



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

*Held virtually via Zoom*

**September 14, 2023**

**Commissioners Present:** David Berarducci, Thomas Rodde, John Karoff, Lynn Smiledge

**Commissioners Absent:** Susan Goganian

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

---

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.

**6:05 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 # 24.0238 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 # 24.0137 FPC~~ — ~~9 CHANNEL CENTER STREET~~ **Removed by staff**

Applicant: Chris Rayen

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



APP # 24.0246 FPC

ADDRESS: 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.

**Project Representatives:** Sherry Clancy was the project representative.

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

**Discussion Topics:** Commissioners discussed the proposed materials, details for the curbing and tree pits, as well as the continuation of similar streetscape design along Necco Street.

**Public Comment:** Valerie Burns appreciated all of the questions regarding the landscaping and materials and is happy to see plans moving forward at this site.

**T. Rodde made a motion to approve the the application with provisos. L. Smiledge seconded the motion. The vote was 4-0 (Y: LS, TR, JK, DB) (N: None) (Abs: None).**

**Provisos were as follows:**

- **Submit drawings of below to staff:**
  - **Setting detail of the curb**
  - **Layering detail of the tree pit under the sidewalk**

APP #23.0651 FPC

ADDRESS: 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.



**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 banner number, size, location and design. They also discussed the proposed lighting on the mural signs.

**Public Comment:** Valerie Burns was opposed to the approval finding that the proposal made the street too theme park like and old timey and that the focus should be on the buildings, all of which are different as well as asked if the signs could not be lit at night and that the light be toned down if possible. Sara McCammond's public comment was sent via email and read into the record opposing this application as well as App #24.0224 FPC. Tom Ready's public comment was sent via email and also read into the record opposing this application as well as App #24.0224 FPC.

*Note that Commissioner T. Rodde left the meeting at 7:00 PM.*

**L. Smiledge made a motion to approve the application as submitted. J. Karoff seconded the motion. The vote was 3-0 (Y: LS, JK, DB) (N: None) (Abs: None).**

APP ## 24.0224 FPC

ADDRESS: 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.

**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 materials, design, size, and location of the canopies as well as the proposed catenary lighting and the proposed building uplighting. They determined that additional studies and renderings were required before a decision could be made.

**Public Comment:** Valerie Burns wanted to know what the purpose of the canopies was and why more were needed on the street finding that the building entrances were clear,

Page 3 of 5



noted that residential buildings were on all four corners of the street and thinks the canopies will be more clutter; finds that catenary lighting is not a historic feature and that the lighting seems like a lot. Staff also reminded the Commissioners about Sara McCammond's public comment which was sent via email and read into the record opposing this application as well as App #23.0651 FPC as well as Tom Ready's public comment which was sent via email and also read into the record opposing this application as well as App #23.0651 FPC.

**L. Smiledge made a motion to continue the application. J. Karoff seconded the motion. The vote was 3-0 (Y: LS, JK, DB) (N: None) (Abs: None).**

**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.



**D. Berarducci made a motion to approve the applications as submitted. L. Smiledge seconded the motion. The vote was 3-0 (Y: LS, JK, DB) (N: None) (Abs: None).**

**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**

**J. Karoff made a motion to approve the applications as submitted. L. Smiledge seconded the motion. The vote was 3-0 (Y: LS, JK, DB) (N: None) (Abs: None).**

**IV. STAFF UPDATES**

**V. ADJOURNMENT: 8:00 PM**

**J. Karoff made a motion to approve the applications as submitted. L. Smiledge seconded the motion. The vote was 3-0 (Y: LS, JK, DB) (N: None) (Abs: None).**