BOSTON LANDMARKS COMMISSION

MISSION HILL TRIANGLE ARCHITECTURAL CONSERVATION DISTRICT

PROJECT DATA
THE BICYCLE BUILDING

Location: 134-140 Smith St Mission Hill MA 02120
Mission Hill Triangle Architectural Conservation District

Proposed Project: 4 stories addition to existing one story building. Change of use to include 12 Studios units, amenity space and coffee shop in accordance with COB Compact Living Policy.

- Option A: Vertical brick facade and stucco
- Option B: Stucco with Cement panels

Original permit application LF440/1898 to build issued on April 1898 for “Storage of old Timber” 20’ front; 20’ rear and 15’ depth
Structure

Architect listed as owner: Michael Niland

Second permit application LF64/1927 to build issued on January 1927 for “4 stores” 75’ front; 75’ rear; 26.5’depth

Architect listed as B. W. Fink

Plans from COB Archives included with exhibits.

Third permit application LF337/1961 issued on May 1961 for a change of use to include Tavern and one store.
## Compact Living Proposed Project Checklist

### Concept description

<table>
<thead>
<tr>
<th>How does this project meet the aspirations of the Compact Living Guidelines? Why is this an important addition to the neighborhood?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed 3 story addition to an existing one story commercial building, 134-140 Smith St (The Bicycle Building) includes 11 compact units, 8 studios and 3 one bedroom units with over 2,000 sf amenity/service areas or 182 sf/unit. Functional interior layout within 270 feet from the green line Brigham Circle station. All criteria for the Compact Living program are met or exceeded, including IDP requirements. Lower rent costs for small families, graduated students and professionals in the Mission Hill/Boston Longwood Medical and Academic Area, well known for high rent and fewer affordable options.</td>
</tr>
</tbody>
</table>

- Attach a list or spreadsheet that details unit types, sizes, and total unit count.

### Unit interior plans

- Provide at least one typical upper-floor plan. If every level varies substantially in program and architecturally, then include all upper-level plans.

*Floor plans should note each unit’s square footage and include furniture layouts if furniture is to be provided.*

*Include ceiling height and window opening size on plans.*

### Shared space layout and management plan

<table>
<thead>
<tr>
<th>What is the intended program of the shared space(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common roof terrace 1,462 sf, fully accessible with outdoor kitchen and seating area. On site coffee shop with outdoor seating, 611 sf lobby area with meeting space, TV reading area and HC bathroom, bicycle storage room for 11 bicycles, food and package delivery area, interior-separated trash/recycle room. Basement area with laundry facilities and 11 individual storage rooms.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What is the plan for managing (cleaning, programming, maintaining) the shared space(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cleaning and maintenance staff for the coffee shop will provide and coordinate these services in conjunction with property manager to all common areas in the residential section of the building.</td>
</tr>
</tbody>
</table>

- Attach floor plans that show the program, design, square footage, and dimensions of shared space(s).

### Building Size

<table>
<thead>
<tr>
<th>Building Size</th>
<th>Required Shared Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-14 Units</td>
<td>Some shared space desirable; evaluated case-by-case</td>
</tr>
<tr>
<td>15-29 Units</td>
<td>40 Square Feet per Unit Minimum</td>
</tr>
<tr>
<td>30 or More Units</td>
<td>+ 20 Square Feet per each additional Unit over 29</td>
</tr>
</tbody>
</table>
Walking distance to transit analysis

- Provide walking-distance analysis from proposed project’s front door to nearest transit station.

Parking maximums are tied to a development’s walking distance from a transit station, defined as an MBTA Subway stop (Blue, Green, Orange, and Red lines and Mattapan trolley), or a Silver Line stop. TDM point requirements correspond to the number of parking spaces in each proposed project. Proposed projects with 10-14 units are responsible for fulfilling 4 TDM points. All others are as follows.

<table>
<thead>
<tr>
<th>Walking Distance from Transit Stop</th>
<th>Maximum Parking Per Unit Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within 0.25 miles</td>
<td>0.25 parking spaces per unit</td>
</tr>
<tr>
<td>Between 0.25 and 0.5 miles</td>
<td>0.5 parking spaces per unit</td>
</tr>
<tr>
<td>Beyond 0.5 miles</td>
<td>0.75 parking spaces per unit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Parking Spaces</th>
<th>TDM Points Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 parking spaces</td>
<td>4 points</td>
</tr>
<tr>
<td>1-5 parking spaces</td>
<td>10 points</td>
</tr>
<tr>
<td>6-10 parking spaces</td>
<td>11 points</td>
</tr>
<tr>
<td>11-15 parking spaces</td>
<td>12 points</td>
</tr>
<tr>
<td>16-20 parking spaces</td>
<td>13 points</td>
</tr>
<tr>
<td>Each additional 10 parking spaces (rounded up)</td>
<td>1 points</td>
</tr>
</tbody>
</table>

Transportation Demand Management (TDM) plan

How far, in miles, is the nearest transit station, defined as an MBTA Subway stop (Blue, Green, Orange, and Red lines and Mattapan trolley), or a Silver Line stop?

Brigham Circle, Green Line Station is 0.051 miles (270 feet) from proposed project at 134-140 Smith St Mission Hill MA 02120

How many parking spaces will be provided?

Off street parking will not be provided

What measures will be used to achieve the required TDM points?

<table>
<thead>
<tr>
<th>Point Value</th>
<th>Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>B1 Additional bicycle parking</td>
</tr>
<tr>
<td>1</td>
<td>B4 Bicycle Repair Station</td>
</tr>
<tr>
<td>1</td>
<td>T2 Subsidized Public Transit for residents</td>
</tr>
<tr>
<td>2</td>
<td>I1-Real-time Transportation Information display</td>
</tr>
<tr>
<td>4</td>
<td>L3 Delivery Supportive Amenities</td>
</tr>
<tr>
<td>1</td>
<td>I2-Tailored Transportation Marketing Services</td>
</tr>
<tr>
<td>2</td>
<td>L2 Personal/Family assistance storage</td>
</tr>
</tbody>
</table>
THE BICYCLE BUILDING - NEW ADDITION

134-138 Smith Street

Huntington Avenue

SITE PLAN
UNIT TYPES:

12 UNITS (STUDIO)

1 AFFORDABLE UNIT
BICYCLE STORAGE AND REPAIR
12 STORAGE ROOMS
LAUNDRY ROOM
INDOOR UTILITY AND TRASH
PACKAGE DELIVERY AREA
AMENITY SPACE
COFFEE SHOP
COMMON ROOF DECK
LAUNDRY FACILITIES

PROJECT SUMMARY:

FOUR STORY RESIDENTIAL ADDITION TO EXISTING 1 STORY COMMERCIAL.

12 - Dwelling Units with Coffee Shop
4 Stories Building with Roof Deck
Inclusive of 1 affordable unit.

<table>
<thead>
<tr>
<th>UNIT</th>
<th>TYPE</th>
<th>LOCATION</th>
<th>AVERAGE SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>MECHANICAL ROOM SPRINKLERS ROOM LAUNDRY ROOM STORAGE ROOMS BIKE REPAIR</td>
<td>BASEMENT</td>
<td>53.07 SQ FT 77.64 SQ FT 102.48 34.78 (x 11) 286.96</td>
</tr>
<tr>
<td>0</td>
<td>COFFEE SHOP AMENITY SPACE TRASH ROOM BIKE ROOM</td>
<td>FIRST FLOOR</td>
<td>572.71 SQ FT 611.33 SQ FT 39.81 SQ FT 66.86 SQ FT</td>
</tr>
<tr>
<td>1</td>
<td>STUDIO</td>
<td>SECOND FLOOR</td>
<td>360 SQ FT</td>
</tr>
<tr>
<td>2</td>
<td>STUDIO</td>
<td>SECOND FLOOR</td>
<td>350 SQ FT</td>
</tr>
<tr>
<td>3</td>
<td>STUDIO</td>
<td>SECOND FLOOR</td>
<td>340 SQ FT</td>
</tr>
<tr>
<td>4</td>
<td>STUDIO</td>
<td>THIRD FLOOR</td>
<td>360 SQ FT</td>
</tr>
<tr>
<td>5</td>
<td>STUDIO</td>
<td>THIRD FLOOR</td>
<td>350 SQ FT</td>
</tr>
<tr>
<td>6</td>
<td>STUDIO</td>
<td>THIRD FLOOR</td>
<td>340 SQ FT</td>
</tr>
<tr>
<td>7</td>
<td>STUDIO</td>
<td>FOURTH FLOOR</td>
<td>360 SQ FT</td>
</tr>
<tr>
<td>8</td>
<td>STUDIO</td>
<td>FOURTH FLOOR</td>
<td>350 SQ FT</td>
</tr>
<tr>
<td>9</td>
<td>STUDIO</td>
<td>FOURTH FLOOR</td>
<td>340 SQ FT</td>
</tr>
<tr>
<td>10</td>
<td>STUDIO</td>
<td>FIFTH FLOOR</td>
<td>360 SQ FT</td>
</tr>
<tr>
<td>11</td>
<td>STUDIO</td>
<td>FIFTH FLOOR</td>
<td>350 SQ FT</td>
</tr>
<tr>
<td>12</td>
<td>STUDIO</td>
<td>FIFTH FLOOR</td>
<td>340 SQ FT</td>
</tr>
<tr>
<td>0</td>
<td>ROOFDECK</td>
<td>ROOFTOP</td>
<td>1,209 SQ FT</td>
</tr>
</tbody>
</table>
EXISTING FIRST FLOOR PLAN

EXISTING BASEMENT FLOOR PLAN

PROPOSED BASEMENT AND FIRST FLOOR PLAN
EXISTING ELEVATIONS WITH ADJACENT BUILDINGS.
Application for Permit to Build.
(3d CLASS BUILDING.)

Boston, April 18, 1898.

To the
BUILDING COMMISSIONER:
The undersigned hereby applies for a permit to build, according to the following specifications:

1. If in a block, how many buildings will be erected? One

2. Material of building is?

3. Owner of building is?

4. Architect

5. Builder

6. Location

7. Nearest street?

8. Purpose of building is?

9. If a dwelling, for how many families?

10. Is there to be a store in lower story?

11. Size of lot, No. of feet front, 30; No. of feet rear, 20; No. of feet deep, 100.

12. Size of building, No. of feet front, 20; No. of feet rear, 20; No. of feet deep, 10.

13. No. of stories, front, 3; rear, 2.

14. No. of feet in height from the level of the ground to the highest part of the roof?

15. Does the proposed structure stand within 18 inches of the lines of adjoining premises? Yes, distance, 10 feet.

16. Distance from surrounding buildings, front 50 feet; side 25 feet; side 100 feet; rear 75 feet.

17. Distance back from line of street is: 10 feet.


19. Will the building be erected on solid or filled land?

20. Will the foundation be laid on earth, rock, or piles?


22. Diameter, top of? 10 feet. diameter, bottom of?

23. Size of posts?

24. " girts?

25. " floor timbers? 1st floor 3d, 1st floor; 3d, 1st floor, 3d, 1st floor, 3d, 1st floor, 3d, 1st floor, 3d, 1st floor, 3d, 1st floor.

26. O. C. " " " " " " " " " " " " " " " " " " " " " " 4th floor. " " " " " " floor. " " " " " " floor. " " " " " " floor. " " " " " " floor. " " " " " " floor. " " " " " " floor. " " " " " " floor. " " " " " " floor. " " " " " " floor.

27. Span

28. Braces, how put in?

29. Building, how framed?

30. What is the material of foundation? Will the foundation be laid with half cement mortar? Yes.


32. Will the roof be flat, pitch, mansard, or hip?

33. Material of roofing?

34. Will the building conform to the requirements of the law?

35. No. of brick walls? 30. and where placed?


Plans submitted.

Show location by diagram on back of this form, giving relative distances from adjoining buildings.

[Signature of owner or authorized representative]

[Address]

Michael Arland

NOTICE.
To obtain permission to occupy the street or sidewalk during construction, present your permit to build at office of Superintendent of Streets, 38 Court Square.

Service upon adjoining owners must be filed with Building Commissioner before permit is granted.
<table>
<thead>
<tr>
<th>Location</th>
<th>Smith &amp; Worthington St., Roxbury</th>
<th>Ward</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of owner is</td>
<td>Alfred Baker &amp; Harrison</td>
<td>Address</td>
<td>16 Middletown St., Dorchester</td>
</tr>
<tr>
<td>Name of mechanic is</td>
<td>Alfred Baker &amp; Harrison</td>
<td>&quot;492 Harvard St., Dorchester&quot;</td>
<td></td>
</tr>
<tr>
<td>Name of architect is</td>
<td>B.W. Fink</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Material of building</td>
<td>Brick, Cast Stone &amp; Wood</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building to be occupied for</td>
<td>Stores</td>
<td>No. of Stores</td>
<td>4</td>
</tr>
<tr>
<td>How many families</td>
<td>Not any</td>
<td></td>
<td></td>
</tr>
<tr>
<td>How near the line of the street</td>
<td>Down</td>
<td>Width of street</td>
<td>30</td>
</tr>
<tr>
<td>Will the building be erected on solid or filled land</td>
<td>Solid</td>
<td>If in block, how many</td>
<td></td>
</tr>
<tr>
<td>Size of lot, No. of feet front</td>
<td>80</td>
<td>feet rear</td>
<td>80</td>
</tr>
<tr>
<td>No. of feet deep</td>
<td>26.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Size of building, No. of feet front</td>
<td>75</td>
<td>No. of feet rear</td>
<td>7.5</td>
</tr>
<tr>
<td>No. of feet deep</td>
<td>26.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No. of stories in height, above basement</td>
<td>3</td>
<td>No. of feet in height from sidewalk to highest point of roof</td>
<td>17</td>
</tr>
<tr>
<td>Material of foundation</td>
<td>Red Brick Masonry</td>
<td>If concrete, submit specifications</td>
<td></td>
</tr>
<tr>
<td>Will foundation be laid on earth, rock or piles</td>
<td>Earth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Piles cut off at what grade</td>
<td>Grade of basement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>External walls,</td>
<td>1st, 2d, 3d, 4th, 5th, 6th, 7th, 8th</td>
<td></td>
<td></td>
</tr>
<tr>
<td>thickness</td>
<td>12, 2d, 3d, 4th, 5th, 6th, 7th, 8th</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Party walls,</td>
<td>1st, 2d, 3d, 4th, 5th, 6th, 7th, 8th</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are the walls solid or vaulted</td>
<td>Solid</td>
<td>Material</td>
<td>Back</td>
</tr>
<tr>
<td>What will be the materials of front</td>
<td>Cast Stone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Will the roof be flat, pitch, mansard or hip</td>
<td>Flat</td>
<td>Material of roofing</td>
<td>Tar &amp; gravel</td>
</tr>
<tr>
<td>What will be the material of cornice</td>
<td>Cast Stone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>What will be means of access to roof</td>
<td>Ladder</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are there any hoistways or elevators</td>
<td>No</td>
<td>How protected</td>
<td></td>
</tr>
<tr>
<td>Are stairways enclosed</td>
<td>No</td>
<td>How</td>
<td></td>
</tr>
</tbody>
</table>

Estimated Cost: $7000

Signature of owner or authorized representative: B.W. Fink

License No: 03-C

Address: 492 Harvard St., Dorchester

Signature, D.P. Baker

Address: 632 Mattapan St.
Permit Granted

Inspector

Violation removed

Law been violated. Doc. No. of 19...

This application and plans filed and approved.

Has the work been completed in accordance with

8/24/27

FINAL REPORT

Inspector

Signature hereinafter.

I have examined the premises and find

To the Building Commissioner:

Boston, July 1927

REFERRED TO INSPECTOR

Word 10

Ref. 4017

LOCATION

NO 62

DATE WHEN EXAMINED
Application for Permit to Build.

To the
BUILDING COMMISSIONER:

The undersigned hereby apply for a permit to build, according to the following specifications:

Location: 492 Howard St., Dorchester

Name of owner is: B. W. Finck

Name of mechanic is: W. Cahill

Name of architect is: W. Cahill

Material of building: Brick, Cast Stone & Wood

Building to be occupied for: Residential

How many families: 1

How near the line of the street: 30 ft. 

Width of street: 40 ft.

No. of Stories: 1

Will the building be erected on solid or filled land?: Solid

If in block, how many?:

Size of lot, No. of feet front?: 40 ft.

No. of feet rear?: 80 ft.

No. of feet deep?: 20 ft.

Size of building, No. of feet front?: 30 ft.

No. of feet rear?: 70 ft.

No. of feet deep?: 20 ft.

Distance from lot lines, front: on line; right side: 30 ft.; left side: 20 ft.; rear: 20 ft.

No. of stories in height, above basement?: 1

No. of feet in height from sidewalk to highest point of roof?: 17 ft.

Material of foundation: Cast Stone

If concrete, submit specifications.

Will foundation be laid on earth, rock, or piles?: Earth

Area of lot covered: 920 sq. ft.

Length of piles?: Wood or concrete piles?

Number of rows?:

Distance on centers?:

Diameter top?:

Capped with stone or concrete?:

Grade of basement?:

External walls: thickness in 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th and up

Party walls: thickness in 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th and up

Are the walls solid or vaulted?: Solid

Material?: Brick

What will be the materials of front?: Cast Stone

Material of roofing?:

Will the roof be flat, pitched, mansard or hip?: Pitched

What will be the material of cornices?: Cast Stone

What will be means of access to roof?: Ladder

Are there any hoistways or elevators?: None

How protected?:

How is building heated?: Furnaces

Thickness of shell of flue?:

Means of extinguishing fire?:

Stairways enclosed in brick walls?:

Thickness of such walls?:

Is there a sewer in the street opposite this location?: Yes

If the building is to be occupied as a Tenement House, give the following particulars:

Height of cellar?:

Height of basement?:

Height of first story?:

Height of second story?:

Height of third story?:

Height of fourth story?:

Height of fifth story?:

Height of sixth story?:

Height of seventh story?:

Height of eighth story?:

Is the cellar or the basement to be occupied for habitation?:

If there is a building already erected on the front or rear of lot, give height?:

Nature of egress?:

Will the building comply with the requirements of statutes?: Yes

Estimated Cost: $7,200

Signature of owner or authorized representative: B. W. Finck

Address: 492 Howard St., Dorchester

Permit Must Be Obtained Before Beginning Work.

Building Commissioner shall be kept on the works and exhibited on demand on any Building Inspector of the City of Boston.
RESERVED FOR ZONING DIVISION.

My commission expires
7 years after the date
Set by the Board

Subscribed and sworn to before me,

Summit, SS. Jan. 4, 1927
Community of New Jersey.

City of Summit, New Jersey.

Address: 422 Fourth Street

Name: B.W. Tuttle

The material facts set forth in this

SWORN AFFIDAVIT.

EXAMINATION OF PLANS.

EXAMINATION OF PLANS.

Approved Jan 8, 1927

Judith

Not Approved

Approved Jan 8, 1927

Fea Paid

1927

Naw. 7 to 1927

EXHIBIT

CONDITIONS

Mand. 10

Naw. 1'4 to 140 x 140' allowed.

Location

Permit to build 2 class building

Application for

Mand to build 2 class building

Application for
CITY OF BOSTON
BUILDING DEPARTMENT
OFFICE OF THE BUILDING COMMISSIONER
Ninth Floor, City Hall Annex
BOSTON, MASSACHUSETTS

April 4, 1961

Mr. James Travers
126 Conant Street
Roxbury, Mass.

Re: Application # 337 Dated 3/23/61
Location 134-140 Smith Street - Ward 10
Purpose Resash store front. Remove several exterior partitions.

Dear Sir:

Your application cited above is hereby refused as same would be in violation of Chapter 479, Acts of 1938, amended to wit:

Section 203-a. Buildings hereafter erected in the first or second fire zone, shall be of Type I, Type II, Type III or Type IV. The proposed construction is Type VI in the second fire zone.

Section 1402-d. Architectural surfaces, trimmings or the like of wood covered with metal or other incombustible material may be applied to the exterior of buildings. The proposed wood construction is not covered,

Very truly yours,

[Signature]
Building Commissioner

Refusal of a permit may be appealed to the Board of Appeal within ninety days. Chapter 479, Acts of 1938, Section 118, and Chapter 488, Acts of 1924, Section 19.
APPLICATION TO THE BUILDING COMMISSIONER FOR PERMIT FOR ALTERATIONS OR REPAIRS.

Date: 3/23/61

Location: 136-140 Smith St, District: Rox. 
Name of owner is: Smith
Name of architect or engineer is: 
Material of building is: Brick
Style of roof: Gable
Construction of roof: 
Size of building, feet front?: 75'; feet rear?: 75'; feet deep?: 27'; No. of stories?: 1
Size of L, feet long?: ; feet wide?: ; feet high?: ; No. of stories?: ; roof?:
No. of feet in height from sidewalk to highest point of roof: 16 ft
Material of foundation?: Concrete
Thickness of external walls?: 12". Party walls?: 
Physical value of building?:
What was the building last used for?: 
Front stairs?: ; Back stairs?: ; Fire escape?: ; Use of Con. balconies?: ; Any other?:
Is building equipped with automatic sprinkler system?:
Type of construction?: Group occupancy?: Number of Employees?:
Building to be occupied for: Tavern + 1 room after alteration

IF EXTENDED ON ANY SIDE.
Size of extension, No. of feet long?: ; No. of feet wide?: ; No. of feet high above sidewalk?:
No. of stories high?: ; style of roof?: ; material of roofing?:
Of what material will the extension be built?: Foundation?:
If of brick, what will be the thickness of external walls?: inches; and party walls?: inches
How will the extension be connected with main building?:
Distance from lot lines: Front?: ; right side?: ; left side?: ; rear?:
Area of lot covered after extension?:

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.

Permit must be obtained before beginning work.

Date: Mar. 31, 1961

Estimated cost: $500-

The facts set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

(Signature of Owner or Authorized Agent) 120 Corndell St. 2,

(Name of Contractor) 67 Charles St. N.Y.C.

Lic. No. 9026 Class: 0A
My license expires: Jul. 31, 1961

[Signature of Owner or Authorized Agent]

[Signature of Licenced Builder]

[Certified Street Numbers]

[Certified by Building Commissioner]
Examination of Plans

APPROVED

ZONING DIVISION

Building Department

The building is proposed with the following exterior details:

Examination

APPROVED

ZONING DIVISION

Building Department

The building is proposed with the following exterior details:

Examination

APPROVED

ZONING DIVISION

Building Department

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ZONING DIVISION

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Examination

APPROVED

ZONING DIVISION

Building Department

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Examination

APPROVED

ZONING DIVISION

Building Department

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Examination

APPROVED

ZONING DIVISION

Building Department

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Examination

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Examination

APPROVED

ZONING DIVISION

Building Department

The building is proposed with the following exterior details:
NEIGHBORING BUILDING

WALL TO BE UNDERPINNED TO

24" RUBBLE MASONRY WALL

SECTION A-A

WALL TO BE WELDED UP

To be securely welded with steel and cement mortar

EXISTING WALL

134-140 SMITH STREET

PLAN SHOWING REVISED WALLS ON ALLEY 2 YARD LINES

SCALE 1"=1'-0"

8W. FINK, ARCHITECT
<table>
<thead>
<tr>
<th>Street name, #</th>
<th>Date</th>
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<th>Builder</th>
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<td></td>
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II. DESCRIPTION OF PROPOSED DISTRICT

The proposed Mission Hill Triangle Architectural Conservation District is a small, triangular shaped, visually and geographically cohesive, four-block area of predominantly brick residential row houses built during a two-decade period from 1872 to 1892. One built later was constructed in 1912. Three contemporary structures, built since the 1950's, are also included in the district. These are considered intrusions.

Of the 74 buildings in the proposed district, 71 are original to the area. Sixty nine remain residential while two have commercial ground floors. The buildings range in height from two to four stories, with the great majority being two (54) or three (13) stories. The buildings are of brick construction, some with brownstone (49), sandstone (6) or marble (6) facing.

The majority of structures (58) were built for single family use. Of these, 54 are two story, while 4 are three stories. Built for multiple family use were 10 three story buildings; a four story apartment building designed to house six families; and a four story hotel.

Most of the residential row houses were built on small lots ranging in size from 1,330 to 3,077 square feet (or .03 to .07 acres). They are generally uniformly set back from the public sidewalk approximately ten feet which allows for a small yard area in front. A short walkway leads to a short flight of stone steps to an oftentimes arched entryway, friendly and inviting by its close proximity to the street. The majority of yards today are planted or landscaped and are enclosed by a short iron fence or hedge. Shade trees line concrete sidewalks. Generally, blocks vary in height from two to three stories.

The one family, two-story row houses mark the initial development of the blocks (1872). Huntington Avenue was cut through the area in 1882, spurring construction (1888-1892) of the three-story, multiple family dwellings at the end of Worthington and Wigglesworth Streets and the four single family houses on Huntington Avenue•• The four-story hotel and apartment buildings were constructed in 1884 and 1912 respectively. Facade materials vary within and between blocks from sandstone to brownstone to marble to red brick. Rooflines are either flat or mansard. A picturesque exception is 698-704 Huntington Avenue where pitched roofs alternate with cone-like roofs which feature crowning finials and rest on polygonal dormers.
3.2 Architectural Significance
The Mission Hill Triangle district is significant as a substantially intact, well-maintained Boston neighborhood of late 19th century urban row housing which portrays a distinct period in the history of the city’s Mission Hill district. Architecturally, the buildings here provide good examples of the way in which the fashionable residential styles and building types favored by the upper classes were adapted on a more modest scale for the use of the middle and lower middle class. As the early structures within the district date from 1872, they are manifestations of single-family row housing influenced by Boston’s Back Bay and South End residences. Represented in the district are masonry townhouses with decorative elements derived from the Second Empire, Neo Grec, Queen Anne, Panel Brick and Renaissance Revival styles. Construction materials are brick, brownstone, sandstone, and marble. Single-family 1870s dwellings predominate, but the district includes one block of four single-family row houses of 1888 and a few three-family brick rows from the 1890s. In addition to the row houses, the district contains the "Helvetia" (706-708 Huntington Ave., 1884-1885), a distinctive apartment hotel and the "Esther" (682 Huntington Ave./142-148 Smith St.), a Georgian Revival apartment structure with first floor commercial use.

Architects Represented in the District

John H. Besarick (b. 1844), who designed the notable red brick Queen Anne style row at 698-704 Huntington Ave. (1888), was born in New York and received his architectural training during an eight year period in the office of Samuel J.F. Thayer, and worked in the offices of the nationally prominent architects Richard M. Hunt and McKim, Mead and White. After 1869, Besarick maintained his own practice at 32 Pemberton Square and later on Bedford Street, continuing until 1920.

Working in a variety of styles, Besarick designed a number of townhouses in the Back Bay, as well as the Congregational Church on Moreland St. (1880s), St. John’s Theological Seminary in Brighton (1883-4), the Hotel Elliot (Roxbury Highlands, 1876; now demolished); Pilgrim Hall (732-734 E. Broadway, South Boston, 1890), a Queen Anne/Romanesque brick commercial building; and 141-157 South St./114-118 Beach St.(1885; Richardsonian Romanesque commercial building). Besarick designed a number of buildings in the Moreland Street Historic District (listed in the National Register), including six distinctive brick row groups (30-38 Moreland St., 48-52 Moreland St., 33-43 Moreland St., 236-248 Warren St., and 250-254 Warren St.) and two frame houses (19-21 Alaska, 85-87 Moreland). These works feature a variety of architectural styles, including Queen Anne, Romanesque, Stick Style, and Colonial Revival modes. For 236-248 Warren St., Besarick worked with builders Bousquet and Pepin, who also constructed 698-704 Huntington Ave. Other Boston buildings by Besarick include the Church of the Sacred Heart
of Jesus (East Boston; 1874), and Swedenborgian Church (Church of God in Christ), Regent St. at St. James and Warren Streets; 1873-5.

John T. Broadhurst, designer of rows at 1-11 Wigglesworth and 2-12 Worthington Streets was practicing architecture from an office in the Cox Building (also developed by George D. Cox) at Eliot Square in 1871 and 1872, and 1873 from 18 Pemberton Square.

J. Lawrence Berry (d. 1931), designer of the commercial/apartment building at 682 Huntington Ave./142-148 Smith St. (1912), conducted an architectural practice with Frank L. Harlow in 1900, and during the years 1913-1917 with Harry E. Davidson. Berry was also associated with the firm of Allen and Collins, 75 Newbury St. in the years 1905-1911. He "reconstructed " the 1877 Parish House Chapel of St. James Church in Roxbury and designed the 1908 addition to the Parish House.

C.A. Halstrom was architect of the Queen Anne style three-family row at 31-35 Wigglesworth Street (1891). Halstrom conducted a Boston architectural practice during the years 1885-1899. He designed a series of multiple-family wood and brick dwellings (some with first floor stores), largely in Roxbury and Charlestown.

Architect William Holmes, designer of 30-32 Worthington (1892; brick Queen Anne 3-family row houses), was responsible for frame and brick 1,2, and 3-family dwellings in Roxbury, Dorchester, and Jamaica Plain, and brick multi-family apartments in Roxbury. Holmes (1855-1898) immigrated to the United States from Ireland. From 1878-1882, city directories list him as a carpenter, and from 1883-1897 as an architect. In 1892 Holmes' business address was at 252 Columbus Ave. From 1893 to his death in 1898, Holmes lived at 34 Worthington St. Other buildings nearby designed by Holmes include 160 Longwood Ave. (1892), 641 and 643-645 Huntington Ave. (1888). His obituary in the Boston Transcript of April 16, 1898 noted, "Some of the finest business block, many churches as well as a number of palatial residences in and about Boston, bear witness to his taste and skill in his profession."
VIII . STANDARDS AND CRITERIA

8 . 2 GENERAL STANDARDS FOR PROPERTIES IN DISTRICTS DESIGNATED BY the Boston Landmarks Commission

The intent of the Standards and Criteria is to preserve the existing qualities that brought about the designation of the district.

As intended by the statute, a wide variety of districts are eligible for designation, and an equally wide range exists in the latitude allowed for change. Some districts of truly exceptional architectural and/or historical value that are designated as Landmark Districts will permit only minor modifications, while for some other areas, designated as Architectural Conservation Districts, the Commission encourages changes and additions with a contemporary approach, consistent with existing features.

In all cases, the design approach to a proposed change in a district should begin with an understanding of the fact that the overall character of a district is greater than the sum of its parts, and that a pattern exists within a district, which is made up of each building, each landscape element and each detail. It is the aggregate character which is most important.

Additions and new construction should not disrupt the essential form and integrity of an individual building or of the district. The size, scale, color, material and character of this work should be compatible with the character of the existing buildings and their environment. The design should be contemporary and not imitative of an earlier style or period of architecture.

In the design of alterations, which may have a less significant impact than additions or new construction, one should, whenever possible, retain or repair existing materials and features, rather than remove and replace them.
K. NEW CONSTRUCTION

All new construction is subject to District Commission review and approval. Plans submitted for approval must be consistent with or complimentary to the historical and architectural character and appearance of the neighborhood. Particular attention will be paid to scale, materials, set backs, and rhythm of the street facade(s). Design should not be imitative of a style earlier to that which is prevalent in the district.

0.

COMMERCIAL PROPERTIES

1. COMMERCIAL PROPERTIES CONSTRUCTED AFTER THE MAIN PERIOD OF THE DISTRICT’S SIGNIFICANCE.

These few properties include 1617 Tremont, 690 Huntington Ave. at the intersection of Wigglesworth, 134-140 Smith Street. Because of their later construction date and non-conformity in use and architectural character to the remainder of the district, these will not be subject to the same standards and criteria as the residential properties.

Changes and alterations, except for demolition and new construction, to these structures will be reviewed only in the following:

height—cannot exceed the top rooftop of the abutting structures within the district

land coverage and set back—must conform to those established by the abutting structures within the District.

overall materials—should harmonize with the materials of the abutting structures within the district and should relate to those of the existing structure being changed or altered.

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