



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

Held virtually via Zoom

July 10, 2025

APPROVED BY COMMISSION
8/14/2025

Commissioners Present: David Berarducci, Thomas Rodde, Raber Umphenour

Commissioners Absent: n/a

Staff Present: Rachel Ericksen, Preservation Planner

There were no members of the press present.

6:09 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 # 25.1024 FPC

268 SUMMER STREET

Applicant: Lori Ciampa

Proposed Work: Install new lit signage at front facade.

Project Representatives: Joseph Juliano was the project representative.

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

Discussion Topics: Commissioners discussed the finish of the proposed metal sign backing asking if it had a satin finish, if it was distressed, and asked if a sample could be shared with staff. The Commissioners also asked if the signage could match the dimensions of the Bellman's Jewelers sign at 268 Summer Street.

Public Comment: There was no public comment.

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:

- Rescale sign to fit 36 x 48
- Material mock up remanded to staff



- Color temperature be maintained at 2300 Kelvin
- Sign to be centered vertically and horizontally in the negative space.

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.

D. Berarducchi 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 # 25.0991 FPC

44 THOMSON PLACE: Install exterior menu holder into the mortar joints at the front facade.

APP # 25.1026 FPC

30 THOMSON PLACE: Updates to blade sign approved in December 2024, application #25.0468 FPC.

APP # 25.1040 FPC

355 CONGRESS STREET: Emergency repair approval - In kind: repointing, repair of window sills and lintels, replacement bricks, and repaint window trim.



III. RATIFICATION OF 5/8/25 PUBLIC HEARING MINUTES

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).

IV. STAFF UPDATES

V. ADJOURNMENT: 6:45 PM