



Thompson Square Partners LLC

Application

Boston Landmarks Commission

For

Certificate of Appropriateness

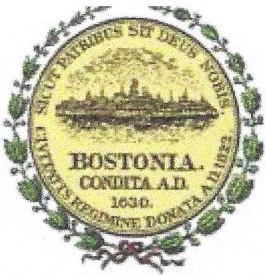
For

ADA Compliance Work

At the

Charlestown Saving Bank

October 11, 2016



APPLICATION
CERTIFICATE of APPROPRIATENESS-or-
DESIGN APPROVAL-or-EXEMPTION

Deliver or mail to:
Environment Department
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

RECEIVED _____

FEE _____

HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 1 + 2 Thompson Square

NAME of BUSINESS/PROPERTY Thompson Square Partners LLC

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT Thompson Square Partners LLC

CONTACT NAME James P. DeVellis RELATIONSHIP TO PROPERTY Principal

MAILING ADDRESS 1 Thompson Square, Charlestown, MA ZIP 02129

PHONE 617-241-0009 (cell) EMAIL Jim@tspre.com

PROPERTY OWNER Thompson Square Partners CONTACT NAME Luis Andres Pérez

MAILING ADDRESS 1 Thompson Square, Charlestown, MA ZIP 02129

PHONE 781-454-6785 (cell) EMAIL woodhammer.nails@aol.com

ARCHITECT Rusty E. Sergeant A.I.A. CONTACT NAME Rusty Sergeant

MAILING ADDRESS 3 Rowland Street, Mystic, Ct. ZIP 06355

PHONE 860-938-0008 (cell) EMAIL rustysergeant@aol.com

CONTRACTOR Not selected at this time CONTACT NAME _____

MAILING ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____

III. DESCRIPTION OF PROPOSED WORK

A BRIEF OUTLINE OF THE PROPOSED WORK MUST BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL NOT BE ACCEPTED. This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Additional pages may be attached, if necessary, to provide more detailed information.

The proposed work consists of three distinct projects which we have labeled Projects A, B & C on the description of work and the drawings. In order to provide safe access for the tenants to the building during the construction, the projects will be performed at different time intervals.

The outline of the description of the proposed work is continued on the attached pages.

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: Project A - \$74,000 Project C - \$38,000
Project B - \$33,000

IV. DULY AUTHORIZED SIGNATURES (both required)

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT

James P. DeVellis

OWNER*

James P. DeVellis

*(If building is a condominium or cooperative, the chairman must sign.)

PRINT

James P. DeVellis
Principal

PRINT

James P. DeVellis
Principal

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED

THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION.

The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

- ☒ COMPLETED APPLICATION FORM
- ☒ APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions) \$50
- ☒ DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. **Applications that only note "see attached" will not be accepted.**)
- ☒ PHOTOS OF EXISTING CONDITIONS
- ☒ DRAWINGS AND SPECIFICATIONS AS REQUIRED (See "documentation requirements" in instructions)

Continuation:

III. DESCRIPTION OF PROPOSED WORK:

Project A - Front Left Side of the Building:

Install an ADA compliant ramp to the existing elevator lobby and to the proposed new entry door to the existing retail space. The ADA compliant ramp will accommodate the two described entries into the building. It will have a cheek wall topped with a granite slab that will be similar in color to the exiting granite on the building.

The existing door to the elevator lobby will be removed and in the same opening we will install an ADA compliant automatic door that will be similar in appearance to the existing doors in the front of the building.

The proposed new entry way to the existing retail space will be accomplished by removing the iron work and window; and removing the granite sill and the brick below the granite sill. The granite base will be retained for use in project B described below. In the opening that is created we will install the double doors removed from Project B described below

In the area immediately to the left of the new ADA compliant ramp and in front of Two Thompson Square (part of One Thompson Square building and ownership on the same plot plan), we will install an ADA compliant outdoor seating area that will accommodate 4 tables and 14 seats. The seating area will be approximately 240 square feet. The work will consist of removing the existing surface materials in the designated area and excavating to a depth sufficient to accommodate a minimum of 6" of $\frac{3}{4}$ " crushed stone and a minimum concrete pad of 4". The finish on the new surface will be made to match as closely as possible to the remaining surface material. The seating area will be set on the site as to not infringe on the required clear egress path of the proposed ADA ramp for One Thompson Square and the existing front exist door from Two Thompson Square. The Coldwell Banker canopy depicted in the photograph will be removed.

The described work is needed to make the building ADA compliant, and in our opinion, will not change in any material manner the appearance of the building. We are retrofitting a ADA compliant door into an existing elevator door opening and another door into an existing window opening. This work will require minimal removal of existing materials.

All of the above described work is within the ownership property line as demonstrated by the attached plans. The proposed seating area is a permitted use in the Neighborhood Shopping District that the building is located.

Project B – Front Right Center of the Building:

The existing door opening will be restored to its original condition by removing the existing double door (Door to be reused in Project A above) and installing the glass storefront window salvage from the location where the door will be installed. The wall and sill supporting the salvaged glass storefront window will be built up using brick, granite and other materials salvaged from the demolition of the window in Project A and the window to the immediate right wherein which will be installed a new ADA compliant double door to match the existing doors on the building. The ADA compliant ramp will be constructed behind these new doors inside of the building. This work will bring the location of the door back to its original location and present a more balanced façade as it was originally designed and constructed.

Project C – Rear of the Building:

Install a new rear egress door for the first floor that will open onto a landing at grade at the rear of the building. The rear new door will be installed below the existing window and Iron Work by cutting the existing concrete faced wall below the sill to accommodate the rough opening for the new rear door. The areas around and above the new rear door rough opening to the extent required by the demo work will be infilled with the salvaged brick the brick.

The new rear door will be a typical commercial grade 3' 6" door with a glass see through. See specification attached. This door is not visible from any public way.

Zoning Issues:

There are no changes proposed in the square footage, height, legal use of occupancy, or rooftop construction for the building. The proposed outdoor seating area described in the Project A section above is within the property lines of the building and is a permitted use in the Neighborhood Shopping District that the building is located.

Other Reviews:

We will seek other reviews and approvals from the appropriate City of Boston agencies and the Massachusetts Architectural Access Board as the project progresses. Our first step in this process is receiving a Certificate of Appropriateness for the process work from the Landmark Commission.

Russell E. Sergeant, A.I.A.
ARCHITECT
3 Rowland St. Mystic CT 06355
(860) 536-3925

#	DATE	REVISION
1	10/2	REAR ACCESS

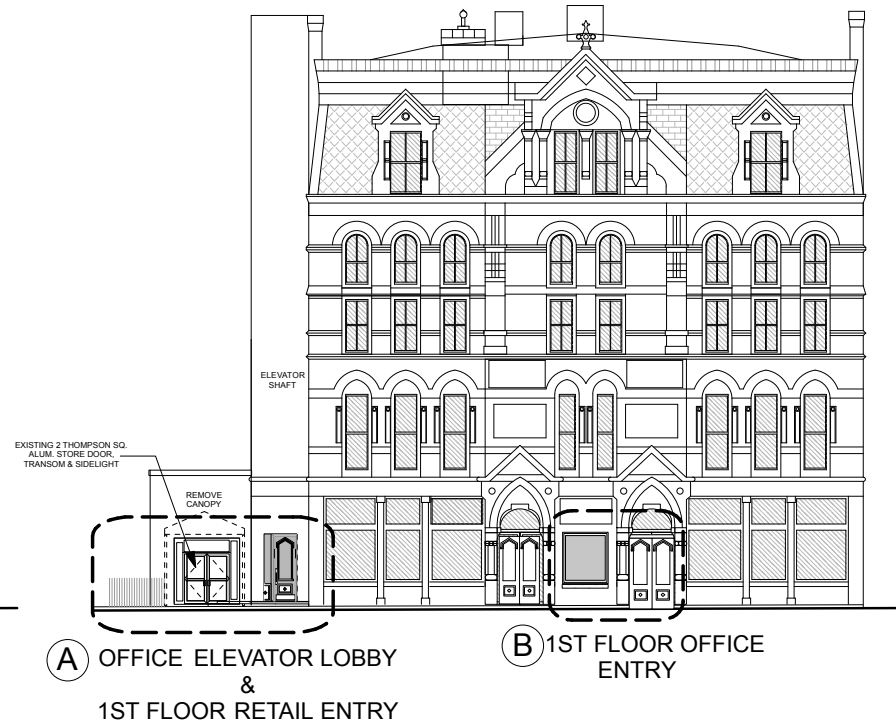
**CHARLESTOWN SAVINGS BANK
1 & 2 THOMPSON SQUARE
CHARLESTOWN, MA.**

1





EXISTING



PROPOSED

FRONT [THOMPSON SQ.] ELEVATION @ 1":200'

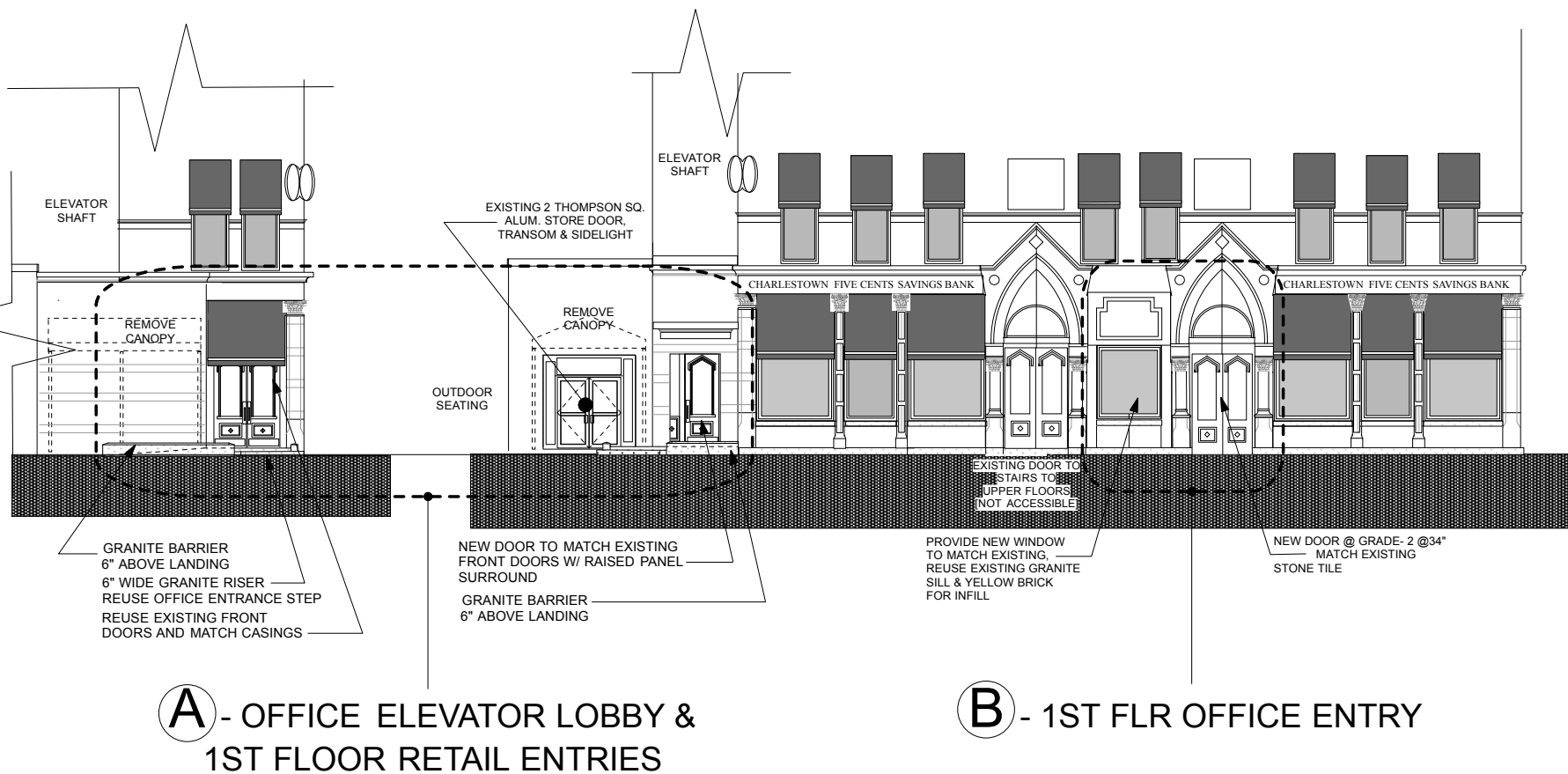
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SEPT. 6, 2016

DATE REVISION

**CHARLESTOWN SAVINGS BANK
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CHARLESTOWN, MA.**

2



SIDE ELEVATION

FRONT [THOMPSON SQ.] ELEVATION

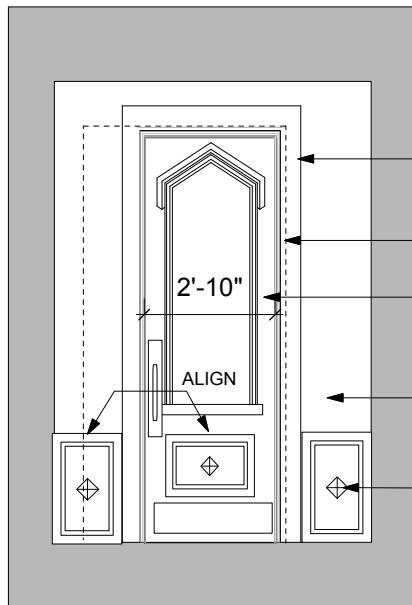
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CHARLESTOWN, MA.

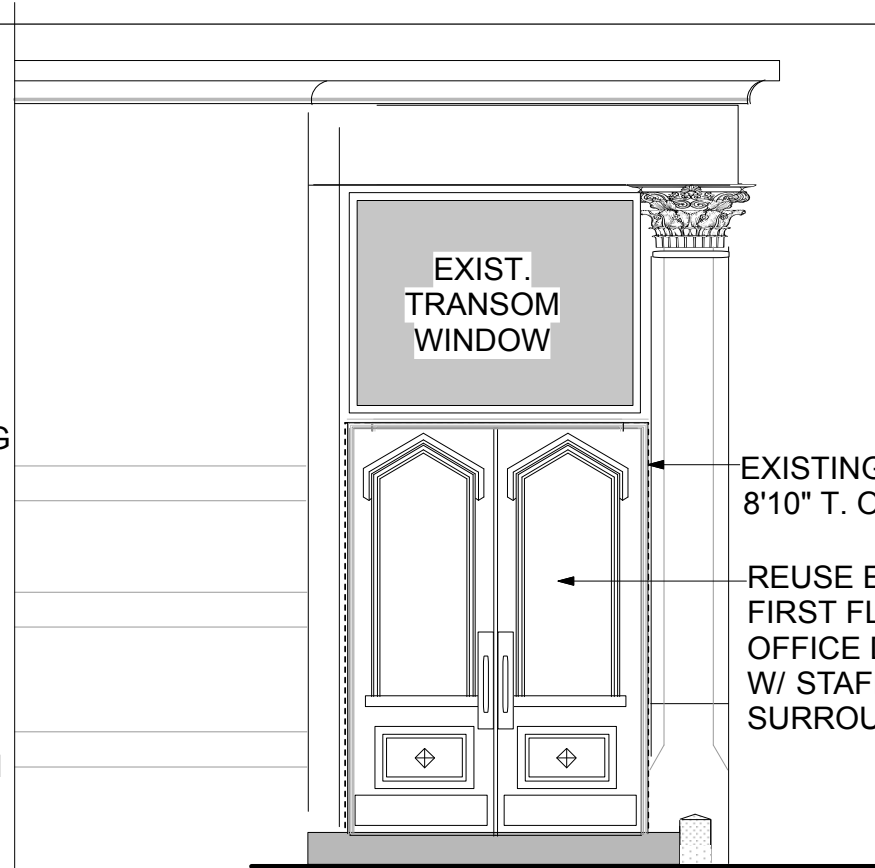
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NEW ELEVATOR LOBBY
DOOR OPENING

- 1X6+/- FLAT CASING
WITH BEAD
- STAFF BEAD
- 2'-10"
- NEW DOOR
- SEE SHEET 7
- PAINTED CEMENT
BOARD
- PANELS TO MATCH
DOOR



NEW RETAIL SPACE
DOOR OPENING

EXISTING 6'6" W.
8'10" T. O'P'G

REUSE EXISTING
FIRST FLOOR
OFFICE DOORS
W/ STAFF BEAD
SURROUND

A - OFFICE ELEVATOR LOBBY & 1ST FLOOR RETAIL ENTRY DOORS @ 3/8":1'

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**CHARLESTOWN SAVINGS BANK
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CHARLESTOWN, MA.**

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2 Thompson Sq.

EXIST. DOOR
& S.L.'S

+ 27.6

EXISTING
ELEVATOR

EXIST. ELEV.
LOBBY

+ 28.06

GRANITE BARRIER
6" ABOVE LANDING

SLOPED
SIDEWALK
1: 20

4'-0"

+ 28.0

27.455 +
27.06 +

GRANITE BARRIER
6" ABOVE LANDING

+ 27.24

1:50 pitch

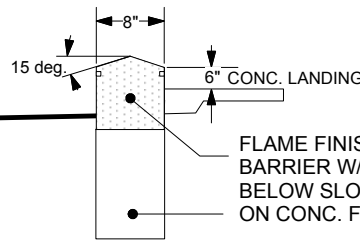
+ 27.85

+ 27.9

MATCH EXISTING FRONT DOORS
W/ RAISED PANEL SURROUND

REUSE EXISTING FRONT
OFFICE DOORS AND CASINGS

TAPER THRESHOLD
TO FLOOR LEVEL



GRANITE BARRIER DETAIL

APPROX. 240 SQ. FT
OUTDOOR SEATING
14 SEATS

CONCRETE TO MATCH EXISTING
SIDEWALK SURFACES
REUSE OFFICE ENTRANCE STEP
6" WIDE GRANITE RISER

A -ELEVATOR LOBBY/
RETAIL ENTRY

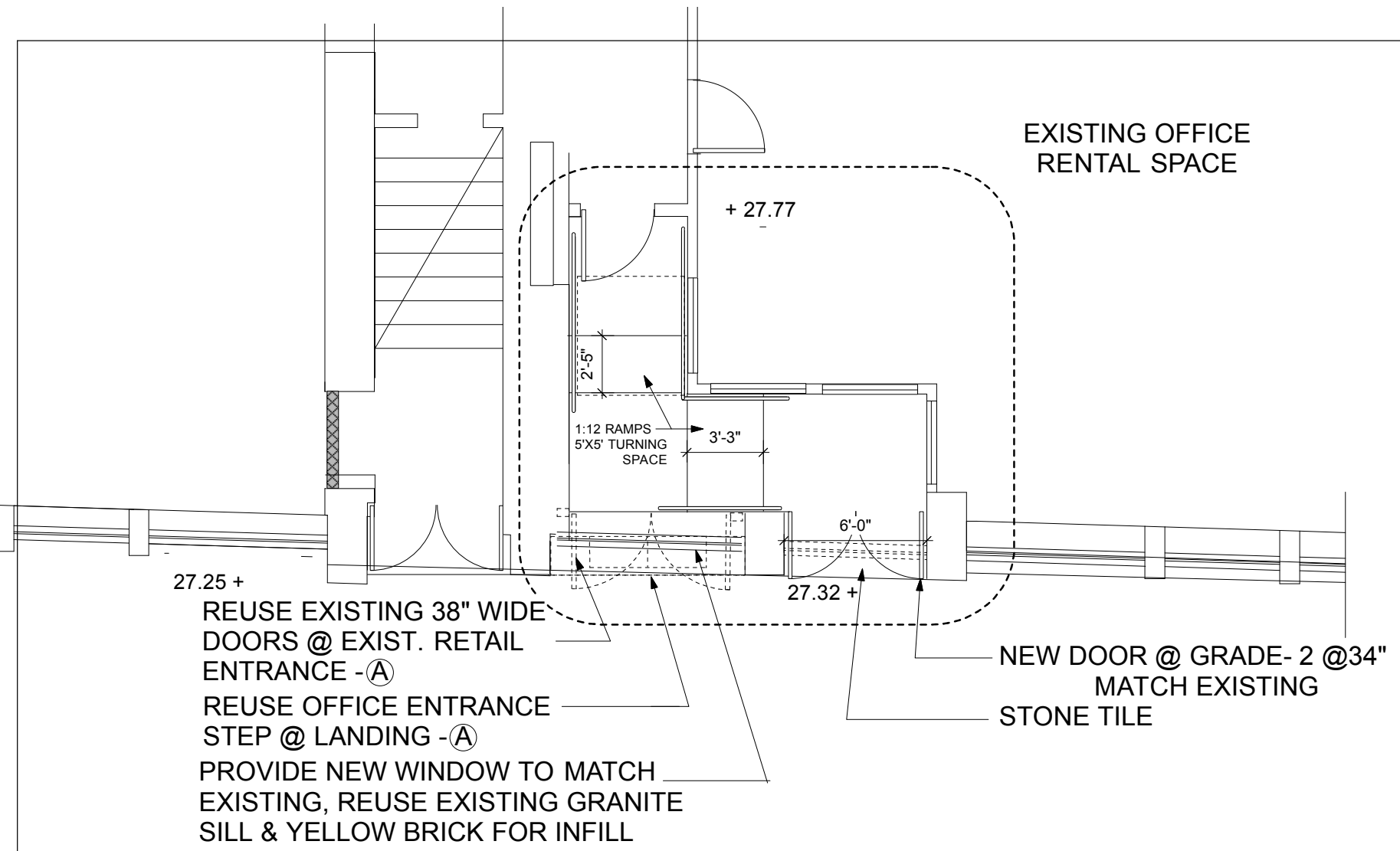
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**CHARLESTOWN SAVINGS BANK
1 & 2 THOMPSON SQUARE
CHARLESTOWN, MA.**

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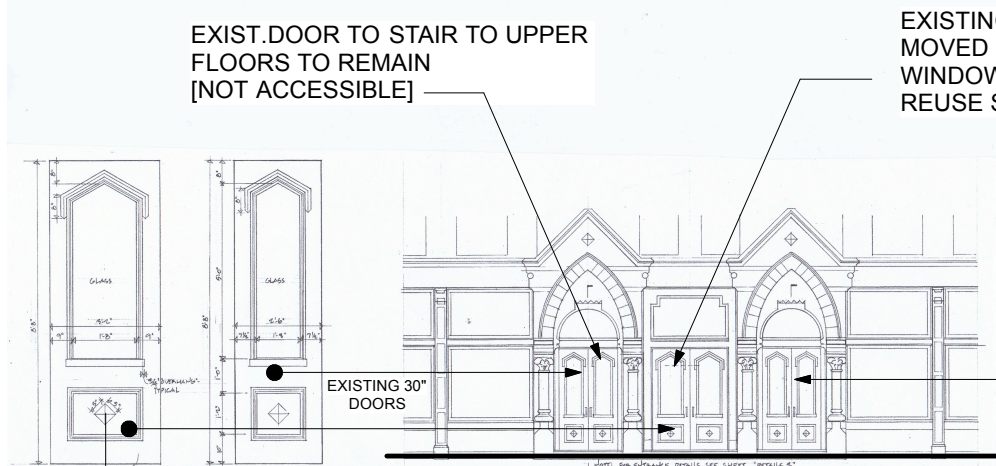
B -1ST FLOOR OFFICE ENTRY

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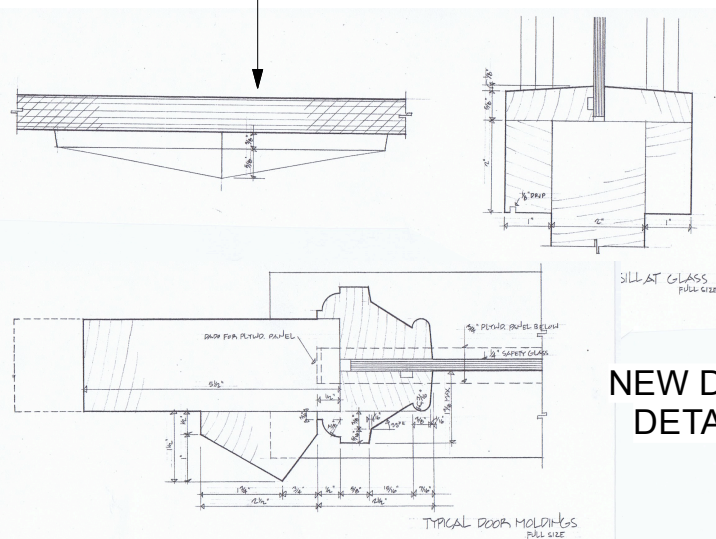
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CHARLESTOWN, MA.**

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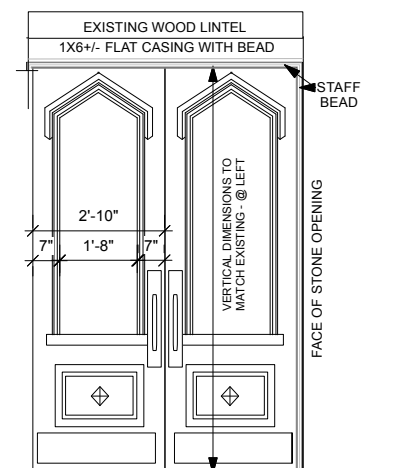
ELEVATION AND DETAILS FROM 1976
BUILDING RENOVATION



NEW DOOR
DETAILS

EXISTING OFFICE DOOR TO BE
MOVED TO LEFT SIDE "A", NEW
WINDOW TO MATCH,
REUSE SILL AND YELLOW BRICK

NEW DOORS AS SHOWN ON 1976
RENOVATION PLAN - TO BECOME A.D.A.
ACCESS @ SIDEWALK LEVEL FOR OFFICE
SPACE



NEW DOORS @ 3/8":1'

DOUBLE DOORS @ (B)
SINBLE DOOR @ ELEVATOR LOBBY

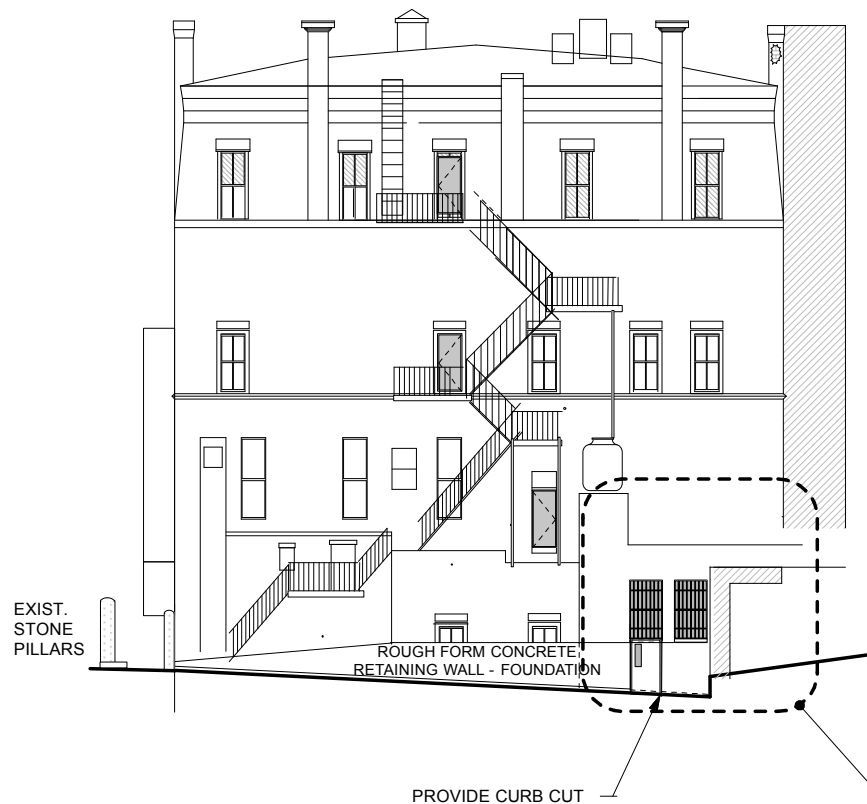
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CHARLESTOWN, MA.

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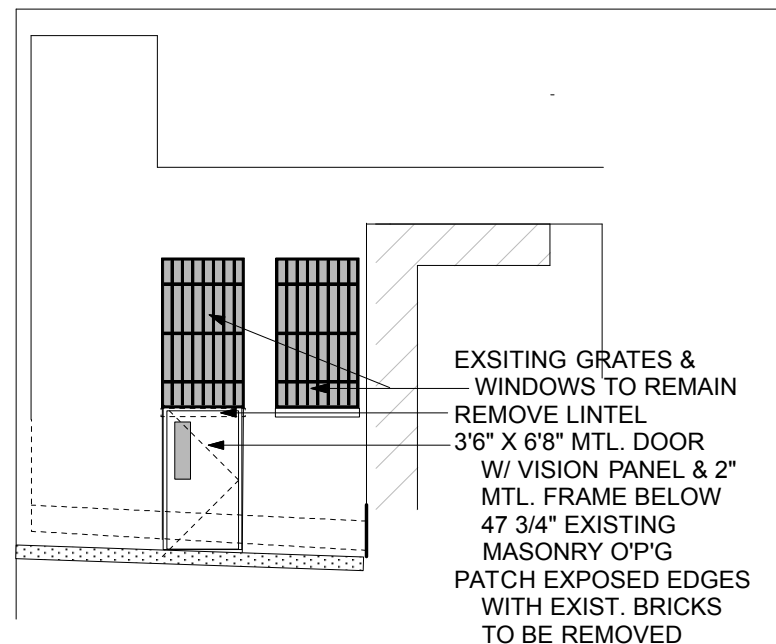


NORTHEAST ELEVATION
[REAR]

C

NEW REAR ACCESS DOOR @ 3/8":1'

NEW DOOR OPENING NOT VISIBLE FROM ANY "PUBLIC WAY"



SEPT. 6, 2016

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1	10/2	REAR ACCESS

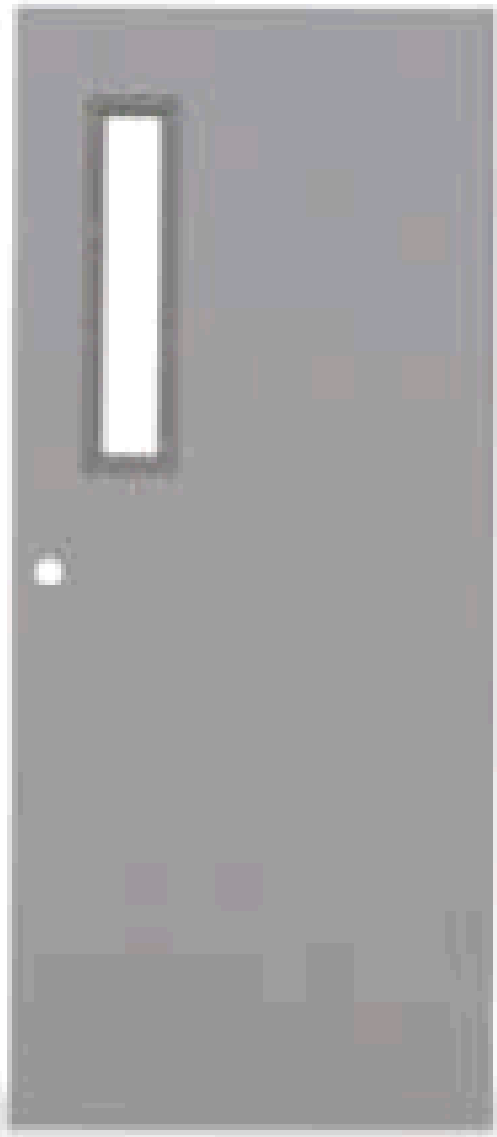
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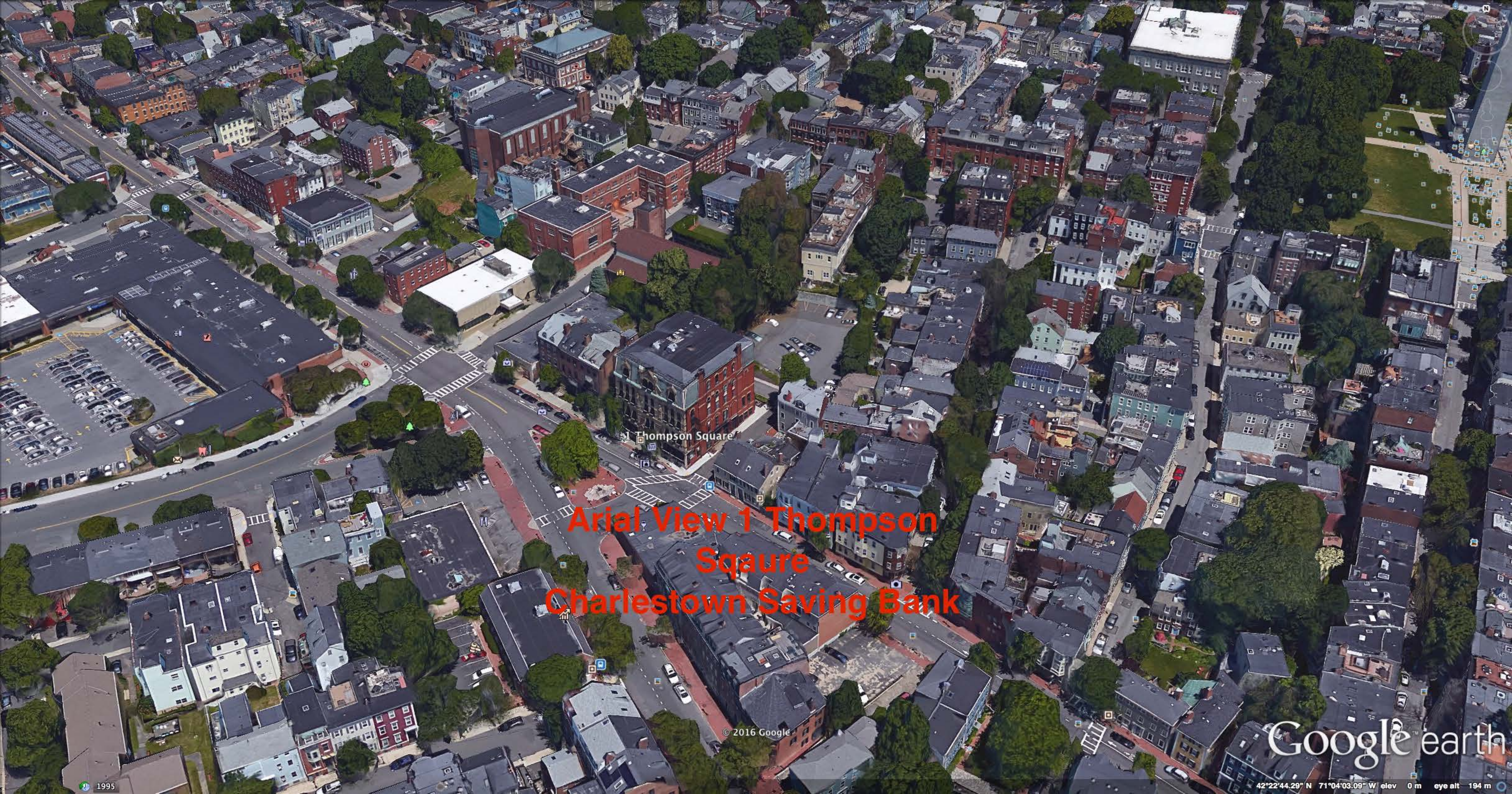
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C

NEW REAR ACCESS DOOR



CECO CHMD x NL30 68 x CYL-CU-18ga Door,
Metal 1.5 Hr Fire. More details: Narrow Light Steel
Door, Door Type 2, Lock Type Cylindrical,
Material 18-Gauge, Thermal Insulation
U-Factor 0.41, Door Opening Height 80 In.,
Door Opening Width 36 In., Window Height 26 In.,
Window Width 5 In., Thickness 1-3/4 In., Agency
Compliance UL, Includes Glass Not Included,
4-7/8 In., 35-1/8 In., 65-3/8 In., 38-3/4 In.



1 Thompson Square

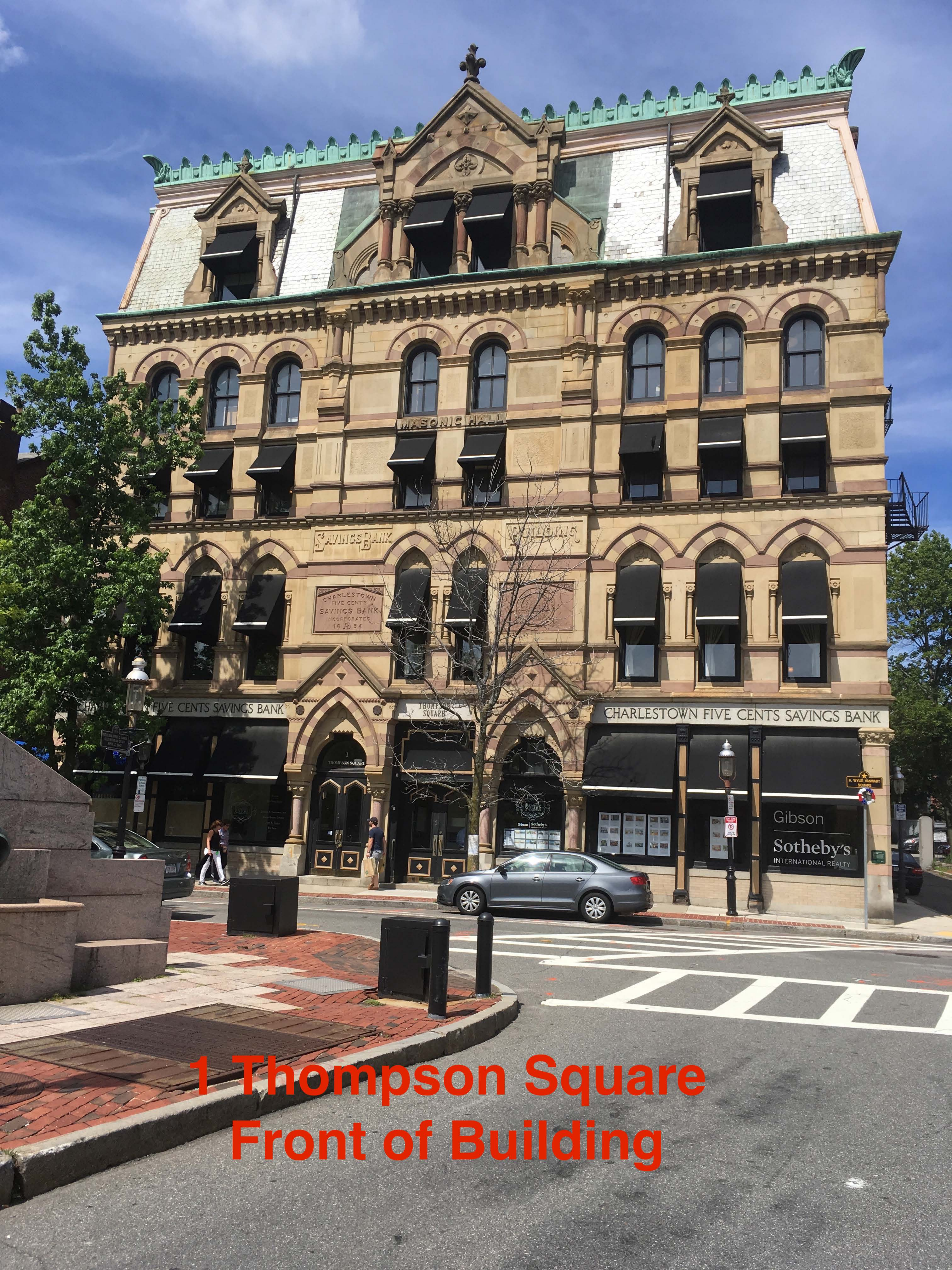
Arial View 1 Thompson
Sqaure
Charlestown Saving Bank

© 2016 Google

Google earth

42°22'44.29" N 71°04'03.09" W elev 0 m eye alt 194 m

1995



**1 Thompson Square
Front of Building**

Existing entry to
Elevator Lobby.
New doors will be
installed that
will match
existing doors
in front of building

Proposed Entry to Retail Space.
Doors removed from Project A
will be reused in this opening





**Existing Elevator
Lobby Door**



**Proposed Retail
Entry Door**



OFFICE SPACE
AVAILABLE
617-241-0009

BANKER'S
REAL ESTATE

DEXTER ROW

CHARLESTOWN FIVE CENTS SAVINGS

FedEx

9



Rear of Building
Area of Proposed Rear Door