



February 16, 2022

PRINCIPALS

Gabriela Amore
Preservation Planner
Boston Landmarks Commission
1 City Hall Square, Suite 709
Boston, Massachusetts 02201

**Re: 33-41 Farnsworth Street, Boston MA
Fort Point Channel Landmark District Commission – Advisory Review**

- Theodore A Barten, PE
- Margaret B Briggs
- Dale T Raczynski, PE
- Cindy Schlessinger
- Lester B Smith, Jr
- Robert D O’Neal, CCM, INCE
- Michael D Howard, PWS, CWS
- Douglas J Kelleher
- AJ Jablonowski, PE
- David E Hewett, LEED AP
- Dwight R Dunk, LPD
- David C Klinch, PWS, PMP
- Maria B Hartnett
- Richard M Lampeter, INCE
- Geoff Starsiak, LEED AP BD+C
- Marc Bergeron, PWS, CWS
- Alyssa Jacobs, PWS

Dear Ms. Amore:

On behalf of CRE-MLL Farnsworth Property Owner LLC, Epsilon is pleased to submit the enclosed presentation package for 33-41 Farnsworth Street in the Fort Point Channel Landmark District (FPCLD).

The proposed project includes the conversion of a portion of the building from its current office use to research and lab use. To accommodate a combination office/research and lab use, there will be changes to rooftop equipment and exterior modifications to the ground floor at the rear of the building. The Proponent has gone to great efforts to locate the new rooftop equipment in a manner to minimize its visibility from public ways within the FPCLD and the nearby Seaport Boulevard / Boston Wharf Road Protection Area. In addition, the Proponent has used historic elevation drawings of the building to guide the design of the proposed modifications to the rear of the building. There are no changes being proposed to the front or side elevations of the building and changes at the rear of the building will be limited to the ground floor.

We look forward to presenting the project to the Commission for an Advisory Review at the upcoming March 10, 2022 FPCLDC meeting. If you have any questions, please do not hesitate to contact me at (978) 461-6259.

Sincerely,
EPSILON ASSOCIATES, INC.

Douglas J. Kelleher
Principal

cc: CRE-MLL Farnsworth Property Owner LLC

978 897 7100

FAX 978 897 0099

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Maynard, MA 01754
www.epsilonassociates.com

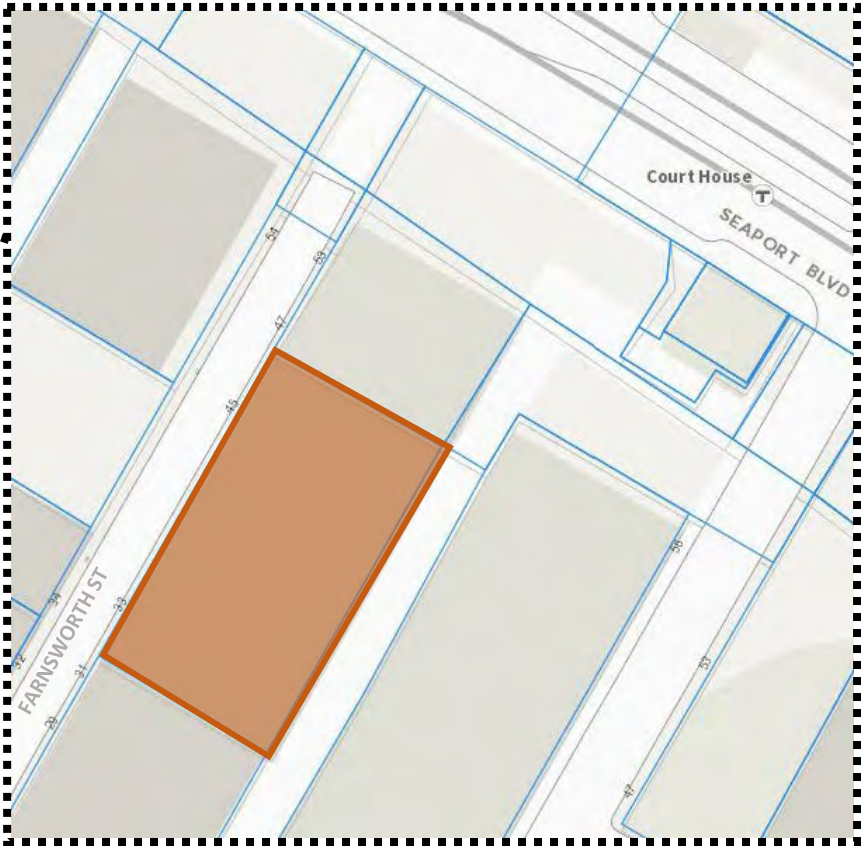
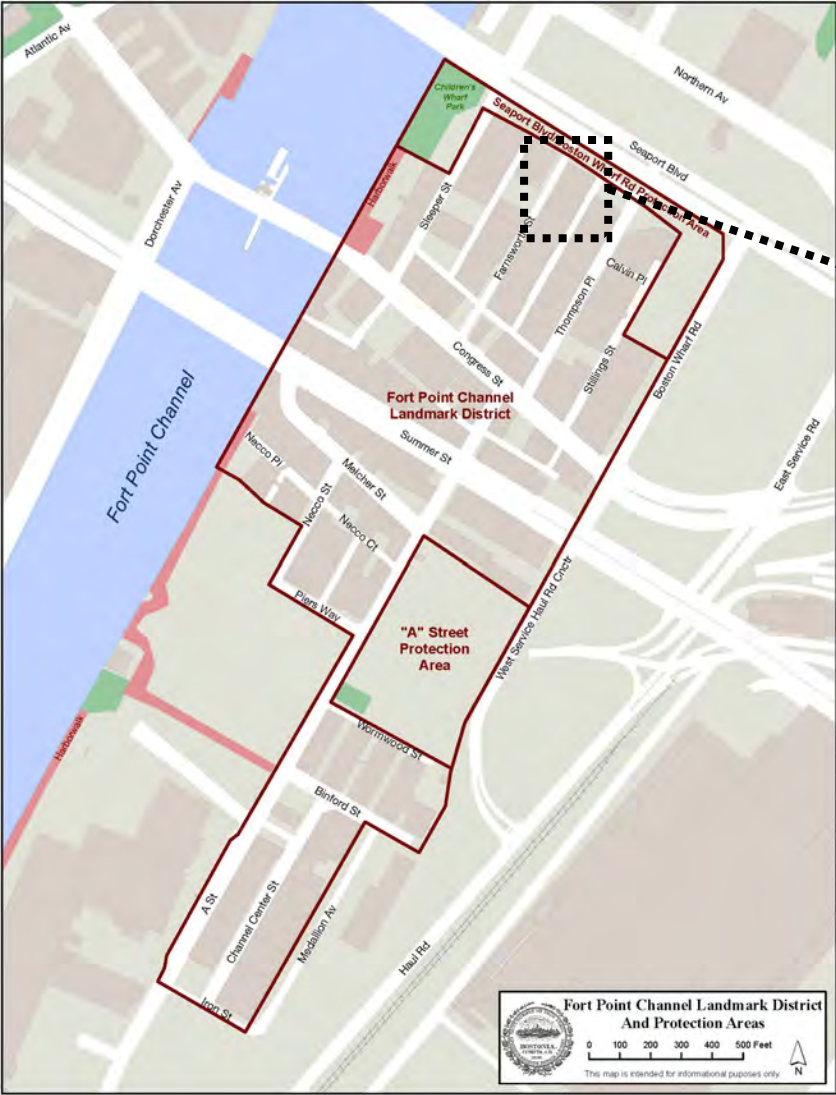
33-41 Farnsworth Street, Boston

Rooftop and Loading Dock Modifications

Fort Point Channel Landmark District Commission
Advisory Review
March 10, 2022



Project Site Location



33-41 Farnsworth Street

Existing Conditions – Front Elevation



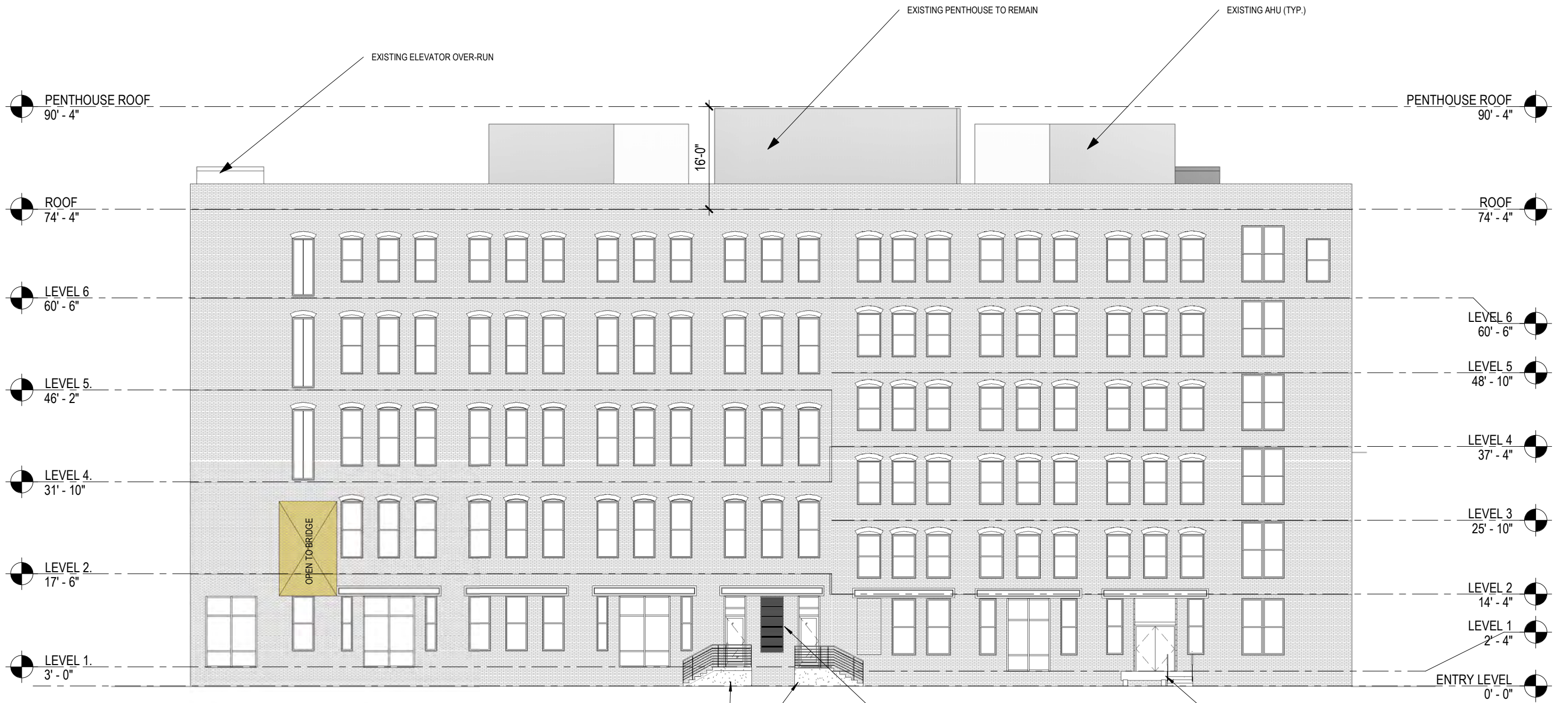


41 FARNSWORTH

33 FARNSWORTH

1/16" = 1'-0"

EXISTING FRONT ELEVATION



33 FARNSWORTH

41 FARNSWORTH

EXISTING STAIR TO BE REMOVED

EXISTING LOUVER TO BE REPLACE WITH WINDOW

EXISTING STAIR & LANDING TO REMAIN

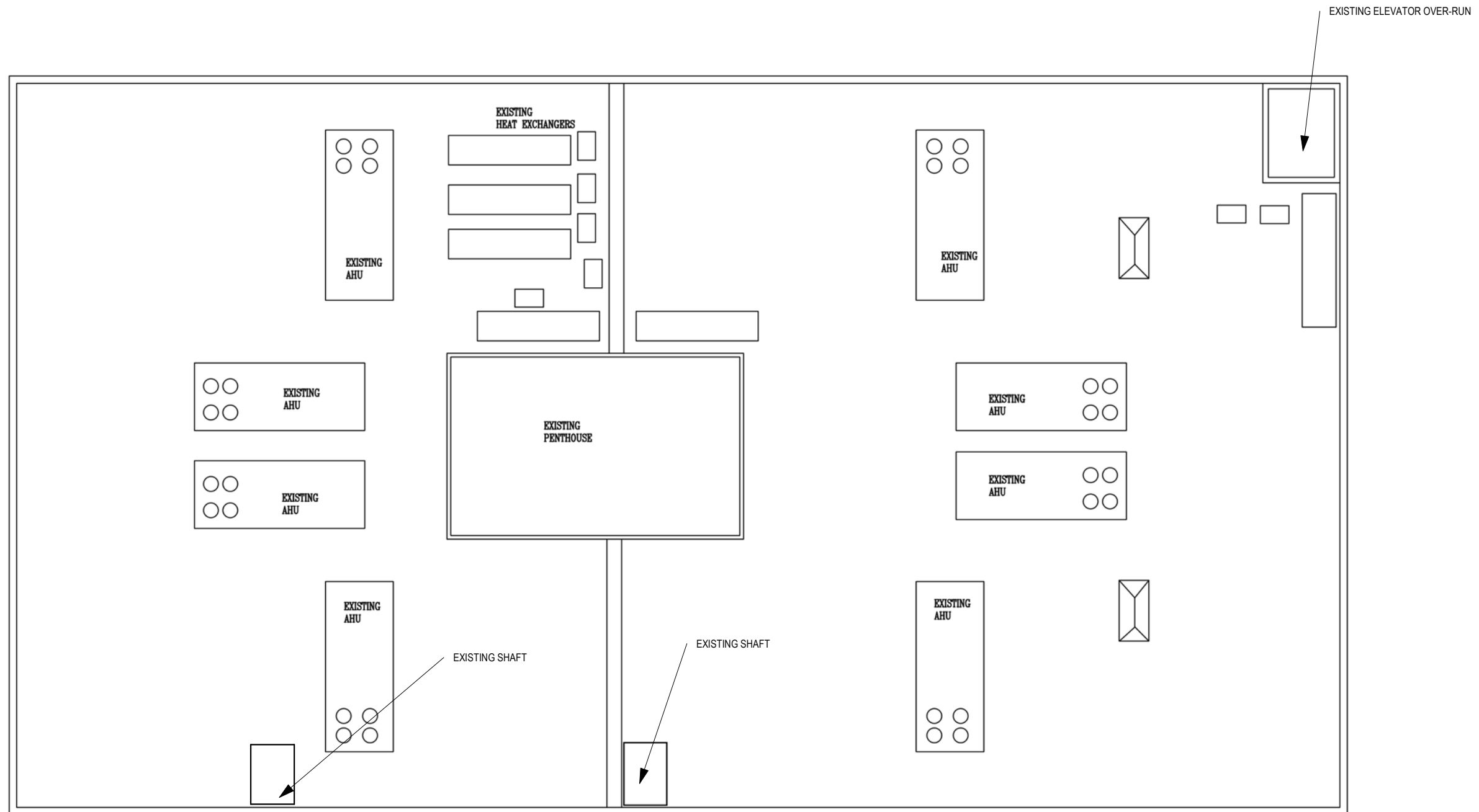
1/16" = 1'-0"

EXISTING REAR ELEVATION

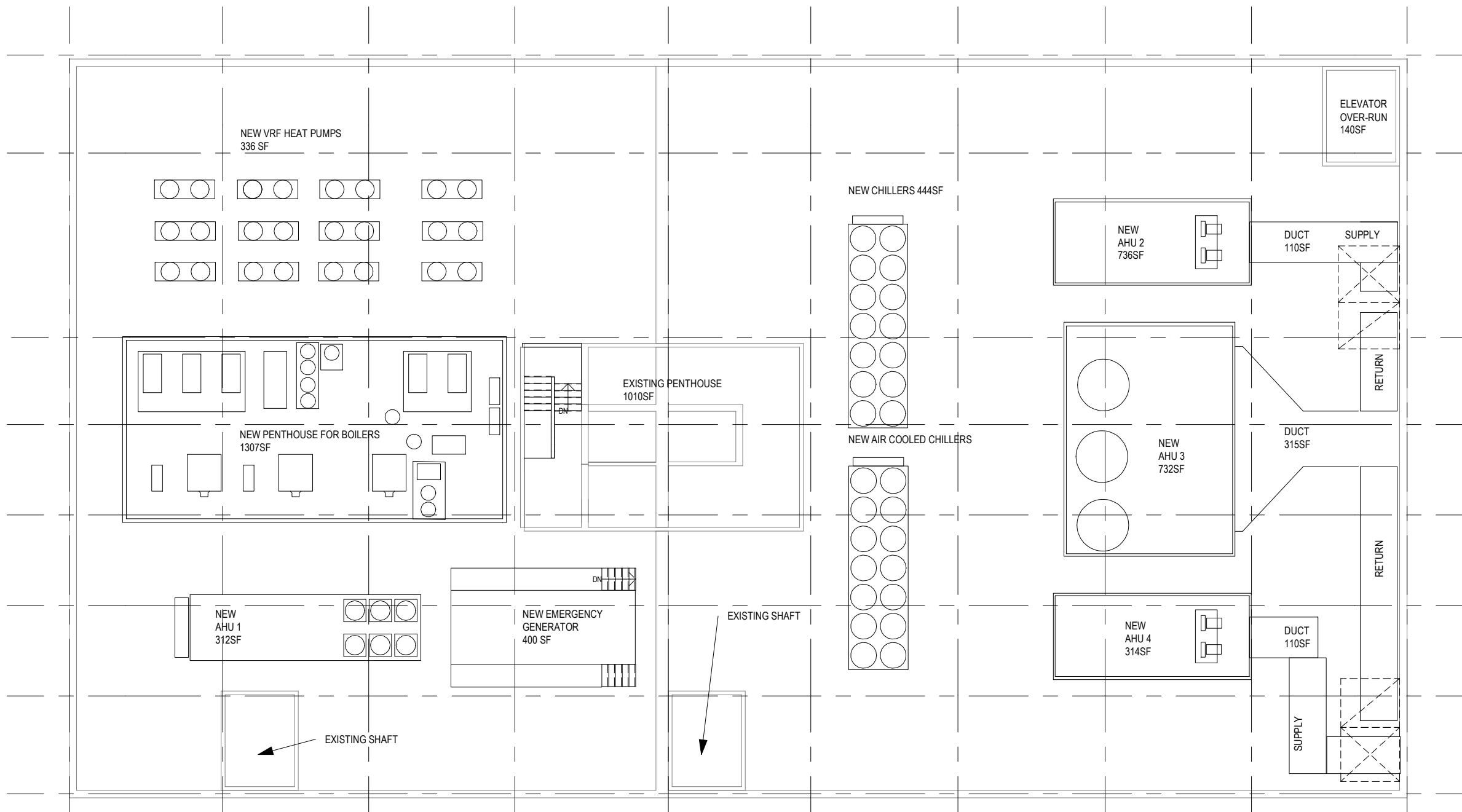


1/16" = 1'-0"

EXISTING SIDE ELEVATION



EXISTING ROOF PLAN



1/16" = 1'-0"

PROPOSED ROOF PLAN



41 FARNSWORTH

33 FARNSWORTH

1/16" = 1'-0"

PROPOSED FRONT ELEVATION

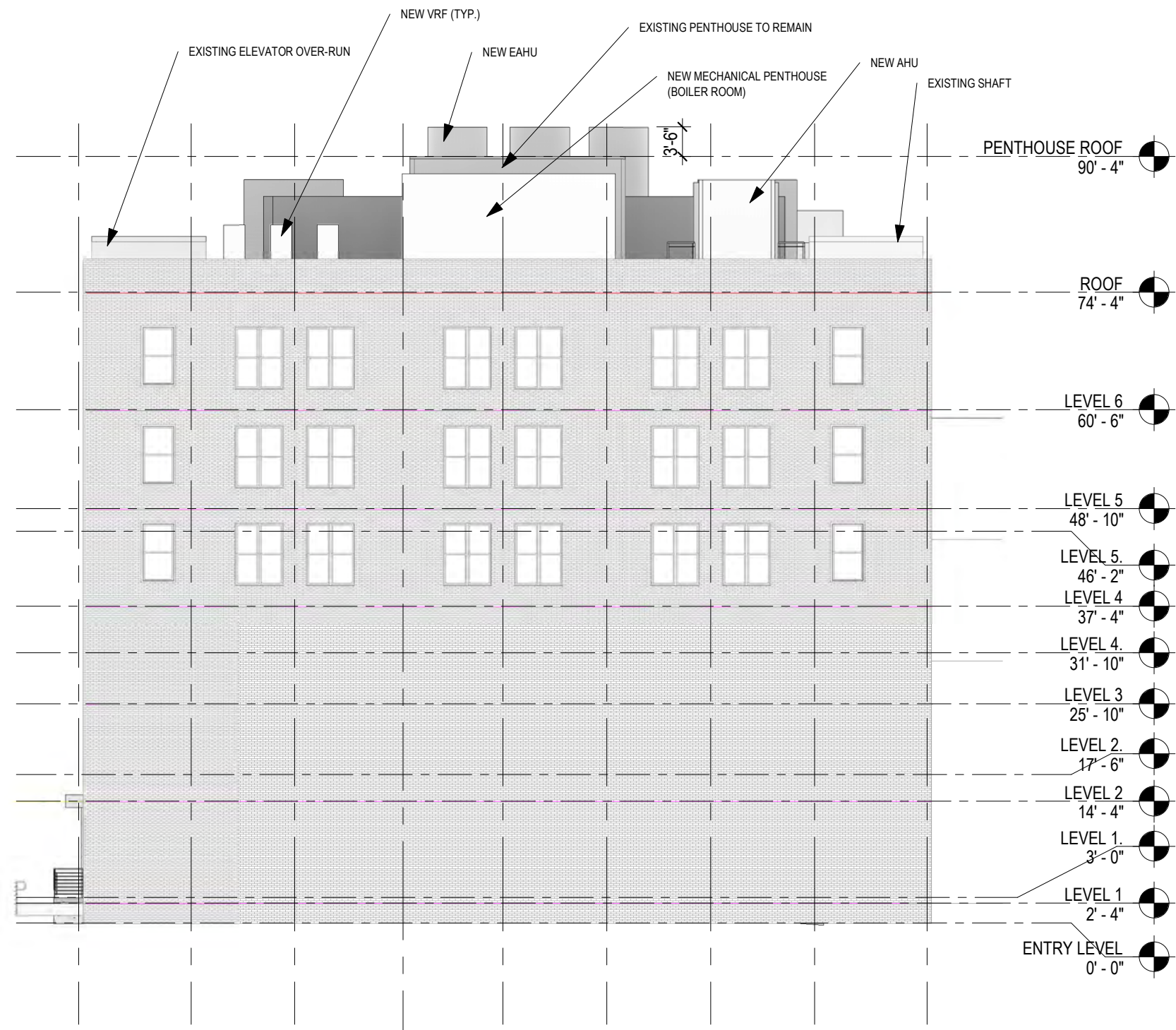


33 FARNSWORTH

41 FARNSWORTH

1/16" = 1'-0"

PROPOSED REAR ELEVATION



1/16" = 1'-0"

PROPOSED SIDE ELEVATION



3D EXISTING FRONT VIEW



3D PROPOSED FRONT VIEW



3D EXISTING REAR VIEW



3D PROPOSED REAR VIEW

**33-41 Farnsworth Rooftop
Equipment Visibility Review**

Note: The numbers represent different locations where pictures were taken. These numbers correspond to the pictures on the following pages.



Seaport Blvd

Congress Street

Farnsworth Street

Private Alley

Thomson Place

Stillings Street

Boston Wharf Road

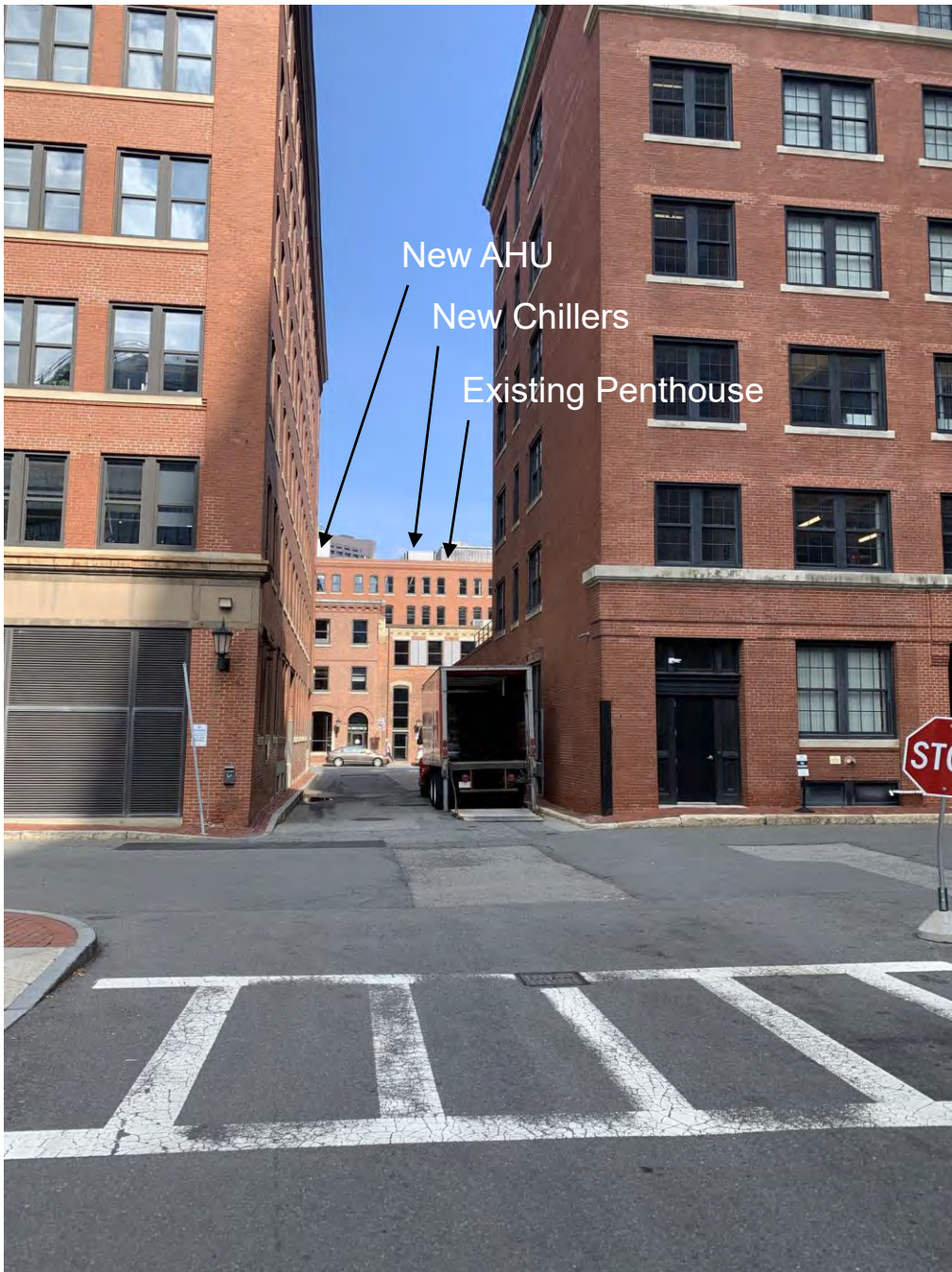
1

View from the intersection of Calvin Pl, Stillings St & Autumn Ln – ~350 ft. from 33-41 Farnsworth



1

Proposed View from the intersection of Calvin Pl, Stillings St & Autumn Ln – ~350 ft. from 33-41 Farnsworth



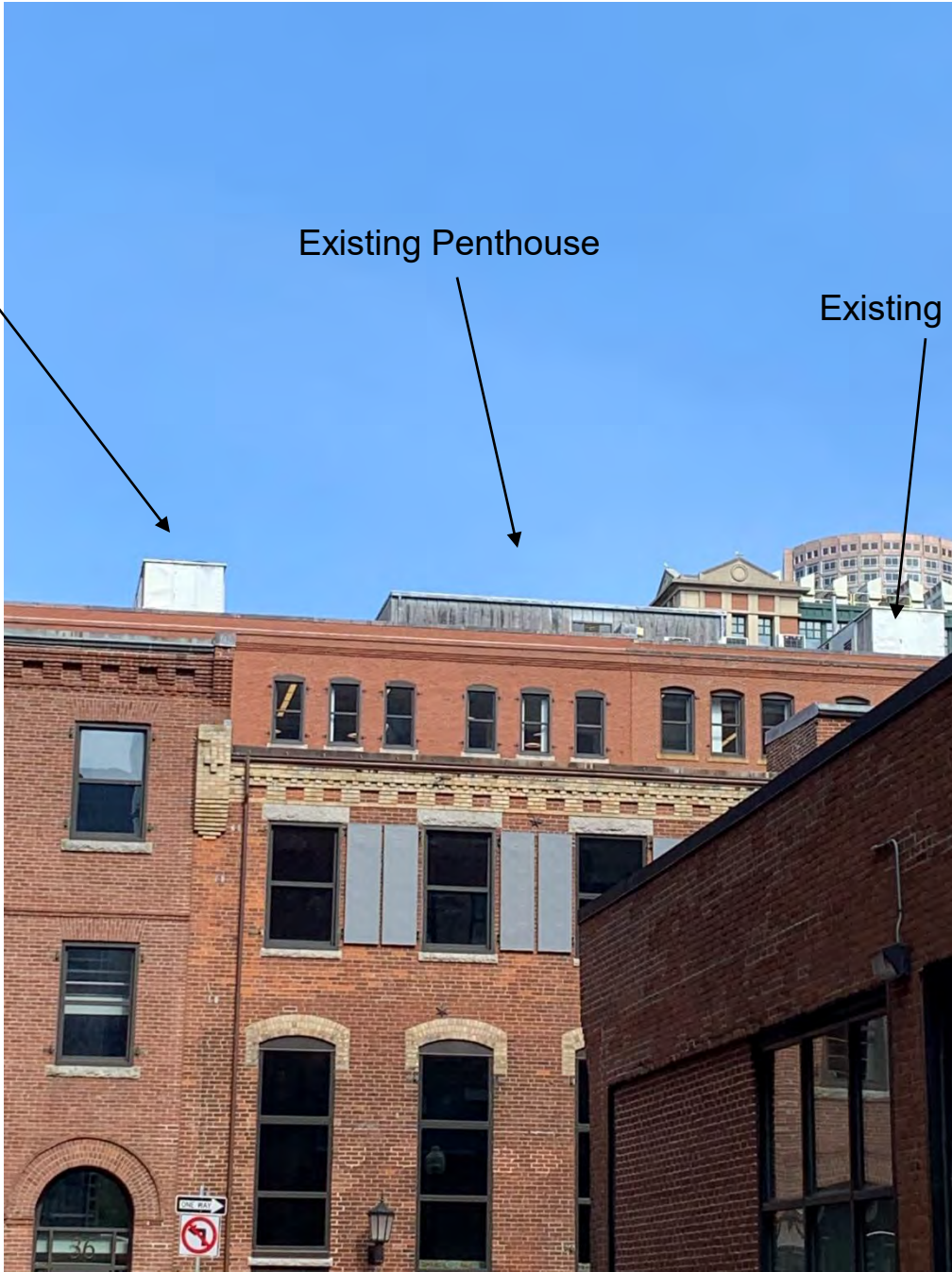
2

View from the middle of Calvin Pl, between Stillings St & Thomson Pl – ~260 ft. from 33-41 Farnsworth & View from Corner of Calvin Pl & Thomson Pl

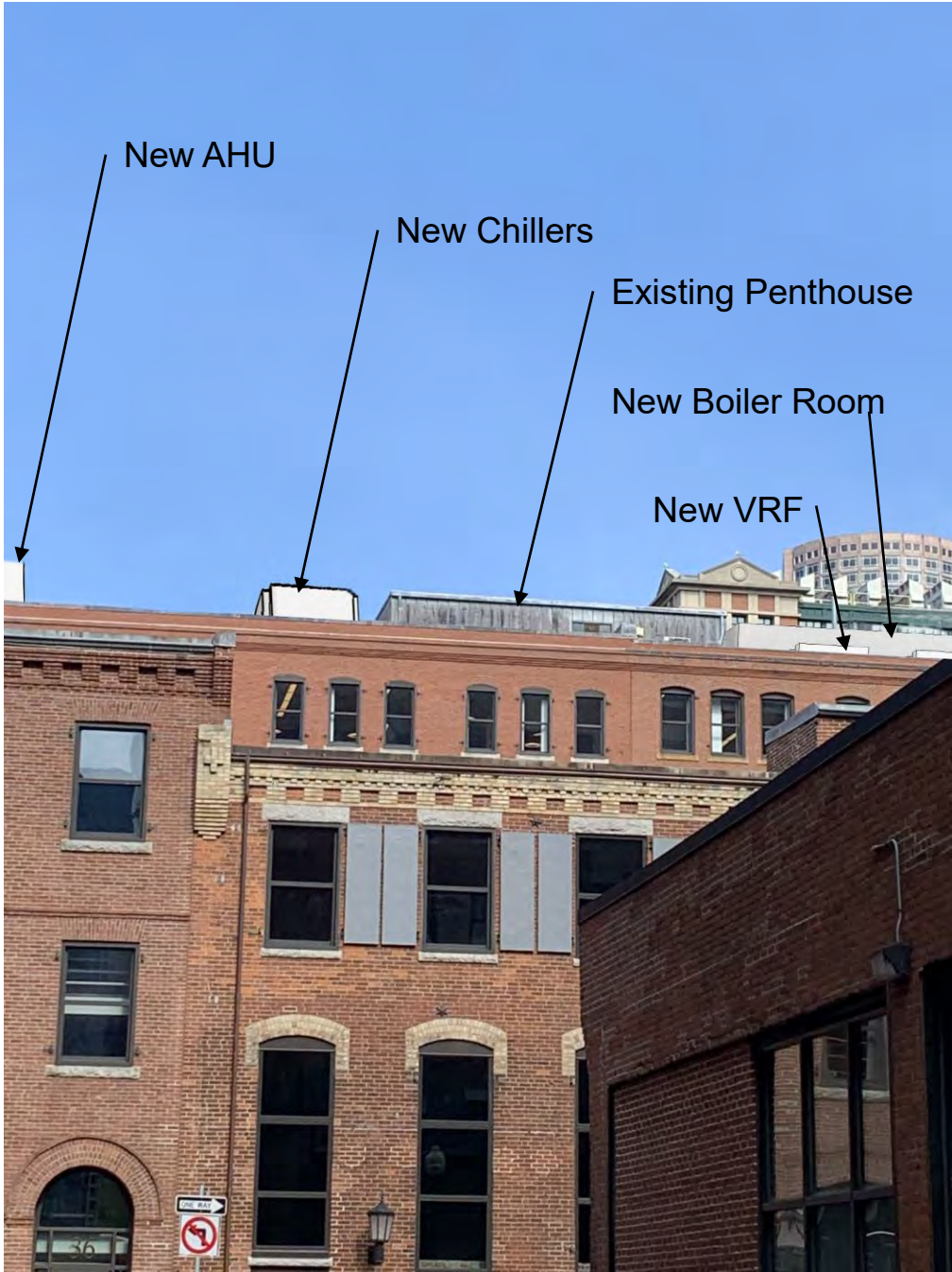
Existing RTU

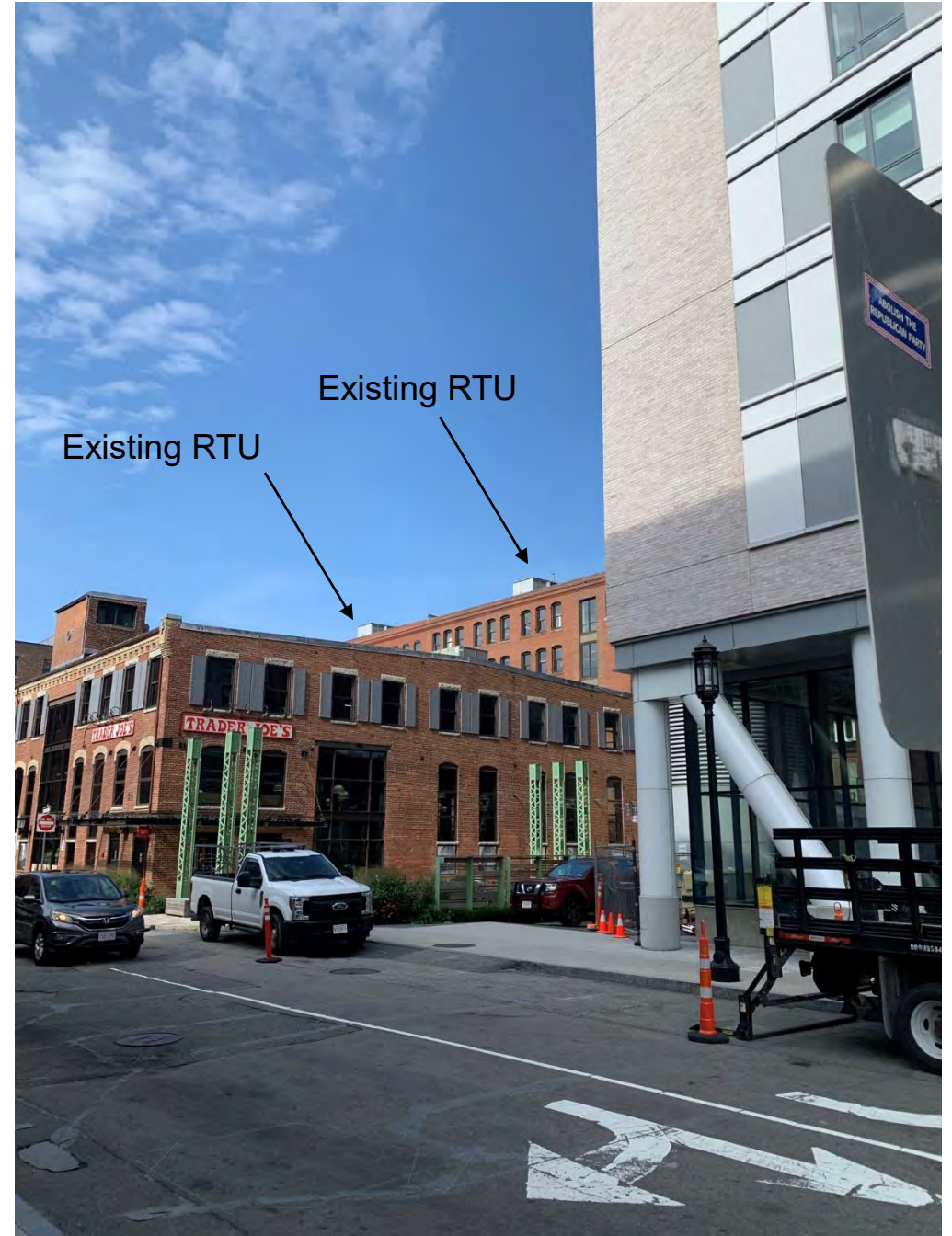
Existing Penthouse

Existing RTU



Proposed View from the middle of Calvin Pl, between Stillings St & Thomson Pl – ~260 ft. from 33-41 Farnsworth & View from Corner of Calvin Pl & Thomson Pl







4

View from the middle of Farnsworth St – ~18 ft. from 33-41 Farnsworth



No Change in View

5

View from the front of 33-41 Farnsworth St – ~21 ft. from 33-41 Farnsworth



No Change in View

6

View from the middle of the private parking lot directly across from 33-41 Farnsworth St – ~88 ft. from 33-41 Farnsworth



No Change in View
Note: On private property and not subject to FPCLDC review.

7

View from the back of the private parking lot directly across from 33-41 Farnsworth St – ~132 ft from 33-41 Farnsworth



Proposed View from the back of the private parking lot directly across from 33-41 Farnsworth St – ~132 ft from 33-41 Farnsworth





Proposed View from the end of Farnsworth St closest to Seaport Blvd – ~126 ft. from 33-41 Farnsworth





**Note:
Outside of
FPCLD
boundary
and not
subject to
review.**

Proposed View from the North side of Seaport Blvd – ~253 ft. from 33-41 Farnsworth



Note:
Outside of
FPCLD
boundary
and not
subject to
review.





Historic Building Plans – Rear Elevation



33 Farnsworth Street

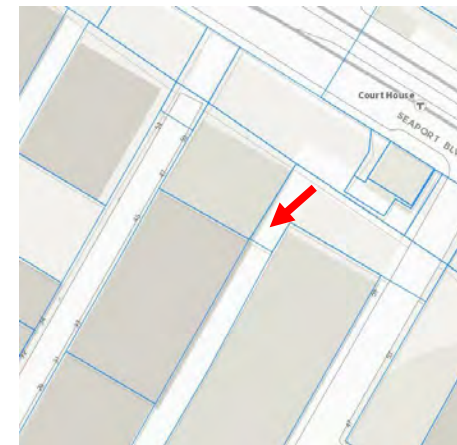


41 Farnsworth Street

Existing Conditions – Rear Elevation



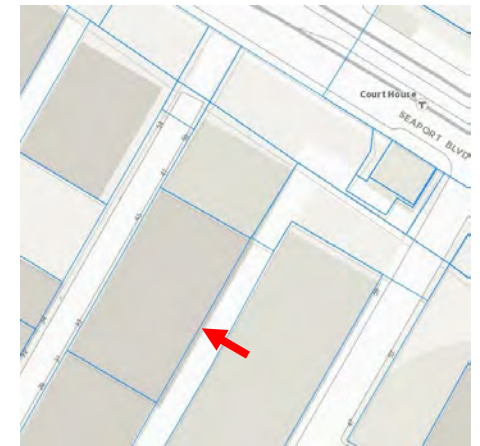
Existing Conditions – Rear Elevation

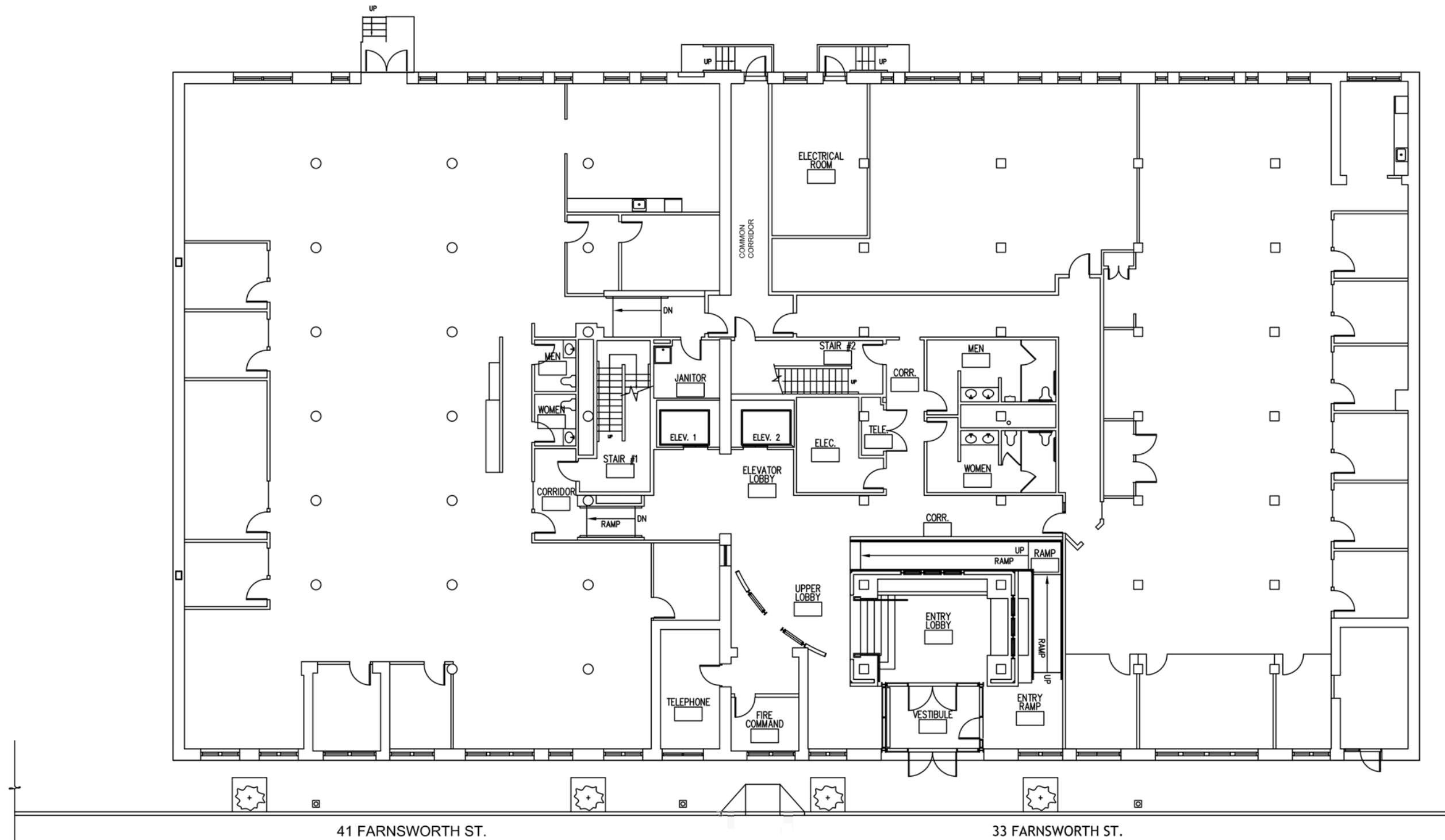


Existing Conditions – Rear Elevation Details

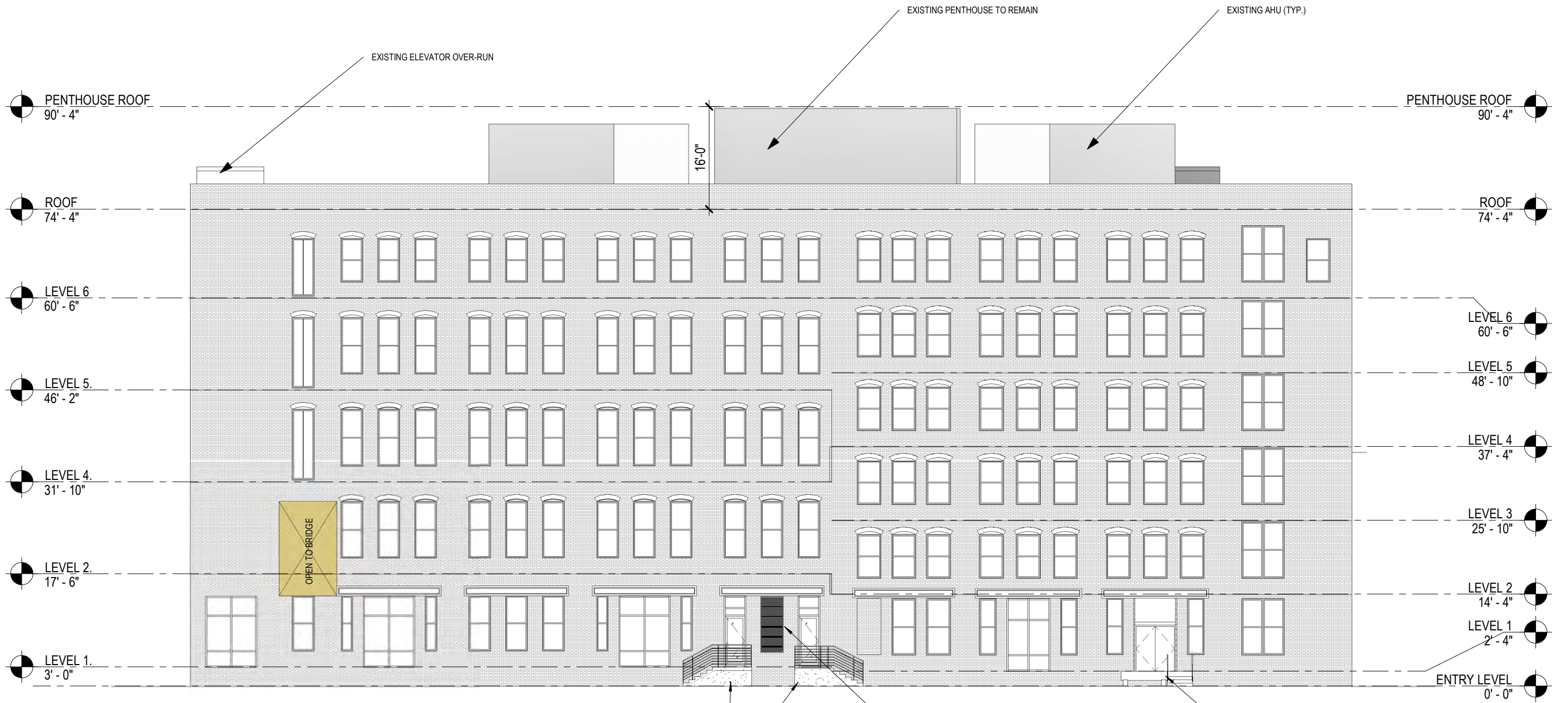


Existing Conditions – Rear Elevation Details





EXISTING LEVEL 1 PLAN



33 FARNSWORTH

41 FARNSWORTH

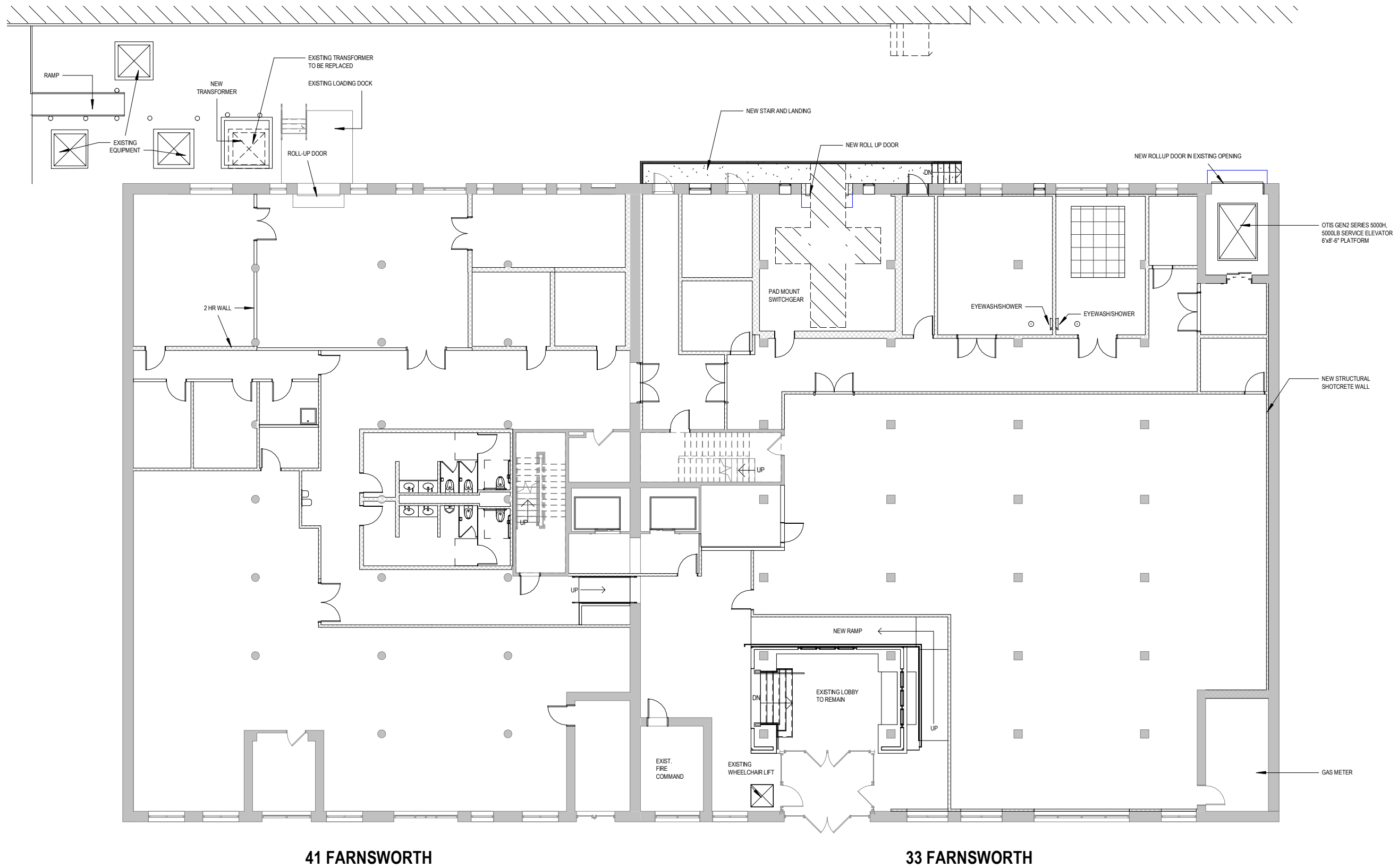
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PROPOSED LEVEL 1 PLAN



PROPOSED REAR ELEVATION