



FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION

PUBLIC HEARING MINUTES
Boston City Hall, Piemonte Room
Boston, MA, 02201

NOVEMBER 14, 2019

COMMISSIONERS PRESENT: David Berarducci, John Karoff, Lynn Smiledge, Thomas Rodde

STAFF PRESENT: Mary Cirbus, Preservation Planner

6:00 PM D. Berarducci called the public hearing to order.

I. DESIGN

APP # 20.477 FPC 370 SUMMER STREET

APPLICANT: Jess Hanson, Star Sign Co.

PROPOSED WORK: At the Thomson Place and Congress Street elevations, replace four existing pole banners, relocate one pole banner, and install one new banner with associated armature; at the southwest corner replace two wall plaques; at the Congress Street entrance replace halo-lit channel letter sign and install vinyl decals on entry doors.

Don Wiest (Dain Torpy), Mike Shunta (Claremont Corp), and Jess Hanson were the project representatives.

The applicants walked the Commission through the application, which included drawings and photographs showing the existing and proposed conditions. The work includes replacing existing deteriorated signs, relocating a banner sign, and installing one additional banner sign for a total of five (5) banner signs. There are currently four (4) banner signs located at the Thomson Place and Stilings Street elevations. The new proposed configuration would include two banners at the corner of Congress and Stilings Streets, two banners at the corner of Congress Street and Thomson Place, and one banner at the back entrance on Thomson Place. The graphics and color of the new banner sign are different from existing to reflect updated company branding.

The other components of the application were further explained. The wall plaques at the corner of Congress Street and Thomson Place will be updated to reflect the new branding standards. The Congress Street entrance will also be updated to reflect the new branding. The background will remain the same silver color, and the new lettering will be slightly smaller and finished in a dark color. The applicants explained that the lettering will be lit via internal LED lighting. The lettering is channel lit, not halo-lit; only the letters will be lit and all conduits will be concealed. The applicants also explained the proposed vinyl decals will replace existing and will consist of only lettering which reflects the updated branding.



The Commissioners expressed concern that five (5) banners on the building are excessive, and that the two proposed banners at the Congress Street corners at Stilings Street and Thomson Place are unwarranted due to significantly less vehicular traffic than that of Congress Street. The Commissioners specifically expressed that the banner on Stilings Street is not necessary, since the objective is to direct vehicles to Thomson Place. The Commissioners determined that three (3) banner signs would be more appropriate. The Commissioners also discussed the previous history of the banners, which were installed without FPCLDC approval but later ratified. The applicants asked if they could retain four (4) banner signs – two (2) on Congress and two (2) on Thomson Place.

After more discussion, the Commissioners determined that four (4) banner signs were still too many and determined that the appropriate configuration of the banner signs should be two (2) on Congress Street – one at each corner of the Congress Street façade, perpendicular to Congress Street – and one (1) at the rear entrance on Thomson Place, perpendicular to Thomas Place. The unused brackets should also be removed and the holes patched.

Sara McCammond offered public comment via email. Staff read her comments into the record.

The Commission arrived the decision to approve the application with the following provisos:

- That two (2) banners be eliminated from the proposed scope of work for a total of three (3) banners at the premises – one (1) at the drop-off location at the Thomson Place rear entrance (existing) and two (2) perpendicular to Congress Street at the Congress Street elevation at either side of the building;
- And that one (1) set of unused brackets be relocated to the new location and the other unused brackets removed from the building.

L. Smiledge motioned to approve the application with the above mentioned provisos, T. Rodde seconded the motion. The vote was 4-0 (DB, JK, TR, LS).

APP # 20.524 FPC 250 SUMMER STREET

Applicant: Dan Desroches, Synergy Investments

Proposed Work: At the Harborwalk and alley-facing elevations, install flood barrier systems at seven (7) doorways and seven (7) windows.

Stephen McDermott (CBI Consulting, LLC) and Kyle Fodda (Synergy Investments)

The applicant walked the Commissioners through the proposed work and reviewed several of the images of flooding that were shown previously at the 10/10/2019 Advisory Review. The work includes the permanent installation of armature at the window jambs, as well as a plate at the sill, which will support the temporary flood barriers when put in



place during high tides. At the Advisory Review, the Commissioners suggested bringing a sample of the material and color to review. The applicants explained that they were unable to procure a sample of the material but will coat it or paint it any color.

The applicant explained that the work will include installing a plate on top of the sill to accommodate the barrier, rather than extending the sill. This method will help minimize damage to the sills. The plate will extend 3” out from the edge of the granite sill. The Commissioners discussed the proposed color for the armature and sill plate and determined that a dark bronze color to match the windows is the most appropriate. The existing windows are dark bronze and the window frames are green. The metal surfaces will have to have their finish color applied at a shop after manufacturing, as the panels are stainless steel, which will last longer.

The Commissioners expressed that this building may become a precedent for flood barrier systems in the district moving forward.

The Commissioners made the decision to approve the application with the following proviso:

- That the metal will be finished with a dark bronze color and that the applicant submits a photograph of the finish color to staff for approval.

Sara McCammond offered public comment via email, which was included in the project file.

D. Berarducci motioned to approve the application with the above mentioned proviso, T. Rodde seconded the motion. The vote was 4-0 (DB, JK, TR, LS).

II. ADMINISTRATIVE REVIEW/ APPROVAL

D. Berarducci motioned to approve the application as submitted. L. Smiledge seconded the motion. The vote was 4-0 (DB, JK, TR, LS).

III. ~~Ratification of Meeting Minutes from 10/10/2019~~ *Postponed until the 12/12/2019 Public Hearing*

IV. **Staff Updates**

V. **Adjournment – 6:52 PM**

D. Beraducci motioned to adjourn the hearing. T. Rodde seconded the motion. The vote was 4-0 (DB, JK, TR, LS).