

1200 Washington Street 7th Floor Terrace



7th floor terrace residence belonging to neighbor

Proposed Installation of shade pavilion, privacy screen, new planters etc, on 7th floor terrace

Washington Street

Description of Proposed Work on 7th Floor Terrace of 1200 Washington Street

- Overall goal this terrace project is to create a decent sized, handicap accessible, outdoor space for a family member who recently lost their ability to walk.
- Description of work
 - Replacing existing decaying pavers, planters, furniture damaged by weather with new pavers, planters, and furniture
 - Installing a privacy screen and shade pavilion approved by condo board and abutting terrace owners, which are not visible from the public way in the area adjacent to 1200 Washington Street
- In designing the new terrace, we made sure to follow the '5 Standards and Criteria for the South End Harrison/Albany Protection Area':
https://www.cityofboston.gov/images_documents/Updated%20PROTECTION%20AREA%20STANDARDS%20AND%20CRITERIA_tcm3-13556.pdf
- We initially didn't think we needed a full review based on our cursory research, but we wanted to make sure to double check so that we are doing everything according to the correct procedures.

Current Conditions: 7th Floor Terrace
at 1200 Washington Street, South
End

Current Conditions: view of 7th Floor Terrace from Washington Street

7th Floor Terrace at 1200 Washington Street



Current Conditions: view of 7th Floor Terrace from Washington Street

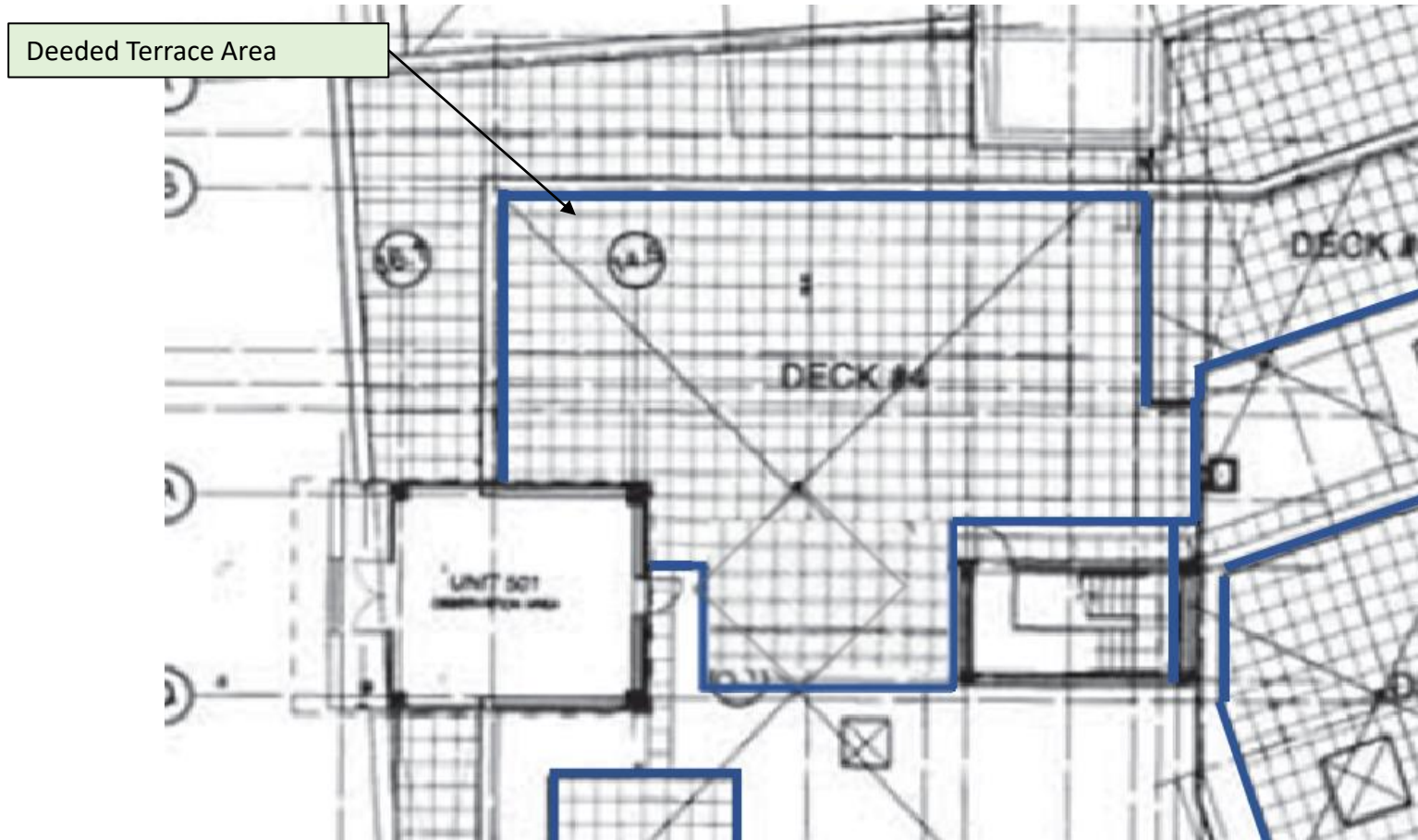
7th Floor Terrace at 1200 Washington Street



Current Conditions: View from 7th Floor of 1200 Washington Street of Proposed Terrace site



Plot Plan of Deck 7th Floor Terrace

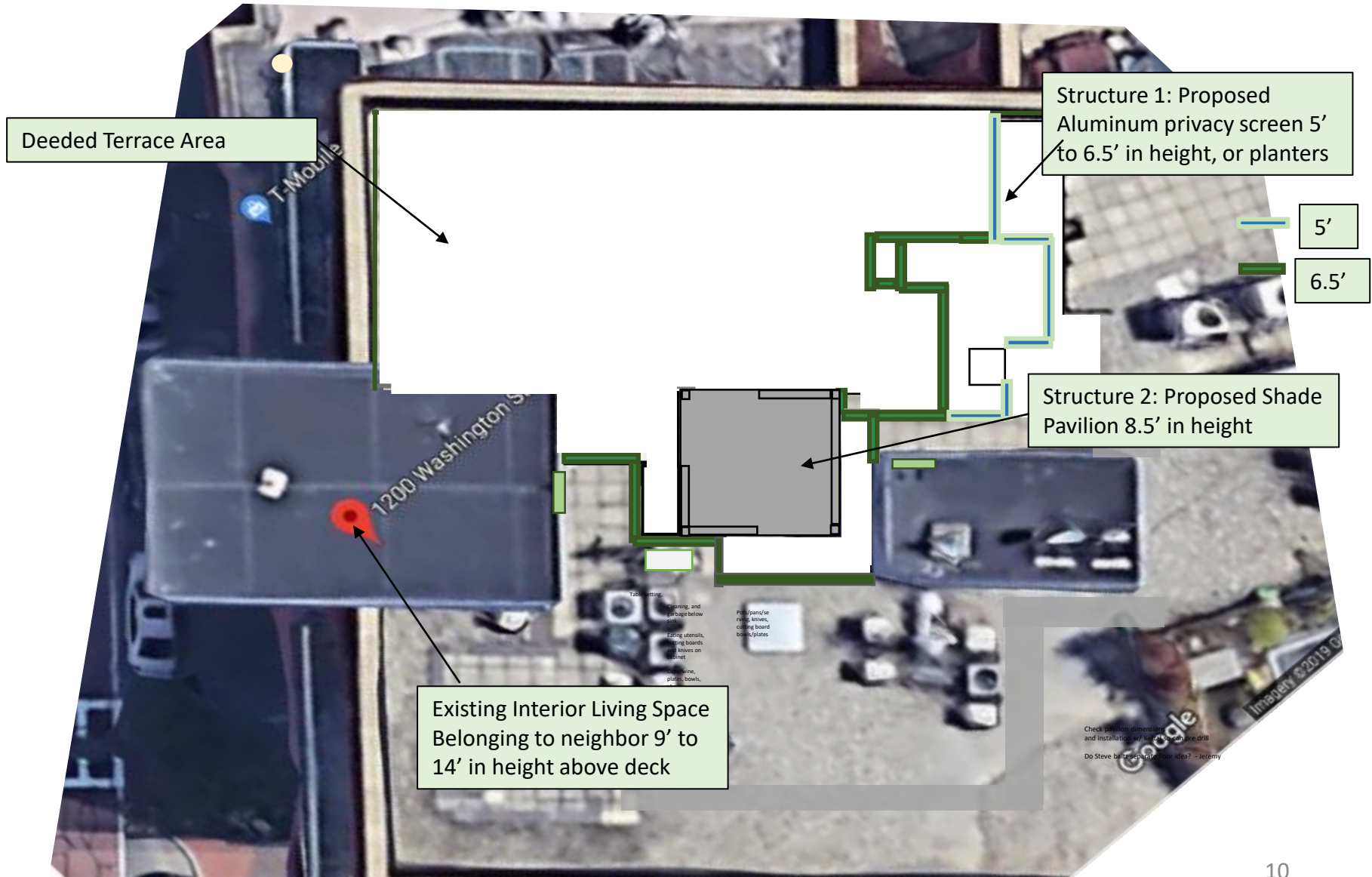


Satellite Image of 7th Floor Terrace



Proposed Privacy Screen and Shade Pavilion for 7th Floor Terrace at 1200 Washington Street

Proposed Privacy Screen and Shade Pavilion for 7th floor terrace

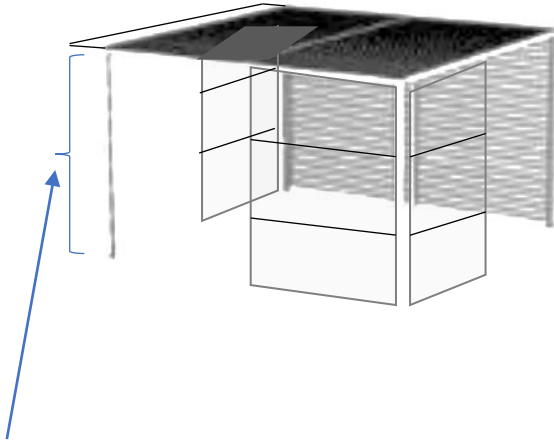


Structure 1: Aluminum Privacy Screen Elevation



5'-6.5' privacy screen not visible from
The front of 1200 Washington Street

Structure 2: Outdoor Shade Pavilion Elevation



8.5' tall pavilion for shade
not visible from the front of 1200 Washington
Street.



Pavilion color and
aesthetics matches
existing 1200 building, as
well as existing pavilions
on neighboring terraces

Architectural Inspiration: Existing Shade Pavilions in South End Protection Area



481 Harrison, South End
Protection Area



264 E Berkley, South End
Protection Area

Proposed Privacy Screen and Shade Pavilion Designed to follow South End Albany/Harrison Protection Area Standards and Criteria

Proposed Privacy Screen and Shade Pavilion Follow Standards and Criteria for South End Harrison/Albany Protection Area

STANDARDS AND CRITERIA
SOUTH END HARRISON/ALBANY PROTECTION AREA
Revised July 2013

General Standards

As provided in Section 4, St. 1975, C.772, as amended, the only items subject to design review in the Protection Area Are:

Demolition;
Land Coverage;
Height of Structures;
Landscape; and
Topography.

The goals of the Protection Area are to protect views of the proposed adjacent Landmark District, to ensure that new development of major alterations adjacent to the District is architecturally compatible in massing, setback and height and to protect light and air circulation within the District.

Specific Standards and Criteria

1. Demolition: In general, demolition of structures in the Protection Area may be allowed subject to prior approval by the Commission.
2. Land Coverage: Setbacks may not exceed ten (10) feet from the back of the sidewalk line unless otherwise approved by the Commission except that a setback of greater than ten (10) feet may be allowed if the setback is consistent with adjacent setbacks or if the site is adequately landscaped.
3. Height of Structures: Please see maps for Protection Area Sub-districts:
http://www.cityofboston.gov/images_documents/Article%2064%20Maps_tcm3-39595.pdf
For additional information on allowable heights, please see Article 64, South End Neighborhood District: <http://www.bostonredevelopmentauthority.org/pdf/ZoningCode/Article64.pdf>.
4. Topography No major changes in topography are allowed within the Protection Area.
5. Landscape In general, landscape changes within the Protection Area must not obstruct views of the elements of the adjacent Landmark District from any public ways in the Protection Area.

If surface parking adjacent to streets is proposed, then a visual barrier of landscaping is encouraged.

Proposed Privacy Screen and Shade Pavilion Follow Standards and Criteria for South End Harrison/Albany Protection Area

1. Demolition: In general, demolition of structures in the Protection Area may be allowed subject to prior approval by the Commission.
 - **Satisfied: No demolition of structures** ✓

2. Land Coverage: Setbacks may not exceed ten (10) feet from the back of the sidewalk line unless otherwise approved by the Commission except that a setback of greater than ten (10) feet may be allowed if the setback is consistent with adjacent setbacks or if the site is adequately landscaped.
 - **Satisfied: No change to 'land coverage'** ✓

3. Height of Structures: Please see maps for Protection Area Sub-districts: allowable heights, please see Article 64, South End Neighborhood District
 - **Satisfied: both the proposed privacy screen and shade pavilion are shorter than the existing building height.** ✓

4. Topography: No major changes in topography are allowed within the Protection Area
 - **Satisfied: No major changes to 'topography' in proposed plans** ✓

5. Landscape: In general, landscape changes within the Protection Area must not obstruct views of the elements of the adjacent Landmark District from any public ways in the Protection Area.
 - **Satisfied: Landscape changes as a result of pavilion and new plants do not obstruct views of the elements of the adjacent Landmarks District from any public ways in the Protection Area.** ✓

Impact of Proposed Privacy Screen and Shade Pavilion on Views from Public Ways

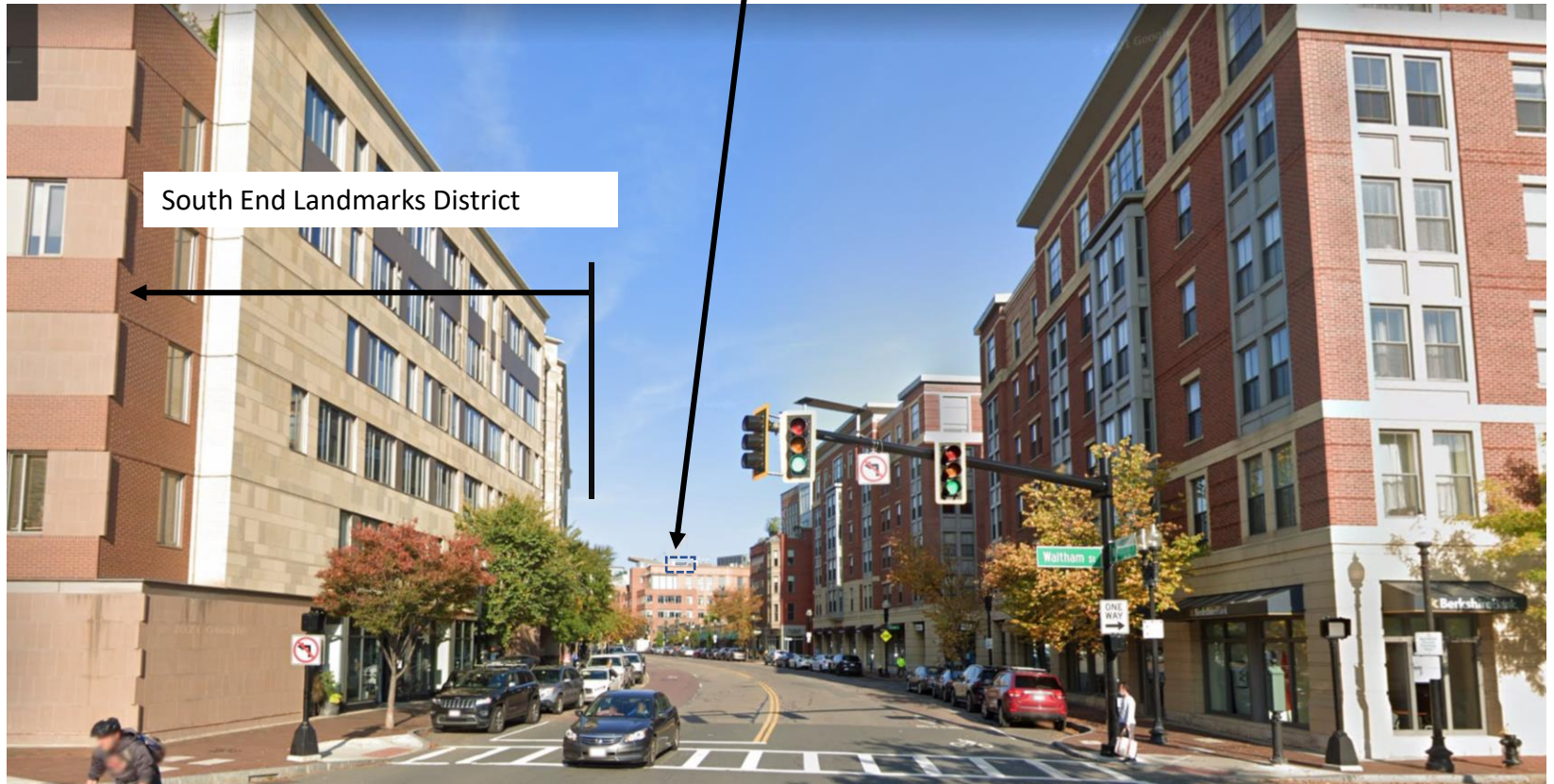
2 proposed new structures on 7th Floor Terrace not visible from across 1200 Washington Street



2 proposed new structures on 7th Floor Terrace not visible from the public ways adjacent to 1200 Washington Street



Top ~1.5ft of Proposed Shade Pavilion visible from ~800 ft away from 7th floor terrace on Washington street. Note: pavilion is consistent with South End Harrison/Albany Protection area criteria #5 because it does not obstruct views of Landmarks District from any public ways.



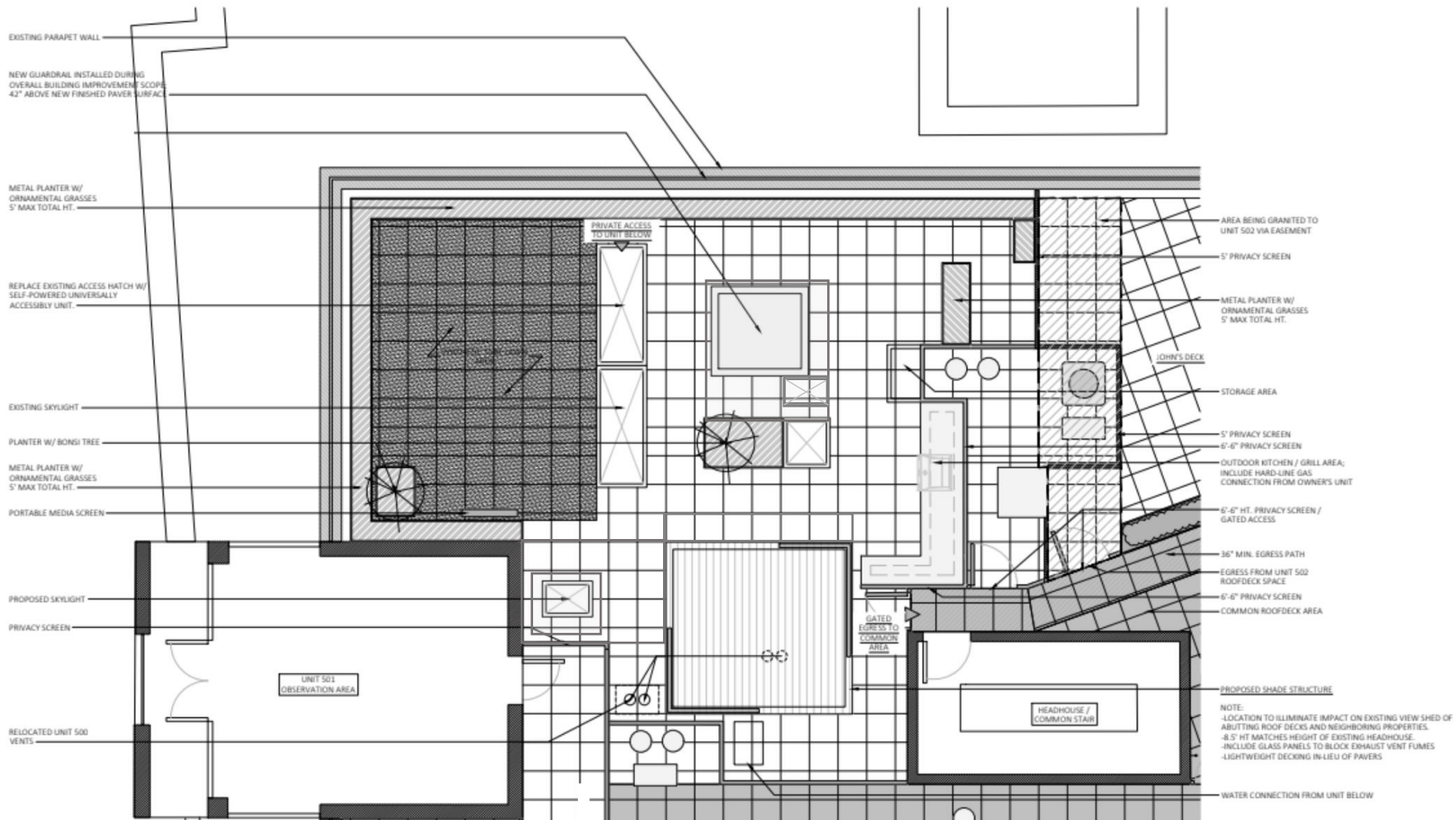
Note: 1 of 2 locations in public ways where proposed shade pavilion is partially visible

Top ~1.5ft of Proposed Shade Pavilion visible from ~800 ft away from 7th floor terrace on Washington street. Note: pavilion is consistent with South End Harrison/Albany Protection area criteria #5 because it does not obstruct views of Landmarks District from any public ways.



Note: 2 of 2 locations in public ways where proposed shade pavilion is partially visible

Appendix: Detailed Architectural
Plans for 7th Floor Terrace at 1200
Washington Street, South End



1 UNIT 500 (DECK #4) ROOF DECK IMPROVEMENTS
SCALE: 1/8" = 1'-0"

STAMP

DATE: 08/11/2023

PROJECT: LACONIA LOFTS - UNIT #500

SCALE: 1/8" = 1'-0"

DATE: 08/11/2023

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