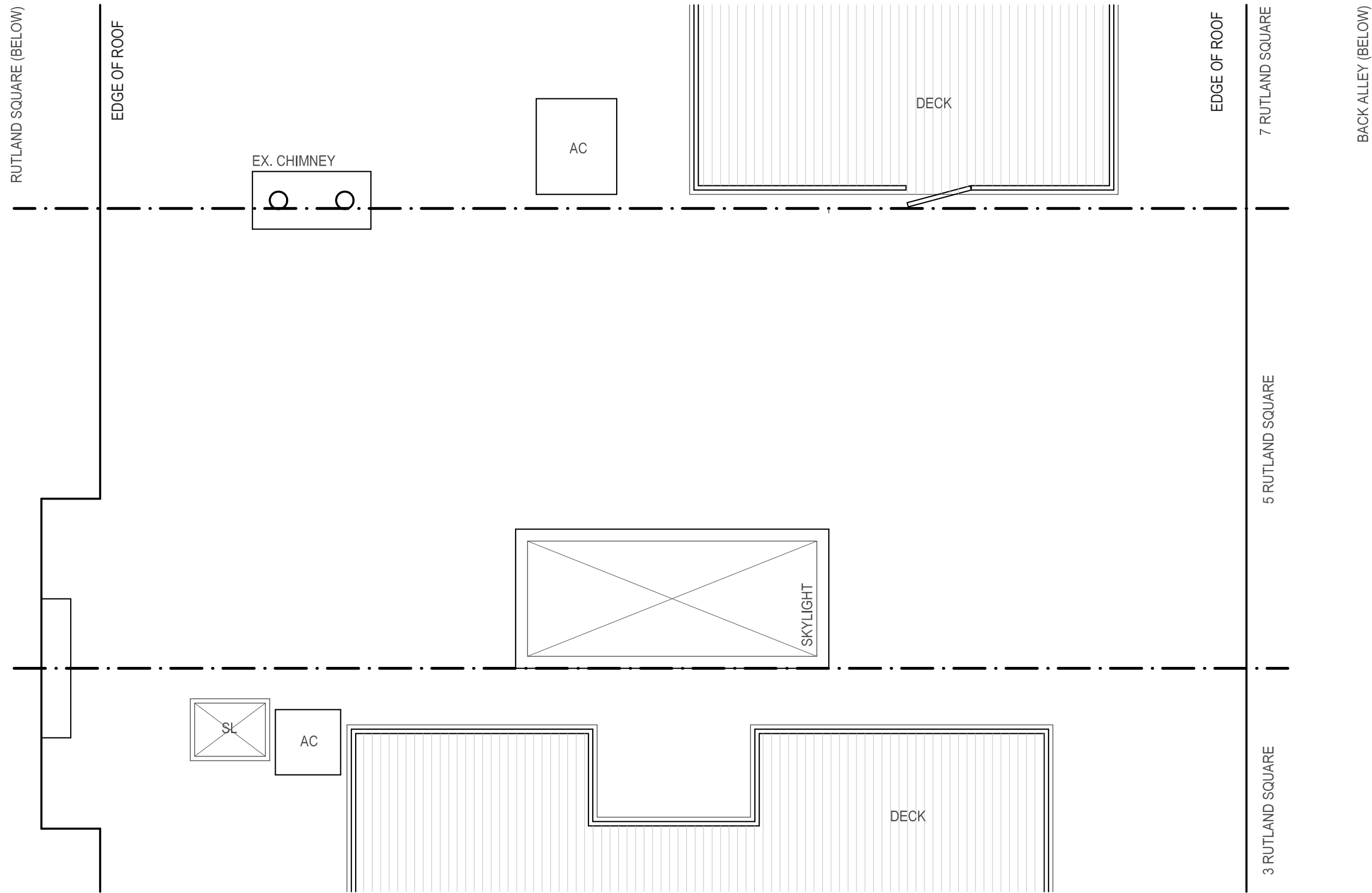


**NICHE architecture + interiors**

120 St. James Avenue  
Floor 6  
Boston, MA 02116

matt@nichearc.com  
508.259.4160

**T100**



**Forman Residence**

Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

**Roof Deck**

Existing Roof Plan  
Scale: 1/4" = 1'-0"

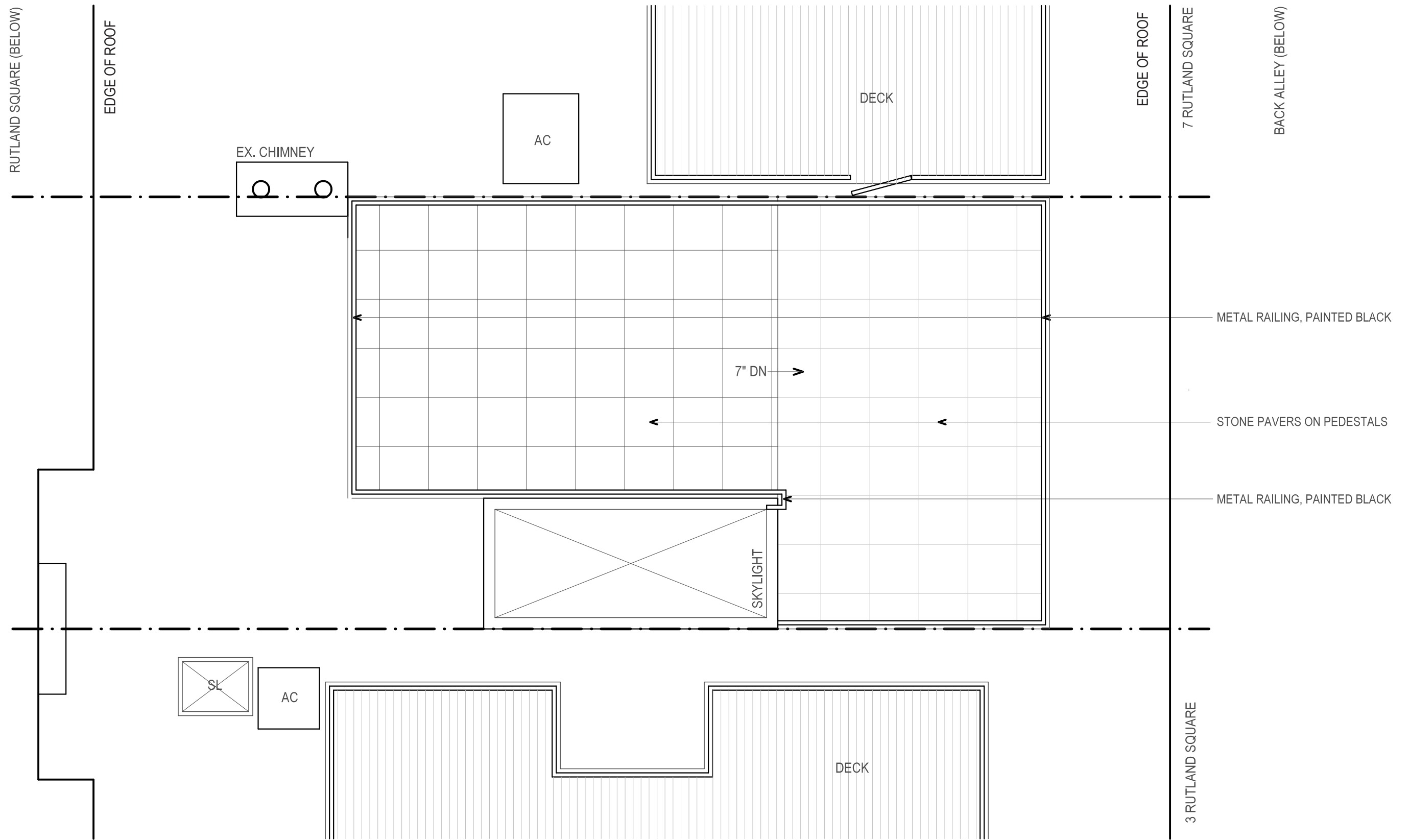


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**Roof Deck**

Proposed Roof Plan  
Scale: 1/4" = 1'-0"

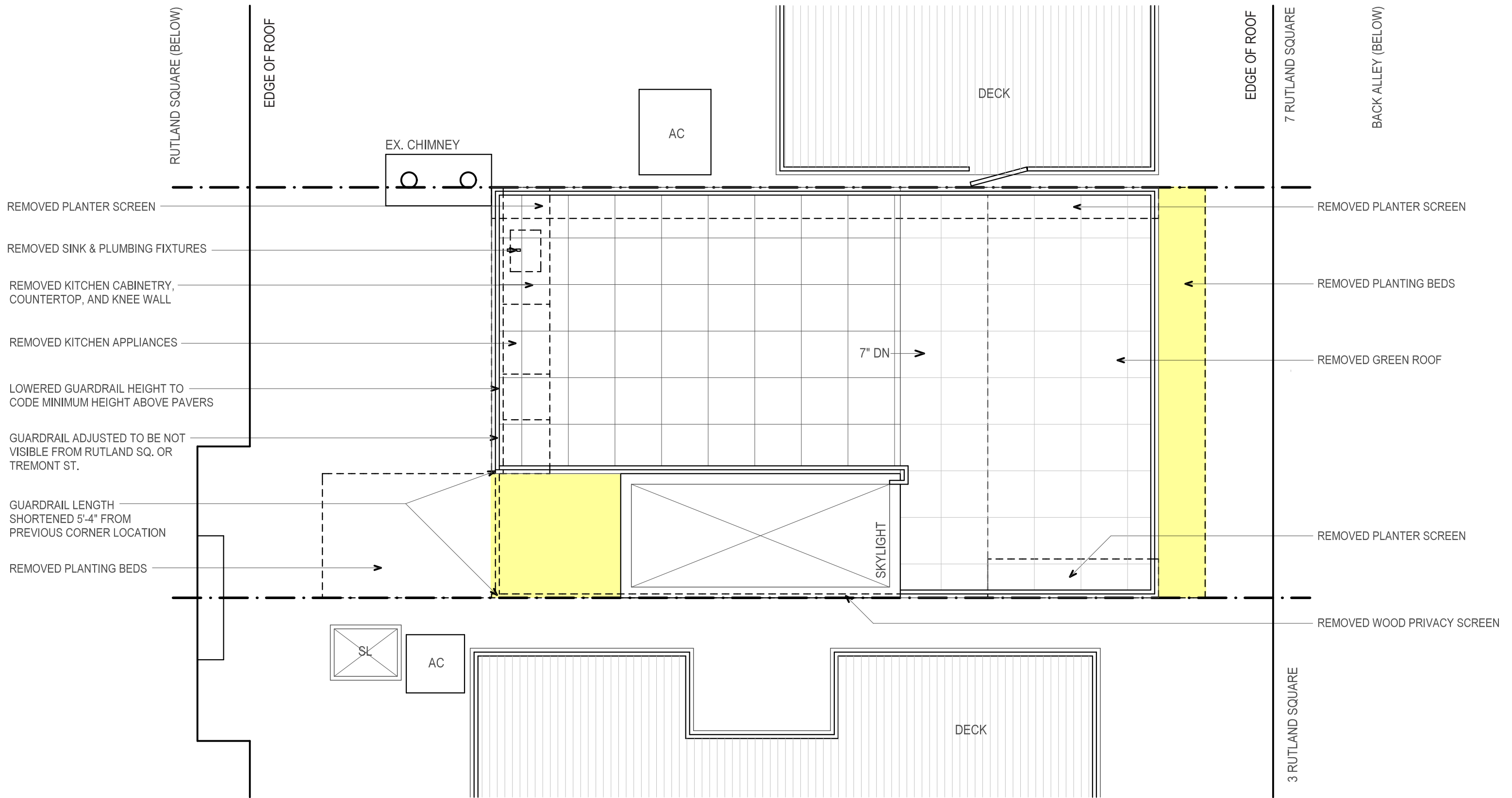


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**A100**



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 Indicates areas from previous roof deck design that have been removed

**Roof Deck**

Plan Updates from Previous Design  
Scale: 1/4" = 1'-0"

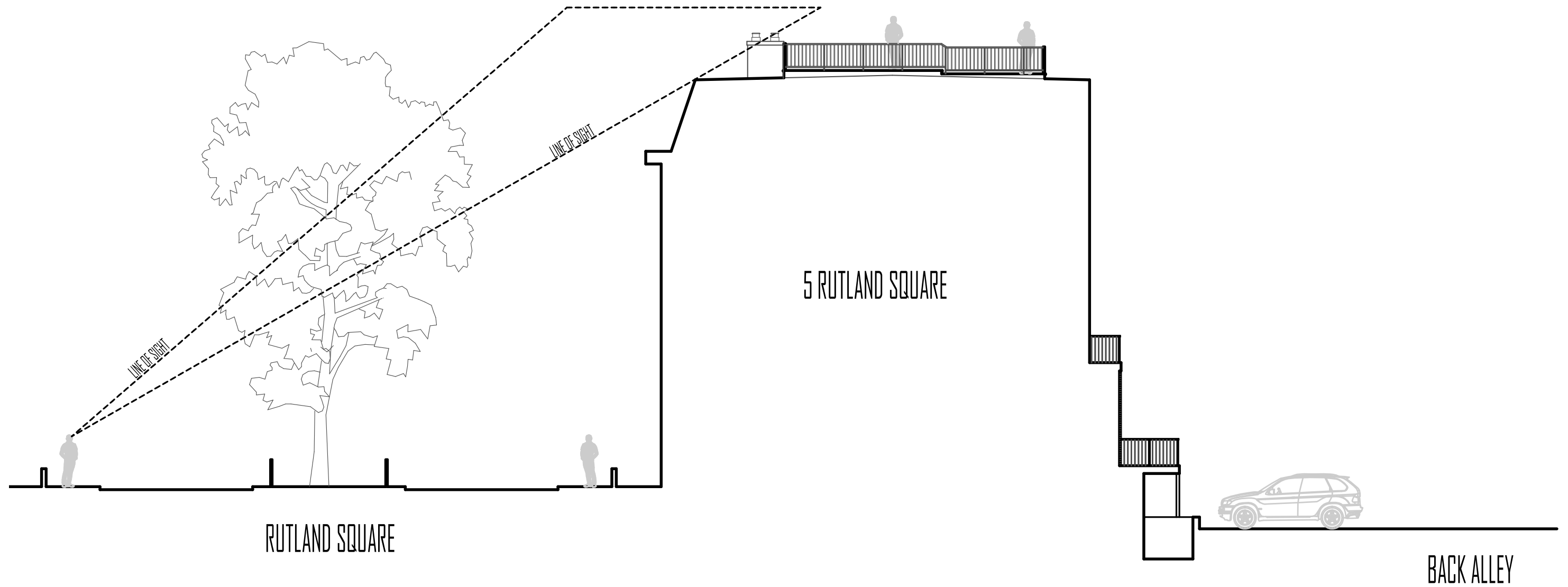


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**Roof Deck**

Building Section w/ Proposed Roof Deck  
Scale: Not to Scale

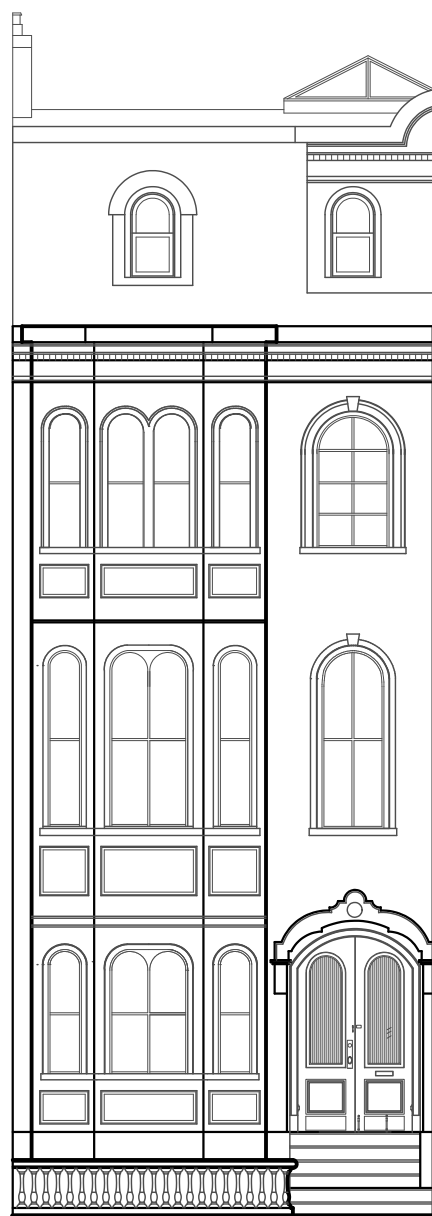


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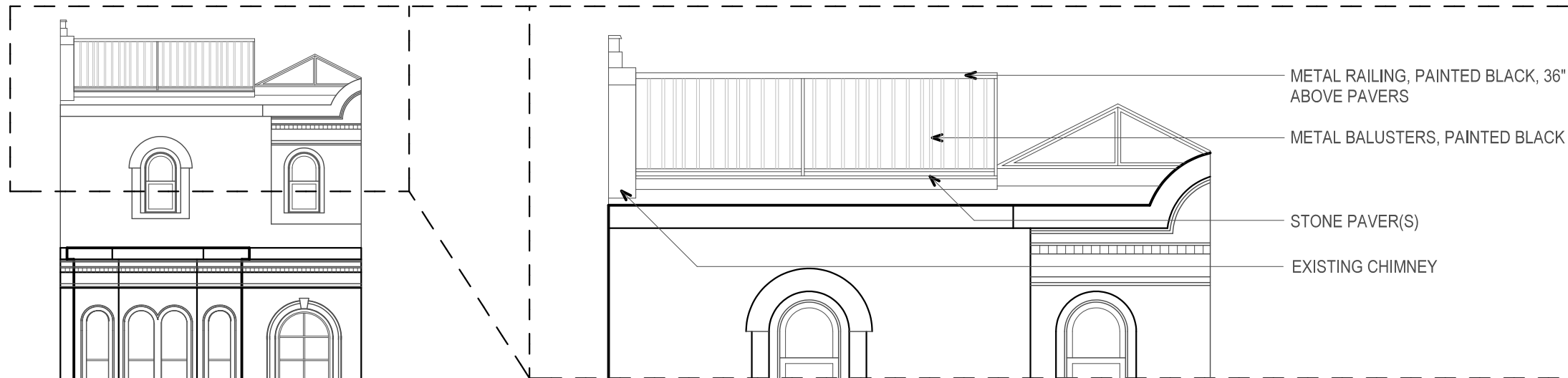
120 St. James Avenue  
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**A200**



EXISTING FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



- METAL RAILING, PAINTED BLACK, 36" ABOVE PAVERS
- METAL BALUSTERS, PAINTED BLACK
- STONE PAVER(S)
- EXISTING CHIMNEY

PROPOSED ROOF DECK FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

PROPOSED FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

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**Roof Deck**

Existing & Proposed Front Elevation  
Scale: As Noted

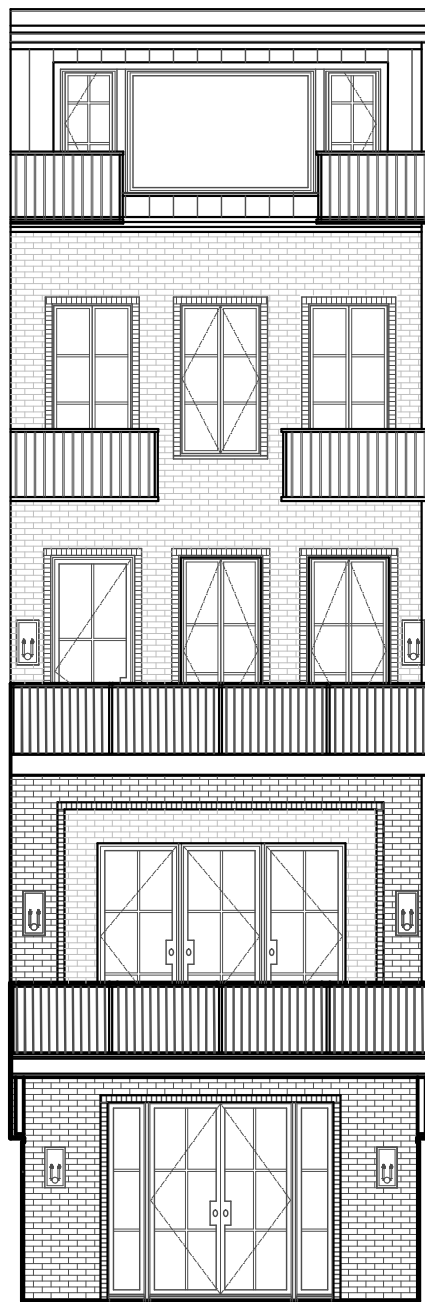


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**A300**



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"



METAL RAILING, PAINTED BLACK, 36" ABOVE PAVERS

METAL BALUSTERS, PAINTED BLACK

STONE PAVER(S)

PROPOSED ROOF DECK REAR ELEVATION

SCALE: 1/4" = 1'-0"

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**Roof Deck**  
Existing & Proposed Rear Elevation  
Scale: As Noted



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**A301**



Updated Design



Original Design

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**Roof Deck**

Rendering #2  
Not to Scale



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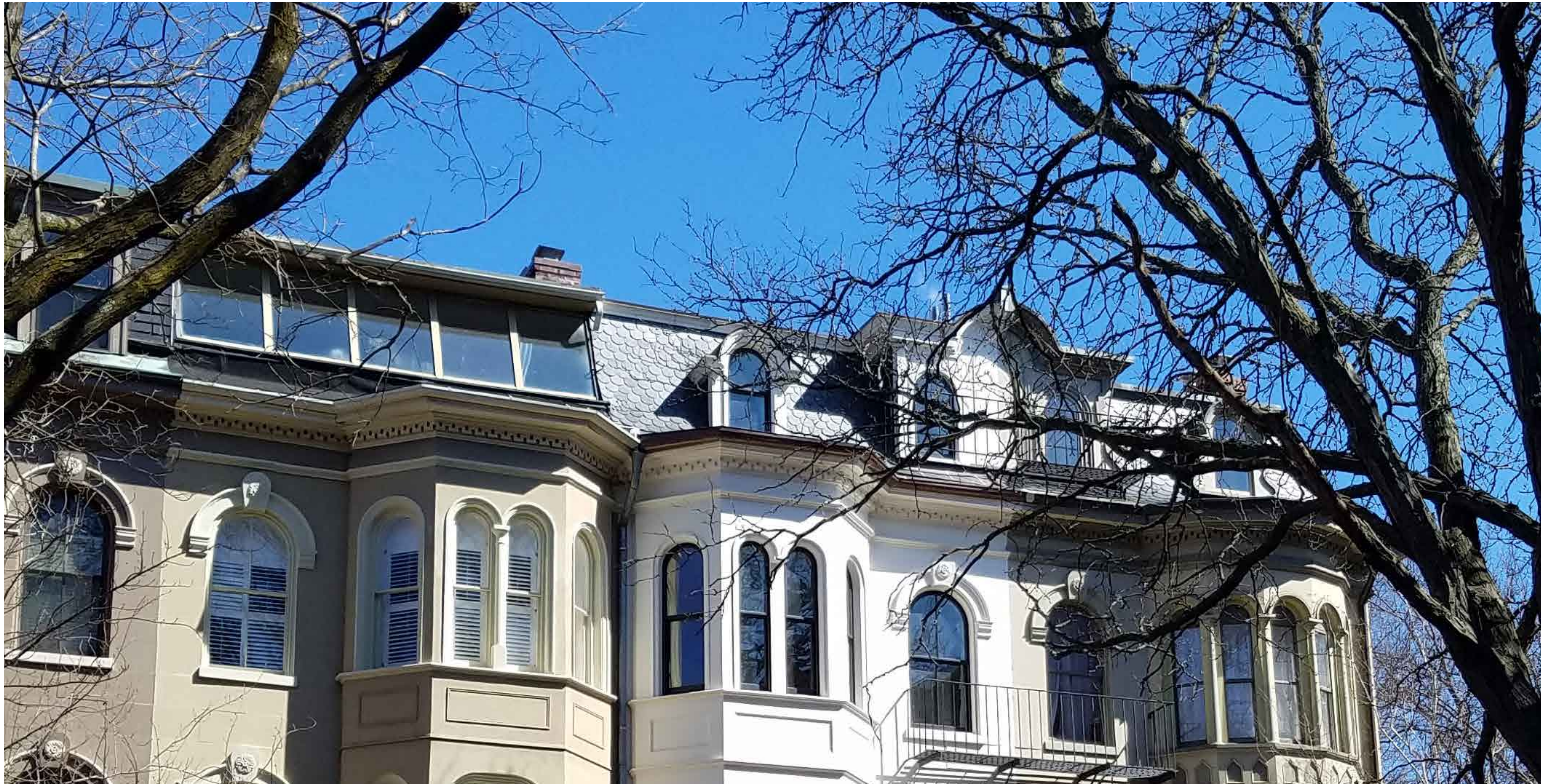
**Roof Deck Railing Mock Up**



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## Forman Residence

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March 17, 2020

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## Roof Deck Railing Mock Up

Viewed from Rutland Square



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## Roof Deck Railing Mock Up

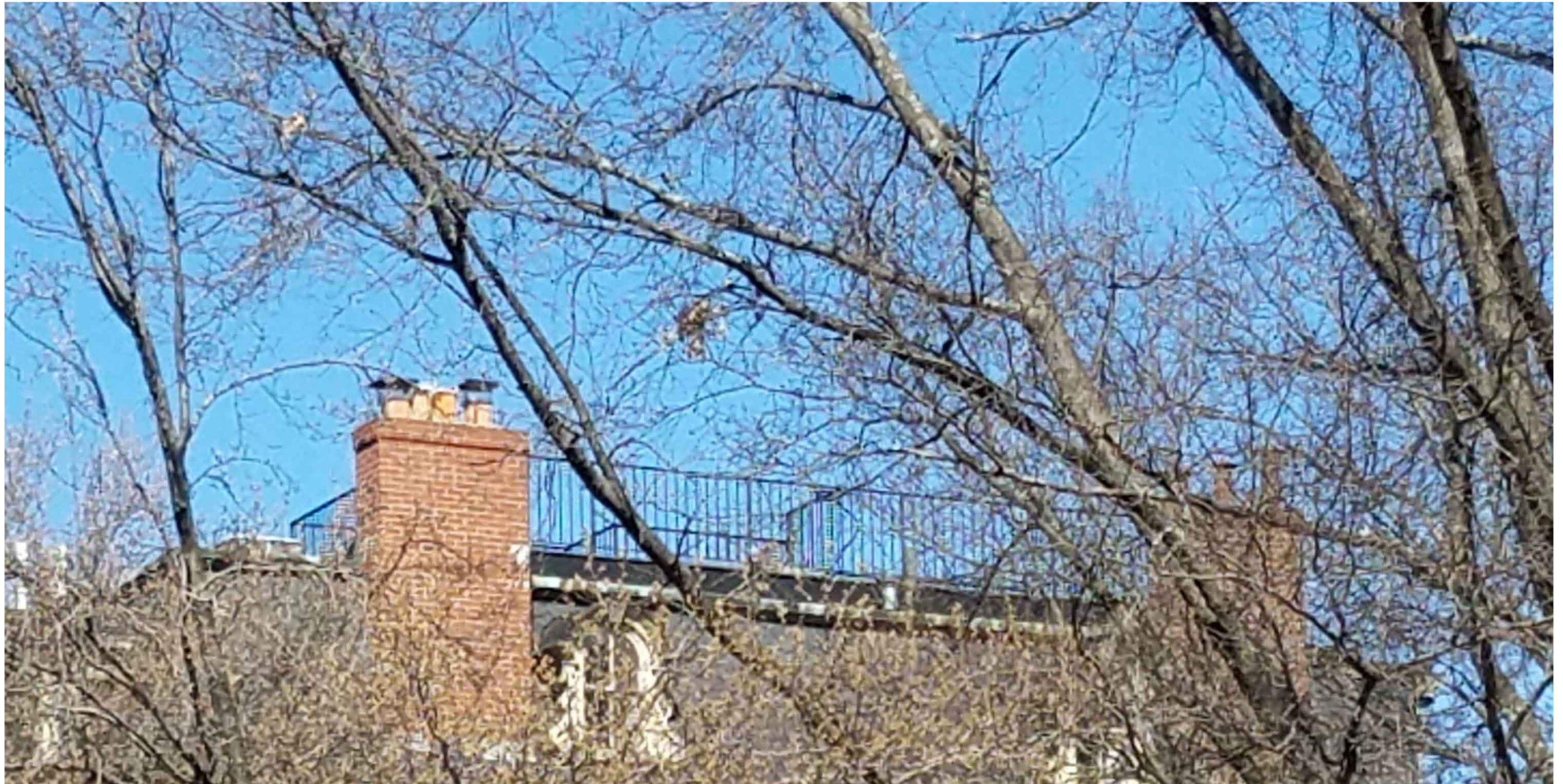
Viewed from West Newton



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## Forman Residence

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## Roof Deck Railing Mock Up

Viewed from Tremont Street



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[matt@nichearc.com](mailto:matt@nichearc.com)  
508.259.4160

**A600**



## Forman Residence

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## Roof Deck Railing Mock Up

Viewed from Rutland Street



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508.259.4160

**A600**



# CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

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

31 October 2006

Rod Cunningham  
1450 N.W. First Avenue  
Boca Raton, FL 33432

SOUTH END LANDMARK DISTRICT COMMISSION

NOTICE OF DECISION  
Application 07-252ASE  
4 RUTLAND SQUARE

CERTIFICATE OF DESIGN APPROVAL

Dear Mr. Cunningham:

At a public hearing held at Boston City Hall on 3 October 2006 the South End Landmark District Commission reviewed your application for 4 Rutland Square. The following items were approved as submitted: repoint masonry, replace damaged lintels, install new siding on two oriels, install new slate shingles on the mansard roof, repair wood dormers, flashing, and trim, install a new cedar garden fence (at rear), repair the front walk. The addition of a handrail was approved as submitted with the submission of installation details to staff.

Additionally the commission approved the installation of two (relocated) HVAC condensers, a roofdeck, and window replacement with the proviso that a subcommittee review mockups of the deck and condensers, and that staff review the conditions of the existing windows. The subcommittee (consisting of commissioners Gamp and Freeman) confirmed that the deck and condensers (once repositioned) will be minimally visible from a public way. Staff confirmed that the windows' condition warranted replacement.

**Brownstone Repair:** Existing masonry trim and decorative detail such as applied or incised designs shall be retained and repaired. Brownstone repair and replacement material must approximate brownstone in appearance and texture. The color may be matched by tinting with crushed brownstone or brown sand or by painting. Painting of masonry will be considered for approval only if the masonry is extremely damaged, has been patched, or the masonry is already painted. The proposed color must approximate the original unpainted masonry in appearance.

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. 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. Thank you for your cooperation with the commission.

Sincerely,

Colleen M. Mungler  
Preservation Planner

cc: Gary Maneyhun, Commission Chair  
Tim Burke, architect

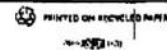
Yes on Application 07-252ASE  
Motion by AMODEO Second by GAMP  
AFFIRMATIVE: Amodio, Freeman, Gamp NEGATIVE: (None)

DUPLICATE  
TH  
ARTMENT

377 4

OF BOSTON  
KEN MORIN

D. Bryan Glascock, Director



Thomas M. Menino, Mayor



4 Rutland Roofdeck - Viewed from Concord Square



4 Rutland Roof Deck - Viewed from public alley adjacent to 3 Rutland Square

## South End Landmark District Commission Approval Letter

### Forman Residence

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5 Rutland Square  
Boston, MA 02116

## 4 Rutland Square



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PARCEL #



APPLICANT MUST USE TYPEWRITER IN FILLING IN THIS APPLICATION
INSPECTIONAL SERVICES DEPT.
PERMIT DESK
CITY OF BOSTON
INSPECTIONAL SERVICES DEPARTMENT

Certified Street Numbers
7 Rutland Sq
Street Numbering Inspector.

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location: 7 Rutland Square District: Boston Ward: 4
Name of owner is? Frank Fragomeli Address: Same
Material of building is? Brick Style of roof? Flat Construction of roof? TG
Size of building, feet front? 17; feet rear? 17; feet deep? 44; No. of stories? 5
No. of feet in height from sidewalk to highest point of roof? 50 Material of foundation? Stone
Thickness of external walls? Party walls?

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)
One Family Dwelling 836/1965

Front stairs? Back stairs? Fire escape? Con. balconies? Any other?
Is building equipped with automatic sprinkler system?
Type of construction? Group occupancy?
Building to be occupied for One Family Dwelling after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?
No. of stories high?; style of roof?; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction?

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Extension to and Deck off rear
Repairs to roof as per sketch to be filed

REVIEW AND APPROVAL REQUIRED BEFORE PERMIT IS ISSUED.

4/3/19 BOSTON LANDMARKS COMMISSION WG

\*\* MASS-DEBRIS DISPOSAL LAW \*\*
MGL c40, s64, c584, s9, cill, s150A
Will work result in any debris?
Yes \_\_\_ No \_\_\_ Initials \_\_\_

WORK INVOLVES REPAIRS TO: A \_\_\_ Exterior Wall, B \_\_\_ Foundation, C \_\_\_ Basement Floor

Date: 19... Estimated Cost, \$ 3,000
Owner's Phone 266-3234

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.
Type Name of Person Signing Frank Fragomeli

Permit Application with Boston Landmarks Commission Approval

MORTGAGE INSPECTION PLAN
NORTHERN ASSOCIATES, INC.
TURNPIKE STREET N. ANDOVER MA 01846 TEL: 978-526-7117

K.L. FRAGOMELI
7 RUTLAND SQUARE
BOSTON MA 02116
7/21/19

Roof Plan Filed with Permit Application



7 Rutland Square Roof Deck - Viewed from West Newton

DUPLICATE OF PLAN FILED WITH INSPECTIONAL SERVICES DEPARTMENT CITY OF BOSTON

#2669

FURTHER STATE THAT IN MY PROFESSIONAL OPINION the proposed structure and access comply with the setback requirements of the local zoning ordinances, and that there are no encroachments or improvements either way across property lines shown.



PROFESSIONAL ADVANTAGE
I was prepared in accordance with the standards for Mortgage Loan

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7 Rutland Square



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matt@nichearc.com
508.259.4160



# CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

## DETERMINATIONS DOCUMENT

The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing:

**DATE:** Tuesday, February 7, 2017  
**TIME:** 5:30 P.M.  
**PLACE:** BOSTON CITY HALL, PIEMONTE ROOM, 5<sup>TH</sup> FLOOR

SOUTH END LANDMARK DISTRICT COMMISSION  
John Amodeo, John Freeman, Catherine Hunt, Diana Parcon

### I. DESIGN REVIEW APPLICATIONS 5:30 PM

PLAN FILED WITH  
INSPECTIONAL SERVICES DEPARTMENT  
PERMIT

**ADMINISTRATIVE REVIEW/APPROVAL:** In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

▶ Applicants whose projects are listed under this heading NEED NOT APPEAR at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

▶ **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or southendldc@boston.gov. Thank you.

### APPROVED

- 17.861 SE 124 Pembroke Street: Replace roof in kind and rebuild and expand roof deck (not visible).
- 17.838 SE 36 Rutland Square: Remove and replace existing roof deck with metal railing and original front railing set back of 8' (resolution of VIO.SE.74)
- 17.858 SE 331 Shawmut Avenue: Replace 8 2/2 wood windows at rear and side in kind.
- 17.842 SE 411 Shawmut Avenue: Replace 8 aluminum clad 2/2 windows in cupola in kind.
- 17.771 SE 418 Tremont Street: Replace front signage.
- 17.862 SE 140 West Canton Street: Replace 10 2/2 wood windows in kind.
- 17.857 SE 178 West Canton Street: Replace 4 2/2 wood windows in kind.
- 17.846 SE 125 West Concord Street: Replace 4 2/2 wood windows in kind.



South End Landmark Dist. Commission Administrativ Review / Approval

36 Rutland Square Roof Deck - Viewed from Rutland Square

### Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

## 36 Rutland Square



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508.259.4160





# CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

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

18 October 2006

John A. Moran  
Alpine Advisory Services  
Rear 147 Grampian Way  
Dorchester, MA 02125

DUPLICATE  
OF PLAN FILED WITH  
INSPECTIONAL SERVICES DEPARTMENT  
PERMIT YR VID  
07  
04680804

SOUTH END LANDMARK DISTRICT COMMISSION

CERTIFICATE OF DESIGN APPROVAL  
(Administrative Review)

NOTICE OF DECISION  
Application #07.251SE  
25 RUTLAND SQUARE

Dear Mr. Moran:

The staff of the South End Landmark District Commission has reviewed your application to restore two ground-floor curved-sash windows; replace the existing vinyl windows and panning with wood sashes and frames (as per plans filed with the application); install wood shutters on traditional pintels; and repoint mortar joints and repair the masonry stairs as needed.

Additionally, the applicant proposes to construct a roofdeck set back 11'5" from the Rutland Square roofedge; create a new garage opening at the rear; construct a street-level rear deck; and at the fourth-floor rear move the existing windows and roof section and construct a deck and an exterior stairway to the upper roof deck. Skylights will also be installed on the main roof.

The work is approved based on the following guideline:

**Roof decks:** Decks, including decking and railing, should not be visible from any public way. Partial visibility of the railing may be allowed on a case-by-case basis based on criteria listed in #1 above. Any visible railings must be black metal.

**Brick repointing:** Repointing shall match the original mortar in color, texture, joint width and profile. Mortar shall be a mix of 1 part cement, 2 parts lime and 5-7 parts sand. All residual mortar and film shall be cleaned from the elevations. All joints shall be raked by hand, no mechanical grinding is allowed.

**Windows:** The original window design and arrangement of window openings on the principal facade shall be retained. Changing window openings to accommodate larger or smaller sash and frame will not be permitted. All 2/2 windows shall feature integral or exterior applied fixed muntins with a trapezoidal profile, measuring no wider than 7/8". If double pane insulating glass is used, narrow dark spacer bars shall be used. Simulated muntins inserted between the panes of glass or exterior snap-in muntins are not allowed. The replacement sash shall match the original sash in all visual qualities including outside framing dimensions and brick molding. The commission will not allow a significant reduction in original glazed openings either by increased framing or wide sash and muntin dimensions. Replication of brick mold dimensions and profile is required. Panning of brick molds or trim is not allowed. If vinyl jamb liners are used they shall be of a dark color. Insulating glass is allowed by the commission. Tinted glass, however, such as low-E with argon gas will not be approved because it causes a reflection and tint that is significantly apparent from the exterior. Only half-window screens with dark screening and painted frames and tracks are allowed.

D. Bryan Glascock, Director

PRINTED ON RECYCLED PAPER

Thomas M. Menino, Mayor



## South End Landmark District Commission Approval Letter

## 25 Rutland Square Roof Deck - Viewed from Rutland Square

### Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
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## 25 Rutland Square



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**Boston Inspectional Services Department**  
**Building and Structures Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh  
Mayor

Sean Lydon  
Inspector of Buildings

B

# ALTERATION PERMIT

To erect, enlarge, alter, substantially repair, move, demolish or change occupancy of building or structure

Name of Applicant: **Eben Kunz** Issue Date: **12/12/2018**  
 Name of Owner: Issue Date: **12/12/2018**  
 Location: **167 W Newton ST** Fees: **\$6,130.00**  
 Neighborhood: **Roxbury** Ward: **04** Declared Value: **\$600,000.00**  
 Application/Permit No.: **ALT810075** Legal Occupancy: **TWO FAMILY**  
 DOC#537 / 2009

**WORK DESCRIPTION:** Refurbish existing interior spaces. Change occupancy from a two family to single family. Add 2 story bay window at ally side and 3 story bay at rear. Install open deck off 1st floor at rear. Replace in kind existing roof & build deck and access hatch. Provide light well in front yard for new window. Replace front windows following South End Landmarks guidance.

- Requirements:**
1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
  2. Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
  3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
  4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type

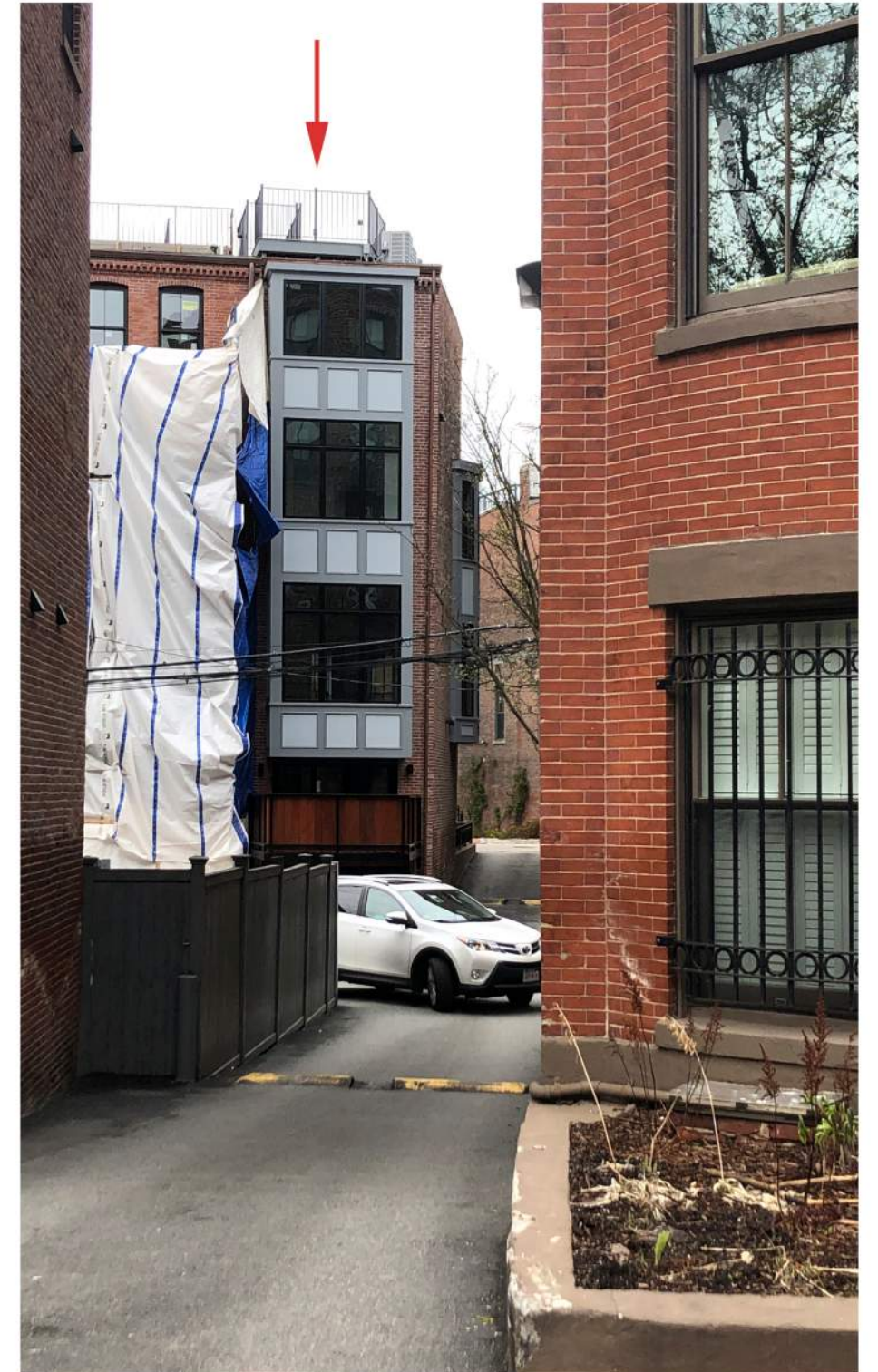
Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4  
THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES



167 West Newton Roof Deck - Viewed from West Newton



167 West Newton Roof Deck - Viewed from West Newton



167 West Newton Roof Deck - Viewed from Pembroke St.

## Building Permit for 167 West Newton

### Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
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## 167 West Newton



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**Boston Inspectional Services Department**  
**Building and Structures Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh  
Mayor

Sean Lydon  
Inspector of Buildings

# Amendment Permit

To erect, enlarge, alter, substantially repair, move, demolish or change occupancy of building or structure

Name of Applicant:	<b>tyler murphy</b>	Issue Date:	<b>08/24/2017</b>
Name of Owner:	<b>Brad Porter</b>	Fees:	<b>\$4,688.00</b>
Location:	<b>11 Rutland SQ</b>	Declared Value:	<b>\$425,000.00</b>
Neighborhood:	<b>Roxbury</b> Ward: <b>04</b>	Legal Occupancy:	<b>1 Family</b>
Application/Permit No.:	<b>A673873</b>	#alt	<b>658854</b>

**WORK DESCRIPTION:** Extend lower level in back of building to incorporate a garage entrance, addition of roof deck, expansion of rear openings and installation of new windows, to include, full gut rehab by removal of all existing floor plates(platforms) and stairs to originally reviewed plans.

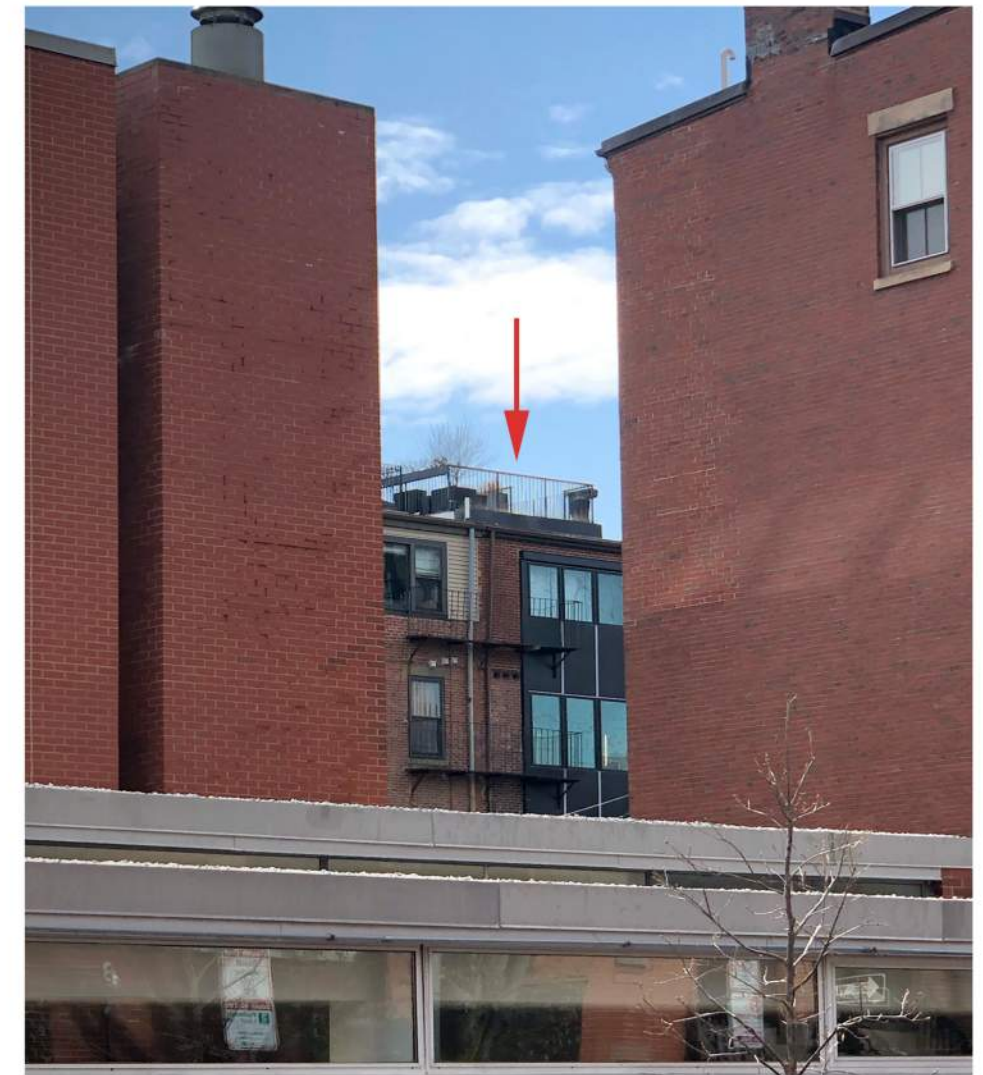
- Requirements:**
1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
  2. Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
  3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
  4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type

Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4



11 Rutland Square Roof Deck Viewed from Tremont St.



11 Rutland Square Roof Deck Viewed from West Newton St.

## Building Permit for 11 Rutland Square

### Forman Residence

Roof Deck  
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## 11 Rutland Square



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**Boston Inspectional Services Department**  
**Building and Structures Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

B

Martin J. Walsh  
Mayor

Sean Lydon  
Inspector of Buildings

# Amendment Permit

To erect, enlarge, alter, substantially repair, move, demolish or change occupancy of building or structure

Name of Applicant: **Jonathan Berit-Parkes** Issue Date: **09/19/2018**  
 Name of Owner: **Jonathan Berit-Parkes** Fees: **\$59.00**  
 Location: **193 W Brookline ST** Declared Value: **\$0.00**  
 Neighborhood: **Roxbury** Ward: **04** Legal Occupancy: **One Family ,**  
 Application/Permit No.: **A775379** DOC#**ALT719986 / 2017**

WORK DESCRIPTION: Amendment to ALT719986. New masonry opening and window at garden level New rear bay addition on second and third floors New roof deck

- Requirements:**
1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
  2. Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
  3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
  4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type

Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4  
THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES



Building Permit for 193 West Brookline

193 West Brookline Roof Deck - Viewed from West Canton

## Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

## 193 West Brookline



## NICHE architecture + interiors

120 St. James Avenue  
Floor 6  
Boston, MA 02116

matt@nichear.com  
508.259.4160



**Boston Inspectional Services Department**  
**Building and Structures Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Thomas M. Menino  
Mayor

Gary P. Moecia  
Inspector of Buildings

# Amendment Permit

To erect, enlarge, alter, substantially repair, move, demolish or change occupancy of building or structure

Name of Applicant:	jeff Hunsinger	Issue Date:	09/30/2013
Name of Owner:	jeff Hunsinger	Fees:	\$372.00
Location:	153 W Brookline ST	Declared Value:	\$25,000.00
Neighborhood:	ROXBURY Ward: 04	Legal Occupancy:	Two Family
Application/Permit No.:	A214293	DOC#	171391

**WORK DESCRIPTION:** Amend Permit ALT171391. Construction of a new two story Rear bay / addition. Construction of a new Roofdeck. Installation of a new Groundwater Recharge system.

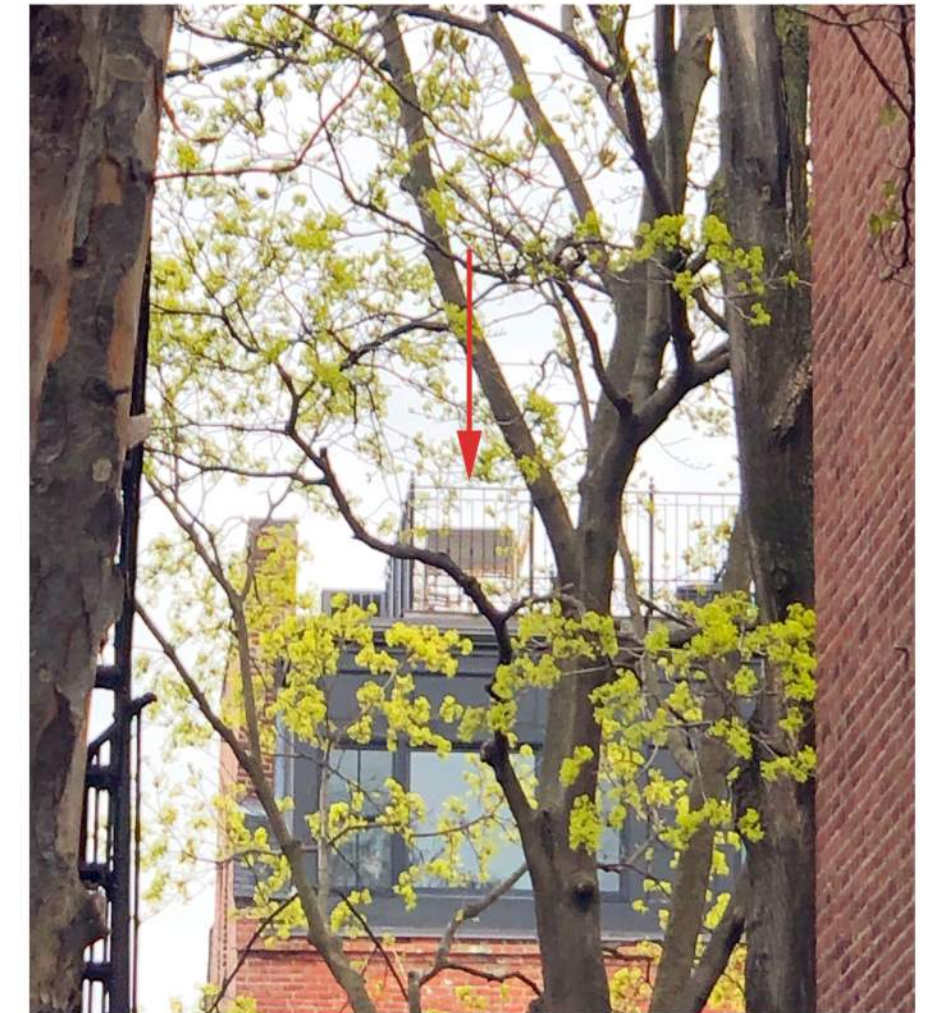
- Requirements:**
1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
  2. Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
  3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
  4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type

Construction work is permitted from Mon - Fri, 7am to 6pm. CBC Ord. 16-26.4  
THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES



153 West Brookline Roof Deck - Viewed from West Brookline



153 West Brookline Roof Deck - Viewed from West Canton

## Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

## 153 West Brookline



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Floor 6  
Boston, MA 02116

matt@nichearc.com  
508.259.4160

PARCEL #

*\$250' 3*

**APPLICANT MUST USE TYPEWRITER IN FILLING IN THIS APPLICATION**

*4268*

**CITY OF BOSTON**

**INSPECTORIAL SERVICES DEPARTMENT**

Certified Street Numbers  
3 Rutland Sq

Ward 4

Street Numbering Inspector

Thomas M. Menino  
Mayor

**Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy**

Location: 3 Rutland Square District: South End Ward: 4

Name of owner is? Gail Boettiger Address: same

Name of architect or engineer is? Eben Kunz Lic. No.: 4938

Material of building is? brick Style of roof? flat Construction of roof? flat

Size of building, feet front? 18; feet rear? 18; feet deep? 45; No. of stories? 4

No. of feet in height from sidewalk to highest point of roof? 40 Material of foundation? stone

Thickness of external walls? 12" Party walls? 12"

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

Two Family Doc#457/76

Front stairs?  Back stairs?  Fire escape?  Con. balconies?  Any other?

Is building equipped with automatic sprinkler system?

Type of construction?  Group occupancy?

Building to be occupied for? Two Family Dwelling after alteration

**IF EXTENDED ON ANY SIDE OR VERTICALLY**

Size of extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?

No. of stories high?; style of roof?; material of roofing?

Of what material will the extension be built? Foundation?

How will the extension be occupied? Type of Construction?

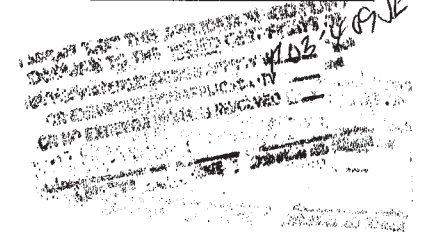
**GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.**  
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Repair front & side dormers, bays, repoint/repair masonry, add new roof scuttle & deck.

**\*MASS DEBRIS DISPOSAL LAW\***  
MGL c40, S54, c584, S9, all S150A

Will work result in any debris?  
Yes  No  Initials \_\_\_\_\_

*2 PLAN FILED WITH APPLICATION*



GROUND WATER SURVEY  
Repairs to: Exterior Wall: yes  no  , Foundation: yes  no  , Basement Area: yes  no

Date: *May 14 2003* Estimated Cost, \$ *25,000*  
Owner's Phone: *017-536-1737*

(The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.)

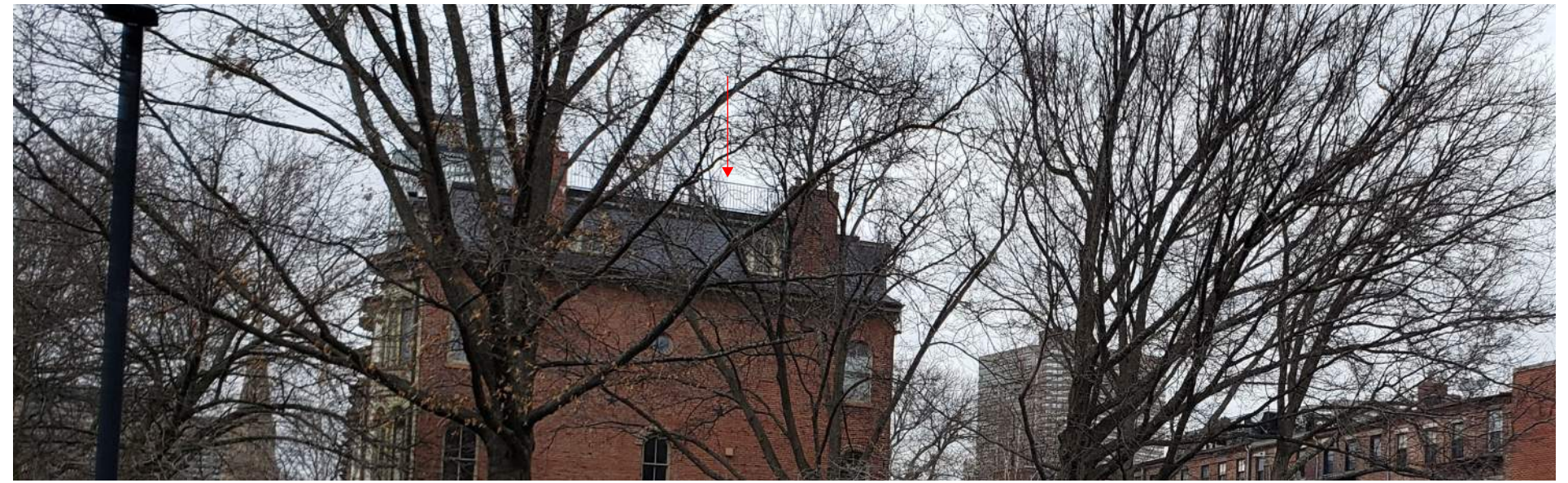
*Gail Boettiger* Type Name of Person Signing: *GAIL BOETTIGER*  
(Signature of Owner)

(Address) *3 RUTLAND SQ*

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



3 Rutland Roofdeck - Viewed from West Newton



3 Rutland Roof Deck - Viewed from Tremont Street

Building Permit Application

**Forman Residence**

Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

**3 Rutland Square**



**NICHE architecture + interiors**

120 St. James Avenue  
Floor 6  
Boston, MA 02116

matt@nichearc.com  
508.259.4160



# CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

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

December 15, 2003

John Holland  
1126 Main Street  
Weymouth, MA

NOTICE OF DECISION  
Application 04.506SE  
39 RUTLAND SQUARE

SOUTH END LANDMARK DISTRICT COMMISSION

CERTIFICATE OF DESIGN APPROVAL

Dear Mr. Holland:

At a public hearing held at Boston City Hall on December 2, 2003 the South End Landmark District Commission reviewed your application to install a roof deck, replace straight and curved wood window sash, repair or rebuild the wood cornice, downers and slate roof, replace the brownstone lintels and sills with pre-cast concrete lintels and sills and repaint the wood entry trim and doors at 39 Rutland Square. The commission voted to remand final approval of the proposed roof deck and window replacement to a subcommittee (commissioners Amedeo and Gamp) at an onsite meeting. All other work is approved as presented in drawings dated November 18, 2003, except as may be noted below.

At the subcommittee meeting on December 9, a mockup of the proposed deck railing was reviewed and it was determined that the railing will not be visible from any public way within the district. With regard to the window proposal, the Standards and Criteria for the district require the retention, where possible, of original curved sash. When repair is not possible, replacement in kind is required. It is the subcommittee's understanding that the curved sash will be evaluated by a window specialist and that until their condition is assessed, the request to replace them is withdrawn. The subcommittee therefore approved the repair of the windows and understands that you will contact staff should you wish to reactivate your request to replace the curved sash.

Deteriorated brownstone lintels and sills will be repaired or replaced with pre-cast concrete elements to match. The concrete must be integrally tinted to match a brownstone color. Please provide a sample of the tinted pre-cast for onsite staff review. Guidelines for the repair of the brownstone stoop and any other repairable trim are noted below. Finally, staff of the commission must also review and approve an onsite repointing sample before the work commences.

**Roof:** The original roof configuration and cornice line shall be retained. *Original slate should be retained or repaired. Where necessary, replacement shingles shall be slate shingles to match the existing in color and profile.* Wood, masonry and metal cornice elements shall be retained and repaired or restored. Gutters, downspouts, flashing, whether new or replacement, unless copper, must be of a dark, non-reflective material and non-obtrusive in appearance. Flashing and drip edges shall have a thin, non-obtrusive profile and shall not obscure any significant or decorative details.

**Brick repointing:** Repointing shall match the original mortar in color, texture, joint width and profile. Mortar shall be a mix of 1 part cement, 2 parts lime and 5-7 parts sand. All residual mortar and film shall be cleaned from the elevations. All joints shall be raked by hand, no mechanical grinding is allowed.

**Brownstone repair:** Existing masonry trim and decorative detail such as applied or incised designs shall be retained and repaired. Brownstone repair and replacement material must approximate brownstone in appearance and texture. The color may be matched by tinting with crushed brownstone or brown sand or by painting. Painting of masonry will be considered for approval only if the masonry is extremely damaged, has been patched or the masonry is already painted. The proposed color must approximate the original unpainted masonry in appearance. All paint shall be latex-based and breathable. The commission recommends having a computer match of a small piece of the masonry done to establish the color of the original natural masonry.

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

Antonia M. Pollak, Director



Thomas M. Menino, Mayor



## South End Landmark District Commission Approval Letter

## 39 Rutland Square Roof Deck - Viewed from West Newton

### Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

## 39 Rutland Square



NICHE architecture + interiors

120 St. James Avenue  
Floor 6  
Boston, MA 02116

matt@nichearc.com  
508.259.4160

PARCEL #

INSPECTION SERVICES DEPT. PERMIT SECTION

APPLICANT MUST USE TYPEWRITER IN FILLING IN THIS APPLICATION

JUN 1 10 21 AM '88

CITY OF BOSTON INSPECTIONAL SERVICES DEPARTMENT

004814

Certified Street Numbers

Street Numbering Inspector.

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location: 43 Rutland Sq. District: Ward 4

Name of owner: Wilfred J. Michaud, Jr. Address: 43 Rutland Sq. #4

Name of architect or engineer: Timothy J. O'Connor Lic. No.

Material of building: Brick Style of roof: Flat Construction of roof: Built up

Size of building: feet front: 21; feet rear: 11; feet deep: 38; No. of stories: 4

No. of feet in height from sidewalk to highest point of roof: 4.5' Material of foundation: Stone

Thickness of external walls: 12" Party walls:

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

Four (4) Dwelling Units Doc#330/1977

Front stairs?  Back stairs?  Fire escape?  Con. balconies?  Any other?

Is building equipped with automatic sprinkler system?  NO

Type of construction: Brick Group occupancy?

Building to be occupied for: Four (4) Dwelling Units after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension: No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?

No. of stories high?; style of roof?; material of roofing?

Of what material will the extension be built? Foundation?

How will the extension be occupied? Type of Construction.

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION  
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Construction of 245 Sq. foot roof deck located on rear of building roof, nonvisible from public way. Access via existing skylight. Building materials pressure treated wood.

NO CHANGE IN EXTERIOR ARCHITECTURAL FEATURES VISIBLE FROM A PUBLIC WAY.

BOSTON LANDMARKS COMMISSION

Date: May 30 19 88 Estimated Cost, \$ 4,000

Owner's Phone 262-9129

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

Type Name of

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



43 Rutland Square Roof Deck - Viewed from West Newton

**Forman Residence**  
Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

**43 Rutland Square**

**NICHE architecture + interiors**

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Floor 6  
Boston, MA 02116

matt@nichearc.com  
508.259.4160





**Boston Inspectional Services Department**  
**Building and Structures Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh  
Mayor

Sean Lydon  
Inspector of Buildings

# ALTERATION PERMIT

To erect, enlarge, alter, substantially repair, move, demolish or change occupancy of building or structure

Name of Applicant: **Andrew Brassard** Issue Date: **01/22/2019**  
 Name of Owner: Fees: **\$6,809.00**  
 Location: **53 Rutland SQ** Declared Value: **\$650,000.00**  
 Neighborhood: **Roxbury** Ward: **04** Legal Occupancy: **3 FAMILY 1507/1996**

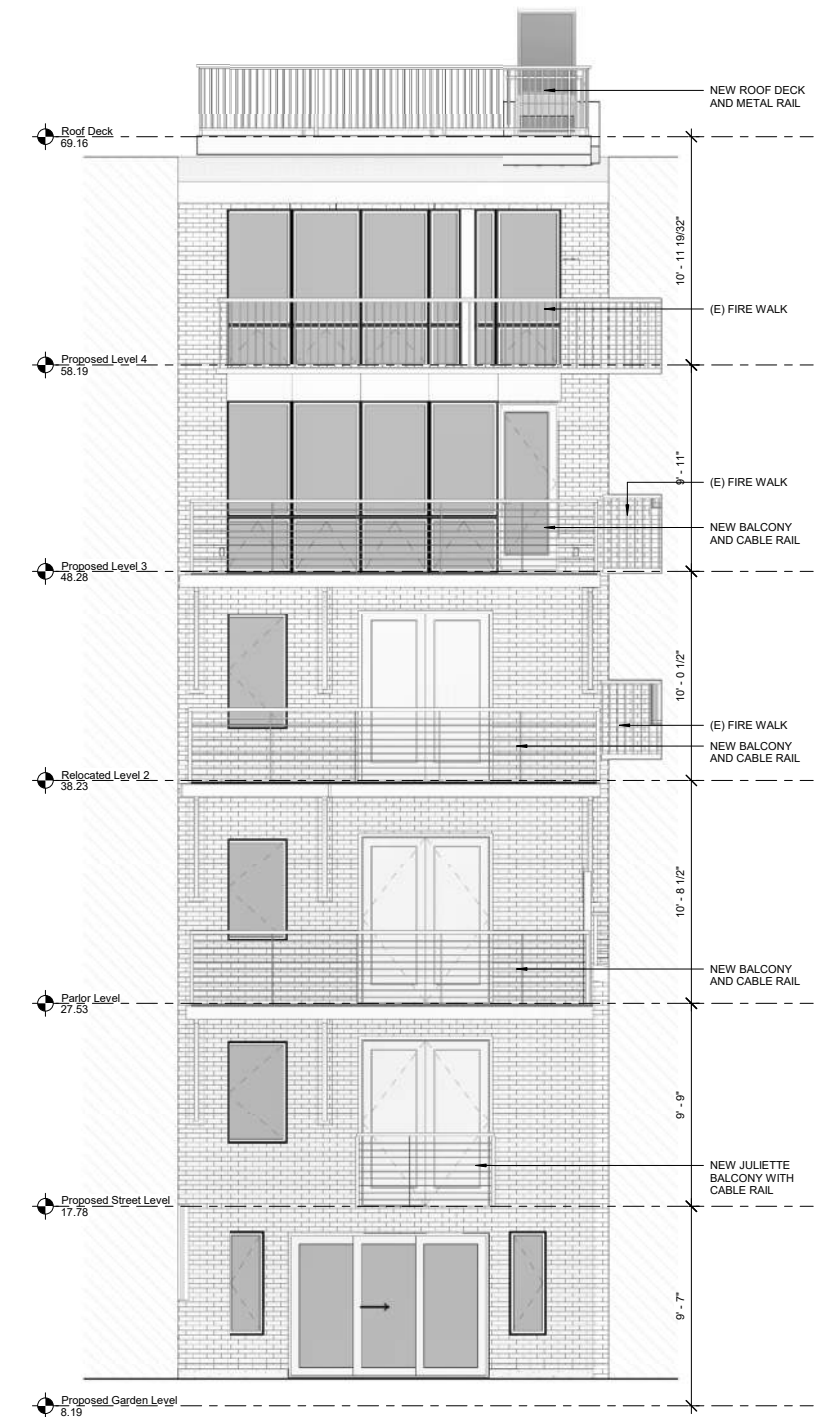
Application/Permit No.: **ALT883029**

**WORK DESCRIPTION:** Gut renovation of interior, excavate basement slab to improve head height, perform exterior restoration work as approved by SELDC and perform all other work as shown on plans.

- Requirements:**
- Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
  - Rough inspections are required for excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
  - Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
  - The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type

**Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4**  
**THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES**



Building Permit for 53 Rutland Square

53 Rutland Square Rear Elevation - Viewed from West Newton

53 Rutland Square Proposed Rear Elevation

## Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

# 53 Rutland Square



## NICHE architecture + interiors

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Floor 6  
Boston, MA 02116

matt@nichearc.com  
508.259.4160



# CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

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

February 13, 2006

SOUTH END LANDMARK DISTRICT COMMISSION

Gary Moneyhun  
Commission Chair  
John Amodeo  
John Freeman  
Christie Gamp

Normand Tanguay  
136 West Newton Street  
Boston, MA 02118

NOTICE OF DECISION  
Application #06.460SE  
136 WEST NEWTON STREET

CERTIFICATE OF DESIGN APPROVAL  
(Administrative Review)

Ellen Lipsy  
Executive Director  
Alexa Pinard  
Preservation Planner

Dear Mr. Tanguay:

The staff of the South End Landmark District Commission has reviewed and approved your application to construct a headhouse and roof deck at 136 West Newton Street. The undersigned commission staff reviewed an onsite mockup of both proposed structures and determined that neither the headhouse nor the deck will be visible from any public way within the district. Your proposal is approved as presented in drawings dated 1 July 2003.

This determination is based solely upon the information submitted to the staff with the application. If statutory reviews by other authorities conflict with this decision, those actions may affect the status of this certificate. In order to expedite the review process, the commission has delegated certain items of ordinary maintenance and repair which do not alter any exterior features to its staff pending ratification at its next scheduled public hearing. 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. This certificate is valid for two years from the date of issue. 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 this office to confirm compliance with the terms of this certificate.

Thank you for your cooperation and patience during a busy time of year. If you have any questions regarding appropriate compliance with this decision, please contact the commission staff at (617) 635-3850.

Sincerely,

Alexa Pinard  
Preservation Planner

cc: Gary Moneyhun, Commission Chair

DUPLICATE  
OF PLAN FILED WITH  
INSPECTIONAL SERVICES DEPARTMENT  
RECEIVED FEB 14 2006

10507904

CITY OF BOSTON  
DOUGLAS WOHN

D. Bryan Glascock, Director



Thomas M. Menino, Mayor



136 West Newton Roof Deck - Viewed from Tremont Street

## South End Landmark District Commission Approval Letter

### Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

## 136 West Newton



### NICHE architecture + interiors

120 St. James Avenue  
Floor 6  
Boston, MA 02116

matt@nichearc.com  
508.259.4160



# CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

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

18 December 2007

SOUTH END LANDMARK DISTRICT COMMISSION

Christine O'Dell  
79 Dartmouth Street #4  
Boston MA 02116

CERTIFICATE OF DESIGN APPROVAL  
(Administrative Review)

NOTICE OF DECISION  
Application #08.594SE  
170 WEST NEWTON STREET

Dear Ms. O'Dell,

The staff of the South End Landmark District Commission has reviewed your application to remove an existing roofdeck, install a new rubber roof, and to reinstall the deck at 170 West Newton Street. The deck shall be replaced in a modified location, approximately 18" further back from the front roof edge, and extended back towards the rear of the building, as shown in plans submitted with your application. This work is approved contingent upon compliance with the following guidelines:

**Roof Decks:** Roof decks, including decking and railing, should not be visible from any public way. Partial visibility of the railing may be allowed on a case-by-case basis based on criteria listed in #1 above. Any visible railings must be black metal.

This determination is based solely upon the information submitted to the staff with the application. If statutory reviews by other authorities conflict with this decision, those actions may affect the status of this certificate. In order to expedite the review process, the commission has delegated certain items or ordinary maintenance and repair which do not alter any exterior features to its staff pending ratification at its next scheduled public hearing. 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. This certificate is valid for two years from the date of issue. 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 this office to confirm compliance with the terms of this certificate.

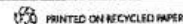
If you have any questions regarding appropriate compliance with this decision, please contact the commission staff at (617) 635-3850. Thank you for your cooperation with the commission.

Sincerely,

Katherine A. Neuner  
Preservation Planner  
South End Landmark District Commission

cc: Gary Moneyhun, Commission Chair  
Scott Evans, Contractor

D. Bryan Glascock, Director



Thomas M. Menino, Mayor



170 West Newton Roofdeck - Viewed from Rutland Square



170 West Newton Roof Deck - Viewed from West Newton

## South End Landmark District Commission Approval Letter

### Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
Boston, MA 02116

## 170 West Newton



NICHE architecture + interiors

120 St. James Avenue  
Floor 6  
Boston, MA 02116

matt@nichearc.com  
508.259.4160



**CITY OF BOSTON**  
**THE ENVIRONMENT DEPARTMENT**

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

15 May 2009

SOUTH END LANDMARK DISTRICT COMMISSION

Gerry DiPierro  
 46 Upton Street  
 Boston, MA 02118

CERTIFICATE OF DESIGN APPROVAL

NOTICE OF DECISION  
 Application #09.1045 SE  
 4 Concord Square

Dear Mr. DiPierro:

At its May 5, 2009 public bearing, the South End Landmark District Commission reviewed your application to enlarge the existing roof deck at 4 Concord Square.

The Commission voted to approve your application, with final approval subject to the review of a subcommittee at a site visit. The subcommittee, composed of Commissioners Hunt and Gamp, reviewed a mock-up of the proposed roof deck expansion on May 13, 2009. The expansion of the deck at the front corner was approved, as it will be minimally visible from Concord Square. The expansion of the deck at the rear of the property was also approved, although it is visible from Worcester Street. This expansion was approved for two reasons. First, the parking lot at the rear of Concord Square does not constitute permanent open space. Second, other rear decks along the row, with similar configurations, had been approved by the SELDC in the past.

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.

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.

If you have any questions about this certificate, do not hesitate to contact me at 617-635-3850. Thank you for your cooperation with the South End Landmark District Commission.

Sincerely,  
*Emily Wolf*

Emily Wolf  
 Preservation Planner  
 South End Landmark District Commission

Cc: Emily Burns, property owner  
 Paul Curtis, architect

Vote on Application #09.1045 SE  
 Motion by SANBORN Second by GAMP  
 AFFIRMATIVE: Freeman, Hunt, Gamp, Sanborn NEGATIVE: (None)

D. Bryan Glascock, Director



Thomas M. Menino, Mayor



4 Concord Square Roof Deck - Viewed from Rutland Square

South End Landmark District Commission Approval Letter

**Forman Residence**

Roof Deck  
 March 17, 2020

5 Rutland Square  
 Boston, MA 02116

**4 Concord Square**



**NICHE architecture + interiors**

120 St. James Avenue  
 Floor 6  
 Boston, MA 02116

matt@nichearc.com  
 508.259.4160



# CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

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

October 13, 1999

SOUTH END LANDMARK DISTRICT COMMISSION

Gary Moneyhun  
Commission Chair

John Amodeo  
John Freeman  
Robert Davis  
Christie Camp  
Lisa Serafin

Ellen Lipsky  
Executive Director  
Alexa Pinard  
Preservation Planner

Greg Cohen  
207 West Newton Street  
Boston, MA 02116

NOTICE OF DECISION  
Application #00.232SE  
45 CONCORD SQUARE

CERTIFICATE OF DESIGN APPROVAL

Dear Mr. Cohen:

At a public hearing held in Boston City Hall on October 5, 1999, the South End Landmark District Commission reviewed your application to construct a roof deck with black metal railings at 45 Concord Square. At the hearing the Commission empowered a sub-committee to view a mock-up to determine the proposed deck's visibility. On October 6 the sub-committee (Commissioners Moneyhun and Davis) determined that the deck would be minimally visible from Concord Square if the front railing is set 19' back from the front edge of the roof and the railing running along the alley is set 10' back from that edge. Your proposal is therefore approved with the above modifications.

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 which are 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 the Commission staff at 635-2512 if you have any questions regarding this decision.

Thank you for your cooperation with the Commission.

Sincerely,

Alexa Pinard  
Preservation Planner

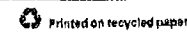
cc: Gary Moneyhun, Commission Chair  
Kunz Associates, architects  
Don Foote Contracting

Vote on Application 00.232SE  
Motion by FREEMAN Second by GAMP  
AFFIRMATIVE: Moneyhun, Davis, Freeman, Camp. NEGATIVE: (None)  
ABSENT: Amodeo, Serafin

Post-It Fax Note	7671	Date	10/13	Page #	1
To	Greg Cohen	From	Alexa Pinard		
Number 8		Phone #	635-2512		
Fax #	268-1286				



Antonia M. Pollak, Director



Thomas M. Menino, Mayor  
TOTAL P.01

## South End Landmark District Commission Approval Letter

## 45 Concord Square Roof Deck - Viewed from Rutland Square

### Forman Residence

Roof Deck  
March 17, 2020

5 Rutland Square  
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