



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

*Held virtually via Zoom*

**July 14, 2022**

**Commissioners Present:** *David Berarducci, Lynn Smiledge, and Susan Gogonian*

**Commissioners Absent:** *Thomas Rodde, John Karoff*

**Staff Present:** *Gabriela Amore, Preservation Planner; 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.

**6:24 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. VIOLATIONS**

**APP # VIO.18.013 FPC**

**ADDRESS: 51 SLEEPER STREET**

Applicant: Kristyn Hill

Proposed work: Installation of banner signs "Hopsters Brewing Company" on the Sleeper Street facade without prior FPCLDC review and approval.

**Project Representatives:** Brian Keenan was the project representative.

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

**Discussion Topics:** Commissioners discussed the violation, and the applicant asked if the Commission preferred the signage was removed immediately or if they can wait till construction of the entire project starts. Commissioners stated that it would be best to remove the signage as soon as soon as possible and patch the damaged masonry joints.

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



**L. Smiledge motioned to approve the removal of existing signage and patching of damaged masonry. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, LS, SG) (N: None) (Abs: None).**

## II. DESIGN REVIEW HEARING

### APP # 22.1389 FPC

#### ADDRESS: 51 SLEEPER STREET

Applicant: Kristyn Hill

Proposed work: Re-clad existing brick piers with new aluminum composite panels; Install a new aluminum curtain wall with high visible light transmittance glazing; new pavers within the property line at building entry. New building signage and new spandrel panels that will extend on both sides of the building that face Sleeper Street and Seaport Boulevard.

**Project Representatives:** Kristyn Hill was the project representative.

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

**Discussion Topics:** Commissioners discussed the panels on the sign band and lighting in the surround, and expressed support for the proposed yellow color used in the signage. The applicant confirmed that the old engineering signage will remain in place.

**Public Comment:** Sara McCammond expressed support for the project, and asked about activating the public space between their building and Our Lady of Good Voyage church.

**S. Goganian motioned to approve the application with provisos. L. Smiledge seconded the motion. The vote was 3-0 (Y: DB, LS, SG) (N: None) (Abs: None).**

- The applicant shall use the yellow backlit letters cited as "Option 1"

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### APP # 22.0924 FPC

#### ADDRESS: 33-41 FARNSWORTH

Applicant: WyndSOR DePetro

Proposed work: Install mechanical system at roof.

**Project Representatives:** WyndSOR DePetro, Liz Rochefort, Doug Kelleher, and Daniel Szczebak were the project representatives.

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



**Discussion Topics:** Commissioners discussed the size of the proposed rooftop mechanicals and their visibility, and considered the differences between “Option 1” and “Option 2” presented. They stated that a lighter color for the proposed boiler room would be a good choice, and that the mechanicals should be a grey tone.

**Public Comment:** Sara McCammond expressed concern about noise, use of rooftop mechanicals, and percentage of rooftop coverage.

**L. Smiledge motioned to approve the application with provisos. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, LS, SG) (N: None) (Abs: None).**

- **The applicants shall pursue “Option 2”**
- **Color selection is remanded to staff.**

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**APP # 22.0924 FPC**

**ADDRESS: 36 THOMSON PALCE**

Applicant: Nate Turner

Proposed work: Removal of existing glass and aluminum storefront system at opening in alley and replace with: a new aluminum storefront system with a door, (2) sidelight panels and new concrete stair with metal railing.

**Project Representatives:** Nate Turner was the project representative.

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

**Discussion Topics:** Commissioners discussed protecting the existing steel during construction, and that using a raw galvanized metal in their work would be best.

**Public Comment:** Sara McCammond asked if the existing cobblestones will remain. The applicant confirmed they would remain.

**S. Goganian motioned to approve the application with provisos. L. Smiledge seconded the motion. The vote was 3-0 (Y: DB, LS, SG) (N: None) (Abs: None).**

- **Raw galvanized metal shall be used**

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**III. ADMINISTRATIVE REVIEW/APPROVAL**

**L. Smiledge motioned to approve the Administrative Review/Approval applications as submitted. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, LS, SG) (N: None) (Abs: None).**

**IV. RATIFICATION OF 6/9/2022 PUBLIC HEARING MINUTES**

**L. Smiledge motioned to approve the 6/9/2022 hearing minutes. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, LS, SG) (N: None) (Abs: None).**

**V. ADJOURNMENT: 8:04 PM**

**S. Goganian motioned to adjourn the hearing. L. Smiledge seconded the motion. The vote was 3-0 (Y: DB, LS, SG) (N: None) (Abs: None).**