



February 24, 2022

PRINCIPALS

Nicholas Armata
Boston Landmarks Commission
Environment Department
Boston City Hall Room 709
Boston, MA 02201

**RE: 35 Bowdoin Street, Boston
Application for Certificate of Appropriateness**

Dear Mr. Armata:

On behalf of 33-35 Bowdoin Street LLC, Epsilon is pleased to submit the enclosed Application for a Certificate of Appropriateness for the property at 35 Bowdoin Street within the Historic Beacon Hill District. The application is filed in response to a recent project change for the previously approved scope of work at the property, documented in application #16.931 BH.

If you have any questions regarding the enclosed materials, or require any additional information, please do not hesitate to contact me at (978) 461-6259.

Sincerely,

EPSILON ASSOCIATES, INC.

A handwritten signature in blue ink that reads "DOUGLAS J. KELLEHER".

Douglas J. Kelleher
Principal

cc: 33-35 Bowdoin Street LLC

Theodore A Barten, PE
Margaret B Briggs
Dale T Raczynski, PE
Cindy Schlessinger
Lester B Smith, Jr
Robert D O'Neal, CCM, INCE
Michael D Howard, PWS, CWS
Douglas J Kelleher
AJ Jablonowski, PE
David E Hewett, LEED AP
Dwight R Dunk, LPD
David C Klinch, PWS, PMP
Maria B Hartnett
Richard M Lampeter, INCE
Geoff Starsiak, LEED AP BD+C
Marc Bergeron, PWS, CWS
Alyssa Jacobs, PWS

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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 35 Bowdoin Street

NAME of BUSINESS/PROPERTY Saint John the Evangelist Mission Church

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 33-35 Bowdoin Street LLC

CONTACT NAME Jan Steenbrugge RELATIONSHIP TO PROPERTY Owner

MAILING ADDRESS 10 Converse Place, Suite 200, Winchester, MA ZIP 01890

PHONE (617) 448-3827 EMAIL jan@admeliorallc.com

PROPERTY OWNER same as above CONTACT NAME _____

MAILING ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____

ARCHITECT Finegold Alexander Architects CONTACT NAME Regan Shields Ives

MAILING ADDRESS 77 North Washington St., Boston, MA ZIP 02114

PHONE (617) 227-9272 EMAIL rshields-ives@faainc.com

CONTRACTOR Ad Meliora LLC CONTACT NAME Paul Soughley

MAILING ADDRESS 10 Converse Place, Suite 200, Winchester, MA ZIP 01890

PHONE (617) 448-3827 EMAIL paul.soughley@admeliorallc.com

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.

This application is filed in response to proposed changes to the previously approved scope of work for the project at 35 Bowdoin Street, originally documented in application #16.931 BH. The original application proposed replacement of the existing asphalt roofing at the building with slate shingles. The replacement of the existing deteriorated asphalt roofing with synthetic slate is now proposed. The new synthetic slate will closely approximate the appearance of slate in size, shape, thickness, texture and color. Please see attached for additional information and product specifications.

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

ESTIMATED COST OF PROPOSED WORK: \$100,000

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

PRINT Jan Steenbrugge, 33-35 Bowdoin Street LLC PRINT Jan Steenbrugge, 33-35 Bowdoin Street LLC

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)
- 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)

For more information, visit the website at: www.cityofboston.gov/landmarks

Or contact the Environment Department at (617-635-3850) or at Boston City Hall, Room 709, Boston, MA 02201

Description of Proposed Work

Architectural Description

Designed in the Gothic Revival style, the Mission Church of St. John the Evangelist at 35 Bowdoin Street is located on the west side of Bowdoin Street on Beacon Hill's North Slope. The building is set into a continuous street wall and is flanked by four and five-story brick apartment blocks. The rear (west) elevation of the building fronts the Temple Street Park.

The three by six bay granite building rises on a modified Greek cross plan. The façade is dominated by a central four-story tower capped by a deep beveled granite cornice and embattlements. The two-story body of the building extends to the north and south of the tower and is also capped by a granite cornice and embattlements. The façade is framed by raised granite pilasters. At the central tower, the main entrance is set within a smooth granite arch. A double-lancet window is located above the entrance. Two-story lancet openings containing entrances below multi-pane windows are situated to either side of the tower. Side elevations contain four bays of stained-glass lancet windows. The first floor contains four bays of paired twelve-over-twelve double-hung windows set within flat granite lintels and sills. The curved west (rear) elevation is constructed of large granite blocks in a coursed rubble pattern.

The building is capped with a broad gable roof clad in asphalt shingles. The roofline of the east elevation is defined by a central tower and flanking granite embattlements with flat roofs. The front gable roofline of the main block is hipped at its east end where it meets the central tower at the east elevation. Due to the building's height and surrounding site conditions, visibility of the roof is limited.

Proposed Scope of Work

The existing roofing at the gable roof of 35 Bowdoin Street consists of deteriorated asphalt shingles. A previously submitted and approved application (Application #16.931 BH) proposed removal of the existing asphalt shingle roofing materials and installation of new slate shingles. The replacement of existing asphalt shingles with composite slate is now proposed.

The proposed composite slate will closely approximate the appearance of historic slate in size, shape, thickness, texture, and color. Color selection will be based on the likely color range of original slate roofing, which does not survive. A historic photograph of the property which captures a portion of the gable roof suggests the slate was a medium gray color (see Figure 1). A review of manufacturer options by the project team has identified DaVinci single-width slate in "Slate Gray" as an appropriate match. Product information for the DaVinci slate is included with this submittal.

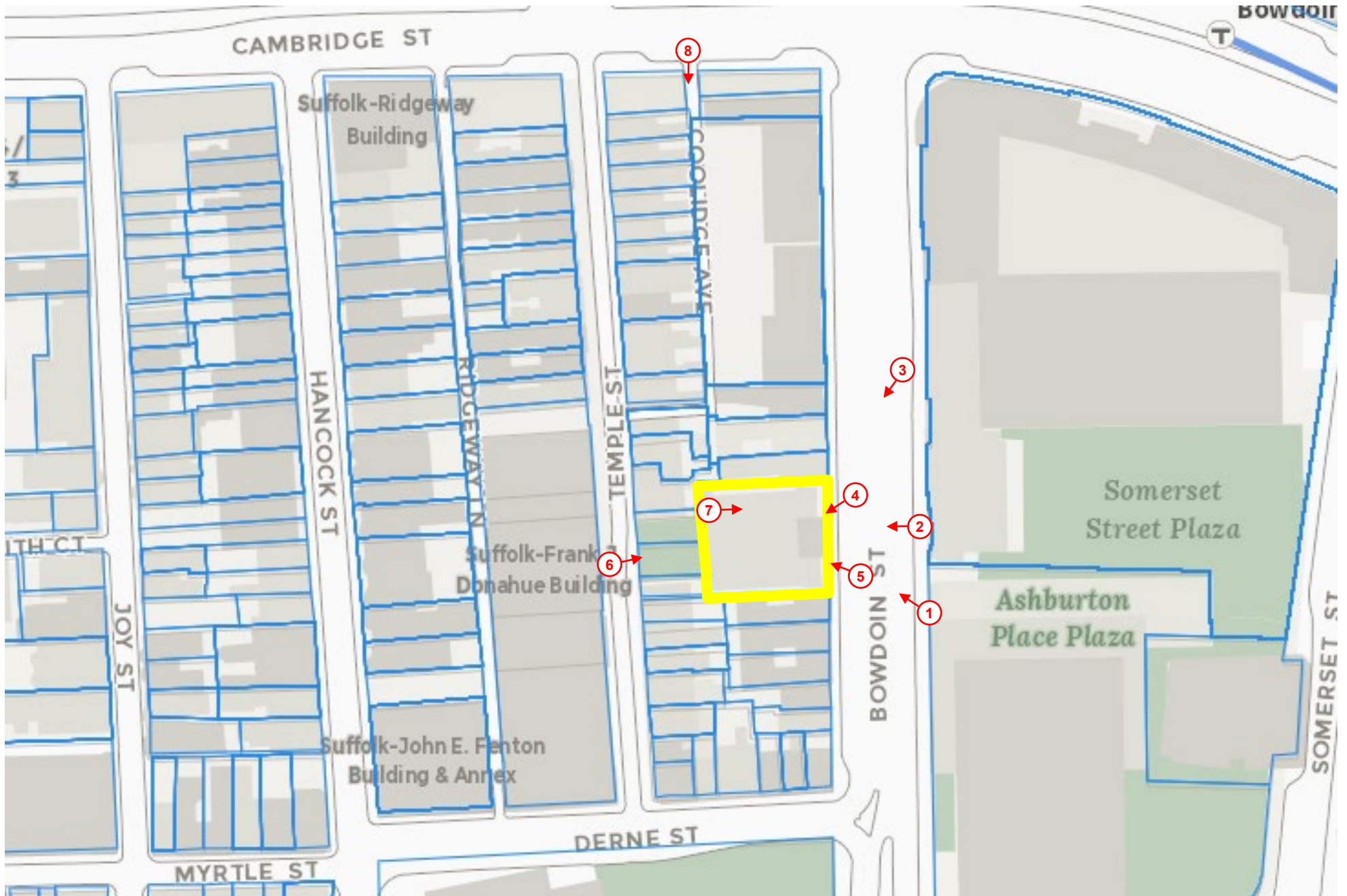
Visibility of the roof is restricted by the building's height and surrounding site conditions. From the east along Bowdoin Street, the main gable roof slope is not visible. Limited portions of the hipped roof slope at the east roof edge are visible above the embattlements to either side of the central tower. The north roof slope is visible from Cambridge Street at a distance of approximately 350' along Coolidge Avenue, a short private way providing access to the parking lot at the rear of 11-27 Bowdoin Street. Given the limited visibility of the roof, the installation of the composite slate will serve to restore the historic appearance of the original roof material and will not be distinguishable from slate shingles.

Historic Photograph



35 Bowdoin Street Boston, Massachusetts

Existing Conditions Photographs



35 Bowdoin Street, Boston, MA



1. 35 Bowdoin Street, front (east) elevation, view northwest



2. 35 Bowdoin Street, front (east) elevation, view west



3. 35 Bowdoin Street, front (east) elevation, view southwest



4. 35 Bowdoin Street, roof detail, view southwest



5. 35 Bowdoin Street, roof detail, view northwest



6. 35 Bowdoin Street, west elevation, view northeast from Temple Street

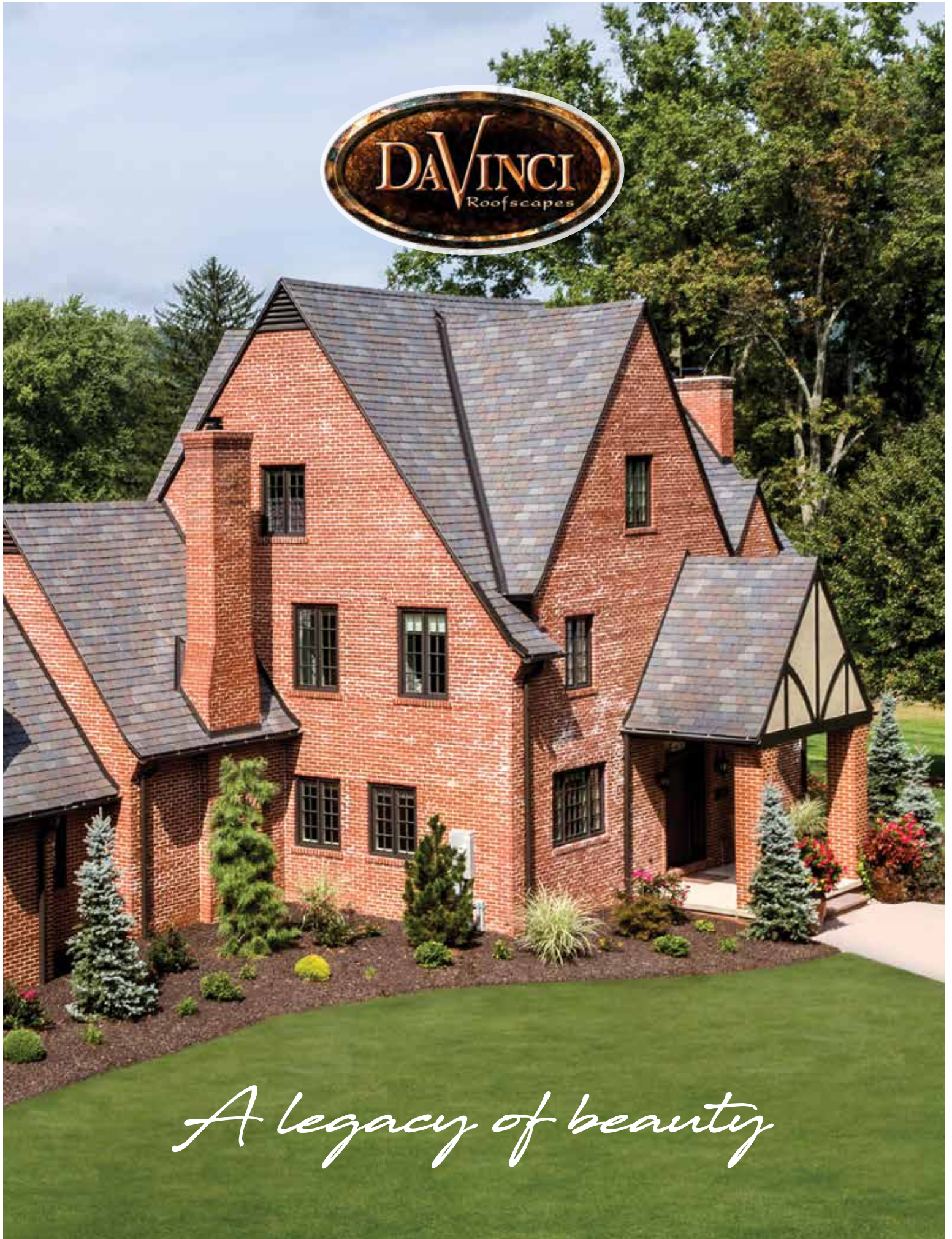


7. 35 Bowdoin Street, north roof slope, view west (elevated view for documentation purposes only, view not within BHAC jurisdiction)



8. 35 Bowdoin Street, north roof slope, view south from Cambridge Street

Specifications



A legacy of beauty

**WE FIT
YOUR STYLE**

**WE STAND UP TO
YOUR WEATHER**

From the mountains to the coasts...

*Wherever you call home, a DaVinci roof
lives up to your vision of beauty and stands up
to the challenges of your weather.*

DaVinci has been the leader in composite roofing for nearly two decades. Our commitment to creating durable, beautiful roofing tiles is unparalleled. You won't find a more realistic or better-performing roofing product anywhere.

With DaVinci, you can retain all the character your home was intended to have without worrying about time-consuming and costly maintenance. Whether you're replacing an existing roof or looking for the crowning touch on a new construction project... just leave it to DaVinci.



PERFECTLY AT HOME
in every corner of the continent

JUPITER, FLORIDA



On average, Jupiter gets brushed or hit by a hurricane about every 3 years with wind gusts reaching 100+ mph.

Engineered to look better, longer.

Thick construction, deep grooves and realistic grain patterns combine to create dramatic shadows and visual richness.

Due to DaVinci's performance features, many insurance companies now offer reduced rates and/or deductibles when switching from cedar or slate, especially in high wind-, fire- or hail-prone areas.

Realistic chisel marks add a hand-crafted finishing touch.

DaVinci tiles are made of pure virgin resins fortified with state-of-the-art UV stabilizers. The color you pick is the color you keep.

DaVinci products are modeled from actual slate and hand-split shake for natural, non-repeating beauty.

WHAT'S BEHIND THE BEAUTY IS *Genius*

Every region of North America presents challenges to the exterior of your home. Mother Nature's fury is universal.



With the damaging effects of sun, hail, gale-force winds and freeze and thaw cycles, roofing materials are at odds with the weather



year-round. DaVinci's unique composite construction outperforms both natural slate and cedar shake with a Class A Fire Rating, Class 4 Impact Rating and a

110 MPH Wind Rating. But the real genius of a DaVinci roof lies in its ability to provide lasting beauty and a constant source of pride.



DaVinci roof tiles are constructed of a composite material made of pure virgin resins, UV and thermal stabilizers as well as a highly-specialized fire retardant. The result is a state-of-the-art tile that gives us the greatest degree of color control and consistency in the manufacturing process and an end product that endures beautifully in any climate.

VS. NATURAL SHAKE

Unfortunately, the long-haired performance attributes of cedar shake have disappeared along with old-growth trees. Rotting, cracking and curling is inevitable. In most climates, cedar shake has a lifespan comparable to (or even less than) asphalt. DaVinci composite tiles give you the look you love with superior durability for a lifetime.



DaVinci roofing tiles are proudly manufactured in Lenexa, Kansas.

VS. NATURAL SLATE

Like a rock? Slate tiles are not immune to the ravages of time...or hail. Its tiny fissures make natural slate susceptible to damage caused by freeze and thaw cycles. DaVinci slate products defy the elements for decades of enduring and worry-free beauty.

Our commitment TO COLOR

Nobody offers you more color options than DaVinci—your only limitation is your imagination.

Our industry-leading standard color palette is just the beginning. As our name implies, our ability to blend colors and create drama is unparalleled. So whether you're selecting a single color or opting for one of our expertly-crafted VariBlends™ we've got you covered.

When it comes to bringing out the best in your home...leave it to DaVinci.

JUST LIKE NATURE

DaVinci's proprietary VariBlend™ manufacturing process creates subtle color variations from one tile to the next. The nuanced shifts result in the most natural-looking composite roof you can buy.

Our color blend options consist of as few as one to as many as eight individual colors to create a dynamic range of results.

Introducing THE DAVINCI NATURE CRAFTED COLLECTION



The DaVinci Nature Crafted Collection is our most ambitious foray into color development to date. Our advanced technology has simulated the warmth and softness of a patina previously only created by time and exposure to the elements. Our Nature Crafted Collection captures the look of a moment and retains it for decades.

Look for the Nature Crafted Collection symbol and experience the industry's most advanced color technology yet.



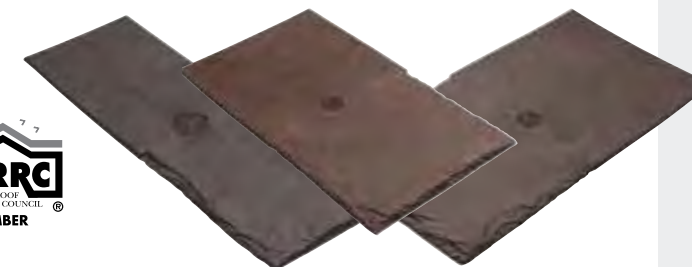
Cool roofs

BUILT TO BE COOL AND STAY THAT WAY

DaVinci Cool Roof tiles reflect sunlight and heat away from the home. Higher emissivity and reflectivity rates lead to greater reductions in the cooling load and in return increase energy efficiency. Their ability to reduce the consumption of energy has earned them the designation of an ENERGY STAR® qualified product. Additionally, all Cool Roof designated colors meet Title 24 requirements for California.



Look for the Cool Roof symbol for options that can increase energy efficiency in your home.



COLORMYROOF.COM

THE TOP DOWN COLOR™ VISUALIZER

See for yourself how your color options enhance your home's curb appeal. This powerful tool lets you upload an image and experiment with color combinations of roofing, trim and more.



TALK TO A COLOR EXPERT

We want to help you be absolutely sure that your DaVinci roof is exactly what you envisioned.

Our color consultant will answer your color questions and offer advice to guide you through the process of choosing a color blend to complement your home beautifully.



Email our color expert at coloradvice@davinciroofscapes.com

YOUR HOME WAS MADE FOR CEDAR OR SLATE

DaVinci was made for your home



THIS IS FOR KEEPS

It's easy to fall in love with the look of natural slate or cedar shake. Their beauty is at the heart of many architectural styles, old and new. DaVinci gives you the look you want and so much more: resistance to impact, splitting and cracking as well as a Class A fire rating and the peace of mind that comes with a Lifetime Warranty.

Visual VERSATILITY

DaVinci offers the beauty of natural slate and cedar shake in three different tile options, giving you the ability to meet your aesthetic vision as well as respect your budget.

MULTI-WIDTH

Our most authentic-looking and versatile option, DaVinci's Multi-Width tiles set the high mark for luxury. Laying tiles of multiple widths in a straight or staggered pattern creates the most natural, non-repeating appearance possible.

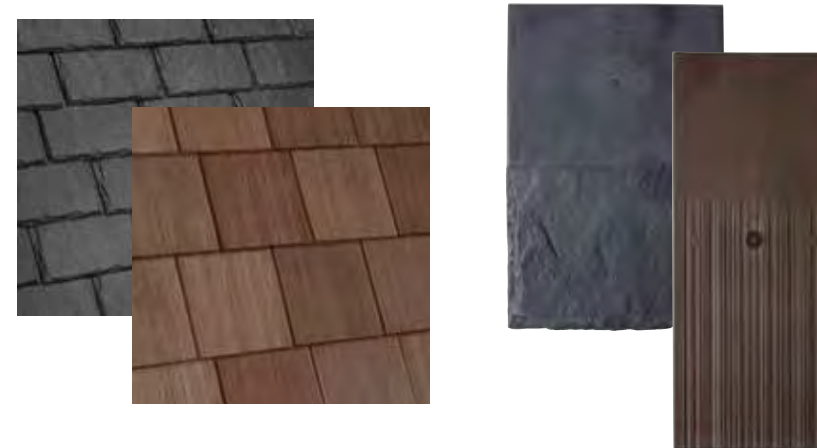
- MULTI-WIDTH SLATEPage 12
- MULTI-WIDTH SHAKE.....Page 22



SINGLE-WIDTH

Single-width tiles add a budget-friendly touch of tradition to your home in either a straight or staggered pattern. The uniform tile size and impact-resistant composite construction work to reduce waste and speed up installation.

- SINGLE-WIDTH SLATEPage 14
- SINGLE-WIDTH SHAKE.....Page 24



BELLAFORTÉ

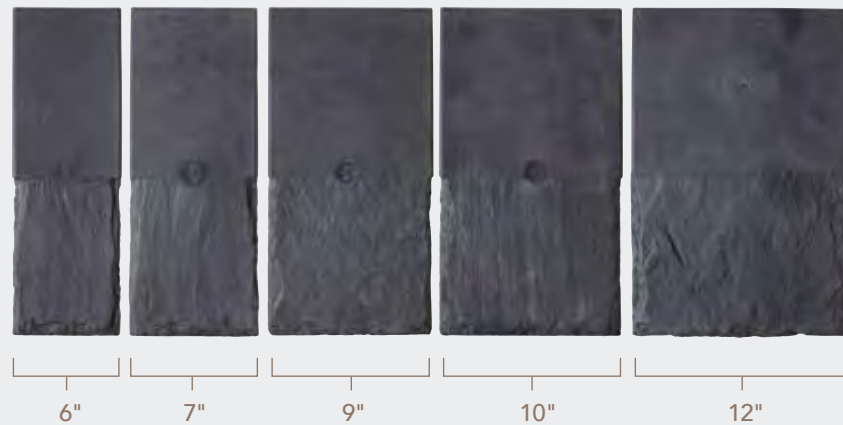
The inspired engineering of Bellaforté makes uncommon beauty considerably more attainable. Its innovative design requires less overlap (reducing waste and cost), making it a stylish upgrade that won't bust the budget.

- BELLAFORTÉ SLATEPage 16
- BELLAFORTÉ SHAKE.....Page 26



DAVINCI SLATE

Historically, attaining the luxurious look of natural slate hasn't been easy. The cost, the weight and the required army of skilled tradesmen made the installation process complicated and costly. Thanks to the genius of DaVinci, the look of slate is more viable than ever.



MULTI-WIDTH

Multi-width tiles provide the greatest degree of authenticity and flexibility.



SINGLE-WIDTH

Single-width tiles reduce material and speed up installation time without compromising style.



BELLAFORTÉ

The look of slate at a fraction of the cost and weight.



SLATE

Way BEYOND CURB APPEAL

MILL HALL, PENNSYLVANIA



Mill Hall enjoys an annual temperature swing that ranges from single digits to triple digits.

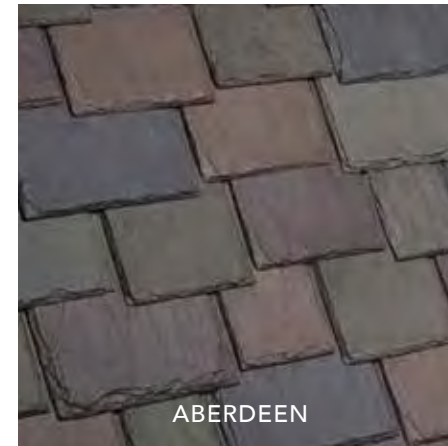
MULTI-WIDTH SLATE

MULTI-WIDTH SLATE
EUROPEAN

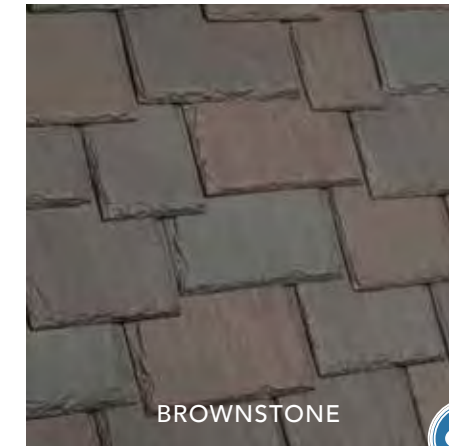


A perfect match.

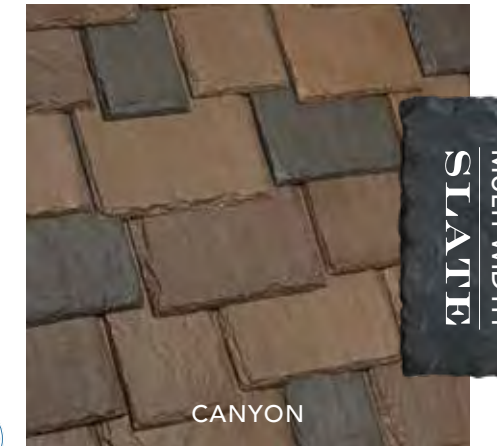
The picture of elegance. DaVinci's Multi-Width Slate delivers the highest levels of beauty without the typical challenges of a natural slate roof. Our tiles are engineered to be lighter, to resist impact and to maintain their color longer. It's hard to beat Mother Nature, but DaVinci has done it.



ABERDEEN

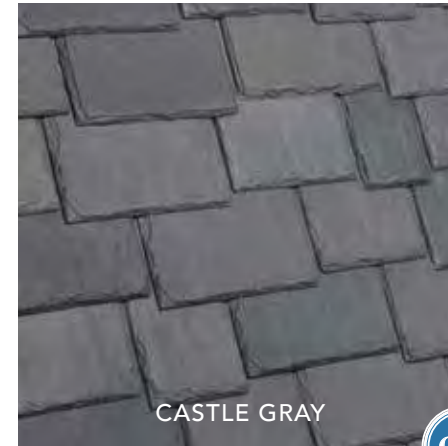


BROWNSTONE



CANYON

MULTI-WIDTH
SLATE



CASTLE GRAY



EUROPEAN



EVERGREEN



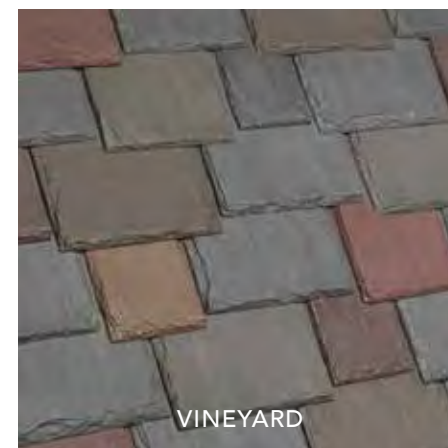
SLATE BLACK



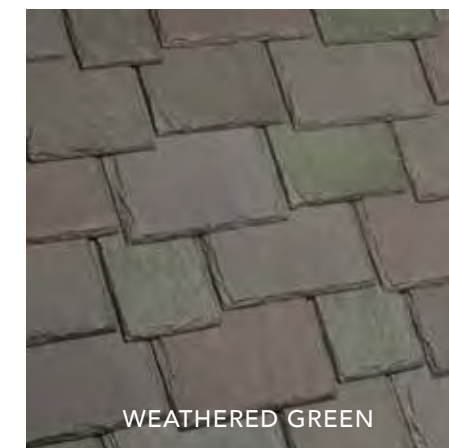
SLATE GRAY



SONORA



VINEYARD



WEATHERED GREEN



SMOKEY GRAY

SINGLE-WIDTH SLATE



OKLAHOMA CITY, OKLAHOMA



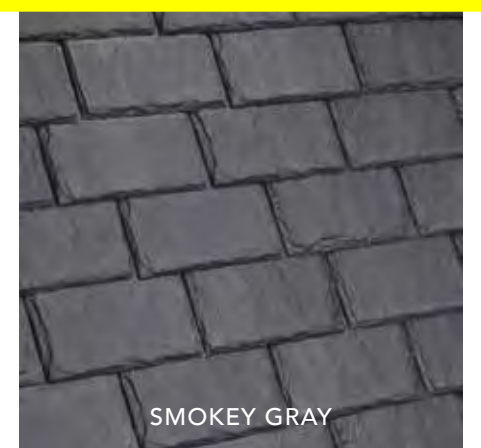
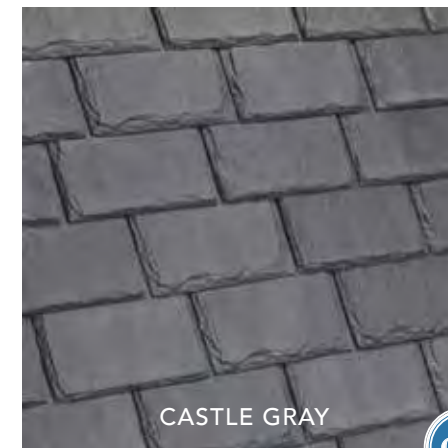
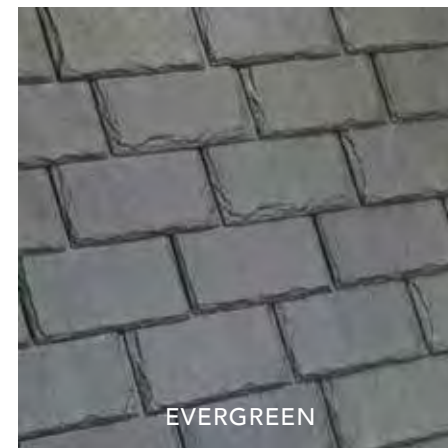
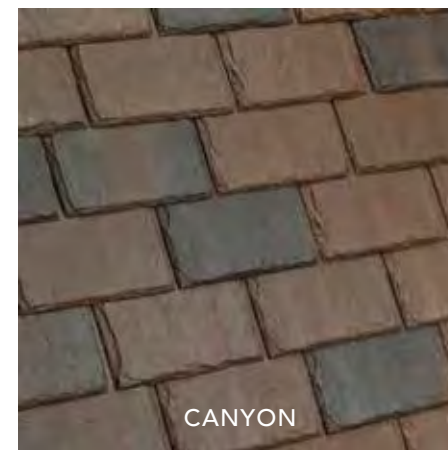
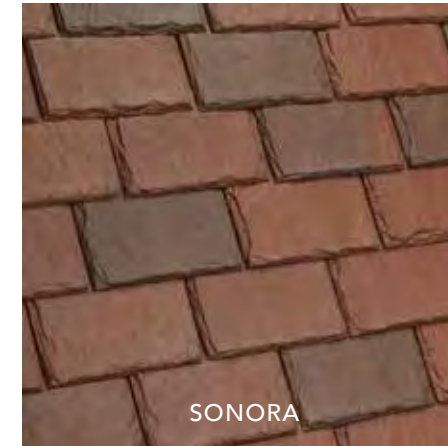
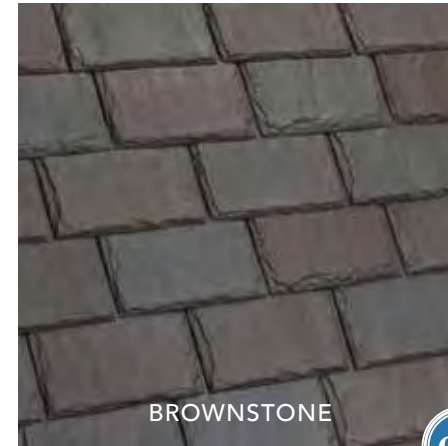
Welcome to Tornado Alley! In addition to being in one of the most tornado-prone regions in the world, OKC endures frequent hail, snow and periods of strong sunlight.

SINGLE-WIDTH SLATE
SLATE BLACK

It feels right.

Some homes were created with the promise of a slate roof in mind. DaVinci's Single-Width Slate delivers on that promise with its astonishing versatility. Our single-width tile construction streamlines installation but still enables the flexibility of straight or staggered appearances.

SINGLE-WIDTH
SLATE



— COOL ROOF —

SINGLE-WIDTH SLATE

BELLAFORTÉ SLATE

BELLAFORTÉ SLATE
SLATE GRAY



DALLAS, TEXAS

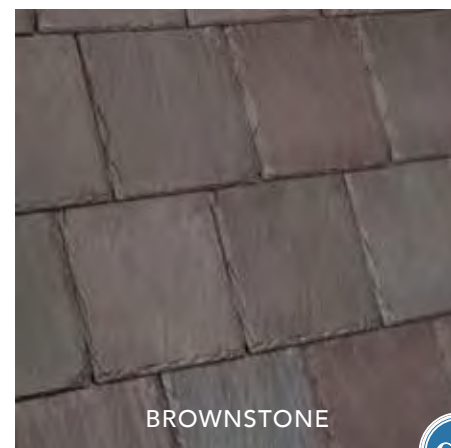


From softball-sized hail and tornadoes to extended stretches of scorching 100°+ days, "The Big D" poses all manner of challenges for roofing materials.

*The look will amaze you.
The price might surprise you.*

Designed to reduce material costs, Bellaforté puts the look of slate within reach, and with it the premium aesthetics and performance that asphalt shingles can only dream about.

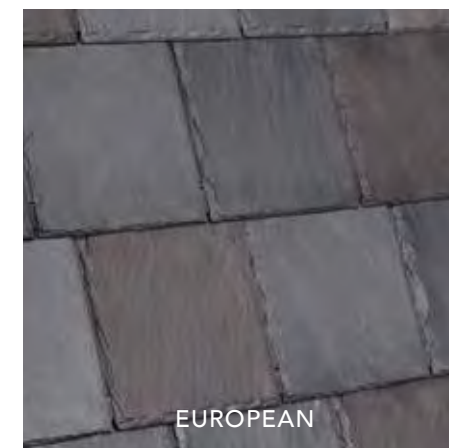
With DaVinci Bellaforté, the look of slate may be more attainable than you think.



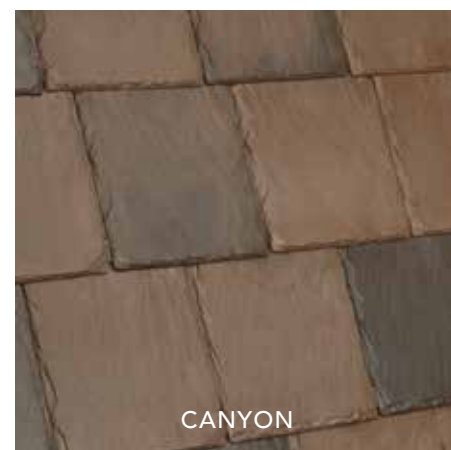
BROWNSTONE



SONORA



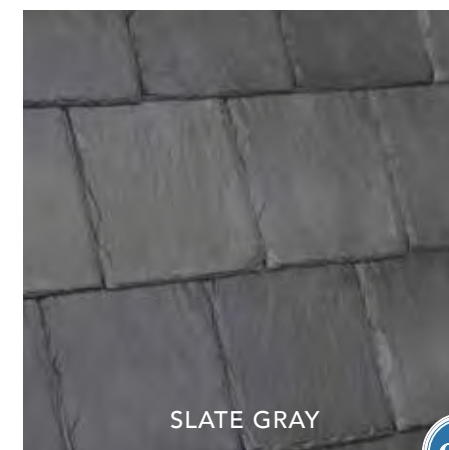
EUROPEAN



CANYON



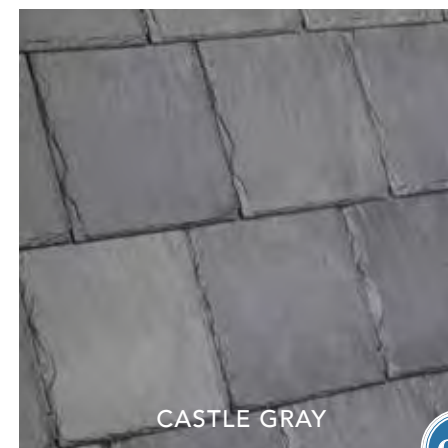
SLATE BLACK



SLATE GRAY



EVERGREEN



CASTLE GRAY



SMOKEY GRAY

SLATE GALLERY



BELLAFORTÉ SLATE
SLATE BLACK



SLATE

MULTI-WIDTH SLATE
EUROPEAN

“

DAVINCI SLATE FITS WELL WITH MY TRADITIONALLY-BASED AND FRENCH PROVINCIAL DESIGNS. HOMEOWNERS REALLY LIKE THE DETAILED LOOK AND APPRECIATE THE LOW-MAINTENANCE APPEAL.

— CHRISTOPHER, RESIDENTIAL ARCHITECT



MULTI-WIDTH SLATE (TURRET)
BELLAFORTÉ SLATE (FIELD)
CUSTOM COLOR BLEND



MULTI-WIDTH SLATE
SLATE GRAY



MULTI-WIDTH SLATE
ABERDEEN

“

AFTER TERRIBLE HAIL STORMS DEVASTATED HUNDREDS OF HOMES IN OUR AREA, WE BEGAN SEEING MANY IMPACT-RESISTANT DAVINCI COMPOSITE ROOFS INSTALLED. WE WANTED A WORRY-FREE, BEAUTIFUL, BEST-IN-CLASS ROOF THAT COULD WITHSTAND FUTURE STORMS, AND WE GOT IT WITH OUR NEW DAVINCI ROOF.

— JULIE, HOMEOWNER



WE KEPT EVERYTHING YOU LOVE...

and made it better.

It's no wonder people are drawn to the timeless good looks of slate tile and cedar shake. The allure is unmistakable. A DaVinci composite roof lives up to the look of nature, but does so without the ongoing maintenance, repairs and replacement.

At DaVinci, we made a good thing better:

Resistant to fading, rotting, cracking and pests

Stands up to wind, hail and fire as well as or better than natural materials

Enjoy the peace of mind that comes with a Lifetime Limited Material Warranty

Every tile reflects the artistry and the genius of DaVinci himself



LOOKING FOR ASSISTANCE?

We're ready to help.

If you have questions, feel free to contact us directly.

A DaVinci Project Specialist will answer any questions you have concerning product differences, color selection, project timing and contractor selection.



800-328-4624



DAVINCI ROOFSCAPES

13890 West 101st Street | Lenexa, Kansas 66215 | 800-328-4624

DAVINCIROOFSCAPES.COM



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Printing reproduction of colors shown in this brochure may vary from actual product.

MLDVBRO2018

EVERGREEN



SLATE GRAY



CASTLE GRAY

