

12/27/18



South End Landmark District Commission
City of Boston – The Environment Department
Boston City Hall, RM. 107

RE: 439-441 Tremont St., Masa Restaurant

Please find enclosed the application and application fee for the reface and/or replacement of existing, exterior signage and awnings at Masa Restaurant, 439 Tremont St. The applicant is Metro Sign & Awning, sign contractor and authorized representative.

Thank you,


Mark Conserva

Metro Sign & Awning
170 Lorum Street
Tewksbury Ma. 01876
978-851-2424 ext. 34
markco@metrosign.net

Metro Sign & Awning
170 Lorum Street, Tewksbury MA 01876
Phone: 978-851-2424
Fax: 978-851-2022



<p align="center">APPLICATION CERTIFICATE of APPROPRIATENESS-or- DESIGN APPROVAL-or-EXEMPTION</p> <p>Deliver or mail to: Environment Department Boston City Hall, Room 709 Boston, MA 02201</p>	<p align="center">For Office Use Only</p> <p>APPLICATION # _____</p> <p>RECEIVED _____</p> <p>FEE _____</p> <p>HEARING DATE _____</p>
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DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 439-441 TREMONT STREET
NAME of BUSINESS/PROPERTY MASA RESTAURANT

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 METRO SIGN & AWNING

CONTACT NAME MARK CONSERVA RELATIONSHIP TO PROPERTY CONTRACTOR
MAILING ADDRESS 170 LORUM ST TEWKSBURY, MA ZIP 01876
PHONE 978-851-2424 EXT 34 EMAIL MARKCO@METROSIGN.NET

PROPERTY OWNER ONE APPLETON, LLC CONTACT NAME MUAKEN AYEW SR. PROP. MCK
MAILING ADDRESS 250 DORCHESTER STREET #2 SOUTH BOSTON, MA ZIP 02127
PHONE 617-451-1300 EMAIL MAYEKI@THEDAVIECOMPANIES.COM

ARCHITECT _____ CONTACT NAME _____
MAILING ADDRESS _____ ZIP _____
PHONE _____ EMAIL _____

CONTRACTOR METRO SIGN & AWNING CONTACT NAME MARK CONSERVA
MAILING ADDRESS 170 LORUM ST TEWKSBURY, MA ZIP 01876
PHONE 978-851-2424 EXT 34 EMAIL MARKCO@METROSIGN.NET

III. DESCRIPTION OF PROPOSED WORK
A BRIEF OUTLINE OF THE PROPOSED WORK MUST BE PROVIDED IN THE SPACE BELOW, OR THE APPLICATION WILL NOT BE ACCEPTED. This description MUST include ALL proposed work, as the basis for the official notice and subsequent decision. Additional pages may be attached, if necessary, to provide more details.

THE FACE REPLACEMENT OF (4) EXISTING WALL SIGNS AND REPLACEMENT OF (2) EXISTING SHED AWNINGS (WITH NEW) ON THE FRONT FACADE OF THE BUILDING FACING TREMONT STREET. OVERALL SIZES, (METHOD) OF ATTACHMENT AND ILLUMINATION TO REMAIN AS EXISTING. COLORS AND SCRIPT ON SIGNS TO BE CHANGED.

ADDITIONAL PAGE IS ATTACHED FOR MORE DETAIL DESCRIPTIONS.

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

ESTIMATED COST OF PROPOSED WORK: \$6600.00

IV. DULY AUTHORIZED SIGNATURES (both required – UNSIGNED/PARTIALLY SIGNED FORMS ARE INCOMPLETE)

I, the undersigned, confirm that the facts set forth above in this application and accompanying documentation are a true statement made under penalty of perjury. I understand that misrepresenting owner consent/signatory authority and/or relevant facts in this application shall invalidate any Certificate of Appropriateness or Design Approval and, therefore, approval for permits. The Design Review Application is limited to the aforementioned work. I understand that any additional exterior work done under my ownership must be submitted by application and approved by the appropriate commission. Any unauthorized work will be required to be removed.

APPLICANT [Signature] OWNER* 418 RE - One Appleton, LLC
Maureen Ayers
its authorized Representative
 *(The Chair must sign for condominium.)

PRINT MANUK CONSTRUCTION - METRO S. 62A ^{AW. 26} PRINT Maureen Ayers
418 RE - One Appleton, LLC

Environment Dept personnel are not responsible for verifying the authority of individuals' signatures.

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)

Applicants scheduled to present at a public hearing are requested to submit an electronic version of the presentation one week prior to the hearing date.

Drop off or send completed application with all necessary attachments to
City of Boston Environment Department, Room 709, Boston City Hall, Boston MA 02201.
For more information, visit boston.gov/landmarks or call 617-635-3850.

South End Landmark District Commission
City of Boston - The Environment Dept.
Boston City Hall, Rm 107

RE: 439-441 Tremont St., Masa Restaurant

Signs: Locations #1, #2, #3 – Sign panels on building’s front marquee. Aluminum panels painted red with black vinyl script mounted to façade with flat head screws painted the same color as the panels. Script copy and size to be uniform on each: Overall, 9.6” height x 29.7” width; Copy – Masa/Latin Kitchen + Tequila Bar. Letter height, “Masa”, 9.6”, “Latin Kitchen + Tequila Bar”, 1.7”. Existing external light fixtures to remain.

Location #4 – (2) face replacements for double sided projecting sign. Polycarbonate faces with red and black vinyl overlay, into existing frame and sign cabinet. Script: “Masa” 21.6 inch height x 7 inch width. Lower script, “Latin kitchen + Tequila Bar”, 2.7” height x 12” width. Existing internal illumination to remain.

Awnings: Locations #5 and #6 – New, shed roof awnings to replace existing, mounted (as existing) within window openings onto wood window casings. The awning frame to be of black steel covered with red awning fabric. The copy and graphics to be stenciled painted (black, white and green). The valence is fabric over a rigid frame as opposed to the existing loose valence.

Location #5: 42” height x 35.375” width x 24” projection with an 8” valence. Copy: “ Latin Kitchen + Tequila Bar”. The overall height of graphics to be 18.6” x 26.6” in width, with a letter height of 3”. The decorative graphics on valence to be 5” in height.

Location #6: 42” height x 99.5” width x 24” projection with an 8” rigid valence (decorative graphic is 5” in height). Copy overall size is 18” height x 44.35” width. “Masa” letter height is 13.94”, “Latin Kitchen + Tequila Bar” letter height is 1.6 inches.

LETTER OF AUTHORIZATION (LOA)

for Metro Sign & Awning to act on the owner's behalf for the purpose of obtaining sign permits

Project Location:

439-441 Tremont St

Boston, MA 02116

MASA RESTAURANT

Agreed and accepted:

By Landlord or Property Owner: One Appleton LLC.

Name (sign):

Maureen Ayers

Name (print):

Maureen Ayers

Title:

Senior Property Manager

Phone number:

617 451 1300

Email:

mayers@thedaviscompanies.com

Date:

11 / 19 / 2017



NOTES **LOC.1-3**

.063" ALUMINUM PANELS

Quantity: 3 (1 of Each)

A .063" thick aluminum panel, painted PMS 7625C.

B 3M HP #12 Black vinyl applied to face.

C Panel attaches to building facade with (6) 10-24 x 1.5" flat head screws, through the face of the panel. Heads painted PMS 7625C.

Existing panels are ACM. See survey notes for additional details.

439-441
TRABOIST ST

Graphics Sq Footage
Masa: .19
Latin Kitchen...: .25

Fonts: N/A vector art provided.

RELEASE TO PRODUCTION:

Work Order:

WWW.METROSIGN.NET

Customer/Job Location:
Masa Latin Kitchen
Boston, MA

PHONE: 978.851.2424

FAX: 978.851.2022

170 LORUM STREET

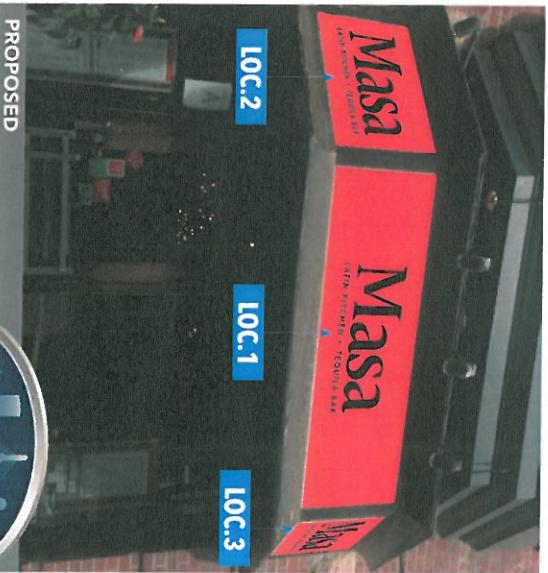
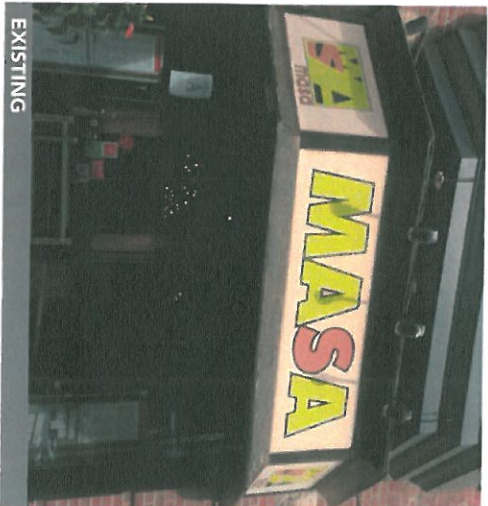
TEWKSBURY MA 01876

DWG. DATE: 11.1.2018
Rev.1: 12.12.18 updated per survey
Rev.2:
Rev.3:

This design/drawing is copyrighted ©2018 Metro Sign & Awning, Inc. No part of this drawing may be reproduced, copied or exhibited in any fashion without written consent from Metro Sign & Awning, Inc.

Approval: Approved Approved as Noted
Date: _____
File Name: Masa_Awnings & face rep Boston_18-19759.fs

Sales: DS
Design: HMM/JP
P.Mgr.: MO
Drawing # 18-19759-1r1



NOTES **LOC.4**

FACE REPLACEMENTS

Qty: 2 (1 for Each Side)

A
(2) 3/16" thick White polycarbonate faces.

B
Graphics digitally printed on trans. White vinyl, laminated (luster) and applied to faces.

Existing frame to be removed from existing cabinet, existing faces take out and replaced with new faces.

439-441
TRIMOUT SR

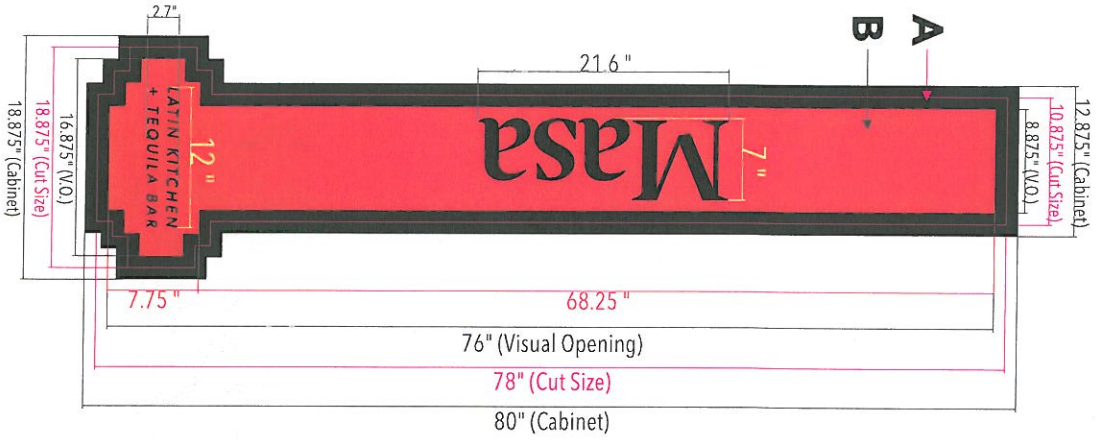
Graphics Sq Footage
Masa: 1.05
Latin Kitchen...: 23

Fonts: N/A vector art provided.

RELEASE TO PRODUCTION:

Work Order:

PRINT COLORS:
 PMS 7625C
 Black



WWW.METROSIGN.NET

PHONE: 978.851.2424

FAX: 978.851.2022

170 LORUM STREET

TEWKSBURY MA 01876

Customer/Job location:
Masa Latin Kitchen
Boston, MA

DWG. DATE: 11.1.2018
 Rev.1: 12.12.18 (updated per client)
 Rev.2:
 Rev.3:

Rev.3:

Approval: Approved
 Approved As Noted Date: X
 File Name: Masa_Awnings & face repl_Boston_18-19759.fs

Sales: DS
 Design: MM/JP
 PMgr: MO
 Drawing # 18-19759-3r1

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NOTES **LOC.5**

AWNING OVER WINDOW

Quantity: 1

SEE DRAWING FOR DETAILS

New shed roof awning, rigid valance, 1" square galvanized steel tube frame, UNPAINTED. Frame covered with Sattler Papaya (SAT-314-005) fabric. Painted copy and graphics, (3) colors: Black, White and "Green".

439-441
TALMONT ST

Sign Square Footage:

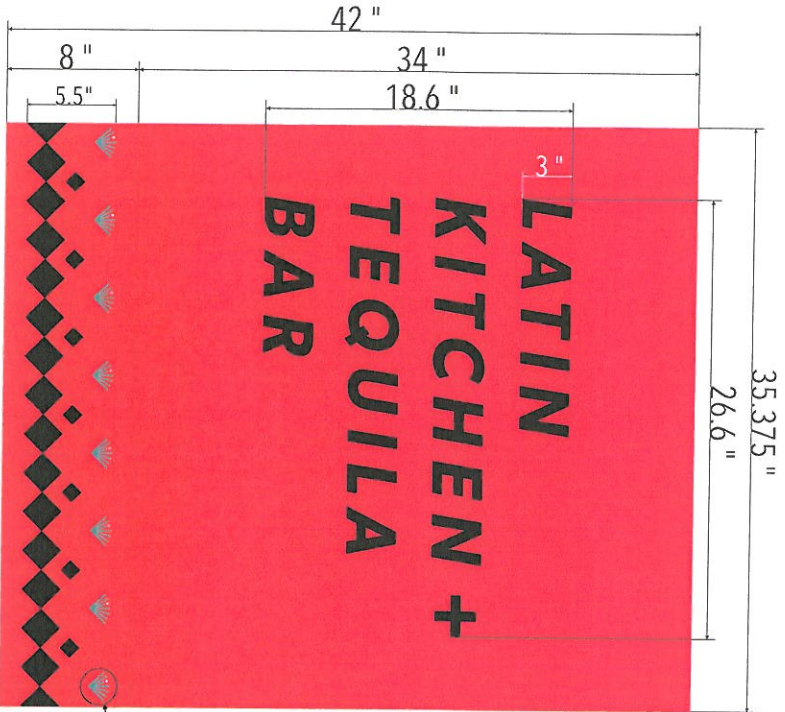
Copy: 3.44

Graphics: 1.37

Fonts: N/A vector art provided.

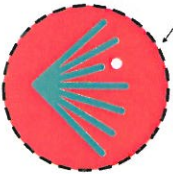
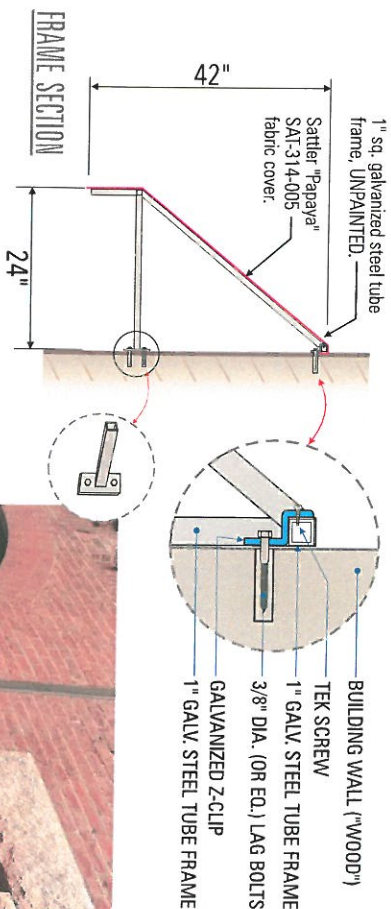
RELEASE TO PRODUCTION:

Work Order:



PAINT COLORS:
 Black
 White
 PMS 3248C

MATERIAL COLORS:
 Sattler Papaya SAT-314-005



WWW.METROSIGN.NET

PHONE: 978.851.2424

FAX: 978.851.2022

170 LORUM STREET

TEWKSBURY MA 01876

Customer/Job Location:
Masa Latin Kitchen
 Boston, MA

DWG. DATE: 7.5.2018
 Rev: 1.7.10.18
 Size: 12.12.18 standard per sign.

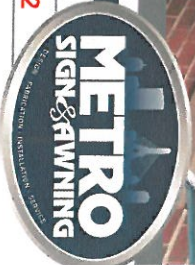
Approval: Approved
 Approved as Noted
 Date

File Name: Masa_Awnings & face repl Boston_18-19759-1s

Sales: DS
 Design: MM/JP
 P.Mgr.: MO

Drawing # 18-19759-4r2

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NOTES **LOC. 6**

AWNING OVER DOOR

Quantity: 1

SEE DRAWING FOR DETAILS

New shed roof awning, rigid valance. 1" square galvanized steel tube frame. UNPAINTED. Frame covered with Sattler Papaya (SAT-314-005) fabric. Painted copy and graphics, (3) colors: Black, White and "Green".

432-441
TELEPHON 57

Sign Square Footage:
Masa: 4.3
Latin Kitchen...: 49
Graphics: 3.8
Fonts: N/A vector art provided.
RELEASE TO PRODUCTION:

Work Order:

WWW.METROSIGN.NET

Customer/Job location:
Masa Latin Kitchen
Boston, MA

PHONE: 978.851.2424

DWG. DATE: 7.5.2018
Rev.1: 7.10.18
Rev.2: 12.12.18 (update per owner)
Rev.3:

FAX: 978.851.2022

Approval: Approved
 Approved As Noted
Date: _____

170 LORUM STREET

File Name: Masa_Awnings & face repl_Boston_18-19759.fs

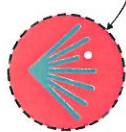
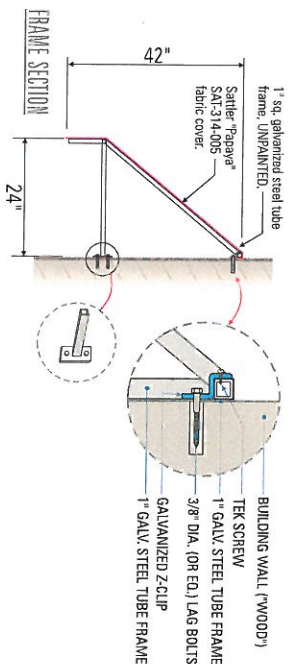
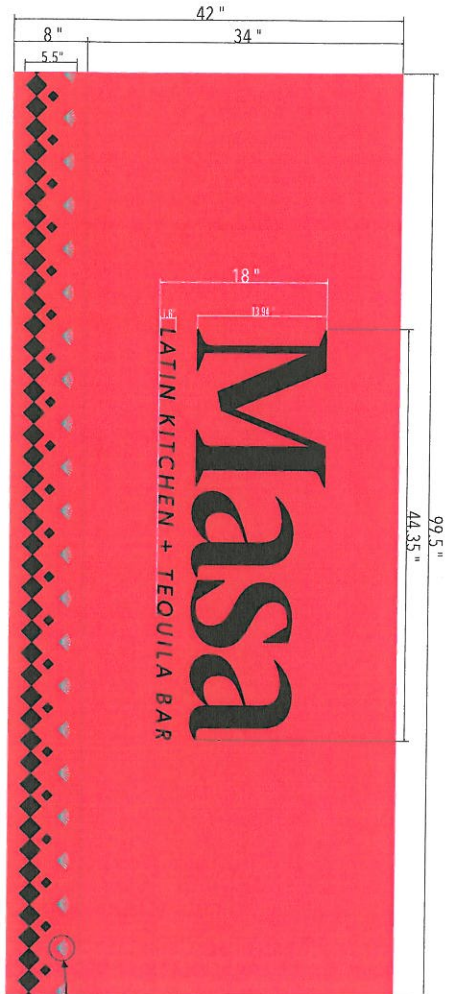
TEWKSBURY MA 01876

Sales: DS
Design: MM/JP
Print: MO
Drawing # 18-19759-5r2

PROPOSED

PAINT COLORS:
Black
White
PMS 3248C

MATERIAL COLORS:
Sattler Papaya SAT-314-005



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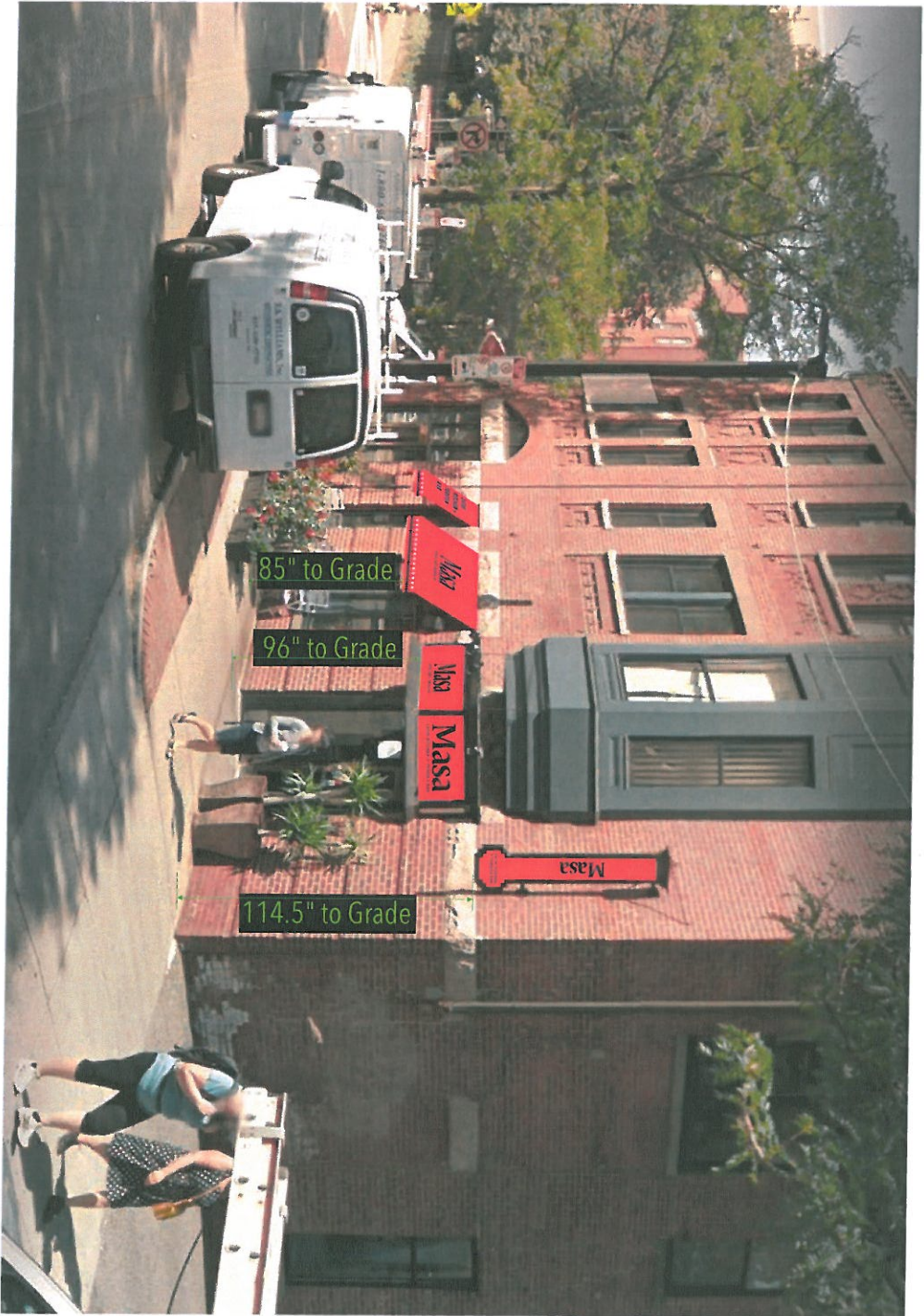


NOTES
FIELD MEASUREMENTS

439-441
TREMONT ST

RELEASE TO PRODUCTION:

Work Order:



WWW.METROSIGN.NET

PHONE: 978.851.2424

FAX: 978.851.2022

170 LORUM STREET

TEWKSBURY MA 01876

Customer/Job Location:
Masa Latin Kitchen
Boston, MA

DWG. DATE: 11.8.2018

Rev:1: 12.12.18 updated per survey

Rev:2:

Rev:3:

Approval: Approved
 Approved as Noted Date

X

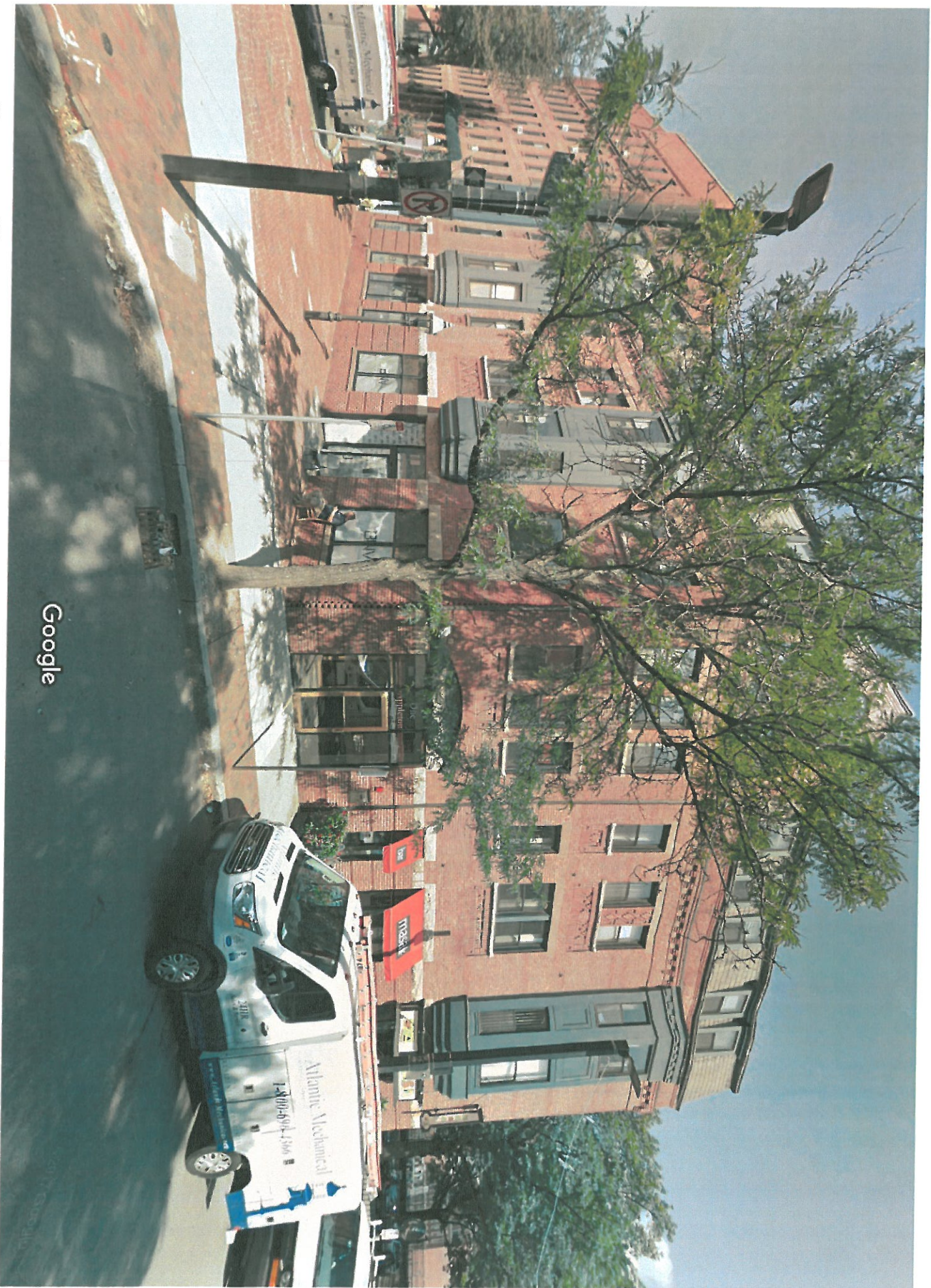
File Name: Masa_Awnings & face rep Boston_18-19759.fs

Sales: DS Designer: HMM/JP PMgr: MO

Drawing # 18-19759-6r1

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Google

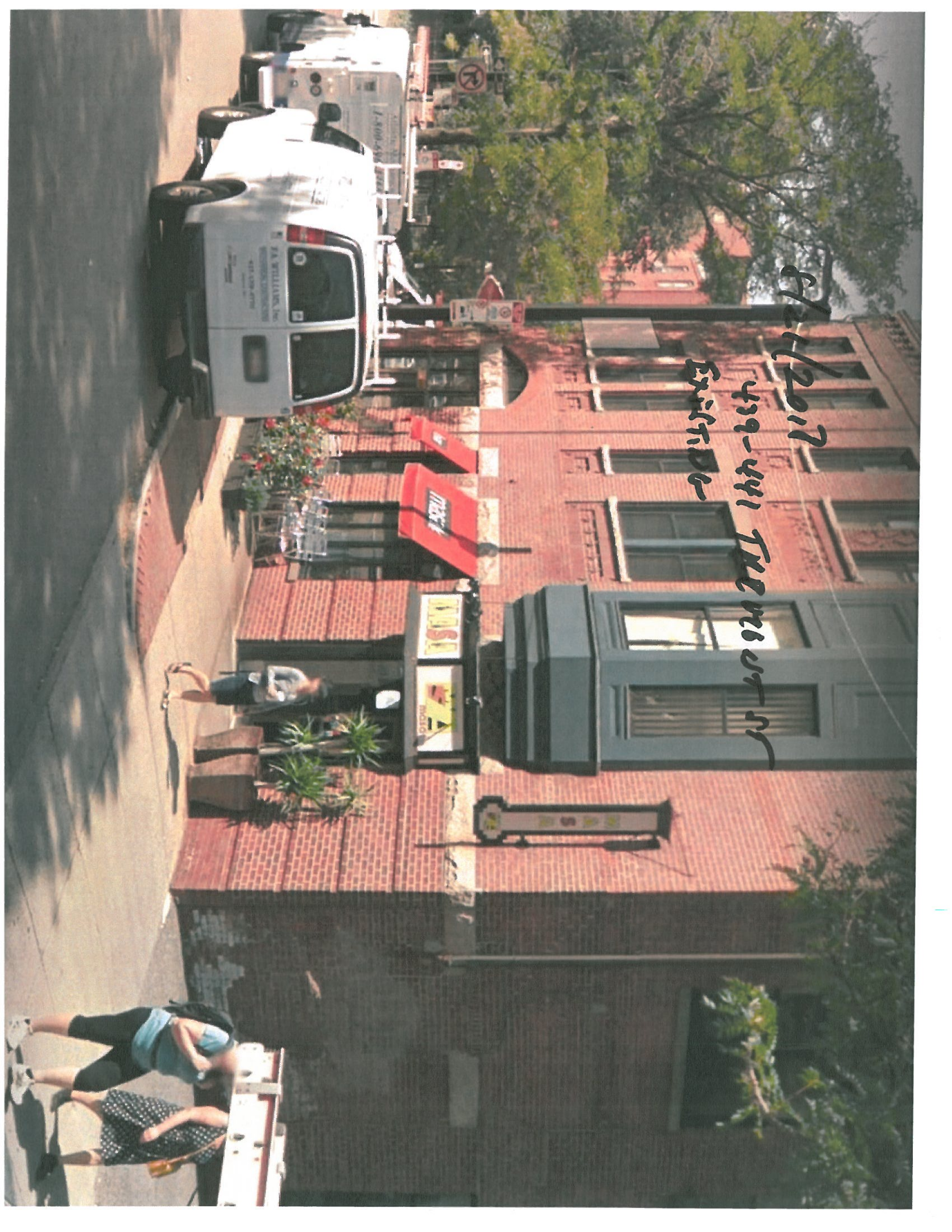
Atlantic Mechanical
1-800-504-4366
www.atlanticmechanical.com

439-441 TREMONT ST

Boston

8/21/2017

439-441 THE MUSEUM
EXIT 106



MASA

8/21/208
435-441
Tremont St
Existance

M

8/21/2018

439-441

TRAMONT ST

EXISTING

M
A
S
A





438-441 TRENHURST St

8/21/2018

Exterior

Merrill's

bar

m

BETH ST

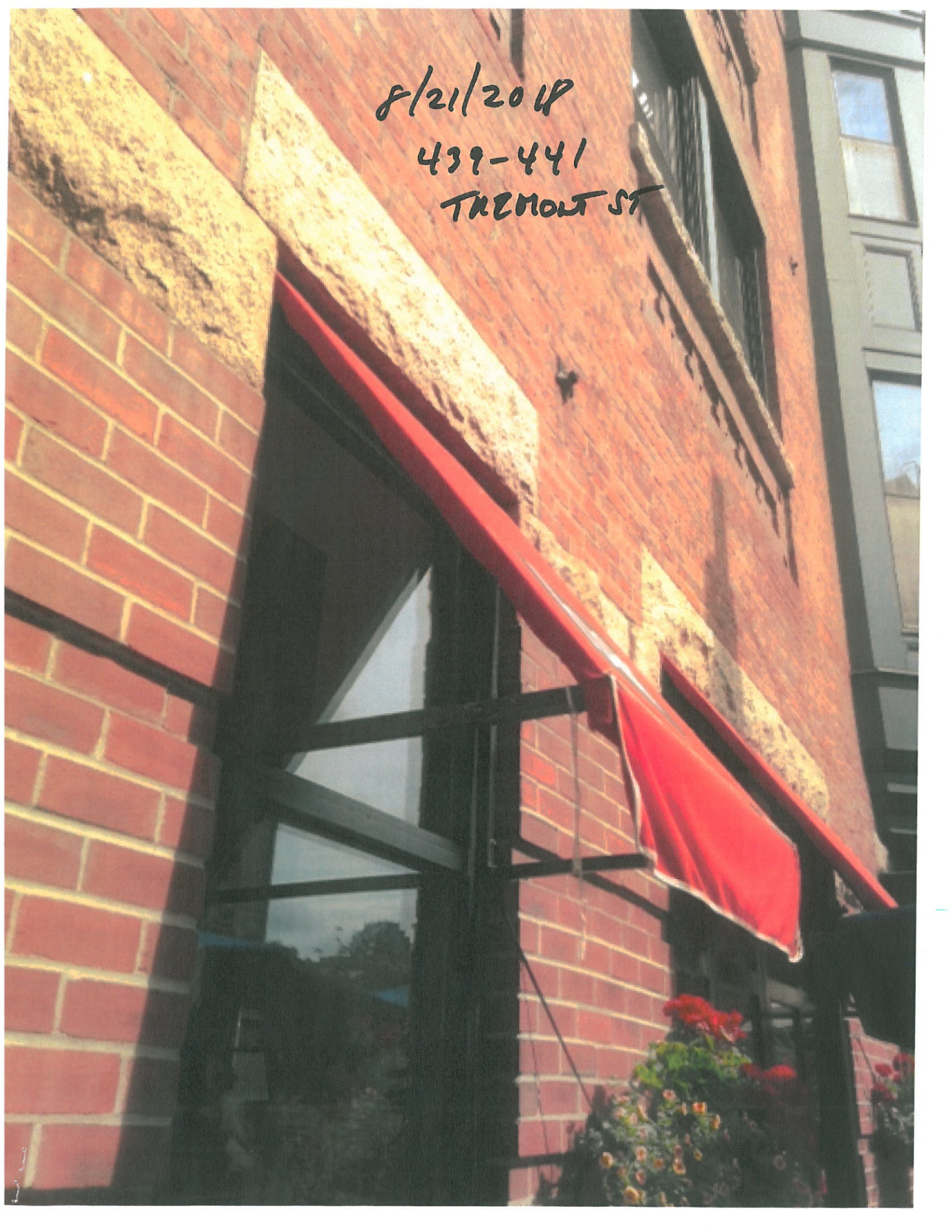
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8/21/2018

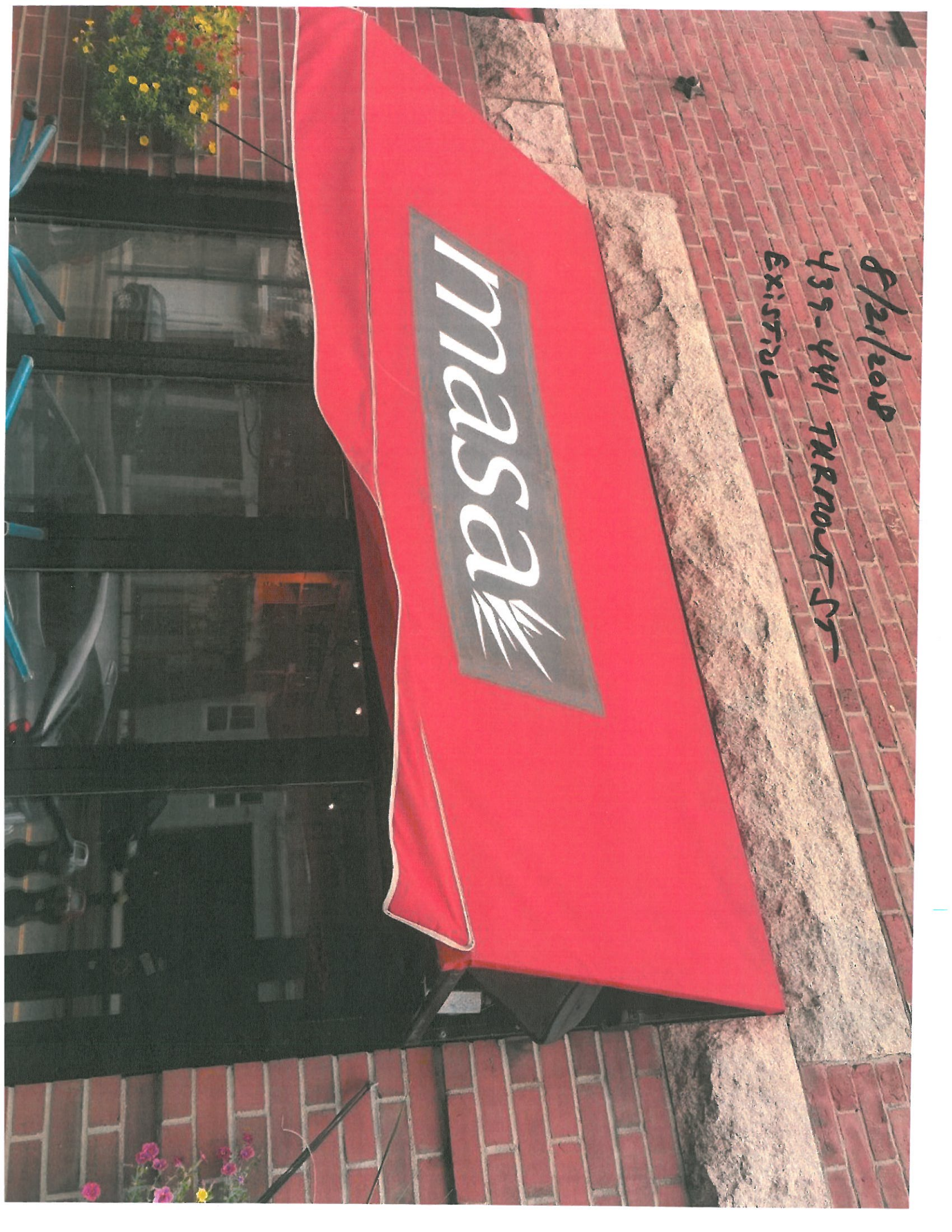
439-441

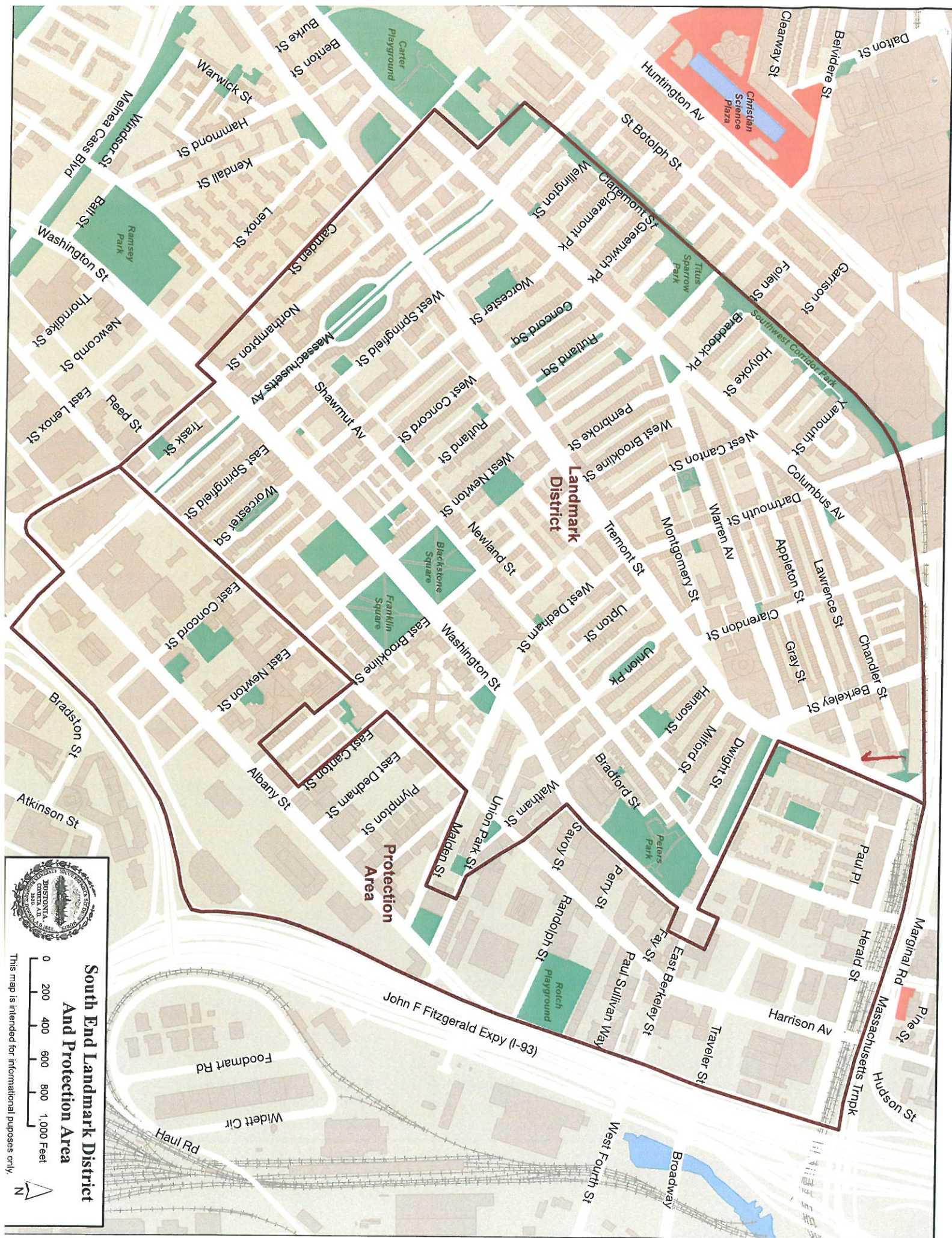
TREMONT ST



8/21/2018
439-441 TURNOUT ST
EXISTING

massa





**South End Landmark District
And Protection Area**

0 200 400 600 800 1,000 Feet

This map is intended for informational purposes only.

**Landmark
District**

**Protection
Area**

Christian
Science
Plaza

Carter
Playground

Ramsey
Park

Titus
Sparrow
Park

Brackstone
Square

Franklin
Square

Peters
Park

Reich
Playground

Foodmart Rd

Haul Rd

Broadway

West Fourth St

John F Fitzgerald Expy (I-93)

Massachusetts Turnpike

Marginal Rd

Pine St

Hudson St

Harrison Av

Traveler St

East Berkeley St

Fay St

Paul Sullivan Way

Berry St

Savoy St

Walham St

Union Park St

Malden St

Plympton St

East Dedham St

East Canton St

Albany St

East Newton St

East Concord St

Bradston St

Atkinson St

Chandler St

Berkeley St

Gray St

Appleton St

Lawrence St

Columbus Av

Dartmouth St

West Canton St

West Brookline St

Pembroke St

Tremont St

West Dedham St

Union St

Washington St

East Brookline St

East Newton St

East Concord St

East Lenox St

Reed St

Newcomb St

Thorndike St

Washington St

Chandler St

Berkeley St

Gray St

Appleton St

Lawrence St

Columbus Av

Dartmouth St

West Canton St

West Brookline St

Pembroke St

Tremont St

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Newcomb St

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