



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

Boston City Hall, Piemonte Room  
Boston, MA, 02201

**May 9, 2019**

**Commissioners Present:** David Berarducci, John Karoff, Lynn Smiledge, Thomas Rodde,  
**Staff Present:** Nicholas Armata, Senior Preservation Planner

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**6:01** Commissioner Berarducci called the public hearing to order.

**I. DESIGN REVIEW**

**APP # 19.876 FPC 355 CONGRESS STREET**

**Applicant:** Ernani F. Guimaraes

**Proposed Work:** Add new addition to fire escape at rear of structure.

The applicant provided details to the proposal that consisted of constructing an addition to the existing fire escape that ascends to the floor recently added to the structure. This addition was approved prior to the district being established and did not need landmarks approval. The fire escape will be the same material, color and style of the existing structure.

The Commissioners confirmed that the style was in fact the same as the existing structure. There was also discussion as to what features in the elevations were pre-existing, and what was being added.

There was no public comment

In conclusion the application was approved as submitted.

**Commissioner Smiledge motioned to approve the application,  
Commissioner Karoff seconded the motion. The vote was 3-0 (DB, JK, LS).**



**APP # 19.1156 FPC 25 Thomson Place**

**Applicant:** Amanda Stengel

**Proposed Work:** At side patio install three wood posts and light fixtures.

The applicant provided images of the existing conditions of the outdoor dining area that was previously approved by the commission. It was decided by restaurant management that the patio needed more lighting, which is what the applicant was seeking approval for during the hearing. The applicant wished to add three support posts and lighting that would string across the dining area on a black electrical/support cord. The light fixtures would be simple, metal, factory-style lights and would only remain illuminated during evening business hours.

The Commissioners questioned whether wood posts or a metal I-Beam would be more appropriate for the district. It was decided that black metal I-Beams would fit the aesthetic of the district best. The applicant saw no issue doing this. There was also discussion as to what colors of the light shades would be, the temperature of the lights and how long they would stay up (they would be permanent all year and the lights would be a galvanized steel color).

There was no public comment

In conclusion the application was approved with the provisos that the lights will be installed with black metal I-Beam supports rather than the proposed wood.

**Commissioner Smiledge motioned to approve the application, Commissioner Rodde seconded the motion. The vote was 4-0 (DB, JK, TR, LS).**



**APP # 19.1107 FPC 308 Congress Street (Milk Bottle)**

**Applicant:** Marisa Lava

**Proposed Work:** Remove existing beaded board pine siding, install new composite beaded board siding. Remove 6 over 1 vinyl windows and install 6 over 1 fiberglass windows with applied muntin bars. Remove existing hollow metal door and frame and install new painted composite trim and door. Remove existing exterior light fixtures and install new gooseneck light fixtures. Install new HOOD signage with down lighting. Replace fabric on existing window and door awnings new fabric. Install new kitchen exhaust. Create custom painted sheet metal air intake hood to replicate existing.

The applicant provided the Commission with a history of the structure's use that included some of the renovations that took place over the years. The stand was beginning to show its age and in need of renovations/restorations in order to make the structure functional as a food stand. The applicant provided details to the needed repairs which required new cladding, windows, lighting and modifications that included adding a commercial exhaust, addition accent lighting, and modified awnings. All of the alterations would be sensitive to the unique shape and style of the hood bottle food stand.

The Commissioners questioned several of the modifications. There was conversation about whether the exhaust pipe would be visible from the street, as well as if it should be painted a different color so as not to confuse it with the original structure. The style and location of the lighting on the structure were also discussed. It was decided that the LED strip lighting needed to focus on illuminating the entire structure; to do that LED lights were to be placed around the "cap" above the awnings as well as under the awning. Additional items discussed include, the windows; their pane configuration and backlighting of the windows that would not be operable, the style of the bead board used around the surface of the structure, and paint.

There was no public comment

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

- That the exterior lighting will be changed to LED strips affixed along the top of each window awnings as well as the bottom rim of the "bottle cap." (Cont. on next page)



- The exhaust vent will be painted a grey or black so as not to confuse it with part of the architecture.
- The color of the lighting will be a soft white.

**Commissioner Rodde motioned to approve the application, Commissioner Smiledge seconded the motion. The vote was 4-0 (DB, JK, TR, LS).**

**I. Ratification of Meeting Minutes from 04-11-2019**

**Commissioner Rodde motioned to Approve the minutes, Commissioner Karoff seconded the motion. The vote was 4-0 (DB, JK, TR, LS).**

**II. Staff Updates**

**III. ADJORN – 6:56**

**Commissioner T. Rodde motioned to adjourn the hearing. J Karoff seconded the motion. The vote was 4-0 (DB, JK, TR, LS).**