

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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Application for Article 80 Small Project Review  
Boston Redevelopment Authority  
February 12, 2014

Developer: 463 Rutherford Ave, LLC  
80 Loring Road  
Weston, MA 02493  
Contact: Bruce B. Daniel, Manager  
671-835-3197  
Email: [Bruce@Brucedaniel.com](mailto:Bruce@Brucedaniel.com)

Architect: Neshamkin French Architects, Inc.  
5 Monument Square  
Charlestown, MA 02129  
Contact: Jack French  
617-242-7422  
Email: [Jwfrench@nfarchitects.com](mailto:Jwfrench@nfarchitects.com)

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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## **Project Team**

**Owner-Developer** – 46 Rutherford Ave LLC is a Massachusetts Limited Liability Company with offices at 80 Loring Road, Weston, MA 02493. Bruce B. Daniel, Paul Adamson are the managers of the LLC. The members of the LLC are PR Realty LLC and Bromfield Development, LLC both Massachusetts Limited Liability Companies. The members of PR Realty LLC are various family members of Bruce B. Daniel. The members of Bromfield Development, LLC are Paul Adamson and Mark Cummins.

Bruce B. Daniel is a long established real estate developer in Charlestown and South Boston. Paul Adamson and Mark Cummins are long time business owners and real estate developers with offices in South Boston. All three have completed the rehabilitation and construction of many residential units in Charlestown and South Boston.

## **Legal Counsel:**

Bruce B. Daniel  
80 Loring Road  
Weston< MA 02493  
Email: [Bruce@Brucedaniel.com](mailto:Bruce@Brucedaniel.com)  
Tel: 617-835-3197  
Fax: 781-642-7234

## **Architect:**

Neshamkin French Architects, Inc.  
5 Monument Square  
Charlestown, MA 02129  
Contact: Jack French  
Tel: 617-242-7422  
Email: [Jwfrench@nfarchitects.com](mailto:Jwfrench@nfarchitects.com)

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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## Project Description

The project is located at 463 Rutherford Ave, Charlestown, MA, at the corner of Rutherford Ave and Baldwin Street.

There is presently an existing building on the site known as the DiPirro Building. It is 39'4" in height on the main building. The structure is a red brick, flat roof building with a footprint that covers approximately 96 percent of the lot. It has a present legal use of 10 apartments and 2 commercial units. The exterior of the building is in a deteriorated condition. It has boarded up and bricked up window openings, texture 111 over door and store front window openings and sagging and mismatched sills and lintels. A portion of the roof was replaced with rubber membrane but nearly half of it is a worn out tar and gravel roof that is leaking in many places.

The interior of the building is in worse condition than the exterior. The leaking roof has caused structural damage to the roof system and has damaged the ceilings, walls and floors on the upper two floors of the building. According to the previous owner, the interior was rehabbed in the 1970's with "3% HUD money". The work was done with materials that were standard for an economy rehab in that period, with suspended ceilings, paneled walls and carpeting on the floors. All of the units in the building are uninhabitable at moment due to deterioration and neglect that has led to many sanitary and building code violations. The residential units have not been occupied for over 20 years.

The first floor consists mainly of garage space in the main section of the building and an extension in the rear from Baldwin Street. There are 3 floor levels on the first floor and a bearing wall in the main building that make parking and maneuvering cars difficult. It is estimated that 16 to 18 cars could be parked in the existing structure if no other use was located on the 1<sup>st</sup> floor.

The development team proposes to raze the existing structure and construct a new building with 18 residential units and 26 garage parking spaces located on the 1<sup>st</sup> floor. The building will have an elevator to make the units accessible. There will be a mix of one, two and three bedroom units. The project will comply with the affordability guidelines established by the City of Boston for low/moderate income buyers. Below is a list of some of the planned elements of the proposed building:

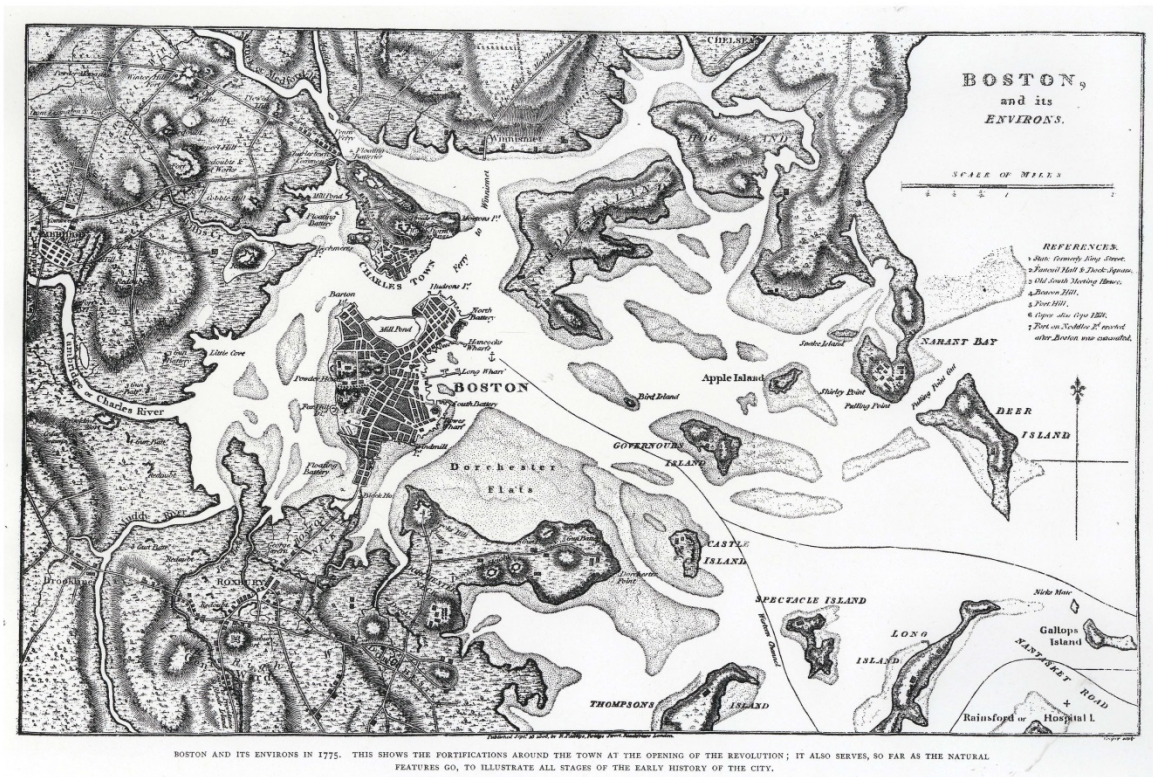
- Plug in station for electric cars
- Energy Star high efficiency appliances
- Dual flush toilets
- Low flow shower heads
- Rain water recharge system
- High efficiency lighting
- Motion detector lighting switches in common areas
- High efficiency tank less hot water heaters
- Zero or low VOC paint
- Bike racks

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

## Project Name

The project name was selected to recognize the geographical history of Charlestown. As can be seen from the historical map below, in 1775 Boston Harbor came close to the front door of the site. Much like the tales of Paul Revere rowing across from the North End to the Warren Tavern, it is easy to imagine a Colonial boat landing nearby.



# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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## Project Description -continued

Unit Mix	Bedrooms	#of Units	Min. SF	Avg. SF	Total
Unit Type A	1+Den	3	834	834	2,502
Unit Type B	2	9	900	989	8,901
Unit Type C	3	6	1137	1178	7,068
Total		18		1026	18,471

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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## **Project Site and Neighborhood Context**

The project site is located in a mixed use, transitional location along Rutherford Ave close to Sullivan Square. It is transitional in that the mixed use is one block away from the predominantly residential neighborhood on the North side of Main Street and equidistant from the industrial/ commercial location on the South side of New Rutherford Avenue. It is directly contiguous to the site occupied by a branch of Santander Bank on the corner of Baldwin Street and Rutherford Ave. It is separated from Main Street by the Santander parking lot. Directly across Rutherford Ave is the Hood Business Park. Across Baldwin Street are residential town homes, built by a Charlestown non-profit in the 1980's.

Although the current building zoning allows for use with two commercial units, the development team believes that the site is not particularly suited for this use. The site is located about half way between the Community College stop and the Sullivan Square stop on the Orange Line. Rutherford Ave has a high volume of vehicular traffic and is not possible to cross completely at the site location. Additionally, it is difficult for a pedestrian to safely traverse the Sullivan Square rotary. It appears that foot traffic would gravitate toward the Community College stop since crossing to it is easier and safer. Other than the 6 townhouses on Baldwin Street directly across from the site, there are no other residential dwellings on Rutherford between the site and Sullivan Square. Vehicular traffic to the site is problematic as well. The site can only be accessed one way on Rutherford Ave since it is a divided highway. Additionally, Baldwin Street is one way onto Rutherford Ave. With limited parking on Rutherford Ave and the only feasible access to the garage of the existing building off of Baldwin Street, vehicular traffic would be forced on to Main Street and other neighborhood streets to access the site. This, in all likelihood, would create an adverse impact on the neighborhood. With a total residential use, trip generation would occur mostly in the morning work hours and the evening after work hours with little trip generation during the day.

As indicated above, the site lies between two Orange Line MBTA stops that are each less than a 10 minute walk and is one block from the Main Street bus line, so access to public transportation is quick and easy.

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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## Zoning Analysis

The building is presently has a legal occupancy as 10 residential units and 2 commercial units per attached long form permit dated October 31, 1973. The existing building occupies, for all practical purposes, 100% of the 8293 square foot lot area. As stated previously, the building, which was apparently 2 attached buildings that were combined in 1973, is a state of disrepair and also does not lend itself to efficient parking on the first floor due to structural demising walls. The developer plans to demolish the existing structure and has applied to The Environment Department under Article 85 to do so.

The proposed building will take a similar shape to the existing structure but will be set back from the properties to meet building and zoning code set back requirements. ISD has issued a denial letter to the developers application number ERT 313174 and has sited the following zoning violations:

Article 62, Sec 29		Off street parking insufficient
Article 62, Sec 14	Dimensional Regulations	Floor Area Ratio excessive
Article 62, Sec 14	Dimensional Regulations	Building height excessive
Article 62, Sec 14	Dimensional Regulations	Rear yard insufficient

Each of these violations applies to the existing building as well. Due to the limitations of the existing structure, only eight car's cars can be parking on the first floor level. The floor area of the existing building is 2.44 and exceeds the allowed FAR of 2.0. The existing building height is 41.5' and there is no rear yard.

The proposed building will have 26 parking spaces or 1.44 spaces per unit (2 required by code), the building height will be reduced to 39' 10" and the rear yard, although still insufficient to meet the code will be increased from the existing. Whereas the proposal reduces the foot print of the building, there is an increase in the FAR due to a proposed 3 stories where the one story addition presently exists. The proposed FAR is 2.97.

ISD also cited violations of the building code for the proposed building. Developer will revise the plans to comply with the building code and does not intend to seek a variance from the building code.



# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

Zoning Analysis  
Existing Legal Use

## SYNOPSIS

DD 2A

9 Baldwin Street  
Location 463-467 Rutherford Avenue & District Charlestown Ward 2

Name of owner is? William Fovea Address State

Name of architect or engineer is? B.R.A. License No. T&G

Material of building is? Brick Style of roof? Flat Construction of roof? stone

Size of building, feet front? 40 1/2; feet rear? 60 1/2; feet deep? 52; No. of stories? 3

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? 34 Material of foundation?         

Thickness of external walls? 12" Party walls? 12" Physical value of building?         

What was the building last used for? Twelve (12) Apts & One (1) store Doc #279/02; #280/02

Front stairs?          Back stairs? X Fire escape?          Con. balconies?          Any other?         

Is building equipped with automatic sprinkler system? No

Type of construction? 2-3 Group occupancy? I-2, D-2, C Number of Employees?         

Building to be occupied for See Texts Below 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 occupied?          How connected with main building?         

Distance from lot lines—Front?         ; right side?         ; left side?          rear?         

Area of lot covered after extension         % Type of Construction         

### GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.

This building to be combined with building numbered 15-23 Baldwin Street for which separate application is made this date. Building to be remodeled & the occupancy of the combined buildings will be Ten (10) Apts, canvas products mfg., retail store, and garage for tenants. Plans to follow.

### CHANGE OF OCCUPANCY

Estimated cost, \$ 25,000.00  
Date October 31, 1973

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

William Fovea (Signature of Owner or Authorized Agent) (Address) 303 Main Street, Charlestown  
William Fovea (Signature of Licensed Builder) (Address) Southern Mass Builders  
151 Providence Highway, Norwood  
 Lic. No. 255 Class 1B  
 My license expires 8/22/74

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

## Zoning Code Refusal

Below is the ISD Zoning Code Refusal of application number ERT313174:



Martin J. Walsh  
Mayor

### Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

### ZONING CODE REFUSAL

Gary P. Moccia  
Inspector of Buildings

BRUCE DANIEL  
80 LAURING RD  
WESTON, MA 02493

January 30, 2014

**Location:** 463 NEW RUTHERFORD AV CHARLESTOWN, MA 02129  
**Ward:** 02  
**Zoning District:** Charlestown  
**Zoning Subdistrict:** NS  
**Appl. # :** ERT313174  
**Date Filed:** December 13, 2013  
**Purpose:** Erect 18 units apartment complex with 26 car garage parking.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 62 Sec. 29 *	Off street parking insufficient	
Article 62, Section 14 **	Dimensional Regulations	Floor Area Ratio Excessive.
Article 62, Section 14 **	Dimensional Regulations	Building Height Excessive.
Article 62, Section 14 **	Dimensional Regulations	Rear Yard Insufficient.
Notes		Please read: 1. Small Project Review required. 2. This Zoning review was completed with a preliminary set of construction drawings. When a complete set of drawings are received by this office additional items requiring relief may become apparent. 3. The entrance lobby structure has an overhang that is over the propertyu line. This office has no authority to issue refuse any construction over abutting properties. 4. The cover sheet also indicates an elevation with landscaping. Please note that this land showing landscaping appears to be on the abutting property and not part of this application.

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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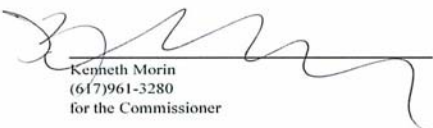
## Zoning Code Refusal

BRUCE DANIEL  
80 LAURING RD  
WESTON, MA 02493

January 30, 2014

**Location:** 463 NEW RUTHERFORD AV CHARLESTOWN, MA 02129  
**Ward:** 02  
**Zoning District:** Charlestown  
**Zoning Subdistrict:** NS  
**Appl. # :** ERT313174  
**Date Filed:** December 13, 2013  
**Purpose:** Erect 18 units apartment complex with 26 car garage parking.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

  
\_\_\_\_\_  
Kenneth Morin  
(617)961-3280  
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

Zoning Code Appeal

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.

*Appeal Must Be Typed*



**Thomas M. Menino**  
Mayor

## APPEAL

under Boston Zoning Code

Boston, Massachusetts, February 17, 20 14

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

The undersigned, being the Owner.....  
The Owner(s) or authorized agent

of the lot at 463 New Rutherford Ave Ward 2 Charlestown.....  
number street ward district

hereby appeal(s) under St. 1955, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by the Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL.

**This appeal seeks relief from the denial of the Building Commissioner to grant a permit to raze the existing structure containing 2 commercial units and 10 residential apartments and replacing same with a new 18 dwelling unit building with 26 parking spaces.**

STATE REASONS FOR THIS PROPOSAL

**This proposal will replace a structurally unsafe building that is in a deteriorated condition and presently vacant, with needed housing for the community and Boston in general.**

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

**The proposal is in keeping with the character of the neighborhood, which is predominately residential, is not harmful or inimical to the community, is a reasonable use of the land and provides needed housing to the City of Boston.**

COMMENTS

OWNER.....

**Bruce B. Daniel, Manager**

AUTHORIZED AGENT.....

ADDRESS 80 Loring Road.....

Weston, MA 02493.....

TELEPHONE 617-835-3197.....

FAX 781-642-7234.....



# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

## Building Code Refusal



Martin J. Walsh  
Mayor

### Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Gary P. Moccia  
Inspector of Buildings

## BUILDING CODE REFUSAL

January 30, 2014

BRUCE DANIEL  
80 LAURING RD  
WESTON, MA 02493

Re: Application #: ERT313174  
Date Filed: December 13, 2013  
Location: 463 NEW RUTHERFORD AV CHARLESTOWN, MA 02129  
Ward: 02  
Purpose: Erect 18 units apartment complex with 26 car garage parking.

Your application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Eighth Edition, Chapter 802, acts of 1972, as amended to wit:

Violation:	Violation Description:	Violation Comments:
780CMR, 8th ed., 705.2	Projections of EXTERIOR WALL	This is in referance to an overhang over the "0" lot line onto an abutting property. This office has no authority to approve any construction on an abutting property.
8th 780CMR705.8	Opening of EXTERIOR WALL	
8th 780CMR705.8.1	Allowable openings	

Note:

Please read:  
This building code review was completed with a very minimal set of construction drawings. These drawings did not show details, type of construction, fire ratings, mechanicals, electrical, fire, etc. When a complete set of construction drawings are received by this office additional items requiring relief may become apparent.

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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## Building Code Refusal

Re: Application # : **ERT313174**  
Date Filed: December 13, 2013  
Location: 463 NEW RUTHERFORD AV CHARLESTOWN, MA 02129  
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Violation:	Violation Description:	Violation Comments:
------------	------------------------	---------------------



Kenneth Morin  
for the Commissioner  
(617)961-3280

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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## Maps and Photographs



# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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## Existing Building – East from corner of Baldwin and Rutherford Ave



## Rutherford Ave -North





# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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## Existing Building – Baldwin Street South



## Main Street Southwest



# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

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## **Anticipated Permits and Further Public Review**

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process.

The table below lists the public permits and approvals that are anticipated to be required for the project.

### **AGENCY APPROVAL**

Landmarks Commission Article 85 Demolition Delay;  
ISD Permits;  
Boston Redevelopment Authority Article 80 Small Project Review  
Charlestown Neighborhood Council  
Zoning Board of Appeals Variances/Conditional Use (appeal attached)  
Boston Public Works Department sidewalk bonds;  
Boston Transportation Department Construction Management Plan (if required)

# Rutherford Landing

463 Rutherford Ave, Charlestown, MA

Architectural Plans

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# 463 RUTHERFORD AVENUE

NFA #1333

CHARLESTOWN, MA

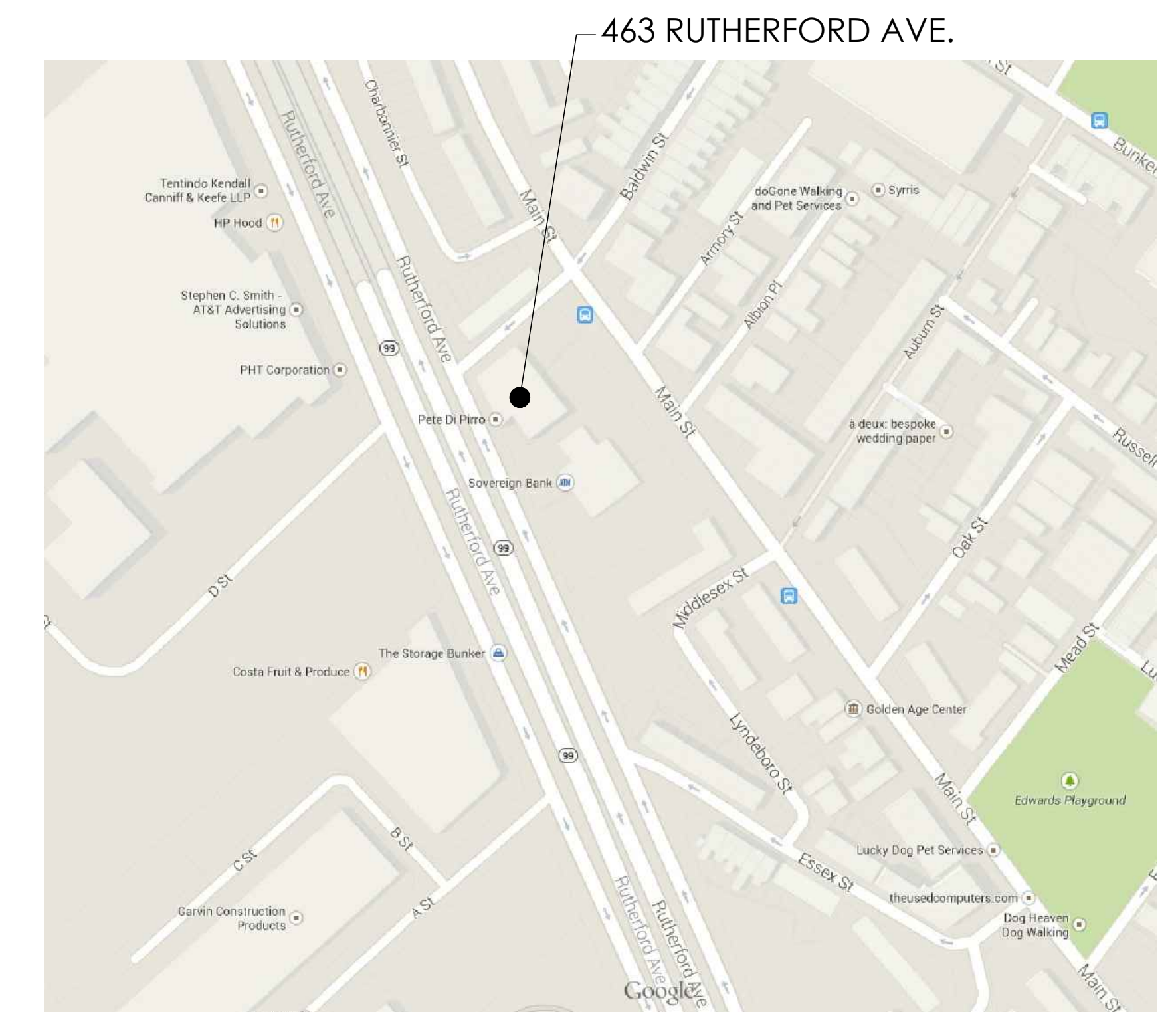


## Developer

463 Rutherford Ave. LLC.  
80 Loring Road  
Weston, MA 02493  
Contact: Bruce Daniel, Manager  
Tel: (617) 464-3510  
Email: bruce@brucedaniel.com

## Architect

Neshamkin French Architects, Inc.  
5 Monument Square  
Charlestown, MA 02129  
Contact: Jack French  
Tel: (617) 242-7422  
Email: Jwfrench@nfarchitects.com



## Drawing List

CS.1 COVER SHEET

### ARCHITECTURAL

- A-101 GROUND/GARAGE FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 THIRD FLOOR PLAN
- A-104 FOURTH FLOOR PLAN
- A-105 ROOF PLAN
- A-301 BUILDING SECTIONS
- A-401 BUILDING ELEVATIONS
- A-402 BUILDING ELEVATIONS

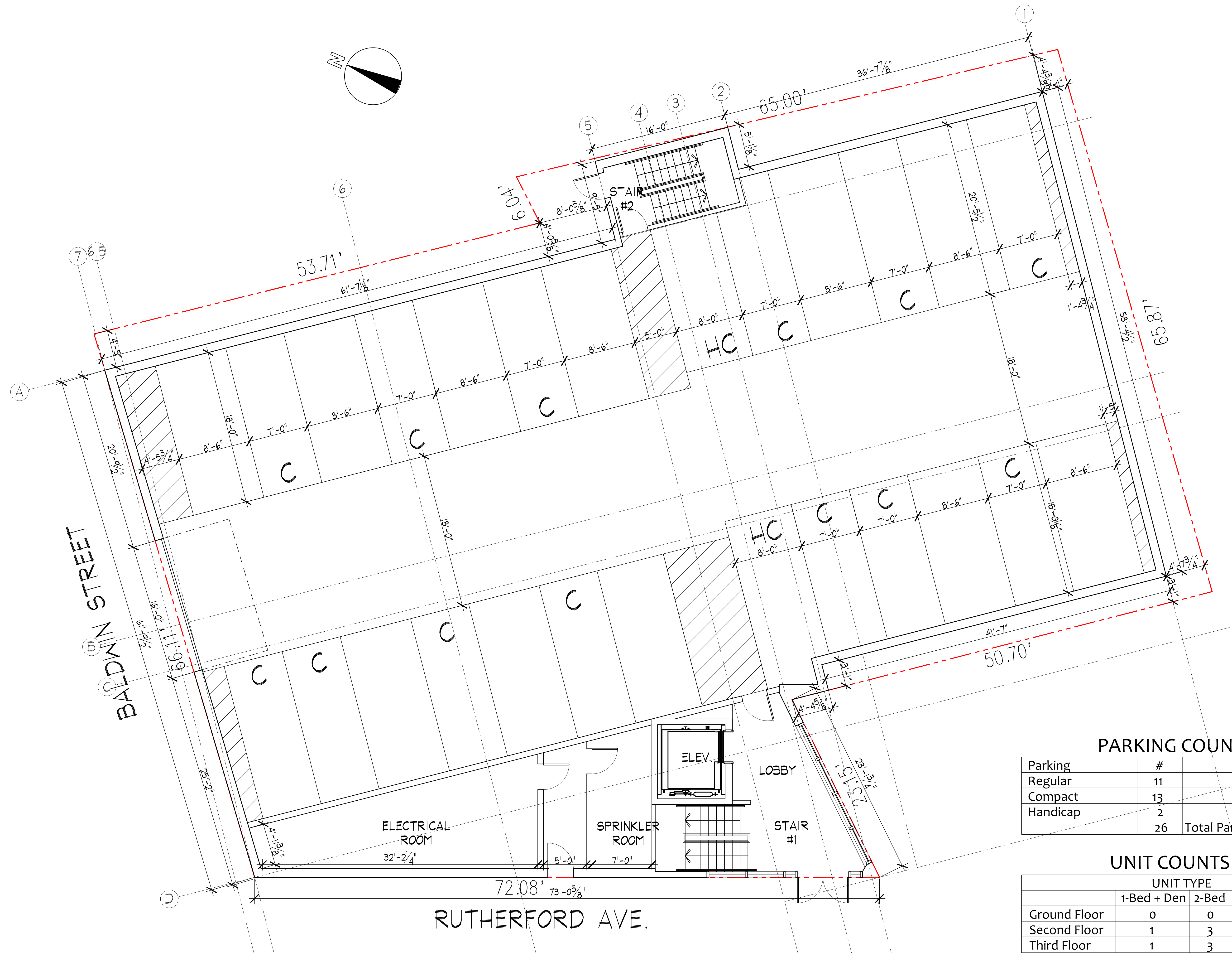
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## RUTHERFORD AVENUE

BOSTON, MA



**Neshamkin French Architects, Inc.**  
ARCHITECTS • PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS  
5 Monument Square, Charlestown, MA 02129 | Tel: 617.242.2822 | Fax: 617.242.2834



BALDWIN STREET

RUTHERFORD AVE.

1 GROUND FLOOR PLAN  
3/16" = 1'-0"

### PARKING COUNTS

Parking	#	
Regular	11	
Compact	13	
Handicap	2	
	26	Total Parking

### UNIT COUNTS

	UNIT TYPE			
	1-Bed + Den	2-Bed	3-Bed	
Ground Floor	0	0	0	0
Second Floor	1	3	2	6
Third Floor	1	3	2	6
Fourth Floor	1	3	2	6
<b>Total # Units</b>	<b>3</b>	<b>9</b>	<b>6</b>	<b>18</b>

Stamped By:  
Drawn By:  
Checked By:  
Date: 12/10/2013

Revisions

No.	Description

Project No. 1333  
File Name:  
Drawing Title:

GROUND FLOOR PLAN

Sheet No. **A-101**

Scale: 3/16" = 1'-0"

# 463

## RUTHERFORD AVENUE

BOSTON, MA



Neshamkin French Architects, Inc.  
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5 Monument Square, Charlestown, MA 02129 101.912.2422  
fax 617.242.2434

Stamped By:

Drawn By:

Checked By:

Date: 12/10/2013

Revisions

NO.	DESCRIPTION

Project No. 1333

File Name:

Drawing Title:

SECOND FLOOR PLAN

Sheet No. A-102

Scale: 3/16" = 1'-0"

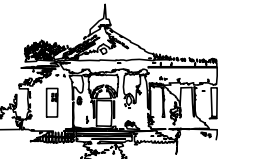


1 SECOND FLOOR PLAN  
3/16" = 1'-0"

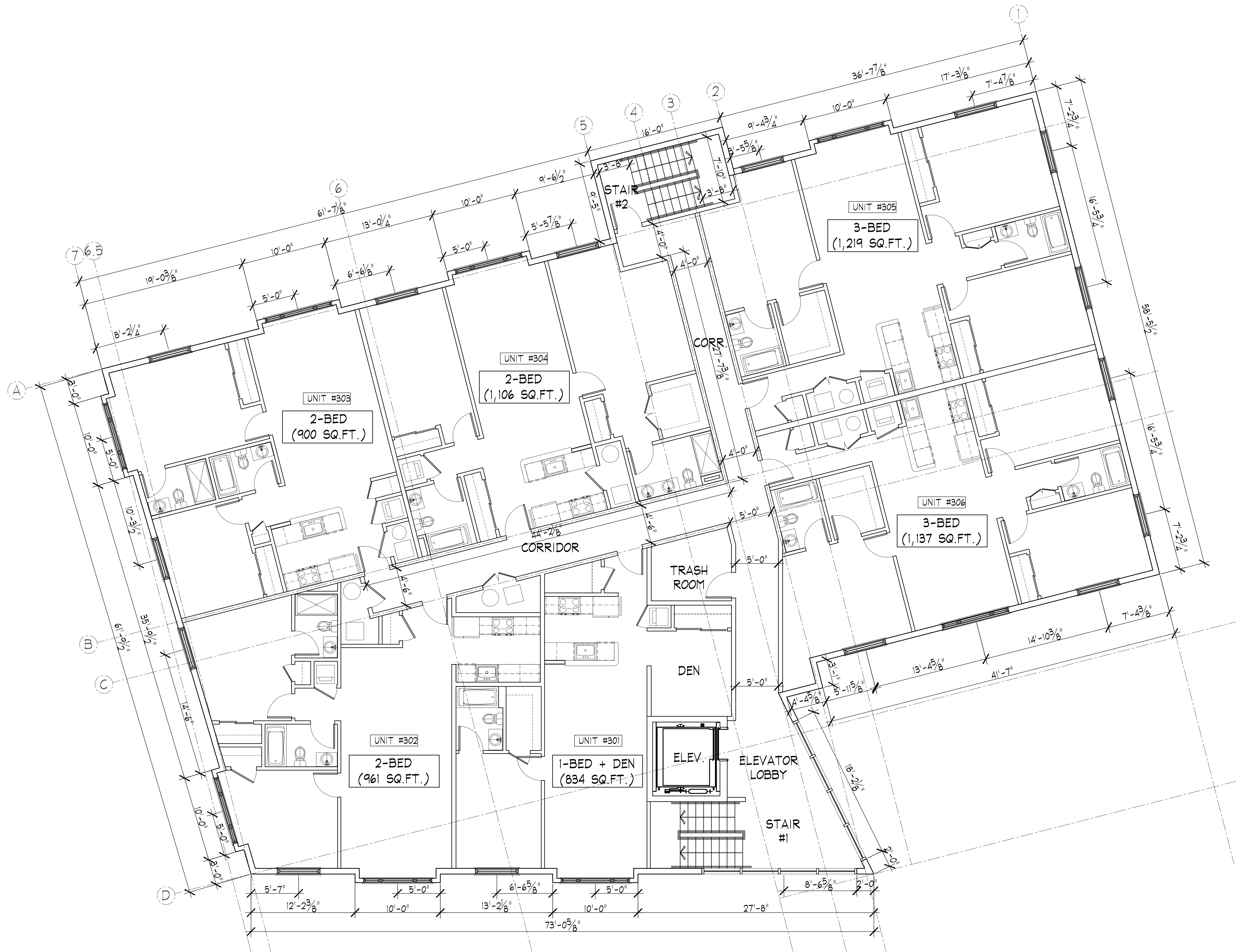
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## RUTHERFORD AVENUE

BOSTON, MA



Neshamkin French Architects, Inc.  
ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS  
5 Monument Square, Charlestown, MA 02129 | Tel: 617.242.2832 | Fax: 617.242.2834



1 THIRD FLOOR PLAN  
3/16" = 1'-0"

Stamped By:

Drawn By:

Checked By:

Date: 12/10/2013

Revisions

No.	Description

Project No. 1333

File Name:

Drawing Title:

THIRD FLOOR PLAN

Sheet No. A-103

Scale: 3/16" = 1'-0"

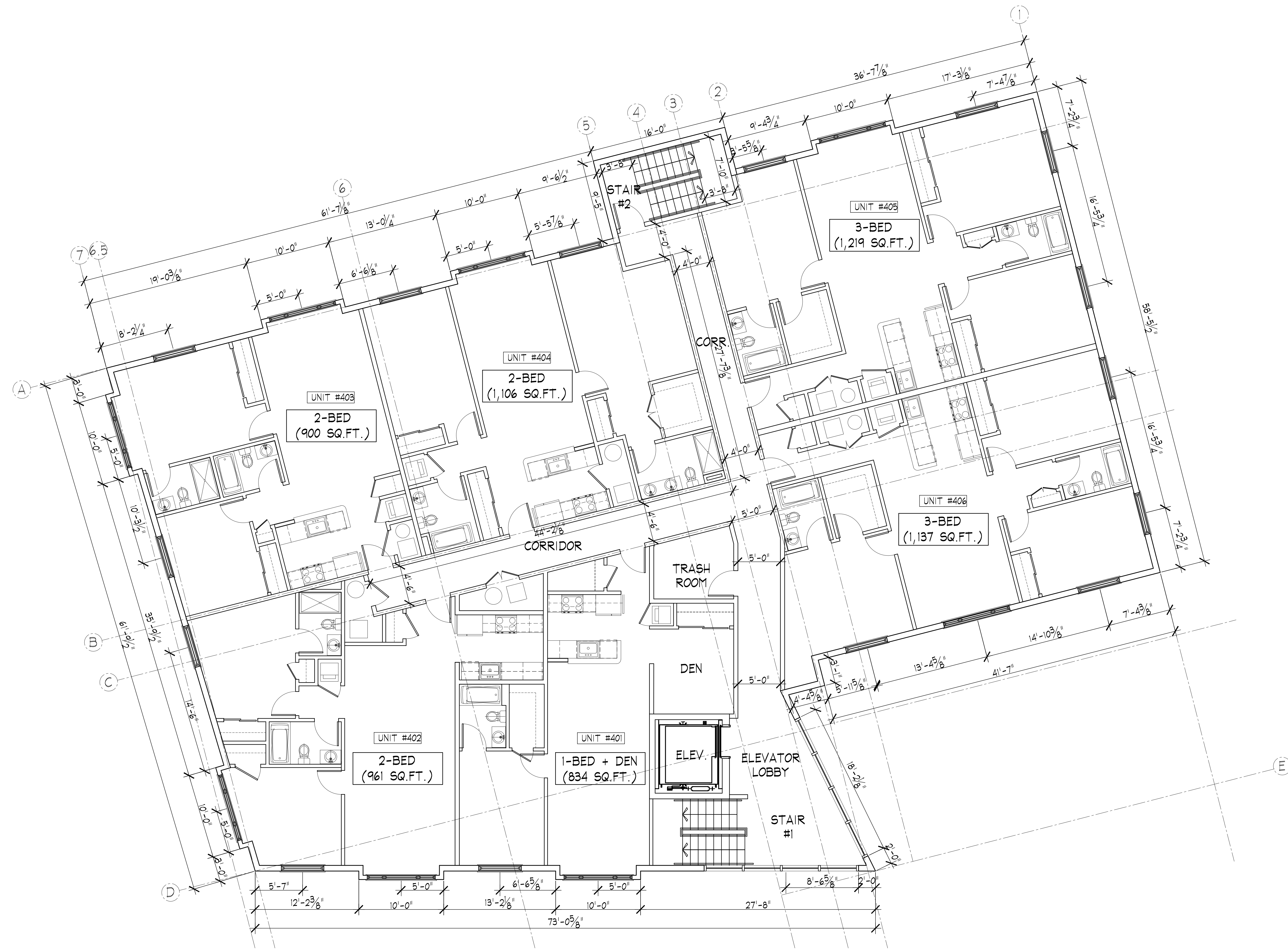
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## RUTHERFORD AVENUE

BOSTON, MA



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ARCHITECTS • PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS  
5 Monument Square, Charlestown, MA 02129 101.912.242.2422  
fax 617.242.2434



1 FOURTH FLOOR PLAN  
3/16" = 1'-0"

Stamped By: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Date: 12/10/2013

Revisions

No.	Description

Project No. 1333  
File Name: \_\_\_\_\_  
Drawing Title: \_\_\_\_\_

FOURTH FLOOR PLAN

Sheet No. **A-104**  
Scale: 3/16" = 1'-0"



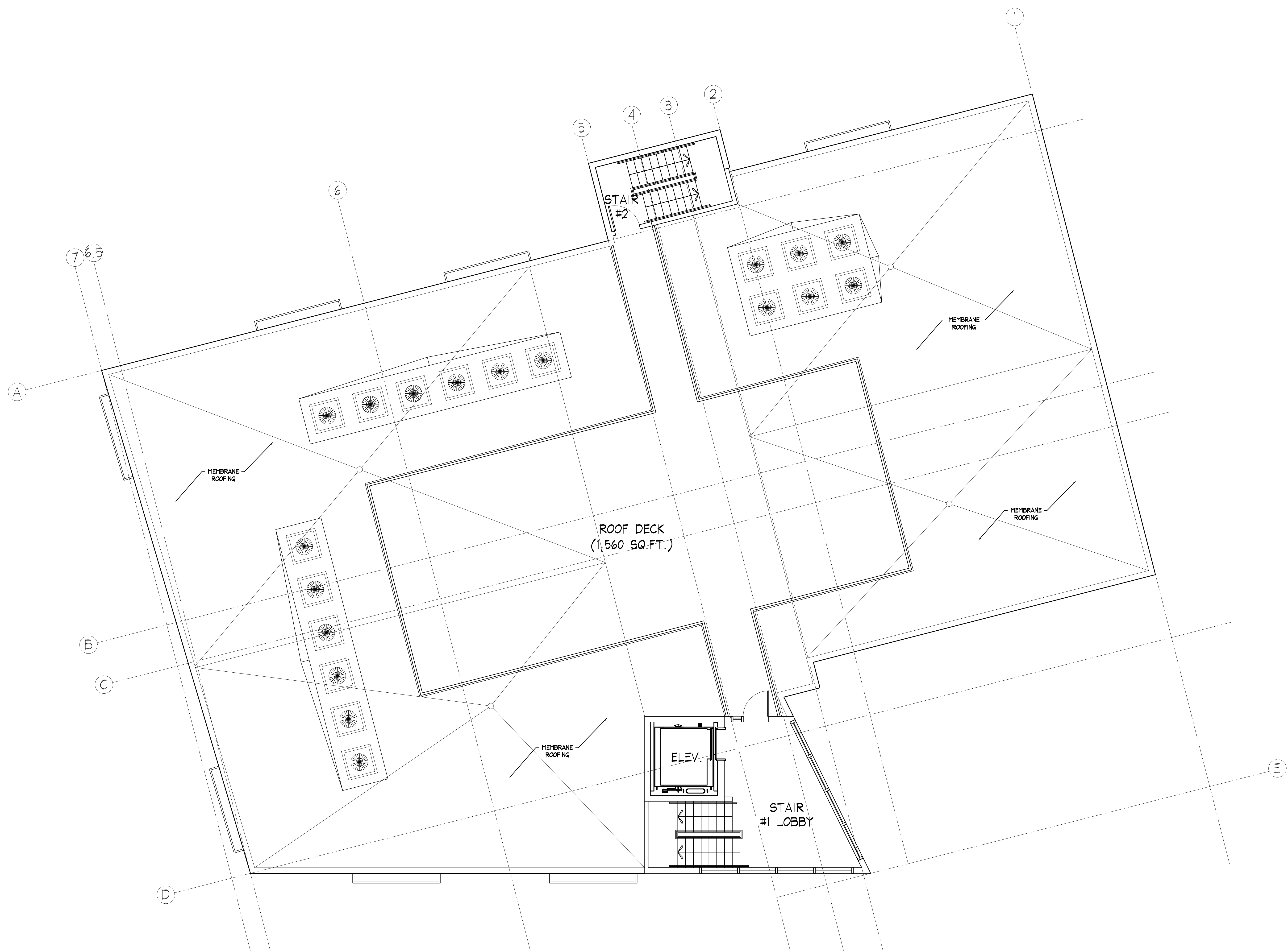
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## RUTHERFORD AVENUE

BOSTON, MA



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ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS  
5 Monument Square, Charlestown, MA 02129 Tel: 617.242.2432 Fax: 617.242.2434



1 ROOF FLOOR PLAN  
3/16" = 1'-0"

Stamped By: \_\_\_\_\_

Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

Date: **12/10/2013**

Revisions

No.	Description

Project No. **1333**

File Name: \_\_\_\_\_

Drawing Title: \_\_\_\_\_

**ROOF PLAN**

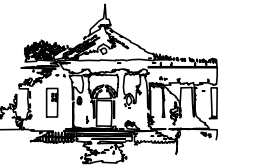
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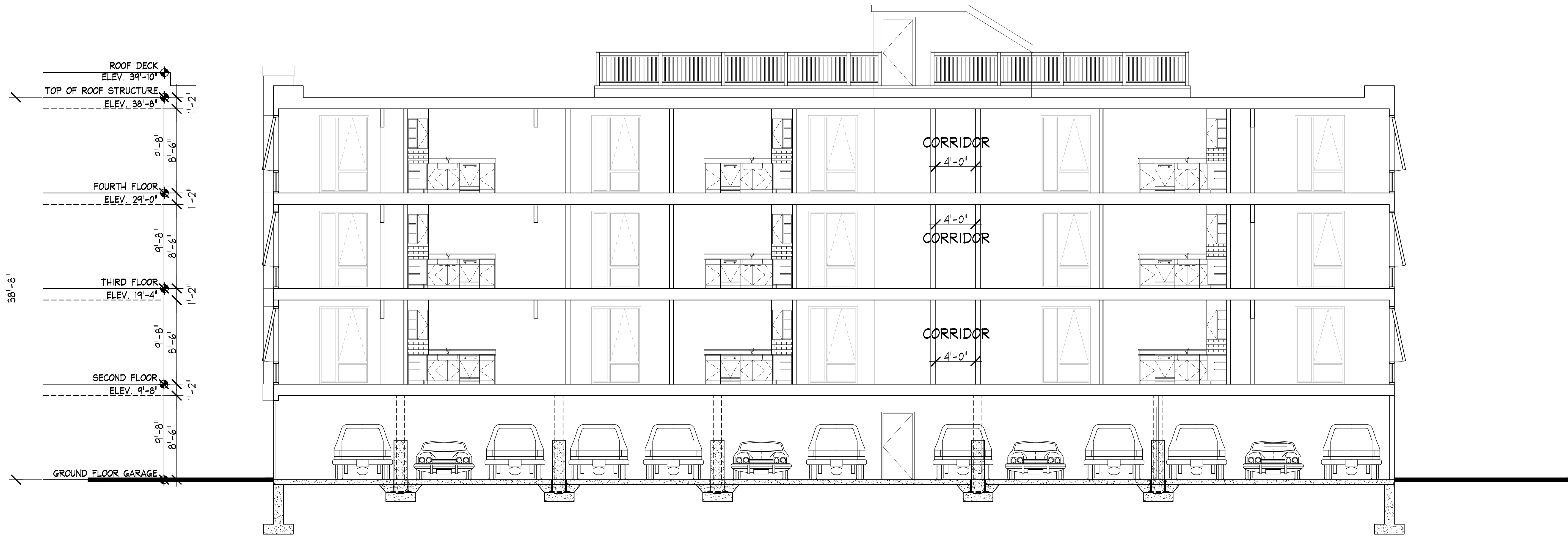
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BOSTON, MA



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5 Monument Square, Charlestown, MA 02129 Tel: 617.242.2432 Fax: 617.242.2434



1 BUILDING SECTION  
3/16" = 1'-0"

Stamped By:

Drawn By:

Checked By:

Date: 12/10/2013

Revisions

No.	Description

Project No. 1333

File Name:

Drawing Title:

BUILDING SECTION

Sheet No. A-301

Scale: 3/16" = 1'-0"

463

RUTHERFORD AVENUE

BOSTON, MA



Neshamkin French Architects, Inc.  
ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS  
5 Monument Square, Charlestown, MA 02129 617.242.2822  
105 617.242.2822 fax 617.242.2834



1 RUTHERFORD AVE. ELEVATION  
3/16" = 1'-0"



2 REAR BUILDING ELEVATION  
3/16" = 1'-0"

Stamped By:

Drawn By:

Checked By:

Date: 12/10/2013

Revisions

No.	Description

Project No. 1333

File Name:

Drawing Title:

EXTERIOR ELEVATIONS

Sheet No. A-401

Scale: 3/16" = 1'-0"



1 SIDE ELEVATION  
3/16" = 1'-0"



2 BALDWIN STREET ELEVATION  
3/16" = 1'-0"

# 463 RUTHERFORD AVENUE

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5 Monument Square, Charlestown, MA 02129 Tel: 617.242.2822 Fax: 617.242.2834

Stamped By: \_\_\_\_\_

Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

Date: **12/10/2013**

Revisions

No.	Description

Project No. **1333**

File Name: \_\_\_\_\_

Drawing Title: \_\_\_\_\_

EXTERIOR ELEVATIONS

Sheet No. **A-402**

Scale: 3/16" = 1'-0"