



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

Held virtually via Zoom

APPROVED BY COMMISSION
August 13, 2026

July 9, 2026

Commissioners Present: Thomas Rodde, Sue Goganian, Kirsten Hoffman

Commissioners Absent: Raber Umphenour

Staff Present: Rachel Ericksen, Preservation Planner

There were no members of the press present.

6:02 PM: Acting Chair S. Goganian called the public hearing to order. She 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. She also briefly explained how to participate in this online hearing. She then called the design review hearing to order.

I. RATIFICATION OF 12/11/25 PUBLIC HEARING MINUTES

T. Rodde made a motion to approve the minutes as submitted. S. Goganian seconded the motion. The vote was 3-0 (Y: SG, TR, KH) (N: None) (Abs: None).

II. VIOLATION

VIO.26.1080

15 CHANNEL CENTER STREET

Applicant: Jarrell Perkins

Proposed Work: Unapproved installation of doors. See application 25.0935 FPC.

Project Representatives: Jarrell Perkins, Drew Motta and Joe Marshall.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and drawings for the proposed work.

Discussion Topics: The Commissioners discussed the previous approval, the current state of the unapproved doors, the location of the granite threshold, and what needs to be changed for the violation to be removed.



Public Comment: One written public comment was received and shared with the Commission. Steve Hollinger commented on how this building was leading the neighborhood in violations, commented on the BLO signage that was not approved, and supports the Commission's motion. Sara McCammond commented that unapproved doors were installed and requested that the applicants follow the proviso from the initial approval with provisos and work with the Commission on rectifying the situation.

COMMISSIONER S. GOGANIAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER K. HOFFMAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: KH, SG, TR) ABS: NONE). THE PROVISOS WERE AS FOLLOWS:

- **REMOVAL OF THE UNAPPROVED DOORS**
- **REVISED DOOR DESIGN FEATURING WOOD DOORS SIMILAR TO THE ONCE EXISTING HISTORIC DOORS BE REMANDED TO STAFF**
- **CONFIRMATION OF SOME KIND THAT THE GRANITE CURB WAS DROPPED OR TAKEN OUT AND STORED ON SITE IN A SAFE PLACE WHERE IT COULD POSSIBLY BE USED IN THE FUTURE.**

III. DESIGN REVIEW

APP # 26.1101 FPC

35 THOMSON PLACE

Applicant: Nate Turner

Proposed Work: Lettering surface applied to an existing steel lintel; Vinyl lettering surface applied to an existing window/storefront; A barbershop pole to be placed at the brick pier at the corner 35 Thomson abutting 25 Thomson.

Project Representative: Nate Turner

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and drawings for the proposed work.

Discussion Topics: The Commissioners discussed the location of the barbershop pole, its materials, and how it would be installed. They also discussed the amount of proposed signage.

Public Comment: Sara McCammond comments on the amount of signage and the name of the business (Seaport vs. Fort Point Channel). Steve Hollinger commented on the aesthetic of the district and the materials of the proposed barbershop pole.



COMMISSIONER S. GOGANIAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER T. RODDE SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: KH, SG, TR) ABS: NONE). THE PROVISOS WERE AS FOLLOWS:

- **THAT THE VINYL LETTERING APPLIED TO THE WINDOW IS APPROVED AS A TEMPORARY SOLUTION AND THAT THE APPLICANT COMES BACK WITH A PROPOSAL FOR THE SIGNAGE ON THE LINTEL OVER THE DOOR AND CONSIDERS REVISING THE MATERIALS FOR THE BARBERSHOP POLE.**

APP # 26.1102 FPC 30 THOMSON PLACE

Applicant: Nate Turner

Proposed Work: Install new temporary signage at front.

Project Representative: Nate Turner

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and drawings for the proposed temporary signage.

Discussion Topics: The Commissioners discussed the location of the signage and how long it should be up for.

Public Comment: Sara McCammond commented on vinyls becoming permanent and asked to look into the blade sign design.

COMMISSIONER S. GOGANIAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER T. RODDE SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: KH, SG, TR) ABS: NONE). THE PROVISOS WERE AS FOLLOWS:

- **THAT TEMPORARY SIGNAGE BE APPROVED FOR 60 DAYS, WITH THE OPTION TO BE RENEWED FOR ANOTHER 60 DAYS AT THE REQUEST OF THE APPLICANT.**

IV. 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

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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.

COMMISSIONER S. GOGANIAN MOTIONED TO APPROVE THE APPLICATIONS AS SUBMITTED. COMMISSIONER T. RODDE SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: KH, SG, TR) ABS: NONE).

APP # 26.0783 FPC	<u>15 CHANNEL CENTER STREET:</u> Emergency approval – Temporary signage at entry doors and awning. Extension of the 3/20/2026 approval.
APP # 26.1090 FPC	<u>249 A STREET:</u> Installation of (1) internally illuminated blade sign to read "Gallery at 249 A"

V. STAFF UPDATES

VI. ADJOURNMENT: 7:15 PM

T. Rodde made a motion to adjourn. K. Hoffman seconded the motion. The vote was 3-0 (Y: KH, TR, SG) (N: None) (Abs: None).