



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 10/12/2023  
**TIME:** 6:00 PM  
**ZOOM:** <https://zoom.us/j/96362820363>

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/96362820363> or calling +1 929 436 2866 US and entering meeting id #963 6282 0363. You can also submit written comments or questions to [FortPointLDC@boston.gov](mailto:FortPointLDC@boston.gov).

**I. DESIGN REVIEW HEARING**

**APP # 24.0224 FPC**

**THOMSON PLACE**

Applicant: James Gillen  
Proposed Work: Continued from the September 14th FPCLDC hearing. Install (5) canopies at office building entries; ~~Add additional catenary lighting to match the existing (removed by applicant)~~ and the addition of building lighting to uplight the building facades.

~~**APP # 24.0308 FPC**~~

~~**25 THOMSON PLACE**~~

**Moved to  
Administrative  
Review by staff**

~~Applicant: Daniel Brennan  
Proposed Work: Install new double stroke,  
direct applied Neon lit wall sign; install new 3' x2'  
banner flag.~~

~~**APP # 24.0238 FPC**~~

~~**374 CONGRESS STREET**~~

**Removed by applicant**

~~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 # 24.0266 FPC — 47 FARNSWORTH STREET~~

**Removed by  
applicant**

~~Applicant: Mario Watkins~~

~~Proposed Work: Install new roof lighting.~~

**APP # 24.0349 FPC**

**15 CHANNEL CENTER STREET**

Applicant: Andrea Sonan

Proposed Work: Removal of non-functioning, rusting fire escapes at rear.

## II. ADVISORY REVIEW

**APP # 24.0321 FPC**

**7 CHANNEL CENTER STREET**

Applicant: Phil Marcotty

Proposed Work: Redevelopment of the existing property at 7 Channel Center including the construction of a new 9-story building.

**III. 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 # 24.0137 FPC**      **9 CHANNEL CENTER STREET:** Drill (1) hold through rear wall and install pipe and metal grill located next to existing vent.
- APP # 24.0287 FPC**      **15 CHANNEL CENTER STREET:** Replace two blue stones to match existing, repoint in kind.
- APP # 24.0349 FPC**      **15 CHANNEL CENTER STREET:** Emergency repair at rear to window lintels and masonry wall.
- APP # 24.0308 FPC**      **25 THOMSON PLACE:** Install new double-stroke, direct-applied Neon lit wall sign; install new 3' x2' banner flag.

#### IV. RATIFICATION OF 9/14/23 PUBLIC HEARING MINUTES

#### V. STAFF UPDATES

#### VI. PROJECTED ADJOURNMENT: 7:00 PM

**DATE POSTED: 10/5/2023**

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

Members: David Berarducci, Susan Goganian, Lynn Smiledge, Vacancy, 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/