



**NOTICE OF PUBLIC HEARING**

The **FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION** will hold a public hearing:

**DATE:** 6/10/2021  
**TIME:** 6:00 P.M.  
**PLACE:** <https://us02web.zoom.us/j/89241546426>

**Attention: This hearing will be held virtually and not in person.**

To participate, please go to our Zoom meeting link: <https://us02web.zoom.us/j/89241546426>, or call 929-205-6099 and enter meeting ID 892 4154 6426 #. You can also submit written comments to staff via email at [FortPointLDC@boston.gov](mailto:FortPointLDC@boston.gov).

*Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.*

**I. BUSINESS MEETING**

The purpose of this meeting is to review and discuss the new online application system.

**II. VIOLATIONS**

**APP # 21.0754 FPC**      **253 SUMMER STREET**  
*Continued from the 4/08/2021 FPCLDC Public Hearing*  
Applicant: COJE Management Group  
Proposed work: Ratify a patio expansion, including the installation of pavers, planters, lighting, furniture, and associated landscaping (Violation # VIO.21.009).  
Install new planters.

**III. DESIGN REVIEW HEARING**

**APP # 21.0979 FPC**      **21 WORMWOOD STREET**  
**MOVED TO ADMINISTRATIVE REVIEW**  
Applicant: Benner Construction  
Proposed work: ~~Construct a roof deck and replace an existing window with a new exterior door for deck access.~~

**APP # 21.0993 FPC**      **26 THOMSON PLACE**  
Applicant: Back Bay Sign  
Proposed work: At the ground floor storefront install a wall sign, illuminated blade sign, and vinyl window graphics.

**APP # 21.0994 FPC**      **364-372 CONGRESS STREET**  
Applicant: Claremont Companies

Proposed work: At the roof, demolish an abandoned circular brick chimney; install a new roofing system, flashing, and moldings.

**APP # 21.0995 FPC**

**300 A STREET**

Applicant: Dyer Brown & Associates

Proposed work: At the main roof, demolish five (5) RTUs and install two (2) new RTUs. At the lower loading dock roof install new condenser units, mechanical screening, and complete associated structural work.

**IV. DISCUSSION AND VOTE ON PROPOSED PERMANENT SIGNAGE AT PROPERTIES RECEIVING COMMUNITY PRESERVATION ACT FUNDING**

**V. 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 BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. 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 617.635.3850 or [FortPointLDC@boston.gov](mailto:FortPointLDC@boston.gov). Thank you.

**APP # 19.1276 FPC**

**15 Channel Center Street:** At Medallion Avenue, install a loading dock platform and replace an existing multi-pane window with a garage door (Extension of Certificate of Design Approval issued July 1, 2019 and approved at the June 13, 2019 FPCLDC public hearing.)

**APP # 21.0979 FPC**

**21 Wormwood Street:** Construct a roof deck and replace an existing window with a new exterior door for deck access. (Moved from Design Review).

**VI. RATIFICATION OF 5/13/2021 PUBLIC HEARING MINUTES**

**VII. STAFF UPDATES**

**VIII. PROJECTED ADJOURNMENT: 7:00 PM**

**DATE POSTED: 5/28/2021**

Revised:

6/10/2021

**FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION**

*David Berarducci, Susan Goganian, John Karoff, Lynn Smiledge, Vacancy*

*Alternates: Thomas Rodde, Vacancy*

Cc: *Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/  
Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood  
Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of  
Persons with Disabilities/ Architectural Access Board/*