



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

*Held virtually via Zoom*

**December 12, 2024**

**Commissioners Present:** David Berarducci, Thomas Rodde, Raber Umphenour

**Commissioners Absent:** Susan Goganian

**Staff Present:** Rachel Ericksen, Preservation Planner

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There were no members of the press present.

**6:06 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 # 25.0377 FPC**

**253 SUMMER STREET**

Applicant: Elizabeth Davis

Proposed Work: Updated design for installation of scrims at windows and entry door. *Continued from the 11/14/24 FPCLDC public hearing.*

**Project Representatives:** Tom Hassell was the project representative.

**Documents Presented:** Photos of existing conditions, revised scrim drawings, and plans of the proposed work.

**Discussion Topics:** Commissioners discussed the updates to the scrim design along Melcher Street and appreciated that it now respected the existing historic iron grates as well as the window muntins. The Commission also appreciated the color pallet and the reduction in the scrim font size. They also discussed the length of time the temporary signage should be in place for and agreed to January 2026.

**Public Comment:** A letter written in opposition to the project by Sara McCammond was read into the record by Chair D. Berarducci. Steve Hollinger spoke in support of the



comment made by Sara McCammond and expressed a concern in the erosion of standards for window treatments in the district.

**R. Umphenour made a motion to approve the project with provisos. T. Rodde seconded the motion. The vote was 3-0 (Y: TR, DB, RU) (N: None) (Abs: None). The provisos were as follows:**

- **Temporary signage may remain up for one year and must come back to the Commission in January of 2026 to renew if necessary.**

**APP # 25.0468 FPC      30 THOMSON PLACE**

Applicant: Nate Turner

Proposed Work: Installation of exterior signage for the Sally's Apizza restaurant. Signage to include a horizontal lit element, blade sign and lit menu board

**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 proposed signage and how the signs would be lit and they were told that they would be internally lit. They also focused on the larger scale "Sally's" sign. They expressed concerns that it was too large and the size should be reduced. They had no issue with the blade sign or menu board that will be installed into the mortar joints. They requested that the applicant play with a reduction in size of 20-25%.

**Public Comment:** Steve Hollinger stated that he was in support of the application and the sign. He also wanted to make sure that the smaller elements of the Sally's sign - the "bar and restaurant" - would remain with a reduction in the overall scale of the sign.

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

- **Reduction of the sign by 20-25% with final approval remanded to staff.**

**APP # 25.0466 FPC      332 CONGRESS STREET**

Applicant: Daniel Brennan

Proposed Work: Facade update including: Replace single entry door with (2) two 36" wide wood/glass doors; Replace two fixed windows with accordion style operable windows; Fabricate pilasters to match existing and install to at each end



~~of the building on first floor; Install wood panels with interior frames under the two windows at the storefront; Paint pilasters, panels under windows, portion of cornice, and entry doors; Install (3) three sconce light fixtures, one on each pilaster; Install blade sign at far left pilaster; Install individual letter signage affixed to an LED raceway Center on two windows.~~

**Project Representatives:** Daniel Brennan, Robert Reifeiss, Nadine Farag, and Sherif Farag were the project representatives.

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

**Discussion Topics:** Commissioners discussed the proposed updates to the storefront. They appreciated the scaling of the sign as well as the proposed color pallet. They discussed the alignment of the “Elephantine” sign and would like to see it centered in the banding that runs across the top of the first floor and perhaps a slight scale reduction to give some negative space at the top and bottom. There was also discussion regarding the color of the sign - suggestions included introducing a metallic component to the “Elephantine” letters to match the “332” numbering. Finally, the discussion moved to the proposed double doors, where they were located on the building and how best to maintain some symmetry with the other half of the entryway. The Commissioners suggested moving the door to the left, potentially increasing the height to match the existing right hand door as well as possibly not changing the door at all.

**Public Comment:** Steve Hollinger stated that he supports the centering of the doors and also brought up previously approved updates to Congress Street and how the locations of the planned street trees should be taken into account so that the signage is not obstructed by them.

**R. Umphenour made a motion to continue the application. T. Rodde seconded the motion. The vote was 3-0 (Y: TR, DB, RU) (N: None) (Abs: None). Requests for the continuance were to:**

- **Explore the symmetry of the storefront by moving the location of the proposed double doors to the left or exploring a different sized door or keeping the door as existing.**
- **Re-align the “Elephantine” sign within the existing band and consider a slight scale reduction.**

**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.

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

**APP # 25.0467 FPC**      **320 CONGRESS STREET:** Install one double faced blade sign at the exterior of the building.

### **III. RATIFICATION OF 10/10/24, 11/14/24 PUBLIC HEARING MINUTES**

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

### **II. STAFF UPDATES**

### **V. ADJOURNMENT: 7:30 PM**