



PRINCIPALS

March 2, 2022

Theodore A Barten, PE
Margaret B Briggs
Dale T Raczynski, PE
Cindy Schlessinger
Lester B Smith, Jr
Robert D O'Neal, CCM, INCE
Michael D Howard, PWS, CWS
Douglas J Kelleher
AJ Jablonowski, PE
David E Hewett, LEED AP
Dwight R Dunk, LPD
David C Klinch, PWS, PMP
Maria B Hartnett
Richard M Lampeter, INCE
Geoff Starsiak, LEED AP BD+C
Marc Bergeron, PWS, CWS
Alyssa Jacobs, PWS

Rosanne Foley
Executive Director
Boston Landmarks Commission
Boston City Hall, Room 709
Boston, MA 02201

**Subject: Article 85 Application
90 Braintree Street, Allston**

Dear Ms. Foley:

On behalf of ALP 90 Braintree Owner, LLC, Epsilon is pleased to submit the enclosed Article 85 application for the building located at 90 Braintree Street, Allston.

The building proposed for demolition is part of the residential development proposed at the site. The building at 90 Braintree Street was constructed in 1959 as a commercial building.

If you have any questions regarding the enclosed materials, please do not hesitate to contact me at (978) 461-6259.

ASSOCIATES

Sincerely,

EPSILON ASSOCIATES, INC.

A handwritten signature in blue ink that reads "DOUGLAS WELLEHER".

Douglas J. Kelleher
Principal

cc: David Wamester, ALP 90 Braintree Owner, LLC

Holly Carlson Johnston
Brian Lever
Dorothy K. Buckoski, PE
John Zimmer

3 Mill & Main Place, Suite 250
Maynard, MA 01754
www.epsilonassociates.com

978 897 7100

FAX 978 897 0099



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Mailing Address:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

RECEIVED _____

SIGNIFICANT _____

HEARING DATE _____

SCAN AND EMAIL TO BLC@BOSTON.GOV AND MAIL HARD COPY

I. PROPERTY ADDRESS 90 Braintree Street, Allston

NAME of BUSINESS/PROPERTY _____

The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT ALP 90 Braintree Owner, LLC

David Wamester	Representative		
CONTACT NAME	RELATIONSHIP TO PROPERTY		
c/o Anchor Line Partners, One Post Office Square, Suite 4100	Boston	MA	02109
MAILING ADDRESS	CITY	STATE	ZIP CODE
617-451-0500	dwamester@anchorlinepartners.com		
PHONE	EMAIL		
ALP 90 Braintree Owner, LLC	David Wamester		

PROPERTY OWNER	CONTACT NAME		
c/o Anchor Line Partners, One Post Office Square, Suite 4100	Boston	MA	02109
MAILING ADDRESS	CITY	STATE	ZIP CODE
617-451-0500	dwamester@anchorlinepartners.com		
PHONE	EMAIL		

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? Yes

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS See attached
(If necessary, attach additional pages to provide more information.)

IV. DESCRIPTION OF PROPOSED DEMOLITION:

A BRIEF OUTLINE OF THE PROPOSED WORK **MUST** BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL **NOT** BE ACCEPTED. This description should describe the structure(s) to be demolished and the proposed condition of the site after demolition, including any proposed new construction or site improvements. Additional pages may be attached if necessary to provide more detailed information. See also 4. on page two.

The Project will include the construction of a six-story multifamily residential building which will include approximately 85,000 square feet of gross floor area, approximately 120 dwelling units, and interior ground-floor and basement parking for about 60 vehicles. The Project Site, at 90 Braintree Street, is approximately 23,360 square feet and is currently occupied by a 5,130-square-foot commercial building with rectangular footprint. Built in 1959, the one-story, flat-roofed building exterior features praging over concrete-block walls with metal standing-seam cladding applied on the upper half. Its facade, which faces east along Penniman Road, consists of a centrally located entryway and punched window openings. The north and south elevations each feature a loading dock, metal service door, and punched windows. Windows throughout are metal split-sash set within glass-block surrounds. The rear elevation abuts the parcel to the west. See attached for additional project information and details.

V. **REQUIRED DOCUMENTATION:** The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process and may result in a rejected application. No documents should be larger than 11x17.

1. **PHOTOGRAPHS:** 3x5 or larger *current color* photographs of the property, properties affected by the proposed demolition and surrounding areas must be labeled with addresses and dates. Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable.**
2. **MAP:** A map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be an 8 1/2 x 11 portion of a street map, such as from a BPDA locus map or an internet mapping site.
3. **PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
4. **PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.) **Do not submit sheets larger than 11x17.**
5. **PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

VI. **NOTARIZED SIGNATURES:** Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

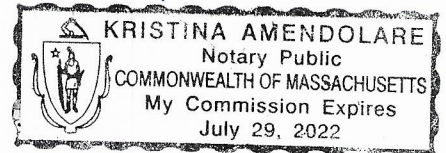
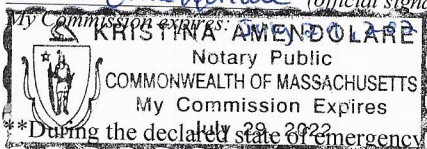
APPLICANT David Wamester OWNER* David Wamester
 PRINT David Wamester, ALP 90 Braintree Owner, LLC PRINT David Wamester, ALP 90 Braintree Owner, LLC
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 1 day of March, 2022, before me, the undersigned Notary Public, personally** appeared David Wamester (name of document signer), proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document in my presence.

On this 1 day of March, 2022, before me, the undersigned Notary Public, personally** appeared David Wamester (name of document signer), proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document in my presence.

Kristina Amendolare (official signature and seal of Notary)
My Commission Expires: July 29, 2022

Kristina Amendolare (official signature and seal of Notary)
My Commission expires: July 29, 2022



**During the declared state of emergency due to COVID-19, digital notarization is allowed.

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.

Expanded Project Description

Existing Building

The Project Site at 90 Braintree Street includes a one-story parged concrete block building constructed in 1959 for commercial use. It has most recently been used as a carpenters union's training facility. The surrounding area consists of a mixed-use neighborhood of residential, commercial, and retail buildings. The Project Site is bound to the north by Braintree Street, a paved parking lot, and five-story apartment building. The Project Site is also bound by multi-family residences to the west, Penniman Street and an empty lot and four-story apartment building to the east, and the Penniman Road Garden and Play Area to the south. Attachment C contains a site locus map.

The building was constructed in 1959 for owner John Simourian for use as a freight terminal and was designed by the building's contractor, Alexander Astor of Watertown, Massachusetts. The building was converted into office space in 1983 and then converted into a training facility in 1991. The concrete parge building faces east towards Penniman Road and encompasses about a quarter of the approximate half-acre parcel at its northwest corner. A loading bay on the north elevation is accessed via Braintree Street. The remainder of the site is a paved surface parking area, accessed via Penniman Road; the lot is lined with metal fencing. Attachment D contains a plot plan.

The one-story building has a rectangular footprint and is approximately 115 feet in length and 40 feet wide. It is constructed of concrete block with concrete parging and standing-seam metal cladding along the top half of its façade (east elevation) and north and south elevations. The flat roof is covered with roll roofing. The façade features a centrally located entryway comprised of a metal-framed, full-lite door with transom and glass-block sidelights. Four bays of punched windows are located to the north of the entryway and five bays of punched windows are to its south. Windows throughout are split-sash with metal framing set within glass-block surrounds. A concrete ramp with a metal tube railing system is located at the northern end of the elevation and wraps around to the north elevation.

The north and south elevations are each comprised of two punched windows, a loading bay, and a metal service door. The rear (west) elevation features painted concrete block and is void of fenestration. Attachment B contains existing condition photographs of the building.

The existing building is not listed in the State or National Registers of Historic Places, nor is it included in the Massachusetts Historical Commission's Inventory of Historic and Archaeological Assets of the Commonwealth.

Project Description

The redevelopment of the Project Site is planned as a new residential building containing approximately 85,000 square feet of gross floor area and 111 rental units, of which 19 will be affordable units. The Project will include approximately 9,500 square feet of open space to serve the Project's residents. There will be 58 parking spaces provided between a partially-at-grade garage and a below-grade garage. Ground level storage will be provided for 111 bicycles. Floor plans and renderings are presented in Attachment E.

Vehicular access in and out of the parking garage will be located on Penniman Road, away from the future pedestrian and bike traffic on Braintree Street. The parking garage will be located partially at grade with all accessible spaces and a direct connection to the lobby, and partially one level below grade with direct access to building elevators and stairs. The garage includes room for in-building loading, trash, mechanical, and electrical rooms.

The Project will enhance the quality of the public realm experience along Braintree Street and Penniman Road by implementing the goals presented in Boston's Complete Streets Design Guidelines. The design focuses on providing a welcoming and unobstructed pedestrian path along Braintree Street. The Proponent will ensure that proper lighting is implemented for safety and vibrancy. Where appropriate, the Project will utilize permeable surfaces, furnishings, and new street trees while ensuring that these improvements will not impede or obstruct the pedestrian path. The continuous unobstructed pedestrian path will continue down Penniman Road adjacent to small residential unit gardens, to the Penniman Road Garden and Play Area, and adjacent neighborhood.

Table 1-1 presents the Project's program.

Table 1-1 Project Program

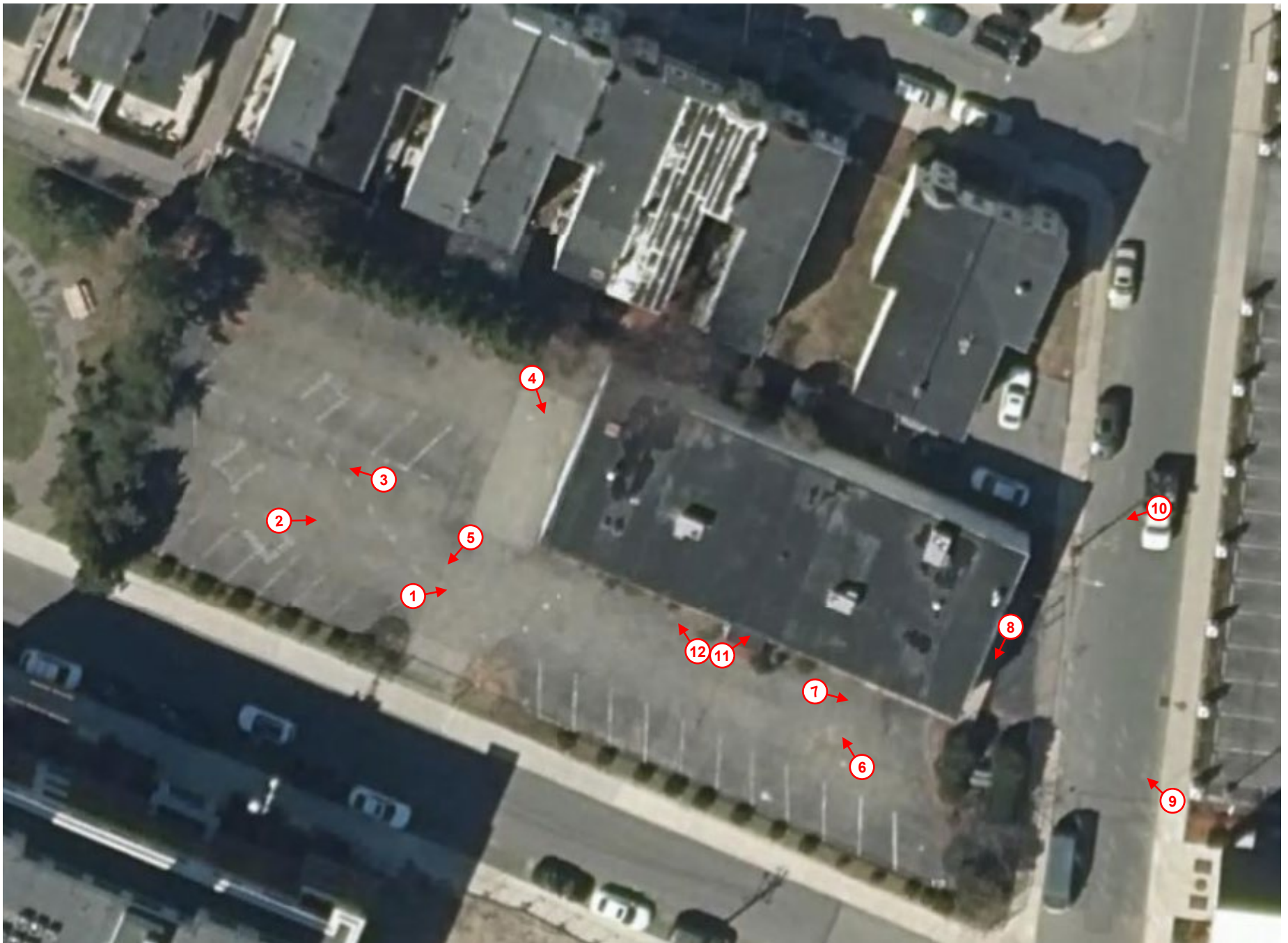
Land Use	Proposed Size
Residential	111 units
Parking	58 spaces
Open Space	approx. 9,500 sq. ft.

Attachment A: Project Zoning Information

Zoning Relief

The Project will require zoning relief to allow for multifamily dwelling use, as well as for floor area ratio (FAR) and building height relief. The Proponent anticipates a ZBA hearing in the coming months.

Attachment B: Existing Conditions Photographs



90 Braintree Street, Allston



1. East elevation (façade) and south elevations, looking north



2. South and east elevations, looking north



3. Southern portion of parcel, looking south



4. South elevation, looking northeast



5. Southeastern portion of parcel, looking southeast



6. East elevation, looking southwest



7. East elevation, looking northeast



8. North elevation, looking east



9. North elevation, looking southwest



10. North and west elevations, looking southeast




11. Main entryway detail



12. Window detail


Attachment C: Locus Map

LEGEND

 Project Site

Scale 1:2,400
1 inch = 200 feet

0 100 200 Feet



Basemap: 2019 Orthophotography, MassGIS



90 Braintree Street, Allston

Attachment D: Plot Plan



90 Braintree Street, Allston

Attachment E: Project Plans and Renderings



VIEW FROM PENNIMAN PARK



VIEW OF PENNIMAN ROAD ELEVATION



VIEW FROM BRAINTREE STREET



VIEW FROM BRAINTREE STREET

ARTIST WORKSPACE ON CORNER



LEVEL 3
ROOF

LEVEL 1 ROOF

LEVEL 5 ROOF/
LEVEL 6 TERRACE

LEVEL 4
ROOF/
LEVEL 5
TERRACE

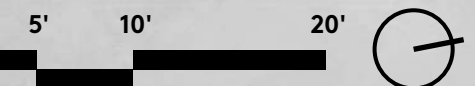
LEVEL 6 ROOF

LEVEL 6 ROOF /
MECH. ENCLOSURE

PENNIMAN
PARK

BRAINTREE
STREET

PENNIMAN
ROAD





SECOND ENTRY INTEGRATED ALONG PARK FACADE

BIKE ROOM SPLIT BETWEEN DUAL ENTRIES

ARTIST WORKSPACE INTEGRATED ALONG BRAINTREE ST

ON-STREET LAYBY PROPOSED IN LIEU OF EXISTING CURB CUT

PENNIMAN RD GARDEN

OUTDOOR GATHERING AREA PROPOSED ADJACENT TO PARK - POTENTIAL OUTDOOR ART SPACE

PROPOSED ON-SITE BLUEBIKE LOCATION





Attachment F: Property Deed

Suffolk County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 2/17/2022 10:51:24 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
909021	DEED		00680/91	08/03/2020	6650000.00
Property-Street Address and/or Description					
90 BRAINTREE ST PL 28587-A CERT 64858					
Grantors					
EMRC APPRENTICESHIP AND TRAINING FUND LLC					
Grantees					
ALP 90 BRAINTREE OWNER LLC					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					
135874 00675/74, 136891 00680/91					

Handwritten initials

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 08/03/2020 12:47 PM
Cnt# 201917 14156 Doc# 00909021
Fee: \$30,324.00 Cons: \$6,650,000.00



2020 00909021
Cert#: 136891 Bk: 680 Pg: 91
Doc: DED 08/03/2020 12:47 PM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

MASSACHUSETTS QUITCLAIM DEED

EMRC Apprenticeship and Training Fund, LLC, a Massachusetts limited liability company (the "Grantor"), with an address of 1661 Worcester Road, Suite 302, Framingham, Massachusetts 01701, for consideration of Six Million Six Hundred Fifty Thousand and 00/100 Dollars (\$6,650,000.00), grants to **ALP 90 Braintree Owner, LLC**, a Massachusetts limited liability company, with an address c/o Anchor Line Partners, One Post Office Square, Boston, Massachusetts 02109

with **quitclaim covenants**

That certain parcel of land situated in that part of Boston formerly Brighton in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:

- NORTHEASTERLY by the southwesterly line of Braintree Street, one hundred three and 12/100 (103.12) feet;
- SOUTHEASTERLY by the northwesterly line of Penniman Street, two hundred fifty 29/100 (250.29)
- SOUTHWESTERLY by land now or formerly of the City of Boston, ninety-eight and 92/100 (98.92) feet; and
- NORTHWESTERLY by lands of sundry adjoining owners, as shown on a Plan hereinafter mentioned, two hundred twenty-one and 33/100 (221.33) feet.

All said boundaries are determined by the Land Court to be located as shown on a Plan drawn by Joseph Selwyn, Civil Engineer, dated July 7, 1958, as modified and approved by the Land Court, filed in the Land Registration Office as Plan No. 28587-A, a copy of a portion of which is filed with Certificate of Title No. 64858.

The Grantor has elected not to be taxed as a corporation for the current tax year.

Reference for title is made to Certificate of Title No. 105620 duly filed with the Suffolk Registry District of the Land Court.

[SIGNATURE AND NOTARY PAGE TO FOLLOW]

Property Address: 90 Braintree Street, Allston (Boston), MA

Please Return To: MSS4
First American Title Insurance Company
National Commercial Services
800 Boylston Street, Suite 2820
Boston, MA 02199 968300

EXECUTED under seal as of the 24th day of July, 2020.

EMRC Apprenticeship and Training Fund, LLC

By: Robert E. Loubier
Name: Robert E. Loubier, Manager ✓

By: Thomas J. Gunning
Name: Thomas J. Gunning, Manager ✓

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 24th day of July, 2020, before me, the undersigned notary public, personally appeared Robert E. Loubier, and Thomas J. Gunning, Managers proved to me through satisfactory evidence of identification, which were () driver's licenses or other state or Federal governmental document bearing a photographic image, () oath or affirmation of a credible witness known to me who knows the above signatory, or (X) my own personal knowledge of the identity of the signatory to be the persons whose names are signed on the preceding or attached document in my presence, and who acknowledged to me that they signed it voluntarily for its stated purpose on behalf of EMRC Apprenticeship and Training Fund, LLC.

[Signature]

Notary Public
Commission Expires:



909021.

DOC No: 00909021

SUFFOLK LAND COURT
REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Aug 03, 2020 at 12:47P

Document Fee: 155.00 Rec Total: \$30,999.00

CERTIFICATE No: 136891 BK 00680 PG 91

ALSO NOTED ON: CERT 135874 BK 675 PG 74

Attested hereto



Stephen J. Murphy
Asst. Recorder of Land Court

sent good



cc

SUFFOLK COUNTY REGISTRY OF DEEDS
Transfer Certificate of Title

Cert No: 136891
Book: 680
Page: 91

Document No: 909021

From Certificate No. 135874, Originally Registered May 31, 2019

In Registration Book 675, Page 74 for the Registry District of Suffolk County

This is to Certify that

ALP 90 BRAINTREE OWNER, LLC, a Massachusetts limited liability company, with an address
c/o Anchor Line Partners, One Post Office Square

of Boston in the County of Suffolk and the Commonwealth of Massachusetts, is the owner in fee
simple, of that certain parcel of land situated in **that part of Boston formerly Brighton**, in the
County of Suffolk and the Commonwealth of Massachusetts, situated on **Braintree Street**.

Said land is determined by the Court to be located as shown on a plan drawn by Joseph Selwyn,
Civil Engineer, dated July 7, 1958, as modified and approved by the Court, filed in the Land
Registration Office as **Plan No. 28587-A**, a copy of a portion of which is filed with **Certificate of
Title No. 64858**.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the
General Laws and that the title of said

ALP 90 BRAINTREE OWNER, LLC

to said land is registered under said Chapter, subject, however, to any of the encumbrances
mentioned in section forty-six of said Chapter, which may be subsisting, and subject also as
aforesaid.

Witness, **GORDON H. PIPER**, Chief Justice of the Land Court, at Boston in said County of
Suffolk

the third day of August in the year two thousand and twenty

at 12 o'clock and 47 minutes in the afternoon.

Attest, with the seal of said Court, _____


STEPHEN J. MURPHY, Assistant Recorder

Property Address: **90 Braintree Street**
Land Court Case: **No. 28587-A**

108
5/15
JMS

Certificate No: 136891
 Book: 680 Page: 91

Memoranda of Encumbrances

Report Date: 08/24/2020

Document Number	Kind	In Favor Of	Terms	Date of Instrument Date of Registration	Signature	Discharge
909022	CERTIFICATE	ALP 90 BRAINTREE OWNER LLC	CERTIFICATE OF GOOD STANDING	07/17/2020	<i>Stephan J Murphy</i>	
909023	MORTGAGE	BANK OF NEW ENGLAND	\$5,935,000. - AS PER NOTE	08/03/2020 12:47 PM	<i>Stephan J Murphy</i>	
909024	ASSIGNMENT	BANK OF NEW ENGLAND	COLLATERAL ASST LESSOR'S INTEREST IN LEASES, RENTS & PROFITS	07/31/2020	<i>Stephan J Murphy</i>	
909825	MUNICIPAL LIEN CERTIFICATE	BOSTON CITY OF	CERTIFICATE OF MUNICIPAL LIENS	08/03/2020 12:47 PM	<i>Stephan J Murphy</i>	
				07/08/2020	<i>Stephan J Murphy</i>	
				08/24/2020 12:48 PM	<i>Stephan J Murphy</i>	

End of Document _____ End of Document _____ End of Document _____ End of Document _____ End of Document _____

Memoranda Of Encumbrances

Cert No: 135874,136891

Book/Page: 00680/91

Cert No 136891
Document Number 909022
Kind CERTIFICATE
In Favor of ALP 90 BRAINTREE OWNER LLC
Date of Instr 07/17/2020
Terms CERTIFICATE OF GOOD STANDING
Date of Reg 08/03/2020
Time of Reg 12:47PM

Cert No 136891
Document Number 909023
Kind MORTGAGE
In Favor of BANK OF NEW ENGLAND
Date of Instr 07/31/2020
Terms \$5,935,000.- AS PER NOTE
Date of Reg 08/03/2020
Time of Reg 12:47PM

Cert No 136891
Document Number 909024
Kind ASSIGNMENT
In Favor of BANK OF NEW ENGLAND
Date of Instr 07/31/2020
Terms COLLATERAL ASST LESSOR'S INTEREST IN LEASES, RENTS & PROFITS
Date of Reg 08/03/2020
Time of Reg 12:47PM

Cert No 136891
Document Number 909825

Kind MUNICIPAL LIEN CERTIFICATE
In Favor of BOSTON CITY OF
Date of Instr 07/08/2020
Terms CERTIFICATE OF MUNICIPAL LIENS
Date of Reg 08/24/2020
Time of Reg 12:48PM

Cert No
Document
Number
Kind
In Favor of
Date of Instr
Terms
Date of Reg
Time of Reg
