



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

*Held virtually via Zoom*

**JULY 9, 2020**

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

**Staff Present:** Mary Cirbus, Preservation Planner; Joseph Cornish, Director of Design Review

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

**I. DESIGN REVIEW**

**APP # 20.1096 FPC**

**332-340 SUMMER STREET**

Applicant: Stanhope Garage, Inc.

Proposed Work: Install a planting bed and planting plan. *See additional items under Administrative Review.*

David Gottlieb, Timothy Burke, and Marc Lederman were the project representatives. They explained the scope of work and the planting plan. They also presented photographs of the existing conditions along Boston Wharf Road. They also explained that the plants selected do not require significant watering since there is no irrigation system on site. The planting bed will be 3' wide. The lot is gravel. D. Berarducci requested that the planting bed include a metal edge.

D. Berarducci offered comments. He suggested that the Asiatic lilies be replaced with ornamental grass ("Karl Foerster") to better reflect the marine industrial character of the district and to provide additional screening for the parking lot. He also suggested that the day lilies be spaced in blocks (two in front, two in back).

The applicants also briefly discussed the plan to refurbish the existing fence.

Sara McCammond offered public comment and noted that she is pleased to see these improvements at the site and agrees with the Commissioners' suggestions.

**L. Smiledge motioned to approve the application with the provisos including the replacements and spacing suggested by D. Berarducci. D. Berarducci clarified that these provisos included replacing the Asiatic Lillies with Karl Foerster grass, incorporating blocks of Day Lillies, and incorporating a black metal edge. L. Smiledge amended her motion. S.**



**Goganian seconded the motion. The vote was 5-0 (DB, JK, SG, LS, TR).**

**APP # 20.1103 FPC**

**33/41 FARNSWORTH STREET**

Applicant: T-C Fort Point Creative Exchange LLC

Proposed Work Replace front entry doors and infill.

Bruce Clifford, Mike McGloin, Donna Bennett, and Andreas Romero were the project representatives. They explained the scope of the project and showed the existing and proposed conditions. The proposal is to replace the infill. The doors will retain the same location and dimensions and the surrounding infill will be simplified with an oil-rubbed dark bronze finish. An intercom system will also be added. The canopy will be retained.

The Commissioners noted that the proposed conditions will be a big improvement but requested that the holes from the former GE signs be patched.

There was no public comment.

**T. Rodde motioned to approve the application with the proviso that the holes from the former GE signs are patched and verification be submitted to staff. L. Smiledge seconded the motion. The vote was 4-0 (DB, JK, LS, TR) (SG – ABSENT).**

**APP # 20.1102 FPC**

**51 SLEEPER STREET**

Applicant: NFLSRE 51 Sleeper

Proposed Work Install HVAC equipment and associated dunnage at the roof.

Peter Kochansky, Matthew Powers, Paul Asmar, Laurie DaForno, and Steven Palumbo were the project representatives. They explained the scope of the project which includes a number of mechanical installations at the roof as part of the building upgrades to the mechanical system. They showed several 3-D models showing the existing conditions and proposed mechanicals. They explained that they had carefully examined the conditions to ensure that the mechanicals are not visible from the district within 300'. They noted that no equipment is visible from Seaport Blvd, and that any oblique views are minimal. The mechanicals will have a grey finish.

The applicants also addressed the lack of mockup and explained that they were unable to create one due to safety concerns. After further discussion, the Commission determined that the vantage view of the visible mechanicals (as presented) was from across Seaport Blvd and therefore not in the district. The Commissioners generally ask for a mockup but determined that the proposed views, as presented, were minimal. The Commissioners decided that they did not object to the proposed work.



During public comment, Sara McCammond asked about the visibility from Congress Street towards Sleeper Street. She also asked about noise mitigation.

SG approve as submitted. LS seconded.

**S. Goganian motioned to approve the application as submitted. L. Smiledge seconded the motion. The vote was 3-0 (DB, SG, LS) (JK, TR – ABSENT).**

**ADMIN – DB, SG**

**RATIFICATION – LS, SG**

**END 7:05 PM**

## **II. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 20.1096 FPC                      332-340 SUMMER STREET:** Refurbish existing steel fence facing Boston Wharf Road. *See additional items under Design Review.*

**APP # 20.797 FPC                      300 A STREET:** Replace visible HVAC equipment at the roof (modify Certificate of Design Approval).

**D. Berarducci motioned to approve the Administrative Review items as submitted. S. Goganian seconded the motion. The vote was 3-0 (DB, SG, TR) (JK, TR – ABSENT)**

## **III. RATIFICATION OF 6/11/2020 PUBLIC HEARING MINUTES**

**L. Smiledge motioned to approve the minutes as submitted. S. Goganian seconded the motion. The vote was 3-0 (DB, SG, LS) (JK, TR – ABSENT)**

## **IV. STAFF UPDATES**

Staff J. Cornish shared that interviews for the staff architect position will conclude next week.

## **V. ADJOURN – 7:05 PM**

**S. Goganian motioned to adjourn the hearing. L. Smiledge seconded the motion. The vote was 3-0 (DB, SG, LS) (JK, TR – ABSENT).**