



**NOTICE OF PUBLIC HEARING**

The **FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION** will hold a public hearing:

**DATE:** 9/14/2023  
**TIME:** 6:00 PM  
**ZOOM:** <https://zoom.us/j/97403992371>

**RECEIVED**  
**By City Clerk at 1:37 pm, Sep 01, 2023**

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during business hours at the Office of Historic Preservation. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

**ATTENTION:** This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to: <https://zoom.us/j/97403992371> or calling +1 929 436 2866 US and entering meeting id #974 0399 2371. You can also submit written comments or questions to [FortPointLDC@boston.gov](mailto:FortPointLDC@boston.gov).

**I. DESIGN REVIEW HEARING**

**APP # 24.0238 FPC**

**374 CONGRESS STREET**

Applicant: Donna Bennett  
Proposed Work: Build a new 6th floor roof deck level with existing penthouse. Roof deck to include custom pergola, bench, lounge and bar-style seating along with lush plantings and greenery.

**APP # 24.0137 FPC**

**9 CHANNEL CENTER STREET**

Applicant: Chris Rayen  
Proposed Work: Drill (2) 2 inch holes through the rear wall and install PVC piping.

**APP # 24.0246 FPC**

**10 NECCO STREET**

Applicant: Naomi Mayeux  
Proposed Work: New streetscape consisting of permeable concrete unit pavers, exposed aggregate concrete sidewalk, and a granite paver accent strip. The streetscape improvements will include trees,



streetlamps, and timber benches consistent with previously constructed improvements on Necco Street. The work will also include the installation of (1) Blue Light Emergency phone portal. *See additional items under administrative review.*

**APP # 23.0651 FPC**

**THOMSON PLACE**

Applicant: Paul Connolly

Proposed Work: *Application approved with provisos on 3/10/2023.* Returning to the Commission as requested with more details on the banners including: variations in banner color schemes; a reduction in their scale (removing the lower level where the tenant name is and shortening the banner); adding in the text "Fort Point;" as well as renderings showing how they will look along the street.

**APP # 24.0224 FPC**

**THOMSON PLACE**

Applicant: James Gillen

Proposed Work: Install (5) canopies at office building entries; Add additional catenary lighting to match the existing and the addition of building lighting to uplight the building facades. Lighting intent is to elevate the level of safety for visitors and tenants.

**II. ADMINISTRATIVE REVIEW/APPROVAL:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. *Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.*



► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the approval letter. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

► If you have any questions not addressed by the above information, please contact staff at 617.635.1935 or [FortPointLDC@boston.gov](mailto:FortPointLDC@boston.gov) Thank you.

**APP # 24.0222 FPC**      **273 SUMMER STREET:** Install new signage: Add vinyl lettering to doors and windows, a non-illuminated blade sign (9sf), an aluminum sign panel (48sf) to be attached to the building exterior and installed through the mortar joints.

**APP # 24.0246 FPC**      **10 NECCO STREET:** Raise one (1) corner of sidewalk at 10 Necco Street to create flush connection to tabled intersection on Necco Street incorporating ADA warning plates and concrete.

### III. RATIFICATION OF 8/10/23 PUBLIC HEARING MINUTES

### IV. STAFF UPDATES

### V. PROJECTED ADJOURNMENT: 7:30 PM

**DATE POSTED: 9/1/2023**

### **FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION**

Members: David Berarducci, Susan Goganian, John Karoff, Lynn Smiledge, Vacancy

Alternates: Thomas Rodde, Vacancy

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/