



**FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall, Piemonte Room
Boston, MA, 02201

OCTOBER 10, 2019

Commissioners Present: David Berarducci, Susan Goganian, John Karoff, Thomas Rodde

Staff Present: Mary Cirbus, Preservation Planner

6:00 PM D. Berarducci called the public hearing to order.

I. DESIGN REVIEW

APP # 20.367 FPC

5 CHANNEL CENTER STREET

Applicant: David A. Godfroy, AIA, Dimella Shaffer Associates, Inc.

Proposed Work: At the Iron Street façade street level, install a new opening for entry doors; install canopy and signage, trellis, planter, associated landscaping and bike rack. At the first through sixth levels replace existing opaque metal panels with clear glazing and install new window openings. At the Medallion Avenue façade street level, replace two loading dock doors.

David Godfroy and Amanda Solinsky (architects) were the project representatives. They were the architects for the 2013 renovation of the building for the previous tenants, which was approved by the FPCLDC. The proposed alterations are in keeping with the spirit of the original approval.

The proposal is to create a new entrance at the Iron Street façade and incorporate modifications to this façade associated with the transformation of the building to a multi-tenant property. The Medallion Street façade loading dock doors will also be replaced with glass curtain walls. The metal panels at the former testing laboratory at the sixth floor will be replaced with opaque glass to light the multi-level interior. The proposed new windows at the first through sixth floors are the same types previously approved. The new entrance is also the same type previously approved. The curtain walls at the Medallion Street façade are also in the language of what was previously approved at the Channel Center Street façade.

The proposed work also includes installing a canopy and plantings, installing landscaping, and relocating the bike rack. A trellis will also be installed. Free standing signage will also be installed.

Existing street trees, light poles, and green space will be maintained. Paving to match existing will be installed stretching to the new door. The Commissioners discussed the new bench and associated landscaping.



The Commissioners also discussed the proposed curtain walls to replace the loading dock doors at the Medallion Street façade. The existing roll-up doors are not original to the building. The lintel will remain. Later, the applicant confirmed that the elevator shaft door will also remain.

S. Goganian commented about the large expanse of glass and asked to review the full elevation to see how the glass curtain wall relates to the rest of the building. The Commissioners discussed the previous approval on the building for the front curtain walls, which replaced loading dock doors. The Commissioners also reviewed the proposed windows at the Iron Street façade.

Box light fixtures will be relocated.

The Commissioners did not express concern with any of the proposed plans, and noted that the alterations will enliven this section of Iron Street while maintaining the monolithic character of a party wall.

There was no public comment.

The Commissioners concluded to accept the application as submitted.

S. Goganian motioned to approve the application as submitted, T. Rodde seconded the motion. The vote was 4-0 (DB, SG, JK, TR).

APP # 20.388 FPC

345 A STREET

Applicant: Dan Yaccarino, Lincoln Summer St. Venture, LLC

Proposed Work: At the A Street façade ground level, replace double entry doors with new double entry doors consisting of metal and glazing.

Dan Yaccarino and Ashely Dunn (architect) were the project representatives.

The applicants explained that they took the Commissioners' previous comments into account and looked to the windows above to determine the design and configuration of the doors. The doors have been further recessed in response to Commissioners' comments. The lintel and existing opening will remain.

T. Rodde requested that the door handle color or material be changed from silver so that it does not stick out as much.

The Commissioners also discussed the proportions of the vertical and horizontal mullions and mentioned that they should better match that of the windows above. One leaf is stationary, although it can open.

The Commissioners concluded that they would approve the application with the following provisos:



- That the door pull be modified to include a dark green finish to match the surrounding door system; and
- That the design of the door system be modified to widen the end pieces of the fixed door and the functioning door so that the center “mullion” of the door system be in line with the windows above.

T. Rodde motioned to approve the application with the above mentioned provisos, D. Berarducci seconded the motion. The vote was 4-0 (DB, SG, JK, TR).

II. ADVISORY REVIEW

250 SUMMER STREET

Proposed Work: Install flood mitigation

Stephen McDermott from CBI Consulting and Kyle Fotta from Synergy Investments were the project representatives. They explained the proposed project scope, which includes installing temporary floor barrier systems at several windows and doors at the Harborwalk and rear alley elevations. The flood barrier systems include the installation of permanent armature that supports the barriers when in place.

The applicants also expressed that emergency repointing work needs to be completed before the barrier systems can be installed.

The applicants will prepare an application for the next hearing.

III. ADMINISTRATIVE REVIEW/ APPROVAL

D. Berarducci motioned to approve the application as submitted, S. Goganian seconded the motion. The vote was 4-0 (DB, SG, JK, TR).

IV. Ratification of Meeting Minutes from 09/12/2019

T. Rodde motioned to approve the minutes, J. Karoff seconded the motion. The vote was 4-0 (DB, SG, JK, TR).

V. Staff Updates

VI. Adjourn – 7:05 PM

S. Goganian motioned to adjourn the hearing. T. Rodde seconded the motion. The vote was 4-0 (DB, SG, JK, TR).