



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

Held virtually via Zoom

MARCH 11, 2021

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

Commissioners Absent: Lynn Smiledge

Staff Present: Mary Cirbus, Preservation Planner

A full recording of the hearing is available at: <https://www.boston.gov/historic-district/fort-point-channel-landmark-district>

There were no members of the press present.

6:06: Chair D. Berarducci called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in this online hearing. He then called the first Design Review Application.

I. DESIGN REVIEW

APP # 21.0481 FPC

ADDRESS: 22 BOSTON WHARF ROAD

Applicant: Duck Creek Technologies

Proposed Work: At the roof, construct a stair head house and roof deck with metal picket railings and acoustical metal panel wall.

Project Representatives: Jessica Randolph was the project representative.

Documents Presented: The Commissioner reviewed a presentation consisting of drawings, plans, photographs, and renderings. They also reviewed photographs and images from Google Maps showing the original mockup of the stair head house which was created in 2019.

Discussion Topics: The Commissioners discussed the location of the head house (site was planned when the upper story addition was construction) and that there was no option to alter its setback or position. They also discussed the other elements of the roof deck, including the metal picket railings and metal panel wall and understood that no other elements of the roof deck will be visible from any public way. They also discussed the color of the head house and determined that the color should be in



keeping with the top two floors of the existing building.

Public Comment: There was no public comment.

S. Goganian motioned to approve the application with the provisos that the coloring of the head house is in keeping with the top two floors of the existing building. T. Rodde seconded the motion. The vote was 4-0 (Y: DB, JK, SG, TR) (N: None) (Absent: LS).

APP # 21.0581 FPC

ADDRESS: 5 CHANNEL CENTER STREET

Applicant: BP3-BOS3 5 Channel Center Street LLC

Proposed Work: At the roof level, install new visible mechanical systems and equipment. At the Medallion Avenue elevation, replace a garage door with louvers in the existing masonry opening.

Project Representatives: Erin Doherty, Kyle Dupell, and Michael Boone were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings, roof plans, photographs, and renderings. They also reviewed photographs of the roof top mockup.

Discussion Topics: The Commissioners discussed the placement of the mechanical systems and the mockup. Staff M. Cirbus noted that the mockup was not visible from public ways within the district but was visible outside the district. The Commission also briefly discussed the proposed louvers to be installed within an existing masonry opening. The color will match the existing garage door.

Public Comment: Sara McCammond offered public comment and asked questions regarding the total height of the equipment at the roof, noise mitigation, and the proposed use of the building.

T. Rodde motioned to approve the application as presented. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, JK, SG, TR) (N: None) (Absent: LS).

APP # 21.0704 FPC

ADDRESS: 22 BOSTON WHARF ROAD

Applicant: Artists for Humanity



Proposed Work: Install a public art sculpture at the Stillings Street façade (modify APP # 21.0238 FPC Certificate of Design Approval).

Project Representatives: Haidan Hodgson was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of revised drawings and renderings,

Discussion Topics: The Commissioners briefly discussed the new design and the method of attachment to the brick. They understood that the installation will utilize mortar joints so as not to cause damage to the brick.

Public Comment: Sara McCammond offered public comment and expressed her support for the project.

S. Goganian motioned to approve the application as submitted. T. Rodde seconded the motion. The vote was 4-0 (Y: DB, JK, SG, TR) (N: None) (Absent: LS).

T. Rodde left the hearing.

II. ADVISORY REVIEW

51 SLEEPER STREET

Proposed work: Modify the ground level façade and topography and install signage.

Project Representatives: Elizabeth Christoforetti, Mark Barer, Nicole Benjamin-MA, and Laurie DaForno were the project representatives.

Documents Presented: The Commission reviewed a presentation containing photographs and renderings.

Discussion Topics: The Commissioners discussed the existing conditions of the building, the proposed modifications to the entrance, “stripping” the existing brick columns to expose the underlying concrete, the modifications to the storefront, sidewalk, and hardscaping, lighting, and signage. The Commission suggested that the project team return to the Commission for another Advisory Review before submitting a formal application.



III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 21.0628 FPC **250-253 Summer Street:** At the sea wall, repair existing concrete foundation, repoint deteriorated granite joints, replace galvanic anodes on steel columns in kind, and fill voids using grout bags. At the Harborwalk, replace deteriorated timber deck boards in kind.

D. Berarducci motioned to approve the Administrative Review applications as submitted. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, JK, SG) (N: None) (Absent: LS, TR).

IV. RATIFICATION OF MEETING MINUTES

J. Karoff motioned to approve the minutes as presented. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, JK, SG) (N: None) (Absent: LS, TR).

V. STAFF UPDATES

Staff briefly shared progress regarding online applications. There were no other staff updates.

VI. ADJOURNMENT: 7:57 PM

S. Goganian motioned to adjourn the hearing. J. Karoff seconded the motion. The vote was 3-0 (Y: DB, JK, SG) (N: None) (Absent: LS, TR).