



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

*Held virtually via Zoom*

**January 23rd, 2025**

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

**Commissioners Absent:** Susan Goganian

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

There were no members of the press present.

**6:05 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**APP # 25.0466 FPC — ~~332 CONGRESS STREET~~ Withdrawn by applicant**

Applicant: Daniel Brennan

~~Proposed Work: Replace single entry door with (2) two 36" wide wood/glass doors; Replace two fixed windows with accordion style operable windows; Paint pilasters, portion of cornice, and entry doors; Install (3) three sconce light fixtures; Install blade sign at far left pilaster; Install individual letter signage affixed to an LED raceway Center on two windows; install vinyl window decals at entry door. Continued from the 12/12/24 Public Hearing.~~

**APP # 25.0521 FPC 259-267 SUMMER STREET**

Applicant: Adam Burns

Proposed Work: Selective updates to the southern façade, replacing one column of masonry window infills with historic windows spanning floors 1-8 and one column of louvers with Juliet balconies on floors 2-8. Remove the infill of three at-grade windows and replace them with historic windows. ~~Extend the existing headhouse to provide secondary rooftop egress (removed by staff).~~



**Project Representatives:** Chad Wulleman, John Beatty and Adam Burns were the project representatives.

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

**Discussion Topics:** Commissioners discussed the need for cut sheets for the newly proposed windows. The Commissioners then discussed the proposed Juliet balconies. They discussed what would have originally been in the proposed Juliet balcony openings, they discussed the location of the horizontal bar in the historic photograph and incorporating that element in the new design. They discussed how the proposed transom changes the geometry of the building and that the existing geometry should drive the design. The Commission discussed the need for a new rendering with proposed window updates. They also briefly discussed the importance of the Boston Wharf Co signage though it was not within the scope of the application. David Berarducci discussed how the building has a different function now and how as a Commission they need to decide how much of that can influence the new windows. He discussed that the applicants take into consideration the divisions, the verticality of the two double doors that were there and would like to see the horizontal transom eliminated. An option that does not include Juliet balconies was suggested by Raber and that something that reflects the geometry that is represented in the historic image is key. And Berarducci added that if they do attempt a Juliet balcony to have a barrier at the bottom that instead of being a metal rail it could be glass infill, something to give the visual of verticality.

**Public Comment:** A letter written regarding the project by Sara McCammond emphasizing the importance of the preservation of the Boston Wharf Co signage and also stated that she supports Steve Hollinger's statement. Steve Hollinger would like to see the same window design extended to the ground level. He supports the project but expressed his concerns regarding the preservation of the Boston Wharf Co signage as well as its need for a maintenance and operation plan to be required in perpetuity though it was not within the scope of the application. Tom Ready also made public comment and said he supported this application and that the Commission should consider other buildings that have had Juliet balconies added and to be flexible with the applicant. Also stressed the need for the sign to stay on the top of the building.

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

- **Two options for the windows:**



## II. RATIFICATION OF 12/12/24 PUBLIC HEARING MINUTES

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

## III. STAFF UPDATES

## IV. ADJOURNMENT: 7:30 PM