



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

Held virtually via Zoom

MAY 13, 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.

6:02 PM: 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 Violation.

I. DESIGN REVIEW

APP # 21.0760 FPC

TIME: 6:05 PM

ADDRESS: 22 BOSTON WHARF ROAD

Applicant: 22 Boston Wharf Road Owner, LP

Proposed Work: At the front façade ground level, remove two storefront systems and install new aluminum storefront with double door entry and new storefront infill.

Project Representatives: Nate Turner was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings, renderings, and photographs showing the existing and proposed conditions at the Boston Wharf Road ground floor.

Discussion Topics: The Commissioners briefly discussed the request for a double door (desired by tenant due to circulation flow), the proposed stone base, and materiality. The applicant confirmed that the granite base will be reinstalled and that the storefront will be matched in kind. The brick will not be affected.

Public Comment: Staff confirmed a letter of support for the project from Yanni Tsipis.



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

APP # 21.0890 FPC

Time: 6:12 PM

Applicant: Sergio Guzman, DMD, MSD

Proposed work: At the front façade ground level storefront, paint the entry doors to match the new assembly at no. 44 Farnsworth Street, remove solid material in transom and install glazing, replace hardware, and install granite around the perimeter frame (scope of work removed).

Project Representatives: Dr. Sergio Guzman and Garrett Ludwig were the project representatives.

Documents Presented: The Commission reviewed a presentation consisting of photographs/ renderings of the recent approval at no. 44 Farnsworth Street and existing conditions photographs of no. 46 Farnsworth Street.

Discussion Topics: The Commission discussed the proposal and also discussed the recent approval at no. 44 Farnsworth Street. They commented that the approval at no. 44 Farnsworth made sense because it serves as the main entrance to the building, while the entry at no. 46 Farnsworth serves as an auxiliary entrance. Eventually, they determined that the door assembly at no. 46 Farnsworth should remain green to match the green fenestration above.

Public Comment: Tom Ready offered public comment expressing that the door assembly should remain green to match the fenestration above.

T. Rodde motioned to approve the application with the proviso that there will be three separate panels of glazing in the transom, that the door assembly be repainted green to match the fenestration above, and that the new hardware remain brass. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, JK, SG, TR) (N: None) (Absent: LS).

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 21.0709 FPC

33/41 Farnworth Street: At all facades, restore mortar joints using mortar that matches the historic mortar joints in terms of color, texture, joint width, tooling, and profile; selectively replace



deteriorated brick as needed with new brick to match the historic in terms of color, texture, size, and profile; remove copper cornice/ flashing and replace with new copper; replace window sealant joints. Paint and/ or recoat previously coated metal/steel and concrete. *See additional items under Design Review.*

APP # 21.0755 FPC

51 Melcher Street: At the areas of the Melcher Street, Necco Court, and courtyard facades, replaced window perimeter sealant in kind, perform masonry spot pointing with new mortar to match historic in terms of color, texture, profile, joint width, and tooling, perform stone sill patching with mortar to match the historic in terms of color, texture and profile, and selective brick replacement with new brick to match historic in terms of color, texture, size, and profile.

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

III. RATIFICATION OF MEETING MINUTES

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

IV. STAFF UPDATES

Staff briefly shared administrative-related updates.

V. ADJOURNMENT: 7:12 PM

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