



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

*Held virtually via Zoom*

APPROVED BY COMMISSION  
5/8/2025

**March 13th, 2025**

**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.

**6:05 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 # 25.0646 FPC**      **268 SUMMER STREET**

Applicant: Joseph Juliano

Proposed Work: Install new sign mounted to front facade.

**Project Representatives:** Andrew Juliano was the project representative.

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

**Discussion Topics:** Commissioners discussed the area of the existing masonry column that the sign would take up and requested that its size be reduced so that masonry would be visible around the signage. They also discussed the Vanderweil sign located at 274 Summer Street and how that would be an ideal size for the sign. They also discussed the mounting of the sign and the color temperature of its lighting.

**Public Comment:** Sara McCammond agrees with all that has been said and agrees with reducing the size of the sign to match the other signs on the columns. Curious if the sign will protrude from the column? Applicant said will match the Vanderweil sign.



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

- **Update size of sign to same scale or smaller as the Vanderweil sign located at 274 Summer Street, mounted into the mortar joint with a 1/2 inch spacer bar and the color temperature updated to 2700 degrees Kelvin.**

**~~APP # 25.0661 FPC~~ — ~~HARBORWALK BEHIND 5 NECCO STREET~~ Moved to  
Administrative Review**

~~Applicant: Eileen Malvesti~~

~~Proposed Work: Install new two-sided map kiosk as required by DEP following the dimensions and color scheme of the Boston Harborwalk Signage Style Guide~~

**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.



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

**APP # 25.0661 FPC**

**HARBORWALK BEHIND 5 NECCO STREET:** Install new two-sided map kiosk as required by DEP following the dimensions and color scheme of the Boston Harborwalk Signage Style Guide.

**III. RATIFICATION OF 2/13/25 PUBLIC HEARING MINUTES**

**Not ratified.**

**IV. STAFF UPDATES**

**V. ADJOURNMENT: 6:30 PM**