



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

Held virtually via Zoom

December 11, 2025

Commissioners Present: *David Berarducci, Thomas Rodde, Raber Umphenour*

Commissioners Absent: *n/a*

Staff Present: *Rachel Ericksen, Preservation Planner*

There were no members of the press present.

6:02 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. ADVISORY REVIEW

APP # 26.0492 FPC 308 CONGRESS STREET

Applicant: Jug Chokshi

Proposed Work: Boston Children’s Museum proposes to add a waterproof membrane over the existing brick façade of the Atlas Stores Building, extending up to approximately 6 feet above ground level and 1 foot below the sidewalk. New brick or stone veneer will be installed over the waterproofing membrane. Fittings for stop logs will be installed at openings.

Project Representatives: Charles Robson, F. Jonah Maniget and David Jay

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and drawings for the proposed work.

Discussion Topics: The Commissioners discussed the historic significance of the building, and the fact that the proposed alteration to the first floor exterior envelope is required to secure the future use of the structure. It was agreed that the proposed work is directly inline with standards and criteria and should be approved when it comes for formal design review. Commissioners referenced including staff recommendations in the future approval that includes: 1. Final drawings, including



sections showing the integration of the proposed work into the new building are remanded to staff for final approval, 2. That onsite material mockups are scheduled with staff to review proposed materials including brick and granite, 3. Any changes to the proposed waterproofing strategy will be remanded to staff with the option for staff to return the Commission.

Public Comment: There was no public comment.

II. RATIFICATION OF 10/9/25 PUBLIC HEARING MINUTES

R. Umphenour made a motion to approve the minutes as submitted. T. Rodde seconded the motion. The vote was 3-0 (Y: RU, TR, DB) (N: None) (Abs: None).

III. STAFF UPDATES

Congratulations and well wishes to Chair David Berarducci were made as he left the Commission after 25 years of service.

V. ADJOURNMENT: 7:30 PM

R. Umphenour made a motion to adjourn. T. Rodde seconded the motion. The vote was 3-0 (Y: RU, TR, DB) (N: None) (Abs: None).