FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES
Held virtually via Zoom

APPROVED BY COMMISSION
11/12/2026

October 10, 2026

Commissioners Present: *Thomas Rodde, Raber Umphenour, Sue Goganian,*
Commissioners Absent: *Kirsten Hoffman*
Staff Present: *Rachel Ericksen, Preservation Planner*

There were no members of the press present.

6:06 PM: Acting Chair T. Rodde 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. RATIFICATION OF 8/13/26 PUBLIC HEARING MINUTES

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

II. DESIGN REVIEW

APP # 27.0256 FPC **5 NECCO STREET**
Applicant: Jalix Delacruz
Proposed Work: Install new window mural.

Project Representative: Jalix Delacruz

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 location of the art work, what material it would be made out of and how it would be installed. They also discussed its temporary nature and established a date for the work's removal.

Public Comment: Sara McCammond commented on the proposed material (vinyl), the proliferation of the use of vinyl in the district, and encouraged a “maximum” deadline

when the artwork would come down. Olu Ibrahim commented on being comfortable with a firm deadline for the artwork's removal.

COMMISSIONER R. UMPHENOUR MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER S. GOGANIAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: RU, SG, TR) ABS: NONE). THE PROVISOS WERE AS FOLLOWS:

- **THAT THE ART INSTALLATION TO BE EXTENDED BY THE COMMISSION PRIOR TO JUNE 30, 2027 OR TO BE TAKEN DOWN PRIOR TO JUNE 30, 2027.**

APP # 27.0168 FPC **5 NECCO STREET**

Applicant: Adam Kahn
Proposed Work: Install new vinyl window displays

Project Representative: Eileen Malvesti

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 location of the proposed vinyls, the density of the design, the suggestion of QR code use, other existing signage, the proliferation of vinyl signage in the district and requested a stripping down of the proposed design by 90% before returning to the Commission - "its not a billboard, its a window."

Public Comment: Sara McCammond commended Backyard Fitness on reactivating the space, but agreed with the Commissioners regarding the density of the proposed vinyl signage.

COMMISSIONER S. GOGANIAN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER R. UMPHENOUR SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: RU, SG, TR) ABS: NONE). DENIAL REASONING: REDUCTION IN AMOUNT OF PROPOSED GRAPHICS IN ORDER TO RETURN TO THE COMMISSION.

APP #27.0169 FPC **35 THOMSON PLACE**

Applicant: Nathan Turner
Proposed Work: Install vinyl signage at front facade window.

Project Representative: Nathan Turner

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 location of the proposed vinyls, the need for additional wayfinding, whether the vinyl was temporary or permanent, and how if there is a later interest in additional signage the team can return to the Commission.

Public Comment: Sara McCammond commented on the height of the barbershop poll and discussed additional locations for signage to help with wayfinding.

COMMISSIONER R. UMPHENOUR MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER S. GOGANIAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: RU, SG, TR) ABS: NONE).

APP #27.0169 FPC **263 SUMMER STREET**

Applicant: Dylan Dasco
Proposed Work: Repair and restore all elements of the iconic "Boston Wharf Co. Industrial Real Estate" sign while also Retrofitting the sign by replacing the existing neon lighting with a full LED system.

Project Representative: Dylan Dasco

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 what elements of the sign would be replaced, if the neon would be removed and the LED system would be added to the letters in place, the warmth and brightness of the light, the choice of paint color for the interior of the letters, where the original neon could go once removed (a museum). The Commission also discussed the need for an onsite mock-up and what time of day it should occur (dusk).

Public Comment: Sara McCammond commented that the Boston Wharf Company sign should be made as bright and beautiful and wonderful as possible. Tom Ready commented that he wants the Commissioners to keep the budget for the project in mind when reviewing the mock-ups and only asking for what was funded by the CPA grant.

COMMISSIONER R. UMPHENOUR MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER T. RODDE SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: RU, SG, TR) ABS: NONE). THE PROVISOS WERE AS FOLLOWS:

- **Staff and Commission to meet on site via a subcommittee meeting to review mock-up of individual letter including LED lighting, interior and exterior letter paint before applicant proceeds with additional letters.**

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 SouthEndLDC@boston.gov. Thank you.*

COMMISSIONER S. GOGANIAN MOTIONED TO APPROVE THE APPLICATIONS AS SUBMITTED. COMMISSIONER R. UMPHENOUR SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: SG, TR, RU) ABS: NONE).

APP # 27.0065 FPC **324 A STREET:** Install new painted sign at A Street facade, illuminated wayfinding sign at A Street facade, and illuminated blade sign at Melcher Street facade. Install new exterior wall sconces, repaint previously painted masonry facade, install new awnings, new planter and window boxes.

IV. NEW BUSINESS

RESILIENT FORT POINT CHANNEL: Informative presentation by Benjamin Matusow, Senior Climate and Coastal Resilience Infrastructure Delivery Project Manager City of Boston Planning Department

V. STAFF UPDATES

VI. ADJOURNMENT: 6:15 PM

S. GOGANIAN MADE A MOTION TO ADJOURN. R. UMPHENOUR SECONDENED THE MOTION. THE VOTE WAS 3-0 (Y: KH, TR, SG, RU) (N: NONE) (Abs: NONE).