



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

Held virtually via Zoom

December 9, 2021

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

Commissioners Absent: *None*

Staff Present: *Joseph Cornish, Director of Design Review; and Gabriela Amore, 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.

6:02 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. DESIGN REVIEW HEARING

APP # 22.0422 FPC

ADDRESS: 343 CONGRESS STREET

Applicant: Marie Mercier

Proposed Work: Install new signage

Project Representative: Marie Mercier.

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

Discussion Topics: Commissioners expressed concern over the placement of the signage, and reiterated that the signage be installed into the mortar joints of the building.

Public Comment: There was no public comment.

L. Smiledge motioned to approve the application with provisos. J. Karoff seconded the motion. The vote was 3-0 (Y: DB, LS, JK) (N: None) (ABS: None).



- **The signage shall be installed into the mortar joints of the building.**

APP # 22.0462 FPC
ADDRESS: 46 FARNSWORTH STREET
Applicant: Sergio Guzman

Proposed Work: Install new signage on windows, install new blade sign

Project Representatives: Christine Orr, Sergio Guzman

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

Discussion Topics: Commissioners were concerned that a blade sign and corner sign would be redundant. They expressed that generally the proposed signage was very discreet, and suggested that the blade sign be installed on the existing brick panel so it can be installed into the mortar joints.

Commissioner Goganian joined the hearing.

Public Comment: Sara McCammond suggested that a blade sign on the corner would be helpful. Paula Goldberg suggested that anything affixed should be reversible.

S. Goganian motioned to approve the application with provisos. L. Smiledge seconded the motion. The vote was 4-0 (Y: DB, SG, LS, JK) (N: None) (ABS: None).

- **The number signage shall be installed in the mortar joints**
- **The side signage shall be mounted with adhesive materials.**

APP # 22.0547 FPC
ADDRESS: 321 SUMMER STREET
Applicant: Paul Feeney

Proposed Work: Replace existing two (2) rooftop condensing units in-kind.

Project Representatives: Paul Feeney.

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

Discussion Topics: Commissioners discussed the minimal visibility of the proposed work.



Public Comment: There was no public comment

L. Smiledge motioned to approve the application as submitted. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, SG, LS, JK) (N: None) (ABS: None).

APP # 22.0627 FPC

ADDRESS: 11 SLEEPER STREET

Applicant: Phillip Marcotty

Proposed work: Replace existing transformer and concrete pad.

Project Representatives: Phillip Marcotty, Erin Doherty, Michael Boone.

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

Discussion Topics: Commissioners discussed the visibility of the transformer and concrete pad. They suggested utilizing plant screening for the transformer, and expressed concern for the abutting tree. The Commission also stated that they would prefer granite cobbles.

Public Comment: Paula Goldberg stated that the existing tree is south facing, and that screening the transformer would be good. She also expressed concern over the noise, and questioned the need for a larger transformer.

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

APP # 22.0527 FPC

ADDRESS: 332 CONGRESS STREET

Applicant: Donna Bennett

Proposed work: Remove ornamental steel arch, add new detailing and lighting to recessed building entry. At the entry, remove existing tenant signage and replace with new at upper storefront bays. Replace awnings and backlit sign with transom windows. Replace entry doors.

Project Representative: Laurel Christiansen was the project representative.

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



Discussion Topics: Commissioners commented that number signage is slightly too large. They also suggested that the frame should be flush with the pilasters, and the lighting should be softer.

Public Comment: There was no public comment.

J. Karoff motioned to approve the application with provisos. L. Smiledge seconded the motion. The vote was 3-0 (Y: DB, LS, JK) (N: None) (ABS: None).

- **The lighting shall be softer**
- **The frame should be pulled back to outermost plane.**

APP # 22.0628 FPC

ADDRESS: 40 CHANNEL CENTER STREET

Applicant: Nicole Hathaway

Proposed work: Install new roof deck and new rooftop equipment, extend fire escape to roof, install new transformer, install new storm water infiltration system, remove existing signage. *See additional items under Administrative Review*

Project Representative: Randy Kreie was the project representative.

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

Discussion Topics: Commissioners suggested mitigating the damage from the previously extant signage, and placing a fence at the transformer.

Public Comment: There were 2 emailed comments expressing concern over the visibility of the proposed work. Sara McCammond stated that the new elevation is visible, and suggested a meeting with the Channel Center Association.

L. Smiledge motioned to approve the application with provisos. J. Karoff seconded the motion. The vote was 3-0 (Y: DB, LS, JK) (N: None) (ABS: None).

- **A fence shall be constructed around the transformer**
- **New section to hide the face from A Street.**



II. ADMINISTRATIVE REVIEW/APPROVAL

D. Berarducci motioned to approve the administrative review items. L. Smiledge seconded the motion. The vote was 3-0 (Y: DB, LS, JK) (N: None) (ABS: None).

III. ADJOURNMENT: 8:25 PM

J. Karoff motioned to adjourn the hearing. D. Berarducci seconded the motion. The vote was 3-0 (Y: DB, LS, JK) (N: None) (ABS: None).

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