1608 Commonwealth Ave.

Ratification of Prior Landmark Violation and Approval of New Signage Application

History

- 8/29/2016 133 Marlboro Street LLC Purchases the Property
- 2019 East Boston Savings Bank Enters into Lease and Plans Renovations
- 7/12/2019 City Issue Alteration Permit to Auburn Construction
- 8/28/2019 AACDC Mails Violation Letter to 133 Marlboro St.
- 8/29/2019 City Inspects Windows on Project
- 11/22/2019 City Issues Certificate of Use and Occupancy
- 11/12/2021 Rockland Trust Company Acquires East Boston Savings
- The Notice of Violation is not in chain of title or in files Rockland receives from East Boston
- 11/2021 Rockland Trust Company enters into agreement to assign Lease/ Location to HarborOne Bank
- 11/2021 HarborOne Bank attempts to pull sign permit and discovers Violation

Prior State – Approved





Current State — Property Vacant



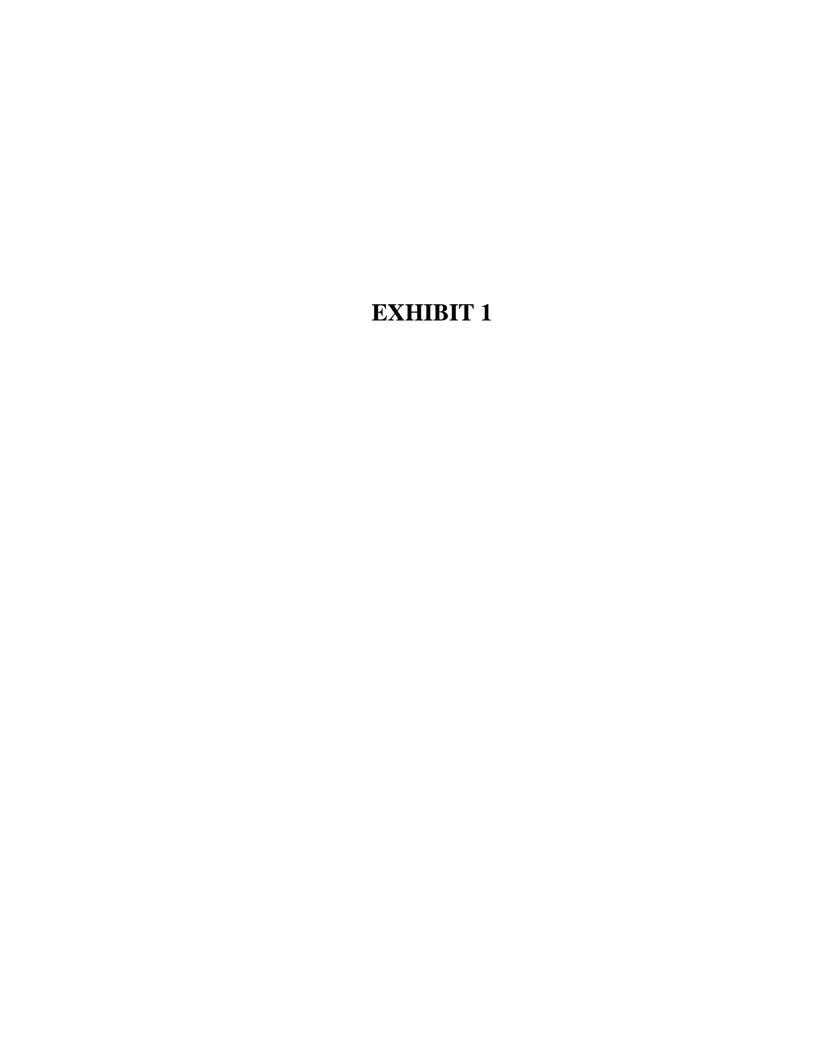


RATIFICATION PROPOSAL 1608-1610 COMMOMWEALTH AVENUE, BRIGHTON TO ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

On behalf of property owner 133 Marlboro Street LLC ("Current Owner"), Rockland Trust Company ("Rockland Trust"), as successor to East Boston Savings Bank ("East Boston") which is the tenant of 1608-1610 Commonwealth Avenue, Brighton (the "Property"), seeks ratification of the renovation of the Property which East Boston performed in 2019 to convert the Property from its prior use as a deli to its current use as a bank branch (the "Work"). Rockland Trust assumed the lease as part of its acquisition of East Boston in 2021. In conjunction with that acquisition, Rockland Trust received no notice of Violation # 20.016 issued by the Aberdeen Architectural Conservation District Commission ("AACDC") attached as Exhibit 1 (the "Violation"). However, Rockland Trust acknowledges the need to resolve the outstanding violation.

The Work was performed by an experienced contractor, David Kelliher of Auburn Construction. Mr. Kelliher applied for the alteration permit for the work, which included the renovation of the façade. The plans for the work submitted with the application for the permit are enclosed as a supporting document. Based upon the plans submitted, the Boston Inspection Services Division issued the permit on July 12, 2019 (the "Permit"), attached as Exhibit 2. The Permit states that it allows its holder "To erect, enlarge, alter, substantially repair, move, demolish or change occupancy of building or structure." As noted on the Permit, representatives of the City of Boston regularly inspected the Work as it was conducted. A Certificate of Use and Occupancy was issued by the Boston Inspectional Services Department on November 22, 2019, attached as Exhibit 3.

Rockland Trust has contracted with HarborOne Bank ("HarborOne") to transfer the lease (the "Transfer"). In conjunction with its application to alter signage on the Property consistent with the Transfer, HarborOne discovered the Violation. The Transfer will keep the Property occupied as a bank branch in a manner that enhances the surrounding neighborhood. Rockland Trust therefore respectfully requests that the AACDC ratify the Work to allow the transfer of the ease to HarborOne expeditiously. If the AACDC imposes conditions on such ratification, Rockland Trust requests that such conditions be scheduled for review at the earliest opportunity.





CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

August 28, 2019

ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

133 Marlboro Street LLC c/o Capital Stack Commercial Real Estate Finance One Boston Place, Suite 2600 Boston, MA 02108

Violation #: VIO.20.016

Property: 1608-1610 Commonwealth Avenue

To Whom It May Concern:

It has come to the attention of the Aberdeen Architectural Conservation District Commission (AACDC) that work has been completed at the above-mentioned property without AACDC prior review and approval.

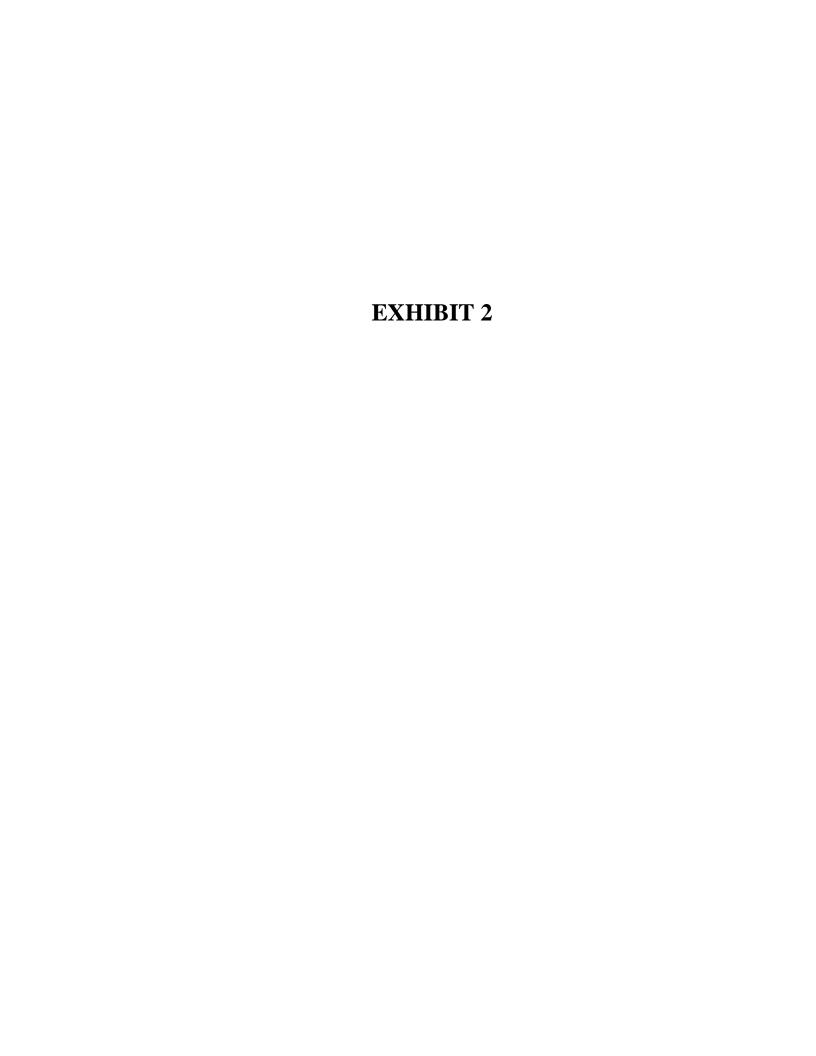
The scope of work includes the removal of windows and trim elements without approval of the AACDC or building permits. Please contact Commission staff at 617.635.3850 or <u>AberdeenACDC@boston.gov</u> at your earliest convenience to discuss this issue.

Failure to respond to this request may result in the issuance of a Notice of Violation. For more information about the Aberdeen Architectural Conservation District which was created under Chapter 772 of the Acts of 1975 of the Massachusetts General Law please visit: www.boston.gov/landmarks.

Sincerely,

Joseph Cornish

Aberdeen Architectural Conservation District Commission





Mayor

Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Sean Lydon Inspector of Buildings

ALTERATION PERMIT

To erect, enlarge, alter, substantially repair, move, demolish or change occupancy of building or structure

Name of Applicant: David Kelliher

Issue Date:

07/12/2019

Name of Owner:

Fees:

\$6,308.00

Location:

1606 - 1622 Commonwealth AV

Declared Value:

\$610,000.00

Neighborhood:

Boston

Ward: 21

Legal Occupancy: LAUNDROMAT & DRY CLEANERS, RESTAURANT 336A/37, REAL

ESTATE OFFICE & RESTAURANT AND

RESTAURANT #36A.ALT15169/2012

Application/Permit No.: ALT949824

WORK DESCRIPTION: East Boston Savings Bank - Change Occupancy from a Laundromat & dry cleaners, restaurant 336a/37, real estate office & restaurant and restaurant to the same with a Bank Use. Renovation of space to become a Bank.

Requirements:

- 1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
- 2. Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
- 3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
- 4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
11/18/10	Benth Door	Sir dom	9/30/19	Dok, AN Michael	Decel
MAR	Make Mand	Glock	11/1/19	Dozina d- Day)	Adove Zeiling
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Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
9/27/19	Star 1/21-	Roscof 15T	11/1/19	Kemok	Above Cerli
1/15/19	Ford Dy	FireA			
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type
7.25.19	BUILD	Right			
11-14:19	Bergol	F10006			

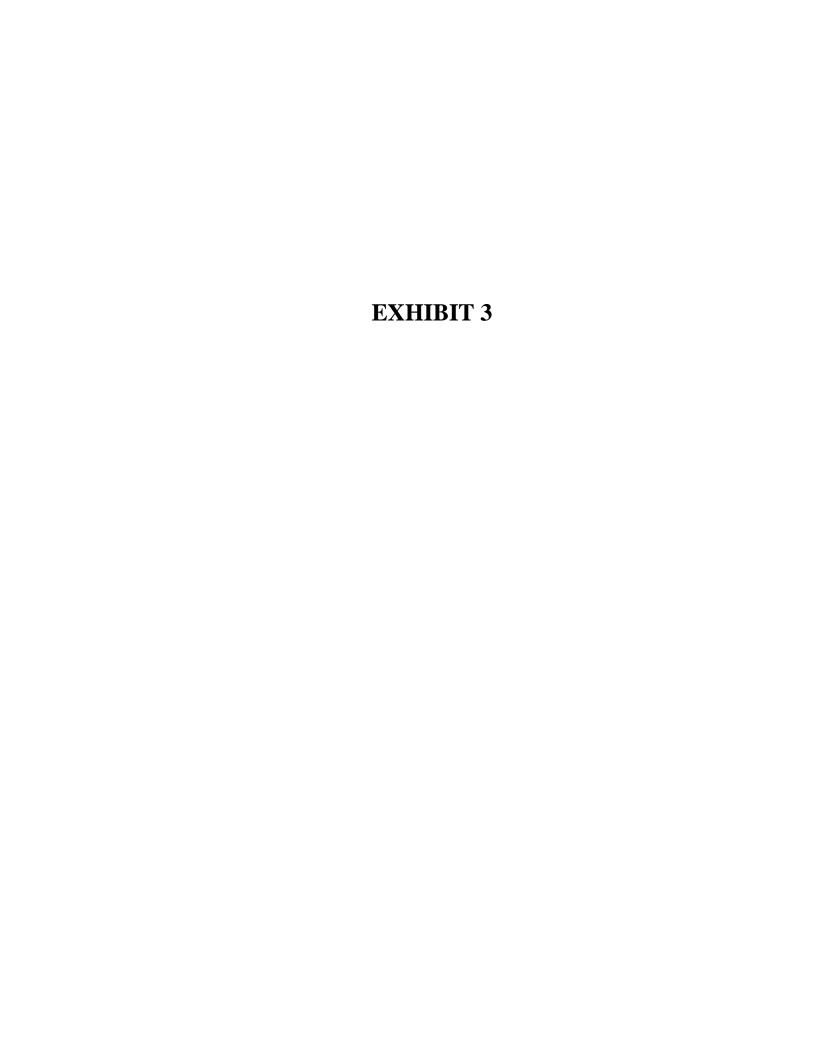
8/29 THUFS 11:00 AM

BUILDING INSPECTOL STOPPED BY
SPOKE ABOUT WINDOWS

HE OKED FOOF STEUCTURAL

+ DACT WORK

4/30 MON POUGHFFAMX + INSUL





Mayor

Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Sean Lydon Inspector of Buildings

CERTIFICATE OF USE AND OCCUPANCY

Certificate # COO1023956

Issued: 11/22/2019

IN ACCORDANCE WITH THE PROVISIONS OF MASS. GEN. LAWS CH. 143 S. 1 ET. SEQ., AS AMENDED, TO WIT, SECTION 119.0, A CERTIFICATE OF USE AND OCCUPANCY IS ISSUED FOR THE BUILDING LOCATED AT:

1606 - 1622 Commonwealth AV Boston, MA 02135 Ward: 21

IN SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFIES THAT THE USE GROUP, THE FIRE GRADING, THE MAXIMUM LOAD AND THE OCCUPANCY LOAD COMPLIES WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE BY ISSUE OF PERMIT(S) LISTED BELOW BY THE INSPECTIONAL SERVICES COMMISSIONER OF THE CITY OF BOSTON, THE ALLOWED USE AND OCCUPANCY IS:

Laundromat & Dry Cleaners, Restaurant 36A/37, Restaurant, Restaurant

#36A & Bank

Certificate for: Bank @ 1608

Alt949824 - 7/12/19

ISSUANCE OF THIS CERTIFICATE INDICATES THERE ARE NO OUTSTANDING VIOLATIONS AGAINST THIS PROPERTY. ALL PRIOR CERTIFICATES OF USE AND OCCUPANCY FOR THIS STRUCTURE ARE NULL AND VOID.

Sean Lydon
Inspector of Buildings