



September 5, 2018

PRINCIPALS

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Margaret B Briggs
Dale T Raczynski, PE
Cindy Schlessinger
Lester B Smith, Jr
Robert D O'Neal, CCM, INCE
Andrew D Magee
Michael D Howard, PWS
Douglas J Kelleher
AJ Jablonowski, PE
Stephen H Slocomb, PE
David E Hewett, LEED AP
Dwight R Dunk, LPD
David C. Klinch, PWS, PMP
Maria B. Hartnett

South End Landmarks District Commission
City of Boston Environment Department
Boston City Hall, room 709
Boston, MA 02201
ATTN: Nick Armata, Preservation Planner

RE: 112 Shawmut Avenue

Dear Mr. Armata and members of the Commission:

On behalf of the owner/applicant, DIV Shawmut LLC, I am pleased to submit the enclosed application to the South End Landmark District Commission relating to 112 Shawmut Avenue in the South End's Harrison/Albany Protection Area.

As you know, the property is a steel-framed, concrete and brick-veneered six-story manufacturing or warehouse building completed in 1915 to the designs of architect Frank Augustus Bourne. This project was previously the subject of two very helpful and much appreciated advisory hearings before the South End Landmark District Commission. Consistent with the prior presentations and responsive to the design direction offered by the commissioners on those occasions, the proposed work includes the construction of an approximately 192,568 sq. ft., 13-story building. This will comprise approximately 143 residential units and residential amenity space as well as three levels of parking, the latter accommodating approximately 112 vehicles.

As further detailed in the attached materials, the existing building will be partially demolished, with the majority of the building footprint and street-facing elevations incorporated into the completed project. The new construction will expand the property above and to the east of the existing building. At the ground floor, residential amenity spaces along Herald Street will animate that important frontage, while pedestrian and vehicular entrances will appear at both the Herald Street and Shawmut Avenue elevations.

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

978 897 7100

FAX 978 897 0099

Nick Armata
South End Landmark District Commission
September 5, 2018

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Enclosed for your review please find the following materials:

- Application for Certificate of Appropriateness
- Historic and existing conditions photographs
- Architectural drawings and renderings
- Application fee (\$5,000.00).

Thank you for your consideration. In the event that you may require any additional information, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "William S. Young".

William S. Young
Senior Consultant

cc: DIV Shawmut LLC



APPLICATION
CERTIFICATE of APPROPRIATENESS-or-
DESIGN APPROVAL-or-EXEMPTION

Deliver or mail to:
Environment Department
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____
RECEIVED _____
FEE _____
HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS _____

NAME of BUSINESS/PROPERTY _____

The names, telephone numbers, postal and e-mail 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 _____

CONTACT NAME _____ RELATIONSHIP TO PROPERTY _____

MAILING ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____

PROPERTY OWNER _____ CONTACT NAME _____

MAILING ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____

ARCHITECT _____ CONTACT NAME _____

MAILING ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____

CONTRACTOR _____ CONTACT NAME _____

MAILING ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____

III. DESCRIPTION OF PROPOSED WORK

A BRIEF OUTLINE OF THE PROPOSED WORK *MUST* BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL *NOT* BE ACCEPTED. This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Additional pages may be attached, if necessary, to provide more detailed information.

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

ESTIMATED COST OF PROPOSED WORK: _____

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 _____ OWNER* _____

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

PRINT _____ PRINT _____

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)



Shawmut Avenue | Washington Street Block

Boston, MA | SELDC Submission | September 06, 2018



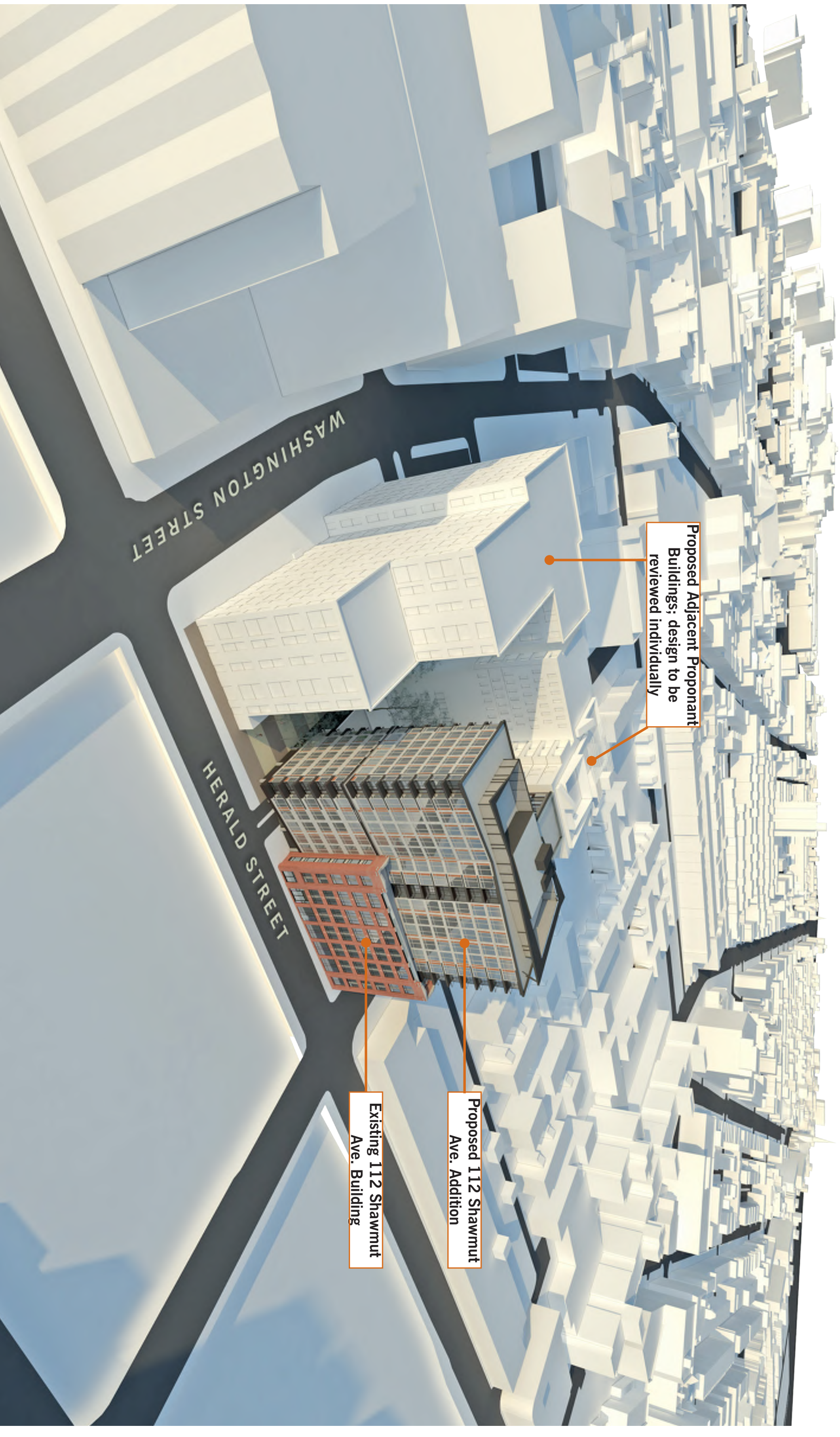


112 SHAWMUT AVENUE

PROPOSED WASHINGTON SHAWMUT BLOCK PDA AREA

The Project site is located within the South End Landmark District's Harrison/Albany Protection Area.

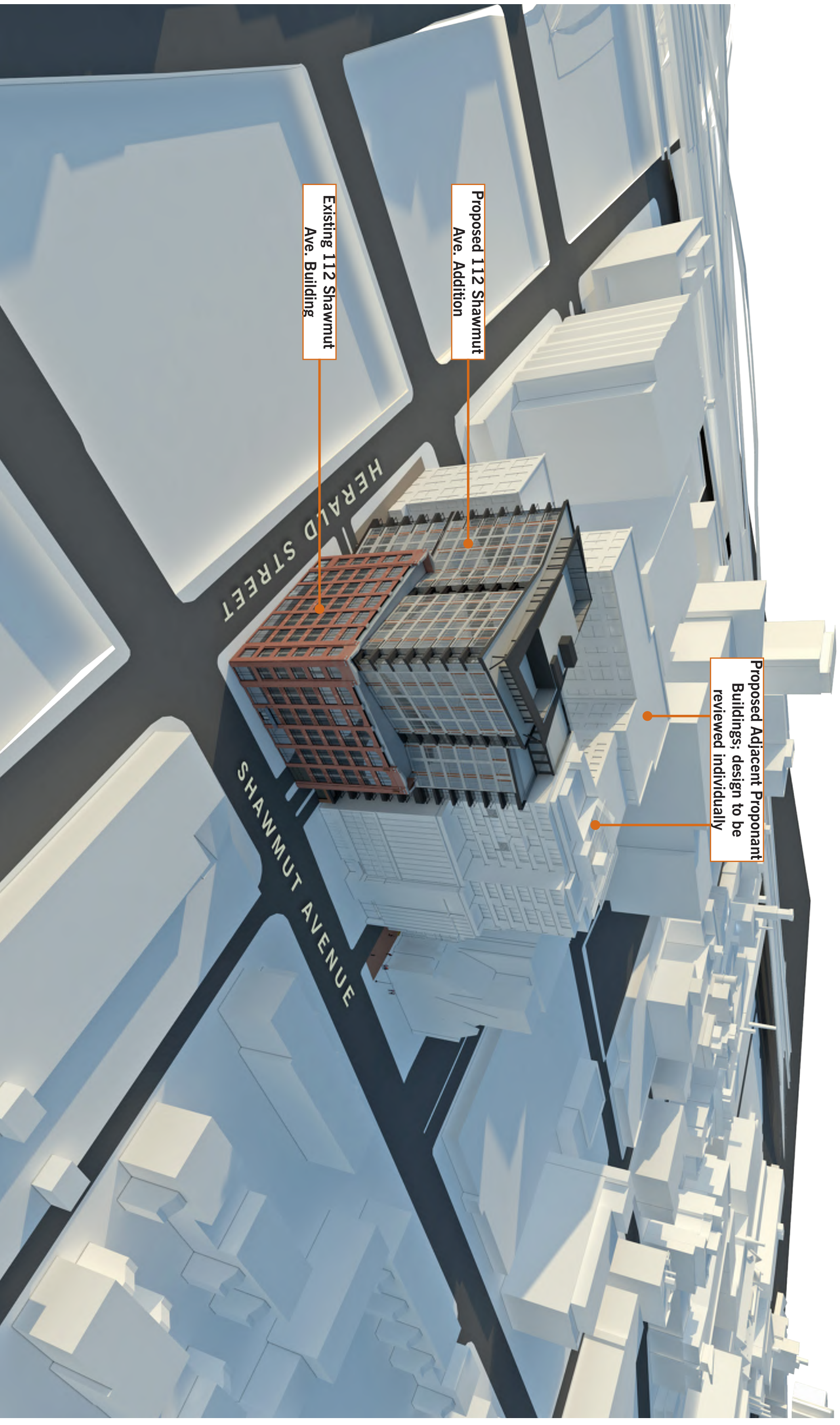




Proposed Adjacent Proponent Buildings; design to be reviewed individually

Proposed 112 Shawmut Ave. Addition

Existing 112 Shawmut Ave. Building



Proposed Adjacent Proponent Buildings; design to be reviewed individually

Proposed 112 Shawmut Ave. Addition

Existing 112 Shawmut Ave. Building







Site prior to construction of existing building



Existing 112 Shawmut Ave.
building visible in the distance

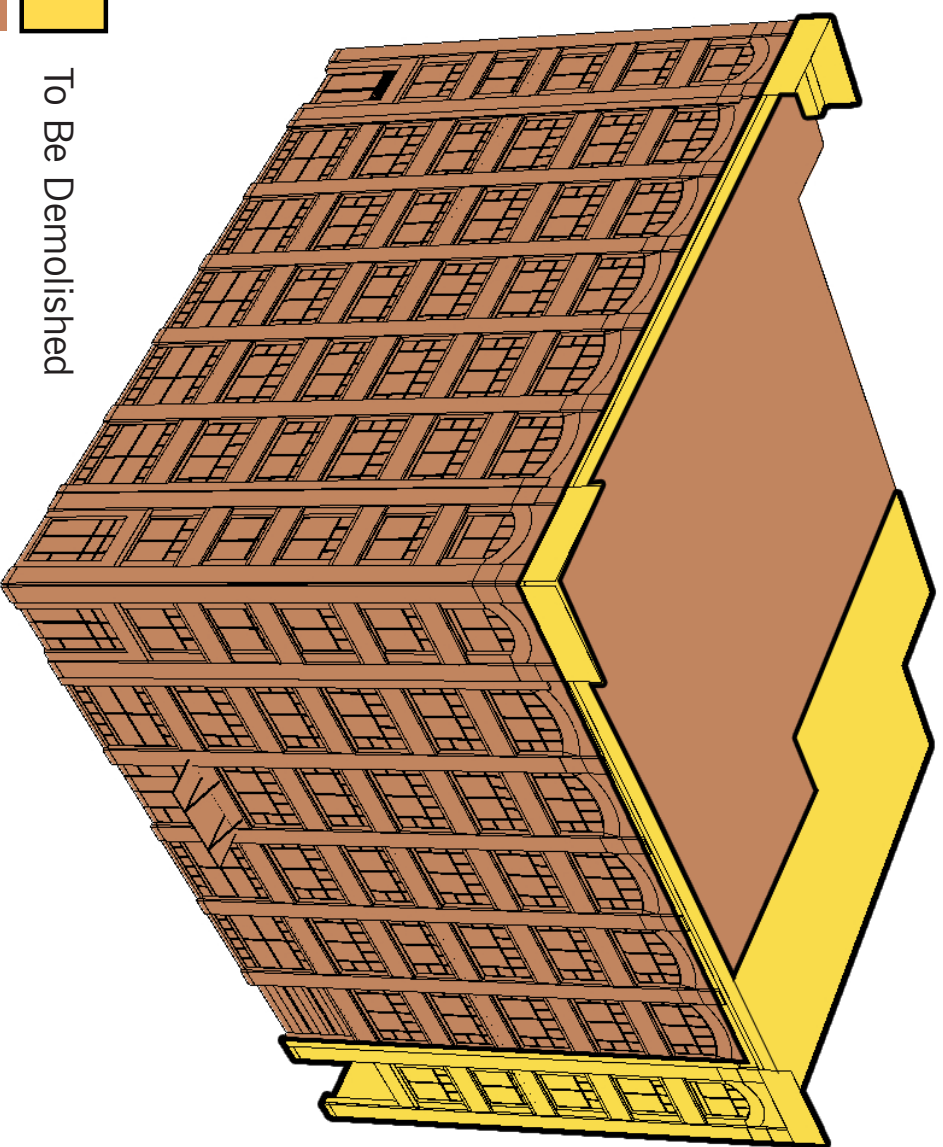


Existing 112 Shawmut Ave.
building visible in the distance



Parapet Replacement:

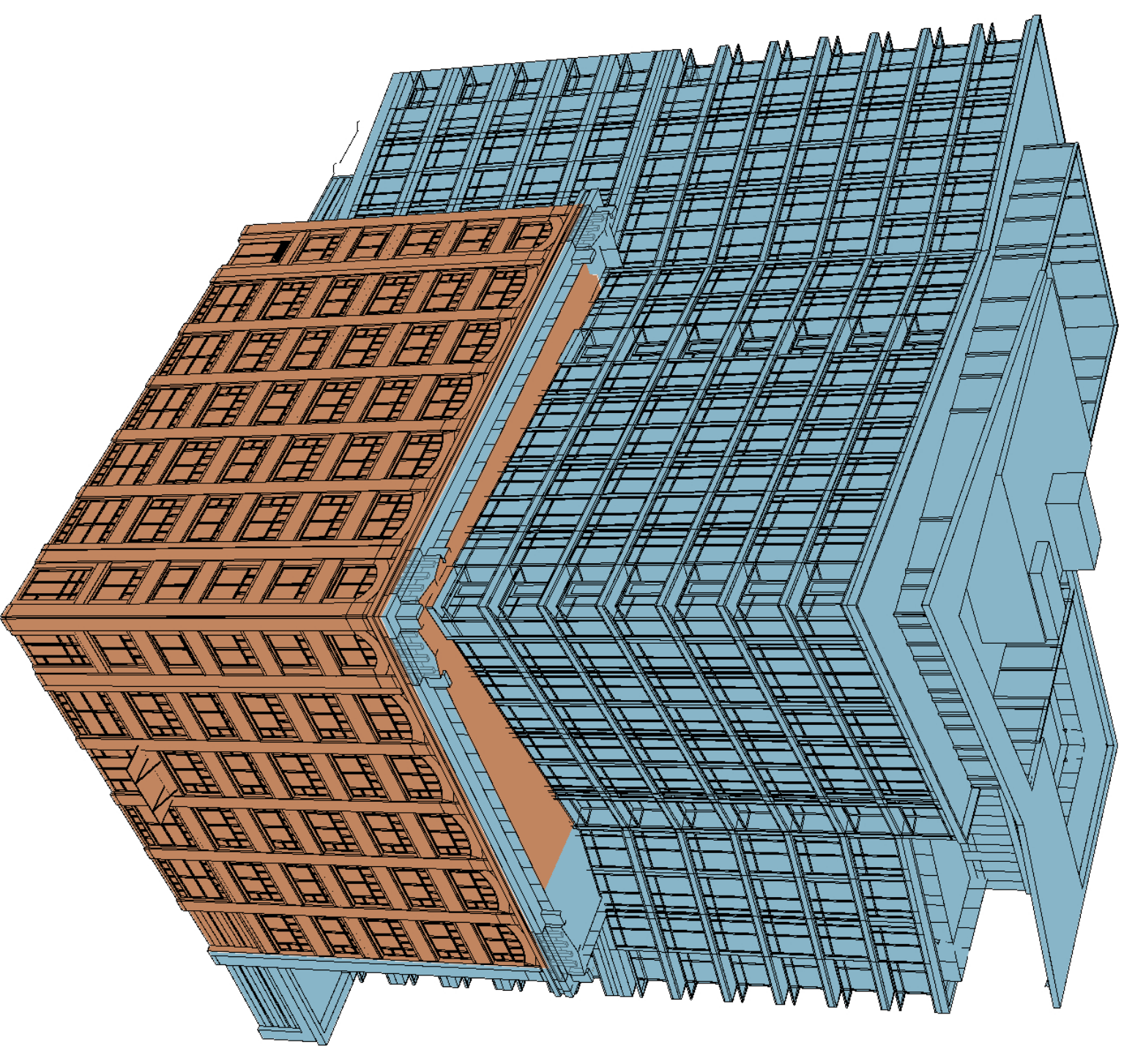
- Existing parapet is unstable and must be replaced
- Projecting cellular antennae will be removed and replaced in concealed locations
- Reconstruct the parapet at a reduced height with contemporary materials



To Be Demolished

Existing Building to Remain

Proposed Addition



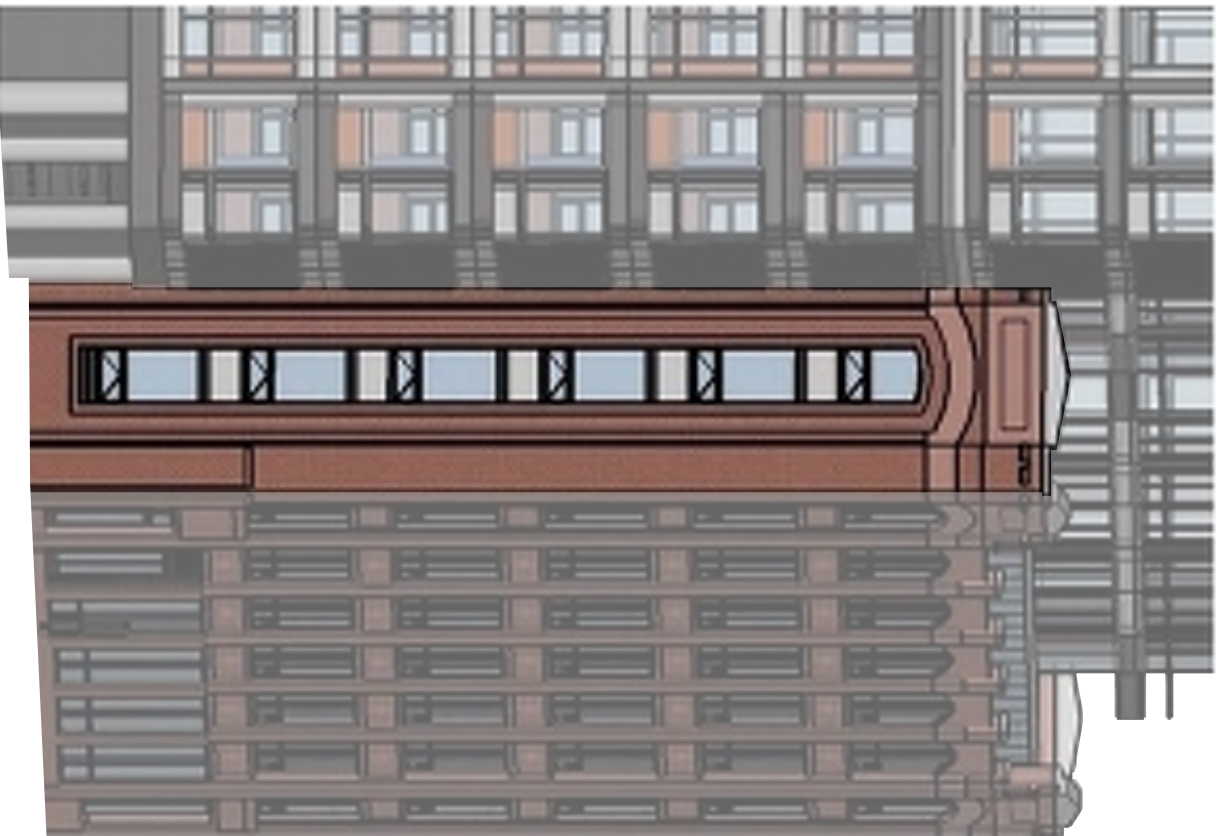
Parapet Replacement:

- Removal of bracing and visible steel plates on the public facades
- Removal of cellular antennas on the public facades

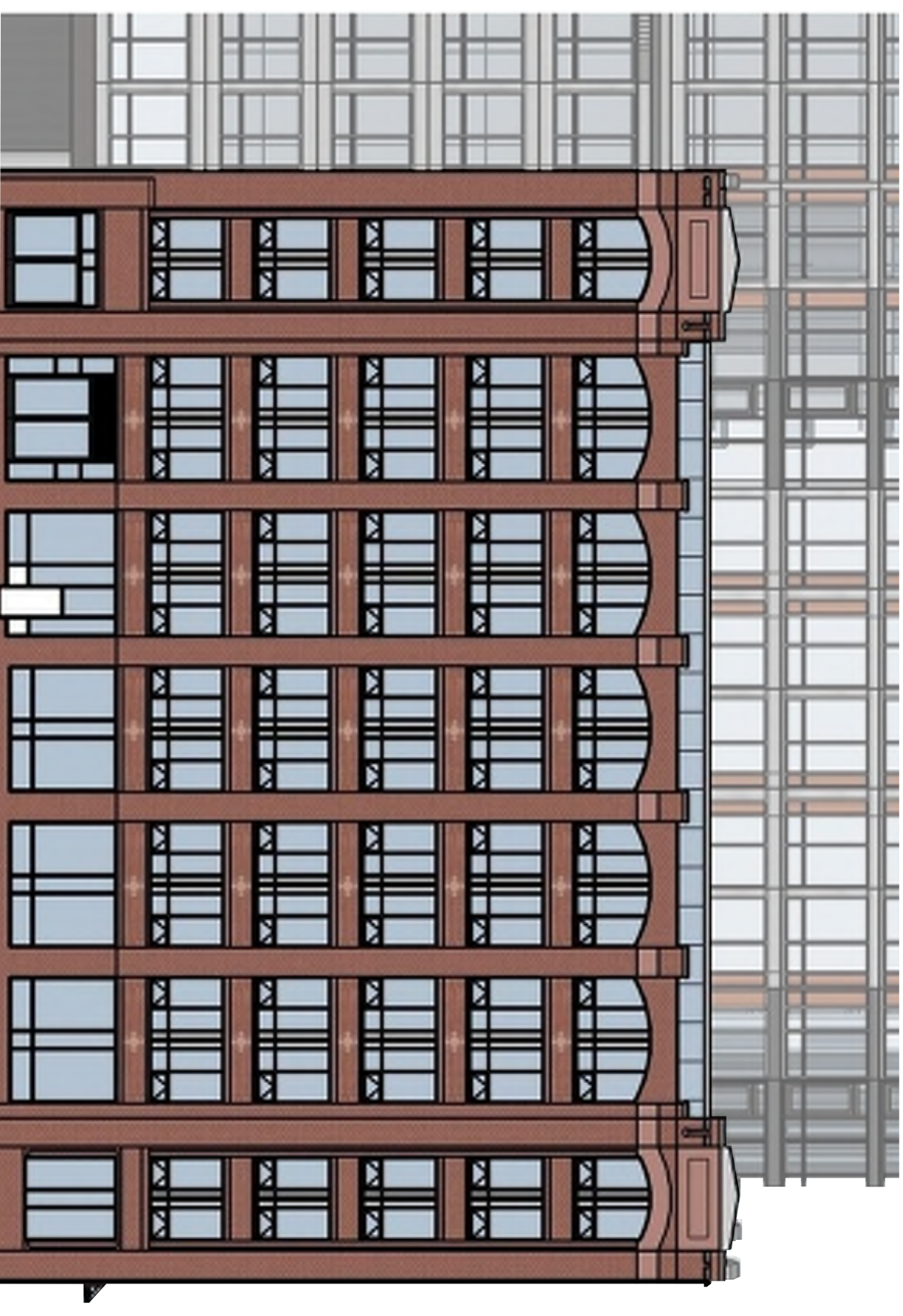




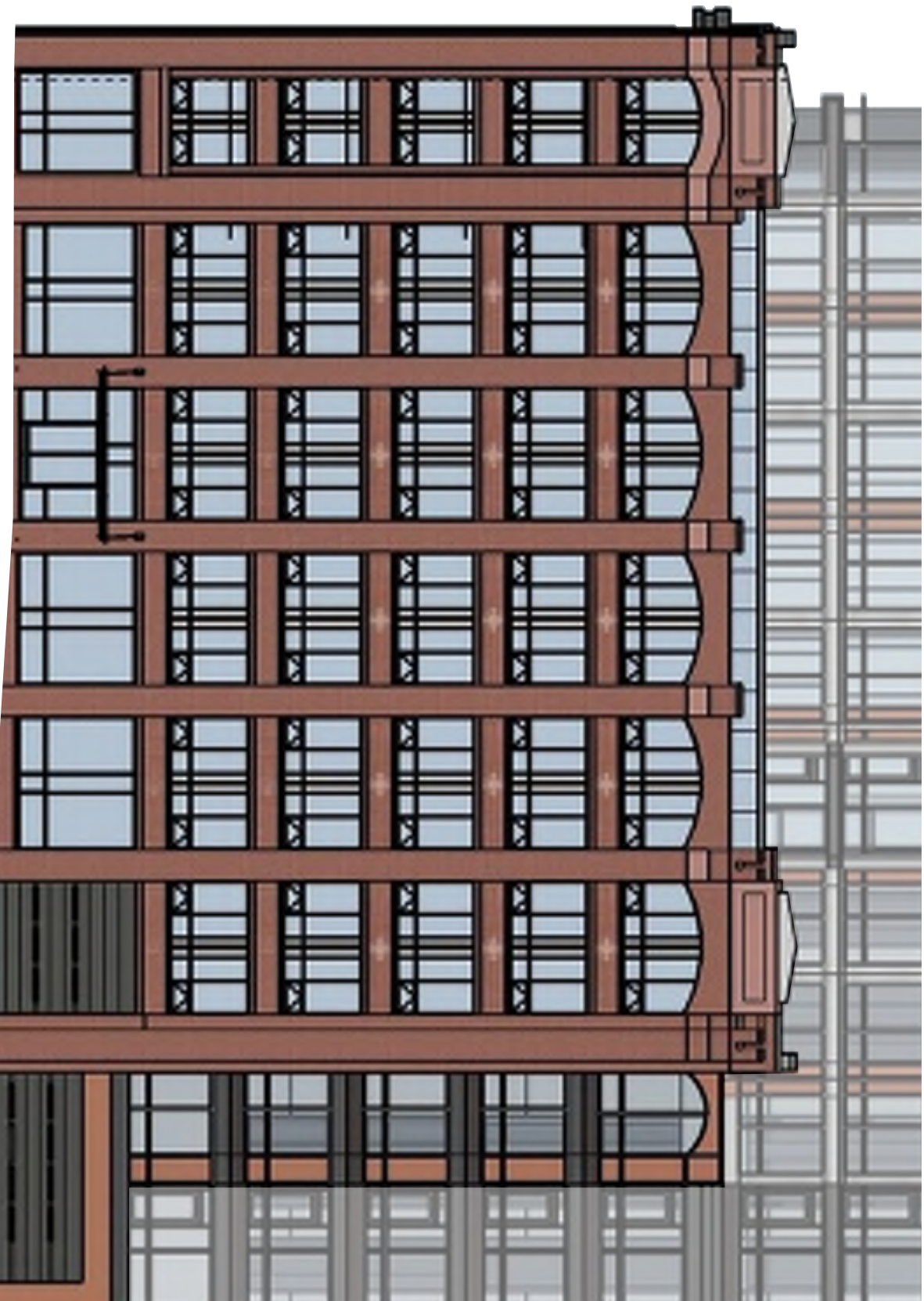




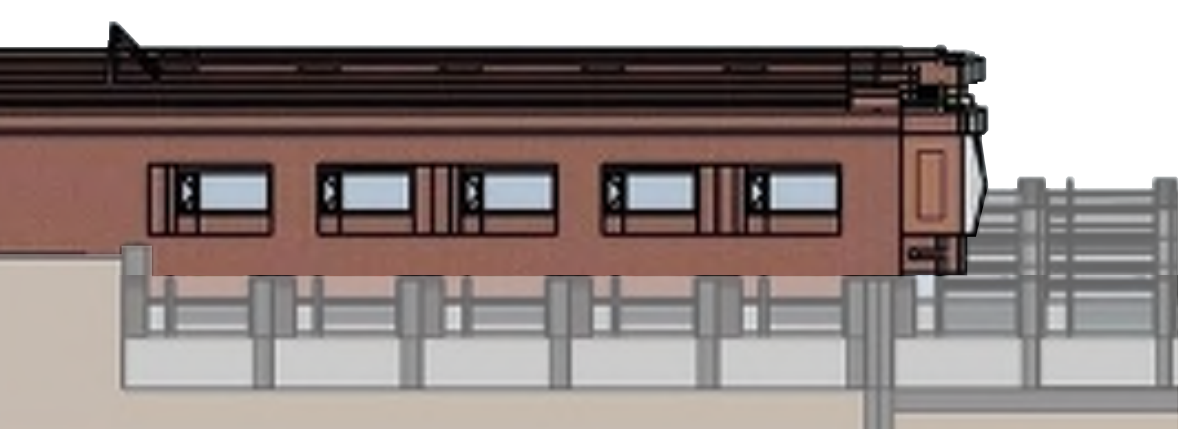
**East Elevation - Proposed Parapet
- with Telecom Enclosures**



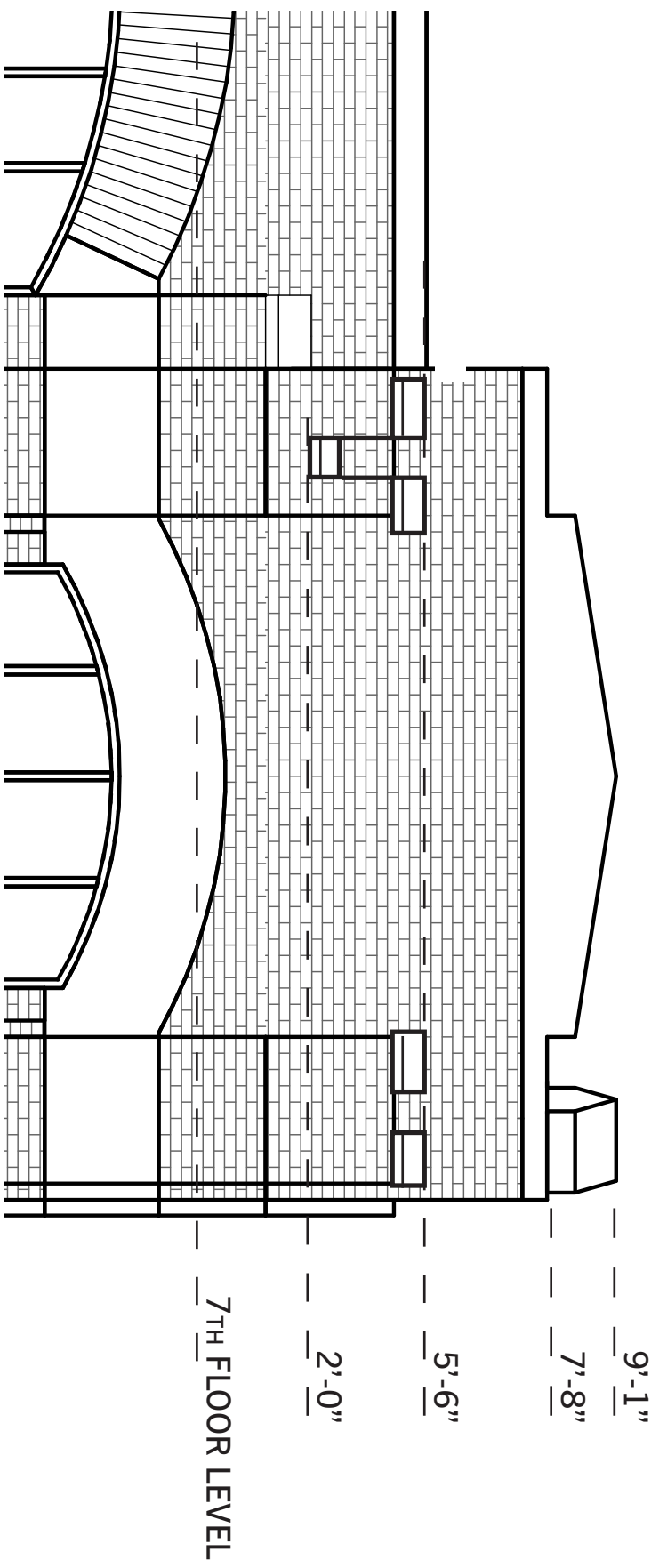
North Elevation - Proposed Parapet - with Telecom Enclosures



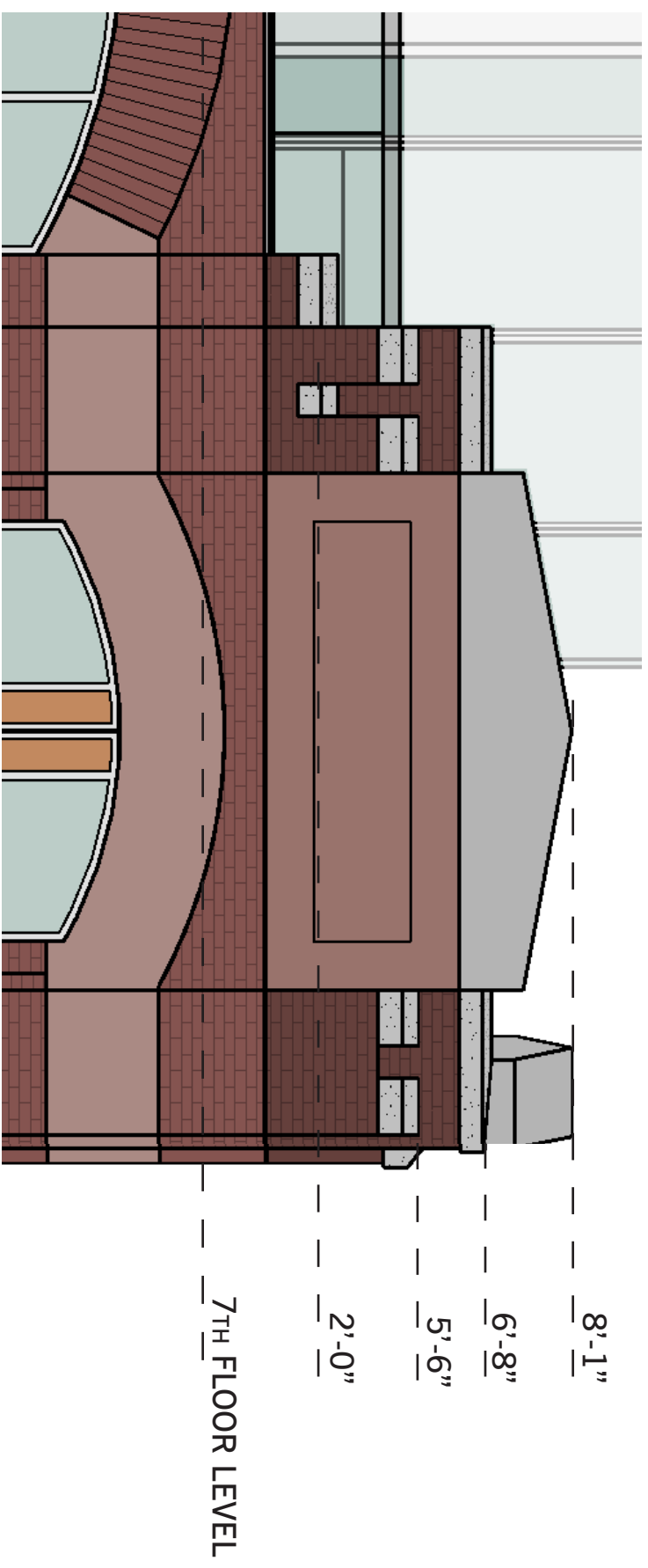
West Elevation - Proposed Parapet - with Telecom Enclosures



**South Elevation - Proposed Parapet -
with Telecom Enclosures**



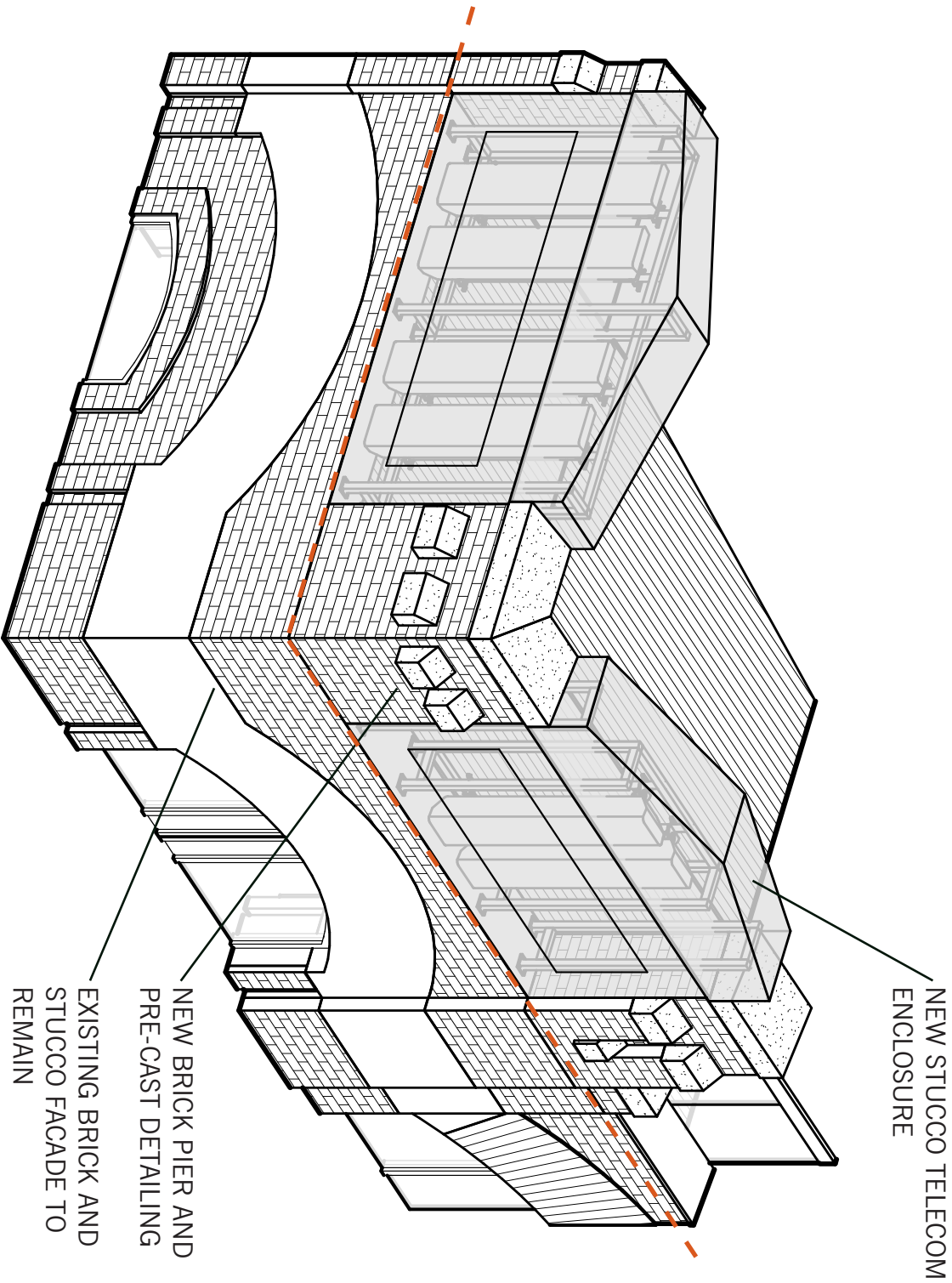
Existing Parapet Profile



Proposed Parapet Profile



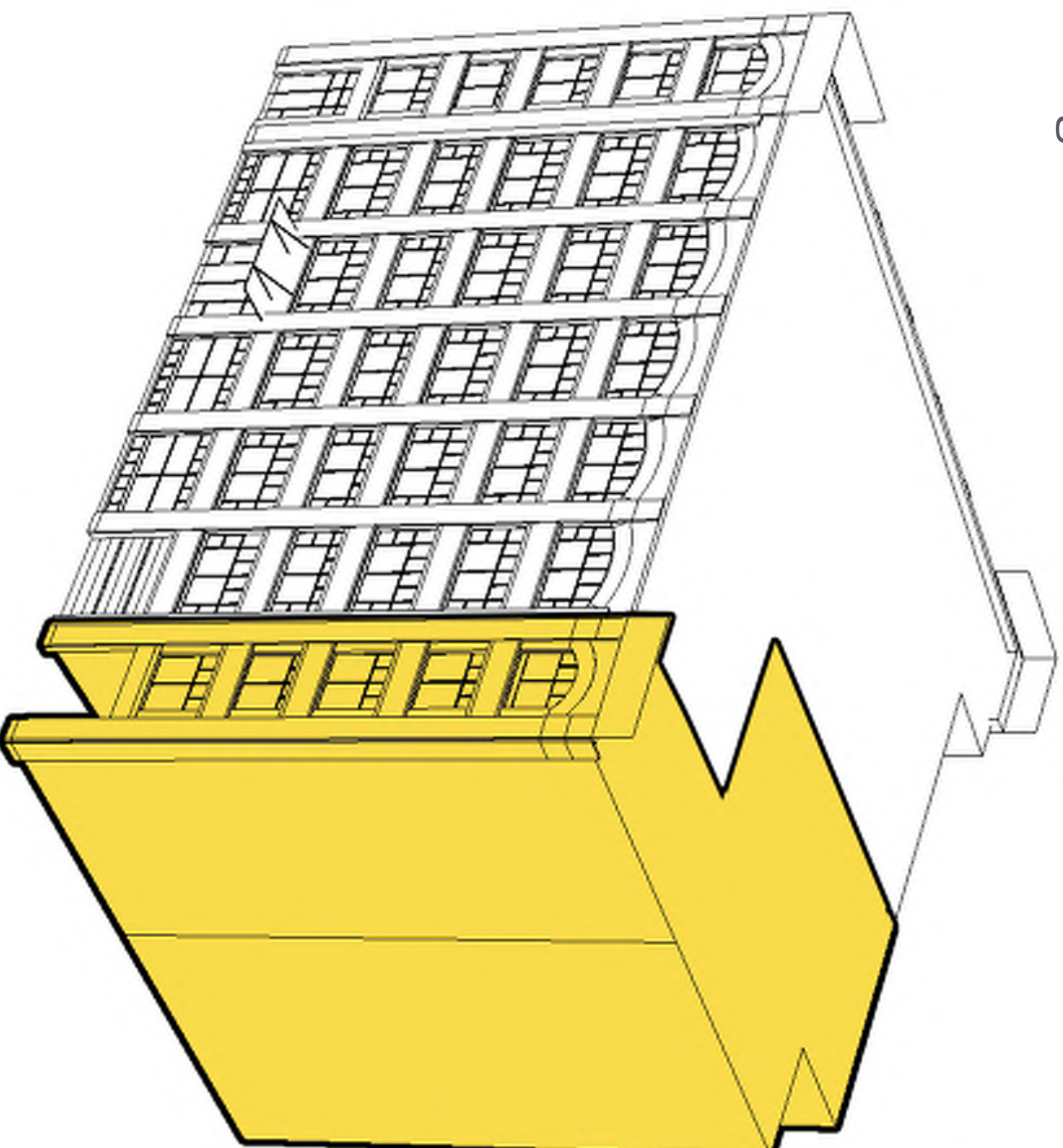
Existing Surface Mounted Cellular Antennas



Proposed Concealed Cellular Antennas

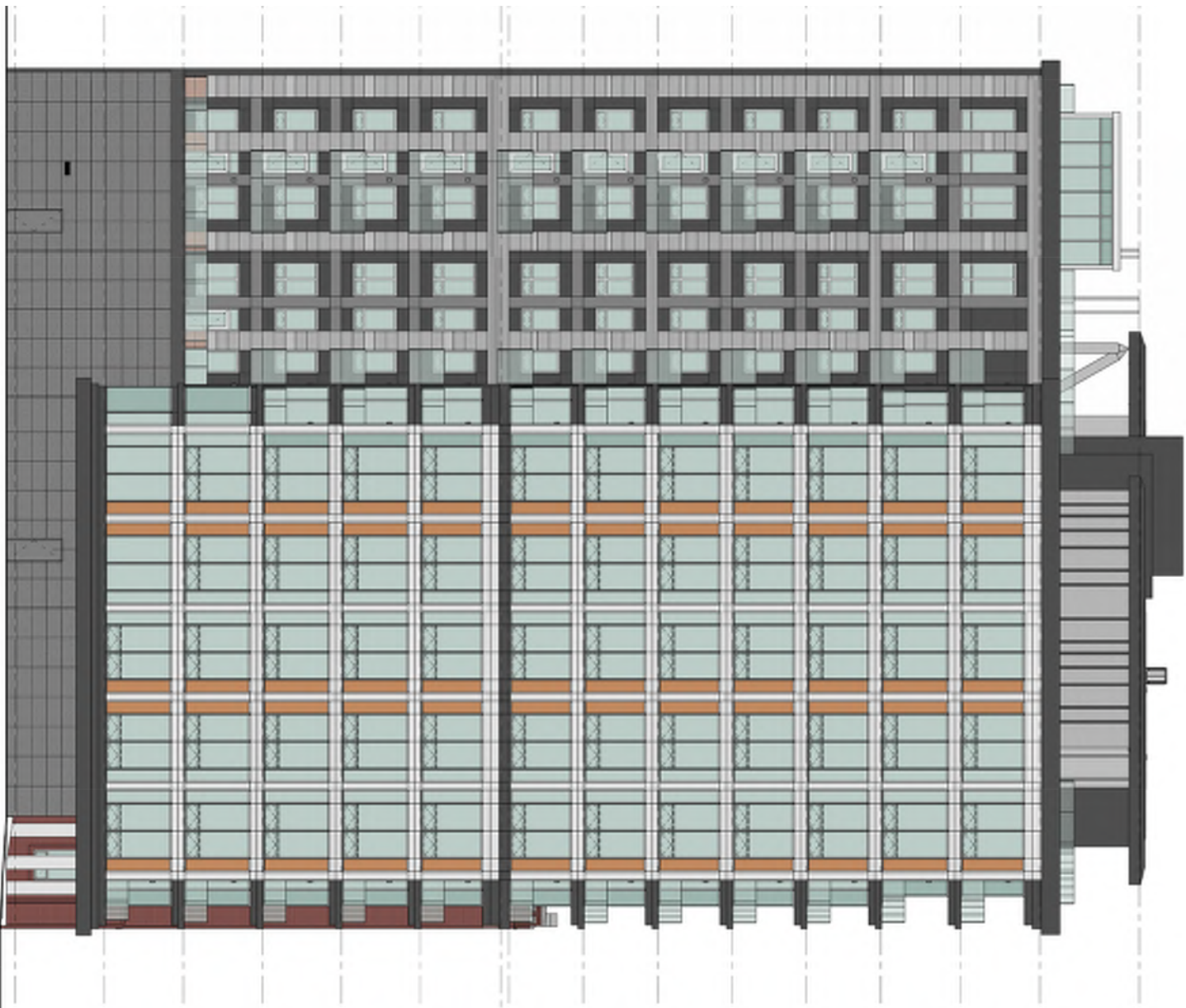
Bay Demolition (Shawmut Avenue southern bay):

- Demolition of the southern bay facilitates structured parking logistics creating open space in keeping with the Strategic Plan

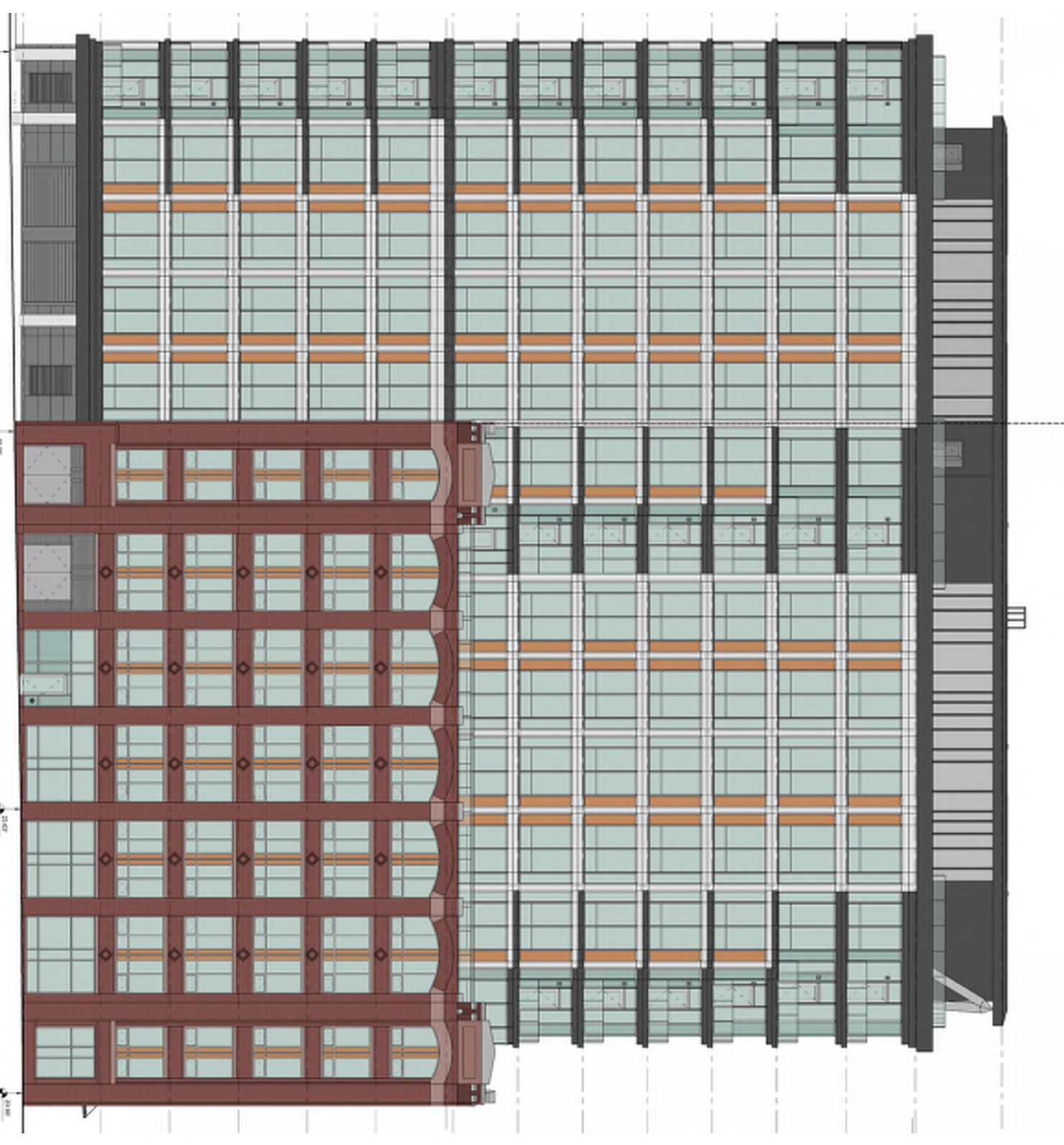




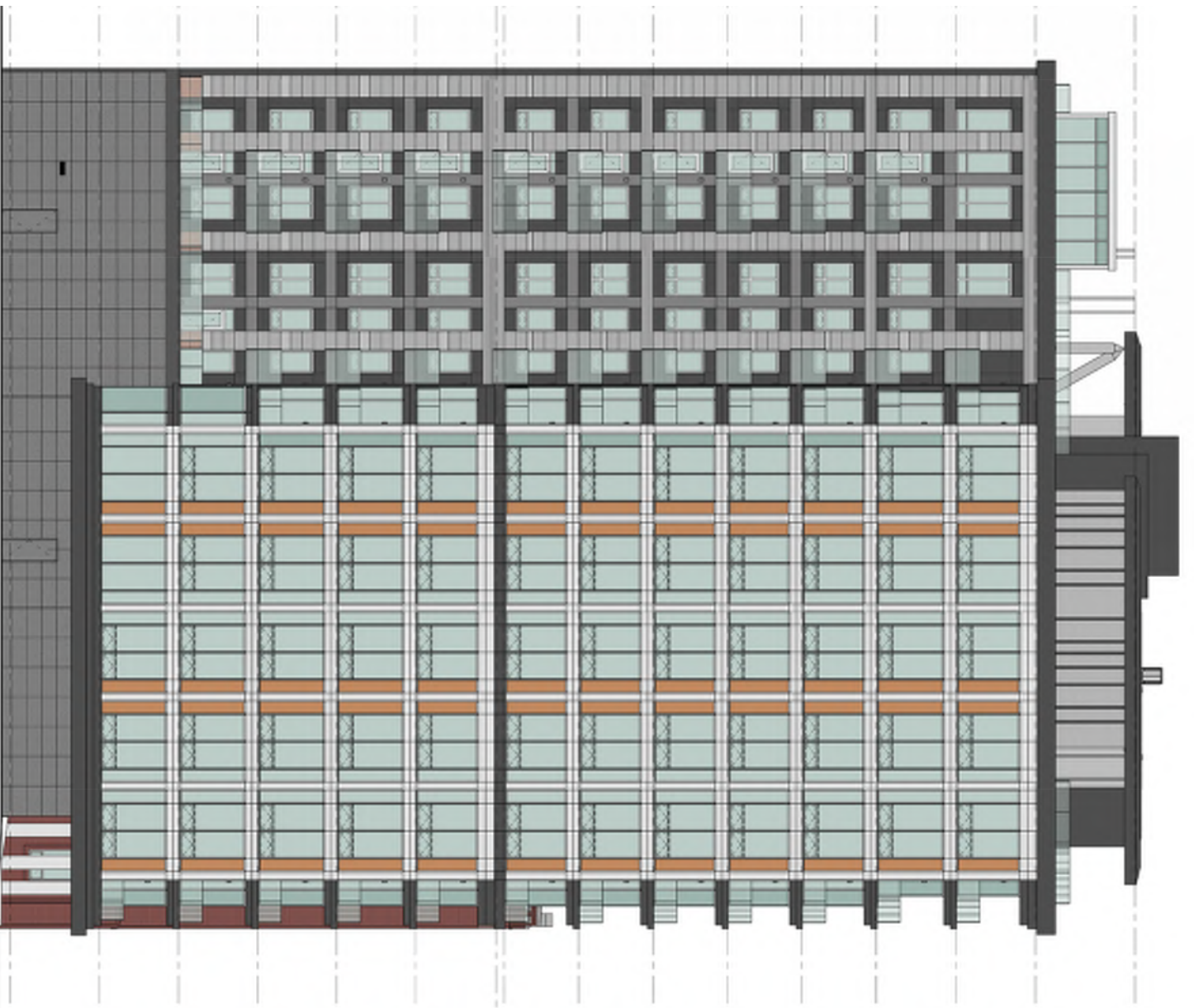




East Elevation



North Elevation



West Elevation



South Elevation









Shawmut Avenue | Washington Street Block

Boston, MA | September 6, 2018 | The Davis Companies | 15098 | © The Architectural Team, Inc.

View from Shawmut Avenue Bridge

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