

STANDARDS AND CRITERIA
SOUTH END HARRISON/ALBANY PROTECTION AREA

General Standards

As provided in Section 4, St. 1975, C.772, as amended, the only items subject to design review in the Protection Area Are:

Demolition;
Land Coverage;
Height of Structures;
Landscape; and
Topography.

The goals of the Protection Area are to protect views of the proposed adjacent Landmark District, to ensure that new development of major alterations adjacent to the District is architecturally compatible in massing, setback and height and to protect light and air circulation within the District.

Specific Standards and Criteria

1. Demolition: In general, demolition of structures in the Protection Area may be allowed subject to prior approval by the Commission.
2. Land Coverage: Setbacks may not exceed ten (10) feet from the back of the sidewalk line unless otherwise approved by the Commission except that a setback of greater than ten (10) feet may be allowed if the setback is consistent with adjacent setbacks or if the site is adequately landscaped.
3. Height of Structures: New construction, reconstruction, exterior replacement or alteration may not produce buildings lower than thirty (30) nor taller than:
 - a) 150 feet in the area southeast of Albany Street
 - b) 120 feet southwest of East Brookline Street except fronting on Harrison Avenue, and
 - c) 100 feet northwest of East Brookline Street and the remainder of the Protection Area.

Additions or penthouses higher than the allowed heights of may be allowed if they are not visible from the nearest public way within the District.

4. Topography No major changes in topography are allowed within the Protection Area,
5. Landscape In general, landscape changes within the Protection Area must not obstruct views of the elements of the adjacent Landmark District from any public ways in the Protection Area.

If surface parking adjacent to streets is proposed, then a visual barrier of landscaping is encouraged.