



HELICON

HELICON DESIGN GROUP, INC.
ARCHITECTS
76 SUMMER STREET, SUITE 510
BOSTON, MA 02110

T: 617-357-4437
INFO@HELICONDESIGN.COM

project

ADDITIONS AND
PLANNING STUDIES

THE SAVOY

410 MASSACHUSETTS AVE.
BOSTON, MA

client
VINCO PROPERTIES
434 MASSACHUSETTS AVE.
BOSTON, MA

contractor
CONTRACTOR
ADDRESS
CITY, STATE ZIP

structural
STRUCTURAL ENGINEER
ADDRESS
CITY, STATE ZIP

MEP
MEP ENGINEER
ADDRESS
CITY, STATE ZIP

issue / revisions

MARK	DATE	DESCRIPTION
05.06.22	PERMIT SET	
12.05.22	DES DEV REV #1	
02.08.23	DES DEV REV #2	
03.17.23	LANDMARKS STAFF	
04.27.23	LANDMARKS ADVIS.	

stamp

date
04.10.23
phase
DES DEV REV #5
north

sheet title
FRONT ELEVATION
LANDMARKS COMM.

DRWN / CHCKD
sheet number

A.23

OF

scale
AS NOTED

SUMMARY COMMENTS
LANDMARKS ADVISORY REVIEW 05/02/23
LANDMARKS STAFF ADVISORY REVIEW 05/17/23

VINCO - Proposed development 410 Massachusetts Ave., Boston, MA
LANDMARKS REVIEW COMMENTS

BUILDING ELEVATION

- ① 5TH FLOOR: Set back 5TH Floor. "Establish strong secondary horizontal lines".
- ② Primary Design Elements: "Relate to historic buildings of the block and across Massachusetts Ave."
- ③ Bay Design: Delete proposed double bay; Relace with one center bay.
- ④ Façade Brck Existing: Call out existing as proposed repointed. Include proposed texture, type and tooling of mortar.
- ⑤ Cornice: Should be a strong conic line relating to South End precedents, with penthouse or "Attic story" above, (Aligning with abutter height to north, 392-400 Massachusetts Ave.)
- ⑥ Cornice line Reference: Abutter to south, 414 Mass. Ave with articulated brick cornice details; refer to with banding only, no corbeling.
- ⑦ Window Design: Delete prior ganged double hung sets.
- ⑧ Window Design: Call out fixed windows at 1st and 2nd floors being replaced with new, and indicate operable areas.
- ⑨ Window Design: Use double hung window type standard in the South End. New double hung units may be acceptable as metal clad.
- ⑩ Window Design: Propose something other than double-hung windows at the 5th floor attic story.
- ⑪ Pediment infill: Should remain stucco unless there is historical precedent to apply propose another material.
- ⑫ Deck Rail: @ 3rd floor proposed deck area — Delete prior picket gurard rail design. Staff asked to propose non-reflective glass guard w/ black metal railing.
- ⑬ Deck Rail: Delete proposed 5th FLoor deck rail; Deck is now proposed entirley below cornice line @ 4th Floor.

HISTORICAL COMMENTS

- ⑭ Assemble and present existing historical uses of the building available, including the "Savoy Jazz Club" active during the 1940s and 50s.
- ⑮ Ask the **South End Historical Society** to contribute any material (including 1972 Survey) they have on the building and the Savoy Jazz Club.

