

7 CHANNEL CENTER

Meeting with The Fort Point Channel Landmark District Commission

JANUARY 13, 2022



7 CHANNEL CENTER

Meeting with The Fort Point Channel Landmark District Commission

SUMMARY FPCLDC FEEDBACK AT OCTOBER 14, 2021 MEETING:

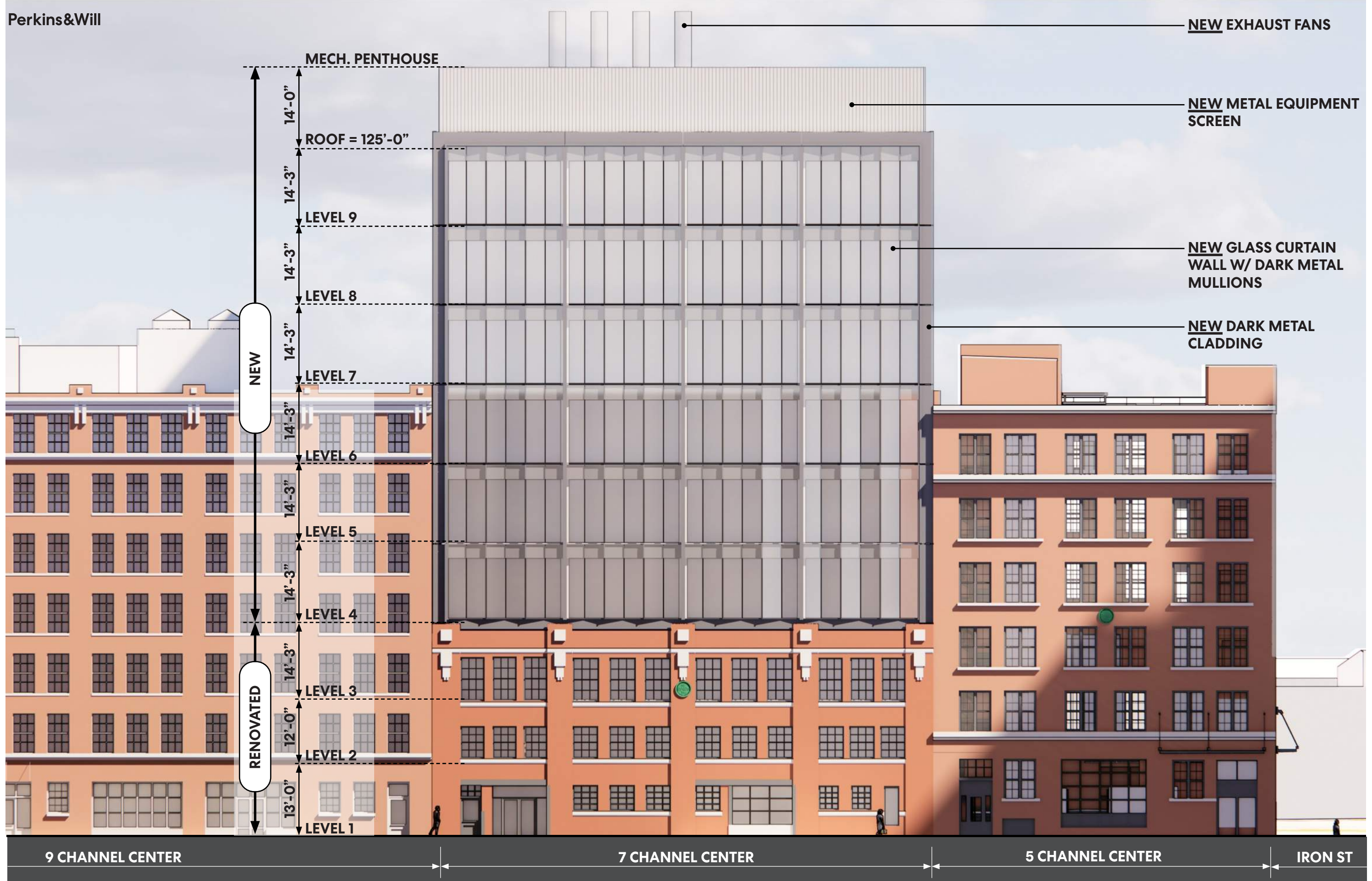
- Discussed existing façades being taken apart and reconstructed brick-by-brick.
- Requested steel corner guards on the existing building be retained.
- Suggested setting new front curtain wall façade back 12” from existing front brick façade.
- Agreed to rebuild rear brick façade with 12” set back from adjacent 5 & 9 Channel Center façades.
- Design of new curtain wall façade was well-received, supporting strategy of making it distinctly new.
- New building at corner of Farnsworth and Congress cited as a positive example of material usage.
- Simplicity of screened rooftop equipment was well-received.
- Requested additional street views.
- Requested more information on side façades and glass reflectivity.

7 CHANNEL CENTER

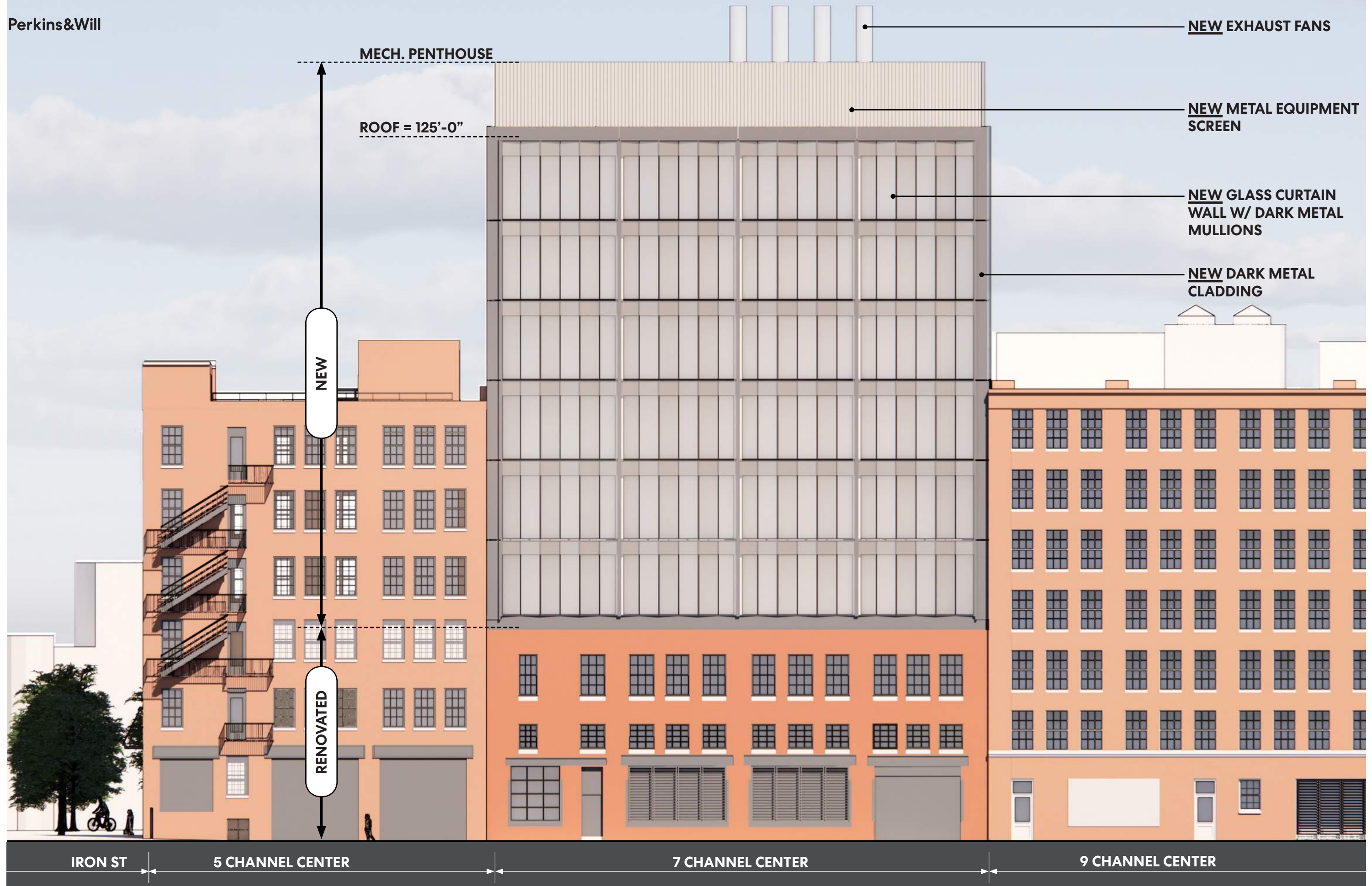
Meeting with The Fort Point Channel Landmark District Commission

AGENDA

- Brief overview of last meeting.
- Refinement of renovation strategy - corner guards & window replacement.
- Additional street views.
- Examples of nearby modern additions to historic buildings.
- Examples of exterior materials.



PROPOSED WEST (CHANNEL CENTER ST) ELEVATION



MECH. PENTHOUSE

ROOF = 125'-0"

NEW

RENOVATED

NEW EXHAUST FANS

NEW METAL EQUIPMENT SCREEN

NEW GLASS CURTAIN WALL W/ DARK METAL MULLIONS

NEW DARK METAL CLADDING

IRON ST

5 CHANNEL CENTER

7 CHANNEL CENTER

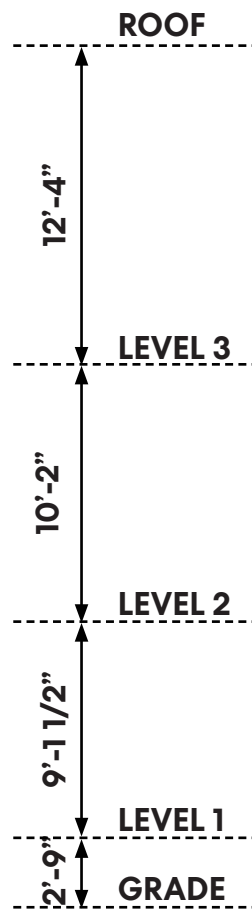
9 CHANNEL CENTER

PROPOSED EAST (MEDALLION AVE.) ELEVATION

0 8' 16' 32'



**1. PHOTO MONTAGE FROM SOUTH BOSTON BYPASS LOOKING WEST
(VIEWED FROM OUTSIDE OF HISTORIC DISTRICT)**



ORNAMENTAL STONE

DOUBLE HUNG WINDOWS

BRICK PIER

DOUBLE HUNG WINDOWS W/ DIVIDED LITE & BRICK MOULD

PAINTED METAL ROLLING DOOR

STONE SILL

STEEL CORNER GUARDS

STONE LOADING APRON

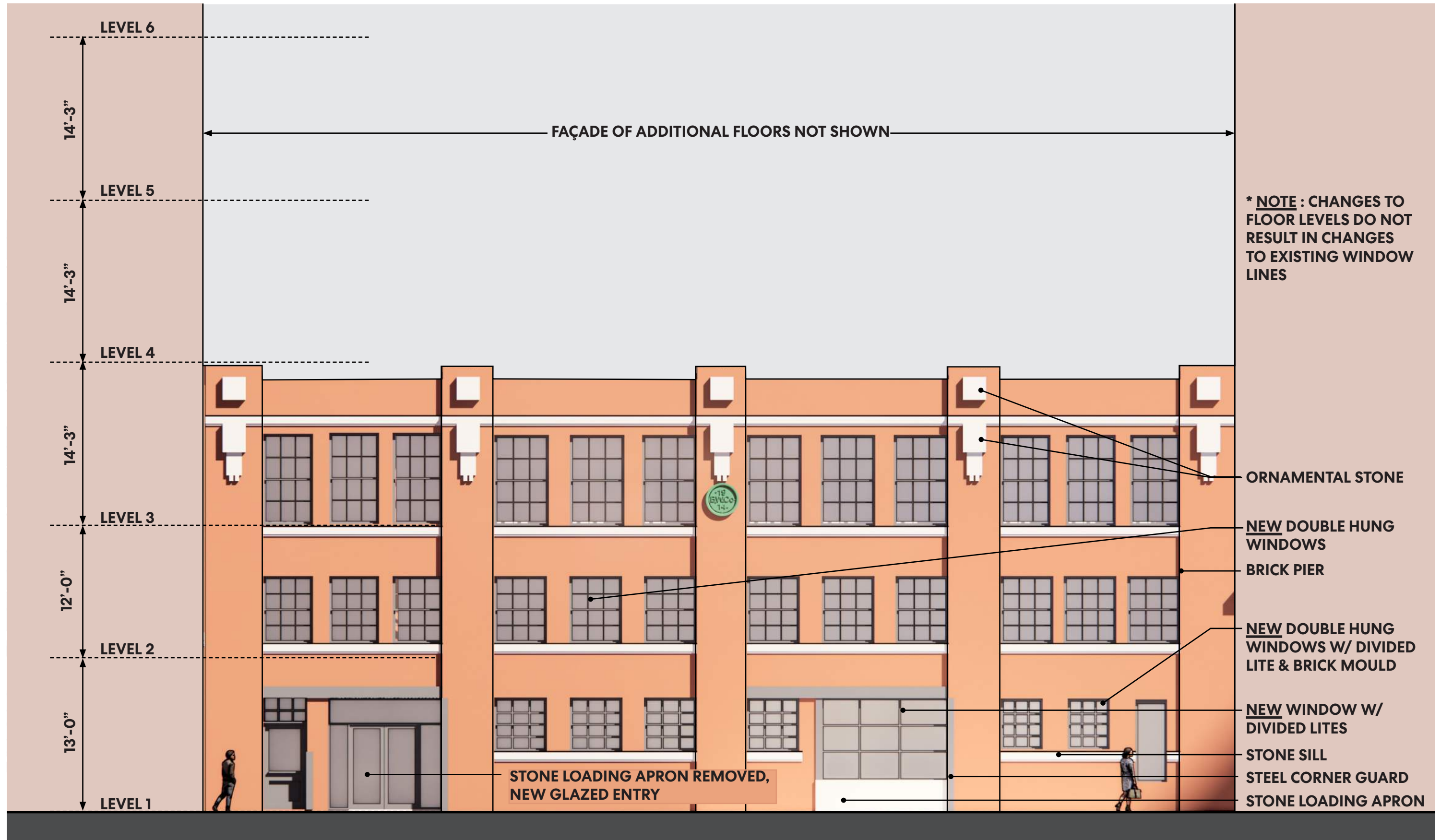
EXISTING FAÇADE - WEST (CHANNEL CENTER ST)



9 CHANNEL CENTER

7 CHANNEL CENTER

5 CHANNEL CENTER



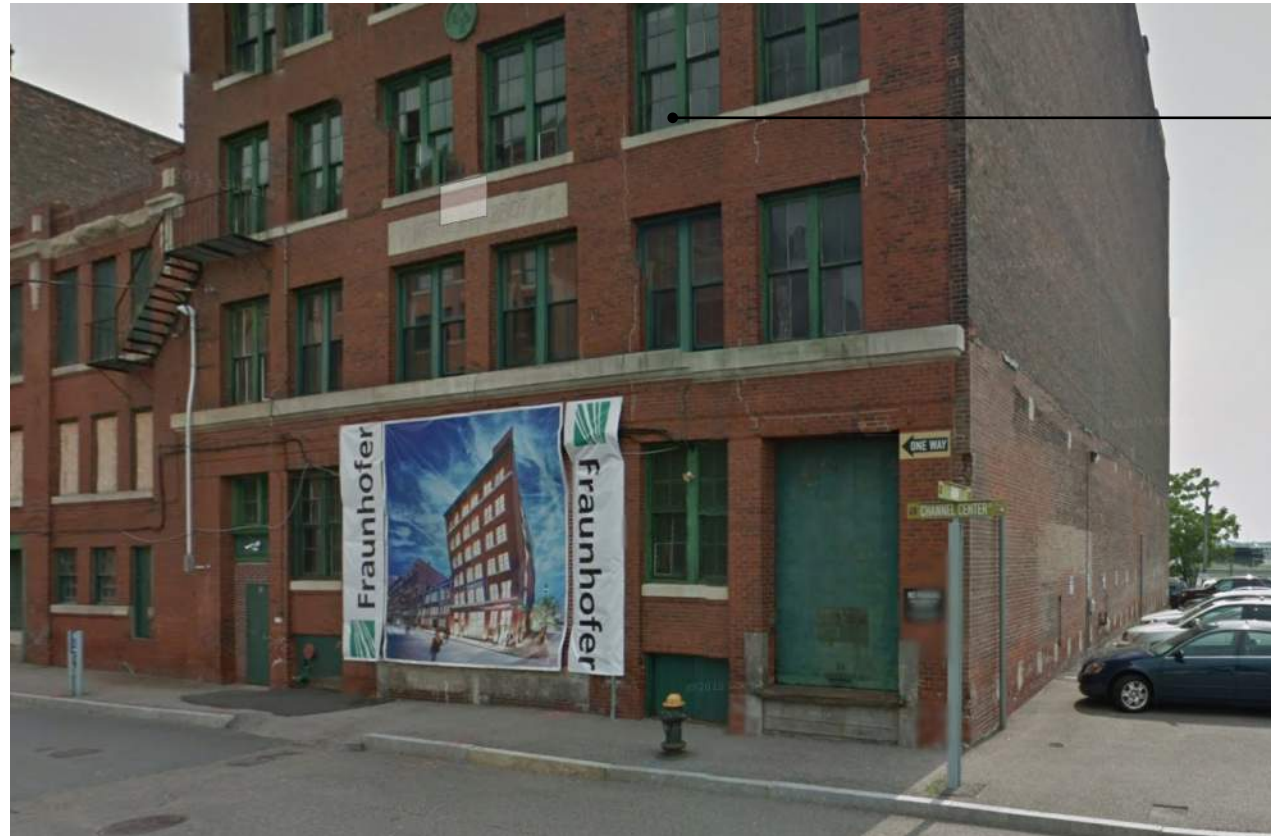
PROPOSED FAÇADE RENOVATION - WEST (CHANNEL CENTER ST)



EXISTING FAÇADE - EAST (MEDALLION AVE)



PROPOSED FAÇADE RENOVATION - EAST (MEDALLION AVE)



5 CHANNEL CENTER BEFORE RENOVATION (2011 STREET VIEW)

DOUBLE-HUNG WINDOWS,
GREEN, W/ BRICK MOULD
TRIM

ROLL-UP DOORS

STEEL CORNER GUARDS,
GREEN



9 CHANNEL CENTER BEFORE RENOVATION (2011 STREET VIEW)

DOUBLE-HUNG WINDOWS,
GRAY & TAN, W/ BRICK
MOULD TRIM

NEW STOREFRONT
GLAZING IN PLACE OF
ROLL-UP DOORS

STEEL CORNER GUARDS,
TAN



5 CHANNEL CENTER AFTER - RENOVATION (2020 STREET VIEW)



9 CHANNEL CENTER AFTER - RENOVATION (2020 STREET VIEW)

EXAMPLES OF ADJACENT RENOVATIONS



DOUBLE-HUNG WINDOWS,
GREEN, W/ BRICK MOULD
TRIM

7CC EXISTING WINDOW DETAIL



338 CONGRESS ST



25 CHANNEL CENTER



346 CONGRESS ST



21 WORMWOOD ST

EXAMPLES OF MODERN ADDITIONS TO HISTORIC BUILDINGS IN THE AREA



LOW PROFILE JOINT

OPAQUE SHADOW BOX

CLEAR VISION GLASS

PHOTO

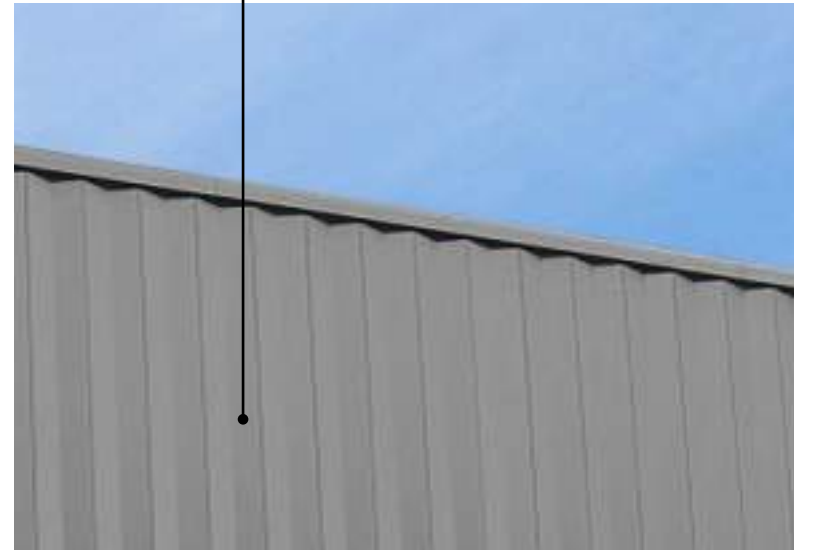


PHOTO



LIGHT GRAY TEXTURED METAL PANEL

DARK GRAY TEXTURED METAL PANEL

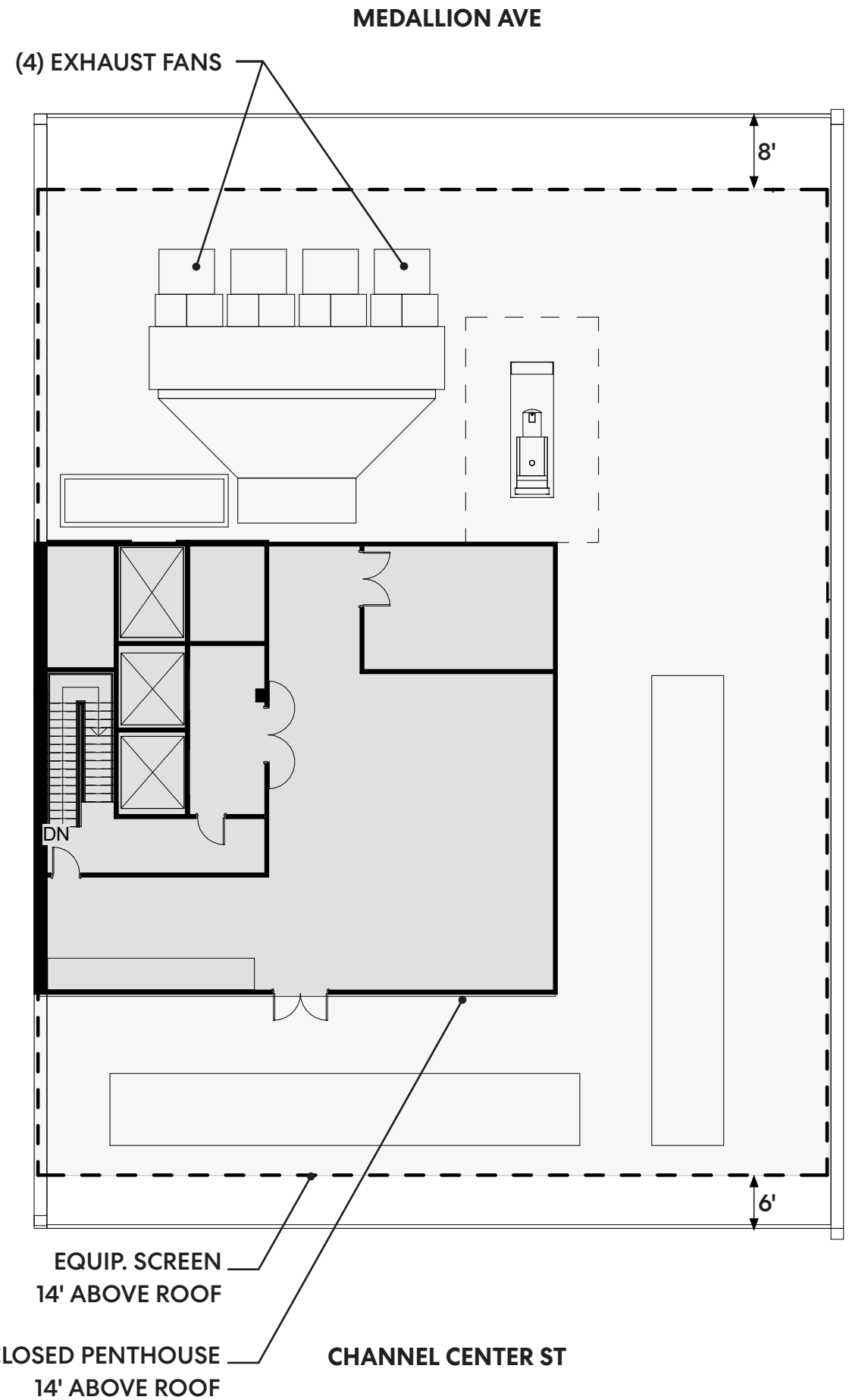


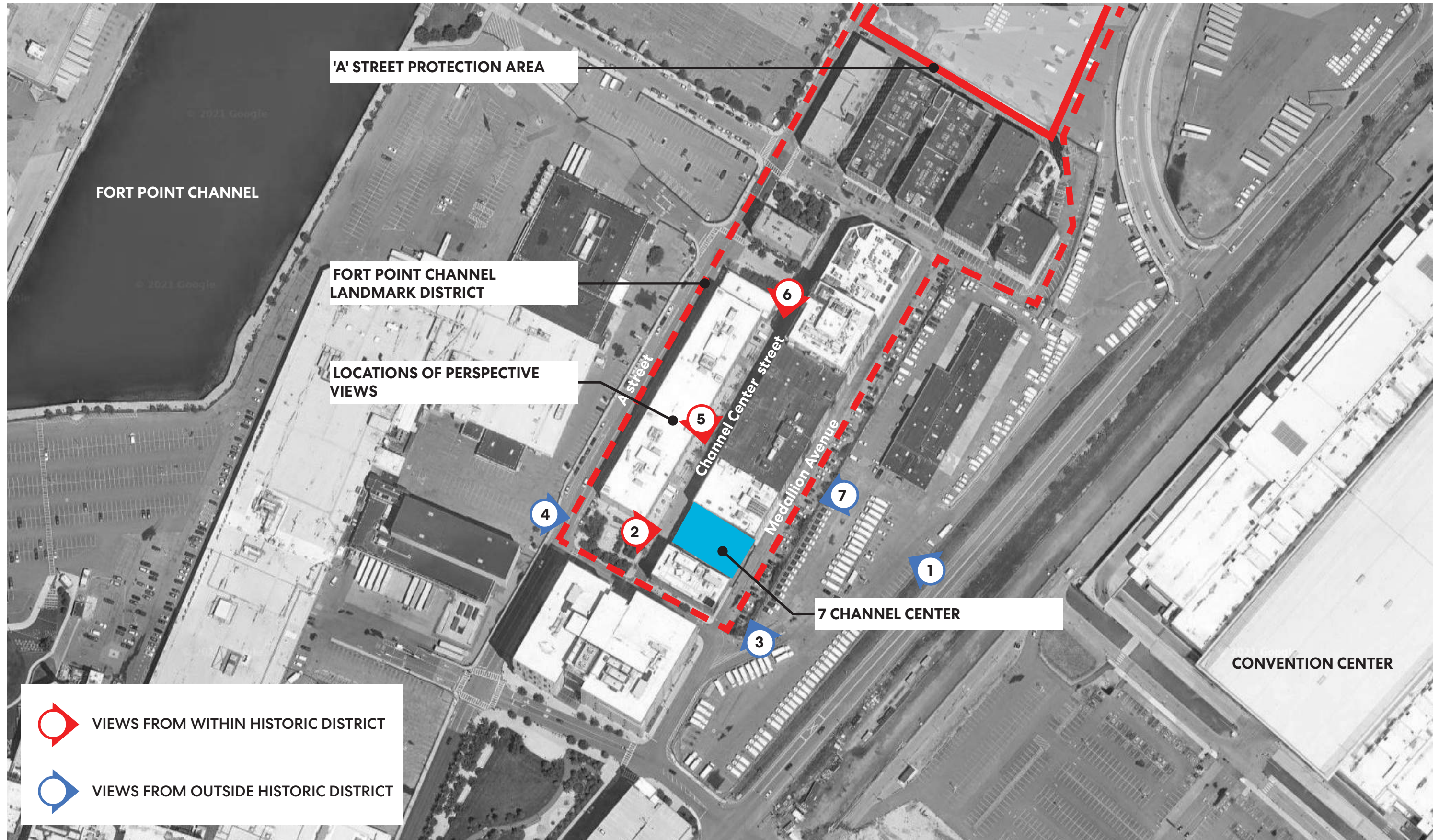
PHOTO

VIEW FROM CHANNEL CENTER PARK LOOKING NE - MATERIAL EXAMPLES



DETAIL OF PARTY WALL & PENTHOUSE SCREEN





KEY TO PERSPECTIVE VIEWS



2. VIEW FROM CHANNEL CENTER PARK LOOKING NE



3. VIEW FROM MEDALLION AVE. LOOKING NW (VIEWED FROM OUTSIDE OF HISTORIC DISTRICT)



4. VIEW FROM A STREET LOOKING EAST (VIEWED FROM OUTSIDE OF HISTORIC DISTRICT)



5. VIEW FROM CHANNEL CENTER LOOKING SE



6. VIEW FROM MT WASHINGTON WAY LOOKING SOUTH



7. VIEW FROM MEDALLION AVE. LOOKING SW (VIEWED FROM OUTSIDE OF HISTORIC DISTRICT)

THANK YOU

