



FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION

PUBLIC HEARING MINUTES

Held virtually via Zoom

APPROVED BY COMMISSION
5/8/2025

February 13th, 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.

6:06 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 # 25.0466 FPC

332 CONGRESS STREET

Applicant: Daniel Brennan

Proposed Work: Replace single entry door; 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.

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

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

Discussion Topics: Commissioners discussed the revised door alignment and stated that the new design has created some order.



Public Comment: Sara McCammond asked for clarity as to if the applicant was planning to extend the brown store front painting across the whole building. She also asked if the scones would be continued across the whole store front to which the applicant responded no, only across their side.

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

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; replace one column of louvers on floors 2-8. Remove the infill of three at-grade windows and replace them with historic windows. *Continued from the 1/23/25 Public Hearing.*

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

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

Discussion Topics: Commissioners discussed the revised juliet balconies that incorporated the “pipe” element found in the historic photograph. They were very pleased with the revised design and the modifications that were made since the January hearing.

Public Comment: There was no public comment.

R. Umphenour made the motion to approve the application 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:

- **The following is remanded to staff for final approval:**
 - **Cut sheets for all new windows/doors**
 - **Color matching for windows/doors and the pipe element with an on site mock-up**

APP # 25.0531 FPC — ~~266 SUMMER STREET~~

***Moved to
Administrative Review***

~~Applicant: Erik Minneart~~

~~Proposed Work: Installation of two new 16" round~~



~~non-illuminated blade signs; Installation of decal on building entry door.~~

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 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 # 25.0573 FPC

5 NECCO STREET: Installation of storefront and blade signage for Backyard Fitness that includes halo lit channel letters and logo; ~~Installation of "Coming Soon" vinyl decals for existing storefront entrance to be removed at the end of April 2025 (removed by applicant)~~

APP # 25.0531 FPC

266 SUMMER STREET Installation of two new 16" round non-illuminated blade signs; Installation of decal on building entry door (moved from design review by staff).



III. RATIFICATION OF 1/23/25 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).

IV. STAFF UPDATES

V. ADJOURNMENT: 7:00 PM