

# 144 WORCESTER STREET





# 1. ROOF ACCESS + DECK

Component of project proposes a private roof top addition to a 4-story building in South End. Totalling 176 sq.ft of usable space, roof top addition is now half the size of the previously proposed design. Roof top addition would serve as access to the proposed private roof deck, in addition to housing life-safety mechanical equipment for the building and an elevator overrun. Roof top addition will comply with Zoning Ordinance's height requirements, and be comparable to in height to headhouse found on direct abutter at 146 Worcester Street. Proposed roof deck to comply with all setback requirements to ensure minimal visibility is achieved.

Proposed roof top addition to meet approval criteria as outlined in South End Landmarks District Design Guidelines; placement of addition to minimize visibility, minimize visible mass, use of non-reflective dark materials and conformance to State Building Code Requirements. Proposed roof top addition to be contemporary and not clash with existing building architectural language.

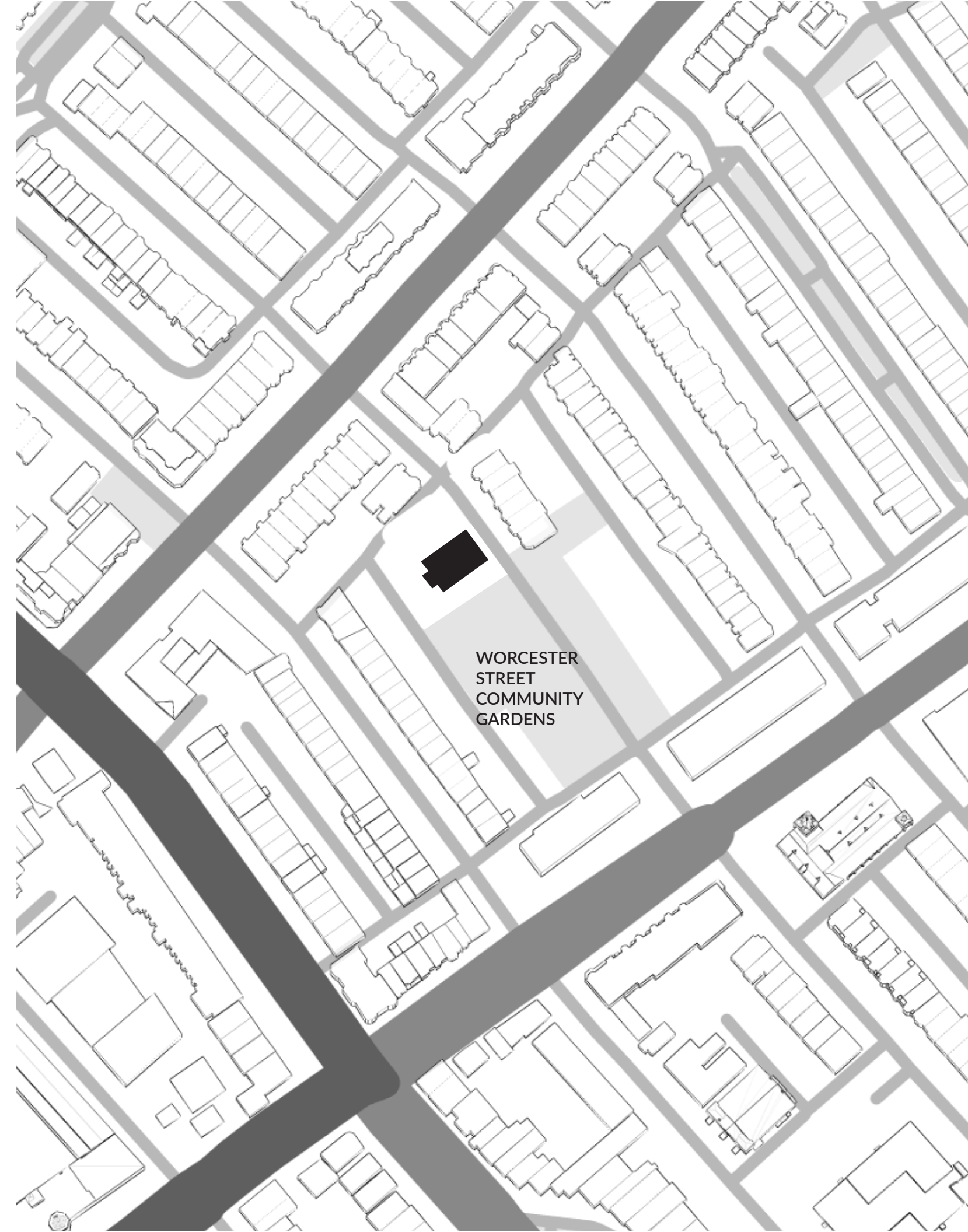
## NOTES FROM/SINCE SUB-COMMITTEE HEARING:

- AS REVIEWED BY LANDMARKS STAFF, IN ACCORDANCE WITH SELDC GUIDELINES, COMMUNITY GARDENS ARE NOT CONSIDERED A PUBLIC WAY
- REAR ALLEY IS NOT A PUBLIC WAY.
- COMMISSION, ABUTTERS AND PROJECT TEAM REVIEWED MOCK-UP ON-SITE DURING SUB-COMMITTEE HEARING ON 05/22.

ROOF DECK RAILINGS WERE DETERMINED TO NOT BE VISIBLE.  
SUB-COMMITTEE REFERED TO ADDITION AS APPROVABLE.

RE:ADDITION

- COMMISSION AND ABUTTERS DISCUSSED POTENTIAL OF GEOMETRY CHANGES  
PROJECT TEAM STUDIED ADJUSTING ROOF LINE ON NORTH SIDE, AND DETERMINED ADDING A SLOPE TO NORTH SIDE ROOF WOULD REQUIRE RAISING ROOF (TO MAINTAIN DESIRABLE HEADHEIGHTS THROUGHOUT) AND WOULD THEREFORE MAKE STRUCTURE MORE VISIBLE. PROJECT TEAM STUDIED SOFTENING WALLS ON NORTH AND SOUTH SIDE, AND FOUND IT NOT FEASIBLE DUE TO CONSTRUCTABILITY CONCERNS. SOUTH SIDE WIDTH CAN NOT BE ALTERED DUE TO CONSTRAINTS SET BY MINIMUM STAIR AND ELEVATOR SHAFT WIDTH.





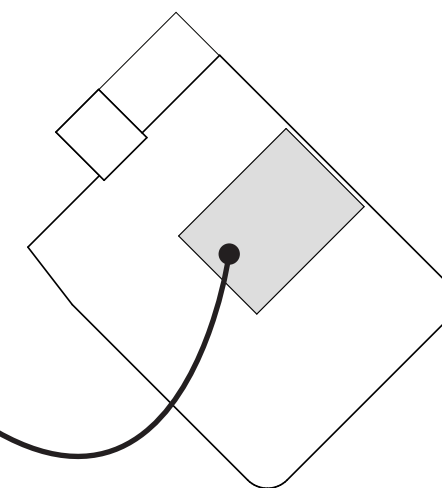
ALLOWABLE HEIGHT PER BOSTON ZONING CODE  
AND SOUTH END LANDMARKS COMMISSION: **70'-0"**



FACING WEST



FACING EAST



**16%**  
OF  
ROOF AREA



144 WORCESTER STREET  
FRONT ELEVATION

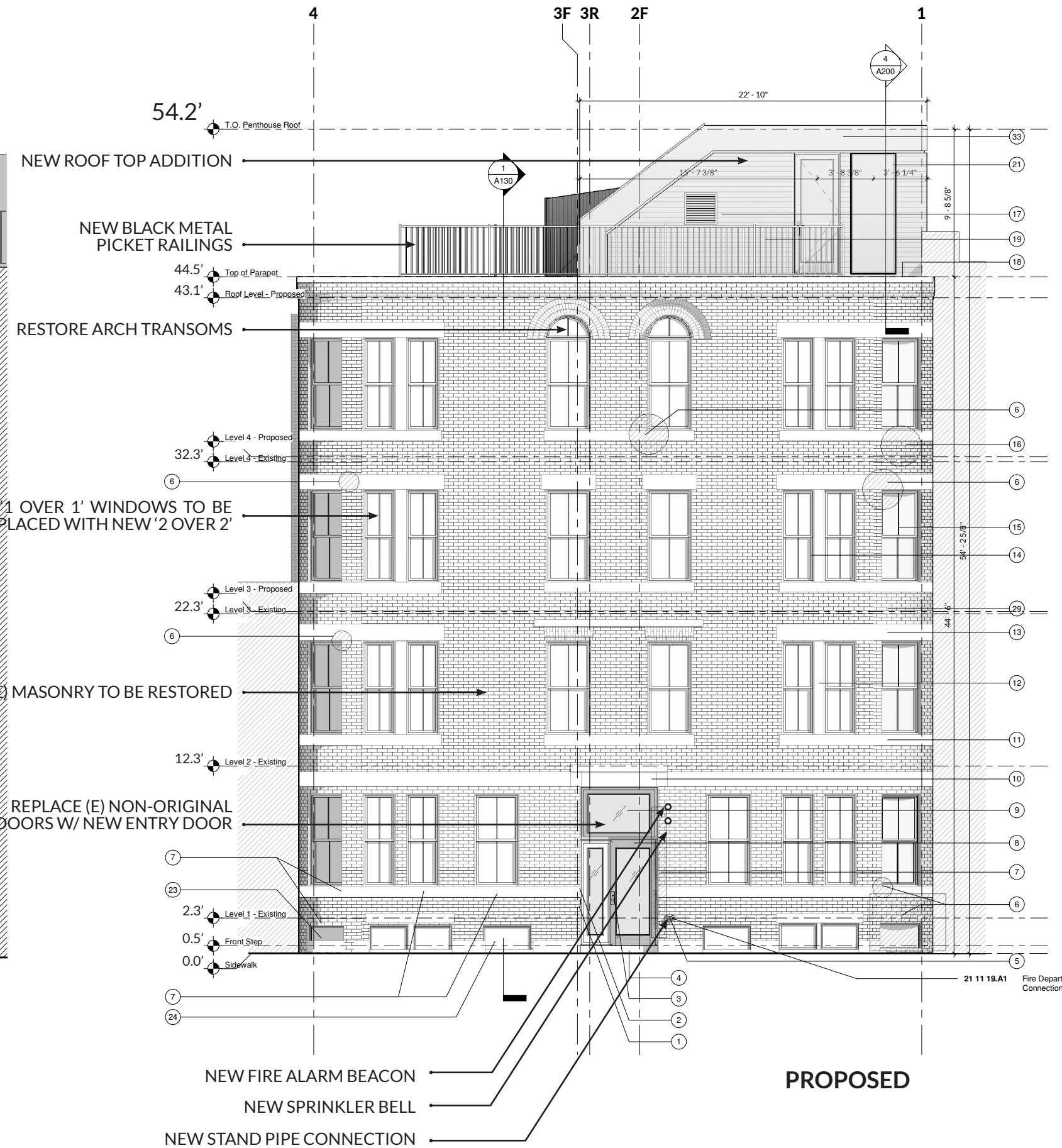
APPROX. 50.3'  
TO PEAK



REMOVE (E) VENTS AND RESTORE WINDOWS

REMOVE (E) SECURITY BARS

**EXISTING**



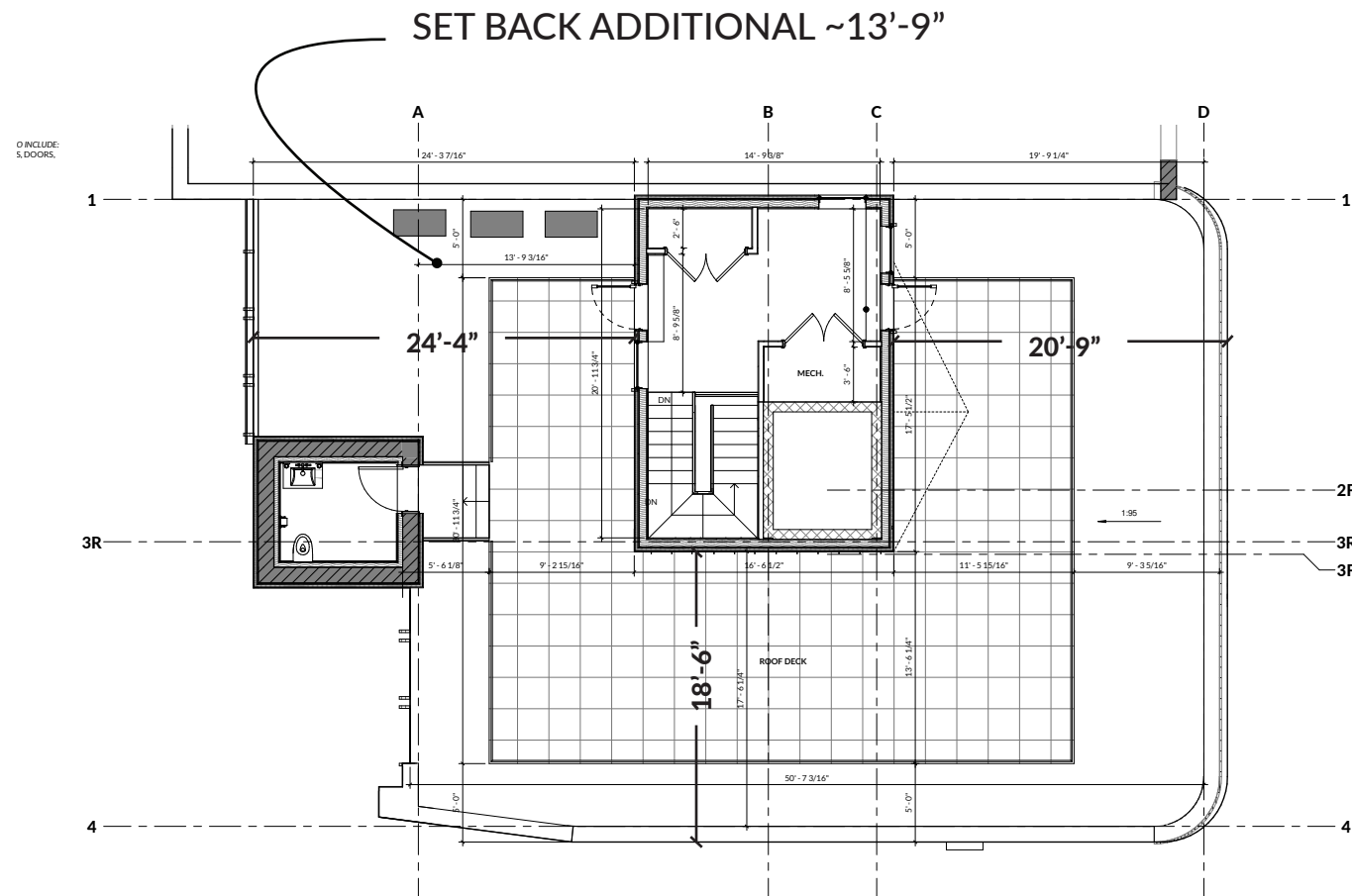
NEW FIRE ALARM BEACON

NEW SPRINKLER BELL

NEW STAND PIPE CONNECTION

**PROPOSED**



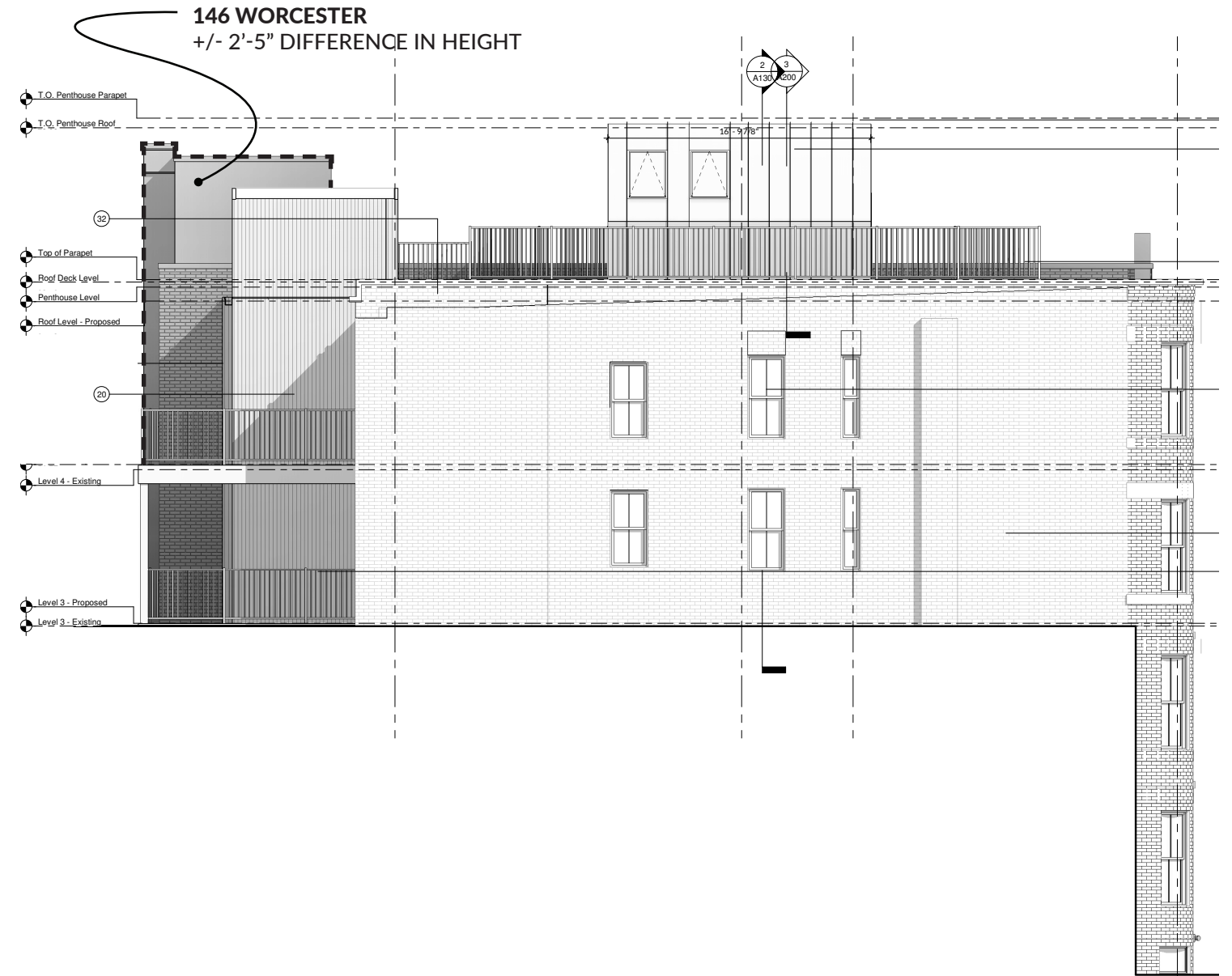


## NEW ROOF LEVEL

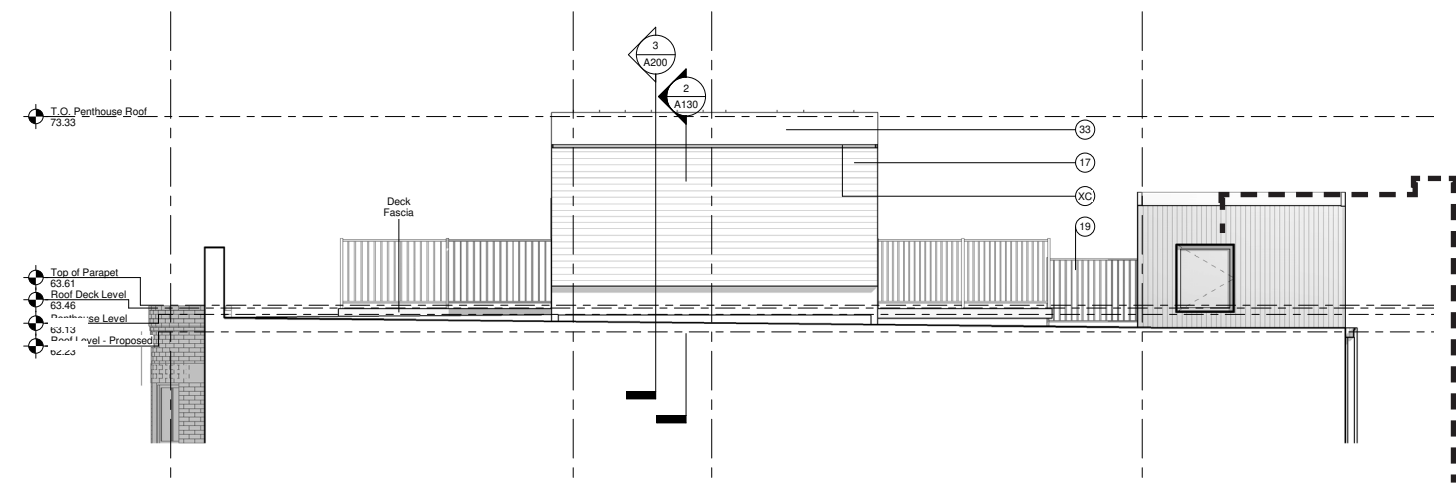
PH USABLE SQ.FT. 176 SQ.FT.

Addition is positioned back and away from south elevation to minimize visibility.  
Deck will be composite decking with black metal picket railing 3'6" off of deck.  
See additional details on the following pages.

## ELEVATIONS



SOUTH ELEVATION



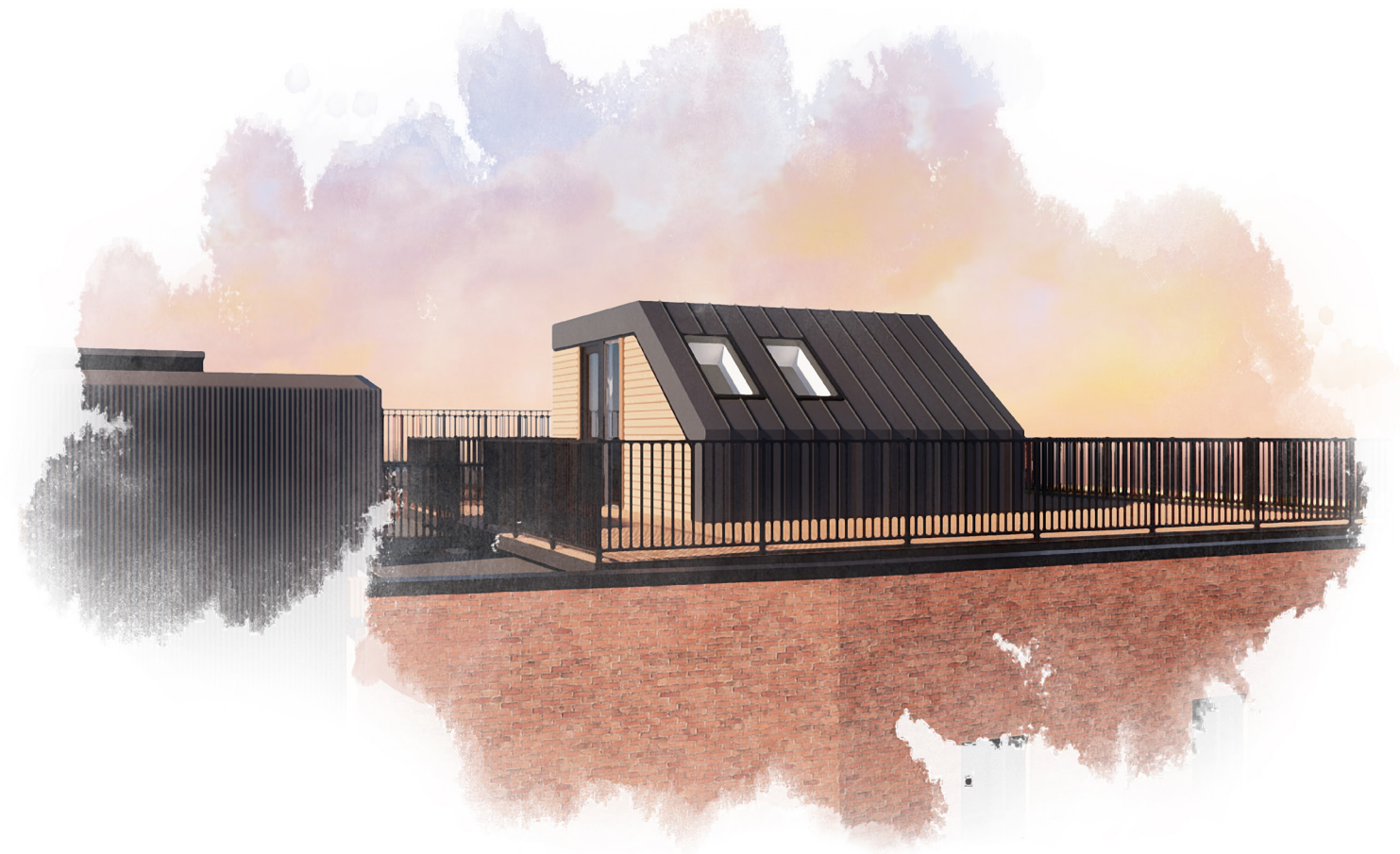
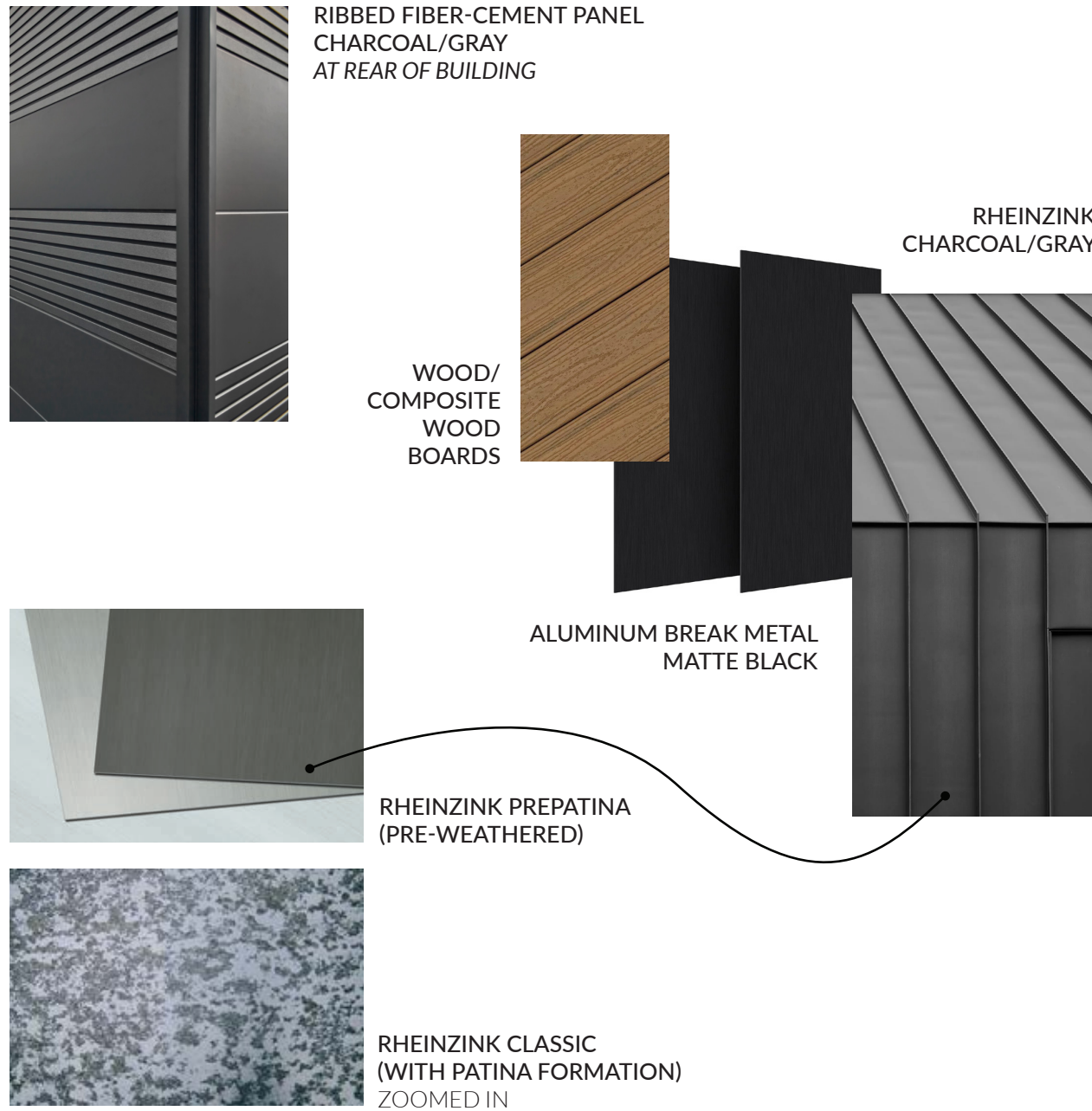
NORTH ELEVATION



144 WORCESTER STREET  
ELEVATIONS + MATERIALITY

Proposed project to meet approval criteria as outlined in South End Landmarks District Design Guidelines; placement of addition to minimize visibility, minimize visible mass, *use of non-reflective dark materials.*

REAR ELEVATION + ADDITION MATERIALS



- PROJECT TEAM PROVIDED RHEINZINK SAMPLES AT SUB-COMMITTEE HEARING



**2**  
**MINIMALLY VISIBLE**  
@ 300 FEET AWAY FROM BUILDING



**1**  
**NOT VISIBLE**



**SUB-COMMITTEE HEARING CONVENED AT VIEWPOINT 2, AT THE SOUTHEAST CORNER OF THE COMMUNITY GARDEN, WHERE IT WAS DETERMINED ROOF DECK RAILINGS WERE NOT VISIBLE AND ADDITION WAS MINIMALLY VISIBLE.**



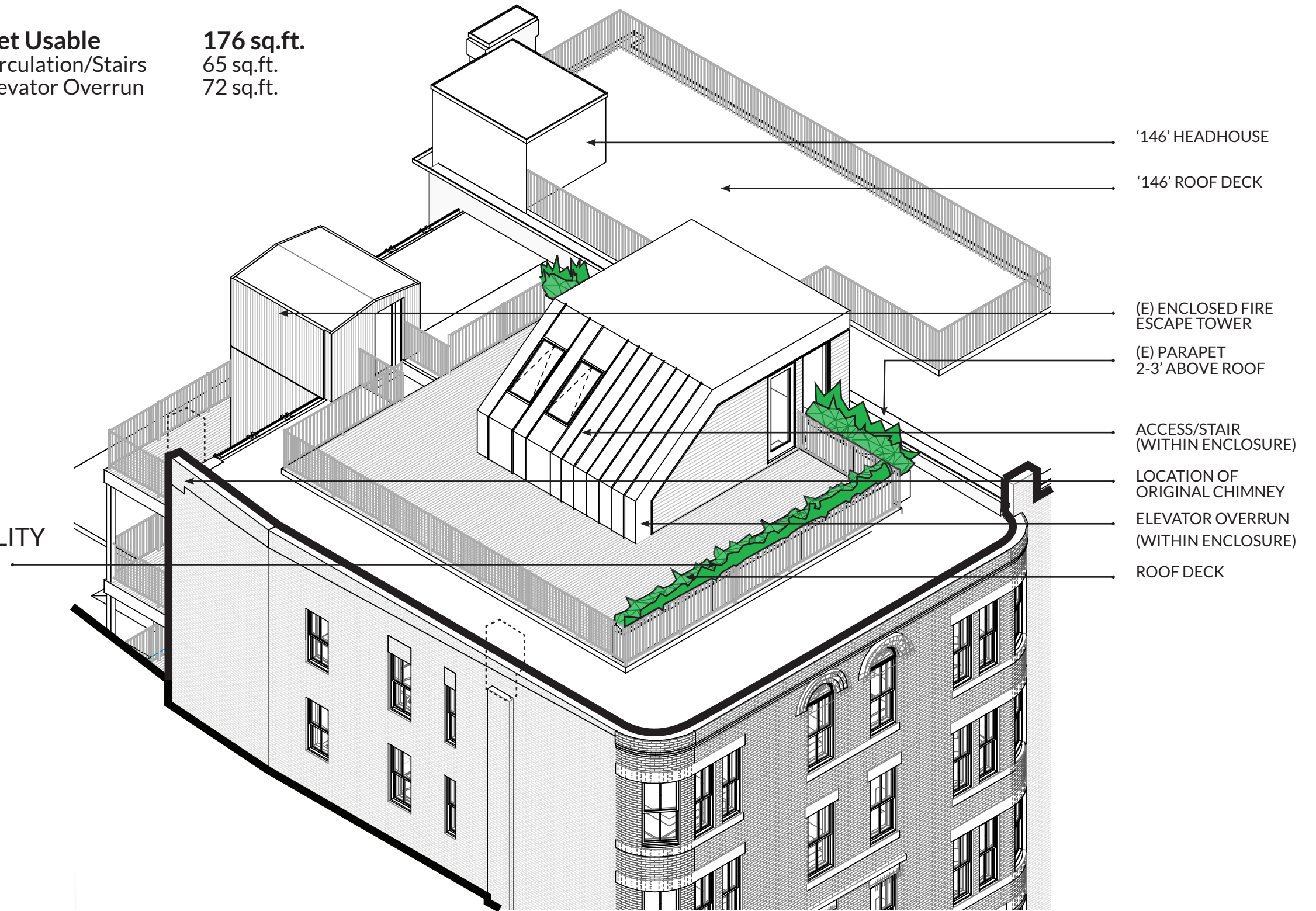
**NEW**

**Net Usable**  
Circulation/Stairs  
Elevator Overrun

**176 sq.ft.**  
65 sq.ft.  
72 sq.ft.

**NEW**

PROPOSED PLANTERS TO MITIGATE VISIBILITY  
FROM NEIGHBORING ROOF DECKS







**THANK YOU**