



City of Boston
Landmarks Commission

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City of Boston
Mayor Michelle Wu

NOTICE OF PUBLIC HEARING

The **FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION** will hold a public hearing:

DATE: 8/13/2025
TIME: 6:00 PM
ZOOM: <https://www.zoomgov.com/j/1654472127>

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during business hours at the Office of Historic Preservation. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

ATTENTION: This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to: <https://www.zoomgov.com/j/1654472127> or calling +1 646 828 7666 US and entering meeting id # 165 447 2127. You can also submit written comments or questions to FortPointLDC@boston.gov.

I. RATIFICATION OF 7/9/26 PUBLIC HEARING MINUTES

II. DESIGN REVIEW

APP # 27.0065 FPC

324 A STREET

Applicant: James Cochener

Proposed Work: Remove existing awnings, patch and repair brickwork. Remove existing light sconces, patch and repair. Remove existing railing and sculpture. At roof remove existing steel structure and weathervane. Install new illuminated channel letter sign at roof. Install new painted sign, two lightbox signs, and 3 new awnings. Additionally, install new planter boxes at street level and at the underside of windows. Clean and repaint masonry to like new condition, install new light sconces, and paint doors.

III. 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

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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 SouthEndLDC@boston.gov. Thank you..

APP # 27.0057 FPC

10-30 CHANNEL CENTER STREET: At all elevations: spot pointing open masonry joints, misc. brick replacement on first floor. New brick to match existing. On North and South elevations: repair cracks, remove brick wythe to inspect, clean, and coat structural steel if applicable, reinstall brick wythe, clean, point open stone joints and repair cracks on all stone elements (East and West elevations). Inspect/repair/replace steel lintels as needed on the first floor (East and West Elevations).

APP # 27.0073 FPC

343 CONGRESS STREET: Limited Façade Repairs – To match existing: Cut/point specified areas on the Northwest elevation, Cut/point bottom 3' of brick as needed on the Southwest elevation. Replace spalled brick (Allowance of 25 on each elevation). Clean and coat cast iron shutter hinges and install a soft joint at the



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metal-to-brick interface on the Northwest elevation
Inspect and make safe both Northwest and Southwest
elevations.

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 7/30/2026

FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION

Members: Kirsten Hoffman, Sue Goganian, Vacancy, Thomas Rodde, Vacancy
Alternates: Vacancy, Raber Umphenour

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development
Authority/ Law Department/ Parks and Recreation/ Inspectional Services
Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/
Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons
with Disabilities/ Architectural Access Board/