



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

Held virtually via Zoom

November 12, 2020

Commissioners Present: David Berarducci, John Karoff, Susan Goganian, Lynn Smiledge

Commissioners Absent: Thomas Rodde

Staff Present: Mary Cirbus, Preservation Planner

6:03 PM D. Berarducci called the public hearing to order.

I. DESIGN REVIEW

APP # 21.0341 FPC

300 A STREET

Applicant: Marie O'Brien (National Development)

Proposed work: At the main roof and lower loading dock roof remove, replace, and relocate rooftop condenser units and associated mechanicals.

Marie O'Brien was the project representative. She explained the scope of the project to the Commission. The proposed alterations are associated with upgrading the existing mechanical system to a VRF system. Mechanical units at the roof will be removed and new units will be located on a one story loading dock roof overhand located at the rear of the building facing Necco Court. There are two existing mechanical units

The Commissioners expressed concern that the new units at the loading dock will be highly visible from Necco Court. They wondered if the units could be moved behind the existing units so as to make the installation less intrusive. They also wondered if the new units might be relocated back to the roof. Ms. O'Brien also explained that the proposed location was chosen to minimize the impact to existing tenants.

There was additional discussion regarding the proposed installation at the loading dock roof. Commissioner Berarducci noted that mechanical equipment on overhangs is not typical of the district and that the units should be moved behind the existing units. Commissioner Karoff agreed.

The Commissioners agreed to continue review of the application to allow the project team to relocate the proposed units to the loading dock roof behind the existing units.

Sara McCammond offered public comment and expressed concern at the proposed location due to the building's position in a flood zone, and asked if the proposed units will cause additional noise.

S. Goganian motioned continue review of the application. L. Smiledge seconded the motion. The vote was 4-0 (Y: DB, JK, SG, LS) (N: None) (Absent: TR).



II. **ADVISORY REVIEW: 22 BOSTON WHARF ROAD**

Jessica Randolph was the project representative. She explained the scope of work to the Commission, which includes the installation of a roof deck and associated head house. She presented renderings and photographs to the Commission. Based on the renderings presented, the only portion of the work visible from a public way will be the head house.

The Commissioners did not have any immediate concerns over the proposed work, but explained that the color of the head house should not be lighter than the existing grey color of the upper stories of the building.

III. **Ratification of 10/8/2020, 9/10/2020 and 8/13/2020 Public Hearing Minutes**

S. Goganian motioned to approve the minutes. J. Karoff seconded the motion. The vote was 4-0 (Y: DB, JK, SG, LS) (N: None) (Absent: TR).

IV. **STAFF UPDATES**

There were no staff updates.

V. **ADJOURN – 8:12 PM**

L. Smiledge motioned to adjourn the hearing. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, JK, LS, SG) (N: None) (Absent: TR).