



**Fort Point Channel Landmark District Commission**  
**Public Hearing Minutes**

*Boston City Hall, Piemonte Room*  
*Boston, MA, 02201*

**March 14, 2019**

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

**Staff Present:** *Nicholas Armata, Senior Preservation Planner*

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**6:00** - Commissioner Berarducci called the public hearing to order.

**I. DESIGN REVIEW**

**APP # 19.875 FPC 44 Thomson Place**

**Representative:** Andrew Tobias

**Proposed Work:** Install Signage

The applicant proposed installing two blade signs and two signs on a sign band. One of the blade signs would be located near the loading bay and is proposed to be internally lit. The second blade sign would be located directly above the main customer entrance above the canopy; this sign would have internally illuminated letters. The two sign band signs would also have internally illuminated letters.

The Commission first discussed options for the two signs on the sign band; they thought that signage that looks like the historic painted signs that are found throughout the district would be a more fitting type of sign. The Commission thought that the large blade sign over the canopy was excessive because the signs mounted to the wall would have a similar visibility. The Commission agreed that an additional small blade sign, similar to that proposed near the loading dock would be permitted.

In conclusion, the Commission voted to approve the application for work with the following provisos:



- That the menu will be located inside the window adjacent to one of the entrances to the storefront.
- That the cut granite for the new entrance will be embedded below the surface under the new front door, if possible. If this is not possible, you must notify staff.
- That the banner will match the other banners on the building in location dimensions and color. Should the banners on the building be changed, a new application will be submitted to FPCLDC.

**T. Rodde motioned to approve the application, L. Smiledge seconded the motion. The vote was 5-0 (DB, JK, LS, TR, and SG).**

**APP # 19.843 FPC 22 Boston Wharf Road**

**Representative:** Hazel Wood Hopkins

**Proposed Work:** Install Citizens Bank Signage and Branding

At this location, the application is proposing installing window decals, an illuminated sign on the sign band, façade lighting and a Citizen's Bank logo door pull, similar to what had been proposed at a previous Fort Point Channel Landmark District location.

The Commission thought that the branding and window decals were acceptable, the only concern was that they felt the window decals facing the City Tap restaurant was excessive and should not be included in the approval.

In conclusion, the Commission voted to approve the application with the following provisos: That the stenciling on the façade facing the restaurant will not be installed. That the lighting canister will be submitted to staff for final approval.

**S. Goganian motioned to approve the application, L. Smiledge seconded the motion. The vote was 5-0 (DB, JK, LS, TR, and SG).**



**APP # 19.860 FPC 25 Thomson Place**

**Representative:** Paul Gibbs

**Proposed Work:** At front façade, install signage, menu board and new entry.

The proposal requested several modifications to a store front to accommodate the new Dig Inn restaurant. The application presented the details of the signage, including a pin set sign mounted to the wall near the entrance, a fabric blade sign, and a menu box that would now be placed on the inside of the window (It was originally proposed for the exterior of the structure but was relocated to the inside at the request of landmarks staff. There was a new entrance proposed, which would require a section of the existing granite to be cut and removed.

The Commission was fine with the signage as proposed, indicating that the fabric blade sign would be ok, as long as it was consistent with the banners found down the street (same height, color etc.) and that the pin set signs were mounted into the mortar joints. The Commission also asked for the reason why the door needed to be relocated (due to internal circulation patterns) and whether the granite piece could be embedded in the threshold of the door.

In conclusion, the Commission voted to approve your application for work with the following provisos:

- That the menu will be located inside the window adjacent to one of the entrances to the storefront.
- That the cut granite for the new entrance will be embedded below the surface under the new front door, if possible. If this is not possible, you must notify staff.
- That the banner will match the other banners on the building in location dimensions and color. Should the banners on the building be changed, a new application will be submitted to FPCLDC.

**T. Rodde motioned to approve the application, L. Smiledge seconded the motion. The vote was 5-0 (DB, JK, LS, TR, and SG).**



**APP # 19.876 FPC 355 Congress Street**

**Representative:** Ernani Guimaraes

**Proposed Work:** At rear façade, add additional flight of stairs to existing fire escape.

The applicant did not appear

**II. ADMINISTRATIVE REVIEW/APPROVAL**

*21 Wormwood Street pulled to be reviewed at a later date due to abutter concerns.*

**APP # 19.874 FPC**      355 Congress Street: Repair existing fire escape at the rear of the structure in kind.

**APP # 19.882 FPC**      370 Congress Street: At rear, side and front façade, repoint and replace brick in kind. Repair cracks in brick masonry on rear and side elevations.

~~**APP # 19.865 FPC**      21 Wormwood Street: Install two new exterior windows at penthouse level, not original to the structure.~~

*No vote was taken*

**S. Goganian motioned to approve the application, L. Smiledge seconded the motion. The vote was 5-0 (DB, JK, LS, TR, and SG).**

**III. Ratification of Meeting Minutes from 2/14/2019**

**S. Goganian motioned to approve the minutes, J. Karoff seconded the motion. The vote was 5-0 (DB, JK, LS, TR, and SG).**

**IV. Staff Updates**

**V. Adjorn – 7:30 P.M.**