

**400 Massachusetts Avenue
South End Landmark District Commission Design Review Online Application
July 6, 2023**

Property Address

- 400 Mass Ave.
Boston, MA 02115

Project Team Information

- Property Owner – name, firm, street address, city, state, zip, email, phone:

Anita Huggins
TDC-Tenants Development Corporation
434 Massachusetts Avenue
Boston, MA 02118
AHuggins@tenantsdevelopment.com
617-247-3988

- Applicant – name, firm, street address, city, state, zip, email, phone:

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- Contractor – name, firm, street address, city, state, zip, email, phone (if available):

NA

- Architect – name, firm, street address, city, state, zip, email, phone (if available):

Andreas Romero
Davis Square Architects
240A Elm Street
Somerville, MA 02144
aromero@davissquare.com
617-283-0396

Project Information

- Project Description: A brief outline of the proposed work must be provided. This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project.

The residential building at 400 Massachusetts Ave. was constructed in 1988. This project proposes renovation of the extant entry vestibule, including the removal of the existing entry vestibule and replacement with a 120 sf vestibule to accommodate mailboxes and package storage lockers. The new entry vestibule will closely match the existing massing, roofline, and materials and features a metal sloped roof with metal panel fascia, storefront system clear glazing and dark green metal accents, and veneer masonry matching the existing building. The roof form, profile, and materials will be similar to the existing roof. Signage will be limited to the street name and number within the fascia and will not be illuminated. New sconce lighting will be installed at the exterior of the vestibule.

- Type of work: (select – alterations to existing building, new construction, demolition)

Alterations to existing building

- Cost estimate

\$373,000

- Have all necessary approvals from other city agencies been received (Zoning, Parks, Architectural Access)?

Yes

- Building Department permit number (if available):

NA

- Emergency application: Y/N

No

Supporting Documentation

- Photographs
- Plans
- Copy of City of Boston Application Fee Invoice



EXISTING EXTERIOR CONDITION PHOTOS

400 MASSACHUSETTS AVE, BOSTON, MA



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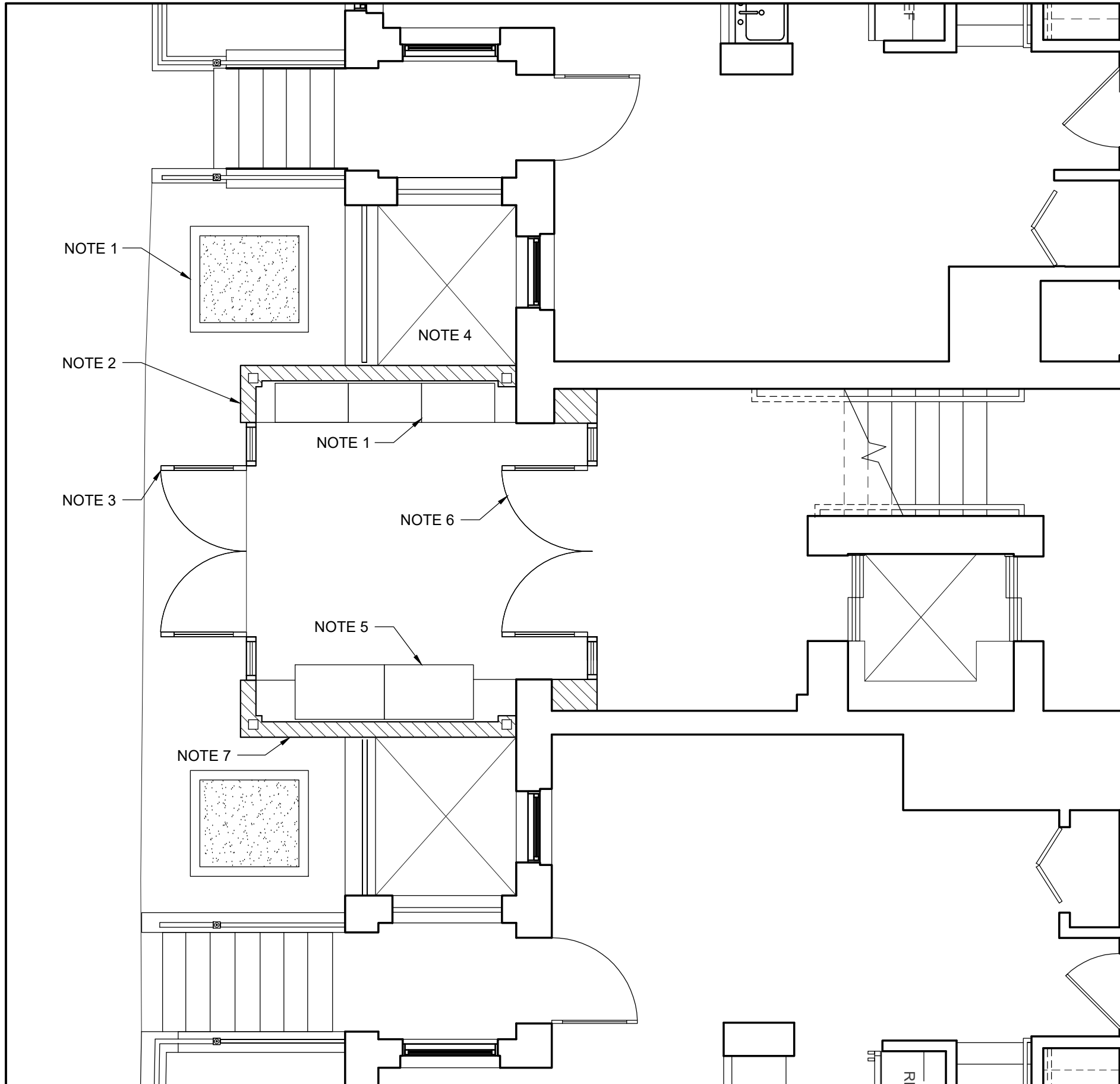


NEW VESTIBULE PROPOSED AT ENTRY RENDER | 400 MASSACHUSETTS AVE, BOSTON, MA



NEW VESTIBULE BUILDING ELEVATION

400 MASSACHUSETTS AVE, BOSTON, MA



GENERAL SCOPE NOTE:
 SURROUNDING CONSTRUCTION ADJACENT TO VESTIBULE
 WILL REMAIN. NEW EXTERIOR MATERIALS WILL BE
 SELECTED TO MATCH OR BE SIMILAR TO EXISTING
 ADJACENT MATERIALS.

- NUMBERED NOTES:
- EXISTING PLANTERS TO BE RECONFIGURED WITH MATCHING MATERIALS.
 - NEW VESTIBULE WALL, WITH MASONRY EXTERIOR MATCHING EXISTING BUILDING.
 - NEW ALUMINUM STOREFRONT SYSTEM, COLOR TO MATCH EXISTING WINDOWS AND ENTRY SYSTEM.
 - EXISTING LIGHT WELLS AND SURROUNDING CONSTRUCTION TO REMAIN OR BE REPLACED IN KIND AS REQUIRED FOR NEW CONSTRUCTION.
 - NEW PACKAGE LOCKER
 - NEW INTERIOR STOREFRONT DOOR TO MATCH EXTERIOR DOOR.
 - CLERESTORY WINDOWS ABOVE MAILBOXES AND PACKAGE LOCKERS (NOT SHOWN IN PLAN).

Project
ENTRY VESTIBULE REPLACEMENT
 400 MASS AVE, BOSTON

Title
PROPOSED PLAN



**DAVIS
 SQUARE
 ARCHITECTS**
 240A Elm St, Somerville, MA 02144
 617.628.5700
 www.davisquarearchitects.com

Designed
 LCS

Checked
 AR

Project No.
 2022030.00

Scale
 1/4" = 1'-0"

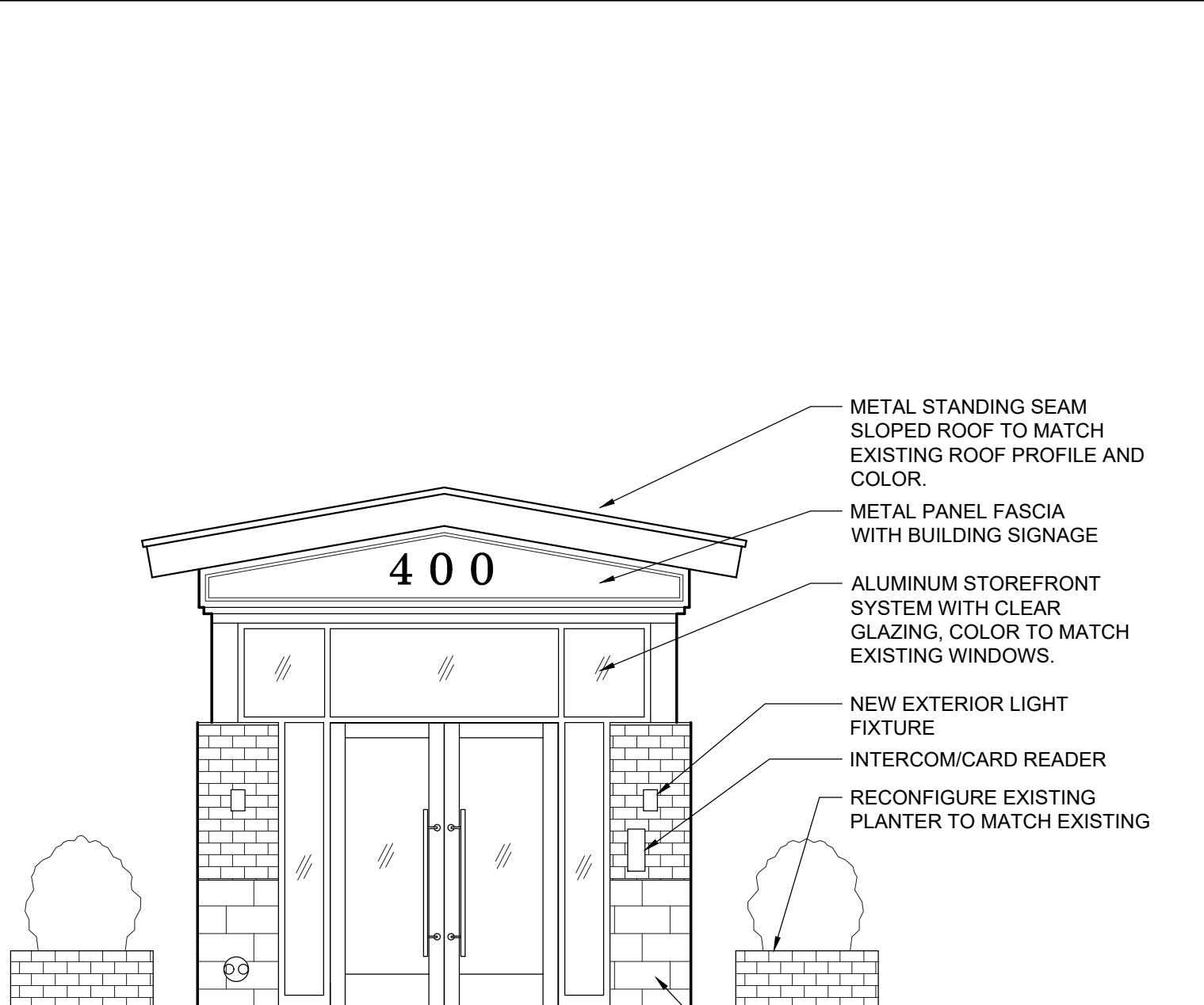
Date
 06-27-2023

A-1

1/4" = 1'-0"

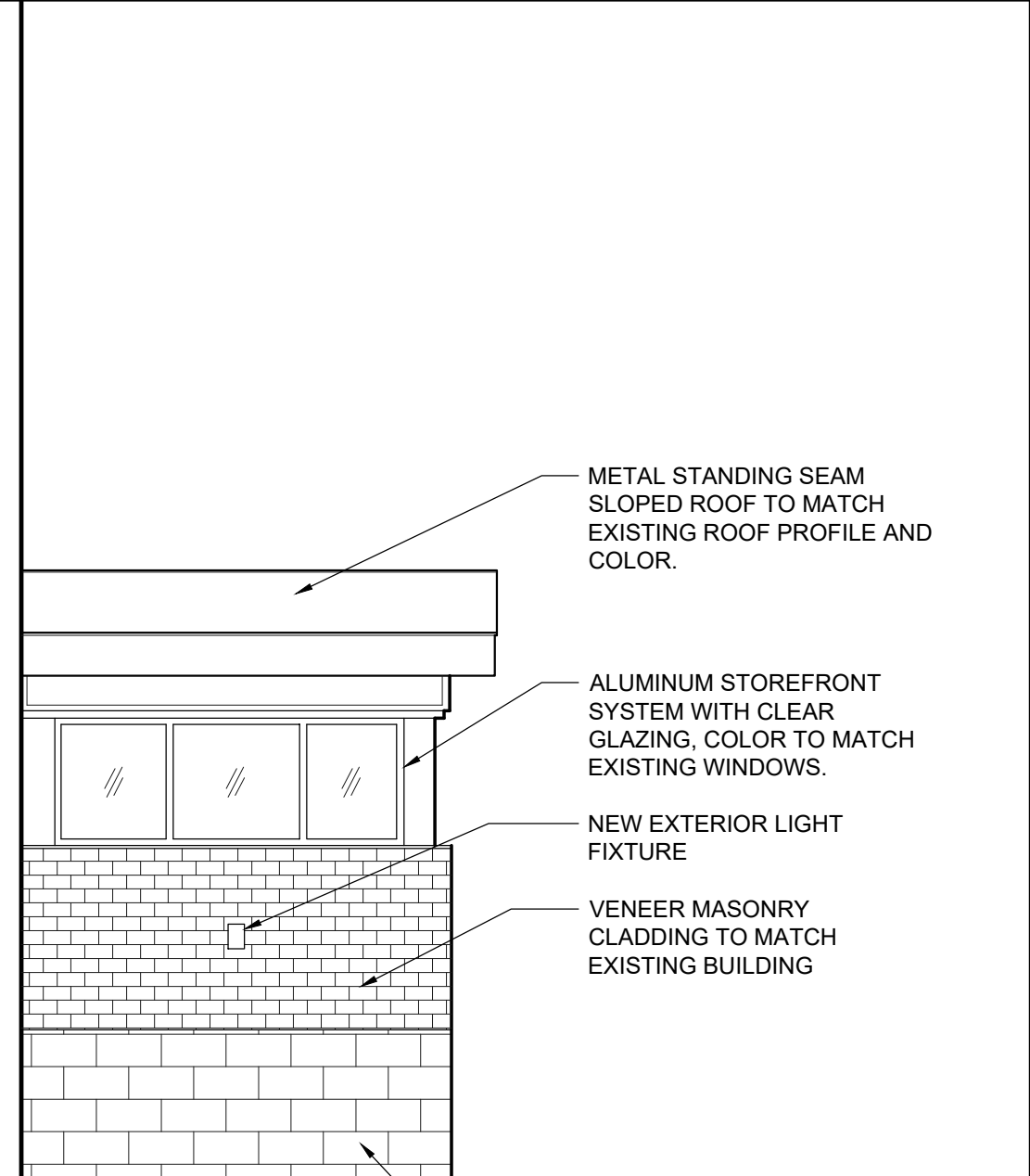
VESTIBULE PROPOSED PLAN

Drawing No.
SD-01



- METAL STANDING SEAM SLOPED ROOF TO MATCH EXISTING ROOF PROFILE AND COLOR.
- METAL PANEL FASCIA WITH BUILDING SIGNAGE
- ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING, COLOR TO MATCH EXISTING WINDOWS.
- NEW EXTERIOR LIGHT FIXTURE
- INTERCOM/CARD READER
- RECONFIGURE EXISTING PLANTER TO MATCH EXISTING

veneer masonry cladding to match existing building



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Project
ENTRY VESTIBULE REPLACEMENT
400 MASS AVE, BOSTON

Title
PROPOSED ELEVATIONS



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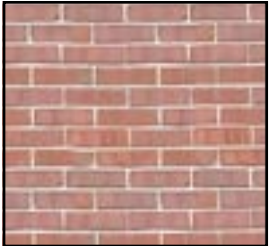

Drawing No.
SD-02

A-1
1/4" = 1'-0"

VESTIBULE FRONT ELEVATION

A-2
1/4" = 1'-0"

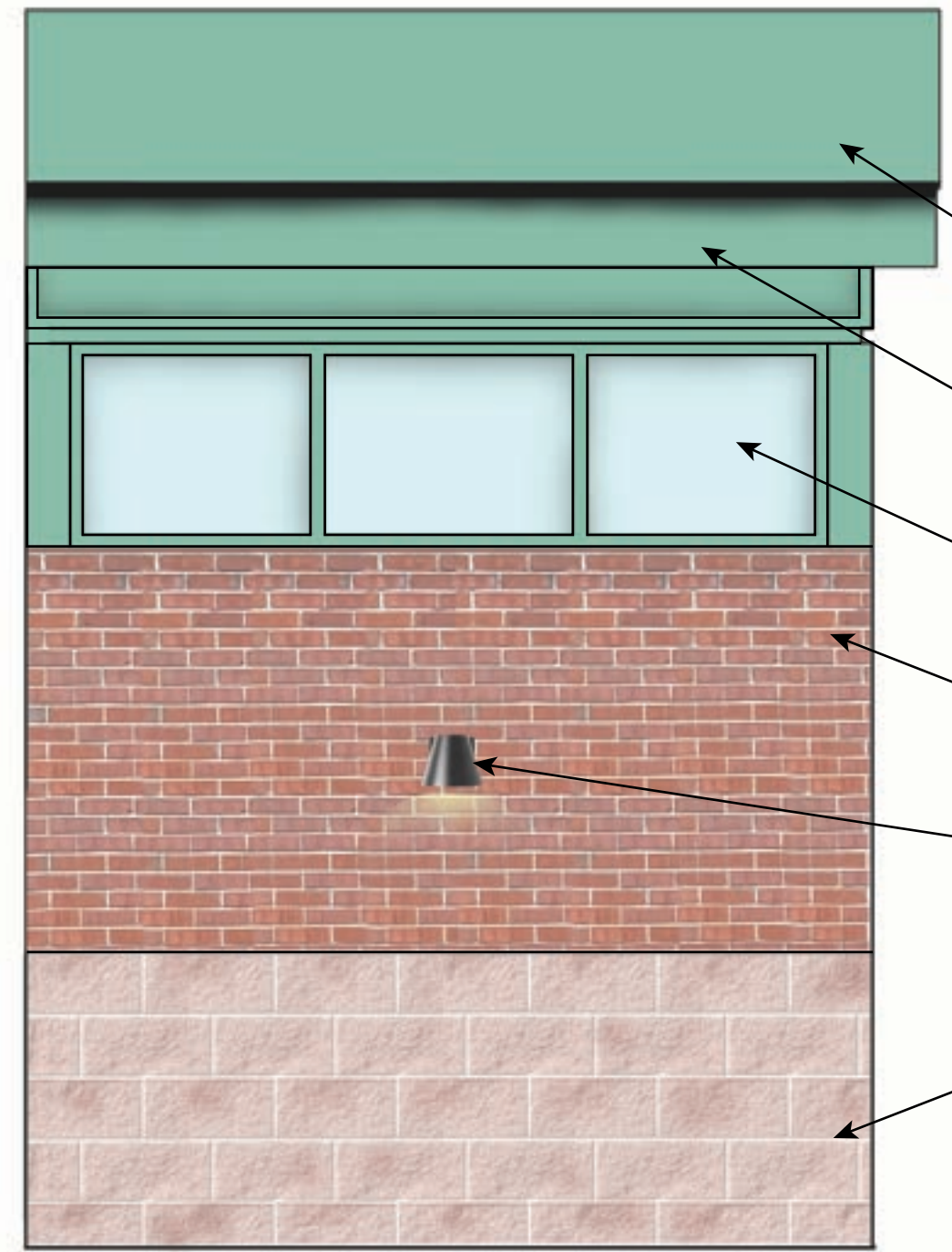
VESTIBULE SIDE ELEVATION

- 
NEW METAL STOREFRONT SYSTEM, PANEL, AND ROOF SYSTEM TO MATCH EXISTING WINDOW COLOR.
- 
NEW BRICK MASONRY: CLOSEST POSSIBLE TO MATCH EXISTING.
- 
NEW VENEER MASONRY CLADDING: CLOSEST POSSIBLE TO MATCH EXISTING.

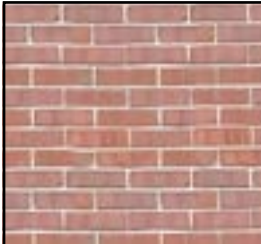


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- METAL PANEL FASCIA WITH BUILDING SIGNAGE.
- ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING, COLOR TO MATCH EXISTING WINDOWS.
- BRICK MASONRY TO MATCH EXISTING BUILDING.
- NEW EXTERIOR LIGHT FIXTURE.
- NEW INTERCOM/CARD READER.
- VENEER MASONRY CLADDING TO MATCH EXISTING BUILDING.





NEW METAL STOREFRONT SYSTEM, PANEL, AND ROOF SYSTEM TO MATCH EXISTING WINDOW COLOR.



NEW BRICK MASONRY: CLOSEST POSSIBLE TO MATCH EXISTING.



NEW VENEER MASONRY CLADDING: CLOSEST POSSIBLE TO MATCH EXISTING.

METAL STANDING SEAM SLOPED ROOF TO MATCH EXISTING ROOF PROFILE AND COLOR.

METAL PANEL FASCIA WITH BUILDING SIGNAGE.

ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING, COLOR TO MATCH EXISTING WINDOWS.

BRICK MASONRY TO MATCH EXISTING BUILDING.

NEW EXTERIOR LIGHT FIXTURE.

VENEER MASONRY CLADDING TO MATCH EXISTING BUILDING.



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Email: onlinepayments@cityofboston.gov

Billing Information

Maureen Cavanaugh
59 Plain Road
Wayland, MA 01778
mcavanaugh@palinc.com

Transaction Detail

Visa
XXXXXXXXXXXX5631
7/6/2023 12:13:53 PM
Approved 116031

Invoices

Type	Invoice #	Description	Amount
Landmarks Commission Application Payment (1) Minor Modifications	INV20237611 1237622	Name: Maureen Cavanaugh Company Name: The Public Arch aeology Laboratory, Inc. Billing Address: 26 Main Street City: Pawtucket State: RI Zip Code: 02860 Phone Number: 9787930690 Email Address: mcavanaugh@palinc.com Work Site Address: 400 Massachu setts Avenue Work Site Zip Code: 02118 Item #12: Minor Modifications	\$25.00
		SUBTOTAL	\$25.00
		SERVICE FEE	\$1.00
		GRAND TOTAL	\$26.00