



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

*Held virtually via Zoom*

**April 13, 2023**

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

**Commissioners Absent:** Susan Goganian

**Staff Present:** Rachel Ericksen, 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.

**6:00 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 HEARING**

APP # 23.0783 FPC

ADDRESS: CONGRESS STREET, SLEEPER STREET and A STREET

Applicant: City of Boston

Proposed Work: Install receptacles on existing street lights along Congress and Sleeper street that would provide 24-HR power. Removal of following provisos from approved application 23.0515 FPC: Look into ways to mitigate pigeon issue on A Street; Preference for raw galvanized metal as opposed to painted black; Bike racks embedded when installed to make them more sturdy as opposed to surface mount installation.

**Project Representatives:** Jeffrey Alexis was the project representative.

**Documents Presented:** Photos of existing conditions and plans of the proposed work.



**Discussion Topics:** Commissioners discussed the requested changes by the city to the previously required provisos as well as the location of the newly proposed electrical receptacles.

**Public Comment:** Sara McCammond was curious about the location of the proposed electrical receptacles and also voiced concern regarding the existing art installation located near where the pigeon work will take place.

**T. Rodde made a motion to approve the the application with provisos. J. Karoff seconded the motion. The vote was 4-0 (Y: JK, TR, LS, DB) (N: None) (Abs: None)**

- **Electrical receptacles placed in a way that doesn't make them obtrusive and purposely installed for electrical needs businesses may have.**

APP # 23.0812 FPC

ADDRESS: 25 THOMSON PLACE

Applicant: Nate Turner

Proposed work: Continuation of 23.0654 FPC - replace existing transom glazing with louvers for mechanical equipment.

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

**Documents Presented:** Photos of existing conditions and plans of the proposed work.

**Discussion Topics:** Commissioners discussed the location of the vents in relation to customers entering the building as well as walking along the street, the color of the louvers, and noted that the existing glass transoms are not original to the building.

**Public Comment:** No public comment.

**L. Smiledge motioned to approve the application as submitted. T. Rodde seconded the motion. The vote was 4-0 (Y: DB, JK, TR, LS) (N: None) (Abs: None)**

~~APP # 23.0784 FPC~~

~~ADDRESS: 9 CHANNEL CENTER STREET~~ **Moved to administrative review by staff**

~~Applicant: 9 Channel Center LLC~~



~~Proposed Work: Installation of window at rear loading dock. Same design as approved in 2016 (APP #16.1102 FPC).~~

APP # 23.0588 FPC

ADDRESS: 280 SUMMER STREET

Applicant: David Woolaver

Proposed Work: Recladding all of the rotted window wooden trim with a matching aluminum.  
See additional items under administrative review.

**Project Representatives:** Matthew Wessling was the project representative.

**Documents Presented:** Photos of existing conditions and plans of the proposed work.

**Discussion Topics:** Commissioners discussed the color of the windows and the color of the window trim. They also discussed the profile of the wood trim vs. the aluminum trim and ultimately decided they needed more information to make a decision. They also would like to see some historic photos.

**Public Comment:** No public comment.

**T. Rodde motioned to continue the application. L. Smiledge seconded the motion. The vote was 4-0 (Y: DB, JK, TR, LS) (N: None) (Abs: None)**

**Info requested was as follows:**

- **More information on historic and existing conditions of windows and trim color, similarity of profiles of trim in wood vs aluminum, caulking to make color less shiny.**

APP # 23.0759 FPC

ADDRESS: 253 SUMMER STREET

Applicant: Hazel Wood Hopkins

Proposed work: Install a non-illuminated blade sign @ 24" circle, at the entrance on Summer Street.

**Project Representatives:** Heather Dudko was the project representative.

**Documents Presented:** Photos of existing conditions and plans of the proposed work.



**Discussion Topics:** Commissioners discussed other options for the proposed heater, its location, and a desire to paint the conduit to match existing metal.

**Public Comment:** None.

Commissioner T. Rodde left the hearing.

**L. Smiledge motioned to approve the application with provisos. T. Rodde seconded the motion. The vote was 4-0 (Y: DB, JK, LS, JK) (N: None) (Abs: None)**

**Provisos were as follows:**

- **-Bracket color should match the color of the Lolita sign brackets.**

~~APP # 23.0810 FPC~~

~~ADDRESS: NECCO STREET AND MELCHER STREET~~ **Moved to administrative review by staff**

~~Applicant: Sherry Clancy~~

~~Proposed Work: Includes one (1) raised crosswalk on Melcher Street and two (2) new ramps; one (1) raised crosswalk on the west side of Necco Street at Necco Court and one (1) new ramp; one (1) conventional crosswalk on Necco Street connecting Necco Court east as well as sidewalk repair/replacement on the west side of Necco Street between Melcher Street and Necco Court.~~

**II. ADMINISTRATIVE REVIEW**

APPROVED AS SUBMITTED; 3-0 (Y: LS, TR, DB) (N: N/A)

Note that Commissioner J.K. had a conflict of interest and had to recuse himself.

**III. RATIFICATION OF 1/12/23, 2/9/23 and 3/9/23 PUBLIC HEARING MINUTES**

APPROVED AS SUBMITTED; 3-0 (Y: LS, TR, DB) (N: N/A)

**IV. STAFF UPDATES**

**V. ADJOURNMENT: 7:15 PM**

**D. Berarducci motioned to adjourn. T. Rodde seconded the motion. The vote was 3-0 (Y: DB, LS, TR) (N: None) (Abs: None)**