



**FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION  
PUBLIC HEARING MINUTES**

*Held virtually via Zoom*

**October 10, 2023**

**Commissioners Present:** David Berarducci, Thomas Rodde, Susan Goganian

**Commissioners Absent:** Lynn Smiledge

**Staff Present:** Rachel Ericksen, Preservation Planner

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A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/fort-point-channel-landmark-district>

There were no members of the press present.

**6:00 PM:** Chair D. Berarducci called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in this online hearing. He then called the design review hearing to order.

**I. DESIGN REVIEW HEARING**

APP # 24.0224 FPC

ADDRESS: 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.

**Project Representatives:** TJ DiFeo was the project representative.

**Documents Presented:** Photos of existing conditions and plans of the proposed work.



**Discussion Topics:** Commissioners discussed the location of the canopies, their materials/design, and their number. The Commissioners discussed the proposed building uplighting and the location of the lights. Further, the Commission discussed the idea to adding lighting to the previously approved banners.

**Public Comment:** Valerie Burns felt that the nighttime rendering was not accurate and was disappointed with the idea of canopies, feeling that they increase a homonogizing of the street. Raber Umphenour felt that many people in the city are not aware of the FPCLD neighborhood and likes the emphasis of Fort Point as a whole. Tom Ready found that Thomson Place is a critical conduit into the neighborhood and pedestrians should have a sense that there is something “beyond” in FPCLD, he does not like the uplighting and was concerned about the precedence for canopies. Sara McCammond doesn’t understand the value in lighting an office building at night and thinks other factors, like better retail, might be better for drawing people in.

**S. Goganian made a motion to approve the application with provisos. T. Rodde seconded the motion. The vote was 3-0 (Y: TR, SG, DB) (N: None) (Abs: None).**

**Provisos were as follows:**

- Deny without prejudice the proposed building (facade) uplighting
- Approve with provisos the canopies with final drawings showing how they connect to the building submitted to staff
- Approve with provisos the lighting of the previously approved banners, details of which include the source of the light to be as inconspicuous as possible and paying attention to the dark skies concept, are remanded to staff with the option to return to the Commission.

**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.

APP # 24.0349 FPC  
ADDRESS: 15 CHANNEL CENTER STREET  
Applicant: Andrea Sonan  
Proposed Work: Removal of non-functioning, rusting fire escapes at rear.

**Project Representatives:** Andrea Sonan and Raber Umphenar were the project representatives.

**Documents Presented:** Photos of existing conditions and plans of the proposed work.

**Discussion Topics:** Commissioners discussed the need for the fire escape removal, the damage they were causing to the building, how to sequence their removal and how it is a key feature of the district and will need to be reinstalled.

**Public Comment:** Raber Umphenar said that they would discuss the sequencing with staff and that preserving the building and the community is part of the analysis.

**T. Rodde made a motion to deny the application with the following provisos. S. Goganian seconded the motion. The vote was 3-0 (Y: TR, SG, DB) (N: None) (Abs: None). Provisos were as follows:**

- **The fire escapes are a key architectural feature of the district and must be re-attached to the building after the approved emergency repair work takes place.**



- **Please share with staff how the fire escapes will be re-mounted for both fire escape A and B and how the fire escapes themselves will be repaired/replaced.**

## 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.



**D. Berarducci made a motion to approve the applications as submitted. T. Rodde seconded the motion. The vote was 3-0 (Y: TR, SG, DB) (N: None) (Abs: None).**

- 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**

**T. Rodde made a motion to approve the applications as submitted. S. Goganian seconded the motion. The vote was 3-0 (Y: TR, SG, DB) (N: None) (Abs: None).**

**V. STAFF UPDATES**

**VI. ADJOURNMENT: 8:30 PM**