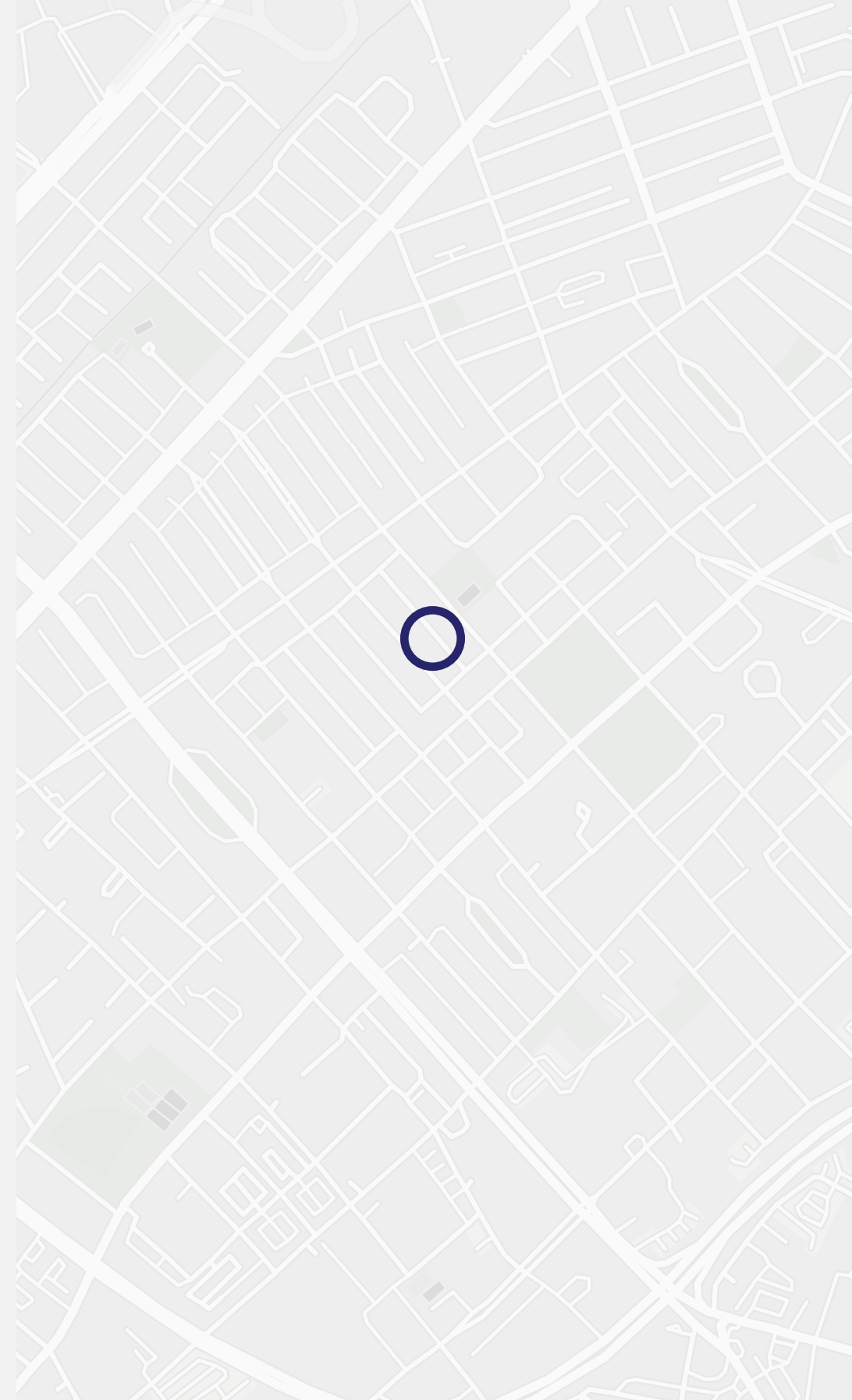


WILLARD SCHOOL HOUSE LLC
SELDC ADVISORY REVIEW

35-43 RUTLAND ST

BOSTON, MA



EMBARC

JUNE 12, 2026

DEVELOPER

WILLARD SCHOOL HOUSE LLC

ARCHITECT

EMBARC

ZONING ATTORNEY

LACASSE LAW, LLC

PROJECT OVERVIEW



PROPOSAL

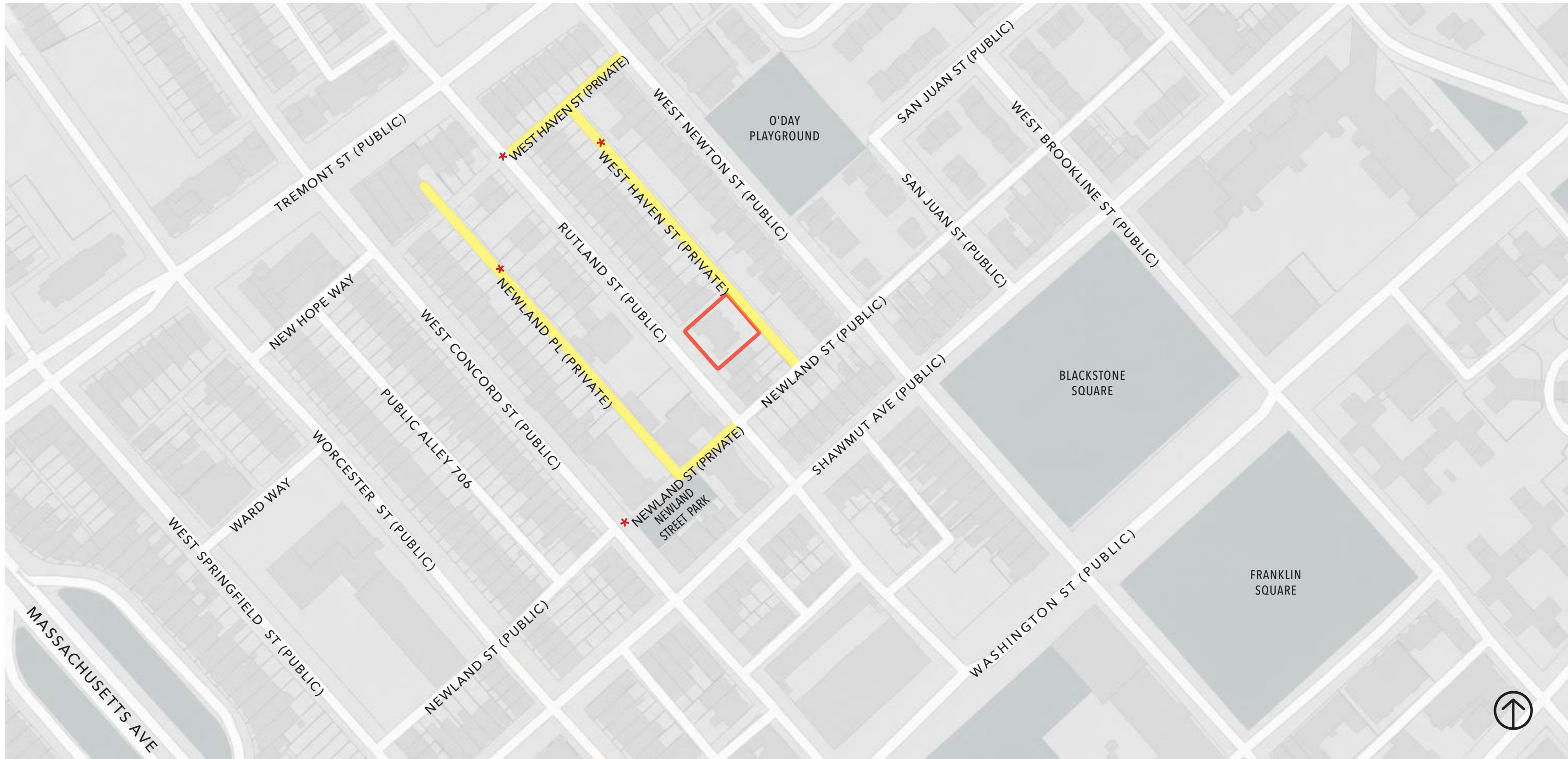
- Preserve Historic Building Exterior at Public-Facing Facade, Including Roof.
- Renovation of and Addition to a Unique, Free-Standing Multifamily Building.
- Add (2) Dwelling Units for A Total Of (6).
- (12) Total Parking Spaces
- Existing Rutland Street Entrances Will Be Used for Direct Unit Entries.

ZONING SUMMARY

- Zoning District: South End Neighborhood District (Article 64)
- Zoning Subdistrict: MFR, Multi-Family Residential Subdistrict
- Zoning Overlays: Coastal Flood Resilience Overlay District (18 ft B.F.E.)
Ground Water Conservation Overlay District
Restricted Roof Structure District
Restricted Parking
- Historic District: South End Landmark District

	REQUIRED	PROPOSED	COMPLIANT	
• MAX F.A.R.	2.0	1.90 (14,950 GFA)	YES	
• MAX HEIGHT	70 FT	61-9"	YES	
• MIN LOT SIZE	NONE	-	YES	
• ADD LOT AREA PER ADD UNIT	NONE	-	YES	
• MIN OPEN SPACE PER UNIT	200 SF (1,200 SF for 6 Units)	3,840 SF	YES	
• MIN LOT WIDTH	NONE	87.24 FT	YES	
• MIN LOT FRONTAGE	NONE	87.24 FT	YES	
• MIN FRONT YARD	RUTLAND ST (PUBLIC)	MODAL	15.4 FT	YES
	WEST HAVEN ST (PRIVATE)	MODAL	0.5 FT	NO
• MIN SIDE YARD	NONE	10.5 FT	YES	
• MIN REAR YARD	20 FT	* THRU LOT PROVISION (ARTICLE 64-37 (6)): FRONT YARD SHALL APPLY TO BOTH STREETS	-	
• PARKING	1.4 SPACES (for Additional 2 Dwelling Units)	12 SPACES	YES	

CONTEXT MAP



AERIAL VIEW



STREET COLLAGE



45 RUTLAND ST

35- 43 RUTLAND ST

33 RUTLAND ST

SITE PHOTOS



5. VIEW ON WEST HAVEN ST



4. VIEW ON WEST HAVEN ST



1. VIEW ON RUTLAND ST



2. VIEW ON RUTLAND ST



3. VIEW ON RUTLAND ST

EXISTING CONDITIONS PHOTOS



1. RUTLAND ST ELEVATION



2. STREET ENTRANCES



3. DRIVEWAY ON RUTLAND ST



4. WEST SIDE YARD



5. REAR YARD ON WEST HAVEN ST



6. REAR YARD ON WEST HAVEN ST

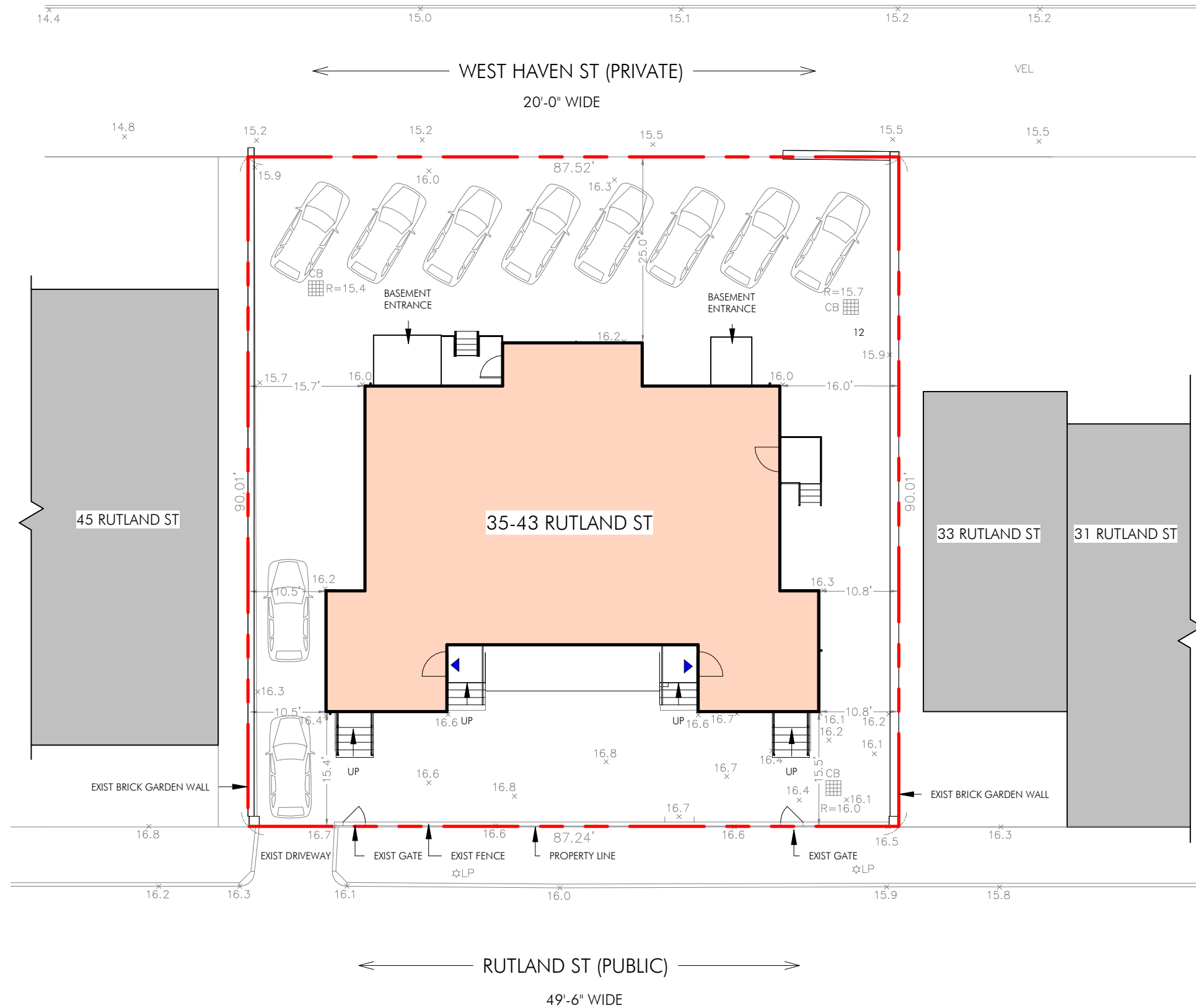


7. EAST SIDE YARD

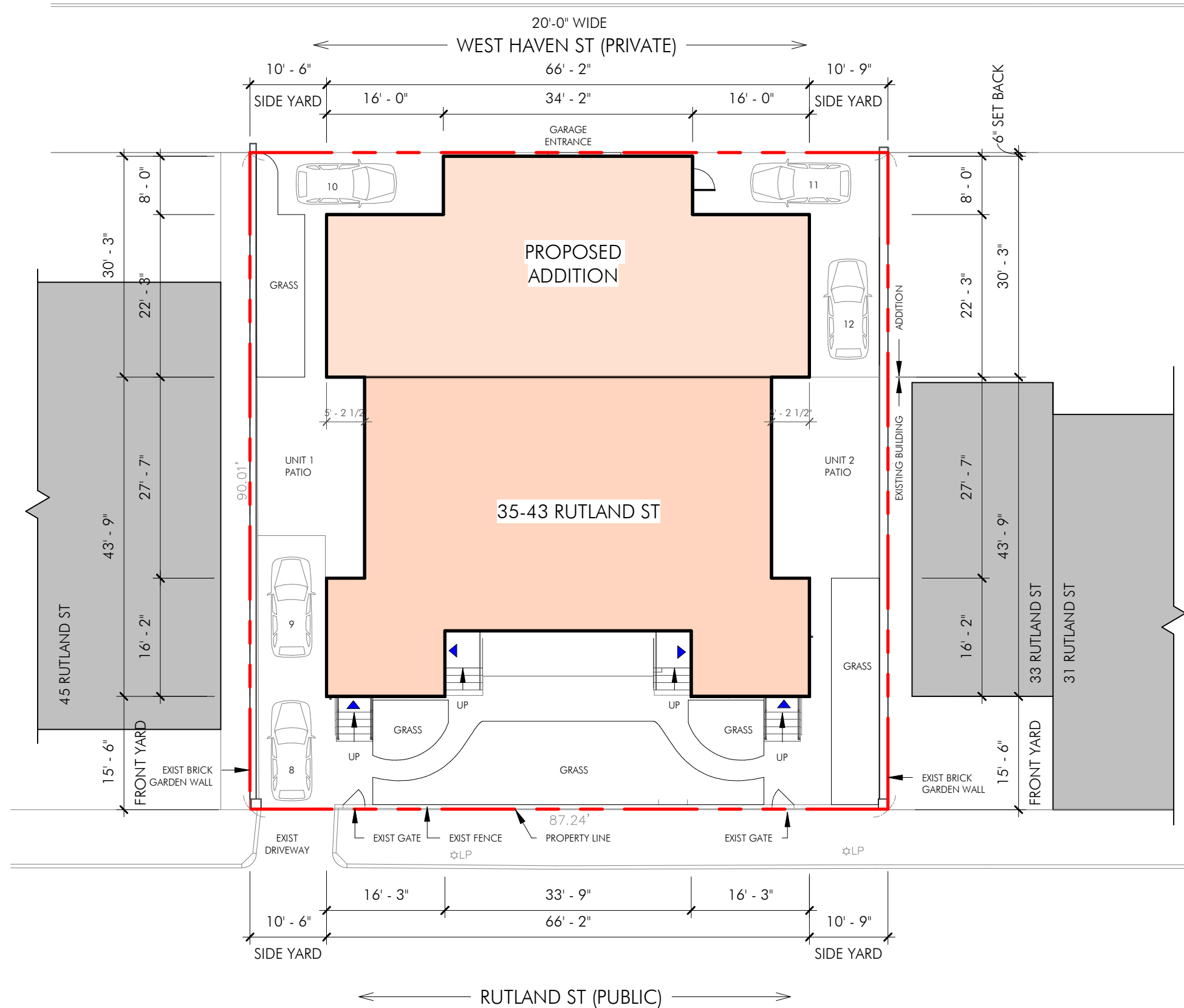


8. EAST SIDE YARD

EXISTING SITE PLAN



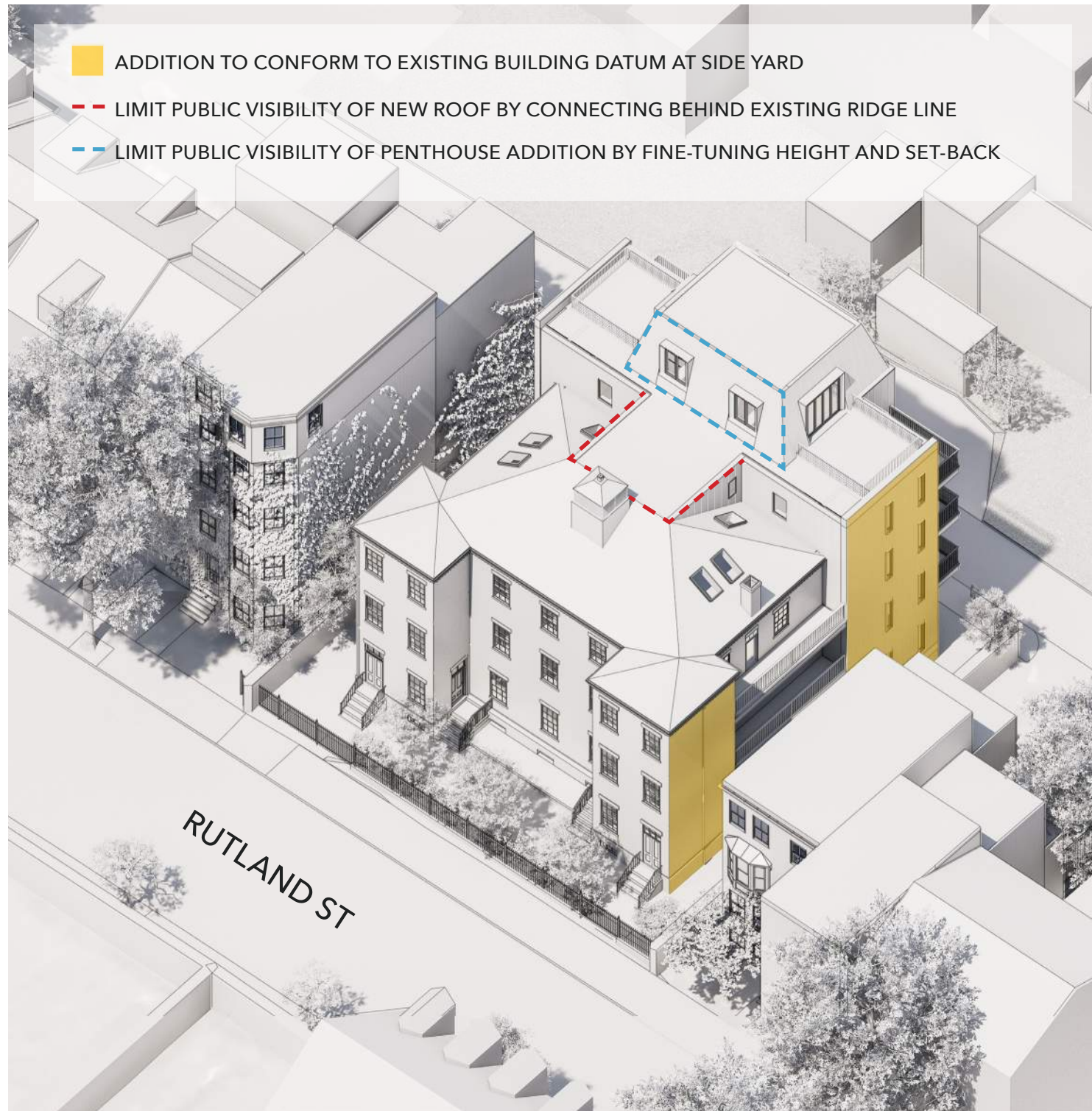
PROPOSED SITE PLAN



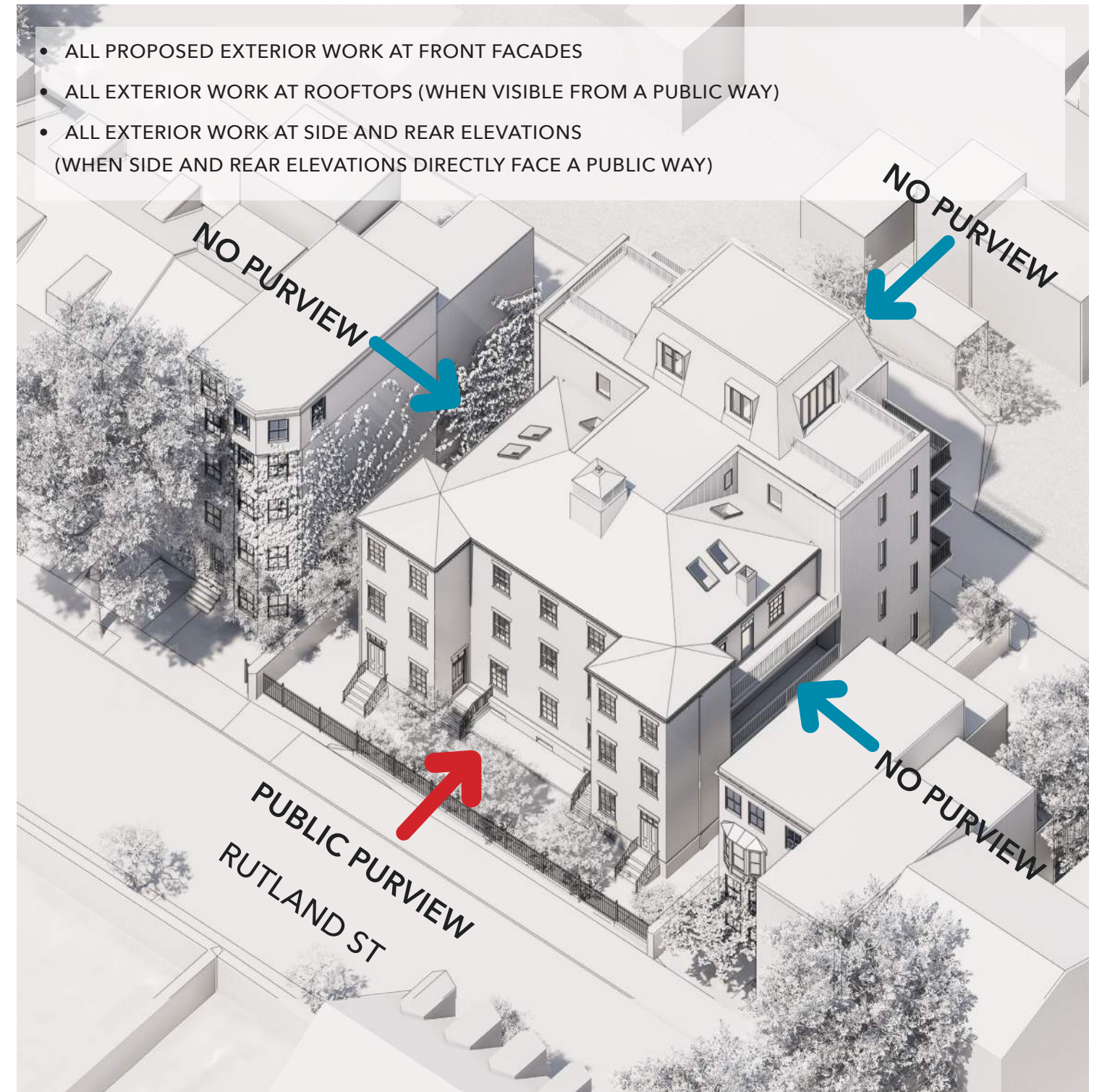
PROPOSED MASSING



MASSING STRATEGIES



JURISDICTION PURVIEW

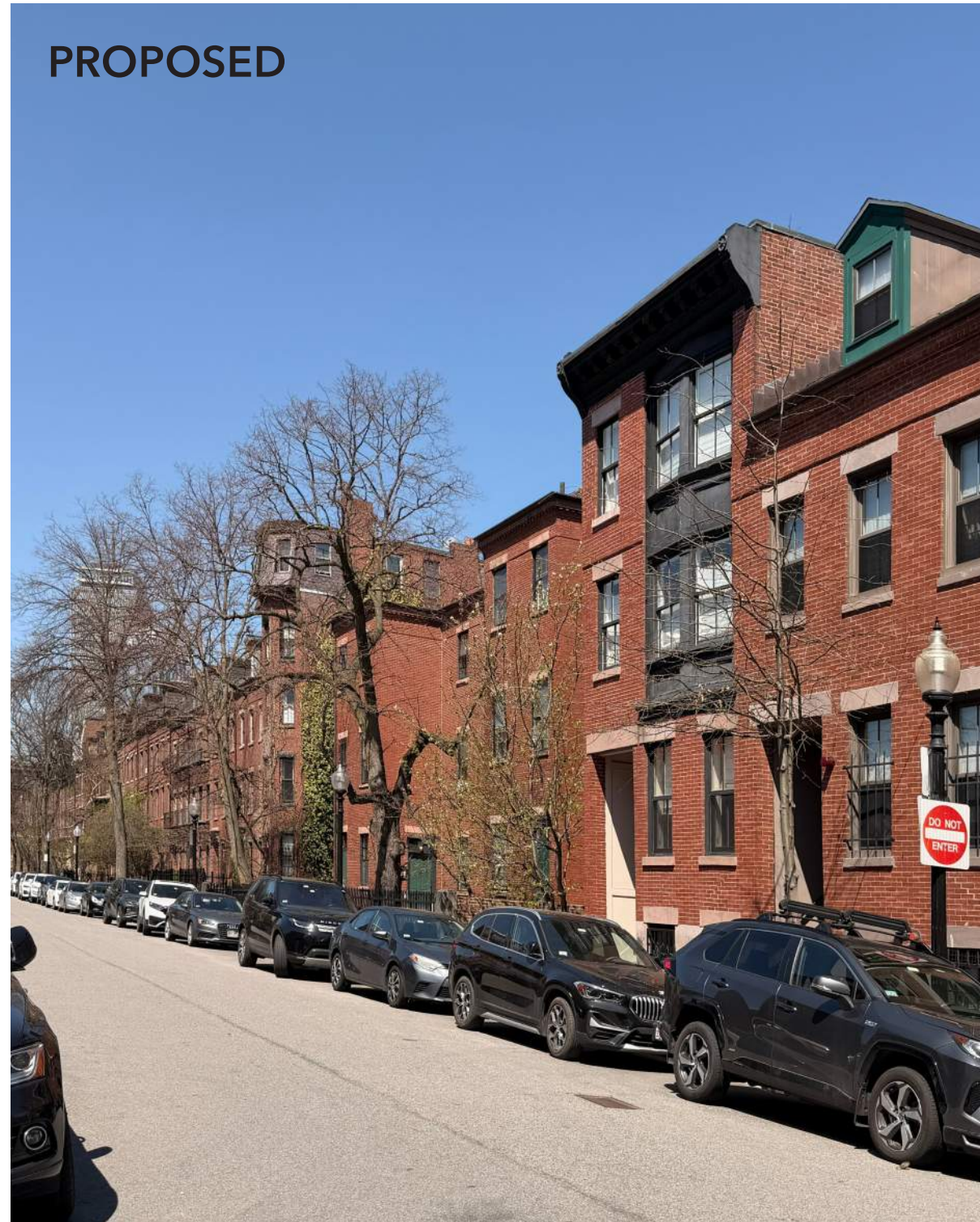


STREET VIEWS LOOKING NORTH ON RUTLAND STREET

EXISTING



PROPOSED



STREET VIEWS LOOKING SOUTH ON RUTLAND STREET

EXISTING



PROPOSED





ROOF: NEW SYNTHETIC SLATE ROOFING



EXISTING BRICK: CLEAN AND REPOINT/REPAIR



BLACK HISTORIC REPLICA DOUBLE-HUNG WINDOWS & DOORS



VIEW FROM RUTLAND ST (PUBLIC)



CHARCOAL STANDING SEAM METAL PANEL



ACRE WOOD SIDING



WOOD PRODUCT SIDING



BRONZE WINDOWS AND DOORS



VIEW FROM WEST HAVEN ST (PRIVATE)

RUTLAND EXISTING



45 RUTLAND ST

35- 43 RUTLAND ST

33 RUTLAND ST

RUTLAND PROPOSED



45 RUTLAND ST

35- 43 RUTLAND ST

33 RUTLAND ST

SOUTH ELEVATION (RUTLAND ST)

EXISTING

PROPOSED

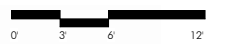
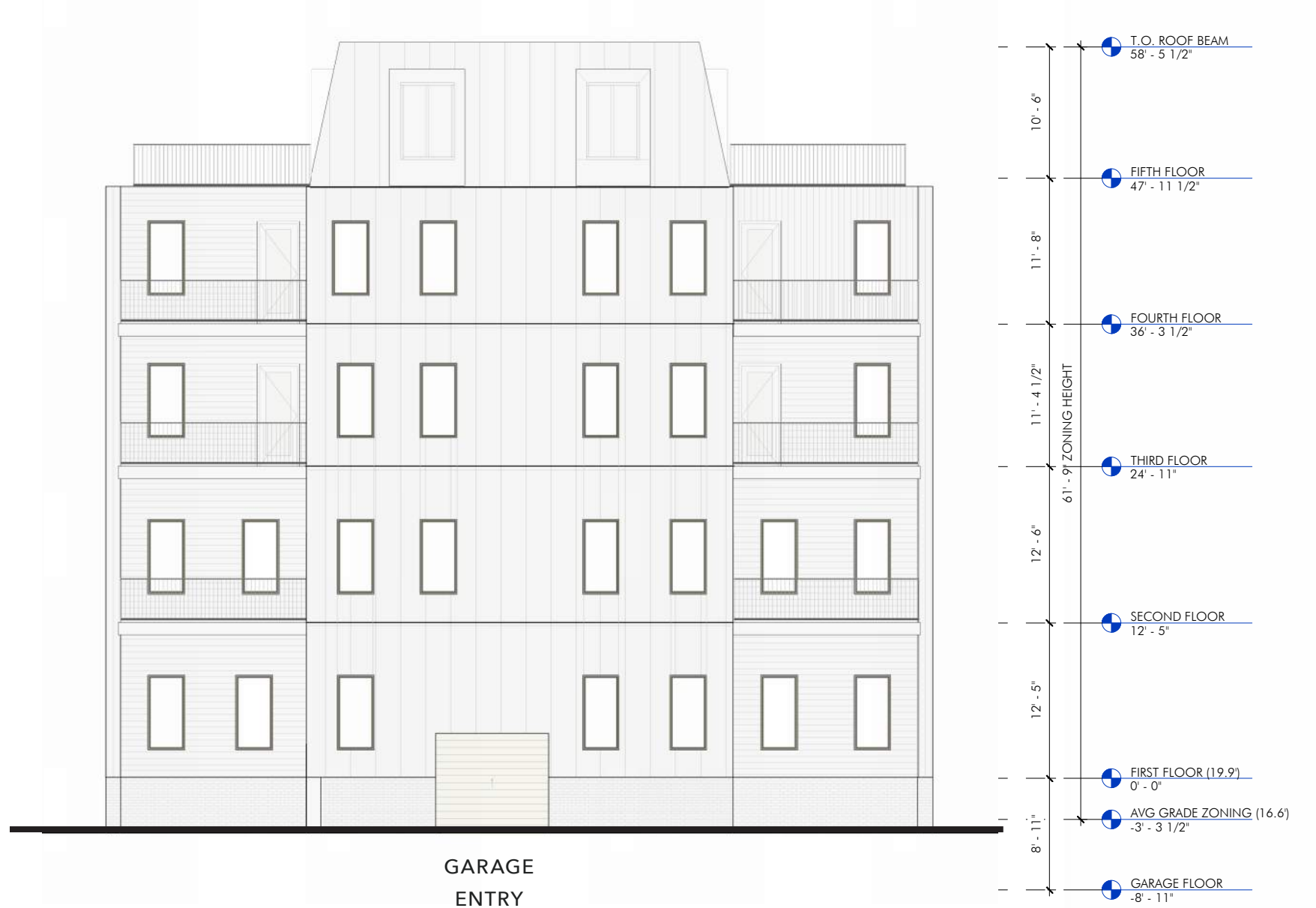


NORTH ELEVATION (WEST HAVEN STREET)

EXISTING



PROPOSED

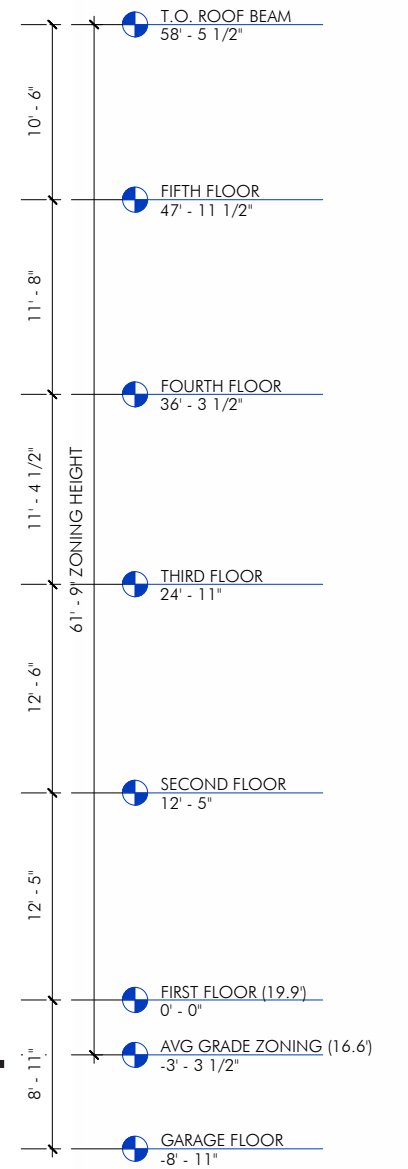


EAST ELEVATION

EXISTING



PROPOSED

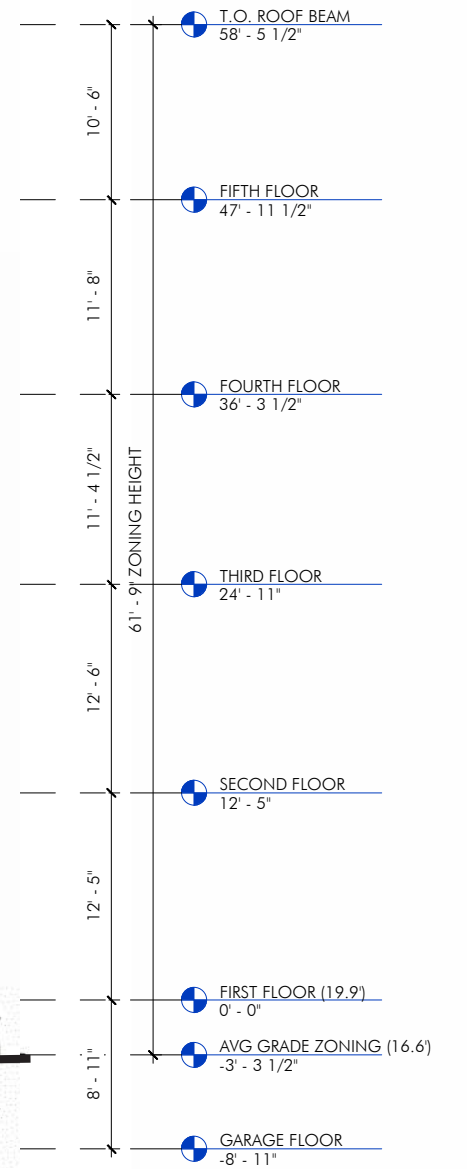


WEST ELEVATION

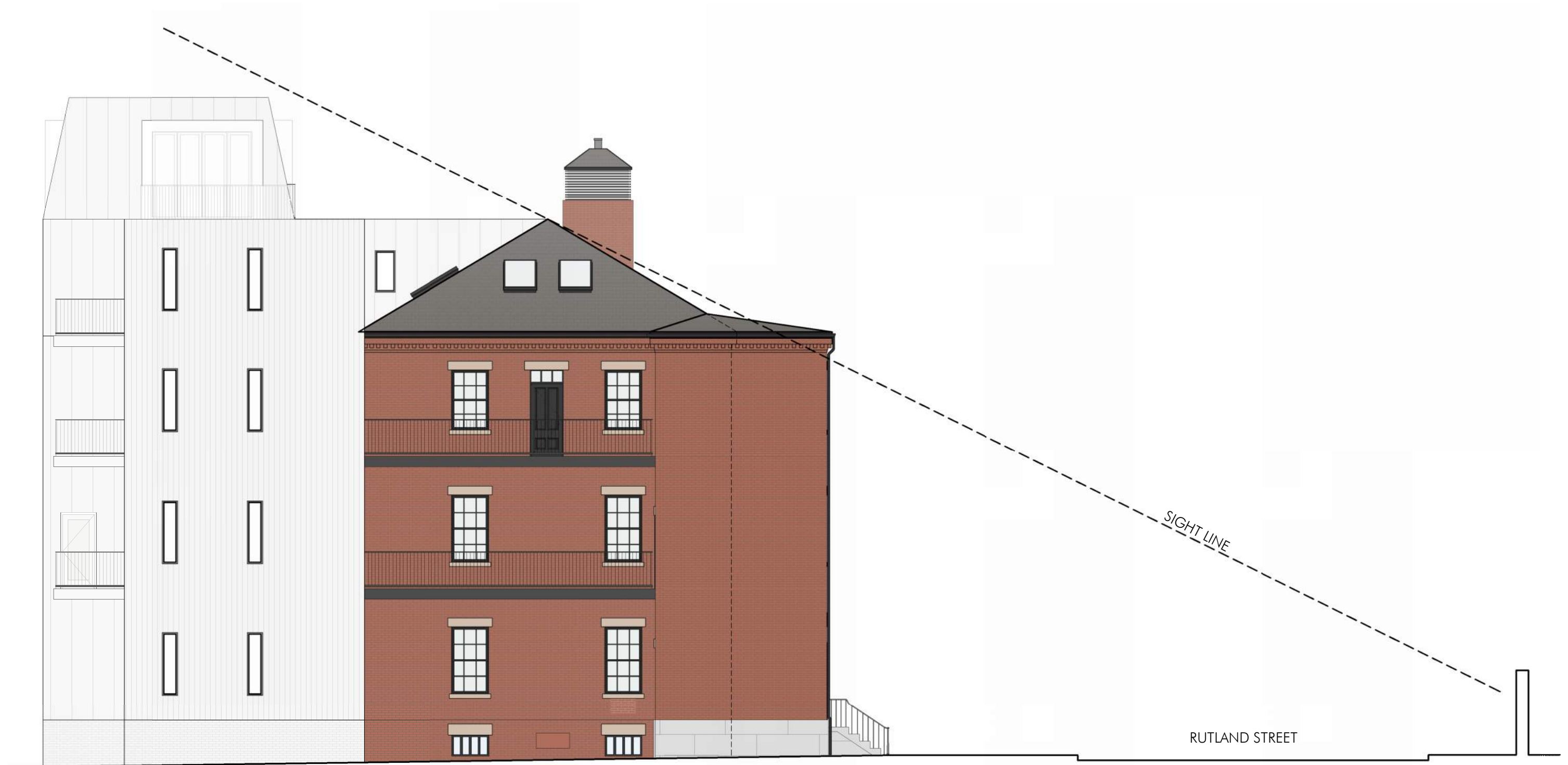
EXISTING



PROPOSED



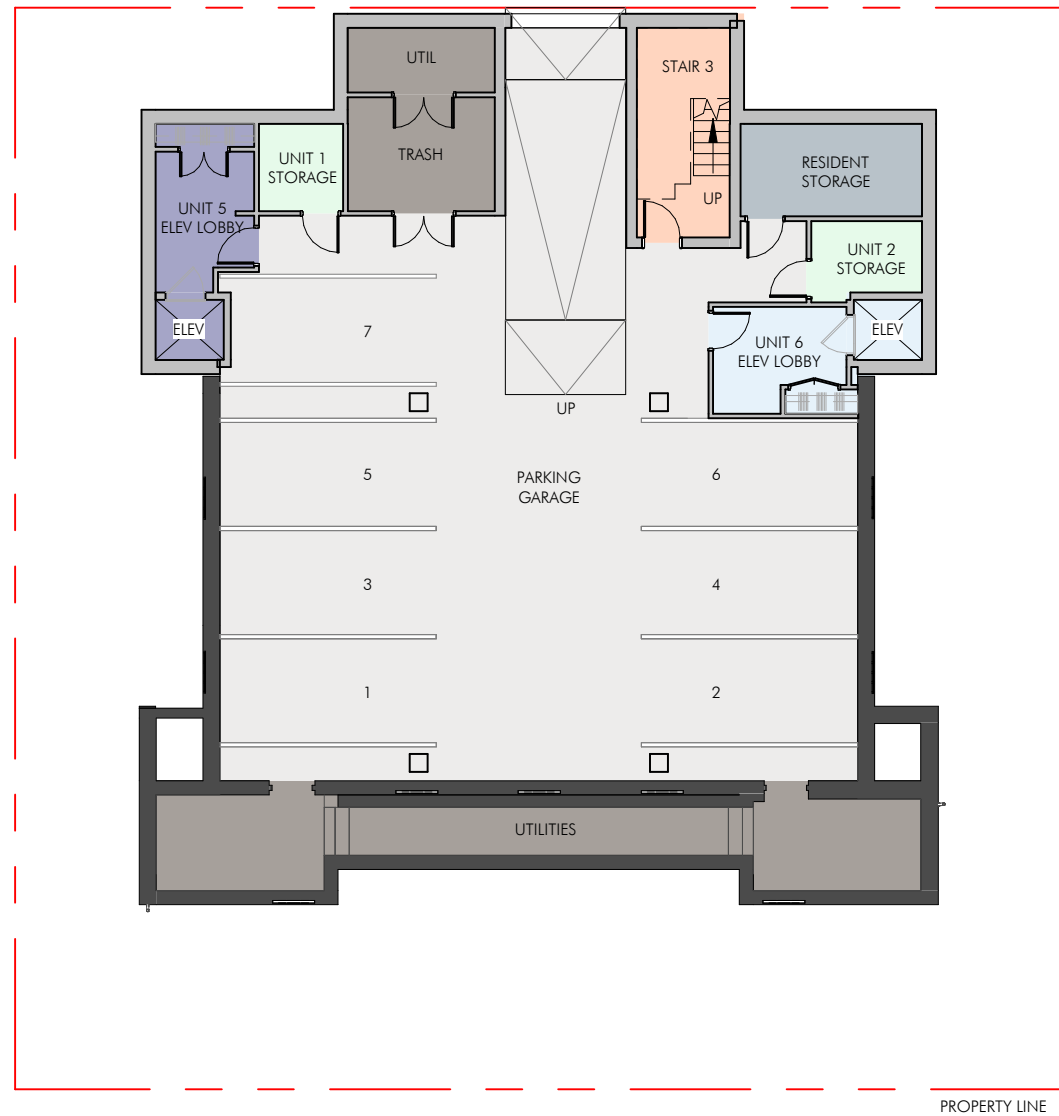
RUTLAND ST SIGHT LINE



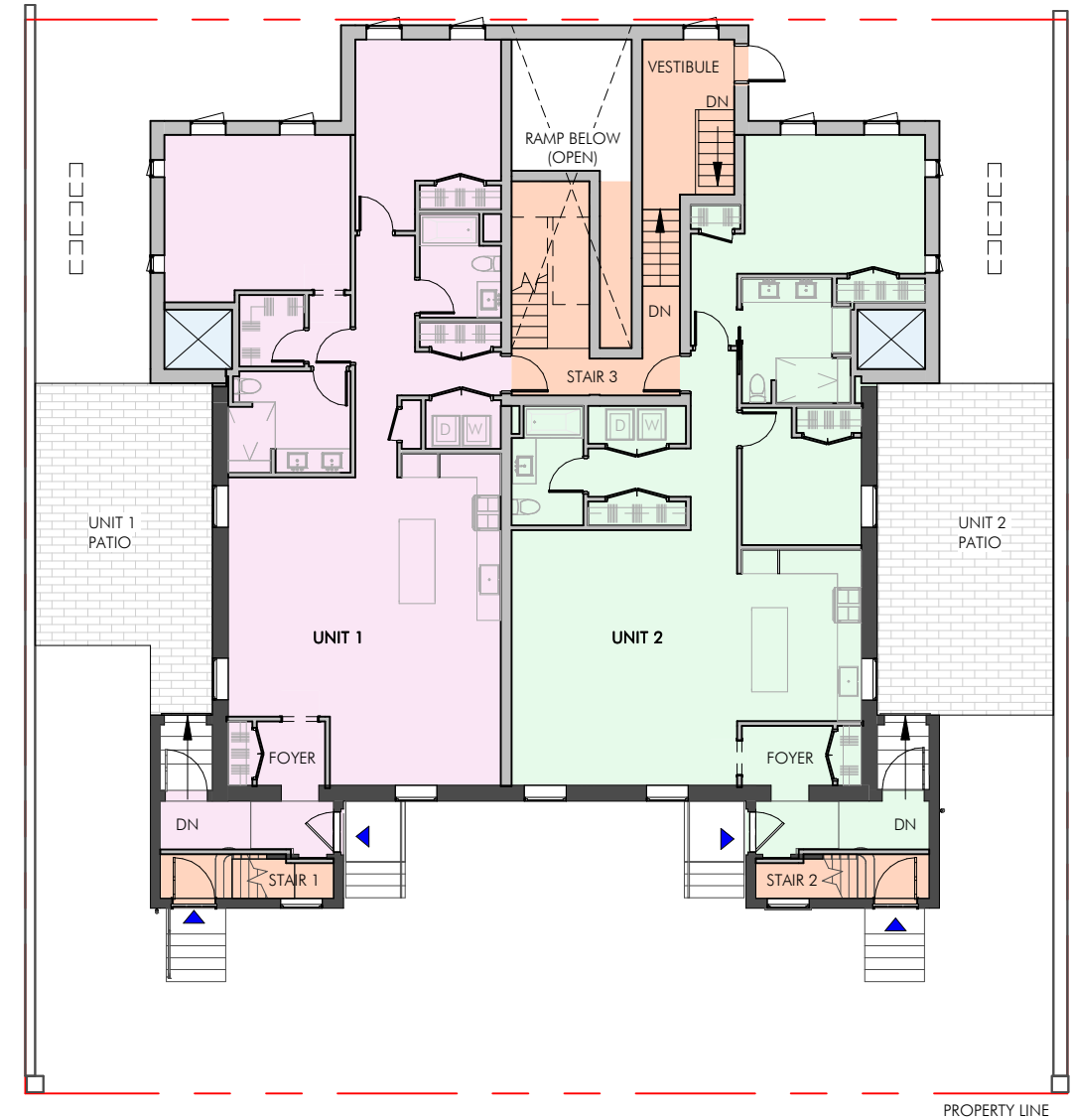
THANK YOU



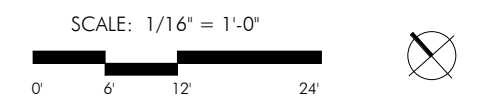
PROPOSED FLOOR PLANS



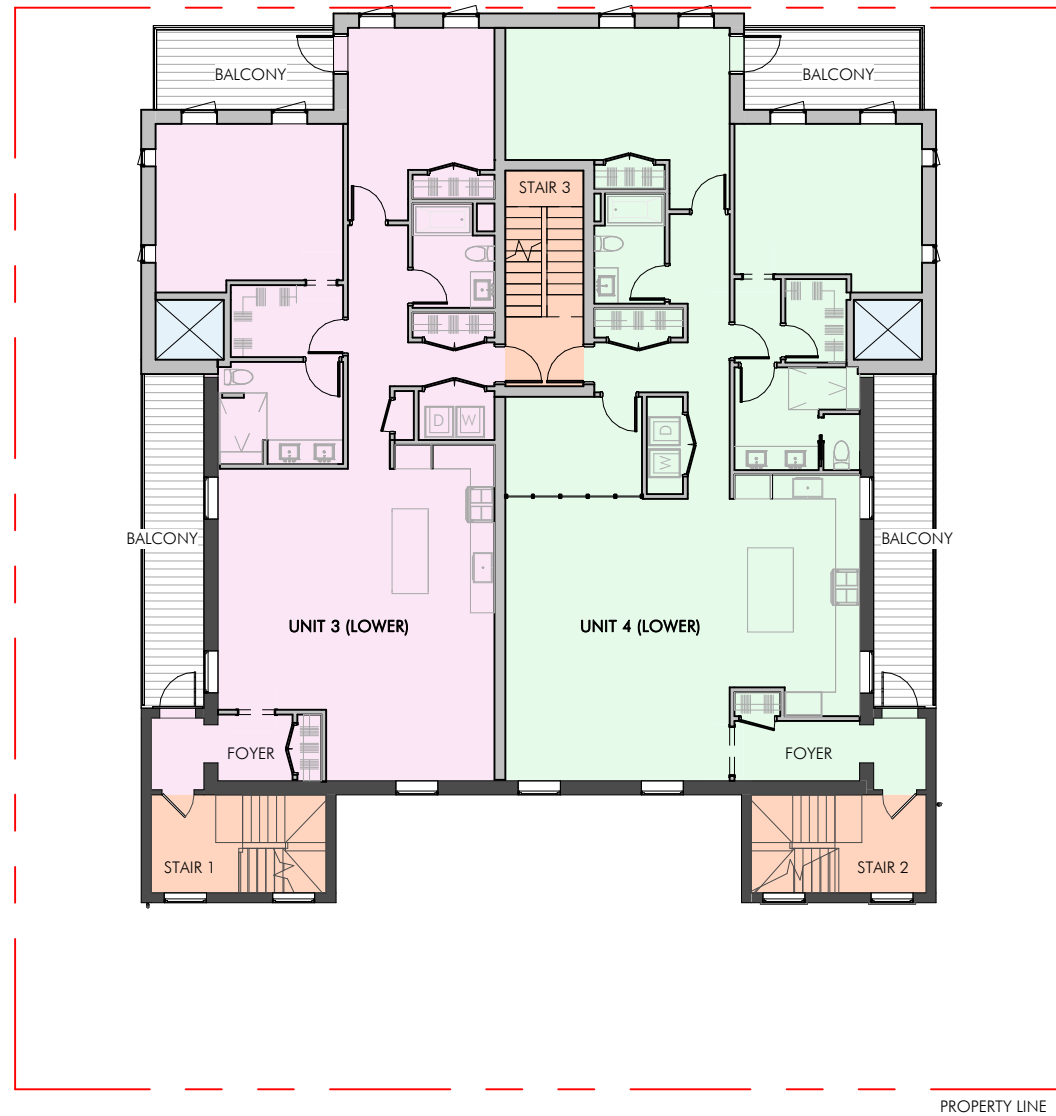
GARAGE FLOOR PLAN



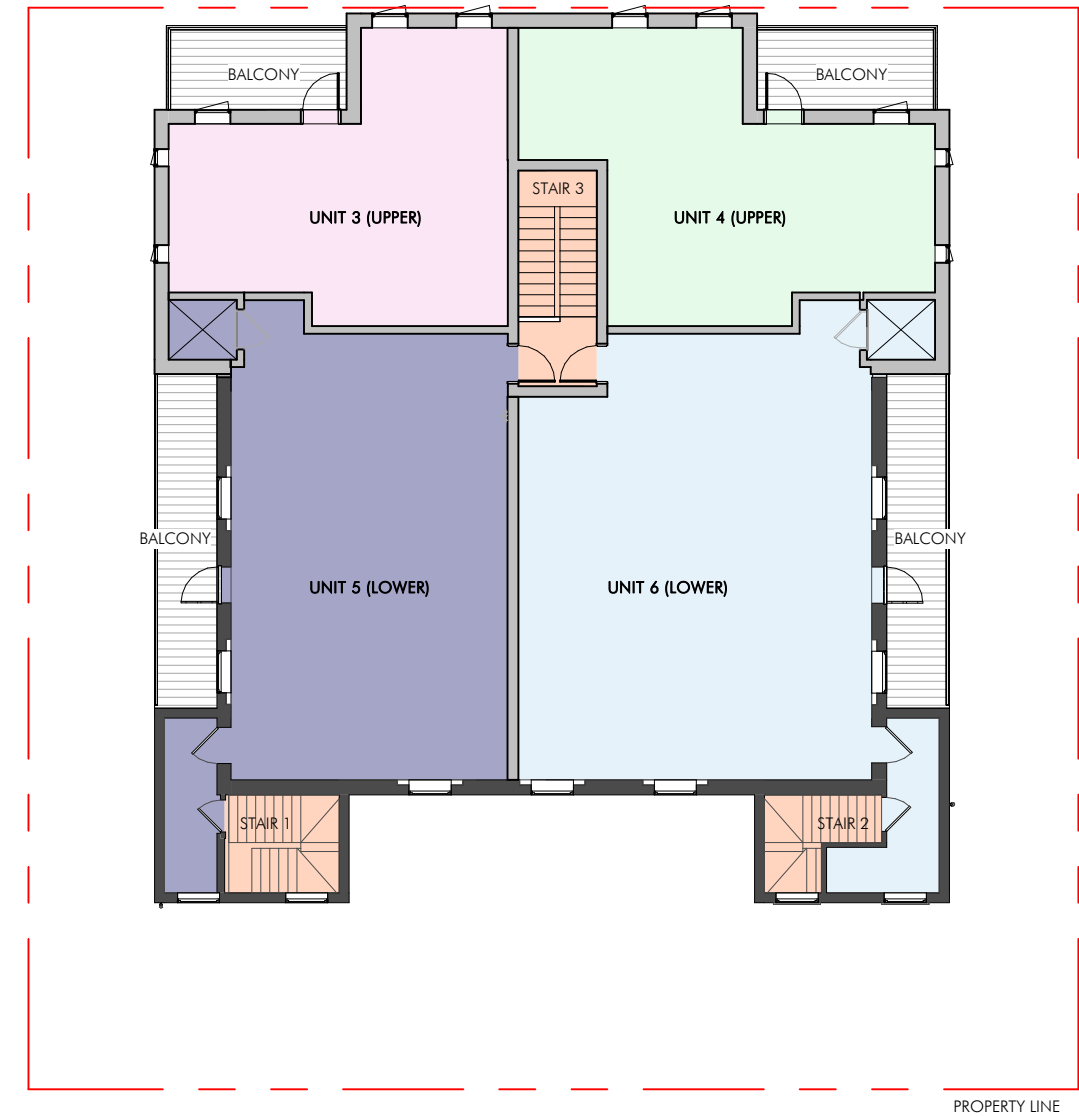
FIRST FLOOR PLAN



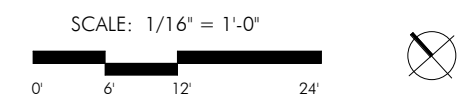
PROPOSED FLOOR PLANS



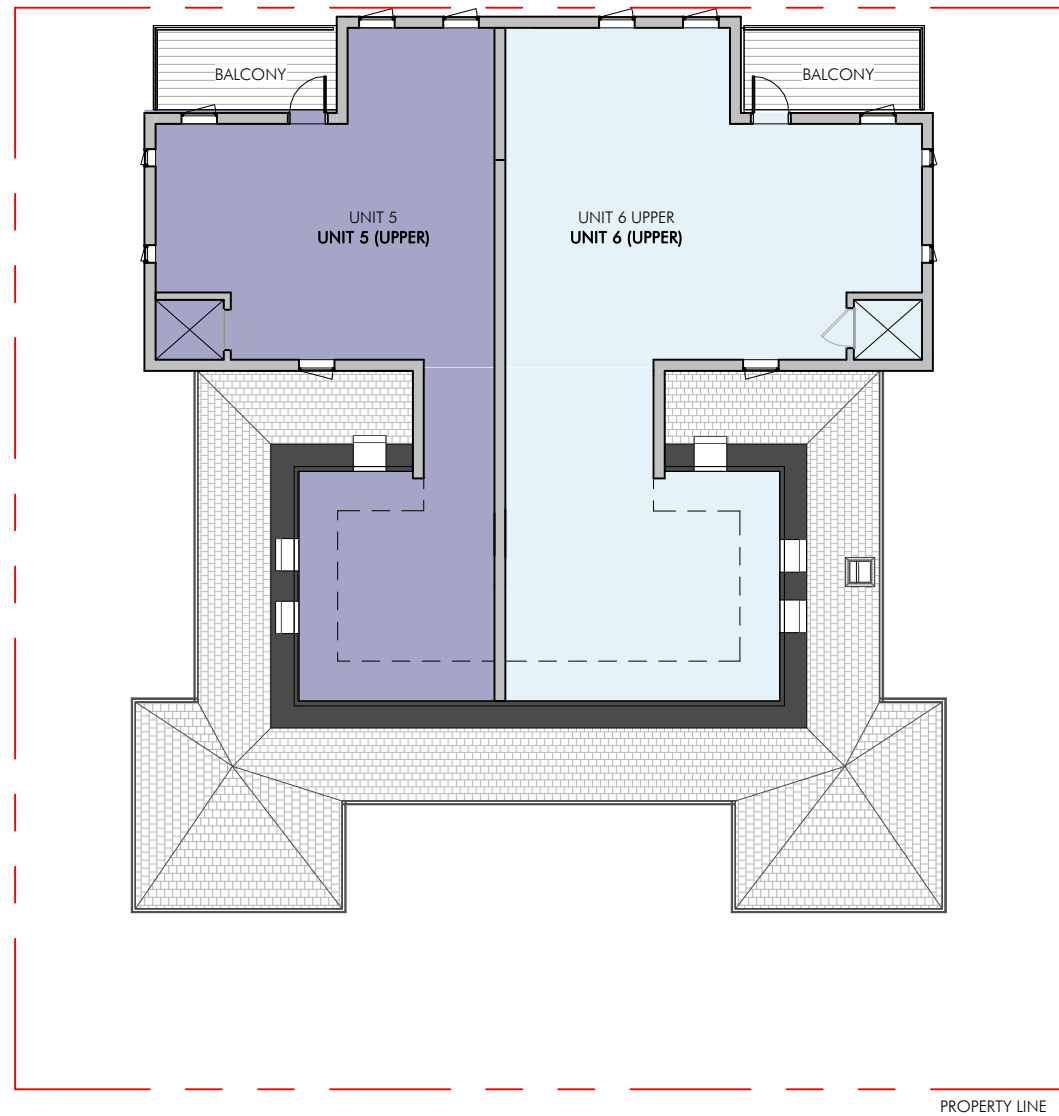
SECOND FLOOR PLAN



THIRD FLOOR PLAN



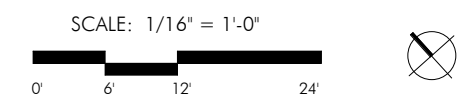
PROPOSED FLOOR PLANS



FOURTH FLOOR PLAN



PENTHOUSE FLOOR PLAN



PROPOSED FLOOR PLAN

ROOF PLAN

