



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

Held virtually via Zoom

APRIL 8, 2021

Commissioners Present: David Berarducci, John Karoff, Lynn Smiledge

Commissioners Absent: Susan Goganian, Thomas Rodde

Staff Present: Mary Cirbus, 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 first Violation.

I. VIOLATIONS

APP # 21.0754 FPC

TIME: 607 PM

ADDRESS: 253 SUMMER STREET

Applicant: COJE Management Group

Proposed Work: Ratify a patio expansion, including the installation of pavers, planters, lighting, furniture, and associated landscaping (Violation VIO.21.009).

Project Representatives: Chris Jamieson, Steven Leaf, Doug Kelleher, and Erin Doherty were the project representatives

Documents Presented: The Commissioners reviewed a presentation consisting of existing conditions photographs, drawings, and site plans.

Discussion Topics: The Commissioners briefly discussed the existing conditions and expressed concern regarding the patio's encroachment into the public way, potential flood mitigation issues, and the change in grade. They also expressed concern at the patio's impact on views of the Fort Point Channel from within the boundaries of the district.



Public Comment: Steve Hollinger and Sara McCammond offered public comment and shared concerns regarding views of the Channel and the corridor and the encroachment into public space.

L. Smiledge motioned to continue review of the application pending the review by other city agencies including the Conservation Commission, Climate Ready Boston, BPDA, and the DEP. J. Karoff seconded the motion. The vote was 3-0 (Y: DB, JK, LS) (N: None) (Absent: SG, TR).

II. DESIGN REVIEW

APP # 21.0709 FPC

TIME: 6:47 PM

ADDRESS: 33/41 FARNSWORTH STREET

Applicant: Matthew S. Wessling

Proposed Work: Remove select deteriorated fire shutter pins. At areas where fire pins have been previously removed, install new brick. *See additional items under Administrative Review.*

Project Representatives: Matthew Wessling was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of annotated existing conditions photographs.

Discussion Topics: The Commissioners discussed the conditions of the fire shutter pins and their importance to the character of the district. They also discussed potentially replicating the lost pins and questioned if the existing pins could be stabilized somehow to prevent further deterioration.

Public Comment: There was no public comment.

L. Smiledge motioned to deny the application without prejudice and encouraged the applicant to conduct additional research into how the existing pins might be stabilized rather than removed. She also requested that the applicants show how far the existing pins penetrate the brick. J. Karoff seconded the motion. The vote was 3-0 (Y: DB, JK, LS) (N: None) (Absent: SG, TR).

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 21.0709 FPC

33/41 Farnworth Street: At all facades, restore mortar joints using mortar that matches the historic mortar joints in terms of color, texture, joint width, tooling, and profile; selectively replace



deteriorated brick as needed with new brick to match the historic in terms of color, texture, size, and profile; remove copper cornice/ flashing and replace with new copper; replace window sealant joints. Paint and/ or recoat previously coated metal/steel and concrete. *See additional items under Design Review.*

APP # 21.0755 FPC

51 Melcher Street: At the areas of the Melcher Street, Necco Court, and courtyard facades, replaced window perimeter sealant in kind, perform masonry spot pointing with new mortar to match historic in terms of color, texture, profile, joint width, and tooling, perform stone sill patching with mortar to match the historic in terms of color, texture and profile, and selective brick replacement with new brick to match historic in terms of color, texture, size, and profile.

D. Berarducci motioned to approve the Administrative Review applications as submitted. L. Smiledge seconded the motion. The vote was 3-0 (Y: DB, JK, LS) (N: None) (Absent: SG, TR).

IV. RATIFICATION OF MEETING MINUTES

J. Karoff motioned to approve the minutes as submitted. L. Smiledge seconded the motion. The vote was 3-0 (Y: DB, JK, LS) (N: None) (Absent: SG, TR).

V. STAFF UPDATES

Staff briefly shared administrative-related updates.

VI. ADJOURNMENT: 7:12 PM

L. Smiledge motioned to adjourn the hearing. J. Karoff seconded the motion. The vote was 3-0 (Y: DB, JK, LS) (N: None) (Absent: SG, TR).