



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

Held virtually via Zoom

March 27, 2024

Commissioners Present: David Berarducci, Thomas Rodde, 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.

6:00 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 # 24.0513 FPC

30 THOMSON PLACE

Applicant: Nathan Turner

Proposed Work: Installation of wall mounted ductwork, condensers and exhaust openings to support a new high-end italian best in class pizzeria.

Project Representatives: Nathan Turner was the project representative.

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

Discussion Topics: Commissioners discussed the location of the proposed mechanicals, ductwork, and options for covering the first floor windows as well as the exhaust fan.

Public Comment: Tammy Diorio suggested to move the roof unit and that the windows should stay glass.



S. Goganian made a motion to approve the application with provisos. T. Rodde seconded the motion. The vote was 3-0 (Y: TR, SG, DB) (N: None) (Abs: None).

Provisos were as follows:

- **Move rooftop mechanical back**
- **Right hand section window is spandrel glass**
- **Left hand panel color to be similar to what exists now**

APP # 24.0517 FPC

7 CHANNEL CENTER STREET

Applicant: Phil Marcotty

Proposed Work: Redevelopment of the existing property at 7 Channel Center including the construction of a new 9-story building.

Project Representatives: Erin Doherty, Philip Marcotty, and Philip Casey were the project representatives.

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

Discussion Topics: Commissioners discussed the design of the new building and changes that had been made since they last saw the project in advisory review. Among other elements they discussed the cornice design, proposed materials, and balconies. They also discussed the historic medallion and where it will go in the new building.

Public Comment: Dan Polanco of the BPDA offered comment in support of the project; Sara McCammond asked the Commission to rethink the balconies; Alexa Pinard of the BPDA was in support of the balconies but suggested that they were shorter in length and asked for the third floor cantilever to remain and prefers the design of the broken cornice; Tammy Diorio appreciated the granite base change, prefers the continuous cornice, and is okay with the overhang at the rear of the building as well asked for the balconies to be set back so they are not as protruding; Sara McCammond discussed how there were other ways to add architectural interest other than balconies and that there were other ways for employees to get outside and that she also prefers the continuous cornice.

S. Goganian made a motion to approve the application with provisos. T. Rodde seconded the motion. The vote was 3-0 (Y: TR, SG, DB) (N: None) (Abs: None).

Provisos were as follows:

- **-Pull balconies back one foot**
- **-Final plan for medallions remanded to staff**
- **Final drawings remanded to staff**



- Final materials review remanded to staff including any second brick color and making sure that the mortar color matches the brick - too light on the existing sample board
- Version with the "broken cornice" approved. Staff to review details on glass
- No lighting has been presented on the exterior and any changes require returning to the Commission
- Panels at the rear to be darker in color - more charcoal

II. 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 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 FortPointLDC@boston.gov Thank you.

D. Berarducci made a motion to approve the applications as submitted. T. Rodde seconded the motion. The vote was 3-0 (Y: SG, JK, DB) (N: None) (Abs: None).

APP # 24.0702 FPC

319 A STREET: Install (1) set of fabricated aluminum letters

CITY of BOSTON



to existing I beam canopy on west elevation to read: "Citrus & Salt."

APP # 24.0648 FPC

5 NECCO STREET: Replacement of a portion of the existing top floor glass wall with an approximately 7'-10" x 23'-4" foot folding door.

APP # 24.0751 FPC

364 CONGRESS STREET: Recover three existing awning frames with Navy Blue Sunbrella and letter with white letters, JUST SALAD. Replace existing 24" diameter blade sign with new illuminated blade, same size, same location. 24"x 24", Just salad logo, blue background with white logo. Assorted white window lettering, door with hours, logo on front glass. *Moved from design review.*

III. RATIFICATION OF 1/11/24 PUBLIC HEARING MINUTES

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

IV. STAFF UPDATES

V. ADJOURNMENT: 6:15 PM