



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

*Held virtually via Zoom*

**July 8, 2021**

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

**Commissioners Absent:** *Thomas Rodde*

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

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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.

**6:00 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**

**APP # 21.1106 FPC**

**ADDRESS: 44 Thomson Street**

Applicant: John Kiernan

Proposed Work: At the roof, remove entire existing roofing assembly, edge metal, gutters, downspouts, masonry pier caps, party wall caps, and reglet flashings. Install new PVC roof assembly with PVC roof edge metal in "Lead Grey" color. Install new copper gutters and downspouts, copper caps and reglet flashings.

**Project Representatives:** Scott Winkler was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of drawings and photographs showing the existing and proposed conditions.

**Discussion Topics:** The Commission discussed whether there were any other structures in the district that have the same PVC roof edge metal. They also discussed the proposed color of the PVC.



**Public Comment:** There was no public comment.

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

- **Applicant must report to staff other buildings in the Fort Point Channel Landmark District that use PVC roof edge metal**
- **Provide sample color of PVC roof edge metal to staff**

**APP # 21.1105 FPC**

**ADDRESS: 44 Thomson Place**

Applicant: Dina DiTommaso

Proposed work: At the ground floor storefront, install new vinyl graphic signage and a new video telecom device at the side of the entry.

**Project Representatives:** Nate Turner was the project representative.

**Documents Presented:** The Commission reviewed a presentation consisting of photographs/ renderings of the proposed work.

**Discussion Topics:** The Commission discussed the installation method for mounting the intercom. They also discussed the length of time the temporary signage will be present for, and informed the applicant that 6 months is the maximum amount of time allowed for temporary signage.

**Public Comment:** Sara McCammond asked if both of the two doors belong to the tenant. Mr. Turner stated that only one door was theirs.

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

- **Intercom to be installed into the mortar joints**

**APP # 21.1103 FPC**

**ADDRESS: 20-30 CHANNEL CENTER STREET**

Applicant: Philip Marcotty

Proposed work: Install new rooftop mechanicals at the roof for change of use to research and development. Install new elevator override.

**Project Representatives:** Kyle Dupell, Michael Boone, Erin Doherty, and Jared Eigerman were the project representatives.



**Documents Presented:** The Commission reviewed a presentation consisting of photographs and plans of the proposed work.

**Discussion Topics:** The Commission discussed the proposal, and questioned why the proposed chillers need to be so tall.

**Public Comment:** George Kouris lives across the street from the property and expressed concern about the impact the project will have on views from his building. He also expressed concern about noise and stated that a lab space is not appropriate for this area of the neighborhood. Sara McCammond expressed concern that members of the public were not notified about this hearing and asked for more public participation. She also expressed concern about vibrations from the equipment. Tom Ready asked about the location of the electrical transformers and if they can be relocated. Jim Souza and Ray Kubiak of 25 Channel Center both spoke in opposition to the project.

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

**APP # 21.1002 FPC**

**ADDRESS: 374 CONGRESS STREET**

Applicant: Mike Miller

Proposed work: At the Stillings Street entrance, remove main entry sign and yellow brick and replace with wood panelled enclosure to conceal dumpster located behind the sign. Add new signage to enclosure.

**Project Representatives:** Bruce Clifford was the project representative.

**Documents Presented:** The Commission reviewed a presentation consisting of photographs of existing conditions, and roof plans.

**Discussion Topics:** The Commission asked about the history of the existing yellow wall and why it needs to be removed. They also discussed using simple maritime plantings, making the proposed enclosure look more industrial, and using rusted steel for the numbers and letters of the sign.

**Public Comment:** Tom Ready asked if a blade sign could be used instead and what was planned for the remaining dumpsters at this location. Joshua Johnson asked if the outstanding violations at the patio of Pink Taco have been resolved.



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

- **The wood at the enclosure should weather to a gray finish.**
- **A mock-up of the sign should be created after the enclosure is built to be reviewed by staff.**
- **The sign should be black with a matt-finish.**

**Commissioner Goganian left the hearing**

**APP # 21.1130 FPC**

**ADDRESS: 308 CONGRESS STREET**

Applicant: Amy I. Auerbach, Dave Friedman, and Scott Winkler

Proposed work: Replace existing green roof at second story of Boston's Children's Museum. Work includes steel fortification of existing roof structure, installation of glass railing system, and lowering existing door to meet ADA requirements.

**Project Representatives:** Amy I. Auerbach, Dave Friedman, and Scott Winkler were the project representatives.

**Documents Presented:** The Commission reviewed a presentation consisting of photographs of existing conditions, and roof plans.

**Discussion Topics:** The Commission discussed the accessibility of the rooftop garden area and the appropriateness of using a glass railing system verses a cable railing system.

**Public Comment:** There was no public comment.

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

## II. ADVISORY REVIEW

**332 CONGRESS STREET:** Modify the ground floor storefronts and entry.

**Project Representatives:** Heather Stanley, Laurel Christensen, and Donna Bennett.

**Documents Presented:** The Commission reviewed a presentation consisting of photographs of existing conditions, and roof plans.



**Discussion Topics:** The Commission agreed that removing the arch installed in the 1980s is appropriate; however, it is important to determine if the arch is structural. They also agreed that the flanking bays should remain unaltered. The Commission discussed the importance of lighting, signage material and agreed that the proposed blade sign seemed appropriate.

### III. STAFF UPDATES

There were no staff updates

### IV. ADJOURNMENT: 8:50 PM

**J. Karoff motioned to adjourn the hearing. D. Berarducci seconded the motion. The vote was 2-0 (Y: JK, DB) (N: None) (Absent: None).**