



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

Held virtually via Zoom

APPROVED BY COMMISSION
12/11/25

October 10, 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.

6:02 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 # 26.0231 FPC

5 NECCO STREET

Applicant: Adam Kahn

Proposed Work: Paint company logo at corners of building. See additional items under administrative review.

Project Representatives: Adam Kahn was the project representative.

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

Discussion Topics: Commissioners discussed the location of the proposed painted logos, the proposed technique for application and removal, their location, size and overall scale.

Public Comment: Steve Hollinger liked the faded paint proposal, would prefer a blade sign, but happy to support the Commission's decision in this instance. Sara McCammond reminded the Commission that the original painted signs in the Fort Point Channel Landmark District would have been brightly painted and then faded over time. She also discussed the proposed locations and number of signs.



R. Umphenour made a 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:

- **That Option Two is used as the application method.**
- **A spec is sent explaining in detail the process for safely removing the paint.**

APP # 26.0297 FPC

64 SLEEPER STREET

Applicant: Cassandra Martinez

Proposed Work: Installation of a deployable stop log barrier across the walkway underneath the pedestrian bridge in Martin's Park, including installation of a level concrete sill and embedded footing across the walkway; installation of cast-in-place concrete walls and footings among the granite blocks on either side of the walkway; and installation of a gate valve on the existing drain line that runs beneath the walkway in this area. *See additional items under administrative review.*

Project Representatives: Cassandra Martinez was the project representative.

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

Discussion Topics: Commissioners discussed the location of the proposed stop log barrier, how the walls should be pushed back or better camouflaged by adding additional boulders, and that the color and texture of the walls should blend in with the existing boulders.

Public Comment: Steve Hollinger supported the Commissioner's comments and had some questions about what the stop log barrier would do to support the reduction of flooding in Fort Point Channel.

T. Rodde 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:

- **An updated rendering remanded to staff of what the stop log barrier looks like deployed and at rest showing the flanking walls to be as obscured as possible.**
- **Confirm that the color and texture of the concrete walls to match the surrounding stonework.**

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. Berarducci 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 # 26.0231 FPC

5 NECCO STREET: Install new signage at entryway. See additional items under design review.

APP # 26.0297 FPC

64 SLEEPER STREET: Placement of new granite blocks from the same quarry as existing, minimal grounding of existing fractured or uneven rocks, injection of epoxy into cracks between rocks, and ~~additional signage on sea level rise and climate change~~ withdrawn by staff. All features will be restored or enhanced to match their original condition upon completion. See additional items under design review.

APP # 26.0246 FPC

253 SUMMER STREET: Emergency masonry repairs - repair and replace sills in kind; install helical ties into the mortar joints; remove and reuse/repair/reset/replace bricks in kind; new mortar to match existing; sealant to match existing mortar color.



III. RATIFICATION OF 8/14/25 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).

IV. STAFF UPDATES

V. ADJOURNMENT: 7:30 PM