



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

Held virtually via Zoom

August 14, 2025

APPROVED BY COMMISSION
10/9/2025

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.

6:03 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 # 26.0042 FPC

268 SUMMER STREET

Applicant: Dennis Greenwood

Proposed Work: Install new metal panel signage “portal” at existing facade entry with matching metal cladding at existing archways, exterior sconces and recessed lighting.

Project Representatives: Dennis Greenwood was the project representative.

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

Discussion Topics: Commissioners discussed the updates to the project including changes to the metal cladding at the existing archways. They discussed how the metal cladding was an improvement to the existing white plaster as well as the temperature for the sign lighting.

Public Comment: There was no public comment.

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).



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.

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 # 25.1055 FPC

51 SLEEPER STREET: Emergency repair approval for in kind masonry repairs including repointing, removal and replacement in kind of spauld brick, spot was where repointing has taken place.

APP # 26.0016 FPC

311 SUMMER STREET: Emergency repair approval for damaged concrete at the corner entrance of the building and slope will be corrected for accessibility. Will be repaired in kind with removal of the existing concrete in a manner that will avoid a patched look for a unified appearance. Automatic door opener installation will be included on a separate design review application.



APP # 26.0054 FPC **35 THOMSON PLACE:** New sign installed through the mortar joints.

III. RATIFICATION OF 7/10/25 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: 6:30 PM