



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

Boston City Hall, Piemonte Room
Boston, MA, 02201

MARCH 12, 2020

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

Staff Present: Mary Cirbus, Preservation Planner

6:00 PM D. Berarducci called the public hearing to order. He announced the presence of S. Goganian, J. Karoff, and L. Smiledge.

I. DESIGN REVIEW

APP # 20.823 FPC

374 CONGRESS STREET

Applicant: Whitlock Design Group

Proposed Work: At the Boston Wharf Road façade ground level, ratify existing patio doors and fenestration, entry door configuration, and signage; re-clad entry door and wood infill; and install a light fixture.

Bill Whitlock (Whitlock Design Group) was the project representative. He walked the Commissioners through outstanding conditions at the premises which were installed in noncompliance with previous FPCLDC approvals, namely the patio fenestration and the entry door. He also explained the proposed treatment for the existing entry door. He also explained that the proposed trellis/ canopy is been removed from the scope of work. The Commissioners asked several questions regarding the existing conditions and the proposed work.

The Commissioners specified that the patio doors should be wood. Staff confirmed that the doors should be painted a dark bronze color to match the color of the windows above (as stipulated in the original approval).

There was no public comment.

Finally, the Commissioners voted to approve the application with the following provisos:

- That the new patio doors are redesigned to “Option B,” (as approved at the April 11, 2019 FPCLDC public hearing) constructed in wood and finished a dark bronze color to match the color of the windows above, to better resemble the historic doors;
- That the infill around the existing entry door is re-clad in the same copper material as the existing door so that the infill within the opening will have uniform treatment and patina.

D. Berarducci noted that T. Rodde arrived during the review of the application.



S. Goganian motioned to approve the application with the proviso that the patio doors be designed to “Option B,” (as approved at the April 11, 2019 FPCLDC public hearing) constructed in wood and finished a dark bronze color to match the color of the windows above, to better resemble the historic doors); and that the infill around the existing entry door is re-clad in the same copper color as the existing door so that the infill within the opening will have uniform treatment and patina. L. Smiledge seconded the motion. The vote was 5-0 (DB, SG, JK, TR, LS).

APP # 20.856 FPC

26, 30, 36 THOMSON PLACE

Applicant: Fort Point Channel Investors, LLC

Proposed Work: At the 26 Thomson Place ground level modify façade and install new windows and entry doors; at the 30 Thomson Place façade remove a storefront system and install an entry; and replace two (2) overhead doors with new doors and infill; at the 36 Thomson Place façade remove five (5) windows, modify the openings, and install two entry doors and three new storefront windows.

Nate Turner (Margulies Perruzzi Architects) and Paul Connelly (representing the building owner) were the project representatives. They explained the scope of work to the Commissioners, which includes façade modifications and new storefront infill at three building facades. The goal of the modifications is to introduce new retail spaces and further activate the streetscape. The Commissioners expressed concern at the proposed infill at the garage door openings and cited that the design incorporated too many panes of glass and threw off the proportion. There was additional discussion about the façade at 36 Thomson Place, which appears original.

The Commissioner looked at each façade in greater detail. With regard to 26 Thomson Place, the Commissioners determined that the proposed changes were appropriate considering the ground floor façade was previously altered and the proposed brick pier between the new entrance and the existing entrance matches the dimensions of the other brick piers on the façade.

The Commissioners re-reviewed the proposed changes at 30 Thomson Place, in particular the roll down garage doors and surrounding infill. The Commissioners felt that the proposed infill was awkward. They proposed that the applicants return with a new design that reflects their comments.

The Commissioners then reviewed the 36 Thomson Place. They also reviewed a historic photograph and questioned if the sills at the windows needed to be lowered. D. Berarducci observed that the original sills appeared lower in the historic photograph. After more discussion, the Commissioners determined that it was appropriate to lower the sills as presented. D. Berarducci asked if the applicants might consider adding shutters as they did with the adjacent building (Trader Joe's). T. Rodde disagreed and thought that shutters are not appropriate.

There was no public comment.



Finally, the Commission arrived at the conclusion to approve the proposed work at 26 and 36 Thomson Place as presented, but to continue review of 30 Thomson Place.

T. Rodde motioned to approve the proposed work at 26 and 36 Thomson Place as presented, but to continue the review of 30 Thomson Place. S. Goganian seconded the motion. The vote was 5-0 (DB, SG, JK, TR, LS).

APP # 20.855 FPC

300 SUMMER STREET

Applicant: The Artist Building at 300 Summer Street

Proposed Work: At the roof install a new chiller on existing dunnage.

Susan Knack-Brown (Simpson Gumpertz & Heger) was the project representative. She explained the plans to replace the existing chiller with a new chiller which will be approximately the same dimensions as the existing chiller. The new chiller will be 6" shorter.

The Commissioners did not have any concerns with the proposed work as presented.

There was no public comment.

S. Goganian motioned to approve the application as presented. L. Smiledge seconded the motion. The vote was 5-0 (DB; SG; JK; TR; LS).

APP # 20.854 FPC

253 SUMMER STREET (AKA 27 MELCHER STREET)

Applicant: Synergy Financial LLC

Proposed Work: At the Melcher Street façade ground level re-clad paired entry doors.

The applicant did not show.

There was no public comment.

APP # 20.797 FPC

300 A STREET

Applicant: Red Hat, Inc.

Proposed Work: At the roof, replace HVAC system, dunnage, and associated mechanicals.

Tim Bettjemann and Michael O'Connell were the project representatives. They explained the scope of work, which includes replacing mechanical equipment at the roof.

The Commissioners determined that the roof top units are not visible from any public way. The new units will be smaller in dimension but 1" taller.

There was no public comment.



L. Smiledge motioned to approve the application as presented. S. Goganian seconded the motion. The vote was 5-0 (DB, SG, JK, TR, LS).

APP # 20.703 FPC

30-40 MELCHER STREET

Applicant: Spin Boston LLC

Proposed Work: At the Melcher Street façade replace loading dock doors

Andrew Gordon, Spin Boston, was the project representative along with a representative from CBRE and two members of the general contracting team. He gave a brief overview of the project up to this point.

The applicants explained that window panels on the garage doors are necessary to allow pedestrians to see inside. The Commissioners looked at the proposed renderings in relation to the historic photographs. Each bay in the historic photograph is very different. D. Berarducci noted that the door should be wood, and there should be an expressed, detailed panel. The bottom panel must be opaque. Even though the commission prefers half of the panels are opaque they could compromise and have the bottom panel only be opaque if the door is wood.

The Commissioners moved on to discussing the doors at 40 Melcher Street. More detail is required to resemble the original doors, located at the easternmost bay. The Commissioners determined that garage doors on this façade also need to be wood in order to get the appropriate detail needed. The Commissioner further discussed details of the doors with the applicants.

The Commissioners returned to the doors at 30 Melcher Street. The Commissioners noted that the opaque panel should contain a bevel and one recessed panel.

Before voting, staff asked for clarification regarding the concrete knee walls. These knee walls will be recessed slightly and NOT flush with the exterior wall.

There was no public comment.

D. Berarducci motioned to approve the application with the following provisos: That the doors at 30 Melcher Street match the rendering titled Option A as presented, that doors be made of wood, and that the bottom panel detailing should resemble the pedestrian door to the left of 30 Melcher Street and consist of beveled, recessed panels with surrounds; that the historic doors at 40 Melcher Street be retained and that the three new doors at this façade will be manufactured to look like these historic doors in as many ways as possible but most importantly that the stiles on either side are captured, as well as the double stile in the middle so that it the new door feels like two vertical doors side-by-side; and that the bottom two panels on these doors are divided into three physical panels, although a joint may dissect one of the panels; and that the muntins of the glass panels may be more thick;



that the doors must be wood; and that shop drawings of the new doors must be submitted to staff for approval. T. Rodde seconded the motion. The vote was 5-0 (DB, SG, JK, TR, LS).

II. ADMINISTRATIVE REVIEW/ APPROVAL

Staff explained that APP # 20.854 253 Summer Street (whose applicants did not show) matches previous approvals at the premises. The Commissioners determined that this application could be approved administratively.

S. Goganian also mentioned that the in-kind replacement of mechanical equipment on the roof could also be reviewed administratively in the future.

APP # 20.834 FPC **383 CONGRESS STREET:** At the seasonal patio at the Boston Wharf Road façade, replace stationary fabric wall panels with power-operated retractable panels.

APP # 20.854 FPC **253 SUMMER STREET (AKA 27 MELCHER STREET)**
Proposed Work: At the Melcher Street façade ground level re-clad paired entry doors.

S. Goganian motioned to approve the Administrative Review applications as submitted. T. Rodde seconded the motion. The vote was 5-0 (DB, SG, JK, TR, LS).

III. RATIFICATION OF 2/13/2020 PUBLIC HEARING MINUTES AND 1/24/2020 SUBCOMMITTEE PUBLIC MEETING MINUTES

Staff explained that the 2/13/2020 FPCLDC Public Hearing minutes were not yet prepared and would have to be postponed. The Commissioners approved the 1/24/2020 Subcommittee Public Meeting Minutes.

S. Goganian motioned to accept the 1/24/2020 Subcommittee Public Meeting minutes as presented. J. Karoff seconded the motion. The vote was 5-0 (DB, SG, JK, TR, LS).

IV. STAFF UPDATES

There were no staff updates.

V. ADJOURN - 7:46 PM

L. Smiledge motioned to adjourn the hearing. J. Karoff seconded the motion. The vote was 5-0 (DB, SG, JK, TR, LS).