



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

*Held virtually via Zoom*

**May 11, 2023**

**Commissioners Present:** David Berarducci, Thomas Rodde, John Karoff, Susan Goganian

**Commissioners Absent:** Lynn Smiledge

**Staff Present:** Rachel Ericksen, Preservation Planner

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A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/fort-point-channel-landmark-district>

There were no members of the press present.

**6:00 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 HEARING**

APP # 23.0588 FP

ADDRESS: 280 SUMMER STREET

Applicant: David Woolaver

Proposed Work: Recladding all of the rotted window wooden trim with a matching aluminum. Continued from the April 13, 2023 hearing.

**Project Representatives:** David Woolaver was the project representative.

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

**Discussion Topics:** Commissioners discussed the color of the aluminum window frame as well as the need to clean the frame.



**Public Comment:** There was no public comment.

**S. Goganian made a motion to approve the the application with provisos. T. Rodde seconded the motion. The vote was 4-0 (Y: JK, TR, SG, DB) (N: None) (Abs: None).**

**Provisos were as follows:**

- **Clean existing sills**
- **Mock-up to affirm color choice for aluminum cladding (compare with clean sills)**
- **Final approval remanded to staff with the option to return to the Commission**

APP # 23.0898 FPC

ADDRESS: 25 THOMSON PLACE

Applicant: Brook Hindle

Proposed Work: Installation of temporary SAV vinyl sticker signage to the windows.

**Project Representatives:** Brook Hindle and Joseph Correia were the project representatives.

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

**Discussion Topics:** Commissioners discussed the location of the temporary signage and the appropriate length of time for such signage to be approved.

**Public Comment:** Sara McCammond discussed the location of the temporary signage.

**J. Karoff motioned to approve the application with provisos. T. Rodde seconded the motion. The vote was 4-0 (Y: JK, TR, SG, DB) (N: None) (Abs: None). Provisos were as follows:**

- **Sunset duration of three months.**

APP # 23.0917 FPC

ADDRESS: 5 NECCO STREET

Applicant: Sherry Clancy



Proposed Work: Relocate west wall of existing transformer fence 1-4' closer to the transformer as well as landscaping improvements.

**Project Representatives:** Simon Beck and Eileen Malvesti were the project representatives.

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

**Discussion Topics:** Commissioners discussed the drawings, the location of the fence, the proposed landscaping

**Public Comment:** Tom Ready discussed the application and voiced his support of the project.

**T. Rodde motioned to approve the application as submitted. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, JK, TR, SG) (N: None) (Abs: None).**

APP # 23.0920 FPC

ADDRESS: 51 MELCHER STREET

Applicant: Alex Munoz

Proposed Work: Streetscape improvements along Melcher Street including tree pits, bike racks and bollards; streetscape and accessibility improvements at the Melcher and A Street intersection including accessible curb ramps. Continued from the March 9, 2023 hearing.

**Project Representatives:** Greg Lusky, Erik Bedharek, Devon King, Eric Meredith, Bo Pierce were the project representatives.

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

**Discussion Topics:** Commissioners discussed the proposed tree species, metal types, tree pits and sidewalk.

**Public Comment:** Tom Ready discussed the tactile pad color and requested that there is a proviso that they be red if possible. Sara McCammond discussed the tree pits and dogs relieving themselves on them and that signs don't work.



**J. Karoff motioned to approve the application with provisos. T. Rodde seconded the motion. The vote was 4-0 (Y: DB, JK, SG, JK) (N: None) (Abs: None)**

**Provisos were as follows:**

- **Attention to tree installation and maintenance.**
- **Acceptance of the proposed yellow tactile pads but red is the preferred color and also approved.**

APP # 23.0907 FPC

ADDRESS: 17 FARNSWORTH STREET

Applicant: Nick Cassaro

Proposed Work: Convert the existing building to office and laboratory uses. The new building will have a building height of approximately 67 feet compatible with the height of adjacent buildings to the north and south; a mechanical penthouse set back from Farnsworth Street; other rooftop mechanical equipment screened from view; a metal-frame facade with punched windows on its easterly and westerly facades to reflect the area's post-industrial character.

**Project Representatives:** Robert Brown, Jeff Kim, Nick Cassaro were the project representatives.

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

**Discussion Topics:** Commissioners discussed the streetscape, trees, bike racks, raised planters.

**Public Comment:** Sean Newman discussed concerns over the demo of the building and wanted to know how it would be done; Sara McCammond discussed the roof screens and vents and mentioned custom bike racks made by Arts for Humanity; Kyle O'Connor discussed concern over modern facade in a historic block.

**T. Rodde motioned to approve the application with provisos. J. Karoff seconded the motion. The vote was 4-0 (Y: JK, TR, LS, DB) (N: None) (Abs: None). Provisos were as follows:**

- **Planters should be simplified and have adequate irrigation**
- **Final facade material decisions including any on-site material mockups are remanded to staff for approval**
- **At the rear the penthouse is setback by two feet to help minimize visibility**
- **That final drawings, including details of the streetscape, are remanded to staff for final approval at the 70-85% completion mark.**



## II. RATIFICATION OF 4/13/23 PUBLIC HEARING MINUTES

APPROVED AS SUBMITTED; 4-0 (Y: SG, JK, TR, DB) (N: N/A)

## III. STAFF UPDATES

## IV. ADJOURNMENT: 7:15 PM

**S. Goganian** motioned to adjourn. **T. Rodde** seconded the motion. The vote was 4-0 (Y: DB, SG, TR, JK) (N: None) (Abs: None)