

566 COLUMBUS AVE., BOSTON SOUTH END LANDMARK DISTRICT COMMISSION

30 JULY 2020



ADVISORY DESIGN REVIEW

FULL COMMISSION DESIGN REVIEW

FULL COMMISSION DESIGN REVIEW

SUBCOMMITTEE DESIGN REVIEW

SUBCOMMITTEE DESIGN REVIEW

SUBCOMMITTEE DESIGN REVIEW

FULL COMMISSION DESIGN REVIEW

JAN. 7, 2020

MAY 5, 2020

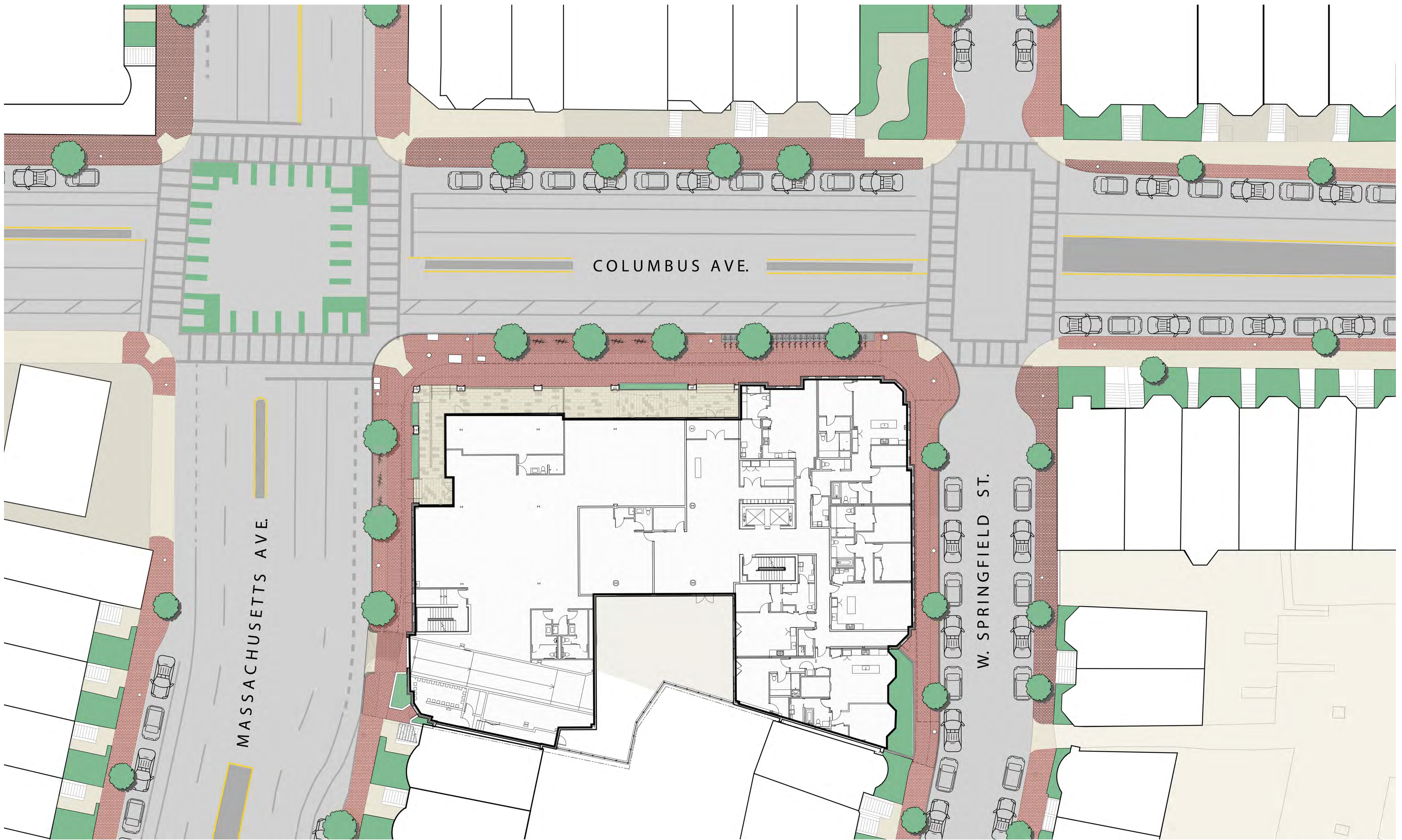
MAY 18, 2020

JUNE 15, 2020

JUNE 25, 2020

JUNE 30, 2020

JULY 30, 2020

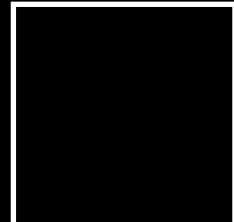




A

COLUMBUS AVENUE

30 JULY 2020



BEFORE



AFTER



MAY 18, 2020 - JULY 30, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):

✓ METAL/WINDOWS/ARTICULATION OF PROMINENT CORNER



BEFORE



AFTER

BEFORE



AFTER

69'-11"



MAY 18, 2020 - JULY 30, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):

BRICK DETAILING: ART DECO VS. SOUTH END ARCHITECTURE



BEFORE



AFTER

MAY 18, 2020 - JULY 30, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):

✓ ROOF LINE: CONSISTENT HEIGHT VS. DIMENSIONAL MODULATION (BAYS)

BEFORE



AFTER



MAY 18, 2020 - JULY 30, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):

✓ REDUCTION IN DETAILING/CORBELLING AS BUILDING GRADUATES



BEFORE



AFTER



COLUMBUS AVENUE

30 JULY 2020



B

MASSACHUSETTS AVENUE

30 JULY 2020



BEFORE



AFTER



MAY 18, 2020 - JULY 30, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):

REFINEMENTS TO BRICK/WINDOW DETAILING: MASS. AVE. FACADE



BEFORE



AFTER

MAY 18, 2020 - JULY 30, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):

 **REFINEMENTS TO BRICK/WINDOW DETAILING: MASS. AVE. FACADE**



BEFORE



AFTER

BEFORE



AFTER





MASSACHUSETTS AVENUE

30 JULY 2020



BEFORE



AFTER



AFTER



MAY 18, 2020 - JULY 30, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):

✓ COLUMBUS & WEST SPRINGFIELD CORNER ARTICULATION



BEFORE



AFTER

MAY 18, 2020 - JULY 30, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):



BEFORE



AFTER



COLUMBUS & WEST SPRINGFIELD

30 JULY 2020



WEST SPRINGFIELD STREET

30 JULY 2020

BEFORE



AFTER



MAY 18, 2020 - JULY 30, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):



WEST SPRINGFIELD ST. MITIGATION



BEFORE

AFTER



“ESTABLISH TOWNHOUSE MODULARITY”



“CLEAR TERMINATION OF CORNER BUILDING”







"DATUM ALIGNMENT"



MASSACHUSETTS AVE.

WEST SPRINGFIELD ST.

220

Res. Unit

Res. Unit

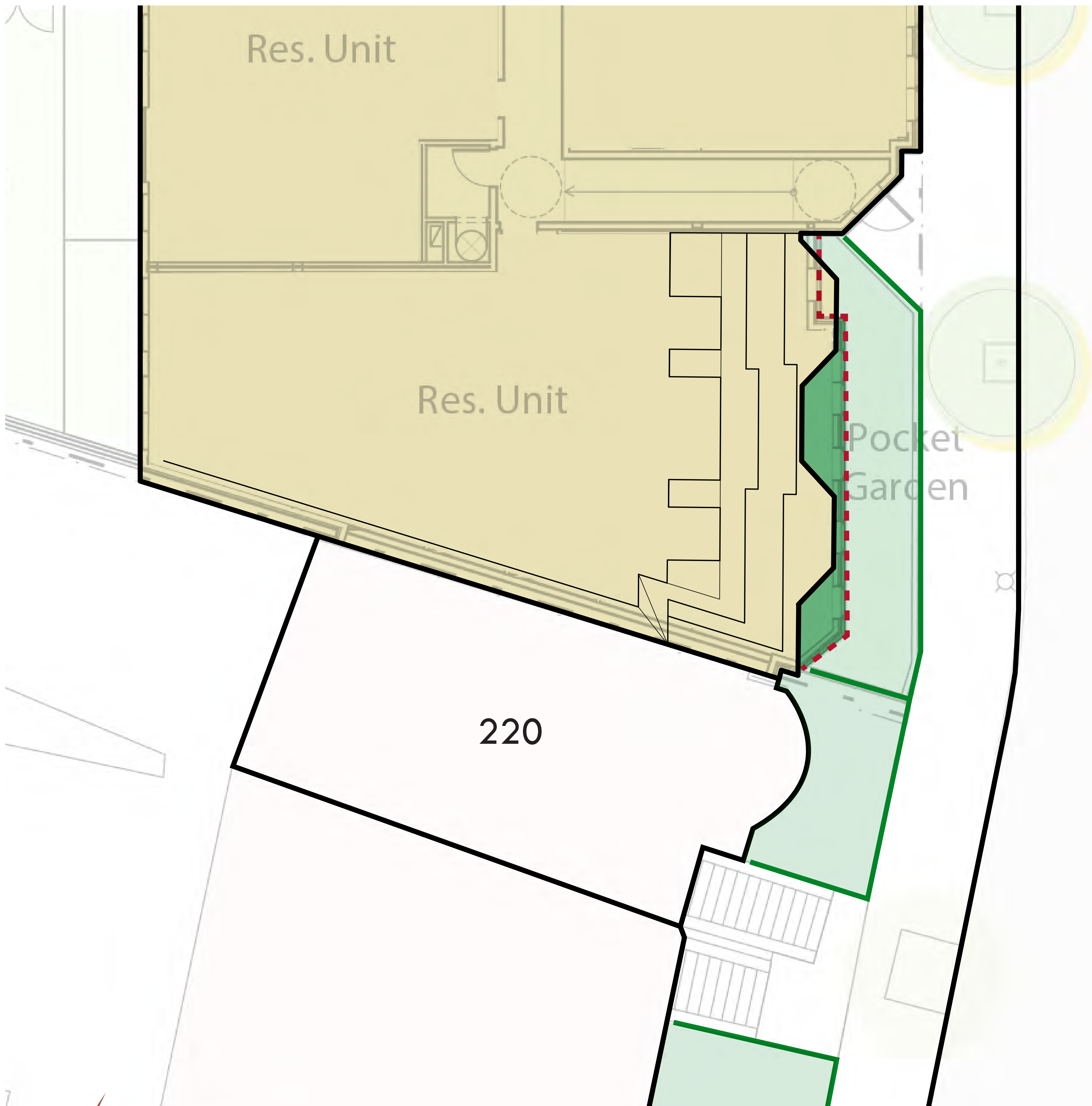
A

B

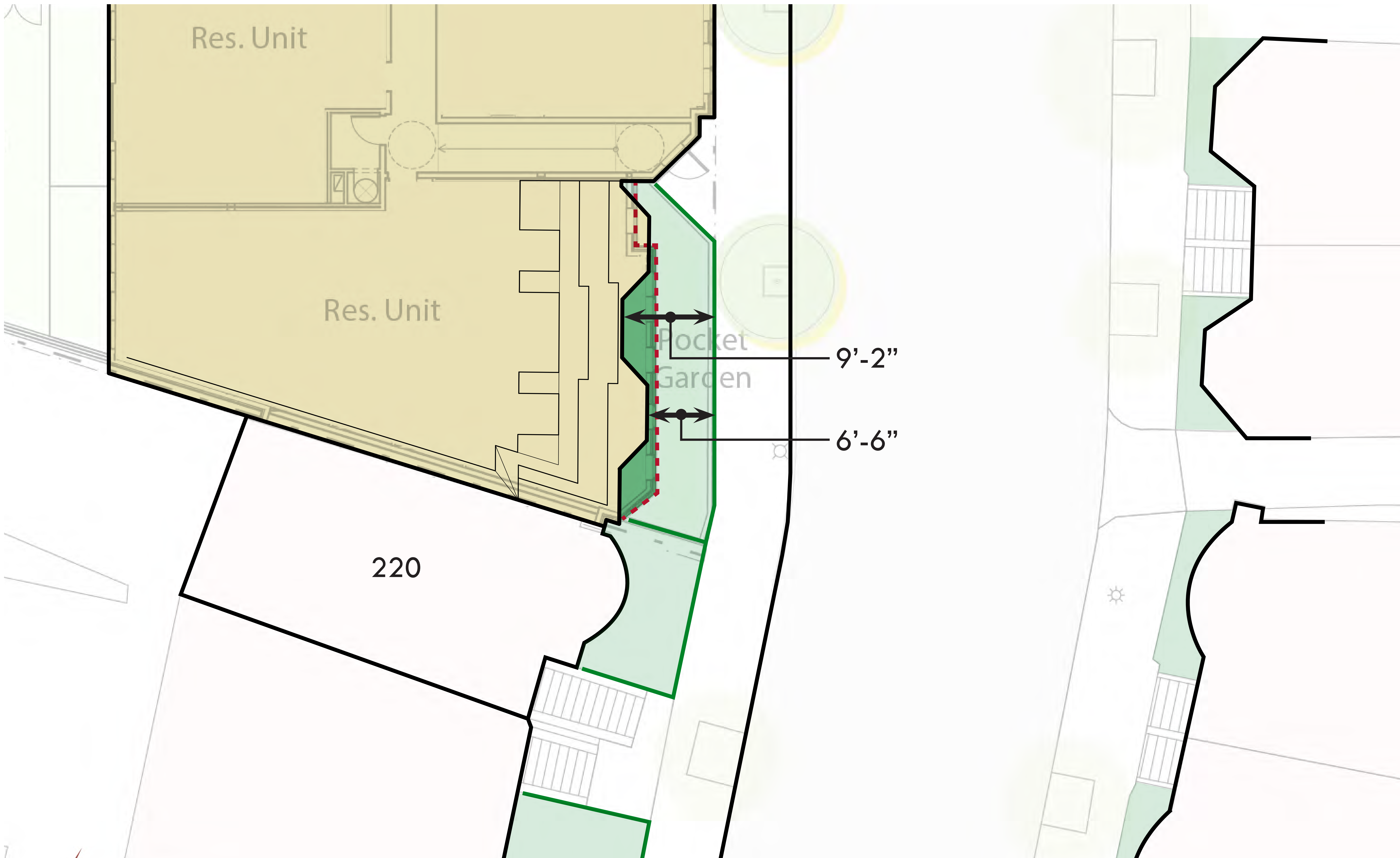
Pocket Garden

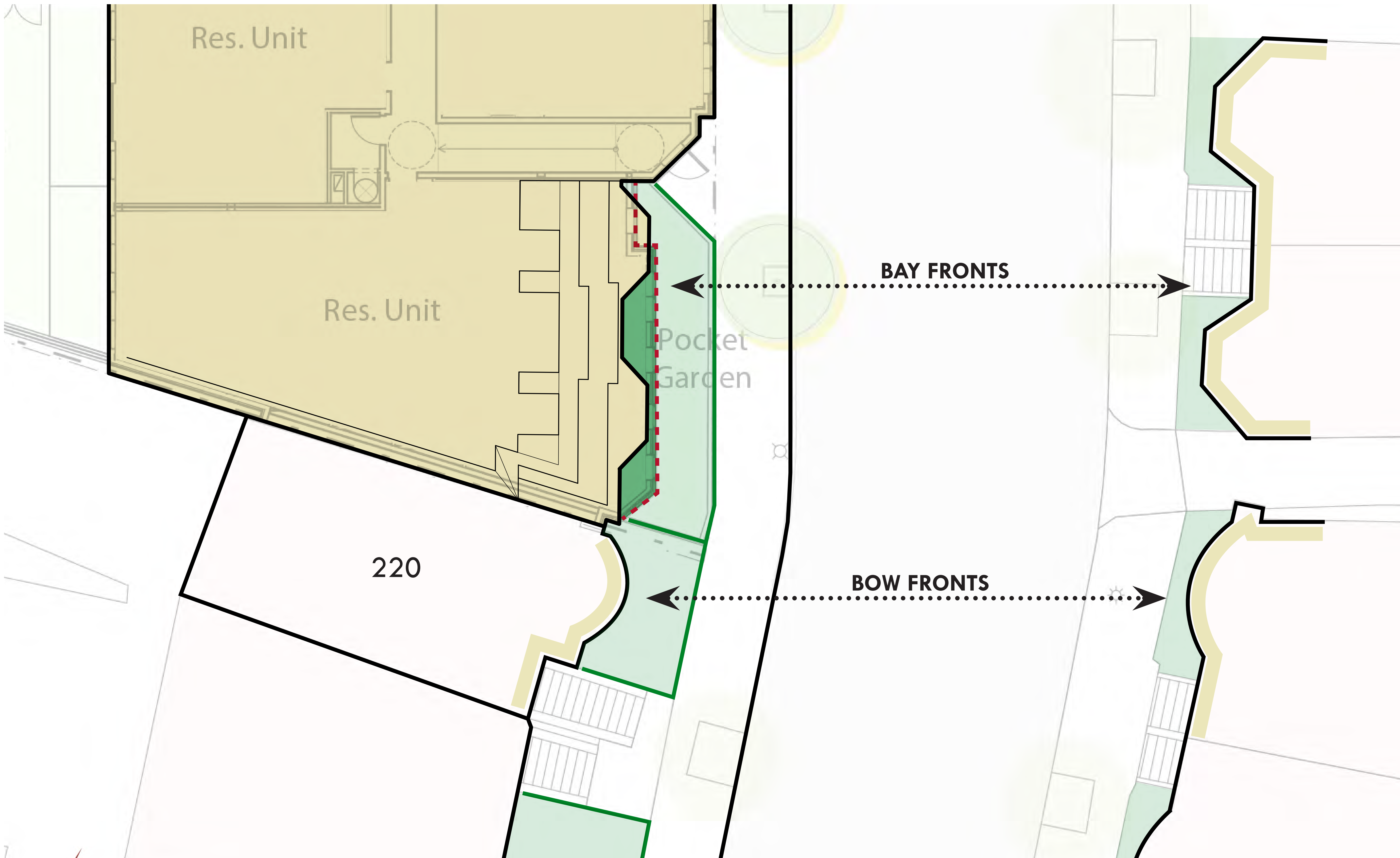
220





Typical Rowhouse Garden Front







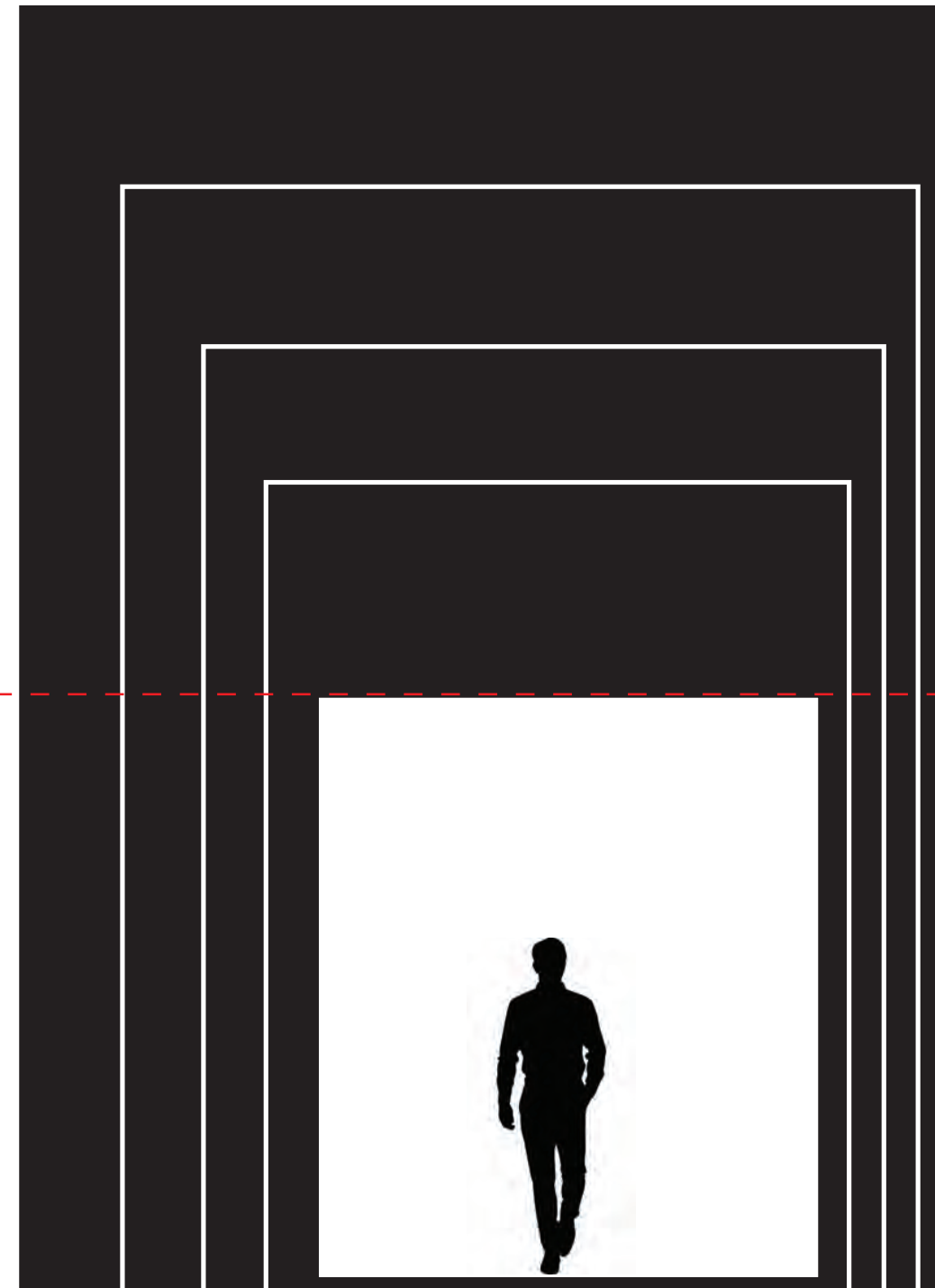
WEST SPRINGFIELD STREET

30 JULY 2020

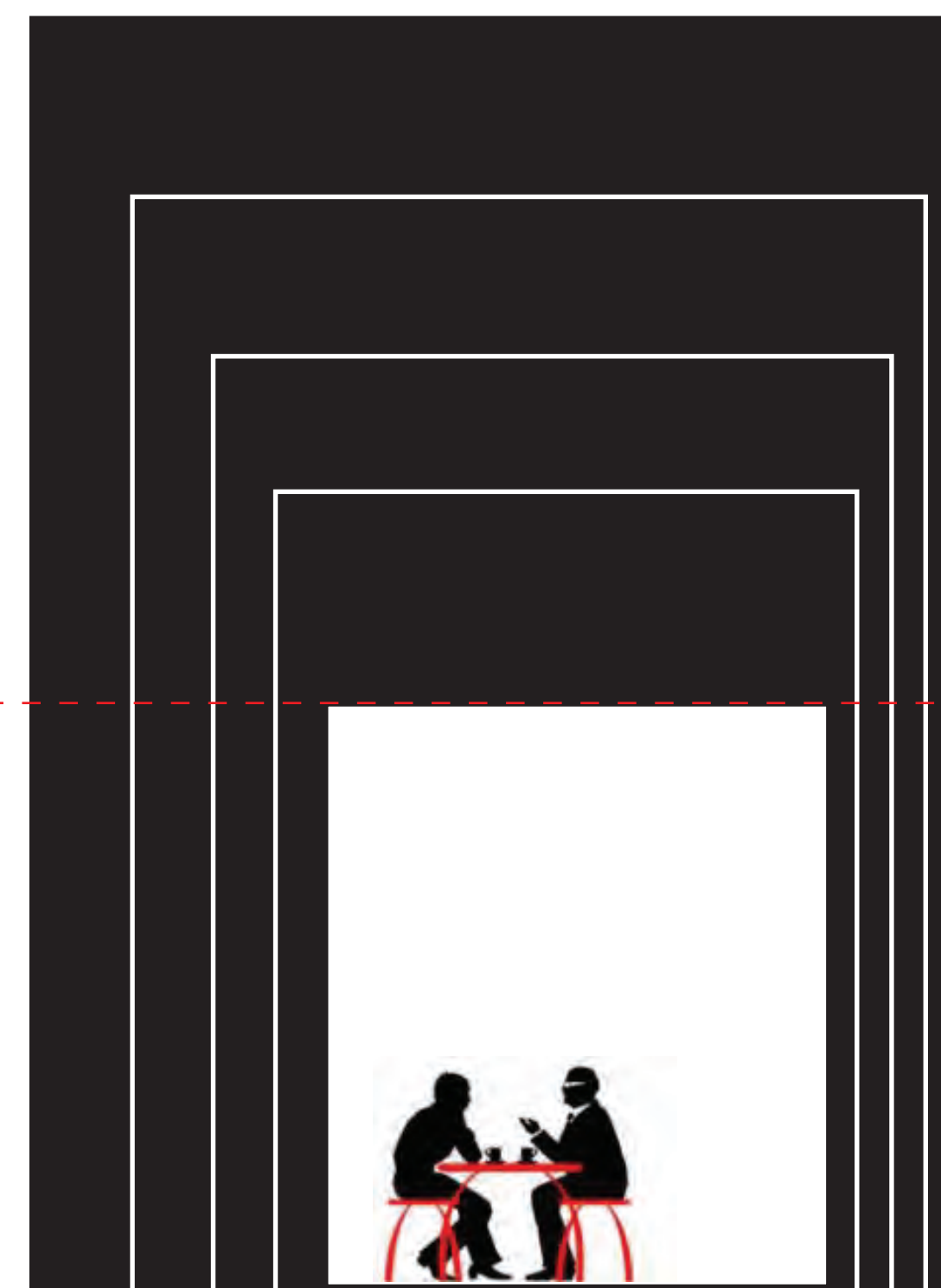
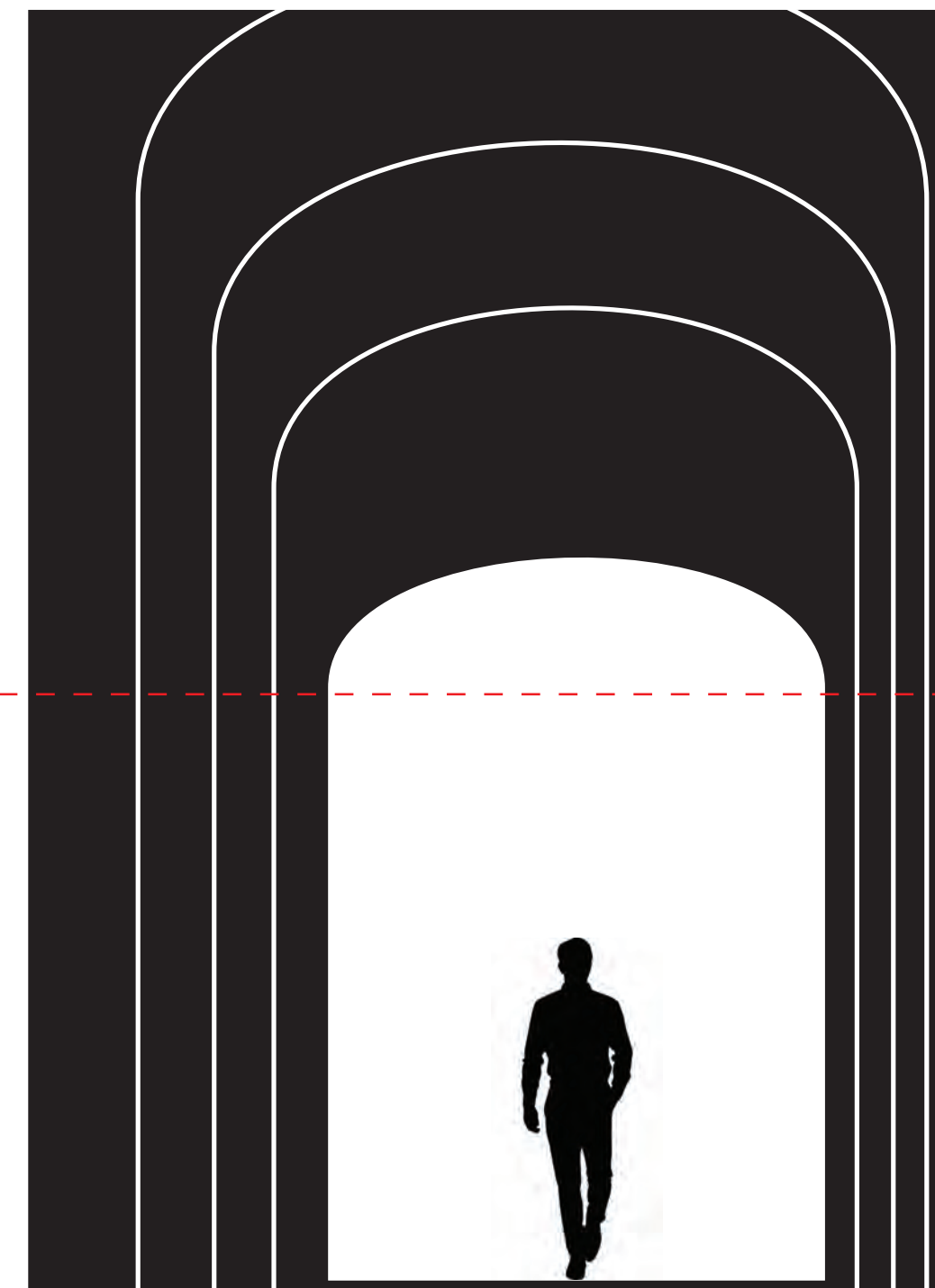


WEST SPRINGFIELD STREET

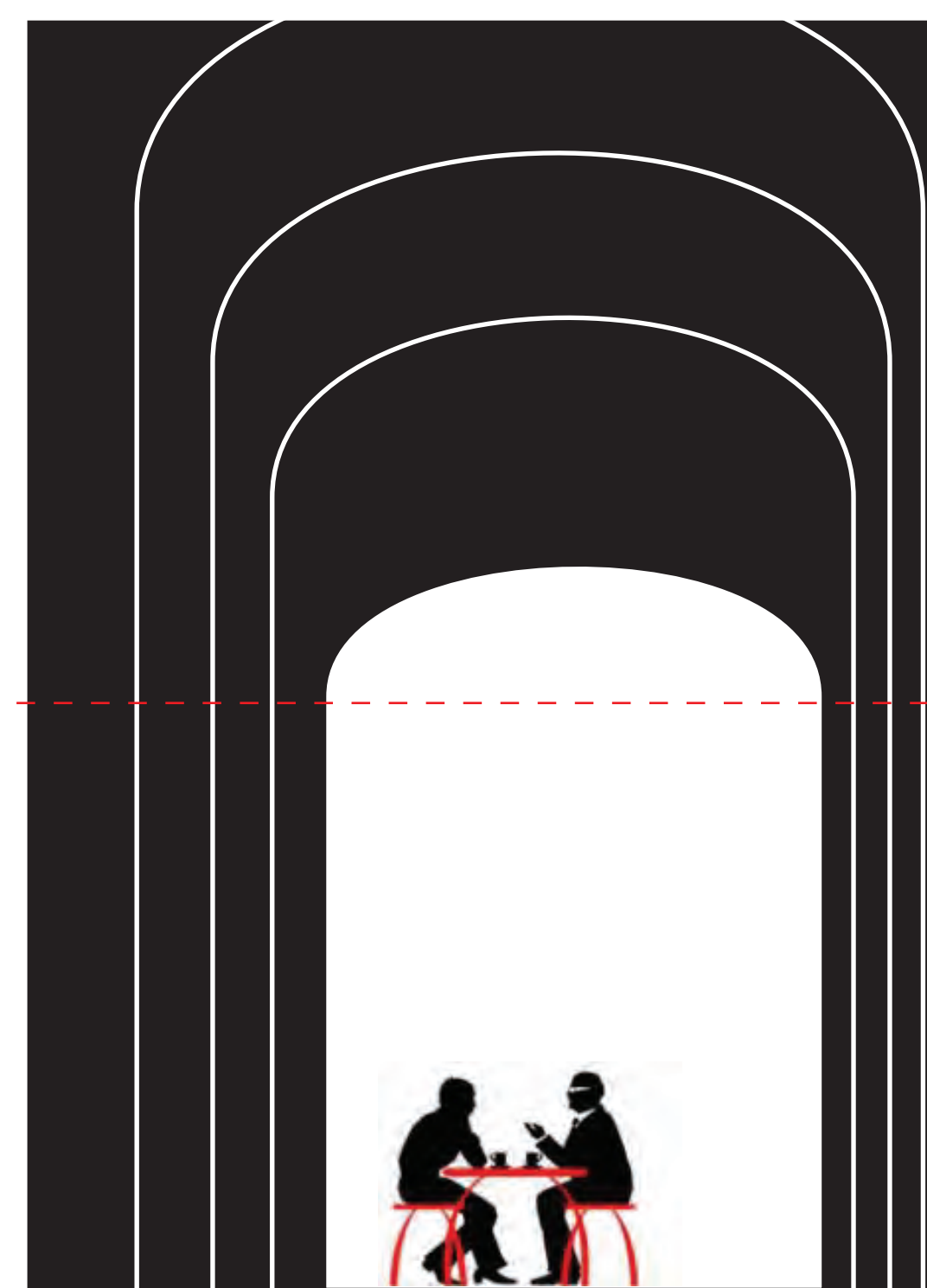
30 JULY 2020



CIRCULATION



OUTDOOR CAFE DINING



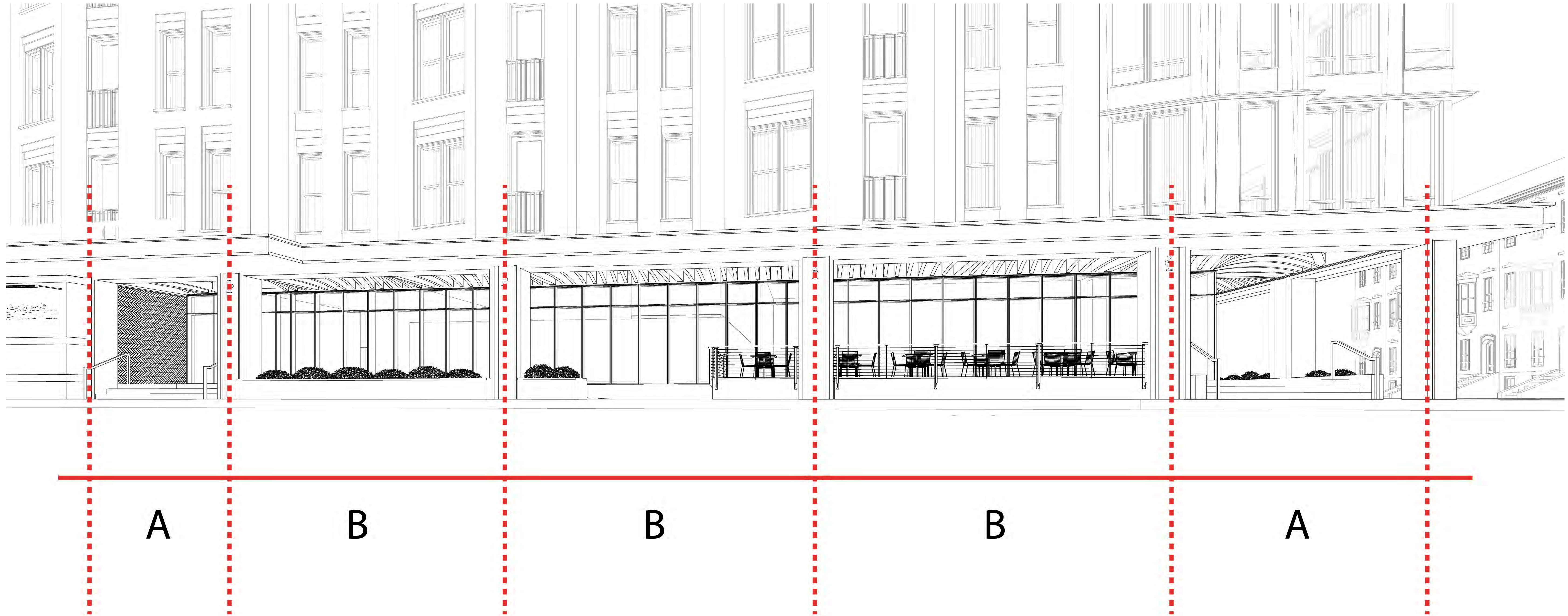


Place des Vosges | Paris







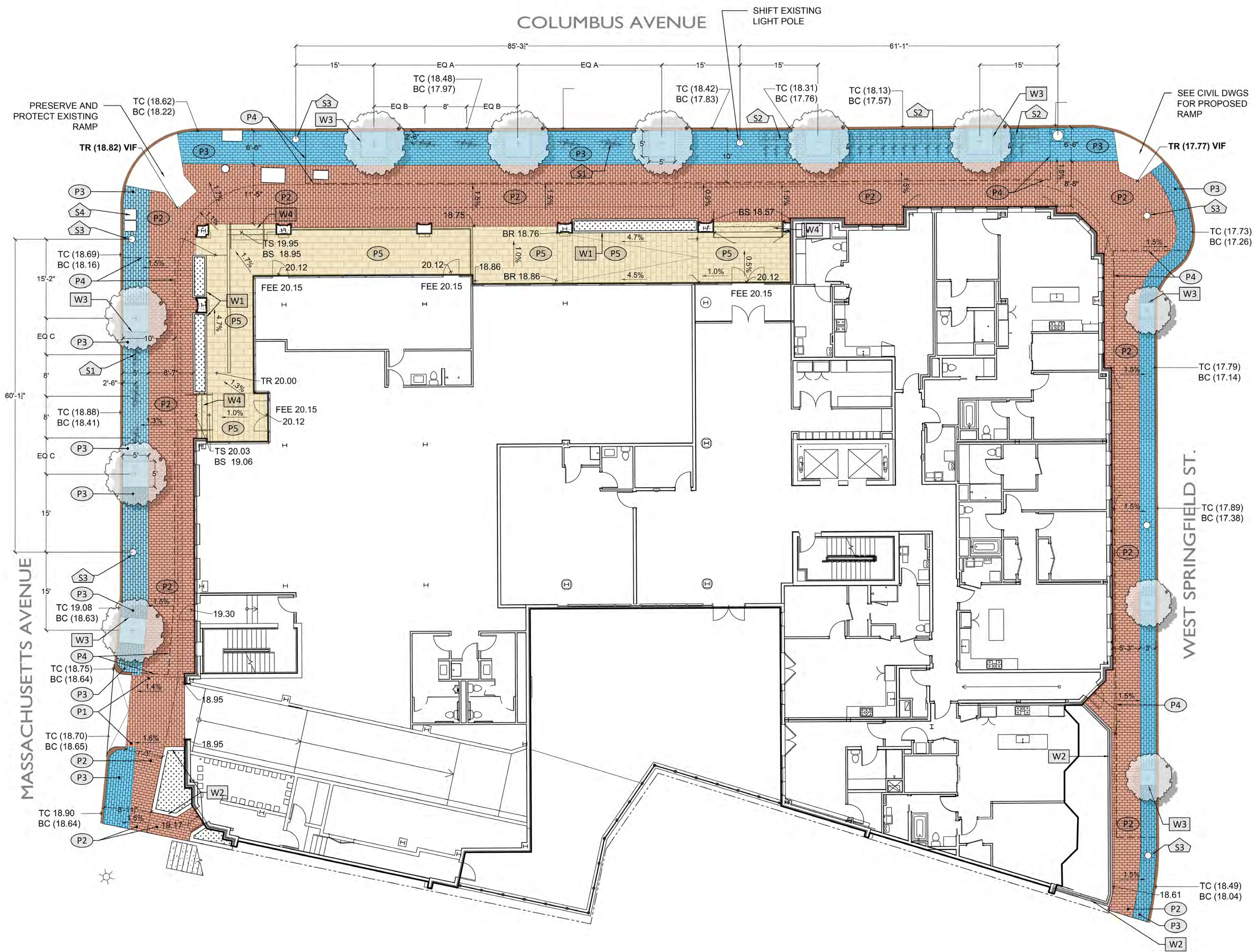




MASSACHUSETTS AVE

COLUMBUS AVE.

W. SPRINGFIELD ST.



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG

MATERIALS LEGEND

- PAVEMENT MATERIALS & SUBSURFACE CONDITIONS**
- (P1) BRICK PAVING - VEHICULAR (1A L200)
 - (P2) BRICK PAVING - PEDESTRIAN (1A L200)
 - (P3) PERVIOUS BRICK PAVING - PEDESTRIAN - FURNISHING ZONE (1B, 1C L200)
 - (P4) LIMIT OF CONTINUOUS SAND-BASED STRUCTURAL SOIL (6 L200)
 - (P5) SEE ARCHITECTURE DRAWINGS FOR PAVEMENT TYPE

- WALLS, CURBS, & STAIRS**
- (W1) RAISED GRANITE PLANTER - 4" WIDE, HEIGHT VARIES
 - (W2) GRANITE CURBED PLANTER WITH METAL GALLERY RAIL, SEE ARCHITECTURE DRAWINGS
 - (W3) BRICK EDGE RESTRAIN AT TREE PIT OPENING
 - (W4) STAIR WITH HANDRAILS, SEE ARCHITECTURE DRAWINGS

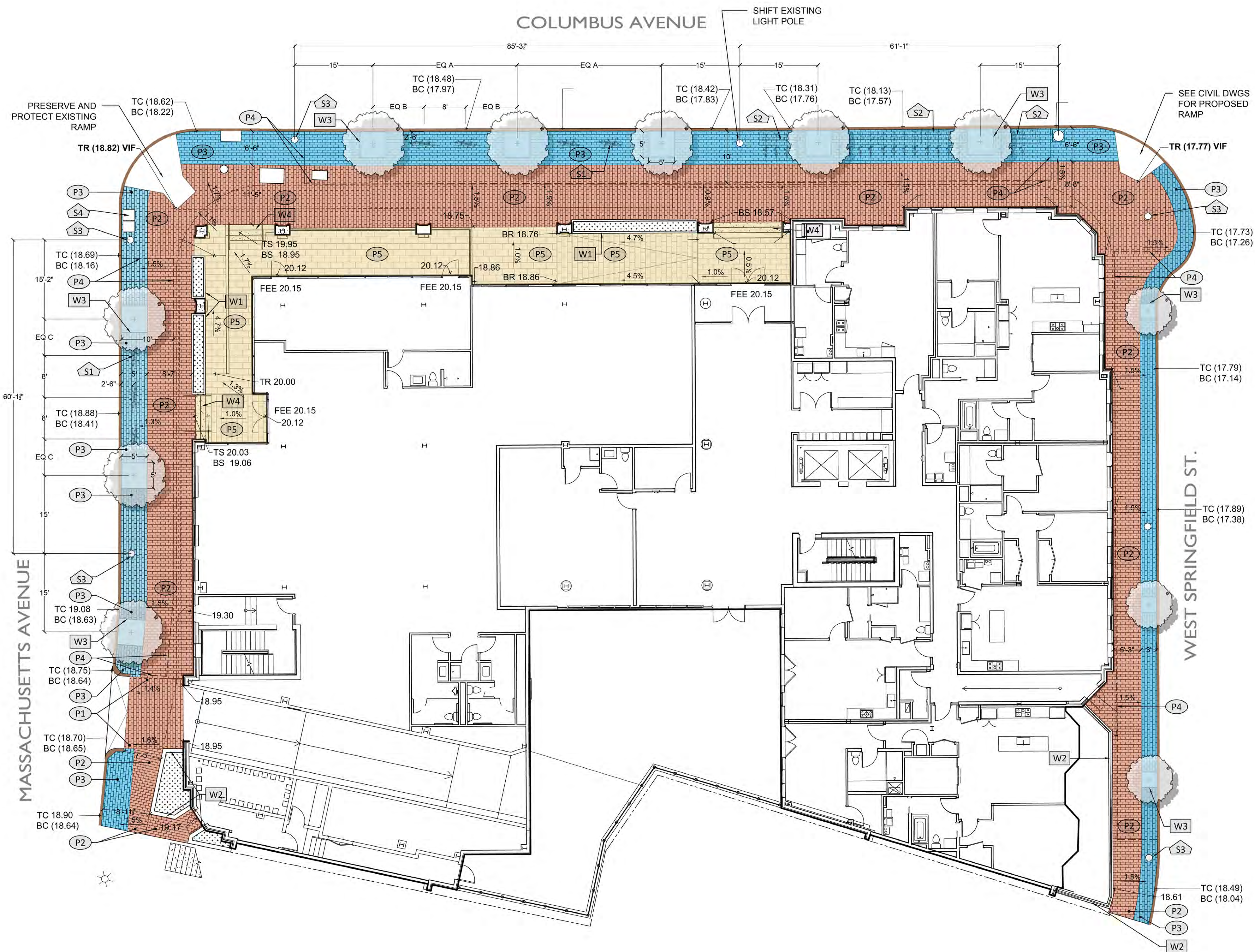
- SITE IMPROVEMENTS**
- (S1) POST AND RING BIKE RACK (5 L200)
 - (S2) BLUE BIKE PUBLIC STATION (BY OTHERS)
 - (S3) LIGHT POLE TO REMAIN, PROTECT IN PLACE
 - (S4) TRASH / RECYCLING (BY CITY)

GRADING LEGEND

- (XX.XX) → EXISTING SPOT ELEVATION (FROM SURVEY OR INTERPOLATED)
- XX.XX → PROPOSED SPOT ELEVATION
- 4.8% PAVEMENT SLOPE
- TS TOP OF STAIR
- BS BOTTOM OF STAIR
- TR TOP OF RAMP
- BR BOTTOM OF RAMP

PLANTING LEGEND

- (+) 3 1/2" CAL. DECIDUOUS CANOPY TREE - SPECIES TO BE APPROVED BY CITY
- (+ in circle) EXISTING STREET TREE
- (+ in square) LOW SHRUB / GROUNDCOVER PLANTING



Boston Complete Streets Sidewalk Zones

- CURB ZONE
- FURNISHING ZONE
- PEDESTRIAN ZONE
- FRONTAGE ZONE



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG

MATERIALS LEGEND

- PAVEMENT MATERIALS & SUBSURFACE CONDITIONS
- (P1) BRICK PAVING - VEHICULAR (1A L200)
 - (P2) BRICK PAVING - PEDESTRIAN (1A L200)
 - (P3) PERVIOUS BRICK PAVING - PEDESTRIAN - FURNISHING ZONE (1B, 1C L200)
 - (P4) LIMIT OF CONTINUOUS SAND-BASED STRUCTURAL SOIL (6 L200)
 - (P5) SEE ARCHITECTURE DRAWINGS FOR PAVEMENT TYPE

- WALLS, CURBS, & STAIRS
- (W1) RAISED GRANITE PLANTER - 4" WIDE, HEIGHT VARIES
 - (W2) GRANITE CURBED PLANTER WITH METAL GALLERY RAIL, SEE ARCHITECTURE DRAWINGS
 - (W3) BRICK EDGE RESTRAIN AT TREE PIT OPENING
 - (W4) STAIR WITH HANDRAILS, SEE ARCHITECTURE DRAWINGS

- SITE IMPROVEMENTS
- (S1) POST AND RING BIKE RACK (5 L200)
 - (S2) BLUE BIKE PUBLIC STATION (BY OTHERS)
 - (S3) LIGHT POLE TO REMAIN, PROTECT IN PLACE
 - (S4) TRASH / RECYCLING (BY CITY)

GRADING LEGEND

- (XX.XX) → EXISTING SPOT ELEVATION (FROM SURVEY OR INTERPOLATED)
- XX.XX → PROPOSED SPOT ELEVATION
- 4.8% PAVEMENT SLOPE
- TS TOP OF STAIR
- BS BOTTOM OF STAIR
- TR TOP OF RAMP
- BR BOTTOM OF RAMP

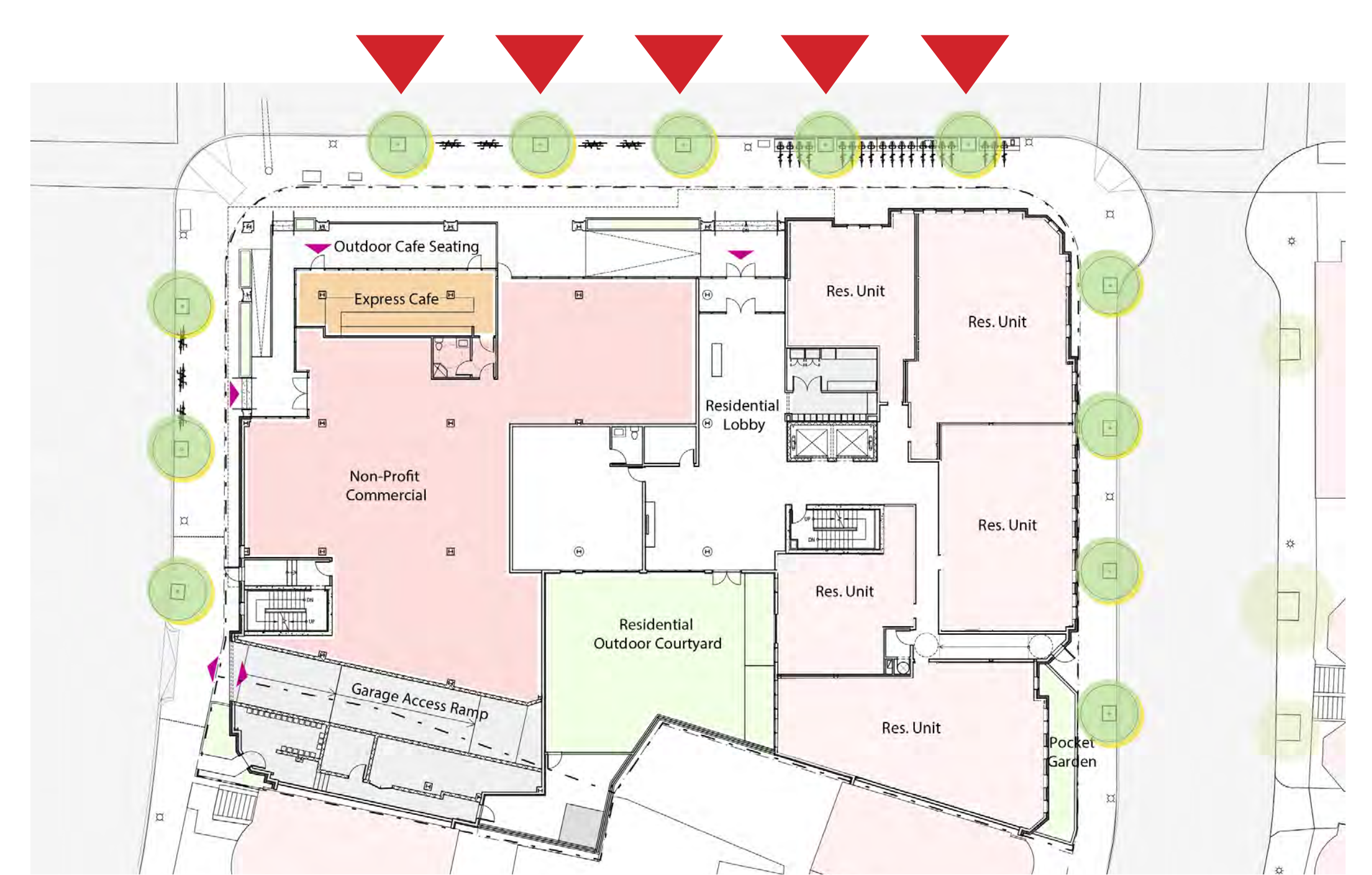
PLANTING LEGEND

- (+) 3 1/2" CAL. DECIDUOUS CANOPY TREE - SPECIES TO BE APPROVED BY CITY
- (+ in circle) EXISTING STREET TREE
- (shaded area) LOW SHRUB / GROUNDCOVER PLANTING

MAY 18, 2020 - JULY 7, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):

✓ COLUMBUS AVE. STREET TREES

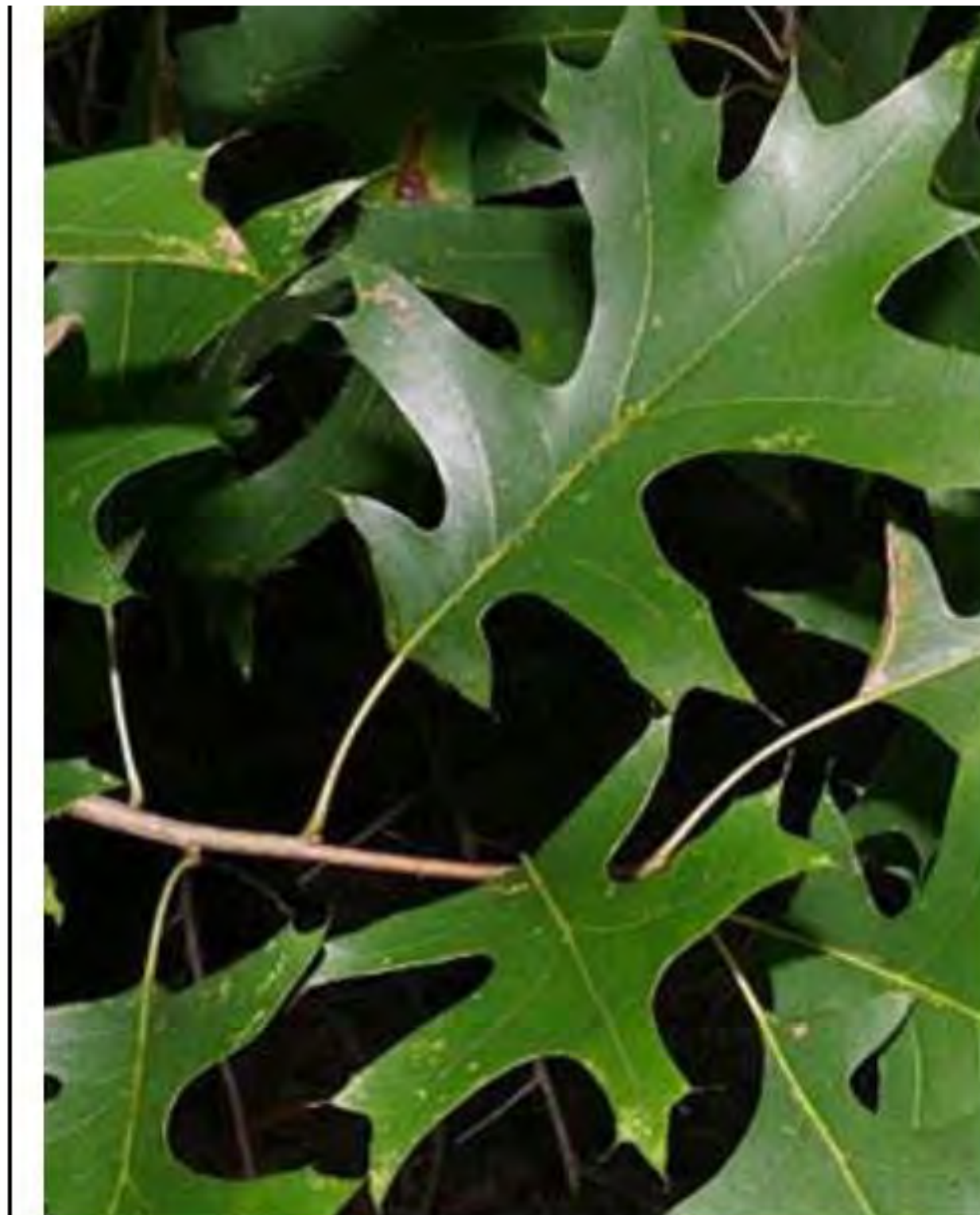


Quercus palustris (Pin Oak)

Height: 50 to 70 feet

Spread: 40 to 60 feet

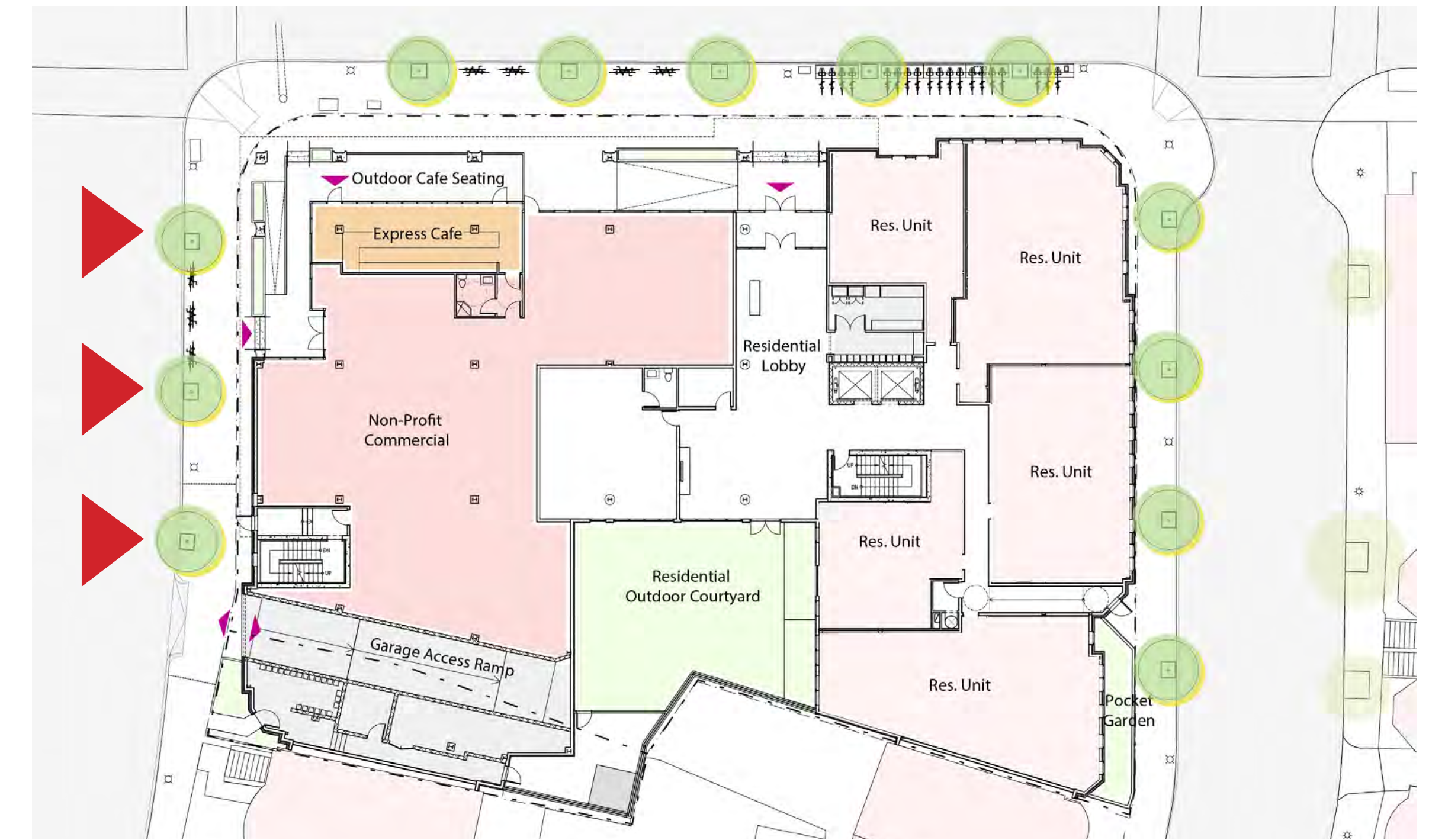
*3.5" Caliper at install



MAY 18, 2020 - JULY 7, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):

MASS. AVE. STREET TREES



Ulmus americana
(Princeton Elm)

Height: 50 to 70 feet
Spread: 30 to 50 feet

*3.5" Caliper at install



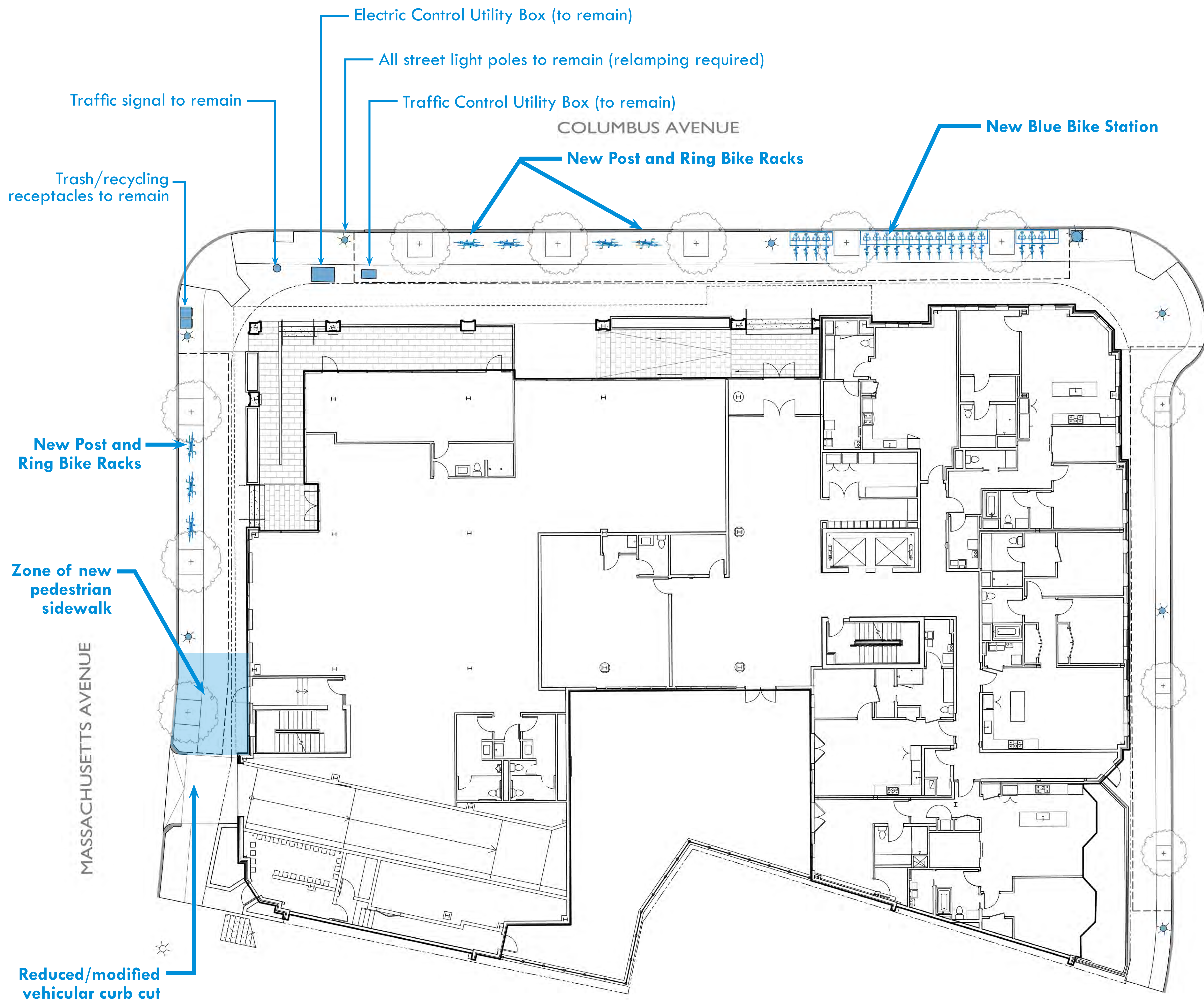
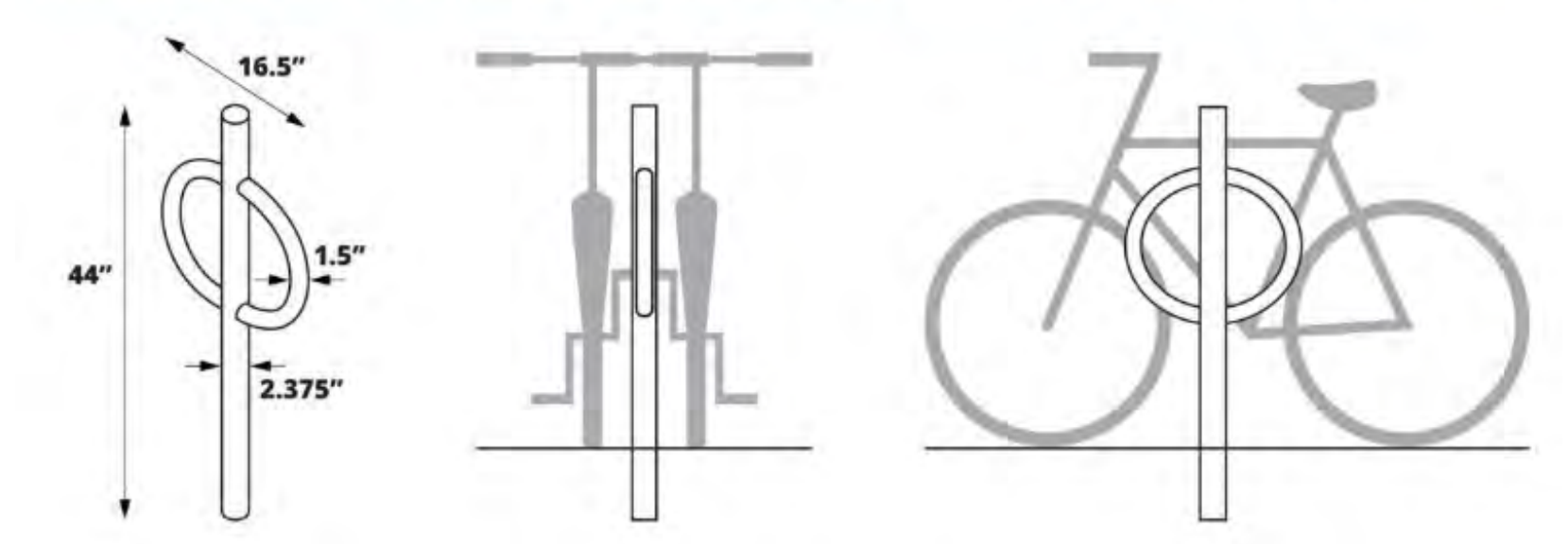


FIGURE 4: SPECIFICATIONS FOR THE CITY OF BOSTON STANDARD RACK



CITY OF BOSTON STANDARD POST-AND-RING



BLUE BIKE STATION (ALONG COLUMBUS AVE.)

PRESERVE AND PROTECT EXISTING RAMP

TC (18.62)
BC (18.22)

TR (18.82) VIF

S3

W3

P3

P4

6'-6"

P3

S4

S3

P2

P2

W4

TS 19.95
BS 18.95

20.12

TC (18.69)
BC (18.16)

P4

W3

FEE 20.15

H

P5

W1

P5

TR 20.00

FEE 20.15
20.12

P3

S1

2'-6"

P2

W4

P5

TC (18.88)
BC (18.41)

15'-2"
EQ C
8'
8'
60'-1 1/2"

1.5%

1.7%

1.7%

11'-5"

1.7%

4.7%

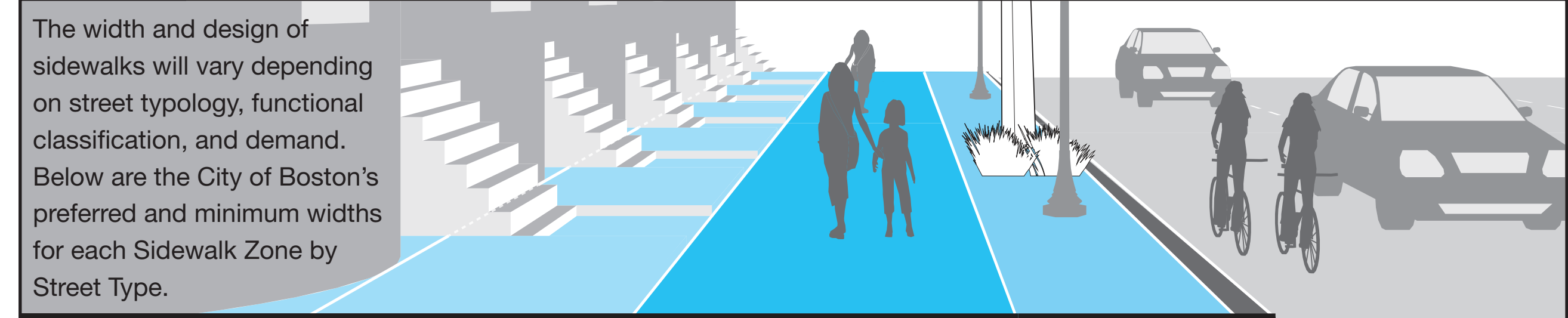
7.3%

1.3%



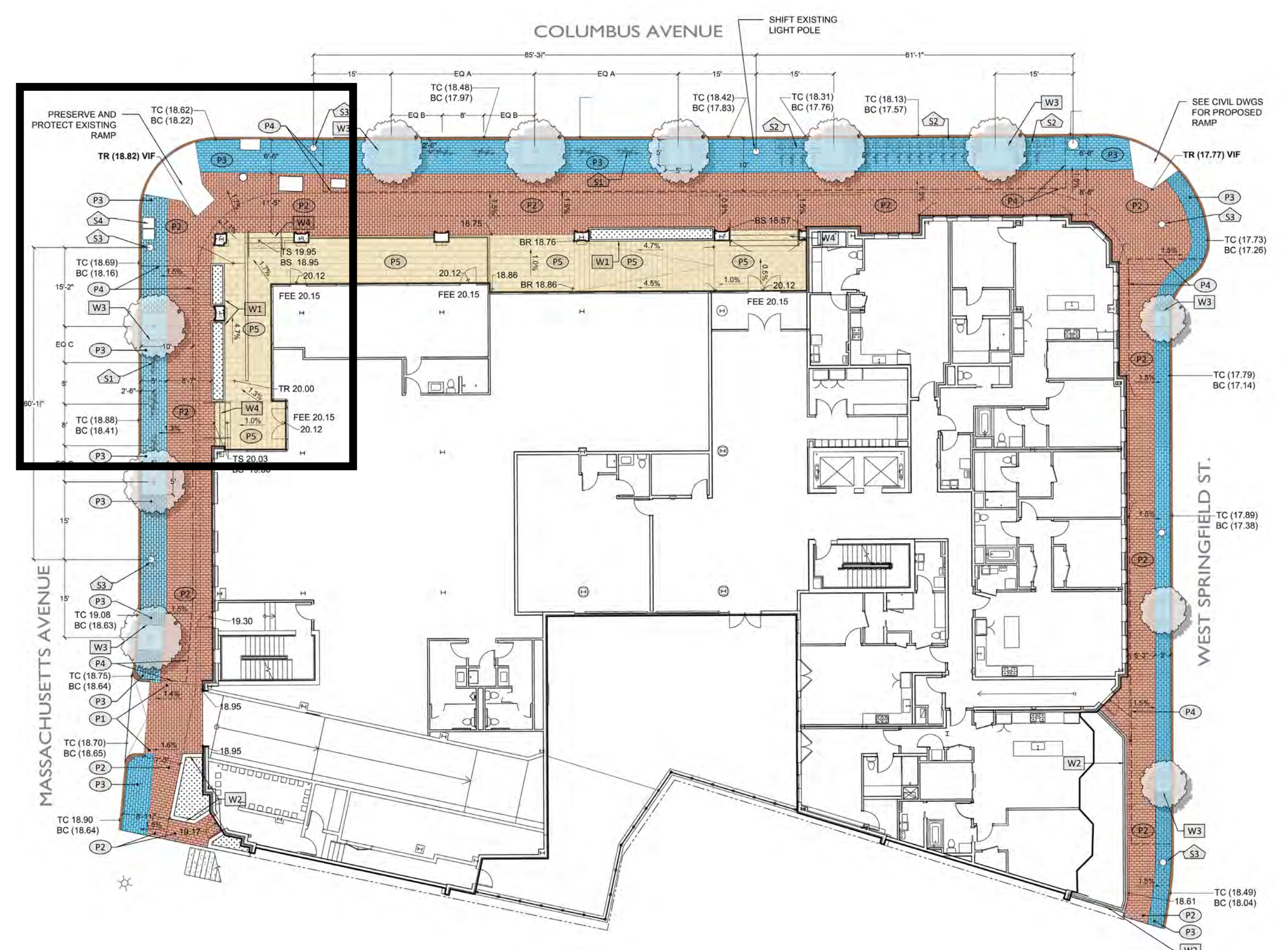
566 Columbus Ave. Boston | South End Landmark District Commission
30 JULY 2020

Preferred and Minimum Widths for Sidewalk Zones

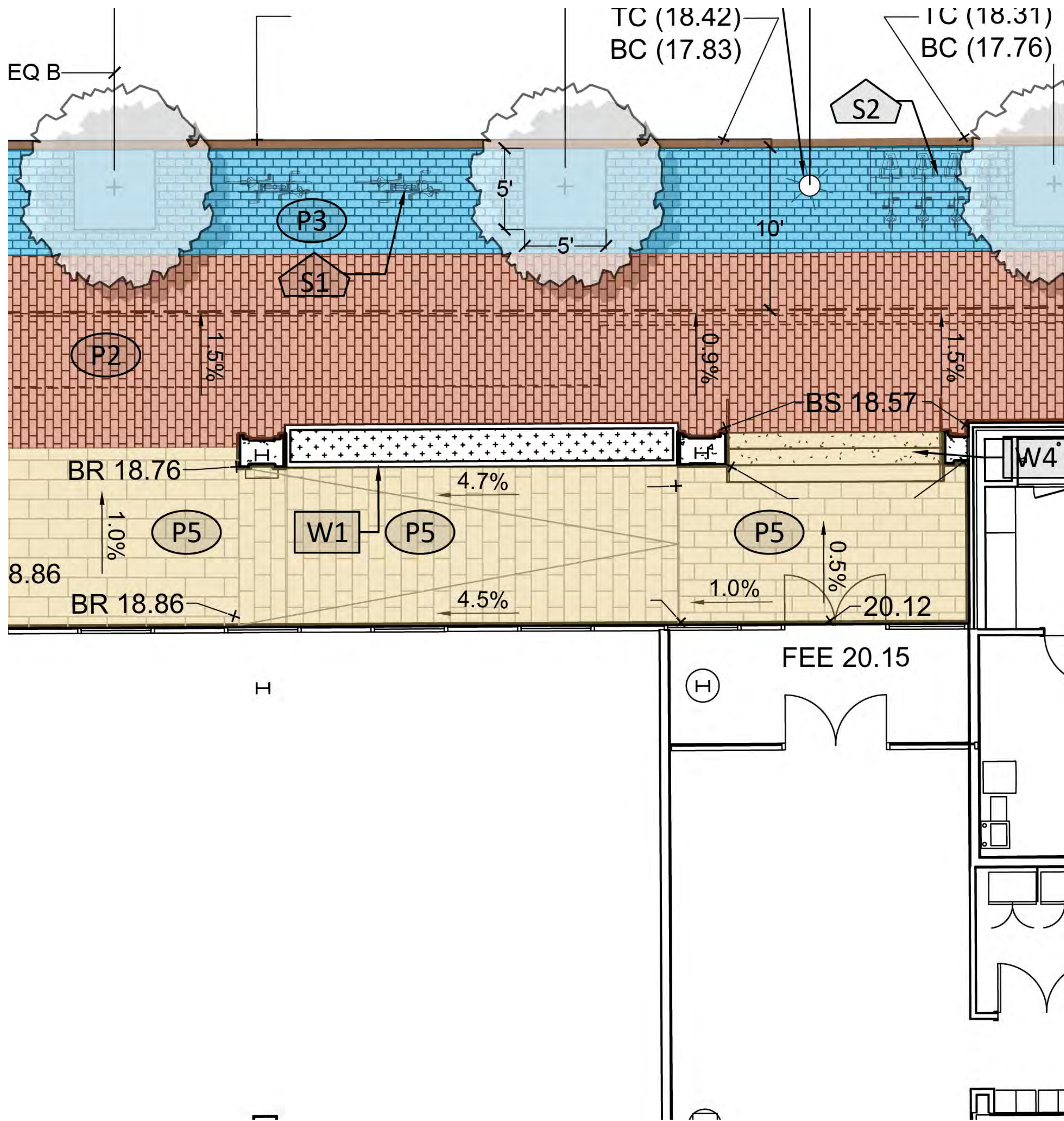


Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2'	0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4)*	5'	1'-6"	6"	15'-6"	7'
Neighborhood Residential	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Industrial Street	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Shared Street	2'	0'	Varies	5' (4)*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6'	5'	10'	5'	6"	16'-6"	10'-6"
Boulevard	2'	0'	6'	5'	10'	5'	6"	18'-6"	11'-6"

2 SIDEWALKS

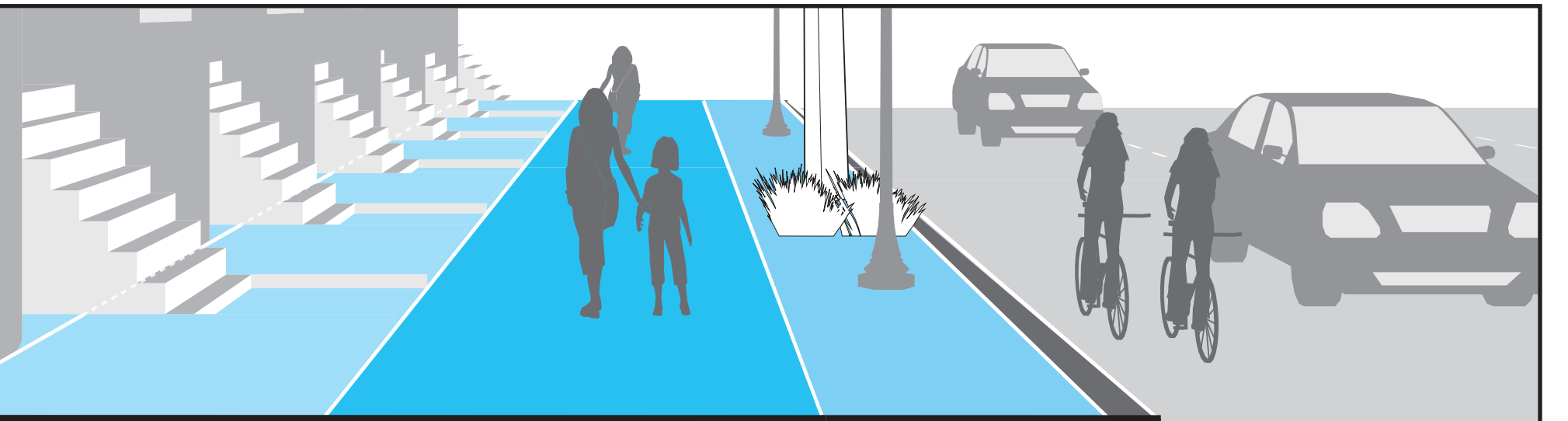


COMPLETE STREETS - SIDEWALK ZONES

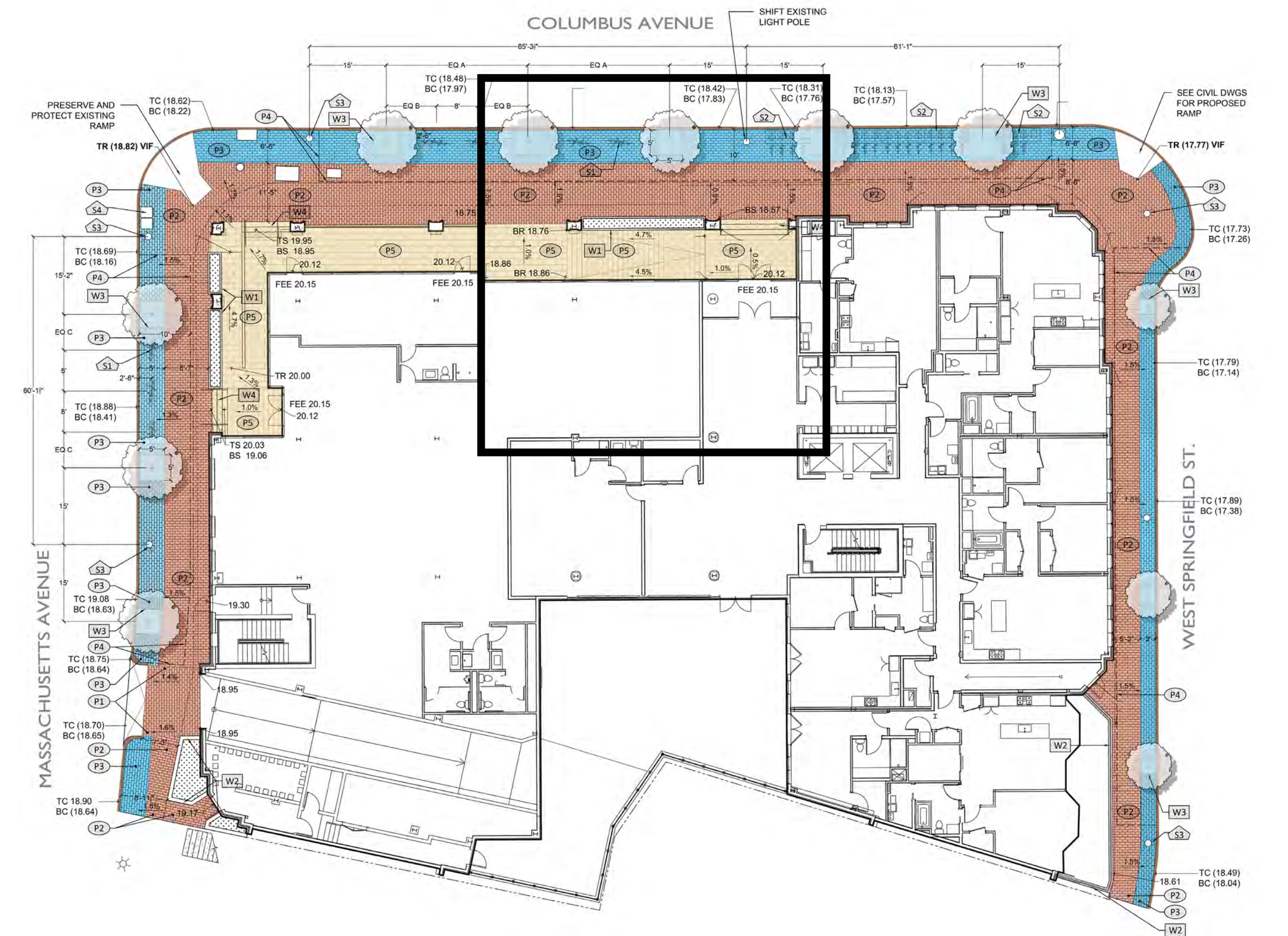


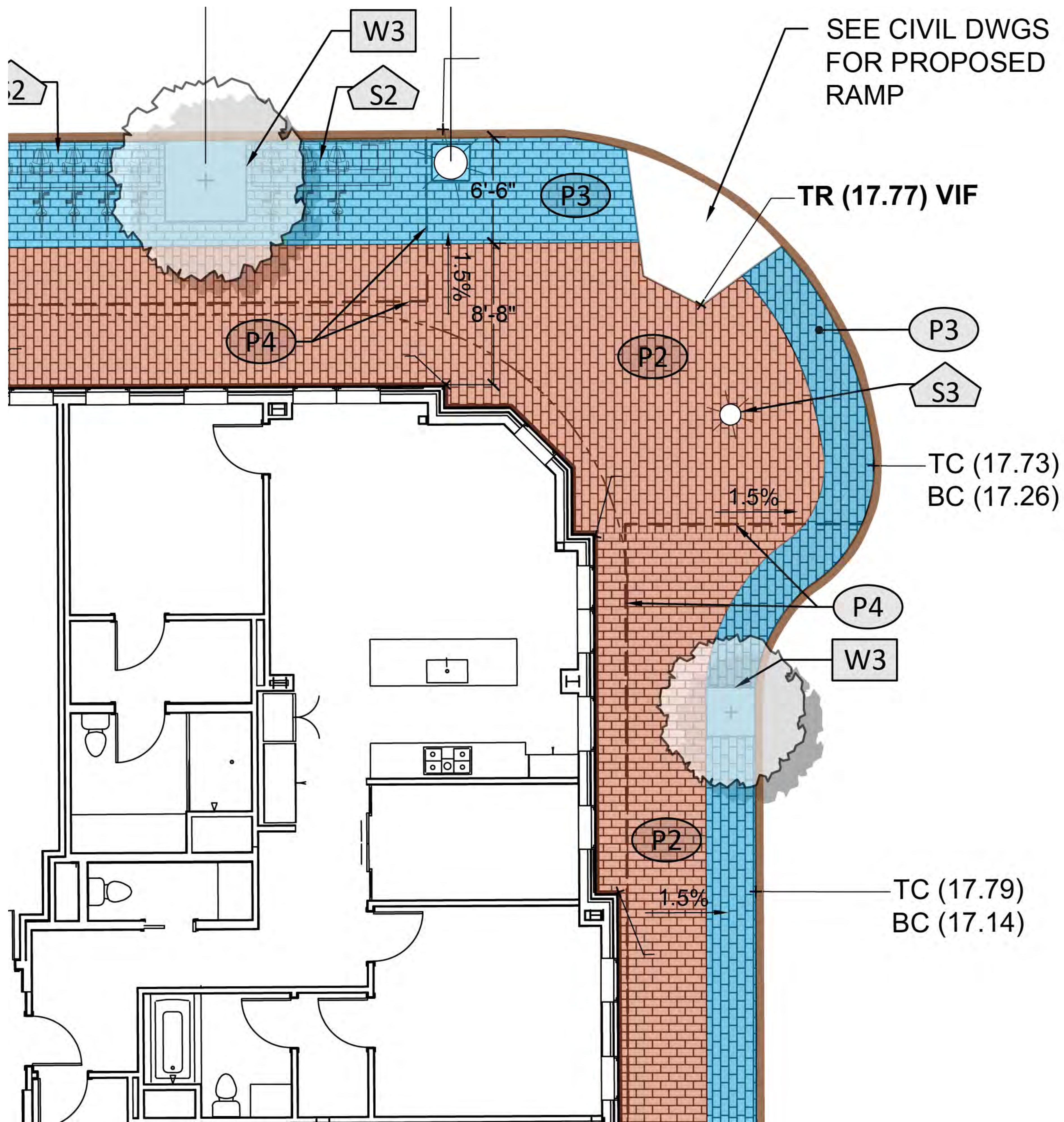
Preferred and Minimum Widths for Sidewalk Zones

The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.

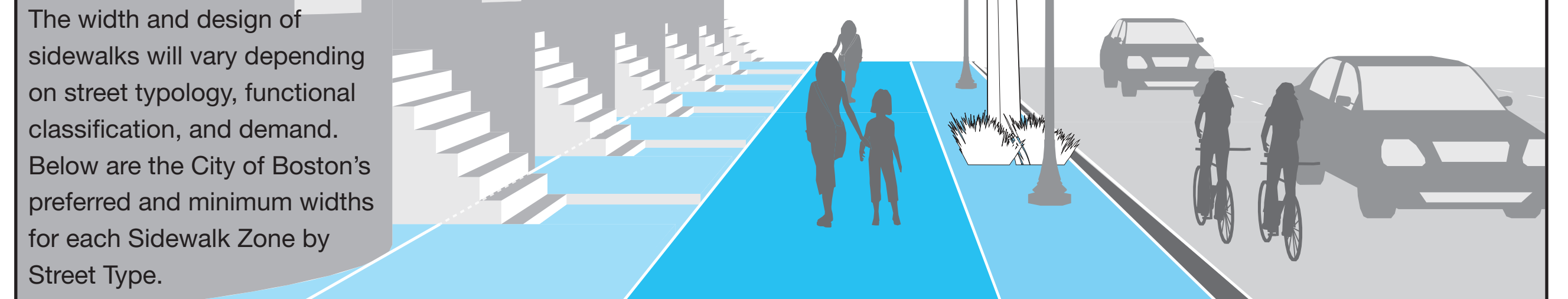


Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2'	0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4)*	5'	1'-6"	6"	15'-6"	7'
Neighborhood Residential	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Industrial Street	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Shared Street	2'	0'	Varies	5' (4)*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6'	5'	10'	5'	6"	16'-6"	10'-6"
Boulevard	2'	0'	6'	5'	10'	5'	6"	18'-6"	11'-6"

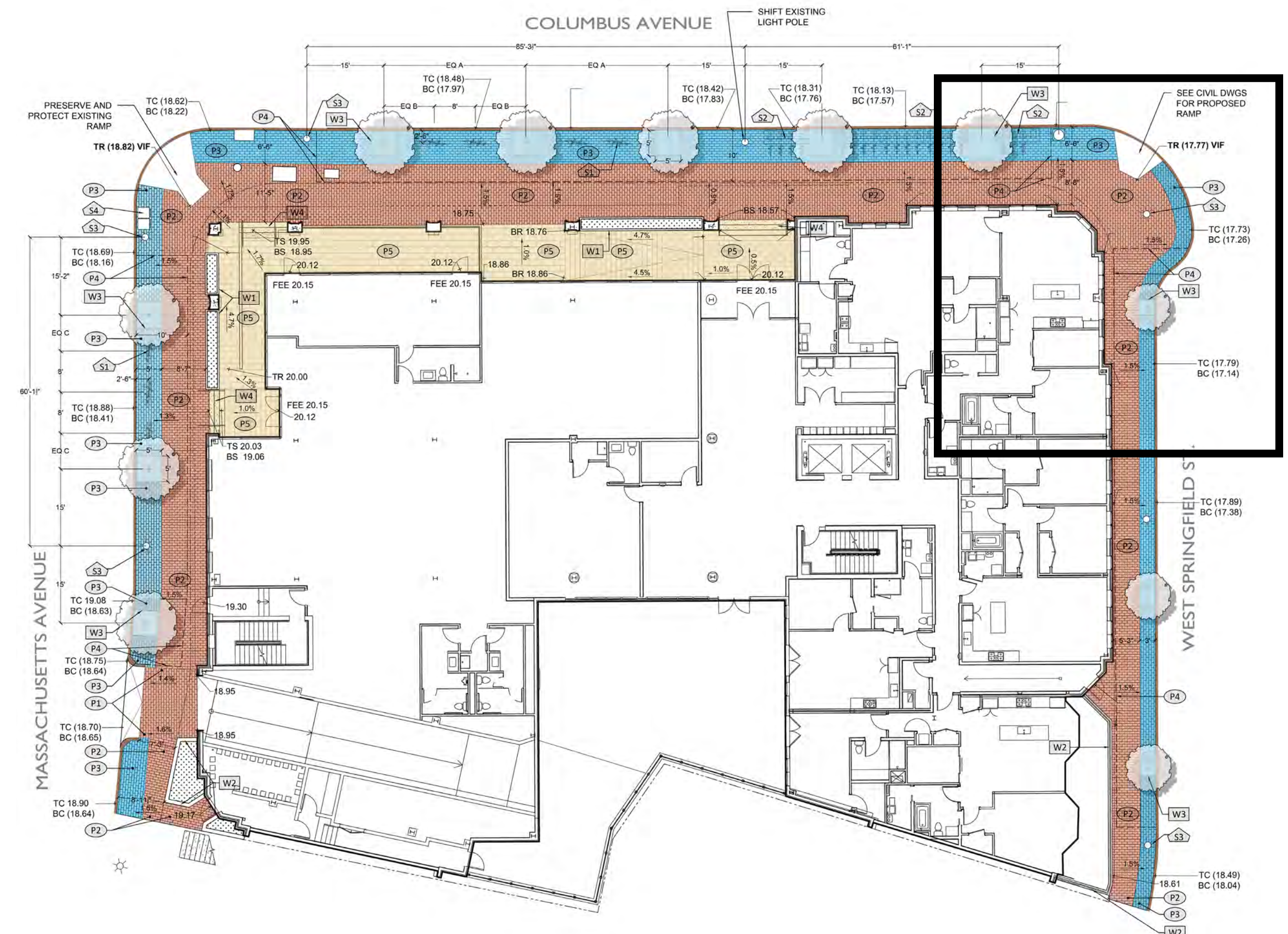


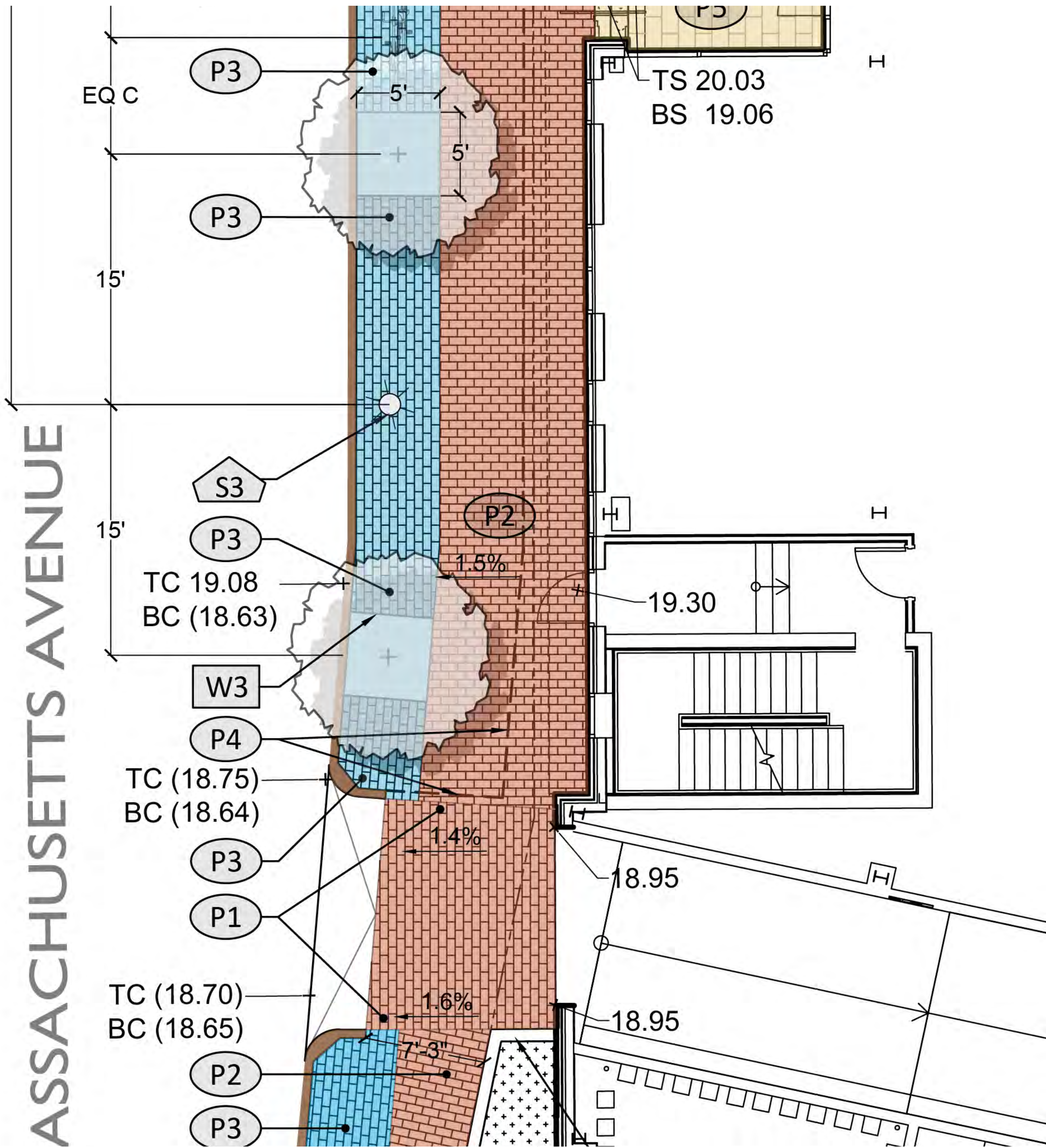


Preferred and Minimum Widths for Sidewalk Zones



Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2'	0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4)*	5'	1'-6"	6"	15'-6"	7'
Neighborhood Residential	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Industrial Street	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Shared Street	2'	0'	Varies	5' (4)*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6'	5'	10'	5'	6"	16'-6"	10'-6"
Boulevard	2'	0'	6'	5'	10'	5'	6"	18'-6"	11'-6"

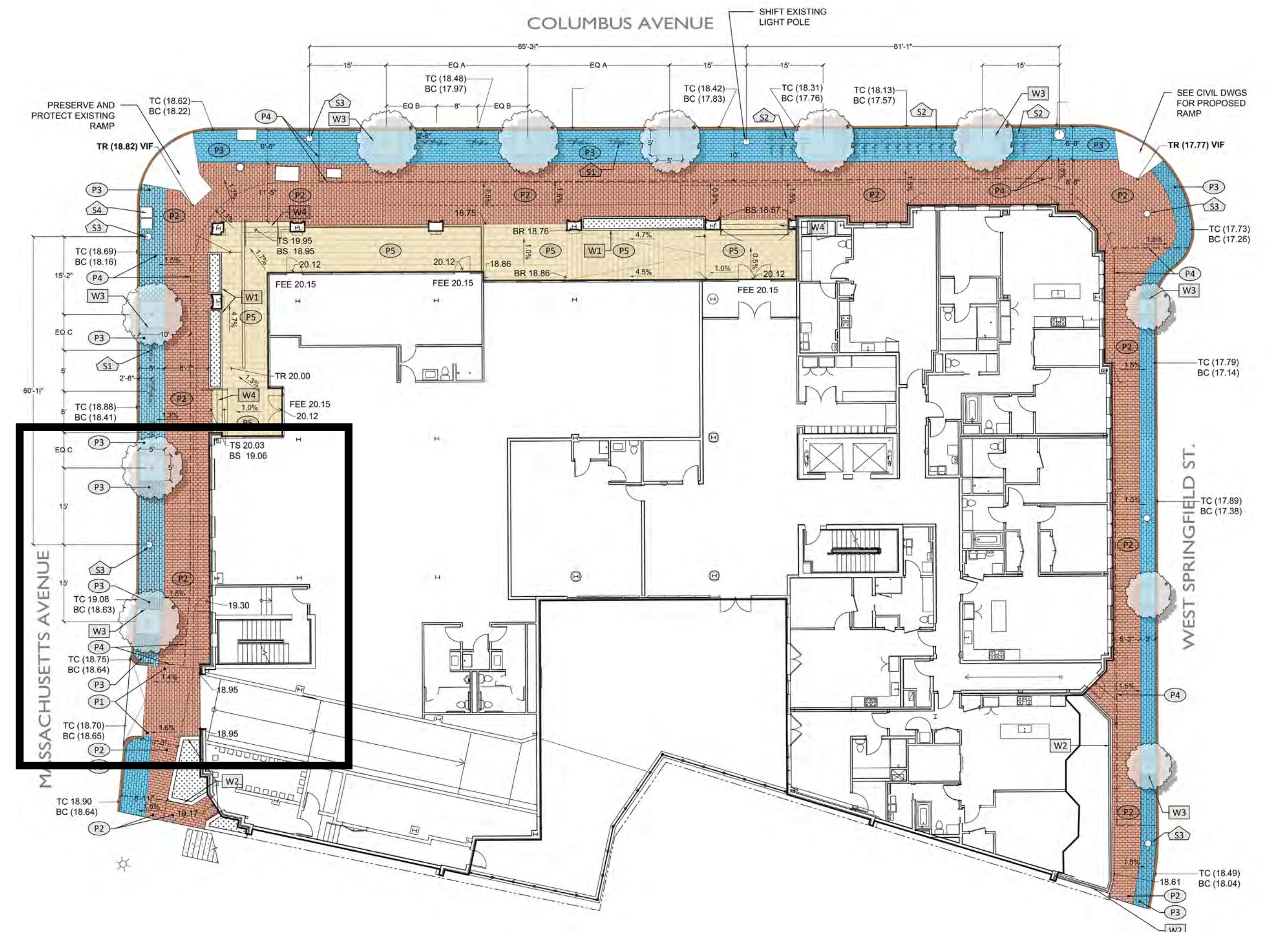


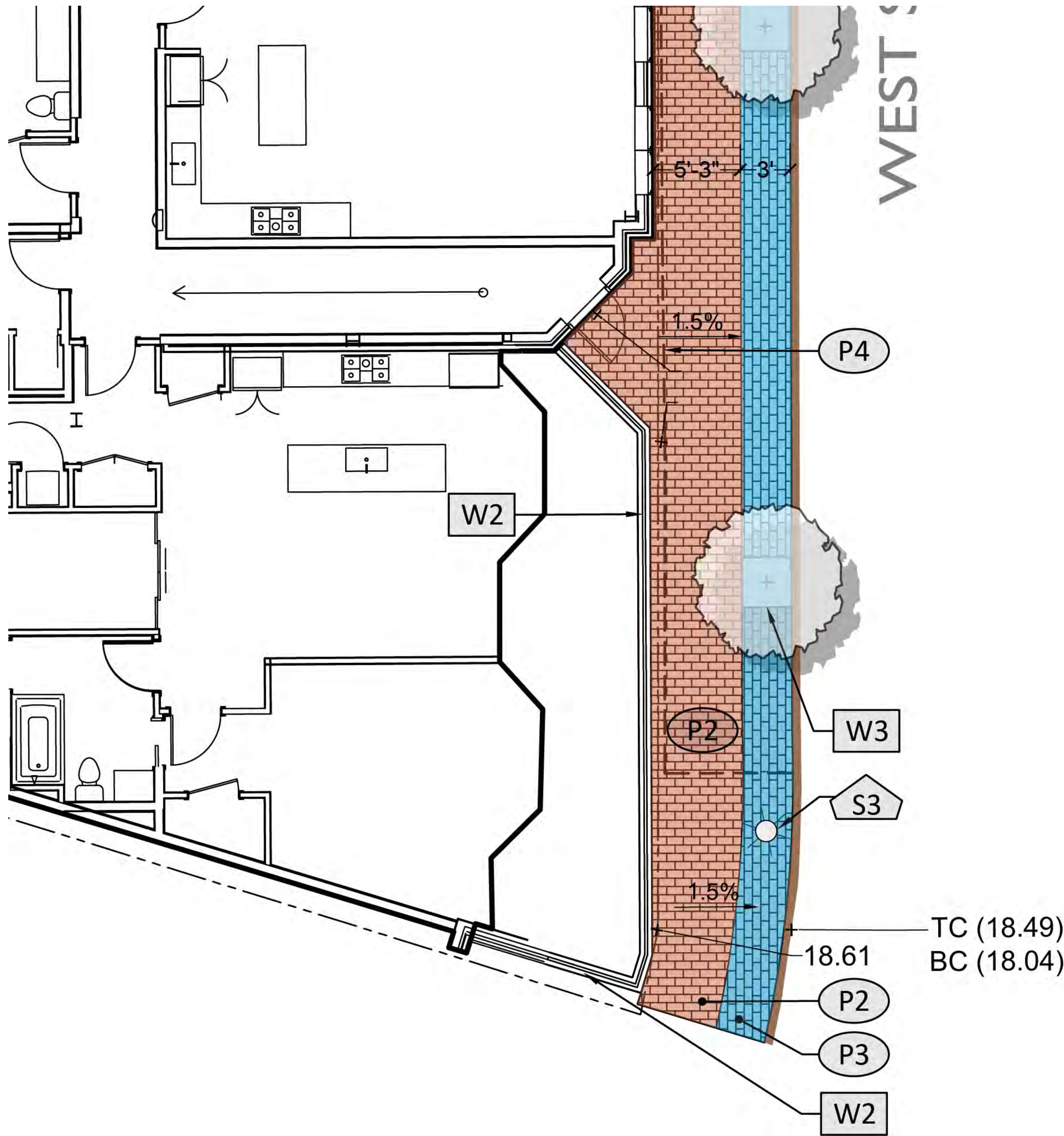


Preferred and Minimum Widths for Sidewalk Zones

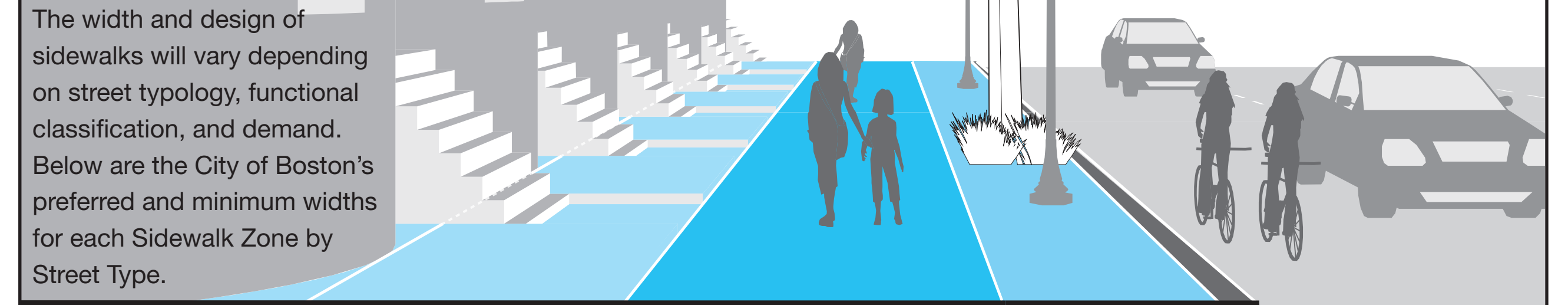
The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.

Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2'	0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4)*	5'	1'-6"	6"	15'-6"	7'
Neighborhood Residential	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Industrial Street	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Shared Street	2'	0'	Varies	5' (4)*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6'	5'	10'	5'	6"	16'-6"	10'-6"
Boulevard	2'	0'	6'	5'	10'	5'	6"	18'-6"	11'-6"



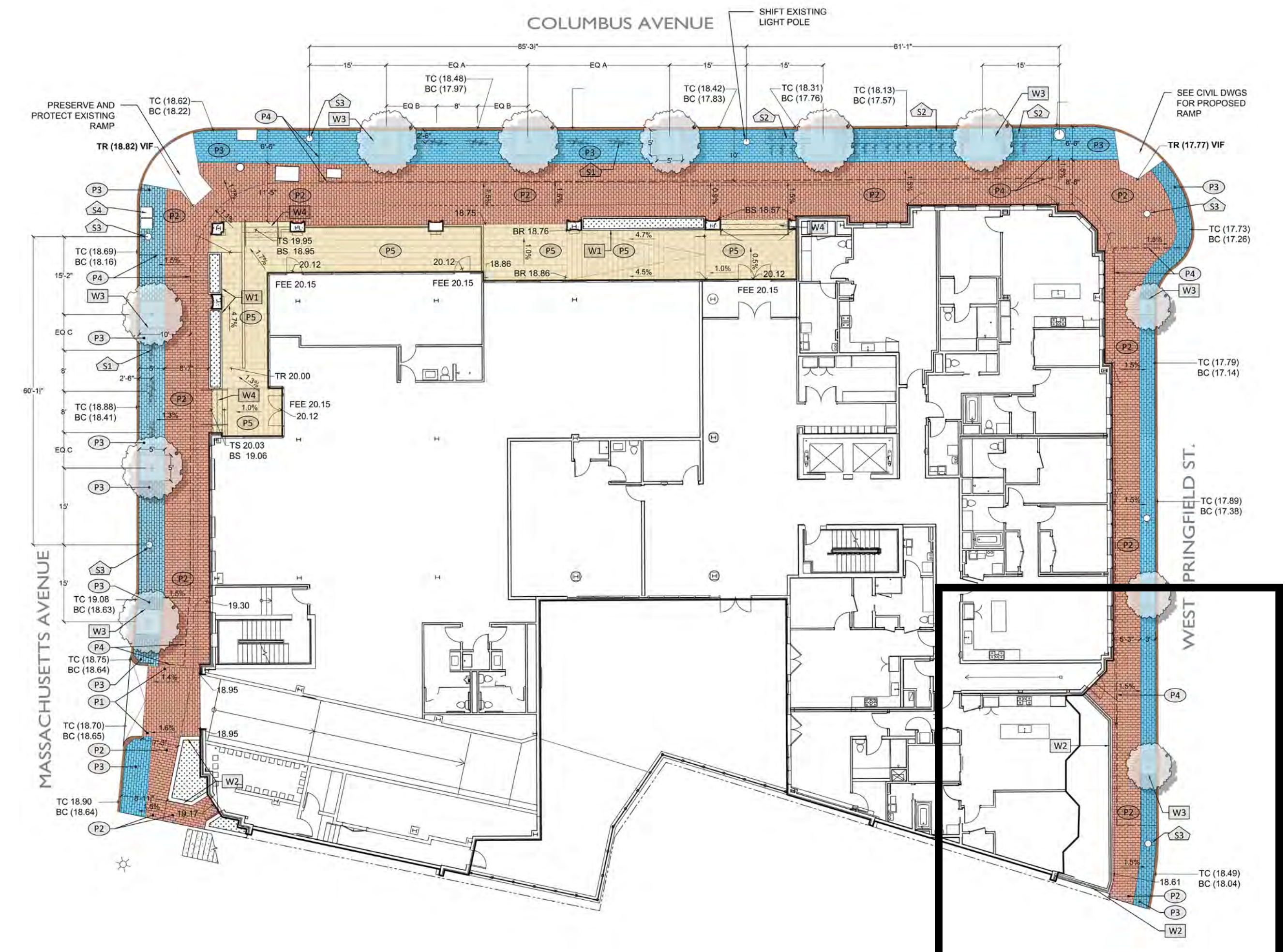


Preferred and Minimum Widths for Sidewalk Zones



The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.

Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2'	0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4)*	5'	1'-6"	6"	15'-6"	7'
Neighborhood Residential	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Industrial Street	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Shared Street	2'	0'	Varies	5' (4)*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6'	5'	10'	5'	6"	16'-6"	10'-6"
Boulevard	2'	0'	6'	5'	10'	5'	6"	18'-6"	11'-6"



JANUARY 7, 2020

SOUTH END LANDMARK DISTRICT (COMMISSIONER DESIGN REVIEW COMMENTS):



COMPREHENSIVE DESIGN REFINEMENTS

- *The “book-ending” treatment of the corner parcel is appropriate – historically buildings at the corners felt monumental*
- *Articulate window openings, take care in detailing*
- *Façade appears monolithic (flat), the façade should express modulation to break down the massing and read more as a group of residences*
- *Establish a hierarchical language between the vertical and horizontal bands*
- *Historic photographs of what existed on the site and in the area prior to the Tubman House would be helpful – Should this building be more anchored to precedent buildings?*
- *Study the range of articulation around openings which typically appears more pronounced at entrances and parlor levels and becomes gradually less pronounced toward the upper floors*
- *Consider how this building acknowledges character defining elements consistent of the South End Landmark District; including but not limited to; steel pickets, iron work detailing, brick, metal, oriels, bays*
- *Examine the transitions with abutting buildings – acknowledge established datums of existing/adjacent buildings*
- *Garage door, detailing and visual aesthetic is important*
- *Metal corner composition, detailing and visual aesthetic is important*
- *Look to simplify and add clarity to the overarching moves*
- *Establishing the massing with two different materials is positive*
- *Appropriate not to have garden fronts at the corner, Mass and Columbus but the incorporation along W. Springfield is positive*

THANK YOU



566 COLUMBUS AVENUE

30 JULY 2020