

**SELDC Design Review Application
October 8, 2022**

**Life Alive Café
505 Tremont Street, Boston MA 02116**

ADDRESS:

[Legal property address](#)

505 Tremont St
Boston, MA 02118

NAME OF BUSINESS/PROPERTY:

Life Alive Cafe

APPLICANT:

Alexandra Chan
Life Alive Cafes, LLC
765 Massachusetts Ave
Cambridge MA 02139
Cell: 609-433-8423
Cafe: 717-354-5433
Alex@lifealive.com

PROPERTY OWNER:

Druker Company
Julie Rogowski
617-293-1585
jrogowski@drukerco.com
50 Federal Street, Ste 1000
Boston, MA 02110

ARCHITECT:

BKA Architects
Keith Bettencourt
142 Crescent St
Brockton, MA 02302
T: 508-583-5603
kbettencourt@bkaarchs.com

Utile Architecture & Planning

Tim Love
T: 617-423-7200

love@utiledesign.com

115 Kingston St, Boston, MA 02111

CONTRACTOR

Bob Sanford
Cornerstone Design/Build Services, Inc.
538 Wilbur Ave
Swansea, MA 02777
bob@cornerstonedesignbuild.com
T (508) 679-2500 x 105

PART III

DESCRIPTION OF PROPOSED WORK:

Summary:

Life Alive Café at Atelier|505 is proposing a permanent structure that can be removed by a future tenant on the plaza at 505 Tremont Street. This structure will allow for all season dining and replace the existing seasonal patio.

Itemized list of work:

- Construction of a structure at the northern end of the 505 Tremont St parcel. The structure will provide additional cafe seating and entry into the retail spaces of two new tenants: Life Alive Organic Cafe and Down Under School of Yoga.
- Structure will be permanent, but constructed to be removable by a future tenant
- Enclosure interacts with the existing Atelier|505 facade at the following locations: (1) Along the top edge of the roof plane beneath existing bay windows, and (2) Vertical corner posts at either end of the enclosure.
- Removal of two light fixtures on the facade of Atelier|505
- Removal of three awnings on the facade of Atelier|505

Prior to opening the Life Alive Café at 505 Tremont in May 2022, Life Alive came before the SELDC in 2021 to request approval for a demountable tent on the plaza. Through two advisory meetings, guidance was provided on design and structure, all of which was incorporated into the proposed design. In December 2021, the SELDC could not come to an agreement regarding precedent, despite the unique, existing differences that the Atelier|505 building already features relative to the South End. The Commissioners discussed a possible subcommittee but ultimately moved to deny without prejudice. We are returning to the SELDC to request a reconsideration of the project and propose a permanent tent that would replace the existing patio seating on the plaza, provide for guest seating through all four seasons, and could be easily removed by a future tenant. The design integrates with the existing Atelier|505 building, is informed by the details and materials of the South End, and incorporates the prior feedback provided by the SELDC.

Description:

The built form of the block of buildings at Tremont and Berkeley Street has always been unique within the South End. Rather than 19th-century Victorian red brick row houses, the Atelier|505 block has hosted larger scale buildings including Smith's Organ Factory, the Clarendon Hotel, the Cyclorama, the Odd Fellows Hall, the National Theatre, and several garages. In 2004, 505 Tremont Street was redeveloped by the Druker Company, into a ULI award winning 9-story mixed-use building with theater and arts

facilities for the Boston Center for the Arts, over 100 residences, and commercial and retail space on the ground floor. The architects designed the building to set back from the corner of Tremont and Berkeley Street, creating a triangular plaza in the hopes that ground floor activities would extend out from the building and enliven the corner.

The ground floor tenant at Atelier|505, Life Alive Organic Cafe, proposes to construct a semi-enclosed outdoor seating area on a portion of the plaza to provide additional four-season cafe seating. The new construction will also serve as the main entry to the cafe space and the adjacent yoga studio, Down Under School of Yoga.

The structure is designed to be easily removed when the tenant vacates the space. Though it is intended to be operated year-round, the space will not be conditioned and will be demountable. Space heaters will be used in the winter and sliding windows will be mobilized in warmer weather.

The structure lightly interfaces with the existing building at only three points: at a flashing starter track detail where the structure meets the exterior wall and at the two vertical edges of the new structure where it touches the existing facade. The structure footings do not penetrate the plaza; instead it has weights at the concrete base of each column that have been engineered to keep the structure stable and prevent uplift. The structure is made of quality, durable materials including a light frame aluminum structure (powder coated), a glazed storefront sliding window system (powder coated) and a standing seam metal roof made of coated steel. The structure uses mechanical fasteners between members of the system wherever possible to ensure the enclosure is removable by a future tenant.

The design of the new semi-enclosure reflects the character of the existing Atelier|505 building and is informed by details and materials of the South End neighborhood. The proportions of the proposed structure align with the four pronounced bay windows on the existing facade facing the triangular plaza. This alignment is further emphasized in the details of the proposed metal roof by spacing standing seams in relation to the bays of the existing building. The color and materiality of the new structure correspond with the existing Atelier|505 building, with a light metal roof matching the color of the Calderwood Pavilion and the remainder of the metal windows and doors matching the dark metal window frames of Atelier|505. A recessed metal band for signage, similar to that of Atelier|505, is integrated along the short sides of the structure. The design of the roof echoes existing storefronts in the South End that incorporate standing seam metal roofs.

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: \$125,000 _____

IV. DULY AUTHORIZED SIGNATURES (both required)

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

APPLICANT Bryan Timko OWNER* Ronald M. Druker

*(If building is a condominium or cooperative, the chairman must sign.)

PRINT Bryan Timko, Life Alive Cafes, LLC PRINT Ronald M. Druker

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.

UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED

THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION.

The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

- COMPLETED APPLICATION FORM
- APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions)
- DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. **Applications that only note "see attached" will not be accepted.**)
- PHOTOS OF EXISTING CONDITIONS
- DRAWINGS AND SPECIFICATIONS AS REQUIRED (See "documentation requirements" in instructions)

For more information, visit the website at: www.cityofboston.gov/landmarks

Or contact the Environment Department at (617-635-3850) or at Boston City Hall, Room 709, Boston, MA 02201

SELDC Review Application

October 8, 2022

Life Alive Café at Atelier|505 proposes a permanent structure that can be removed by a future tenant on the plaza at 505 Tremont Street. This structure will allow for all season dining and replace the existing seasonal patio.

Project History: 505 Tremont Street

We are returning to the SELDC to request a reconsideration of the project and propose a permanent tent that would replace the existing patio seating on the plaza, provide for guest seating through all four seasons, and could be easily removed by a future tenant. The design integrates with the existing Atelier|505 building, is informed by the details and materials of the South End, and incorporates the prior feedback provided by the SELDC.



Advisory Meeting #1

July 6, 2021

The Commissioners questioned the appropriateness of this project in light of the fact that seasonal enclosures at restaurant entries are not typically approved in the district. The durability of the materials was also questioned.



Advisory Meeting #2

September 13, 2021

The Commissioners appreciated the strategy of a “demountable permanent structure.” They questioned the aesthetics of the roof material for looking too temporary and noted that signage is prohibited on awnings.



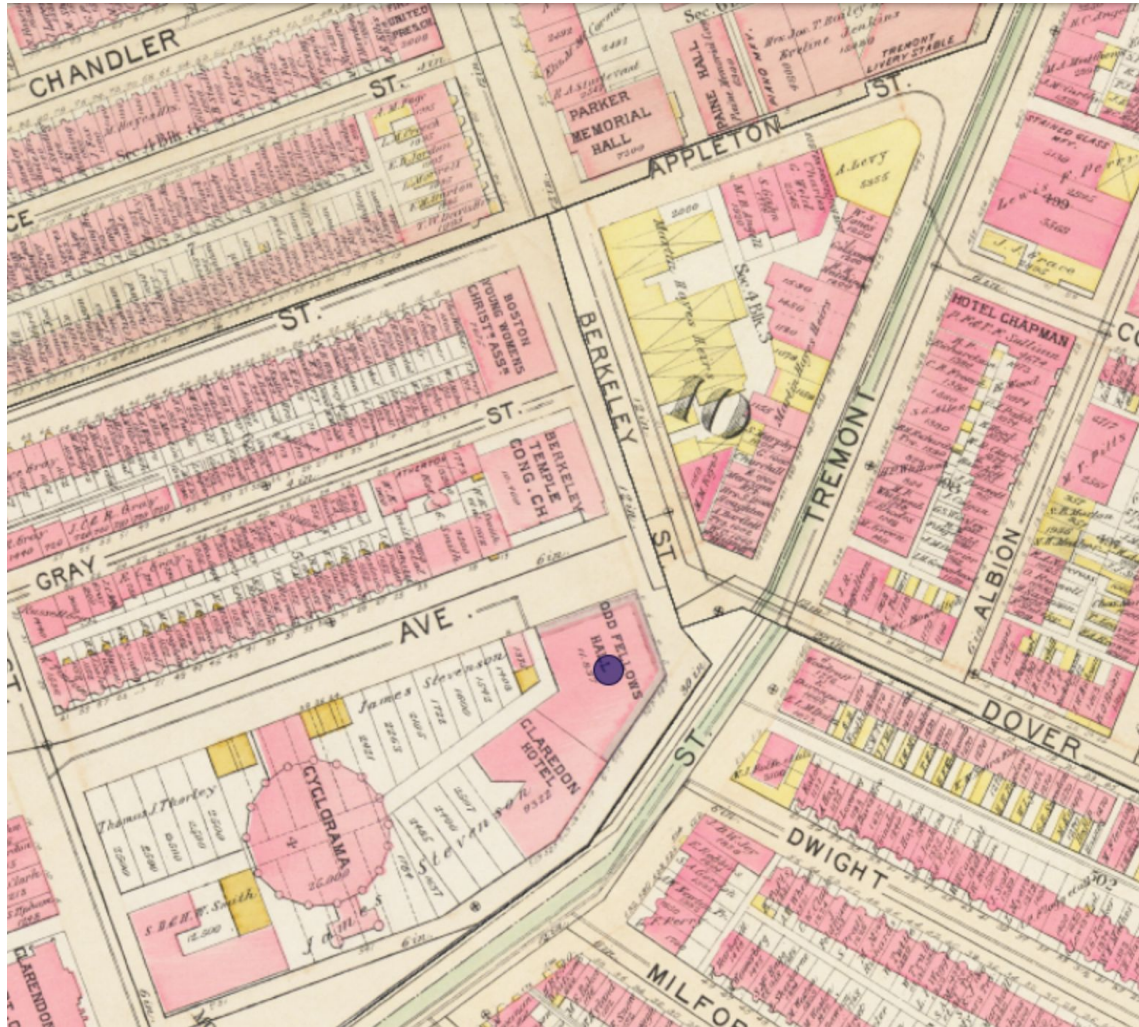
Hearing 1

December 7, 2021

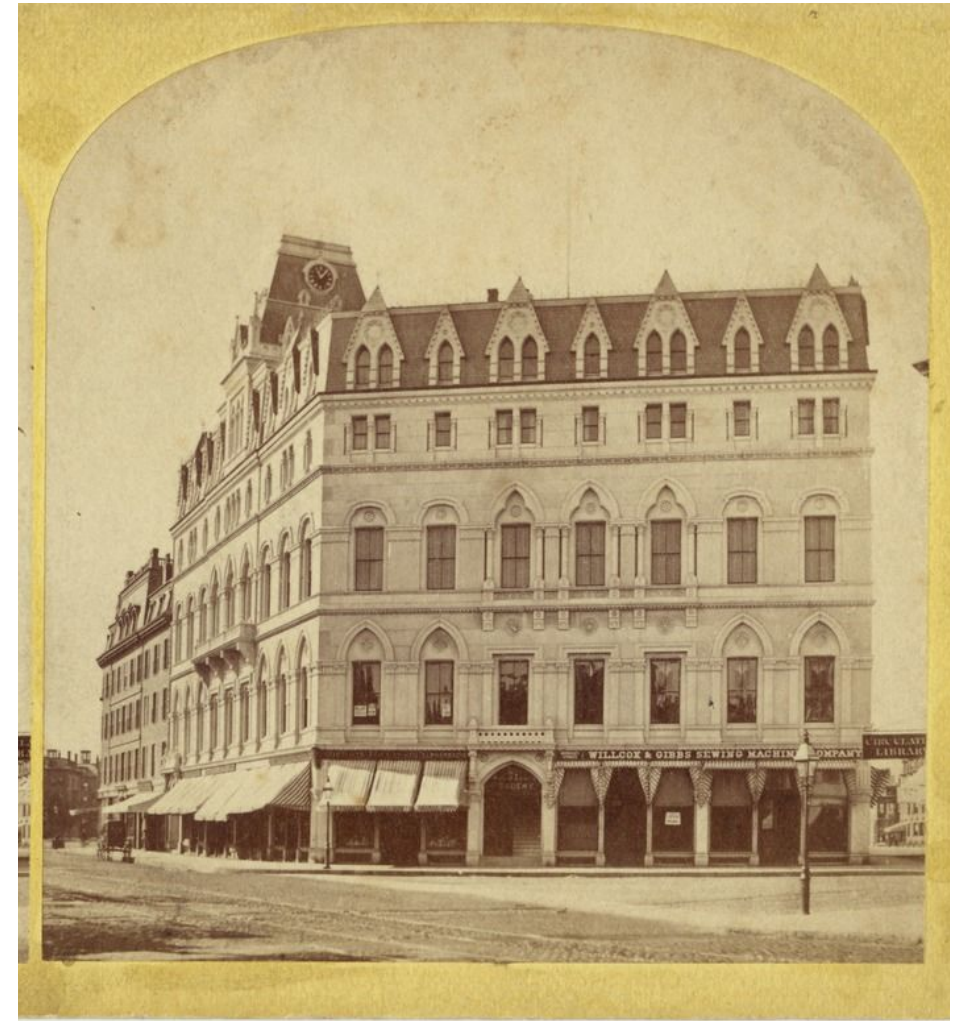
The Commissioners appreciated the new design, but were concerned about precedent, despite the building’s unique architecture within the South End. A potential subcommittee was discussed, but the Commissioners moved to deny without prejudice at the time.

Historical Context

The principal entrance leading to the apartments of the Order, is on the Tremont Street front, that to the Academy and other offices and rooms for rental is on Berkeley Street.
The Corner Stone was laid with appropriate ceremonies on the 13th of June, 1871; and the building was dedicated to the use of the Order on the 29th of January, 1873.
Architects, H & J. E. Billings.



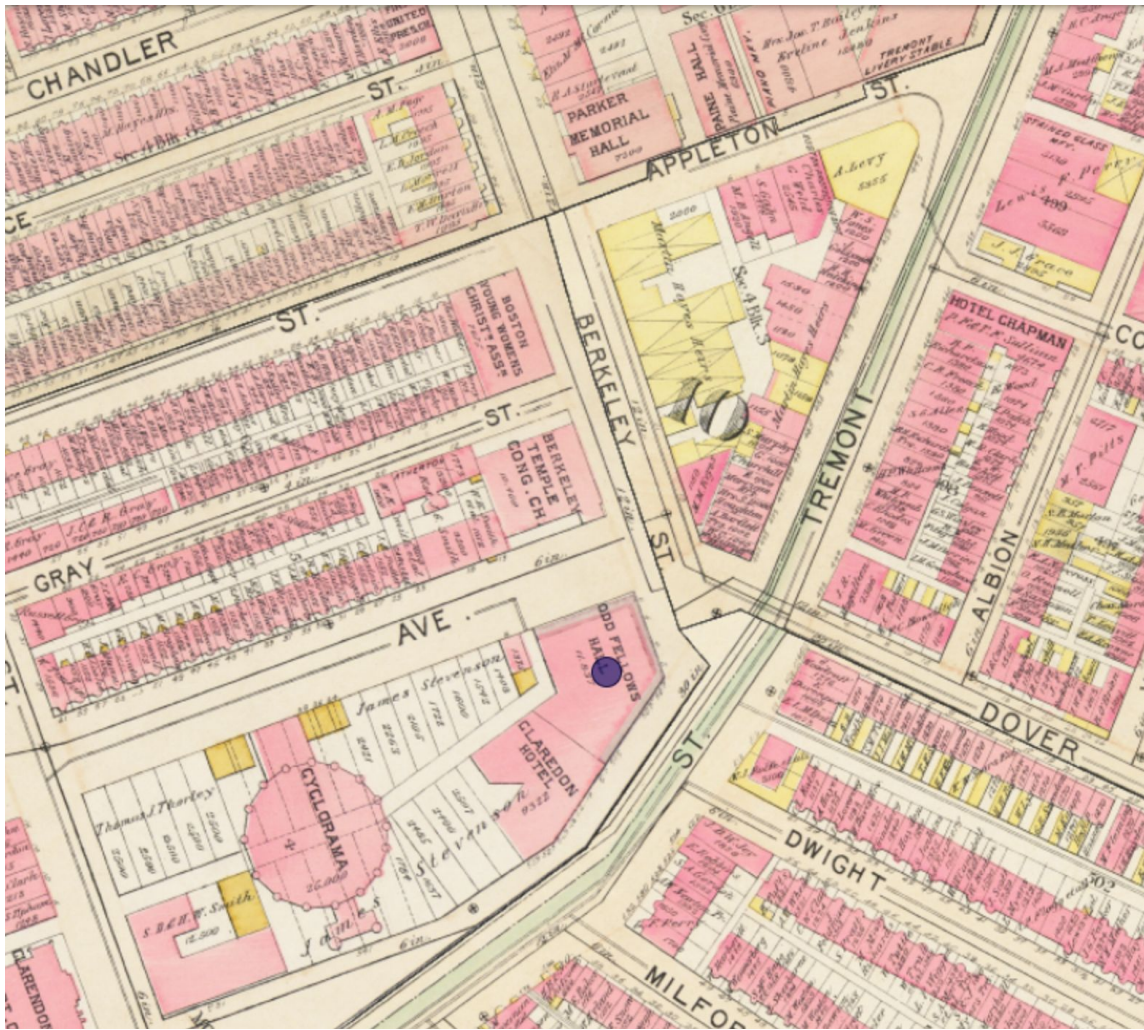
1895 [Atlascope Boston](#)



Odd Fellows' Hall, ca. 1873-75, [Boston Public Library, Stereograph Collection](#)

Urban Context

The built form of the Atelier 505 block and the buildings north of Tremont Street along Berkeley Street were always an anomaly in the South End.



1895 [Atlascope Boston](#)

Sidewalk Activation



Existing Building



Existing: Front Elevation

Northeast Elevation



0' 1' 2' 5' 10'

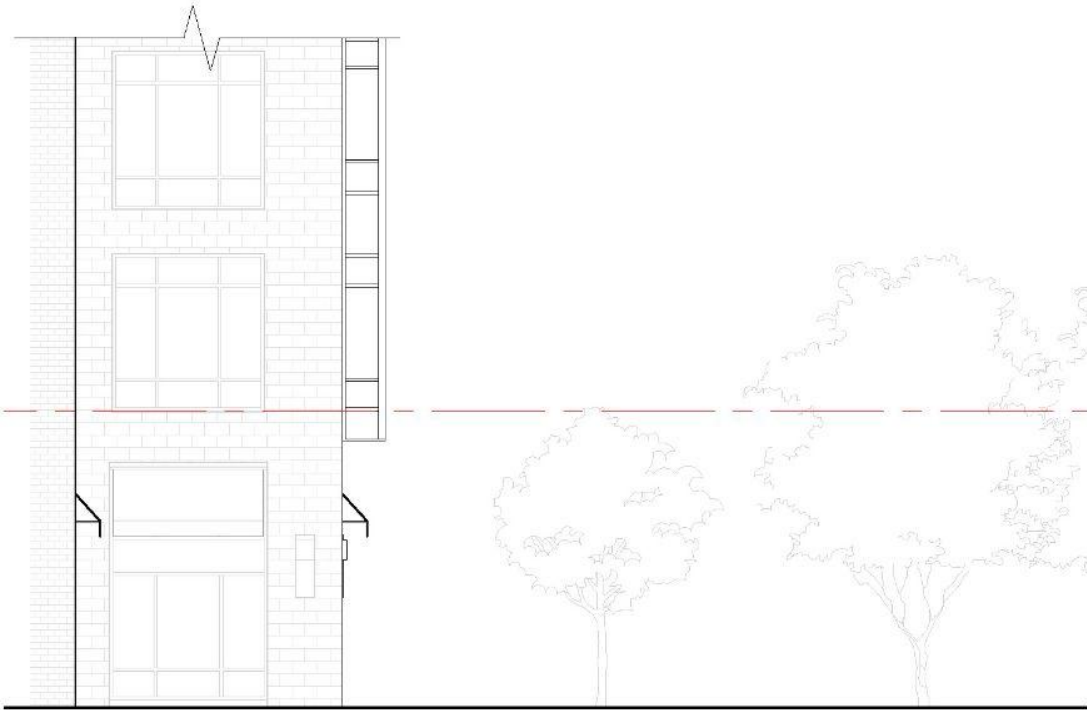
Proposed: Front Elevation

Northeast Elevation

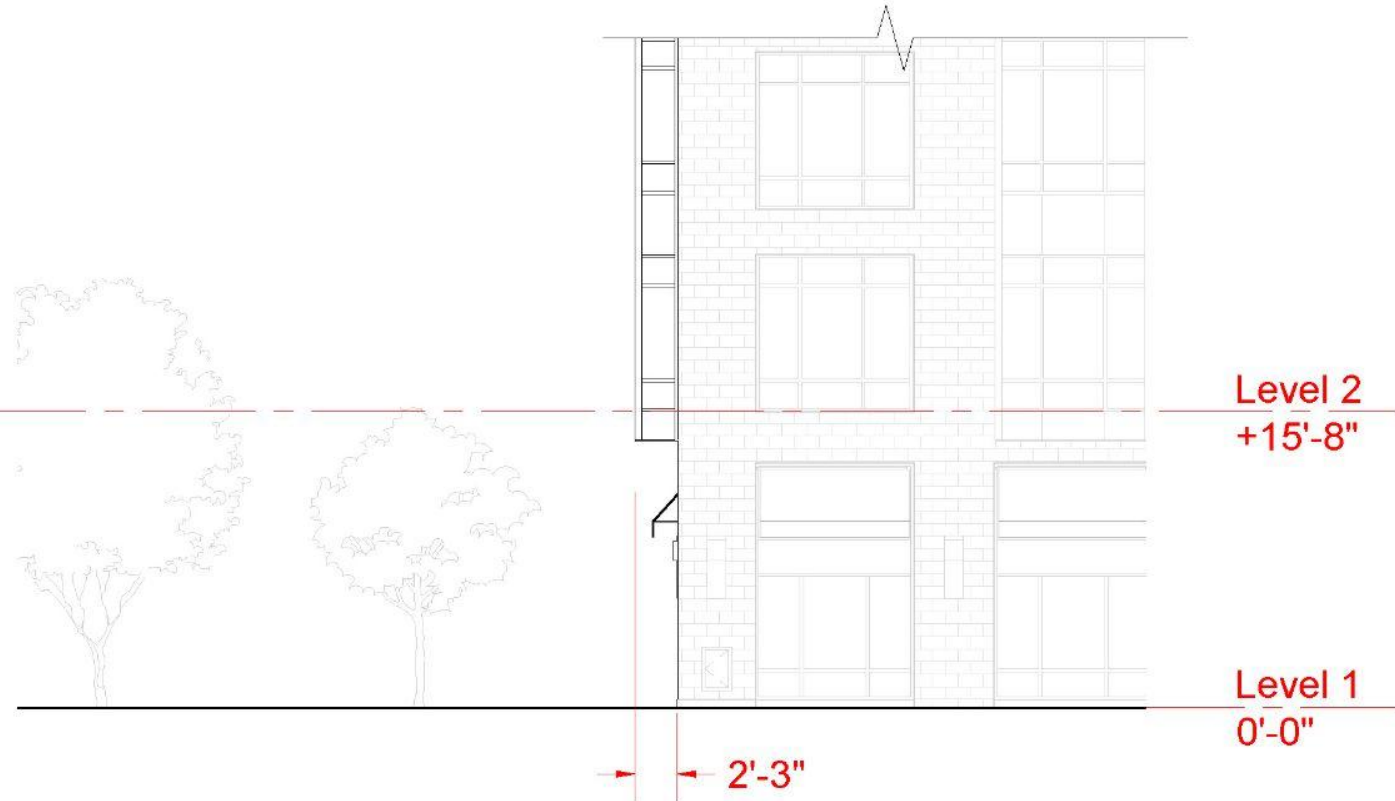


Existing: Side Elevations

Southeast Elevation
(Tremont St side)

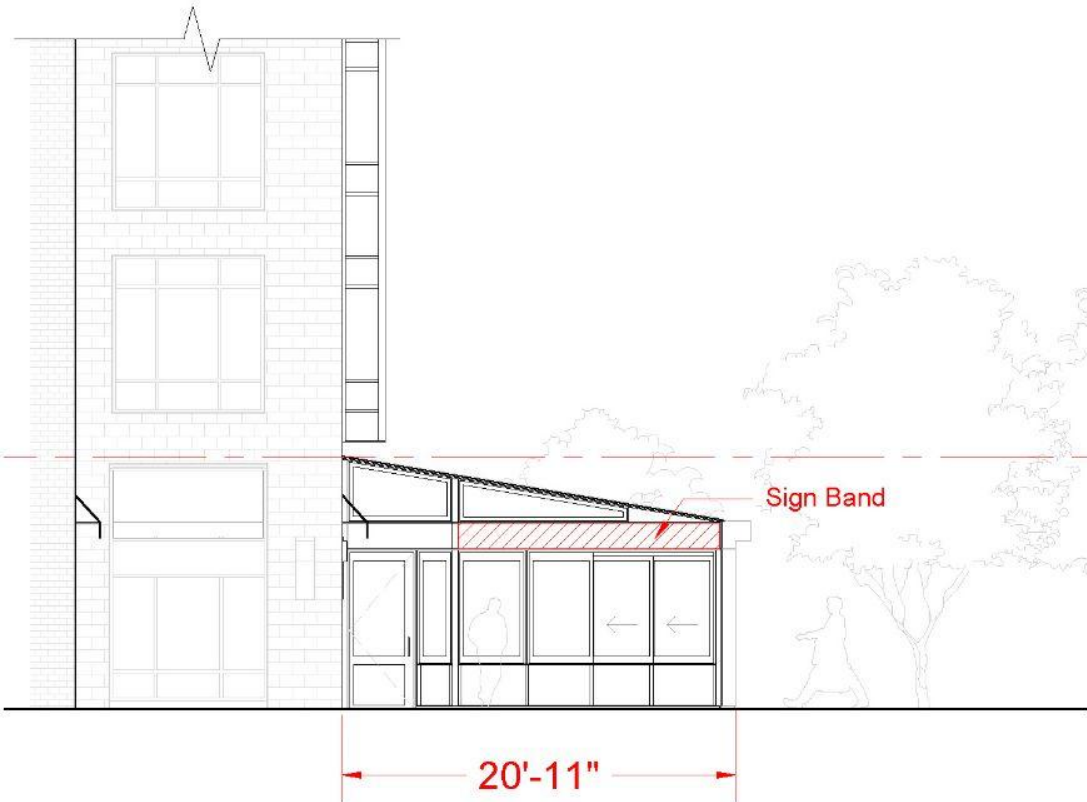


Northwest Elevation
(Warren St side)



Proposed: Side Elevations

Southeast Elevation
(Tremont St side)



Northwest Elevation
(Warren St side)



Aerial from Tremont



Precedent Metal Roof Edge

655 Tremont Street

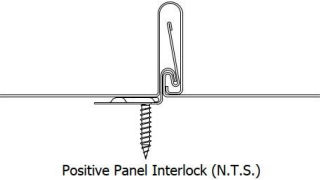
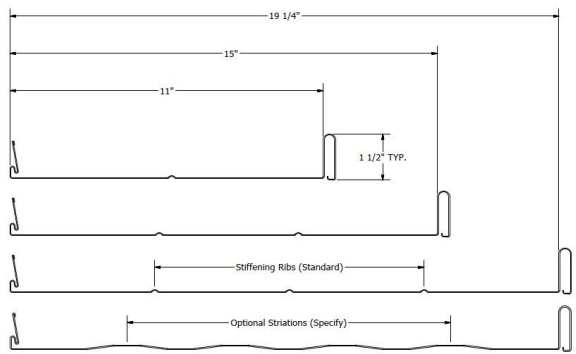
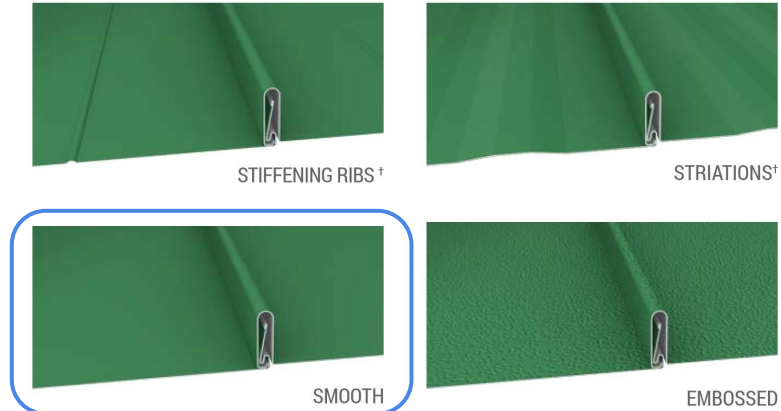




Looking south on Berkeley St



Metal Roof: ATAS Dutch Seam

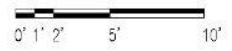


55% Al-Zn Coated Steel with Acrylic Coated Steel
Smooth finish

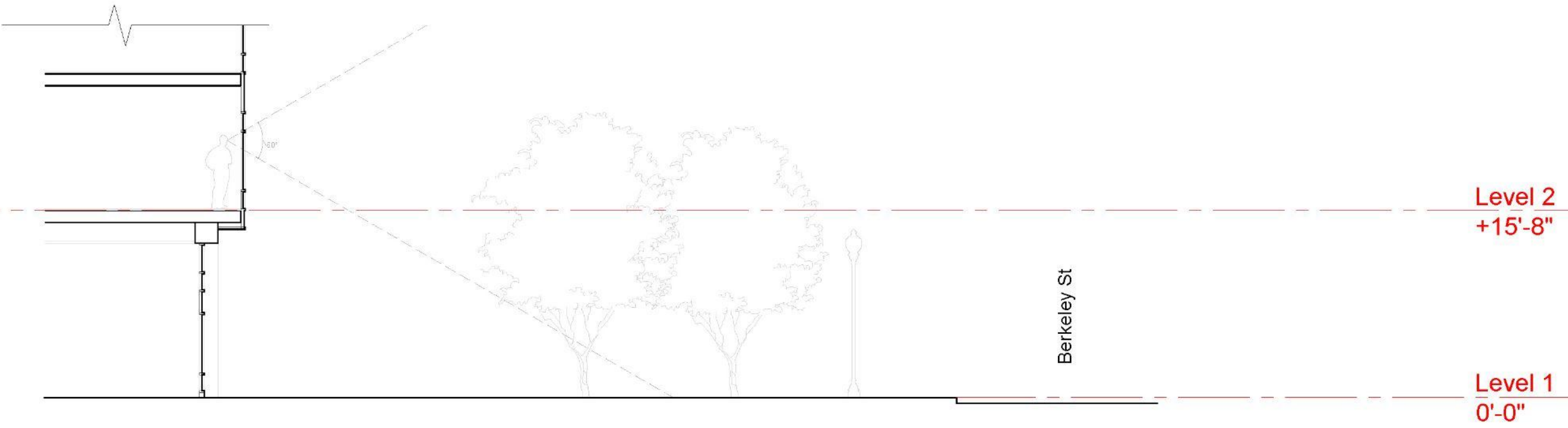
Match light metal color of the
Calderwood Pavilion.



Proposed: Roof Plan



Existing: Section, view from Atelier 505

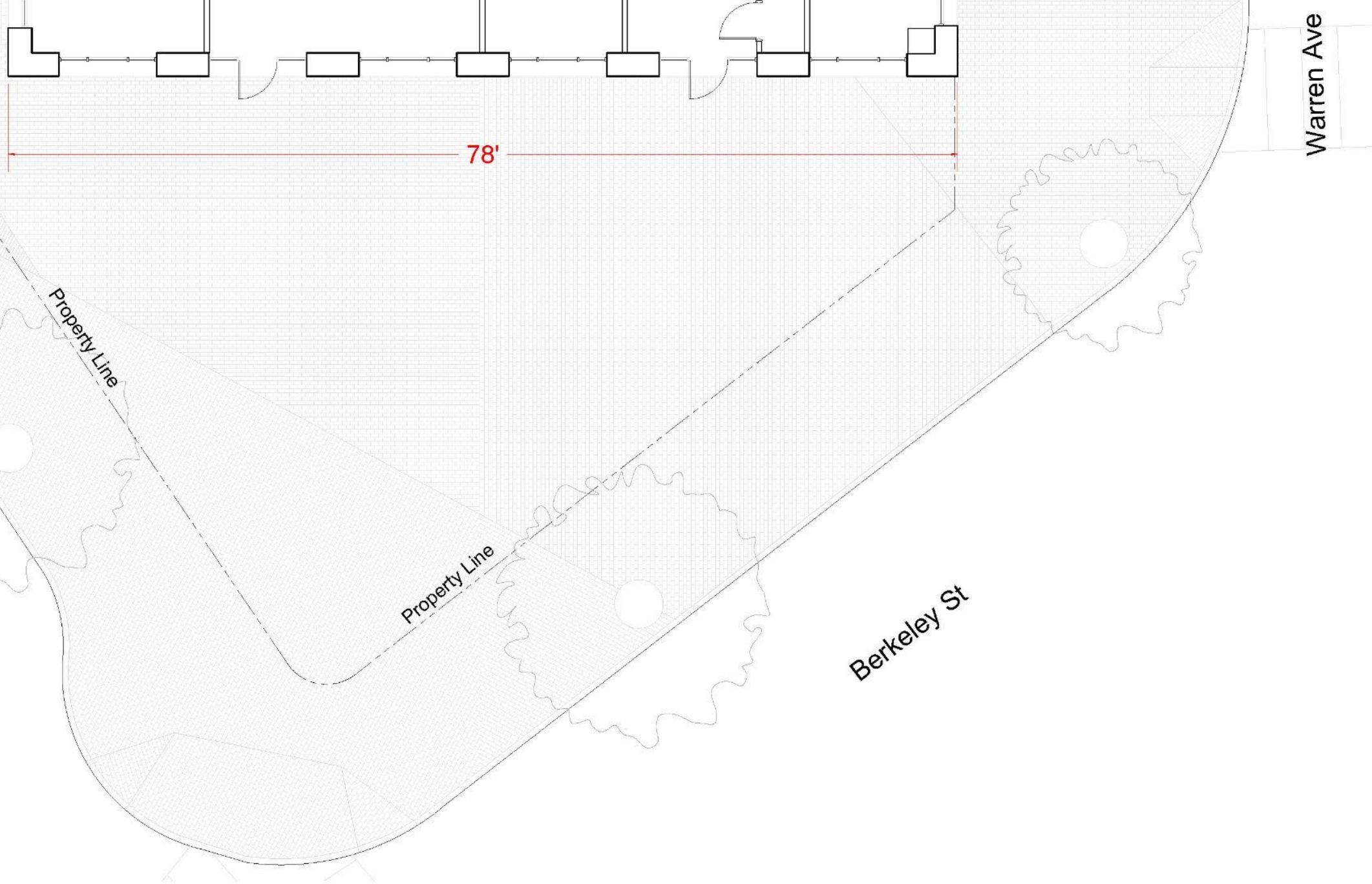


0' 1' 2' 5' 10'

Proposed: Section, view from Atelier 505

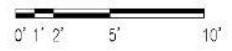
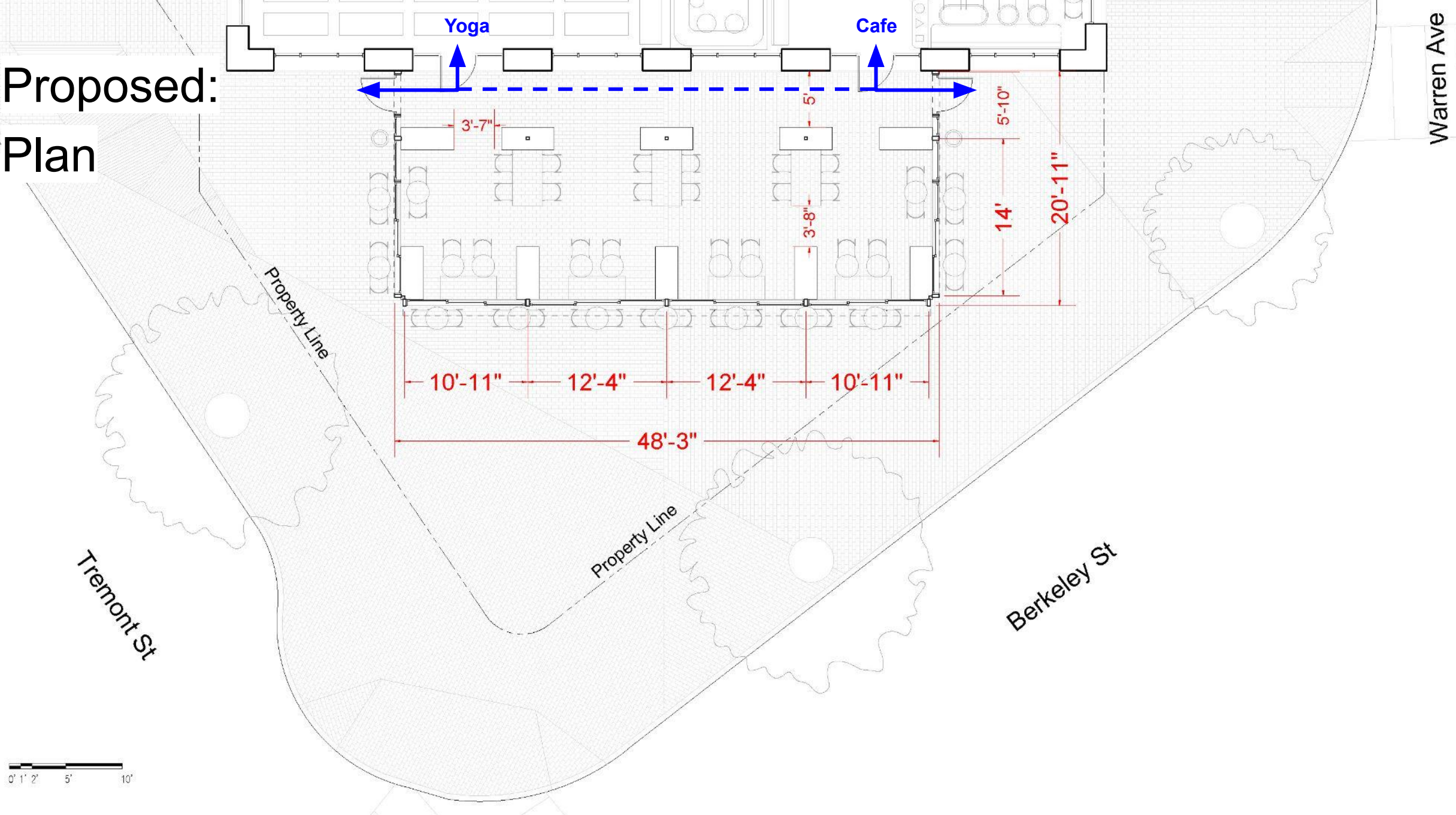


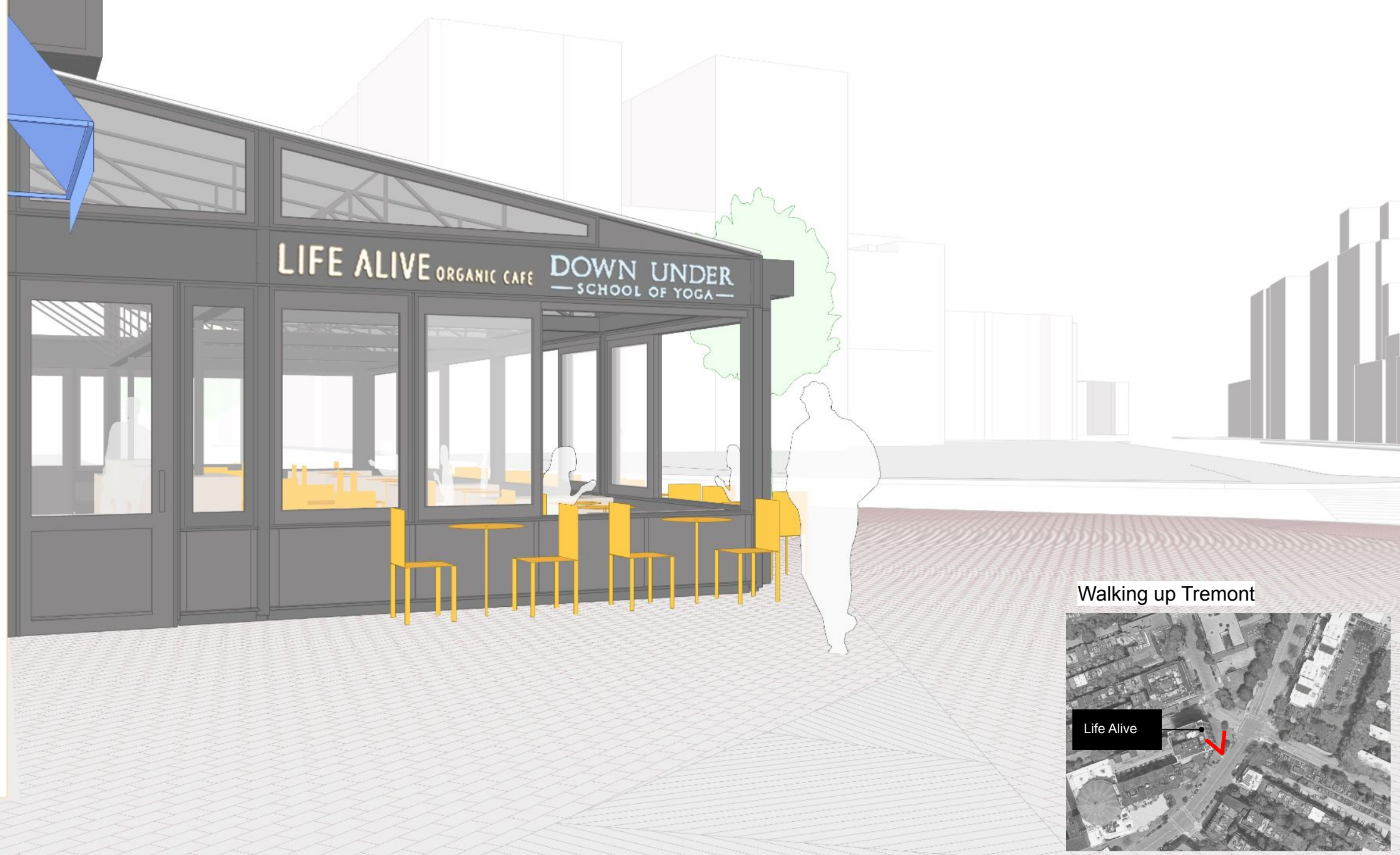
Existing: Plan



0' 1' 2' 5' 10'

Proposed: Plan





Walking up Tremont



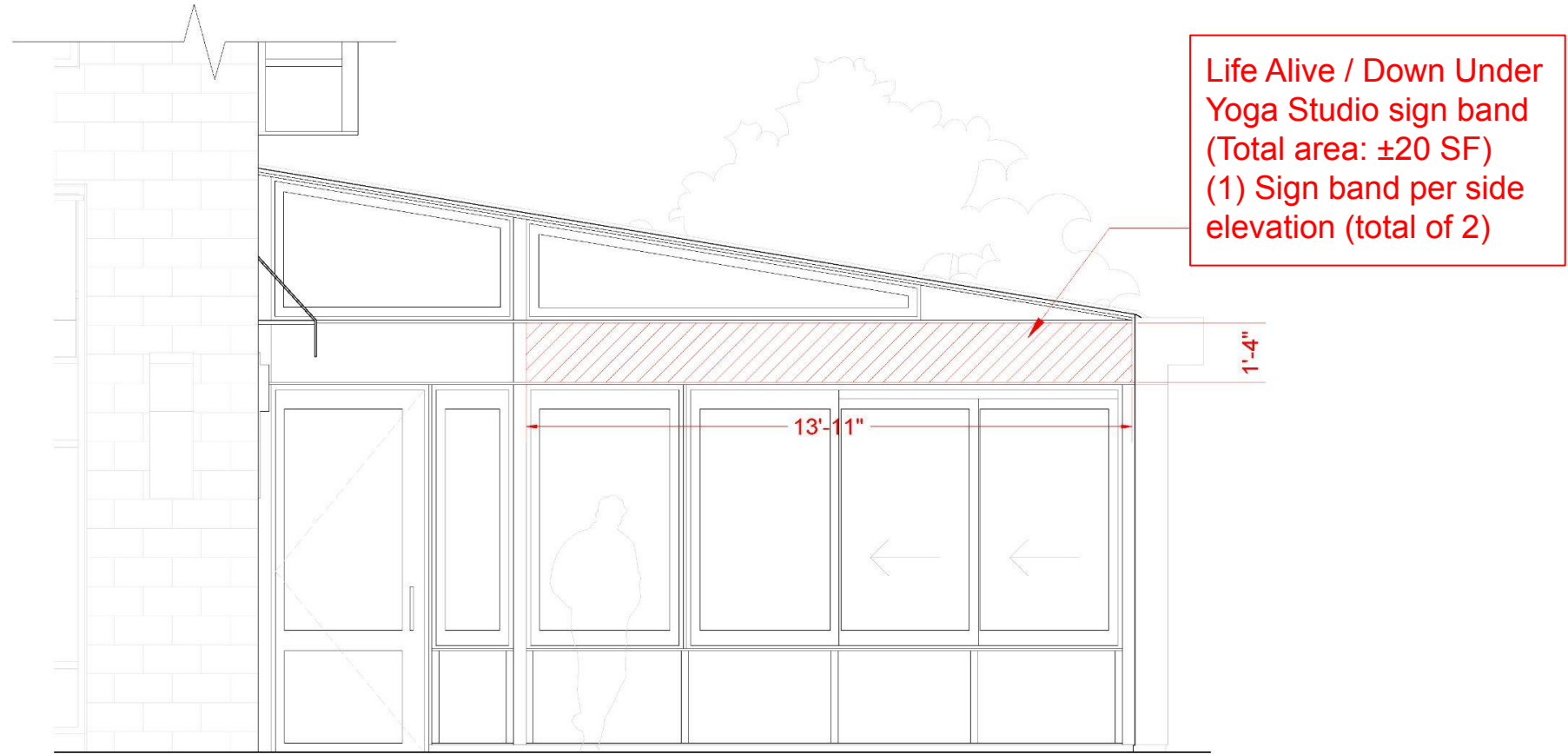


Tremont St looking west



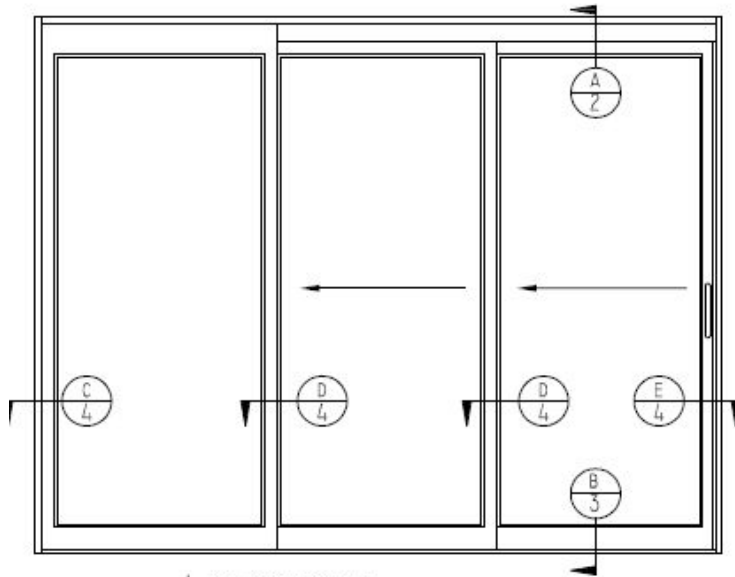
Signage Details

- Life Alive / Down Under Yoga Studio signage design will follow the Atelier|505 Sign Criteria
- Sign band text will not exceed a height of 12 inches
- Signage to be comprised of 3D lettering, mounted to recessed metal panel of sign band

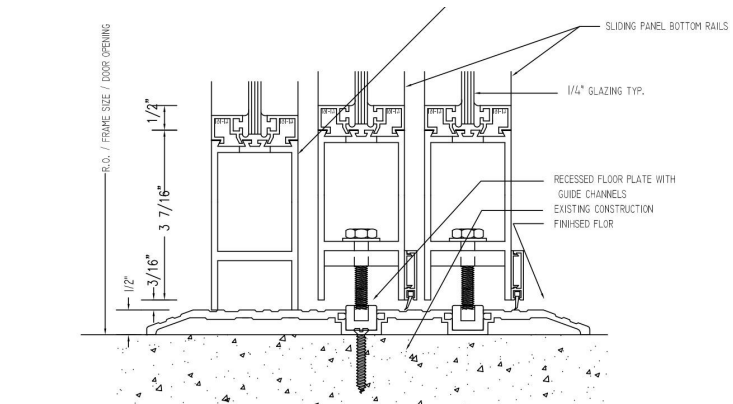
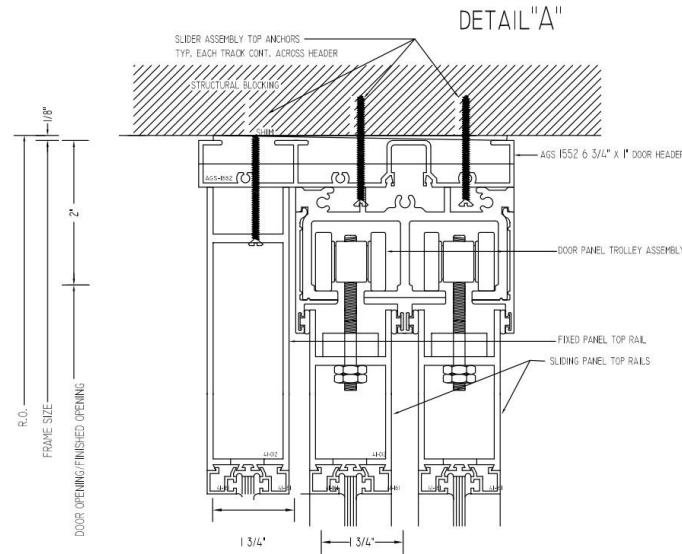


Signage Elevation N.T.S.

Sliding Panels: Architectural Glazing Systems, Pacer 450 Series



1 THUS TOTAL

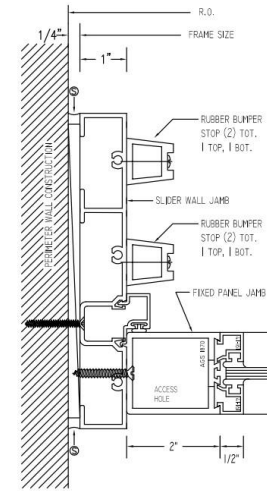


DETAIL "B"

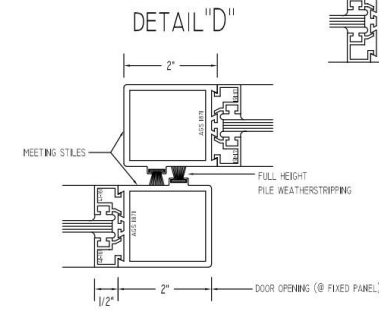


Black LT601

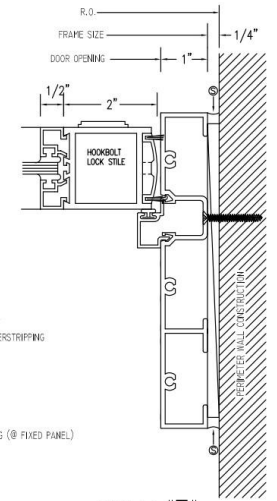
AGS finish approximation. Finish to be color matched to existing building storefront framing (Charcoal/Black)



DETAIL "C"

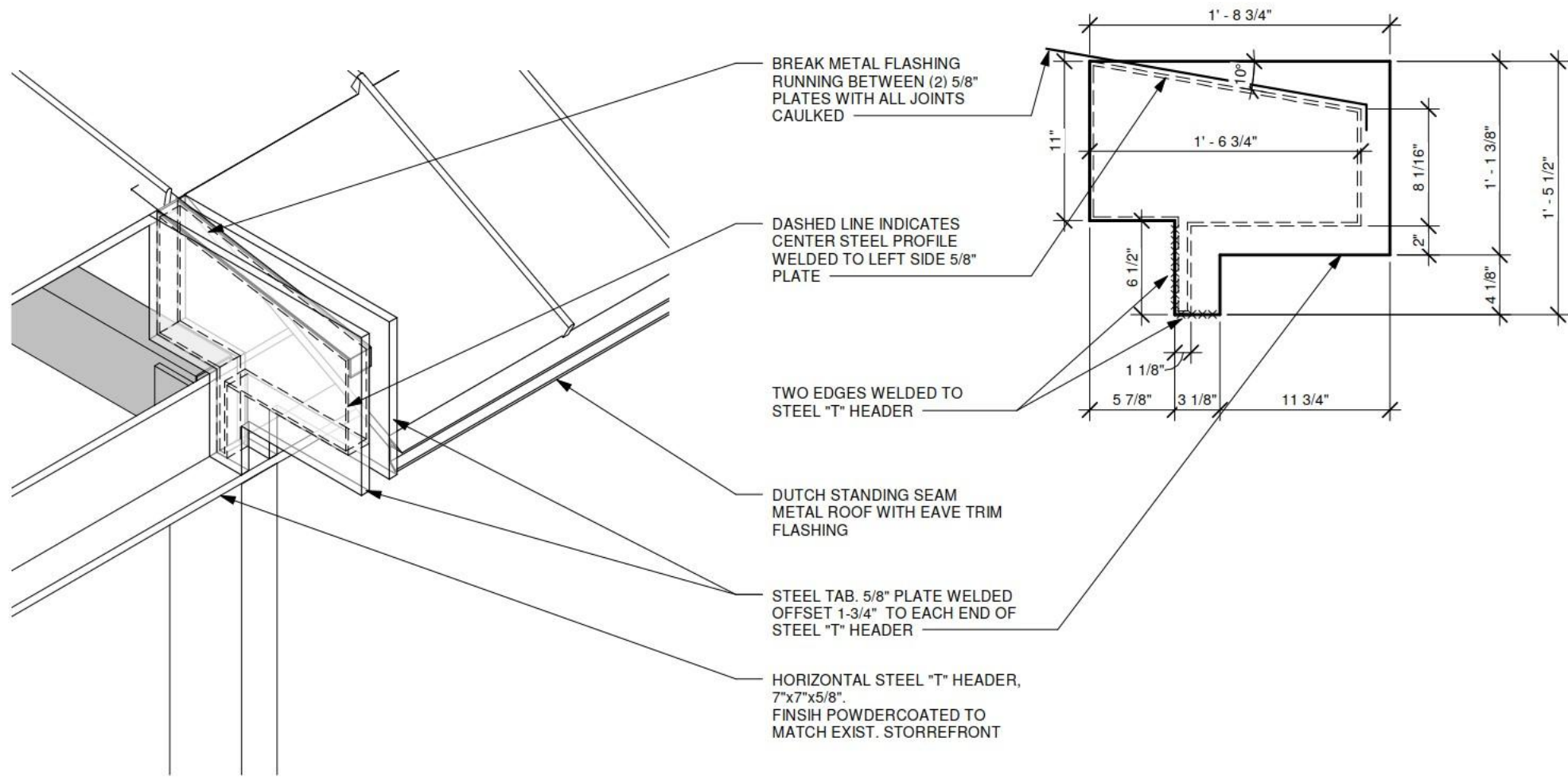


DETAIL "D"

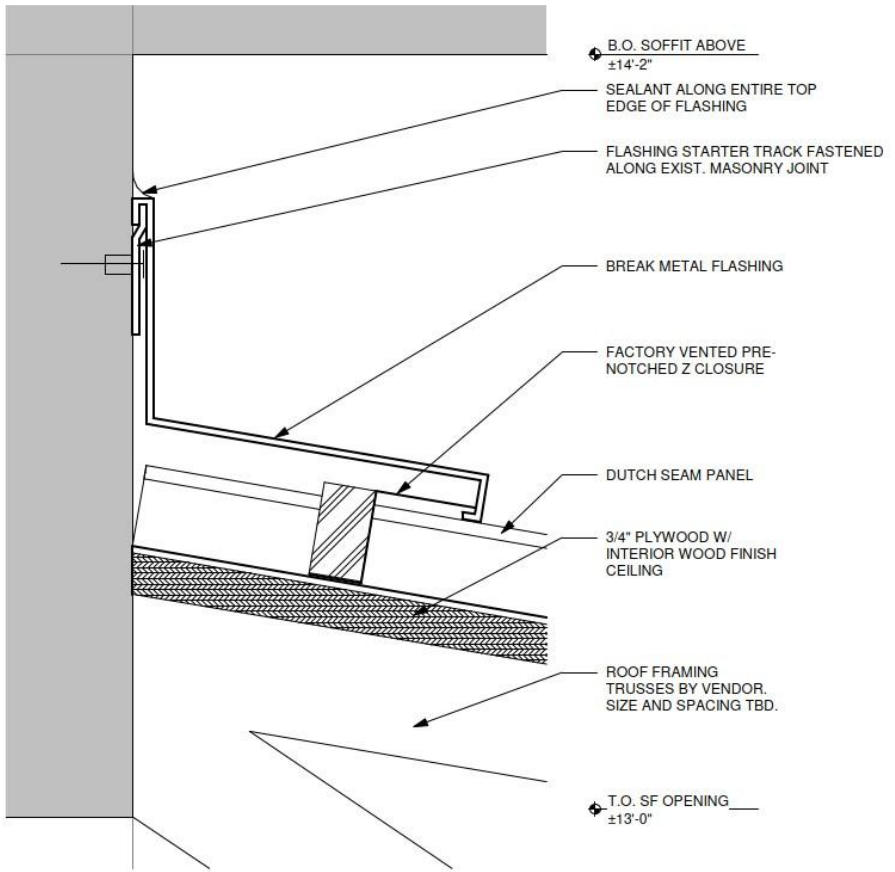


DETAIL "E"

Tab Detail

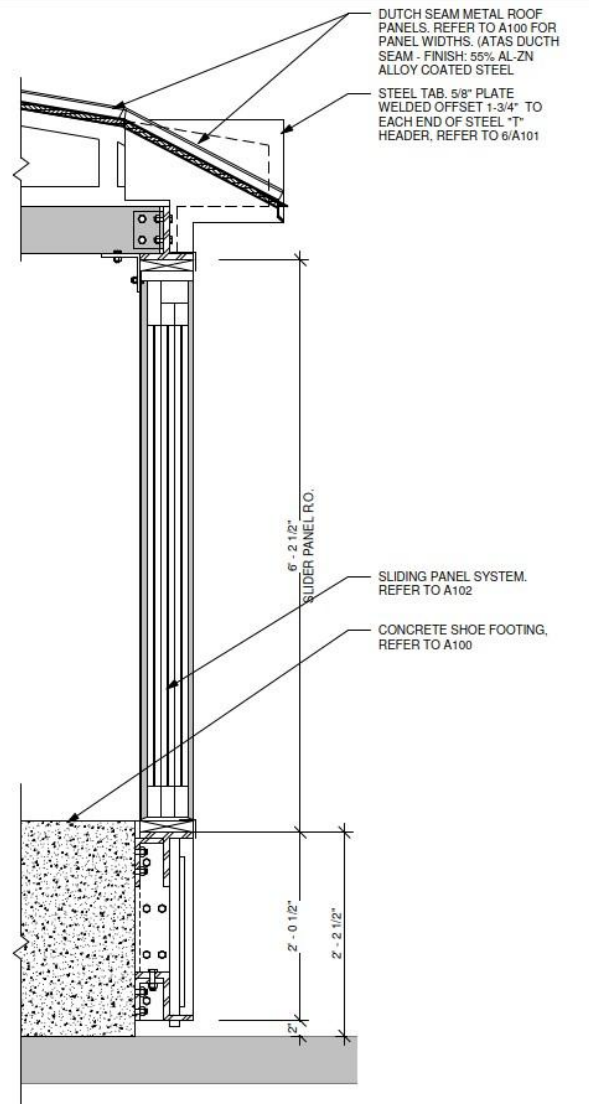
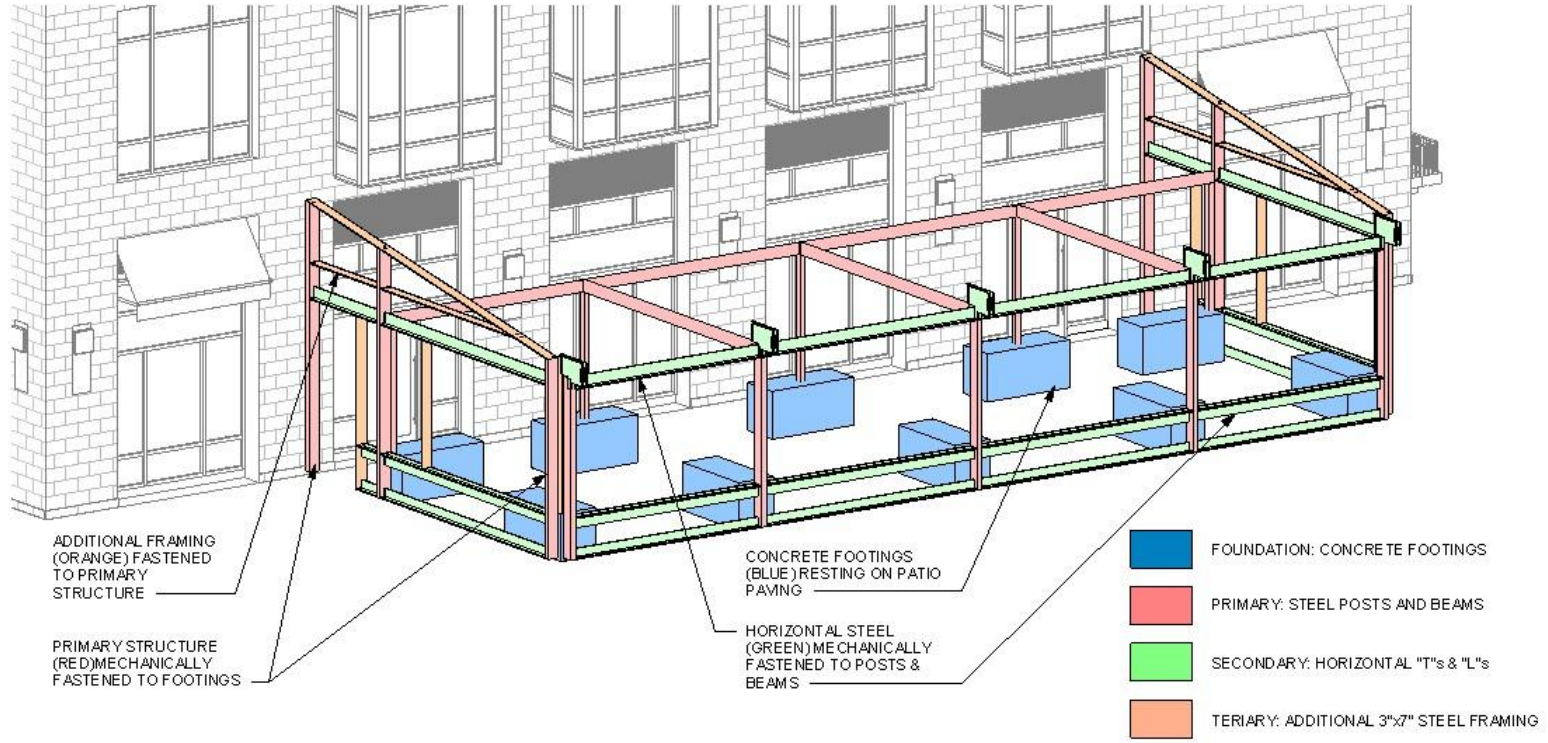


Connection to Existing Building



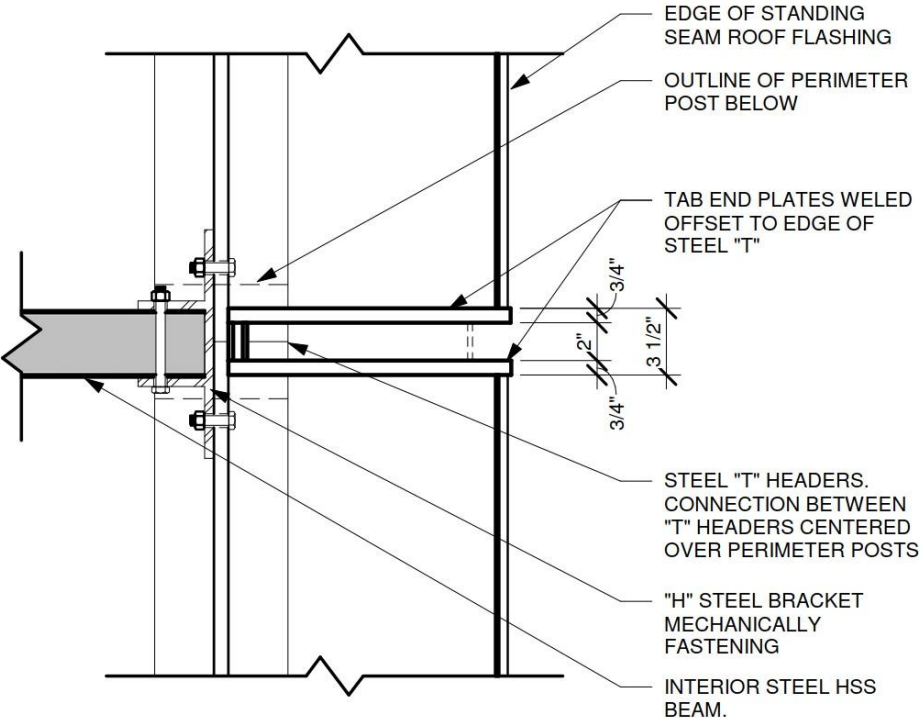
Section Detail:
Flashing Starter Track Detail

Connection to Existing Plaza

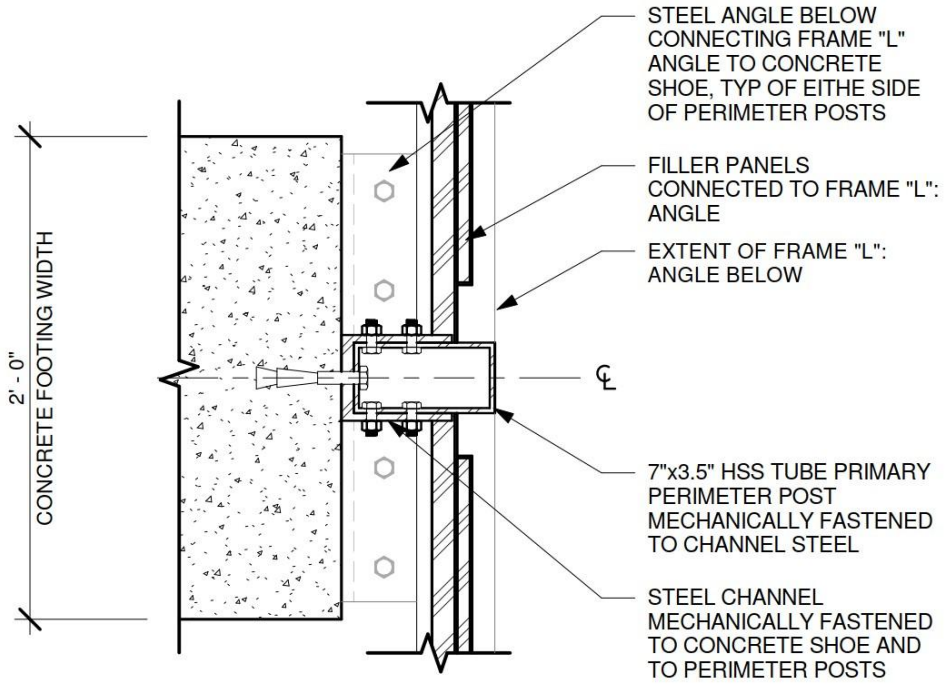


Section Detail:
Front Edge of Enclosure

Demountable Construction



Plan Detail:
Post & Beam Top Connection Detail



Plan Detail:
Concrete Base & Post Connection Detail



Moving north on Berkeley St

