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
Meetings with the City
- 01.09.2021 | BPDA Prefile 1
- 02.04.2021 | BPDA Prefile 2
- 03.08.2021 | SELDC Staff Intro
- 07.06.2021 | SELDC Advisory Hearing
- 02.03.2022 | Presentation to Councilor Anderson
- 02.17.2022 | Presentation to Rep. Santiago
- 05.10.2022 | ZBA Hearing
- 07.05.2021 | SELDC Advisory Hearing

Meetings with the Community
- 04.20.2021 | Chester Square Leadership Intro
- 04.21.2021 | BPS Hurley School Leadership Intro
- 04.27.2021 | Informal Abutters Meeting (Non-ONS)
- 05.05.2021 | Chester Square General Meeting 1
- 10.14.2021 | ONS Sponsored Abutters Meeting

Upcoming:
- SELDC Formal Hearing
General Comments from the Commission

- Appreciate the approach to restoration
- Asked to study typical South End gardens - should have curbs and railings
- Appreciate that we want to use Ward Way for accessible route and entry
- Felt that the design intent and the roof forms are successful
- Would support more height in exchange for greater setbacks
- Clarification of Ward Way ownership needed
- Requested more existing conditions photos
- Did not like the wood cladding on the addition because its tonal quality clashes with the brick
- Want to see the addition as clearly separate from the existing
- A material with more contrast to existing and some precedent of use in the South End would be preferable
- Recommend looking at metals like copper
- Recommend adding depth to the addition’s facade, reference South End retail store fronts
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 - Rembrant Inc.
- Remove exterior lift & metal egress stair
- Remove chain link fence
- Remove doors & stucco
- Remove non-historic railings
- Remove existing stained glass windows & retain for repurposing
- Remove roof and trusses
- Strip interior down to existing masonry walls
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NEW WINDOWS INSPIRED BY ORIGINALS IN EXISTING OPENINGS WITH STAINED GLASS ARCH TOP
CREATE SIDEWALK AND BRING ENTRY DOWN TO GRADE
NEW GLASS DOORS INSPIRED BY THE ORIGINALS
INCREASE PRESENCE OF HISTORICAL MARKER
REVITALIZE GARDENS TO BE CONSISTENT WITH SOUTH END STREETSCAPES
RESTORE ALL BRICK
NEW ENTRY CANOPY
Arched stained glass at top of windows 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
Restored stained glass in arch installed behind new double glazed window
Operable portion
Fixed sidelight
Spandrel at floor level
Black aluminum clad historic series windows
Aluminum brick mold per manufacturer
Operable portion
EXISTING PHOTO

DIGITAL RENDERING

DESIGN DRAWING

Preserve all stone work
Vision glass
Brick mold
Spandrel at floor level
Restore sconces
Vision glass
Edge detail
Raised stiles
Recessed solid panel
New railing
Restore stoops
Rendering of Proposed Gardens

Stone of Help - Memorial to the history of the Ebenezer
<table>
<thead>
<tr>
<th>PREVIOUS</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>18,500 Gross Square Feet towards F.A.R.</td>
<td>16,600 Gross Square Feet towards F.A.R.</td>
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<tr>
<td>F.A.R. = 2.5</td>
<td>F.A.R. = 2.3</td>
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<tr>
<td>Height = 4 stories / 52’-0”</td>
<td>Height = 4 stories / 49’-3”</td>
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<tr>
<td>10 Total Condo Units</td>
<td>9 Total Condo Units</td>
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<tr>
<td>(6) 1+ Bedroom Flat, 650 gsf</td>
<td>(1) 1 Bedroom Flat, 650 gsf</td>
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<tr>
<td>(3) 3 Bedroom Duplex, 1,875 gsf</td>
<td>(2) 1+ Bedroom Flat, 650-750 gsf</td>
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<tr>
<td>(1) 3 Bedroom Triplex, 2,300 gsf</td>
<td>(2) 2+ Bedroom Flat, 1,370 sf</td>
</tr>
<tr>
<td></td>
<td>(3) 3 Bedroom Duplex, 1,750 sf</td>
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<tr>
<td></td>
<td>(1) 3 Bedroom Triplex, 2,289 sf</td>
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<tr>
<td>Parking = 8 Spaces</td>
<td>Parking = 9 Spaces</td>
</tr>
<tr>
<td>Parking Ratio = .8</td>
<td>Parking Ratio = 1</td>
</tr>
<tr>
<td>Bike parking in garage = 11</td>
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<tr>
<td>Open Space = 1,667 sf</td>
<td>Open Space = 2,110 sf</td>
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CURRENT PROPOSAL

- Green slate tiles
- Diamond metal tiles
- Cementitious planks
- Black metal trim

- Restore doors
  Manufactured by Marvin Historic or Diamond Window & Doors

VIEW NORTH ON W SPRINGFIELD ST