

7 CHANNEL CENTER

Meeting with The Fort Point Channel Landmark District Commission

October 14, 2021



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AGENDA

- **Project Overview**

- **Constructing a 9-story building for R&D & Office uses with functional floor-to-floor heights**
- **Retaining historic value**

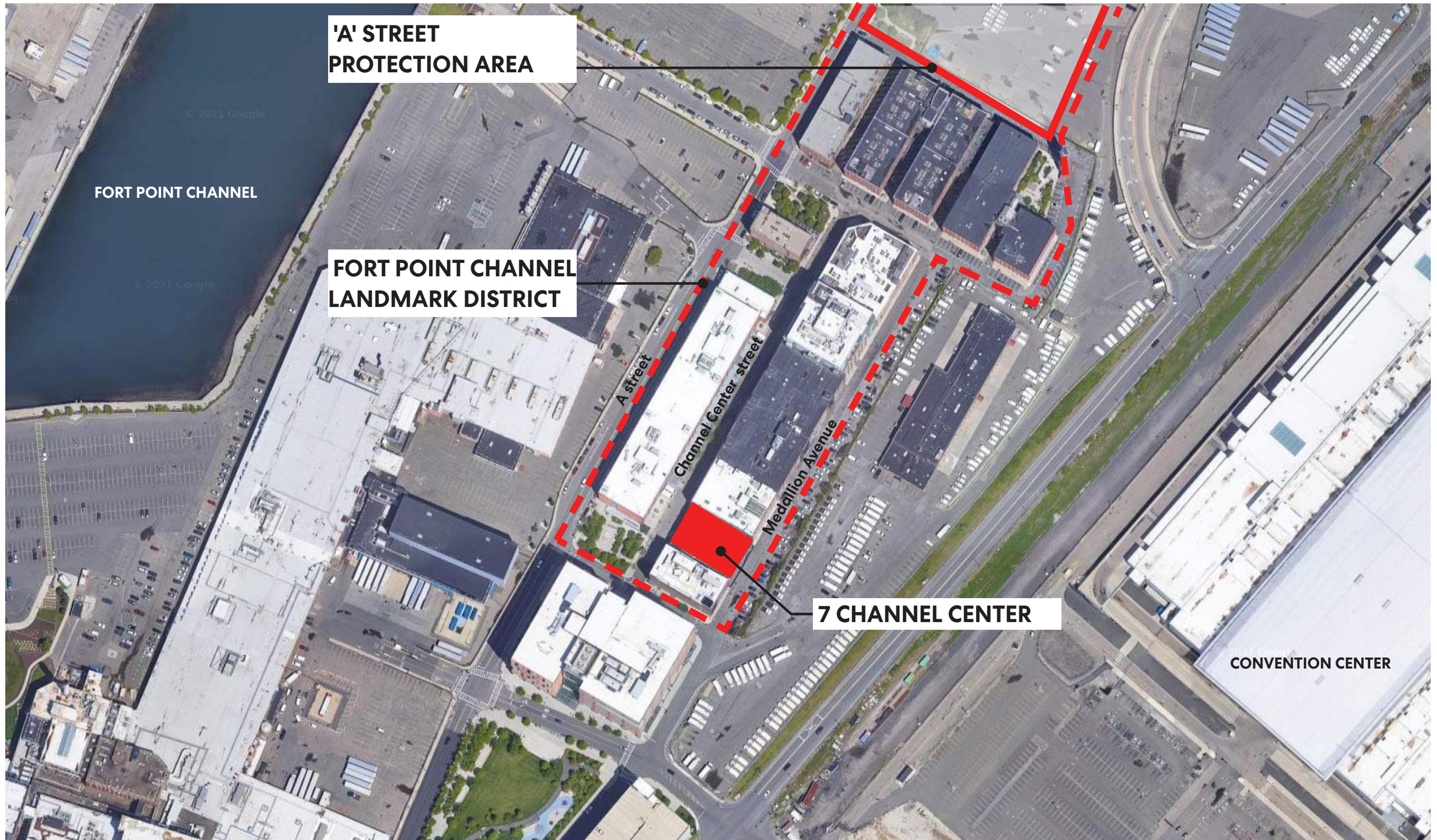
- **Review existing conditions & context**

- **Discuss approach to renovating existing facades**

- **Maintain existing conditions of front (West) façade**
- **Shift rear (East) façade backward**
- **Adapting loading bays**
- **Replacement of windows**

- **Discuss approach to new construction above existing**

- **Set new façades back 12" from neighboring façades**



**'A' STREET
PROTECTION AREA**

FORT POINT CHANNEL

**FORT POINT CHANNEL
LANDMARK DISTRICT**

A street

Channel Center street

Medallion Avenue

7 CHANNEL CENTER

CONVENTION CENTER

EXISTING CONDITIONS - PROJECT LOCATION



7 CHANNEL CENTER

CHANNEL CENTER ST

EXISTING CONDITIONS - AERIAL VIEW, FRONT OF BUILDING

9 CHANNEL CENTER

7 CHANNEL CENTER

5 CHANNEL CENTER

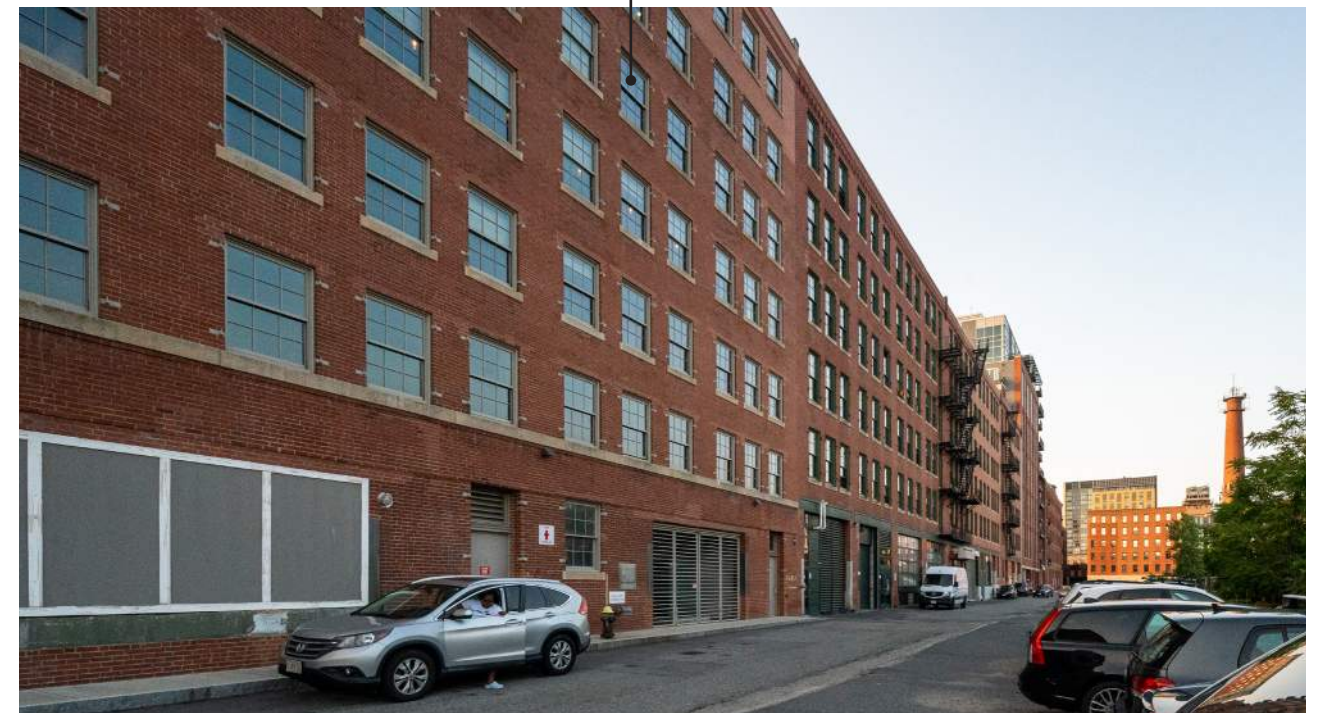


EXISTING CONDITIONS - FRONT OF BUILDING ON CHANNEL CENTER ST

5 CHANNEL CENTER

7 CHANNEL CENTER

9 CHANNEL CENTER



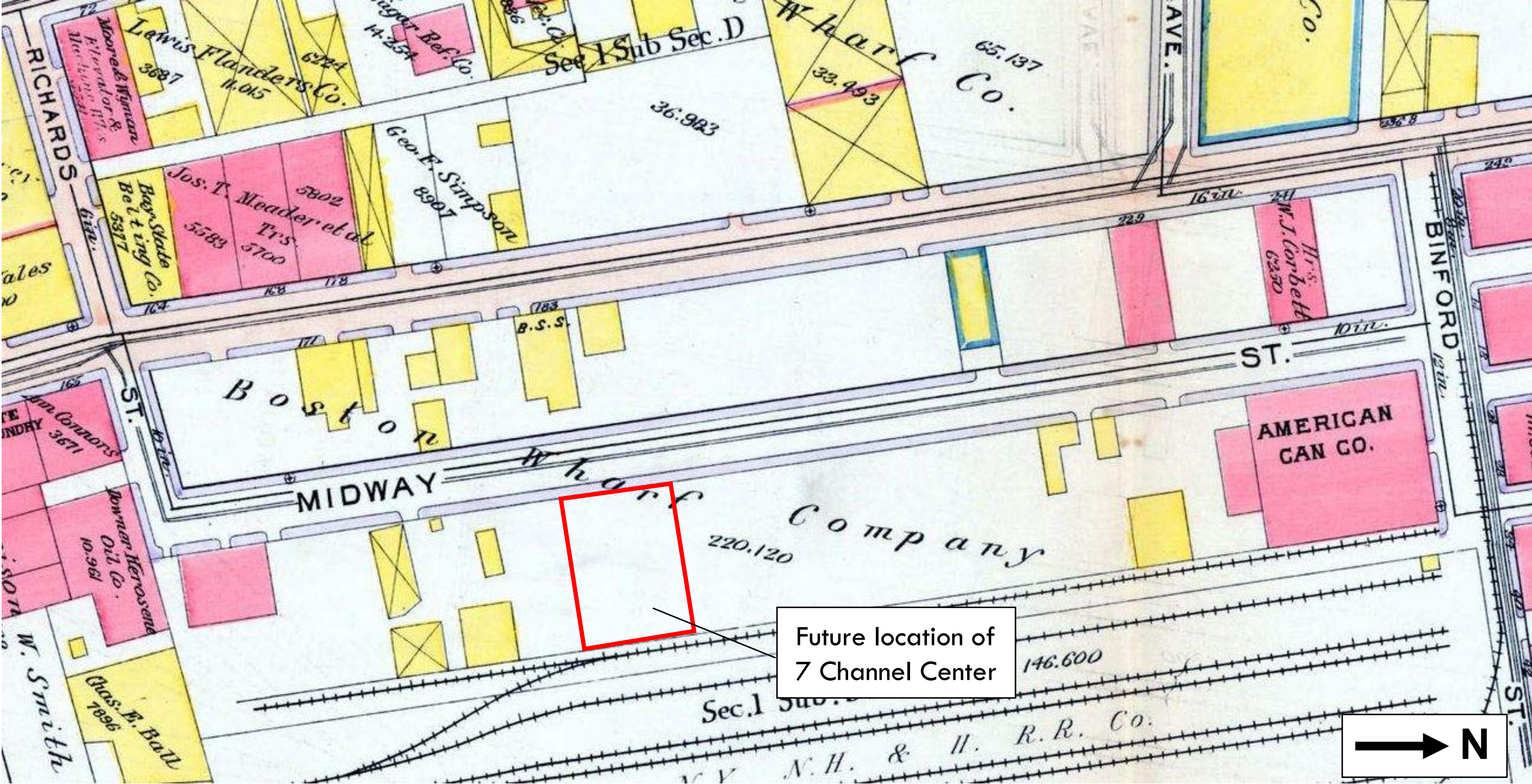
EXISTING CONDITIONS - REAR OF BUILDING ON MEDALLION AVE.

BUILDING HISTORY

7 Channel Center

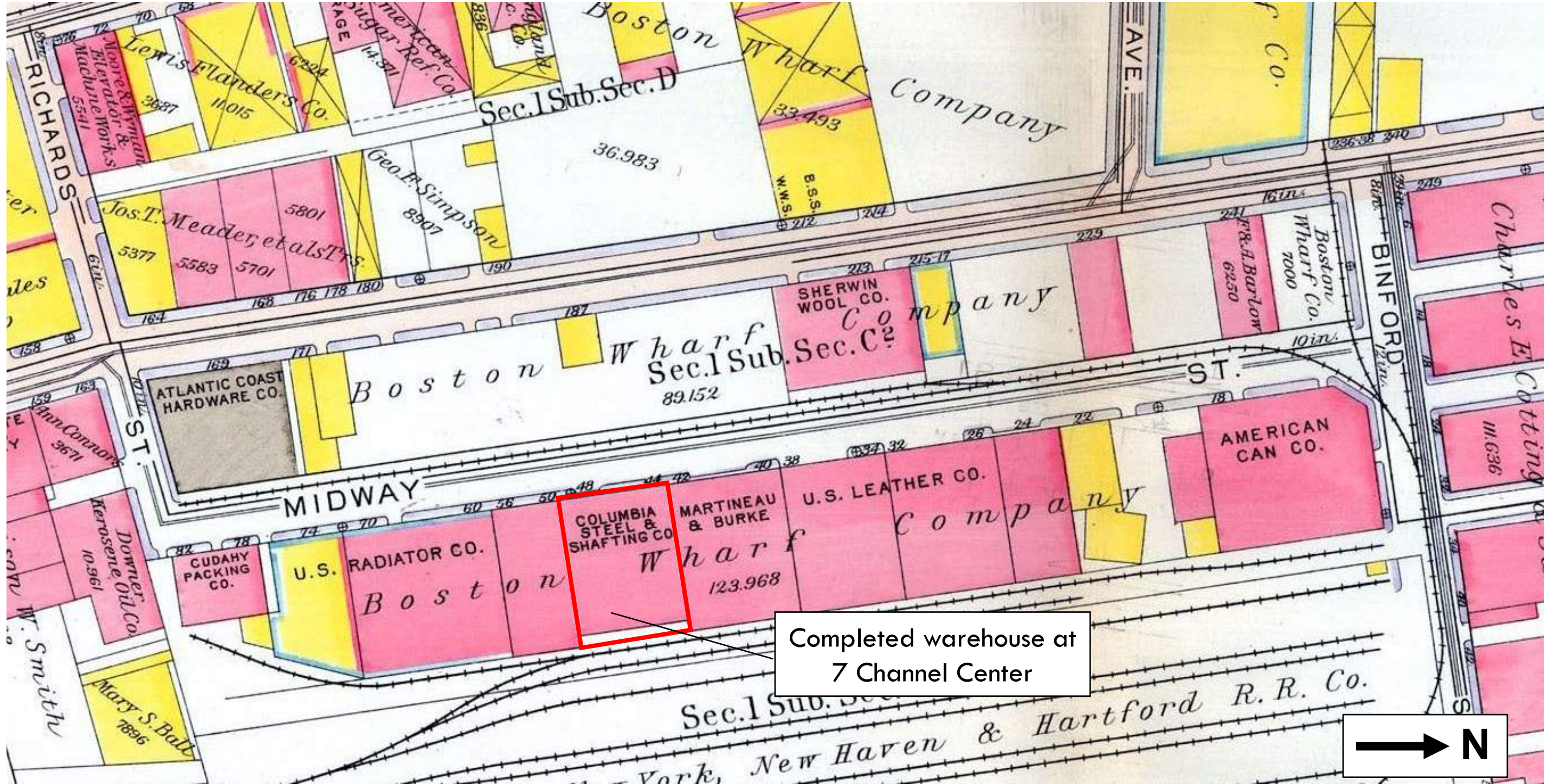
- Constructed in 1914 by the Boston Wharf Company
 - 5 Channel Center constructed in 1913 & 9 Channel Center in 1916; no historic internal connections between the buildings
- Designed by Boston Wharf Company staff architect Morton Safford
- Purpose built as a 3-story warehouse, originally with a loading platform at the rear fronting a rail spur on Medallion Avenue
- A mezzanine level was added between 1923 and 1950, some windows have been replaced, and the loading platform has been removed
- First tenant of the building was Columbia Steel & Shafting of Pittsburgh, PA, makers of iron and steel products including castings, sheet metal, steel wire and structural steel products (1914-1922), property used as a storage warehouse
- Later tenants include paint manufacturer Glidden Co. of Massachusetts (late 1920s-late 1930s), wholesale paper distributor Rutter & McNaught Inc. (late 1920s-mid 1950s), and Lyons Metal Products (mid 1950s-mid 1960s), among others.

BUILDING HISTORY



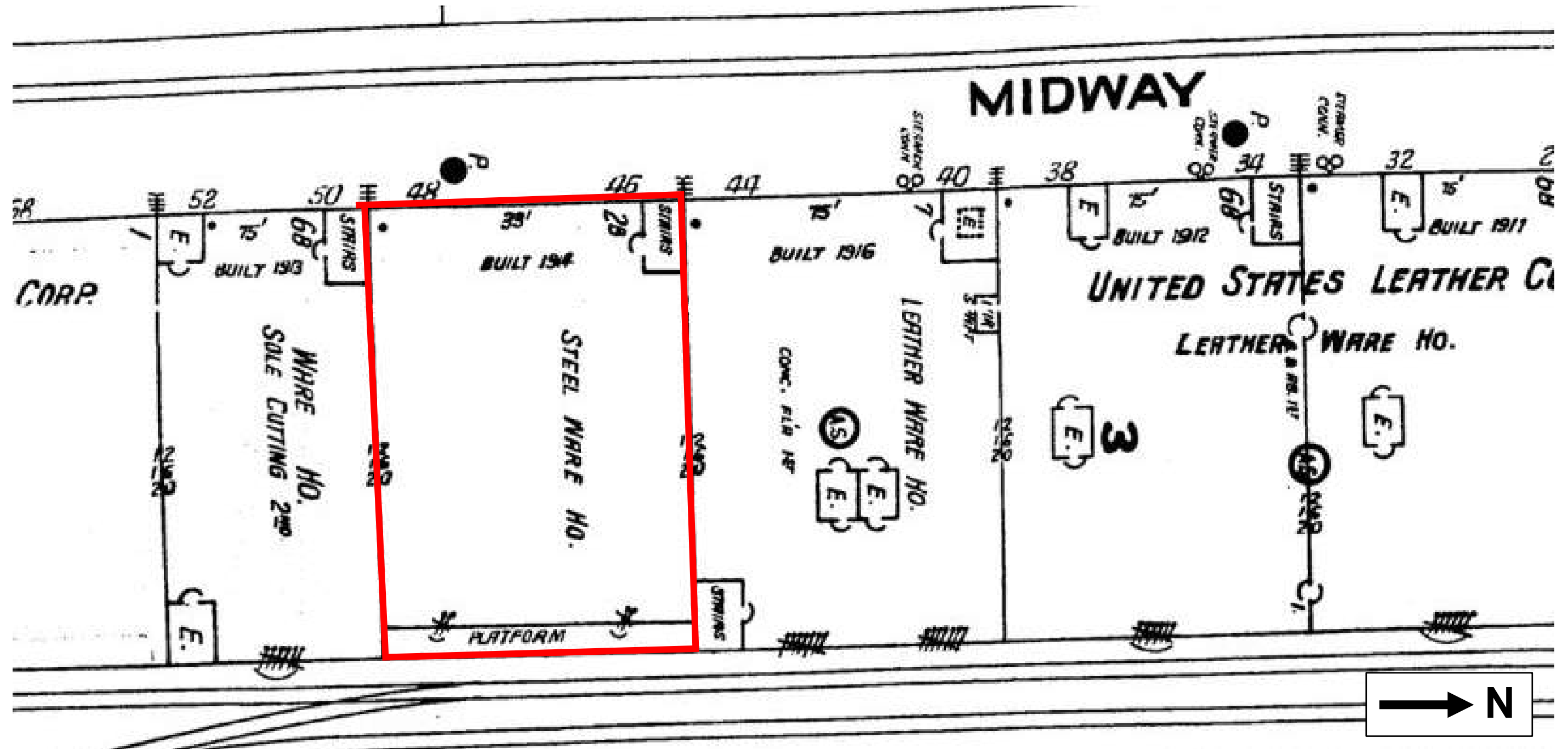
1910 South Boston Atlas

BUILDING HISTORY



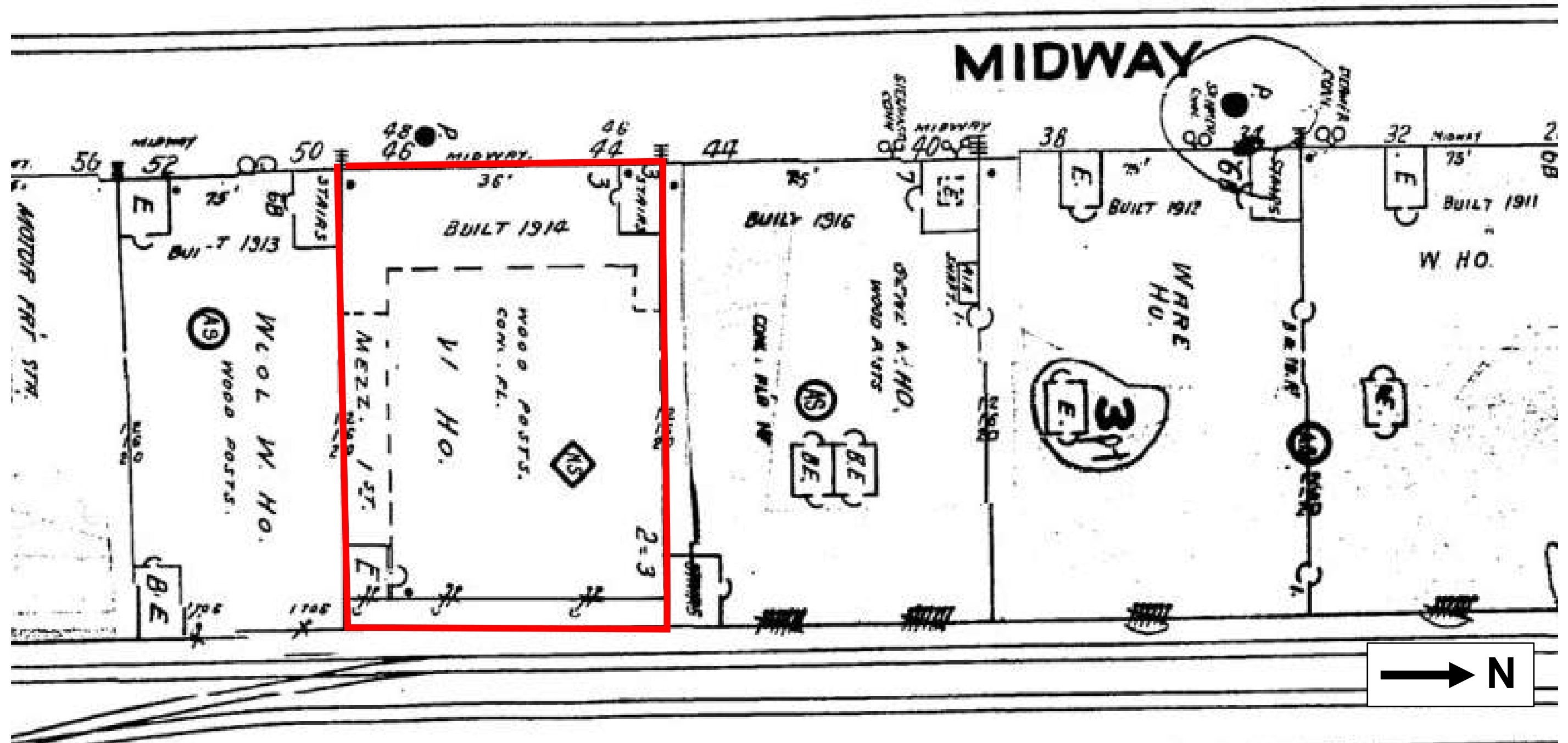
1919 South Boston Atlas

BUILDING HISTORY



1923 Sanborn Insurance Atlas

BUILDING HISTORY



1950 Sanborn Insurance Atlas

BUILDING HISTORY

BOSTON LANDMARKS COMMISSION Building Information Form Form No. Area BOS.5547

204 LAD 12/12/08

ADDRESS 46 Midway Street COR. PI. S BOST

NAME present original USA. BOST. S

MAP No. 23N-13E SUB AREA FC

DATE 1914 Fort Point Channel National Register Form source

ARCHITECT Morton Safford Fort Point Channel National Register Form source

BUILDER source *WZ 9/10/09 NPD/S*

OWNER Boston Wharf Company original present

PHOTOGRAPHS _____

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) industrial

NO. OF STORIES (1st to cornice) _____ plus _____

ROOF _____ cupola _____ dormers _____


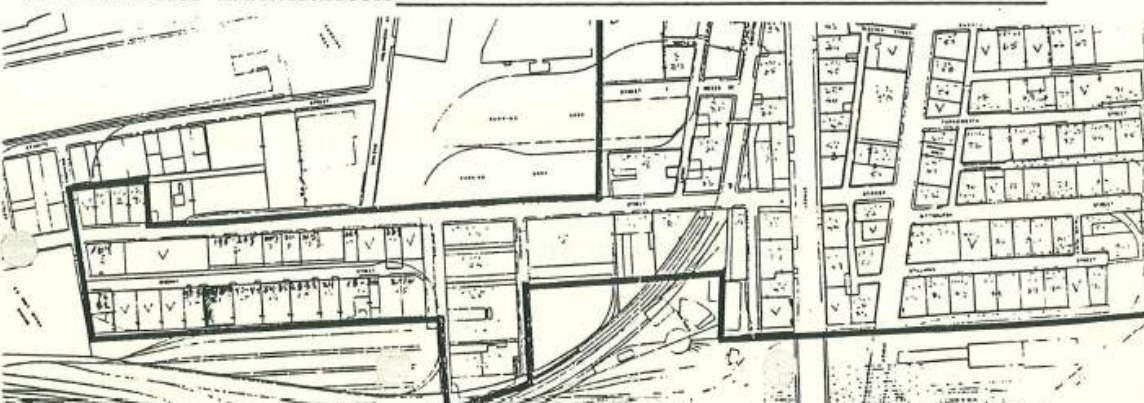
MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION
 46 Midway stret is a three-story brick warehouse with a flat roof. The facade is divided into four bays of three windows each. The piers terminate with stylized brackets at the cornice, and the piers continue in the parapet wall. The first floor has loading bays, entrances, and smaller windows than those above.

EXTERIOR ALTERATION minor moderate drastic _____

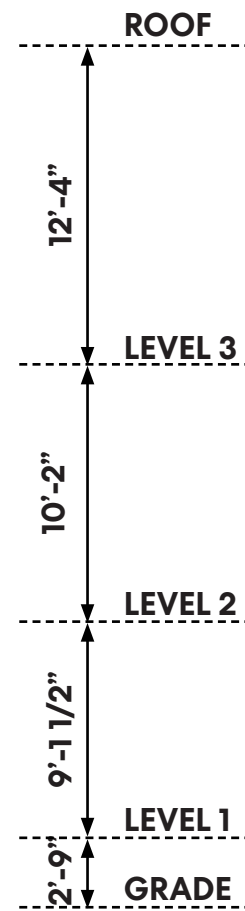
CONDITION good fair poor _____ LOT AREA _____ sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____


Ca. 1980 photograph (BLC Survey)

Six-over-six divided lite windows in place at first and third floors



ORNAMENTAL STONE

DOUBLE HUNG WINDOWS

BRICK PIER

DOUBLE HUNG WINDOWS W/ DIVIDED LITE

PAINTED METAL ROLLING DOOR

STONE SILL

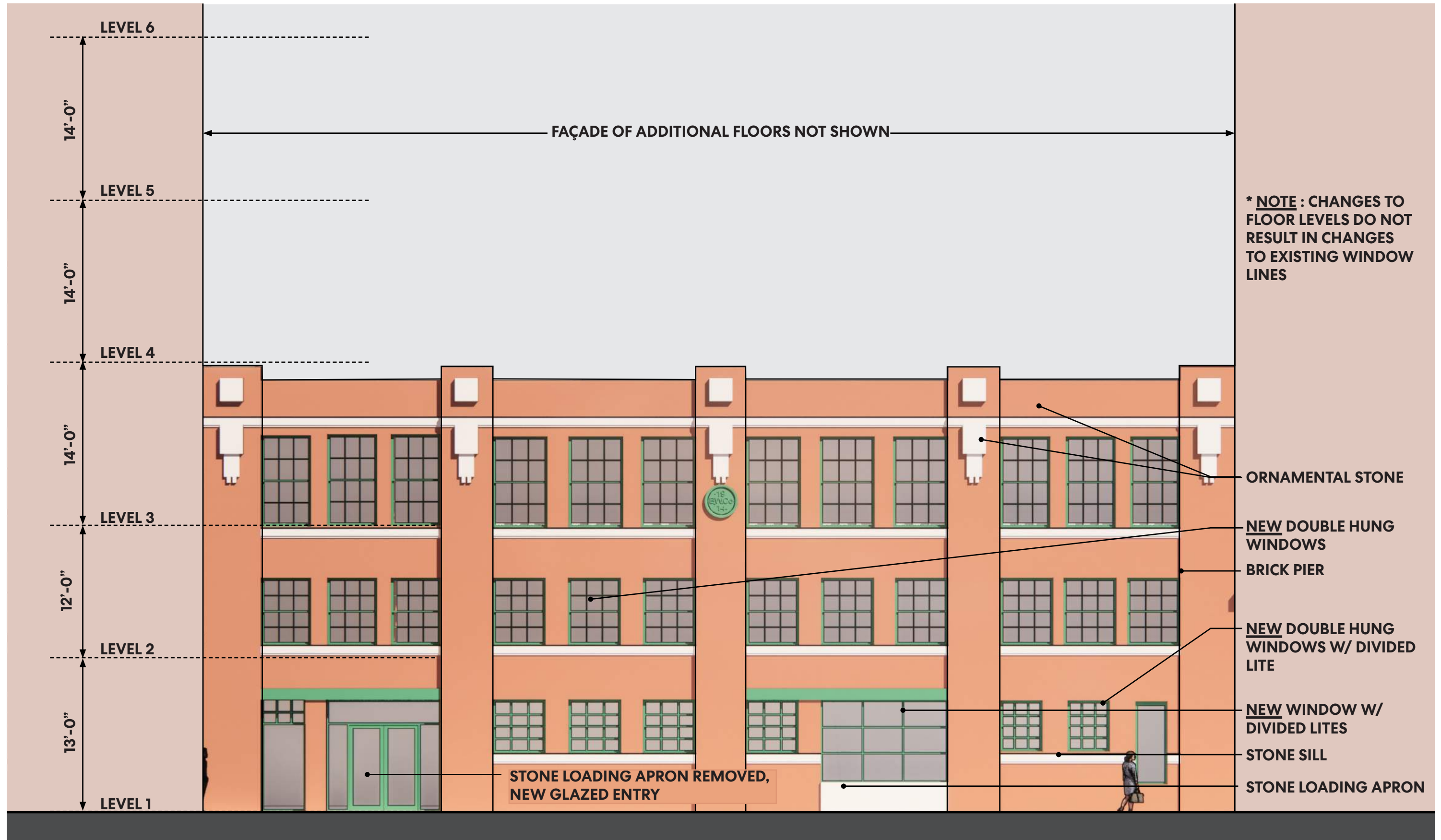
STONE LOADING APRON

EXISTING FAÇADE - WEST (CHANNEL CENTER ST)

9 CHANNEL CENTER

7 CHANNEL CENTER

5 CHANNEL CENTER



*** NOTE :** CHANGES TO FLOOR LEVELS DO NOT RESULT IN CHANGES TO EXISTING WINDOW LINES

ORNAMENTAL STONE

NEW DOUBLE HUNG WINDOWS

BRICK PIER

NEW DOUBLE HUNG WINDOWS W/ DIVIDED LITE

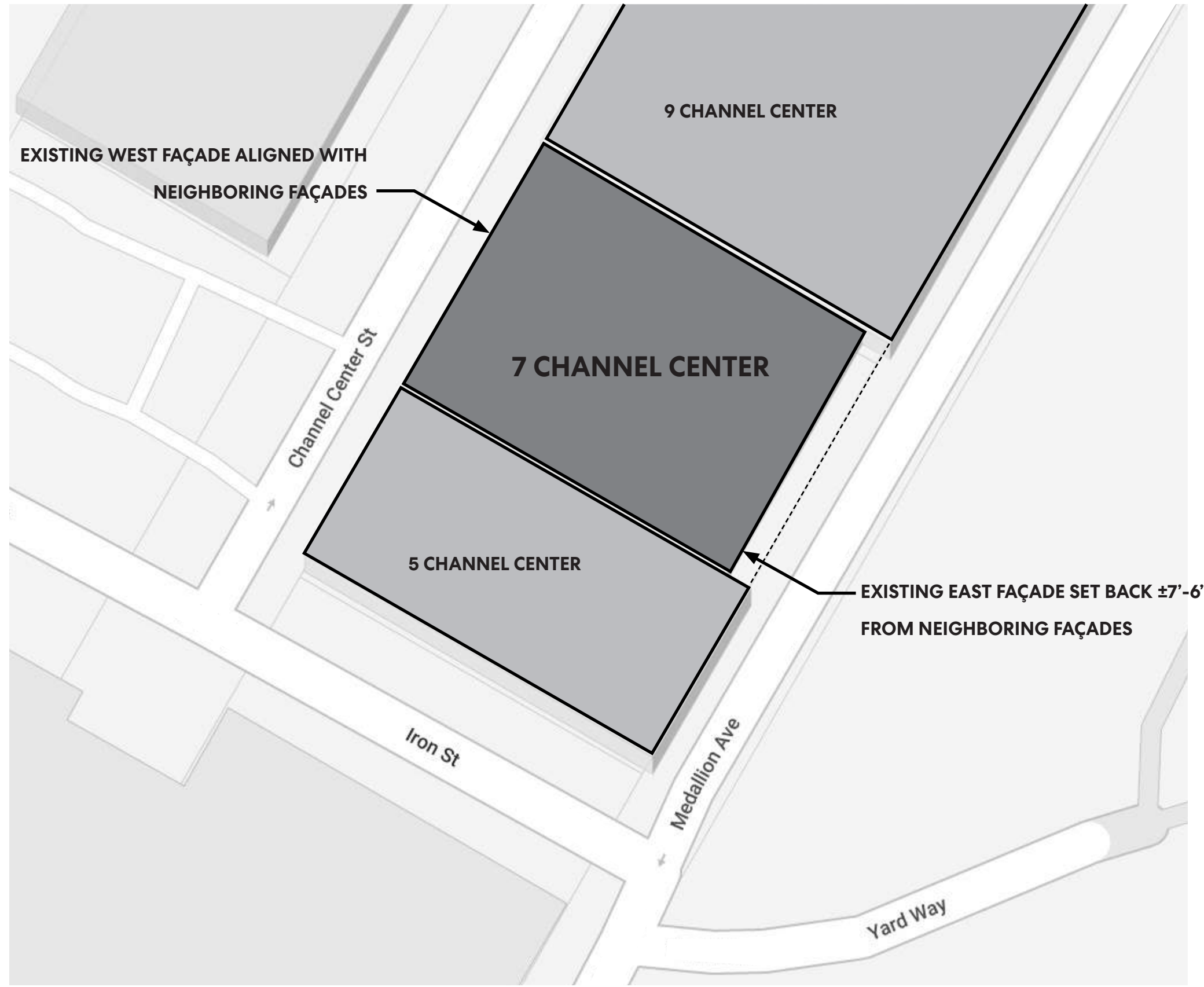
NEW WINDOW W/ DIVIDED LITES

STONE SILL

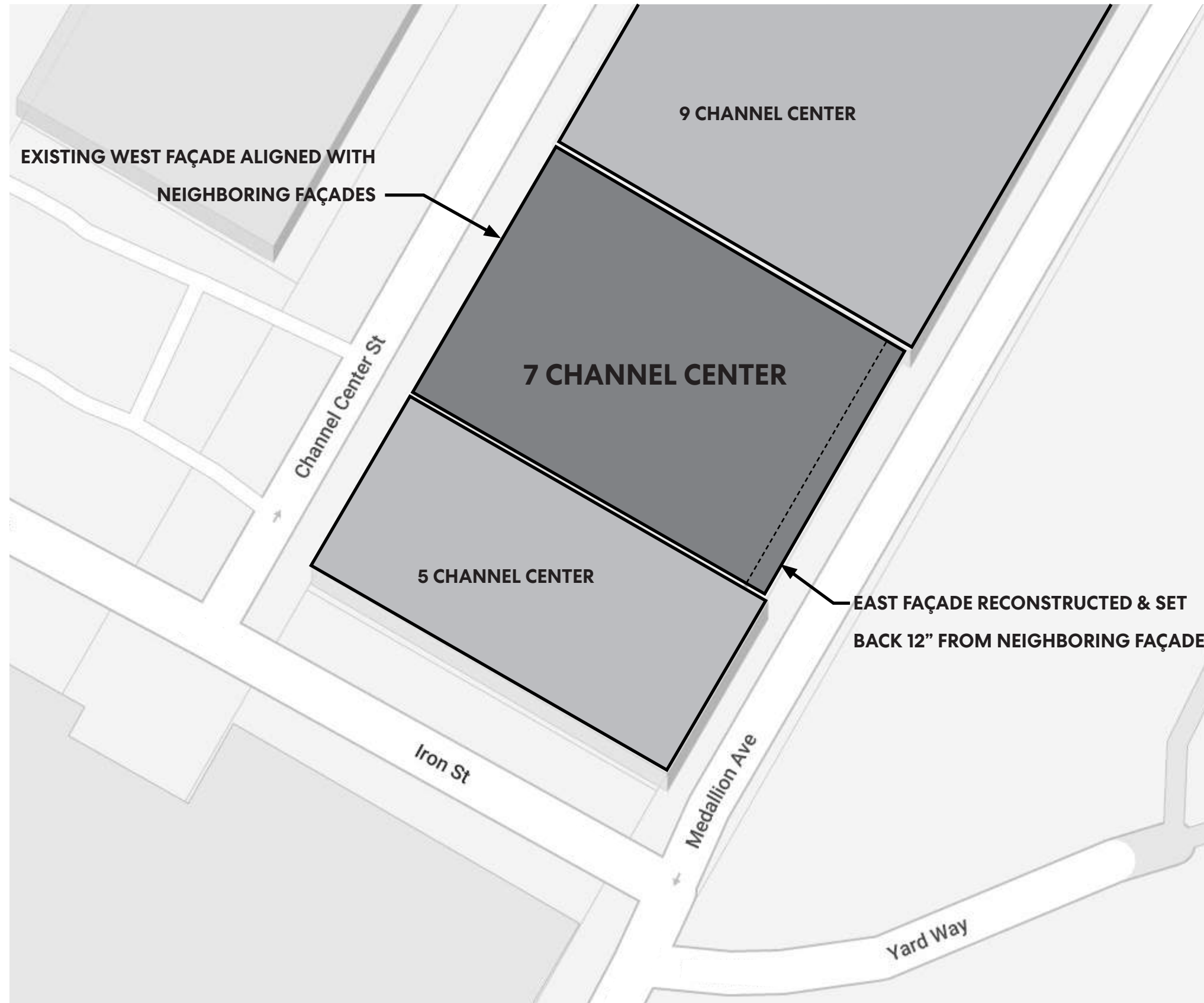
STONE LOADING APRON

STONE LOADING APRON REMOVED, NEW GLAZED ENTRY

PROPOSED FAÇADE RENOVATION - WEST (CHANNEL CENTER ST)



REAR FAÇADE - EXISTING LOCATION



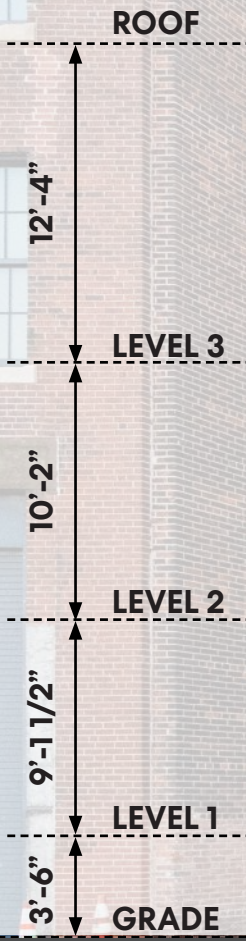
REAR FAÇADE - PROPOSED LOCATION

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INTERIOR VIEW OF 2ND FLOOR WINDOWS

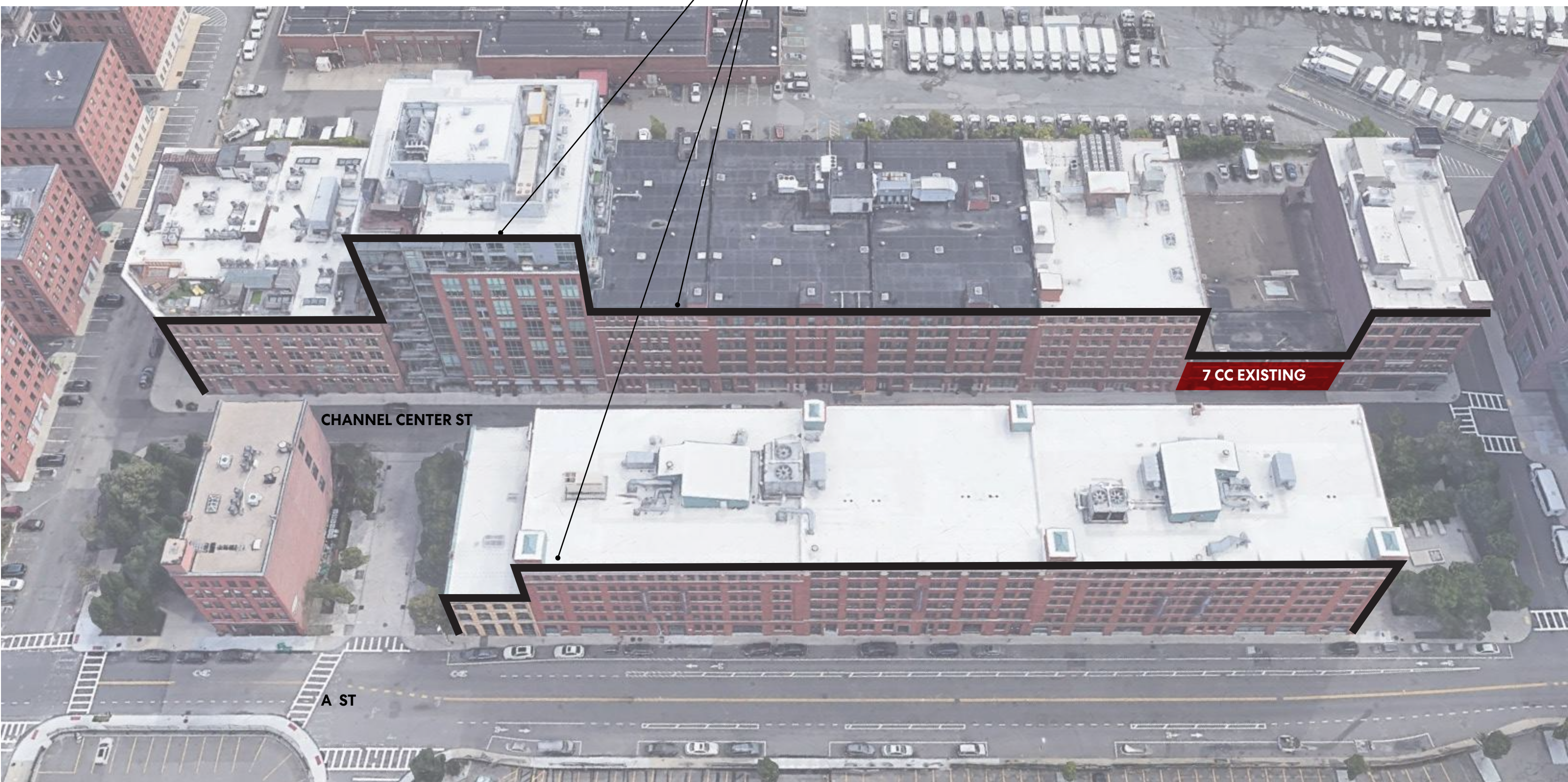


- DIVIDED LITE WINDOWS
- SHUTTER HINGES
- DOUBLE HUNG WINDOWS
- STONE SILL
- PAINTED STEEL LINTEL
- PAINTED METAL ROLLING DOOR
- PAINTED STEEL SILL

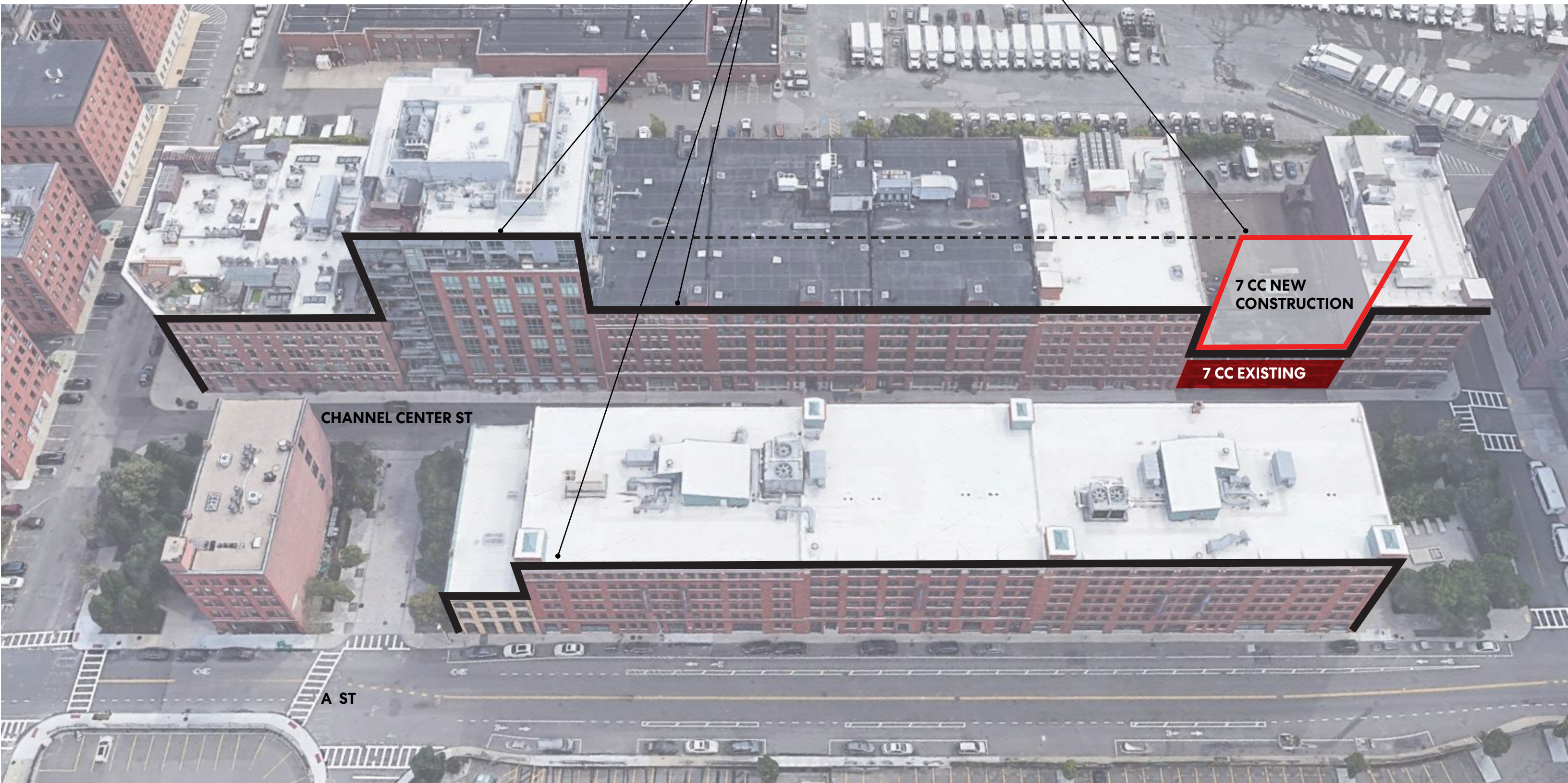
EXISTING FAÇADE - EAST (MEDALLION AVE)



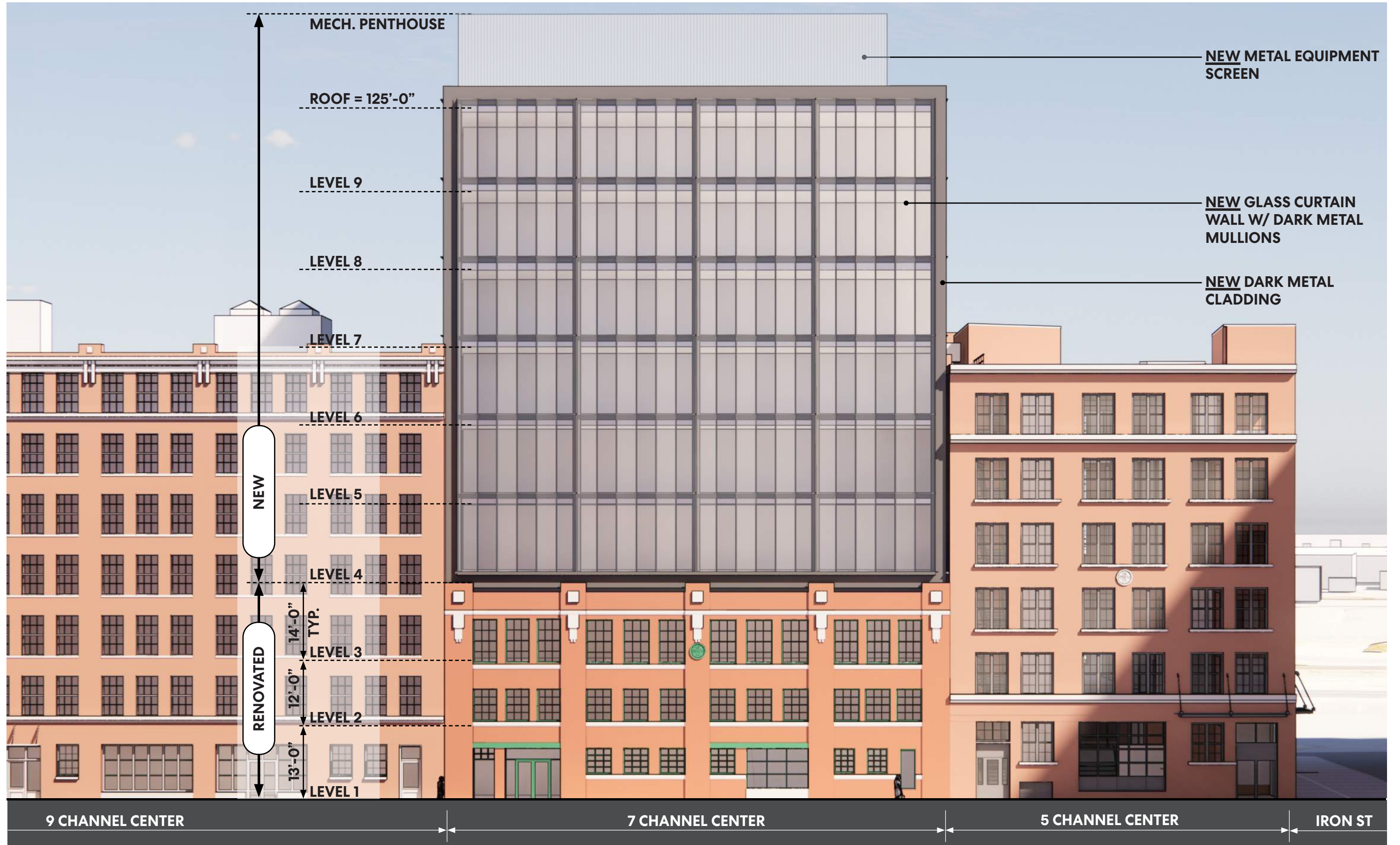
PROPOSED FAÇADE RENOVATION - EAST (MEDALLION AVE)



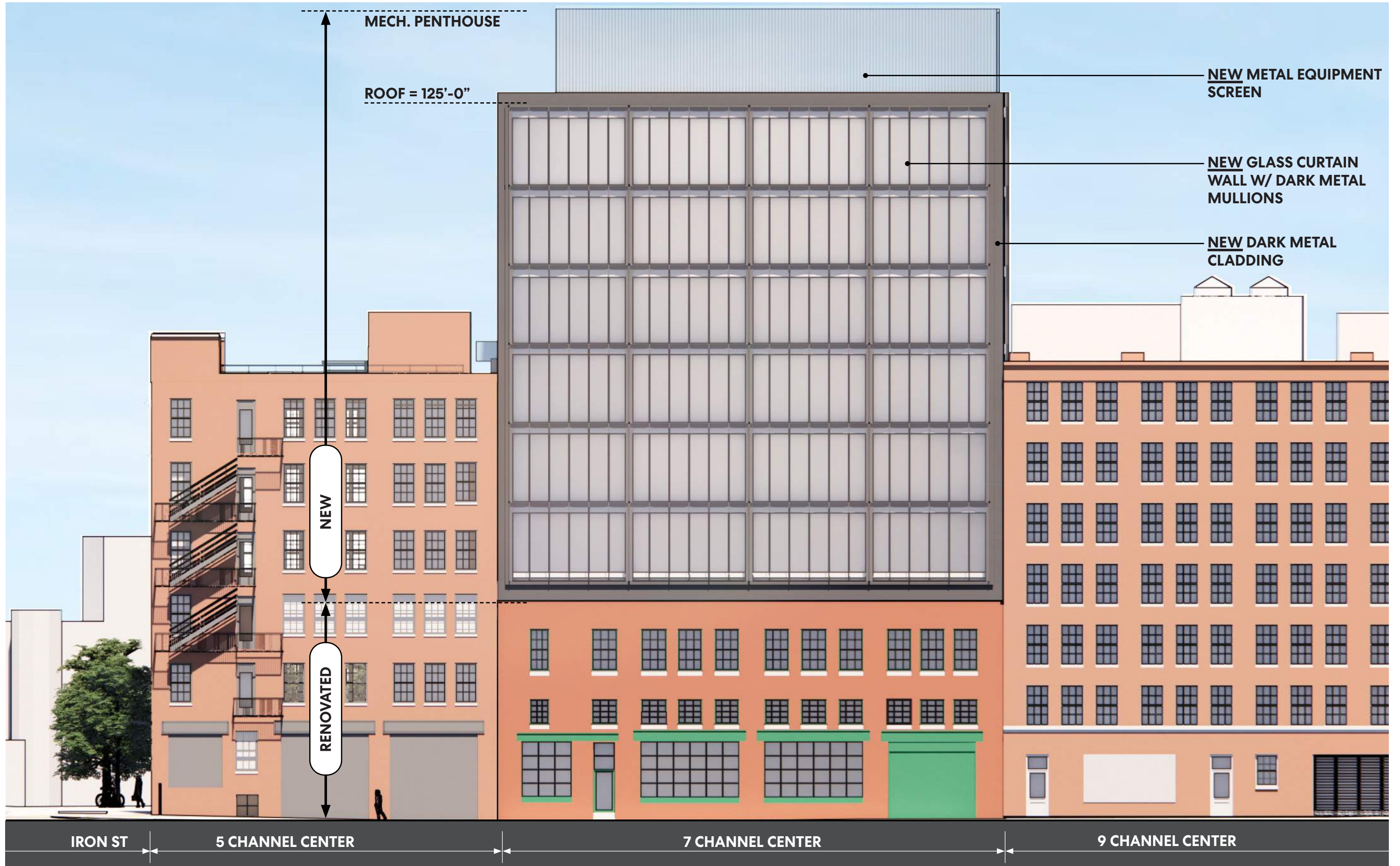
CHANNEL CENTER ST BUILDING HEIGHTS



CHANNEL CENTER ST BUILDING HEIGHTS



PROPOSED WEST (CHANNEL CENTER ST) ELEVATION - PREFERRED DESIGN



PROPOSED EAST (MEDALLION AVE.) ELEVATION - PREFERRED DESIGN

VIEW LOOKING NORTHWEST



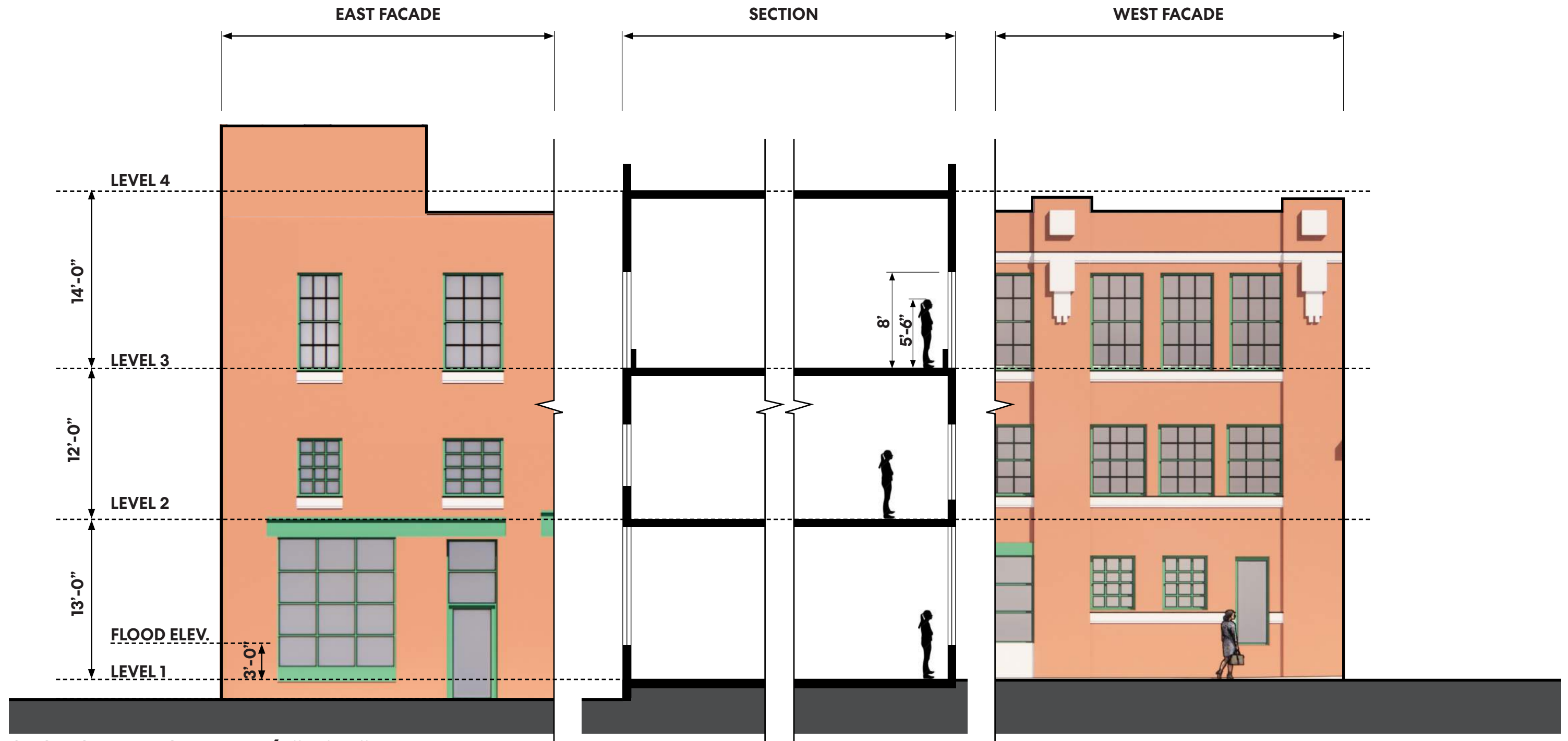
**12" SETBACK FROM
EXISTING FACADE**

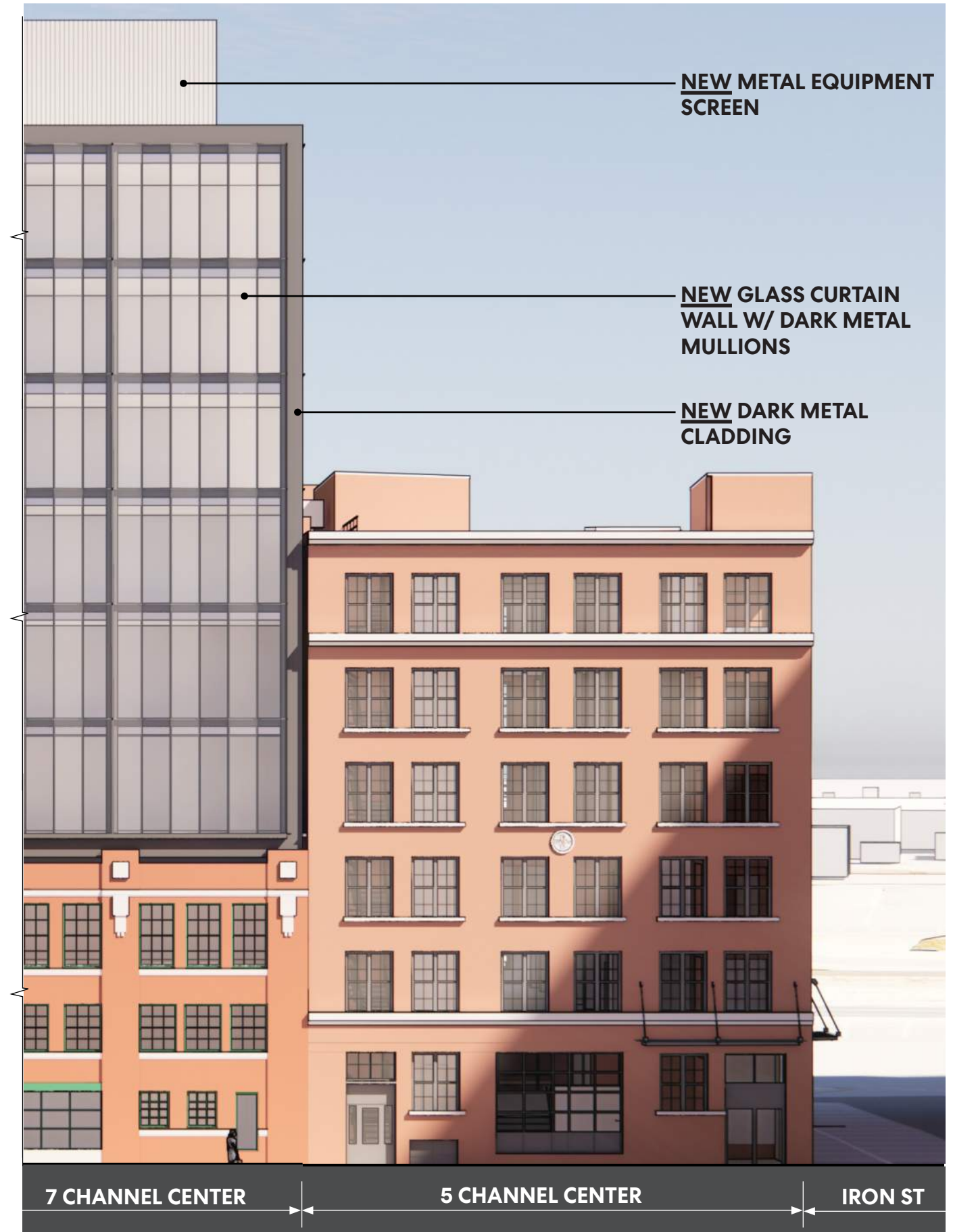
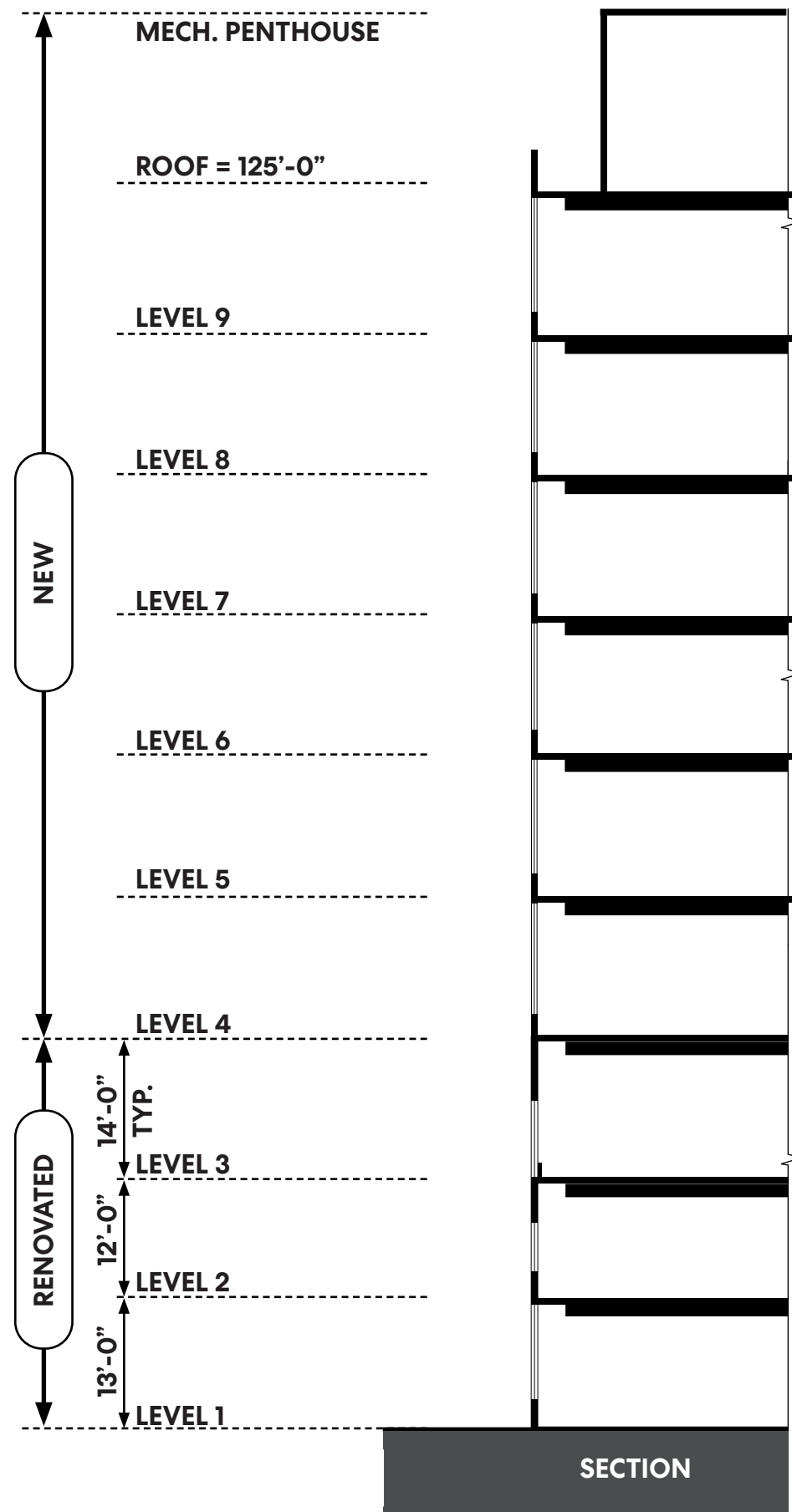
**12" SETBACK FROM
EXISTING FACADE**



VIEW LOOKING NORTHEAST

7 CHANNEL CENTER





SECTION DIAGRAM - 1/16" = 1'-0"

THANK YOU

