



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

*Held virtually via Zoom*

**May 9, 2024**

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

**Commissioners Absent:** Susan Goganian

**Staff Present:** Joseph Cornish, Director of Design Review; 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.

**6:03 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 # 24.0905 FPC** — ~~**35 THOMSON PLACE**~~ **Moved to administrative review by staff**

Applicant: Chris Ferragamo

Proposed Work: Install new entry door/upgrades at lobby.

**APP # 24.0899 FPC** **15 CHANNEL CENTER STREET**

Applicant: Andrea Sonan

Proposed Work: Replace the Fire Escape A in kind; masonry repairs at rear; disposal of Fire Escape A.

**Project Representatives:** Andrea Sonan was the project representative.

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



**Discussion Topics:** Commissioners discussed the state of the existing fire escape and masonry as well as the possibility of replacing the fire escape in kind and agreed that the existing fire escape was beyond salvage.

**Public Comment:** Sara McCammond supported requesting additional details regarding the replacement fire escape.

**T. Rodde made a motion to approve the application with provisos .L. Smiledge seconded the motion. The vote was 3-0 (Y: TR, DB, LS) (N: None) (Abs: None). Provisos were as follows:**

- **That the fire escape is replaced in kind and that the final details of the fire escape including drawings as well as how it will be installed are remanded to staff.**

## **II. ADMINISTRATIVE REVIEW/APPROVAL:**

*In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the approval letter. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

► If you have any questions not addressed by the above information, please contact staff at 617.635.1935 or [FortPointLDC@boston.gov](mailto:FortPointLDC@boston.gov) Thank you.



**L. Smiledge made a motion to approve the applications as submitted. T. Rodde seconded the motion. The vote was 3-0 (Y: LS, TR, DB) (N: None) (Abs: None).**

- APP # 24.0882 FPC**      **274 SUMMER STREET:** Install new vinyl window graphics.  
**APP # 24.0905 FPC**      **35 THOMSON PLACE:** Install new entry door/upgrades at lobby.  
**APP # 24.0948 FPC**      **34 FARNSWORTH STREET:** Remove existing door frame and hardware and replace with new door, frame and hardware. All to match existing in size, color and appearance.

**III. NEW BUSINESS**

Discussion of proposed amendment to Section 8 of the Fort Point Channel Landmark District Study Report regarding provisions for the selection of Commission members and alternates from the district.

**IV. RATIFICATION OF 4/11/24 PUBLIC HEARING MINUTES**

**T. Rodde made a motion to approve the minutes as submitted. L. Smiledge seconded the motion. The vote was 3-0 (Y: TR, LS, DB) (N: None) (Abs: None).**

**V. STAFF UPDATES**

**VI. ADJOURNMENT: 6:45 PM**