

SEDC

50 HERALD STREET

04.14.2025



Relationship to South End Protection Area Demolition Policy

- The project site is currently occupied by a **one-story commercial building built in 1966** from designs by architect Lord & Den Hartog and a two-story addition constructed in 1993 by an unknown architect.
- The existing building is utilitarian in nature and possesses **minimal architectural characteristics**. Therefore, the proposed demolition will not result in the loss of a resource which contributes to the architectural or historic character of the South End Landmark District.
- The existing building is **not listed in the State or National Register of Historic Places** nor has it been determined eligible for listing in the National Register. The building is also **not included in the Massachusetts Historical Commission's Inventory** of Historic and Archaeological Assets of the Commonwealth.



Relationship to South End Protection Area Demolition Policy

1. Physical Condition

Evidence of current and on-going deterioration and/or that the building is in immediate danger of collapse must be provided.

- The existing building is in **deteriorated condition**; additional deferred maintenance of the building would result in continued deterioration.

2. Cost of Reuse is Prohibitive

The cost of restoration must be shown to be beyond the means of any reuse (not just the goals of the developer). The Commission would require that costs be quantified by a consultant.

- The existing one-story building has limited potential for alternative uses and it would be **infeasible to accommodate the proposed program** of affordable housing units and commercial, civic, cultural and community space. The necessary alterations would completely alter the existing massing, materials, and design of the building. For these reasons, the existing building **is not a candidate for reuse** for the intended project.



Relationship to Demolition Delay Criteria

3. Demolition of the building will allow for a project that will make a higher contribution to the Protection Area than currently possible.

- The proposed building will have a maximum above ground height of 97 feet, with 117 affordable housing units, and approximately 143,500 square feet (sf) of commercial, civic, cultural and community space on the ground floor. A mix of uses on the ground floor and basement levels will include commercial, civic, cultural, and community spaces.
- The Project will transform a parcel located near public transportation and directly adjacent to the Silver Line and the nearby Orange Line and Red Line and several bus routes. The transformation of the one-story building into a vibrant retail and residential building is consistent with the Harrison-Albany Corridor Strategic Plan and recent development in the areas.
- Landscape improvements will expand and complement an existing pedestrian passageway and sitting area. Creation of passageways on the Site will connect with adjacent properties and facilitate pedestrian movement through the “superblock” bounded by Shawmut Avenue, Herald Street, Washington Street and East Berkeley Street.
- The Project has been developed to be consistent with the Standards and Criteria for the SELD Harrison/Albany Protection Area and also is designed in accordance with the Boston Complete Street design guidelines. For these reasons, the Project will be a positive contribution to the South End neighborhood.



DEMOLITION

DEMOLITION PLAN

NOTES:

1. BENCH MARK INFORMATION:

BENCH MARK USED:

TBM-1: LEFT FRONT BOLT OF HYDRANT IN FRONT OF BUILDING #410-#412 TREMONT STREET. ELEVATION = 22.57 (FLS JOB#12985)

TBM-11: X-CUT SET 2.4' ABOVE GRADE ON LEFT BOLT OVER MAIN OUTLET OF HYDRANT LOCATED AT EASTERLY SIDE OF WASHINGTON STREET. ELEVATION = 19.15 (FLS JOB#12985)

TEMPORARY BENCH MARKS SET:

TBM-A: LEFT FRONT BOLT OVER MAIN OUTLET OF A HYDRANT AT THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF HERALD STREET AND THE NORTHWESTERLY SIDE OF WASHINGTON STREET, AS SHOWN HEREON. ELEVATION=24.67

TBM-B: LEFT BOLT OVER MAIN OUTLET OF A HYDRANT ON THE NORTHWESTERLY SIDE OF SHAWMUT AVENUE, ABOUT 30' SOUTH OF THE SOUTHWESTERLY SIDE OF HERALD STREET, AS SHOWN HEREON. ELEVATION=26.08

2. ELEVATIONS REFER TO BOSTON CITY BASE (BCB).

3. CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0077K, CITY OF BOSTON COMMUNITY NUMBER 250296, PANEL NUMBER 0077K, HAVING AN EFFECTIVE DATE OF JULY 3, 2024.

5. UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

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7. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

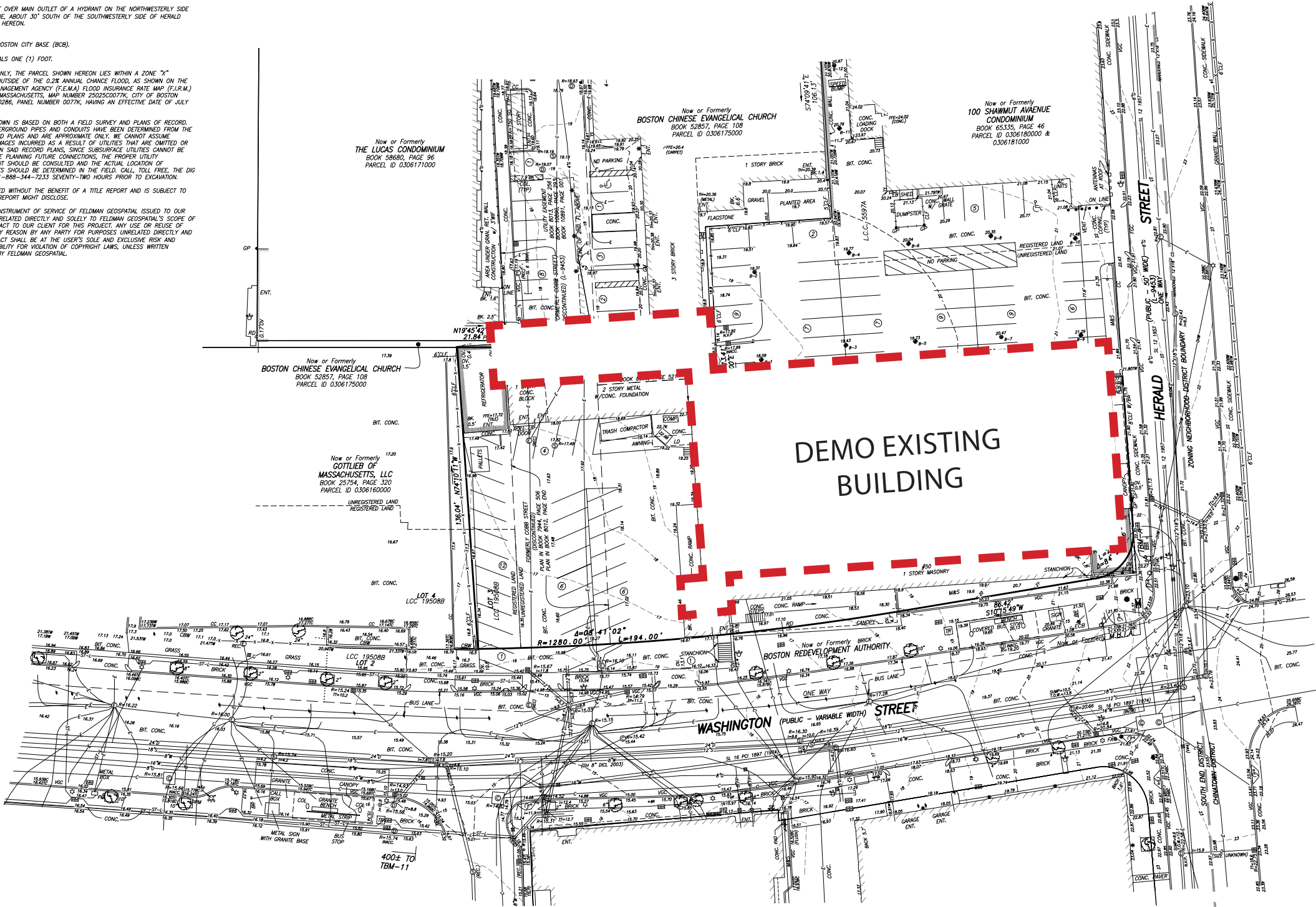
REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS

BOOK 7707, PAGE 250
BOOK 8013, PAGE 256
BOOK 10890, PAGE 293
BOOK 10891, PAGE 001

CITY OF BOSTON ENGINEERING DEPARTMENT

FIELD BOOK 1286, PAGES 78-81



LEGEND	
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	ELECTRIC MANHOLE
⊙	COMMUNICATIONS MANHOLE
⊙	HYDRANT
⊙	WATER SHUT OFF/WATER GATE
⊙	GAS SHUT OFF/GAS GATE
⊙	BOSTON WATER VALVE
⊙	CATCH BASIN
⊙	TRAFFIC CONTROL BOX
⊙	TRAFFIC SIGNAL
⊙	LIGHT POLE
⊙	WALK LIGHT
⊙	ELECTRIC HANDHOLE
⊙	BOLLARD
⊙	BIKE TRACK
⊙	GATE POST
⊙	SIGN
⊙	ROOF DRAIN
⊙	BORING
⊙	OBSERVATION WELL
⊙	STAND PIPE/SIAMESE CONNECTION
⊙	PARKING METER
⊙	FIRE ALARM
⊙	CURB RETURN
⊙	NUMBER OF PARKING SPACES
⊙	DECIDUOUS TREE
⊙	HANDICAP RAMP
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⊙	MAIL BOX
⊙	BITUMINOUS
⊙	BOTTOM OF WALL
⊙	CONCRETE
⊙	CHAIN LINK FENCE
⊙	TRASH COMPACTOR
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⊙	ARC LENGTH
⊙	DELTA ANGLE
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⊙	STOCKADE FENCE
⊙	TEMPORARY BENCH MARK
⊙	THRESHOLD
⊙	TOP OF WALL
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⊙	STREET LIGHTING
⊙	SEWER
⊙	WATER
⊙	PIPE SIZE AND MATERIAL
⊙	METAL FENCE
⊙	CAPPED STORM AND/OR SANITARY LINE

LAND COVERAGE

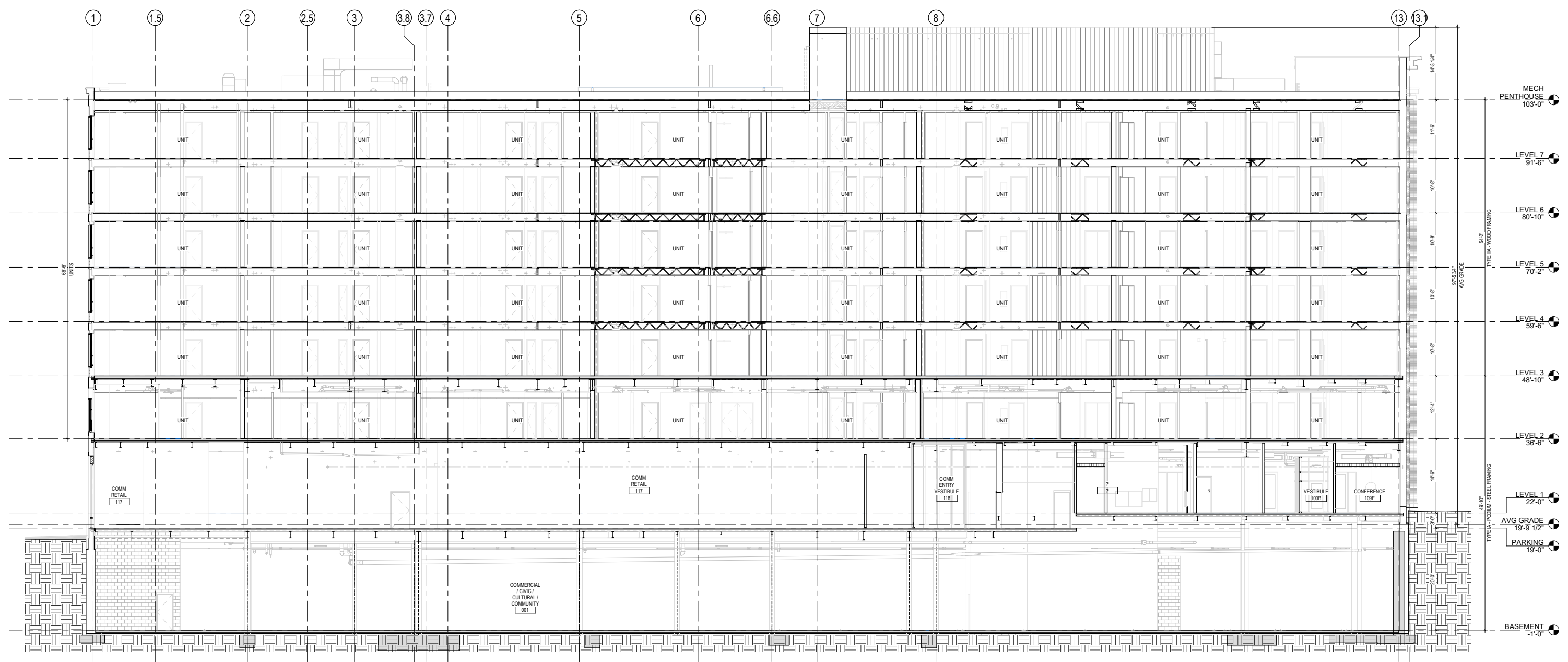
LANDSCAPE SITE PLAN





HEIGHT OF STRUCTURES

SECTION A



SECTIONS B1 & B2



TOPOGRAPHY

CIVIL PLAN



LANDSCAPE

NEIGHBORHOOD VIEWS - WASHINGTON AND HERALD CORNER I



EXISTING



FUTURE CONDITION



LANDSCAPE

NEIGHBORHOOD VIEWS - WASHINGTON AND HERALD CORNER 2



EXISTING



FUTURE CONDITION

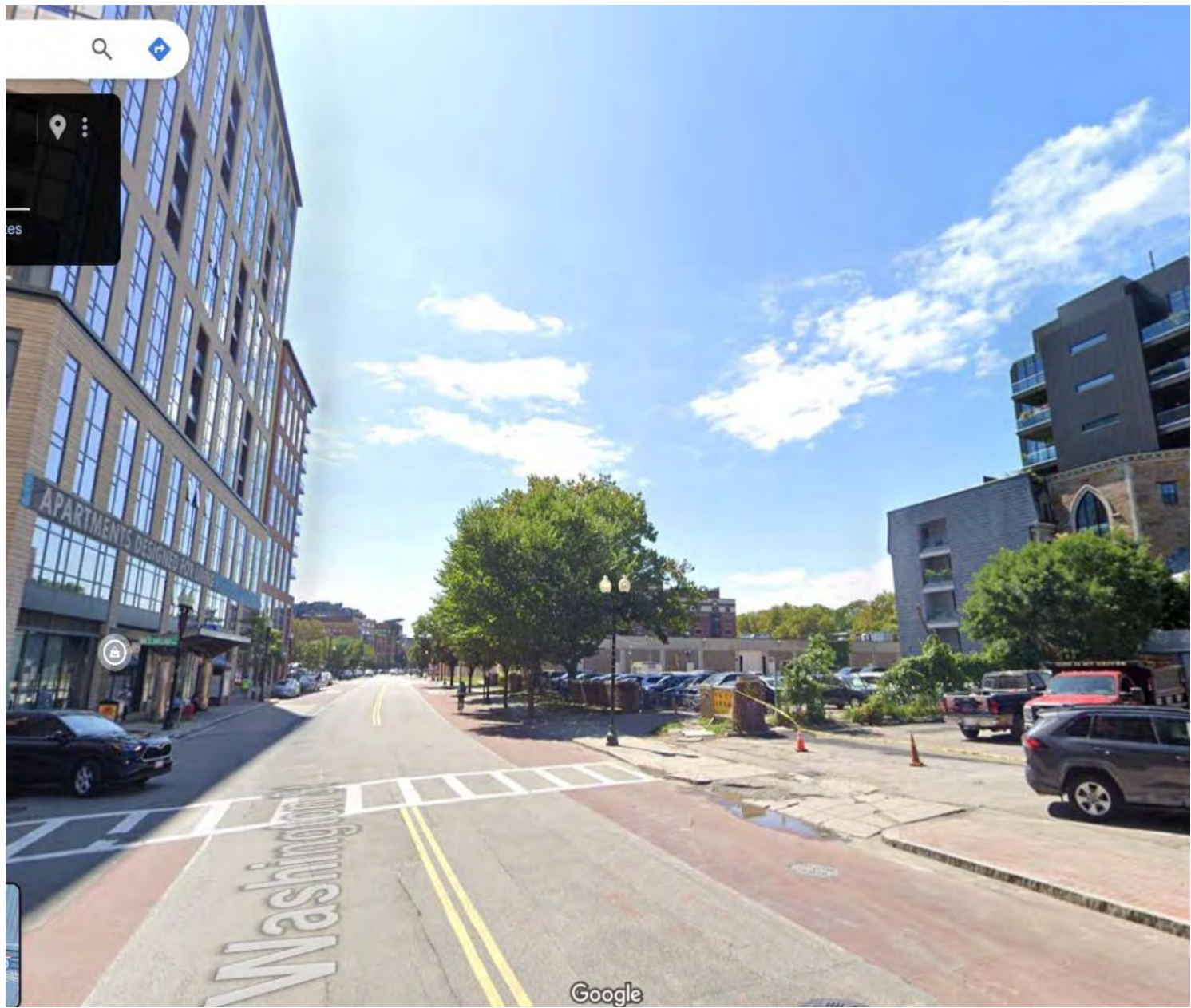


LANDSCAPE

NEIGHBORHOOD VIEWS - WASHINGTON ST NEAR MULLINS WAY



EXISTING



FUTURE CONDITION



LANDSCAPE

NEIGHBORHOOD VIEWS - WASHINGTON AND E BERKELY



EXISTING



FUTURE CONDITION



LANDSCAPE

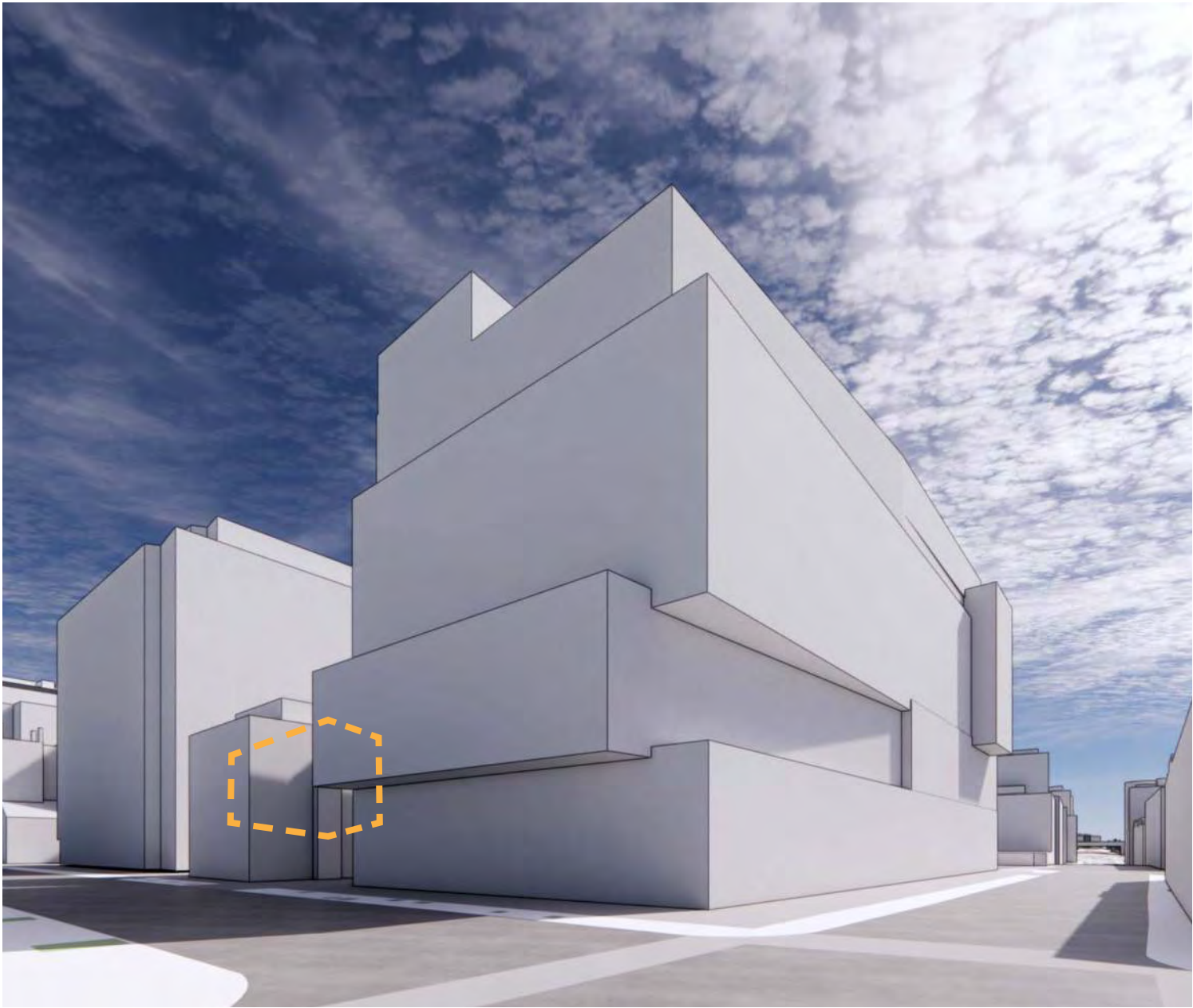
NEIGHBORHOOD VIEWS - E BERKELEY AND SHAWMUT



EXISTING



FUTURE CONDITION



LANDSCAPE

NEIGHBORHOOD VIEWS - HERALD LOOKING EAST



EXISTING



FUTURE CONDITION



THANK YOU!



ADDITIONAL INFORMATION

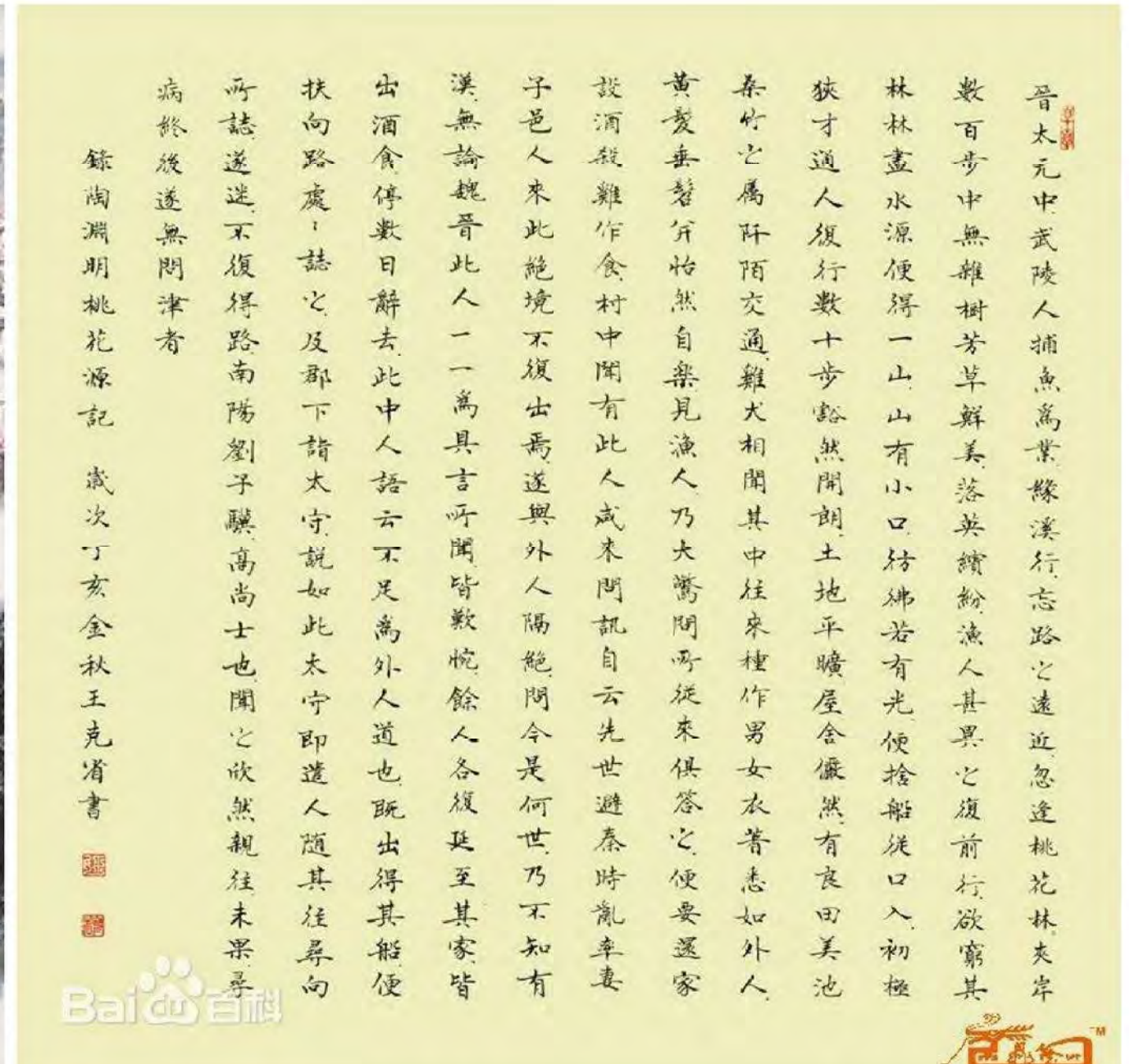
PROJECT CONCEPT

桃花源記(陶淵明作品)

The Peach Blossom Spring (Prose), by Tao Yuan Ming



During the Jin Dynasty's Taiyuan era (376-397), a fisherman discovered a hidden forest of peach blossoms while paddling upstream. He followed the blossoms to a mountain cave, which led to a secluded village. The villagers, descendants of those who fled the chaos of the Qin Dynasty, warmly welcomed him and shared their isolation from the outside world. Upon leaving, they asked him not to reveal their existence. The fisherman reported his discovery to the governor, but subsequent attempts to find the village failed.



Design Concept Expressed as Exterior Materials

Brick is used as the main material for prominent street facades to align with the local material context of the area. The window designs exhibit a more structured approach in the brick facades, while they appear more whimsical in the "revealed" metal facades.

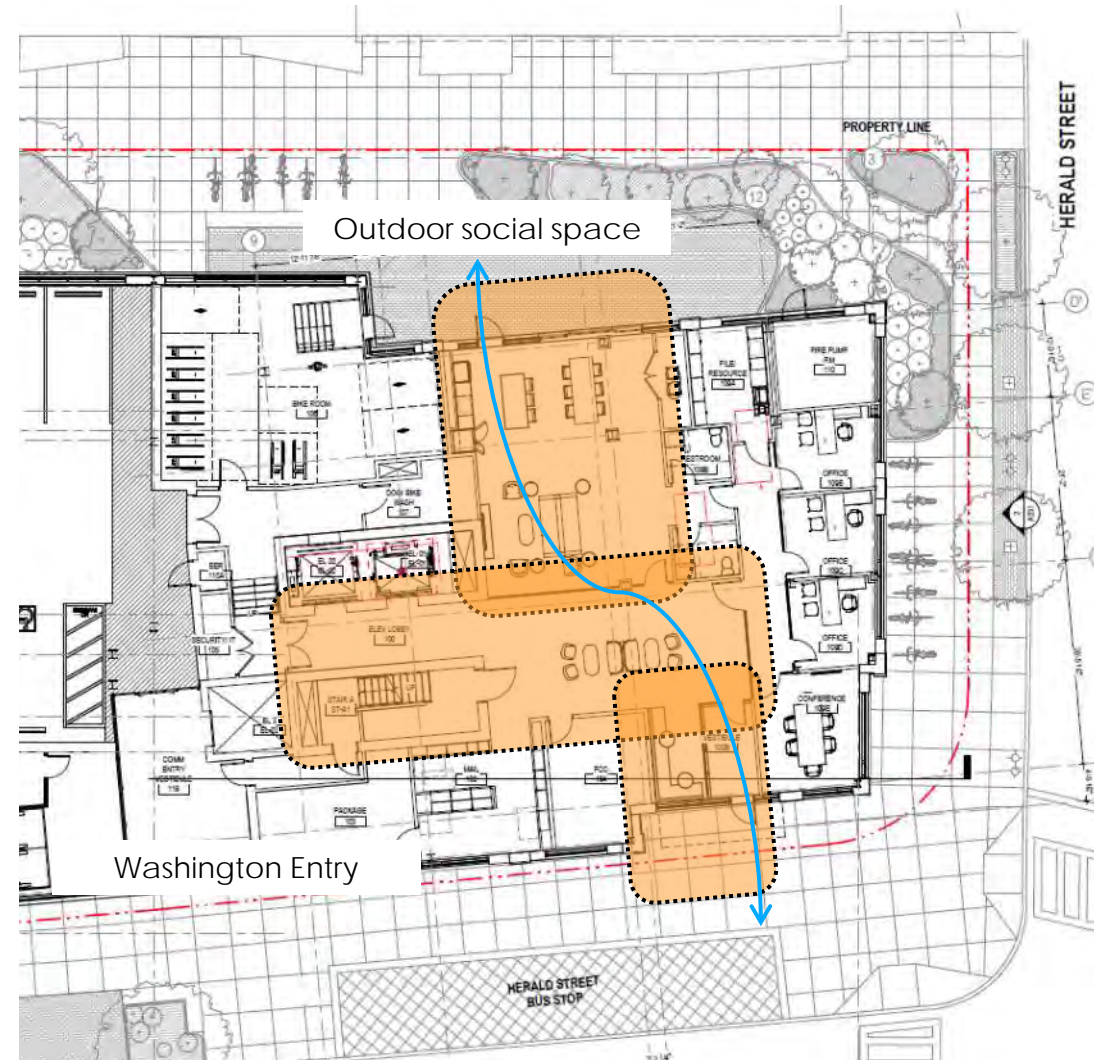
The design of the brick façade features a prominent vertical pattern that runs along Washington St, conveying a sense of formality and instilling a feeling of pride.



Like a hidden peach blossom village, the primary building corner reveals itself through playful colors and patterns as the solid brick façades peel away.

The brick exterior wraps around to welcome visitors into the courtyard, where the material shifts to a lighter shade with brighter highlights, creating an element of surprise as one approaches the "hidden peach blossom village."

Design Concept Expressed as Internal Layout

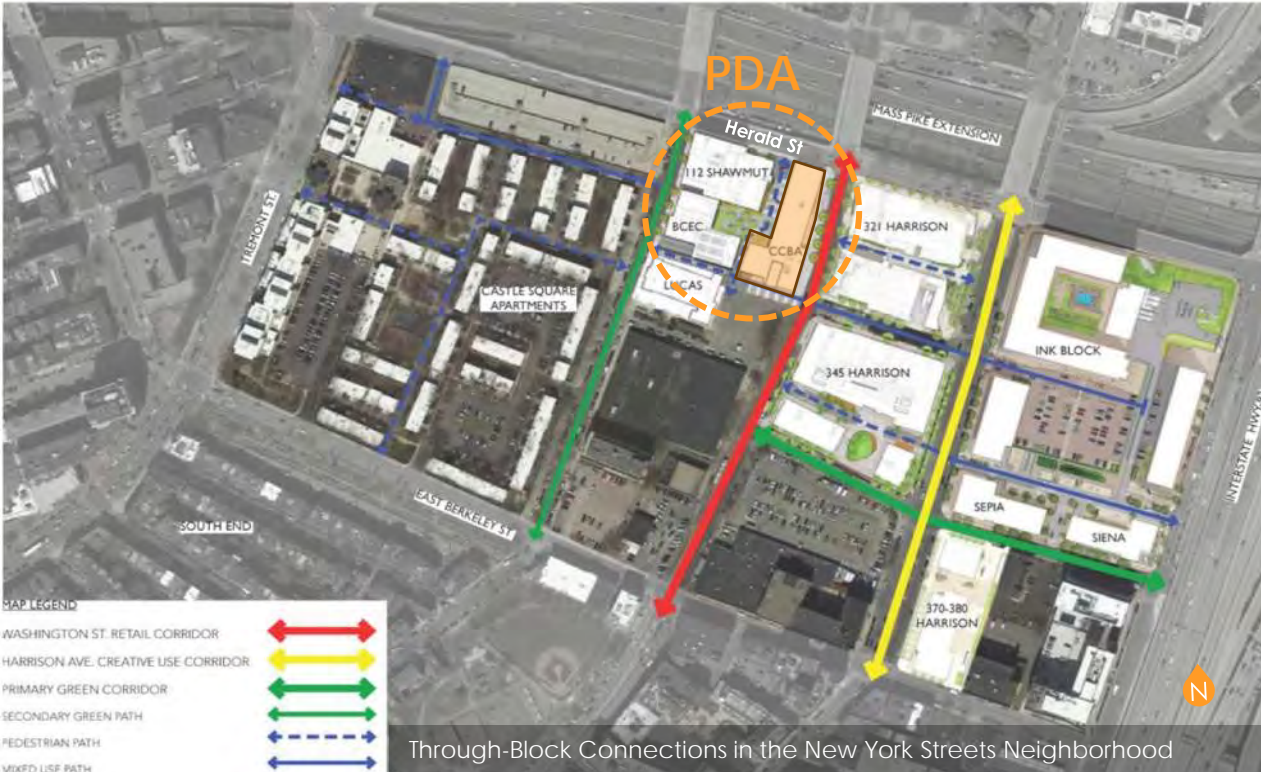
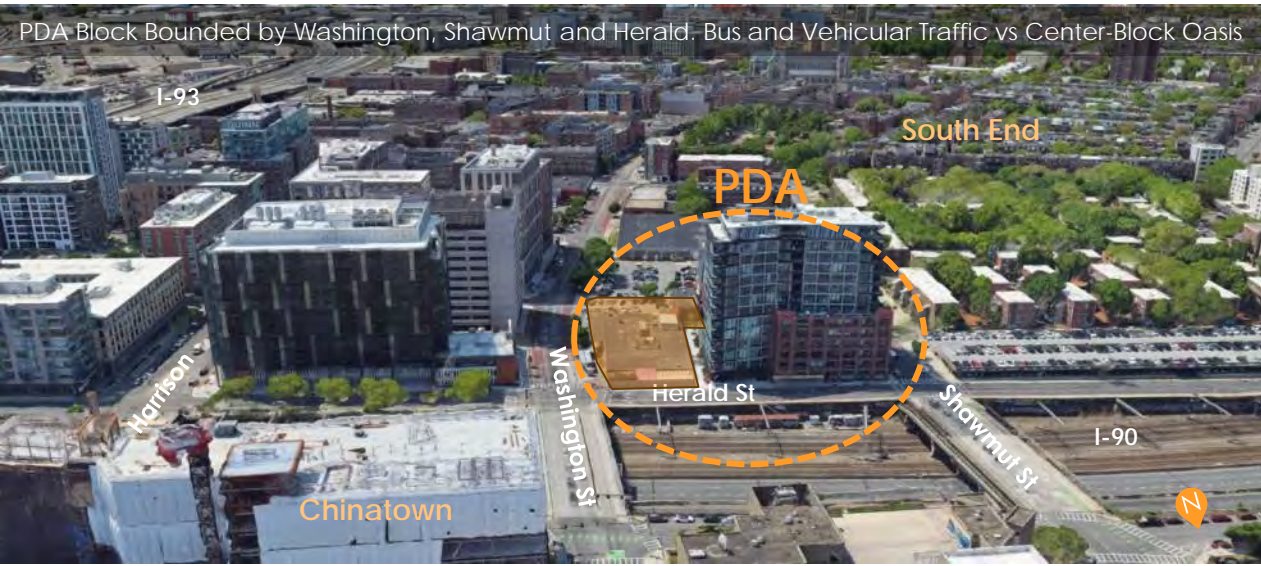


Ground floor entrance sequence:
Residents experience a carefully choreographed entrance sequence. Similar to landscape design, a series of contraction and expansion is introduced along the internal connection between the main entrance from Washington to the outdoor social space. partitions along this path takes on a layered effect to give spatial depth and interest, triggering a sense of joyful discovery.

Site & PDA Context

PDA Timeline for Shawmut Ave/ Washington St Block

August 2017	Project Notification Form filed
August 2017-July 2018	Public comment period
September 2017	Supplemental Submission filed
November 2017	Draft Development Plan for PDA No. 114 (PDA Plan) filed
April 2018	Supplemental Submission #2 filed
May 2018	BCDC Approval of PDA Plan (and 100 Shawmut Street project)
July 12, 2018	BPDA Board Approval of PDA Plan (and 100 Shawmut Street project)
September 12, 2018	Zoning Commission Approval of PDA Plan; PDA Plan becomes effective
June 2019	100 Shawmut building permit issued
September 2024	Notice of Project Change filed for 50 Herald Street



Through-Block Connections in the New York Streets Neighborhood

PDA Approved Design



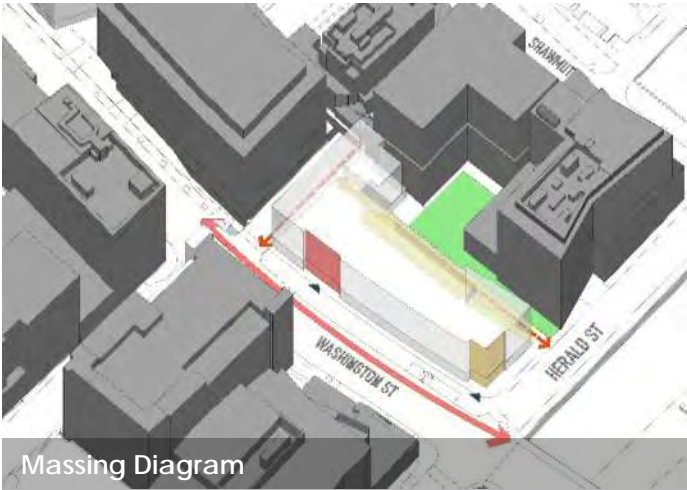
	PDA Plan Maximum/Proposed Project	Project
Maximum Building Height	150 Feet	85 Feet
Gross Floor Area	262,943 +/- Square Feet	143,500 +/- Square Feet
Floor Area Ratio	7.99	4.36 +/-
Total Unit Count	313 units	116 Units



Updated Design - Lower Density & 100% Affordable Housing



	PDA Plan Maximum/Proposed Project	Project
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Massing Improvements

- Maintain curvature along Washington St. street wall
- 7-story building with less impact on solar/wind, adding height variation to block
- Façade indentation to signify major building entrances (housing & commercial)
- Massing pushed away from center courtyard and Through-Block connection

Through-Block Connections



ADDITIONAL INFORMATION

EXISTING SURVEY

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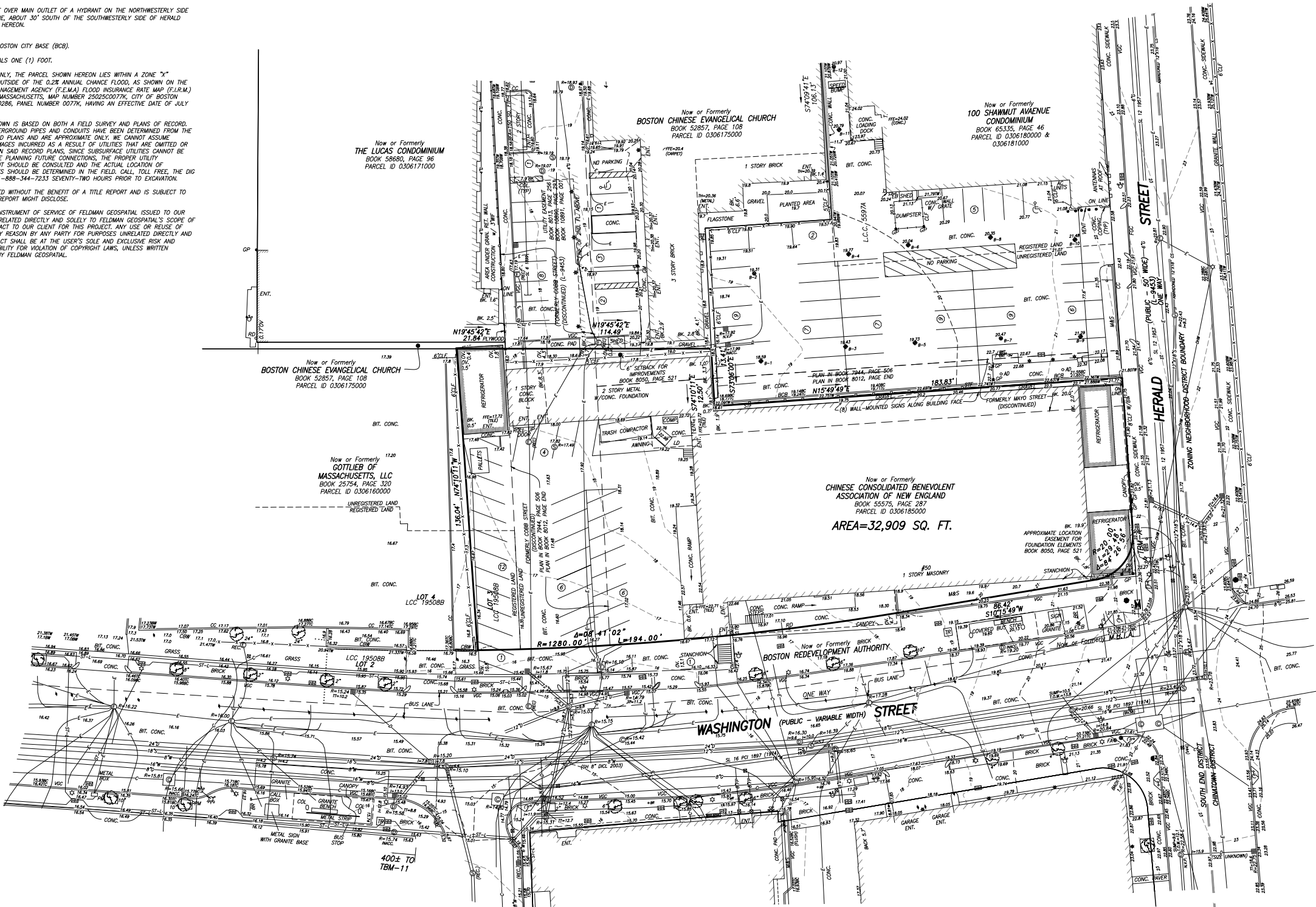
BOOK 8013, PAGE 256

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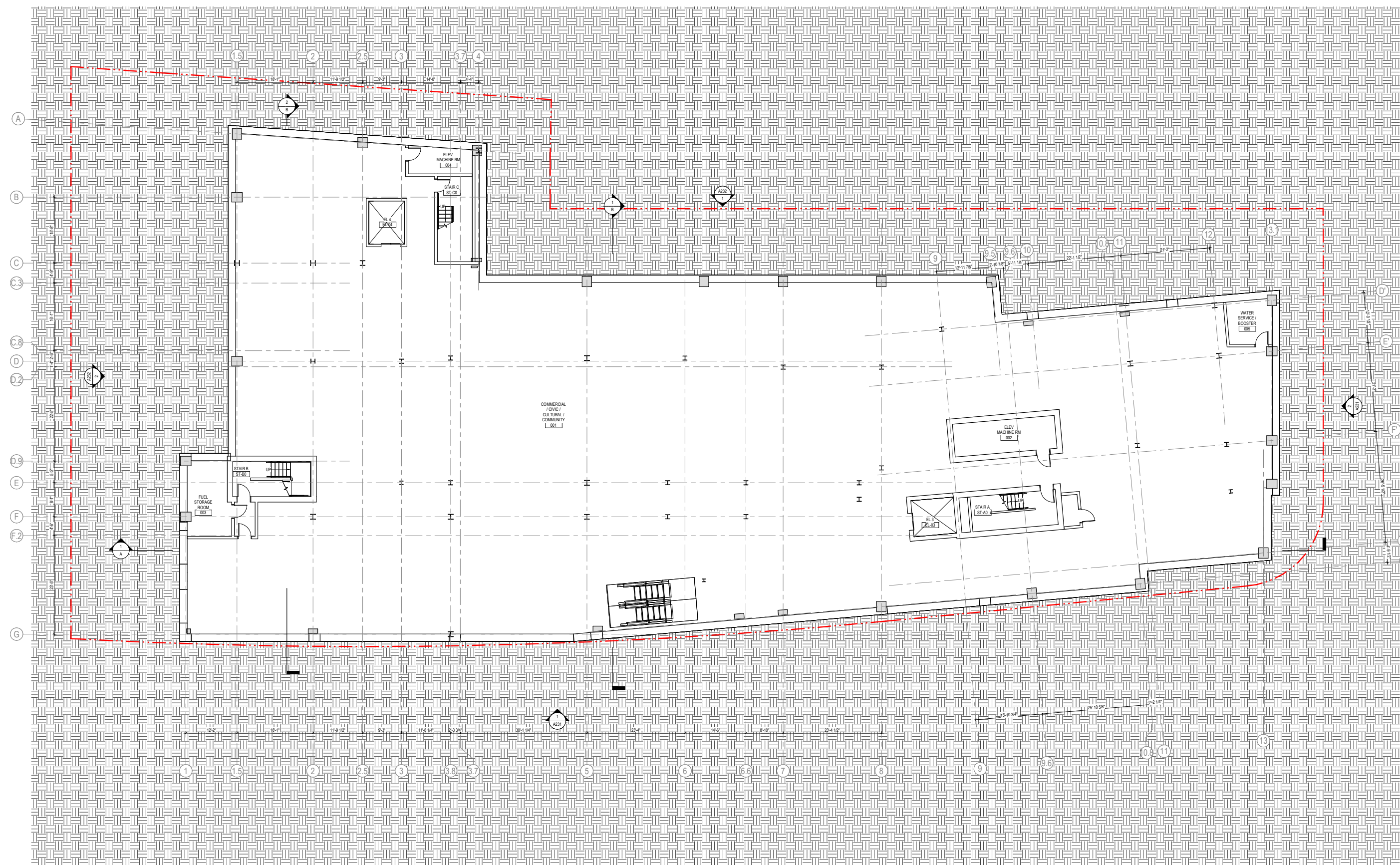
FIELD BOOK 1286, PAGES 78-81



- LEGEND
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 - ② DRAIN MANHOLE
 - ③ ELECTRIC MANHOLE
 - ④ COMMUNICATIONS MANHOLE
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 - ㊽ THRESHOLD
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 - ⓮ COMMUNICATIONS SERVICE
 - ⓯ DRAIN
 - ⓰ ELECTRIC
 - ⓱ GAS
 - ⓲ STREET LIGHTING
 - ⓳ SEWER
 - ⓴ WATER
 - ⓵ PIPE SIZE AND MATERIAL
 - ⓶ METAL FENCE
 - ⓷ CAPPED STORM AND/OR SANITARY LINE

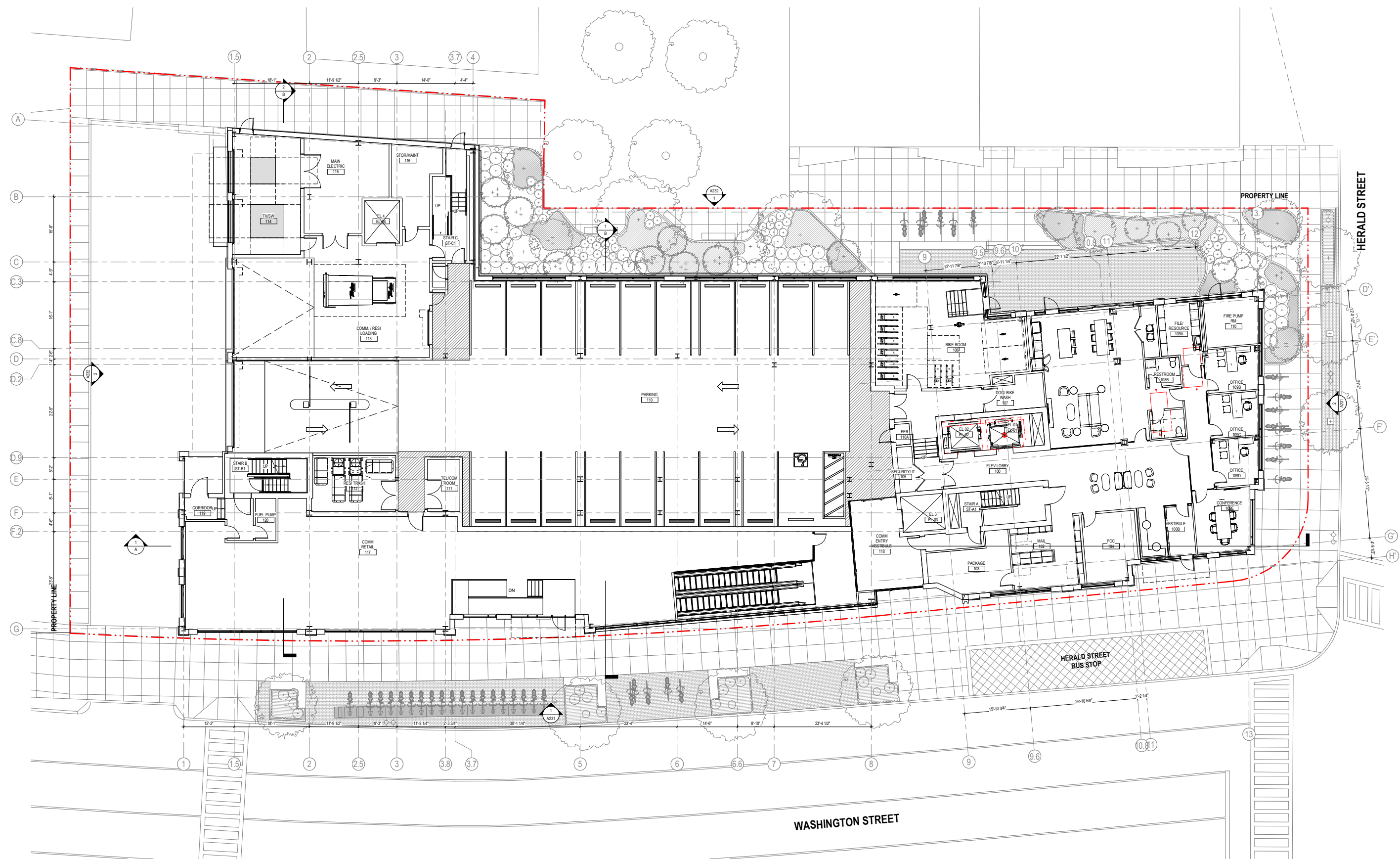
ADDITIONAL INFORMATION

BASEMENT

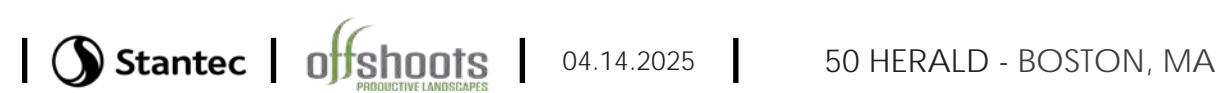


ADDITIONAL INFORMATION

LEVEL I



LEVEL 2

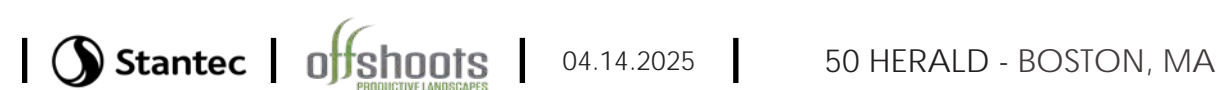


ADDITIONAL INFORMATION

LEVEL 3 - 7



MECHANICAL PENTHOUSE



Façade Materials in Urban Context

Brick/Masonry/Panel



860 Washington St



100 Shawmut



698 Washington St



888 Washington St



1313 Washington



1140 Washington St



1166 Washington St



345 Harrison



Josiah Quincy Upper School



1033-1055 Washington



288 Harrison - Beacon

ADDITIONAL INFORMATION

EXTERIOR VIEWS



50 HERALD AND WASHINGTON CORNER



GARDEN ENTRY



GARDEN

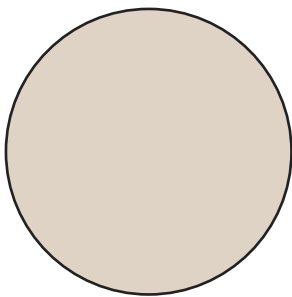


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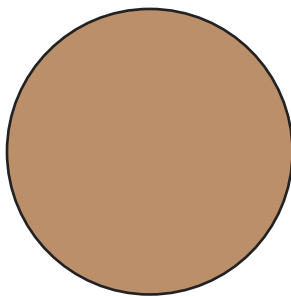
ADDITIONAL INFORMATION

FACADE MATERIALS

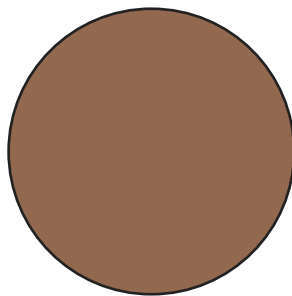
FIBER CEMENT



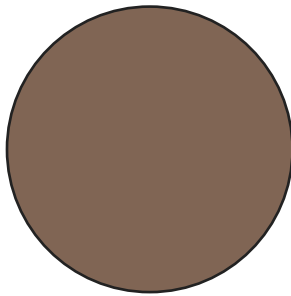
FIBER CEMENT A
NICHHA
COLOR: GLENDALE BROWN



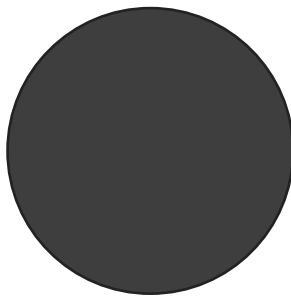
FIBER CEMENT D
NICHHA
COLOR: CARAMEL



FIBER CEMENT B
NICHHA
COLOR: AFTERBROWN

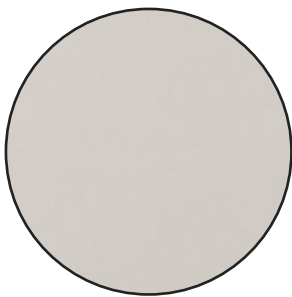


FIBER CEMENT E
NICHHA
COLOR: BIRCH BARK

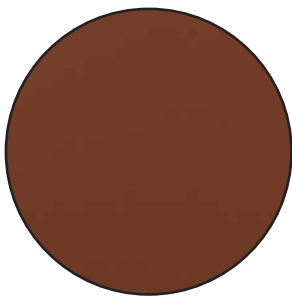


FIBER CEMENT C
NICHHA
COLOR: BLACK WATER

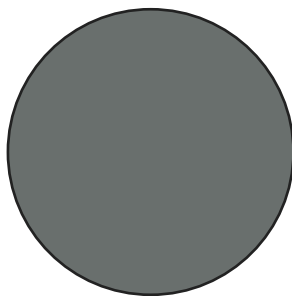
METAL PANEL



METAL PANEL A
ALUCABOND
COLOR: ANODIC SATIN MICA



METAL PANEL B
ALUCABOND
COLOR: RUSSET MICA

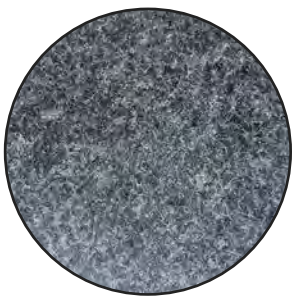


CORRUGATED METAL
PANEL
MORIN
COLOR: WEATHERED ZINC

STONE BASE

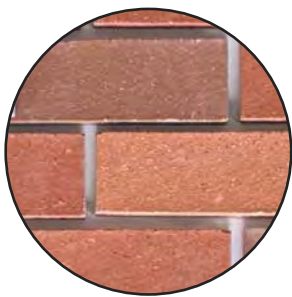


STONE A
VSA
COLOR: ABSOLUTE BLACK
GRANITE



STONE B
VSA
COLOR: BOLTON BLACK
GRANITE

BRICK



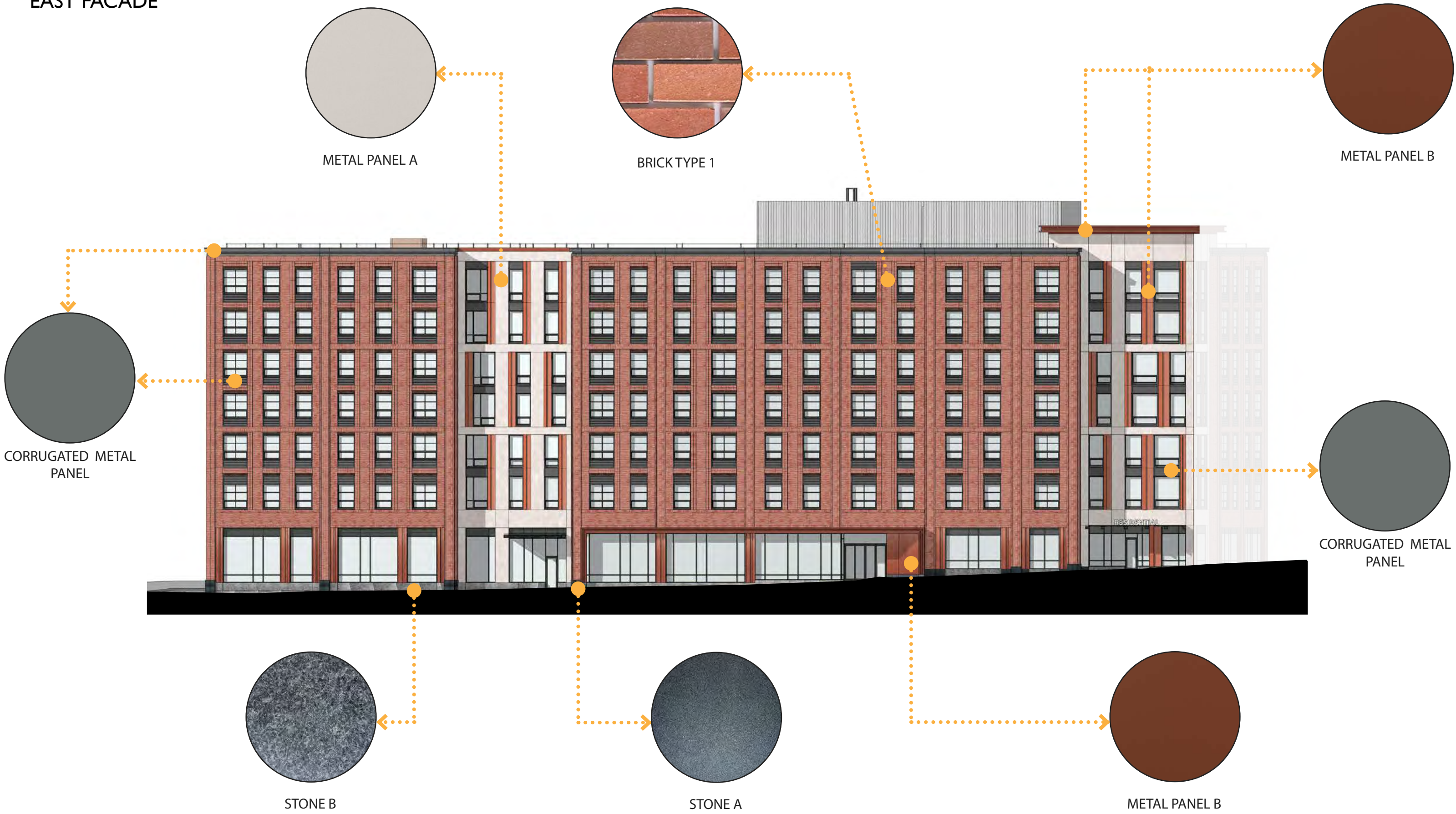
BRICK TYPE 1
BELDEN
COLOR: ENDICOTT ROSE BLEND
SMOOTH



BRICKTYPE 2
BELDEN
COLOR: BELCREST BLACK

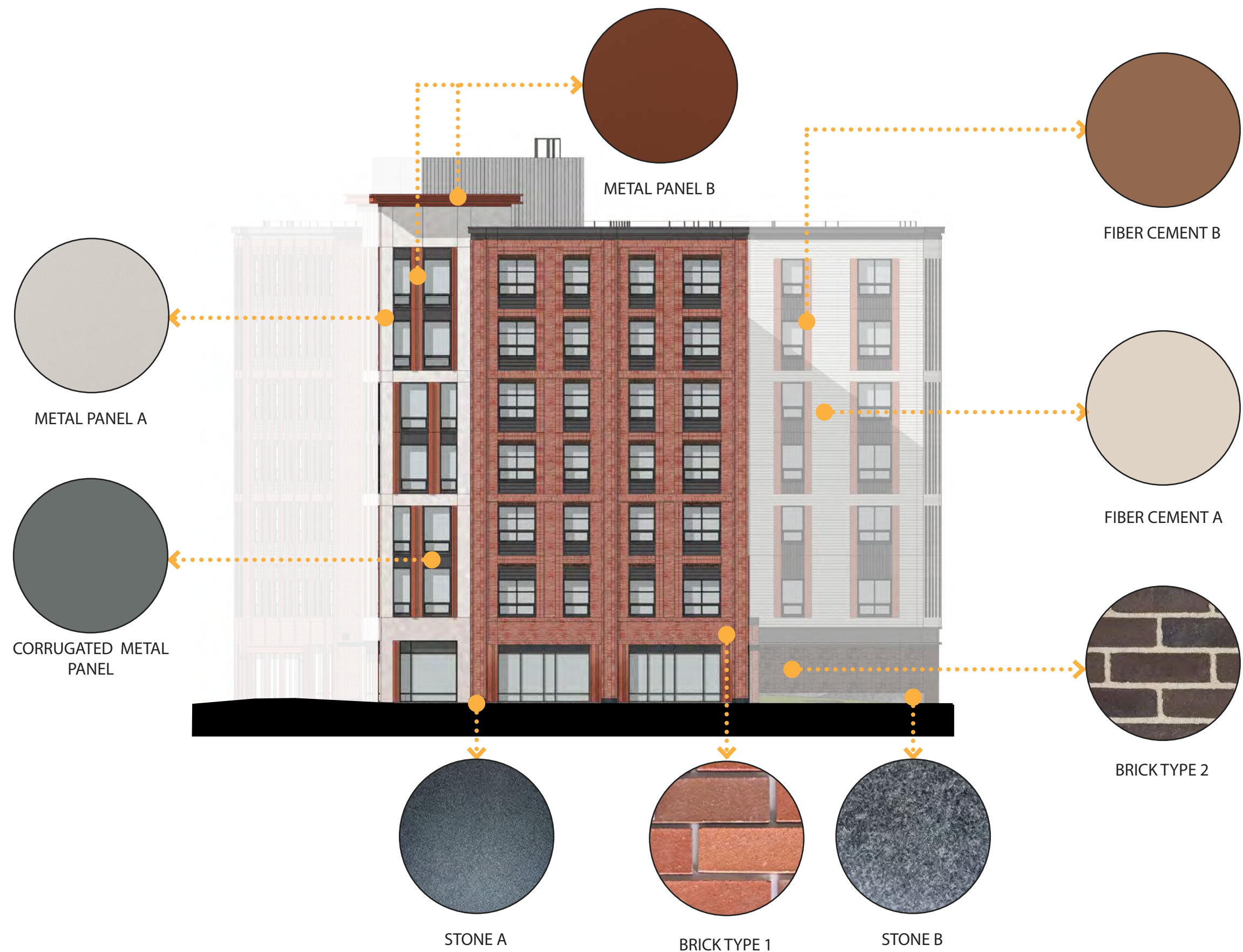
ADDITIONAL INFORMATION

EAST FACADE



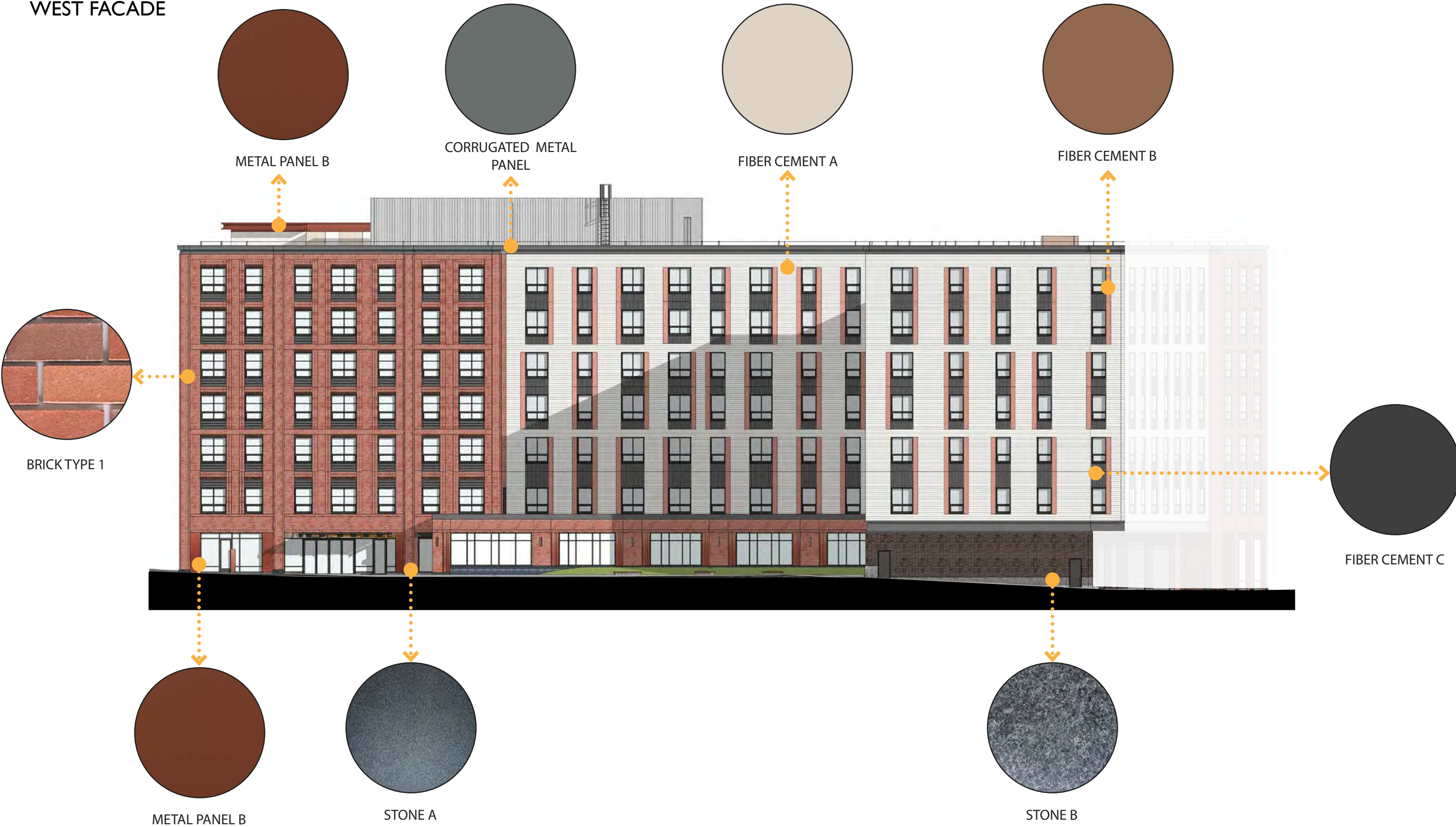
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NORTH FACADE



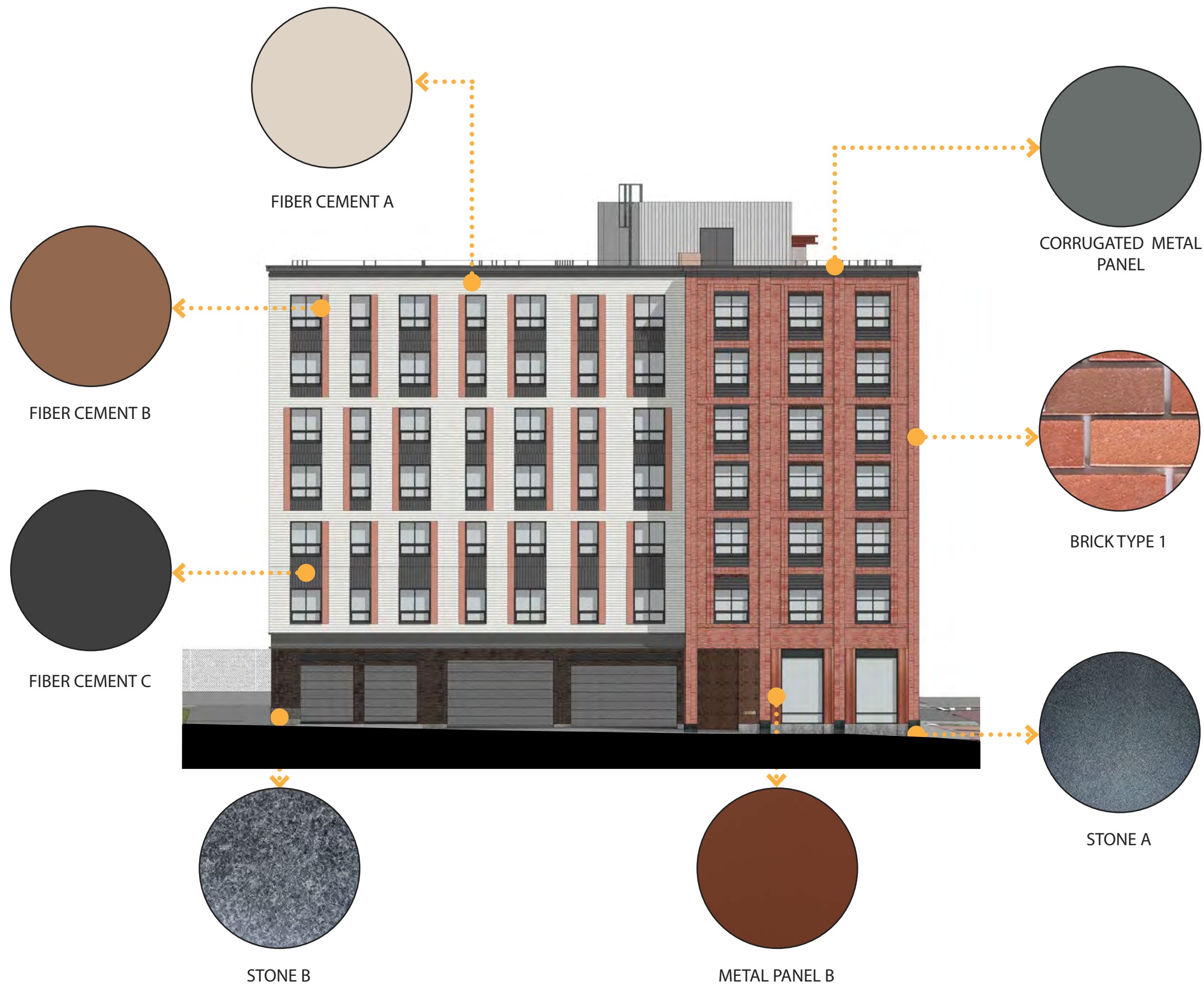
ADDITIONAL INFORMATION

WEST FACADE



ADDITIONAL INFORMATION

SOUTH FACADE



THANK YOU!

