

BOSTON REDEVELOPMENT AUTHORITY

October 18, 1979

Development Plan for Planned Development Area No. 12
Former Site of Children's Museum
Pond Street, between Eliot and Burroughs Streets
Jamaica Plain

Owners-Developers

Partnership of Kevin J. Ahearn, Moritz O. Bergmeyer and Tyrone Hanlan
(Ahearn, Bergmeyer & Hanlan).

Architect

Moritz Bergmeyer Associates, Inc., Boston

Location and Description of Site

A certain parcel of land containing 115,718 square feet situated in the Jamaica Plain district of Boston on Pond Street (also known as the Jamaicaway) between Eliot and Burroughs Streets, formerly occupied by the Children's Museum, more fully described in Exhibit A.

The site is presently occupied by four main structures: the former Mitton House which was the main museum building, the Curtis House also known as the Haunted House, the Carriage House which had been remodelled as an auditorium, and a caretaker's house on Eliot Street known as the Williams House, along with a parking area to the rear of the Curtis House and two small garages.

Proposed Location and Appearance of Structures

The existing structures on site shall be renovated into twenty-four condominium dwelling units and two garages. A one-story annex to the Mitton House may be increased to two and one-half stories. The Carriage House may have several skylights and dormers set into the roof, and windows and doors may be cut into the existing masonry walls. The exterior building materials shall remain the same on the existing structures and therefore the addition to the Mitton House will probably be stucco, subject to design review. Exterior changes to the Curtis and Williams Houses, if any, shall be minor.

A new structure containing no more than five dwelling units may be built, at the discretion of the developer, on the Eliot Street side of the parcel between the Curtis House and the Williams House, on the present parking lot site. The exterior building material shall be wood, painted or stained to blend with the other structures. The locations and appearance of structures, including the new construction, shall generally conform with the drawings on file with the Boston Redevelopment Authority, all prepared by Moritz Bergmeyer Associates, Inc., entitled Jamaica Pond Estates and dated October 10, 1979, more fully described in Exhibit B.

Open Spaces and Landscaping

The building coverage shall not exceed 25,000 square feet of the 115,718 square feet of land on the site. All sizeable trees and shrubs and old stone walls are to be retained where practical. The existing paved roadways shall be altered in accordance with the site plan described above. New areas of roadway added shall be of asphalt material. Parking areas shall be screened from public ways and abutting properties.

Permitted Uses

Multi-family dwellings, accessory parking, and a facility for maintenance and storage.

Densities

The floor area ratio shall not exceed 0.5. There shall be no more than 29 dwelling units including the optional new construction.

Traffic Circulation

The dwelling units and parking areas shall be accessible from either Eliot Street or Burroughs Street by private driveways as shown on the site plan with the possible right of restricting traffic in one direction left to the discretion of the developer.

Parking and Loading Facilities

Approximately 44 off-street parking spaces shall be provided in general conformity with the plans submitted, or, if fewer than 29 dwelling units are constructed, at least 1.5 parking spaces per dwelling unit shall be provided. No off-street loading facilities are required.

Access to Public Transportation

The most direct transportation to downtown Boston from this area is the Arborway branch of the MBTA Green Line, a subway-surface trolley route from Forest Hills to Park Square. It can be boarded at the intersection of Eliot and Centre Streets, about 1,800 feet from the site, a seven-

minute walk. This intersection is also served by the following bus routes, which all connect with stations on the Orange Line (Forest Hills to Oak Grove):

38 -- Wren Street, West Roxbury, to Forest Hills and Green Street Stations

41 -- Centre and Eliot Streets to Dudley Station

59 -- Newton Center to Forest Hills Station

#595 -- Jamaica Plain minibus -- circular route serving Green Street and Egleston Stations.

Proposed Dimensions of Structures

Building heights shall not exceed two and one-half stories or 38 feet. Other dimensions shall be in general conformance with the plans submitted.

Utilities

Existing utilities shall remain, and all permanent utilities serving the new units shall be underground.

Design Review

1. Development of the design of the site plan, parking and circulation scheme, structures, landscaping, signs and the size and general layout of the units shall be subject to review by the Boston Redevelopment Authority.

Boston Redevelopment Authority
Application for PDA Designation

EXHIBIT A

Description of Planned Development Area Applied For.

A parcel of land in the City of Boston, Suffolk County, Massachusetts, containing 115,718 square feet, bounded as follows:

Southeasterly on Albania Orthodox St. Mary's land two hundred twelve (212.0) feet;

Northeasterly on Burroughs Street two hundred and twenty-two and 4/10 (222.4) feet;

Northerly on a curved line connecting the southwesterly side line of said Burroughs Street with the southeasterly side line of Pond Street thirty-one and 6/100 (31.06) feet;

Northwesterly on Pond Street three hundred and thirty and 5/100 (330.05) feet;

Westerly on a curved line connecting the northeasterly side line of Eliot Street and southeasterly side line of Pond Street thirty and 83/100 (30.83) feet;

Southwesterly on Eliot Street three hundred twenty-seven and 8/10 (327.8) feet;

Southeasterly in part on land now or late of Sarah L. James and in part on land now or late of Currier two hundred and ten (210) feet; and

Northeasterly on said Albania Orthodox St. Mary's land ninety-nine (99) feet.

Such land is shown on the attached plan entitled "Planned Development Area - Jamaica Plain".

EXHIBIT B

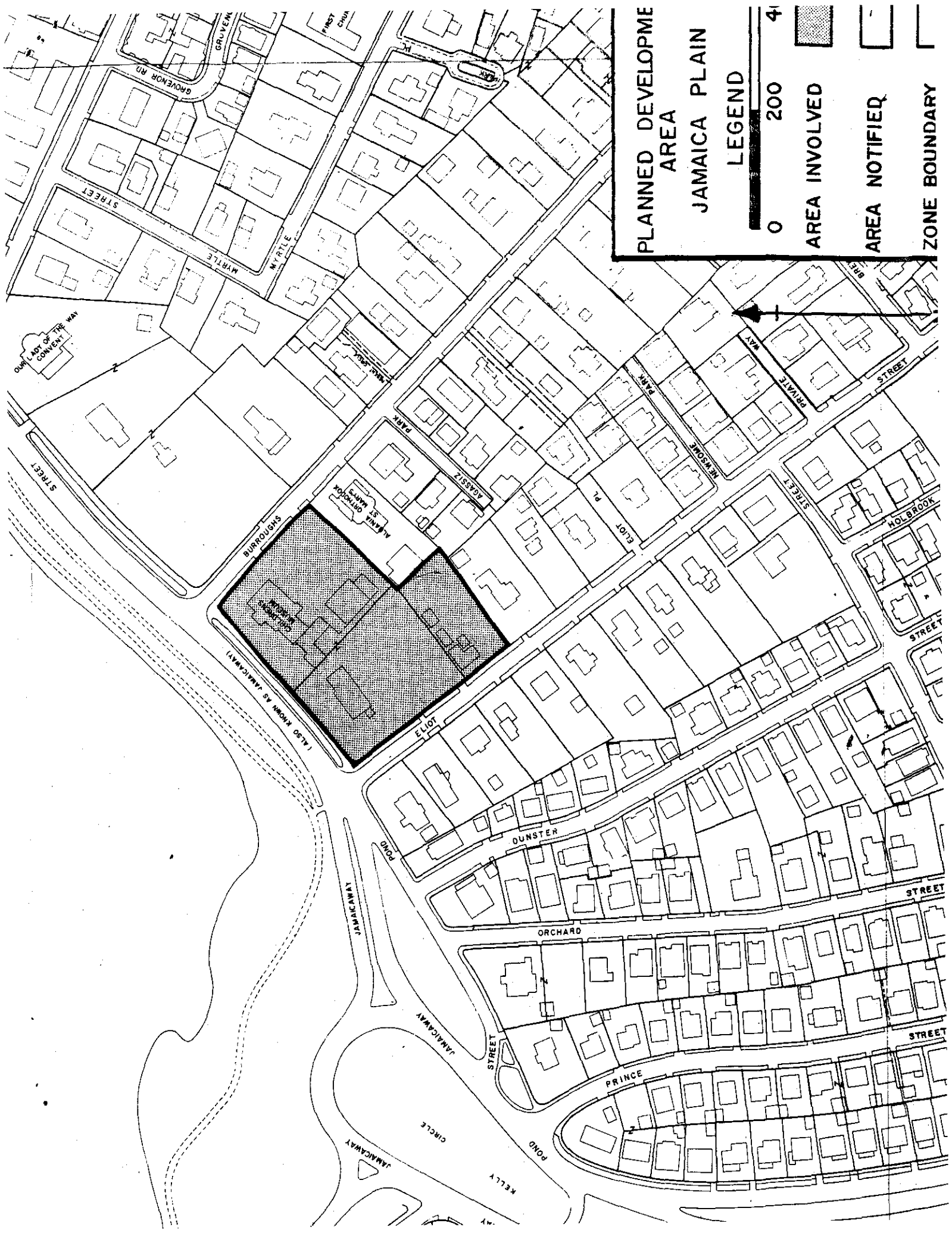
JAMAICA POND ESTATE

List of Plans and Drawings

Moritz Bergmeyer Associates, Inc.

All plans dated October 10, 1979.

1. Axonometric (entire project)
2. Site Plan
3. Plot Plan
4. Mitton House - Basement
5. Mitton House - First Floor
6. Mitton House - Second Floor
7. Mitton House - Third Floor
8. Curtis House - Basement & First Floor
9. Curtis House - Second & Third Floors
10. Carriage House
11. Williams House - All Floors
12. Eliot House (rendering)
13. Eliot House (first, second and third floors)
14. Eliot House (elevations)



**PLANNED DEVELOPE
AREA
JAMAICA PLAIN**

LEGEND

0 200 400

AREA INVOLVED

AREA NOTIFIED

ZONE BOUNDARY

QUARTER OF THE
CONVENT WAY

BURPOIGNIS

ALMA S. MARKS

ELIOT

JAMAICA WAY (ALSO KNOWN AS JAMAICAWAY)

ORCHARD

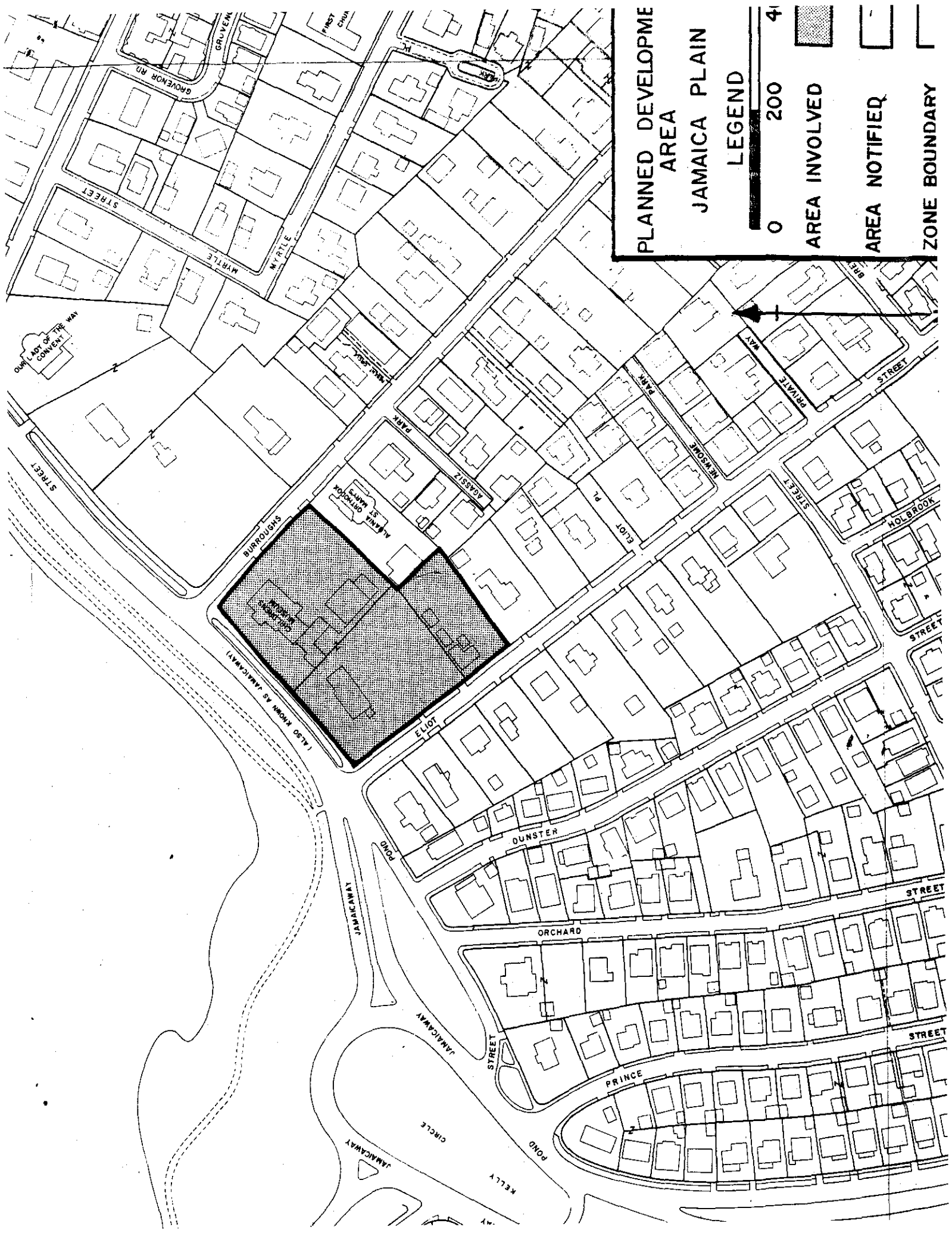
DUNSTER

STREET

PRINCE

STREET

STREET



FACT SHEET

PROPOSED PLANNED DEVELOPMENT AREA

Former site of Children's Museum
Jamaicaway*, between Eliot and Burroughs Streets
Jamaica Plain

- Developers: Partnership of Kevin J. Ahearn, Moritz O. Bergmeyer and Tyrone T. Hanlan
- Architect: Moritz Bergmeyer Associates, Inc., Boston
- Site: 115,718 square feet (2.6 acres) of land on the east side of the Jamaicaway between Eliot and Burroughs Streets (51 and 57 Eliot Street, 60 Burroughs Street), Jamaica Plain.
- Construction/ Rehabilitation Time: Construction to start in late 1979. Condominium units in existing structures will start coming on market in spring of 1980. Expected construction period for new building April, 1980 to October, 1980.
- Estimated Cost: \$2,265,000
- General Description: Four existing main structures will be renovated into 24 units; 2 small garage structures will be retained for parking, and a small maintenance/storage building may be constructed. There will be an addition to a one-story wing of the main museum building (Mitton House) of one additional story. The Carriage House, to the rear of the museum building (Mitton House), will have approximately 10 skylights cut into the roof. Also the easterly end of the Carriage House may have dormers cut into the roof similar to that on the opposite end. The exterior building materials will remain the same, and the addition to the Mitton House will probably be stucco. The Curtis House and the caretaker's cottage (Williams House) will undergo little or no exterior changes.
- A new building, housing 5 condominium units, will be located on the Eliot Street side of the parcel between the Curtis (Haunted) House and the Williams (caretaker's) House. The new building is to be designed to resemble a large single-family house typical of the period of nearby houses.
- The developer may at his own discretion choose to eliminate the new building from the development.
- All sizeable trees and shrubs and old stone walls will be retained where practical. Parking areas will be shielded from adjacent streets and properties.

*Pond Street

Parking: Approximately 44 off-street parking spaces are to be provided, or 1.5 spaces per dwelling unit.

Density: The floor area ratio will not exceed 0.5. There shall be no more than 29 dwelling units on the property, or 11 dwelling units per acre.

Traffic Circulation: The dwelling units and parking access will be accessible from either Eliot Street or Burroughs Street. There will be no curb cut on the Jamaica way.

ZONING EXCEPTIONS

Use:

Multifamily dwellings are forbidden in an S-.3 district.

Floor Area Ratio:

Maximum allowed 0.3

Provided 0.5

Lot Area per Dwelling Unit:

Required: 9,000 sq.ft. for first dwelling unit,
6,000 sq.ft. for each additional dwelling unit

Provided: 9,000 sq.ft. for first dwelling unit,
3,811 sq.ft. for each additional dwelling unit

Front Yard:

Required: 30 feet

Provided: 25 feet, Eliot House
20 feet, Williams House (existing condition)

Side Yard:

Required: 15 feet

Provided: None - Carriage House (existing condition)
None - Mitton House (existing condition)

Rear Yard:

Required: 50 feet

Provided: None - Mitton House (existing condition)
Eliot House intrudes on one side of Curtis House rear yard

Height:

Maximum allowed: 2½ stories, 35 feet

Provided: 2½ stories, 38 feet (Eliot House)

Location of Parking:

Required: no parking spaces allowed in front yard

Provided: 2 parking spaces in required front yard on Jamaica way
6 parking spaces in required front yard in Burroughs Street

Supplement to FACT SHEET
Proposed Planned Development Area
Former site of Children's Museum

Description of Units

The four existing buildings will contain nine one-bedroom units ranging in price* from \$60,000 to \$105,000 and ranging in size from 845 to 1,330 square feet, 10 two-bedroom units ranging from \$75,000 to \$110,000 from 1,162 to 1,659 square feet; four three-bedroom units ranging from \$100,000 to \$130,000 and from 1,653 to 2,141 square feet and one four bedroom unit at \$140,000 with 2,078 square feet. The optional Eliot House if built, will have five two-bedroom units priced from \$75,000 to \$110,000 and from 925 to 1,860 square feet.

All but two units will have one or more fireplaces; most will have dining rooms and private outdoor space; some will have studies.

*Subject to revision

MEMORANDUM

October 18, 1979
BOARD APPROVED

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: PROPOSED PLANNED DEVELOPMENT AREA
ZONING DESIGNATION FOR THE FORMER
CHILDREN'S MUSEUM ON THE JAMAICAWAY

The partnership of Tyrone Hanlan, Kevin J. Ahearn and Moritz Bergmeyer proposes to acquire the Children's Museum property on the Jamaica way for conversion to residential condominium units, utilizing the existing structures and a five-unit new structure. The main museum building is to be converted to twelve dwelling units; the Curtis (Haunted) House to four dwelling units; the carriage house to five dwelling units; and the caretaker's house (51 Eliot Street) to three dwelling units. Five new units are planned for a new structure that is designed to resemble a typical large house in that section of Jamaica Plain. Only minor exterior changes will be made to existing buildings. The site contains 115,718 square feet, or 3,990 square feet for each of the twenty-nine units.

The properties are in a single family (S-.3) zoning district. The probability of these large structures being utilized as single family dwellings is essentially non-existent. The logical reuse, other than converting to smaller dwelling units, would be an institutional use, which would most likely be tax-exempt. The museum made a commitment to the Authority that it would try to find a buyer who proposed a reuse that would be taxable, to balance the tax-exempt status of the new museum quarters at Fort Point Channel.

The staff feels that the proposed condominium units are the best reuse of the property, that the zoning approach should be through a Planned Development Area designation and that the zoning deviations, which are listed in the attached fact sheet, are justified. The PDA would allow the developers to seek exceptions, rather than variances, for the proposed development.

The developers have been working closely with the Subcommittee of the Jamaica Pond Association on the Reuse of the Children's Museum. The density was lowered in accordance with the Subcommittee's concern; the plan has the support of the Subcommittee and of the full Association.

Letters relating to the review process are attached, as well as supporting letters from the Jamaica Hills Association and the Sumner Hill Association.

I recommend that the Development Plan be approved.
Suitable votes follow.

VOTED: That in connection with the Development Plan for the parcel of land at 60 Burroughs Street, 100 Pond Street and 51-57 Eliot Street, Jamaica Plain, presented at a Public Hearing duly held at the offices of the Authority on Thursday, October 18, 1979, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that: (1) The said Plan conforms to the General Plan of the City of Boston as a whole, and with plans for the Jamaica Plain district; (2) Nothing in the said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) The said Plan does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation, as set forth by the Zoning Code of the City of Boston as amended; and further

VOTED: Pursuant to the provisions of Article 3, Section 1A, of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Development Plan for the parcel of land at 60 Burroughs Street, 100 Pond Street and 51-57 Eliot Street. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 12, Former Site of Children's Museum, Pond Street, between Eliot and Burroughs Streets, Jamaica Plain", dated October 18, 1979, and in a series of plans listed in said document. Said document and plans shall be on file in the offices of the Authority. The Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for said parcel and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Plan are in conformity with the said Development Plan; and further

VOTED: That in reference to Petition Nos. Z-4587 through-4591 by the partnership of Ahearn, Bergmeyer and Hanlan for a forbidden use and nine dimensional exceptions in a single family (S-.3-D) planned development area subdistrict, the Boston Redevelopment Authority recommends approval provided that the final plans be submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority. This recommendation shall not be valid unless or until the Zoning Commission of the City of Boston duly adopts a map amendment designating the land involved as an S-.3-D zoning district.

RECEIVED

NOV 08 1979

MAYOR'S OFFICE

Map Amendment Application No. 202
Planned Development Area No. 12
BRA, on behalf of partnership of
Ahearn, Bergmeyer and Hanlan
Pond Street (Jamaicaway), Jamaica Plain

MAP AMENDMENT NO. 157

EFFECTIVE
November 23, 1979

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice and hearing, does hereby amend Map 9 - Jamaica Plain, of the series of maps entitled "Zoning Districts - City of Boston" dated August 15, 1962, as follows:

By changing from an S-.3 (single family with a floor area ratio of 0.3) district to an S-.3-D (planned development area) subdistrict a parcel of land in Jamaica Plain described as follows:

A parcel of land in the City of Boston, Suffolk County, Massachusetts, containing 115,718 square feet, bounded as follows:

Southeasterly on Albania Orthodox St. Mary's land two hundred twelve (212.0) feet;

Northeasterly on Burroughs Street two hundred and twenty-two and 4/10 (222.4) feet;

Northerly on a curved line connecting the southwesterly side line of said Burroughs Street with the southeasterly side line of Pond Street thirty-one and 6/100 (31.06) feet;

Northwesterly on Pond Street three hundred and thirty and 5/100 (330.05) feet;

Westerly on a curved line connecting the northeasterly side line of Eliot Street and southeasterly side line of Pond Street thirty and 83/100 (30.83) feet;

Southwesterly on Eliot Street three hundred twenty-seven and 8/10 (327.8) feet;

Southeasterly in part on land now or late of Sarah L. James and in part on land now or late of Currier two hundred and ten (210) feet; and

Northeasterly on said Albania Orthodox St. Mary's land ninety-nine (99) feet.

Such land is shown on the attached plan entitled "Planned Development Area - Jamaica Plain".

Richard B. Fowler
Chairman

Richard F. Battles
Vice Chairman

Joseph W. Joyce

Ann D. O'Leary

Robert H. Mann

Robert T. O'Connell

A. J. [unclear]

Thomas [unclear]

Morris Rosenberg

In Zoning Commission

Adopted November 5, 1979

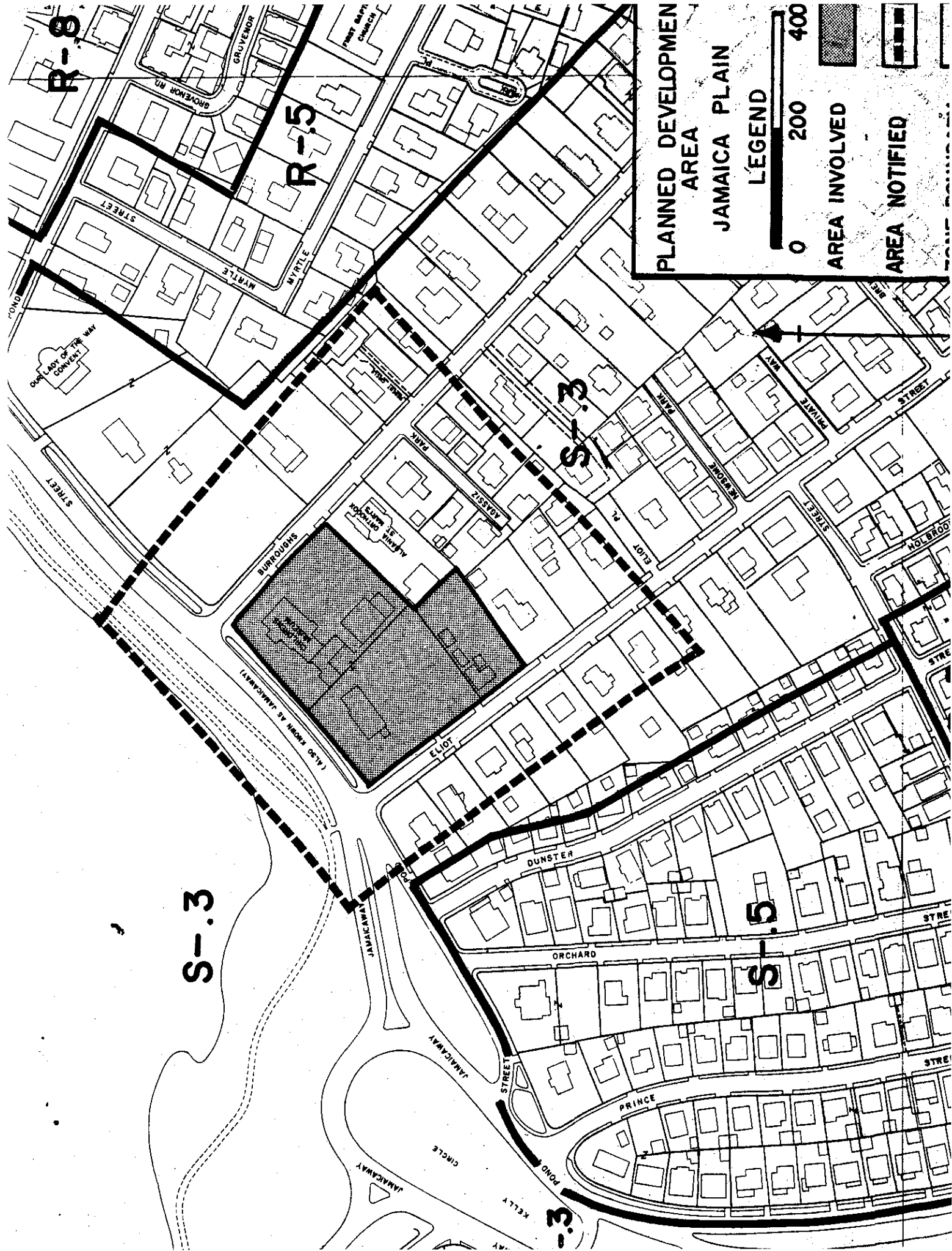
Attest: Marguerite Hildebrand
Secretary

Mayor, City of Boston

Date: _____

The foregoing amendment was presented to the Mayor on November 8, 1979, and was not returned by him with objections thereto in writing within fifteen days thereafter. The foregoing amendment, therefore, became effective on November 23, 1979, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: Marguerite Hildebrand
Secretary



PLANNED DEVELOPMENT
AREA

JAMAICA PLAIN

LEGEND



AREA INVOLVED

AREA NOTIFIED