

29 Mystic Avenue, Somerville
Facade Addition and Renovation



Presentation: Application for Special Permit

PROJECT DIRECTORY

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LANDLORD:
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FACILITATOR:
Mayor's Office of Strategic Planning &
Community Development
City of Somerville
93 Highland Avenue
Somerville, MA 02143
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EMAIL: DGuzman@somervillema.gov

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DEREK RUBINOFF ARCHITECT

11 Sherwood Street #2, Roslindale, MA 02131-3729 617-504-2599 drubinoff@derek Rubinoff.com

Cover

29 Mystic Renovation

29 Mystic Avenue
Somerville, MA 02145-1302

JOB #:

1002

SCALE:

1/4" = 1'-0"

DATE:

02-09-2010

DWN BY:

Author

CROSS REF:

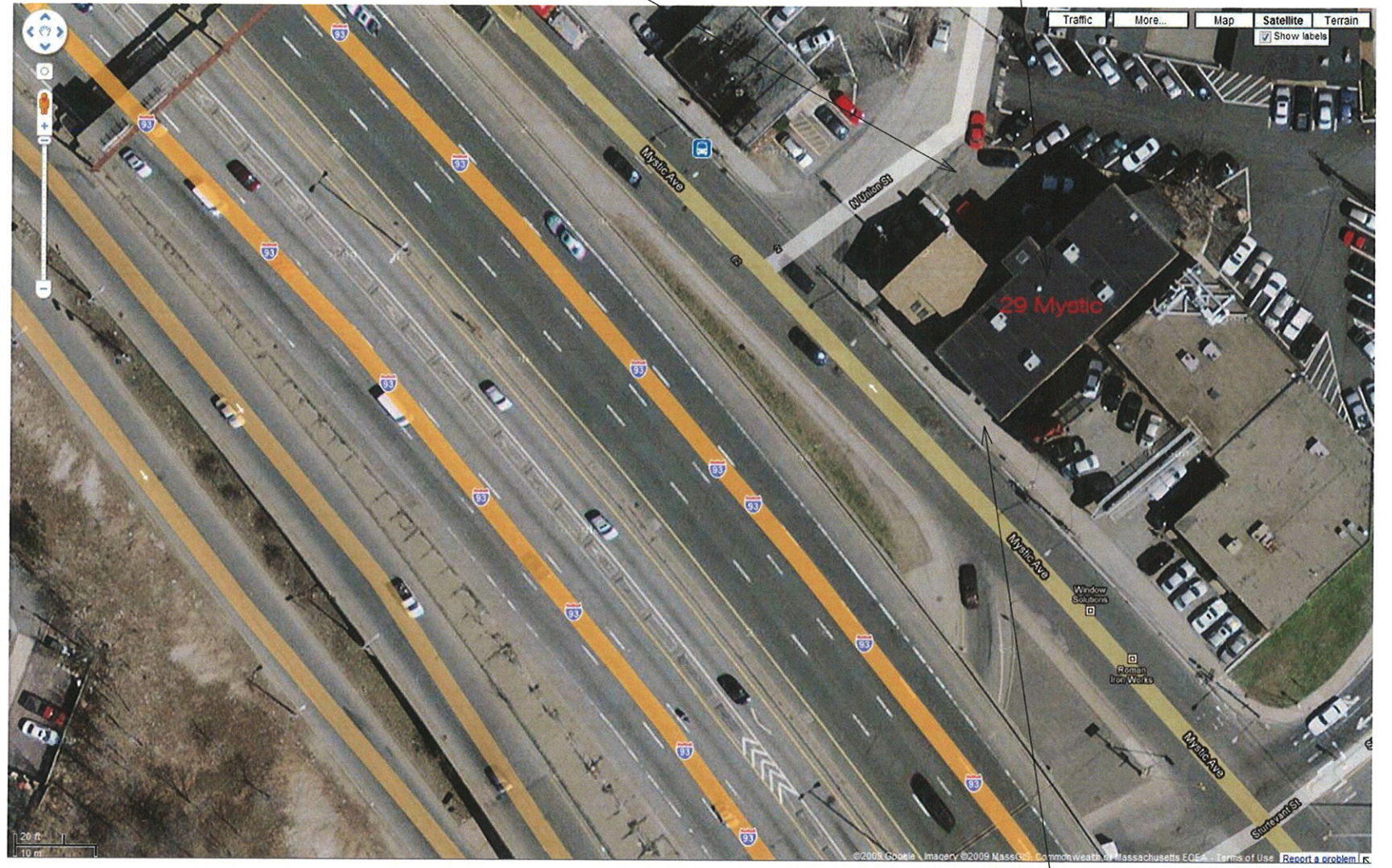
A0.1



29 MYSTIC

PARKING ACCESS
OFF NORTH UNION
STREET

SITE: 29 MYSTIC



EXISTING FRONT
VEHICULAR ACCESS
FROM MYSTIC AVENUE
TO BE REMOVED.



existing condition northbound on Mystic Avenue

existing condition walking south on Mystic Avenue looking down North Union Street



existing parking conditions at rear off North Union Street



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Existing Site Aerial

29 Mystic Renovation
29 Mystic Avenue
Somerville, MA 02145-1302

JOB #:	1002
SCALE:	1" = 10'-0"
DATE:	02-09-2010
DWN BY:	Author
CROSS REF:	

A0.2

Ctf//823.2Book 72/ Page 82.

PLAN OF LAND IN SOMERVILLE
Joseph Selwyn, Surveyor
September 25, 1964

PLOT PLAN OF NEARBY
CO-OWNED SITE

An aerial satellite view of a city block in Boston, Massachusetts. The central focus is a large, dark-roofed building labeled '29 Myrtle' in red text. To the left of this building is a large parking lot filled with numerous cars. Further left is a multi-lane highway, I-93, with yellow and white lane markings. Several streets are visible and labeled: 'Myrtle Ave' runs vertically on the left, 'Washington St' runs horizontally across the middle, and 'Spring St' runs vertically on the right. Other buildings, including a large brick structure, and various vehicles are scattered throughout the scene. The image is part of a Google Maps interface, with navigation controls and a search bar visible at the top.

29 MYSTIC SITE

UNION

Wagoner South Register District
JUL 14 1956
RECEIVED FOR REGISTRATION
11 O'CLOCK 36 M
Locus comprises
lots 1-8 incl.
Copy of part of plan
and in
REGISTRATION OF
DECEMBER 14, 1954
Scale of this plan 30 feet to an
C.M. Anderson, Engineer for Con-

Additional Parking

JOB #:	1002
SCALE:	1" = 10'-0"
DATE:	02-09-2010
DWN BY:	Author
CROSS REF:	

A0.3

A diagram showing a horizontal curve with a radius $R = 0.00'$ and a length $L = 33.00'$. The curve is represented by two parallel vertical lines with arrows at the ends, indicating a straight line segment.

SITE AREA = 7014 SF

EXISTING ENTRY TO STAIR TO
SECOND FLOOR TO REMAIN

R=0.00'
L=42.00'

R=0.00'
L=43.00'

3' - 0"

15' - 4"

-0"-

$R=0.00'$
 $L=87.00'$

— EXISTING PLANTED AREAS

ASPHALT PAVED AREA
UNDER SECOND FLOOR CANOPY:
PARKING FOR THREE CARS
(TO BE ELIMINATED)

EXISTING TWO-STORY
BUILDING FOOTPRINT:
4023 SF

BUILDING GROSS SQUARE FEET:
7498 SF

BUILDING NET SQUARE FEET:
7252 SF

CONCRETE BLOCK/BRICK EXTERIOR

STEEL AND CONCRETE BLOCK STRUCTURE

100' - 0"

— EXISTING FIRE
ESCAPE TO REMAIN

$R=0.00$
 $L=2.8$

R=0.00'
L=23.63'

MYSTIC AVENUE

VEHICULAR
ACCESS TO
BE
ELIMINATED

TRUCK ENTRANCE TO BUILDING BELOW CANOPY
(TO BE ELIMINATED)

N 88° 34' 45" W
103.83'



DEREK RUBINOFF ARCHITECT

11 Sherwood Street #2, Roslindale, MA 02131-3729 617-504-2599 drub@drub.com

2/9/2010 2:17:28 PM

C:\Users\Derek Rubinoff\Documents\Derek Rubinoff Architect\Jobs\Somerville Facades\29 Mystic\1002-REV\CENTRAL\29 Mystic CENTRAL.rvt

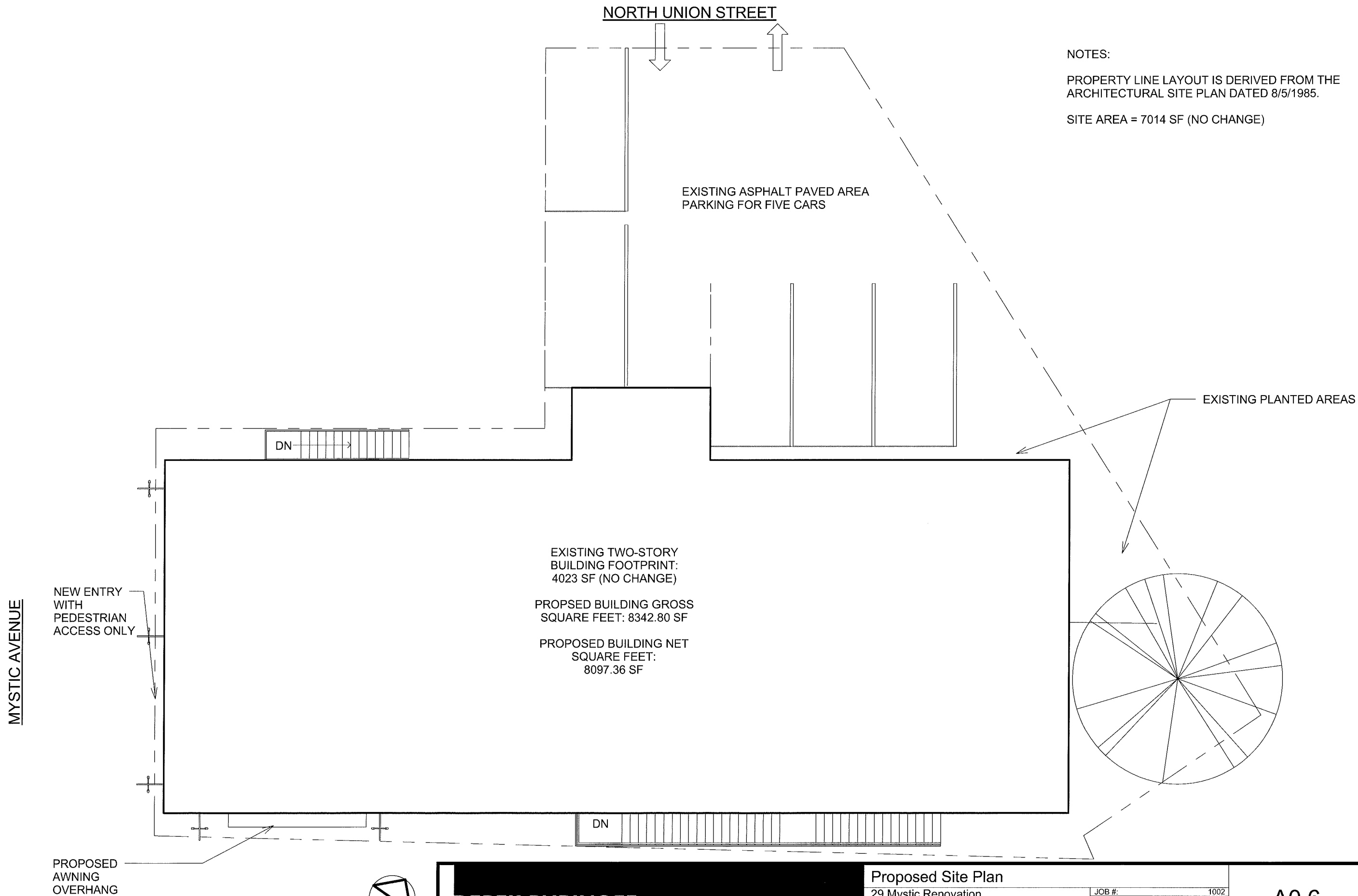
Existing Site Plan

29 Mystic Renovation

29 Mystic Avenue
Somerville, MA 02145-1302

JOB #:	1002
SCALE:	1" = 10'-0"
DATE:	02-09-2010
DWN BY:	Author
CROSS REF:	

A0.5



DEREK RUBINOFF ARCHITECT

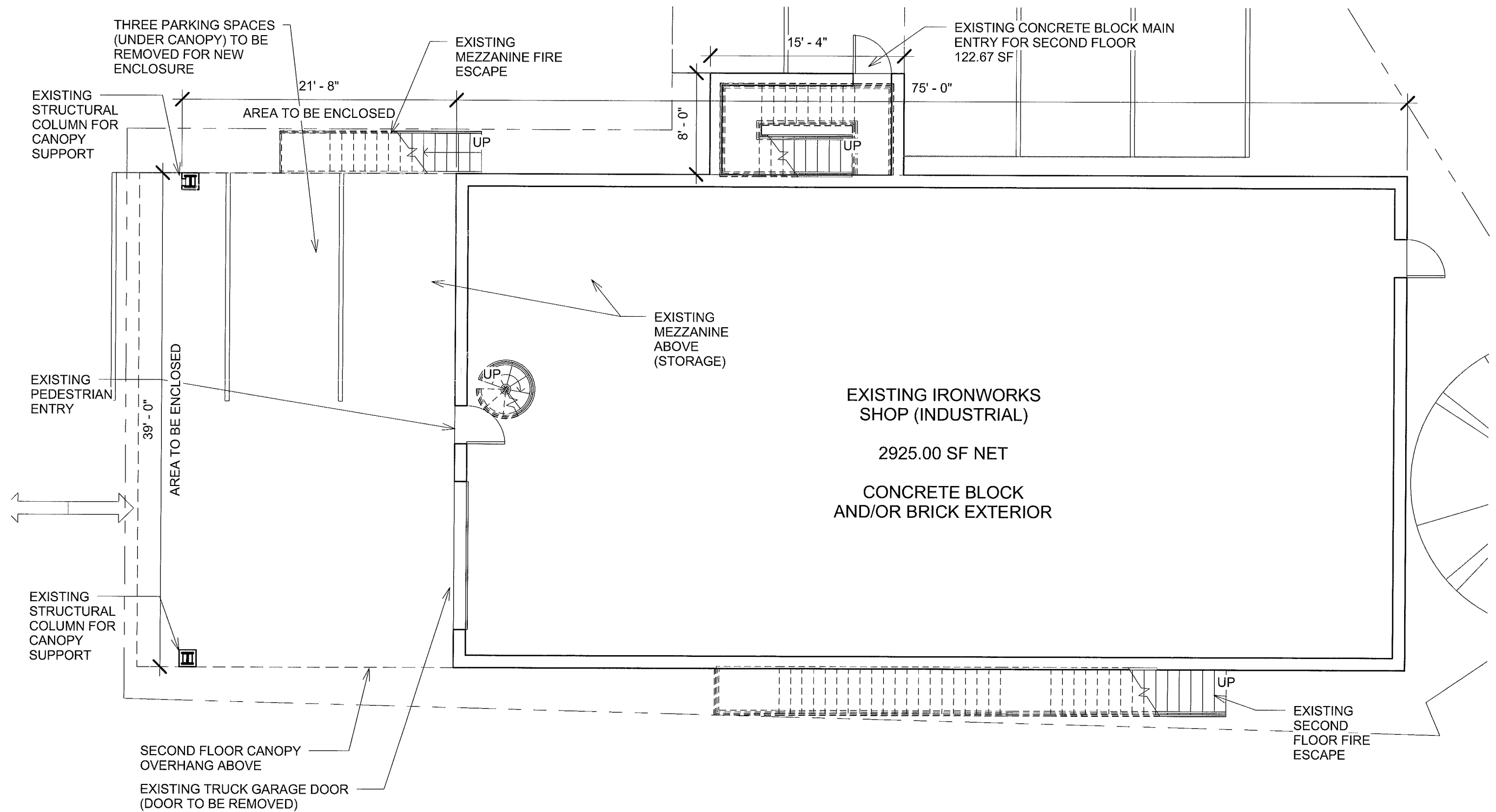
11 Sherwood Street #2, Roslindale, MA 02131-3729 617-504-2599 drubino@derekubino.com

Proposed Site Plan

29 Mystic Renovation
29 Mystic Avenue
Somerville, MA 02145-1302

JOB #: 1002
SCALE: 1" = 10'-0"
DATE: 02-09-2010
DWN BY: Author
CROSS REF:

A0.6



DEREK RUBINOFF ARCHITECT

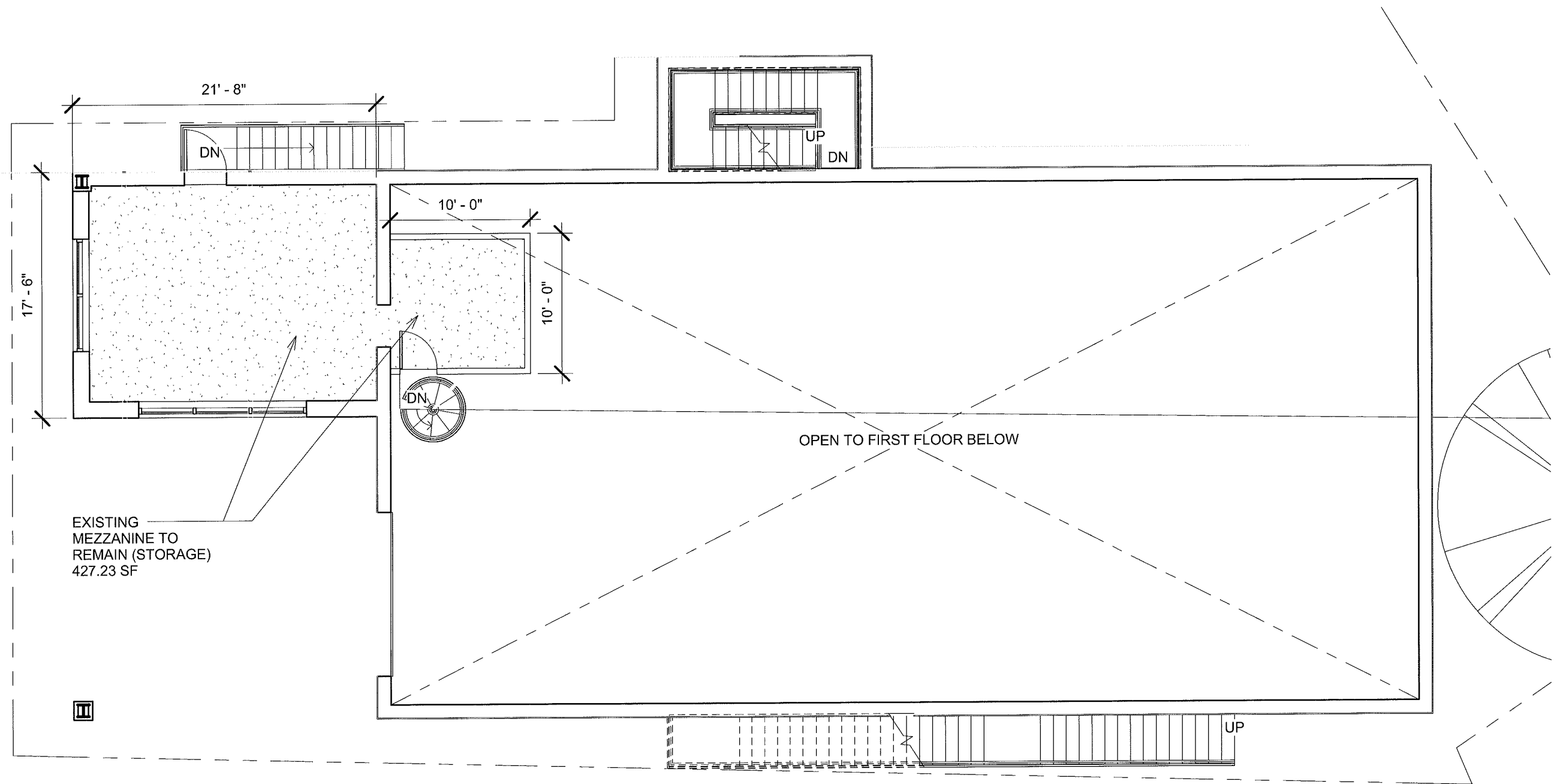
11 Sherwood Street #2, Roslindale, MA 02131-3729 617-504-2599 d.rubinoff@derek-rubinoff.com

Existing First Floor Plan

29 Mystic Renovation
29 Mystic Avenue
Somerville, MA 02145-1302

JOB #:	1002
SCALE:	1/8" = 1'-0"
DATE:	02-09-2010
DWN BY:	Author
CROSS REF:	

A1.1



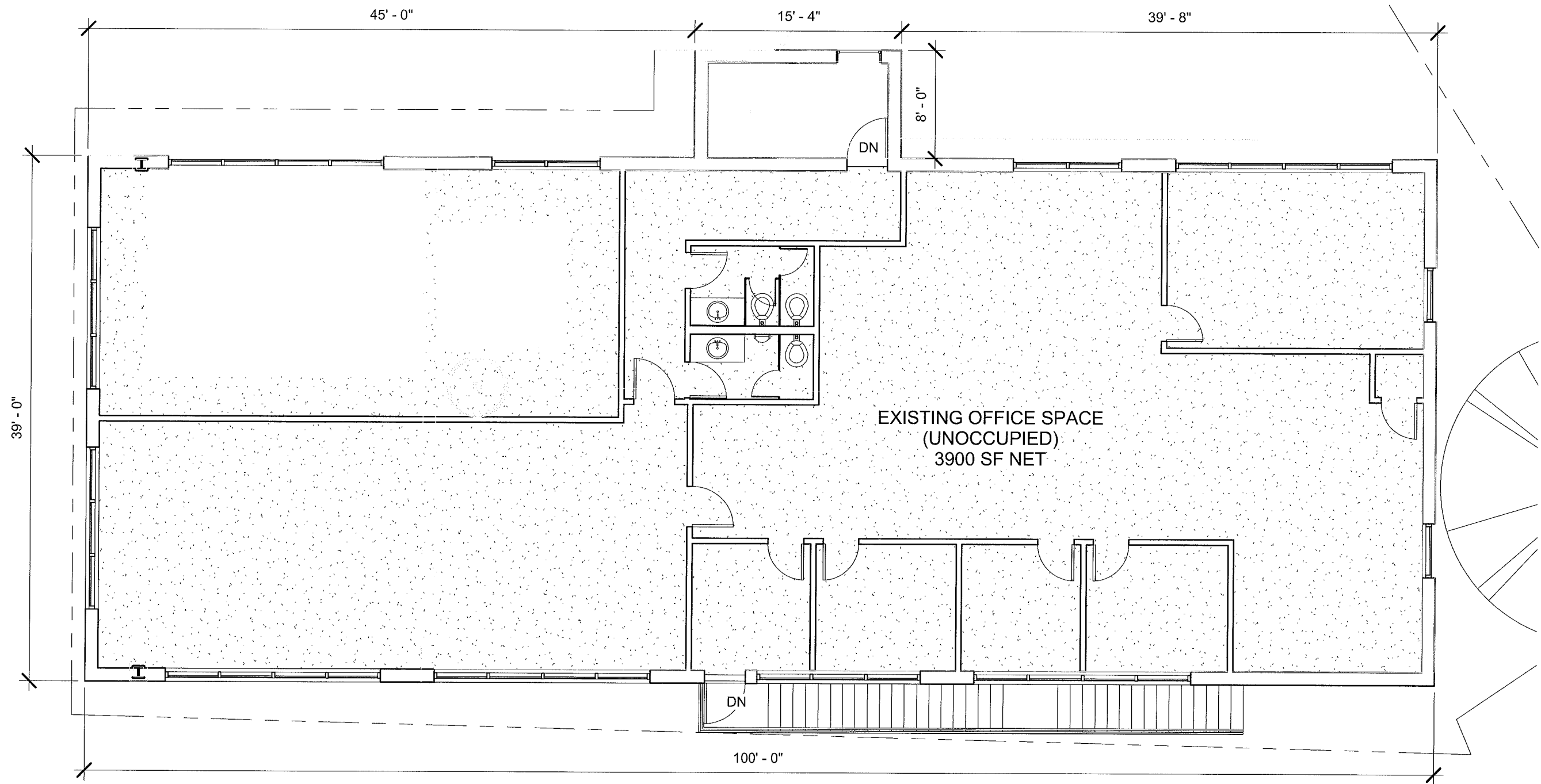
DEREK RUBINOFF ARCHITECT
 11 Sherwood Street #2, Eastville, MA 02131-3729 617-804-2599 drubino@derekubino.com

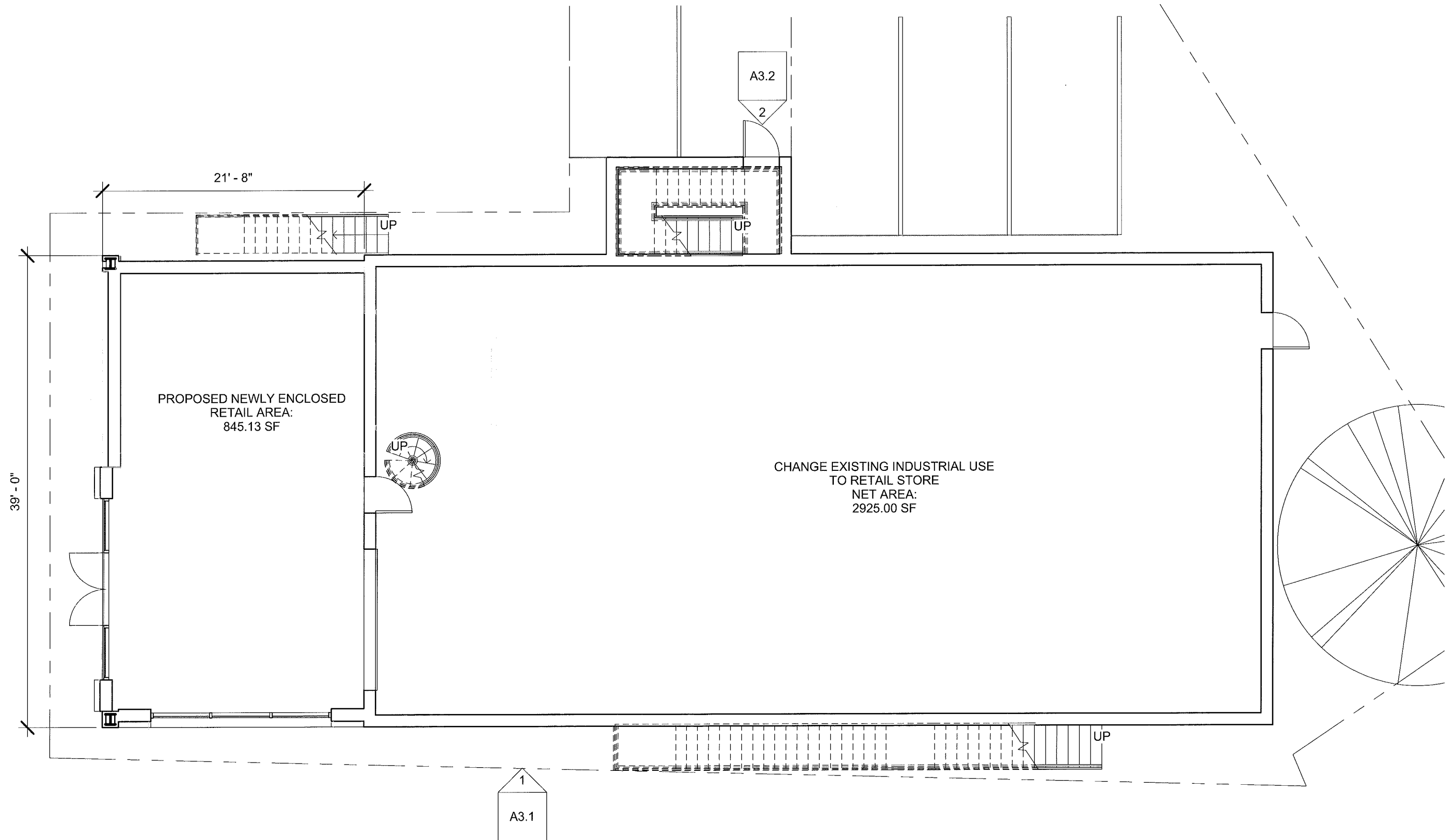
Existing Mezzanine Plan

29 Mystic Renovation
 29 Mystic Avenue
 Somerville, MA 02145-1302

JOB #:	1002
SCALE:	1/8" = 1'-0"
DATE:	02-09-2010
DWN BY:	Author
CROSS REF:	

A1.1.1





DEREK RUBINOFF ARCHITECT

11 Sherwood Street #2, Eastville, MA 02131-3729 617-504-2599 d@drubino.com

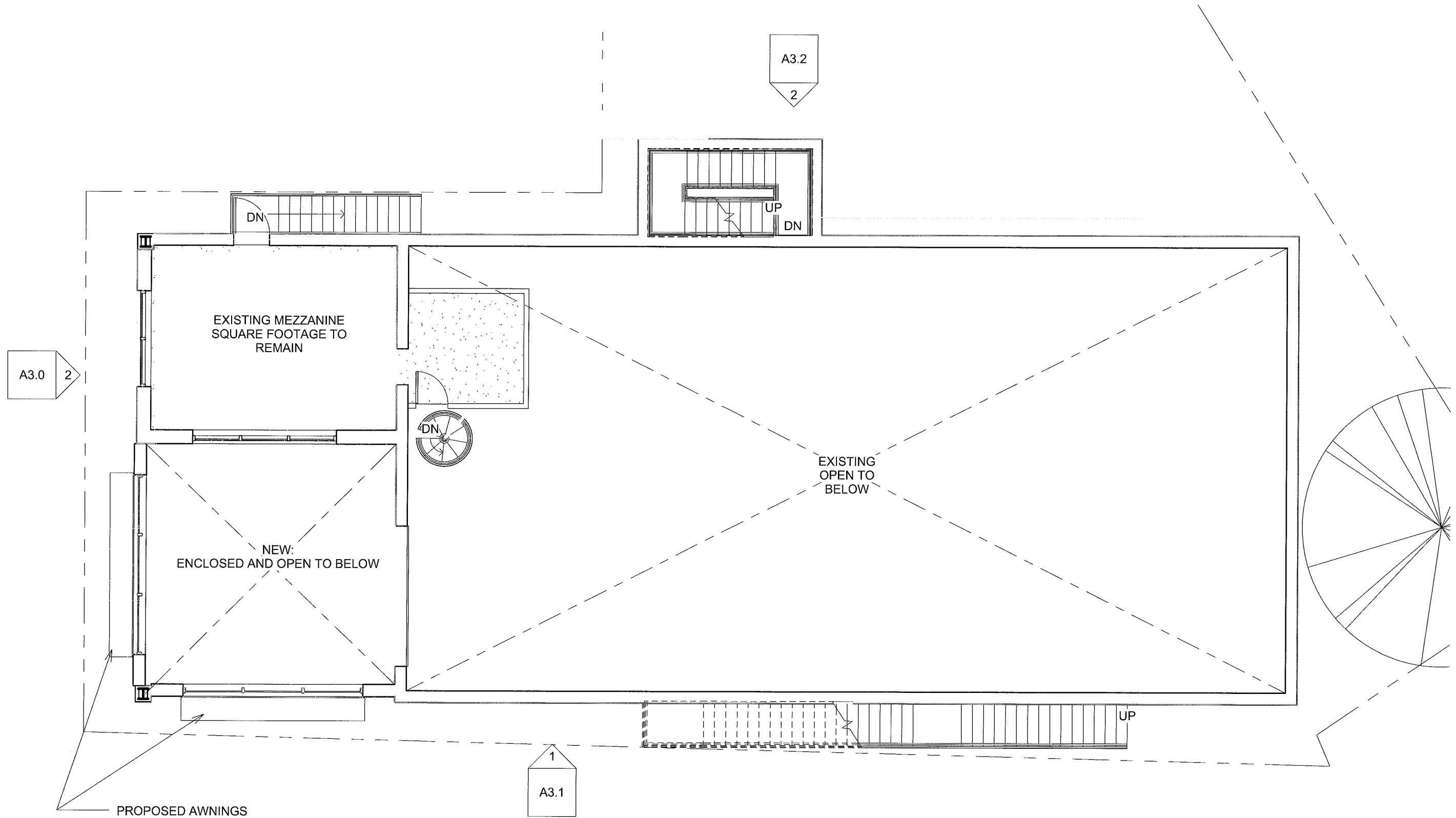
First Floor Plan

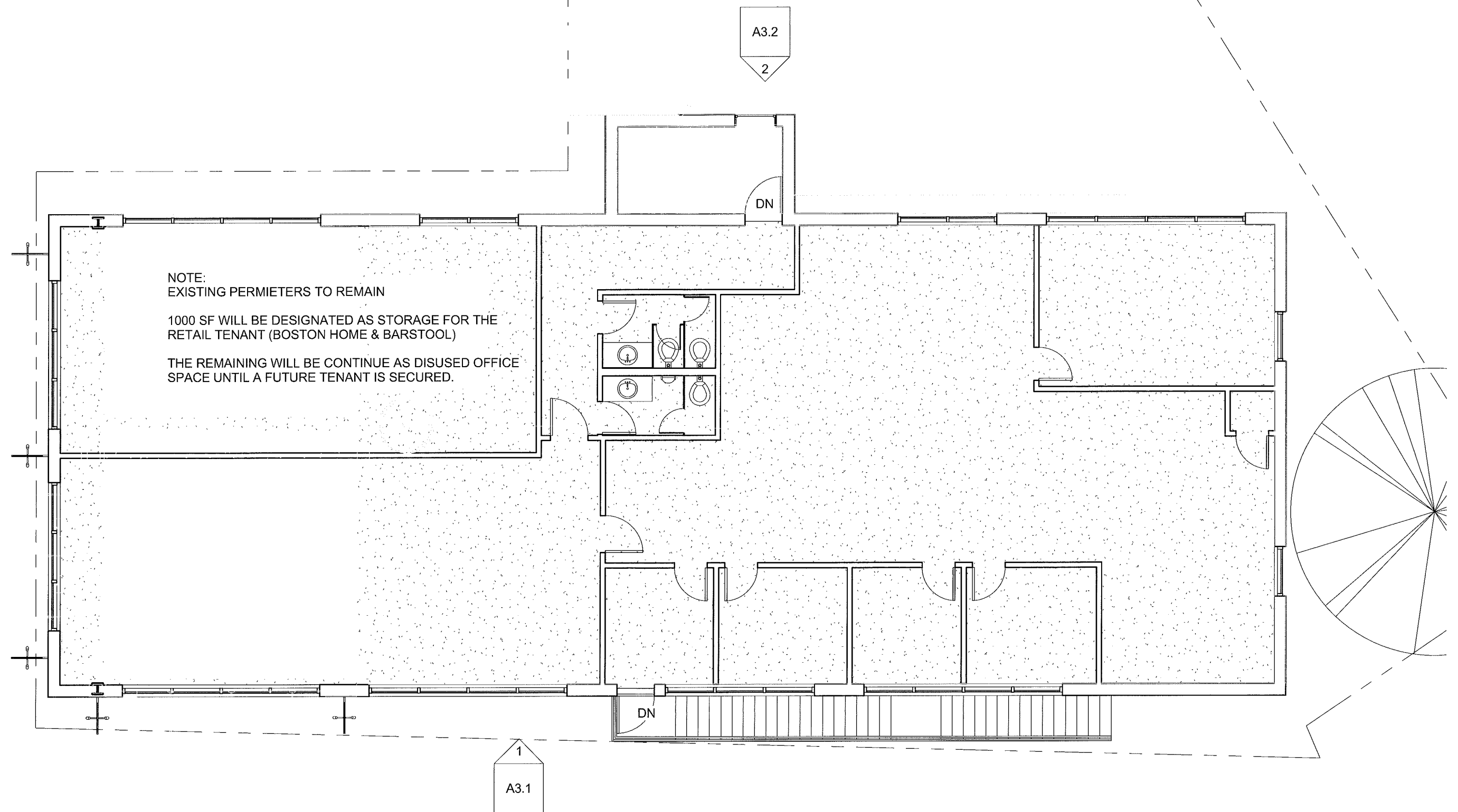
29 Mystic Renovation

29 Mystic Avenue
Somerville, MA 02145-1302

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CROSS REF:	

A2.1





DEREK RUBINOFF ARCHITECT

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Second Floor Plan

29 Mystic Renovation
29 Mystic Avenue
Somerville, MA 02145-1302

JOB #:	1002
SCALE:	1/8" = 1'-0"
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DWN BY:	Author
CROSS REF:	

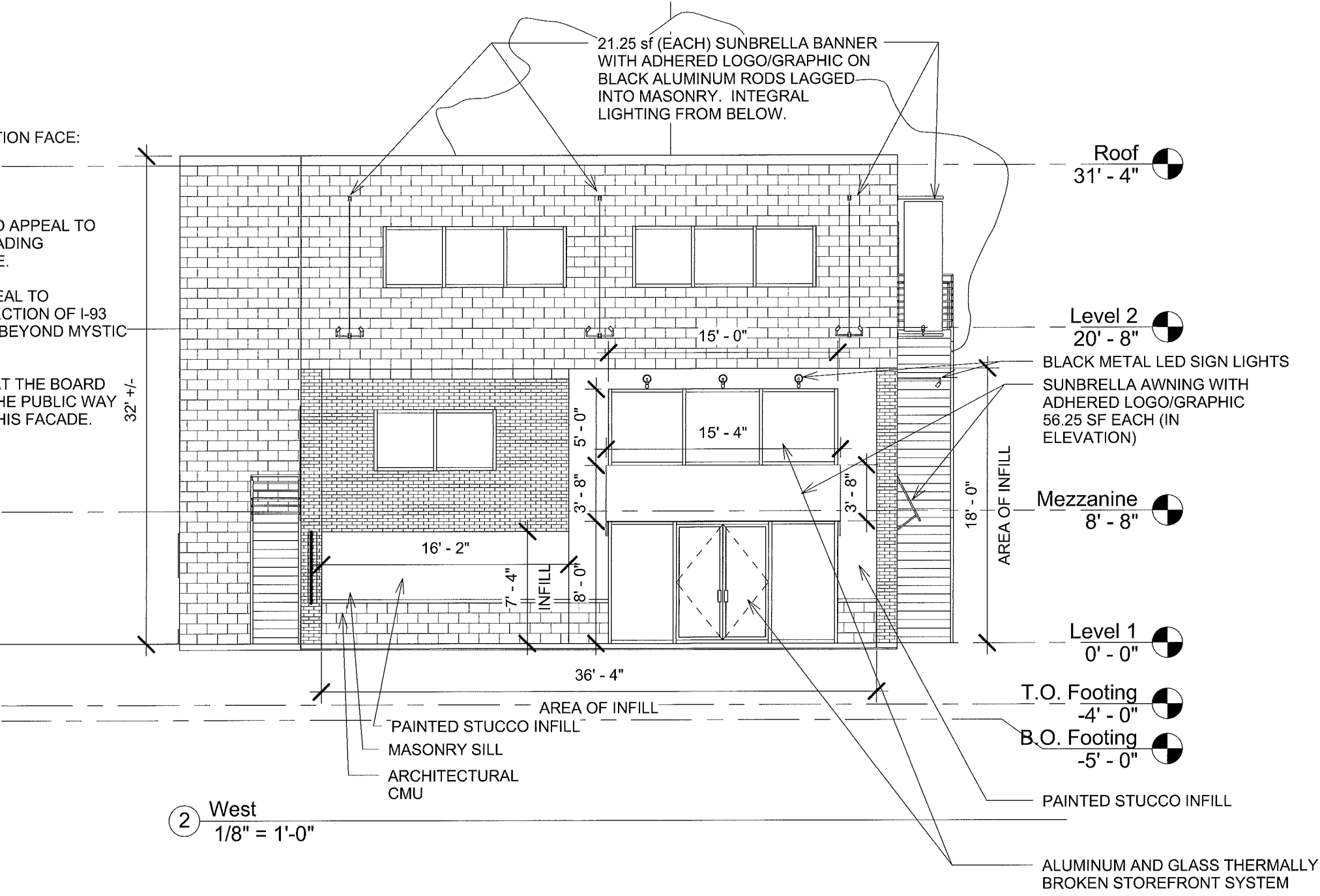
A2.2

PROPOSED SIGNAGE THIS ELEVATION FACE:
63.75 SF BANNERS
56.25 SF AWNING
= 120 SF TOTAL

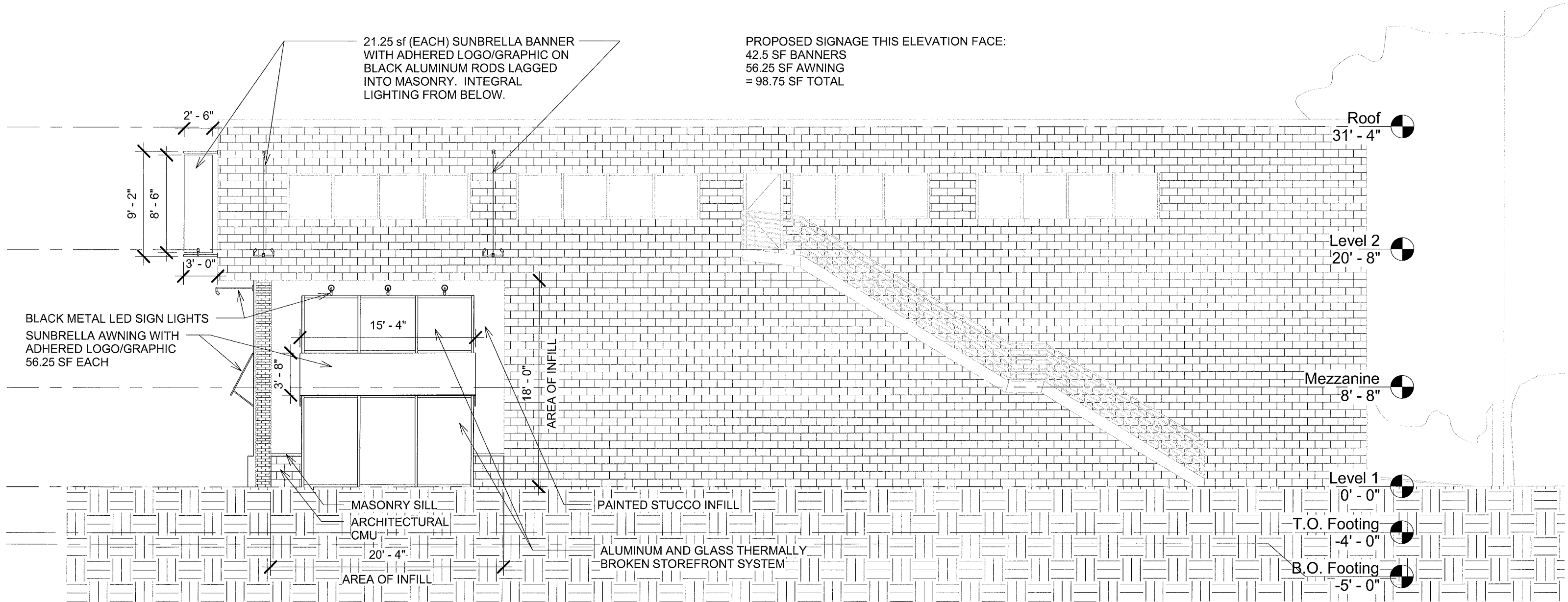
AWNING SIGNAGE IS DESIGNED TO APPEAL TO
PEDESTRIANS AND MOTORIST HEADING
NORTHBOUND ON MYSTIC AVENUE.

BANNERS ARE DESIGNED TO APPEAL TO
MOTORISTS ON THE ELEVATED SECTION OF I-93
TO WHICH THIS FACADE FRONTS (BEYOND MYSTIC
AVENUE).

WE RESPECTFULLY REQUEST THAT THE BOARD
CONSIDER THE CENTERLINE OF THE PUBLIC WAY
AS THE CENTER LINE OF I-93 TO THIS FACADE.



② West
1/8" = 1'-0"



① South
 1/8" = 1'-0"

DEREK RUBINOFF ARCHITECT

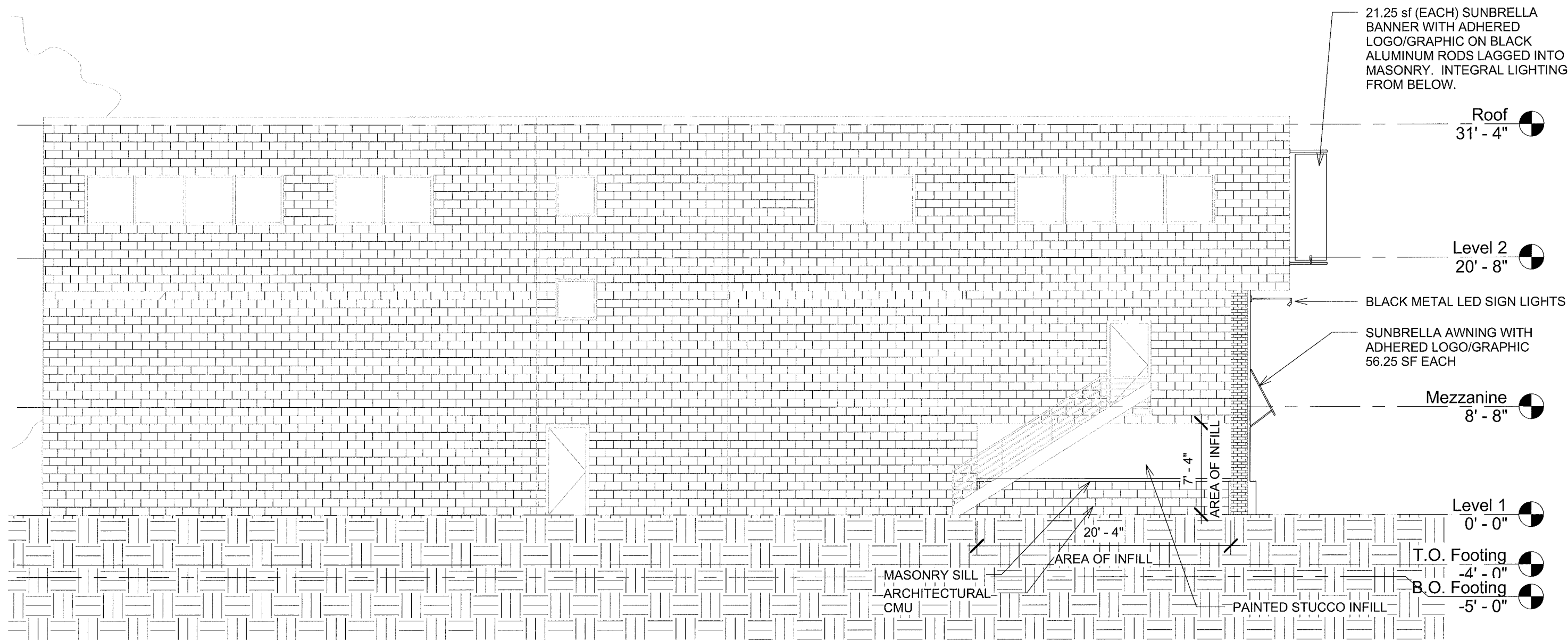
11 Sherwood Street #2, Roslindale, MA 02131-3729 617-584-2599 drrubino@drrubino.com

South Elevation

29 Mystic Renovation
 29 Mystic Avenue
 Somerville, MA 02145-1302

JOB #: 1002
 SCALE: 1/8" = 1'-0"
 DATE: 02-09-2010
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 CROSS REF:

A3.1



② North
1/8" = 1'-0"

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North Elevation

29 Mystic Renovation
29 Mystic Avenue
Somerville, MA 02145-1302

JOB #: 1002
SCALE: 1/8" = 1'-0"
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CROSS REF:

A3.2

Existing Facade

OPPORTUNITY FOR
SIGNAGE VISIBILITY
FROM I-93

POTENTIAL SIGNAGE
VISIBILITY FROM
MYSTIC AVENUE
(NORTHBOUND ONE-
WAY) AND FROM I-93

ENCLOSE EXISTING
CARPORT/TRUCK
PORT. CREATE INVITING
ENTRANCE.



DEREK RUBINOFF ARCHITECT 11 Sherwood Street #2, Roslindale, MA 02131-3729 617-584-2599 drubinoff@derek-rubinoff.com	Existing Perspectives		A4.0
	29 Mystic Renovation	JOB #: 1002	
	29 Mystic Avenue	SCALE:	
	Somerville, MA 02145-1302	DATE: 02-09-2010	
		DWN BY: Author	
	CROSS REF:		

Proposed Scheme 3: storefront infill (tall proportion)

SUNBRELLA
BANNERS WITH
GRAPHICS FOR
VISIBILITY FROM I-93

AWNING LIGHTING

LIT BARSTOOL
DISPLAY IN UPPER
WINDOWS

SUNBRELLA
AWNINGS WITH
LOGO GRAPHIC,
ON BLACK ALUM.
FRAME

ENTRY DOORS

ENCLOSE THIS AND
NORTH OPENING
WITH STUCCO/EIFS
WALL ON STEEL
STUDS



BANNER LIGHTING
(NOT SHOWN)

AWNING WITH
SIGNAGE GRAPHIC
FOR VISIBILITY TO
NORTHBOUND
DRIVERS ON MYSTIC
AVENUE

THERMALLY-
BROKEN INSULATED
ALUMINUM
STOREFRONT
SYSTEM WITHIN EIFS
WALL ON POURED
CONCRETE FOOTING.

POUR CONCRETE
SLAB INTERNAL TO
ADDED STORE AREA.

