

27 - 29 HANCOCK ST

BOSTON, MA 02114

BHCA ZONING & LICENSING COMMITTEE

09/03/2025



Fenway Community Development Corporation
Improving Lives and Building Community

EMBARC

DEVELOPMENT PROGRAM

Redevelopment of two vacant lodging house buildings into 15 affordable home ownership units

PROGRAM			
	80% AMI	100% AMI	TOTAL UNITS
OBR	1	1	2
1 BR	6	6	12
2 BR	0	1	1
TOTAL	7	8	15

PURCHASE PRICE LIMITS (2025)		
PROPERTY TYPE	80% AMI	100% AMI
OBR	\$199,314	\$263,474
1 BR	\$241,977	\$316,830
2 BR	\$284,970	\$368,973

PROJECT SCHEDULE

- CONSTRUCTION START DATE: DEC. 2025
- CONSTRUCTION END: MARCH 2027 (15 MONTHS)
- CLOSE OUT & SALES: SEP. 2027 (6 MONTHS)

ZONING RELIEF

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 13 Sec. 13-1	Dimensional Regulations	Floor Area Ratio is excessive
Art. 17 Sec. 17-1	Open Space Insufficient	Open space is insufficient

27 HANCOCK ST

BOSTON, MA 02114

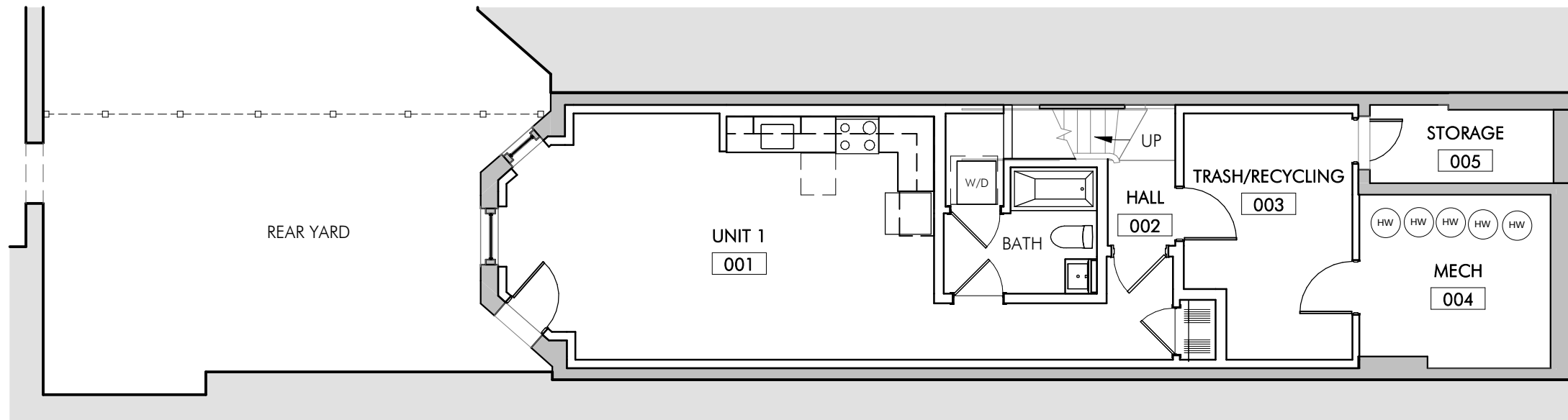
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09/03/2025

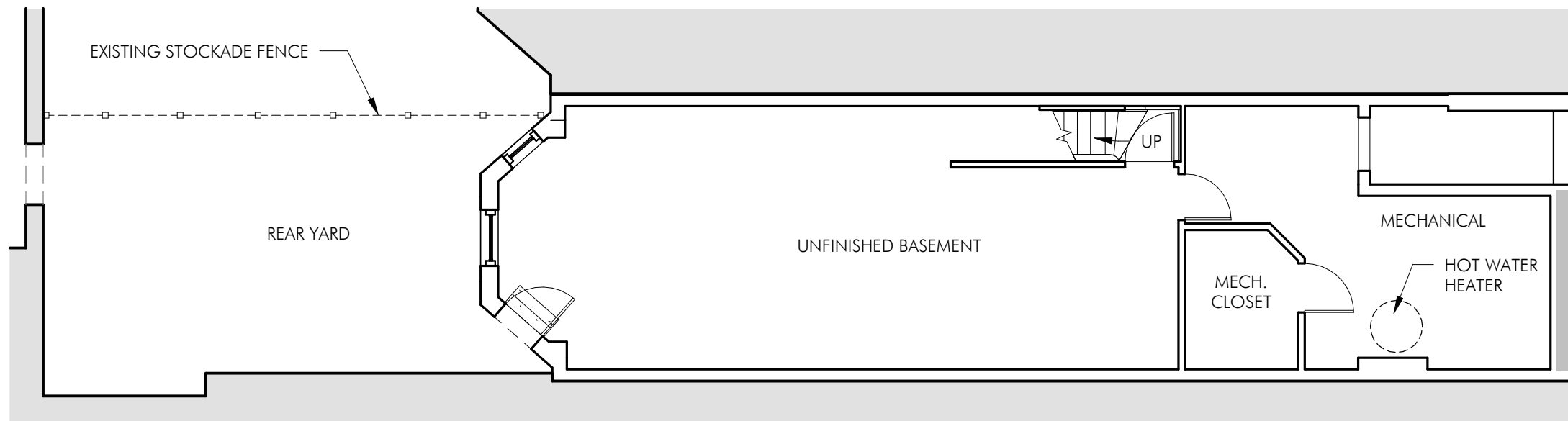


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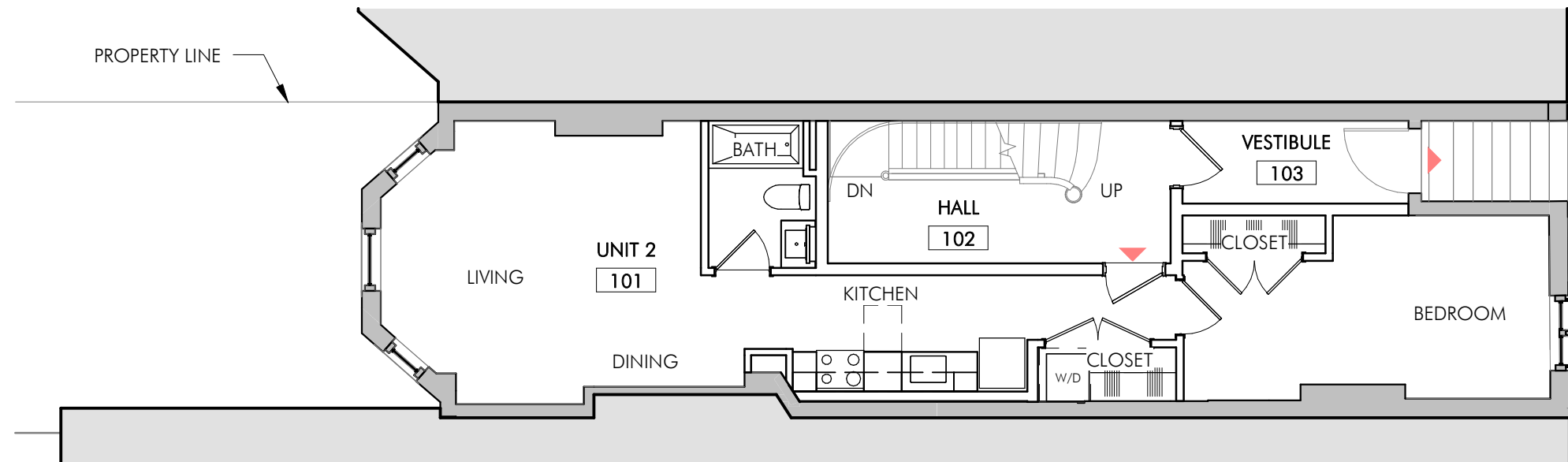
EMBARC



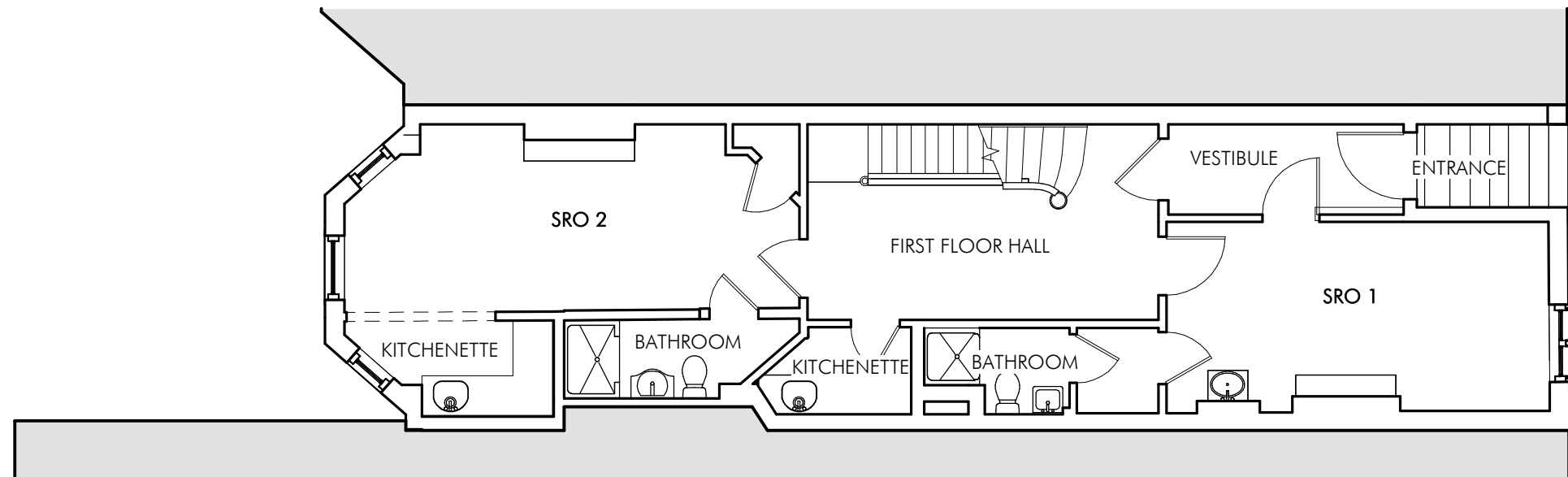
1 BASEMENT - PROPOSED
1/8" = 1'-0"



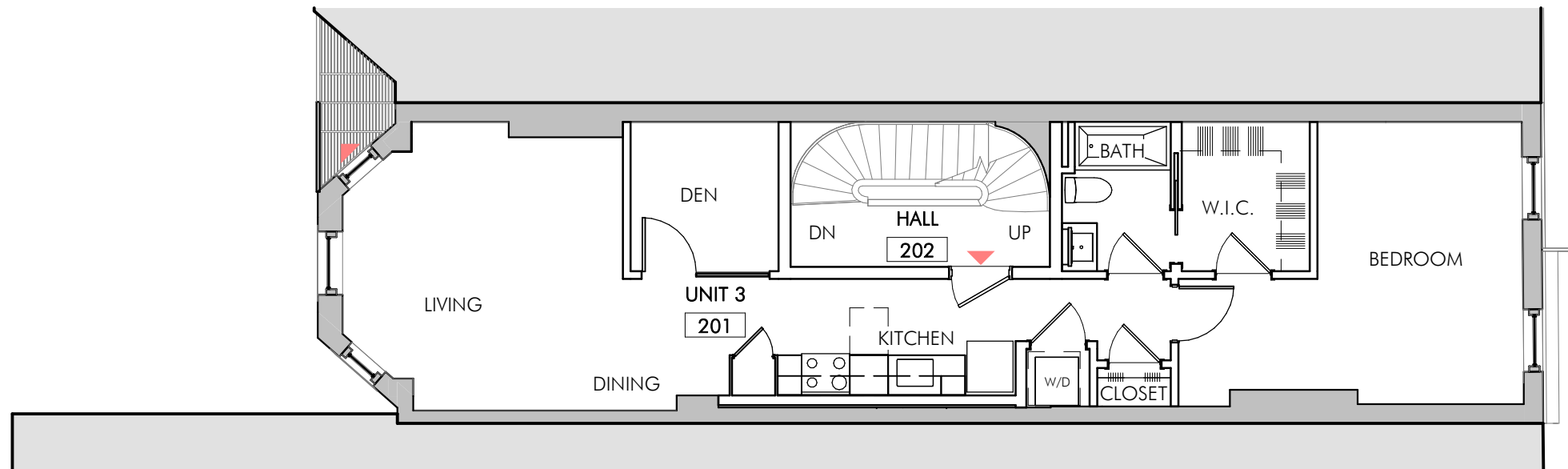
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1/8" = 1'-0"



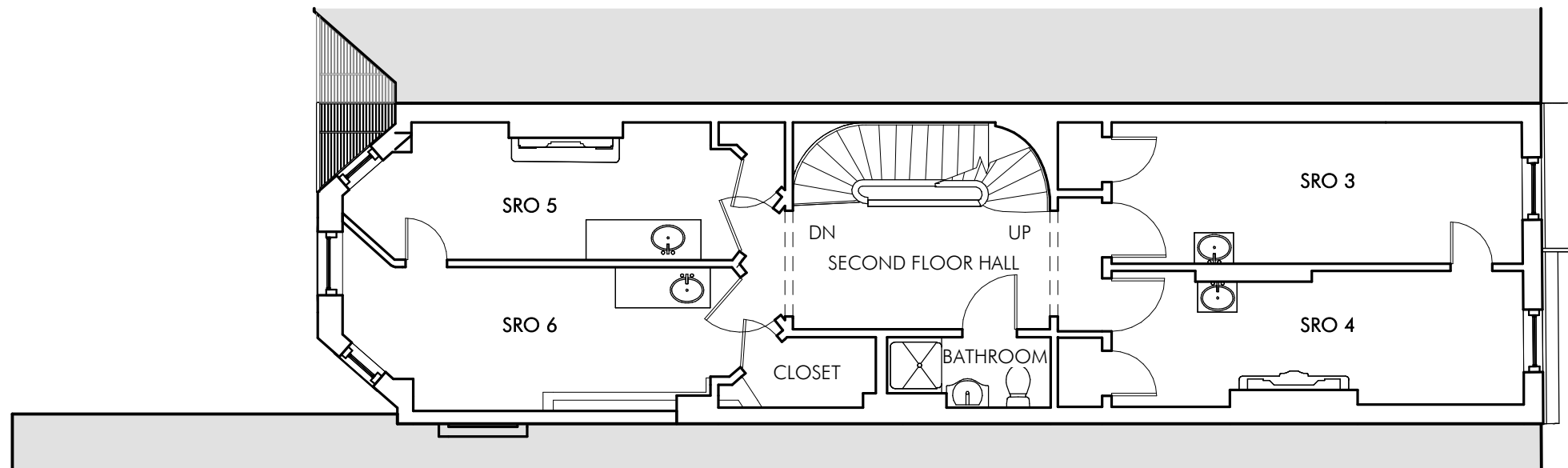
1 FIRST FLOOR - PROPOSED
1/8" = 1'-0"



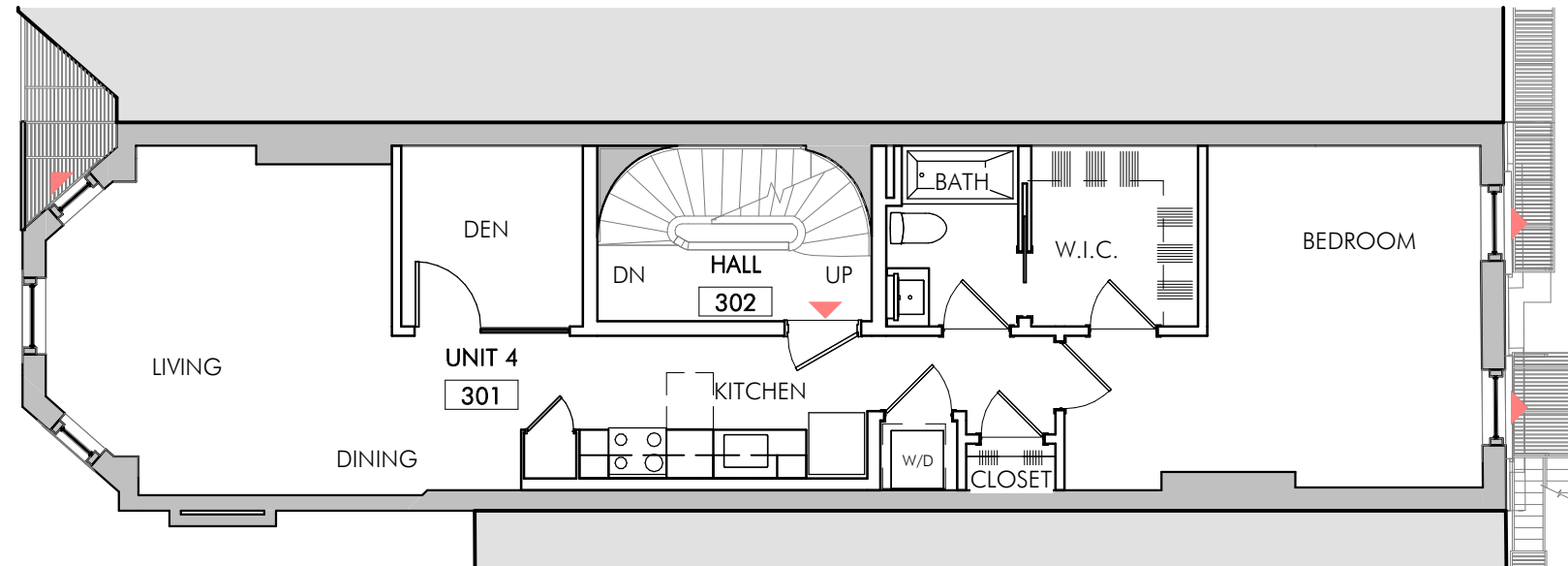
2 FIRST FLOOR - EXISTING
1/8" = 1'-0"



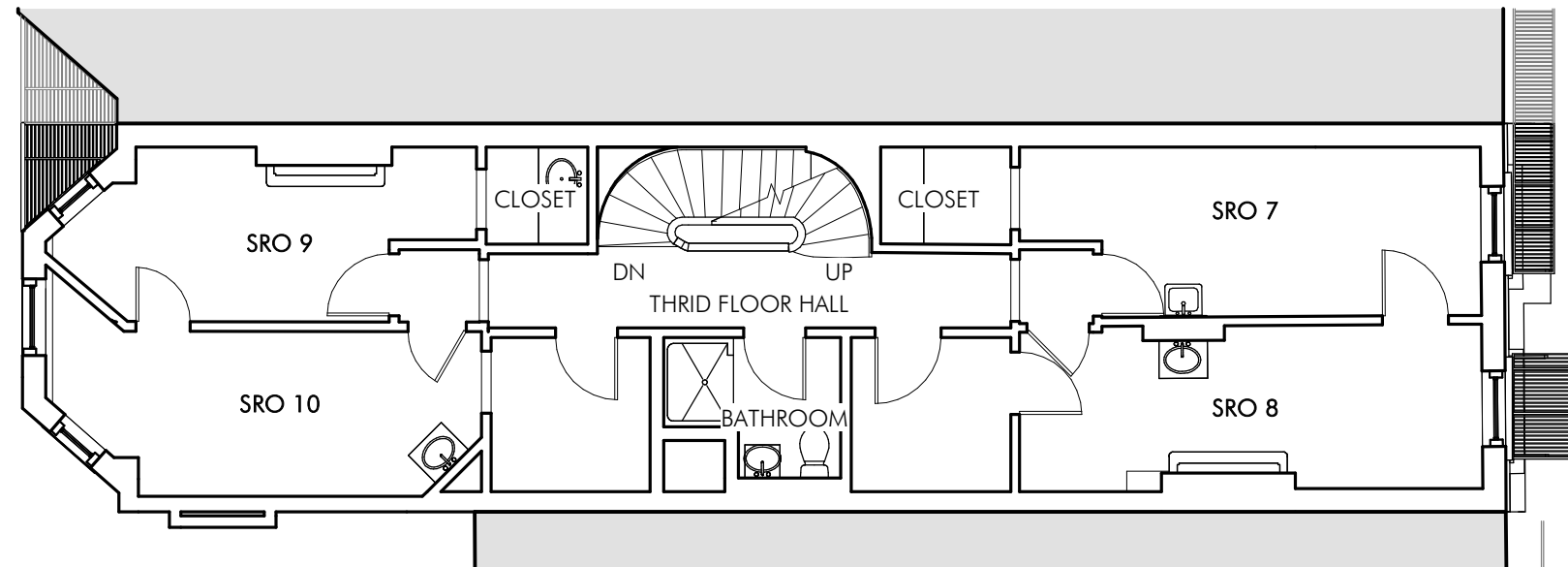
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1/8" = 1'-0"



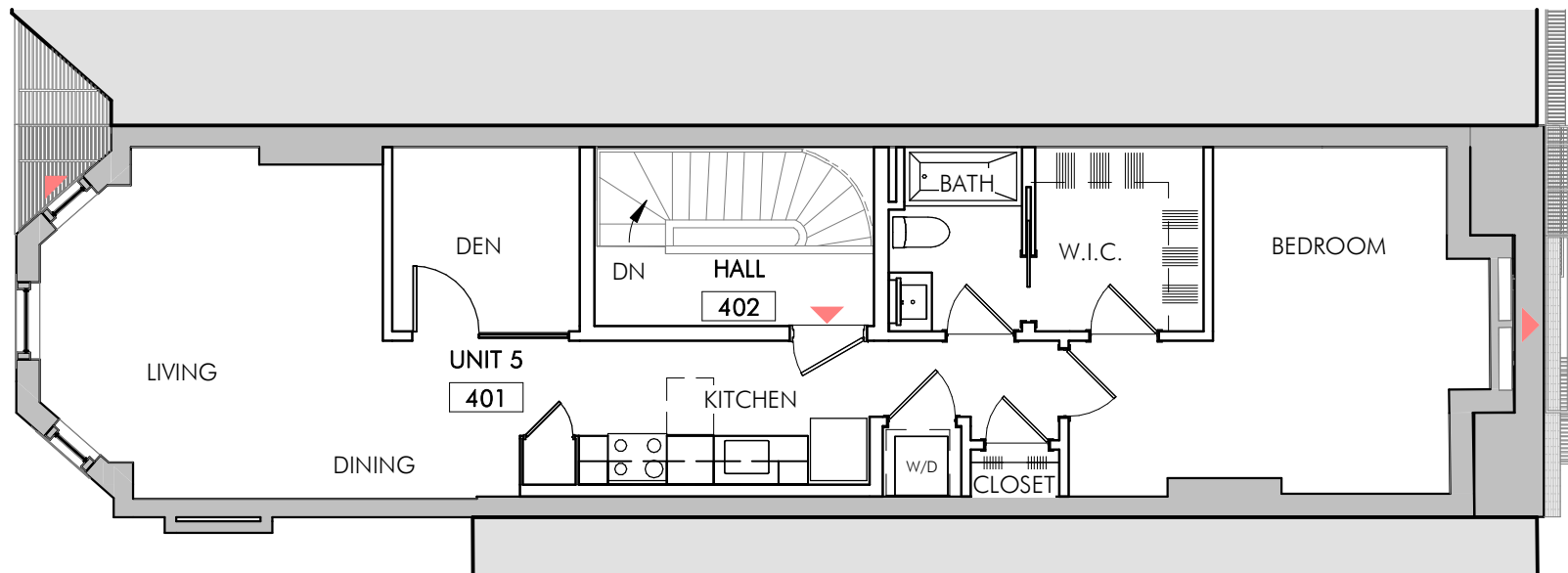
2 SECOND FLOOR - EXISTING
1/8" = 1'-0"



1 THIRD FLOOR - PROPOSED
1/8" = 1'-0"



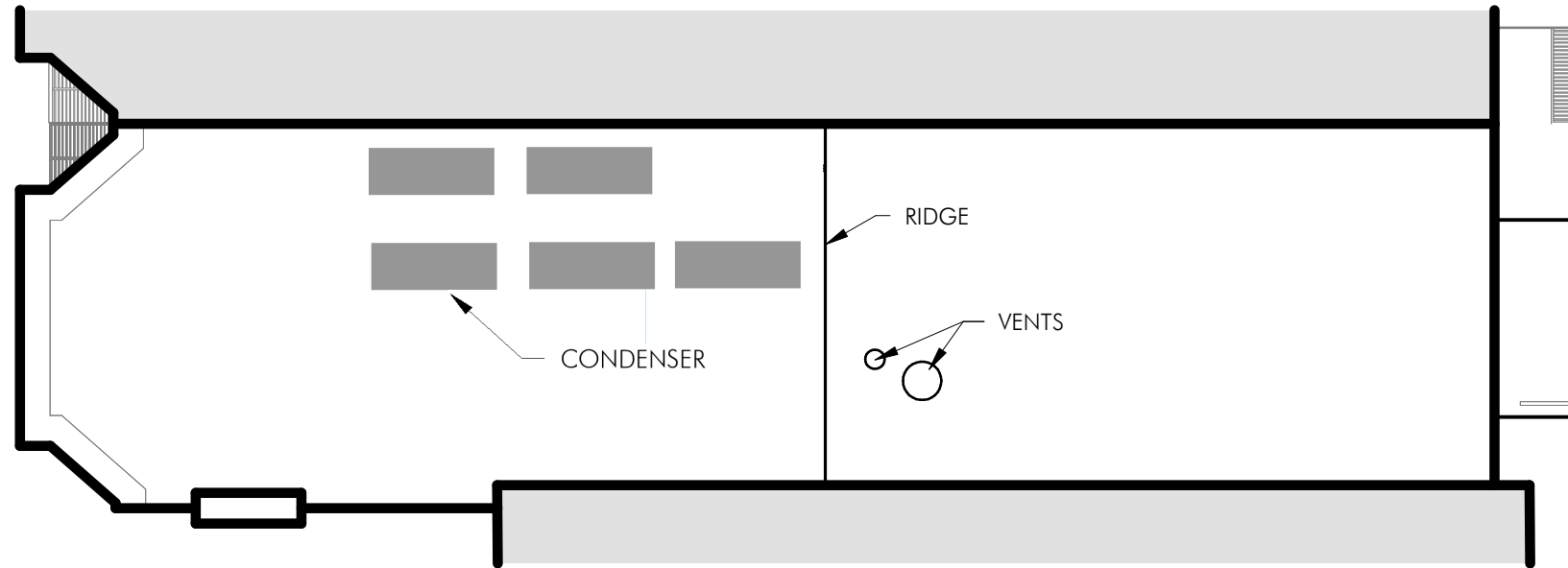
2 THIRD FLOOR - EXISTING
1/8" = 1'-0"



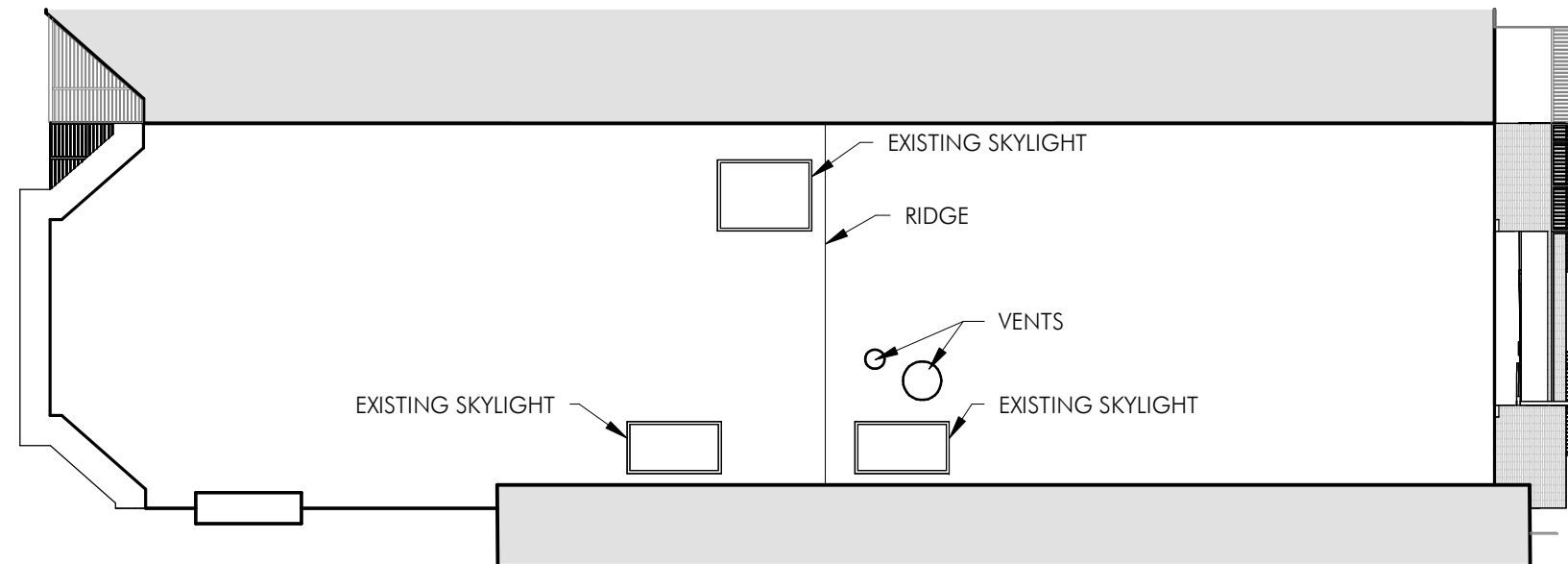
1 FOURTH FLOOR - PROPOSED
1/8" = 1'-0"



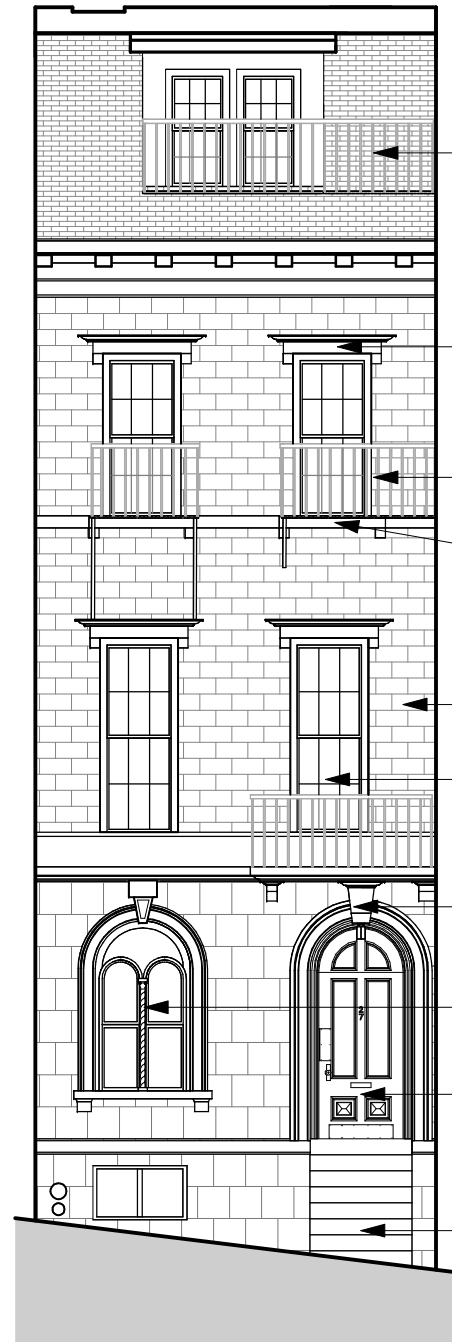
2 FOURTH FLOOR - EXISTING
1/8" = 1'-0"



1 ROOF - PROPOSED
1/8" = 1'-0"



2 ROOF - EXISTING
1/8" = 1'-0"



SCRAPE AND CLEAN EXISTING FIRE BALCONY.
PAINT BENJAMIN MOORE HC-190 BLACK, TYPICAL

PATCH AND REPAIR EXISTING CAST STONE
LINTELS. PAINT BENJAMIN MOORE HC-69
"WHITALL BROWN", TYPICAL

SCRAPE AND CLEAN EXISTING FIRE BALCONY. PAINT
BENJAMIN MOORE HC-190 BLACK, TYPICAL

PATCH AND REPAIR EXISTING CAST STONE SILLS.
PAINT BENJAMIN MOORE HC-69 "WHITALL
BROWN", TYPICAL

PATCH AND REPAIR EXISTING PARAGE.
PAINT BENJAMIN MOORE HC-69 "WHITALL BROWN".

REPLACE WINDOWS - TYPICAL.

PATCH AND REPAIR EXISTING CAST STONE.
PAINT BENJAMIN MOORE HC-69 "WHITALL
BROWN", TYPICAL

SCRAPE, CLEAN AND REPAIR EXISTING WOOD TRIM.
PAINT BENJAMIN MOORE HC-190 BLACK

SCRAPE, CLEAN AND REFINISH EXISTING WOOD
DOOR AND SURROUND. MATCH FINISH OF 25
HANCOCK ST WOOD SURROUND AND DOOR.

CLEAN AND REPAIR EXISITNG STAIRS.
PAINT BENJAMIN MOORE HC-69 "WHITALL
BROWN"

1

FRONT ELEVATION - PROPOSED

1/8" = 1'-0"



2

FRONT ELEVATION - EXISTING

1/8" = 1'-0"

SCRAPE AND CLEAN EXISTING FIRE BALCONY.
PAINT BENJAMIN MOORE HC-190 BLACK, TYPICAL

PATCH AND REPAIR EXISTING CAST STONE
LINTELS. PAINT BENJAMIN MOORE HC-69
"WHITALL BROWN", TYPICAL

PATCH AND REPAIR EXISTING CAST STONE SILLS.
PAINT BENJAMIN MOORE HC-69 "WHITALL
BROWN", TYPICAL

REPOINT 100% OF BRICK MASONRY

REPLACE WINDOWS - TYPICAL.

1 REAR ELEVATION - PROPOSED
1/8" = 1'-0"

2 REAR ELEVATION - EXISTING
1/8" = 1'-0"



29 HANCOCK ST

BOSTON, MA 02114

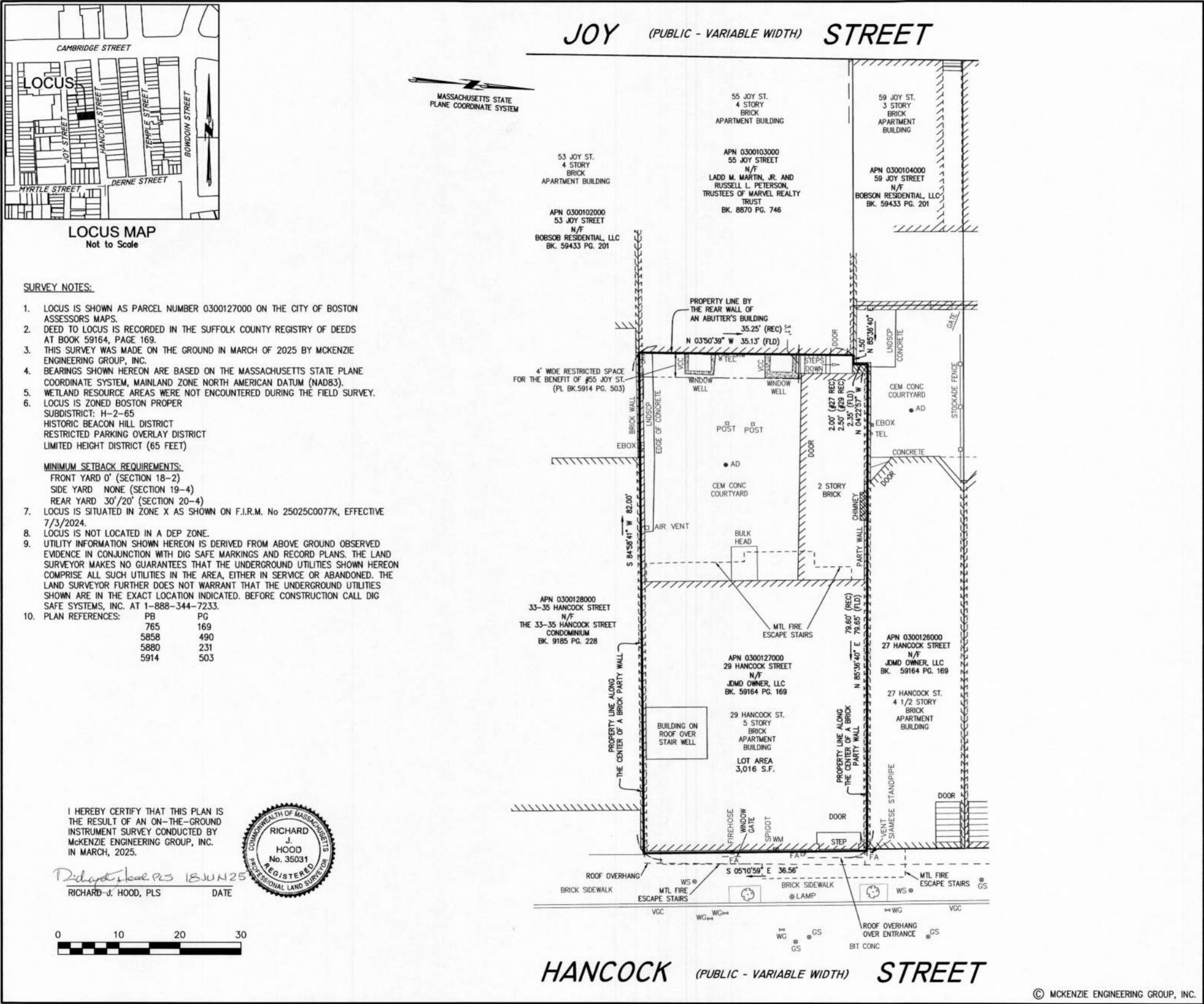
BHCA ZONING & LICENSING COMMITTEE

09/03/2025



Fenway Community Development Corporation
Improving Lives and Building Community

EMBARC



REV	DATE	DESCRIPTION	BY	APP
1				

MCKENZIE
ENGINEERING GROUP

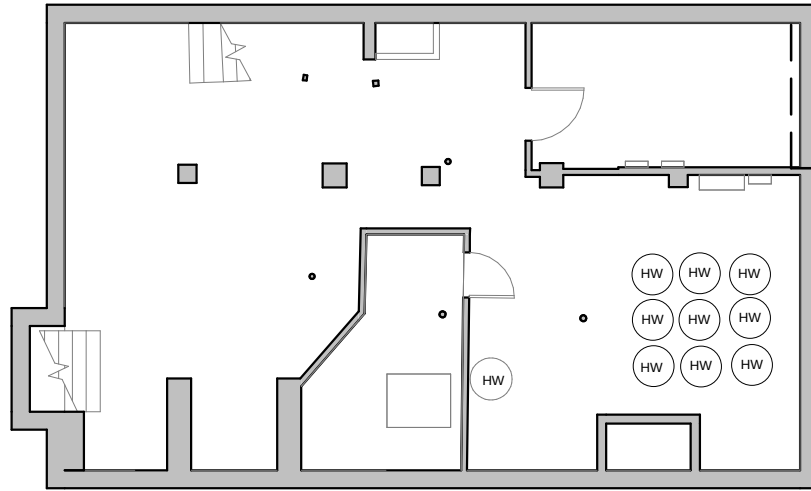
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

CERTIFIED PLOT PLAN
29 HANCOCK STREET
BOSTON, MASSACHUSETTS

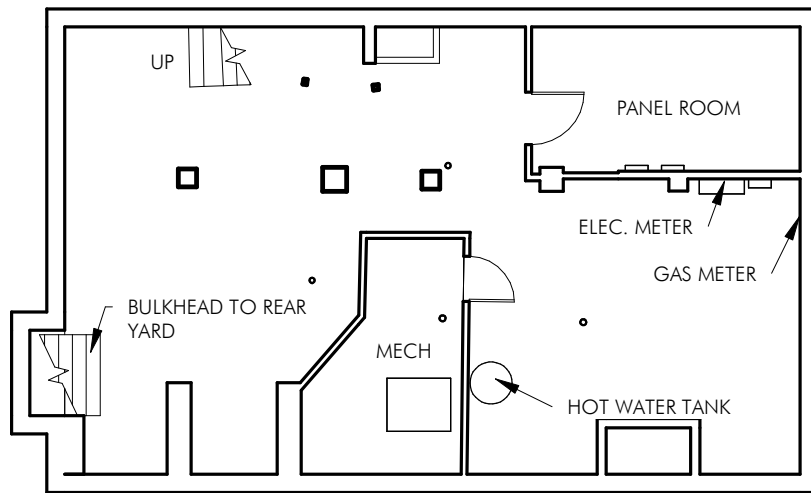
PREPARED FOR:
FENWAY CDC
70 BURLINGTON STREET
BOSTON, MASSACHUSETTS 02115

DRAWN BY: AL
DESIGNED BY: -
CHECKED BY: RTLS
APPROVED BY: R.J.H.
DATE: JUNE 18, 2025
SCALE: 1"=10'
PROJECT NO.: 225-122
DWG. TITLE: CERTIFIED PLOT PLAN

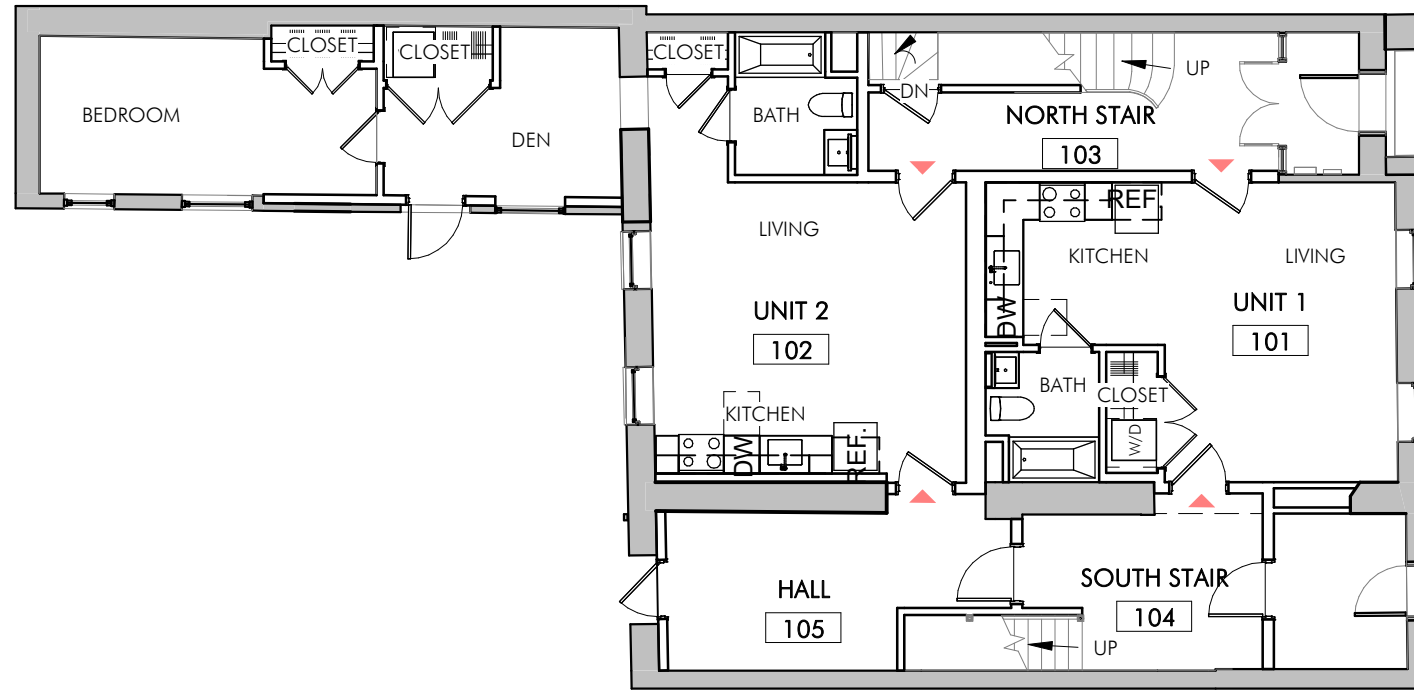
DWG. NO: CPP-1



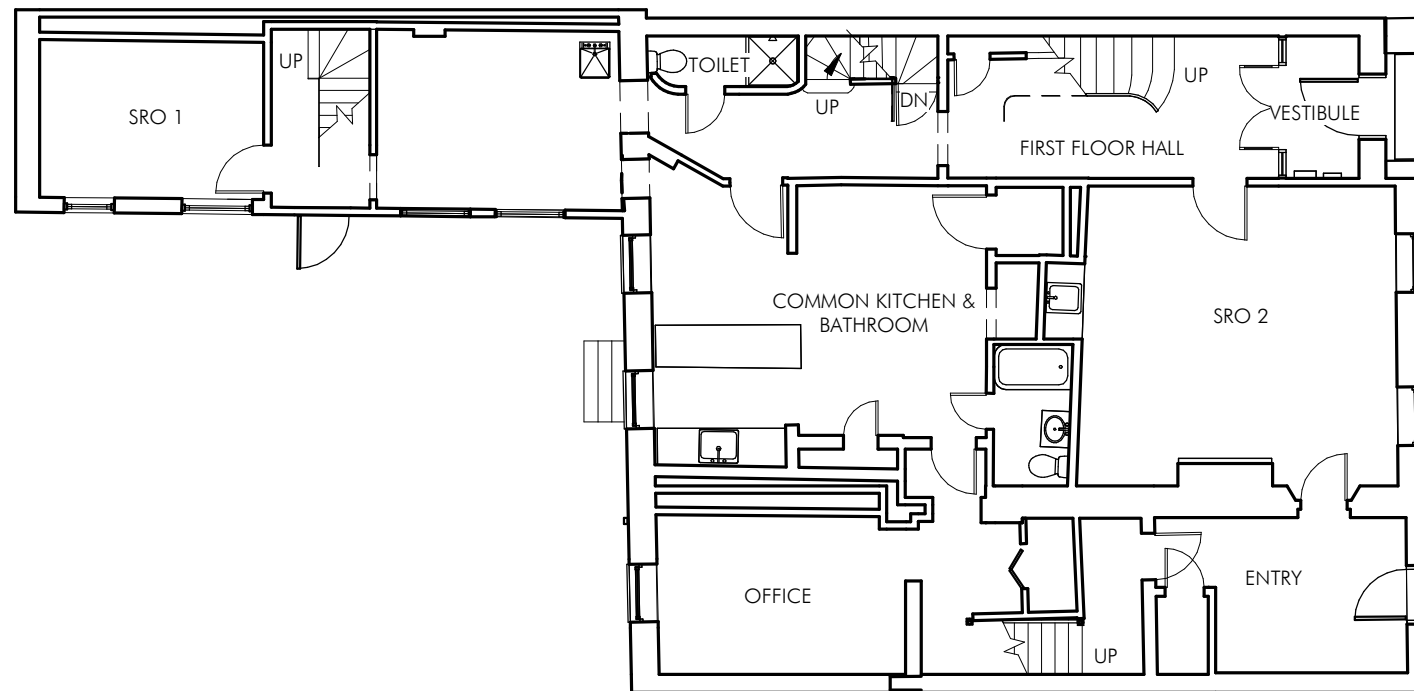
1 BASEMENT - PROPOSED
3/32" = 1'-0"



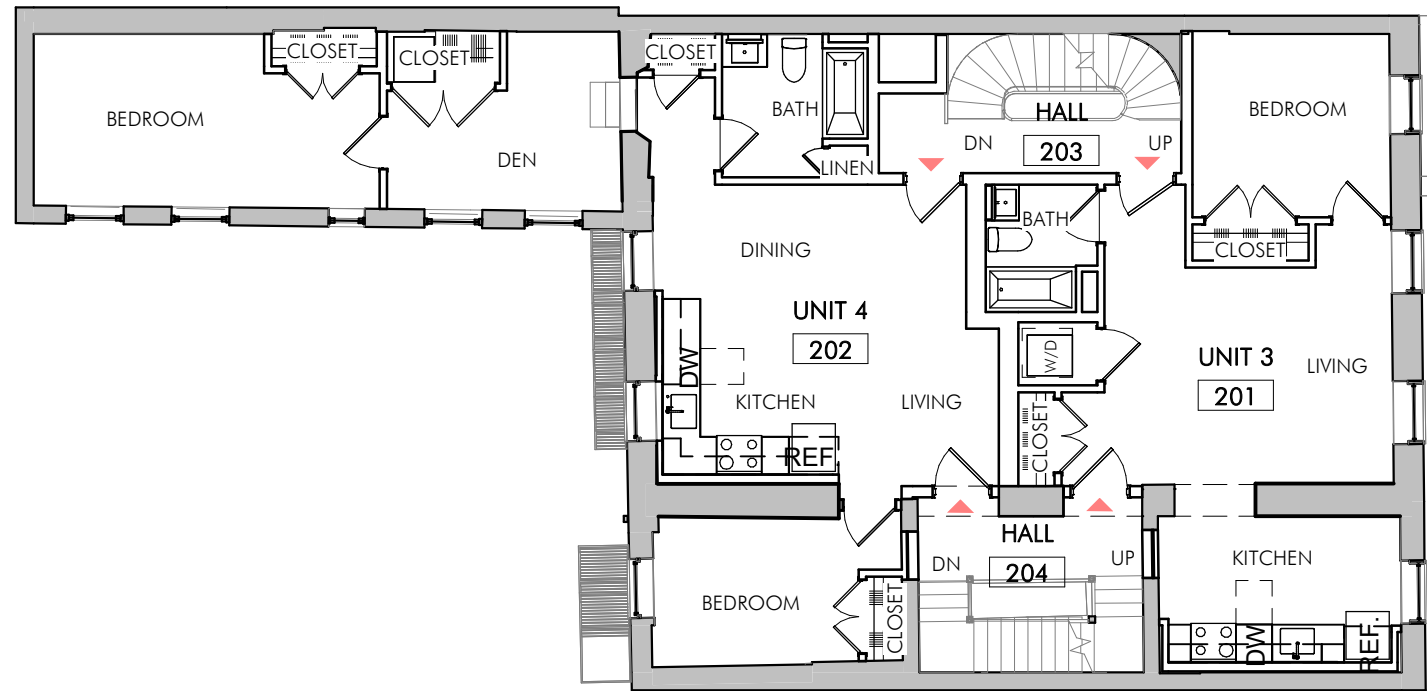
2 BASEMENT - EXISTING
3/32" = 1'-0"



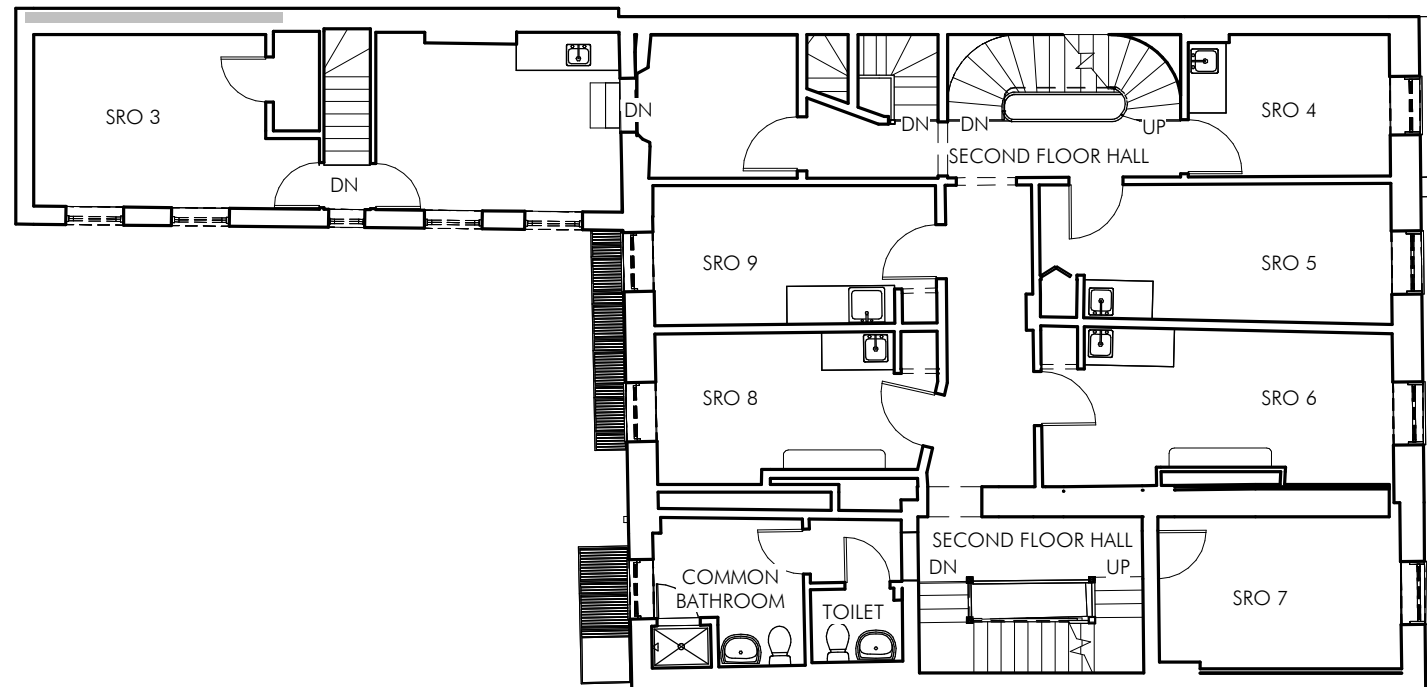
1 FIRST FLOOR - PROPOSED
3/32" = 1'-0"



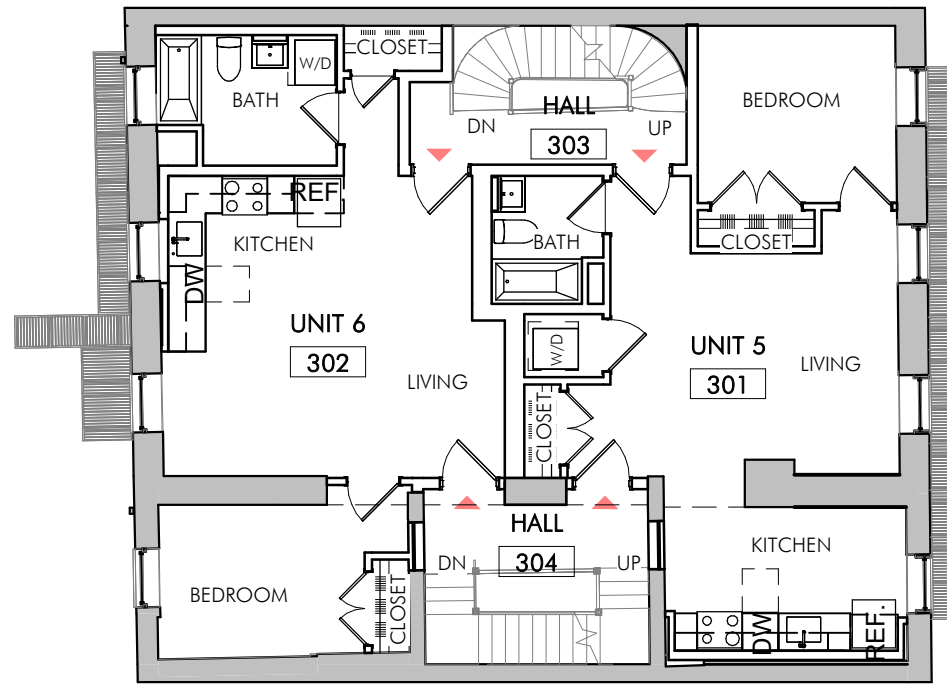
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3/32" = 1'-0"



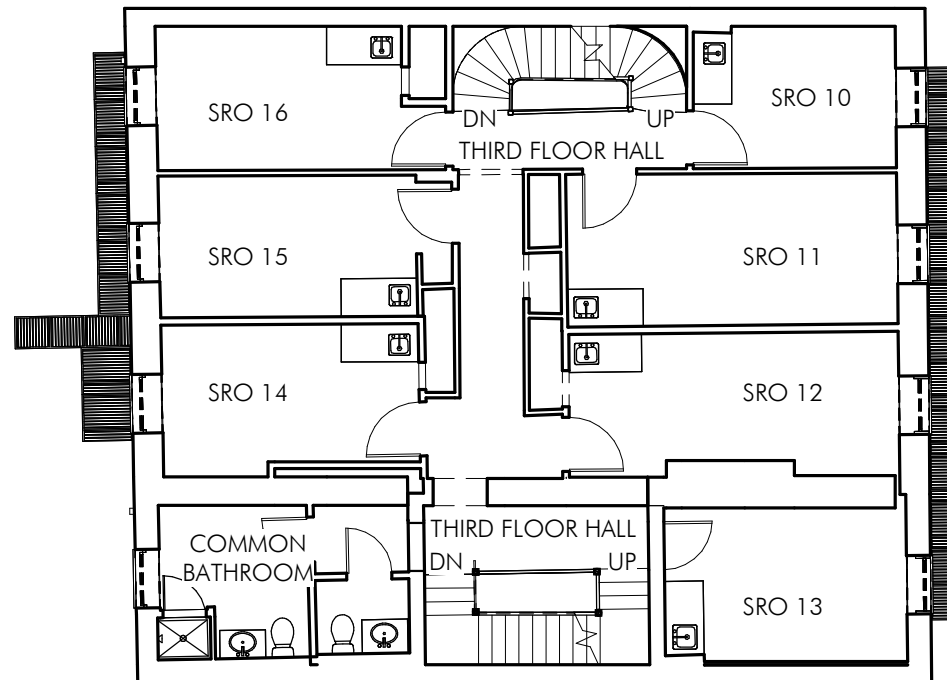
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3/32" = 1'-0"



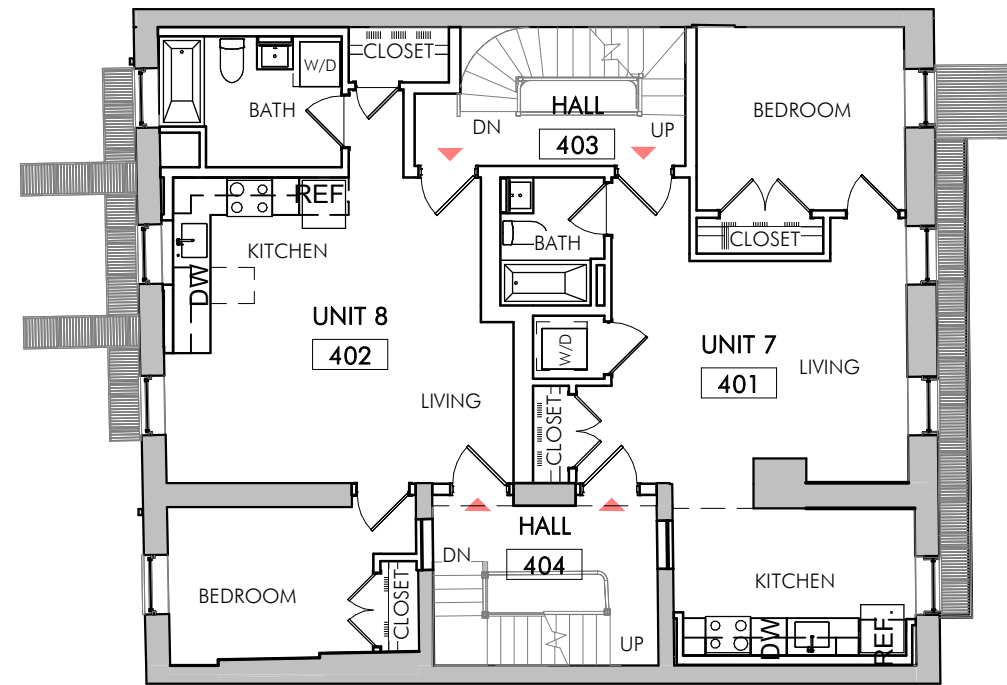
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3/32" = 1'-0"



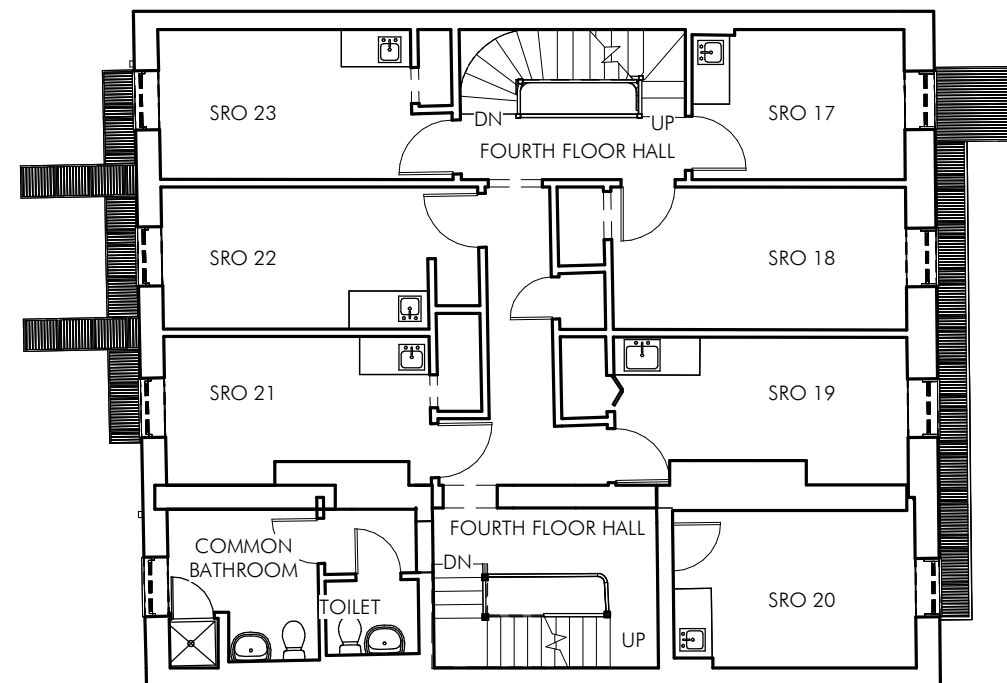
1 THIRD FLOOR - PROPOSED
3/32" = 1'-0"



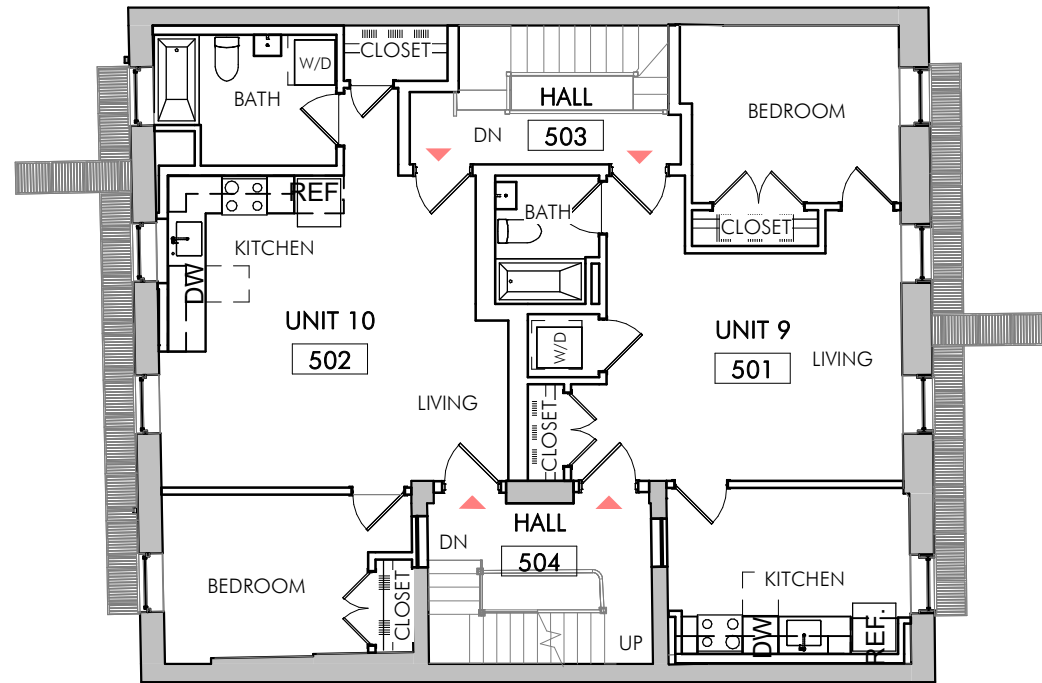
2 THIRD FLOOR - EXISTING
3/32" = 1'-0"



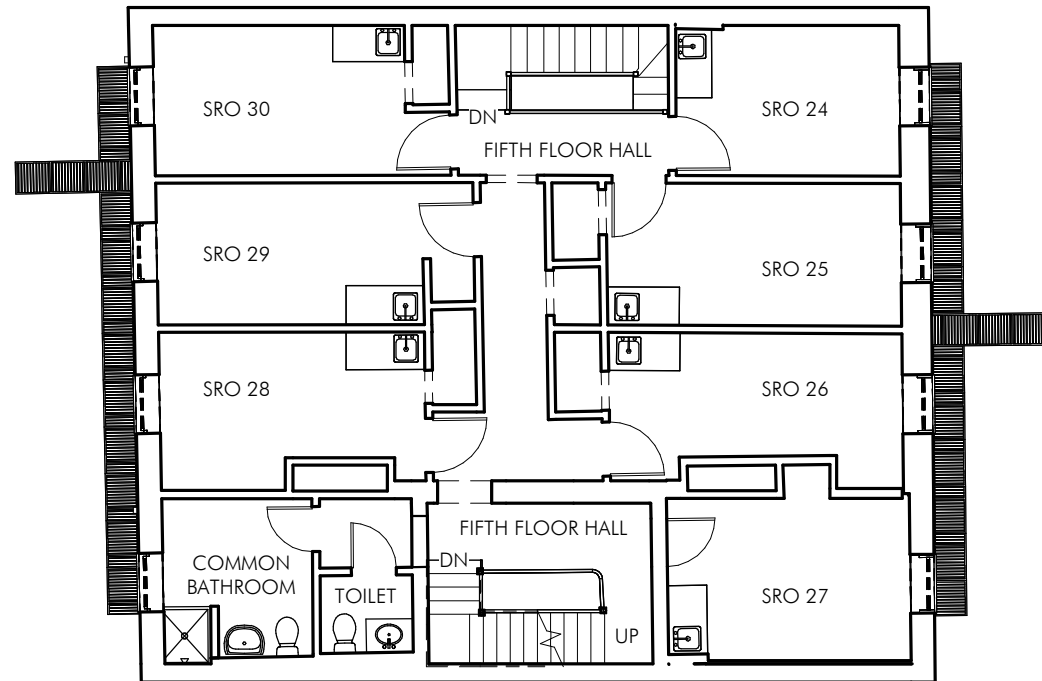
1 FOURTH FLOOR - PROPOSED
3/32" = 1'-0"



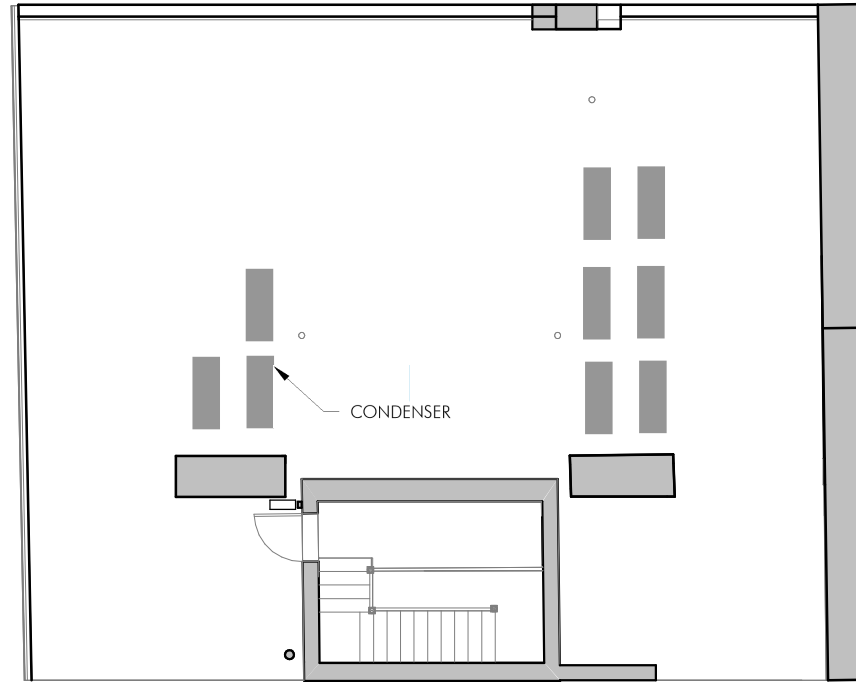
2 FOURTH FLOOR - EXISTING
3/32" = 1'-0"



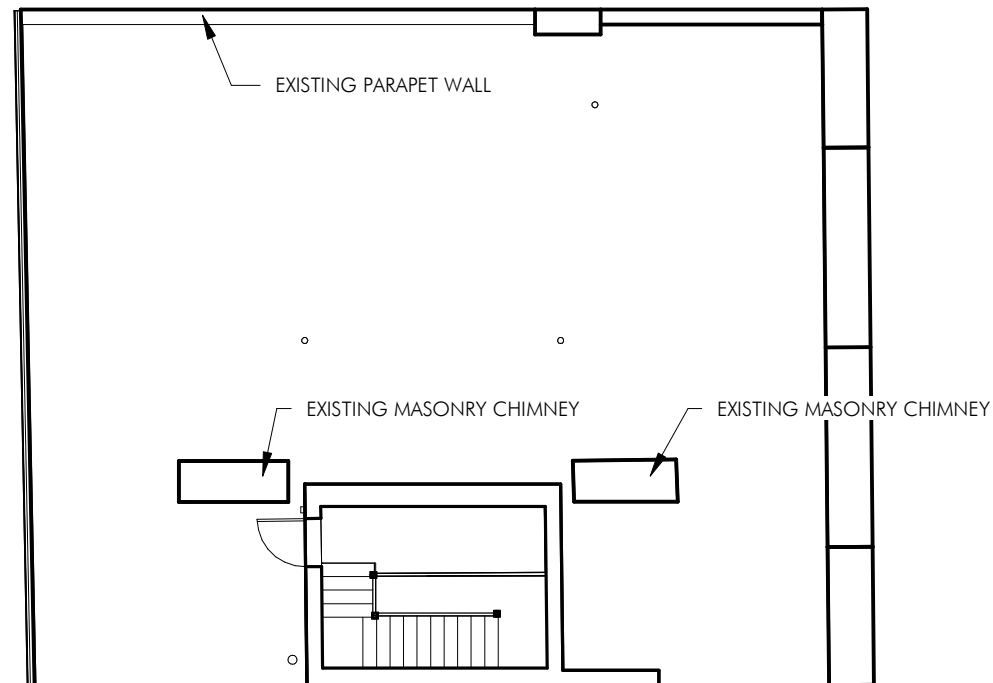
1 FIFTH FLOOR - PROPOSED
3/32" = 1'-0"



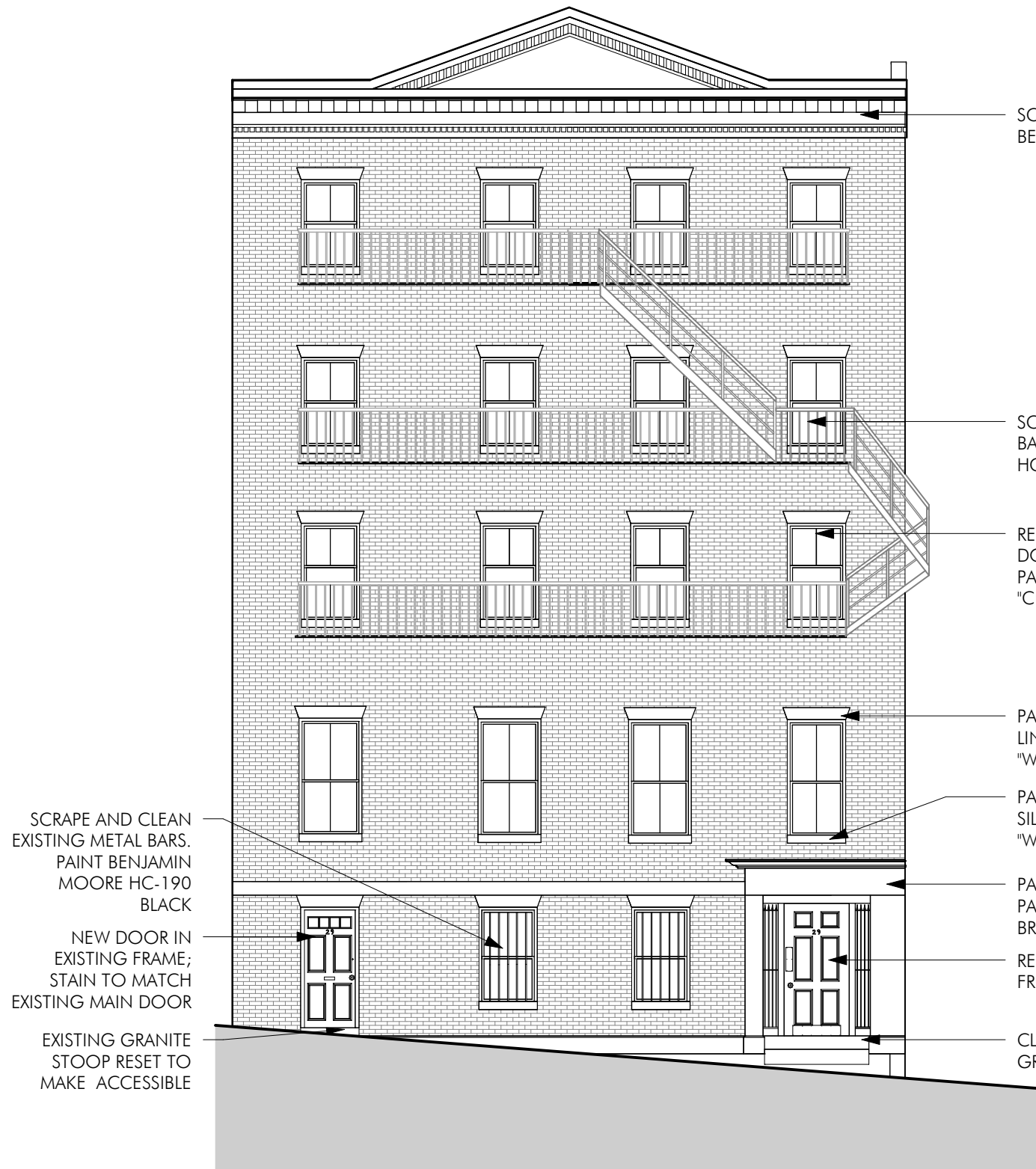
2 FIFTH FLOOR - EXISTING
3/32" = 1'-0"



1 ROOF PLAN - PROPOSED
3/32" = 1'-0"



2 ROOF PLAN - EXISTING
3/32" = 1'-0"



SCRAPE AND CLEAN
EXISTING METAL BARS.
PAINT BENJAMIN
MOORE HC-190
BLACK

NEW DOOR IN
EXISTING FRAME;
STAIN TO MATCH
EXISTING MAIN DOOR

EXISTING GRANITE
STOOP RESET TO
MAKE ACCESSIBLE

SCRAPE, CLEAN AND PAINT CORNICE,
BENJAMIN MOORE HC-190 BLACK

SCRAPE AND CLEAN EXISTING FIRE
BALCONY. PAINT BENJAMIN MOORE
HC-190 BLACK, TYPICAL

REPLACE WINDOWS WITH WOOD
DOUBLE HUNG WINDOWS, 2 OVER 2.
PAINT BENJAMIN MOORE OC-23
"CLASSIC GRAY" TYPICAL, TYPICAL

PATCH AND REPAIR EXISTING CAST STONE
LINTELS. PAINT BENJAMIN MOORE HC-69
"WHITALL BROWN" TYPICAL

PATCH AND REPAIR EXISTING CAST STONE
SILLS. PAINT BENJAMIN MOORE HC-69
"WHITALL BROWN" TYPICAL

PATCH AND REPAIR EXISTING CAST STONE.
PAINT BENJAMIN MOORE HC-69 "WHITALL
BROWN"

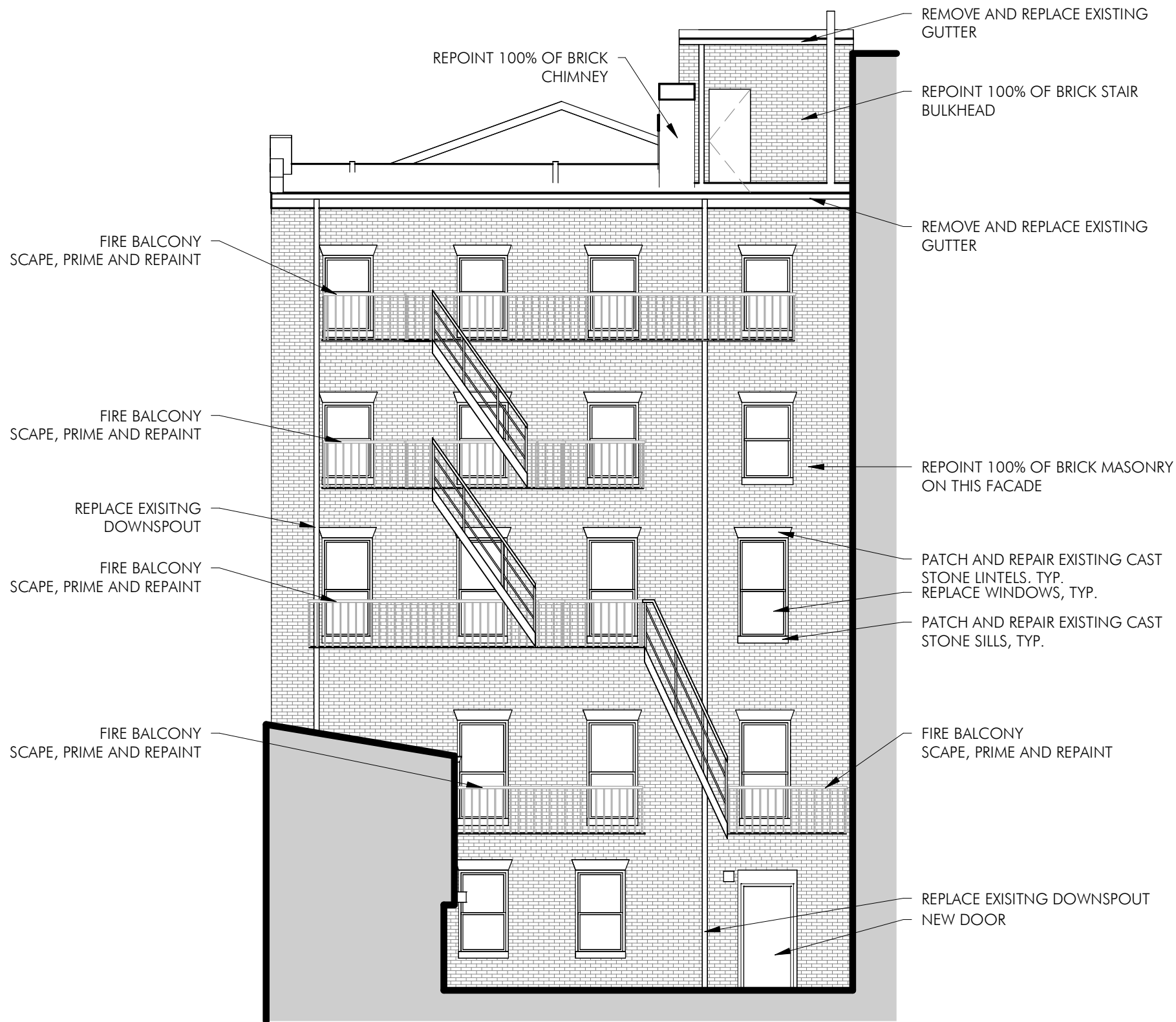
RESTORE AND STAIN EXISTING MAIN
FRONT DOOR.

CLEAN AND REPAIR AS NEEDED, EXISTING
GRANITE STOOP

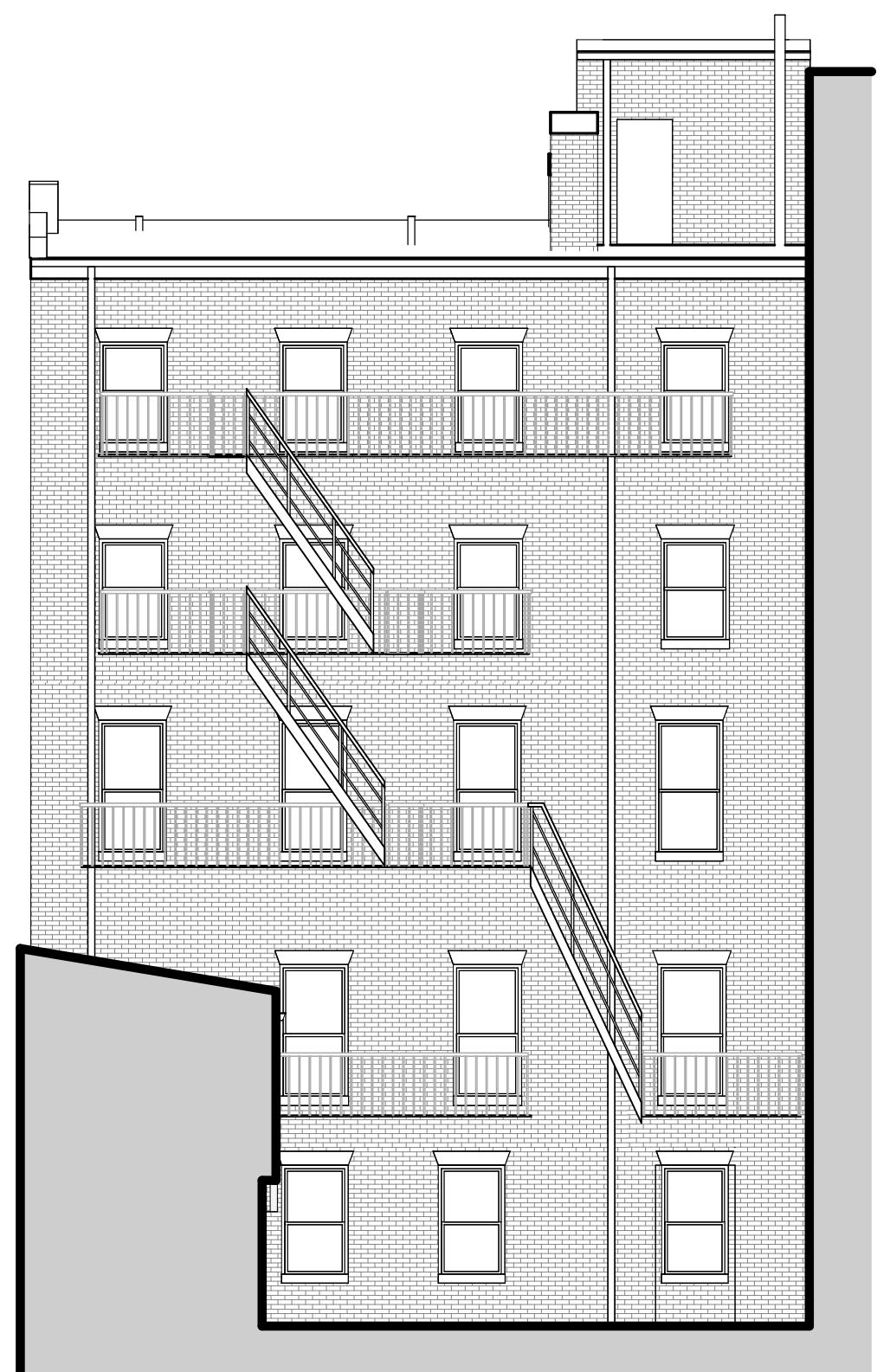
1 FRONT ELEVATION - PROPOSED
1/8" = 1'-0"



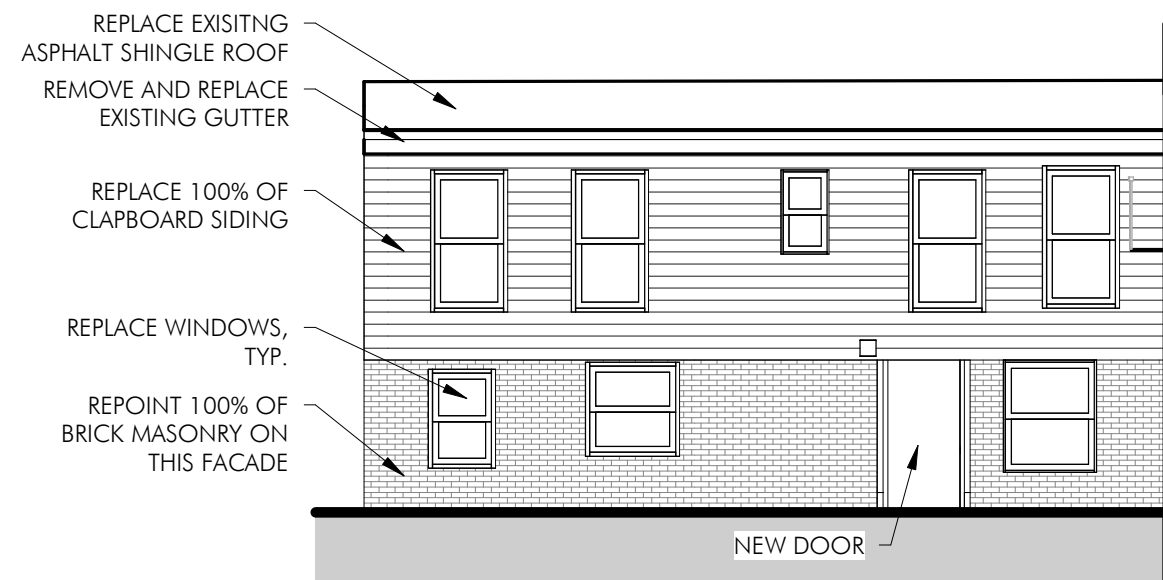
2 FRONT ELEVATION - EXISTING
1/8" = 1'-0"



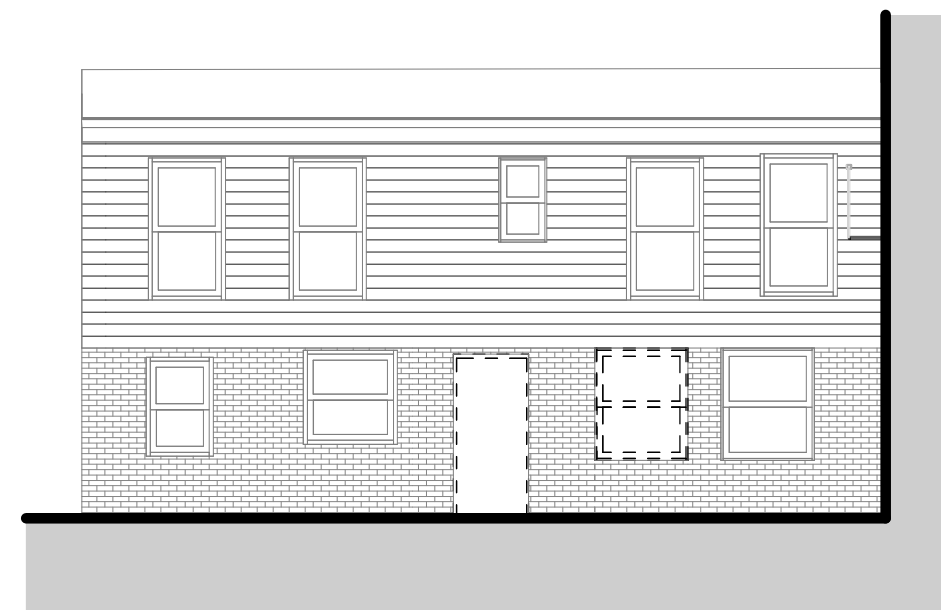
1 REAR ELEVATION - PROPOSED
1/8" = 1'-0"



2 REAR ELEVATION - EXISTING
1/8" = 1'-0"



1 REAR SIDE ELEVATION - PROPOSED
1/8" = 1'-0"



2 REAR SIDE ELEVATION - EXISTING
1/8" = 1'-0"

