

157 WEST SPRINGFIELD ST / BOSTON

EBENEZER BAPTIST CHURCH DEVELOPMENT

SELDC HEARING

AUGUST 02, 2022

**RODE**

DEVELOPER

**Anton Cela**

of Ebenezer Development

ARCHITECT

**RODE Architects**

Eric Robinson, Principal in Charge

Mike Dellefave, PA/PM

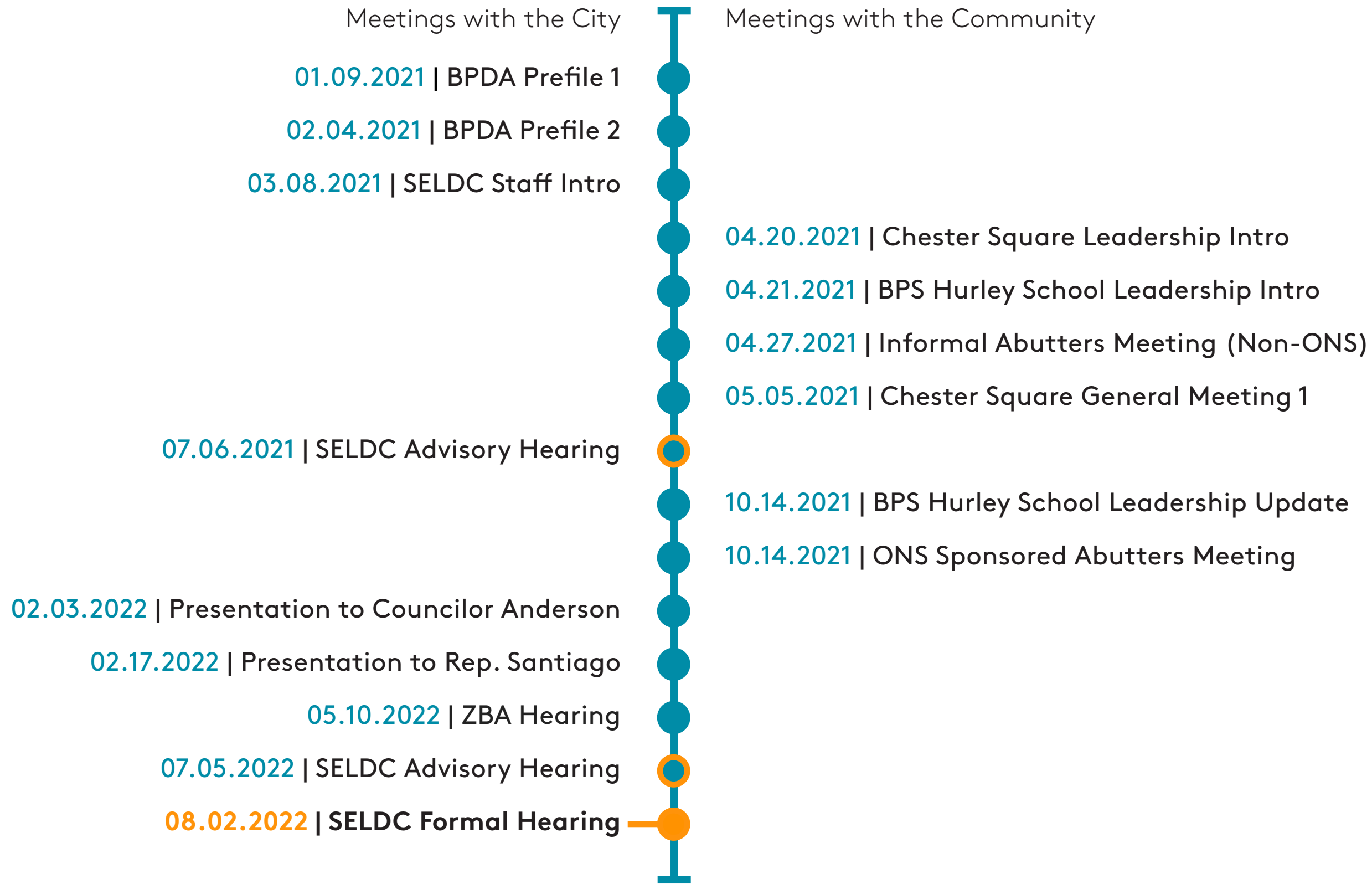
Katya Stassen, Project Designer

LEGAL

**George Morancy**

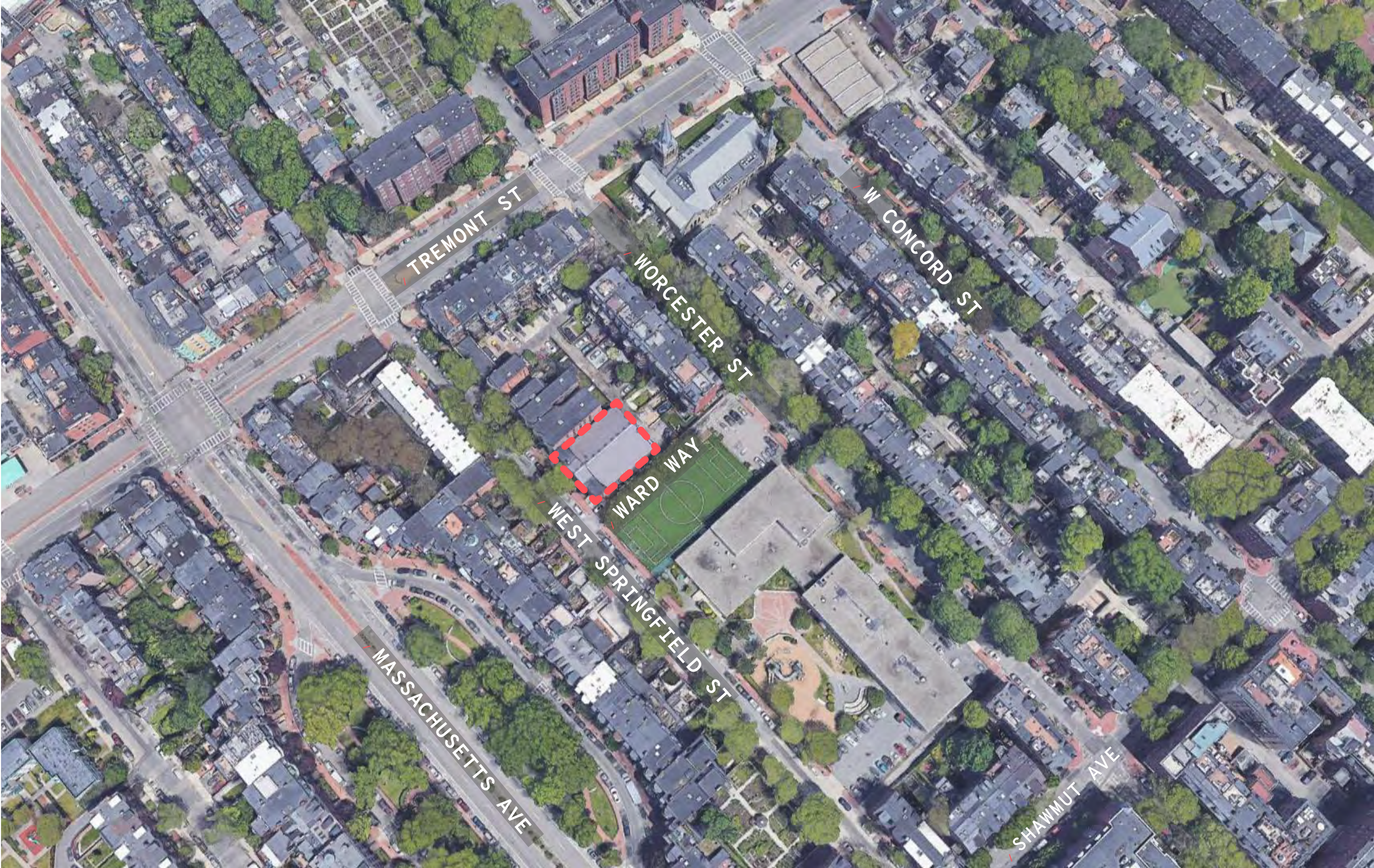
of Adams & Morancy Law

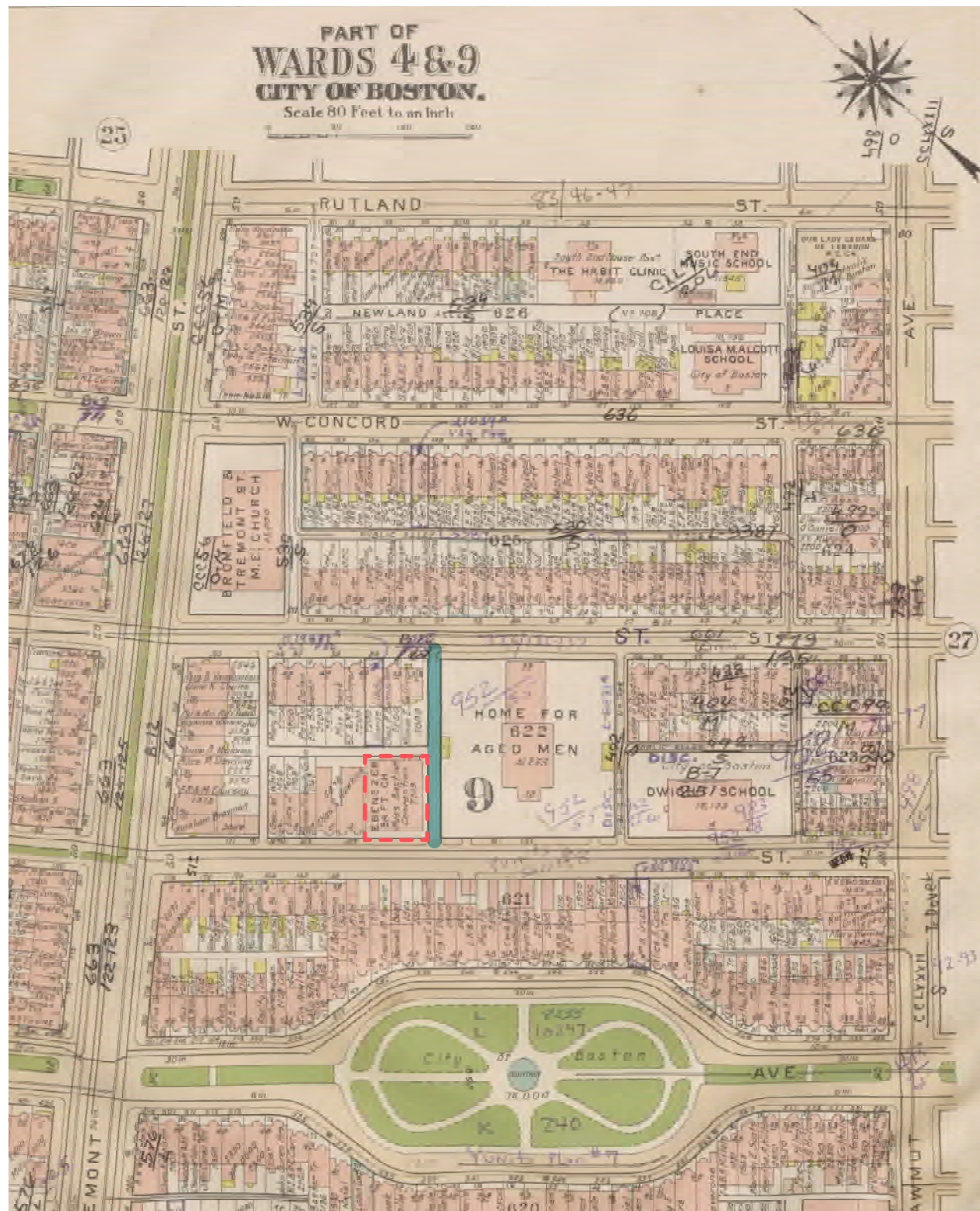




## General Comments from the Commission on July 05, 2022

- / Appreciate the focus on preservation
- / Felt that the design intent and the roof forms are successful
- / Clarification of Ward Way ownership required
- / Revise railing dimensions and style to be more in keeping with South End
- / Refine strategy for large windows on the South side of the church
- / Historical marker needs more study, subcommittee may be needed
- / Can the addition be setback further on the South side?
- / Would support more height in exchange for greater setbacks
- / Want to see a clearly separate, contemporary addition to the existing
- / Explore the proportionality and hierarchy of direction of the addition
- / Some debate about effectiveness of fiber cement panels, suggested more of the addition goes to glass





480 LIST OF STREETS, ETC., IN BOSTON.

- †Walpole street, Rox., 1881; from 1071 Tremont street to the B. & P. Div. of the N. Y., N. H. & H. R. R.; private way called Franklin place laid out (from Tremont street to the northwesterly line of Berlin street, now Columbus avenue) and named Walpole street, Nov. 16, 1881; laid out from Berlin street (now Columbus avenue) to the northwesterly line of Grinnell street extended, April 2, 1890; shown as extending to the railroad in Bromley's atlas of 1895. L 1570, L 2217.
- Walsh place, B., 1872; from 19 Clark street, southwest, near Hanover street.
- \*Walter street, W. Rox., 1825; from 1200 Centre street to 875 South street; part from Centre street, southward, past Weld street, shown but not named on plan dated 1815; named from Centre street to South street, May 9, 1825; probably a public highway some time previous. Relocated, Oct. 4, 1901. L 2736, L 3404, L 3405, L 3406, L 3407, L 3873, L 3874, L 3875.
- Walter's court, B., 1853; from Endicott street, east, near Cooper street; called Alton place, 1857; closed.
- \*Waltham street, B., 1826; from 550 Tremont street to Union Park street; laid out on the Neck and named, July 24, 1826; from Tremont street to Suffolk street (now Shawmut avenue) named Waltham street, Sept. 15, 1834; extended from Suffolk street to Washington street, April 19, 1847; extended from Washington street to Harrison avenue, including part of Adams place, Sept. 18, 1848; lines established, Oct. 11, 1855; accepted, Dec. 7, 1857; extended, with Union Park street (they unite as Union Park street a little southeast from Harrison avenue), from Harrison avenue to Albany street, Aug. 8, 1862. Vol. 31, p. 7. L 116, L 260, L 2520.
- \*Walton street, Dor., 1871; from 700 Washington street to 15 Harley street; laid out, July 31, 1873. L 887, L 2173.
- \*Walworth street, W. Rox., 1908; from Belgrade avenue, opposite Dudley avenue, north, to South street, opposite Congreve street; this portion of Dudley avenue laid out under the name of Walworth street, Oct. 29, 1908. L 4104.
- \*Wapping street, Chsn., 1790; from 65 Chelsea street to 116 Water street; deed from town to Mr. Jno. Harris of a piece of land at Wapping street in lieu of land taken from him to accommodate the road, 1790; part of Wapping street discontinued on establishment of Navy Yard by a line across the same on easterly bounds of 21-foot passageway belonging to town which leads to low-water mark, Jan. 14, 1801; widened in 1807 and 1830.
- Wapping street, Chsn.; mentioned, Feb. 5, 1798, as a former name of Henley street (no other record).
- Ward court, So. B.; from 28 Ward street, northeasterly.
- \*Ward street, So. B., 1855; from 360 Dorchester avenue to Hyde street; formerly from 360 Dorchester street to 70 Preble street; formerly called Centre street; named Ward street, Aug. 7, 1855; laid out, June 14, 1867; Centre place shown as a part of Ward street on Bromley's atlas of 1899. L 450, L 454, L 2392.
- \*Ward street, Rox., 1853; from 620 Huntington avenue to land of the O. C. R. R. Co., thence southwest, adjoining said railroad land to Prentiss street; formerly from Bumstead lane (now St. Alphonsus street) crossing Phillips street, Parker street and Halleck street to B. & P. (now N. Y., N. H. & H.) R. R.; from Parker street to the railroad opened by indenture between Nahum Ward et al., dated Aug. 20, 1845 (Norfolk Registry, Lib. 158, fol. 14); shown as Ward street on plan dated 1853; on Walling's plan, 1856, shown as Charles street from Parker street to the railroad; on same plan as Ward

LIST OF STREETS, ETC., IN BOSTON.

- street from Parker street to Bumstead lane (now St. Alphonsus street); name of Charles street changed to Ward street, April 21, 1868; laid out to B. & P. R. R., Nov. 15, 1877; laid out from Parker street to Huntington avenue, June 3, 1886; portion adjoining the railroad to Prentiss street shown on Bromley's atlas of 1895 as Rheims place (now Ward street); this last named portion moved southwesterly by taking made by the O. C. R. R. Co. June 23, 1894; this taking made under decree of the Superior Court acting under authority of chapter 433, Acts of the Legislature of 1892. L 1290, L 1907, L 1908.
- Ward's wharf, B.; from Federal street, east, near Federal-street bridge; portion covered by the extension of Dorchester avenue April 8, 1897, under authority of chapter 516, Acts of 1896; the remainder covered by grounds of the Terminal Company under authority of the above named act, Jan. 5, 1897. L 2817.
- Ware place, B., 1853; from Richmond (now Parmenter) street, north, near Hanover street, 1853; built over about 1868.
- \*Ware street, Dor.; from 22 Trull street to 41 Rill street; laid out, March 26, 1880. L 1440.
- \*Wareham street, B., 1849; from 620 Harrison avenue at its junction with Malden street to 527 Albany street; named from junction Harrison avenue and Malden street extended to a dock in South bay, May 14, 1849; accepted, Oct. 30, 1860.
- Warland place, B.; from 430 Hanover street, northwest, then northeast, near Commercial street; same in 1867; shown in Bromley's atlas of 1890 (but not since) as Maryland place.
- Warner avenue, Dor.; from Harvard street to Park street; formerly from Glen road (now Glenway street) to Catholic cemetery; Glen avenue (now Glenway street) from Glen road (now Glenway street) to Harvard street shown at one time as Warner avenue; laid out from Harvard street to Park street as Warner street, July 14, 1899. L 3130.
- \*Warner street, Dor., 1899; from 136 Harvard street to 631 Park street; Warner avenue laid out as Warner street, July 14, 1899. L 3130, L 3587.
- \*Warren avenue, B., 1867; from 8 Berkeley street, near Tremont street, to Columbus square; formerly from Berkeley street to Columbus avenue; called Avenue Three previous to 1855; laid out as a public street from West Canton street to Clarendon street, May 21, 1867; laid out from West Canton street to Columbus avenue, April 7, 1868; laid out from Clarendon street to Berkeley street, Nov. 17, 1868; portion bounded by Pembroke street, West Newton street and Columbus avenue named Columbus square, April 4, 1871. L 354, L 3190.
- \*Warren avenue, Chsn.; from 33 City square to Warren bridge; laid out, accepted and named Boston avenue, May 2, 1836; called Warren avenue in records of 1842, but no record of change of name. L 1709.
- \*Warren bridge, B., 1828; from Causeway street, opposite the end of Beverly street, northerly, across Charles river to City square in Charlestown; from the foot of Haverhill street to Charlestown, 1828; since partly discontinued and now from the foot of Beverly street; discontinued in part again, Feb. 11, 1885, by which almost the entire bridge from line of solid filling at foot of Beverly street to solid filling on the north of the channel was moved easterly. L 1852.
- Warren place, B., 1820; from Warren (now Warrenton) street to Pleasant street, 1820; referred to as a passageway in 1810 (Suffolk Deeds, Lib. 234, fol. 280); name changed to Warrenton place, April 21, 1868.



Looking North on W. Springfield



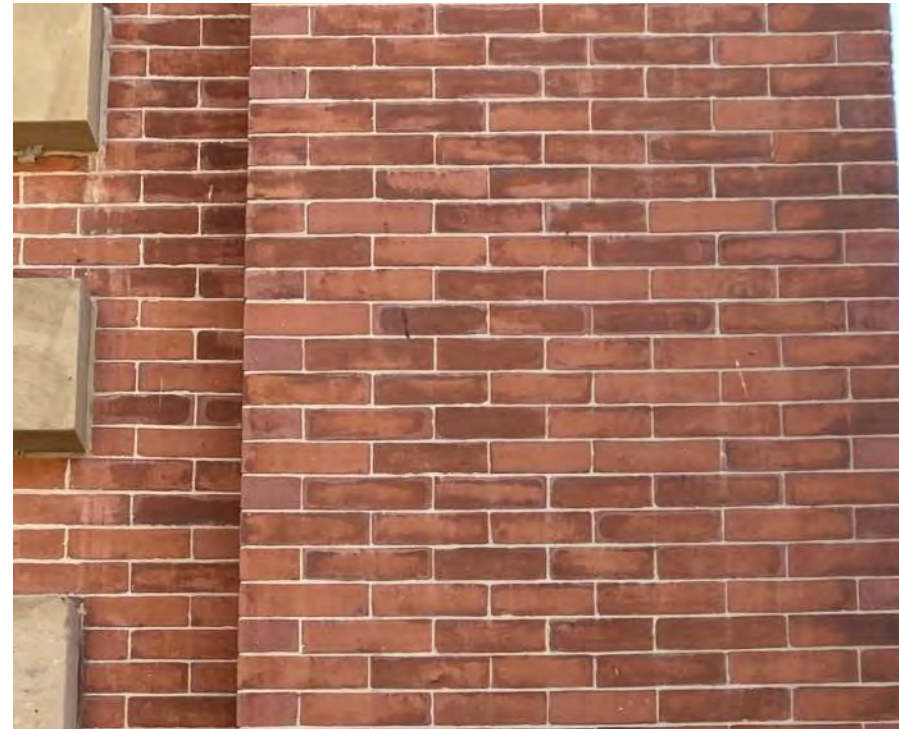
Looking West on Worcester



Looking South on W. Springfield











SOUTH END CHURCH CONVERSIONS



201 W Brookline St



730 Tremont St

SOUTH END BUILDING ADDITIONS



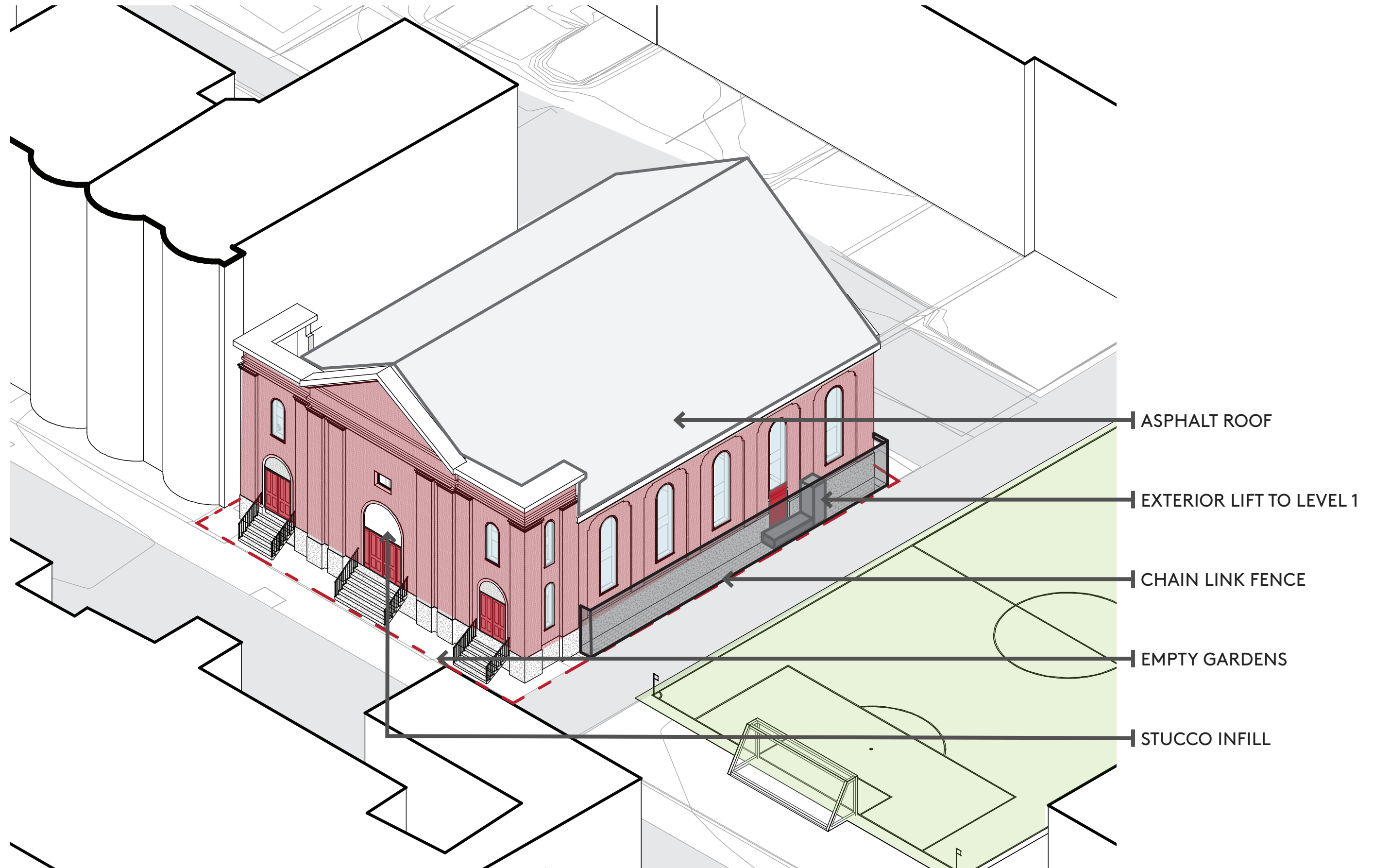
30 Union Park - Penny Savings Bank



659 Mass Ave - Rembrandt Inc.

PART I | RENOVATION & RESTORATION

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EMPTY GARDENS



STUCCO INFILL



EXTERIOR LIFT TO LEVEL 1



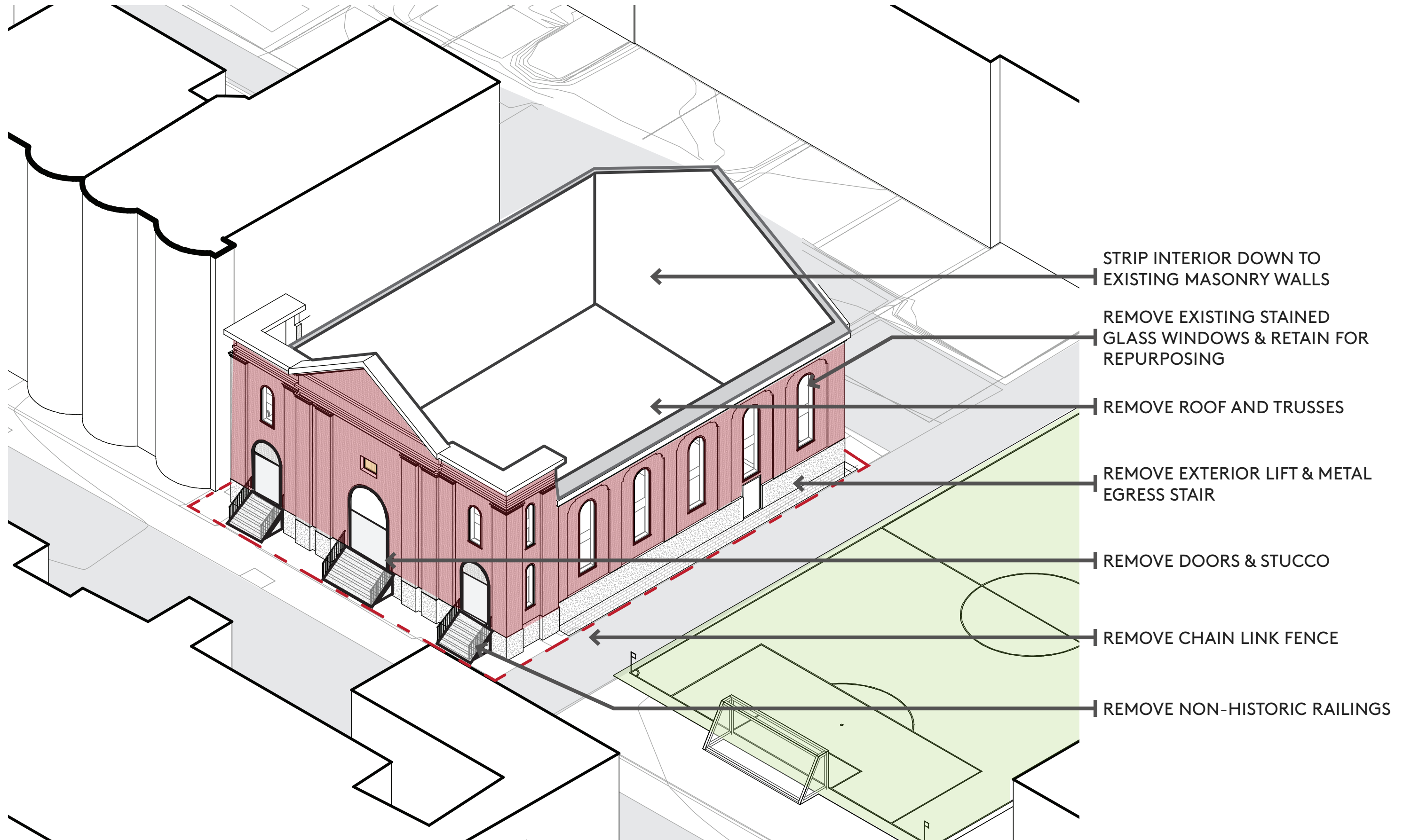
ALLEY CONDITION



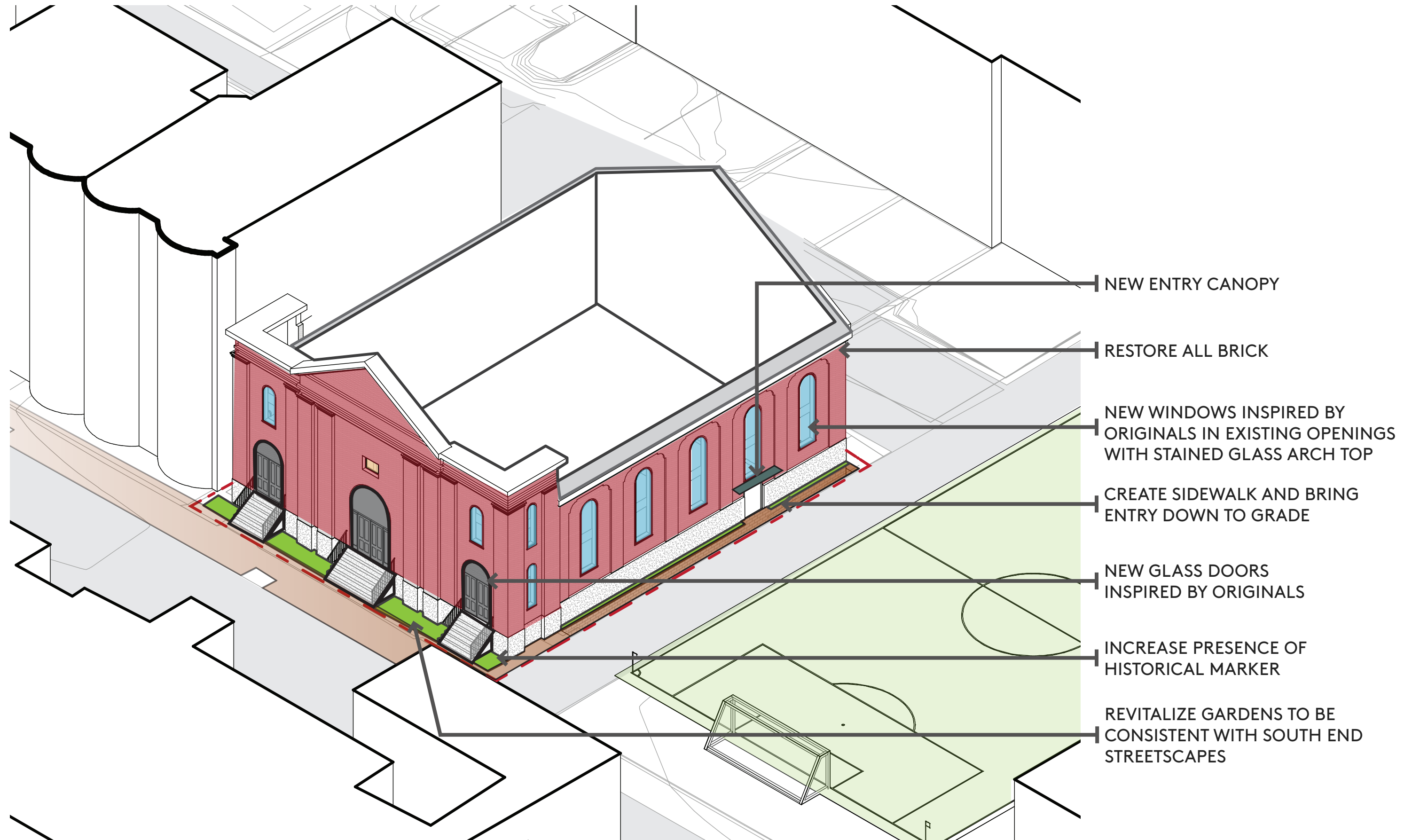
REAR CONDITION

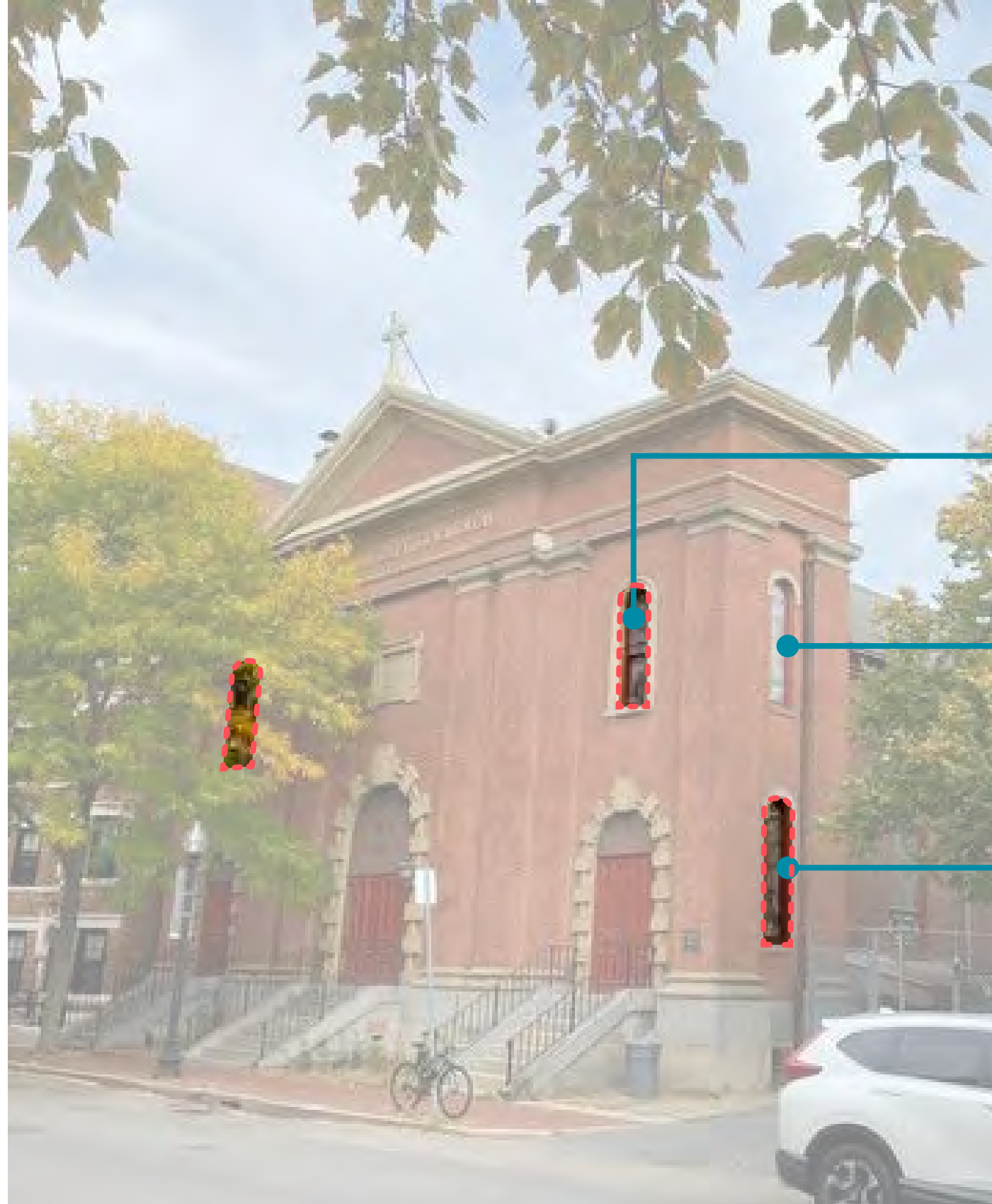


CHAIN LINK FENCE









Arched stained glass at top of windows to be restored on both sides

Stained glass on front facade to be restored

New operable window needed for rescue opening

Stained glass on lower front corner to be restored



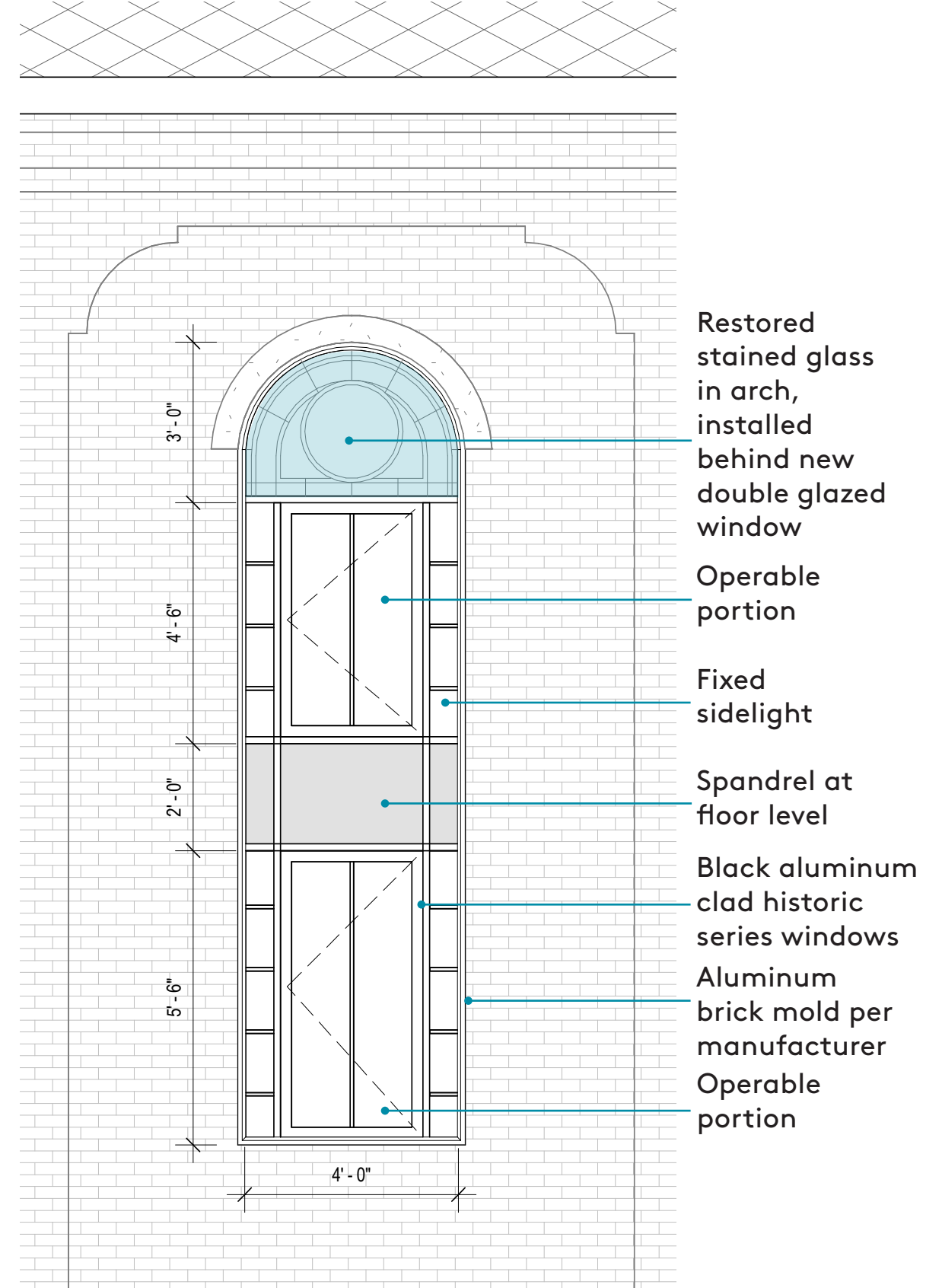
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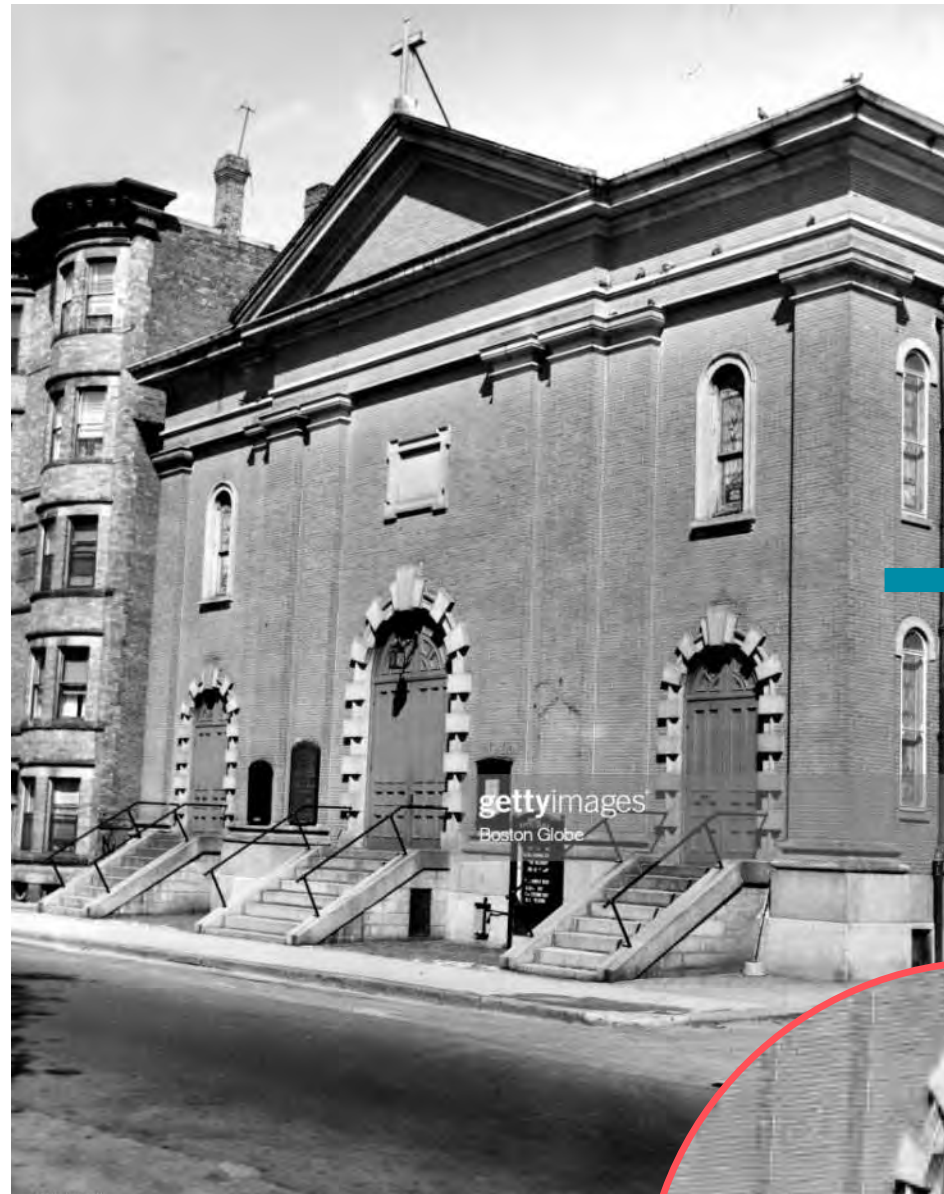
DIGITAL RENDERING



DESIGN DRAWING



HISTORIC CONDITION



CURRENT CONDITION



PROPOSED CONDITION



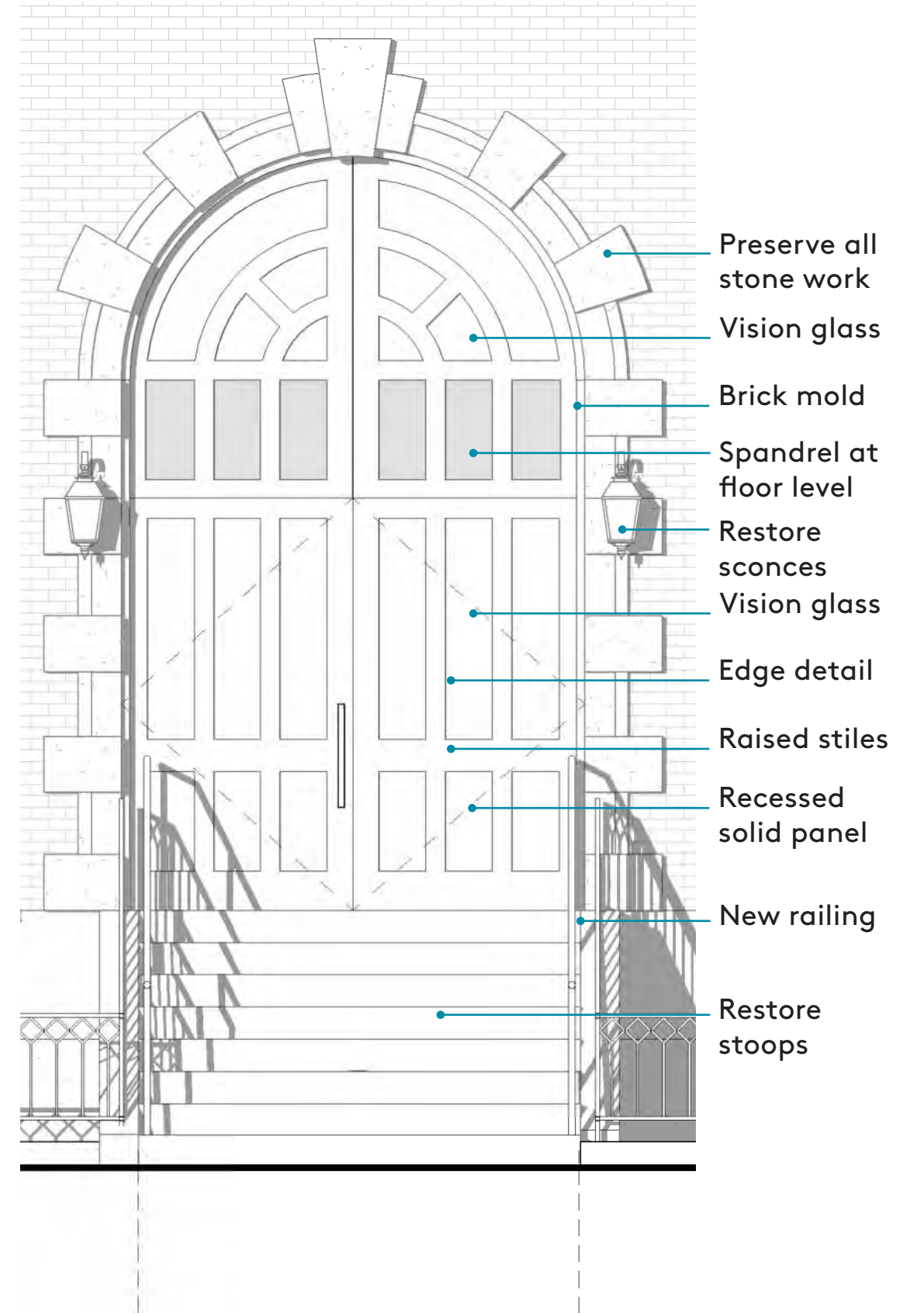
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DIGITAL RENDERING



DESIGN DRAWING

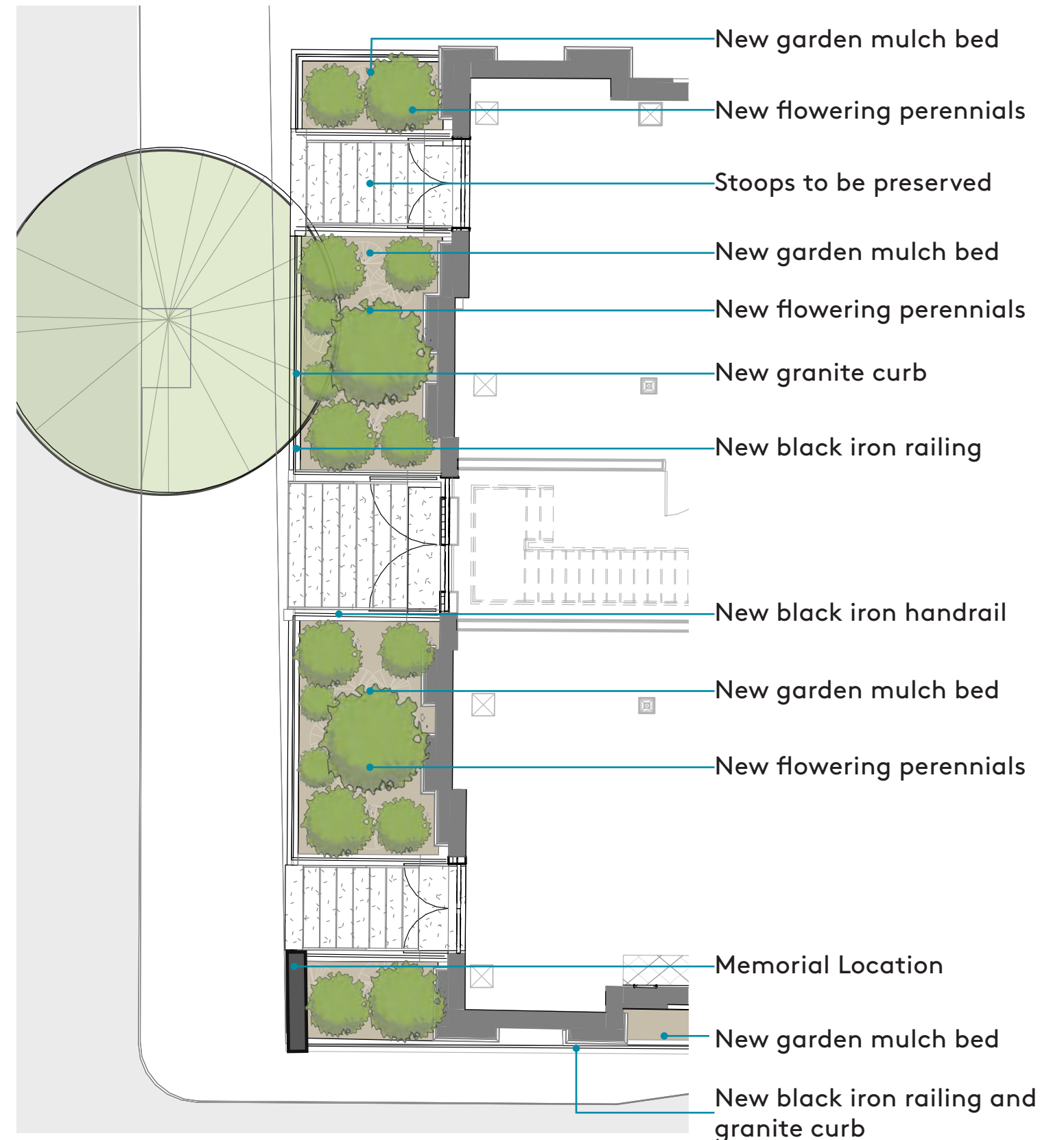




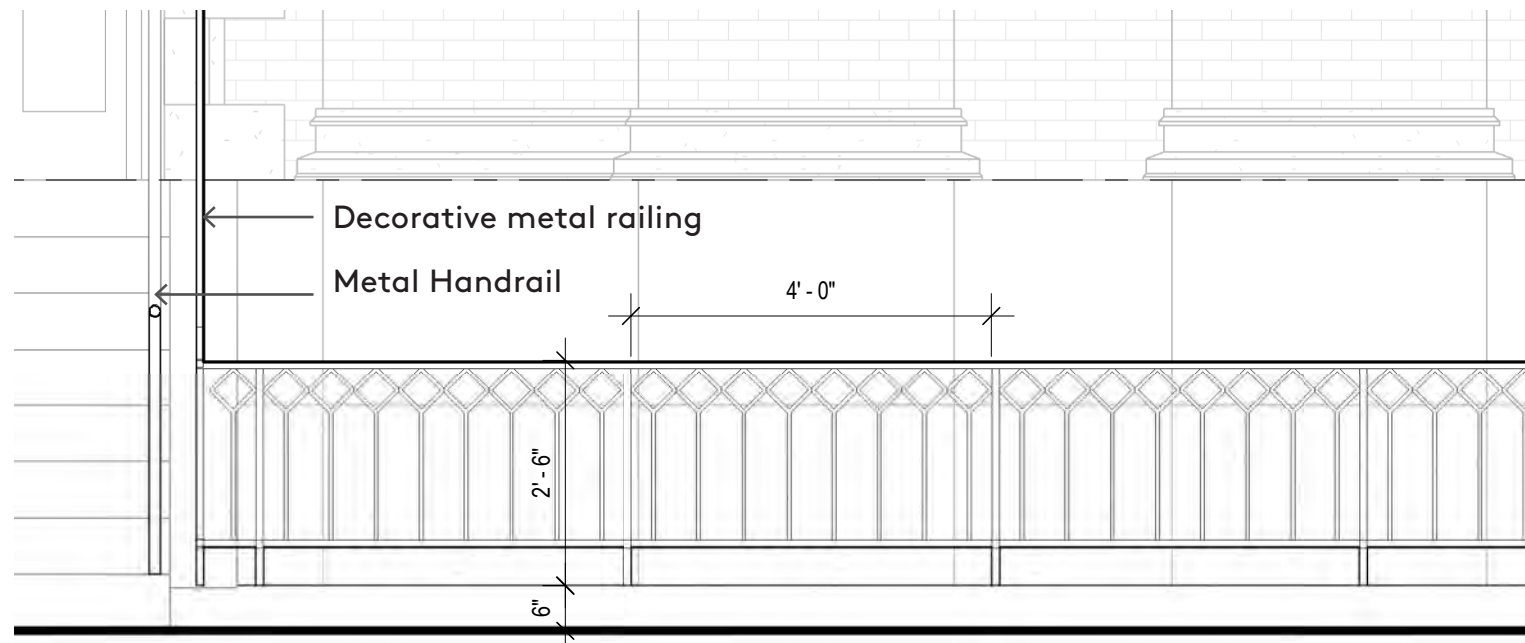
Rendering of Proposed Gardens

**Ebenezer Memorial Design:**

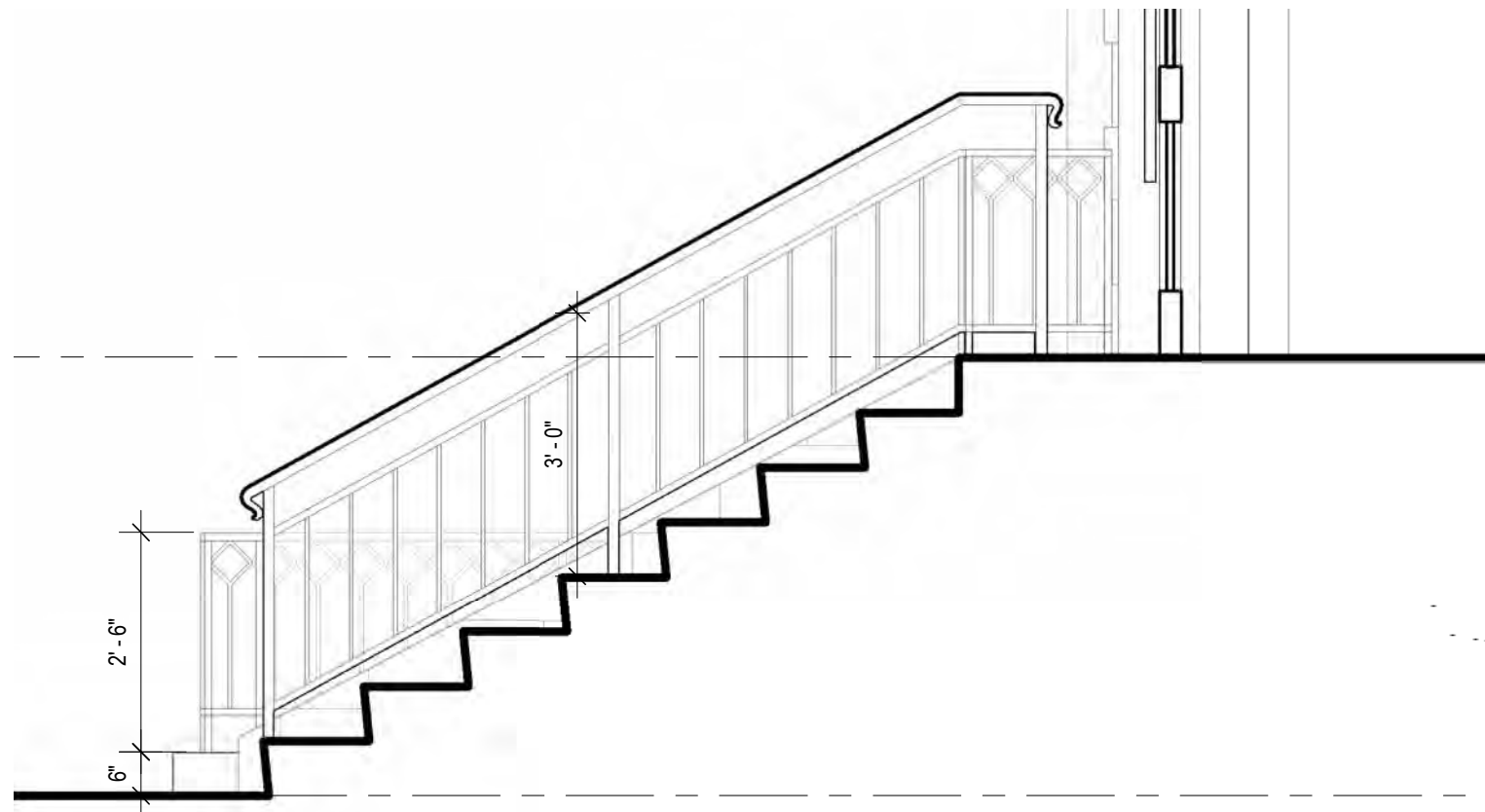
- / Design team to establish subcommittee for memorial development
- / Establish historical timeline for the site
- / Design team proposes submit specific design elements to the South End Landmarks District Commission under separate filing



Proposed Site Plan



Garden Railing - 30" Railing over 6" granite curb



Stair Guardrail - Egress handrail inside of decorative railing

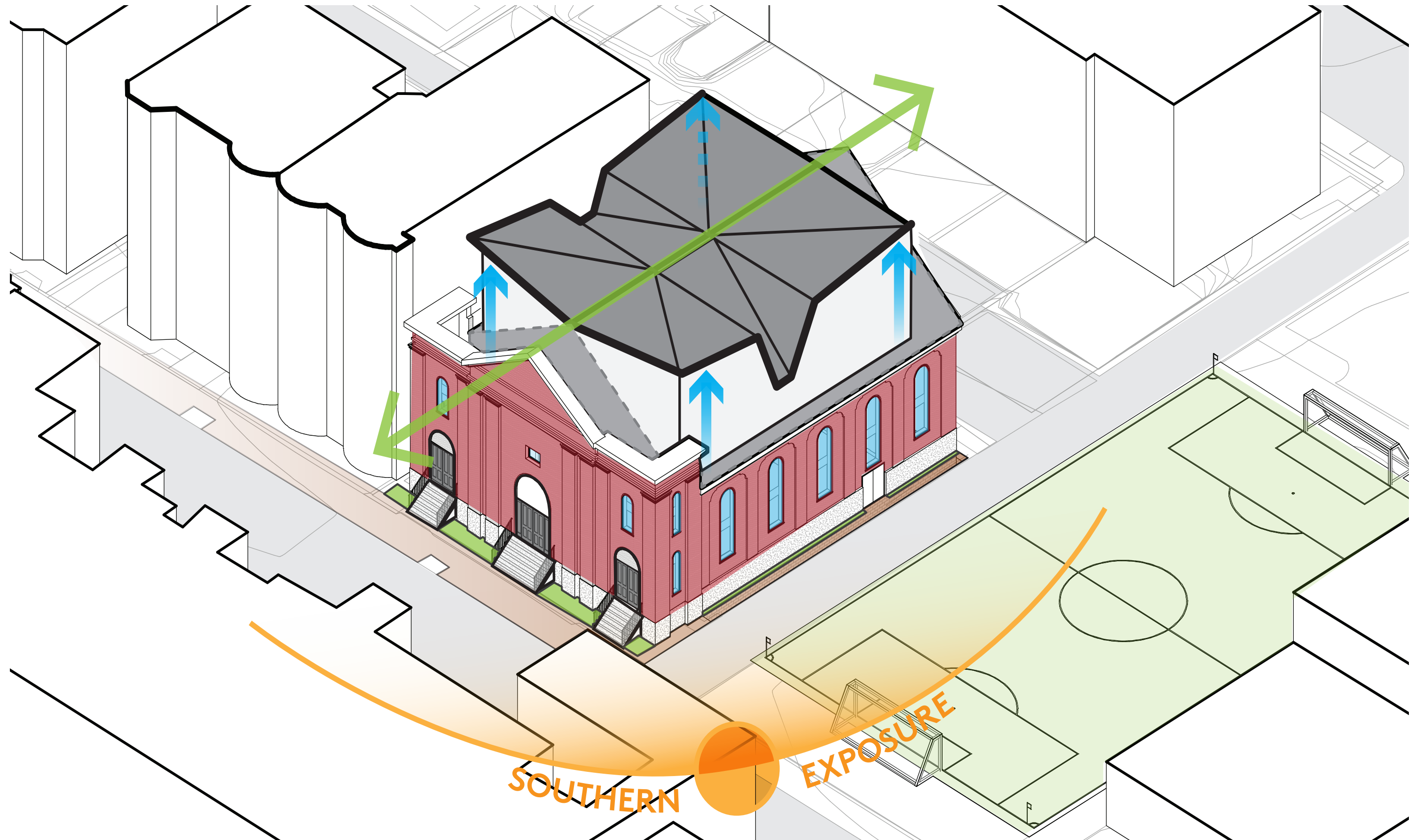


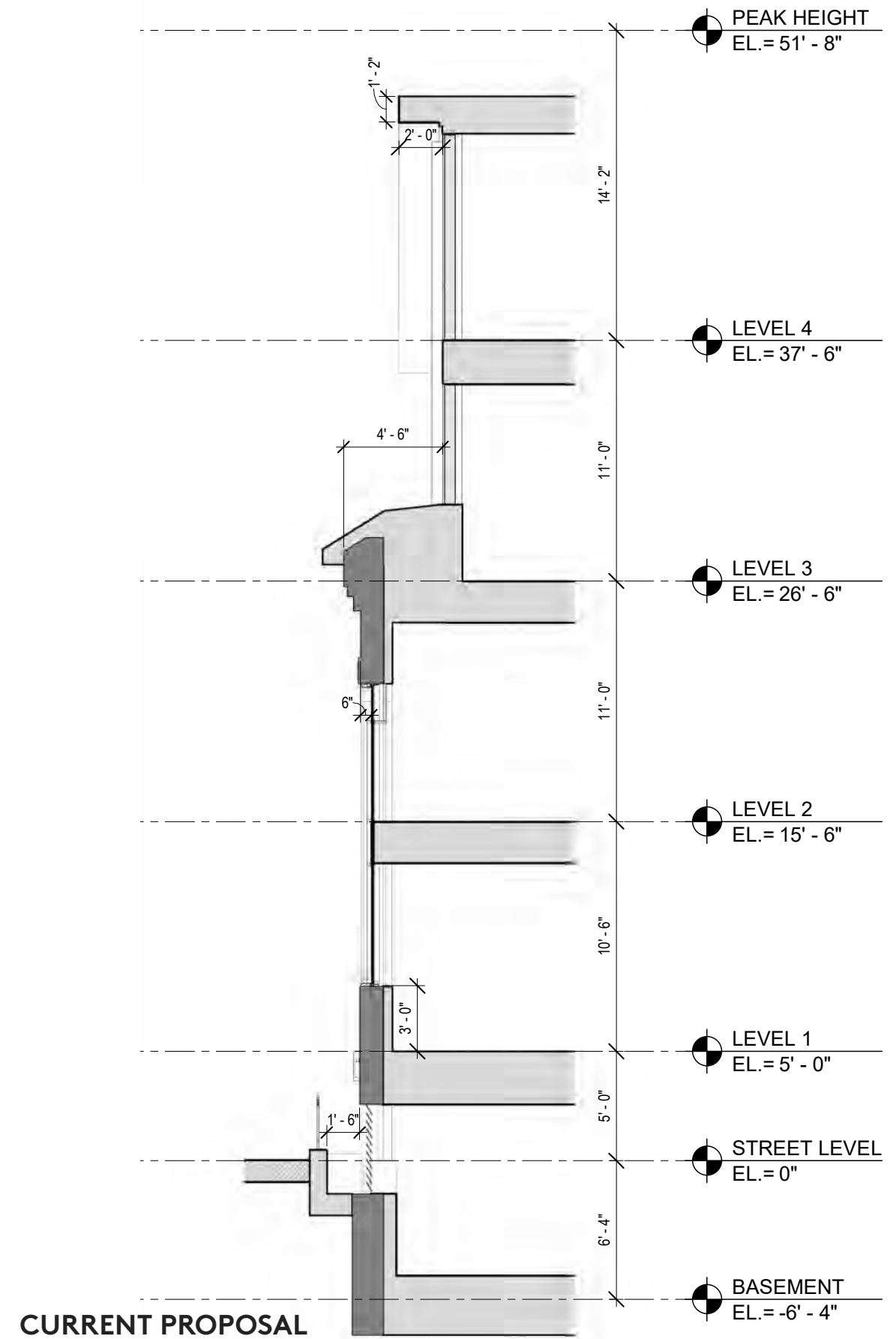
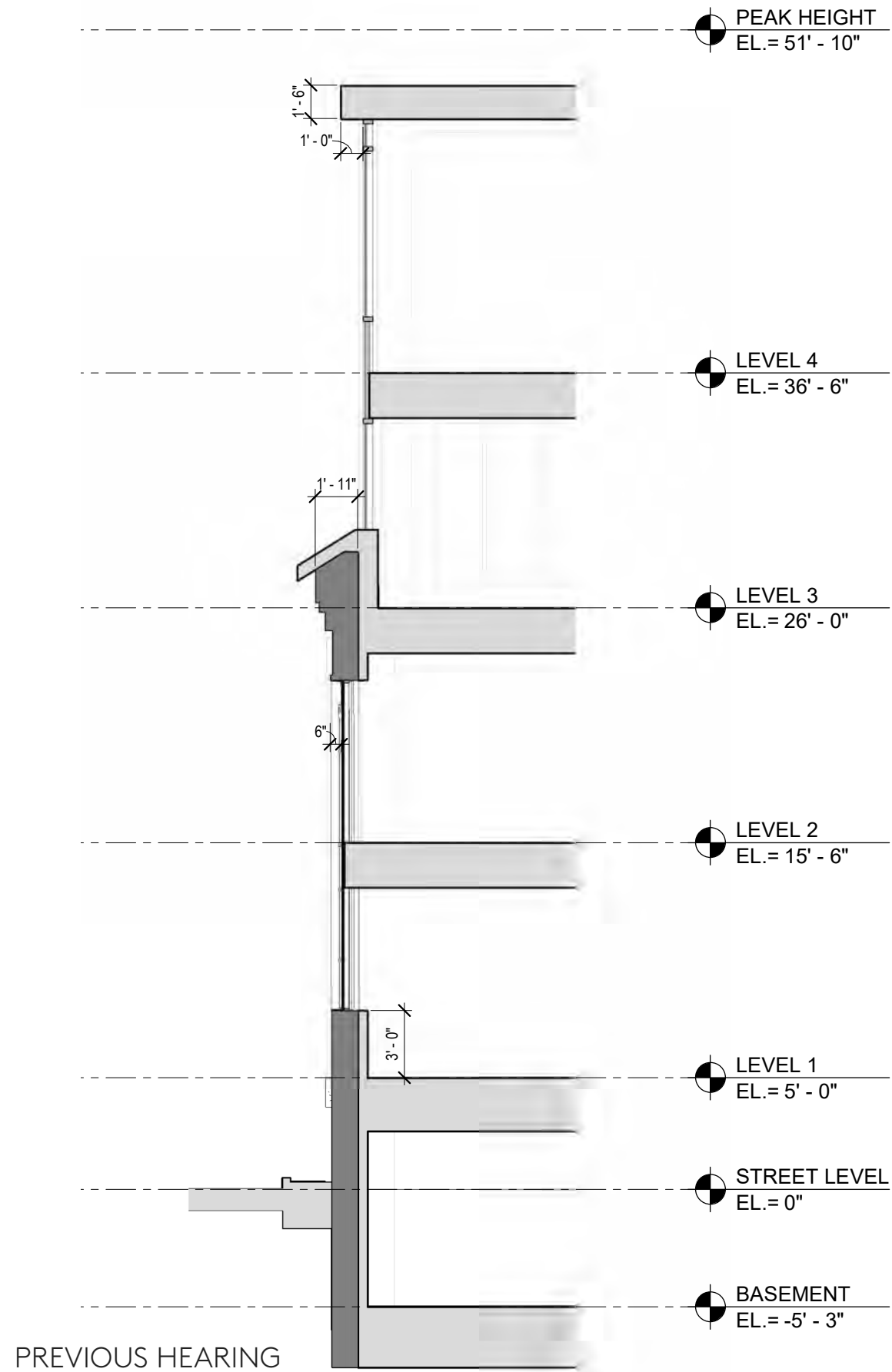




PART II | ROOF ADDITION

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INITIAL HEARING ▼



PREVIOUS HEARING ▼



CURRENT PROPOSAL ▼



INITIAL HEARING ▼



PREVIOUS HEARING ▼



CURRENT PROPOSAL ▼



INITIAL HEARING ▼



PREVIOUS HEARING ▼



CURRENT PROPOSAL ▼





CURRENT PROPOSAL ▼



Diamond metal tiles



Black metal trim



Highly Reflective Black Panels  
Manufactured by Trespa



Restore doors  
Manufactured by Marvin Historic or  
Diamond Window & Doors





◀ INITIAL HEARING



◀ PREVIOUS HEARING

CURRENT PROPOSAL ▼



*Thank you*

617 422 0090  
INFO@RODEARCHITECTS.COM

**RODE**