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NOTICE OF PUBLIC HEARING

RECEIVED
By City Clerk at 1:48 pm, Apr 15, 2022

The BOSTON LANDMARKS COMMISSION will hold a virtual public hearing:

DATE: Tuesday, April 26, 2022

TIME: 4:00 P.M.

Subject of the Public Hearing will be action on the agenda below, and such other business as may come before the Commission in accordance with Chapter 772 of the Acts of 1975, as amended.

I. DESIGN REVIEW 4:00 P.M.

22.0957.0272 – Shirley-Eustis Place, Shirley-Eustis Outbuilding/W. Elliott Woodward Rental House. 42-44 Shirley Street, Roxbury, MA

Applicant: Michael Bavis

Proposed work: Upgrade of two kitchens and four bathrooms, new paint and wallpaper, new interior doors, insulate exterior walls, and repair ceilings where necessary.

22.0961.0025 – Jacob Wirth’s Restaurant, 31-39 Stuart Street, Boston, MA

Applicant: Albert Rex

Proposed work: The applicant intends to reopen the restaurant as a full-service dining facility under current code and occupancy requirements. Proposed work includes: new code compliant bathrooms including a code required expansion of the women’s room in the northeast corner of the first floor; the addition of a wall at the north end of the kitchen to create more back of the house workspace that is being lost in the basement and a new fully compliant kitchen at the location of the existing; a unisex fully compliant bathroom adjacent to the men’s room along the north wall; restoration of all existing historic woodwork on the interior of the building including the bar and other built-in features; removal of the non-historic plywood panels along the walls and on the ceiling; plaster walls will be patched and repainted; plaster ceilings will be removed for the introduction of new HVAC and other infrastructure and will be replaced with blue-board and skim coated in plaster; all infrastructure will be above the ceiling or in chases; existing floors will be retained and sanded and sealed; retention of and rehabilitation of existing tables and chairs or replacement in-kind where not repairable; and a portable ramp will be used to meet ADA requirements. Exterior work includes: the replacement of the existing sign above the storefronts; retention and repainting of the exterior storefront elements; refinishing of the wood work; and retention of the historic clock.

**22.0796.0026 – Federal Reserve Bank (Langham Hotel), 250 Franklin Street, Boston, MA
CONTINUED FROM 2/22/2022**

Applicant: Albert Rex

Proposed work: Revisions to a previous application related to provide code compliant access to the terraces. Work includes installation of a reversible platform with concrete pavers and a black

metal apron to prevent trash from collecting below the platform. Existing railings will be repaired and new movable planters and furniture will be added to the terraces. Handrails and a stair will be added to the Reserve Terrace, a new non-permanent ramp will be added at the entry doors, and an actuator will be attached to the adjacent fence to create a fully accessible entrance on both terraces.

During the construction of the approved entrance ramp on Pearl Street, additional poured concrete cheek walls were added that were not on the previously approved plans. These cheek walls were required for structural reasons. To remediate the exposed poured concrete the applicant is proposing cladding them in reclaimed Deer Isle granite with hammered and wire finish.

II. ADMINISTRATIVE REVIEW/APPROVAL: In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below. The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or BLC@boston.gov. Thank you.

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| 22.0999.0099 | Boston Public Library, 700 Boylston Street: Installation of artwork panel at Dartmouth Elevator Lobby – Ground Floor of McKim Building. |
| 22.1033.0147 | Copley Plaza, 138 St. James Avenue: Repair and re-paint fire escape. |
| 22.1036.0042 | Franklin Park: Planting of ten trees where trees have been removed in the past in the northwestern portion of Franklin Park adjacent to Seaver Street, the Franklin Park Zoo, and the Tiffany Moore Tot Lot. |

- 22.1066.0235** **New England Telephone and Telegraph Building, 185 Federal Street:** At the 1967 Addition repair and re-point masonry, and seal open copper flashing and repair concrete at the 14th floor roof level parapet.
- 22.1006.0175** **Old State House, 208 Washington Street:** At south façade replace existing signage.
- 22.0981.0189** **Vienna Brewery Complex, 133 Halleck Street/37 Station Street:** Exterior rehabilitation of the two remaining buildings of the Vienna Brewery Complex, new landscape design for the remainder of the Landmark property, and removal of the remnant of the Keg Shed wall as approved by Boston Landmarks Commission as application 15.791 on February 24, 2015.

III. BUSINESS HEARING 6:00 PM

1. Discussion and Vote on Design Review Applications.

The Design Review Committee will present summaries of applications and make recommendations for a vote on each agenda item discussed at the Design Review Hearing, which met earlier.

2. Demolition Delav Hearing: 476 Warren Street, Roxbury, MA

Application # 21.0875D2771

Applicant: Eoin Barry

Review of proposed demolition of the existing house and garage at 476 Warren Street.

3. Review and ratification of public hearing minutes from 4/12/2022

4. Staff Updates

PROJECTED ADJOURNMENT: 7:00 PM

BOSTON LANDMARKS COMMISSION

Lynn Smiledge (Chair), John Amodeo, David Berarducci, Joseph Castro, John Freeman, Susan Goganian, Jeffrey Gonyeau, Christopher Hart, Richard Henderson, Kirsten Hoffman, Thomas Hotaling, Felicia Jacques, Lindsey Mac-Jones, Justine Orlando, Diana Parcon, Anne Renehan, Brad Walker (Vice Chair)

cc: Mayor/City Council/City Clerk/Boston Planning & Development Agency/Law Department/Parks Department/Inspectional Services Department/Boston Art Commission/Neighborhood Services/Owner(s)/Applicants/Abutters/Massachusetts Historical Commission/Boston Preservation Alliance