



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

Held virtually via Zoom

April 11, 2024

Commissioners Present: David Berarducci, Thomas Rodde, Lynn Smiledge, Susan Goganian

Commissioners Absent: None

Staff Present: Joseph Cornish, Director of Design Review; 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 # 24.0857 FPC

9 CHANNEL CENTER STREET

Applicant: Chris Rayen

Proposed Work: Install window film at front and rear windows.

Project Representatives: Chris Ryan was the project representative.

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

Discussion Topics: Commissioners discussed how much light would be allowed in and that they would like the bottom two panes of glass completely covered with the film.

Public Comment: Steve Hollinger was disappointed in the quality of the presentation. Sara McCammond asked if it was possible not to see any darkening of any other treatments.



L. Smiledge made a motion to approve the application with provisos. S. Goganian seconded the motion. The vote was 4-0 (Y: TR, SG, DB, LS) (N: None) (Abs: None). Provisos were as follows:

- **Extend the film to the full height of the second pane of glass.**

APP # 24.0821 FPC — **300 A STREET** ***Moved to administrative review***

Applicant: Mandy Edwards

Proposed Work: HVAC modification project.

APP # 24.0848 FPC

51 MELCHER STREET

Applicant: Greg Lusky

Proposed Work: Repair work for the maintenance of the skybridge that spans over Melcher Street. Including roof replacement, stucco painting/patching, and window replacement.

Project Representatives: Greg Lusky was the project representative.

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

Discussion Topics: Commissioners discussed the color of the edge metal flashing, the window configuration, color and the type of window glass, and the stucco color.

Public Comment: Steve Hollinger discussed the bridge restoration in 2014 and the copper top. Sasha Javid thanked for the cleaning up of the roof and wanted to know the timeline for the project. Sara McCammond said thank you for your work and wanted to know more about the glass and birds flying into the glass. Also wanted to know more about the color of windows.

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

Provisos were as follows:

- **Explore use of actual copper flashing in relation to the roofing system. If compatible, remanded to staff. If not compatible, return to the Commission.**
- **Window frame should be green, exact shade remanded to staff for final decision.**
- **Individual window pane glass should be clear.**
- **Stucco color remanded to staff for final decision.**



II. NEW BUSINESS

Discussion of proposed amendment to Section 8 of the Fort Point Channel Landmark District Study Report regarding provisions for the selection of Commission members and alternates from the district.

III. 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. S. Goganian seconded the motion. The vote was 3-0 (Y: SG, JK, DB) (N: None) (Abs: None).

APP # 24.0845 FPC **12 FARNSWORTH STREET:** Install new blade sign using existing bracket.

APP # 24.0821 FPC **300 A STREET:** HVAC modification project.



III. RATIFICATION OF 3/27/24 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: 7:45 PM

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