



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

Held virtually via Zoom

March 9, 2023

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

Commissioners Absent: *Lynn Smiledge*

Staff Present: *Rachel Ericksen, Preservation Planner*

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.

6:03 PM: Chair D. Berarducci 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. DESIGN REVIEW HEARING

APP # 23.0654 FPC

ADDRESS: 25 Thomson Place

Applicant: Nate Turner

Proposed Work: Replace existing transom glazing with louvers for mechanical equipment.

Project Representatives: Nate Turner the project representatives.

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

Discussion Topics: Commissioners discussed the existing windows, what was there before, the intake and exhaust louvers, the profile and size of the louvers, any



alternatives for the louvers and their locations, their desire to see more context of the street, if there was a way to minimize the number of louver vents.

Public Comment: Joshua Johnson was curious about other exhaust options like at Bar Taco or Dig. Sara McCammond was concerned about other entrances.

T. Rodde made a motion to continue the application. J. Karoff seconded the motion. The vote was 4-0 (Y: JK, TR, SG, DB) (N: None) (Abs: None)

- **How have other restaurants handled the required louvers/vents?**
- **Would like to see a streetscape view of Stillings Street**

APP # 23.0655 FPC

ADDRESS: 25 Thomson Place

Applicant: Nate Turner

Proposed work: Install signage including lit lettering, blade sign and menu placard.

Project Representatives: Nate Turner was the project representative.

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

Discussion Topics: Commissioners discussed the size of the signs on both sides of the street as well as the main entryway.

Public Comment: Sara McCammond asked about which door was the main entryway and Joshua Johnson asked for an explanation about the Stillings Street slides.

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

Provisos were as follows:

- **Thomson Place Signage should mimic Stillings Street signage and the scale of the name of the restaurant should be larger than the other signage.**

APP # 23.0651 FPC

ADDRESS: Thomson Place

Applicant: Paul Connolly



Proposed work: Install signage and wayfinding graphics.

Project Representatives: TJ DiFeo, Paul Connolly, Phillip Marcotty

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

Discussion Topics: Commissioners discussed how the project had scaled down significantly since the applicant's last appearance; they also discussed the banners - their size and scale as well as color and how they would be installed and the proposed lighting fixtures.

Public Comment: Tom Ready noted that he appreciated what the applicant was doing, discussed the concept of streets vs. the neighborhood, discussed the banners and their size, the proposed wall art and appreciated the wayfinding graphics. Sara McCammond reiterated what Tom said and also stated that she doesn't want this to create precedence for branding streets, asked some specific questions on the wall art wraps, and asked about what would happen with the existing Bar Taco logo.

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

Provisos were as follows:

- **Mock-up of proposed sign lighting on the face of the building to see how it looks from the ground - confirming that we will not see a hot-spot and that the beam of light will go all the way down the length of the signs.**
- **Return to the Commission with more details on the banners including: variations in banner color schemes; a reduction in their scale (removing the lower level where the tenant name is and shortening the banner); adding in the text "Fort Point;" as well as renderings showing how they will look along the street.**
- **Please include scaled drawings of all proposed signage with dimensions, installation details and locations.**

APP # 23.0652 FPC

ADDRESS: 12 Farnsworth Street

Applicant: Philip Marcotty

Proposed work: Install two gas heaters at south end of the outdoor dining area which will be attached to the underside of the existing canopy structure.



Project Representatives: Erin Doherty, Michael Boone, Philip Marcotty

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

Discussion Topics: Commissioners discussed other options for the proposed heater, its location, and a desire to paint the conduit to match existing metal.

Public Comment: None.

Commissioner T. Rodde left the hearing.

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

Provisos were as follows:

- **The conduit must be painted in a way that makes it match the metal closest to it.**
- **The housing of the heaters must be painted to match the horizontal beams above.**

~~APP # 23.0588 FPC~~

~~ADDRESS: 280 SUMMER STREET~~

Withdrawn by applicant

~~Applicant: David Woolaver~~

~~Proposed Work: Reclad all rotted wooden window trim with matching aluminum. See additional items under administrative review.~~

APP # 23.0624 FPC

ADDRESS: 332 CONGRESS STREET

Applicant: Matthew Wessling

Proposed work: Install new through-wall flashings after removal of displaced brick atop existing cast iron channels that will be removed and replaced. *See additional items under administrative review.*

Project Representatives: Matthew Wessling was the project representative.

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



Discussion Topics: Commissioners discussed the removal of the brick and what type would be used to replace and the painting of the new metal.

Public Comment: No public comment.

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

Provisos were as follows:

- **Mock-up to approve mortar and bricks.**

~~APP # 23.0645 FPC~~

~~ADDRESS: 381 CONGRESS STREET~~

Moved to administrative review

~~Applicant: Matthew Wessling~~

~~Proposed Work: At rear elevation (south) facing Summer Street: removal and replacement of 500 square feet of brick units. See additional items under administrative review.~~

~~APP # 23.0623 FPC~~

~~ADDRESS: 263 SUMMER STREET~~

Moved to administrative review

~~Applicant: Matthew Wessling~~

~~Proposed Work: Removal of steel embedded in the masonry wall and securement of loose metal. See additional items under administrative review.~~

APP # 23.0590 FPC

ADDRESS: 44 FARNSWORTH STREET

Applicant: David Barbagallo

Proposed work: Install antennas along the existing gamma sector.

Project Representatives: David Barbagallo was the project representative.

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

Discussion Topics: Commissioners discussed the possibility of painting any of the gamma sectors or the platforms they are attached to.

Public Comment: No public comment.



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

Provisos were as follows:

- **Mounts and brackets are painted dark to match.**

APP # 23.0653 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.

Project Representatives: Nicole Benjamin-Ma, Joe Imparato, Gregory Lusky, Eric Meredith were the project representatives.

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

Discussion Topics: Commissioners discussed the proposed streetscape work including type of tree, how the bumouts would work, materials, types of tree pits, tree grouping, tree soil. .

Public Comment: Tom Ready comments that the sidewalk needs to be fixed and the type of tree pits. Jesse Jordan asked what kinds of trees are there now.

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

Provisos were as follows:

- **-Sensor pads be red in color vs. the yellow.**
- **Bike rack material is a raw galvanized metal**
- **Finally, a Continuance regarding the tree planting: applicant must return to the Commission with a tree planting detail as well as an explanation of the existing and proposed tree species as well as the proposed tree pits.**

II. ADMINSTRATIVE REVIEW

APPROVED AS SUBMITTED; 3-0 (Y: JK, SG, DB) (N: N/A)



Note that 381 Congress Street was **Not Approved** due to a lack of quorum because Commissioner J.K. had a conflict of interest and had to recuse himself, moved to the April 13th hearing:

III. STAFF UPDATES

IV. ADJOURNMENT: 8:45 PM

D. Berarducci motioned to adjourn. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, SG, JK) (N: None) (Abs: None)